

22.

Phase 2 Overall Grading Plan: Triad Associates
memorandum to Andrew Williamson

November 21, 2013

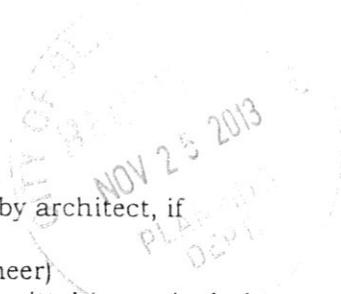


REVISION/CORRECTION SUBMITTAL FORM

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



See also plan sets

Date: 11/25/13

Permit #: _____

Property Address: see plans
 Project Name: Phase 2 Plat A, Phase 2 Plat B & Phase 2 Plat C
 Contact Person: Colin Lund
 Phone: (425) 898-2100
 Email: clund@yanowbayholdings.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 ½ hour

Please describe revision/correction submittal:
Overall Grading Plan for Phase 2 of The Villages & Lawson Hills MPDS

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					
<i>ll</i>	2. PLANNING	<u>SW</u>				
()	3. FIRE					
()	4. PW					
()	5					

TOTAL \$



MEMORANDUM

Date: November 21, 2013
To: Andrew Williamson
From: Thomas P. Matt, P.E.
Re: Phase 2 Overall Grading Plan
Triad Job No.: 05-336
Copies To: Colin Lund



11/21/13



Dear Mr. Williamson:

This memorandum has been prepared and submitted to document the preliminary earthwork quantities for Phase 2 of The Villages and Lawson Hills MPDs. MPD Condition of Approval #110 of The Villages and Lawson Hills MPDs states: "Prior to approval of the first implementing plat or site development permit within a phase, the applicant shall submit an overall grading plan that will balance the cut or fill so that the amount of cut or fill does not exceed the other by more than 20%". Preliminary grading plans for all of Phase 2 of the MPDs have been prepared and sent to Earthwork Services, Inc. for earthwork quantity takeoff. Earthwork quantities for all of Phase 2 have been estimated less the stormwater facility associated with The Villages Phase 1A Preliminary Plat. The Villages Phase 1A Preliminary Plat Condition of Approval #53 states "The stormwater facility located to the south of PP1A and shown on plat sheets RS7 through RS9 dated 8/23/12 shall be designed and built at this time to accommodate all future phases of The Villages MPD that may potentially drain to it". Earthwork quantities for this stormwater facility were not included in this estimate since earthwork quantities associated with the stormwater facility were previously included with the Phase 1A overall grading plan.

The Phase 2 earthwork quantities have been calculated between existing contours and preliminary proposed finish grade contours shown on the Phase 2 preliminary grading plans. The first attachment shows the total earthwork quantities for the Phase 2 portion of The Villages MPD less the stormwater facility as 444,053 CY of cut and 383,689 CY of fill. These cut and fill quantities are within approximately 16% of each other. The second attachment shows the total earthwork quantities for the Phase 2 portion of Lawson Hills MPD as 205,370 CY of cut and 189,892 CY of fill. These cut and fill quantities are within approximately 8% of each other. The total Phase 2 earthwork quantities less The Villages Phase 1A stormwater facility are estimated to be 649,423 CY of cut and 573,581 CY of fill. These combined cut and fill quantities are within approximately 13% of each other. Therefore, Phase 2 of the MPDs are in compliance with Condition of Approval #110 when looked at individually and when combined.

Please let me know if you have any questions on this.

Sincerely,

Thomas P. Matt, P.E.

November 11, 2013

Triad and Associates

RE: Villages

Dear Sirs,

Enclosed please find grid elevation, cut/fill graphics and volumes for this project, which was calculated using the average end area method and the following assumptions:

1. **No stripping was applied to the site.**
2. **A depth of 0" from design elevations to subgrade in the areas.**

TOTAL RAW VOLUMES IN PLACE

(Volumes are in Cubic Yards)

<u>Activity</u>	<u>Area (ft²)</u>	<u>Cut Volume</u>	<u>Fill Volume</u>
Finish Site	5,949,062	444,053	383,689

Please call after you have reviewed this information if you have any questions.

