EXHIBIT 7
PAGE 1 OF 6

November 3, 2014

Tom Hansen
City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072

RE: Parkwood Terrace – Dry Utility Easement

Mr. Hansen,

This letter is to request a deviation from the City of Woodinville standards to not require a 10' utility easement on the west side of the ROW for 136th Ave NE. Our proposed improvements will leave 27' of unused ROW from the back of the sidewalk to our property line that will easily accommodate the installation of necessary underground utilities to serve the site as well as any properties adjacent to this site. This request is only for the ROW north of our proposed plat entrance up to the intersection of 136th Ave NE and NE 205th Street (Please refer to Sheet 2 of 7 of the Preliminary Plat Drawings – PP-01 - Attached).

Please let me know if you have any questions.

Sincerely,

Geoff Tamble, PE
Principal

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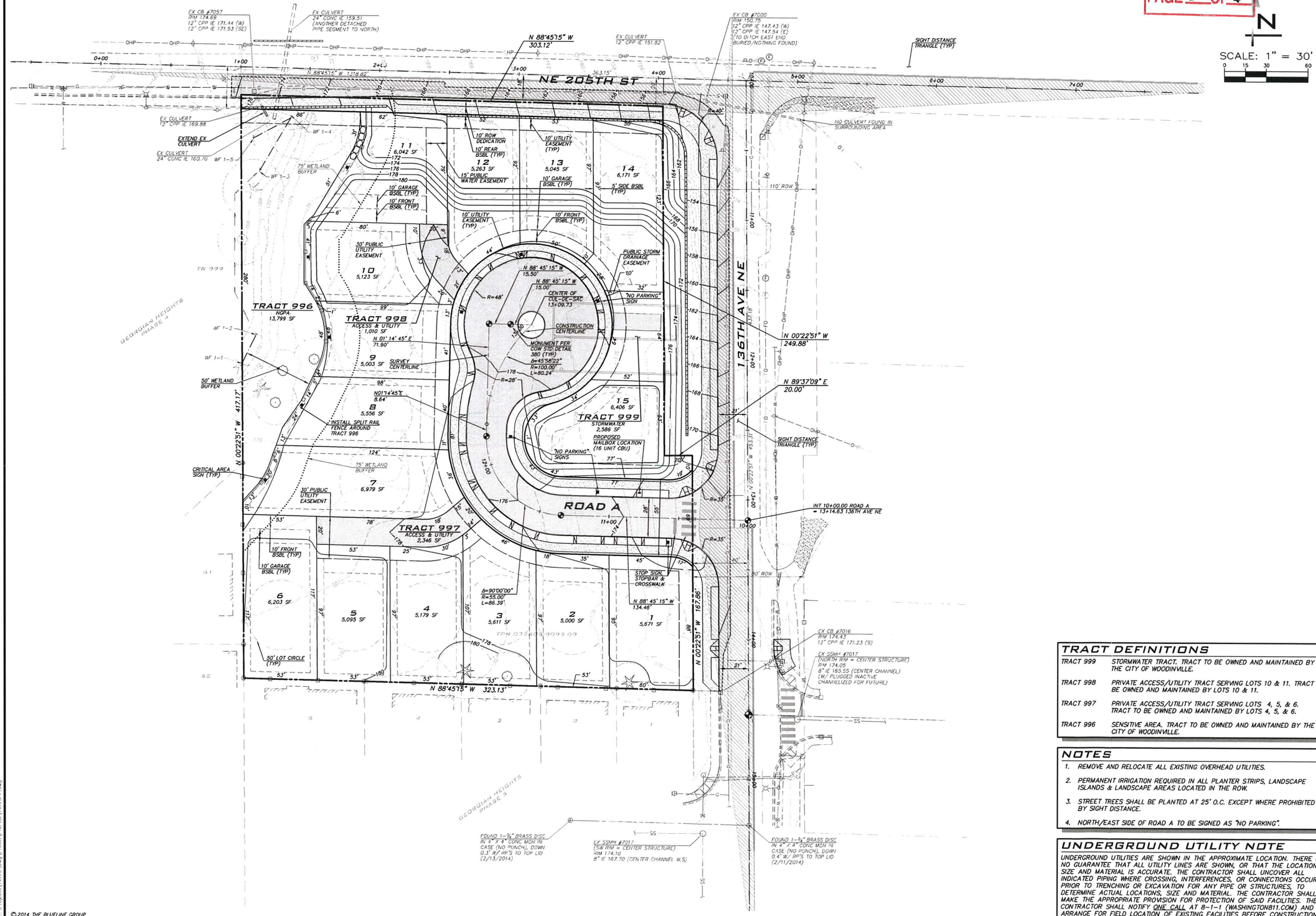
DEVELOPMENT SERVICES

NW 1/4, SEC 3, TWP 26N, RGE 5E, W.M.

