CITY OF BLACK DIAMOND
THE VILLAGES MPD - PRELIMINARY PLAT
PHASE 2 PLAT C
PROJECT NUMBER PLN13-0027

PROJECT NUMBER PLN13-0027

TRANSFER OF DEVELOPMENT RIGHTS (TDR) INFORMATION

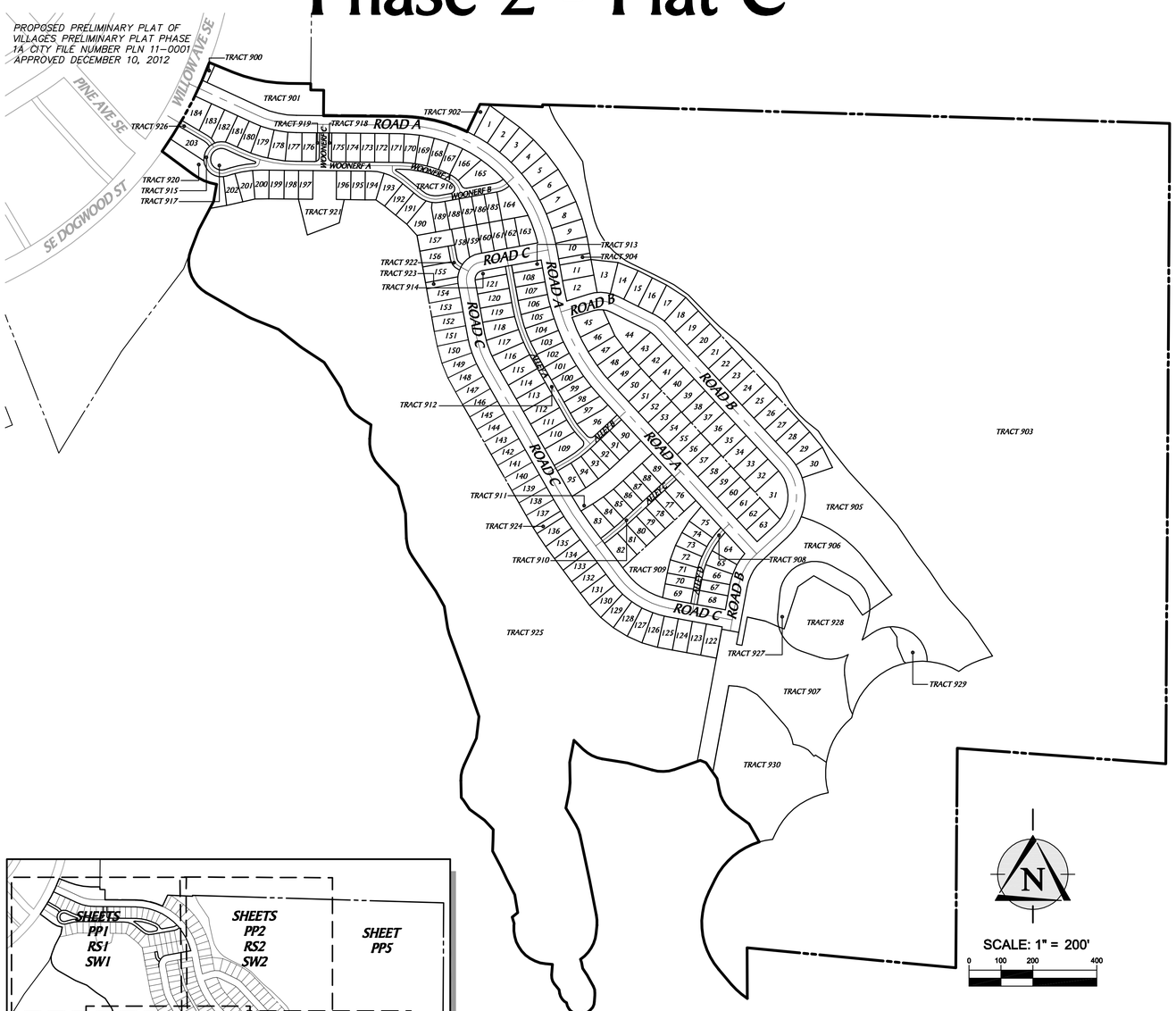
BASE DENSITY USED	136 UNITS
TRANSFER OF DEVELOPMENT RIGHTS (TDR) NEEDED	67 UNITS

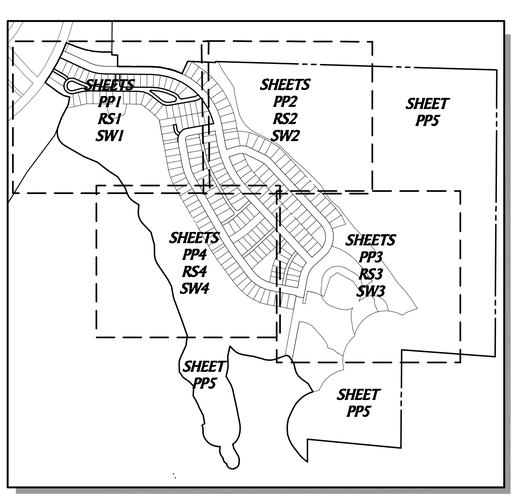
SHEET INDEX

	PRELIMINARY PLAT SHEET
CV1	PRELIMINARY PLAT COVER SHEET
CV2	SITE BOUNDARY EXHIBIT
CV3	PRELIMINARY PLAT DIVISION/PARCEL/DENSITY EXHIBIT
CV4	PRELIMINARY PLAT TRACT/OPEN SPACE EXHIBIT/ GENERAL NOTES
PP1-4	PRELIMINARY PLAT
PP5	PRELIMINARY PLAT-OVERALL SITE PLAN
RS1-4	ROAD, STORM DRAINAGE AND GRADING PLANS
RD1	ROAD SECTIONS/ACCESS EXHIBIT
UA1	UTILITY AVAILABILITY/SENSITIVE AREAS
SSWA1-4	SEWER AND WATER PLANS

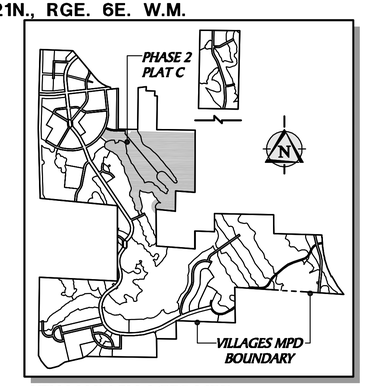
PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.

THE VILLAGES MPD
Phase 2 - Plat C

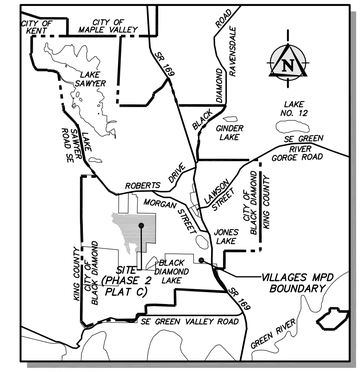




SHEET INDEX MAP



KEY MAP-VILLAGES MPD



VICINTY MAP

LEGAL DESCRIPTION

THAT PORTION OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., AND THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 15;
THENCE ALONG THE EAST LINE OF SAID SECTION 15, SOUTH 00°21'04" WEST, 99.63 FEET TO THE TRUE POINT OF BEGINNING:
THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°21'04" WEST, 2004.50 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15;
THENCE ALONG SAID NORTH LINE, NORTH 85°44'16" WEST, 654.63 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE ALONG SAID WEST LINE, SOUTH 00°22'34" WEST, 687.57 FEET TO THE SOUTH LINE OF SAID SECTION 15;
THENCE ALONG SAID SOUTH LINE, NORTH 84°32'14" WEST, 656.02 FEET TO THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE ALONG SAID EAST LINE, SOUTH 00°08'57" EAST, 158.02 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 32°54'59" EAST, 225.00 FEET;
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°54'31", AN ARC DISTANCE OF 66.40 FEET;
THENCE NORTH 40°10'30" WEST, 61.33 FEET TO A POINT OF CURVE;
THENCE NORTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 66°21'16", AN ARC DISTANCE OF 260.57 FEET;
THENCE NORTH 26°10'46" EAST, 42.52 FEET TO A POINT OF CURVE;
THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 47°17'08", AN ARC DISTANCE OF 185.69 FEET;
THENCE NORTH 29°20'28" WEST, 65.13 FEET;
THENCE NORTH 53°41'56" WEST, 62.05 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET; THROUGH A CENTRAL ANGLE OF 42°39'54", AN ARC DISTANCE OF 81.91 FEET;
THENCE NORTH 11°02'02" WEST, 38.51 FEET;
THENCE NORTH 35°03'10" WEST, 59.58 FEET;
THENCE NORTH 67°27'28" WEST, 19.79 FEET;
THENCE SOUTH 70°26'44" WEST, 85.31 FEET TO A POINT OF CURVE;
THENCE WESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 37°05'07", AN ARC DISTANCE OF 71.20 FEET;
THENCE NORTH 74°19'01" WEST, 22.28 FEET;
THENCE NORTH 74°11'22" WEST, 57.93 FEET;
THENCE NORTH 80°47'01" WEST, 80.49 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET; THROUGH A CENTRAL ANGLE OF 35°05'49", AN ARC DISTANCE OF 67.38 FEET;
THENCE NORTH 45°41'12" WEST, 39.99 FEET;
THENCE SOUTH 15°46'18" WEST, 0.31 FEET;
THENCE SOUTH 11°12'23" WEST, 69.55 FEET;
THENCE SOUTH 01°14'02" EAST, 64.17 FEET TO A POINT OF CURVE;
THENCE SOUTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 12°33'32", AN ARC DISTANCE OF 24.11 FEET;
THENCE SOUTH 11°19'30" WEST, 56.22 FEET;
THENCE SOUTH 30°48'59" EAST, 60.75 FEET TO A POINT OF CURVE;
THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 18°56'46", AN ARC DISTANCE OF 36.37 FEET;
THENCE SOUTH 11°52'13" EAST, 142.12 FEET;
THENCE SOUTH 11°15'59" EAST, 111.70 FEET TO A POINT OF CURVE;
THENCE SOUTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 16°43'59", AN ARC DISTANCE OF 32.13 FEET;
THENCE SOUTH 09°28'00" WEST, 25.90 FEET TO A POINT OF CURVE;
THENCE SOUTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 38°57'20", AN ARC DISTANCE OF 74.79 FEET TO A POINT OF CURVE;
THENCE CONTINUING ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°01'53", AN ARC DISTANCE OF 23.10 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS SOUTH 64°24'24" WEST, 40.00 FEET;
THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°45'27", AN ARC DISTANCE OF 11.00 FEET;
THENCE SOUTH 09°50'09" EAST, 18.29 FEET;
THENCE SOUTH 33°09'23" EAST, 26.52 FEET TO A POINT OF CURVE;
THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 04°13'17", AN ARC DISTANCE OF 2.95 FEET;
THENCE SOUTH 28°56'06" EAST, 35.76 FEET TO A POINT OF CURVE;
THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 31°23'01", AN ARC DISTANCE OF 21.91 FEET;
THENCE SOUTH 02°26'55" WEST, 7.17 FEET;
THENCE SOUTH 02°39'25" WEST, 18.88 FEET TO A POINT OF CURVE;
THENCE SOUTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 71°37'11", AN ARC DISTANCE OF 50.00 FEET;
THENCE SOUTH 74°16'46" WEST, 7.98 FEET TO A POINT OF CURVE;
THENCE WESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 99°32'33", AN ARC DISTANCE OF 69.49 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 26°12'40" EAST, 40.00 FEET;
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53°47'32", AN ARC DISTANCE OF 37.55 FEET;
THENCE NORTH 09°59'48" WEST, 12.16 FEET;
THENCE NORTH 38°30'22" WEST, 22.92 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 42°35'29", AN ARC DISTANCE OF 29.73 FEET;
THENCE NORTH 04°25'07" EAST, 33.45 FEET;
THENCE NORTH 84°32'00" WEST, 21.35 FEET TO A POINT OF CURVE;
THENCE WESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 172.79 FEET;
THENCE NORTH 05°28'00" EAST, 6.49 FEET;
THENCE NORTH 17°12'58" WEST, 20.48 FEET;
THENCE NORTH 51°11'18" EAST, 22.29 FEET;
THENCE NORTH 09°48'40" WEST, 56.84 FEET;
THENCE NORTH 27°14'37" WEST, 55.58 FEET;
THENCE NORTH 24°41'25" WEST, 40.75 FEET;
THENCE NORTH 28°13'25" WEST, 56.81 FEET;
THENCE NORTH 02°28'08" EAST, 35.48 FEET;
THENCE NORTH 01°08'56" EAST, 32.33 FEET;
THENCE NORTH 43°33'02" WEST, 40.05 FEET;
THENCE NORTH 53°49'52" WEST, 57.81 FEET;
THENCE NORTH 33°40'43" WEST, 34.52 FEET;
THENCE NORTH 40°16'52" WEST, 10.58 FEET;
THENCE NORTH 01°18'33" WEST, 53.16 FEET TO A POINT OF CURVE;
THENCE NORTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 26°03'53", AN ARC DISTANCE OF 50.04 FEET;
THENCE NORTH 24°45'20" EAST, 92.75 FEET;
THENCE NORTH 06°38'09" EAST, 68.46 FEET;
THENCE NORTH 19°22'50" WEST, 120.75 FEET;
THENCE NORTH 20°10'32" WEST, 151.84 FEET TO A POINT OF CURVE;
THENCE NORTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 10°47'26", AN ARC DISTANCE OF 20.72 FEET;
THENCE NORTH 9°23'06" WEST, 68.99 FEET;
THENCE NORTH 28°51'35" WEST, 55.14 FEET;
THENCE NORTH 34°10'38" WEST, 129.42 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 32°00'51", AN ARC DISTANCE OF 61.46 FEET;
THENCE NORTH 02°09'47" WEST, 77.41 FEET;
THENCE NORTH 14°59'14" WEST, 89.58 FEET;
THENCE NORTH 43°05'08" WEST, 87.20 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 48°12'26", AN ARC DISTANCE OF 92.55 FEET;
THENCE NORTH 05°07'18" EAST, 43.05 FEET;
THENCE NORTH 56°57'37" WEST, 44.02 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 36°27'24", AN ARC DISTANCE OF 69.99 FEET;
THENCE NORTH 20°30'13" WEST, 41.98 FEET;
THENCE NORTH 33°28'37" WEST, 93.73 FEET;
THENCE NORTH 56°28'45" WEST, 81.25 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 04°54'48", AN ARC DISTANCE OF 9.43 FEET;
THENCE NORTH 51°33'57" WEST, 85.61 FEET;
THENCE NORTH 67°53'25" WEST, 92.81 FEET TO A POINT OF CURVE;
THENCE WESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 07°50'33", AN ARC DISTANCE OF 15.06 FEET;
THENCE NORTH 60°02'52" WEST, 146.62 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 80°55'28", AN ARC DISTANCE OF 155.36 FEET TO THE WEST LINE OF LOT 11, CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO. PLN 12-0013 RECORDED UNDER RECORDING NUMBER 20120906900006, RECORDS OF KING COUNTY, WASHINGTON;
THENCE NORTHERLY AND EASTERLY ALONG THE BOUNDARY OF SAID LOT 11 THE FOLLOWING DESCRIBED COURSES:
THENCE NORTH 20°52'36" EAST, 67.43 FEET;
THENCE NORTH 27°56'40" EAST, 100.29 FEET;
THENCE NORTH 09°34'03" EAST, 54.00 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 09°34'03" EAST, 173.00 FEET;
THENCE WESTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°57'08", AN ARC DISTANCE OF 81.38 FEET;
THENCE NORTH 53°28'49" WEST, 120.09 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 54°42'40" WEST, 1257.00 FEET;
THENCE NORTHEASTERLY ON SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°24'00", AN ARC DISTANCE OF 315.92 FEET;
THENCE SOUTH 67°52'49" EAST, 80.24 FEET TO A POINT OF CURVE;
THENCE EASTERLY ON SAID CURVE TO THE LEFT, HAVING A RADIUS OF 473.00 FEET, THROUGH A CENTRAL ANGLE OF 21°30'00", AN ARC DISTANCE OF 177.49 FEET;
THENCE SOUTH 89°22'49" EAST, 70.08 FEET TO THE WEST LINE OF THE EAST 80 FEET OF THE WEST HALF OF SAID SECTION 15;
THENCE ALONG SAID WEST LINE, SOUTH 00°27'27" WEST, 20.10 FEET;
THENCE LEAVING SAID WEST LINE, SOUTH 89°25'33" EAST, 40.75 FEET;
THENCE SOUTH 00°34'27" WEST, 80.00 FEET;
THENCE SOUTH 89°25'33" EAST, 240.55 FEET TO A POINT OF CURVE;
THENCE EASTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 502.00 FEET, THROUGH A CENTRAL ANGLE OF 24°39'23", AN ARC DISTANCE OF 216.03 FEET;
THENCE NORTH 25°13'50" EAST, 95.07 FEET;
THENCE SOUTH 87°41'55" EAST, 195.51 FEET;
THENCE NORTH 01°12'04" EAST, 6.80 FEET;
THENCE SOUTH 88°17'18" EAST, 1963.72 FEET TO THE TRUE POINT OF BEGINNING.

SITE INFORMATION

GROSS SITE AREA	5,941,542 SF/136.40 AC
TOTAL LOTS PROPOSED	203
SINGLE FAMILY LOT INFORMATION	
MINIMUM LOT SIZE (SINGLE FAMILY)	3150 SF
MAXIMUM LOT SIZE (SINGLE FAMILY)	8547 SF
AVERAGE LOT SIZE (SINGLE FAMILY)	4574 SF (928,544 SF/203 LOTS)

PROJECT INFORMATION

PROPERTY OWNER/ DEVELOPER:	B.D. VILLAGE PARTNERS, LP 10220 NE POINTS DRIVE, SUITE 310 KIRKLAND, WA 98033 (425) 898-2100 CONTACT: COLIN LUND
SURVEYOR/ENGINEER/ PLANNER:	TRIAD ASSOCIATES 12112 115TH AVE NE KIRKLAND, WA 98034 (425) 821-8448 CONTACT: AL FURE
PARCEL NUMBERS:	152106-9096/152106-9108/222106-9004

NOTES

THE PROPERTY BOUNDARIES SHOWN OUTSIDE OF THE PRELIMINARY PLAT BOUNDARY HAVE BEEN COMPILED FROM THE KING COUNTY ASSESSOR'S MAPS. THEY ARE SHOWN HEREON TO AID IN THE INTERPRETATION OF THE MAP.

