

29.

Detailed Implementation Schedule of Regional
Facilities, Triad Associates

January 28, 2014

REVISION/CORRECTION
 JAN 18 2014
 3:24 PM



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: 1/31/14

Permit #: PN13-0027 (2C)

Property Address: See the Phase 2C project narrative / plat drawings
 Project Name: The Villages MPD Phase 2 Prelim. Plat C.
 Contact Person: Colin Lind
 Phone: (425) 898-2100
 Email: clind@yanowbayholdings.com

TYPE OF SUBMITTAL:

SUPPLEMENTAL INFO.

- 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:
Detailed Implementation Schedule - Phase 2 Regional Infrastructure Improvements dated January 28, 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>	<u>1/30</u>			
()	3. FIRE					
()	4. PW	<u>AW</u>	<u>1/30</u>			
()	5					

TOTAL \$

JAN 30 2014
COUNTY CLERK

Detailed Implementation Schedule
Phase 2 Regional Infrastructure Improvements
(January 28, 2014)

Pursuant to Conditions of Approval of The Villages MPD (Nos. 29 and 164) and Lawson Hills MPD (Nos. 27 and 169) and consistent with Sections 11.2 – 11.5 of The Villages and Lawson Hills MPD Development Agreements, the following provides a list of both on-site and off-site regional infrastructure and its timing necessary to serve Phase 2 of The Villages and Lawson Hills MPDs. Acceptable engineering alternatives or equivalents may be proposed by the Master Developer during final engineering for the following list of on-site and off-site regional infrastructure improvements as provided in Section 11 of The Villages and Lawson Hills MPD Development Agreements. Model home permits shall be excluded from associated triggers noted below as set forth in Section 11.4(A) of The Villages and Lawson Hills MPD Development Agreements.

1. Extend The Villages MPD Community Connector (Villages Parkway SE)

Construction Threshold

The extension of The Villages MPD Community Connector through Phase 2 in The Villages MPD will be constructed in phases as necessary to provide access to each Phase 2 plat that takes access from the Community Connector. Each phase of construction will be completed through the intersection of the street that provides access to each Phase 2 plat within The Villages MPD.

Improvement Details

The Villages MPD Community Connector (Villages Parkway SE) will be extended in several phases from the end of construction in Phase 1A, near the intersection of Villages Parkway SE and SE Dogwood Street. The Phase 2 extension of the Community Connector will ultimately include construction of approximately 2,800 linear feet of roadway. This section of the Community Connector will consist of 31 feet of Right-of-Way from back of curb to back of curb. The extension of the Community Connector will consist of a single 10 foot travel lane in each direction with 5 foot bike lanes and vertical curbs with gutters. Meandering paths / walkways will be installed on either side of the roadway instead of sidewalks in open space tracts adjacent to the Right-of-Way.

A stormwater line will be constructed within the 2,800 feet of fully constructed road extension to convey runoff from the road improvement and future development within Phase 2 of The Villages MPD to The Villages MPD Parcel D Stormwater Facility. Two water mains (750 and 850 pressure zones) will be installed within the roadway along with gravity sewer to serve portions of Phase 2 of The Villages MPD. The Master Developer may elect to install a purple pipe system within the Community Connector for future use in the event that water for reuse is available.

2. The Villages MPD Neighborhood Street from Community Connector to Interim Lift Station

Construction Threshold

The location of the interim lift station will be near the intersection of a neighborhood street (along the southeast side of the school site that is shown on The Villages MPD Phase 1A Preliminary Plat, in Division 1L) and the Community Connector (Villages Parkway SE). This neighborhood street with bike lanes will be constructed in phases as necessary to serve development within Phase 2 of The Villages MPD. This road will be constructed to the plat entrance to Phase 2 – Plat A with construction of Phase 2 – Plat A. Right-of-Way will be dedicated for the remainder of this road to the south property line of Parcel D with recording of the Phase 2 – Plat A final plat. The remainder of this road will be constructed with development south of Parcel D or construction of the ultimate lift station.

Improvement Details

This neighborhood street will consist of a 64 foot Right-of-Way. The street section will consist of a 10 foot travel lane, 5 foot bike lane, 7 foot parking lane, vertical curb and gutter, 4.5 foot planter strip and a 5 foot sidewalk on each side. The parking lanes may be eliminated to allow for construction of bioretention cells between the bike lane and sidewalk. Utilities will be installed with construction of this neighborhood street to serve Phase 2 and future phases of The Villages MPD.

