



April 16, 2013

Erin Martindale
Senior Planner
City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072

RE: Vinterra Subdivision
City of Woodinville #PPA12003/SEP12036
Blueline Job No. 12-132

Mrs. Martindale:

This letter is in response to your review of the Vinterra Project dated February 15, 2013. The plans have been revised per your requested revisions. Below is a list of each comment with our responses in bold.

PLANNING

1. The following lot standards have not been met. Please revise the plat map, or show a closer-in detail demonstrating compliance with the following standards:
 - a. "Lot width" and "lot width at street less" is required to be 50 feet. The following lots do not meet these standards: Lots 12, 72, 73,74, 75, 76, 77, 80, 81, 82, 83, 84, 90, 91, 94, 95.
All lots were confirmed to meet required lot width and lot width at streets. Lot circles were added to sheets PP-01 through PP-04.
 - b. "Lot width at the street less is required to be 50 feet. The following lots do not meet this standards: Lots 32, 62.
All lots were confirmed to meet required lot width at streets.
 - c. A 2,500 square foot building pad must be demonstrated for each lot, taking into account the 20 foot driveway length requirement. The following lots do not meet this standards: Lots 36, 39, 40, 43, 61.
Assuming a 20' by 20' driveway for the lots in question, Lot 36 has 3,201 square feet of building pad available, revised Lot 39 has 3,156 square feet of building pad available, revised Lot 40 has 3,237 square feet of building pad available, revised Lot 43 has 3,594 square feet of building pad available, revised Lot 58, formally Lot 61, has 3,122 square feet of building pad available.
 - d. Check the lot dimensions – there are errors in the label that need to be fixed or compliance demonstrated.
Lot dimensions have been reviewed and updated as required.
2. Please revise the tree plan to show:
 - a. Additional analysis that the trees shown to be removed is needed.
Analysis is included in the revised report dated March 28, 2013.
 - b. Show the tree typing recommendation required in WMC 21.15.060(6).
Tree Typing is included in the revised Tree Evaluation Data forms.

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CITY OF WOODINVILLE
DEVELOPMENT SERVICES

- c. Additional analysis on the viability of the trees left on neighboring properties after this subdivision is developed.
Analysis is included in the revised report dated March 28, 2013.
- d. Additional analysis on the maximum number of trees each lot could support without creating a nuisance.
Analysis is included in the revised report dated March 28, 2013.
3. Please revise the street tree plan to show spacing at 25 feet on-center, on average, per WMC 2.24.100. Street trees must provide fall color and not create a mess through dropping of fruit/leaves/etc. The cherry species will not be permitted for street trees.
All street trees have been changed to 25 feet on center. The flowering cherry have been revised to Bowhall Maples per your request for fall color and less messy trees.
4. Provide an irrigation plan or note stating how irrigation will be supplied.
Irrigation notes have been added to sheet 3 of 7.
5. Please revise the critical area report to include:
 - a. The criteria for buffer reduction in WMC 21.24.330 have been met.
See added section "Compliance with WMC 21.24.330." within the revised report.
 - b. Provide a finding on stream presence.
No stream is present as researched and tabulated within the revised report.
 - c. Provide a determination that the existing pond is or is not a regulated wetland.
The two existing irrigation ponds do not meet the definition of a wetland and therefore, are not regulated.
6. Call out on the plat map the easements shown on the title report, under recording numbers 1211765 and 9511161310.
Easement under recording number 9511161310 is already shown on sheets PP-02 and PP-04. This is an existing water easement that runs along the east property line from NE 151st up to the north property line. Recording number 1211765 is the deed for the 124th Avenue NE ROW. Deed called out on sheets PP-01 and PP-03.
7. The pedestrian connection requested by the Woodinville Parks and Recreation Department must be shown on the revised plans.
Pedestrian connection has been added as requested.
8. The SEPA Checklist notes a 50-foot buffer around the off-site wetland that is located along the southern property line adjacent to proposed lots 22 through 24. The Critical Area Study and Buffer Mitigation Plan prepared by Wetland Resources, Inc. dated December 15, 2012 recommends the reduction of the 50-foot wetland buffer to a 25-foot buffer and enhancement of the 25-foot buffer. The Preliminary Plat Map shows a 25-foot buffer around the north side of the wetland within proposed Tract 990. Correct the SEPA Checklist.
Section B-8, Item H, of the SEPA Checklist has been corrected as requested.