THE CONTOURS NORTH, EAST AND SOUTH OUTSIDE OF THE PRELIMINARY PLAT BOUNDARY WERE INTERPOLATED FROM PUBLIC DOMAIN AIRBORNE LIDAR DATA ACQUIRED IN 2003 BY THE PUGET SOUND LIDAR CONSORTIUM (PSLC) AND BLENDED WITH THE ONSITE GROUND TOPOGRAPHIC SURVEY. LIDAR HAS DEMONSTRATED ADVANTAGES IN DEFINING GROUND SURFACES IN SHADOWED AREAS BUT MAY NOT ADEQUATELY DEFINE THE GROUND IN OBSCURED AREAS. THE ACCURACY OF THE CONTOURS AND DIGITAL TERRAIN MODEL IS CONTINGENT ON THE ACCURACY OF THE PSLC DATA. IT IS NOT EXPECTED THAT THESE CONTOURS CONFORM TO NATIONAL STANDARDS FOR SPATIAL DATA ACCURACY. THIS DATA IS INTENDED FOR PRELIMINARY SITE EVALUATION ONLY.

THAT PORTION OF THE PRELIMINARY PLAT LYING WEST OF THE NORTH-SOUTH CENTERLINE OF SECTION 15 IS SUBJECT TO A CONSERVATION EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED IN INSTRUMENT RECORDED MARCH 23, 2006 UNDER KING COUNTY RECORDING NUMBER 20060323001818.

THAT PORTION OF THE PRELIMINARY PLAT LYING EAST OF THE WEST LINE OF THE EAST 80 FEET OF THE WEST HALF OF SECTION 15 IS SUBJECT TO A CONSERVATION EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED IN INSTRUMENT RECORDED MARCH 23, 2006 UNDER KING COUNTY RECORDING NUMBER 20060323001819.

THIS SITE IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN THE MITIGATION AGREEMENT AS DISCLOSED BY INSTRUMENT OF RECORD UNDER KING COUNTY RECORDING NO. 20110422000249

THIS PROPERTY IS SUBJECT TO THE FOLLOWING RECORDED INSTRUMENTS:
6107189, 8212309006, 8303030494, 8501040307, 8609250371, 8712140407, 8907070390, 9301152402, 20050321000922, 20060323001818, 20060323001819, 20060922001106, 20100106000723, 20110422000249, 20110426000005, 20110426000100, 20110624001156, 20120130000640 (AS AMENDED BY 20120906000761), 20120130000655 (AS AMENDED BY 20120906000762 AND 20120906000763), 20120906900006

VERTICAL DATUM

NAVD 88

ORIGINAL BENCHMARK – SURVEY CONTROL DATABASE POINT ID #6319
DISK SET IN DRILL HOLE IN OVERPASS PIER STAMPED "CGS Z 253 1944" AT OVERPASS CROSSING OF SR 169 AND COVINGTON WAY SE.

ELEV.= 568.227'

BASIS OF BEARING

WASHINGTON NORTH ZONE NAD 83/91

NORTH 01°32'55" WEST, BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, WILLAMETTE MERDIAN

YARROWBAY HOLDINGS

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-8929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassociates.net
Land Development Consultants

PRELIMINARY PLAT COVER SHEET

THE VILLAGES MPD
PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

REVIEWED BY:		DATE:	BY	CK
NO.	DATE	REVISION		
	3/13/14	PER CITY COMMENTS 2/26/2014		
	4/21/14	PER CITY COMMENTS 3/14/2014 AND 4/4/2014		
	6/20/14	PER CITY COMMENTS 5/30/2014		
	6/10/14	RESUBMITTAL		

ALAN D. FURE, PE
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
JEFFREY L. COX, ASLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORIZ.: 1"=200' VERT.: N/A

PRELIMINARY

MARK S. HARRISON
STATE OF WASHINGTON
21467
REGISTERED PROFESSIONAL LAND SURVEYOR

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-336

SHEET NO. CV1

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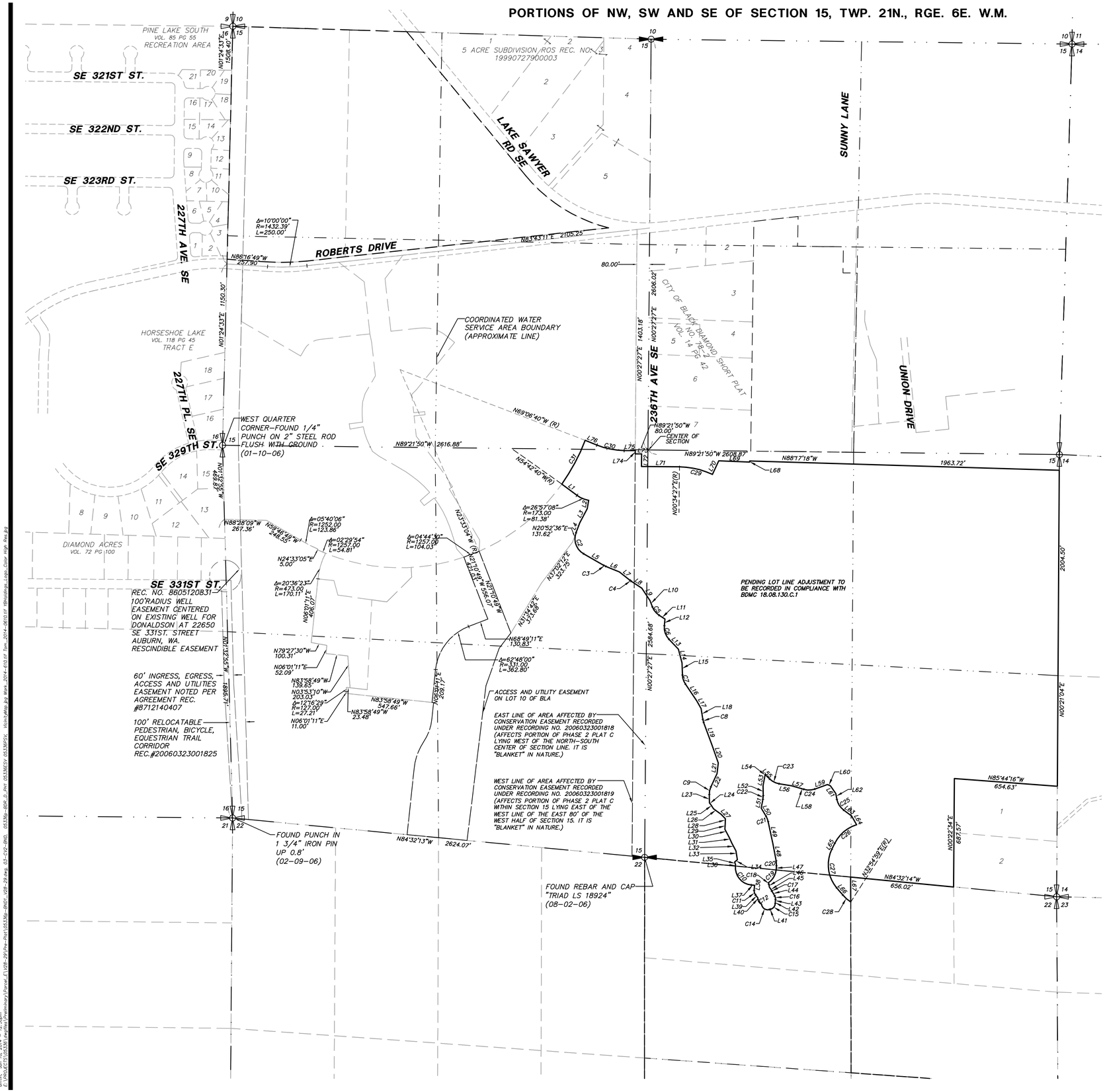
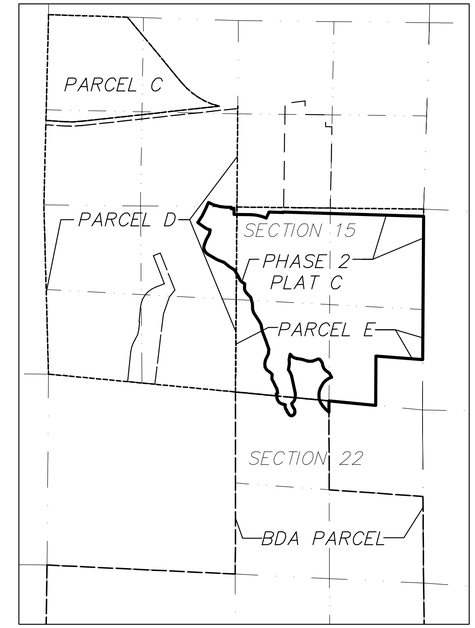
PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.





PARCEL EXHIBIT

BOUNDARY LINE AND CURVE TABLE

LINE TABLE		
LINE	LENGTH	BEARING
L1	120.09'	N53°28'49"W
L2	54.00'	N09°34'03"E
L3	100.29'	N27°56'40"E
L4	67.43'	N20°52'36"E
L5	146.62'	N60°02'52"W
L6	92.81'	N67°53'25"W
L7	85.61'	N51°33'57"W
L8	81.25'	N56°28'45"W
L9	93.73'	N33°25'37"W
L10	41.98'	N20°30'13"W
L11	44.02'	N56°57'37"W
L12	43.05'	N05°07'18"E
L13	87.20'	N43°05'08"W
L14	89.58'	N14°59'14"W
L15	77.41'	N02°09'47"W
L16	129.42'	N34°10'38"W
L17	55.14'	N28°51'35"W
L18	68.99'	N09°23'06"W
L19	151.84'	N20°10'32"W
L20	120.75'	N19°22'50"W
L21	68.46'	N06°38'09"E
L22	92.75'	N24°45'20"E
L23	53.16'	N01°18'33"W
L24	10.58'	N40°16'52"W
L25	34.52'	N33°40'43"W
L26	57.81'	N53°49'52"W
L27	40.05'	N43°33'02"W
L28	32.33'	N01°08'56"E
L29	35.48'	N02°28'08"E
L30	56.81'	N28°13'25"W
L31	40.75'	N24°41'25"W
L32	55.58'	N27°14'37"W
L33	56.84'	N09°48'40"W
L34	22.29'	N51°11'18"E
L35	20.48'	N17°12'58"W
L36	6.49'	N05°28'00"E
L37	21.35'	N84°32'00"W
L38	33.45'	N04°05'07"E
L39	22.92'	N38°30'22"W
L40	12.16'	N09°59'48"W
L41	7.98'	S74°16'46"W
L42	18.88'	S02°39'35"W
L43	7.17'	S02°26'55"W
L44	35.76'	S28°56'06"E
L45	26.52'	S33°09'23"E
L46	18.29'	S09°50'09"E
L47	25.90'	S05°28'00"W
L48	111.70'	S11°15'59"E
L49	142.12'	S11°52'13"E
L50	60.75'	S30°48'59"E
L51	56.22'	S11°19'30"W
L52	64.17'	S01°14'02"E
L53	69.55'	S11°12'23"W
L54	0.31'	S15°46'18"W
L55	39.99'	N45°41'12"W
L56	80.49'	N80°47'01"W
L57	57.93'	N74°11'22"W
L58	22.28'	N74°19'01"W
L59	85.31'	S70°26'44"W
L60	19.79'	N67°27'28"W
L61	59.58'	N35°03'10"W
L62	38.51'	N11°02'02"W
L63	62.05'	N53°41'56"W
L64	65.13'	N29°20'28"W
L65	42.52'	N26°10'46"E
L66	61.33'	N40°10'30"W
L67	158.02'	S00°08'57"E
L68	6.80'	N01°12'04"E
L69	195.51'	S87°41'55"E
L70	95.07'	N25°13'50"E
L71	240.55'	S89°25'33"E
L72	80.00'	S00°34'27"W
L73	40.75'	S89°25'33"E
L74	20.10'	S00°27'27"W
L75	70.08'	S89°22'49"E
L76	80.24'	S67°52'49"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	81.38'	173.00'	Δ=26°57'08"
C2	155.36'	110.00'	Δ=80°55'28"
C3	15.06'	110.00'	Δ=7°50'34"
C4	9.43'	110.00'	Δ=4°54'48"
C5	69.99'	110.00'	Δ=36°27'24"
C6	92.55'	110.00'	Δ=48°12'26"
C7	61.46'	110.00'	Δ=32°00'51"
C8	20.72'	110.00'	Δ=10°47'26"
C9	50.04'	110.00'	Δ=26°03'53"
C10	172.79'	110.00'	Δ=90°00'00"
C11	29.73'	40.00'	Δ=42°35'28"
C12	37.55'	40.00'	Δ=53°47'32"
C13	14.81'	6.76'	Δ=125°31'39"
C14	69.49'	40.00'	Δ=99°32'32"
C15	50.00'	40.00'	Δ=71°37'11"
C16	21.91'	40.00'	Δ=31°23'00"
C17	2.95'	40.00'	Δ=4°13'12"
C18	11.00'	40.00'	Δ=15°45'28"
C19	97.89'	110.00'	Δ=50°59'12"
C20	32.13'	110.00'	Δ=16°43'59"
C21	36.37'	110.00'	Δ=18°56'46"
C22	24.11'	110.00'	Δ=12°33'32"
C23	67.38'	110.00'	Δ=35°05'49"
C24	71.20'	110.00'	Δ=37°05'07"
C25	81.91'	110.00'	Δ=42°39'54"
C26	185.69'	225.00'	Δ=47°17'08"
C27	260.57'	225.00'	Δ=66°21'16"
C28	66.40'	225.00'	Δ=16°54'31"
C29	216.03'	502.00'	Δ=24°39'23"
C30	177.49'	473.00'	Δ=21°30'00"
C31	315.92'	1257.00'	Δ=14°24'00"

SCALE: 1" = 300'

0 150 300 600

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YARROWBAY HOLDINGS

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-8929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassociates.net
Land Development Consultants

SITE BOUNDARY EXHIBIT

THE VILLAGES MPD

PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	3/13/14	PER CITY COMMENTS 2/28/2014		
2	4/21/14	PER CITY COMMENTS 3/14/2014 AND 4/4/2014		
3	5/20/14	PER CITY COMMENTS 5/20/2014		
4	6/10/14	RESUBMITTAL		

REVIEWED BY: SJ DATE:

ALAN D. FURE, PE
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
JEFFREY L. COX, ASLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 11/4/2013

SCALE: HORIZ.: 1"=200' VERT.:

PRELIMINARY

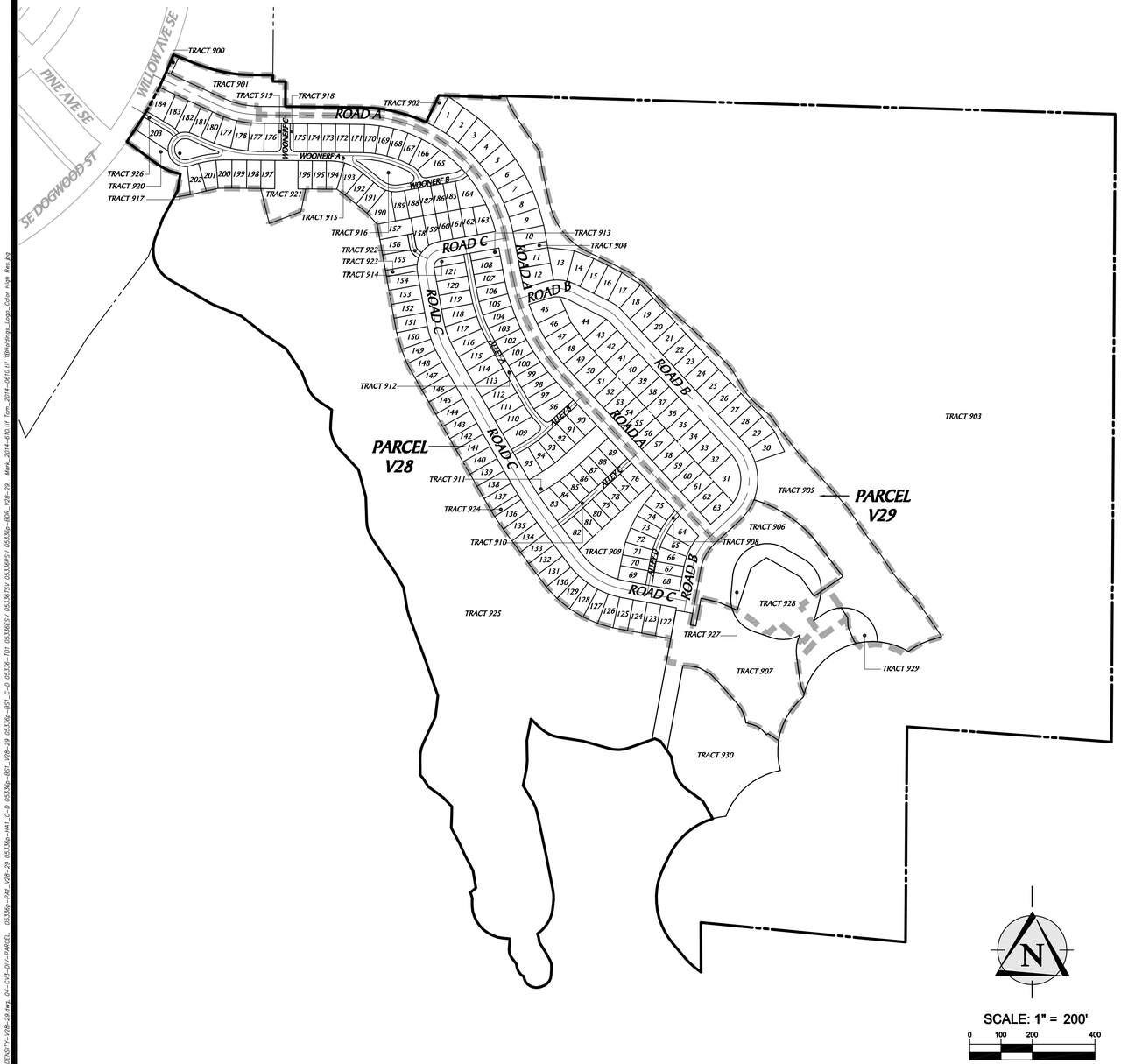
MARK S. HARRISON 21467 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF WASHINGTON

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-336

SHEET NO. CV2

PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.



