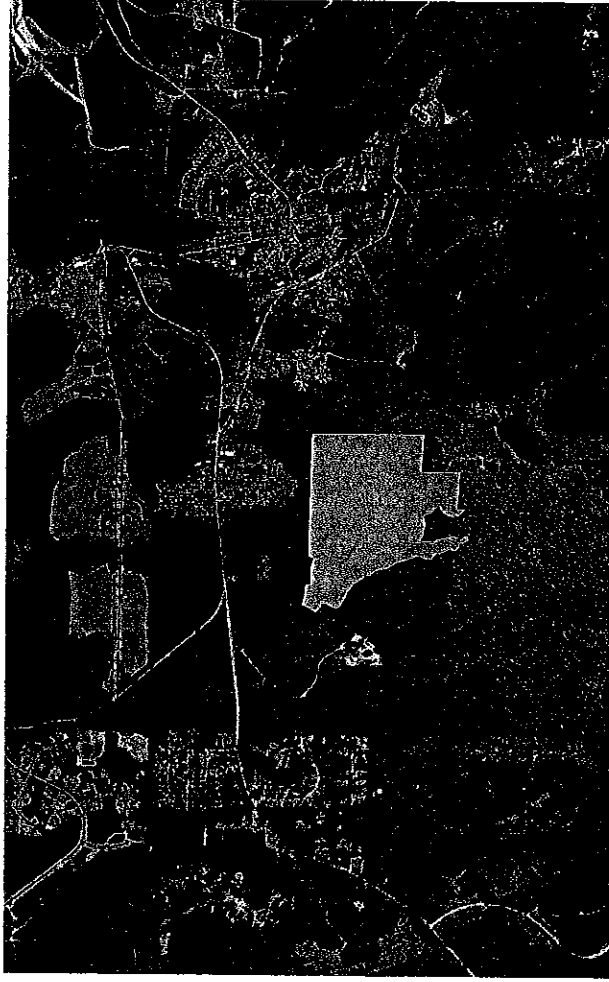


48.

Revised Preliminary Plat plan set, November 21, 2014

**CITY OF BLACK DIAMOND
THE VILLAGES MPD - PRELIMINARY PLAT
PHASE 2 PLAT C
PROJECT NUMBER PLN13-0027**



COMMUNITY DEVELOP.

NOV 21 2014

RECEIVED

PROJECT NUMBER PLN13-0027

TRANSFER OF DEVELOPMENT RIGHTS (TDR) INFORMATION
THE UNITS APPROVED IN THIS PLAT DO NOT RESULT IN THE UTILIZATION OF MORE THAN 60% OF THE DEVELOPMENT RIGHTS AVAILABLE IN THE UNITS. THE UNITS APPROVED IN THIS PLAT ARE SUBJECT TO THE TDR PROGRAM AND THE TDR PROGRAM REGULATIONS AND THE TDR PROGRAM REGULATIONS ARE SUBJECT TO BE PARADOXED FOR PLAT 2C.

BASE DENSITY USED 130 UNITS
TRANSFER OF DEVELOPMENT RIGHTS REQUIRED 67 UNITS
TO BE PARADOXED UPON EXERCISING THE USE
OF A DEVELOPMENT RIGHT IN THE TDR
IN DEVELOPMENT ADJACENT SECTION 4.E.

SHEET INDEX

- PRELIMINARY PLAT SHEET
- PRELIMINARY PLAT COVER SHEET
- CV1 SITE BOUNDARY EXHIBIT
- CV2 PRELIMINARY PLAT DIVISION/PARCEL/DENSITY EXHIBIT
- CV3 PRELIMINARY PLAT TRACT/OPEN SPACE EXHIBIT
- CV4 GENERAL NOTES
- PP1-4 PRELIMINARY PLAT
- PP5 PRELIMINARY PLAT-OVERALL SITE PLAN
- RS1-4 ROAD, STORM DRAINAGE AND GRADING PLANS
- RD1 ROAD SECTIONS/ACCESS EXHIBIT
- UT1 UTILITY AVAILABILITY/SENSITIVE AREAS
- SW1-4 SEWER AND WATER PLANS

LOT SIZE INFORMATION

MINIMUM LOT SIZE (DETACHED RESIDENTIAL) 3150 SF
 (*SEE NOTE BELOW)

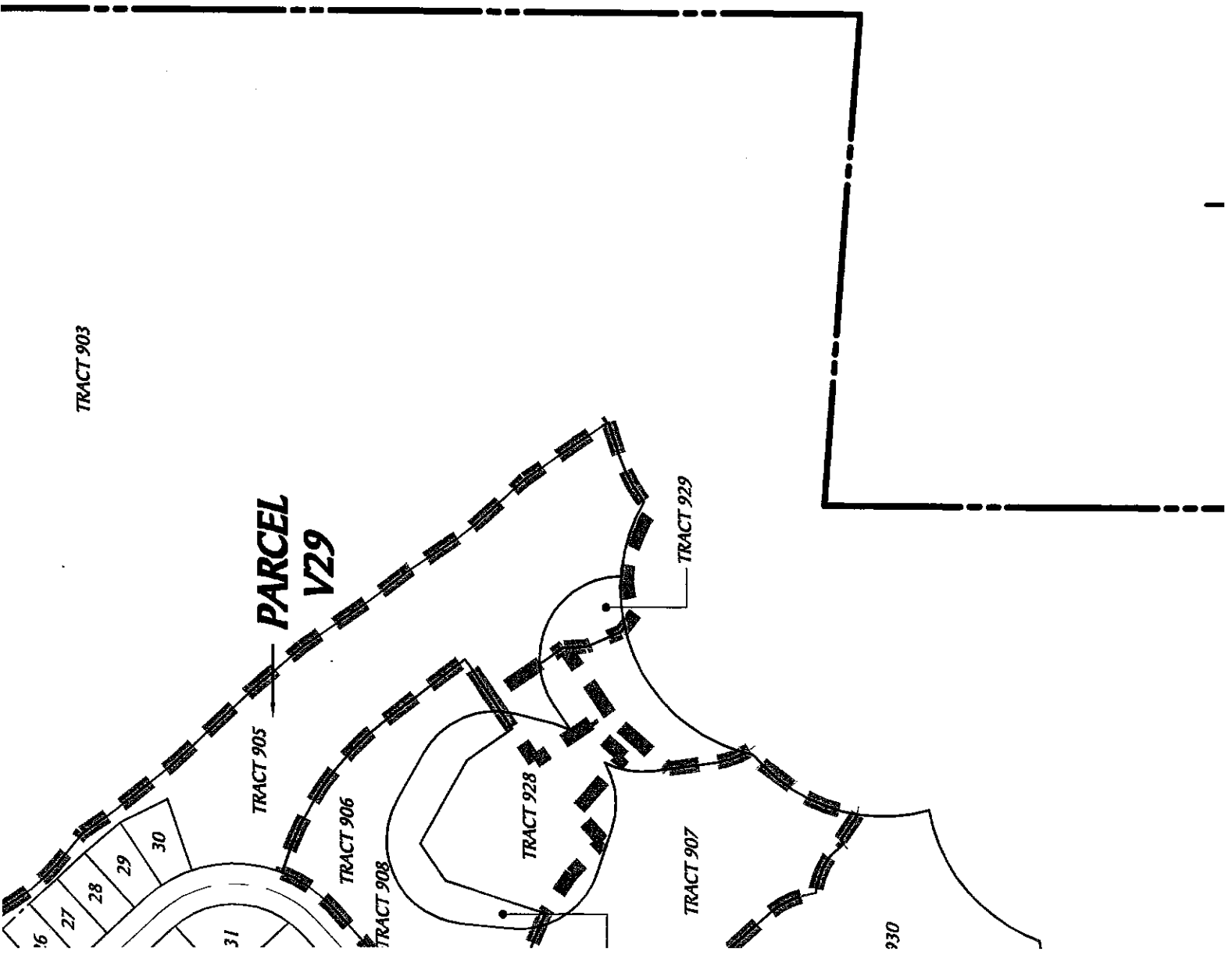
MAXIMUM LOT SIZE (RESIDENTIAL ONLY) 8547 SF