Stormwater runoff from a portion of the neighborhood street is proposed to be treated within bioretention cells primarily located within the Right-of-Way and infiltrated where infiltratable soils exist. The remainder of the neighborhood street will contain stormwater lines to convey runoff from the street and portions of Phase 2 to the Parcel D stormwater pond within The Villages MPD. This neighborhood street will contain both gravity sewer to serve Phase 2 along with the extension of the Ultimate Sewer Force Main to serve future phases of The Villages MPD. A 750 pressure zone water main will be installed along the length of this street as construction progresses.

3. Lawson Parkway

Construction Threshold

Lawson Parkway will be constructed in several phases. One phase will consist of the portion of Lawson Parkway from Lawson Street to the west boundary of Phase 2 – Plat B and will be constructed with Phase 2 – Plat B. Another phase will consist of the portion of Lawson Parkway from Lawson Street to the intersection of Botts Drive to serve the development areas of The Lawson Hills MPD accessed off of Botts Drive. The final phases of construction will complete construction of Lawson Parkway within Phase 2 of the Lawson Hills MPD when required to serve development areas. Each phase of the Lawson Parkway will be constructed or bonded prior to the first plat recorded on the respective side of Lawson Street.

Improvement Details

This improvement includes the construction of approximately 2,500 feet of road including utilities. The road section for Lawson Parkway west of Lawson Street will consist of two 10 foot travel lanes, two 5 foot bike lanes, one 7 foot parking lane and one 7 foot sidewalk. A haul road will be rough graded from the west boundary of Phase 2 – Plat B west to SR169. The road section for Lawson Parkway east of Lawson Street will consist of a single 10 foot travel lane and 5 foot bike lane in both directions. The sidewalks will be replaced with a meandering path on either side of the roadway. Stormwater runoff from the road improvements will be conveyed to either the Lawson Hills MPD Hammerhead Stormwater Facility or the Lawson Hills MPD South Stormwater Facility, depending on drainage sub-basin boundary location.

4. Frontage Improvements along Lawson Street

Construction Threshold

The frontage improvements along Lawson Street will be constructed in phases with the development of abutting construction phases of the Lawson Hills MPD.

Improvement Details

Where the Lawson Hills MPD abuts both sides of Lawson Street, full street improvements will be constructed based on the 2009 City of Black Diamond Engineering Design and Construction Standards and consistent with the City's Comprehensive Plan delineation of Lawson Street as a Minor Arterial. Where the Lawson Hills MPD abuts only one side of Lawson Street, half street frontage improvements will be constructed along the MPD project site in accordance with the 2009 City of Black Diamond Engineering Design and Construction Standards. The half street frontage improvements for a minor

arterial include a 14 to 15 foot wide shared use lane, planter strip of 4 to 6 foot wide, 6 foot wide sidewalk and curb and gutter.

5. The Villages MPD Parcel D Stormwater Facility

Construction Threshold

The Villages MPD Parcel D Stormwater Facility is required to be constructed in Phase 1A per The Villages Preliminary Plat 1A condition of approval number 53. The Villages Preliminary Plat 1A condition of approval number 53 states “The stormwater facility located to the south of the PPIA and shown on plat sheets RS7 through RS9 dated 8/29/2012 shall be designed and built at this time to accommodate all future phases of The Villages MPD that may potentially drain to it. This condition will be applied during Utility Permit review and approval”. See the approved Phase 1A Detailed Implementation Schedule for improvement details.

6. Lawson Hills MPD South Stormwater Facility

Construction Threshold

The Lawson Hills MPD South Stormwater Facility will be constructed with the first improvements tributary to the facility. The improvements to trigger construction of the Lawson Hills MPD South Stormwater Facility are the lots being constructed south of Lawson Creek and west of Lawson Hills Spine Road. Construction of this stormwater facility may be built in phases to accommodate each improvement tributary to it.

Improvement Details

The Lawson Hills MPD South Stormwater Facility will be designed and constructed in accordance with the 2005 Stormwater Management Manual for Western Washington as adopted by the City of Black Diamond and the 2009 City of Black Diamond Engineering Design and Construction Standards.

7. Lawson Hills MPD Hammerhead Stormwater Facility

Construction Threshold

The Lawson Hills MPD Hammerhead Stormwater Facility will be constructed with the first improvements tributary to the facility, which include Lawson Parkway west of Lawson Street and Phase 2 – Plat B.

