



EXHIBIT 23  
PAGE 1 OF 13

March 13, 2013

Erin Martindale  
Senior Planner  
17301 133<sup>rd</sup> Avenue NE  
Woodinville, WA 98072-8534

**Subject: Additional Information Request for Slocum Subdivision (PPA12002/SEP12033)  
PACE # 11378**

Dear Ms. Martindale,

Please find attached our prepared response to the comment letter dated February 25, 2013. We have strived to provide a complete response to the provided comments. Additionally, we have provided our response comments as bold italics inserted into the comment letter.

Sincerely,

PACE Engineers, Inc.

Harold Peterson, PE  
Senior Engineer

Steve Calhoon, ASLA/RLA  
Principal Planner

RECEIVED

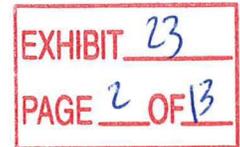
MAR 14 2013

CITY OF WOODINVILLE  
DEVELOPMENT SERVICES

PACE Engineers, Inc.  
11255 Kirkland Way | Suite 300  
Kirkland, Washington 98033-6715  
p 425.827.2014 f 425.827.5043

www.paceengrs.com

**REVIEW COMPLETION LETTER**



February 25, 2013

Steve Calhoon  
Pace Engineers  
11255 Kirkland Way, Suite 300  
Kirkland, WA 98033

RE: Additional Information Request for Slocum Subdivision (PPA12002/SEP12033)  
Location: 194xx 136<sup>th</sup> Avenue NE and Parcel No. 0622100090

Dear Mr. Calhoon,

The City has reviewed your application for a preliminary plat application. The following additional information or revisions are needed to complete the review of this permit. Review of your project is on hold until all items listed below are resubmitted. Please submit a comment response letter responding to each item and **four (4) sets of revised plans**. Be sure to address all comments.

**PLANNING**

1. The lot width on Lots 14 and 15 are mislabeled. Please revise them on the plat map.  
**Response: The lot widths have been corrected as 50' minimum width.**
2. The lot width on Lot 15 is only 48 feet. The lot width on Lot 17 is only 46 feet. Please revise the lot width so that they are 50 feet, both measured through "lot width at the street", and "lot width" circle methods.  
**Response: The lot widths have been corrected to comply with code requirements.**
3. Lot 13 only has 25 feet for "lot width at the street". Provide calculations showing that the provisions for panhandle lots of WMC 21.12.030(B)(9) have been met. If this lot is to be treated as a panhandle, then the access portion of the lot (up to the point at which the lot width is 50 feet) may not be used for calculation of lot area, including the lot averaging calculations.  
**Response: Calculations have been provided per WMC 21.12.030(B)(9).**
4. Revise the arborist report to include:  
**Response: The Arborist, Tony Shoffner, has prepared a letter response to each of the items listed below. Please see attached.**
  - a. Analysis that removal of all the on-site trees is required.
  - b. Show the tree typing recommendation required in WMC 21.15.060(6).
  - c. Provide analysis on the viability of the trees left on neighboring properties after the on-site trees are removed.
  - d. Provide additional analysis regarding maximum number of trees each lot could support without creating a nuisance.

5. The stormwater report includes a 5' rear setback for properties on NE 195<sup>th</sup> Street. City code has interior and street setbacks. The setback from NE 195<sup>th</sup> Street is 10 feet.  
**Response: The 10' setback has been noted on the Preliminary Plat Map for properties abutting NE 195th Street.**
6. The critical area report must address the following:  
**Response: The Biologist, Chris Wright of Raedeke Associates, has prepared a revised report dated March 2013, in response to each of the items listed below. Please see attached.**
  - a. Provide a finding on stream presence on-site.  
**Response: See Page 7, no streams were observed on or adjacent to the site.**
  - b. The wetland fill criteria in WMC 21.24.360 is not fully stated, nor has it been demonstrated.  
**Response: See Page 10, full text of WMC 21.24.360 included, Page 12 Section 5.2 description of wetland impacts.**
  - c. Provide the mitigation plan required for wetland fills. The City's requirements for wetland mitigation are found online at: <http://www.ci.woodinville.wa.us/Live/CriticalAreas.asp>.  
**Response: See attached three-sheet set of mitigation plans.**
7. Show the wetland fill on the grading plan.  
**Response: The wetland has been more clearly delineated on the Grading Plan.**
8. Provide documentation that the PSE easement is not impacted by the stormwater pond work.  
**Response: The grading for the pond will not impact the easement or the location of the utility pole placement and guy wires.**

