

3b.  
Master Application Form

Master Application Form

Print Form



**CITY OF BLACK DIAMOND**  
PLANNING DIVISION  
MASTER APPLICATION

OFFICE USE ONLY	
PLN13-0027	
APPL TYPE	Preliminary Plat
FEE PAID	N/A

24301 Roberts Dr, PO Box 599 Black Diamond, WA 98010  
Phone: (360)886-2560, Fax: (360)886-2592

NAME OF PROJECT/DEVELOPMENT:  
The Villages MPD Phase 2 Plat C Preliminary Plat

ADDRESS/LOCATION OF PROPERTY:  
See attached Preliminary Plat drawings. The plat is located 1/2 mile south of Roberts Dr., southeast of Preliminary Plat 1A.

OWNER NAME ADDRESS  
BD Village Partners, LP 10220 NE Points Drive Suite 310 Kirkland, WA 98033

EMAIL PHONE FAX  
clund@yarrowbayholdings.com (425) 898-2120 (425) 898-2139

APPLICANT NAME ADDRESS  
BD Village Partners, LP 10220 NE Points Drive Suite 310 Kirkland, WA 98033

EMAIL PHONE FAX  
clund@yarrowbayholdings.com (425) 898-2120 (425) 898-2139

CONTACT NAME ADDRESS  
Colin Lund 10220 NE Points Drive Suite 310 Kirkland, WA 98033

EMAIL PHONE FAX  
clund@yarrowbayholdings.com (425) 898-2120 (425) 898-2139

BRIEF DESCRIPTION OF PROJECT:  
  
The Applicant proposes to subdivide 3 existing tax parcels (152106-9108, 152106-9096 and 222106-9004) into 203 lots and 5 Future Development Tracts. See the attached project narrative for additional details.

PARCEL #: <small>See attached project narrative for parcel numbers.</small>	<small>*Legal Description must be attached</small>	1/4 SEC:	SEC: 15	TWN: 21N	RANGE: 6E
SIZE (ACRES/SQ FT): 136 acres	ZONING: MPD	COMP PLAN DESIGNATION: MPD Overlay			

EXISTING LAND USE: Vacant, undeveloped.

ADJACENT LAND USE: NORTH: Residential SOUTH: MPD  
EAST: Sensitive Areas WEST: MPD

DOES THE SITE CONTAIN ANY OF THE FOLLOWING ENVIRONMENTALLY SENSITIVE AREAS? CHECK ALL THAT APPLY:

FLOOD HAZARD AREA  LANDSLIDE HAZARD AREA  SEISMIC HAZARD AREA   
COAL MINE HAZARD AREA  STEEP SLOPE HAZARD  WETLANDS  STREAMS

I certify under penalty of perjury, under the laws of the State of Washington, that the foregoing and attached exhibits are true and correct. I further certify that I am the owner of the property described above or authorized to act on behalf of the above interested parties.

OWNER

PRINT NAME: BD Village Partners, LP

SIGNATURE: See attached signature page.

APPLICANT/AGENT

PRINT NAME: Same as Owner

SIGNATURE: See attached signature page.

CHANGES TO APPROVED APPLICATIONS WILL CONSTITUTE A NEW APPLICATION AND WILL BE SUBJECT TO FULL APPLICATION FFES.

The Villages MPD Phase 2 Plat C Preliminary Plat  
City of Black Diamond Planning Division Master Application

(Signature page)

BD VILLAGE PARTNERS, LP, a Washington limited partnership

By: Yarow Bay Development, LLC, a Washington limited liability company, its  
General Partner

By: BRNW, Inc., a Washington corporation, its Member

By:   
Brian Ross, President



**The Villages MPD Phase 2 Plat C Preliminary Plat  
City of Black Diamond Planning Division Master Application**

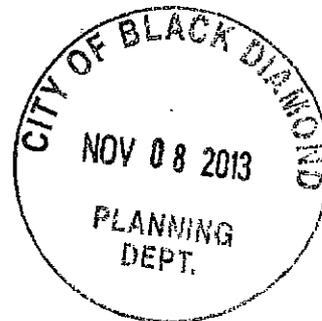
(Signature page)

**BD VILLAGE PARTNERS, LP**, a Washington limited partnership

By: Yarrow Bay Development, LLC, a Washington limited liability company, its  
General Partner

