



**Request for Agency Comments  
City of Woodinville**

**EXHIBIT** 26  
**PAGE** 1 OF 4

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

DATE: July 8, 2013

	<b>CITY OF WOODINVILLE:</b>		<b>COUNTIES:</b>
X	City of Woodinville (Building)		King County Assessors Office
X	City of Woodinville (Planning)	X	King County DPER, Land Use Services Division
X	City of Woodinville (Fire Marshall - WFR)	X	King Co. Depart of Transp. Road Services Div.
X	City of Woodinville (Public Works)	X	King County Metro Transit
X	City of Woodinville (Police)		King County Natural Resources and Parks
	City of Woodinville (Administration)		King County Historic Preservation Officer
X	City of Woodinville (Parks and Recreation)		King County Water and Lands Resource Division
	City of Woodinville (Executive)	X	Public Health – Seattle & King County
	Ogden, Murphy, Wallace (Greg Rubstello)		Snohomish County PDS
	<b>STATE/FEDERAL AGENCIES:</b>		
	Army Corps of Engineers (Seattle Dist.)		<b>OTHERS:</b>
X	DAHP, Local Agency Archaeologist	X	Comcast of Washington
	Washington State Department of Commerce	X	Frontier
X	Washington State Depart. of Ecology DOE		Olympic Pipeline
	Washington Dept of Fish & Wildlife (WDFW)	X	Puget Sound Energy
X	Washington State DNR		Puget Sound Regional Council
	WSDOT		
X	United States Postal Service		<b>CONSULTANTS:</b>
			Makers
			Otak/EagleEye
	<b>SPECIAL DISTRICTS:</b>		
	Alderwood Water & Wastewater District		
	Lake Washington School District		
X	Northshore School District		<b>TRIBES:</b>
X	Preston, Gates & Ellis (NSSD)	X	Muckleshoot Tribe (Tribe Preservation Program & Tribe Fisheries Division)
	Northshore Utility District	X	Sauk-Suiattle Tribe
	Port of Seattle	X	Snoqualmie Tribe
	Puget Sound Clean Air Agency	X	Snohomish Tribe
X	Woodinville Water District	X	Stillaguamish Tribe
X	Sound Transit Authority	X	Tulalip Tribes
X	Community Transit		
			<b>NOTICE OF APPLICATION ONLY:</b>
	<b>CITIES:</b>	X	Applicant/Contact Person (Notice Only)
	City of Bothell (Planning Director)		Parties of Record (Notice Only)
	City of Kirkland (Planning Director)		Adjacent Property Owners (Notice Only)
	City of Kenmore (Planning Director)	X	Property Owners within 500' (Notice Only)
	City of Redmond (Planning Director)	X	Woodinville Weekly (Notice Only)

FILE NO.: PPA13002/SEP13019

PROPONENT: Tom DeDonato, on behalf of Brickyard Ridge LLC

PROJECT NAME: Brickyard Ridge Subdivision

PROJECT ADDRESS: 15215 Woodinville Duvall Road

EXHIBIT 26  
PAGE 2 OF 14

PROJECT DESCRIPTION: Preliminary plat application to subdivide an existing 4.13 acre property consisting of four (4) legal parcels into thirteen (13) single-family residential lots in the R-1 and R-6 zoning districts. 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 checked="" type="checkbox"/>	Location Map
<input checked="" type="checkbox"/>	Application	<input 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, July 23, 2013 to the City of Woodinville, Development Services Department, Attn: Erin Martindale, 17301 133<sup>rd</sup> 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

7/8/13

Date

RESPONSE SECTION:

\_\_\_\_ Comments Attached

\_\_\_\_ No Comments

COMMENTS: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agency / Company

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Erin Martindale

Erin Martindale  
Planner

7/8/13

Date

RESPONSE SECTION:

X Comments Attached

\_\_\_\_\_ No Comments

COMMENTS: 26' WIDE ROAD REQUIRED TO FIRE Hydrant.

