

16a.

City Reviews and Preliminary Approval
Correspondence

Stacey Welsh

correspondence

From: Stacey Welsh
Sent: Friday, April 04, 2014 5:26 PM
To: Colin Lund
Cc: Christy Todd; Andy Williamson
Subject: PLN13-0026 (LLA)

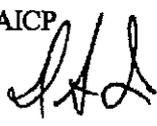
Mr. Lund,

Staff has completed the review of the Lot Line Adjustment resubmittal received on March 26, 2014. To provide further clarification, on Sheet 8 please amend the note regarding The Villages Phase 1A Preliminary Plat to state "approved preliminary" rather than "proposed". All other comments have been adequately addressed. As you know, due to BDMC 18.08.130.C.1 the effective date of this Type 1 (The Villages MPD Phase 2 Plat C Lot Line Adjustment) decision shall be no sooner than the date of final city action on the related Type 2 or higher application (The Villages MPD Phase 2 Plat C Preliminary Plat). Let me know if you have any questions.

Stacey Welsh, AICP
Community Development Director
City of Black Diamond
PO Box 599
Black Diamond, WA 98010
360-886-5700
swelsh@ci.blackdiamond.wa.us

1019 39th Ave SE, Suite 100
Puyallup, WA 98374
T. 253.604.6600 F. 253.604.6799
www.parametrix.com

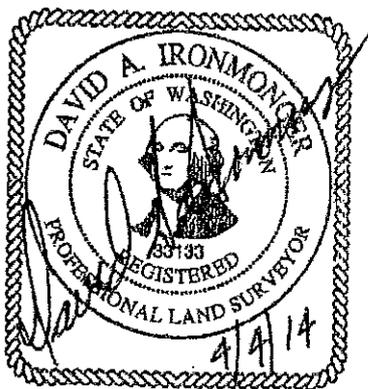
TECHNICAL MEMORANDUM

Date: April 4, 2014
To: Ms. Stacey Welsh, AICP
Senior Planner
From: David Ironmonger 
Subject: 2nd Survey Review of Lot Line Adjustment
cc: Austin R. Fisher, P.E. and Project File
Project Number: 247-3043-013 (05/01)
Project Name: Villages MPD Phase 2 Plat C Pre-Plat
LLA Application (PLN13-0026)

I have completed my second review of the above referenced Lot Line Adjustment.
I have found that all survey related comments as outlined in Technical Memorandum dated November 25, 2013 have been addressed.

I have also reviewed the Temporary Access Easement as it applies to Lots 2, 3 and 4 of the proposed LLA and find that it can be placed on the ground and it too is acceptable.

I have no other comments.



Stacey Welsh

From: David Ironmonger <DIronmonger@parametrix.com>
Sent: Friday, April 04, 2014 10:34 AM
To: Stacey Welsh
Subject: Review of LLA (PLN13-0026)
Attachments: SPUYA-Dino14040409310.pdf

Hi Stacey,

The attached memo is in reference to my second review of "Villages MPD Phase 2 Plat C Pre-Plat LLA Application" and Temporary Access Easement.

Everything looks good, all comments addressed.

Would you like me to return any of the plans, closure sheets and draft easement?

If not, we'll just keep them on file.

Thanks

Parametrix

inspired people . inspired solutions . making a difference

David A. Ironmonger, PLS
Survey Supervisor
1019 39th Ave SE, Suite 100
Puyallup, WA 98374
phone: 253.604.6600
fax: 253.604.6799
cell: 206.255.6165
dironmonger@parametrix.com



Before printing, please think green.

Stacey Welsh

From: Dan Ervin <dervin@rh2.com>
Sent: Saturday, February 15, 2014 3:59 PM
To: Stacey Welsh
Subject: Re: Lot Line Adjustment (PLN13-0026)

No. Not if parametrix I checking for survey closure.

Sent from my iPhone

On Feb 14, 2014, at 10:57 AM, "Stacey Welsh" <SWelsh@ci.blackdiamond.wa.us> wrote:

Dan,

We have a Lot Line Adjustment application in conjunction with The Villages MPD Phase 2 Plat C. Do you need to review this? I've already sent it to Parametrix for survey review.

Thank you,

Stacey Welsh, AICP
Community Development Director
City of Black Diamond
PO Box 599
Black Diamond, WA 98010
360-886-5700
swelsh@ci.blackdiamond.wa.us

Stacey Welsh

From: Stacey Welsh
Sent: Monday, December 23, 2013 9:13 AM
To: Angela Hill; Colin Lund
Subject: LLA Review Letter
Attachments: PLN130026FirstReviewLetter.pdf; PMX Comments 112513.pdf

Please review the enclosed comments on the LLA; hard copy to follow in the mail.