PUBLIC WORKS

Preliminary Plat Map

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.
Tract Definitions added to sheet PP-01 as requested.
 - 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.
All utility easements have been called out on sheets PP-01 through PP-04.
 - c. Show the 7-foot right-of-way dedication along 124th Avenue NE extended across Tract 999.
Revised 13-foot ROW dedication delineated across Tract 999.

- d. Show a minimum 15-foot public utility easement along the east side of Lot 136 for the proposed storm drainage and sanitary sewer lines.
Easement added as requested along east side of revised Lot 137.
 - e. Show minimum 15-foot public utility easements across Tract 995 for both the proposed storm drainage line and the sanitary sewer line.
Easements added as requested.
2. Revise the Preliminary Plat Map and Civil Plans to include the locations and details of permanent survey control monuments for the proposed plat.
Proposed monuments are shown on sheets PP-01 through PP-04 and reference the City standard detail.

Traffic

3. There are numerous technical errors in the traffic study that was submitted.
 - a. It states a signal is not warranted, yet preliminary indication is that an un-signalized intersection will create a Level of Service (LOS) "F" for left turns from Road A onto 124th Avenue NE. This LOS "F" must be mitigated per WMC 21.28.090.
The proposed project is installing a two way left turn lane for refuge to increase level of service to acceptable levels. Additionally, the modeling of the intersection with a two-way left-turn lane for refuge has been validated based on existing conditions.
 - b. Demonstrate how a pedestrian can reasonably cross 124th Avenue NE at this location.
Pedestrians will be able to travel north from the site a short distance to the north (approximately 100 feet from the northwest property corner) and cross at a new crosswalk that is proposed on the south side of the intersection of 124th Avenue NE/NE 154th Place. The new crosswalk that is proposed would have a refuge island centered within the roadway; additionally, a flashing beacon is also proposed to alert vehicular traffic to pedestrian crossing.
 - c. Traffic Analysis prepared by Gibson Traffic Consultants dated December 2012 shows 608 average daily trips under the existing condition (Wholesale Nursery per Land Use 818 in the ITE). For Land Use 818 Wholesale Nursery the ITE does caution the use of the data as there was only a single study performed to determine the trip generation rate of 19.50 per Acre. To ensure a "worst case" analysis, Gibson does not include any credit for the existing use when analyzing level of service and signal warrant analysis. Revise the number of existing trips from the site throughout the report and other documents (SEPA checklist) to reflect actual existing conditions or trip generation.
Gibson Traffic Consultants has revised the existing trip generation for the Wholesale Nursery. The trip generation credit for the Wholesale Nursery is now based on averaging the estimates obtained from using the acreage of the existing site and the building square footage on the existing site. The trip generation based on building square footage indicated that a lower trip generation might be the case. Therefore, the results were averaged to respond to the limited data that ITE has for the Wholesale Nursery land use.

Drainage

4. The draft TIR submitted for the project provides a qualitative investigation of both downstream systems. City of Woodinville Drainage Complaints Location Map Figure 5.2-1 from the City of Woodinville Stormwater Management Plan notes "potential projects" within both the east and west project basins; the creek outfall north of the project for the east basin and along 124th Ave NE just south of the project for the west basin. Provide a quantitative downstream analysis for the system to the north and to the south. Provide documentation that Kirkland has accepted that there is adequate capacity for the anticipated stormwater quantity into their system.
Per conversations with the City, the concern regards a water service line that crosses the existing ravine located just north of NE 157th Street on the east side of 126th Avenue NE. This ravine receives the drainage from the subject project's East Basin. The concern is in regards to a previous exposure of a water service line that was thought to be exposed due to erosion from the eroding open channel. The client is in the process of coordinating with the homeowner to relocate the water service line. The Water District has been contacted to verify that moving of the service line is acceptable. The concern regarding the drainage from the project's East Basin is whether the City of Kirkland will accept the drainage from the subject site. Per email correspondence between Kirkland and Woodinville, dated March 7, 2013, the City of Kirkland does not have a problem accepting the drainage from the subject site. All 12" pipe along 124th Avenue NE will be replaced with larger pipe. The size of the pipe will be sized during final engineering design.