EXHIBIT 7
PAGE 2 OF 6



TRACT DEFINITIONS

TRACT 999	STORMWATER TRACT. TRACT TO BE OWNED AND MAINTAINED BY THE CITY OF WOODINVILLE.
TRACT 998	PRIVATE ACCESS/UTILITY TRACT SERVING LOTS 10 & 11. TRACT TO BE OWNED AND MAINTAINED BY LOTS 10 & 11.
TRACT 997	PRIVATE ACCESS/UTILITY TRACT SERVING LOTS 4, 5, & 6. TRACT TO BE OWNED AND MAINTAINED BY LOTS 4, 5, & 6.
TRACT 996	SENSITIVE AREA. TRACT TO BE OWNED AND MAINTAINED BY THE CITY OF WOODINVILLE.

NOTES

1. REMOVE AND RELOCATE ALL EXISTING OVERHEAD UTILITIES.
2. PERMANENT IRRIGATION REQUIRED IN ALL PLANTER STRIPS, LANDSCAPE ISLANDS & LANDSCAPE AREAS LOCATED IN THE ROW.
3. STREET TREES SHALL BE PLANTED AT 25' O.C. EXCEPT WHERE PROHIBITED BY SIGHT DISTANCE.
4. NORTH/EAST SIDE OF ROAD A TO BE SIGNED AS "NO PARKING".

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

BLUELINE
20 CENTRAL WAY, SUITE 140, KIRKLAND, WA 98033
P: 425.216.8600 F: 425.216.8601
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: GEOFF E. TAMBLE, PE
PROJECT ENGINEER: JENNIFER D. KUZARO
DESIGNER: DOMINQUE GABALDON
ISSUE DATE: 11/5/2014

NO	DATE	BY	REVISIONS

PRELIMINARY PLAT MAP

PARKWOOD TERRACE

PRELIMINARY PLAT

PARCEL # 0326059049 & 0326059095

CITY OF WOODINVILLE WASHINGTON

GEOFF E. TAMBLE 35953 REGISTERED PROFESSIONAL ENGINEER

11/4/14

JOB NUMBER: 14-175

SHEET NAME: PP-01

SHT 2 OF 7

24-36
Nov 05, 2014 - 8:20am - User: dgabaldon
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EXHIBIT 7
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November 3, 2014

Tom Hansen
City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072

RE: Parkwood Terrace – Planter Strip on 205th

Mr. Hansen,

This letter is to request a deviation from the City of Woodinville standards to eliminate the standard planter strip for a small portion along the eastern side of our frontage improvements of NE 205th Street where our frontage improvements are tapering into an existing curb line with a sidewalk that does not have a planter strip. Our proposed improvements will transition to a full planter strip west of the area that is tapering once it is physically possible to install the planter at the required full width (Please refer to Sheet 2 of 7 of the Preliminary Plat Drawings – PP-01 - Attached).

Please let me know if you have any questions.

Sincerely,

Geoff Tamble, PE
Principal

NW 1/4, SEC 3, TWP 26N, RGE 5E, W.M.

