



Request for Agency Comments City of Woodinville

EXHIBIT 22
 PAGE 1 OF 16

Development Services Department
 425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

DATE: December 31, 2012

	CITY OF WOODINVILLE:		COUNTIES:
X	City of Woodinville (Building)		King County Assessors Office
X	City of Woodinville (Planning)		King County DDES, Land Use Services Division
X	City of Woodinville (Fire Marshall - WFR)		King Co. Depart of Transp. Road Services Div.
X	City of Woodinville (Public Works)	X	King County Metro Transit
X	City of Woodinville (Police)		King County Natural Resources and Parks
	City of Woodinville (Administration)		King County Historic Preservation Officer
X	City of Woodinville (Parks and Recreation)		King County Water and Lands Resource Division
	City of Woodinville (Executive)		Public Health – Seattle & King County
	Ogden, Murphy, Wallace (Greg Rubstello)		Snohomish County PDS
	STATE/FEDERAL AGENCIES:		
X	Army Corps of Engineers (Seattle Dist.)		OTHERS:
X	DAHP, Local Agency Archaeologist	X	Comcast of Washington
	Washington State Department of Commerce	X	Frontier
X	Washington State Depart. of Ecology DOE		Olympic Pipeline
	Washington Dept of Fish & Wildlife (WDFW)	X	Puget Sound Energy
X	Washington State DNR		Puget Sound Regional Council
X	WSDOT		
X	United States Postal Service		CONSULTANTS:
			Makers
			Otak/EagleEye
	SPECIAL DISTRICTS:		
	Alderwood Water & Wastewater District		
	Lake Washington School District		
X	Northshore School District		TRIBES:
X	Preston, Gates & Ellis (NSSD)	X	Muckleshoot Tribe (Tribe Preservation Program & Tribe Fisheries Division)
	Northshore Utility District	X	Sauk-Suiattle Tribe
	Port of Seattle	X	Snoqualmie Tribe
	Puget Sound Clean Air Agency	X	Snohomish Tribe
X	Woodinville Water District	X	Stillaguamish Tribe
X	Sound Transit Authority	X	Tulalip Tribes
X	Community Transit		
			NOTICE OF APPLICATION ONLY:
	CITIES:	X	Applicant/Contact Person (Notice Only)
	City of Bothell (Planning Director)		Parties of Record (Notice Only)
	City of Kirkland (Planning Director)		Adjacent Property Owners (Notice Only)
	City of Kenmore (Planning Director)	X	Property Owners within 500' (Notice Only)
	City of Redmond (Planning Director)	X	Woodinville Weekly (Notice Only)

FILE NO.: PPA12002/SEP12033/DEC12011

PROPONENT: Steve Calhoon of Pace Engineers, on behalf of Trust of LT Slocum

PROJECT NAME: Slocum Subdivision

PROJECT ADDRESS: 194xx 136th Avenue NE

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PROJECT DESCRIPTION: Preliminary plat application to subdivide an existing 4.45 acre parcel into twenty-three (23) single-family residential lots in the R-6 zoning district. Construction will include grading, erosion control, street frontage, wetland mitigation, and drainage improvements. SEPA is required for developments of five or more lots.

ATTACHED IS:

X	Notice of Application	X	Plat Map (Reduced)
	DNS		Site Plan (Reduced)
X	Environmental Checklist		Location Map
X	Application	X	Vicinity Map
X	Narrative Statement(s)		Other:

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by Tuesday, January 15, 2013 to the City of Woodinville, Development Services Department, Attn: Erin Martindale, 17301 133rd Avenue NE, Woodinville, WA 98072 or erinm@ci.woodinville.wa.us. Call the assigned Planner at 425-877-2283 with any questions.

