

DEMETRIOU

Architects PLLC

Ogden Point Residence - 3675 W Mercer Way

Critical Areas Narrative

November 1, 2017

The proposed building site is located on 51,699 sq. ft. of west facing slope, west of West Mercer Way. The proposed development includes the demolition and removal of the existing house, re-grading of the existing driveway and construction of retaining walls for the driveway and new residences. The construction of the retaining walls and grading of the driveway will have minor, if any, impact to the uphill slope, refer to Triad's Grading, Utilities, and Steep Slopes plan, dated April 19, 2017.

There are 12 viable trees that will be removed as a result of the driveway wall construction. Because the tree roots will be compromised, or the wall construction will conflict with existing trees, KLLA is recommending the removal of these trees.

Within the footprint of the proposed residences and garages 13 trees will be removed. All of the trees will be mitigated with tree plantings throughout the site but primarily on the slope above the wall. The trees will be mitigated at a replanted rate of 2.5: 1 ratio. The trees which are to be removed and the proposed mitigation tree size, type and location are shown on the Tree Plan. All the mitigation trees are native species.

In addition to tree replacement, native shrub and ground cover plantings will occur in all disturbed areas as a result of grading and construction operations. New ornamental plantings will be provided around the house and property.

Critical area maintenance: the proposed mitigated tree plantings will be maintained for a minimum duration of five years. Maintenance will include: temporary irrigation, weeding and replacement of any new plant material which has died. The owner has committed to controlling invasive ivy on the property.

The proposed site will contain two lots. During construction of the first lot, the other will be developed to act as temporary parking and storage. This will be done as an effort to keep the traffic and parking on route to the site to a minimum. Once first lot is complete, the second will be developed to be a garage with living.

All clearing, grading and planting operations will use best management practice.