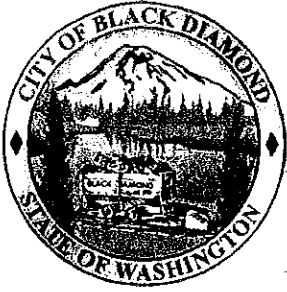


40.

Matrix of Review Comments and Responses  
4th Response Version (most complete)

May 30, 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: 5/30/14

Permit #: PLN13-0021

Property Address: SEE THE PHASE 2 PLAT C DRAWINGS OR PROJECT NARRATIVE

Project Name: THE VILLAGES MPD PHASE 2 PLAT C PRELIMINARY PLAT

Contact Person: COLW LUND

Phone: (425) 498-2100

Email: clund@yarrowbyholdings.com

Stacy

**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:**

RESPONSES TO CITY'S COMMENTS DATED 5/20/14 AND RESPONSE TO PARAMETRIX COMMENTS ON CONSTRUCTION TRAFFIC

**Sheets Affected:** ALL 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>SUD</u>				
( )	3. FIRE					
( )	4. PW					
( )	5					

TOTAL \$



**City of Black Diamond**

**Master Development Review Team**

**Review Comments for:** Villages MPD Phase 2 Plat C Preliminary Plat

Permit Number: PLN13-0027

1<sup>st</sup> Comment Date: 02/28/14 (Comments #1-27)

2<sup>nd</sup> Comment Date: 03/14/14 (Comments #28-49)

1<sup>st</sup> Response Date: 03/17/14 (Responses to Comments #1-26)

**3<sup>rd</sup> Comment Date:** **04/04/14** (Comments #1-27 & comments #50-51)

3<sup>rd</sup> Response Date: 04/21/14 (Responses to Comments #27-51)

**4<sup>th</sup> Comment Date** **05/20/14** (Responses to Comments #27-51)

**4<sup>th</sup> Response Date:** **05/30/14** (Responses to Comments # 25, 35, 43, 46-48, 50, and 51)  
24

Comment Number	Page Number	Review Comment	Response
1	Cover	In the Sheet Index, change "critical" to "sensitive". <b>OK</b>	On the Cover page, "critical" has been changed to "sensitive" in the Sheet Index.
2	Cover	Change the file number to PLN13-0027. (PLN13-0017 was the file number for the Pre-Application.) <b>OK</b>	On the Cover page, the file number has been changed to PLN13-0027.
3	CV1	Correct the recording number listed under the Notes section in the second to last paragraph. <b>OK</b>	On Sheet CV1, the recording number listed under the Notes section in the second to last paragraph has been corrected so that it now reads, "20110422000249."
4	CV3	Change the base density used to 136 and remove the "base density allowed" line. <b>OK</b>	On Sheet CV3, the Base Density Used line now reads, "136 units" and the Base Density Allowed line has been removed.

5	CV3	Move the TDR Information section to the cover sheet in accordance with TV DA Section 4.9. <b>OK</b>	On Sheet CV3, the TDR Information section has been removed and relocated to the cover sheet.
6	CV4	Clarify whether plat divisions are proposed, as mentioned in General Notes #1 and #11. <b>OK</b>	Plat divisions are not proposed. On Sheet CV4, General Note #1 has been revised to read, "Prior to clearing or grading in this preliminary plat, all sensitive areas and their buffers shall be flagged and taped." General Note #11 has been revised to read, "The City shall not issue utility permits for any road or stormwater improvements within this plat until BD Village Partners, LP or its successor or assign has demonstrated ownership of any TDRs needed for this plat."
7	CV4	Under Note #17, either list the full text of TV DA Section 6.5.B, or simply reference that Development Agreement section.  <b>Remove the extra period in row 14. In the first sentence of the second paragraph correct "applicable" to reflect the language stated in TV DA Section 6.5.B.</b>	General Note #17 (revised to be note #16) has been revised to include the full text of TV DA Section 6.5.B. General Note #13 has been deleted to eliminate redundancy of text now included in #17 and notes have been renumbered.  The extra period in row 14 has been removed and the first sentence of the second paragraph has been corrected to reflect the language in TV DA 6.5.B.
8	CV4	In the Tract Table, for all alleys and woonerfs change the maintenance to M.D./A.O.A. <b>OK</b>	On Sheet CV4, in the Tract Table, maintenance has been changed to M.D./A.O.A for all alleys and woonerfs.
9	PP1	Address how street parking will be accomplished for lots served off the woonerf. <b>OK</b>	See sheet RS1 for proposed street parking locations along the woonerfs.