‡ FIRE LINES NEED TO BE DELINEATED ON PLANS

[Signature]

Signature

7-9-2013

Date

Co W

Agency / Company

FILE NO.: PPA13002/SEP13019

PROPONENT: Tom DeDonato, on behalf of  
Brickyard Ridge LLC

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EMartindale  
Erin Martindale  
Planner

7/8/13  
Date

RESPONSE SECTION:

Comments Attached                       No Comments

COMMENTS: Developer Extension Agreements will be required for the extension of the water & sewer mains.

[Signature]  
Signature

7/10/13  
Date

Woodinville Water District  
Agency / Company

FILE NO.: PPA13002/SEP13019

PROPONENT: Tom DeDonato, on behalf of Brickyard Ridge LLC

PROJECT NAME: Brickyard Ridge Subdivision

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Erin Martindale

Erin Martindale  
Planner

7/8/13

Date

RESPONSE SECTION:

Comments Attached

No Comments

COMMENTS: Any open space or recreation tracts should be dedicated to homeowners association.

Carl Sherkis

Signature

7/18/13

Date

City of Woodinville Parks & Recreation  
Agency / Company

RECEIVED

JUL 18 2013

CITY OF WOODINVILLE  
DEVELOPMENT SERVICES

FILE NO.: PPA13002/SEP13019

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*Erin Martindale*

Erin Martindale  
Planner

7/8/13

Date

RESPONSE SECTION:

Comments Attached

No Comments

COMMENTS: \_\_\_\_\_

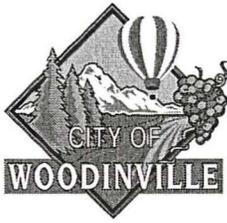
Signature

*JEF*

8/1/13

Date

Agency / Company



**MEMORANDUM**  
**Development Services Department**

EXHIBIT 26  
PAGE 7 OF 14

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**To:** Erin Martindale, Senior Planner  
**From:** Ryan Miller, Engineer I  
**Date:** 07/31/2013  
**Subject:** Brickyard Ridge Subdivision

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After reviewing *The Brickyard Ridge Subdivision*, received on June 4, the following items need to be addressed further:

**Public Works**

1. We need to discuss the road section width, sidewalks, planters, minimum lot size, and the density required for R-6 area with the applicant. The strict application of road standards may prevent the proposal from meeting minimum density requirements but a 24-ft road is unacceptable.
2. Frontage improvements will be required on NE Woodinville Duvall road. These improvements shall include curb, gutter, sidewalk, and planters.
3. Walls on W-D need to have an architectural finish approved by The City and plantings between the wall and sidewalk.
4. Drainage shall be enclosed from the storm pond to the enclosed system in the south side of NE Woodinville Duvall Road.
5. Please show where the sanitary sewer is going and connecting up to the existing system.
6. All new and existing overhead utilities shall be relocated underground per WMC 15.39.010 please update plans to reflect this.

7. Plans show an existing gravel driveway, which we were told does not exist in letters from the owner and surveyor.
8. The hammerheads should be dimensioned and must meet the 2009 International Fire Code Requirements (See Attached).
9. Please submit calculation with the final construction plans for the Gravity Block Wall and Rockeries if they are over 4-ft high.
10. All easements must be shown in the proposed plans.
11. Traffic report must be revised to show both the existing and proposed, Level of Service for the left hand turn out onto NE Woodinville Duvall Road from 151<sup>st</sup> for both the AM & PM time periods. The traffic impact fees should also be revised to include the 2014 increases.

EXHIBIT 26  
PAGE 8 OF 14

passage by vehicles. Signs shall be of an *approved* size, weather resistant and be maintained until replaced by permanent signs.

## SECTION 506 KEY BOXES

**506.1 Where required.** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the *fire code official* is authorized to require a key box to be installed in an *approved* location. The key box shall be of an *approved* type and shall contain keys to gain necessary access as required by the *fire code official*.