EXHIBIT 7
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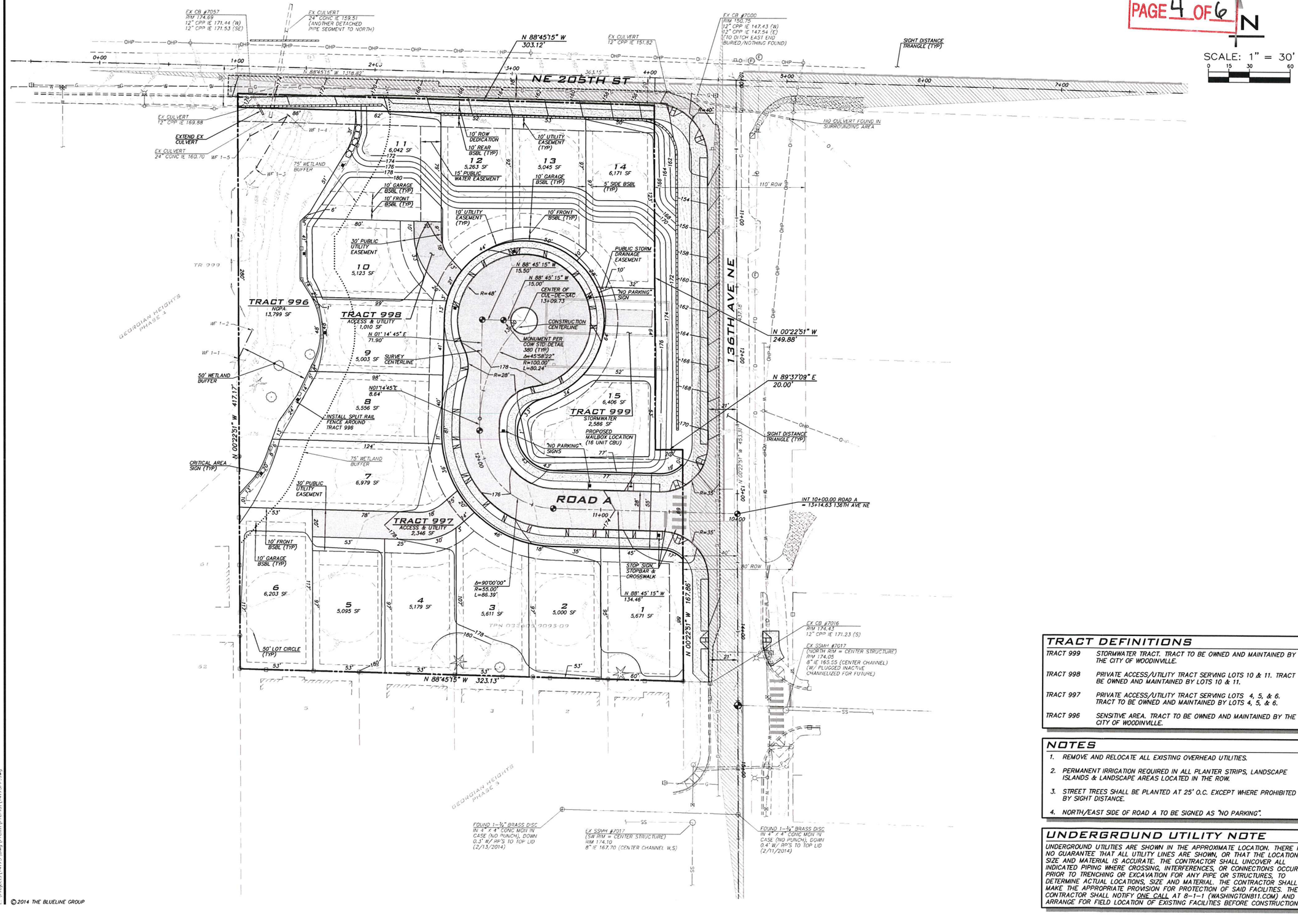

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BLUELINE
25 CENTRAL WAY, SUITE 440 KIRKLAND, WA 98033
P: 425.216.4850 F: 425.216.4850
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SCALE: AS NOTED
PROJECT MANAGER: GEOFF E. TAMBLE, PE
PROJECT ENGINEER: JENNIFER D. KUZARO
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ISSUE DATE: 11/5/2014

NO	DATE	BY	REVISIONS

PRELIMINARY PLAT MAP

PARKWOOD TERRACE

PRELIMINARY PLAT
PARCEL # 0326059049 & 0326059095
CITY OF WOODINVILLE WASHINGTON

11/4/14

JOB NUMBER: 14-175
SHEET NAME: PP-01
SHT 2 OF 7

24-36
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November 3, 2014

Tom Hansen
City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072

RE: Parkwood Terrace - Driveway Locations relative to property lines

Mr. Hansen,

This letter is to request a deviation from the City of Woodinville standards to allow separation between the driveway and the side property line to be measured from the edge of the driveway not the top of the flare of the driveway apron (See Attached).

Please let me know if you have any questions.