5. Provide the planned system for flow control and water quality.
As requested, the release rates from the pond and vault have been added to the plans.
6. Complete the analysis and provide the sizing for the conveyance system. Prior to the SEPA Determination and public hearing, staff must determine that the system will work, how it will flow, where it goes, discharge rates and quantities, and location.
Preliminary pipe sizes are shown on sheets GP-01 through GP-04. See Preliminary TIR for preliminary conveyance sizing analysis.
7. Address the existing discharge problem (erosion) at the end of the 24-inch pipe for the east basin.
See response to Comment 4 above.
8. Staff does not agree with the maximum impervious surface per lot of 60%. The code allows up to 70% impervious surface, the maximum must be designed for this. Given the size of the lots, the remainder of the lot will also be grass or landscaping, not native soils. This allowed increase in the total amount of impervious surface will require the detention/water quality features to be enlarged.
The subject project is required to meet the requirements of the 2009 KCSWDM which requires Flow Control BMPs per Chapter 5.2. One BMP option, which is proposed for this project, is the "Reduced Impervious Surface Credit". BMPs must be applied to an impervious area equal 10% of the total lot area. Since the proposed lots can be 70% impervious, reducing their impervious to 60% satisfies the BMP requirement. To ensure that the lots are limited to 60% impervious coverage average, the maximum impervious coverages will be delineated on the Final Plat. All pervious areas within the areas of development were modeled as grass.

Geotechnical

9. Provide the results of the soil testing for herbicides, pesticides, metals, etc. and a recommendation on the disposal of contaminated soil.
Pesticide testing has been completed by our environmental consultant and all material removed will be disposed of properly, under their supervision.
10. Show on the plan sheets the location, depth and volume of unsuitable soils to be removed per the geotechnical report. Provide information, and revise the SEPA Checklist to include, on the chosen backfill material. Provide information on how the site grading plan is addressing this.
See sheets GP-01 through GP-04 for location, depth, and estimated volumes of unsuitable soils and note addressing how the site grading is addressing this. The chosen backfill has been added to Section B-1, Item E, of the SEPA Checklist.
11. The pavement section must be:
 - a. For interior streets, 2 inches of HMA over 4 inches of ATB
Section callouts added as requested.
 - b. For 124th Avenue NE: 3 inches of HMA over 6 inches of ATB.
Section callout added as requested.
12. Show the expected rockeries and walls on the plans.
Rockeries and rockery heights are shown on sheets GP-01 through GP-04.
13. All rockeries and walls must meet setbacks if they are over four (4) feet in height. The rock walls shown on the east side appear to be about nine (9) feet in height and cannot be on the property line. The construction of these walls must be addressed in the geotechnical report.
The rockeries have been revised so that the heights don't exceed 4 feet.

SEPA Checklist

14. Revise the traffic section to accurately reflect the number of new daily trips created.
Section B-14, Item F, of the SEPA Checklist has been updated as requested.
15. Revise the parking section to state that off-street parking will be provided in driveways and garages, not in an overall parking area and is estimated to include ___ spaces; and that on-street parking is estimated to include ___ spaces.
Section B-14, Item C, of the SEPA Checklist has been updated as requested.

