

Brickyard Ridge LLC
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December 16, 2013

Ms. Jenny Ngo
Planning Consultant
Woodinville City Hall
17301 133rd Avenue NE
Woodinville, WA 98072

RE: Brickyard Ridge
PPA13002/SEP13019

Dear Jenny:

The following is the comment response letter required pursuant to your letter to me of November 14, 2013.

PLANNING

1. Existing Easements: The existing water easements are proposed to remain on Lot 11. A Building Envelope Exhibit is enclosed showing adequate developable area.
2. Geographical Report/Slopes: See revised plans and updated Geotechnical Report. A Slope Analysis exhibit has been added to the plan set, and the Geotechnical report discusses each individual hazard area including justifications if the hazard area is to be altered with the proposal. All remaining landslide hazard areas and buffers are shown on the site plan.
3. Buildable Area: A Building Envelope exhibit is enclosed showing the minimum 2,500 sf developable area for each lot.
4. Lots 7 & 10: Lots 7 and 10 are not able to meet WMC 20.06.040(6) due to the unique shape of the existing lots, required location of the on-site access road and topographic constraints on-site. The lot dimensions have not been revised since we are not able to conform to this specific item without deviating from other criteria (such as lot size), as a result of the unique conditions of our development.

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CITY OF WOODINVILLE
DEVELOPMENT SERVICES

PUBLIC WORKS

1. The horizontal alignment data is shown on the Site Plan and the Roadway Plan as requested.
2. See revised Landscape Plans
3. See enclosed photo of the proposed architectural finish of the retaining wall along Woodinville-Duvall Road. The wall is a straight face wall block with a split face architectural finish as manufactured by Keystone Retaining Wall Systems or similar product by other manufacturer. This finish is consistent with the wall constructed for the Woodridge development to the west.
4. "No Parking" signs are shown on the Road Plan as requested.
5. The storm drainage main along Woodinville-Duvall Road is not proposed to be extended to the eastern limits of the frontage due to the existing high point located near the east end of the frontage, as shown on the Existing Conditions plan. In addition, the roadway is super-elevated in this location, and, as such, runoff will flow northerly away from the project frontage. For these reasons the extension of the storm drainage system does not provide benefit to the frontage or any future improvements.
6. A storm drainage easement through Lots 10 & 11 is shown on the site plan.
7. The grading plan has been revised to avoid impacts to the off-site trees. A Memo prepared by Bob Layton of American Forestry Consultants and an updated Geotechnical Report by Rick Powell of Robinson Noble addressing this issue are enclosed.
8. The rockery has been changed to show a structural wall at this location. Detailed plans will be submitted after preliminary approval as part of a Building Permit for the development.
9. The dimensions have been corrected on all sheets.
10. Access and grate locations for the storm vault have been shown on the Drainage Plan.
11. The sanitary sewer main location has been revised to be located behind the sidewalk along Woodinville-Duvall Road.
12. a. A note has been added to the Utility Plan and we expect this to be a condition of approval.

b. The water connection has been moved easterly to locate the connection outside the roadway. Ultimately the connection location will be determined and approved by Woodinville Water District.

c. Woodinville Water District has stated that we cannot connect to the existing 16" water main since it is a transmission main.

13. A note has been added to the Drainage Plan stating that the HOA shall be responsible for maintenance of the storm drainage tract. CC&R's have been revised accordingly and are enclosed.

14. Irrigation of the planter strips appears to be a condition of approval for the preliminary plat.

15. This information was previously provided, and confirmed in a conversation between Matt Palmer of Gibson Traffic Consultants and Rick Roberts at the City of Woodinville. Email confirmation is enclosed.

16. The "Preliminary" title ensures that there is not confusion with the final engineering submittal for the project. The TIR will be resubmitted at that time without "Preliminary" in the title as discussed in our meeting.

17. See updated Landscape Plans

Please contact me with any questions.

Thank you.

Sincerely,



Brickyard Ridge, LLC
By: Thomas J. DeDonato
Its: Managing Member