

21.

Road Section Deviation Request, letter from YarrowBay
January 27, 2014



REVISION/CORRECTION SUBMITTAL FORM

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Submittal Requirements:

All revisions / correction submittals MUST contain the following:

1. A completed City of Black Diamond Revision/Correction submittal form
2. Two (2) sets of revised and/or corrected drawings/sheets (wet stamped by architect, if applicable).
3. Revised structural calculations, if applicable (must be stamped by engineer)
4. A written letter to the City that shows an itemized summary of your submittal (must include sheet and detail numbers)
5. All changes **MUST BE CLOUDED** or **HIGHLIGHTED** on each plan set

Ref: PN 11-0001

Date: 1-27-2014

Permit #: PC1312-0024

Property Address: Villages MPD PP Phase 1A Road Section Deviation

Project Name: _____

Contact Person: Colin Lund

Phone: 425-898-2120

Email: clund@yarrowdayholdings.com

TYPE OF SUBMITTAL:

() **REVISION:** A change the applicant has made to a plan that is either:

1. An approved plan already issued by the City or
2. A project under current plan review

() **CORRECTION:** An applicant response to a correction letter written by the City to the applicant

Permit Issued? () Yes () No *A plan check fee for revision is \$84 per hour with a minimum of \$42 for 1/2 hour

Please describe revision/correction submittal:

Deviation from road section - alternative rain garden width/ configuration

Sheets Affected: _____ If more than two (2) sheets will be changed, please submit two (2) new full sets of plans. Revisions on issued permits only require submittal of the affected sheets.

For City Use Only:

REQ'D APPROVAL	CHECKED BY	ROUTE TO	DATE	INITIAL	COMMENTS	FEES
()	1. BUILDING					
()	2. PLANNING	<u>SW</u>	<u>1/27</u>	<u>SW</u>	<u>defer to pw.</u>	
()	3. FIRE					
()	4. PW	<u>AW/SB</u>	<u>1/27</u>			
()	5					

TOTAL \$

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it passed

January 27, 2014

Andy Williamson
Economic Development Director
City of Black Diamond
P.O. Box 599
Black Diamond, WA 98010

RE: The Villages MPD Preliminary Plat Phase 1A Road Section Deviation

Dear Mr. Williamson:

Pursuant to Section 6.2 of the Villages MPD Development Agreement dated December 12, 2011, variation to street standards within The Villages MPD "shall be reviewed and approved pursuant to the standards and processes set forth in Black Diamond Engineering Design and Construction Standards ["BDEDCS"]..." As such, BD Village Partners, LP hereby respectfully requests consideration and approval by the City Engineer of a deviation from the road section, as shown in BDEDCS Standards DWG TR-7 ("TR-7"), for Preliminary Plat 1A (PLN 11-0001).

A deviation request has previously been submitted and approved (PUB12-0024) to allow the use of rain gardens in the street Right-of-Way for stormwater management with a width of 11.5 feet located between the curb and the sidewalk. Exhibit 1 attached shows the rain garden configuration and location previously approved. This deviation is a request from the prior approved deviation to allow the use of alternative rain garden widths/configurations and to allow the rain gardens to be located outside of the street Right-of-Way in the adjacent Open Space Tracts. The variable width rain gardens for this deviation request would be located in the adjacent Open Space Tract either between the curb and sidewalk/walkway or between the sidewalk/walkway and the back of the Open Space Tract as shown on the attached exhibits 2 and 3. The rain gardens are proposed to be used within Preliminary Plat 1A (PLN 11-0001) to integrate Low Impact Development ("LID") techniques into the implementing project as required by Section 7.7.7(A)(6) of the Villages MPD Development Agreement dated December 12, 2011 and the Villages MPD Condition of Approval No. 67.

BDEDCS Section 1.3 sets out five criteria for the City Engineer's approval of deviation requests. Each of these criteria is addressed in detail below.

Deviation Compliance Criteria:

The deviation will achieve the intended result with a comparable or superior design and quality of improvement. The requested deviations will provide comparable access and circulation. The deviations requested will provide superior stormwater management by allowing incorporation of Low Impact Development techniques into the road section.

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The deviation will not adversely affect safety or operations. These requested deviations will provide comparable operations. The deviations requested will increase safety by locating the rain gardens farther away from the edge of the traveled roadway.

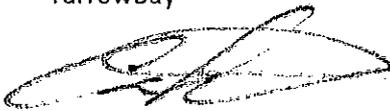
The deviation will not adversely affect maintenance and its associated cost. The requested deviations will not adversely affect maintenance and its associated cost. The maintenance costs to the City will be reduced since the rain gardens included in the requested deviations will be owned and maintained by the Master Developer and/or HOA.

The deviation will not adversely affect the aesthetic appearance. The deviations requested will increase aesthetic appearance. The rain gardens proposed with these requested deviations will allow alternative shapes to the previously approved rectangular rain garden shape, which will provide additional visual interest to the streetscape. Landscape planting plans for rain gardens will be reviewed and approved with Landscape Plans to ensure rain garden plantings are aesthetic.