Layout

16. Provide a public road connection from Road B to 128th Avenue NE/NE 153rd Street. The Road B connection to NE 127th Place can be changed to an emergency vehicle only connection.
Revised as requested. The proposed ROW and road section were designed consistent with the existing road section connection.
17. Provide bulb outs at all the intersections.
Bulbs out have been provided at locations coordinated with Tom Hansen.
18. At the throat for Road A near 124th Avenue, the eastbound lane must be 14 feet wide and the westbound lane must be 24 feet wide.
Revised as requested.
19. Provide 35-foot radius returns at the 124th Avenue NE and Road A intersection.
Revised as requested.
20. Provide details on the transmission towers/guard rail/stripping on 124th Avenue NE near the proposed widening on this street.
See plans for proposed alignment and channelization of 124th Avenue NE. An existing guardrail is already in place for the south tower. A guardrail is not required for the north tower since the travel way is more than 10 feet from the tower.
21. Provide documentation whether gas and water utility extensions are required.
Water and gas will be extended through plat.
22. Lot 136 will be required to be accessed from Tract 997, and not from Road A.
Lot 137, formally Lot 136, called out on sheet PP-01 to access only off of Tract 997.
23. Lot 147 will be required to access only from Road F, and not from the private road.
Lot 148, formally Lot 147, called out on sheet PP-01 to access only off of Road F.
24. Provide the bearings of the new road alignments along with intersection stations, distances, curve data, etc.
Provided as requested.
25. For both sides of Road B, near lots 41-44, provide a planter between the street and the sidewalk until the last 10 feet to the north, then make the transition to match the existing improvements on NE 127th Place.
This comment is not applicable. The Road B extension has been revised as a private access/utility tract and public emergency tract extending to the north connection as agreed upon with the City.
26. Provide reasoning on why Road B in this same area is only 30 feet wide.
See response to Comment 25 above.
27. Expand the sidewalk width at the intersections for ramps.
Curb ramps have been added to the plans for preliminary approval instead. Ramps have been designed per WSDOT Standard Plan F-40.15-.01. Detail has been added to the plan set.
28. The Road B radius at lots 5, 6, and 106 is only 90 feet. Expand this to 100 feet minimum.
Radius is 100 feet. See centerline delineation on sheets PP-01 through PP-04 for radius dimensions.
29. The Road B radius at lots 61, 31, 30, 27 (etc) is only 90 feet. Expand this to 100 feet minimum.
Radius is 100 feet. See centerline delineation on sheets PP-01 through PP-04 for radius dimensions.
30. Road B/Road C intersection has greater than 15 degree intersection angle. Provide a calculation to demonstrate that the sight distance requirements are met.
Road B/Road C intersection is almost 7 degrees. This comment is therefore, not applicable.
31. Lengthen the sidewalk and right-of-way improvements south all the way along the property frontage.

Sidewalk is shown along the entire frontage with a note added to the plans indicating that the sidewalk along the City of Seattle ROW may only be constructed if an agreement is reached.

32. Evaluate the need to provide a utility easement for the existing gas line along the north side of Lot 130. Gas main possibly within an existing easement on adjacent plat to the north, however, the gas line location is shown on property line in this area.

We will coordinate with PSE to provide easement if necessary. The gas line may be relocated as part of the subject development making an easement not applicable.

33. The easements shown within future right-of-way must be extinguished. Provide documentation that this has been completed, prior to final plat approval.

We will coordinate with the relevant utility companies to revise easements as necessary.

Drainage Layout

34. For the catch basin on 124th Avenue NE at the north end, provide information on how the water will be cleaned, and a restoration detail for the disturbance to existing trees, curb, and sidewalk.

Catch basin has been eliminated. This comment is therefore, no longer applicable.

35. Show how the maintenance staff and equipment will get to the outfalls in the stormwater pond for cleaning.

Access is provided to the control structure, inlets into the pond, and the bottom of the 1st cell as required by the 2009 KCSWDM.

Profile

36. Road A vertical curve at station 1+88 – lengthen to provide a landing.

Landing shown per the 2007 KCRDCS. Landing does not exceed 1 foot of elevation change as required.

37. The sag vertical curves cannot be designed assuming the roadway is illuminated. Revise the plans to demonstrate compliance with the stopping sight distance requirements for sag vertical curve, when the roadway is not lighted.