AVERAGE LOT SIZE (RESIDENTIAL ONLY) 4574 SF

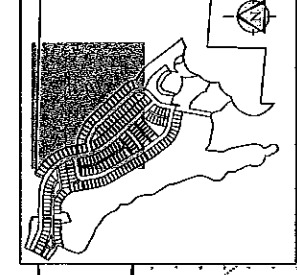
*NOTE:
 PURSUANT TO SECTION 5.2.1(A) OF THE VILLAGES MPD
 2011, THE MINIMUM LOT SIZE FOR DETACHED SINGLE-FAMILY
 HOMES, DOES NOT APPLY TO ALTERNATIVE LOW-DENSITY
 MULTI-FAMILY DEVELOPMENT.

LOT SUMMARY

Lot Number	Lots	Units	Product Type
1-63	63	63	SF Detached
64-121	58	58	SF Detached
122-164	43	43	SF Detached
165-184	20	20	SF Detached
185-203	19	19	SF Detached
	203	203	



PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 8E. W.M.

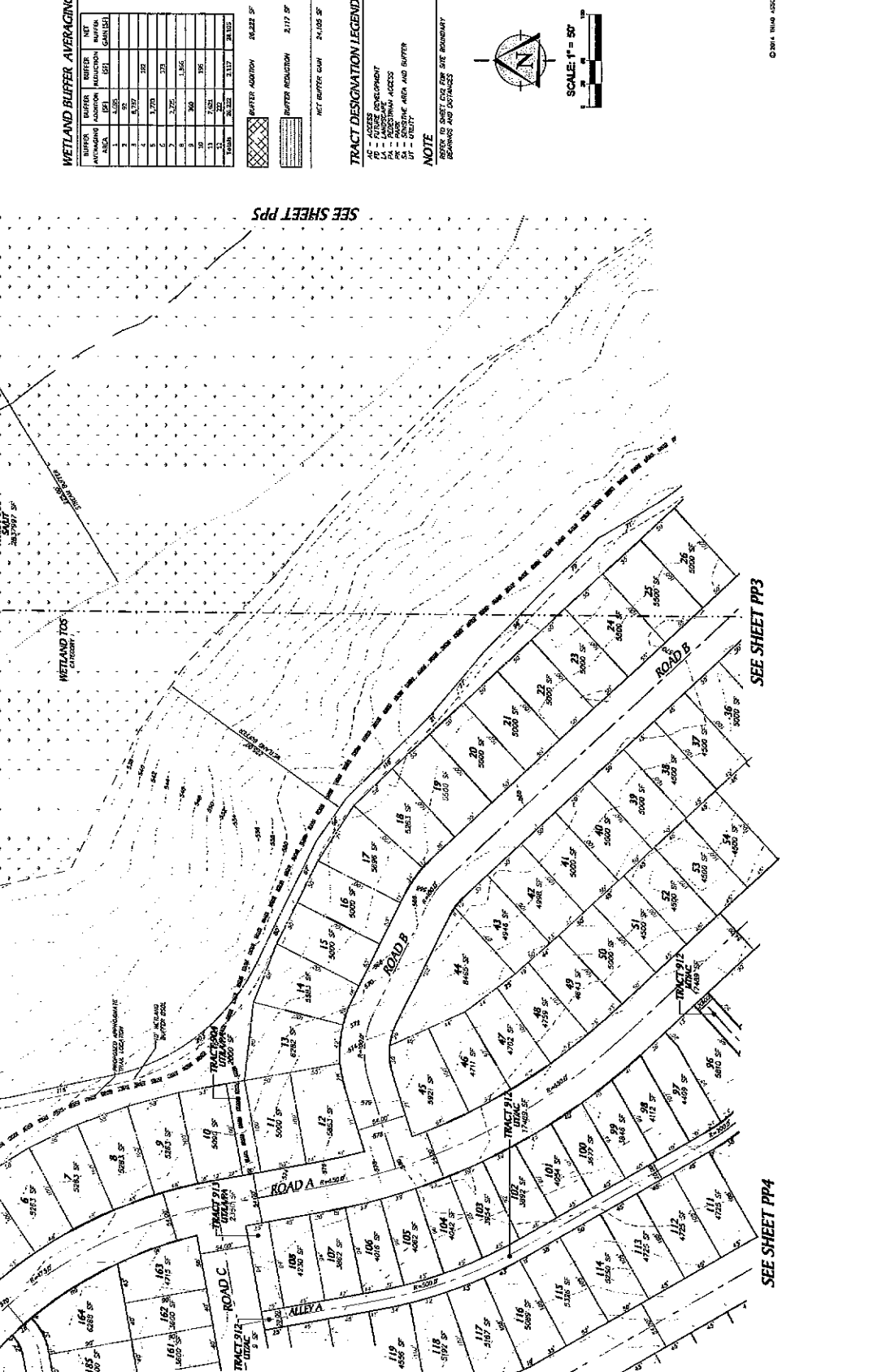


SEE SHEET PP1

SEE SHEET PP3

SEE SHEET PP4

SEE SHEET PPS



WETLAND BUFFER AVERAGING

ROW	WETLAND BUFFER AVERAGE	WETLAND BUFFER AVERAGE	WETLAND BUFFER AVERAGE	WETLAND BUFFER AVERAGE	WETLAND BUFFER AVERAGE
1	2	3	4	5	6
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
49	50	51	52	53	54
55	56	57	58	59	60
61	62	63	64	65	66
67	68	69	70	71	72
73	74	75	76	77	78
79	80	81	82	83	84
85	86	87	88	89	90
91	92	93	94	95	96
97	98	99	100	101	102
103	104	105	106	107	108
109	110	111	112	113	114
115	116	117	118	119	120
121	122				

NET BUFFER GAIN 24,035 SF

NET BUFFER REDUCTION 2,117 SF

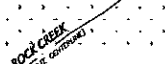
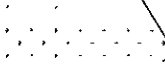
NET BUFFER GAIN 24,035 SF

TRACT DESIGNATION LEGEND

- AG - AGRICULTURE
- FD - FUTURE DEVELOPMENT
- PA - PUBLIC AREA
- PA - PROPOSED ACCESS
- SI - EXISTING AREA AND BUFFER
- SI - UTILITY

NOTE
REFER TO SHEET ONE FOR SITE BOUNDARY
BEARINGS AND DISTANCES

SCALE: 1" = 50'



YARROWBAY HOLDINGS

TRIAD ASSOCIATES

3030 17TH AVE. S.W.