* Raw volumes have not been adjusted to reflect shrink or swell for compaction and expansion and are volumetric areas only.



PO Box 640
 1116 1st St.
 Cosmopolis, WA 98537

Phone: (360) 533-2007 Fax: (360) 533-1618

Email: earthwork@earthworkservices.com

Web: www.earthworkservices.com

November 12, 2013

Earthwork Services Job# 25240

Jeff Popolow
 Triad Associates
 12112 115th Ave. NE
 Kirkland, WA 98034

RE: Lawson Hills PH2

Dear Jeff,

Enclosed please find grid elevation, cut/fill graphics and volumes for this project, which was calculated using the average end area method and the following assumptions:

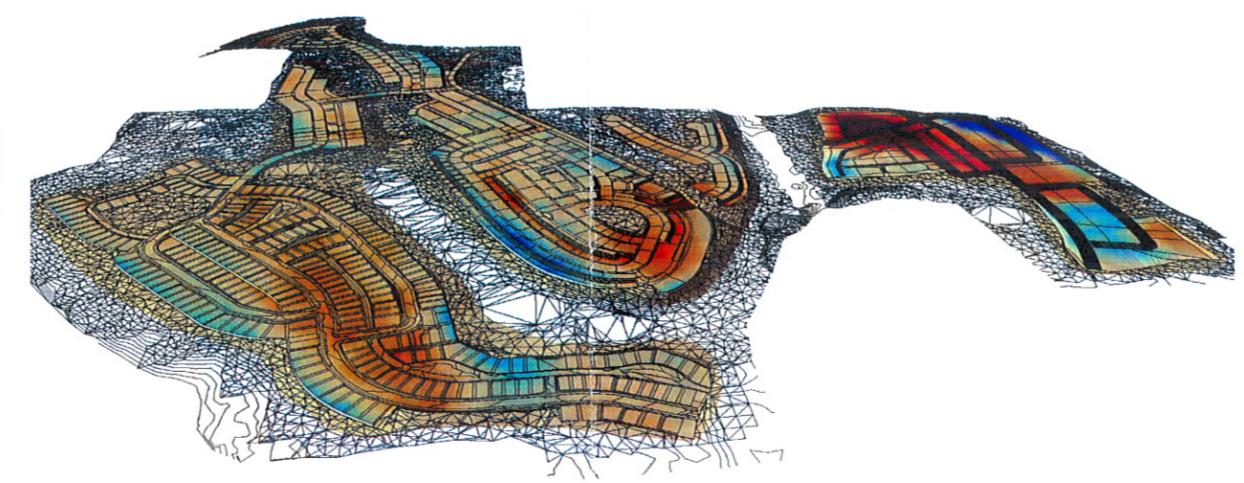
