

22b.

Response to comments on Overall Grading Plan of  
March 18, 2014, Triad Associates

April 21, 2014



# 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

Date: 4/21/14

Permit #: PLN13-0027, PLN11-008  
PLN11-0010

Property Address: SEE THE PROJECT NARRATIVES FOR PHASE 2 PLATS A, B, & C  
 Project Name: THE VILLAGES & LAWSON HILLS MPD - PHASE 2  
 Contact Person: COLIN LUND  
 Phone: (425) 898-2100  
 Email: CLUND@VARRONBAYHOLDINGS.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
- (x) **CORRECTION:** An applicant response to a correction letter written by the City to the applicant

Permit Issued? ( ) Yes (x) No \*A plan check fee for revision is \$84 per hour with a minimum of \$42 for ½ hour

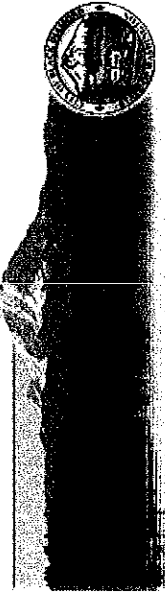
Please describe revision/correction submittal:  
THE VILLAGES AND LAWSON HILLS MPDs - PHASE 2 OVERALL GRADING PLANS, RESPONSE TO COMMENTS DATED MARCH 18, 2014

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>	_____	_____	_____	_____
( )	3. FIRE	_____	_____	_____	_____	_____
( )	4. PW	_____	_____	_____	_____	_____
( )	5	_____	_____	_____	_____	_____

**TOTAL \$**



**COMMUNITY DEVELOP.**

**APR 21 2014**

**RECEIVED**

Department of Public Works/Engineering  
**MAJOR DEVELOPMENT REVIEW TEAM**  
 Physical Address: 24301 Roberts Drive  
 Mailing Address: PO Box 599, Black Diamond, WA 98010  
 Contact: Phone: 360-886-5700 Fax: 360-886-2592

Project Title: <b>Phase 2 Overall Grading Plan, Villages and Lawson Hills MPDs</b>		Documents Reviewed: <b>Phase 2 Grading Plans, MPD Approval Conditions</b>		Permit Number:
Date Received: <b>March 2013</b>	Reviewed By: <b>Chris Breeds</b>	Phone: <b>425-888-5425</b>	Date: <b>March 18, 2014</b>	Sheet <b>1 of 2</b>
Item/Sheet	Reviewer's Comment - Required/Presumed/Consider	Designer's Response		
1. C	We confirmed the earthwork volume calculations provided by Triad in their Nov 21, 2013 submittal, and that the Phase 2 Cut and Fill volumes are within 20% of each other as required by Item 110 of the Villages Conditions of Approval.	With final engineering design of individual projects we will attempt to further reduce earthwork imbalance.		
2. C	We note that Item 110 of the Lawson Hills Conditions of approval is worded differently from Villages 110:  110. Prior to approval of the first implementing project, Ule applicant shall provide an overall clearing and grading plan that will be subject to additional SEPA review. Separate permits will be submitted for the North Triangle and Main Property.  We have only reviewed the Lawson Hills Grading Plan against the 20% balanced cut/fill criterion and note that it conforms.	Noted.		
3. P	There are several areas on the submitted Grading Plans where grading elements cross into wetland buffer areas and presume that these types of issue will be resolved at a later stage during detailed review.	These issues noted will be addressed during final engineering design and review.		
4. P	There are several areas on the submitted Grading Plans where rockeries are proposed. We note that rockeries are not retaining structures and presume that this issue will also be subject to further comment during detailed design review.	Rockery symbols were used generally to represent a wall element. Wall types will be addressed with final engineering design and review.		



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<b>Item/Sheet</b>	<b>Reviewer's Comment -- Required/Presumed/Consider</b>	<b>Designer's Response</b>			
5.					
6.					
7.					
8.					