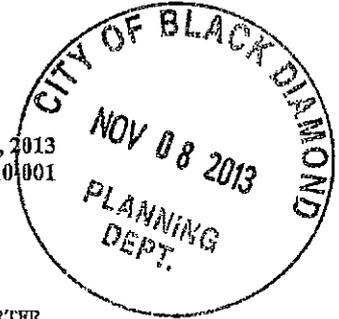
By: BRNW, Inc., a Washington corporation, its Member

By:   
Brian Ross, President



THE VILLAGES  
LEGAL DESCRIPTION  
V28-V29 PRELIMINARY PLAT

OCTOBER 24, 2013  
TRIAD PROJECT NO. 101001



THAT PORTION OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., AND THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 15;  
THENCE ALONG THE EAST LINE OF SAID SECTION 15, SOUTH 00°21'04" WEST, 99.63 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°21'04" WEST, 2004.50 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15;  
THENCE ALONG SAID NORTH LINE, NORTH 85°44'16" WEST, 654.63 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;  
THENCE ALONG SAID WEST LINE, SOUTH 00°22'34" WEST, 687.57 FEET TO THE SOUTH LINE OF SAID SECTION 15;  
THENCE ALONG SAID SOUTH LINE, NORTH 84°32'14" WEST, 656.02 FEET TO THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER;  
THENCE ALONG SAID EAST LINE, SOUTH 00°08'57" EAST, 158.02 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 32°54'59" EAST, 225.00 FEET;  
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°54'31", AN ARC DISTANCE OF 66.40 FEET;  
THENCE NORTH 40°10'30" WEST, 61.33 FEET TO A POINT OF CURVE;  
THENCE NORTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 66°21'16", AN ARC DISTANCE OF 260.57 FEET;  
THENCE NORTH 26°10'46" EAST, 42.52 FEET TO A POINT OF CURVE;  
THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 47°17'08", AN ARC DISTANCE OF 185.69 FEET;  
THENCE NORTH 29°20'28" WEST, 65.13 FEET;  
THENCE NORTH 53°41'56" WEST, 62.05 FEET TO A POINT OF CURVE;  
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 42°39'54", AN ARC DISTANCE OF 81.91 FEET;  
THENCE NORTH 11°02'02" WEST, 38.51 FEET;  
THENCE NORTH 35°03'10" WEST, 59.58 FEET;  
THENCE NORTH 67°27'28" WEST, 19.79 FEET;  
THENCE SOUTH 70°26'44" WEST, 85.31 FEET TO A POINT OF CURVE;  
THENCE WESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 37°05'07", AN ARC DISTANCE OF 71.20 FEET;  
THENCE NORTH 74°19'01" WEST, 22.28 FEET;  
THENCE NORTH 74°11'22" WEST, 57.93 FEET;  
THENCE NORTH 80°47'01" WEST, 80.49 FEET TO A POINT OF CURVE;  
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 35°05'49", AN ARC DISTANCE OF 67.38 FEET;  
THENCE NORTH 45°41'12" WEST, 39.99 FEET;  
THENCE SOUTH 15°46'18" WEST, 0.31 FEET;  
THENCE SOUTH 11°12'23" WEST, 69.55 FEET;  
THENCE SOUTH 01°14'02" EAST, 64.17 FEET TO A POINT OF CURVE;  
THENCE SOUTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 12°33'32", AN ARC DISTANCE OF 24.11 FEET;  
THENCE SOUTH 11°19'30" WEST, 56.22 FEET;  
THENCE SOUTH 30°48'59" EAST, 60.75 FEET TO A POINT OF CURVE;  
THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 18°56'46", AN ARC DISTANCE OF 36.37 FEET;  
THENCE SOUTH 11°52'13" EAST, 142.12 FEET;  
THENCE SOUTH 11°15'59" EAST, 111.70 FEET TO A POINT OF CURVE;  
THENCE SOUTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 16°43'59", AN ARC DISTANCE OF 32.13 FEET;  
THENCE SOUTH 05°28'00" WEST, 25.90 FEET TO A POINT OF CURVE;