**506.1.1 Locks.** An *approved* lock shall be installed on gates or similar barriers when required by the *fire code official*.

**506.2 Key box maintenance.** The operator of the building shall immediately notify the *fire code official* and provide the new key when a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

## SECTION 507 FIRE PROTECTION WATER SUPPLIES

**507.1 Required water supply.** An *approved* water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

**507.2 Type of water supply.** A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

**507.2.1 Private fire service mains.** Private fire service mains and appurtenances shall be installed in accordance with NFPA 24.

**507.2.2 Water tanks.** Water tanks for private fire protection shall be installed in accordance with NFPA 22.

**507.3 Fire flow.** Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an *approved* method.

**507.4 Water supply test.** The *fire code official* shall be notified prior to the water supply test. Water supply tests shall be witnessed by the *fire code official* or *approved* documentation of the test shall be provided to the *fire code official* prior to final approval of the water supply system.

**507.5 Fire hydrant systems.** Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.

**507.5.1 Where required.** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an *approved* route around the exterior of the facility or building, on-site

fire hydrants and mains shall be provided where required by the *fire code official*.

### Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

**507.5.2 Inspection, testing and maintenance.** Fire hydrant systems shall be subject to periodic tests as required by the *fire code official*. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, *alterations* and servicing shall comply with *approved* standards.

**507.5.3 Private fire service mains and water tanks.** Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals:

1. Private fire hydrants (all types): Inspection annually and after each operation; flow test and maintenance annually.
2. Fire service main piping: Inspection of exposed, annually; flow test every 5 years.
3. Fire service main piping strainers: Inspection and maintenance after each use.

**507.5.4 Obstruction.** Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

**507.5.5 Clear space around hydrants.** A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or *approved*.

**507.5.6 Physical protection.** Where fire hydrants are subject to impact by a motor vehicle, guard posts or other *approved* means shall comply with Section 312.

## SECTION 508 FIRE COMMAND CENTER

**508.1 General.** Where required by other sections of this code and in all buildings classified as high-rise buildings by the *International Building Code*, a *fire command center* for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.5.

**508.1.1 Location and access.** The location and accessibility of the *fire command center* shall be *approved* by the fire chief.

**508.1.2 Separation.** The *fire command center* shall be separated from the remainder of the building by not less than a 1-hour *fire barrier* constructed in accordance with Section 707 of the *International Building Code* or *horizontal assem-*



bly constructed in accordance with Section 712 of the *International Building Code*, or both.

**508.1.3 Size.** The *fire command center* shall be a minimum of 200 square feet (19 m<sup>2</sup>) in area with a minimum dimension of 10 feet (3048 mm).

**508.1.4 Layout approval.** A layout of the *fire command center* and all features required by this section to be contained therein shall be submitted for approval prior to installation.

**508.1.5 Required features.** The *fire command center* shall comply with NFPA 72 and shall contain the following features:

1. The emergency voice/alarm communication system control unit.
2. The fire department communications system.
3. Fire detection and alarm system annunciator.
4. Annunciator unit visually indicating the location of the elevators and whether they are operational.
5. Status indicators and controls for air distribution systems.
6. The fire-fighter's control panel required by Section 909.16 for smoke control systems installed in the building.
7. Controls for unlocking *stairway* doors simultaneously.
8. Sprinkler valve and water-flow detector display panels.
9. Emergency and standby power status indicators.
10. A telephone for fire department use with controlled access to the public telephone system.
11. Fire pump status indicators.
12. Schematic building plans indicating the typical floor plan and detailing the building core, *means of egress*, *fire protection systems*, fire-fighting equipment and fire department access, and the location of *fire walls*, *fire barriers*, *fire partitions*, *smoke barriers* and smoke partitions.
13. Work table.
14. Generator supervision devices, manual start and transfer features.
15. Public address system, where specifically required by other sections of this code.
16. Elevator fire recall switch in accordance with ASME A17.1.
17. Elevator emergency or standby power selector switch(es), where emergency or standby power is provided.

