



RUE Criterea Response 10/12/20
Landurka LLC Sunrise Drive Property
Tax Account No.: 112502-4-069-2002

1. On this site there is a critical area steep slope with a required setback of 20'. This is approximately 50% of the site area and occurs in the middle the property. The septic system as designed requires approximately 30% of the site and the front yard setback takes up 15%, which leaves virtually no developable area.
2. The front yard setback is required. The septic system is required. There is no reasonable alternative to building in the steep slope vicinity.
3. The geotechnical engineer has determined that a house can be placed in the steep slope vicinity safely. The foundation system will be locally deepened in order to create a suitable effective setback for the structure. The geotechnical engineer has also specified drainage design criteria to support the overall stabilization of the steep slope. The civil engineer has determined that a drainage system can be designed that will appropriately address the geotechnical engineer's design criteria.
4. The code limits the size of the house to 1,200 sf of footprint. Using the height limit allowed results in a building with a total area of 3,500 sf which is what the owner will agree to for "reasonable use".
5. The applicant has taken no action on the site to diminish reasonable use.
6. Since this is the maximum allowed, there can be only a 1200 SF footprint of residential development.
7. The proposal does not pose an unreasonable threat to public health.
8. The house will be placed so as to save as many trees as possible which will aid in slope stability. Construction will be done in a manner that protects slope stability as much as possible per the geotechnical engineer's recommendations. After construction, planting will be provided to aid in



slope stability through a collaboration between the architect, the landscape architect and the geotechnical engineer.

9. The execution of the proposal will protect the steep slope consistent with the best available science as performed by the architect, the geotechnical engineer, the civil engineer and the landscape architect.
10. The execution of the proposal will address cumulative impacts per the geotechnical engineer's recommendations, the civil engineer's drainage design, the landscape architects recommendations and the coordinating and planning efforts by the architect.
11. The proposal will be consistent with other applicable regulations and standards as required.