10	PP2-4	Show all of the Wetland Buffer Averaging legend information here. <b>OK</b>	On Sheets PP2-4, all of the Wetland Buffer Averaging legend information is now provided.
11	PP2, PP5, RS2, SSWA2	Need to show and label the Rock Creek buffer. <b>OK</b>	On Sheets PP2, PP5, RS2 and SSWA2 the Rock Creek buffer (225 ft.) is now shown and labeled.
12	PP3	Add another label to the existing road on the western half of this sheet, for further clarification. <b>OK</b>	Another label has been added to sheet PP3 identifying the existing road.
13	PP3	Show and label the Wetland E10 buffer. <b>OK</b>	On Sheet PP3, the buffer for Wetland E10 (110 ft.) is now shown and labeled.
14	RS1	Is that parking shown in Tracts 916 & 917? <b>OK</b>	On Sheet RS1, parking is shown in Tracts 916 & 917.
15	RS1	The rocky height shown is too tall to be in a wetland buffer BSBL, per BDMC Title 19. <b>OK</b>	On Sheet RS1, the grading has been revised so that the maximum rocky height shown within the buffer BSBL is 3.5' per Section 19.10.160(D)(1) of the BDMC as set forth in Exhibit E to TV DA.
16	RS3	Provide complete tract labels for Tracts 905-907 (consistent with the Tract Table on Sheet CV4). <b>OK</b>	On Sheet RS3, complete tract labels for Tracts 905-907 are now provided, consistent with the Tract Table on Sheet CV4.
17	UA1	Change "critical" to "sensitive" in the labels. <b>OK</b>	On Sheet UA1, "critical" has been changed to "sensitive" in the labels.
18	UA1	Show Rock Creek in the Sensitive Areas drawing. <b>OK</b>	On Sheet UA1, Rock Creek is now shown in the Sensitive Areas drawing.
19	All	Remove the signature block. <b>OK</b>	On all Sheets, the signature block has been removed.
20	All	The wetland categories and buffers shown have not been confirmed yet. (You indicated on February 14,	On March 3, 2014, the Master Developer submitted the Sensitive Area Study, Buffer

		2014, that you will also be submitting a revised Sensitive Area Study and Wildlife Analysis, which was originally submitted on January 27, 2014. Due to your request of February 14, 2014, our MDRT consultant, Pertee, put their review on hold until receipt of your revision.) <b>OK</b>	Averaging Plan and Wildlife Analysis dated February 24, 2014.
21	NA	Provide a comparison sheet with the plat layout compared to Exhibit U of TV DA. <b>OK</b>	Enclosed with this Comment Spreadsheet is a comparison sheet with the Phase 2 Plat C layout compared to Exhibit U of TV DA.
22	NA	Provide a copy of Items #14, 15 and 18 listed in the Title Report. <b>OK</b>	Enclosed with this Comment Spreadsheet is a copy of Items #14, 15 and 18 listed in the Title Report.
23	NA	Provide a visual to demonstrate why the rain garden proposed as part of this project should qualify as open space. <b>OK</b>	Tract 917 is now UT/AC and Tract 917 has been removed from the open space tract table on CV4.
24	NA	In the Short-Term Construction Noise Mitigation Plan, the second sentence of the first paragraph will not always be the case, as development progresses within Phase 1A. <b>OK</b>	Enclosed with this Comment Spreadsheet is a revised version of the Short-Term Construction Noise Mitigation Plan that addresses this comment.
25	NA	In the Short-Term Construction Noise Mitigation Plan, Add the following sentence to the Processing Facility paragraph: "Site development within The Villages MPD is subject to The Villages MPD Development Agreement and requires approval by the City of Black Diamond. Permit applications and review of the processing facility by City staff is required." <b>OK</b>	Enclosed with this Comment Spreadsheet is a revised version of the Short-Term Construction Noise Mitigation Plan that addresses this comment.
26	NA	In the SEPA checklist (PLN13-0028), clarify the response to Item A.1 on Page 1, of which activities will occur concurrently with plat review and approval. <b>OK</b>	Of the items listed in Item A.1 on Page 1 of the SEPA checklist, only buffer averaging is anticipated to occur as part of the preliminary plat review and approval. The other activities will