## SECTION 509 FIRE PROTECTION EQUIPMENT IDENTIFICATION AND ACCESS

**509.1 Identification.** Fire protection equipment shall be identified in an *approved* manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. *Approved* signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.

**509.2 Equipment access.** *Approved* access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. Storage, trash and other materials or objects shall not be placed or kept in such a manner that would prevent such equipment from being readily accessible.

## SECTION 510 EMERGENCY RESPONDER RADIO COVERAGE

**510.1 Emergency responder radio coverage in buildings.** All buildings shall have *approved* radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

### Exceptions:

1. Where *approved* by the building official and the *fire code official*, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained in lieu of an *approved* radio coverage system.
2. Where it is determined by the *fire code official* that the radio coverage system is not needed.

**510.2 Radio signal strength.** The building shall be considered to have acceptable emergency responder radio coverage when signal strength measurements in 95 percent of all areas on each floor of the building meet the signal strength requirements of Sections 510.2.1 and 510.2.2.

**510.2.1 Minimum signal strength into the building.** A minimum signal strength of -95 dBm shall be receivable within the building.

**510.2.2 Minimum signal strength out of the building.** A minimum signal strength of -100 dBm shall be received by the agency's radio system when transmitted from within the building.

**510.3 Emergency responder radio coverage in existing buildings.** Existing buildings that do not have approved radio coverage for emergency responders within the building shall be equipped with such coverage according to one of the following:

1. Wherever existing wired communication system cannot be repaired or is being replaced, or where not *approved* in accordance with Section 510.1, Exception 1.
2. Within a time frame established by the adopting authority.

Hydrant  
Distance, bldg -  
507.5.1

EXHIBIT 26  
PAGE 11 OF 14

APPENDIX C

FIRE HYDRANT LOCATIONS AND DISTRIBUTION

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION C101  
GENERAL

**C101.1 Scope.** Fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed.

SECTION C102  
LOCATION

**C102.1 Fire hydrant locations.** Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.

SECTION C103  
NUMBER OF FIRE HYDRANTS

**C103.1 Fire hydrants available.** The minimum number of fire hydrants available to a building shall not be less than that listed in Table C105.1. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C105.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.

Based on SF

TABLE C105.1  
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS <sup>a, b, c</sup> (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT <sup>d</sup>
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more <sup>e</sup>	200	120

VB Single  
w/ly Home

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

- a. Reduce by 100 feet for dead-end streets or roads.
- b. Where streets are provided with median dividers which cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof.

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101  
GENERAL

**D101.1 Scope.** Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102  
REQUIRED ACCESS

**D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103  
MINIMUM SPECIFICATIONS

**D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

**D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade.

**Exception:** Grades steeper than 10 percent as *approved* by the fire chief.

**D103.3 Turning radius.** The minimum turning radius shall be determined by the *fire code official*.

**D103.4 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

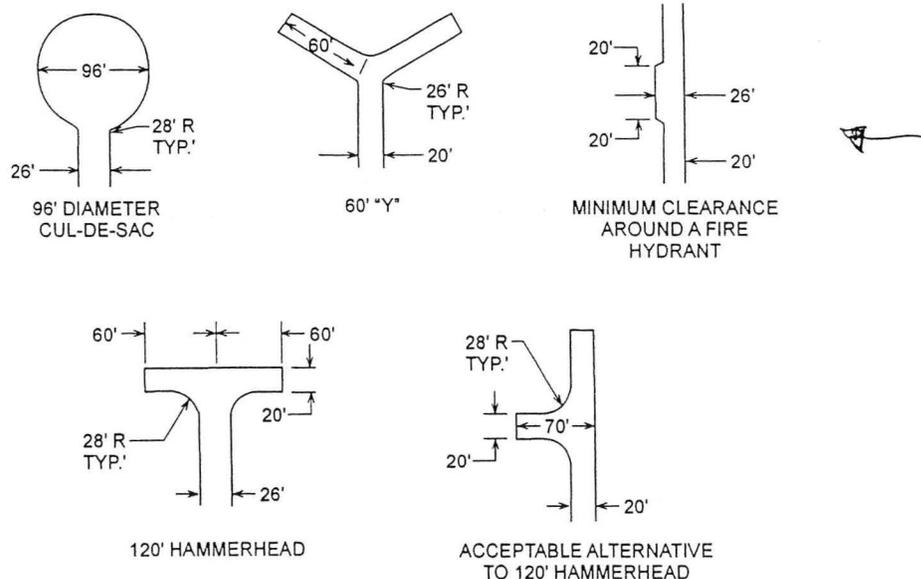
TABLE D103.4  
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