LAND USE CAPACITY TABLE (PHASE 2 PLAT C PRELIMINARY PLAT)

	Gross Development Parcel Area (Acres)	Net Development Parcel Area (Acres)	Range of Residential Units for Parcel	Square Feet Range for Commercial / Office / Retail Parcel	Multi Family Residential (Units)	Single Family Residential (Units)	Commercial / Office / Retail Square Footage	Gross Residential Parcel Density	Net Residential Parcel Density
Authorized by The Villages MPD Permit and Development Agreement					1200	3600	775,000		
Previous Plats/Projects									
Phase 1A					338	444	190,000		
Currently Remaining Villages MPD					862	3156	585,000		
Phase 2 Plat C Parcels									
V28	24.10	18.63	25-203	0	0	140	0	5.81	7.51
V29	15.47	12.63	16-127	0	0	63	0	4.07	4.99
Total Residential Development Parcel Areas	39.57	31.26			0	203			
Total All Development Parcel Areas	39.57	31.26					0		
Remaining Villages MPD					862	2953	585000		

1. GROSS RESIDENTIAL PARCEL DENSITY = RESIDENTIAL UNITS / GROSS DEVELOPMENT PARCEL AREA
2. NET RESIDENTIAL PARCEL DENSITY = RESIDENTIAL UNITS / NET DEVELOPMENT PARCEL AREA (EXCLUDES STREETS, ROADS, AND ALLEYS, PUBLIC OR PRIVATE)

OVERALL PHASE 2 PLAT C GROSS RESIDENTIAL PARCEL DENSITY = 5.13 UNITS/ACRE (203 UNITS / 39.57)

OVERALL PHASE 2 PLAT C NET RESIDENTIAL PARCEL DENSITY = 6.49 UNITS/ACRE (203 UNITS / 31.26)

LOT SIZE INFORMATION

MINIMUM LOT SIZE (DETACHED RESIDENTIAL) 3150 SF
(*SEE NOTE BELOW)

MAXIMUM LOT SIZE (RESIDENTIAL ONLY) 8547 SF

AVERAGE LOT SIZE (RESIDENTIAL ONLY) 4574 SF

*NOTE:
PURSUANT TO SECTION 5.2.1(A) OF THE VILLAGES MPD DEVELOPMENT AGREEMENT DATED DECEMBER 12, 2011, THE MINIMUM LOT SIZE FOR DETACHED SINGLE FAMILY UNITS IS 2,200 SF. THIS MINIMUM LOT SIZE, HOWEVER, DOES NOT APPLY TO ALTERNATIVE LOT CONFIGURATIONS, COTTAGES, TOWNHOMES, OR MULTI-FAMILY DEVELOPMENT.

LOT SUMMARY

Lot Number	Lots	Units	Product Type	Garage
1-63	63	63	SF Detached	Front
64-121	58	58	SF Detached	Alley
122-164	43	43	SF Detached	Front
165-184	20	20	SF Detached	Alley
185-203	19	19	SF Detached	Front
	203	203		

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Kirkland, WA 98034-8929
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PRELIMINARY PLAT
DIVISION/PARCEL/DENSITY EXHIBIT

THE VILLAGES MPD
PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	3/13/14	PER CITY COMMENTS 2/26/2014		
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PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORZ.: 1"=200' VERT.: N/A

PRELIMINARY

MARK S. HARRISON 21467 STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR

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SHEET NO. CV3

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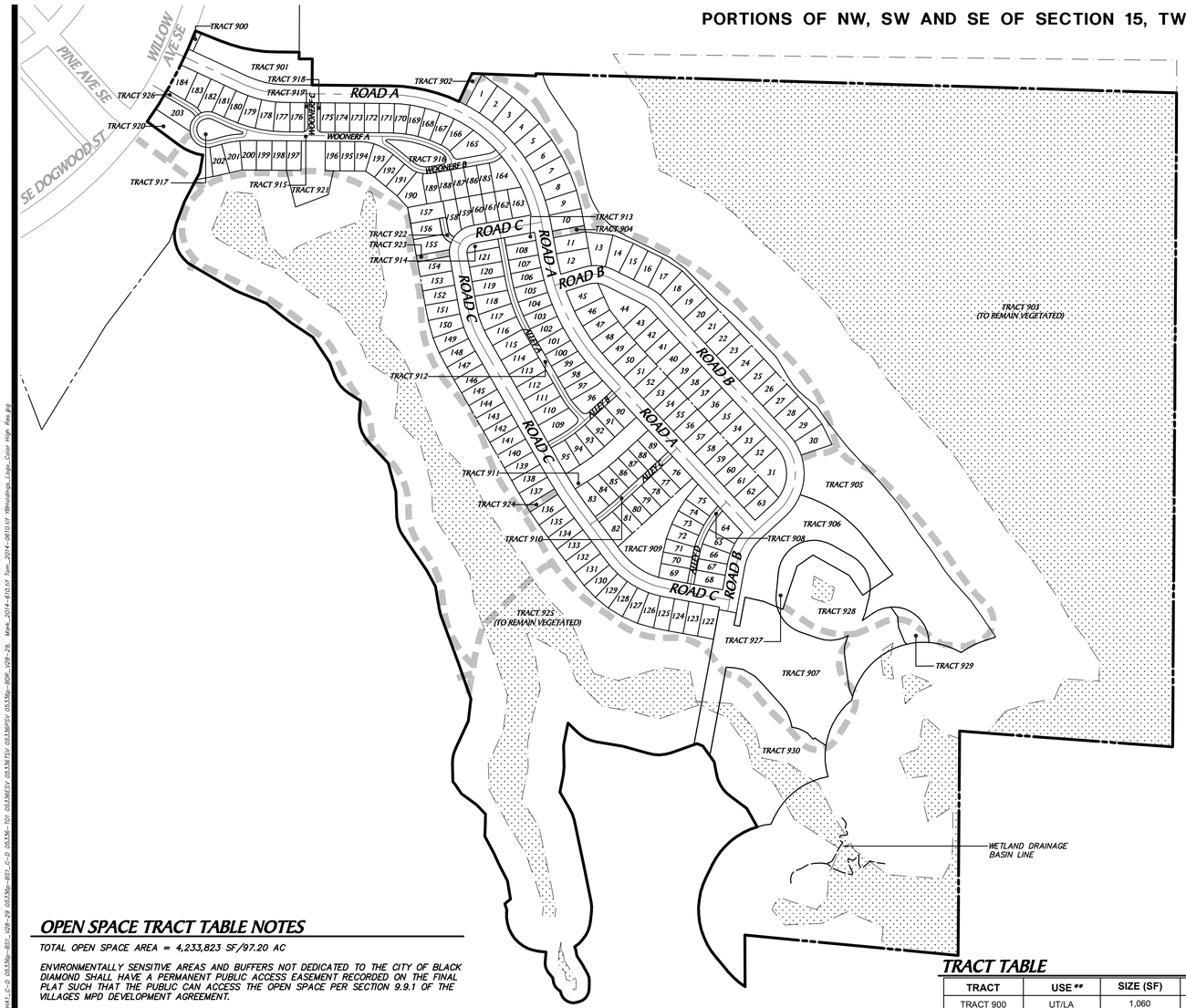
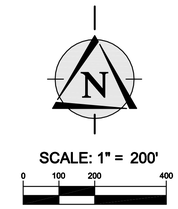
PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.





GENERAL NOTES

1) PRIOR TO CLEARING OR GRADING IN THIS PRELIMINARY PLAT, ALL SENSITIVE AREAS AND THEIR BUFFERS SHALL BE FLAGGED AND TAPED.

2) UNLESS OTHERWISE NOTED IN THIS PRELIMINARY PLAT, THE WATER, SEWER AND STORMWATER SYSTEMS NECESSARY TO SERVE THE DIVISION OF THIS PRELIMINARY PLAT AND/OR WHEN ANY APPLICABLE UNIT THRESHOLD FOR SUCH SYSTEMS HAS BEEN TRIGGERED, MUST BE COMPLETED PRIOR TO FINAL PLAT APPROVAL OF SUCH DIVISION OR SUCH UNIT. WATER, SEWER, AND STORMWATER FACILITIES, HOWEVER, MAY BE BONDED IN ACCORDANCE WITH SECTION 7.1.4 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT.

3) UNLESS OTHERWISE NOTED WITHIN THIS PRELIMINARY PLAT, ALL WATER AND SEWER PIPELINES WILL BE PUBLICLY OWNED AND OPERATED AND WILL BE WITHIN DEDICATED EASEMENT OR RIGHT OF WAY. STORMWATER PIPELINES MAY BE PRIVATELY OWNED AS LONG AS THE AREA SERVED BY THE PIPELINE IS ENTITLED BY EASEMENT AND OWNED BY THE APPLICABLE OWNERS ASSOCIATION.

4) WATER CAPITAL FACILITY CHARGES AND SEWER CAPITAL FACILITY CHARGES SHALL NOT BE IMPOSED FOR DEVELOPMENT IN THIS PRELIMINARY PLAT.

5) ALL UTILITIES SHALL BE IN COMPLIANCE WITH THE APPLICABLE CITY OF BLACK DIAMOND CODES AND STANDARDS SET FORTH IN EXHIBIT E OF THE VILLAGES MPD DEVELOPMENT AGREEMENT.

6) WATER SUPPLY IS AVAILABLE FOR 203 ERU IN ACCORDANCE WITH SECTION 7.2.1 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT.

7) ALL STORMWATER TREATMENT SYSTEMS SHALL BE OWNED BY THE APPLICABLE OWNERS ASSOCIATION.

8) IMPROVEMENTS SHOWN IN VARIOUS TRACTS THROUGHOUT THIS PRELIMINARY PLAT ARE SCHEMATIC ONLY AND NOT APPROVED IN THIS APPLICATION.

9) PEDESTRIAN CROSSING FACILITIES SHALL BE PROVIDED AT ALL LEGS OF ALL INTERSECTIONS PURSUANT TO THE CITY'S ENGINEERING DESIGN AND CONSTRUCTION STANDARDS (EDCS) (EXHIBIT E TO THE VILLAGES MPD DEVELOPMENT AGREEMENT) UNLESS A MODIFICATION TO THE CITY'S EDCS IS SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL CONSISTENT WITH SECTION 6.2 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT AND SECTION 1.3 OF THE EDCS. FACILITIES SHOWN ON THIS PRELIMINARY PLAT ARE SCHEMATIC AND NOT APPROVED IN THIS APPLICATION.

10) THE FOLLOWING NOTE SHALL BE PLACED ON THE FINAL PLAT: "SCHOOL MITIGATION FEES SHALL BE DUE PRIOR TO BUILDING PERMIT ISSUANCE FOR EACH SINGLE FAMILY DWELLING UNIT. DURING THE FIRST FIVE YEARS FOLLOWING JANUARY 24, 2011, THE SCHOOL MITIGATION FEES SHALL BE $4,670.00 PER SINGLE FAMILY UNIT. THEREAFTER, THE MITIGATION FEE SHALL BE THE RATE ADOPTED BY THE CITY OF BLACK DIAMOND SCHOOL IMPACT FEE OR SCHOOL MITIGATION FEE ORDINANCE, IF ANY, PROVIDED THAT THE MAXIMUM SCHOOL MITIGATION FEE DUE FOR EACH DWELLING UNIT SHALL BE $12,453 PER SINGLE FAMILY DWELLING UNIT, BUT IN NO EVENT, EVEN IN THE ABSENCE OF A SCHOOL IMPACT FEE OR MITIGATION FEE ORDINANCE, SHALL THE MITIGATION FEES BE LESS THAN $7,783.00 PER SINGLE FAMILY DWELLING UNIT.

11) THE CITY SHALL NOT ISSUE UTILITY PERMITS FOR ANY ROAD OR STORMWATER IMPROVEMENTS WITHIN THIS PLAT UNTIL BD VILLAGE PARTNERS, LP OR ITS SUCCESSOR OR ASSIGN HAS DEMONSTRATED OWNERSHIP OF ANY TDRS NEEDED FOR THIS PLAT.

12) IN THE EVENT THAT THE APPLICABLE OWNERS ASSOCIATION FAILS TO PERFORM ANY MAINTENANCE OF PRIVATE ALLEY, AUTO COURT OR PUBLIC STREET–SIDE LANDSCAPING FEATURE AS REQUIRED BY SECTION 5.5.7 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT AND, AS A RESULT, THE CITY OF BLACK DIAMOND PERFORMS SAID MAINTENANCE, THE LOT OWNERS OF THE PLAT ACKNOWLEDGE AND AGREE ON BEHALF OF THEMSELVES AND ALL SUCCESSORS AND ASSIGNS THAT, IF NOT PAID WITHIN THIRTY (30) DAYS OF INVOICING BY THE CITY, THE CITY'S TOTAL COST ARISING FROM THE CITY'S PERFORMANCE OF SAID REQUIRED LANDSCAPING MAINTENANCE PLUS ANY PENALTIES AND INTEREST THEREON AS PROVIDED BY THE VILLAGES MPD DEVELOPMENT AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. \–20120130000655 SHALL BE A LIEN AGAINST ALL PROPERTY, INCLUDING INDIVIDUAL LOTS, WITHIN THIS PLAT, AND SAID LIEN MAY BE FORECLOSED IN THE SAME MANNER PROVIDED FOR THE FORECLOSURE OF LIENS FOR UNPAID SEWER RATES AND CHARGES SET FORTH IN RCW 35.67.220 – .280, AS AMENDED.

13) AREAS OUTSIDE OF SENSITIVE AREAS AND THEIR BUFFERS ARE ANTICIPATED TO BE CLEARED AND PROVISIONS MADE FOR COMPLIANCE WITH THE TREE ORDINANCE AS SPECIFIED IN EXHIBIT E OF THE VILLAGES MPD DEVELOPMENT AGREEMENT.

14) ANY STRUCTURE (INCLUDING RETAINING WALLS 4 FEET OR TALLER) ADJACENT TO A SENSITIVE AREAS SETBACK SHALL COMPLY WITH THE CITY OF BLACK DIAMOND SENSITIVE AREAS ORDINANCE AS FOUND IN EXHIBIT E OF THE VILLAGES MPD DEVELOPMENT AGREEMENT.

15) SENSITIVE AREA CONDITION:

A. SIX WETLANDS ARE LOCATED WITHIN THE BOUNDARY OF, OR ADJACENT TO THE PHASE 2 PLAT C PRELIMINARY PLAT: WETLANDS 213, E1, E7, E8, E10 AND TOS. WETLAND 213 IS RATED AS A CATEGORY IV WETLAND WITH A 40' FOOT DESIGNATED BUFFER. WETLANDS E7, E8 AND E10 ARE RATED AS CATEGORY III WETLANDS WITH A 110' DESIGNATED BUFFER. WETLAND TOS IS RATED AS A CATEGORY I WETLAND WITH A 225' DESIGNATED BUFFER. WETLAND E1 IS RATED AS A CATEGORY II WETLAND WITH A 225' BUFFER (SOUTH OF WETLAND DRAINAGE BASIN LINE) AND 110' (NORTH OF WETLAND DRAINAGE BASIN LINE). ALL DEVELOPMENT WITHIN THE VILLAGES MPD PHASE 2 PLAT C SHALL BE SUBJECT TO THE STANDARDS, REQUIREMENTS AND PROCESSES OF (1) THE CITY'S SENSITIVE AREAS ORDINANCE, WHICH IS CODIFIED AT BDMC CHAPTER 19.10 (EXHIBIT "E" TO THE VILLAGES MPD DEVELOPMENT AGREEMENT), (2) SECTION 8.0 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT, AND (3) THE VILLAGES MPD CONDITIONS OF APPROVAL NOS. 117, 118 AND 119. THESE LIMITATIONS AND RESTRICTIONS RUN WITH THE LAND AND MAY BE ALTERED ONLY IN CONJUNCTION WITH AN AMENDMENT TO BDMC CHAPTER 19.10 OR AMENDMENT OF THE MPD CONDITIONS OF APPROVAL PURSUANT TO BDMC SECTION 18.98.200.

B. MANAGEMENT OF THESE SIX WETLANDS SHALL INCLUDE, BUT IS NOT LIMITED TO, MAINTENANCE OR REPLACEMENT OF VEGETATION TO ASSURE THE LONG–TERM VIABILITY OF A COMMUNITY OF NATIVE VEGETATION, CONTROL OF INVASIVE PLAN CONTROL, AND FULFILLMENT OF THE VILLAGES MPD CONDITIONS OF APPROVAL NOS. 117, 118 AND 119.

C. THE CITY OF BLACK DIAMOND AND ITS CITIZENS HAVE THE RIGHT TO ENFORCE THE LIMITATIONS AND RESTRICTIONS SET FORTH IN SUBPARAGRAPHS (A) AND (B) ABOVE AS THEY RELATE TO BDMC CHAPTER 19.10 (EXHIBIT "E" TO THE VILLAGES MPD DEVELOPMENT AGREEMENT) THROUGH CIVIL INFRACTION OR OTHER LEGAL ADDRESS.

D. WETLANDS AND ALL REQUIRED WETLAND BUFFERS SHALL BE DEFINED AS SEPARATE TRACTS IN THE FINAL PLAT (BDMC 19.10.150B). THESE TRACTS SHALL BE AS SHOWN ON THESE PRELIMINARY PLAT DRAWINGS, EXCEPT AS MODIFIED PURSUANT TO BDMC 19.10.230. ANY SUCH MODIFICATIONS SHALL BE EXEMPT FROM THE PLAT ALTERATION PROCESS SET FORTH IN BDMC 17.20.090(B) BECAUSE IT IS REQUIRED BY A PRELIMINARY PLAT CONDITION OF APPROVAL.

16) MASTER DEVELOPER AGREES TO MAINTAIN ALL PRIVATE STREETS, ALLEYS AND AUTOCOURTS SERVING 20 UNITS OR LESS AS CONSTRUCTED IN ACCORDANCE WITH EACH APPROVED IMPLEMENTING PROJECT, FOR A PERIOD OF THREE YEARS FROM FINAL PLAT RECORDING OR OTHER IMPLEMENTING APPROVAL. UNLESS OTHERWISE AGREED UPON BY THE CITY AND THE MASTER DEVELOPER (OR APPLICABLE–HOMEOWNERS' ASSOCIATION), THE MASTER DEVELOPER'S STREET MAINTENANCE OBLIGATION, AS SET FORTH HEREIN, SHALL AUTOMATICALLY RENEW FOR AN ADDITIONAL TWO YEAR PERIOD, AND CONTINUE EVERY TWO YEARS THEREAFTER. THE MASTER DEVELOPER, IN ITS SOLE DISCRETION, MAY ELECT TO TRANSFER THE PRIVATE STREET MAINTENANCE OBLIGATION TO A HOMEOWNERS' ASSOCIATION OR OTHER ACCEPTABLE ENTITY FOLLOWING ITS INITIAL THREE YEAR OBLIGATION. THE MASTER DEVELOPER'S FAILURE TO ADEQUATELY MAINTAIN PRIVATE STREETS IN ACCORDANCE WITH THIS AGREEMENT WILL RESULT IN WRITTEN NOTICE FROM THE CITY TO THE MASTER DEVELOPER REQUIRING COMPLIANCE. IF A PRIVATE STREET IS NOT MAINTAINED IN A MANNER ADEQUATE TO MAINTAIN SAFE PASSAGE, IN THE REASONABLE DETERMINATION OF THE DESIGNATED OFFICIAL WITHIN TEN (10) DAYS OF DELIVERY OF THE WRITTEN NOTICE THE CITY MAY PERFORM THE REQUIRED MAINTENANCE WITH THE REASONABLE COSTS ASSOCIATED THEREWITH CHARGED TO THE MASTER DEVELOPER. IN THE EVENT OF AN EMERGENCY, THE APPLICABLE NOTICE PERIOD SHALL BE REDUCED TO TWENTY–FOUR (24) HOURS AND THE CITY MAY PROVIDE NOTICE VIA A PHONE CALL TO THE MASTER DEVELOPER'S DESIGNATED REPRESENTATIVE. PURSUANT TO CONDITION OF APPROVAL NO. 22 OF THE MPD PERMIT APPROVAL, IF THE MASTER DEVELOPER FAILS TO PERFORM SUCH MAINTENANCE AS REQUIRED HEREIN AND, AS A RESULT, THE CITY PERFORMS SUCH REQUIRED MAINTENANCE, THE CITY'S TOTAL COSTS ARISING FROM ITS PERFORMANCE OF THE MAINTENANCE SHALL BE PAID BY THE MASTER DEVELOPER OR HOMEOWNERS' ASSOCIATION, AS APPLICABLE WITHIN THIRTY (30) DAYS OF THE DATE OF INVOICING BY THE CITY. ANY COSTS NOT PAID WITHIN THIRTY (30) DAYS OF INVOICING BY THE CITY SHALL BE DELINQUENT, SHALL HAVE ADDED TO THEM A PENALTY OF TEN (10) PERCENT PLUS INTEREST ACCRUING AT THE RATE OF TWELVE (12) PERCENT PER ANNUM FROM THE DATE OF DELINQUENCY UNTIL PAID. DELINQUENT COSTS, PENALTIES ADDED THERETO AND THE INTEREST ON SUCH COSTS AND PENALTIES SHALL BE A LIEN AGAINST ALL PROPERTY WITHIN THE IMPLEMENTING PROJECT IN WHICH THE PRIVATE STREET, ALLEY OR AUTOCOURT IS LOCATED, AND SAID LIEN MAY BE FORECLOSED IN THE SAME MANNER PROVIDED FOR THE FORECLOSURE OF LIENS FOR UNPAID SEWER RATES AND CHARGES SET FORTH IN RCW 35.67.220 – 280, AS AMENDED. THE FOLLOWING NOTE LANGUAGE SHALL BE ADDED TO THE FACE OF EACH RECORDED PLAT OR BINDING SITE PLAN.

