



LAND USE PERMIT APPLICATION
City of Woodinville

Project # PPA 13002
SEPA # 13019
Other #

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

EXHIBIT 2
PAGE 1 OF 4

Form with fields for PROJECT NAME, PARCEL NUMBER, PROJECT ADDRESS, APPLICANT NAME, PROPERTY OWNER NAME, etc. Includes a section for PROJECT TYPE with checkboxes for various categories like Type I, II, III, IV, and V.

I certify under penalty of perjury that the information furnished by me is true and correct to the best of my knowledge. I further agree to hold harmless the City of Woodinville as to any claim (including costs, expenses, and attorneys' fees incurred in investigation and defense of such claim), which may be made by any person, including the undersigned, and filed against the City of Woodinville, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information supplied to the City as a part of this application.

Signature of Thomas J. ...
OWNER / OWNER'S AGENT - Must sign in ink

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6/4/13
DATE
JUN 04 2013

LEGAL DESCRIPTION

THE WEST 640 FEET OF LOT 2, BLOCK 5, HENDRICKSON'S REPLAT OF MCCLOY'S GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 22 OF PLATS, PAGE 29, IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 150 FEET THEREOF; AND EXCEPT THOSE PORTIONS CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED UNDER RECORDING NUMBERS 2605346, 7608050028 AND BY CONDEMNATION DECREE ENTERED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 819321; AND EXCEPT THE SOUTH 30 FEET THEREOF; TOGETHER WITH VACATED PORTION OF ROADS NO. 1056 AND NO. 537 VACATED UNDER ORDER ENTERED OCTOBER 24, 1949 IN VOLUME 48 OF COMMISSIONER'S RECORDS, PAGE 67, AS WOULD ATTACH PER OPERATION OF LAW. LOT 2, KING COUNTY SHORT PLAT NUMBER 675046, RECORDED UNDER RECORDING NUMBER 7605240533, IN KING COUNTY, WASHINGTON,

EXCEPT THAT PORTION OF SAID LOT DEEDED TO KING COUNTY, WASHINGTON UNDER RECORDING NUMBER 7611240668;

TOGETHER WITH ALL OF LOT 2, BLOCK 5, HENDRICKSON.S REPLAT OF MCCLOY.S GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 22 OF PLATS, PAGE 29, IN KING COUNTY, WASHINGTON; AND VACATED PORTIONS OF ROADS NO. 1056 AND 537 VACATED UNDER ORDER ENTERED OCTOBER 24, 1949, IN VOLUME 48 OF COMMISSIONER.S RECORDS, PAGE 67, AS WOULD ATTACH BY OPERATION OF LAW;

EXCEPT THE WEST 640 FEET THEREOF, AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 2.

EXCEPT THAT PORTION OF SAID LOT DEEDED TO KING COUNTY, WASHINGTON UNDER RECORDING NUMBER 7611240668;

TOGETHER WITH LOT 2, KING COUNTY SHORT PLAT NUMBER 675046, RECORDED UNDER RECORDING NUMBER 7605240533, IN KING COUNTY, WASHINGTON,

TOGETHER WITH THAT PORTION OF TRACT 3, KING COUNTY SHORT PLAT NUMBER 775058, RECORDED UNDER RECORDING NUMBER 7605240532, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 3; THENCE S88°01'28"E ALONG THE NORTH LINE THEREOF A DISTANCE OF 330.00' FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S0°03'47"W ALONG THE EAST LINE THEREOF A DISTANCE OF 329.74' FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N87°59'50"W ALONG THE SOUTH LINE THEREOF A DISTANCE OF 34.71' FEET; THENCE N43°58'03"W A DISTANCE OF 424.59' FEET TO THE WEST LINE OF SAID TRACT; THENCE N0°03'44" E ALONG SAID LINE A DISTANCE OF 30.30' FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENTS FOR INGRESS, EGRESS AND UTILITIES AS FURTHER DESCRIBED BY RECORDING NUMBERS 7605170685 AND 7605170686;

AND TOGETHER WITH EASEMENTS FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN KING COUNTY SHORT PLAT NUMBERS 775058 AND 675046 AS RECORDED UNDER RECORDING NUMBERS 7605240532 AND 7605240533 RESPECTIVELY;

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Owner Authorization Form

EXHIBIT 2
PAGE 3 OF 4

Development Services Department
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PROJECT NAME:	Brickyard Ridge
SCOPE OF WORK:	Preliminary Plat Application to divide property into 13 residential lots
PROJECT LOCATION:	15215 Woodinville Duvall Road
PROPERTY OWNER INFORMATION	
NAME:	Brickyard Ridge, LLC
MAILING ADDRESS:	10257 NE 64 th Street, Kirkland, WA 98033
PHONE NUMBER:	(425) 417-3455
EMAIL ADDRESS:	tjd@spro.net
TENANT INFORMATION	
NAME:	
MAILING ADDRESS:	
PHONE NUMBER:	
EMAIL ADDRESS:	
AUTHORIZED APPLICANT INFORMATION	
NAME:	Thomas J. DeDonato
MAILING ADDRESS:	10257 NE 64 th Street, Kirkland, WA 98033
PHONE NUMBER:	(425) 417-3455
EMAIL ADDRESS:	tjd@spro.net

The first statement must be checked. The other statements may be checked at the property owner's option.