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THENCE SOUTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET,  
 THROUGH A CENTRAL ANGLE OF 38°57'20", AN ARC DISTANCE OF 74.79 FEET TO A POINT OF  
 CURVE;  
 THENCE CONTINUING ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°01'53", AN ARC  
 DISTANCE OF 23.10 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS SOUTH  
 64°24'24" WEST, 40.00 FEET;  
 THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF  
 15°45'27", AN ARC DISTANCE OF 11.00 FEET;  
 THENCE SOUTH 09°50'09" EAST, 18.29 FEET;  
 THENCE SOUTH 33°09'23" EAST, 26.52 FEET TO A POINT OF CURVE;  
 THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET,  
 THROUGH A CENTRAL ANGLE OF 04°13'17", AN ARC DISTANCE OF 2.95 FEET;  
 THENCE SOUTH 28°56'06" EAST, 35.76 FEET TO A POINT OF CURVE;  
 THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET,  
 THROUGH A CENTRAL ANGLE OF 31°23'01", AN ARC DISTANCE OF 21.91 FEET;  
 THENCE SOUTH 02°26'53" WEST, 7.17 FEET;  
 THENCE SOUTH 02°39'35" WEST, 18.88 FEET TO A POINT OF CURVE;  
 THENCE SOUTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET,  
 THROUGH A CENTRAL ANGLE OF 71°37'11", AN ARC DISTANCE OF 50.00 FEET;  
 THENCE SOUTH 74°16'46" WEST, 7.98 FEET TO A POINT OF CURVE;  
 THENCE WESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET,  
 THROUGH A CENTRAL ANGLE OF 99°32'33", AN ARC DISTANCE OF 69.49 FEET TO A POINT ON A  
 CURVE, THE CENTER OF WHICH BEARS NORTH 26°12'40" EAST, 40.00 FEET;  
 THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF  
 53°47'32", AN ARC DISTANCE OF 37.55 FEET;  
 THENCE NORTH 09°59'48" WEST, 12.16 FEET;  
 THENCE NORTH 38°30'22" WEST, 22.92 FEET TO A POINT OF CURVE;  
 THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET,  
 THROUGH A CENTRAL ANGLE OF 42°35'29", AN ARC DISTANCE OF 29.73 FEET;  
 THENCE NORTH 04°05'07" EAST, 33.45 FEET;  
 THENCE NORTH 84°32'00" WEST, 21.35 FEET TO A POINT OF CURVE;  
 THENCE WESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET,  
 THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 172.79 FEET;  
 THENCE NORTH 05°28'00" EAST, 6.49 FEET;  
 THENCE NORTH 17°12'58" WEST, 20.48 FEET;  
 THENCE NORTH 51°11'18" EAST, 22.29 FEET;  
 THENCE NORTH 09°48'40" WEST, 56.84 FEET;  
 THENCE NORTH 27°14'37" WEST, 55.58 FEET;  
 THENCE NORTH 24°41'25" WEST, 40.75 FEET;  
 THENCE NORTH 28°13'25" WEST, 56.81 FEET;  
 THENCE NORTH 02°28'08" EAST, 35.48 FEET;  
 THENCE NORTH 01°08'56" EAST, 32.33 FEET;  
 THENCE NORTH 43°33'02" WEST, 40.05 FEET;  
 THENCE NORTH 53°49'52" WEST, 57.81 FEET;  
 THENCE NORTH 33°40'43" WEST, 34.52 FEET;  
 THENCE NORTH 40°16'52" WEST, 10.58 FEET;  
 THENCE NORTH 01°18'33" WEST, 53.16 FEET TO A POINT OF CURVE;  
 THENCE NORTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET,  
 THROUGH A CENTRAL ANGLE OF 26°03'53", AN ARC DISTANCE OF 50.04 FEET;  
 THENCE NORTH 24°45'20" EAST, 92.75 FEET;  
 THENCE NORTH 06°38'09" EAST, 68.46 FEET;  
 THENCE NORTH 19°22'50" WEST, 120.75 FEET;  
 THENCE NORTH 20°10'32" WEST, 151.84 FEET TO A POINT OF CURVE;  
 THENCE NORTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET,  
 THROUGH A CENTRAL ANGLE OF 10°47'26", AN ARC DISTANCE OF 20.72 FEET;  
 THENCE NORTH 9°23'06" WEST, 68.99 FEET;  
 THENCE NORTH 28°31'35" WEST, 55.14 FEET;  
 THENCE NORTH 34°10'38" WEST, 129.42 FEET TO A POINT OF CURVE;  
 THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET,  
 THROUGH A CENTRAL ANGLE OF 32°00'51", AN ARC DISTANCE OF 61.46 FEET;  
 THENCE NORTH 02°09'47" WEST, 77.41 FEET;  
 THENCE NORTH 14°59'14" WEST, 89.58 FEET;  
 THENCE NORTH 43°05'08" WEST, 87.20 FEET TO A POINT OF CURVE;



