

20c.

Plat 2C Stormwater Deviation Determination: approval of
Alternative Stormwater Zone Delineation
August 12, 2014



CITY OF BLACK DIAMOND

Mailing Address: P.O. BOX 599

Physical Address: 24301 ROBERTS DRIVE, STE. B
BLACK DIAMOND, WA 98010

PHONE (360)886.5700 · FAX (360)886.2592

PHASE 2C STORMWATER DEVIATION DETERMINATION

ALTERNATIVE STORMWATER ZONE DELINEATION

Findings:

- The Designated Official has met with the Public Works Director and the Master Development Review Team in consideration of a deviation to modify stormwater zone boundaries in Phase 2C to minimize the potential for phosphorus discharge to Lake Sawyer,
- The deviation was requested by Yarrow Bay Holdings on November 8th, 2013 in association with the Phase 2C Preliminary Plat, specifically in the Preliminary Stormwater Report,
- The deviation request is applicable to phase 2C of The Villages project,
- The deviation request is consistent with the goals and guidelines in the Development Agreement, is compliant with the Hearing Examiner Conditions of Approval for the MPD, and is within the SEPA envelope for the Villages EIS,
- The deviation request will not increase city operation or maintenance costs and is not a public hazard or nuisance,
- The deviation was reviewed by the MDRT engineering consultant and recommended for approval in a memo dated July 17th 2014.

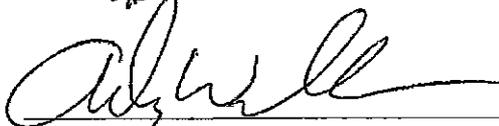
SPECIFIC FINDINGS

1. **Will the Deviation achieve the intended result with comparable or superior design and quality of improvement?** Yes. Predevelopment hydrology will be maintained. Off-site discharge rates and volumes will not be affected by this deviation, nor will intra-plat stormwater discharges, infiltration or stormwater release locations. This deviation will only affect the type (as it relates to water quality) of stormwater that is discharged at various stormwater facilities and will favor discharge of cleaner stormwater at more sensitive locations.
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2. **Will the Deviation adversely affect safety or operations?** No. This deviation does not impact the size, number or types of facilities proposed.
3. **Will the Deviation adversely affect maintenance and its associated costs?** No. This deviation does not impact the size, number or types of facilities proposed.
4. **Will the deviation adversely affect the aesthetic appearance?** No. All of the facilities are below grade and not visible to the public.
5. **Will the Deviation impact future expansion, development or redevelopment?** No. This deviation does not impact the size, number or types of facilities proposed, and does not affect facilities or processes that are off-site.

Public Works hereby approves the Deviation Request (Nov 8th, 2013) for revised zone boundaries within Plat 2C, as described in the RH2 Engineering memo dated July 17th 2014, with the following conditions:

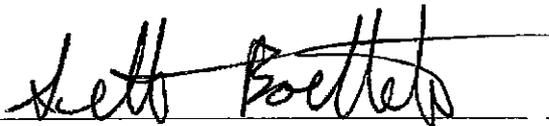
1. *The deviation does not modify the predevelopment hydrology for the adjacent receiving wetlands,*
2. *The deviation triggers requirements for development within the Lake Sawyer drainage basin and the attendant phosphorus monitoring requirements in Appendix "O" of the Development Agreement*
stb Exhibit



Andrew Williamson
Designated Official - MDRT/Economic
Development Director

8/12/2014

Date



Seth Boettcher
Public Works Director

8-12-2014

Date



Dan Ervin
MDRT Engineering Consultant

8.12.2014

Date