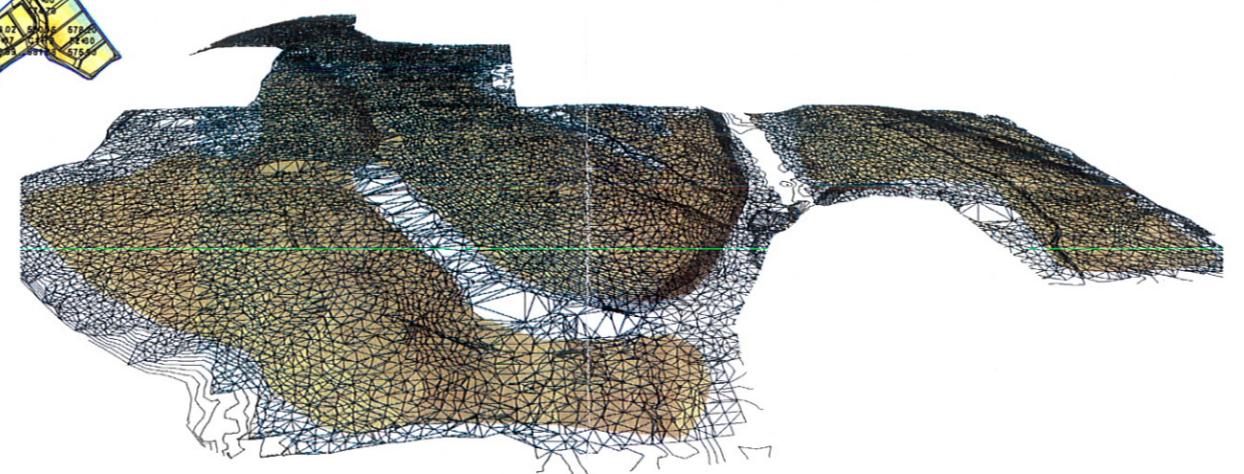
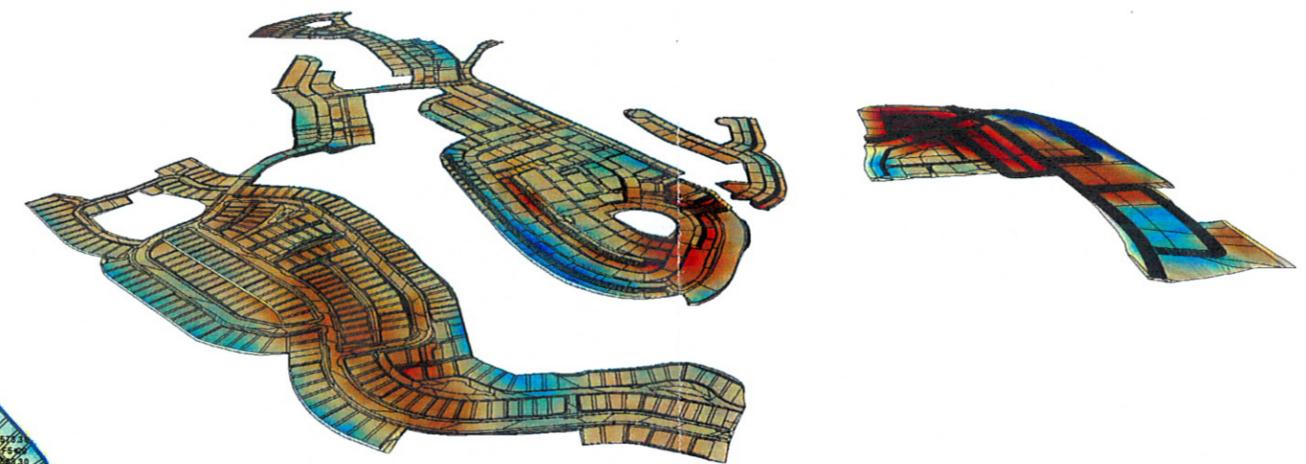
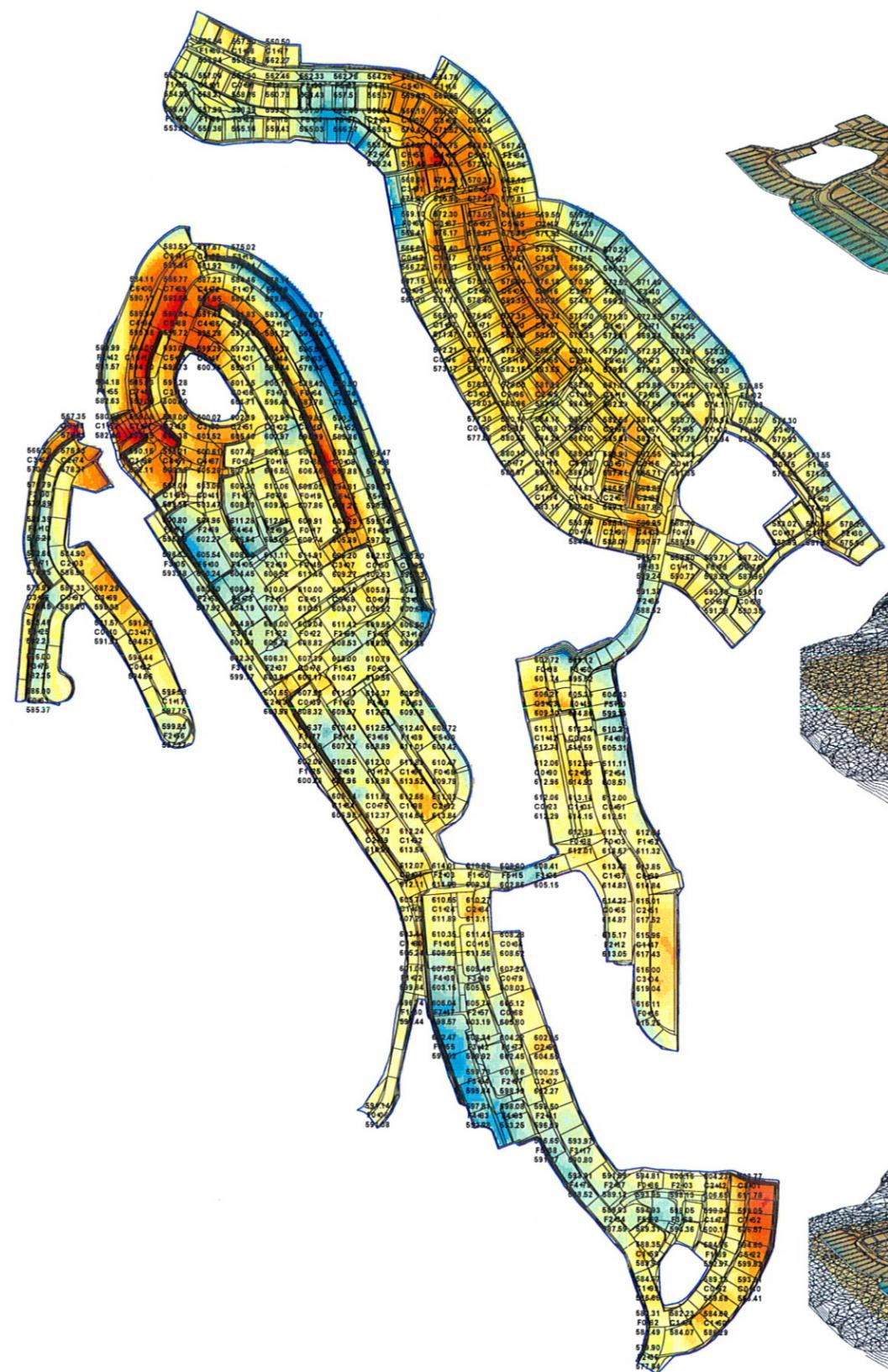
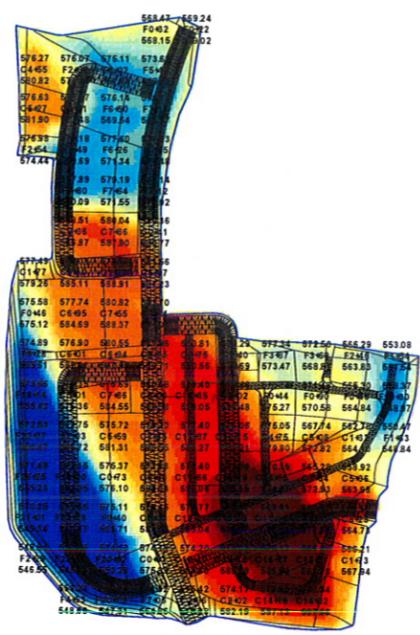
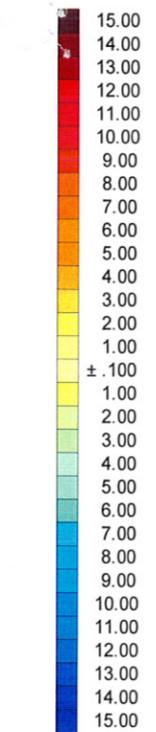
1. **No stripping was applied to the site.**
2. A depth of **0"** from design elevations to subgrade in **Areas A-C.**

