

September 24, 2013

Ms. Erin Martindale
Senior Planner
City of Woodinville
17301 – 133rd Avenue NE
Woodinville, WA 98072

RE: Brickyard Ridge Subdivision (PPA 13002) — CPH Project No. 0067-13-002
Minimum Lot Size Averaging Analysis

Dear Ms. Martindale,

This letter and enclosures are provided to outline the analysis and conformance with the minimum lot size requirements in response to your August 12, 2013 request for additional information for the Brickyard Ridge Subdivision. Lot sizes for Lots 1-9 have been averaged in accordance with WMC21.12.180. These lots are within the R-6 zoning area which require lots with a minimum area of 6,000 sf.

The lot averaging analysis is provided in Figure 2 enclosed with this letter. The average lot area is calculated to be 6,001 sf which exceeds the minimum lot area for the zoning.

Please, contact me directly at (425)285-2392 or by e-mail at jamie@cphconsultants.com if you have questions or need any additional information to complete your review of this analysis. Thank you.

Sincerely,

CPH Consultants



Jamie B. Schroeder, PE
Vice President

Cc: Tom DeDonato
Copy to file

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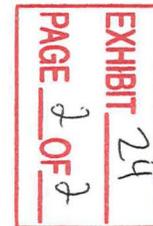
FIGURE 2

Lot No.	Lot Area (sf)	Allowed Avg. Area (sf)*
1	5700	5700
2	5700	5700
3	5700	5700
4	5700	5700
5	5700	5700
6	5700	5700
7	6007	6007
8	7536	6900
9	6900	6900
Total	54643	54007
Average	6071	6001

Average exceeds minimum lot size of 6,000sf

***NOTES**

- Lot size averaging per WMC 21.12.180.
- Lot count does not exceed base density
- No lot shall be credited with more than 1.15 times the minimum lot size=6,900sf
- No lot shall be less than 0.85 times the minimum lot size = 5,100sf
- No corner lots in subdivision



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