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THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 48°12'26", AN ARC DISTANCE OF 92.55 FEET;  
 THENCE NORTH 05°07'18" EAST, 43.05 FEET;  
 THENCE NORTH 56°57'37" WEST, 44.02 FEET TO A POINT OF CURVE;  
 THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 36°27'24", AN ARC DISTANCE OF 69.99 FEET;  
 THENCE NORTH 20°30'13" WEST, 41.98 FEET;  
 THENCE NORTH 33°25'37" WEST, 93.73 FEET;  
 THENCE NORTH 56°28'45" WEST, 81.25 FEET TO A POINT OF CURVE;  
 THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 04°54'48", AN ARC DISTANCE OF 9.43 FEET;  
 THENCE NORTH 51°33'57" WEST, 85.61 FEET;  
 THENCE NORTH 67°53'25" WEST, 92.81 FEET TO A POINT OF CURVE;  
 THENCE WESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 07°50'33", AN ARC DISTANCE OF 15.06 FEET;  
 THENCE NORTH 60°02'52" WEST, 146.62 FEET TO A POINT OF CURVE;  
 THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 80°55'28", AN ARC DISTANCE OF 155.36 FEET TO THE WEST LINE OF LOT 11, CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO. PLN 12-0013 RECORDED UNDER RECORDING NUMBER 20120906900006, RECORDS OF KING COUNTY, WASHINGTON;  
 THENCE NORTHERLY AND EASTERLY ALONG THE BOUNDARY OF SAID LOT 11 THE FOLLOWING DESCRIBED COURSES:

THENCE NORTH 20°52'36" EAST, 67.43 FEET;  
 THENCE NORTH 27°56'40" EAST, 100.29 FEET;  
 THENCE NORTH 09°34'03" EAST, 54.00 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 09°34'03" EAST, 173.00 FEET;  
 THENCE WESTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°57'08", AN ARC DISTANCE OF 81.38 FEET;  
 THENCE NORTH 53°28'49" WEST, 120.09 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 54°42'40" WEST, 1257.00 FEET;  
 THENCE NORTHEASTERLY ON SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°24'00", AN ARC DISTANCE OF 315.92 FEET;  
 THENCE SOUTH 67°52'49" EAST, 80.24 FEET TO A POINT OF CURVE;  
 THENCE EASTERLY ON SAID CURVE TO THE LEFT, HAVING A RADIUS OF 473.00 FEET, THROUGH A CENTRAL ANGLE OF 21°30'00", AN ARC DISTANCE OF 177.49 FEET;  
 THENCE SOUTH 89°22'49" EAST, 70.08 FEET TO THE WEST LINE OF THE EAST 80 FEET OF THE WEST HALF OF SAID SECTION 15;  
 THENCE ALONG SAID WEST LINE, SOUTH 00°27'27" WEST, 20.10 FEET;  
 THENCE LEAVING SAID WEST LINE, SOUTH 89°25'33" EAST, 40.75 FEET;  
 THENCE SOUTH 00°34'27" WEST, 80.00 FEET;  
 THENCE SOUTH 89°25'33" EAST, 240.55 FEET TO A POINT OF CURVE;  
 THENCE EASTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 502.00 FEET, THROUGH A CENTRAL ANGLE OF 24°39'23", AN ARC DISTANCE OF 216.03 FEET;  
 THENCE NORTH 25°13'50" EAST, 95.07 FEET;  
 THENCE SOUTH 87°41'55" EAST, 195.51 FEET;  
 THENCE NORTH 01°12'04" EAST, 6.80 FEET;  
 THENCE SOUTH 88°17'18" EAST, 1963.72 FEET TO THE TRUE POINT OF BEGINNING.

WRITTEN BY: ARJ  
 CHECKED BY: MSH/MHM



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