The deviation will not impact future expansion, development, or redevelopment. Access and circulation will be equivalent with these proposed rain gardens located in the adjacent Open Space Tracts and therefore not impact future expansion, development, or redevelopment.

If you have any questions relating to this request, please give me a call at (425) 898-2120.

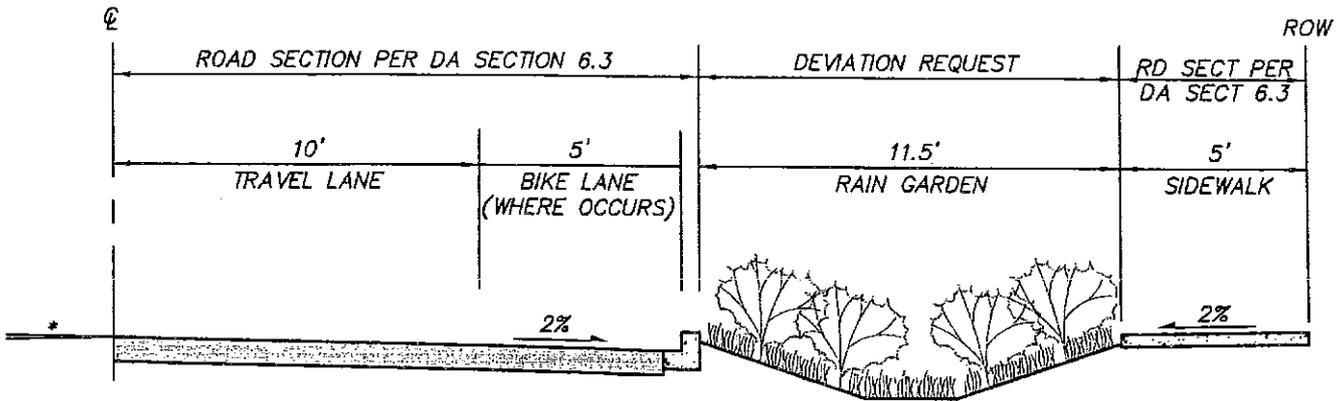
Sincerely,
YarrowBay



Colin Lund
Chief Entitlement Officer

EXHIBIT 1

**RAIN GARDEN LOCATION AND SIZE APPROVED WITH
PUB12-0024**



* NOTE: THE ROAD SECTION MAY BE CONSTRUCTED AS EITHER A CROWNED ROAD SECTION OR A SINGLE SLOPE ROAD SECTION. THE SINGLE SLOPE ROAD SECTION WHERE USED ALLOWS RUNOFF FROM THE ENTIRE ROAD SECTION TO DRAIN TO RAIN GARDENS LOCATED ON ONE SIDE OF THE STREET.

ROAD CROSS SECTION WITH RAIN GARDEN

SCALE: 1"=5' H&V

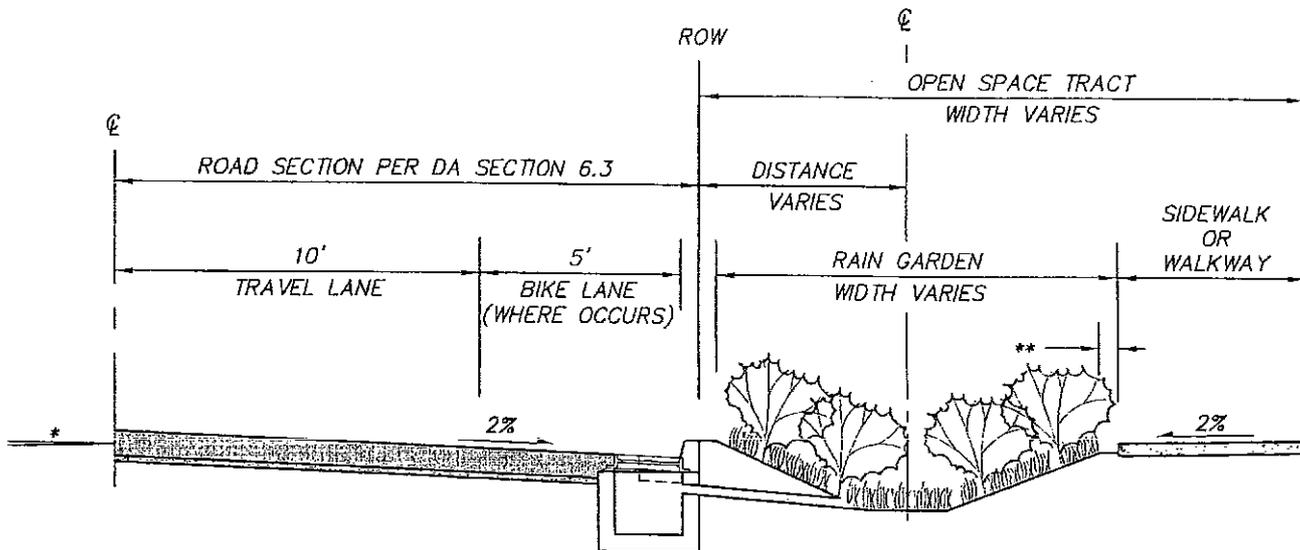
DATE: 1/27/14

JAN 27 2014

11:11 AM

EXHIBIT 2

PROPOSED RAIN GARDEN LOCATED BETWEEN R-O-W AND SIDEWALK.



