



September 16, 2015

Attn: Jenny Ngo
17301 133rd Avenue NE
Woodinville, WA 98072

RE: Additional Information Request for Vinterra Major Modification
File Nos. MMA14001
Location: 15025 124th Ave NE and 12825 NE 151st St; Woodinville, WA

Dear Ms. Ngo,

This letter is in response to the City's review of the Vinterra Major Modification request. The plans have been revised according to the comments in your letter dated August 27, 2015. Below is a list of each comment with our responses in bold.

PLANNING

1. Changes to the lot sizes and dimensions are included in this major modification, but information for the proposal was not included. Review the plans to ensure that data is correct throughout the plan set. Update Sheet 1 of 16 to reflect the correct information.
All the data has been checked to ensure it is correct throughout the plan set.
2. A new tract (Tract 986) is included in this major modification. Update the tract definitions on Sheet 2 of 16 and review the plans so that the actual shape and size of the tract is consistent between sheets.
The tract definitions have been corrected to include Tract 986.
3. Label Tract 999 on all sheets.
Tract 999 has been labeled on all sheets.
4. The dimensions of the lots have changed. Confirm lot 7, 12, 78 and 137 meet the minimum street width.
We have confirmed that Lots 7, 12, 78 & 137 meet the minimum street width of 50-ft. Some dimensions have to be added together due to curved segments along the front property line.
5. Remove the dripline of the trees in the plan set, as they block the setback lines. Review the plans to ensure that the setbacks are visible for all lots.
The driplines have been turned off and the setback lines have been revised.
6. Include lot dimensions for lots 49 through 52.
Lot dimensions for Lots 49-52 have been added.
7. Include rear lot dimensions for lots 149-151.
Lot dimensions for Lots 149-151 have been added.

8. Clarify the line running through Lot 133.
The line represents a 15' Public Water Easement. A callout has been added to the plans.
9. Fix the street width dimensions on lots 23, 24, 66, 83 and other lots with incorrect dimensions.
All dimensions have been checked and corrected as necessary.
10. Correct "join" on Tract 991 to "joint".
See comment 25 for revised callout.
11. The grading plans indicate new grading occurring on Lot 50 – confirm that such grading will not impact protected trees.
The grading has been revised to protect the saved trees.
12. Update plans to show trees removed for water district.
The plans have been updated to remove the trees in the proposed water line easement.
13. Have plans stamped by land surveyor.
The plans have been reviewed and stamped by the Land Surveyor.

PUBLIC WORKS

14. Illumination must be provided along the proposed sidewalk along 124th Avenue NE.
Illumination has been added to the plans. Lighting design by PSE.
15. The following vertical curves do not meet AASHTO standards for stopping distance.
Provide lighting at these points.
 - a. Roadway A, PVI Sta 1+87.21
 - b. NE 153rd PI, PVI Sta 1+39.02**Light fixtures have been added to the plans and are provided at the sag curves stated above.**
16. The retaining wall separating Tract 993 and the stormwater detention pond was increased in height and located fairly close to the driveway entrances to two lots. Protection (e.g., guard rail) must be installed to restrict vehicles from driving over the top of the wall. Provide details on how this area will be resolved.
A curb has been add along the west side of Tract 993 and large landscape rocks will be installed on the west side of the curb to keep vehicles from driving in that area.
17. Revise Tract 993 to square up the tract entrance with the road. If feasible, enlarge the tract to encompass the entire easement.
Tract 993 has been revised to square up with the cul-de-sac. It is not feasible to enlarge the tract to encompass the easements due to setbacks and lot areas.
18. The maintenance path for Tract 994 must be asphalt, as approved. Change the gravel to asphalt.
The maintenance path has been revised to asphalt.
19. If feasible, enlarge Tract 996 and Tract 997 to encompass the width of the entire easement.
It is not feasible to enlarge the tract to encompass the easements due to setbacks and lot areas.

20. Place a restriction on the plat limiting Lots 147 and 157 from taking access from the tract.
Callouts have been added to the plans stating Lot 157 will take access from Road G and Lot 147 will take access from Road A.

21. Structures will be visible from Tract 998. Landscaping for Tract 998 must be meet the City's landscaping requirements and include a fence for screening. Homeowners shall be responsible for landscaping on Tract 998.
A 6-ft fence will be provided around the sewer lift station and additional landscaping will be provided outside the fenced area of the tract. A note has been added to Sheet PP-01. Details for the fence are provided on the WWD Sewer Lift Station Plans.

22. Provide information for the hammerhead and Lot 37 showing the street radius lined out to meet future the road intersection. Ensure that the driveway is not in the radius return.
A radius has been added to Lot 37 to allow for future extension of Road B to the North and connection to NE 151st Street. The assumption if that this will be a Tee intersection going North, South, and East. The proposed driveway will not conflict with the future curb return.

23. NE 151st Street is identified as public right-of-way. Revise the plans to show that it is a private street.
A callout has been added to NE 151st stating Private Road.

24. Confirm that storm drainage along 124th Ave NE will clean stormwater from the street.
As outlined in the approved TIR, we are proposing an area swap by treating previously untreated road area.

25. The easements underlying Tract 991 should be consolidated into one universal easement for utilities and pedestrian access.
The easement has been consolidated into one easement for storm and access, however WWD wants their own easements.

26. Widen the access point to the stormwater vault so that maintenance vehicles can safely turn into the path.
Autoturn has been run and the access point has been adjusted to work for both the City and WWD. The Autoturn exhibits are attached.

27. Verify that vehicles can sufficiently turnaround at the end of the path.
Autoturn has been run and the hammerhead has been adjusted to work for both the City and WWD. The Autoturn exhibits are attached.

28. Revise road sections to have 4 inches of CSBC or CSTC.

The road sections have been revised per the email from Tom Hansen dated 8-19-2015 summarized below:

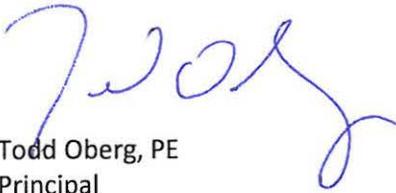
Your requested section that I am approving for use on interior plat roads is:

	2 in. HMA ½ inch
	4 in. HMA 1 inch or ATB
	4 in. CSBC

Please call or email me with any questions or concerns at (425) 216-4051 x224 or toberg@thebluelinegroup.com

Sincerely,

THE BLUELINE GROUP



Todd Oberg, PE
Principal