SEATTLE, WA 98148

TEL: 206.320.1100

FAX: 206.320.1101

WWW.TRIADASSOCIATES.COM

CITY OF BLACK DIAMOND

PHASE 2 PLAT C

THE VILLAGES MPD

PRELIMINARY PLAT

PROJECT NO. 05-336

PP2

DATE: 11/14/2013

BY: [Signature]

CHECKED BY: [Signature]

PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.

YARROWBAY HOLDINGS
TRIAD ASSOCIATE
 6124 17th Ave. NE
 Atlanta, GA 30328
 (404) 487-1111
 www.yarrowbay.com

THE VILLAGES MPD
 PHASE 2 PLAT C
 PRELIMINARY PLAT
 CITY OF BLACK DIAMOND, WASHINGTON

PLANNING & ZONING DEPARTMENT
 1500 17th Ave. NE
 Black Diamond, WA 98005
 (206) 835-3336
 www.blackdiamondwa.gov

PRELIMINARY

DATE: 05-336
 SHEET NO. PPT1



WETLAND BUFFER AVERAGING

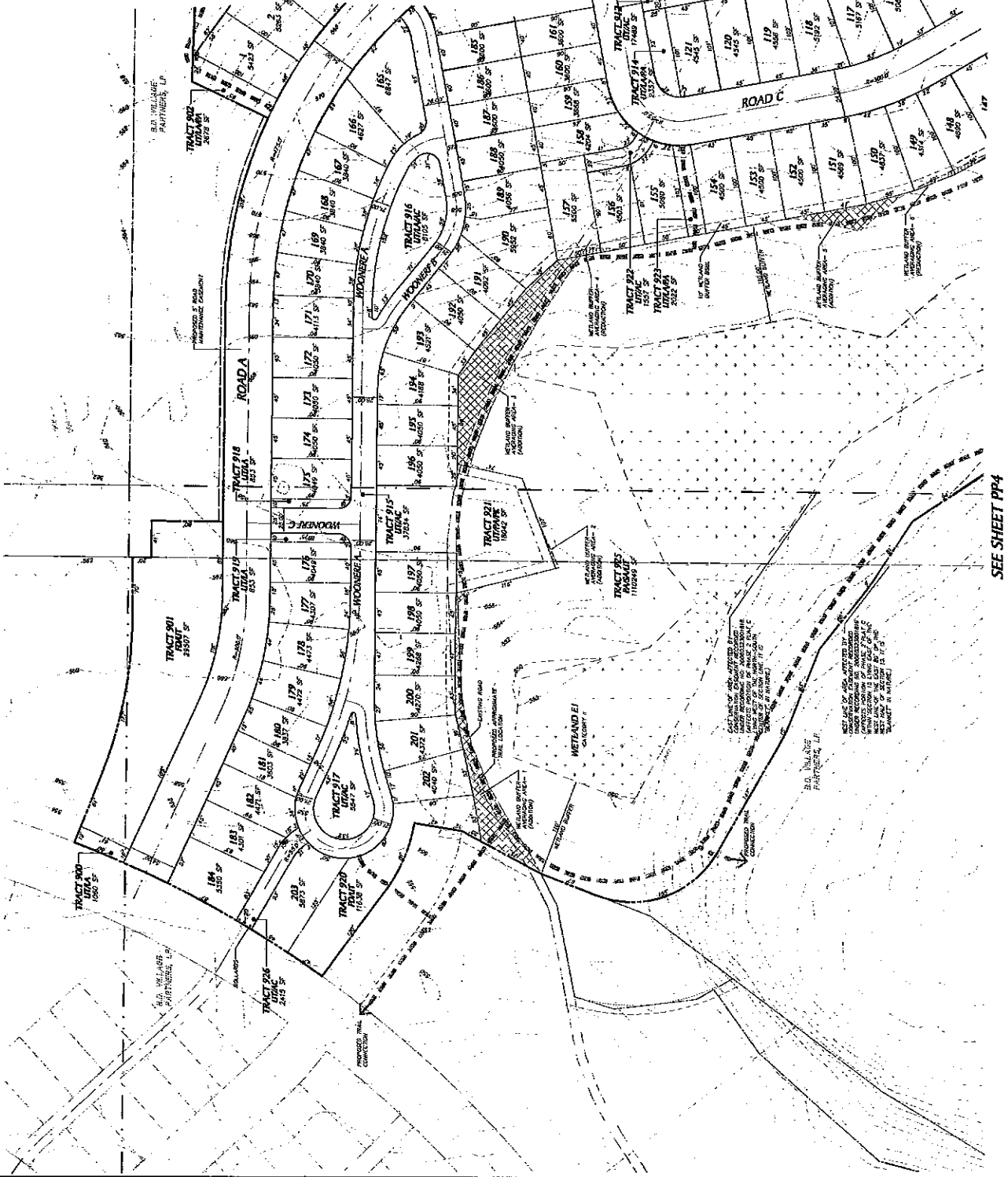
AVG. BUFFER AREA (SQ. FT.)	AVG. BUFFER WIDTH (FEET)	AVG. BUFFER PERCENTAGE	AVG. BUFFER PERCENTAGE
1	3.372	392	
2	3.372	392	
3	3.372	392	
4	3.372	392	
5	3.372	392	
6	3.372	392	
7	3.372	392	
8	3.372	392	
9	3.372	392	
10	3.372	392	
11	3.372	392	
12	3.372	392	
13	3.372	392	
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36	3.372	392	
37	3.372	392	
38	3.372	392	
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41	3.372	392	
42	3.372	392	
43	3.372	392	
44	3.372	392	
45	3.372	392	
46	3.372	392	
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51	3.372	392	
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89	3.372	392	
90	3.372	392	
91	3.372	392	
92	3.372	392	
93	3.372	392	
94	3.372	392	
95	3.372	392	
96	3.372	392	
97	3.372	392	
98	3.372	392	
99	3.372	392	
100	3.372	392	

TRACT DESIGNATION LEGEND

AC = ACCESS EASEMENT
 LA = LANDSCAPE
 PA = PARKING AREA
 PAW = PARKING WITH ACCESS
 SP = SIDEWALK
 ST = STREET
 STW = STREET WITH WALKWAY
 STWV = STREET WITH VEHICLE WAY
 STWVW = STREET WITH VEHICLE WAY AND WALKWAY
 STWVWV = STREET WITH VEHICLE WAY, WALKWAY AND VEHICLE WAY
 STWVWVW = STREET WITH VEHICLE WAY, WALKWAY AND VEHICLE WAY AND WALKWAY

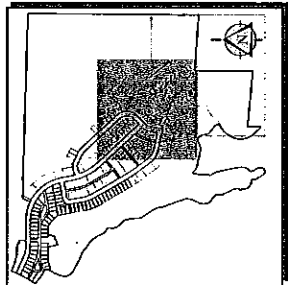
NOTE

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR ALONG THE CENTERLINE OF THE TRACT.
 3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR ALONG THE CENTERLINE OF THE TRACT.
 4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR ALONG THE CENTERLINE OF THE TRACT.



