



October 23, 2015

Ryan Miller  
17301 133<sup>rd</sup> Ave NE  
Woodinville, WA 98072  
(425) 489-2700

Re: **Woodinville 10**  
IECO No. 15-0716

Dear Ryan Miller,

The project referenced above is revised in response to the review comments dated September 28, 2015. The review comments are numbered on the letter and have been addressed in *italics* as follows:

**1. Additional Submittals**

- a. Please submit a signed and stamped letter from the geotechnical engineer that addresses the adjacent homes to the east and how they will be affected by the infiltration proposed to be used on the site. Where does the infiltrated ground water go, is this layer deep enough that the houses down grade and their basements will not be impacted?

*Geotechnical Engineer's letter has been included with this submittal. We have revised the infiltration trench locations based on this recommendations..*

- b. Please submit a sight distance analysis for the following locations:
  - i. The intersection of 132<sup>nd</sup> Ave NE and NE 205<sup>th</sup> St.
  - ii. For the plat road and for Lot 5,6, and 7.

*Per Gibson traffic consultant's recommendations we have done sight distance analysis to the east and west for stopping sight distance and intersection sight distance. Per the latest edition of AASHTO along NE 205th Street with a posted speed of 35 mph and a design speed of 43 mph the required stopping sight distance (SSD) is 338 feet and the intersection sight distance (ISD) is 478 feet. Refer to the sight distance plans included in the submittal.*

**2. Plan and Frontage Comments**

- a. Lot #4 does not have a street setback along NE 205<sup>th</sup> St, as required by WMC.

*See revised plans.*

- b. The Woodinville Transportation Infrastructure Manual Section 1-4.6 requires a minimum distance of 125-ft between intersections and the nearest driveway for design speeds less than 35 mph. Please revise access to all lots to meet this requirement.

*We have revised the D/W locations as far as we can. Please refer to the deviation requests included with this submittal.*

- c. Remove the note that states all existing poles will be relocated along the frontage. The Woodinville Municipal Code Section 15.39 requires that all existing overhead spans be relocated underground, that all new spans are located underground, and that no new poles or spans may be installed.

*Note removed. Refer to Note#2 on Sheet C1 regarding the overhead power.*

- d. The applicant must understand that Lots 5, 6, and 7 cannot have any access to the private tracts, this includes though yards and this will be a plat condition.

*Comment noted. We have added a note on C1. Refer Note# 3 on Sheet C1*

- e. Please include details on the ADA ramp on SW corner of the intersection of 132<sup>nd</sup> Ave NE and NE 205<sup>th</sup> St. The applicant will be required to bring this ramp up to current federal ADA compliance.

*Comment noted. This will be detailed on the constructions per our phone conversation.*

- f. Please add a bulb-out at the intersection of 132<sup>nd</sup> Ave NE and NE 205<sup>th</sup> St. On either side of the bulb-out, transition back to the specified section that will allow street parking.
  - i. The current dedication on the corner of Lot #4 shall remain for future configurations.
  - ii. Label the radii

*See revised plans.*

- g. If the development services department could please confirm that the wetland buffer and buffer reduction used for the project is correct.

*Their comments have been addressed on the revised plans.*

- h. Please address widening on the north east section of NE 205<sup>th</sup> St because it appears the centerline of the road does not follow the centerline of the right of way. A full section is needed and there is also a minimum 26-ft total road width for fire vehicles.

*See revised plans. Min width will be 27-ft as noted on Sheet C1.*

- i. Please submit a channelization plan that shows how the new sections connection with the existing roadway.

*A channelization plan will be submitted along with construction plans.*

- j. Please provide additional details showing how the concrete sidewalks connect.

*A blow up of this area is shown on Sheet C1. The concrete sidewalk connection will be detailed with spot elevations along with the construction plans.*

### 3. Storm Water

- a. Remove/abandon the existing storm system located in the street, catch basins will only be allowed within the new curb and gutter. Any existing CBs will need to be relocated/abandoned in place. The City does not allow the CBs to stay in place, even with a solid locking lid.