IN THE EVENT THAT THE OWNERS' ASSOCIATION/HOMEOWNERS' ASSOCIATION FAILS TO PERFORM ANY MAINTENANCE OF PRIVATE STREET, ALLEY, OR AUTO COURT AS REQUIRED BY SECTION 6.5 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. \–20120130000655 AND, AS A RESULT, THE CITY OF BLACK DIAMOND PERFORMS SAID REQUIRED MAINTENANCE, THE LOT OWNERS OF THE PLAT ACKNOWLEDGE AND AGREE ON BEHALF OF THEMSELVES AND ALL SUCCESSORS AND ASSIGNS THAT, IF NOT PAID WITHIN THIRTY (30) DAYS OF INVOICING BY THE CITY, THE CITY'S TOTAL COST ARISING FROM THE CITY'S PERFORMANCE OF SAID REQUIRED PRIVATE STREET MAINTENANCE PLUS ANY PENALTIES AND INTEREST THEREON AS PROVIDED BY THE VILLAGES MPD DEVELOPMENT AGREEMENT SHALL BE A LIEN AGAINST ALL PROPERTY, INCLUDING INDIVIDUAL LOTS, WITHIN THIS PLAT, AND SAID LIEN MAY BE FORECLOSED IN THE SAME MANNER PROVIDED FOR THE FORECLOSURE OF LIENS FOR UNPAID SEWER RATES AND CHARGES SET FORTH IN RCW 35.67.220 – .280, AS AMENDED.

17) PERMANENT PUBLIC ACCESS EASEMENTS CONSISTENT WITH SECTION 9.9.3 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT SHALL BE PROVIDED FOR ALL PARKS AND TRAILS ON THE FINAL PLAT.

OPEN SPACE TRACT TABLE NOTES

TOTAL OPEN SPACE AREA = 4,233,823 SF/97.20 AC

ENVIRONMENTALLY SENSITIVE AREAS AND BUFFERS NOT DEDICATED TO THE CITY OF BLACK DIAMOND SHALL HAVE A PERMANENT PUBLIC ACCESS EASEMENT RECORDED ON THE FINAL PLAT SUCH THAT THE PUBLIC CAN ACCESS THE OPEN SPACE PER SECTION 9.9.1 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT.

PERMANENT PUBLIC ACCESS EASEMENTS CONSISTENT WITH SECTION 9.9.3 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT SHALL BE PROVIDED FOR ALL PARKS AND TRAILS ON THE FINAL PLAT.

*OPEN SPACE, AS DEFINED IN SECTION 14 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT IS COMPRISED OF LA (LANDSCAPE); PA (PEDESTRIAN ACCESS); PK (PARK); AND SA (SENSITIVE AREA AND BUFFER).

**THESE ARE PROPOSED PRIMARY USES, BUT DOES NOT PRECLUDE UTILITIES AND ACCESS FROM BEING INSTALLED WHERE APPROPRIATE IN COMPLIANCE WITH THE SENSITIVE AREAS ORDINANCE AS FOUND IN EXHIBIT E OF THE VILLAGES MPD DEVELOPMENT AGREEMENT.

TRACTS 903 AND 925 TO REMAIN VEGETATED.

OPEN SPACE TRACT TABLE

TRACT	USE **	SIZE (SF)	PARK TYPE	OWNERSHIP	MAINTENANCE
TRACT 900	UT/LA	1,060		A.O.A.	A.O.A.
TRACT 902	UT/LA/PA	2,683	Community Trail	A.O.A.	A.O.A.
TRACT 903	SA/UT	2,837,997		A.O.A.	A.O.A.
TRACT 904	UT/LA/PA	2,000	Community Trail	A.O.A.	A.O.A.
TRACT 909	UT/PA/PK/LA	23,615	Common Green	A.O.A.	A.O.A.
TRACT 911	UT/PA/PK/LA	15,321	Common Green	A.O.A.	A.O.A.
TRACT 913	UT/LA/PA	2,350	Community Trail	A.O.A.	A.O.A.
TRACT 914	UT/LA/PA	2,357	Community Trail	A.O.A.	A.O.A.
TRACT 916	UT/LA/AC	8,105		A.O.A.	M.D./A.O.A.
TRACT 918	UT/LA	853		A.O.A.	A.O.A.
TRACT 919	UT/LA	853		A.O.A.	A.O.A.
TRACT 921	UT/PA/PK	18,042	Pocket Park	A.O.A.	A.O.A.
TRACT 923	UT/LA/PA	2,022	Community Trail	A.O.A.	A.O.A.
TRACT 924	UT/LA/PA	2,057	Community Trail	A.O.A.	A.O.A.
TRACT 925	PA/SA/UT	1,110,249		A.O.A.	A.O.A.
TRACT 927	SA/UT	21,538		A.O.A.	A.O.A.
TRACT 928	SA/UT	72,527		A.O.A.	A.O.A.
TRACT 929	SA/UT	7,626		A.O.A.	A.O.A.
TRACT 930	SA/UT	102,568		A.O.A.	A.O.A.

TRACT TABLE

TRACT	USE **	SIZE (SF)	OWNERSHIP	MAINTENANCE
TRACT 900	UT/LA	1,060	A.O.A.	A.O.A.
TRACT 901	FD/UT	29,507	M.D.	M.D.
TRACT 902	UT/LA/PA	2,683	A.O.A.	A.O.A.
TRACT 903	SA/UT	2,837,997	A.O.A.	A.O.A.
TRACT 904	UT/LA/PA	2,000	A.O.A.	A.O.A.
TRACT 905	FD/UT	184,340	M.D.	M.D.
TRACT 906	FD/UT	58,645	M.D.	M.D.
TRACT 907	FD/UT	114,952	M.D.	M.D.
TRACT 908	UT/AC	5,064	A.O.A.	M.D./A.O.A.
TRACT 909	UT/PA/PK/LA	23,615	A.O.A.	A.O.A.
TRACT 910	UT/AC	6,009	A.O.A.	M.D./A.O.A.
TRACT 911	UT/PA/PK/LA	15,321	A.O.A.	A.O.A.
TRACT 912	UT/AC	17,489	A.O.A.	M.D./A.O.A.
TRACT 913	UT/LA/PA	2,350	A.O.A.	A.O.A.
TRACT 914	UT/LA/PA	2,357	A.O.A.	A.O.A.
TRACT 915	UT/AC	37,834	A.O.A.	M.D./A.O.A.
TRACT 916	UT/LA/AC	8,105	A.O.A.	M.D./A.O.A.
TRACT 917	UT/AC	5,547	A.O.A.	M.D./A.O.A.
TRACT 918	UT/LA	853	A.O.A.	A.O.A.
TRACT 919	UT/LA	853	A.O.A.	A.O.A.
TRACT 920	FD/UT	11,638	M.D.	M.D.
TRACT 921	UT/PA/PK	18,042	A.O.A.	A.O.A.
TRACT 922	UT/AC	1,557	A.O.A.	A.O.A.
TRACT 923	UT/LA/PA	2,022	A.O.A.	A.O.A.
TRACT 924	UT/LA/PA	2,057	A.O.A.	A.O.A.
TRACT 925	PA/SA/UT	1,110,249	A.O.A.	A.O.A.
TRACT 926	UT/AC	2,415	A.O.A.	A.O.A.
TRACT 927	SA/UT	21,538	A.O.A.	A.O.A.
TRACT 928	SA/UT	72,527	A.O.A.	A.O.A.
TRACT 929	SA/UT	7,626	A.O.A.	A.O.A.
TRACT 930	SA/UT	102,568	A.O.A.	A.O.A.

LEGEND

SOFT SURFACE TRAIL
THIS TRAIL SHALL BE SOFT SURFACE TRAIL PURSUANT TO FIGURE 9.2 PARK AND TRAIL PLAN OF THE VILLAGES MPD DEVELOPMENT AGREEMENT

OPEN SPACE* TRACT DESIGNATIONS (SEE SHEETS PP1–PP5 FOR DESIGNATIONS)

LA – LANDSCAPE
PA – PEDESTRIAN ACCESS
PK – PARK
SA – SENSITIVE AREA AND BUFFER

OTHER TRACT DESIGNATIONS (SEE SHEETS PP1–PP5 FOR DESIGNATIONS)

FD – FUTURE DEVELOPMENT
UT – UTILITY
AC – ACCESS

M.D. MASTER DEVELOPER (B.D. VILLAGE PARTNERS, LP)

A.O.A. APPLICABLE OWNERS ASSOCIATION

YARROWBAY HOLDINGS

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-8929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www. triadassociates.net
Land Development Consultants

PRELIMINARY PLAT
TRACT/OPEN SPACE EXHIBIT AND GENERAL NOTES

THE VILLAGES MPD
PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

NO.	DATE	REVISION	DATE:	BY	CK
1	3/12/14	PER CITY COMMENTS	3/28/2014		
2	4/21/14	PER CITY COMMENTS	3/14/2014 AND 4/4/2014		
3	5/29/14	PER CITY COMMENTS	5/20/2014		
4	6/10/14	RESIDENTIAL			

ALAN D. FURE, PE
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
JEFFREY L. COX, ASLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORIZ.: 1"=200' VERT.:N/A

PRELIMINARY

MARK S. HARRISON STATE OF WASHINGTON 31467 REGISTERED PROFESSIONAL LAND SURVEYOR

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-336

SHEET NO. CV4

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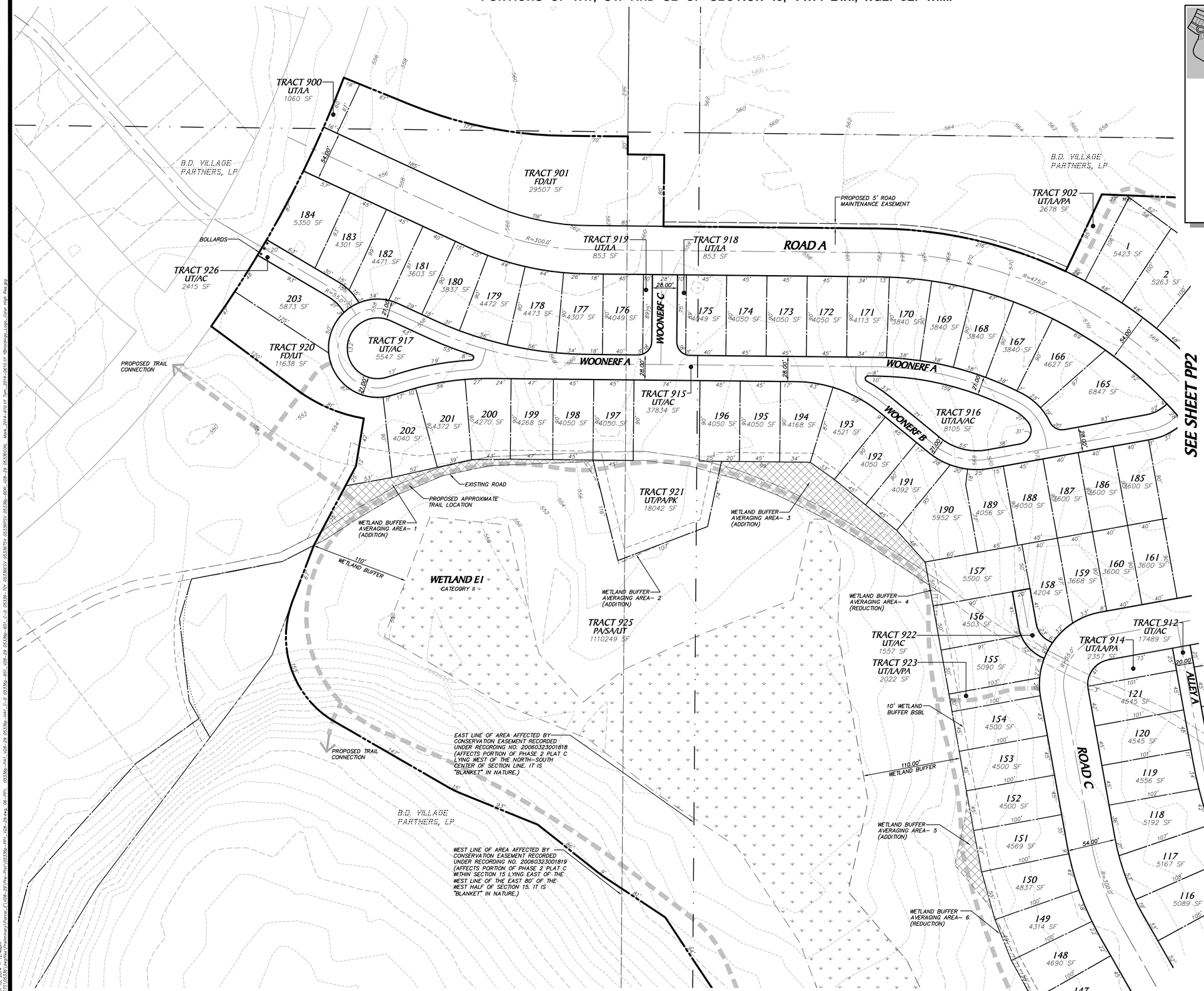
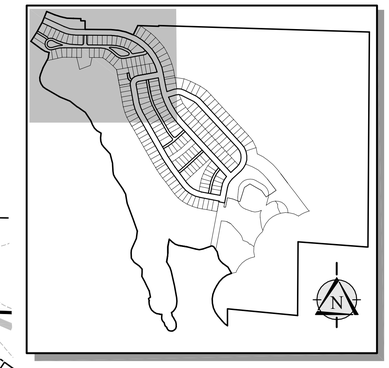
PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.





KEY MAP
NOT TO SCALE

WETLAND BUFFER AVERAGING

BUFFER AVERAGING AREA	BUFFER ADDITION (SF)	BUFFER REDUCTION (SF)	NET BUFFER GAIN (SF)
1	4,695		
2	92		
3	8,737		
4		182	
5	1,770		
6		373	
7	2,725		
8		1,366	
9	360		
10		196	
11	7,621		
12	222		
Totals	**26,222**	**2,117**	**24,105**

BUFFER ADDITION 26,222 SF

BUFFER REDUCTION 2,117 SF

NET BUFFER GAIN 24,105 SF

TRACT DESIGNATION LEGEND

AC – ACCESS
FD – FUTURE DEVELOPMENT
LA – LANDSCAPE
PA – PEDESTRIAN ACCESS
PK – PARK
SA – SENSITIVE AREA AND BUFFER
UT – UTILITY

NOTE

REFER TO SHEET CV2 FOR SITE BOUNDARY BEARINGS AND DISTANCES

SCALE: 1" = 50'

0 25 50 100

YARROWBAY HOLDINGS

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-8929
425.821.8448
425.821.3461 fax
800.488.0756 toll free
www. triadassociates.net
Land Development Consultants

PRELIMINARY PLAT

THE VILLAGES MPD

PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	3/13/14	PER CITY COMMENTS 3/28/2014		
2	4/21/14	PER CITY COMMENTS 3/14/2014 AND 4/4/2014		
3	5/28/14	PER CITY COMMENTS 5/20/2014		
4	6/10/14	RESUBMITTAL		

REVIEWED BY:
DATE:

ALAN D. FURE, PE
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
JEFFREY L. COX, ASLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORZ.: 1"=50' VERT.: N/A

PRELIMINARY

MARK S. HARRISON 21407 STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR

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JOB NO. 05-336

SHEET NO. PP1

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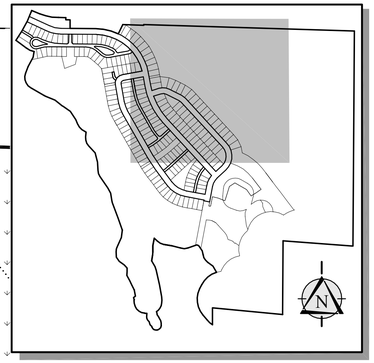
PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.