SEE SHEET PP2

SEE SHEET PP4



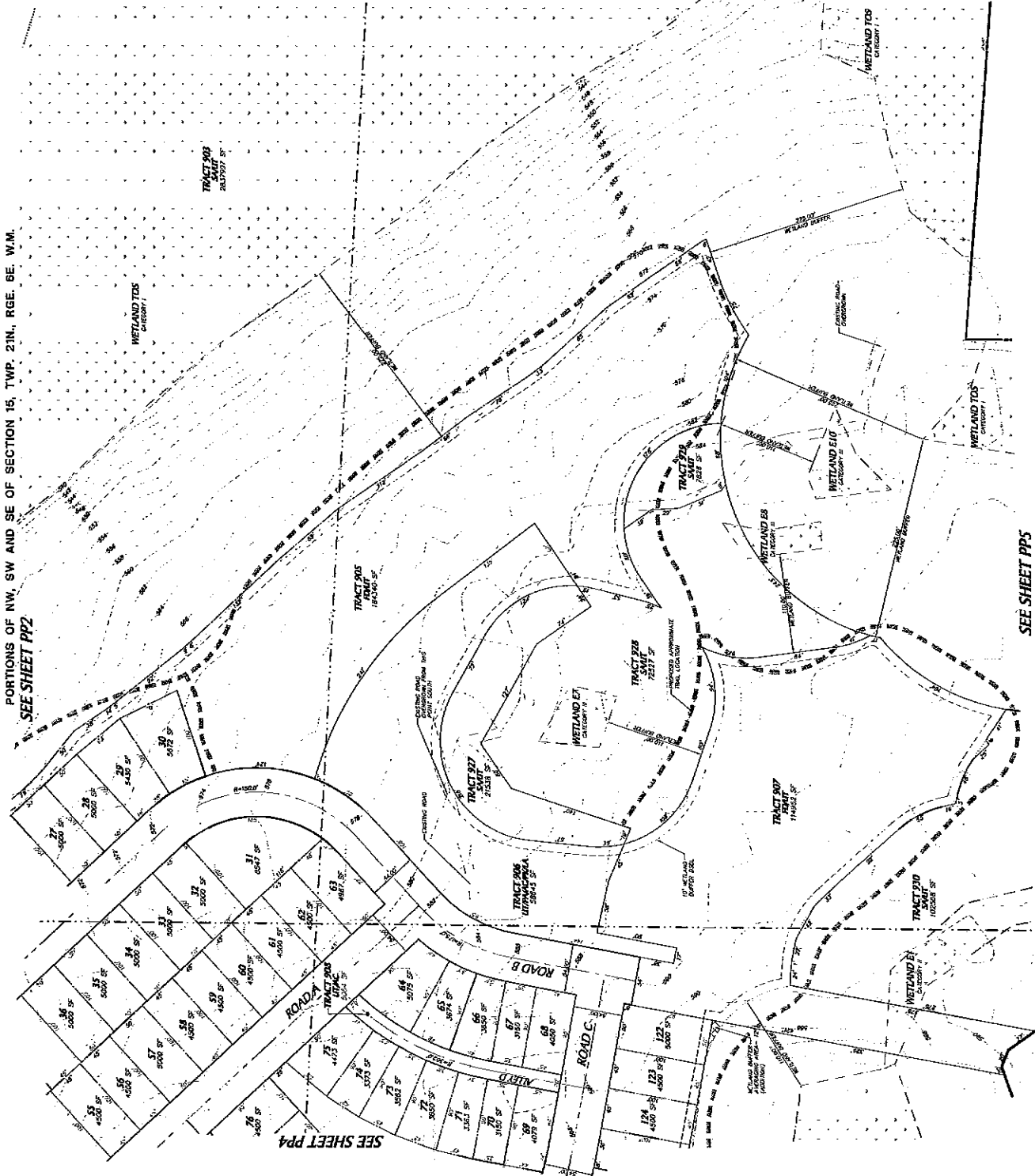
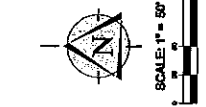
KEY MAP
 NOT TO SCALE

WETLAND BUFFER AVERAGING

AVG. AREA	AVG. WIDTH	AVG. LENGTH	AVG. PERIMETER	AVG. AREA	AVG. WIDTH	AVG. LENGTH	AVG. PERIMETER
1	100	100	200	10000	100	100	200
2	100	100	200	10000	100	100	200
3	100	100	200	10000	100	100	200
4	100	100	200	10000	100	100	200
5	100	100	200	10000	100	100	200
6	100	100	200	10000	100	100	200
7	100	100	200	10000	100	100	200
8	100	100	200	10000	100	100	200
9	100	100	200	10000	100	100	200
10	100	100	200	10000	100	100	200
11	100	100	200	10000	100	100	200
12	100	100	200	10000	100	100	200
13	100	100	200	10000	100	100	200
14	100	100	200	10000	100	100	200
15	100	100	200	10000	100	100	200
16	100	100	200	10000	100	100	200
17	100	100	200	10000	100	100	200
18	100	100	200	10000	100	100	200
19	100	100	200	10000	100	100	200
20	100	100	200	10000	100	100	200
21	100	100	200	10000	100	100	200
22	100	100	200	10000	100	100	200
23	100	100	200	10000	100	100	200
24	100	100	200	10000	100	100	200
25	100	100	200	10000	100	100	200
26	100	100	200	10000	100	100	200
27	100	100	200	10000	100	100	200
28	100	100	200	10000	100	100	200
29	100	100	200	10000	100	100	200
30	100	100	200	10000	100	100	200
31	100	100	200	10000	100	100	200
32	100	100	200	10000	100	100	200
33	100	100	200	10000	100	100	200
34	100	100	200	10000	100	100	200
35	100	100	200	10000	100	100	200
36	100	100	200	10000	100	100	200
37	100	100	200	10000	100	100	200
38	100	100	200	10000	100	100	200
39	100	100	200	10000	100	100	200
40	100	100	200	10000	100	100	200
41	100	100	200	10000	100	100	200
42	100	100	200	10000	100	100	200
43	100	100	200	10000	100	100	200
44	100	100	200	10000	100	100	200
45	100	100	200	10000	100	100	200
46	100	100	200	10000	100	100	200
47	100	100	200	10000	100	100	200
48	100	100	200	10000	100	100	200
49	100	100	200	10000	100	100	200
50	100	100	200	10000	100	100	200