*We have removed the CBs that are not on the curb line. The stormline from the existing detention system on 132<sup>nd</sup> Ave NE will be bypassed towards east along with the overflow from the proposed infiltration trench. A CB with solid lid will be added at the access tract driveway for proper connection.*

- b. The existing catch basin in the south east corner of the intersection of 132<sup>nd</sup> Ave NE and NE 205<sup>th</sup> St shall be removed and a new system installed along the new curb and gutter alignment.

*There is no existing CB at the SE corner of the intersection. There is a detention system on 132<sup>nd</sup> Ave NE which will remain.*

- c. There appear to be several additional CBs along NE 205<sup>th</sup> St that will need to be removed with road widening.

*See revised plans.*

### 4. Construction Details

- a. Please add stop sign, stop bar, and crosswalk locations.

*Stop signs have been added at 132<sup>nd</sup> and at the access tract. Stop bar and cross walk are shown on 132<sup>nd</sup> Ave NE. Refer to Sheet C1.*

- b. Please check contours for steep slopes east of lots 1, 2, 3 and east of lots 7 and 10.

*The proposed contours are OK. We are proposing 2:1 grading at the back of these lots.*

- c. Curb ramps shall meet WSDOT Standard Plan F-40. 15-02, Typer Perpendicular A.

*Comment noted and will be addressed along with the construction plans.*

- d. Please revise the public road section to be as follows:
- i. A top layer of Class ½-inch HMA with compacted depth of 4-inches (2 Lifts Minimum).  
*Done.*
  - ii. A middle layer of Class 1-inch HMA with a compacted depth of 4-inches.  
*Done.*
  - iii. A bottom layer of CSBC with a compacted depth of 4-inches.  
*Done.*
- e. Please revise the private road section to be as follows:
- i. A top layer of Class 1/2-inch HMA with a compacted depth of 4-inches. (2 Lifts Minimum).  
*Done.*
  - ii. A bottom layer of CSTC with a compacted depth of 4-inches.  
*Done.*
- f. Please revise the private road section over the infiltration trench to meet the private road section above.  
*See revised plans*
- g. Show a split rail fence along the edge of the buffer with the correct NGPE signage.  
*A split rail fence has been added along the buffer. See revised plans*
- h. Street lighting is a requirement along 132<sup>nd</sup> Ave NE and NE 205<sup>th</sup> St, a lighting plan will be required submittal with construction plans.
- i. Lighting requirements are in the Woodinville Transportation Infrastructure Manual.
  - ii. Street lights shall be steel galvanized poles with concrete bases. The applicant may submit for a decorative style pole if desired.
  - iii. Street lights shall be LED.
  - iv. Power for street lighting shall be installed underground.  
*A lighting plan will be submitted along with the construction plans.*

- i. All planter areas in the right of way are required to have irrigation.

*Comment noted and we have added a note to reflect this on Sheet C1. See Note#4.*

Please feel free to contact me with any questions or comments you may have.

Sincerely,

Santhosh Moolayil,  
Project Manager



October 27, 2015

Agnes Kowacz  
17301 133<sup>rd</sup> Ave NW  
Woodinville, WA 98072  
(425) 489-2705

Re: **Woodinville 10**  
IECO No. 15-0716

Dear Agnes,

The project referenced above is revised in response to the review comments dated September 24, 2015. The review comments are numbered on the letter and have been addressed in *italics* as follows:

## **PLANNING**

### General

1. Lot size averaging. Pursuant to WMC 21.12.180(2), no lot may be credited with more than 1.15 times the minimum lot size. The minimum lot area in the R-6 zone is 6,000 square feet. When using lot size averaging, therefore, the maximum lot area is 6,900 square feet. Lots 8, 9, and 10 of the proposed subdivision exceed 6,900 square feet. Please revise the lot configuration to comply with WMC 21.12.180(2).

*Please see lot size average calculations on the plan set. It has been clarified by the planning department that the intent of the code is that no area greater than 6,900 square feet per lot can be counted in the calculations, which is consistent with the manner in which the original calculations were made.*

### Trees and Landscaping

2. The arborist report and grading plans appear to be inconsistent. A 49 inch maple to be retained is identified on the site plans and in the arborist report as Tag No. 1. The arborist report specifies that this tree has a Limit of Disturbance of 39 feet. The grading plan indicates grading around the tree within this 39-foot LOD. Please revise the grading plan to demonstrate consistency with the arborist plan.