EMartindale
Erin Martindale
Planner

12/31/12
Date

RESPONSE SECTION:

_____ Comments Attached

_____ No Comments

COMMENTS: _____

Signature

Date

Agency / Company

Erin Martindale

From: Chubb, Mark [MChubb@wf-r.org]
Sent: Thursday, January 10, 2013 9:04 AM
To: Erin Martindale
Cc: Kathi Jobe
Subject: Slocum Subdivision (PPA12002/SEP12033/DEC12011)



Woodinville Fire & Rescue encourages the applicant install automatic fire sprinklers complying with NFPA 13D in all new single-family dwellings constructed under this application. The installation of home fire sprinklers is proven to reduce loss of life, property damage, environmental impacts and public service demands on firefighting forces. Reduced firefighting water supply requirements accompanying the installation of automatic fire sprinklers may also reduce the developer's infrastructure costs associated with the installation of fire hydrants and water mains.

Mark Chubb MPP, CFO, MIFireE
Deputy Fire Chief/COO
Woodinville Fire & Rescue
425-270-7365 cell
mchubb@wf-r.org

Effort - Excellence - Empathy

-
Please note: This e-mail is a public record and may be subject to disclosure.

01/10/2013

FILE NO.: PPA12002/SEP12033/DEC12011

PROPONENT: Steve Calhoon of Pace Engineers, on behalf of Trust of LT Slocum

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Erin Martindale
Erin Martindale
Planner

12/31/12
Date

RESPONSE SECTION:

Comments Attached No Comments

COMMENTS: A developer extension agreement will be required for water & sewer service to the proposed plat.

Dee Gjestro
Signature

1-14-13
Date

Woodinville Water District
Agency / Company

Erin Martindale

From: Kerry Lyste [klyste@stillaguamish.com]
Sent: Tuesday, January 15, 2013 4:36 PM
To: Erin Martindale
Cc: Gary Tatro
Subject: Slocum Subdivision; File # PPA12002/SEP/Dec12011

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Hi Erin,

Bear Creek runs through the project APE. There has been a lot of survey across the street, but none at this location. We would request an archaeological survey, Inadvertent Discovery Plan, and the option of having tribal monitors present during ground disturbance.

regards,

KL

Kerry Lyste
Cultural Resources
GIS Analyst/ Database Administrator
Stillaguamish Tribe of Indians
3310 Smokey Point Drive, Arlington, WA 98223
360-652-7362 ext 226

Technical Memorandum

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10230 NE Points Drive
Suite 400
Kirkland, WA 98033
Phone (425) 822-4446
Fax (425) 827-9577

To: Thomas Hansen, PE, Director of Public Works
City of Woodinville

From: Windi A. Shapley, PE

Copies:

Date: January 29, 2013

Subject: Development Review Comments
Slocum Subdivision
PPA12002/SEP12033

Project No.: 31948C

I have completed the engineering SEPA review for the proposed Slocum Subdivision located at 194XX 136th Avenue NE and have the following comments and proposed conditions. Please note text in italics requires additional review by the City to determine if additional condition/requirement should be included in final response to applicant.

Preliminary Plat/SEPA Comments –

1. Applicant needs to 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.
 - 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.
2. *City needs to verify if title report has been submitted; title report was not included in file for our review. If not previously submitted, include following project condition: Submit current title report for property.*
3. Existing fence encroachment along west property line with Lunder property shall be removed using a 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.

4. Revise the Preliminary Plat Map and Civil Plans to include the locations and details of permanent survey control monuments for the proposed plat.
5. *City needs to review and approve or reject applicant's deviation request from the City's street standards for the proposed public road right-of-way width. The applicant is proposing a 55-foot right-of-way width for the proposed public road; City street standards require a 60-foot right-of-way width. Deviation allows for the construction of a 28-foot roadway width with curb and gutter, planter strip, and sidewalk on both sides within the right-of-way while still allowing for a 10-foot utility easement along the right-of-way and sufficient lot areas for infiltration. If the applicants request is not approved the preliminary plat map and plans will need to be revised and resubmitted.*
6. *The road widening completed for the Woodinville High School along NE 195th Street is shown on the school's as-builts as 19-ft from centerline to face of curb. The proposed road section for NE 195th Street shown on the proposed plat is 18-ft from centerline to face of curb. The 18-ft width is consistent with the road section requirements in WIDSS. If the City plans to require the plat to match the 19-ft width installed on the north side of the street the SEPA for this plat should be conditioned accordingly.*
7. *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. The City will need to review the additional data when it becomes available to determine if the existing soils meet the requirements for infiltration facilities. If this criteria is not met, pre-treatment will need to be provided for any pollution generating impervious surface that is directed to the proposed infiltration facilities.*