NET BUFFER GAIN 24,103 SF
 BUFFER REDUCTION 6,177 SF

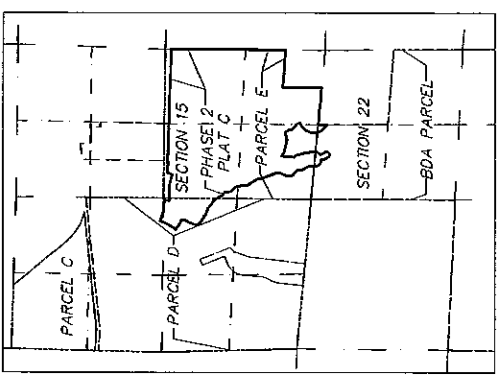
TRACT DESIGNATION LEGEND
 LA - LAKE/STREAM
 PA - PAVED ACCESS
 UA - UNPAVED ACCESS
 SA - SHADING AREA AND BUFFER
 UT - UTILITY
 NOTE: REFER TO SHEET C12 FOR SITE BOUNDARY PERMITS AND DISTANCES



PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.
 SEE SHEET PP2

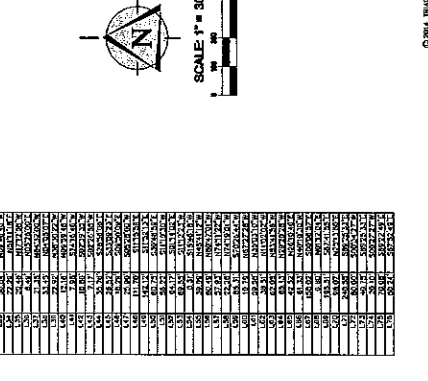
SEE SHEET PPS

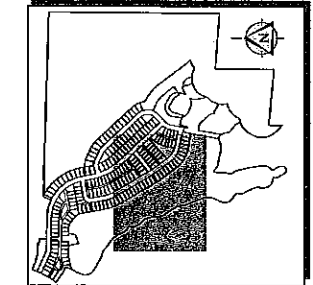
SEE SHEET PPS



BOUNDARY LINE AND CURVE TABLE

LINE	TYPE	LENGTH	BEARING	AREA
1	LINE	100.00	N 00° 00' 00" W	100.00
2	LINE	100.00	N 90° 00' 00" W	100.00
3	LINE	100.00	S 00° 00' 00" W	100.00
4	LINE	100.00	S 90° 00' 00" W	100.00
5	LINE	100.00	N 00° 00' 00" E	100.00
6	LINE	100.00	N 90° 00' 00" E	100.00
7	LINE	100.00	S 00° 00' 00" E	100.00
8	LINE	100.00	S 90° 00' 00" E	100.00
9	LINE	100.00	N 00° 00' 00" W	100.00
10	LINE	100.00	N 90° 00' 00" W	100.00
11	LINE	100.00	S 00° 00' 00" W	100.00
12	LINE	100.00	S 90° 00' 00" W	100.00
13	LINE	100.00	N 00° 00' 00" E	100.00
14	LINE	100.00	N 90° 00' 00" E	100.00
15	LINE	100.00	S 00° 00' 00" E	100.00
16	LINE	100.00	S 90° 00' 00" E	100.00
17	LINE	100.00	N 00° 00' 00" W	100.00
18	LINE	100.00	N 90° 00' 00" W	100.00
19	LINE	100.00	S 00° 00' 00" W	100.00
20	LINE	100.00	S 90° 00' 00" W	100.00
21	LINE	100.00	N 00° 00' 00" E	100.00
22	LINE	100.00	N 90° 00' 00" E	100.00
23	LINE	100.00	S 00° 00' 00" E	100.00
24	LINE	100.00	S 90° 00' 00" E	100.00
25	LINE	100.00	N 00° 00' 00" W	100.00
26	LINE	100.00	N 90° 00' 00" W	100.00
27	LINE	100.00	S 00° 00' 00" W	100.00
28	LINE	100.00	S 90° 00' 00" W	100.00
29	LINE	100.00	N 00° 00' 00" E	100.00
30	LINE	100.00	N 90° 00' 00" E	100.00
31	LINE	100.00	S 00° 00' 00" E	100.00
32	LINE	100.00	S 90° 00' 00" E	100.00
33	LINE	100.00	N 00° 00' 00" W	100.00
34	LINE	100.00	N 90° 00' 00" W	100.00
35	LINE	100.00	S 00° 00' 00" W	100.00
36	LINE	100.00	S 90° 00' 00" W	100.00
37	LINE	100.00	N 00° 00' 00" E	100.00
38	LINE	100.00	N 90° 00' 00" E	100.00
39	LINE	100.00	S 00° 00' 00" E	100.00
40	LINE	100.00	S 90° 00' 00" E	100.00
41	LINE	100.00	N 00° 00' 00" W	100.00
42	LINE	100.00	N 90° 00' 00" W	100.00
43	LINE	100.00	S 00° 00' 00" W	100.00
44	LINE	100.00	S 90° 00' 00" W	100.00
45	LINE	100.00	N 00° 00' 00" E	100.00
46	LINE	100.00	N 90° 00' 00" E	100.00
47	LINE	100.00	S 00° 00' 00" E	100.00
48	LINE	100.00	S 90° 00' 00" E	100.00
49	LINE	100.00	N 00° 00' 00" W	100.00
50	LINE	100.00	N 90° 00' 00" W	100.00
51	LINE	100.00	S 00° 00' 00" W	100.00
52	LINE	100.00	S 90° 00' 00" W	100.00
53	LINE	100.00	N 00° 00' 00" E	100.00
54	LINE	100.00	N 90° 00' 00" E	100.00
55	LINE	100.00	S 00° 00' 00" E	100.00
56	LINE	100.00	S 90° 00' 00" E	100.00
57	LINE	100.00	N 00° 00' 00" W	100.00
58	LINE	100.00	N 90° 00' 00" W	100.00
59	LINE	100.00	S 00° 00' 00" W	100.00
60	LINE	100.00	S 90° 00' 00" W	100.00
61	LINE	100.00	N 00° 00' 00" E	100.00
62	LINE	100.00	N 90° 00' 00" E	100.00
63	LINE	100.00	S 00° 00' 00" E	100.00
64	LINE	100.00	S 90° 00' 00" E	100.00
65	LINE	100.00	N 00° 00' 00" W	100.00
66	LINE	100.00	N 90° 00' 00" W	100.00
67	LINE	100.00	S 00° 00' 00" W	100.00
68	LINE	100.00	S 90° 00' 00" W	100.00
69	LINE	100.00	N 00° 00' 00" E	100.00
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71	LINE	100.00	S 00° 00' 00" E	100.00
72	LINE	100.00	S 90° 00' 00" E	100.00
73	LINE	100.00	N 00° 00' 00" W	100.00
74	LINE	100.00	N 90° 00' 00" W	100.00
75	LINE	100.00	S 00° 00' 00" W	100.00
76	LINE	100.00	S 90° 00' 00" W	100.00
77	LINE	100.00	N 00° 00' 00" E	100.00
78	LINE	100.00	N 90° 00' 00" E	100.00
79	LINE	100.00	S 00° 00' 00" E	100.00
80	LINE	100.00	S 90° 00' 00" E	100.00
81	LINE	100.00	N 00° 00' 00" W	100.00
82	LINE	100.00	N 90° 00' 00" W	100.00
83	LINE	100.00	S 00° 00' 00" W	100.00
84	LINE	100.00	S 90° 00' 00" W	100.00
85	LINE	100.00	N 00° 00' 00" E	100.00
86	LINE	100.00	N 90° 00' 00" E	100.00
87	LINE	100.00	S 00° 00' 00" E	100.00
88	LINE	100.00	S 90° 00' 00" E	100.00
89	LINE	100.00	N 00° 00' 00" W	100.00
90	LINE	100.00	N 90° 00' 00" W	100.00
91	LINE	100.00	S 00° 00' 00" W	100.00
92	LINE	100.00	S 90° 00' 00" W	100.00
93	LINE	100.00	N 00° 00' 00" E	100.00
94	LINE	100.00	N 90° 00' 00" E	100.00
95	LINE	100.00	S 00° 00' 00" E	100.00
96	LINE	100.00	S 90° 00' 00" E	100.00
97	LINE	100.00	N 00° 00' 00" W	100.00
98	LINE	100.00	N 90° 00' 00" W	100.00
99	LINE	100.00	S 00° 00' 00" W	100.00
100	LINE	100.00	S 90° 00' 00" W	100.00