Improvement Details

The Lawson Hills MPD Hammerhead Stormwater Facility will be designed and constructed in accordance with the 2005 Stormwater Management Manual for Western Washington as adopted by the City of Black Diamond and the 2009 City of Black Diamond Engineering Design and Construction Standards.

8. Intersection Improvement at Lawson Parkway/Lawson Street

Construction Threshold

The intersection of Lawson Parkway and Lawson Street will be created with the construction of Lawson Parkway. The only improvement necessary at this newly constructed intersection will be stop control for Lawson Parkway per the Traffic Monitoring Report for The Villages and Lawson Hills MPDs – Phase 2 by Transpo dated December 2013, page 17.

Improvement Details

Stop control will be provided for Lawson Parkway when this intersection is constructed. Additional intersection improvements may be necessary for later phases of the Lawson Hills MPD and will be analyzed by future traffic reports, but will not be required with Phase 2 construction per the Traffic Monitoring Report for The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, page 17.

9. Intersection Improvement at Roberts Drive/Morgan Street

Construction Threshold

Construction of an intersection improvement at Roberts Drive and Morgan Street will commence prior to the City's issuance of a certificate of occupancy for the 1,393rd ERU (of Phases 1A and 2 combined) to ensure the improvement is completed before Roberts Drive/Morgan Street would otherwise exceed the City's applicable operations standard. *See* Traffic Monitoring Report, The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, page 29.

Improvement Details

A traffic signal is recommended as the intersection improvement at this location. By installing a traffic signal, this intersection will operate at LOS A through Phase 2 build-out and meet the City's LOS C or better standard. *See* Traffic Monitoring Report, The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, page 29. This intersection improvement is anticipated to consist of a single eastbound and westbound lane on Roberts Drive and a single northbound and southbound lane on Morgan Street to the south of Roberts Drive.

10. Intersection Improvement at SE Kent-Kangley Rd/Landsburg Rd SE

Construction Threshold

Construction of an intersection improvement at SE Kent-Kangley Road and Landsburg Road SE will commence prior to the City's issuance of a certificate of occupancy for the 1,393rd ERU (of Phases 1A and 2 combined) to ensure the improvement is completed before the southbound approach would otherwise exceed the County's applicable operations standard. *See* Traffic Monitoring Report, The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, page 30.

Improvement Details

The intersection improvement at this location is anticipated to consist of constructing a southbound left-turn lane so that this intersection will operate in the LOS C-D range through Phase 2 build-out and meet King County's LOS E or better standard. Construction of this left-turn lane will commence prior to the City's issuance of a certificate of occupancy for the 1,393rd ERU (of Phases 1A and Phase 2 combined) to ensure the improvement is completed before the southbound approach would otherwise exceed the County's applicable operations standard. *See* Traffic Monitoring Report, The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, page 30.

11. Intersection Improvement at SR 169/SE 288th Street

Construction Threshold

Construction of an intersection improvement at SR 169 and SE 288th Street will commence prior to the City's issuance of a certificate of occupancy for the 1,393rd ERU (of Phases 1A and 2 combined). *See* Traffic Monitoring Report, The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, pages 29-30.

Improvement Details

The intersection improvement at this location is anticipated to consist of the installation of a traffic signal. By installing a traffic signal, this intersection will operate at LOS A through Phase 2 build-out and meet WSDOT's LOS D or better standard. Per Exhibit F of The Villages and Lawson Hills MPD Development Agreements, engineering design of this traffic signal should commence prior to the City's issuance of a certificate of occupancy for the 1,393rd ERU (of Phases 1A and 2 combined). See Traffic Monitoring Report, The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, pages 29-30. This intersection improvement is anticipated to have a northbound through lane, a northbound left turn lane, a southbound through lane, a southbound right turn lane and eastbound right and left turn lanes.

12. Intersection Improvement at SE 288th Street/216th Ave SE

Construction Threshold

Construction of an intersection improvement at SE 288th Street and 216th Ave SE will commence prior to the City's issuance of a certificate of occupancy for the 1,462nd ERU (of Phases 1A and 2 combined) to ensure the improvement is completed before SE 288th Street / 216th Avenue would otherwise exceed the City's applicable operations standard. See Traffic Monitoring Report, The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, page 27.

Improvement Details

The intersection improvement at this location is anticipated to consist of the installation of a traffic signal. By installing a traffic signal, this intersection will operate at LOS A through Phase 2 build-out and meet the City's LOS C or better standard. See Traffic Monitoring Report, The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, page 27. This intersection improvement is anticipated to consist of a single northbound lane, a southbound through lane, a southbound left turn lane, and westbound right and left turn lanes.