		<p>be a result of subsequent clear and grade permit(s), utility permits, final plat and building permits.</p>
27	NA	<p>The Master Developer has reviewed the attached memos from Perteet and SubTerra. Enclosed with this Comment Spreadsheet are responses from Triad Associates to the SubTerra comments, dated March 18, 2014, on the Phase 2 Grading Plans and responses from Triad Associates to the SubTerra comments, dated March 24, 2014, on the SEPA and Geotechnical Report.</p>
28	General	<p>Review comments from MDRT consultants and other City staff to follow at a later date.  <b>See attached memos from Perteet dated 3-31-14 and SubTerra dated 3-18-14 and 3-24-14.</b>  <u>OK</u></p> <p>Confirm that the following activities are either complete or will be completed prior to the approval of this Preliminary Plat:</p> <ol style="list-style-type: none"> <li>1. Off-site improvements list has been updated,</li> <li>2. Off-site sewer capacity analysis is complete,</li> <li>3. Off-site sewer connection is completed or not needed to serve this plat,</li> <li>4. An ecology NPDES permit (or exemption) has been obtained,</li> <li>5. This application is consistent with the phasing plan in the Development Agreement.</li> </ol> <p><b><u>OK – approval will be provided under separate cover.</u></b></p>
		<ol style="list-style-type: none"> <li>1. The off-site improvements list has been updated. <i>See the Detailed Implementation Schedule of Phase 2 Regional Infrastructure Improvements dated January 28, 2014 and submitted to the City on January 31, 2014.</i></li> <li>2. The off-site sewer capacity analysis is complete, and Triad has prepared a Sewer Capacity Memo, enclosed herewith, dated April 9, 2014. <i>See the Sanitary Sewer Inspection and Cleaning Memo from Triad to Mr. Williamson dated January 9, 2014 and submitted on January 13, 2014. The off-site sewer connection is not needed to serve this plat. See Sheet UA1 for sewer ERU requirement calculations, indicating that the total ERUs between Phase 1A and Plat 2C are 1124, which is below the ERU threshold required for the off-site</i></li> </ol>

		<p>connection.</p> <ol style="list-style-type: none"> <li>3. The off-site sewer connection is not needed to serve this plat. See Sheet UA1 for sewer ERU requirement calculations, indicating that the total ERUs between Phase 1A and Plat 2C are 1124, which is below the ERU threshold required for the off-site connection.</li> <li>4. The Villages MPD Preliminary Plat Condition of Approval No. 55 stated that "prior to approval of the first clearing or grading permit, the Applicant shall provide written confirmation, from the Department of Ecology, that an NPDES permit is not required for any division or PP1A, including utility installation and building construction. Alternatively, the Applicant shall obtain any required NPDES permit. This condition will be applied during grading and/or clearing permit review and approval." The Master Developer recommends that a similar condition be imposed for this Preliminary Plat.</li> <li>5. The Master Developer confirms that this application is consistent with the phasing plan in the Development Agreement. See attached exhibit, entitled Preliminary Plat/MPD Site Plan Comparison.</li> </ol>
29	General	The application includes roads (including a woonerf) that do not comply with the Development Agreement.
		In accordance with Section 6.3 of The Villages MPD Development Agreement, the Master



		<p>Developer has requested an Alternative Road Section Approval, dated April 16, 2014, and enclosed herewith.</p> <p><b><i>Noted, however, the Master Developer has not received a copy of the separate approval as of 5/29/2014.</i></b></p>
30	CV1	<p>Either revise the road sections accordingly or submit deviation requests for the non-compliant sections.</p> <p><u>OK – will be approved with conditions that will impact pp plans. See separate review letter from City.</u></p> <p>The “Notes” section references several conservation easements and their requirements. Provide those documents for review and provide an attestation, on the plans, that the requirements in those documents have been accommodated in this application.</p> <p><u>OK</u></p>
31	PP1	<p>See the Master Developer’s response to the City’s Comment #22. The Master Developer submitted copies of items 14, 15 and 18 on 3/17/14. Attestation on the plans that the requirements in those documents have been accommodated in this application is not required per the language of these conservation easements.</p> <p>On Sheet PP1, the layout has been revised to eliminate cut-through traffic and protect the pedestrian nature of the woonerf.</p>
32	PP1	<p>The Master Developer has provided pedestrian access via a trail from the woonerf to the southwest corner of Tract 920, which will connect with the pedestrian receiving facility at the end of the block and across Willow Avenue SE. See Sheets PP1 and RS1.</p>
33	PP1	<p>On Sheet PP1, Tract 918 that this comment refers to has been eliminated. Note that the tracts have been renumbered, and a different tract is now</p>