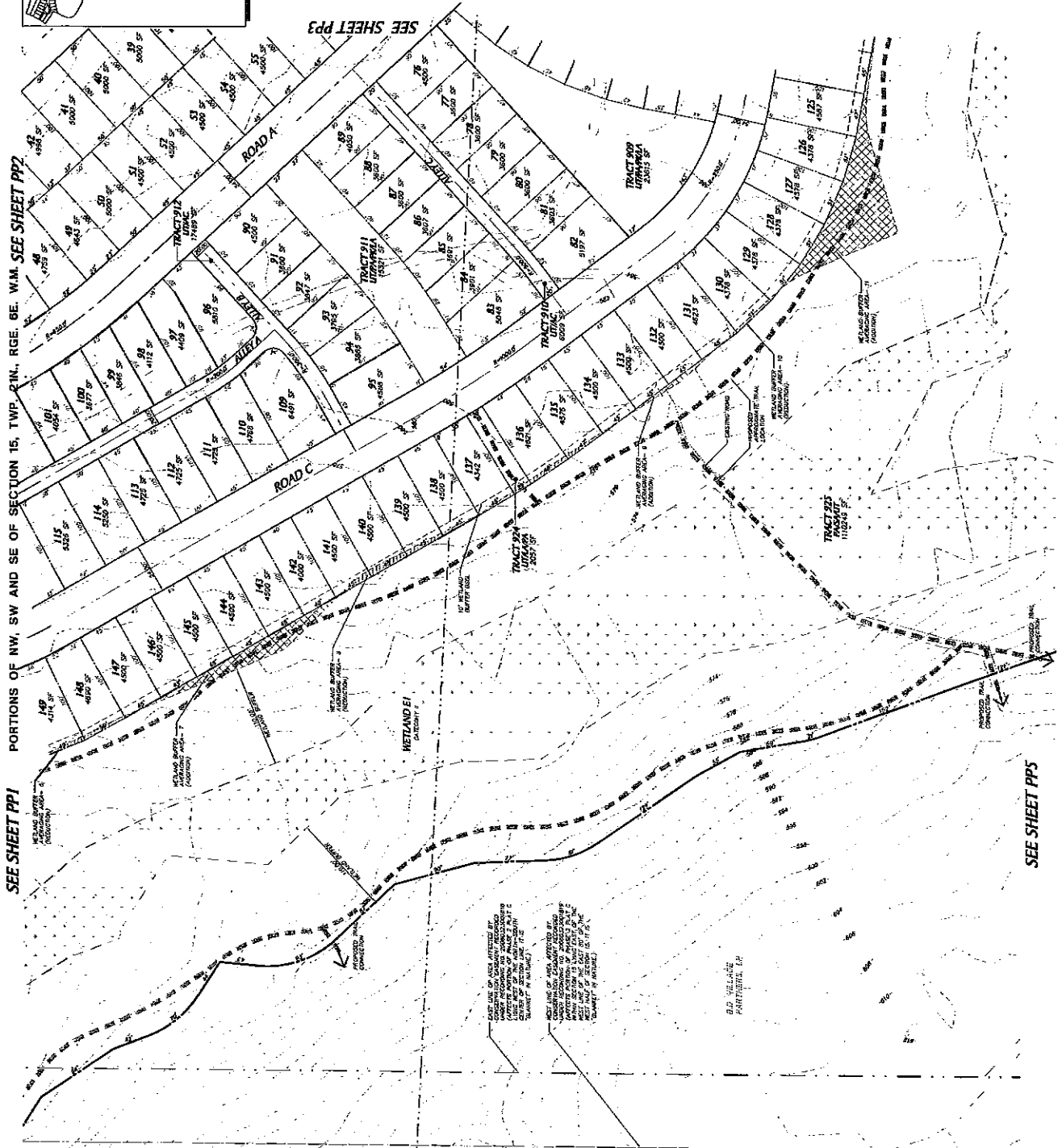
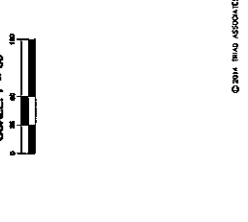
METLAND BUFFER AVERAGING

CLASS	AREA (SQ. FT.)	PERCENTAGE	NET BUFFER
1	1,000	100%	1,000
2	1,000	100%	1,000
3	1,000	100%	1,000
4	1,000	100%	1,000
5	1,000	100%	1,000
6	1,000	100%	1,000
7	1,000	100%	1,000
8	1,000	100%	1,000
9	1,000	100%	1,000
10	1,000	100%	1,000
11	1,000	100%	1,000
12	1,000	100%	1,000
13	1,000	100%	1,000
14	1,000	100%	1,000
15	1,000	100%	1,000
16	1,000	100%	1,000
17	1,000	100%	1,000
18	1,000	100%	1,000
19	1,000	100%	1,000
20	1,000	100%	1,000
21	1,000	100%	1,000
22	1,000	100%	1,000
23	1,000	100%	1,000
24	1,000	100%	1,000
25	1,000	100%	1,000
26	1,000	100%	1,000
27	1,000	100%	1,000
28	1,000	100%	1,000
29	1,000	100%	1,000
30	1,000	100%	1,000
31	1,000	100%	1,000
32	1,000	100%	1,000
33	1,000	100%	1,000
34	1,000	100%	1,000
35	1,000	100%	1,000
36	1,000	100%	1,000
37	1,000	100%	1,000
38	1,000	100%	1,000
39	1,000	100%	1,000
40	1,000	100%	1,000
41	1,000	100%	1,000
42	1,000	100%	1,000
43	1,000	100%	1,000
44	1,000	100%	1,000
45	1,000	100%	1,000
46	1,000	100%	1,000
47	1,000	100%	1,000
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52	1,000	100%	1,000
53	1,000	100%	1,000
54	1,000	100%	1,000
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71	1,000	100%	1,000
72	1,000	100%	1,000
73	1,000	100%	1,000
74	1,000	100%	1,000
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76	1,000	100%	1,000
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81	1,000	100%	1,000
82	1,000	100%	1,000
83	1,000	100%	1,000
84	1,000	100%	1,000
85	1,000	100%	1,000
86	1,000	100%	1,000
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90	1,000	100%	1,000
91	1,000	100%	1,000
92	1,000	100%	1,000
93	1,000	100%	1,000
94	1,000	100%	1,000
95	1,000	100%	1,000
96	1,000	100%	1,000
97	1,000	100%	1,000
98	1,000	100%	1,000
99	1,000	100%	1,000
100	1,000	100%	1,000