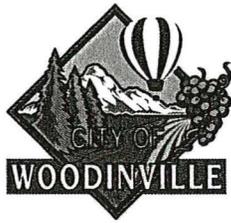
**D103.5 Fire apparatus access road gates.** Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND



**MEMORANDUM**  
**Development Services Department**

EXHIBIT 26  
PAGE 13 OF 14

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**To:** Erin Martindale, Senior Planner  
**From:** Ryan Miller, Engineer I   
**Date:** 11/06/2013  
**Subject:** Brickyard Ridge – Preliminary Plat

---

After reviewing *The Brickyard Ridge Preliminary Plat*, the following items need to be addressed further:

**Public Works**

1. The applicant shall include horizontal alignment data for public and private roads on the plans.
2. Street trees shall have a spacing of 25-FT On Center (WMC 2.24.100).
3. An architectural finish shall be required on the block retaining wall, along Woodinville-Duvall Road. The applicant shall submit pictures of the proposed finish to the City of Woodinville for approval.
4. The applicant shall place “No Parking” signs in both fire apparatus road turnarounds. The sign locations shall be shown on the plans.
5. The applicant is required to install storm sewer along the entire length of the property frontage, on Woodinville-Duvall Road.
6. An easement will be required for the section of storm that runs through lots 10 and 11.
7. The “Existing Conditions” plan shows a number of large trees bordering the south side of Lots 8 & 9. The plans also show a 2:1 cut slope starting at the property line. The applicant needs to address the impact to and survival of these trees.

8. The rock wall, located on the south side of NE 185<sup>th</sup> Court, is shown as being 14-FT high. The applicant shall submit plans for an engineered wall at this location. A building permit will be required for construction of this wall.
9. The dimensioned right of way width for the new public road varies from page to page. Please make changes to have a consistent right of way dimension.
10. Show the location of the access to and into the storm water vault and the type of access on the plans.
11. The sanitary sewer needs to be relocated so it is just behind the back edge of the sidewalk.
12. Water service to Brickyard
  - a. During installation of the water service on Woodinville-Duvall Road, one lane of traffic must remain open in each direction.
  - b. Can the water connection be located 50-FT east of the current location? This places the connection outside of Woodinville-Duvall Road?
  - c. The plans show an existing 16-in waterline crossing Woodinville Duvall Road, why cant this existing main be used as a source of supply?
13. The Home Owner's Association shall be responsible for taking care of landscaping and maintenance of the storm drainage tract.
14. The applicant shall install permanent irrigation in the planters, as a plat condition, on both NE 185<sup>th</sup> Court and Woodinville-Duvall Road.
15. An updated or supplemented traffic report shall be submitted, which needs to break out the LOS for the left turn in and the left turn out of 151<sup>st</sup> Ave NE to and from Woodinville-Duvall Road.
16. The applicant shall submit an updated TIR, as the current TIR is titled "Preliminary".
17. A replacement for "Maiden Grass" will need to be submitted for the landscaping plan along Woodinville-Duvall Road.

EXHIBIT 26  
PAGE 14 OF 14