		frontage. Consider eliminating the tract so the house can address the street. <b>OK</b>	labeled Tract 918.
34	PP1	The proposed ROW for Road A does not meet the Development Agreement standard. <b>OK</b>	The proposed ROW for Road A is consistent with section 6.3 of The Villages MPD Development Agreement. Road A has two 10' travel lanes, two 7' parking lanes (except where parking is dropped for curb bulbouts), two 4.5' planter strips, (5' from face of curb to sidewalk) and two 5' sidewalks. This road section requires the 54' ROW provided. Bike lanes are not required on this road per figure 6.3 of The Villages MPD Development Agreement.
35	PP1	The Plat boundary and Road A ROW edge are coincident. There should be sufficient space behind the ROW to allow road maintenance and repair without intruding into the adjacent property. <b><u>This pre-plat cannot be conditioned to require off-site property encumbrance, either 1) submit the required easement now with the pre plat drawings or 2) move the roadway to provide the necessary o/m space.</u></b>	A 5' road maintenance easement will be provided to the City on the adjacent property owned by BD Village Partners, LP, as shown on Sheets PP1 and RS1.  <i>Draft provided to the City via e-mail on 5/20/2014. For ease of review, please find a hardcopy draft of the proposed 5' temporary access easement attached herewith.</i>
36	PP1	Road C, where it intersects Tract 922, includes a 55' road radius. Consider making this a Tee type intersection to slow speeds and create more buildable lot area. <b>OK</b>	Thank you for your comment. The Master Developer considered a Tee-type intersection but elects to keep the road as designed.
37	PP3	Road B includes a 150' road radius. Consider making this a Tee type intersection (supporting access to future development in Tract 905) to slow speeds and	Thank you for your comment. The Master Developer considered a Tee-type intersection but elects to keep the road as designed.

		create more buildable lot area. <u>OK</u>	
38	PP3/PP4	Lots adjacent to the wetland should include a feature or structure to clearly delineate private property from the wetland buffer. <u>OK</u>	Pursuant to BDMC 19.10.220(D)(1), wetland buffer boundaries adjacent to land within this plat will be permanently delineated by split-rail fencing and identification signs, as approved by the City.
39	RS1	The bioswale in Tract 917 needs overflow capability. <u>OK</u>	Grading has been revised to provide an emergency overflow route out to Willow Avenue SE from Tract 917. The emergency overflow routes exhibit on Sheet UA1 has been revised to show this overflow route also.
40	RS1	Lot and roof drains are located at the edge of the wetland buffer. Consider relocating these devices to the edge of wetland to prevent rilling and erosion in the buffer. <u>OK</u>	The Master Developer has concerns that this requirement may contravene BDMC 19.10.220(C)(5). Flow dispersal trenches per BDEDCS Standard Dwg SD-15 are proposed near the edge of wetland buffers to disperse flows.
41	RS2	Clean discharges from lot drains are shown connected through a flow splitter. Has a direct discharge been considered and, if so, why was it rejected? A direct discharge would simplify the ownership and easement requirements of a jointly-owned private pipeline in public space. <u>OK</u>	Flow splitters are currently proposed to limit flows to individual flow dispersal trenches in accordance with BDEDCS Standard Dwg SD-15. Flows discharged through the flow dispersal trenches will more closely mimic existing conditions than a single direct discharge. Flows dispersed near the wetland buffer are further attenuated as they flow through the buffer compared to a direct discharge or dispersal at the wetland edge.
42	RD1	Alley section 1 and woonerf section 1 and 2 are located within Tracts. These should be rights of way. <u>OK</u>	Per Section 6.5(A) of The Villages MPD Development Agreement, these are private.