#### **PUBLIC WORKS**

1. There is an existing fence shown on the plans that is a possible encroachment, along the west property line with Lunder property. Provide a detail of how this will be legally dealt with. This potential encroachment issue must be dealt with prior to preliminary plat approval. Options for a legal solution include: boundary line adjustment and/or physical removal or relocation of encroaching fence as agreed to with the affected property owners. If removal/relocation proposed, obtain and submit a signed agreement from the affected property owners.  
**Response: Quadrant is meeting with the adjoining property owner to resolve the encroachment. The agreement document will be provided to the City upon mutual execution.**
2. Revise the paving section for NE 195<sup>th</sup> Street, 136<sup>th</sup> Avenue NE, and Evoke Place, to be 3 inches of HMA ½ over 4 inches of ATB over 4 inches of CSTC or CSBC.  
**Response: The details have been modified to comply with his directive.**
3. Show monuments in the cul-de-sac, and at the 136<sup>th</sup> Avenue NE and Evoke Place intersection.  
**Response: Added.**
4. Show how maintenance access for the vector truck to the manholes/structures in the detention pond will be provided.  
**Response: Access has been added to plans.**



5. The deviation for road width on Evoke Place will be approved.  
**Response: Thank you.**
6. The request to not provide a pedestrian connection from the west end of the plat will be approved. Staff will not recommend to the Hearing Examiner that this be provided.  
**Response: Thank you.**
7. The stormwater pond is required to have fencing and screening on all sides of the pond.
8. Show the reconstruction of the span wire pole for 4-way flashing red light in the southwest corner of the 195<sup>th</sup>/136<sup>th</sup> intersection.  
**Response: See the plans.**
9. Additional patching/overlay will be required, either ½ street or full street, depending on the cuts made by utilities across 136<sup>th</sup> Avenue NE. Show this additional overlay for the sewer work, and add a note to the civil plans that additional may be required in the field, depending on the cuts made.  
**Response: The plans now reflect this directive.**
10. Check the stopping sight distance on the vertical curves on the road profile, and provide analysis on how the actual SSD complies with the standard. Show this calculation assuming that illumination is not provided.  
**Response: The crest vertical curve at the top of the new street meets the AASHTO guidelines for sight distance. Per Exhibit 3-76 in the AASHTO Geometric Design book, the design K value for a crest vertical curve must be equal to or greater than 12 for a design speed of 25mph. See attachment for the calculated minimum K value. The sag vertical curve will have illumination as show on the plans, and does not need to be designed for headlight stopping sight distance.**
11. Check the existing utilities at the 195<sup>th</sup>/136<sup>th</sup> intersection to see if they are overhead on this side of the street – if so, they are required to be placed underground.  
**Response: The overhead utilities are located on the north side of the NE 195th.**
12. Add a note to the civil plans that street tree location may be adjusted in the field for driveway location, as long as the trees are an average width of 25-feet on-center.  
**Response: Note added.**
13. Show the proposed driveway locations.  
**Response: Shown on the Grading Plan in accordance with the anticipated building locations per Quadrant.**
14. The private roads do not meet the minimum paving requirements in the City's infrastructure standards. Please revise.  
**Response: The details have been revised.**

15. Review the grade of Evoke Place. Explore options for getting the grade lower than 12 percent. If it cannot be done, provide analysis of the reasoning.

**Response: The new street cannot be lowered to 12% or less do to the implications on cost of site grading, creation of excess material requiring removal from site, additional walls needed on the south side of the property, and decrease in infiltration rates for the storm facilities due to the compacted native soil the located in deeper cuts. The increase in cost and changes to the storm facilities would make the project not feasible.**

16. Submit a revised Preliminary Plat Map that addresses the following:

- a. Include tract notes that describe the use, dedication, and maintenance responsibility of the proposed tracts on the Preliminary Plat Map.

**Response: Responsibility of Tracts are noted on the Preliminary Plat Map.**

- b. Include easement notes that describe the use and dedication of the proposed easements including the 10-foot utility easement along lot frontages on the Preliminary Plat Map. Include language that describes the maintenance responsibility of the private drainage facilities within the 10-foot utility easement by the either the lots served by the facilities or the homeowners association.

**Response: Notes are on the Preliminary Plat Map.**

17. Revise the Preliminary Plat Map and Civil Plans to include the locations and details of permanent survey control monuments for the proposed plat.