TRACT DESIGNATION LEGEND

- AC - ACCESS DEVELOPMENT
- FD - FUTURE DEVELOPMENT
- PA - POST-DRIVEWAY ADDRESS
- SA - SLOPING AREA AND BUFFER
- UI - UTILITY

NOTE
 REFER TO SHEET, SIZE OF SITE BOUNDARY, BOUNDARIES AND ADJACENCIES



PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 10N., RGE. 6E., W.M. SEE SHEET PP2

SEE SHEET PP1

SEE SHEET PP5

CONVEYANCE OF METLAND BUFFER AVERAGING RIGHTS TO THE CITY OF BLACK DIAMOND, WASHINGTON, FOR THE PURPOSES OF THE METLAND BUFFER AVERAGING ACT, CHAPTER 24.01, RCW, AS AMENDED.

ALL USES OF AREA ARE SUBJECT TO THE METLAND BUFFER AVERAGING ACT, CHAPTER 24.01, RCW, AS AMENDED, AND THE METLAND BUFFER AVERAGING REGULATIONS, CHAPTER 24.01, WAC, AS AMENDED.

B.D. VILLAGES PART 2 PLAT C

PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.

YARROWBAY HOLDINGS
TRIAD ASSOCIATES
 1000 17th Ave SW
 Suite 200
 Atlanta, GA 30334
 Phone: 404.525.1100
 Fax: 404.525.1101

THE VILLAGES MPD
 PHASE 2 PLAT C
 PRELIMINARY PLAN
 OVERALL SITE PLAN

CITY OF BLACK DIAMOND
 WASHINGTON

PRELIMINARY

DATE: 05-336
 SHEET NO. **PP5**

SCALE: 1" = 150'

NET BUFFER CAN 24,102 SF

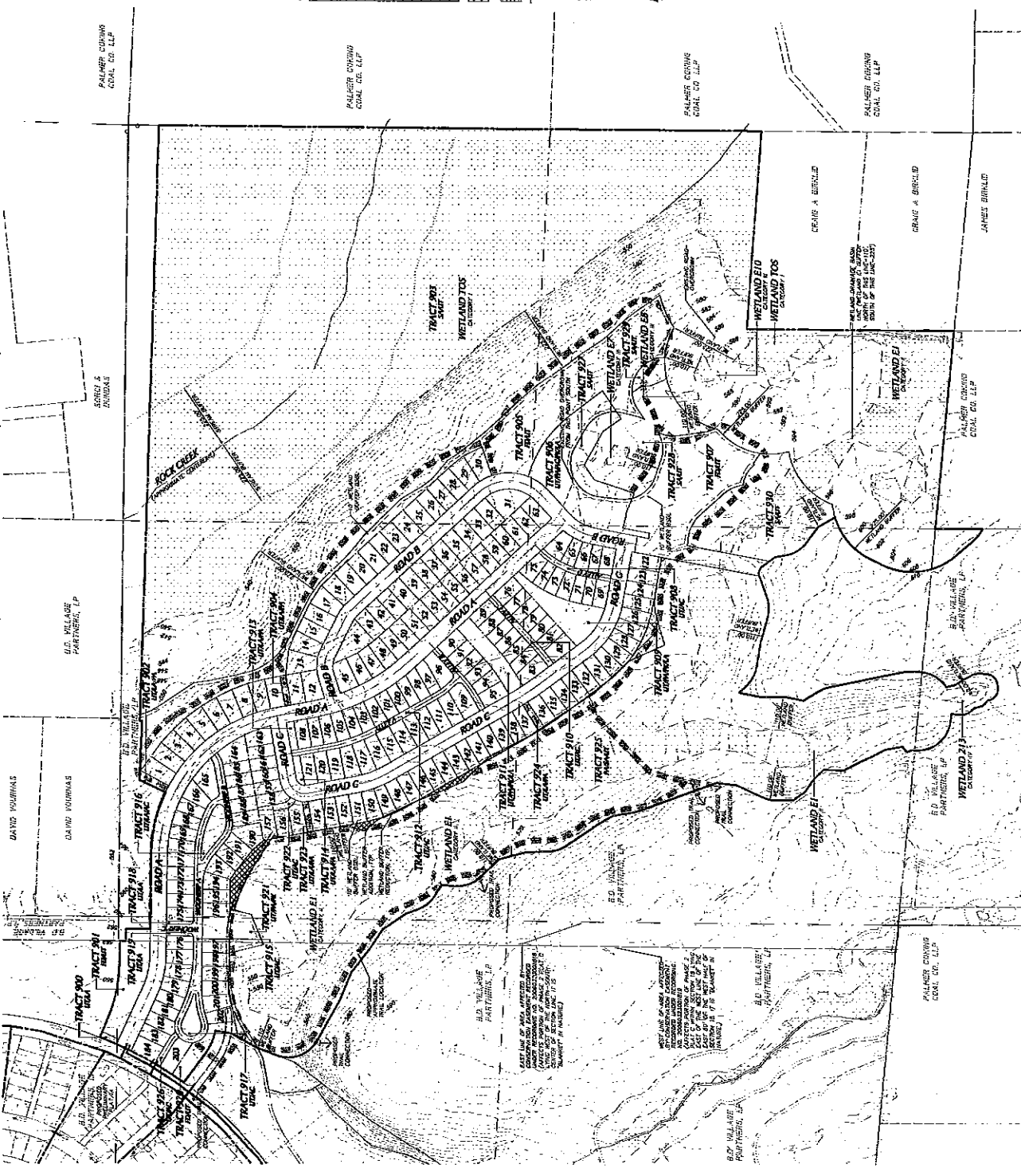
WETLAND BUFFER AVERAGING

BUFFER	NET BUFFER AREA (ACRES)	NET BUFFER AREA (SQ. FT.)
1	0.02	1,360
2	0.05	8,760
3	0.10	17,520
4	0.20	35,040
5	0.40	70,080
6	0.80	140,160
7	1.60	280,320
8	3.20	560,640
9	6.40	1,121,280
10	12.80	2,242,560
11	25.60	4,485,120
12	51.20	8,970,240
13	102.40	17,940,480
14	204.80	35,880,960
15	409.60	71,761,920
TOTAL	203.20	4,100,800

TRACT DESIGNATION LEGEND

AC - ACCESS
 PD - PUBLIC DEVELOPMENT
 PS - PUBLIC STREET
 RA - RESIDENTIAL ACCESS
 SA - SITE AREA
 SW - SLOPING AREA AND BUFFER
 UT - UTILITY

NOTES
 REFER TO SHEET PP-001 FOR SITE BOUNDARY AND ADJACENT TRACTS.
 REFER TO SHEET PP-002 FOR SITE BOUNDARY AND ADJACENT TRACTS.
 REFER TO SHEET PP-003 FOR SITE BOUNDARY AND ADJACENT TRACTS.
 REFER TO SHEET PP-004 FOR SITE BOUNDARY AND ADJACENT TRACTS.
 REFER TO SHEET PP-005 FOR SITE BOUNDARY AND ADJACENT TRACTS.