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*The 49 inch maple cannot be saved if the limit of disturbance must be 39 feet. For this reason, the tree is shown as to be removed on the plans, and the arborist report has been revised.*

### SEPA

3. The SEPA checklist appears to be missing information and/or is inconsistent with technical reports provided with the application. Please address the following:
  - a) A.6. The construction schedule is incomplete. Please provide an estimate for construction from the time permits are issued.
  - b) B.1.C. The soils described in the SEPA checklist are consistent with the wetlands delineation report but are inconsistent with the geotechnical report. Please assess the two reports and revise the SEPA checklist as necessary to most accurately reflect on-site soils.
  - c) B.3.a.1. The wetlands delineation report indicates the on-site wetland is a Category IV wetland pursuant to the Washington State Wetland Rating System for Western Washington. Please revise SEPA checklist to accurately reflect the rating of the on-site wetland.
  - d) B.4.d. The plans an arborist report indicate a 49-inch maple tree will be retained. Please revise the portion of the checklist addressing the preservation of on-site vegetation.
  - e) B.14.f. This question is not fully answered. Please address the data and/or transportation models used to estimate the number of average daily trips.
  - f) B.16.a. The information provided is inconsistent with information in the technical reports. Please identify all utilities currently available to the site, circling as appropriate.

*The SEPA checklist has been revised to address these comments.*

### PUBLIC WORKS

Public Works comments are still pending, will be submitted shortly.

### AGENCY(S) COMMENTS

Please review the attached comments from the following agencies:

1. Woodinville Water District – email and attachment September 8, 2015.

*A water and sewer main extension is shown on the plan.*

2. Northshore School District – letter dated September 8, 2015.

*Raised walkways are available from the site to the nearest elementary school on NE 195<sup>th</sup> Street. The route would be south on 132<sup>nd</sup> NE; then 131<sup>st</sup> NE; then west on NE 200<sup>th</sup> Place; then south on 130<sup>th</sup> Ave NE to NE 195<sup>th</sup> Street. Alternatively, raised walkways/wide shoulders are available heading west on NE 205<sup>th</sup> Street and south on 130<sup>th</sup> Ave NE to the school. Junior High students are picked up at 135<sup>th</sup> Court NE and NE 205<sup>th</sup> Street. Sidewalks are available from the site to that location. High school students will walk the same route as the elementary students, but will use the short cut path at the southeast side of the intersection of 131<sup>st</sup> Place NE and NE 196<sup>th</sup> Place.*

3. Muckleshoot Indian Tribe – email dated September 15, 2015.

*Please see memo from Skagit Wetlands & Critical Areas dated 9-25-15.*

### **PUBLIC COMMENTS**

Please review the attached comments from the following agencies:

1. Doug Smith – email and memo dated September 15, 2015.

*Comments are addressed by the number noted in the September 15 memo:*

1. *Density: The density shown on the proposal conforms to the zoning code.*
2. *Parking provided for each home is a minimum of two garaged cars and two in the driveways. There is additionally street parking available. This conforms to the zoning requirements for parking.*
3. *The homes are shown with a 2000 square foot footprint, which includes the garage. These are proposed to be average sized homes.*
4. *The existing trees will all be removed from the site. 46 new trees are shown on the landscape plan, plus 72 shrubs plus ground cover. All of these are native with the exception of the 12 street trees. As such, these will provide food and nesting for birds and rabbits. The existing blackberries are noxious invasive weeds; much less desirable as habitat; and will be removed. The plantings as proposed are intended to comply with the city zoning and critical areas requirements.*
5. *The existing wetland is shown on the plans and is preserved consistent with city critical areas regulations.*
6. *The street treatment is consistent with city code and street standards.*
7. *Storm detention is designed to comply with the applicable regulations.*
8. *Utilities are designed to comply with the applicable regulations.*
9. *Construction hours, noise and dust will comply with all applicable regulations.*
10. *On-going noise will comply with all applicable regulations.*
11. *Building height and massing will comply with all applicable regulations.*
12. *Vermin control will be done as appropriate and if necessary.*
13. *Covenants will be established if and as required by the city zoning regulations.*
14. *No comment.*

Please feel free to contact me with any questions or comments you may have.

Sincerely,

Santhosh Moolayil,  
Project Manager



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