

Erin Martindale

From: Thomas Hansen
Sent: Tuesday, November 05, 2013 11:34 AM
To: Ed Lee; Connie Noll; Sandra Calissendorff; Erin Martindale
Cc: Rick Roberts
Subject: RE: Woodmoor Safewalk - Findings

Ed, Connie

The applicant for the Vinterra Plat on 124th Ave NE and the City's engineering staff met 2 weeks ago to discuss the proposed new crosswalk across 124th at the intersection of NE 154th St. This is south of the south entrance to Woodmore School. We discussed the District's concerns about the proposed crosswalk, comments received from the public, and applied our collective engineering judgment in reviewing the proposed crosswalk. There are currently marked crosswalks at the signalized intersections on 124th Ave. NE, at NE 160th St. and at NE 144th St, approximately 4,400 feet apart. Other crosswalks across 124th Ave NE exist under state law, but they are not marked.

The applicant still recommends the construction of the crosswalk at this location to serve not only the direct impacts of increased pedestrian traffic created by the development, but also in response to numerous public comments and concerns received about crossing 124th Ave NE on foot. The crosswalk will be enhanced by the installation of rapid flashing beacons and have a center street refuge island with it. The City engineering staff agrees with the recommendation and will so state in the record to the Hearing Examiner at the public hearing for the plat. The applicant will also be required to widen the west shoulder of 124th Ave. NE from the crosswalk to the south driveway to the school.

City staff will be asking Metro to relocate the bus stop that is currently at 124th Ave NE/NE 157th intersection vicinity to the new crosswalk location to better serve both the existing and new neighborhoods if the plat receives approval.

I have looked at the MUTCD about requirements for the District to staff this crosswalk if constructed before or after school. I did not find any requirements in the MUTCD that this crosswalk be staffed by the District. As far as I know, that is a District decision to staff this crossing. I strongly suspect that it will be used by school age children, their parents, and other pedestrians if the crosswalk is constructed at this location.

As I mentioned at our meeting, both the applicant and City staff reviewed and analyzed if a traffic signal is warranted at the new road intersection from the plat with 124th Ave NE. Both the applicant and the City concluded that a traffic signal was not warranted per the MUTCD.

I appreciate the input and concerns received from the District about the proposed crosswalk and the impacts it may have. If you have further questions, please call me at 425-877-2291.

Tom Hansen
Public Works Director
City of Woodinville
425-877-291

-----Original Message-----

From: Ed Lee [mailto:elee@nsd.org]
Sent: Wednesday, October 23, 2013 1:38 PM
To: Thomas Hansen; Connie Noll; Sandra Calissendorff; Erin Martindale
Subject: Woodmoor Safewalk - Findings

Tom,
Thanks for the update which I have shared with our group.
As I mentioned, I am on vacation next week. Please share your findings/decision with the folks on this e-mail.

Erin Martindale

From: Ed Lee [elee@nsd.org]
Sent: Thursday, October 17, 2013 9:52 AM
To: Thomas Hansen; Erin Martindale
Subject: Woodmoor Elementary Safe Walk

Hi Tom,
Thanks for the update and listening to our concerns at Woodmoor Elem.
Have you had a chance to meet with your traffic experts to review our discussions?

FYI, we received a phone call from Todd Oberg of Blueline representing the Vinterra subdivision.
He updated us regarding challenges with easement/ROW discussions with Seattle Public Utilities and asked if we wanted a crosswalk at 154th Place or 160th.

We asked for an e-mail so we could circulate for discussion but haven't seen anything yet.
The conversation took place Monday, Oct. 14.
Todd requested a response so he could respond to City of Woodinville regarding our NSD letter dated Sept. 26, 2013.
Ed



Northshore
School District

Capital Projects

22105 23rd Drive S.E.
Bothell, WA 98021-4409
(425)408-7850

September 26, 2013

City of Woodinville
Development Services Department
Attn: Erin Martindale
17301 133rd Ave NE
Woodinville, WA 98072

**Subject: Vinterra Subdivision – 15025 124th Avenue NE & 12825 NE 151st Street
File No. PPA12003/SEP12036**

We have reviewed the documents submitted for the Vinterra Subdivision project for developing the property at 124th Avenue NE and NE 151st Street.