**Response: Completed.**

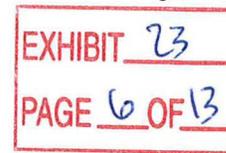
#### **STORMWATER**

18. Page 6 – Infiltration facilities for individual lots is required to be outside of the 10-foot wide dry utility easement.

**Response: Individual infiltration facilities for individual lots have been relocated outside the 10' PUE.**

19. The Subsurface Exploration and Infiltration Testing report prepared by Associated Earth Sciences, Inc. dated November 20, 2012 included cation exchange capacity data for only four locations. The report notes that the results will be summarized in an addendum when they are available. The cation exchange capacity for the four locations that were available at the time of the report does not meet the 2009 KCSWDM minimum requirement of 5.0 meq/100g. Provide the additional data demonstrating that the existing soils meet the requirements for infiltration facilities. If this criteria cannot be met, pre-treatment will need to be provided for any pollution generating impervious surface that is directed to the proposed infiltration facilities.

**Response: AESI has prepared a comprehensive Technical Memorandum response with an attached table for your review as well. "The target receptor horizon at the subject site is Vashon recessional outwash and Vashon advance outwash. In the exploration pits completed by Associated Earth Sciences, Inc. (AESI), the receptor horizon consisted primary of medium dense to dense sand and stiff to very stiff silt with variable gravel content. The advance outwash was highly stratified and the sand/silt layers were interbedded. Short-term infiltration rates of 5 and 10 inches per hour (iph) were measured during the constant head and falling head tests, respectively, at the site. Samples were obtained from the receptor soils for grain size analysis, organic content determination, and cation exchange testing to determine the suitability of the receptor horizon soils for storm water treatment."**



***“To demonstrate that the native soil at the site has properties that reduce the risk of groundwater contamination from typical stormwater runoff, we compared the native soil characteristics to (1) the 2009 KCSWDM requirements for water quality treatment by native soils and (2) the soil characteristics of a water quality treatment liner. The manual allows that if a thicker layer of treatment soil is available, the organic content and CEC requirements can be reduced by 1/2 unit for each additional foot of soil thickness provided, and gives the following example:***

**Example**

***If the treatment liner will be 3 feet thick, 2 feet more than the required 1 foot, the organic content may be reduced by  $1/2 \times 2 = 1$  unit. The organic content could then be 4%, and the CEC requirement could be 4 milliequivalents/100 grams and still meet the groundwater protection criteria.”***

***“A summary of laboratory testing of organic content, cation exchange capacity (CEC) and grain size is provided in Attachment A. Given that the depth to ground water beneath the infiltration facilities is a minimum of 3 feet or greater, it is our opinion that the native soil with a CEC of 2.9 to 7.7, an organic content of 0.6 to 1.5 percent, and having a gradation consistent with the KCSWDM requirements has characteristics to adequately control the target pollutants.”***

**TRAFFIC-PENDING TRANSPO SPECIFIC COMMENTS**

20. Section 1-4.2.2-6 requires 200 feet intersection spacing. It appears that the new road will meet the spacing requirement from the 195<sup>th</sup>/136<sup>th</sup> intersection to the north. Check this spacing and ensure it is maintained.

***Response: Through further coordination with City staff, Section 1-4.2.2-6 of the Woodinville Design Standards (1999) specifies a spacing requirement of 125 feet for the proposed site access that would be classified as a local street. The proposed site access roadway is located 196 ft south of NE 195th Street and meets the standard specified in Section 1-4.2.2-6. In addition, the revised TIA notes that the estimated northbound queue at the NE 195th Street/136th Avenue NE intersection is less than the available spacing.***

21. The existing level of service (LOS) was shown to be D or E at the 195<sup>th</sup>/136<sup>th</sup> intersection, based on previous studies submitted. Provide explanation and analysis on why this study shows a much higher existing level of service at this intersection, and/or revise the report to show the actual existing level of service. This may also require revising the calculations for the future LOS projections.

***Response: Additional analysis of the NE 195th Street/136th Avenue NE intersection was conducted for the AM school peak and is summarized in the revised TIA. This analysis demonstrates that this intersection would continue to meet the City’s LOS E standard during the AM school peak period with the addition of project-generated traffic.***

22. Improper lane assignment/turning movements are shown at the 195<sup>th</sup>/136<sup>th</sup> intersection and the 195<sup>th</sup>/Woodinville-Snohomish Road intersection.