* NOTE: THE ROAD SECTION MAY BE CONSTRUCTED AS EITHER A CROWNED ROAD SECTION OR A SINGLE SLOPE ROAD SECTION. THE SINGLE SLOPE ROAD SECTION WHERE USED ALLOWS RUNOFF FROM THE ENTIRE ROAD SECTION TO DRAIN TO RAIN GARDENS LOCATED ON ONE SIDE OF THE STREET.

** NOTE: PROVIDE MINIMUM OF 6 INCH WIDE LEVEL AREA ADJACENT TO SIDEWALK BEFORE SLOPING DOWN INTO RAIN GARDEN.

ROAD CROSS SECTION WITH RAIN GARDEN

NOT TO SCALE

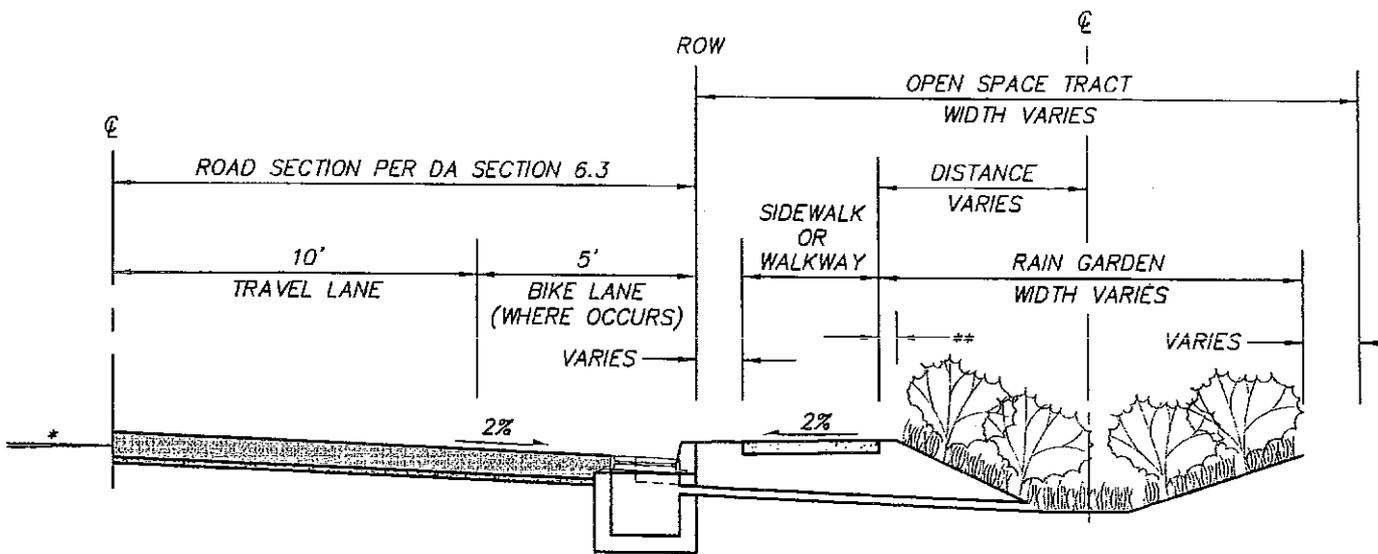
COMMUNITY DEVELOP.

JAN 27 2011

TRUCKEE, VT

EXHIBIT 3

PROPOSED RAIN GARDEN LOCATED BETWEEN SIDEWALK AND TRACT LINE.



* NOTE: THE ROAD SECTION MAY BE CONSTRUCTED AS EITHER A CROWNED ROAD SECTION OR A SINGLE SLOPE ROAD SECTION. THE SINGLE SLOPE ROAD SECTION WHERE USED ALLOWS RUNOFF FROM THE ENTIRE ROAD SECTION TO DRAIN TO RAIN GARDENS LOCATED ON ONE SIDE OF THE STREET.

** NOTE: PROVIDE MINIMUM OF 6 INCH WIDE LEVEL AREA ADJACENT TO SIDEWALK BEFORE SLOPING DOWN INTO RAIN GARDEN.

ROAD CROSS SECTION WITH RAIN GARDEN

NOT TO SCALE

PLANNING DEVELOP.

JAN 27 2018

REVISIONS