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Project Narrative

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The Villages MPD
Phase 2 Plat C Preliminary Plat Project Narrative

Property Owner and Applicant:

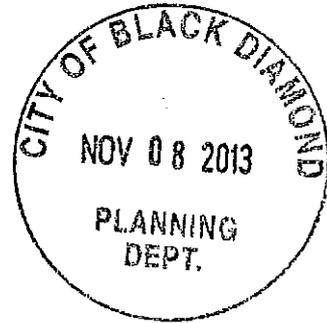
BD Village Partners, LP

Contact:

Colin Lund, YarrowBay Holdings, LLC

Consultant Team

Engineering & Survey: Triad Associates
Landscape Architecture: Weisman Design Group
Wetlands: Wetland Resources
Transportation: The Transpo Group



Location

The Villages MPD Phase 2 Plat C preliminary plat site is located approximately 1.3 miles west of the intersection of Roberts Drive and SR 169, south of Roberts Drive. The preliminary plat site is located generally within the southeast quarter and portions of the southwest quarter of Section 15, Township 21 North, Range 6 East, and includes very limited areas of the northwest quarter of the northeast quarter of Section 22, Township 21 North, Range 6 East, all within the City limits of Black Diamond, Washington. The preliminary plat is situated on approximately 136 acres consisting of the following King County Tax Parcels: 152106-9108, 152106-9096 and 222106-9004.

Description of Proposal

The Applicant proposes to subdivide 3 existing tax parcels (152106-9108, 152106-9096 and 222106-9004) subject to a Lot Line Adjustment submitted to the City concurrently with this preliminary plat application into 203 lots and 5 Future Development Tracts under the provisions of Title 17 of the Black Diamond Municipal Code as set forth in Exhibit E to The Villages MPD Development Agreement dated December 12, 2011 (KC Recording No. 20120130000655) as amended by the First Minor Amendment dated June 22, 2012 (KC Recording No. 20120906000762) and the Second Minor Amendment dated August 8, 2012 (KC Recording No. 20120906000763) ("The Villages MPD Development Agreement"). Twenty additional tracts are provided to allow for utility, access, parks and open space uses, and sensitive areas. Located within these three tax parcels are two Villages MPD Development Parcels (V28 and V29). The total preliminary plat, identified as The Villages MPD Phase 2 Plat C comprises approximately 136 acres.

The 203 lots will range from a minimum size of 3,150 sf to a maximum size of 8,547 sf. The average lot size is 4,528 sf. The plat's 203 lots are comprised entirely of detached single family alley and front loaded lots. The front loaded lots are located adjacent to wetland buffers, where it is impractical to provide alley lots or in areas where topography makes it difficult to provide alley lots in a reasonable manner. This proposed preliminary plat application includes one phase (not including Future

Development tracts). Future Development tracts will undergo additional site planning and review under separate applications.

Water

The Phase 2 Plat C preliminary plat will be served by an extension of the City of Black Diamond's 750 pressure zone water main located in Roberts Drive through The Villages MPD Phase 1A preliminary plat to the proposed Phase 2 Plat C preliminary plat site. Water lines will be located within public right-of-ways or utility easements. Along with the 750 pressure zone water main, an 850 pressure zone water main is anticipated to be extended through the Phase 2 Plat C preliminary plat site. The 850 pressure zone water main will ultimately be extended to the south to provide looping of the 850 pressure zone system to serve future phases of The Villages MPD. The requirement for a certificate of water availability is satisfied by Section 7.2.1 of The Villages MPD Development Agreement.

Sewer

The Phase 2 Plat C preliminary plat will be served by gravity sewer mains within the proposed Phase 2 Plat C that will connect to gravity mains installed within the Phase 1A Preliminary Plat (PLN11-0001). Gravity sewer mains within the Phase 1A preliminary plat will convey sewer flows to the pump station located near the stormwater pond. The pump station will ultimately pump effluent to the King County Metro receiving site. The requirement for a certificate of sewer availability is satisfied by Section 7.3.1 of The Villages MPD Development Agreement. Table 11-4-1 of The Villages MPD DA shows that wastewater storage facilities are not required prior to issuance of the certificate of occupancy for the dwelling unit that uses the 1150th ERU. The Villages Phase 1A Preliminary Plat is entitled for 921 ERUs and the Phase 2 Plat C Preliminary Plat proposes 203 ERUs for a total of 1124 ERUs.

Stormwater

The Phase 2 Plat C preliminary plat site is located in Stormwater Management Zones 1C and 2 of The Villages MPD. The site consists of highly infiltrative outwash soils in the northwest portion of the site and till soils on the remainder of the site. The outwash portion of the site is located in Stormwater Management Zone 1C. LID measures including roof top infiltration and bioretention cells will be used to infiltrate and treat stormwater on this portion of the site. Stormwater runoff from the remainder of the site (except for stormwater required for wetland recharge) will be routed via a storm drainage system to the off-site stormwater pond and infiltration facility, permitted with and located just south and east of the Phase 1A preliminary plat. Water quality treatment will be provided in the stormwater pond prior to infiltration. To maintain wetland hydrology, the areas to be developed which are tributary to wetlands have been identified. Within the Lake Sawyer Drainage basin, only runoff from rooftops is proposed to be used to match the existing stormwater volume that wetlands receive under existing conditions. For wetlands that are not within the Lake Sawyer drainage

basin, runoff from rooftops and/or yards will be used to recharge wetlands to match existing conditions.