Proposed Project Conditions

1. A Street Lighting Plan shall be submitted to the City for review and approval prior to construction permit issuance. Streetlights shall be installed, inspected and approved by the City prior to Final Plat Approval.
2. Structural design and calculations shall be submitted, 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 for review and approval prior to construction permit issuance.
3. Applicant's geotechnical engineer shall review the final Civil Plans and submit an updated report or addendum letter that includes any additional design level recommendations/requirements prior to construction permit issuance.

4. *City needs to verify that payment to the City tree fund in lieu of satisfying City's tree credit requirements with tree retention/replanting is acceptable. If payment into the City tree fund will be required, include following project condition: Payment into the City tree fund shall be paid prior to construction permit issuance. If fees are deferred to the time of Building Permit Application, then a condition shall appear on the face of the Final Plat.*
5. *City needs to verify proposed wetland mitigation meets the City's requirements. If wetland mitigation required, include following project condition: Applicant shall submit a Wetland Mitigation Plan for review and approval by the City prior to construction permit issuance.*
6. *City needs to verify if any traffic impact fees will be required. Currently the development is proposing to mitigate any traffic impacts with the installation of frontage improvements on 136th Avenue NE and NE 195th Street. If traffic fees will be required, include following project condition: Traffic Impact Fees shall be paid prior to construction permit issuance. If fees are deferred to the time of Building Permit Application, then a condition shall appear on the face of the Final Plat.*
7. The applicant shall obtain a Developer Extension Agreement and the appropriate permits from the Woodinville Water District for the proposed water line and sewer line installations. A copy of the current Developer Extension Agreement and permits shall be submitted prior to construction permit issuance.
8. Construction shall proceed in accordance with the recommendations of the Geotechnical Investigations by Associated Earth Sciences, Inc. dated November 19 and 20, 2012 and any supplemental geotechnical letters/reports.
9. Stormwater detention and water quality shall be designed and implemented per the 2009 King County Surface Water Design Manual.
10. Temporary Erosion and Sedimentation Control (TE&SC) Plan measures shall be implemented prior to beginning clearing/grading activities.
11. Frontage improvements along that portion of 136th Avenue NE and NE 195th Street that fronts property shall be constructed per the approved plans, inspected, and approved by the City prior to Final Plat Approval:
12. Access to adjacent residences shall be maintained at all times.
13. All improvements shall be constructed in accordance with the approved plans, inspected, and approved by the City prior to Final Plat Approval.

14. The applicant shall submit an acceptable performance surety for all public improvements in an amount equal to fifty (50) percent of the costs of the improvements and installation. The applicant shall submit a breakdown of the costs of the public improvements to the City for review and approval.
15. The applicant shall submit an acceptable warranty surety to warrant all public improvements against defects in labor and materials for a period of twenty-four (24) months (3 years for landscaping and 5 years for wetland mitigation) after acceptance of those improvements by the City. The warranty amount shall be equal to twenty (20) percent of the costs of the improvements and installation. The applicant shall submit a breakdown of the costs of the public improvements to the City for review and approval. The approved surety shall be executed prior to Final Plat Approval.
16. On-site geotechnical evaluation is required for the construction of infiltration facilities on Lots 1 through 4, Lot 22, and Lot 23. This condition shall appear on the face of the Final Plat.
17. Prior to Final Plat Approval, the applicant shall submit revised Final Plat documents for review and approval by the City that meets all the requirements of the Notice of Decision dated _____.
18. The applicant shall have a licensed Surveyor prepare and/or supervise the preparation of record drawings to be reviewed and approved by the City Engineer upon satisfactory installation of the constructed infrastructure improvements and site work. Applicant shall submit one (1) 22" x 34" Mylar, one (1) 22" x 34" copy, one (1) 11"x17" reduced copy, and one (1) electronic copy in CAD format of the drawings prior to Final Plat Approval.