13. Intersection Improvement at SE Auburn-Black Diamond Rd/SE Green Valley Rd

Construction Threshold

Construction of an intersection improvement at SE Auburn-Black Diamond Road and SE Green Valley Road will commence prior to the City's issuance of a certificate of occupancy for the 1,687th ERU (of Phases 1A and 2 combined) to ensure the improvement is completed before the northbound left-turning movement would otherwise exceed the County's applicable operations standard. See Traffic Monitoring Report, The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, page 32.

Improvement Details

The intersection improvement at this location is anticipated to consist of rechannelizing the west leg of the intersection to provide a refuge/merge area for northbound-to-westbound left turning vehicles. By rechannelizing the west leg of the intersection to provide a refuge/merge area, this intersection will operate at LOS C through Phase 2 build-out and meet King County's LOS E or better standard. See Traffic Monitoring Report, The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, page 32.

14. Intersection Improvement at Roberts Drive/Lake Sawyer Rd SE

Construction Threshold

Construction of an intersection improvement at Roberts Drive and Lake Sawyer Road SE is only necessary if Villages Parkway SE is not constructed between Roberts Drive and Lake Sawyer Road SE. If Villages Parkway SE is not constructed between Roberts Drive and Lake Sawyer Road SE, construction of an intersection improvement at this location will commence prior to the City's issuance of a certificate of occupancy for the 1,857th ERU (of Phases 1 A and 2 combined) to ensure the improvement is completed before Roberts Drive/Lake Sawyer Road SE would otherwise exceed the City's applicable operations standard. *See* Traffic Monitoring Report, The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, page 28.

Improvement Details

The intersection improvement at this location is anticipated to consist of constructing a right-turn slip lane on the northwest corner of the intersection so that this intersection will operate at LOS B and meet the City's LOS C or better standard. This right-turn slip lane will allow southbound-to-westbound traffic to turn right without entering the roundabout. This improvement is necessary only if Villages Parkway SE is not constructed between Roberts Drive and Lake Sawyer Road SE. *See* Traffic Monitoring Report, The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, page 28.

Regional Infrastructure Improvement	Construction Threshold	Funding Responsibility*
1. Extend The Villages MPD Community Connector	The extension of The Villages MPD Community Connector through Phase 2 in The Villages MPD will be constructed in phases as necessary to provide access to each Phase 2 plat that takes access from the Community Connector. Each phase of construction will be completed through the intersection of the street that provides access to each Phase 2 plat within The Villages MPD.	Master Developer
2. The Villages MPD Neighborhood Street from Community Connector to Interim Lift Station	The location of the interim lift station will be near the intersection of a neighborhood street (along the southeast side of the school site that is shown on The Villages MPD Phase 1A Preliminary Plat, in Division 1L) and the Community Connector (Villages Parkway SE). This neighborhood street with bike lanes will be constructed in phases as necessary to serve development within Phase 2 of The Villages MPD. This road will be constructed to the plat entrance to Phase 2 – Plat A with construction of Phase 2 – Plat A. Right-of-Way will be dedicated for the remainder of this road to the south property line of Parcel D with recording of the Phase 2 – Plat A final plat. The remainder of this road will be constructed with development south of Parcel D or construction of the ultimate lift station.	Master Developer
3. Lawson Parkway	Lawson Parkway will be constructed in several phases. One phase will consist of the portion of Lawson Parkway from Lawson Street to the west boundary of Phase 2 – Plat B and will be constructed with Phase 2 – Plat B. Another phase will consist of the portion of Lawson Parkway from Lawson Street to the intersection of Botts Drive to serve the development areas of The Lawson Hills MPD accessed off of Botts Drive. The final phases of construction will complete construction of Lawson Parkway within Phase 2 of the Lawson Hills MPD when required to serve development areas. Each phase of the Lawson Parkway will be constructed or bonded prior to the first plat recorded on the respective side of Lawson Street.	Master Developer
4. Frontage Improvements along Lawson Street	The frontage improvements along Lawson Street will be constructed in phases with the development of abutting construction phases of the Lawson Hills MPD.	Master Developer
5. The Villages MPD Parcel D Stormwater	The Villages MPD Parcel D Stormwater Facility is required to be constructed in Phase 1A per The Villages Preliminary Plat	Master Developer