TOTAL RAW VOLUMES IN PLACE
(Volumes are in Cubic Yards)

Activity	Area (ft ²)	Cut Volume	Fill Volume
Finish Site	2,185,485	205,370	189,892

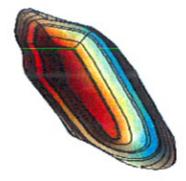
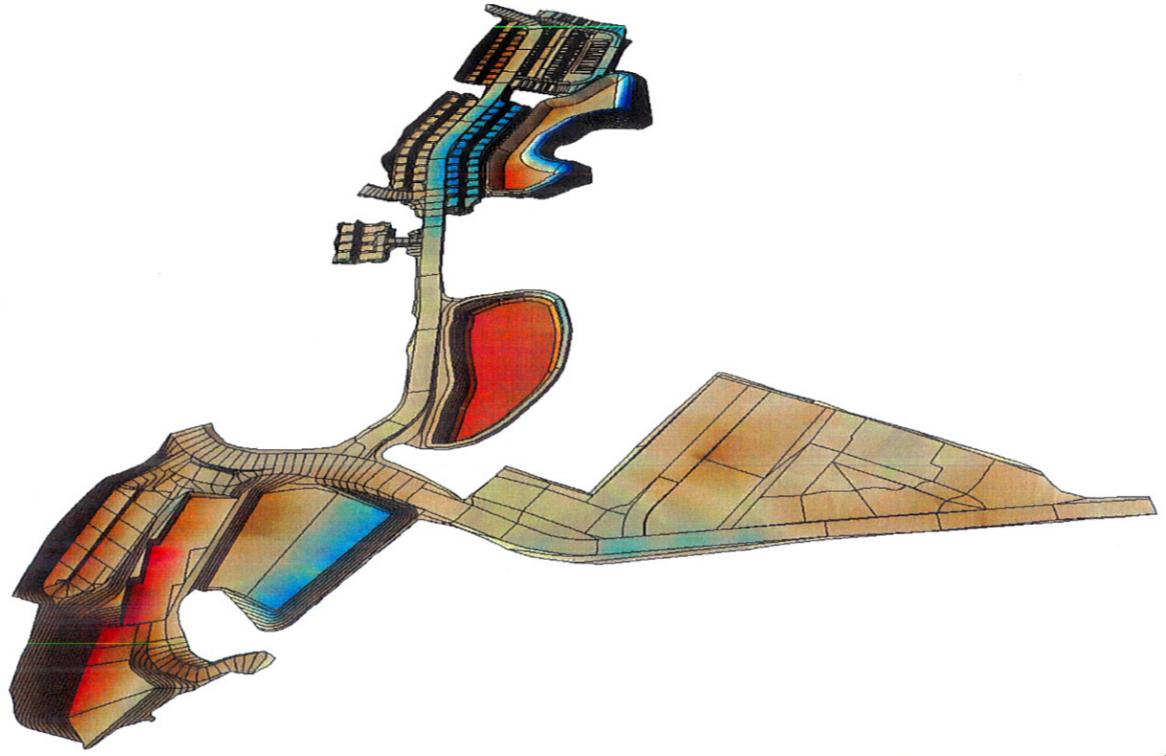