All sag vertical curves meet sight distance except at the entrances to the plat. These three locations will be lit.

38. Demonstrate why Road A cannot have a 12 percent (or less) grade from station 2+00 to 6+00. The grade shown is an issue for snow plowing.

The grade has been revised to 12% as requested.

39. The vertical curve length for Road E at station 9+66 is not acceptable.

The site plan has been revised and this section of Road E is no longer part of the site plan.

40. Show dedication of all public roads to include 1 foot behind the sidewalk.

This comment is not applicable since the proposed road sections were designed per City standard details 103B, 104A, and 107A-2, all of which have the right of way located at the back of the sidewalk. Per discussions with the City, this comment relates to a concern with whether the water district allows water meters outside the ROW in an easement. Per email correspondence with Dee Lofstrom at the Woodinville Water District, placing water meters in an easement outside the ROW is not a problem. The ROW widths therefore, have not been revised.

41. The street tree locations and species is subject to City approval. Provide a detail on the street trees for 124th Avenue NE and any potential conflicts with overhead utilities.

The 124th Avenue NE Bowhall Maple street trees have been replaced with Celestial Stellar Dogwood. These trees are on the City of Woodinville's list of appropriate trees to be planted near ROW and utilities. Per our plant source, Frank J Schmidt Nursery, the trees maximum height is 20 feet. There is also a tree detail on sheet 3 of 7.

Construction Detail Requirements (required to be submitted shown on the plans submitted with construction permits)

42. Submit updated Civil Plans that meet the requirements of the Woodinville Infrastructure Design Standards and Specifications including but not limited to the following:

- a. Mailbox locations and details.

Noted.

- b. 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.
Noted.
- c. Crosswalk and stop bar locations and details.
Noted.
- d. Sidewalk ramp locations and details.
Noted.
- e. Locations and widths of driveways.
Noted.
- f. Include profiles for proposed storm drainage lines along plat roads and 124th Avenue NE frontage.
Noted.
- g. Include the locations of outlet connections for underdrain pipe behind walls.
Noted.
- h. Include detention vault details.
Noted.
- i. Include road surfacing details.
Noted.
- j. Show type and size of catch basins, rim and invert elevations, control structure details, and storm drainage pipe size, length, and material type. Note locking vaned grates installed on all proposed catch basins within the right-of-way.
Noted.

43. Evaluate the need for additional guardrail installation along proposed road widening area adjacent to existing transmission pole north of the proposed plat road.
Noted.

44. Submit Final Technical Information Report which includes conveyance calculations for the proposed storm drainage facilities.
Noted.

45. Submit structural design and calculations, prepared and stamped by a Licensed Professional Engineer in the State of Washington, for the proposed detention vault. Design needs to account for groundwater table at site in accordance with the geotechnical report.
Noted.

46. 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.
Noted.

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

AGENCY(S) COMMENTS

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

1. City of Woodinville Parks and Recreation Department
No comments received.
2. Woodinville Water District
No comments received.
3. Woodinville Fire and Rescue

The subject development provides for adequate fire access and therefore is not proposing sprinkling of the homes.

4. Muckleshoot Indian Tribe Fisheries Division

The requested information is documented within the revised critical area study.

PUBLIC COMMENTS:

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

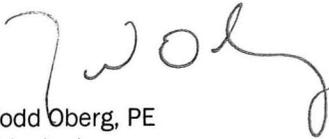
General revisions related to public comments include:

1. Addressing City specific comments above;
2. Revising the connection at NE 127th Street to be an emergency access only, adding the connection to NE 153rd Place, and retaining the connection at NE 151st Place;
3. Adding a non-motorized connection to the Tolt Pipeline trail.
4. Installing a two-way left turn lane on 124th Avenue NE;
5. Existing trees will be retained along the boundary of the project.

Please call or email me with any questions or concerns at (425) 216-4051 ex 224 or toberg@thebluelinegroup.com.

Sincerely,

THE BLUELINE GROUP



Todd Oberg, PE
Principal

Enclosures: