

February 25, 2015

Agnes Kowacz
Associate Planner
City of Woodinville
17301 133rd Ave NE
Woodinville, WA 98072

**RE: Modi Reasonable Use Permit (CAE14001 and SEP14023)
Response to Public Work Comment #10 Dated January 6, 2015**

Dear Agnus,

This letter is to address the Public Works Comments for the above mentioned reasonable use permit dated January 6, 2015. The Public Works' is #10 on your letter. It was requested to submit a supplemental letter and site plan that addresses the following (WMC 21.24.310(1)(h)(i)):

10a) Show the buildable area for each proposed lot

After a discussion with Agnes Kowacz regarding this comment, it was concluded to show the approximate building footprint as preferred by the owner. Due to the steep slopes across the front of the property, there is very limited area available that is buildable per WMC 21.24.310(1)(h)(i) and the geotechnical study done on this lot. Approximate single family building footprints have been shown on the revised drawing, PP1, Prepared by Beyler Consulting, dated February 25, 2015. This will convey what is desired to the hearing examiner. To achieve three single family residences, floor plans with one or two floors below street level would be necessary in addition to a significant amount of earthwork that would need to take place

To clarify, a single family residence is proposed for each lot. Previously, duplexes were proposed for 2 of the lots, and a single family for the 3rd lot.

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Plan. **Design.** Manage

10b) Show how each lot will gain access to and from 136th Ave NE

Each lot will gain access to 136th Ave NE through an individual driveway located on each house. The driveway aprons, which will be constructed with the short plat, are shown on the north side of each lot. Each lot will connect to the apron with concrete driveways leading up to the future garage of each single family residence. The garage will be close to street level, while the remainder of the house will most likely be in lower floors.

Should you have any questions please feel free to contact me at (253) 304-4157.

Sincerely

A handwritten signature in blue ink that reads "Brandon Loucks". The signature is written in a cursive style with a large, stylized initial "B".

Brandon Loucks, P.E.