***Response: Further coordination with City indicated that the channelization used in the TIA for Slocum was correct at the NE 195th Street/136th Avenue NE intersection. Channelization at the NE 195th Street/Woodinville-Snohomish Road intersection used for***



***the analysis does differ from the field conditions by assuming that the right-most northbound and southbound travel lanes operate as defacto right-turn lanes. This provides a conservative analysis of traffic operations at this intersection and the analysis demonstrates that operations would meet the City's LOS E standard even with this conservative assumption.***

23. The traffic report states that 20 percent of the traffic from the development will go to/from north on Woodinville-Snohomish Road – this seems too high. It's more likely that about 10 percent of the traffic will make this movement; 60 percent will go to/from SR 522, and 20 percent will go to/from south on Woodinville-Snohomish Road.

***Response: Trip distribution presented in the Revised TIA was updated to reflect these revisions and demonstrates that all study intersections would meet the City's LOS E standard with build out of the proposed project.***

24. Demonstrate quantitatively the sight distance from Evoke Place in both directions on 136<sup>th</sup> Avenue NE.

***Response: The sight-distance at the site access roadway has been included in the Revised TIA. This includes a figure demonstrating the areas along 136th Avenue NE that should remain free of visual obstructions with construction of the proposed project. The sight distance triangle has been added to the Preliminary Plat Map.***

#### **GEOTECHNICAL**

25. On page 11 of the report – the statement about slopes over 40 percent, more than 10 feet being unregulated because they are manmade is not adequate, and does not meet the criteria for geologic hazards in WMC 21.24.290. Provide analysis and calculations demonstrating compliance with the City's critical area requirements for geologic hazards.

***Response: As stated in the geotechnical report there are slopes on the northern perimeter of the site that exceed 40% in inclination and are greater than 10 feet in height. This is the only criteria by code that these slopes are considered geologically hazardous areas. The code indicates that: Alterations of geologically hazardous areas or associated buffers may only occur for activities that:***

- (1) Will not increase the threat of the geological hazard to adjacent properties beyond predevelopment conditions,***
- (2) Will not adversely impact other critical areas; and***
- (3) Are designed so that the hazard to the project is eliminated or mitigated to a level where there is no reasonable chance of harm to the project or its associated land use. (Ord. 375 § 3, 2004)***

***The development will not increase the threat of the geological hazard to adjacent properties beyond the pre-developed condition. At this time, there has been what appears to be a cut for development of the current roadway. This has steepened the slope along the north perimeter of the site and there is a well-established vegetation cover at this time. There does not appear to be any visual instability other than erosional sediment build-up at the base of the slope. The development proposes the construction of a retaining wall in this location. The construction of an engineered retaining wall will eliminate the potential for erosion that exists now and will provide for greater slope stability than what exists at this time.***

***The location of the critical area to be disturbed is isolated, thus no other critical areas will be impacted by the construction of the retaining wall.***

***The area will be stabilized by the construction of an engineered retaining wall. The yet to be designed wall will be designed so that the hazard to the project is eliminated or mitigated to a level where there is no reasonable chance of harm to the project or its associated land use. Furthermore, the wall will be designed with adequate factors of safety that exceed 1.5 for static conditions and 1.2 for dynamic conditions, in internal and global stability.***

**CONSTRUCTION DETAIL REQUIREMENTS** (required to be submitted shown on the plans submitted with construction permits).

***Response: Many of these comments have been addressed and corrected. The full details will be added to the Construction Plans.***