Engineering Review Comments

The following additional information shall be submitted, reviewed, and approved prior to construction permit issuance:

1. Submit completed and signed Right-of-way, Clearing/Grading, and Heavy Hauling (if applicable) permit applications.
2. 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.
3. Submit wetland mitigation plan that meets City of Woodinville requirements.
 4. Submit sight distance analysis for plat road intersection including noting any restrictions for features proposed within the sight distance triangle.

5. 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.
6. Submit traffic control plan(s) that meet the requirements of the current Manual on Uniform Traffic Control Devices (MUTCD) for frontage improvement construction.

The above Engineering Review Comments are based on our review of preliminary plans only and may be an incomplete list of items. All submittals should be reviewed for compliance with the City's current development standards prior to submittal.

SLOCCUM

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- 1) PAVING SECTION 195TH 3" HMA 1/2
4" AT B
4" CSTC OR CSBC
- 2) PAVING SECTION 136TH - SAME AS 195TH
- 3) PAVING SECTION EUOKE PL. - SAME AS 195TH
- 4) NEED MONS IN CUL-DE-SAC, 136TH / EUOKE PL I/S

TRAFFIC

- 1) 200 FT I/S SPACING 136TH / 195TH TO 136TH EUOKE PL. OK. PER 1-4.2.2-6
- 2) LOS (EXISTING) AT 195TH / 136TH AM PEAK IS D-E. FROM PREVIOUS STUDIES (HIGH SCHOOL) HOW COME THIS ONE IS SO MUCH HIGHER? NEED TO ANALYZE & EXPLAIN.
- 3) IMPROPER LANE ASSIGNMENT / TURNING MOVEMENTS USED AT 195TH / 136TH
- 4) NEED TO RE CALL FUTURE LOS BASED ON PREVIOUS COMMENTS TO EXIST CONDITIONS / LOS ANALYSIS.
- 5) 20% OF TRAFFIC FROM DEVEL IS NOT GOING NORTH ON WOOD-SNO - PROBABLY 10% GOING TO / FROM SR 522
20% TO / FROM WOOD-SNO @ SOUTH ~~BOUND~~
- 6) NEED TO SHOW SIGHT DISTANCE FROM EUOKE PL UP & DOWN 136TH AND THAT IT MEETS STDS.

GEO TECH

- 1) PAGE 11 - THE STATEMENT ABOUT SLOPES OVER 40%, MORE THAN 10' BEING OK JUST BECAUSE THEY ARE MAN MADE IS NOT ADEQUATE AND DOES NOT MEET THE CRITERIA FOR CRITICAL AREAS IN WMC 21.24.290

NEED ANALYSIS / CALCULATIONS

TIR REPORT

- 1) PAGE 6 - INFILTRATION FACILITIES FOR INDIVIDUAL LOTS NEEDS TO BE OUTSIDE OF UTILITY EASEMENT.

PLANS

- 1) NEED ACCESS FOR VACTOR TRUCK TO MANHOLES / STRUCTURES IN DETENTION POND
- 2) PW DIRECTOR WILL RECOMMEND APPROVAL OF ROAD WIDTH DEVIATION FOR EVOKE PL.
- 3) CK ON PED CONNECTION ON 195TH AT WEST END
- 4) POND WILL REQUIRE FENCING; SCREENING LANDSCAPING, ON ALL SIDES CAN'T SEE POND FROM ROAD
- 5) REDD SPAN WIRE POLE FOR 4-WAY FLASHING RED LIGHT IN SW CORNER ON 195TH / 136TH J/S
- 6) ADDITIONAL PATCHING / OVERLAY WORK REQ ON 136TH FOR SEWER WORK
- 7) CK SSD ON VERTICAL CURVES ON ROAD PROFILE, WHAT IS REQUIRED VS WHAT IS PROVIDED
NEED TO MEET W/O USING STREET LIGHTING
- 8) CK TO SEE IF ^{EXISTING} UTILITIES ON 195TH / 136TH ARE OVERHEAD ON THIS SIDE OF STREET
NEED / SHALL BE PLACED UNDER GROUND.
- 9) STREET TREES TO BE ADJUSTED FOR D/W
- 10) SHOW D/W (PROPOSED) LOCATIONS
- 11) PRIVATE ROADS - WIDER ASPHALT PAVING REQ.
- 12) LETS REVIEW EVOKE PL. GRADE LOWER TO 12% IF REASONABLE POSSIBLE