Open Space, Parks and Trails

Approximately 95 acres of open space is set aside in parks, open space, trails, landscape tracts and sensitive area tracts with this proposed plat.

Overall Site Density Information

Gross Density	203 lots/136 Ac = 1.49 units/Ac
Net Density (Gross Area – Roads and Sensitive Areas)	203 lots/33.17 Ac = 6.12 units/Ac
Base Density Used	203 units
Base Density Allowed (1 unit/acre)	136 units
TDRs Needed ⁽¹⁾	67 units
Minimum Lot Size	3,150 sf
Maximum Lot Size	8,547 sf
Average Lot Size	4,528 sf

(1) The Base Density Allowed for the site is 1 unit/acre, which means that 136 units are allowed without needing TDRs. Since the Phase 2 Plat C preliminary plat includes 203 units (or 67 units above the 136 units allowed), 67 TDRs are needed.

Zoning and Development Standards

This proposed plat site is zoned MPD and subject to the conditions of The Villages MPD Permit Approval (Ordinance 10-946). Development within The Villages MPD must also be consistent with provisions of The Villages MPD Development Agreement. This preliminary plat proposal is consistent with The Villages MPD Permit Approval and Development Agreement as follows:

Land Use Category Densities and Allowed Uses

The proposed Phase 2 Plat C preliminary plat will be consistent with the MPD Site Plan included as Exhibit U to The Villages MPD Development Agreement. The following table describes how this proposed plat will be consistent with the MPD Site Plan:

Dev. Parcel	Land Use Cat.	Dev. Parcel Gross Acreage	Dev. Parcel Net Acreage	Res. Density Range (units/acre)	Max. Allowed Res. Units	No. of Res. Units	Gross Res. Density	Net Res. Density
V28	LDR*	24.10	18.70	1-8	193	140	5.81	7.49**
V29	LDR	15.47	12.63	1-8	124	63	4.07	4.99**
<i>Total</i>		<i>39.57</i>	<i>31.33</i>		<i>317</i>	<i>203</i>		

*The Villages MPD Site Plan (Exhibit U to The Villages MPD Development Agreement) currently shows Development Parcel V28 as Medium Density Residential. An MPD Site Plan Amendment to change V28 to Low Density Residential has been requested by the Applicant.

**Net Residential Density equals Residential Units divided by Development Parcel Net Acreage (Net Acreage equals Gross Acreage minus streets, roads, alleys, either public or private).

Dimensional Standards

Lot sizes and setbacks: All proposed lots are of sufficient size to accommodate their proposed use and will meet any setback conditions specified in The Villages MPD Permit Approval and Section 5 of The Villages MPD Development Agreement. Section 5.5.1 of The Villages MPD Development Agreement provides that the minimum lot size for Detached Single Family is 2,200 sq ft. Single family residential lot sizes in the proposed Phase 2 Plat C preliminary plat range from 3,150 square feet to 8,547 square feet, with an average lot size of 4,528 square feet.

Street Standards

Consistent with Condition of Approval No. 148 of The Villages MPD Permit Approval, all public streets and private alleys and access ways within this proposed plat have been designed to comply with Section 6 of The Villages MPD Development Agreement.

Anticipated Permits/Approvals

The following permits and approvals are anticipated to be needed for the proposal:

- Preliminary Plat Approval
- Lot Line Adjustment Approval
- SEPA Threshold Determination
- MPD Site Plan Amendment to The Villages MPD Permit
- Minor Amendment to The Villages MPD Development Agreement
- Right-of-Way Permit
- Clearing and Grading Permits
- Tree Removal Permits
- Engineering and Utility Permits
- Stormwater Pollution Prevention Plan
- Water Extension Approval
- Sewer Connection Approval
- NPDES General Construction Permit
- Stormwater Deviation Approval
- Forest Practice Permit
- Final Plat Approval
- Building Permits

Sensitive Areas

There is one Category I Wetland (Wetland TOS), one Category II Wetland (Wetland E1), three Category III Wetlands (Wetlands E7, E8, and E10), and one Category IV Wetland (Wetland 213) within or adjacent to the preliminary plat. Buffer Averaging will be utilized in select areas, as provided through The Villages MPD Development Agreement, Exhibit E, the City of Black Diamond Municipal Code 19.10.230(H) – Wetland Buffer Width Averaging. Buffer averaging will occur along the backs of lots 175-178, 184-191, and 194-195. Additional buffer averaging will likely be proposed for future development tracts, and along the southern portion of the buffer for Wetland E1 (Tract 925). Buffer averaging proposals in these areas will be reviewed through separate actions under future permits.

BDMC 17.12.010(C)

SEPA Checklist

7 copies of
SEPA Checklist