Stacey Welsh, AICP
Community Development Director
City of Black Diamond
PO Box 599
Black Diamond, WA 98010
360-886-5700
swelsh@ci.blackdiamond.wa.us



CITY OF BLACK DIAMOND

P.O. Box 599
24301 Roberts Drive
Black Diamond, WA 98010

Phone: (360) 886-5700
Fax: (360) 886-2592
www.ci.blackdiamond.wa.us

December 20, 2013

BD VILLAGE PARTNERS, LP
ATTN: COLIN LUND
10220 NE POINTS DRIVE, SUITE 310
KIRKLAND WA 98033

RE: Villages MPD Phase 2 Plat C Pre-Plat LLA Application (PLN13-0026)

Mr. Lund,

Staff has completed the first review of the Lot Line Adjustment (LLA) application submitted on November 8, 2013. Review comments are provided below. Please modify the application materials appropriately and return three copies of both the LLA drawing and letter addressing changes made.

Community Development Review Comments

All Sheets:

- 1) In the upper left corner title block change project number to PLN13-0026.

Sheet 1:

- 1) Change Declaration and Approval blocks year to "2014".

Sheet 2:

- 1) Under title exception #12 move the "for" line down.
- 2) Correct the contents of title items #24 & 25 per the Title Report.

Sheet 3:

- 1) Access easement recording number placeholders--are these to be part of this LLA?

Sheet 5:

- 1) Where is the reference to Detail 3 shown?
- 2) The Line Legend shows utilities, but they do not appear to be shown anywhere (presumably will be near Lot 1).

Sheet 8:

- 1) The Villages Development Agreement Exhibit U shows wetland buffer on a portion of the Guidetti property.
- 2) Add a note regarding existence of The Villages MPD Phase 1A Preliminary Plat.

Misc.

- 1) On Sheets 5-7 remove the proposed trail shown for these properties; it is not required to be shown here and is not approved.
- 2) Please be aware of BDMC 18.08.130.C.1, regarding processing. The effective date of the Type 1 (LLA) decision shall be no sooner than the date of final city action on the related Type 2 or higher application (Preliminary Plat).

Survey Review Comments

- 1) See attached Technical Memorandum dated November 25, 2013 and redline mark-up from Parametrix (Sheets 1-8).

If you have any questions regarding this response please contact me at 360-886-5700 or swelsh@ci.blackdiamond.wa.us.

Sincerely,

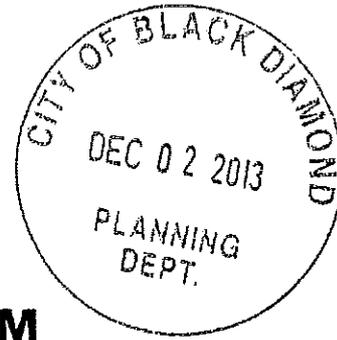


Stacey Welsh, AICP
Community Development Director

Enc. Technical Memorandum dated November 25, 2013
Redline mark-up LLA Sheets 1-8

Cc: Triad Associates 12112 115th Ave NE, Kirkland, WA 98034 (w/o redline mark-up)

1019 39TH AVE SE, SUITE 100
PUYALLUP, WA 98374
T. 253.604.6600 F. 253.604.6799
www.parametrix.com



TECHNICAL MEMORANDUM

Date: November 25, 2013
To: Stacey Welsh, AICP
Community Development Director
From: David Ironmonger 
Subject: Survey Review of Lot Line Adjustment
cc:
Project Number: 247-3043-013
Project Name: The Villages MPD Phase 2 Plat C Preliminary Plat PLN13-0026

Dear Ms. Welsh,

I have completed a survey review of the above referenced Lot Line Adjustment and have the following comments:

1. In the upper left hand corner of all pages, please provide the City of Black Diamond Lot Line Adjustment Number PLN 13 – 0026.
2. Sheet 3 of 8, it appears that line work identifying the “Old Lot Line” has been turned off or frozen, please provide.
3. Sheet 3 of 8 please provide TPN for Parcel A.
4. Sheet 3 of 8 please move text so as not to conflict with line work; description, 5/8” rebar and cap...
5. Sheet 4 of 8 please move text so as not to conflict with line work; description, Found rebar and cap.....
6. Sheet 6 of 8 when comparing the closure report to curve C28, the report defines this curve as non-tangent, please review and if necessary provide radial bearing.
7. Sheet 7 of 8 – the above referenced non-tangent curve is associated with this sheet as well. Curve 25 differs from closure report by 3”, please review. Closure report for Lot 4 omits Curve 6, please review and revise.
8. Changes to the acreage as a result of an updated closure report should be negligible. However, you may want to review the acreage chart on sheet 3 of 8 once adjustments have been made.
9. Provide recording number for 20 foot access easements encumbering Lots 4 and 10 of LLA PLN 12-0013.