KEY MAP
NOT TO SCALE

WETLAND BUFFER AVERAGING

BUFFER AVERAGING AREA	BUFFER ADDITION (SF)	BUFFER REDUCTION (SF)	NET BUFFER GAIN (SF)
1	4,695		
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BUFFER REDUCTION 2,117 SF

NET BUFFER GAIN 24,105 SF

TRACT DESIGNATION LEGEND

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LA – LANDSCAPE
PA – PEDESTRIAN ACCESS
PK – PARK
SA – SENSITIVE AREA AND BUFFER
UT – UTILITY

NOTE

REFER TO SHEET CV2 FOR SITE BOUNDARY BEARINGS AND DISTANCES

SCALE: 1" = 50'

0 25 50 100

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Land Development Consultants

PRELIMINARY PLAT

THE VILLAGES MPD

PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	3/12/14	PER CITY COMMENTS 3/28/2014		
2	4/21/14	PER CITY COMMENTS 3/14/2014 AND 4/4/2014		
3	5/28/14	PER CITY COMMENTS 5/20/2014		
4	6/10/14	RESIDENTIAL		

REVIEWED BY: DATE:

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PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
JEFFREY L. COX, ASLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 11/4/2013

SCALE: HORZ.: 1"=50' VERT.: N/A

PRELIMINARY

MARK S. HARRISON STATE OF WASHINGTON 31467 REGISTERED PROFESSIONAL LAND SURVEYOR

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-336

SHEET NO. PP2

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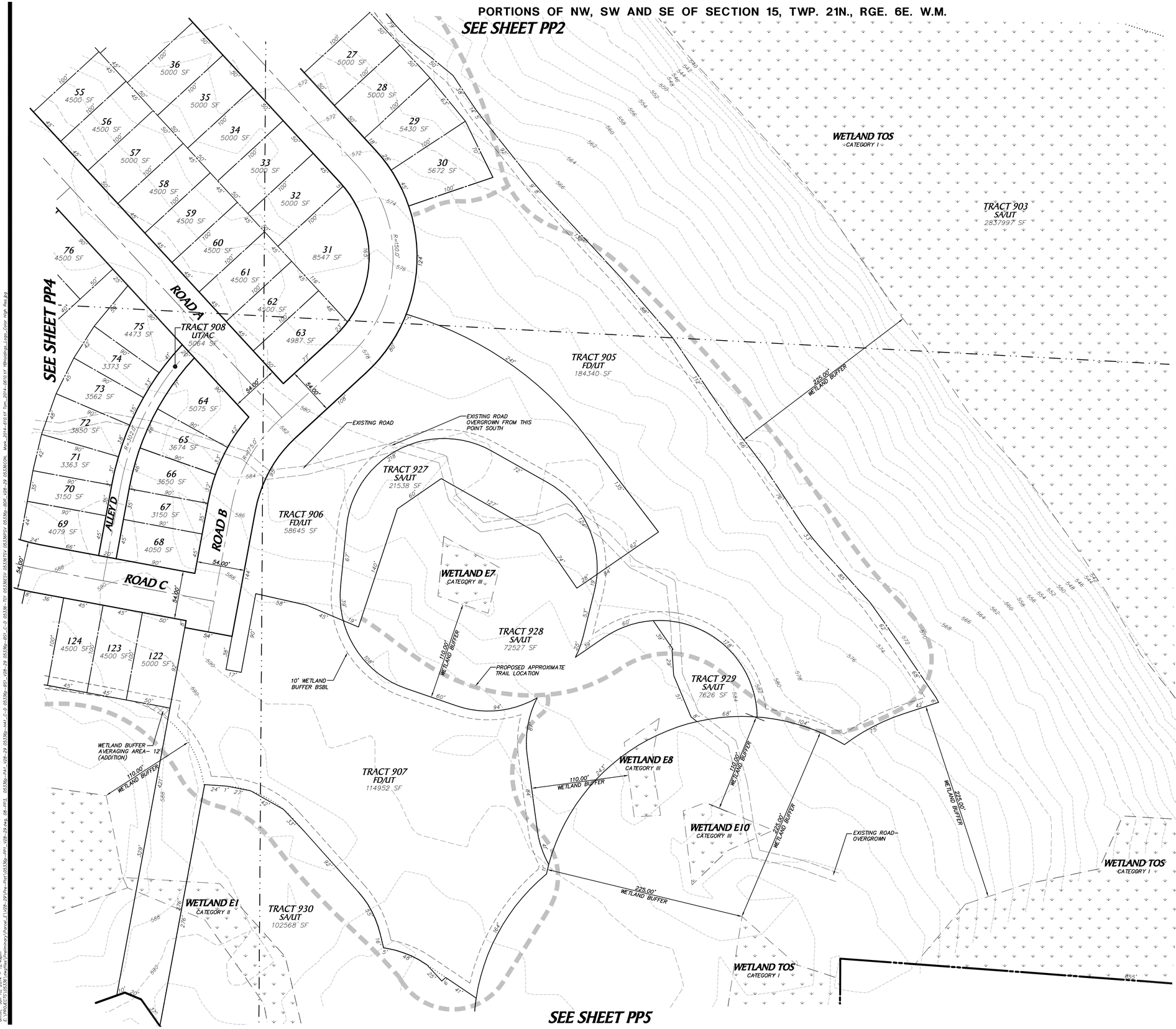
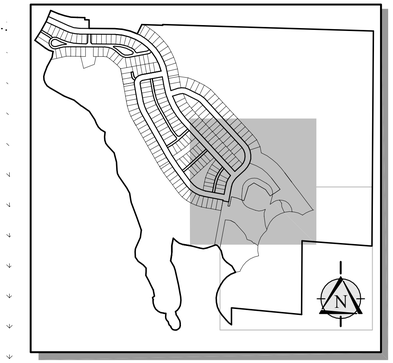
PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.





KEY MAP
NOT TO SCALE

WETLAND BUFFER AVERAGING

BUFFER AVERAGING AREA	BUFFER ADDITION (SF)	BUFFER REDUCTION (SF)	NET BUFFER GAIN (SF)
1	4,695		
2	92		
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11	7,621		
12	222		
Totals	26,222	2,117	24,105

BUFFER ADDITION 26,222 SF

BUFFER REDUCTION 2,117 SF

NET BUFFER GAIN 24,105 SF

TRACT DESIGNATION LEGEND

AC – ACCESS
LA – LANDSCAPE
FD – FUTURE DEVELOPMENT
PA – PEDESTRIAN ACCESS
PK – PARK
SA – SENSITIVE AREA AND BUFFER
UT – UTILITY

NOTE

REFER TO SHEET CV2 FOR SITE BOUNDARY BEARINGS AND DISTANCES

N

SCALE: 1" = 50'

0 25 50 100

YARROWBAY HOLDINGS

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Kirkland, WA 98034-8929
425.821.8448
425.821.3461 fax
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Land Development Consultants

PRELIMINARY PLAT

THE VILLAGES MPD

PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	3/12/14	PER CITY COMMENTS 2/28/2014		
2	4/21/14	PER CITY COMMENTS 3/14/2014 AND 4/14/2014		
3	5/20/14	PER CITY COMMENTS 5/20/2014		
4	6/10/14	RESUBMITTAL		

REVIEWED BY: DATE:

ALAN D. FURE, PE
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
JEFFREY L. COX, ASLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 11/4/2013

SCALE: HORZ.: 1"=50' VERT.: N/A

PRELIMINARY

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SHEET NO. PP3

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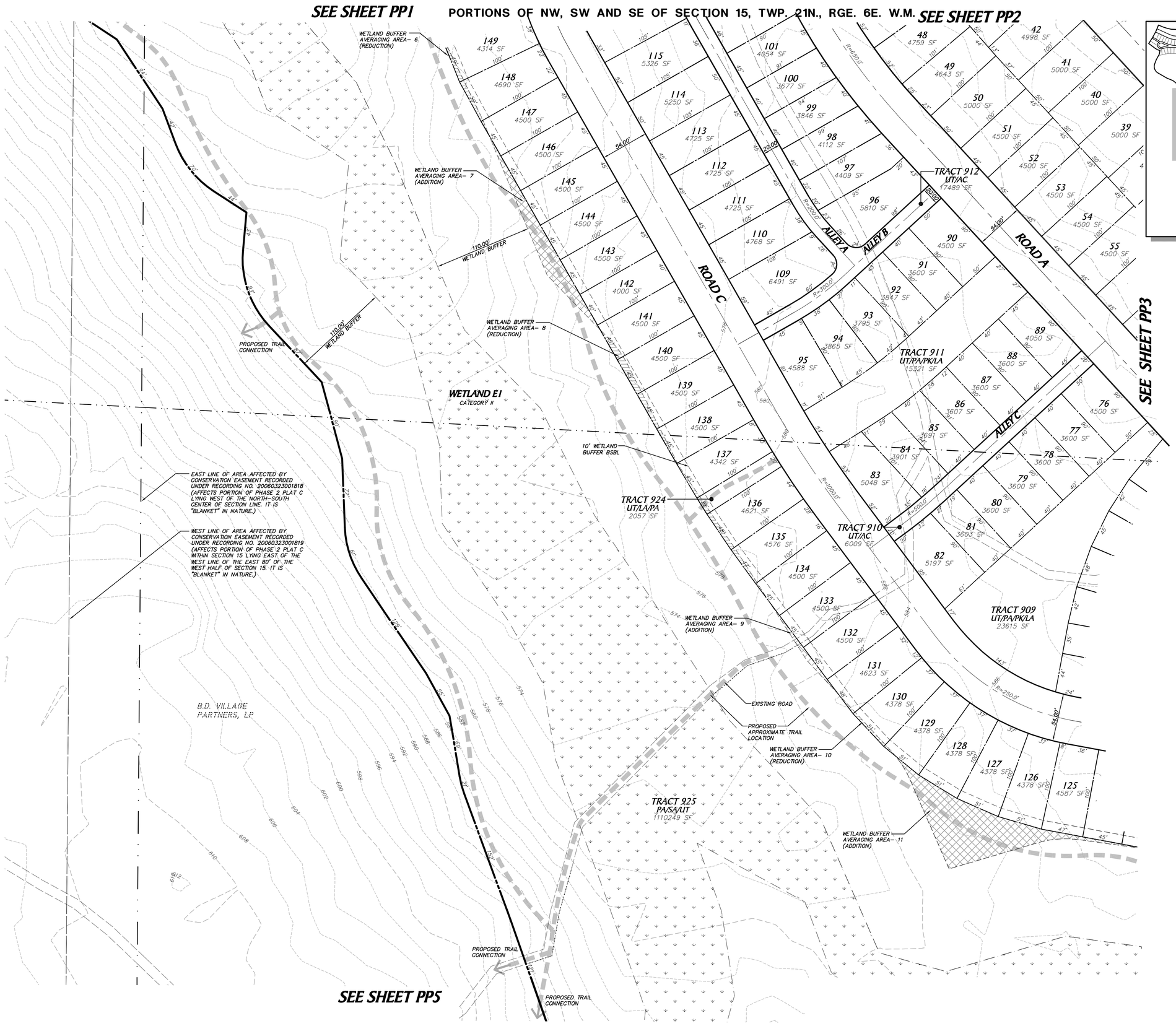

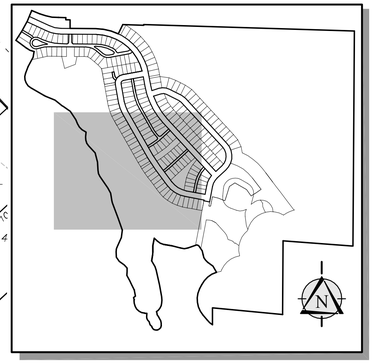

KEY MAP
NOT TO SCALE

WETLAND BUFFER AVERAGING

BUFFER AVERAGING AREA	BUFFER ADDITION (SF)	BUFFER REDUCTION (SF)	NET BUFFER GAIN (SF)
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BUFFER REDUCTION 2,117 SF

NET BUFFER GAIN 24,105 SF

TRACT DESIGNATION LEGEND

AC – ACCESS
FD – FUTURE DEVELOPMENT
LA – LANDSCAPE
PA – PEDESTRIAN ACCESS
PK – PARK
SA – SENSITIVE AREA AND BUFFER
UT – UTILITY

NOTE

REFER TO SHEET CV2 FOR SITE BOUNDARY BEARINGS AND DISTANCES

N

SCALE: 1" = 50'

0 25 50 100

YARROWBAY HOLDINGS

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Kirkland, WA 98034-8929
425.821.8448
425.821.3461 fax
800.488.0756 toll free
www. triadassociates.net
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PRELIMINARY PLAT

THE VILLAGES MPD
PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	3/12/14	PER CITY COMMENTS 2/28/2014		
2	4/21/14	PER CITY COMMENTS 3/14/2014 AND 4/4/2014		
3	5/28/14	PER CITY COMMENTS 5/20/2014		
4	6/10/14	RESUBMITTAL		

REVIEWED BY: DATE:

ALAN D. FURE, PE
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
JEFFREY L. COX, ASLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORIZ.: 1"=50' VERT.: N/A

PRELIMINARY

MARK S. HARRISON
STATE OF WASHINGTON
21467
REGISTERED PROFESSIONAL LAND SURVEYOR

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JOB NO. 05-336

SHEET NO. PP4

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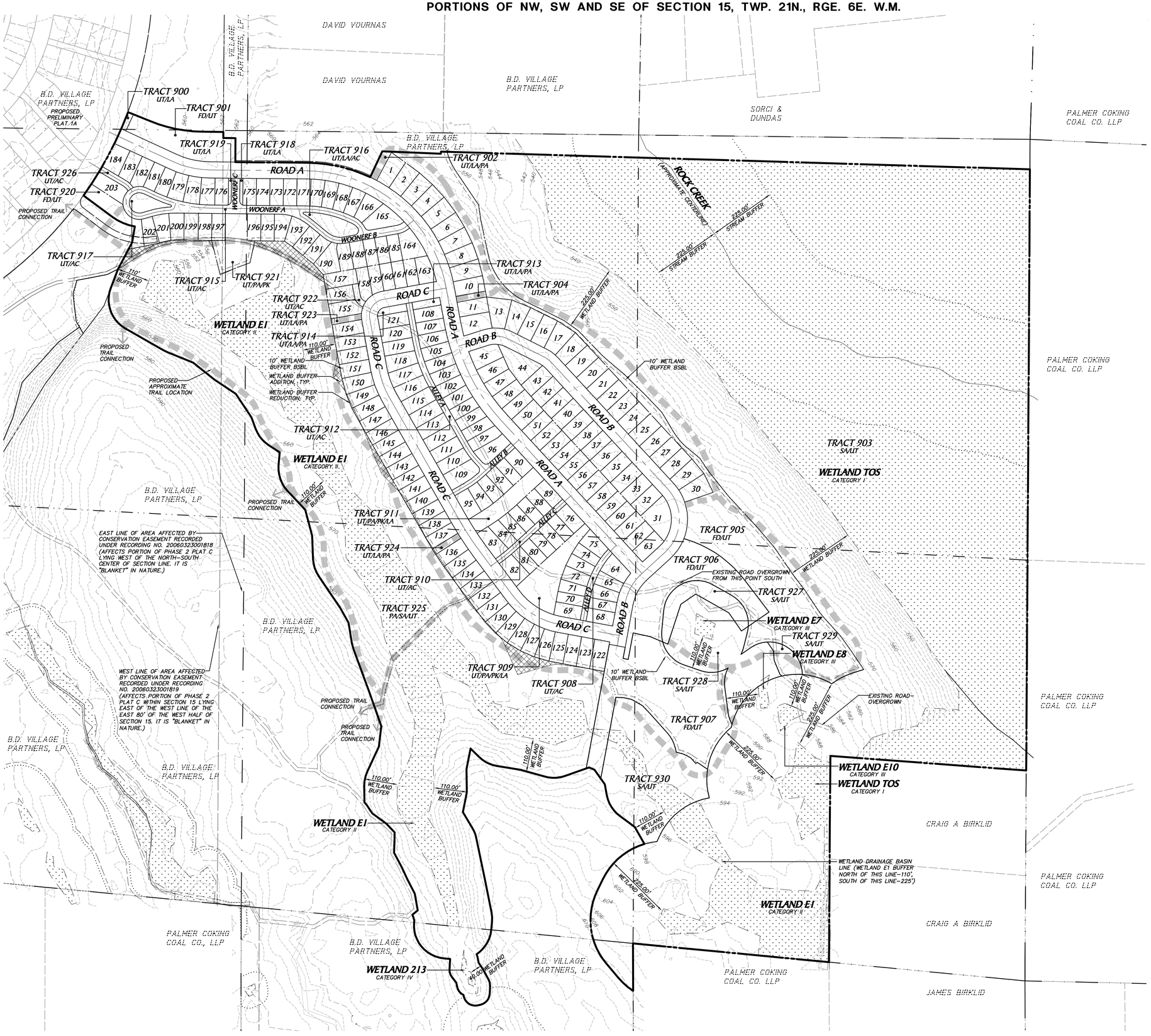
PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.



WETLAND BUFFER AVERAGING

BUFFER AVERAGING AREA	BUFFER ADDITION (SF)	BUFFER REDUCTION (SF)	NET BUFFER GAIN (SF)
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BUFFER REDUCTION 2,117 SF

NET BUFFER GAIN 24,105 SF

TRACT DESIGNATION LEGEND

AC – ACCESS
FD – FUTURE DEVELOPMENT
LA – LANDSCAPE
PA – PEDESTRIAN ACCESS
PK – PARK
SA – SENSITIVE AREA AND BUFFER
UT – UTILITY

NOTES

REFER TO SHEET CV2 FOR SITE BOUNDARY BEARINGS AND DISTANCES

REFER TO SHEETS PP1–PP4 FOR LOT DIMENSIONING AND AREAS

N

SCALE: 1" = 150'

0 75 150 300

YARROWBAY HOLDINGS

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12112 115th Ave. NE
Kirkland, WA 98034-8929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
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Land Development Consultants

PRELIMINARY PLAT
OVERALL SITE PLAN

THE VILLAGES MPD

PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	3/12/14	PER CITY COMMENTS 2/28/2014		
2	4/29/14	PER CITY COMMENTS 3/14/2014 AND 4/4/2014		
3	5/20/14	PER CITY COMMENTS 5/20/2014		
4	6/10/14	RESUBMITTAL		

REVISED BY: DATE:

ALAN D. FURE, PE
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
JEFFREY L. COX, ASLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 11/4/2013

SCALE: HORZ.: 1"=150' VERT.: N/A

PRELIMINARY

MARK S. HARRISON STATE OF WASHINGTON 21467 REGISTERED PROFESSIONAL LAND SURVEYOR

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SHEET NO. PP5

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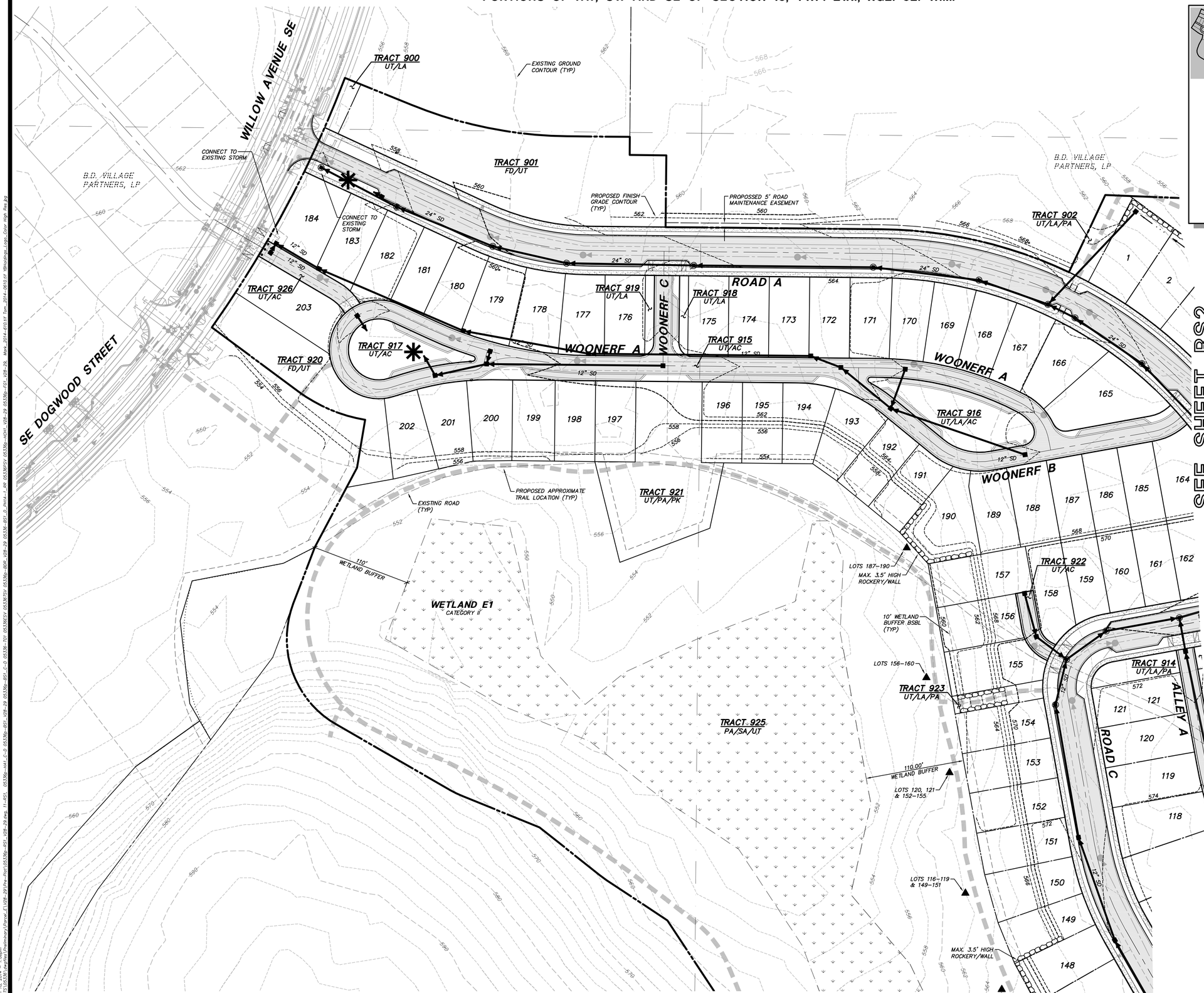
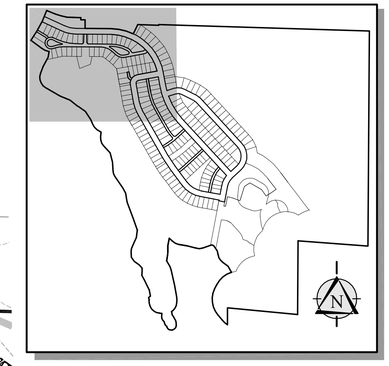
PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.