26. Revise Civil Plans as follows:

- a. Correct dimension of 136th Ave NE road section to 18-feet (currently reads 1.8').
- b. Extend pavement widening along NE 195th Street west to provide sufficient transition to new frontage improvements and install extruded curb along this transition area.
- c. Install asphalt ramps to transition from end of sidewalk to existing road shoulder at end of proposed frontage improvements.
- d. Show location of existing signal pole in northeast corner of property in relation to proposed sidewalk/ramp improvements.
- e. Include construction sequencing on the TESC Plan.
- f. Revise TESC Plan to include high visibility fencing along west project clearing limits where silt fence is not needed due to site topography.
- g. Revise TESC Plan to include additional erosion control measures for sanitary sewer installation along the east side of 136th Avenue NE.
- h. Consider relocating silt fence on TESC Plan to a location closer to existing edge of pavement to allow for grading for improvements along street frontages.
- i. Include profiles for proposed storm drainage lines along plat road, 136th Avenue NE, and NE 195th Street.
- j. Include the locations of outlet connections for underdrain pipe behind walls.
- k. Include mailbox locations and details.
- l. Include signage locations and details including street name, no parking within fire turn-around areas and along private road tracts, and stop signs. Private Road signage shall include property addresses at the intersection with the public road.
- m. Include crosswalk and stop bar locations and details.
- n. Show type and size of catch basins, control structure details, and storm drainage pipe material type(s). Note locking vaned grates installed on all proposed catch basins within the right-of-way.
- o. Evaluate proposed invert elevations at CB#3 and CB#6; currently only 0.10-foot is provided for CB#3 and 1.19-foot for CB#6.
- p. Include detention pond details including liner requirements per the requirements of the project's TIR.
- q. Include location and details of security fence around detention facility.
- r. Include road section and surfacing depths for private tract roads.



- s. Include note on road sections that all pavement joints will be sealed with AR4000W CSS-1 joint sealer.
  - t. Include roadway patching details per City of Woodinville Standard Detail 301 on the plans.
  - u. Include note on road section that sidewalk shall be constructed per City of Woodinville Standard Detail 350.
  - v. Include locations and widths of driveways.
27. Submit structural design and calculations, prepared and stamped by a Licensed Professional Engineer in the State of Washington for all retaining walls that exceed four (4) feet in height or that support a surcharge.
28. Submit traffic control plan(s) that meet the requirements of the current Manual on Uniform Traffic Control Devices (MUTCD) for frontage improvement construction.

### AGENCY(S) COMMENTS

Please review and provide a response to the attached comments from the following agencies:

1. Stillaguamish Tribe of Indians Cultural Resources.  
**Response: The supplemental report will be submitted to the City of Woodinville the week of March 18, 2013.**
2. Woodinville Water District.  
**Response: A Developers Extension Agreement will be executed with the District.**
3. Woodinville Fire and Rescue.  
**Response: Automatic fire sprinklers are not anticipated to be installed in the single-family homes.**

### PUBLIC COMMENTS

Please review the attached comments from the public. Provide a response to the issues that were raised.

**Response: Please refer to the response to the comments on the following page.**

Please provide a resubmittal that responds to all of the above comments within 90 days of this letter; one extension of an additional 90 days may be granted by the City upon written request. If you do not provide a resubmittal within the 90 or 180-day period, the application will be considered abandoned and any future proposal will require a new application, pursuant to WMC 17.09.030(8).

If you have any questions, please contact me at 425-877-2283 or [erinm@ci.woodinville.wa.us](mailto:erinm@ci.woodinville.wa.us).

Sincerely,

Erin Martindale  
Senior Planner

Enclosed: Agency comments received, Public Comments Received

PC:Project File, Engineering File, Correspondence File

**PUBLIC COMMENTS:**

Please review the attached comments from the public. Provide a response to the issues that were raised.

**Response:**

**Comment received from Mr. Peace, January 12, 2013.**

1. **Storm Drainage Discharge.** *The surface hydrology from the property is connected to the Little Bear Creek drainage basin. The Storm Drainage Report provides more details and clearly articulates the design concept and intent of the proposed storm management system.*
2. **Clearing of Site.** *Development of the site will cause the removal of trees on-site and up to the property ownership limits. Trees located beyond the property line will receive specific protection and mitigation to protect their root systems. Generally, the goal is to not disturb soil and surface roots within the canopy of the site the trees. As the Construction Clearing and Grading Plans are developed for Site Construction Documents, specific trees will be identified and examined to establish protection to the root system.*
3. **Erosion, Surface water and Contamination of adjoining properties located to the south of the proposed subdivision.** *The new home lots will be graded to direct surface run-from the rear of the lots to the private infiltration system located in the front yards of each home site. The current plans propose a retaining wall at the southerly property line to minimize surface water draining on the adjoining properties.*
4. **Earthwork and Proposed Grading.** *The Civil Plans provide preliminary finish contours and details of the proposed surface drainage system. The site development plans and storm water management systems comply with the current City regulations to ensure protection of the environment.*
5. **Wildlife Impacts.** *The development of the property will have impact upon the wildlife community currently occupying the property.*



EXHIBIT 23  
PAGE 11 OF 13

May 1, 2013

Erin Martindale  
Senior Planner  
17301 133<sup>rd</sup> Avenue NE  
Woodinville, WA 98072-8534

**Subject: *Additional Information Request for Slocum Subdivision (PPA12002/SEP12033)***  
***PACE # 11378***

Dear Ms. Martindale,

Please find attached our prepared response to the comment letter dated April 29, 2013. We have strived to provide a complete response to the provided comments. Additionally, we have provided our response comments as bold italics inserted into the comment letter. Also, please note we have provided four copies for your files.