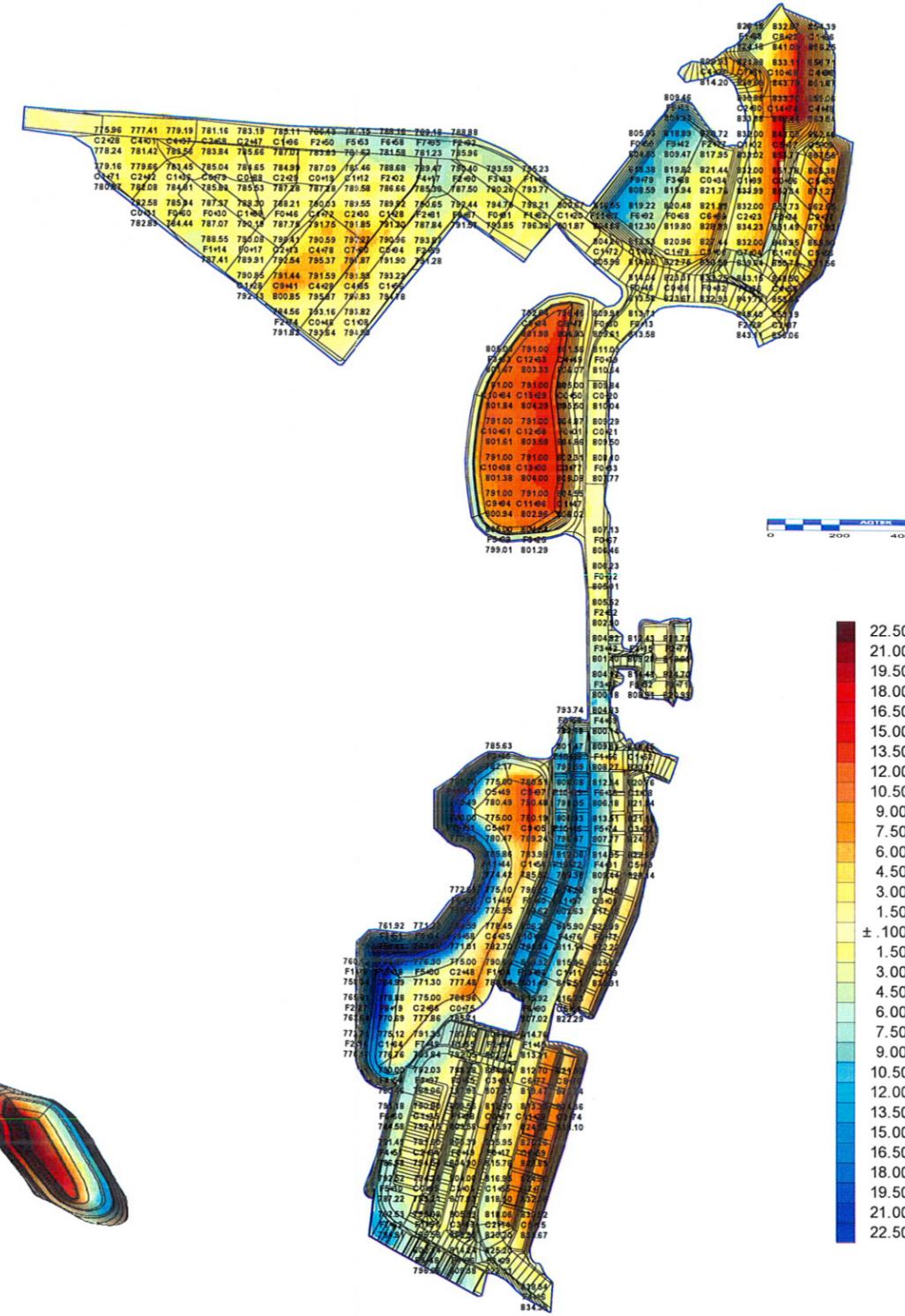
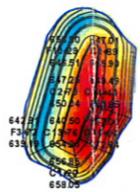
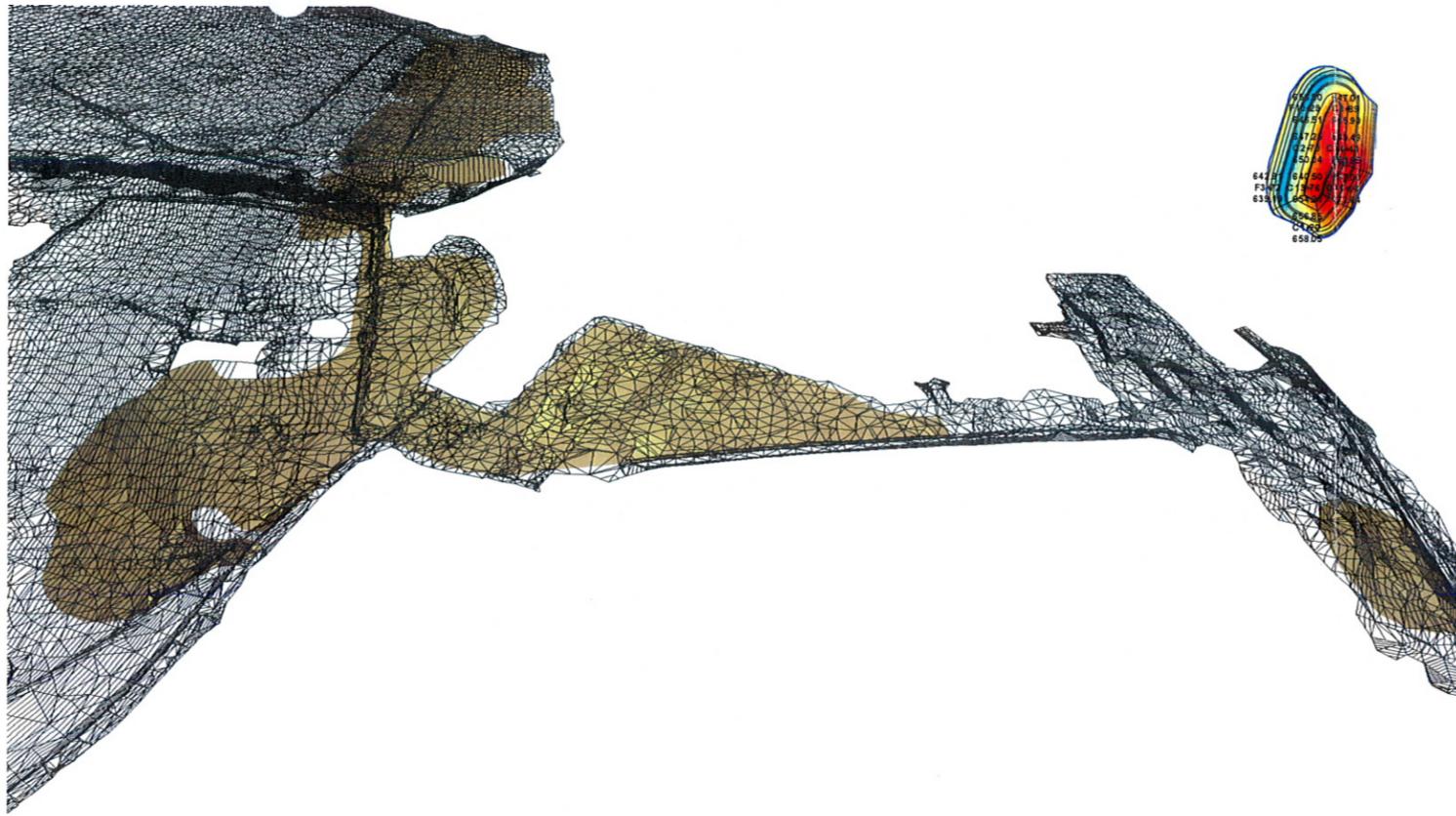
Please call after you have reviewed this information if you have any questions.

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EARTHWORKSERVICES, INC.

Earthwork Take-Off Specialists
 PO Box 640 360-533-2007
 1116 1st St. 360-533-1618 Fax
 Cosmopolis, WA 98537
 earthwork@earthworkservices.com
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