I have provided a redline mark-up of the proposed Lot Line Adjustment and the closure report in support of my comments.

For any questions on the survey comments please contact Dave Ironmonger, Survey Supervisor, at dironmonger@parametrix.com or at (253) 604-6624.

Exhibit B

City of Black Diamond On-Call Task Request

| | | | |
|-------------------------|------------------------------------|---------------------|--------------------|
| Date: | 11/20/13 | City Staff Contact: | Stacey Welsh, AICP |
| Project Name: | The Villages MPD Ph 2 Plat C - LLA | Phone: | (360) 886-2560 |
| Parametrix Project No.: | 247-3043-013 | Fax: | (360) 886-2592 |
| Request Made To: | David Ironmonger, PLS | | |
| Parametrix Phone: | (253) 604-6624 | | |
| Parametrix Fax: | (253) 604-6799 | | |

Scope of Task Request

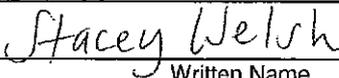
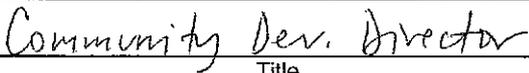
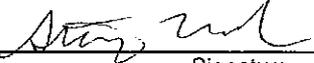
Provide survey review of Lot Line Adjustment (LLA) for The Villages MPD Phase 2 Plat C Preliminary Plat, as prepared by Triad Associates. Effort will include but not be limited to the following:

- Review title report for easements and other encumbrance.
- Review document for compliance with City of Black Diamond Municipal Codes as well as WAC and RCW requirements governing recorded surveys.
- Compare bearings, distances, and curve data shown on the drawing to the provided Parcel Map Check.
- Review all written data for accuracy, spelling, and content.
- Prepare technical memorandum identifying any omissions, corrections, or clarifications and a red-line markup of the submitted LLA addressing any concerns or corrections as they relate to survey issues.

Budget Estimate:

| | | | | | David A. Ironmonger | Linda K. Edwards | Shannon E. Ihlen | Marriah K. Harse |
|----------------------|------|----------------------------------|-------------------|-------------|---------------------|----------------------------|-------------------------------|--------------------|
| | | | | | Sr Surveyor | Publications Specialist II | Sr Project Control Specialist | Project Accountant |
| Burdened Rates: | | | | | \$143.00 | \$83.00 | \$63.00 | \$63.00 |
| Phase | Task | Description | Labor Dollars | Labor Hours | | | | |
| 05 | | The Villages MPD Ph 2 Plat C LLA | | | | | | |
| | 01 | LLA Review | \$1,988.00 | 16 | 12 | 1 | 2 | 1 |
| Labor Total | | | \$1,988.00 | | | | | |
| Expense Total | | | \$12.00 | | | | | |
| Project Total | | | \$2,000.00 | | | | | |

Task Request Approval:

| | |
|---|--|
|  |  |
| Written Name | Title |
|  | 11-20-13 |
| Signature | Date |

*Costs are billed on a time and materials basis, Parametrix, Inc. shall notify the City should additional funds be necessary to complete the task order. Additional work beyond that which is ordered by the City shall not commence until written notification is received from the City.

PLN13-0026



CITY OF BLACK DIAMOND

P.O. Box 599
24301 Roberts Drive
Black Diamond, WA 98010

Phone: (360) 886-5700
Fax: (360) 886-2592
www.ci.blackdiamond.wa.us

November 18, 2013

BD Village Partners, LP
Attn: Colin Lund
10220 NE Points Drive, Suite 310
Kirkland WA 98033

RE: The Villages MPD Phase 2 Plat C Lot Line Adjustment (file no. PLN13-0026)
Notice of Complete Application

Pursuant to Black Diamond Municipal Code (BDMC) 18.08.110.D, this letter serves as official notice that The Villages MPD Phase 2 Plat C Lot Line Adjustment application, which was submitted on November 8, 2013, has been determined to be "complete" for processing as of the date of this letter. As provided in BDMC 18.08.110, the City may request additional information during the course of its review of the application, should it determine that to be necessary. Staff looks forward to working with you on this proposal. Please feel free to contact me should you have questions about the review process.

Sincerely,

Stacey Welsh, AICP
Community Development Director