Connie Noll, of our Transportation Department, has spoken with Tom Hudson regarding student safety on 124th Avenue NE. We would like to propose the following as related to this project:

- Build a raised sidewalk on the east side of 124th Ave NE from just north of NE 149th Street to around the corner at NE 154th Place.
- Sidewalk built to match and meet the existing walkway including a landscape planter to 154th at the north and to 149th at the south.
- Build sidewalk to include the frontage at the Tolt pipeline trail.
- Additional pedestrian improvements including a Rapid Flashing Beacon and increased pedestrian crossing time at existing intersection of 124th Ave NE and NE 160th Street.

As always, safety of our students and their families as they travel to and from school is one of our top priorities at Northshore School District.

Thank you for your consideration.

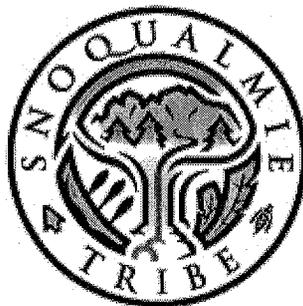
Evan Ujjiye
Director

EU:sc

RECEIVED

SEP 26 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES



9/16/13
Erin Martindale
City of Woodinville
Re: Vinterra Subdivision

Dear Mrs. Erin Martindale,

We would like to express our interest and desire to participate as a consulting party in the above-named project. We would like to know if you are going to do any Archaeological Investigations prior to the start of this project. If so we would like to know the dates of these so that we may participate. Otherwise we would like to be kept up to date with any and all ground disturbing activities regarding this project. If you have any questions or concerns regarding this project please contact the following:

Steven Mullen-Moses: Director of Archaeology & Historic Preservation
Snoqualmie Indian Tribe
steve@snoqualmietribe.us
Phone: (425)-888-6551 ext. 1106

Or

Aaron Webster: Archaeology Field Technician
Snoqualmie Indian Tribe
aaron@snoqualmietribe.us
Phone: (425)-888-6551 ext. 1106

The best,

Aaron Webster

Erin Martindale

From: HEURING, JAMES (DNR) [JAMES.HEURING@dnr.wa.gov]

Sent: Wednesday, September 11, 2013 3:58 PM

To: Erin Martindale

Subject: PPA12003/SEP12036 Vinterra Subdivision

Erin,

I have reviewed the above mentioned proposal and it appears that it may need a Forest Practice Application from the Department of Natural Resources. Please contact me if you have any questions.

Thanks,

Jim

Jim Heuring

Forest Practices Program Coordinator

South Puget Sound Region

Washington Department of Natural Resources (DNR)

Office: (360) 802-7054

Cell: (360) 490-0871

james.heuring@dnr.wa.gov

www.dnr.wa.gov

FILE NO.: PPA12003/SEP12036

PROPONENT: Todd Oberg of the Blueline Group, on behalf of Schuster Family Investments, LLC

PROJECT NAME: Vinterra Subdivision

PROJECT ADDRESS: 15025 124th Avenue NE & 12825 NE 151st Street

PROJECT DESCRIPTION: Preliminary Plat Application to subdivide two existing parcels, totaling 33.36 acres into 157 single-family residential lots in the R-4 and R-6 zoning district. Construction will include grading, erosion control, street frontage, tree protection, and drainage improvements. SEPA is required for developments of five or more lots.

ATTACHED IS:

<input checked="" type="checkbox"/>	REVISED Notice of Application	<input checked="" type="checkbox"/>	Plat Map (Reduced)
	DNS		Site Plan (Reduced)
<input checked="" type="checkbox"/>	Environmental Checklist		Location Map
<input checked="" type="checkbox"/>	Application	<input checked="" type="checkbox"/>	Vicinity Map
<input checked="" type="checkbox"/>	Narrative Statement(s)		Other:

NOTE: The applicant has proposed adding a second parcel to the application.

Please review this project as it relates to your area of concern and return your comments with this cover sheet by Tuesday, September 24, 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.

Erin Martindale
Planner

Date

RESPONSE SECTION:

____ Comments Attached

No Comments

COMMENTS: _____


Signature

9/10/13
Date

Agency / Company

WFR

FILE NO.: PPA12003/SEP12036

PROPONENT: Todd Oberg of the Blueline Group, on behalf of Schuster Family Investments, LLC

PROJECT NAME: Vinterra Subdivision

PROJECT ADDRESS: 15025 124th Avenue NE & 12825 NE 151st Street

PROJECT DESCRIPTION: Preliminary Plat Application to subdivide two existing parcels, totaling 33.36 acres into 157 single-family residential lots in the R-4 and R-6 zoning district. Construction will include grading, erosion control, street frontage, tree protection, and drainage improvements. SEPA is required for developments of five or more lots.