MEMORANDUM

Public Works Department

To: Erin Martindale, Senior Planner

From: Thomas E. Hansen PE, Public Works Director *TEH*

Date: April 26, 2013

Subject: Slocum Plat, NE195th St. and 136th Ave NE

I have reviewed the resubmittal of the plat drawings and technical reports for the proposed Slocum plat located in the southwest corner of the intersection of NE 195th St. and 136th Ave. NE. Listed below are my comments of items that either clarification or further information is needed in order for the proposal to proceed to hearing.

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.
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.
3. The correct fire district needs to be referenced on sheet 1 of the plans
4. I recommend that the planting migration site be moved up gulley from Little Bear Creek 50 to 100 feet to allow room for erosion control to ensure water quality discharge standards are met.
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.
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.
7. The 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.

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 resubmittal that addressed this comment.
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.
10. The driveway locations and types from lots adjacent to the cul-de-sac are not shown correctly and need to be re-done.

If you have any questions, please contact me. I am available to meet with the applicant to clarify these comments if such a meeting would be helpful.

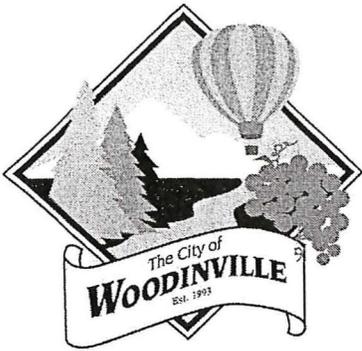


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INITIAL REVIEW

PERMIT NO :	SDL13006	TYPE :	SITE
PROJECT NAME :	SLOUM - QUADRANT		

DEPARTMENT :	<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> FIRE	<input type="checkbox"/> PLANNING	<input type="checkbox"/> PUBLIC WORKS	<input type="checkbox"/> OTHER
REVIEWER :	Ron B.				

TODAY'S DATE :	5/28/13	REVIEW DUE :	6/11/13
PROJECT MANAGER :	ERIN	PERMIT TECHNICIAN :	Jmm

SCOPE OF SERVICES:	<input checked="" type="checkbox"/> PLANS (1 SETS)	<input type="checkbox"/> SUBMITTAL DOCUMENTS
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REVIEW COMMENTS:	REVIEW:	REVIEW COMPLETE:
<input checked="" type="checkbox"/> PROJECT NOT APPROVED	<input type="checkbox"/> PROJECT APPROVED	Occupancy Group: <u>R</u>
<input type="checkbox"/> See Redlines on Plans	<input type="checkbox"/> See Redlines on Plans	Occupancy Load: <u>-</u>
<input type="checkbox"/> Revisions Requested	<input type="checkbox"/> SUBMITTAL COMPLETE	Type of Construction: <u>-</u>
<input type="checkbox"/> Hold		
<input type="checkbox"/> SUBMITTAL INCOMPLETE		

COMMENTS: ① 96' TURN AROUND IS NOT SHOWN ON THE PLANS. PER FIG D1031 IN THE IFC.

② PROVIDE A STREET PLAN THAT SHOWS "NO PARKING" SIGNAGE ON BOTH SIDES

Valuation: \$ _____

Pl Rev Hr: 1

Energy Rev: NO

Please sign the bottom of this form and all required documents/plans and return to Permit Technician.

Ron B.
Name

5-31-2013
Date Completed