Pond and Infiltration Facility	1A condition of approval number 53. The Villages Preliminary Plat 1A condition of approval number 53 states "The stormwater facility located to the south of the PP1A and shown on plat sheets RS7 through RS9 dated 8/29/2012 shall be designed and built at this time to accommodate all future phases of The Villages MPD that may potentially drain to it. This condition will be applied during Utility Permit review and approval".	
6. Lawson Hills MPD South Stormwater Facility	The Lawson Hills MPD South Stormwater Facility will be constructed with the first improvements tributary to the facility . The improvements to trigger construction of the Lawson Hills MPD South Stormwater Facility are the lots being constructed south of Lawson Creek and west of Lawson Hills Spine Road. Construction of this stormwater facility may be built in phases to accommodate each improvement tributary to it.	Master Developer
7. Lawson Hills MPD Hammerhead Stormwater Facility	The Lawson Hills MPD Hammerhead Stormwater Facility will be constructed with the first improvements tributary to the facility , which include Lawson Parkway west of Lawson Street and Phase 2 – Plat B.	Master Developer
8. Intersection Improvement at Lawson Parkway/Lawson Street / Botts Drive	The intersection of Lawson Parkway and Lawson Street will be created with the construction of Lawson Parkway . The only improvement necessary at this newly constructed intersection will be stop control for Lawson Parkway per the Traffic Monitoring Report for The Villages and Lawson Hills MPDs – Phase 2 by Transpo dated December 2013, page 17.	Master Developer
9. Intersection Improvement at Roberts Dr / Morgan St	Construction of an intersection improvement at Roberts Drive and Morgan Street will commence prior to the City's issuance of a certificate of occupancy for the 1,393rd ERU (of Phases 1A and 2 combined) to ensure the improvement is completed before Roberts Drive/Morgan Street would otherwise exceed the City's applicable operations standard. See Traffic Monitoring Report, The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, page 29.	Master Developer
10. Intersection Improvement at SE Kent-Kangley / Landsburg Rd SE	Construction of an intersection improvement at SE Kent-Kangley Road and Landsburg Road SE will commence prior to the City's issuance of a certificate of occupancy for the 1,393rd ERU (of Phases 1A and 2 combined) to ensure the improvement is completed before the southbound approach would otherwise exceed the County's applicable operations	Master Developer

	standard. <i>See</i> Traffic Monitoring Report, The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, page 30.	
11. Intersection Improvement at SR 169/SE 288th St	Construction of an intersection improvement at SR 169 and SE 288 th Street will commence prior to the City's issuance of a certificate of occupancy for the 1,393rd ERU (of Phases 1A and 2 combined). <i>See</i> Traffic Monitoring Report, The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, pages 29-30.	Master Developer
12. Intersection Improvement at SE 288th St/216th Ave SE	Construction of an intersection improvement at SE 288 th Street and 216 th Ave SE will commence prior to the City's issuance of a certificate of occupancy for the 1,462nd ERU (of Phases 1A and 2 combined) to ensure the improvement is completed before SE 288 th Street / 216 th Avenue would otherwise exceed the City's applicable operations standard. <i>See</i> Traffic Monitoring Report, The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, page 27.	Master Developer
13. Intersection Improvement at SE Auburn-Black Diamond Rd/SE Green Valley Rd	Construction of an intersection improvement at SE Auburn-Black Diamond Road and SE Green Valley Road will commence prior to the City's issuance of a certificate of occupancy for the 1,687th ERU (of Phases 1A and 2 combined) to ensure the improvement is completed before the northbound left-turning movement would otherwise exceed the County's applicable operations standard. <i>See</i> Traffic Monitoring Report, The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, page 32.	Master Developer
14. Intersection Improvement at Roberts Drive/Lake Sawyer Rd SE	Construction of an intersection improvement at Roberts Drive and Lake Sawyer Road SE is only necessary if Villages Parkway SE is not constructed between Roberts Drive and Lake Sawyer Road SE. If Villages Parkway SE is not constructed between Roberts Drive and Lake Sawyer Road SE, construction of an intersection improvement at this location will commence prior to the City's issuance of a certificate of occupancy for the 1,857th ERU (of Phases 1A and 2 combined) to ensure the improvement is completed before Roberts Drive/Lake Sawyer Road SE would otherwise exceed the City's applicable operations standard. <i>See</i> Traffic Monitoring Report, The Villages and Lawson Hills MPDs – Phase 2 by Transpo Group dated December 2013, page 28.	Master Developer

*Funding Responsibility is subject to the terms of The Villages and Lawson Hills MPD Development Agreements.