ATTACHED IS:

X	REVISED 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: The applicant has proposed adding a second parcel to the application.

Please review this project as it relates to your area of concern and return your comments with this cover sheet by Tuesday, September 24, 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.

Erin Martindale
Planner

Date

RESPONSE SECTION:

____ Comments Attached

No Comments

COMMENTS: _____

Signature

9/9/13
Date

Woodinville Police Dept.
Agency / Company

FILE NO.: PPA12003/SEP12036

PROPONENT: Todd Oberg of the BlueLine Group, on behalf of Schuster Family Investments, LLC

PROJECT NAME: Vinterra Subdivision

PROJECT ADDRESS: 15025 124th Avenue NE & 12825 NE 151st Street

PROJECT DESCRIPTION: Preliminary Plat Application to subdivide two existing parcels, totaling 33.36 acres into 157 single-family residential lots in the R-4 and R-6 zoning district. Construction will include grading, erosion control, street frontage, tree protection, and drainage improvements. SEPA is required for developments of five or more lots.

ATTACHED IS:

X	REVISED 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: The applicant has proposed adding a second parcel to the application.

Please review this project as it relates to your area of concern and return your comments with this cover sheet by Tuesday, September 24, 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.

Erin Martindale
Planner

Date

RESPONSE SECTION:

Comments Attached No Comments

COMMENTS: Many Fine Hydrants exceed the 500 Foot spacing Requirements (see 7 of 16)

[Signature]

Signature

9-9-2013

Date

COW

Agency / Company

Erin Martindale

From: Claussen, Sharon [Sharon.Claussen@kingcounty.gov]
Sent: Wednesday, September 11, 2013 8:36 AM
To: Erin Martindale
Cc: Nunnenkamp, Robert
Subject: Vinterra Comments (File # PPA12003/SEP12036)

Thank you for the opportunity to review and comment on the Vinterra Subdivision File Nos. PPA12003/SEP12036. King County Parks notes that the county's Tolt Pipeline Trail is not identified as a recreational feature in the SEPA Checklist. The trail lies adjacent to the southern boundary of the project within the Seattle Public Utilities Pipeline Corridor and is a valued segment of the county's regional trail system. This should be acknowledged and considered in the development review and implementation of the project.

Erin Martindale

From: Adam Osbekoff [adam@snoqualmientribe.us]

Sent: Monday, October 14, 2013 12:12 PM

To: Erin Martindale

Subject: Vinterra Subdivision

Thank you for the opportunity to comment on the Vinterra Subdivision development project. The Snoqualmie Indian Tribe does not agree with the determination of no significance. According to our maps and the DAHP website we have concerns relating to cultural resources. We request having a cultural resource survey done prior to any ground disturbing activities. Also the Snoqualmie Indian Tribe would like a cumulative study done to determine the environmental impacts of further development(s) within the projects water and air shed accompanied be a traffic study.

Thank you for you time.

Adam Osbekoff

RECEIVED
OCT 16 2013
City of Woodinville



Capital Projects

22105 23rd Drive S.E.
Bothell, WA 98021-4409
(425)408-7850

October 11, 2013

City of Woodinville
Development Services Department
Attn: Erin Martindale
17301 133rd Ave NE
Woodinville, WA 98072

**Subject: Vinterra Subdivision – 15025 124th Avenue NE & 12825 NE 151st Street
File No. PPA12003/SEP12036**

We have reviewed the documents submitted for the Vinterra Subdivision project for developing the property at 124th Avenue NE and NE 151st Street.

Connie Noll, of our Transportation Department, has spoken with Tom Hanson regarding student safety on 124th Avenue NE. We would like to propose the following as related to this project:

- Build a raised sidewalk on the east side of 124th Ave NE from just north of NE 149th Street to around the corner at NE 154th Place.
- Sidewalk built to match and meet the existing walkway including a landscape planter to 154th at the north and to 149th at the south.
- Build sidewalk to include the frontage at the Tolt pipeline trail.
- Additional pedestrian improvements including a Rapid Flashing Beacon and increased pedestrian crossing time at existing intersection of 124th Ave NE and NE 160th Street.

As always, safety of our students and their families as they travel to and from school is one of our top priorities at Northshore School District.

Thank you for your consideration.

