

DEC 29 2004

CITY OF WOODINVILLE
DEVELOPMENT CONSISTENCY CHECKLIST

CITY OF WOODINVILLE
PLANNING DEPARTMENT

The City of Woodinville must issue a Determination of Consistency for all project permits pursuant to Woodinville Municipal Code Chapter 17.13. All project permits are reviewed to verify consistency with the current Comprehensive Plan and development regulations. In order to assist us in this process, a Development Consistency Checklist must accompany an application packet to be considered a complete application. You may attach additional sheets as necessary.

EXHIBIT 6
PAGE 1 OF 7

A. BACKGROUND

- 1. Name of proposed project, if applicable: Georgian Heights Phase 4
- 2. Site Address: NE 205th St., Woodinville, WA 98072
- 3. Site Parcel Number: 032605-9011
- 4. Name of applicant: Lakewood Construction, Inc.
- 5. Address and phone number of applicant or contact person: R. Cherewick PO Box 12648 Mill Creek, WA 98082
425-481-7949
- 6. Date checklist was prepared: December 4, 2004

B. DEVELOPMENT REGULATION ELEMENTS

1. Land Use

- a. Describe the type of land use that will be developed on the property.
R-6 medium density residential land use. A subdivision into single-family lots.
- b. List any land use permits that are required for this development.
General Application, Preliminary plat, Final Plat, Environmental assessment, Storm drainage report, site development plans, grading plans, landscape plan/tree retention plans.
- c. If a land use permit is required, have all applications and documents been submitted?
Yes, all applications and documents required for review have been or will be submitted to the City at the proper time.

2. Density

- a. If the development is residential, how many units per acre are proposed?
Show density calculations pursuant to WMC 21.12.080.

Phase 4 (See additional "Density Calculations Page" attached hereto).

- b. What is the Comprehensive Plan designation for this site?

Medium Density Residential.

- c. What is the zoning for this site?

R-6.

3. Infrastructure

- a. Describe the roads and street improvements proposed.

Phase 4 will have a public cul-de-sac road with appropriate "hammerhead" turnaround for emergency, fire truck turnaround. Two private roads will access 4 lots and 3 lots respectively at the South West and North East portions of the site.

- b. Attach a certificate of Water Availability (available from the Woodinville Water District).

The Woodinville Water District will provide water service to the proposed phases. See attachment.

- c. Describe the sewers proposed to serve your project. If no sewers are proposed, attach proof of King County Department of Health approval for an on-site septic system.

The Woodinville Water District will provide sewer service to the proposed phases. See attachment.

- d. Describe storm water improvements that are proposed.

Surface drainage from impervious areas within the Phase 4 plat will be collected in catch basins and conveyed to a detention pipe under the public road surface. The 4 lots in the South West corner will have an above ground detention pond and the 3 lots in the North West corner will have a detention pipe under the private road surface. Flows from the detention pipe will pass through water quality grass-lined swales and a dispersal trenches.

- e. Describe on-site recreation parks or open space that are proposed as a part of the development (if required) pursuant to WMC Chapter 21.14.

Pursuant to Chapter 21.14 WMC, the applicant will provide for monetary payments per lot, as required by Code.

4. Character

- a. Provide the following information about your proposal for compliance to Density and Dimension requirements found in WMC Chapter 21.12:

Residential

Lot Widths: All lot widths are 30' minimum.	Building Height: Housing designs will meet code.
Street Setbacks: All lots will have minimum 10' street setback.	Building Coverage Percentage: The maximum building coverage will not be over 50%.
Interior Setbacks: All lots will have minimum 5' setbacks, per code.	Impervious Surface Percentage: The maximum impervious percentage will be less than 70%

Commercial/Industrial

(If your project is in a special district, see Section 5)

Street Setbacks: Not applicable.	Floor to Lot Ratio (square feet): Not applicable.
Interior Setbacks: Not applicable.	Impervious Surface: Not applicable.
Building Height: Not applicable.	

- c. List any Design Requirements found in WMC Chapter 21.14 that are applicable to your project such as on-site recreation space requirements or clustered development; and describe how your project conforms to these requirements.

Pursuant to Chapter 21.14 WMC, the applicant will provide for monetary payments per lot, as required by Code.

- d. Describe the landscaping proposed for your project/development as required by WMC 21.16.

	Street Frontage:	Interior Lot Lines:	Parking Lot:
Location on Plans (page #)	Page 4 of 4	Not applicable.	Not applicable.
Landscape Type	Street frontage	Not applicable.	Not applicable.
Area (Sq. Ft.)	Approx. 64,400sf.	Not applicable.	Not applicable.

- e. Provide a significant tree retention plan, if required by WMC Chapter 21.16.

See Page 4 of 4 "Landscape/Tree Retention" plan for each Phase III & IV.

- f. How does your project comply with the parking and circulation regulations described in WMC Chapter 21.18? Please provide detail and applicable calculations.

Use	Sq. Ft.	WMC Parking Rate	Parking Spaces Required/Provided
Residential	N/A	1 off-street space per 3 bedrooms	2 parking spaces per unit will be provided.

- g. Does your commercial project require Interim Design Principles (IDP) review? If yes, attach an IDP application and checklist.

N/A.

5. Special District Overlay Requirements.

If your project is located within a special district overlay, you are required to complete this section of the checklist.

- a. Which special district overlay is your project located in?

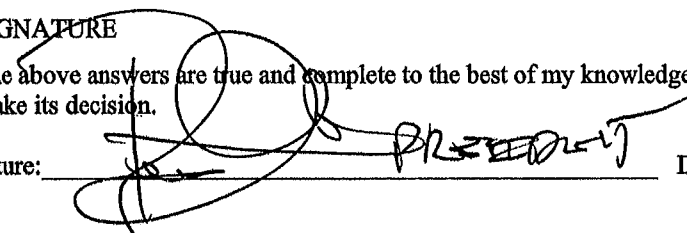
N/A.

- b. Describe how your project meets the requirements of the special district overlay of WMC Chapter 21.38.

N/A.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the City is relying on them to make its decision.

Signature:  Date: December 4, 2004