<input checked="" type="checkbox"/>	I acknowledge that I own the property listed above. I further acknowledge and accept all permit and project conditions associated with the issuance of this permit.
<input type="checkbox"/>	If you want to give someone else authority to apply for the permit on your behalf: I hereby authorize the above person to act as my agent to apply for, sign and file the documents necessary, to obtain necessary permits for my project, and to receive all notices, decisions, and other correspondence from the City with respect to the project. I understand that I am jointly and severally responsible for their actions by this authorization.
<input type="checkbox"/>	If you plan to do the work yourself and not hire a contractor: I acknowledge that I will be constructing, altering, improving or repairing a building on property that I own without the intent to sell or lease for a minimum of twelve (12) months. I acknowledge that any contractors I hire must be licensed in accordance with the State of Washington laws under Chapter 18.27 RCW.
<input type="checkbox"/>	If you plan to allow your tenant to do the work themselves and not hire a contractor: I hereby authorize that the above listed tenant may act as their own contractor to construct, alter, improve or repair a building on a property that I own without the intent to sell or lease for a minimum of twelve (12) months. I acknowledge that any contractors I or the tenant hire must be licensed in accordance with the State of Washington laws under Chapter 18.27 RCW. I understand that I am jointly and severally responsible for their actions by this authorization.

I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct.

Thomas J. DeDonato, MANAGING MEMBER Signed at Kirkland, WA
 PROPERTY OWNER - Must sign in ink (place)
 on 6/4/13 (date)

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NOTE: If property owner is a corporation, then Articles of Incorporation, LLC Agreement, or other legal document establishing signatory as having authority to sign legal documents must also be submitted.

PROJECT NARRATIVE

EXHIBIT 2
PAGE 4 OF 4

The proposed project site is located at 15215 Woodinville-Duvall Road NE in Woodinville, Washington. The site has a total area of approximately 7.12 acres and consists of four tax parcels, two of which are R-1 and two of which are zoned R-6. The project proposes to subdivide the parcels into thirteen single-family residential lots in conformance with Woodinville Municipal Code 20.06.020. These lots range in size from 5,000 SF (in R-6 zone) to 47,667 SF (in R-1 zone). There is currently a Boundary Lot Adjustment application in process at the City of Woodinville which involves Tax Parcels #1126059156 and the adjacent #1126059152 in which the boundary between the parcels will be moved to create a separate lot within #1126059156 to be sold outside of this preliminary plat application. That proposed lot will derive access from an existing easement road on the south side of the property. The balance of this parcel and the other three parcels comprise the property under the current application.

The proposed lots will be served by proposed NE 185th Court, which will be extended from the proposed Woodridge development adjacent to the west of the subject property, and a private road extending east from the east end of 185th Court. NE 185th Court will connect at the west to 151st Avenue NE in the existing Tanglin Ridge development to the west of Woodridge. 151st Avenue NE connects with Woodinville-Duvall Road. NE 185th Street, an existing but unimproved Right-of-Way running east and west, will remain unimproved due to grade constraints. There is currently an access road to the property from Woodinville-Duvall Road, which will remain for emergency access only. There are hammerheads on both the public and private roads for turnaround purposes. The proposed street system generally conforms to the City of Woodinville standards; however, a roadway deviation is proposed to reduce roadway and right-of-way width in order to develop the site to the minimum density required by Code. The roadways will provide safe, orderly, and efficient circulation of traffic and emergency services.

There are two existing houses and one garage that are to be demolished and removed as part of this project. Current site topography will require a significant amount of grading, rockeries and/or retaining walls to accommodate the new roadways and home sites.

Water and sewer services will be provided by Woodinville Water District through the extension of existing service mains and via the sewer extension through the proposed Woodridge plat. Runoff generated by new impervious area will be directed to a storm drainage & recreation tract located at the end of the public road on the north portion of the site about midpoint east and west. A detention vault located underneath the storm tract will collect the runoff and provide water quality and flow control in accordance with City of Woodinville standards prior to releasing the runoff to the storm drainage system in Woodinville-Duvall Road NE.

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DEVELOPMENT SERVICES