Evan Ujiiye
Director

EU:sc

RECEIVED
OCT 16 2013
CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Erin Martindale

From: Karen Walter [KWalter@muckleshoot.nsn.us]
Sent: Thursday, May 09, 2013 8:58 AM
To: Erin Martindale
Subject: RE: Vinterra Subdivision, PPA12003/SEP12036, Notice of Application

Erin,
Thank you again for sending the revised Critical Areas Report for the proposed Vinterra Subdivision. We have reviewed it and have a couple of questions/comments.

1. Is there a figure showing the proposed wetland buffer enhancement work? I didn't see it in the report; just the narrative.
2. Will the enhanced buffer and wetland be permanently protected and if so, how will this be accomplished?
3. We would appreciate a copy of the as-built drawings once the wetland buffer is enhanced and all monitoring reports completed to demonstrate successful mitigation.

Please let me know if you have any questions.

Best regards,
Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116

From: Erin Martindale [Erinm@ci.woodinville.wa.us]
Sent: Thursday, April 25, 2013 9:31 AM
To: Karen Walter
Subject: RE: Vinterra Subdivision, PPA12003/SEP12036, Notice of Application

Karen,

Attached is the revised critical area report, which the applicant tells me responds to your comments. If you could have any additional comments to me by May 9, that would be great.

Erin

From: Karen Walter [mailto:KWalter@muckleshoot.nsn.us]
Sent: Wednesday, January 09, 2013 9:31 AM
To: Erin Martindale
Subject: Vinterra Subdivision, PPA12003/SEP12036, Notice of Application

Erin,
We have reviewed the Notice of Application materials for the proposed Vinterra Subdivision at 15025 124th Avenue NE. It appears that the Critical Areas Study for the project is incomplete and should be revised. For example, the study notes that a variety of sources were examined for existing information, but there is no discussion about the results of this review. This is a concern as one of the sources, King County's IMAP, is showing a wetland immediately west of the existing irrigation pond and is proposed to be filled per the site plan. This wetland shows up in the Technical Information Report (page 3-16) but again there is no discussion about this wetland. If this wetland exists, then there should be discussion and analysis about it, the need to fill the wetland and any potential mitigation measures needed for unavoidable impacts. Alternatively, if the wetland does not exist or was filled to create the irrigation pond, then it should be documented in the Critical Areas Study.

For the wetland noted in along the southern boundary that will be protected with a NGPE and enhanced buffer, this wetland should be mapped and documented in the Critical Areas Study, including completed wetland rating forms. This information is missing from our copy of the Critical Areas Study.

We appreciate the opportunity to review this proposal and look forward to the City's responses.

Thank you,
Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116

FILE NO.: PPA12003/SEP12036

PROPONENT: Todd Oberg of the Blueline Group, on behalf of Schuster Family Investments, LLC

PROJECT NAME: Vinterra Subdivision

PROJECT ADDRESS: 15025 124th Avenue NE

PROJECT DESCRIPTION: Preliminary Plat Application to subdivide an existing 31.29 acre parcel into 147 single-family residential lots in the R-6 zoning district. Construction will include grading, erosion control, street frontage, tree protection, and drainage improvements. SEPA is required for developments of five or more lots.

ATTACHED IS:

<input checked="" type="checkbox"/>	Notice of Application	<input checked="" type="checkbox"/>	Plat Map (Reduced)
<input type="checkbox"/>	DNS	<input type="checkbox"/>	Site Plan (Reduced)
<input checked="" type="checkbox"/>	Environmental Checklist	<input type="checkbox"/>	Location Map
<input checked="" type="checkbox"/>	Application	<input checked="" type="checkbox"/>	Vicinity Map
<input checked="" type="checkbox"/>	Narrative Statement(s)	<input type="checkbox"/>	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.

Erin Martindale
Planner

Date

RESPONSE SECTION:

Comments Attached No Comments

COMMENTS: A developer extension agreement has been initiated with the District for water service to the proposed plat.


Signature

1-14-13
Date

Woodinville Water District
Agency / Company

Erin Martindale

From: Chubb, Mark [MChubb@wf-r.org]
Sent: Thursday, January 10, 2013 9:03 AM
To: Erin Martindale
Cc: Kathi Jobe
Subject: Vinterra Subdivision (PPA12003/SEP12036)

Woodinville Fire & Rescue encourages the applicant to 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 arising from 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.