SEE SHEET RS2

SEE SHEET RS4



KEY MAP
NOT TO SCALE

SCALE: 1" = 50'
0 25 50 100

TRACT DESIGNATION LEGEND

AC – ACCESS
FD – FUTURE DEVELOPMENT
LA – LANDSCAPE
PA – PEDESTRIAN ACCESS
PK – PARK
SA – SENSITIVE AREA AND BUFFER
UT – UTILITY

LEGEND

PROPOSED FEATURES

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- GUTTER, FLOW, & CURB LINE
- CENTER LINE
- EASEMENT
- 420 — 10' PROPOSED CONTOURS
- 422 — 2' PROPOSED CONTOURS
- ROCKERY
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ROAD OR SIDEWALK
- FLOW DISPERSAL TRENCH PER CITY OF BLACK DIAMOND STANDARD PLAN SD-15
- APPROXIMATE LOCATION OF BIORETENTION SWALE
- STORM DRAIN PIPE
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- PIPE FLOW

NOTE
ALL ROAD SECTIONS TO BE PER THE VILLAGES MPD DEVELOPMENT AGREEMENT.

BIORETENTION SWALE LOCATION SHOWN IS APPROXIMATE. FINAL DESIGN OF BIORETENTION SWALE TO BE COORDINATED WITH LANDSCAPE AND UTILITY DESIGN.

THE UTILITY PIPES AND CATCH BASINS SHOWN IN THIS PRELIMINARY PLAT ARE SCHEMATIC. THE UTILITY LINE TYPES AND LOCATIONS SHOULD ALSO BE CONSIDERED SCHEMATIC AND ARE REPRESENTATIVE OF THE GENERAL PRESENCE OF THE UTILITY ONLY. THE LOCATION AND CONFIGURATION OF UTILITY PIPES IS NOT APPROVED IN THIS APPLICATION.

YARROWBAY HOLDINGS

TRIAD ASSOCIATES
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Kirkland, WA 98034-8929
425.821.8448
425.821.3461 fax
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Land Development Consultants

ROAD, STORM DRAINAGE AND GRADING PLAN

THE VILLAGES MPD

PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	3/12/14	PER CITY COMMENTS 3/28/2014		
2	4/21/14	PER CITY COMMENTS 3/14/2014 AND 4/4/2014		
3	5/28/14	PER CITY COMMENTS 5/20/2014		
4	6/10/14	RESUBMITTAL		

REVIEWED BY: DATE:

ALAN D. FURE, PE
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
JEFFREY L. COX, ASLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORZ.: 1"=50' VERT.: N/A

PRELIMINARY

THOMAS P. MATT
STATE OF WASHINGTON
53768
REGISTERED PROFESSIONAL ENGINEER
6/10/14

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JOB NO. 05-336

SHEET NO. RS1

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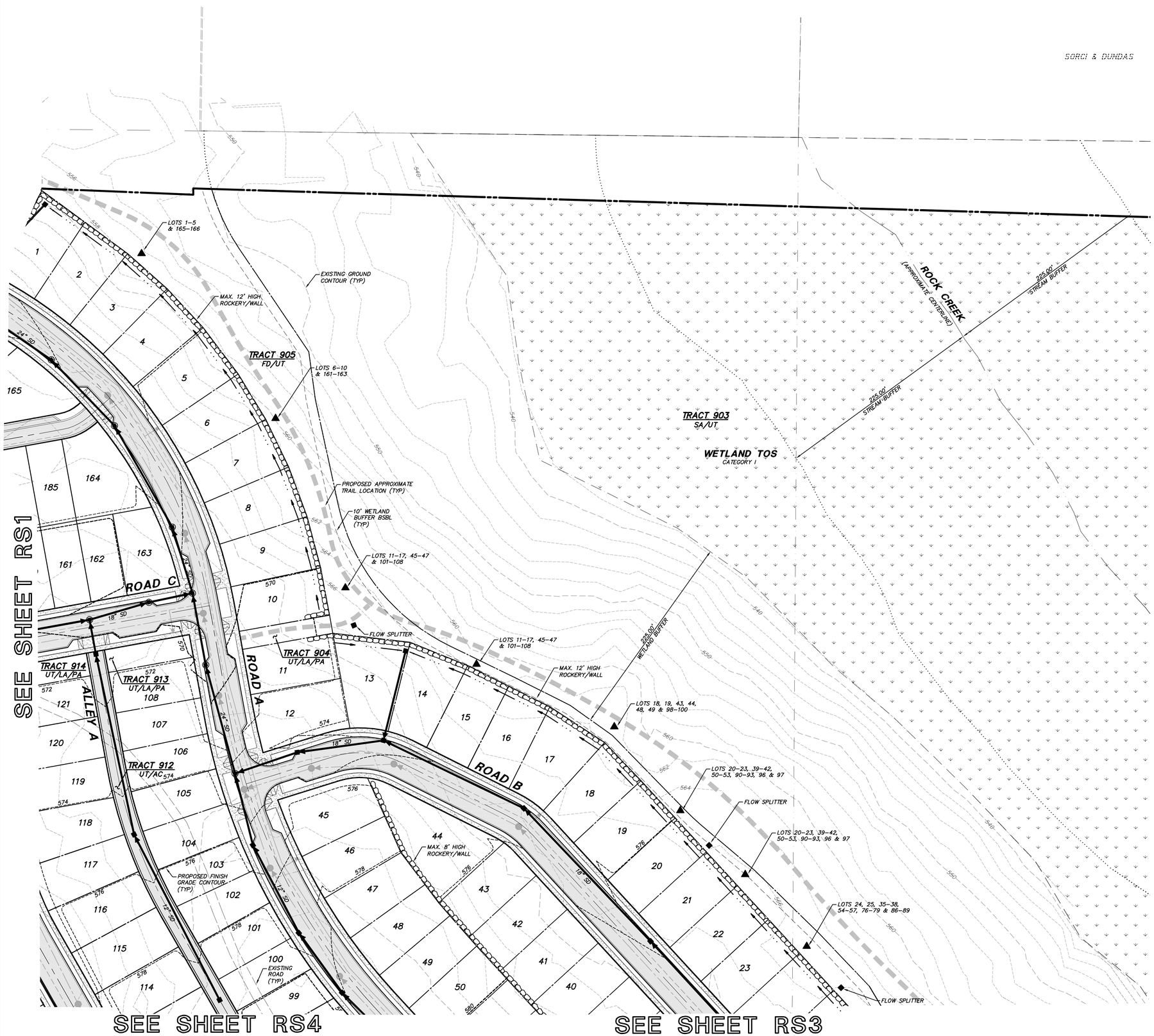
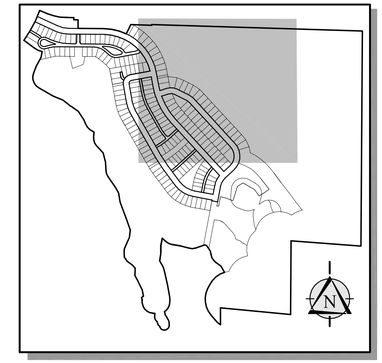
PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.





KEY MAP
NOT TO SCALE

SCALE: 1" = 50'
0 25 50 100

TRACT DESIGNATION LEGEND

AC – ACCESS
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PA – PEDESTRIAN ACCESS
PK – PARK
SA – SENSITIVE AREA AND BUFFER
UT – UTILITY

LEGEND

PROPOSED FEATURES

BOUNDARY
RIGHT–OF–WAY
LOT LINE
GUTTER, FLOW, & CURB LINE
CENTER LINE
EASEMENT
420 10' PROPOSED CONTOURS
422 2' PROPOSED CONTOURS
ROCKERY
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE ROAD OR SIDEWALK
FLOW DISPERSAL TRENCH PER CITY OF BLACK DIAMOND STANDARD PLAN SD–15
APPROXIMATE LOCATION OF RAIN GARDEN SWALE
STORM DRAIN PIPE
CATCH BASIN, TYPE I
CATCH BASIN, TYPE II
PIPE FLOW

NOTE
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ROAD, STORM DRAINAGE AND GRADING PLAN

THE VILLAGES MPD

PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

REVIEWED BY: NO.	DATE	REVISION	DATE: BY	CK
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2	4/21/14	PER CITY COMMENTS 3/14/2014 AND 4/4/2014		
3	5/20/14	PER CITY COMMENTS 5/20/2014		
4	6/10/14	RESUBMITTAL		

ALAN D. FURE, PE
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
JEFFREY L. COX, ASLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORIZ.: 1"=50' VERT.: N/A

PRELIMINARY

THOMAS P. MATT
STATE OF WASHINGTON
33766
REGISTERED PROFESSIONAL ENGINEER
6/10/14

STAMP NOT VALID UNLESS SIGNED AND DATED

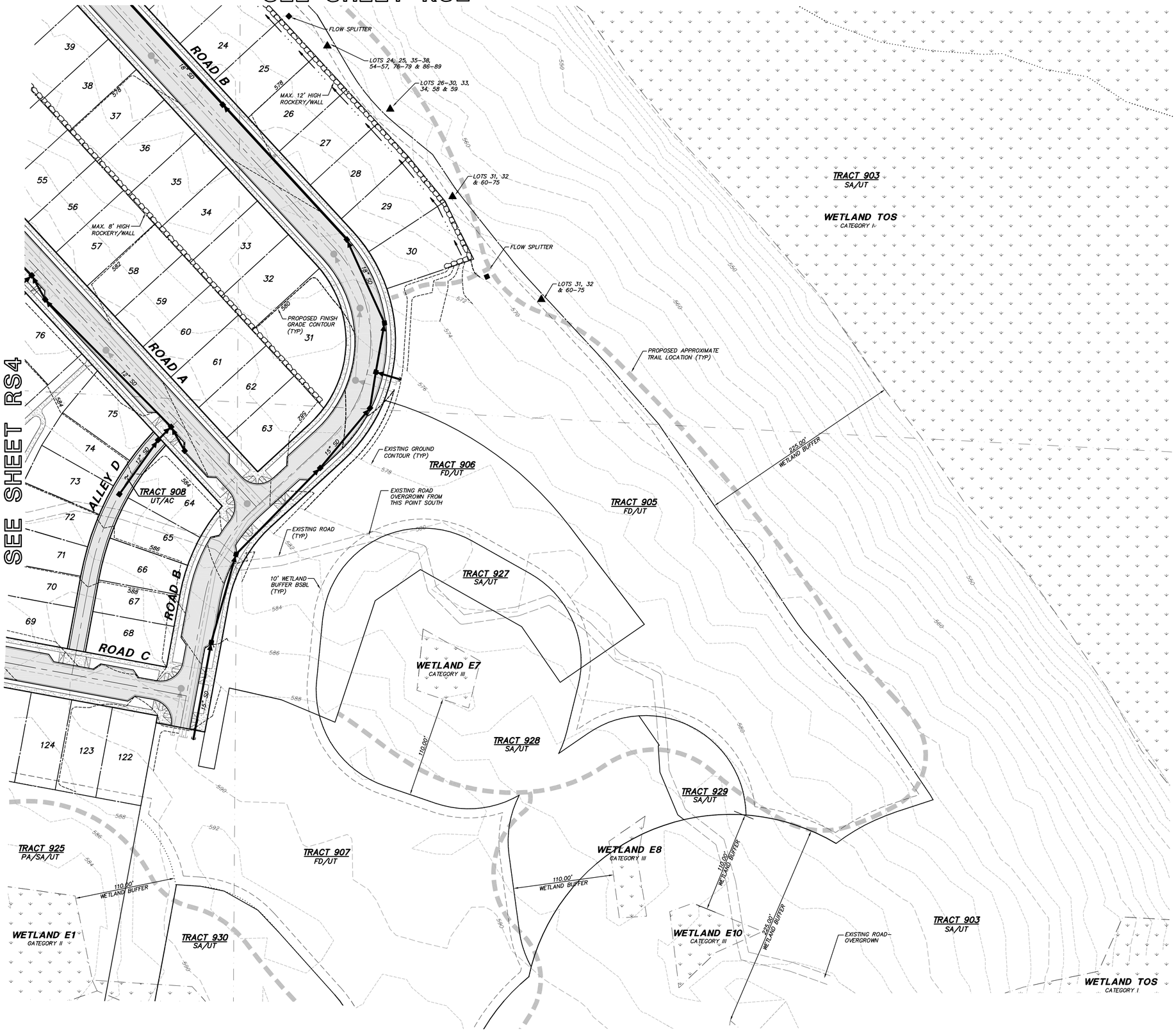
JOB NO. 05-336

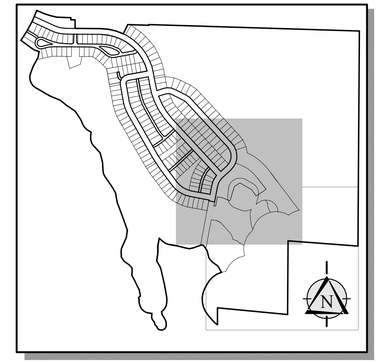
SHEET NO. RS2

SEE SHEET RS2

PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.

SEE SHEET RS4





KEY MAP
NOT TO SCALE

SCALE: 1" = 50'
0 25 50 100

TRACT DESIGNATION LEGEND

AC – ACCESS
FD – FUTURE DEVELOPMENT
LA – LANDSCAPE
PA – PEDESTRIAN ACCESS
PK – PARK
SA – SENSITIVE AREA AND BUFFER
UT – UTILITY

LEGEND

PROPOSED FEATURES

- BOUNDARY
- RIGHT–OF–WAY
- LOT LINE
- GUTTER, FLOW, & CURB LINE
- CENTER LINE
- EASEMENT
- 420 10' PROPOSED CONTOURS
- 422 2' PROPOSED CONTOURS
- ROCKERY
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ROAD OR SIDEWALK
- FLOW DISPERSAL TRENCH PER CITY OF BLACK DIAMOND STANDARD PLAN SD–15
- APPROXIMATE LOCATION OF BIORETENTION SWALE
- STORM DRAIN PIPE
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- PIPE FLOW

NOTE
ALL ROAD SECTIONS TO BE PER THE VILLAGES MPD DEVELOPMENT AGREEMENT.

BIORETENTION SWALE LOCATION SHOWN IS APPROXIMATE. FINAL DESIGN OF BIORETENTION SWALE TO BE COORDINATED WITH LANDSCAPE AND UTILITY DESIGN.