Sincerely,

Geoff Tamble, PE
Principal

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DEVELOPMENT SERVICES

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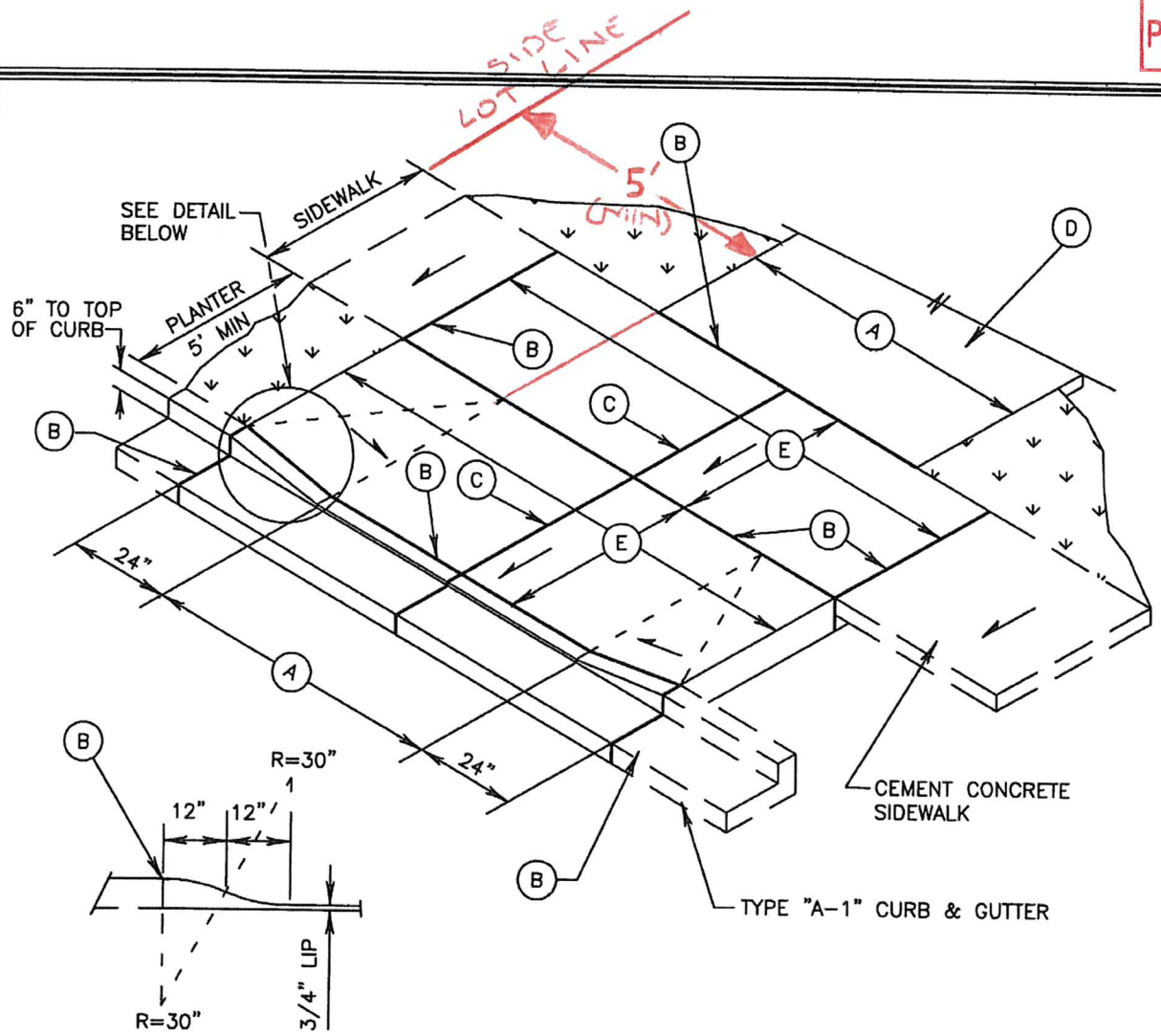

CURB TRANSITION DETAIL

(A) EQUALS WIDTH OF DRIVEWAY AT PROPERTY LINE. (10' MIN.–20' MAX. RESIDENTIAL AND 20' MIN.–VAR. MAX. COMMERCIAL)

(B) 1/2" WIDE FULL DEPTH EXPANSION JOINT.

(C) FULL DEPTH EXPANSION JOINT IF (A) IS 15' OR GREATER.

(D) DRIVEWAY TO BE SURFACED WITH ASPHALT OR CONCRETE.

(E) DRIVEWAY CEMENT CONCRETE SHALL BE A MIN OF 6" THICK FOR RESIDENTIAL AND 8" THICK FOR COMMERCIAL AND IS TO BE PLACED ON A MINIMUM OF 4" CRUSHED SURFACING TOP COURSE COMPACTED TO 95% MAXIMUM DENSITY, OVER COMPACTED SUBGRADE.

N.T.S.

City of Woodinville DEPARTMENT OF PUBLIC WORKS	CEMENT CONCRETE DRIVEWAY TYPE 2	352 revision date OCT, 06