43	SSWA1	<p>Until the future connection is made at the southern boundary of this pre-plat, the looped water main is shown as a single 12" and a single 8". This would not support a 2500 gpm fireflow (listed on sheet UA1). Either upgrade the 8" main to a 12" or make the southern loop completion with this pre plat.</p> <p><u>OK – there is a section of dual main in close proximity on Road A. These pipes should be separated to the extent feasible during utility permitting.</u></p>	<p>The 2500 gpm fire flow listed on Sheet UA1 is required per BDEDCS based on the Master Planned Development Overlay. The water mains have been upgraded to 12" to be able to provide the required 2500 gpm fire flow.</p> <p><b>Noted.</b></p>
44	General	<p>Road width meets IFC requirements with the following conditions: all 20 foot alleys (A, B, C, D) will require NO PARKING signage and enforcement. Addressing of homes will need to be provided on both the front and back of structures accessed via these alleys, if the structures do NOT front on a main access road.</p> <p><b>OK</b></p>	<p>Alleys (A,B,C,D) shown are 16' wide per detail on Sheet RD1 and are not designed for fire access. Fire access will be provided from Roads A and C. A note has been added to sheet RD1 which states "Where fire access is required by the Fire Marshall in alleys, alleys shall be a minimum 20' wide, require No Parking signage and enforcement, and addressing of homes will need to be provided on both the front and back of structures".</p>
45	General	<p>The main roads that are 20 to 26 feet in width such as Woonef A &amp; B, for example, will also require NO PARKING signage on both sides of the roadway.</p> <p><u>Comments will be worked out during final design for exact locations and applicability for conformance with MUTCD and Fire Code.</u></p>	<p>The roads meet the Development Agreement standards.</p> <p><b>Noted.</b></p>
46	General	<p>Main roads of 26 to 36 feet in width will require one side of the road to have NO PARKING signage, parking would be allowed on the other side of the roadway. Roads and sections of roads that exceed 36 feet in width will allow parking on both sides of the road.</p>	<p>The roads meet the Development Agreement standards.</p>

		<p><u>Comments will be worked out during final design for exact locations and applicability for conformance with MUTCD and Fire Code.</u></p>	<p><i>Noted.</i></p>
47	General	<p>Fire Hydrants appear to be located at a distance acceptable under the code, but do present difficulties relating to structures located on Alleys C and D. Fires in structures with only vehicle access off these alleys will require fire hose to be laid across and blocking one or possibly both main access roads shown within this plat. This item requires further discussion between the Fire Department and the applicant prior to final acceptance and actual installation of the system.</p> <p><u>Comments will be worked out during final design for exact locations and applicability for conformance with Fire Code.</u></p>	<p>The roads meet the Development Agreement standards.</p>
48	General	<p>See attached Technical Memorandum dated 2-27-14, from Parametrix.</p> <p><u>See response from Parametrix regarding construction traffic, dated May 19, 2014.</u></p>	<p>See the Response Memos from Transpo dated March 28, 2014 and submitted on March 31, 2014.</p> <p><i>See the Letter from Triad to Andrew Williamson, dated May 22, 2014, and attached herewith.</i></p>
49	NA	<p>Review comments from MDRT consultants and other City staff to follow at a later date.</p> <p>OK</p>	<p>Noted.</p>
50	CV2	<p>Amend note regarding the pending Boundary Line Adjustment: change "Boundary" to "Lot" and amend portion about "to be recorded prior to approval" to state "to be recorded in compliance with BDMC 18.08.130.C.1".</p> <p><u>One number is missing from the code citation, please fix to reference 18.08.130.C.1.</u></p>	<p>On Sheet CV2, in the note regarding the Lot Line Adjustment, "Boundary" has been changed to "Lot" and the note has been amended to read "to be recorded in compliance with BDMC 18.08.130.C.1".</p>

<p><b><i>On Sheet CV2, the note regarding the Lot Line Adjustment has been revised to correctly reference BDMC 18.08.130.C.1.</i></b></p>	<p>The Master Developer elects not to put buffers in tracts at this time. Buffers will be placed in appropriate tracts at a future development date.</p> <p><b><i>The wetland buffers located in Tracts 905-907 have been placed in separate tracts, numbered 927-930, see Sheet CV1, and the Tract Table has been updated to reflect these news tracts. See Sheet CV4.</i></b></p>
<p>51</p>	<p>Put wetland buffers located in Tracts 905-907 into separate tracts and update Tract Table on Sheet CV4 to reflect Sensitive Areas.</p> <p><b><u>Wetlands and all required wetland buffers shall be defined as separate tracts (BDMC 19.10.150.B).</u></b></p>
<p>CV4 &amp; PP3</p>	