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YARROWBAY HOLDINGS

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-8929
425.821.8448
425.821.3461 fax
800.488.0756 toll free
www. triadassociates.net
Land Development Consultants

ROAD, STORM DRAINAGE AND GRADING PLAN

THE VILLAGES MPD

PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

REVISIONED BY:				
NO.	DATE	REVISION	BY	CK
1	3/12/14	PER CITY COMMENTS 2/28/2014		
2	4/21/14	PER CITY COMMENTS 3/14/2014 AND 4/4/2014		
3	5/20/14	PER CITY COMMENTS 5/20/2014		
4	6/10/14	RESUBMITTAL		

ALAN D. FURE, PE
PROJECT MANAGER
MARK S. HARRISON, PLS
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FIRST SUBMITTAL DATE: 11/4/2013
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PRELIMINARY

THOMAS P. MATT
STATE OF WASHINGTON
33766
REGISTERED PROFESSIONAL ENGINEER
4/10/14

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JOB NO. 05-336

SHEET NO. RS3

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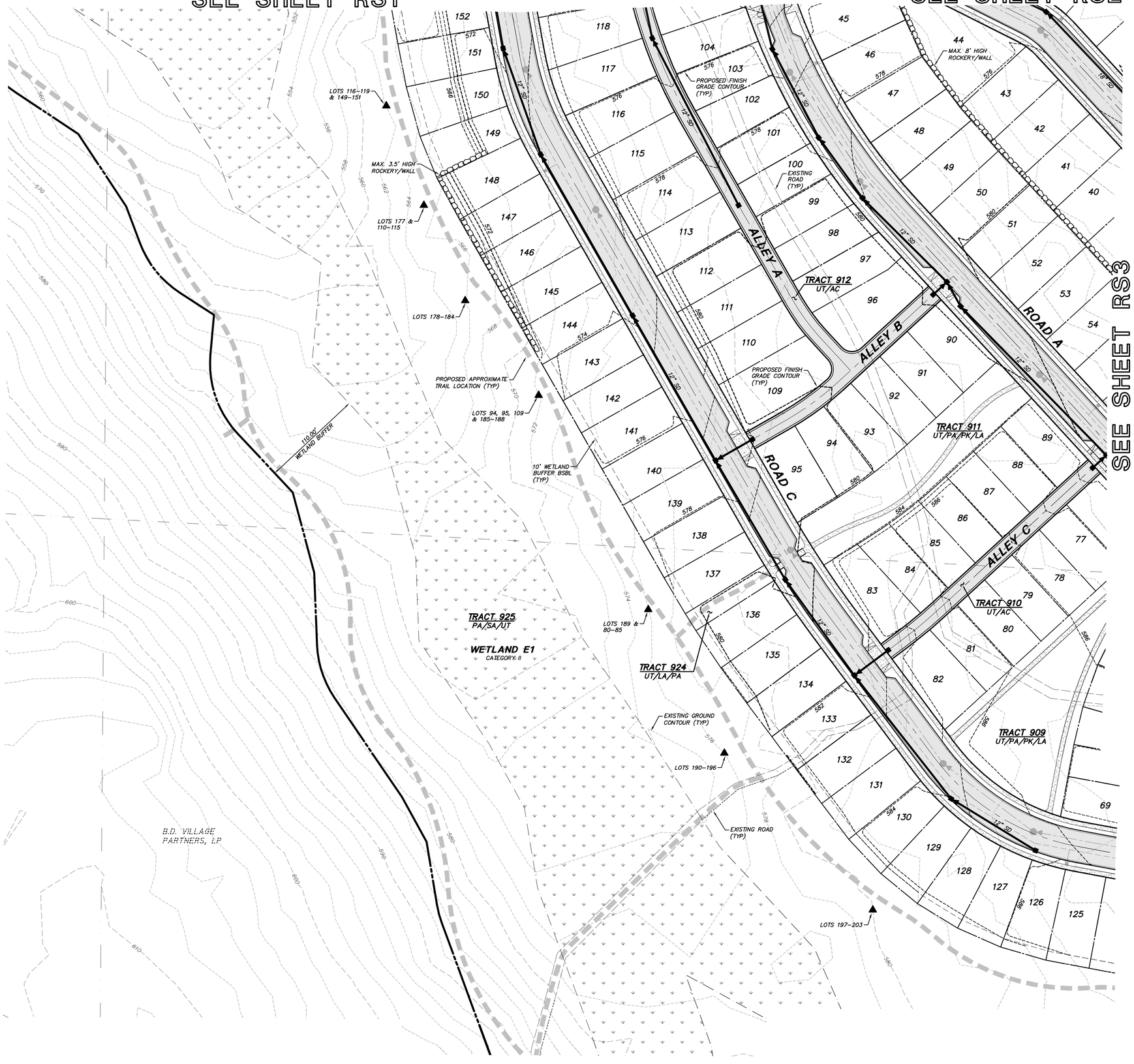
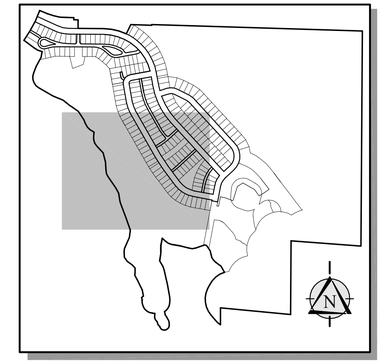
SEE SHEET RS1 — PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M. — SEE SHEET RS2





KEY MAP
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ROAD, STORM DRAINAGE AND GRADING PLAN

THE VILLAGES MPD
PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

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PRELIMINARY

THOMAS P. MATT — STATE OF WASHINGTON — 33768 — REGISTERED PROFESSIONAL ENGINEER
6/10/14

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SHEET NO. RS4

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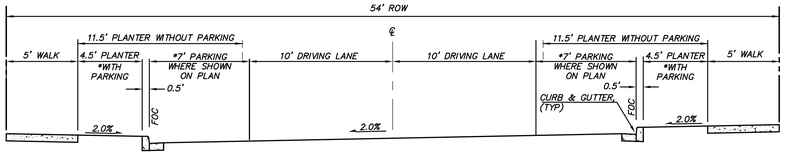
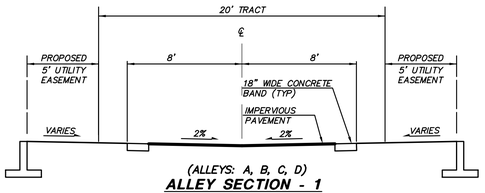
PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.

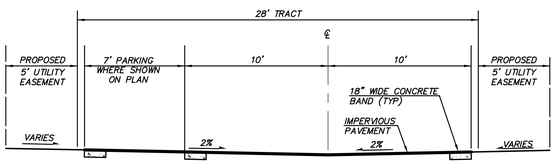


(ROADS: A, B, C)
ROAD SECTION
SCALE: 1"=5' H&V

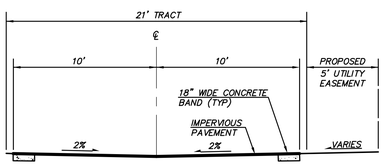
NOTE:
ALL ALLEY TRACTS TO BE 20' WIDE. ALLEY SURFACE TO BE 16' WIDE WHERE ACCESS NOT REQUIRED BY FIRE MARSHALL



(ALLEYS: A, B, C, D)
ALLEY SECTION - 1
SCALE: 1"=5' H&V

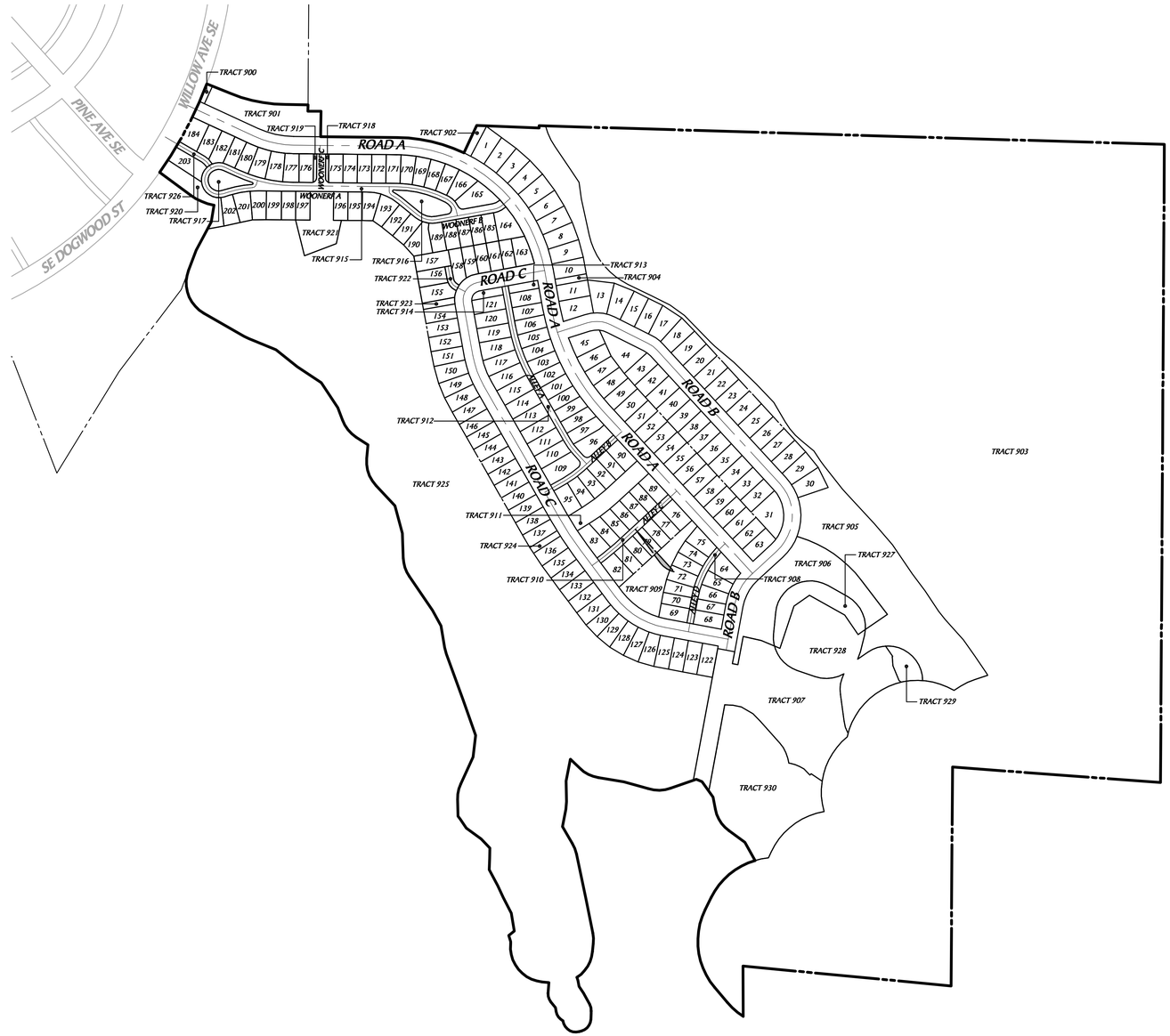


(WOONERFS: A, B, C)
WOONERF - 1
SCALE: 1"=5' H&V



(WOONERFS: A, B)
WOONERF - 2
SCALE: 1"=5' H&V

WHERE FIRE ACCESS IS REQUIRED BY THE FIRE MARSHALL IN ALLEYS, ALLEYS SHALL BE A MINIMUM 20' WIDE, REQUIRE "NO PARKING" SIGNAGE AND ENFORCEMENT, AND ADDRESSING OF HOMES WILL NEED TO BE PROVIDED ON BOTH THE FRONT AND BACK OF STRUCTURES.



SHADED AREAS INDICATE AREAS THAT ARE MORE THAN 150' FROM A STREET

ACCESS EXHIBIT

SCALE: 1" = 200'
0 100 200 400

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ROAD SECTION ACCESS EXHIBIT

THE VILLAGES MPD
PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

NO.	DATE	REVISION	BY	CK
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FIRST SUBMITTAL DATE: 11/4/2013
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PRELIMINARY

THOMAS P. MATT
STATE OF WASHINGTON
33768
REGISTERED PROFESSIONAL ENGINEER
6/10/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-336

SHEET NO. RD1

griffith, Jun 10, 2014 - 12:55pm
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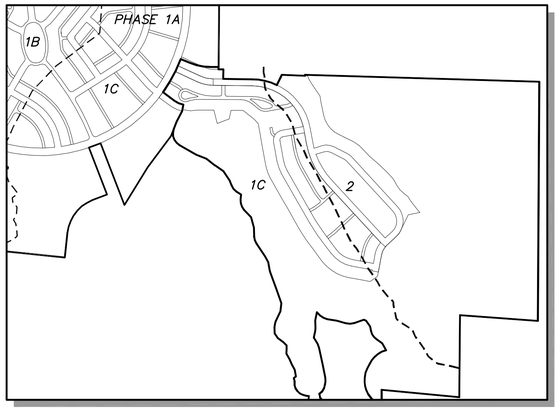
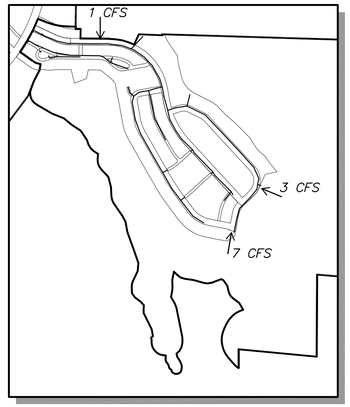
PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.



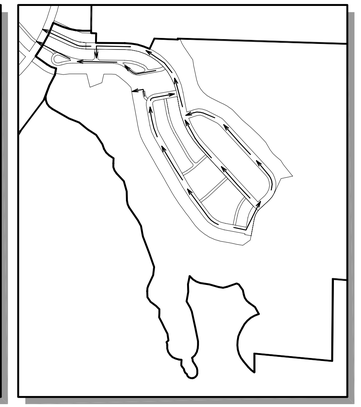
STORMWATER MANAGEMENT ZONES

1C AREA NOT TRIBUTARY TO HORSESHOE LAKE OR LAKE SAWYER
2 AREA TRIBUTARY TO LAKE SAWYER



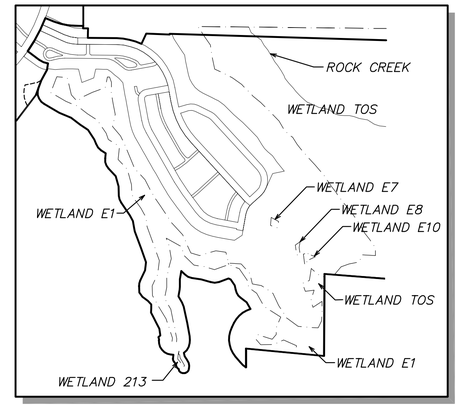
CAPACITY REQUIREMENTS

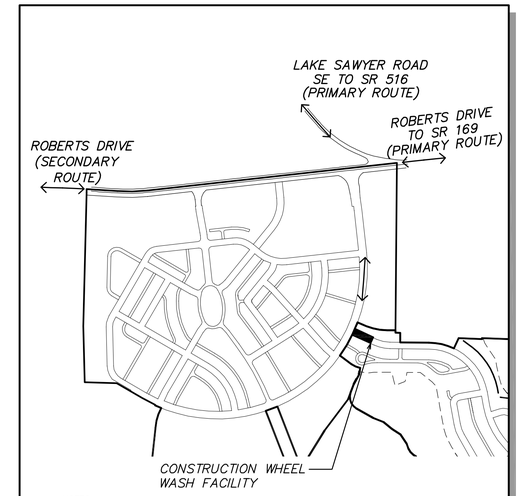
STORMWATER CAPACITY SHOWN ENTERING PHASE 2 PLAT C RESERVED FOR FUTURE PHASES OF DEVELOPMENT OF THE VILLAGES MPD



EMERGENCY OVERFLOW ROUTES

STORM AVAILABILITY

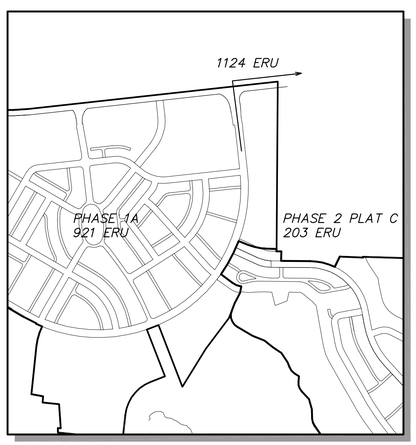




NOTES:
1. MASTER DEVELOPER SHALL INCLUDE THE FOLLOWING PROVISION IN CLEARING, GRADING AND CONSTRUCTION CONTRACTS: "EXCEPT FOR THE WESTERLY 1,000 FEET OF SE GREEN VALLEY ROAD (FROM SR 169), SE GREEN VALLEY ROAD SHALL NOT BE USED AS A CONSTRUCTION HAUL ROUTE BY CONTRACTORS OR ITS AGENTS."
2. CONSTRUCTION TRAFFIC CONTROL DESIGN WILL BE PROVIDED AS PART OF FINAL ENGINEERING PLANS FOR REVIEW AND APPROVAL BY THE CITY OF BLACK DIAMOND.

SENSITIVE AREAS

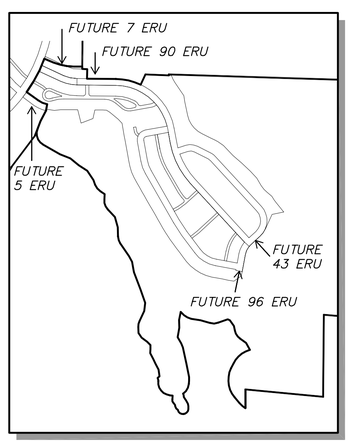
PRELIMINARY HAUL ROUTE PLAN



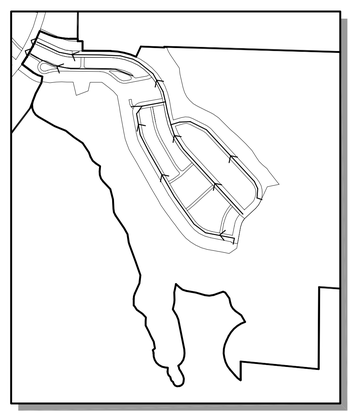
CAPACITY REQUIREMENTS
(THIS PERMIT)

*TABLE 11-4-1 OF THE VILLAGES MASTER PLANNED DEVELOPMENT, DEVELOPMENT AGREEMENT SHOWS THAT WASTEWATER STORAGE FACILITIES ARE NOT REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE DWELLING UNIT THAT USES THE 1150TH ERU

NOTE THAT THE VILLAGES PHASE 1A PLAT IS ENTITLED FOR 921 ERU'S THIS PLAT PROPOSES 203 ERUS FOR A TOTAL OF 1124 ERU'S

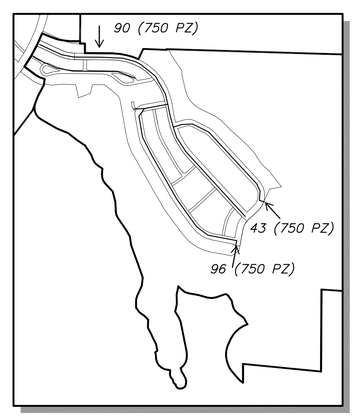


CAPACITY REQUIREMENTS
(FUTURE)

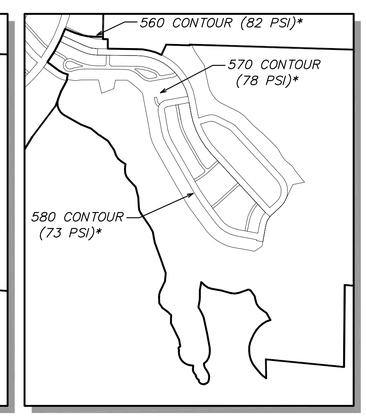


PIPE ROUTES
→ GRAVITY

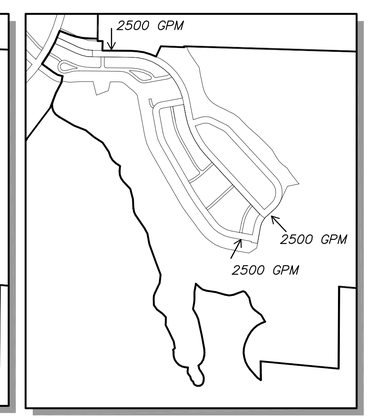
SEWER AVAILABILITY



CAPACITY REQUIREMENTS



PRESSURE REQUIREMENTS
( )* APPROXIMATE STATIC WATER PRESSURE BASED ON 750 PRESSURE ZONE



FIREFLOW REQUIREMENTS

WATER AVAILABILITY

YARROWBAY HOLDINGS

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UTILITY AVAILABILITY/SENSITIVE AREAS

THE VILLAGES MPD
PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

NO.	DATE	REVISION	BY	CK
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SHEET NO. UA1