Erin Martindale

From: Karen Walter [KWalter@muckleshoot.nsn.us]
Sent: Wednesday, January 09, 2013 9:31 AM
To: Erin Martindale
Subject: Vinterra Subdivision, PPA12003/SEP12036, Notice of Application

Erin,

We have reviewed the Notice of Application materials for the proposed Vinterra Subdivision at 15025 124th Avenue NE. It appears that the Critical Areas Study for the project is incomplete and should be revised. For example, the study notes that a variety of sources were examined for existing information, but there is no discussion about the results of this review. This is a concern as one of the sources, King County's IMAP, is showing a wetland immediately west of the existing irrigation pond and is proposed to be filled per the site plan. This wetland shows up in the Technical Information Report (page 3-16) but again there is no discussion about this wetland. If this wetland exists, then there should be discussion and analysis about it, the need to fill the wetland and any potential mitigation measures needed for unavoidable impacts. Alternatively, if the wetland does not exist or was filled to create the irrigation pond, then it should be documented in the Critical Areas Study.

For the wetland noted in along the southern boundary that will be protected with a NGPE and enhanced buffer, this wetland should be mapped and documented in the Critical Areas Study, including completed wetland rating forms. This information is missing from our copy of the Critical Areas Study.

We appreciate the opportunity to review this proposal and look forward to the City's responses.

Thank you,
Karen Walter
Watersheds and Land Use Team Leader

*Muckleshoot Indian Tribe Fisheries Division
Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116*

01/18/2013

FILE NO.: PPA12003/SEP12036

PROPONENT: Todd Oberg of the Blueline Group, on behalf of Schuster Family Investments, LLC

PROJECT NAME: Vinterra Subdivision

PROJECT ADDRESS: 15025 124th Avenue NE

PROJECT DESCRIPTION: Preliminary Plat Application to subdivide an existing 31.29 acre parcel into 147 single-family residential lots in the R-6 zoning district. Construction will include grading, erosion control, street frontage, tree protection, 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.

Erin Martindale
Planner

Date

RESPONSE SECTION:

Comments Attached

No Comments

COMMENTS: Ensure pedestrian / bicycle connection to toll Pipeline Trails per City of Woodinville PRO Plan, Section 5-20, 5-24, 5-30.

Alan Shuck

Signature

1/3/13

Date

City of Woodinville Parks & Recreation

Agency / Company

FILE NO.: PPA12003/SEP12036

PROPONENT: Todd Oberg of the Blueline Group, on behalf of Schuster Family Investments, LLC

RECEIVED

PROJECT NAME: Vinterra Subdivision

JAN 04 2013

PROJECT ADDRESS: 15025 124th Avenue NE

City of Woodinville

PROJECT DESCRIPTION: Preliminary Plat Application to subdivide an existing 31.29 acre parcel into 147 single-family residential lots in the R-6 zoning district. Construction will include grading, erosion control, street frontage, tree protection, 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.

Erin Martindale
Planner

Date

RESPONSE SECTION:

____ Comments Attached

X No Comments

COMMENTS: _____

[Signature]
Signature

3 JAN 13
Date

Franken Communications
Agency / Company

FILE NO.: PPA12003/SEP12036

PROPONENT: Todd Oberg of the Blueline Group, on behalf of Schuster Family Investments, LLC

PROJECT NAME: Vinterra Subdivision

PROJECT ADDRESS: 15025 124th Avenue NE

PROJECT DESCRIPTION: Preliminary Plat Application to subdivide an existing 31.29 acre parcel into 147 single-family residential lots in the R-6 zoning district. Construction will include grading, erosion control, street frontage, tree protection, 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.

Erin Martindale
Planner

Date

RESPONSE SECTION:

_____ Comments Attached

No Comments

COMMENTS: _____

Signature

12-28-2012
Date

Cow
Agency / Company

FILE NO.: PPA12003/SEP12036

PROPONENT: Todd Oberg of the Blueline Group, on behalf of Schuster Family Investments, LLC

PROJECT NAME: Vinterra Subdivision

PROJECT ADDRESS: 15025 124th Avenue NE

PROJECT DESCRIPTION: Preliminary Plat Application to subdivide an existing 31.29 acre parcel into 147 single-family residential lots in the R-6 zoning district. Construction will include grading, erosion control, street frontage, tree protection, 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.

Erin Martindale
Planner

Date

RESPONSE SECTION:

_____ Comments Attached

No Comments

COMMENTS: _____

[Handwritten Signature]
Signature
Woodinville Police Dept.
Agency / Company

12/28/12
Date