Sincerely,

PACE Engineers, Inc.

Harold Peterson, PE  
Senior Engineer

  
Steve Calhoon, ASLA/RLA  
Principal Planner

RECEIVED  
MAY 01 2013  
CITY OF WOODINVILLE  
DEVELOPMENT SERVICES



**REVIEW COMPLETION LETTER**

**Dated: April 29, 2013**

**PLANNING**

1. The lot width on Lot 17 is only 46 feet measured by the "lot width at the street" (drawing enclosed). Please revise the lot width so that it is 50 feet. **Response: The lots have been modified to comply with the request.**
2. The calculations for Lot 13 as a panhandle lot were not provided. Lot 13 only has 25 feet for "lot width at the street". Provide calculations showing that the provisions for panhandle lots of WMC 21.12.030(B)(9) have been met. If this lot is to be treated as a panhandle, then the access portion of the lot (up to the point at which the lot width is 50 feet) may not be used for calculation of lot area, including the lot averaging calculations. **Response: The lot area calculations does not include the panhandle area, therefore complies with WMC 21.12.030(B)(9).**
3. The table referenced in the arborist report, to add tree typing, was not submitted. **Response: The table is attached to this re-submittal.**
4. The mitigation plan calls for maximum 15 percent invasive species coverage. Revise this so that there is a maximum of 0 percent invasive species coverage for the first 3 years, and a maximum 10 percent invasive species coverage at the end of 5 years. **Response: The report has been modified and 4 copies are attached.**

**PUBLIC WORKS**

1. The proposed grading for the site needs to be changed so that existing trees on existing adjoining property are not affected and/or damaged during or after the proposed plat is constructed. The arborist report states there will be trees impacted by the construction. The impacts to these trees needs to be removed, or otherwise mitigation. Provide a plan to do so. **Response: The development and grading plan have been modified to reduce the impact to these trees. Please also review the Arborist Report.**
2. The developer needs to propose a street name for the new road that is consistent and acceptable to the City. We do not desire that the street name be established with a number. **Response: The street is to be named Little Bear Creek Place.**
3. The correct fire district needs to be referenced on sheet 1 of the plans. **Response: Woodinville Fire and Rescue has been noted.**
4. Move the planting mitigation site up from Little Bear Creek 50 to 100 feet to allow room for erosion control to ensure water quality discharge standards are met. **Response: The mitigation plan has been modified to the extent possible. Please refer to the revised Wetland Report and Mitigation Plans.**
5. The proponent's land surveyor needs to provide clarification on the location of road centerlines in relationship to the located monuments shown to the City Engineer. It is unclear at this time what the relationship is between the two. **Response: Please refer to the revised survey maps, where additional notes have been added per comment.**
6. It was noted on the previous comments that the infiltration trenches for the individual lots needed to be in a different location than the dry utility easement adjacent to the property line. They have not been shown in a different location and need to be moved to a different location on the lots. **Response: The facilities are located on private property, no longer in the PUE.**
7. There length of the vertical curve at Sta. 2+71 is shown at 156 ft. on the plans and 146 ft. in the submitted calculations analyzing stopping sight distance. Please clarify which one is correct.

**Response: The required minimum distance is 146'; the revised and provided distance is now at 160'. Therefore, the design meets and exceeds standards.**

8. The previous comments made note that the stability of existing slopes greater than 40% in steepness, manmade or not, was not address with calculations and analysis. We did not see any information provided in the re-submittal that addressed this comment. **Response: This slope is to be removed in the development of the site. Therefore, any concern of slope stability is not necessary.**
9. Please submit to the City that the previously noted comment on potential adverse possession of property concerning the fence documentation showing that this issue is resolved. **Response: Quadrant is meeting with the adjoining property owner, Mr. Lunder, to resolve the issue. The agreement document will be provided to the City of Woodinville upon mutual execution.**
10. The driveway locations and types from lots adjacent to the cul-de-sac are not shown correctly and need to be re-done. **Response: The plans have been revised to construct the driveways correctly, perpendicular to the street.**