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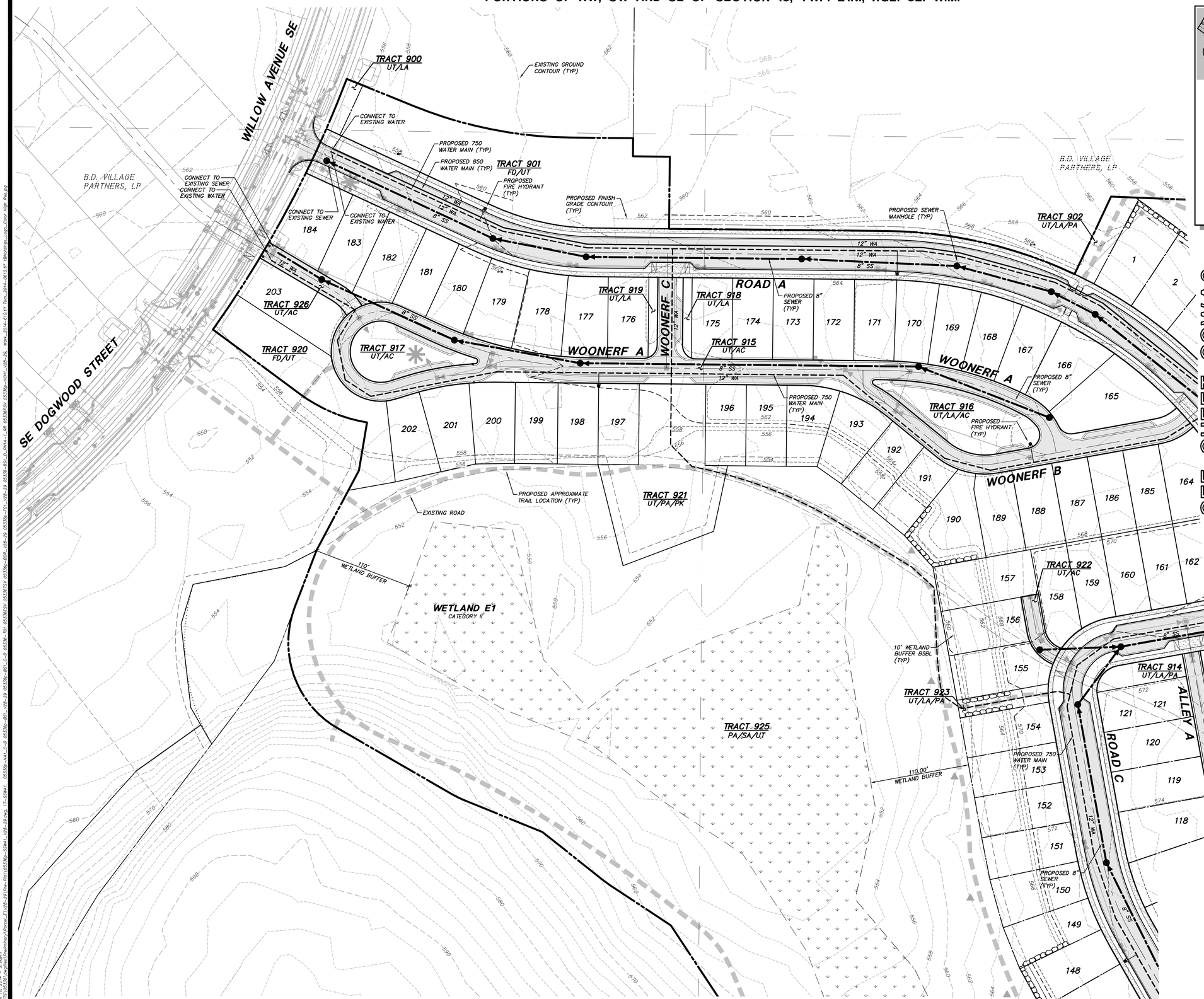

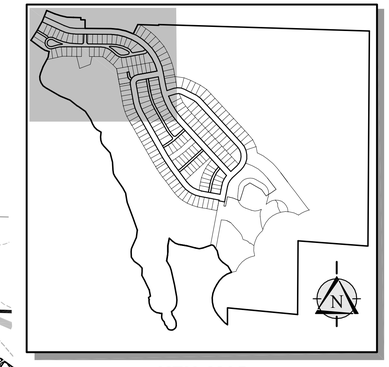

KEY MAP
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SS = GRAVITY SEWER MAIN
12" WA = 12" WATER MAIN (750 PRESSURE ZONE)
12" WA (850 PZ) = 12" WATER MAIN (850 PRESSURE ZONE)
SEWER MANHOLE
PIPE FLOW
FIRE HYDRANT

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SANITARY SEWER AND WATER PLAN

THE VILLAGES MPD
PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

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9/10/14

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SHEET NO. SSWA1

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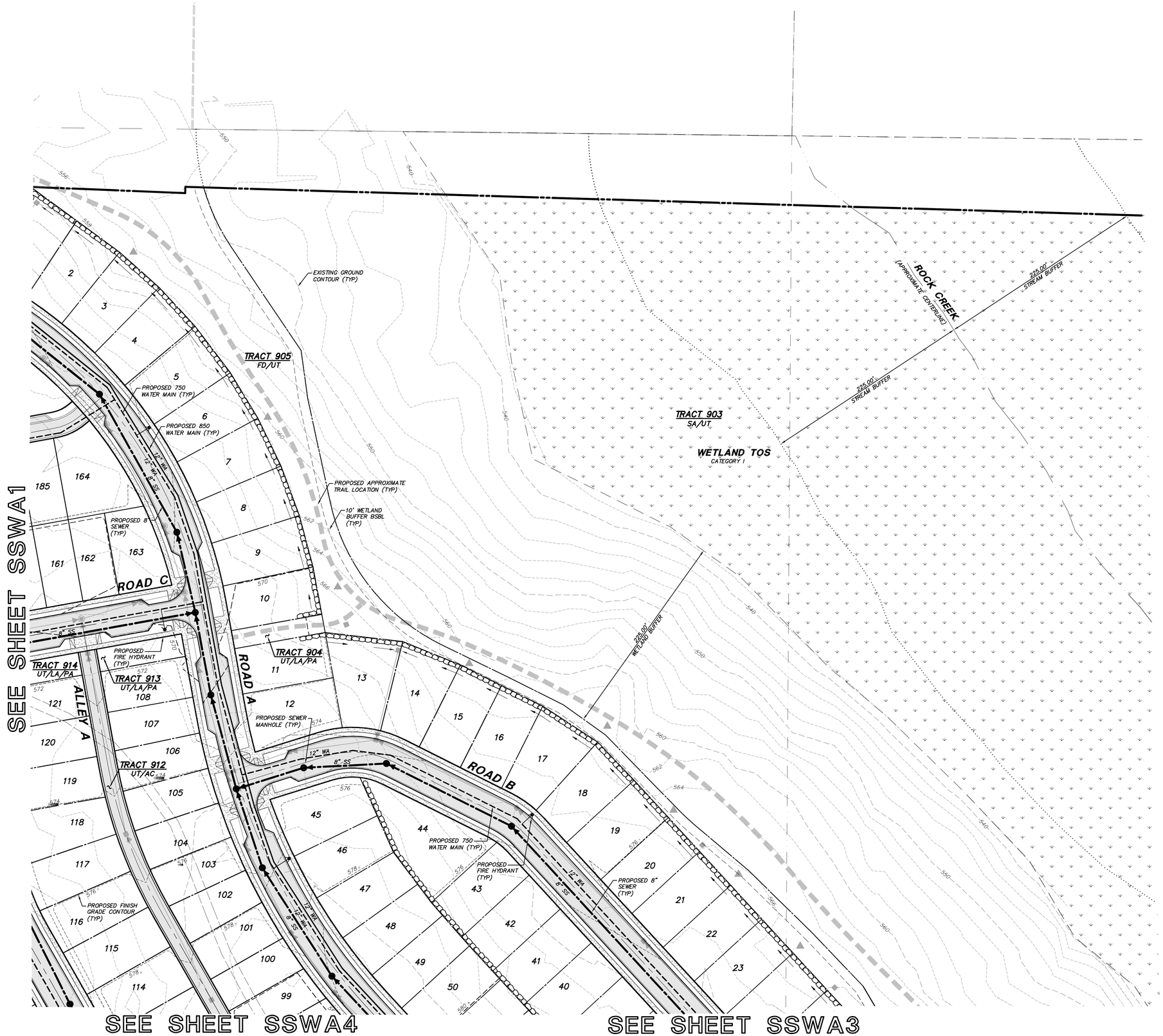

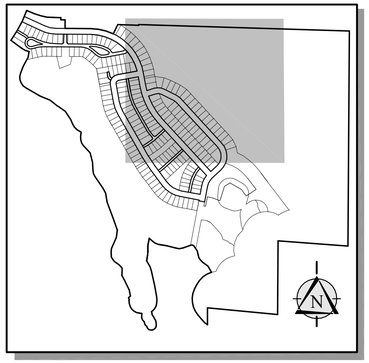

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- 422 — 2' PROPOSED CONTOURS
- ROCKERY
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ROAD OR SIDEWALK
- SS = GRAVITY SEWER MAIN
- 12" WA = 12" WATER MAIN (750 PRESSURE ZONE)
- 12" WA (850 PZ) = 12" WATER MAIN (850 PRESSURE ZONE)
- SEWER MANHOLE
- PIPE FLOW
- FIRE HYDRANT

NOTE
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YARROWBAY HOLDINGS

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-8929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www. triadassociates.net
Land Development Consultants

SANITARY SEWER AND WATER PLAN

THE VILLAGES MPD
PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	3/12/14	PER CITY COMMENTS 3/28/2014		
2	4/21/14	PER CITY COMMENTS 3/14/2014 AND 4/4/2014		
3	5/29/14	PER CITY COMMENTS 5/20/2014		
4	6/10/14	RESUBMITTAL		

REVIEWED BY: DATE:

ALAN D. FURE, PE
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
JEFFREY L. COX, ASLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORZ.: 1"=50' VERT.: N/A

PRELIMINARY

THOMAS P. MATT
STATE OF WASHINGTON
33768
REGISTERED PROFESSIONAL ENGINEER
6/10/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-336

SHEET NO. SSWA2

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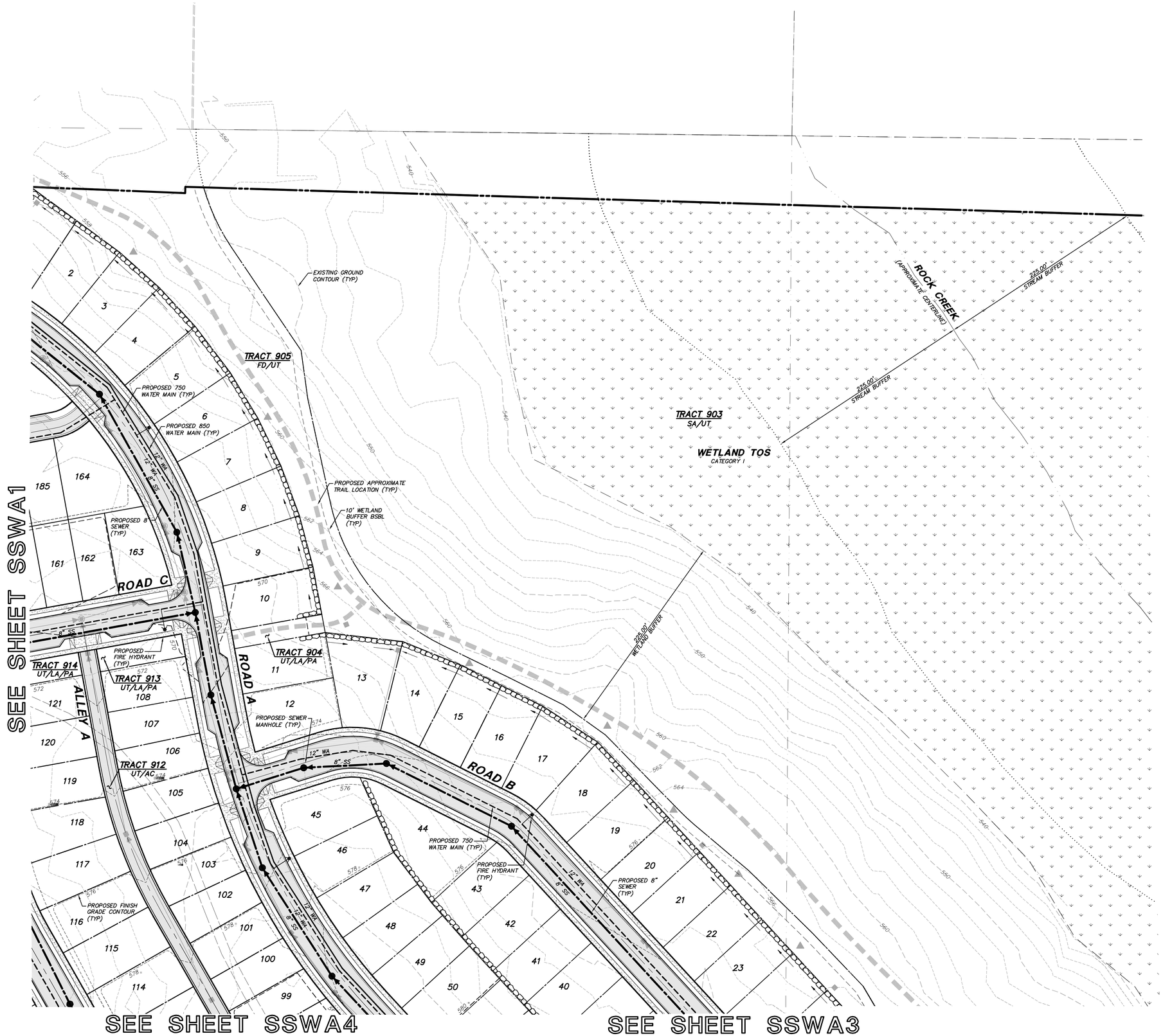
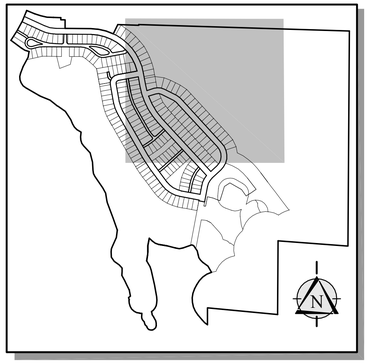
PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.





KEY MAP
NOT TO SCALE

SCALE: 1" = 50'
0 25 50 100

TRACT DESIGNATION LEGEND

AC – ACCESS
FD – FUTURE DEVELOPMENT
LA – LANDSCAPE
PA – PEDESTRIAN ACCESS
PK – PARK
SA – SENSITIVE AREA AND BUFFER
UT – UTILITY

LEGEND

PROPOSED FEATURES

- BOUNDARY
- RIGHT–OF–WAY
- LOT LINE
- GUTTER, FLOW, & CURB LINE
- CENTER LINE
- EASEMENT
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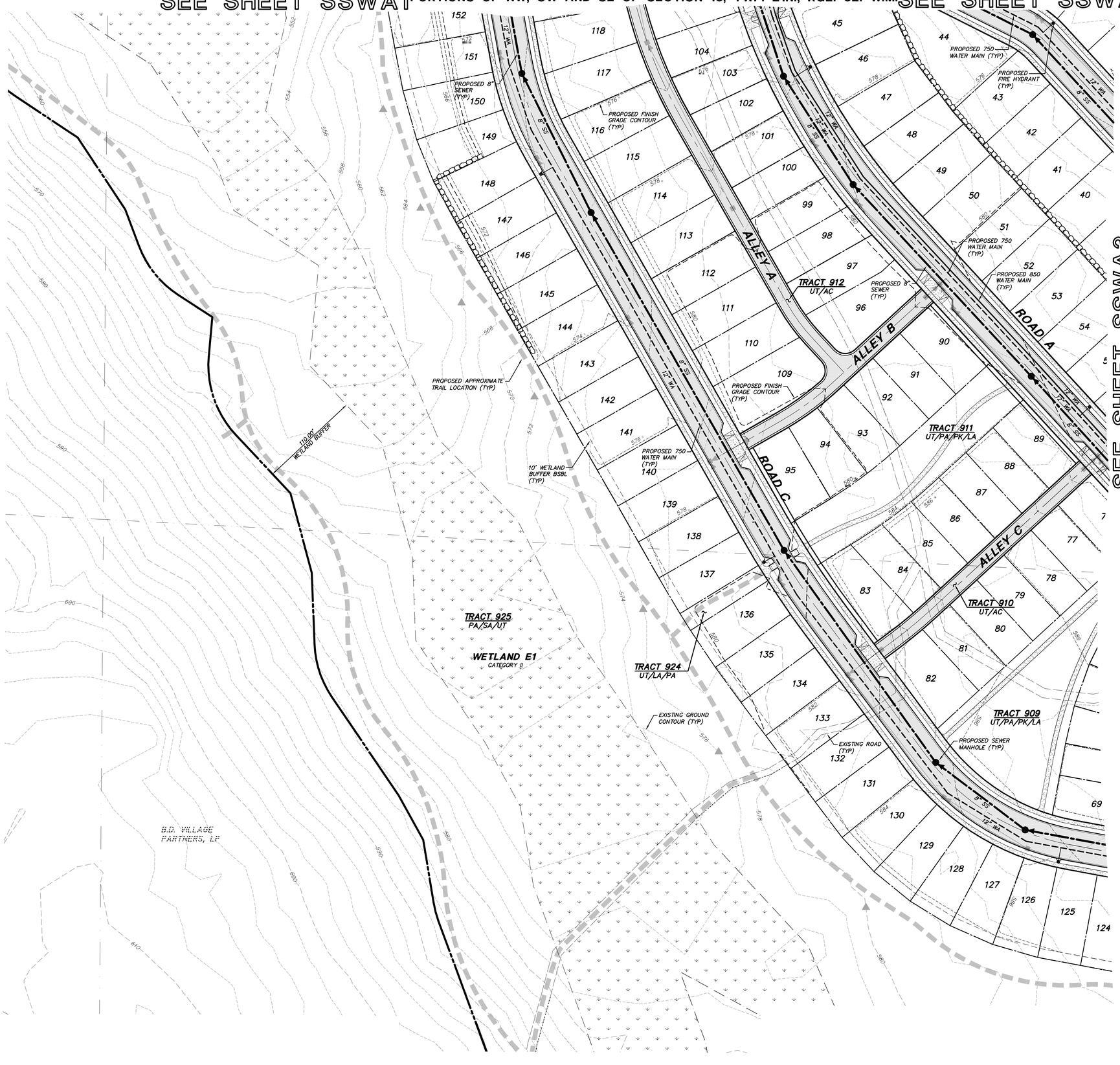
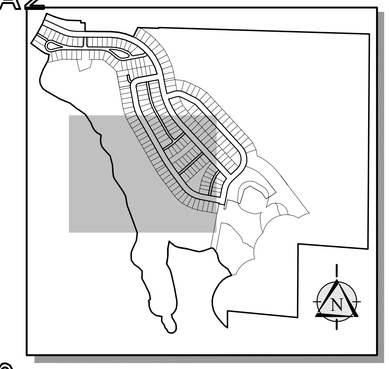
SEE SHEET SSWA1 PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M. SEE SHEET SSWA2



SEE SHEET SSWA3



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