YARROWBAY HOLDINGS



THE VILLAGES MPD

PHASE 2 PLAT C
ROAD, STORM DRAINAGE AND GRADING PLAN

CITY OF BLACK DIAMOND, WASHINGTON

DATE: _____

PROJECT NO: _____

DRAWN BY: _____

CHECKED BY: _____

DATE: _____

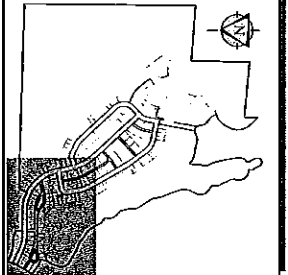
SCALE: 1" = 80'

PROJECT NO: 05-336

SHEET NO: RS1



STATE OF WASHINGTON
COUNTY OF KING
CITY OF BLACK DIAMOND
PLAT NO. _____
DATE: _____



SCALE: 1" = 80'

TRACT DESIGNATION LEGEND

- AS - ACRES RESERVATION
- LS - LARGESIGN ACCESS
- PA - PARKING AREA
- TR - TRACT DESIGNATION
- ST - STAIRWAY

LEGEND

PROCESSED FEATURES

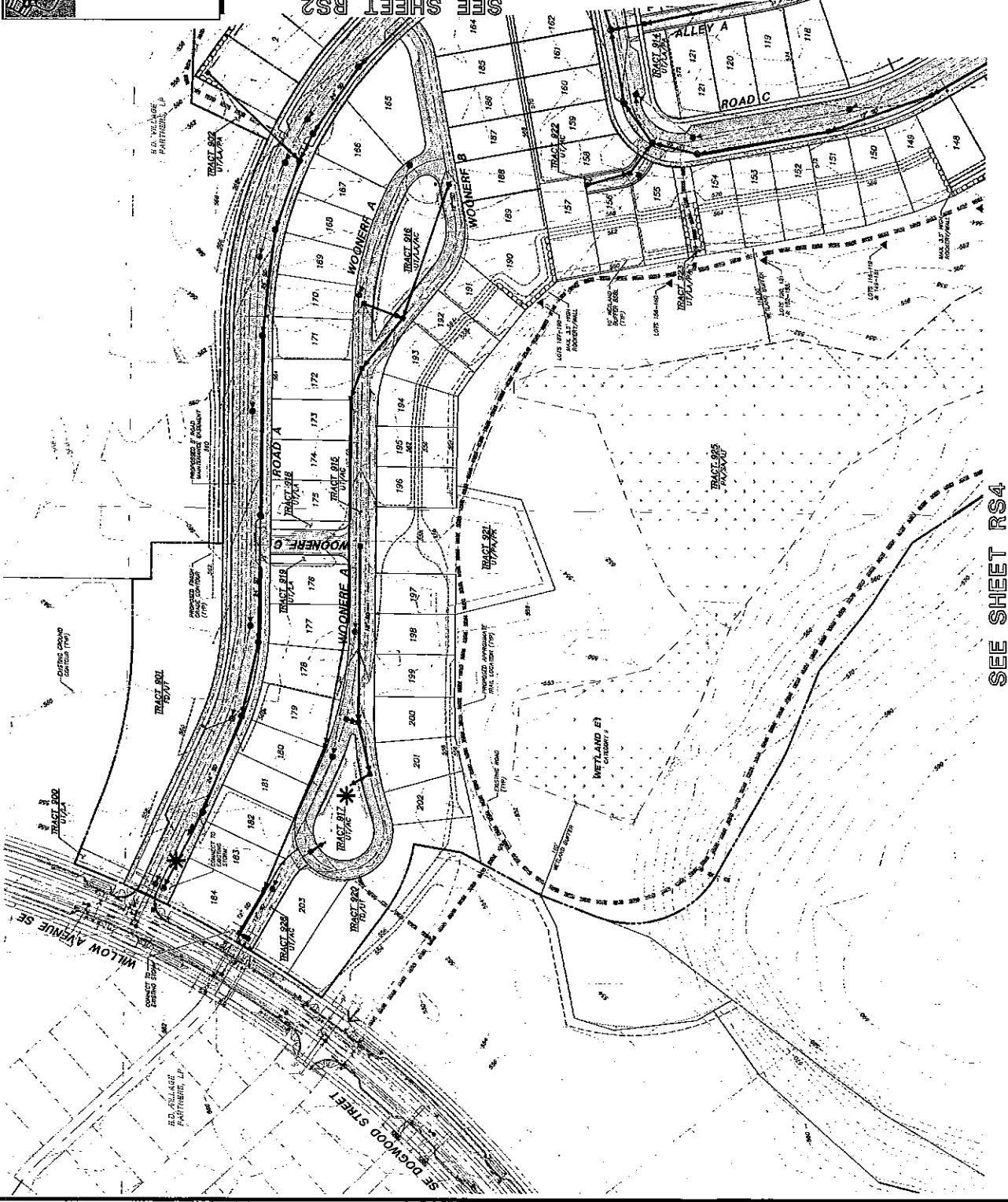
- PROPERTY
- - - - - RIGHT-OF-WAY
- - - - - LOT LINE
- - - - - GATELINE PARK & CURB LINE
- - - - - CENTER LINE
- - - - - EXISTING CONCRETE ROAD OR SIDEWALK
- - - - - PROPOSED CENTERLINE ROAD OR SIDEWALK
- - - - - PROPOSED SIDEWALK
- - - - - PROPOSED DRIVEWAY
- - - - - PROPOSED DRIVEWAY
- - - - - PROPOSED DRIVEWAY
- - - - - PROPOSED DRIVEWAY
- - - - - PROPOSED DRIVEWAY
- - - - - PROPOSED DRIVEWAY

NOTE: ALL ROAD SECTIONS TO BE FOR THE VILLAGES MPD DEVELOPMENT JURISDICTION.

ALL ROAD SECTIONS SHALL LOCATE THROUGH THE VILLAGES MPD TRACTS TO BE COORDINATED WITH LANDSCAPE AND UTILITY DESIGN.

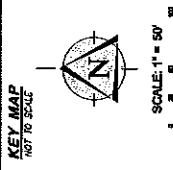
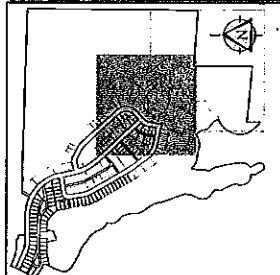
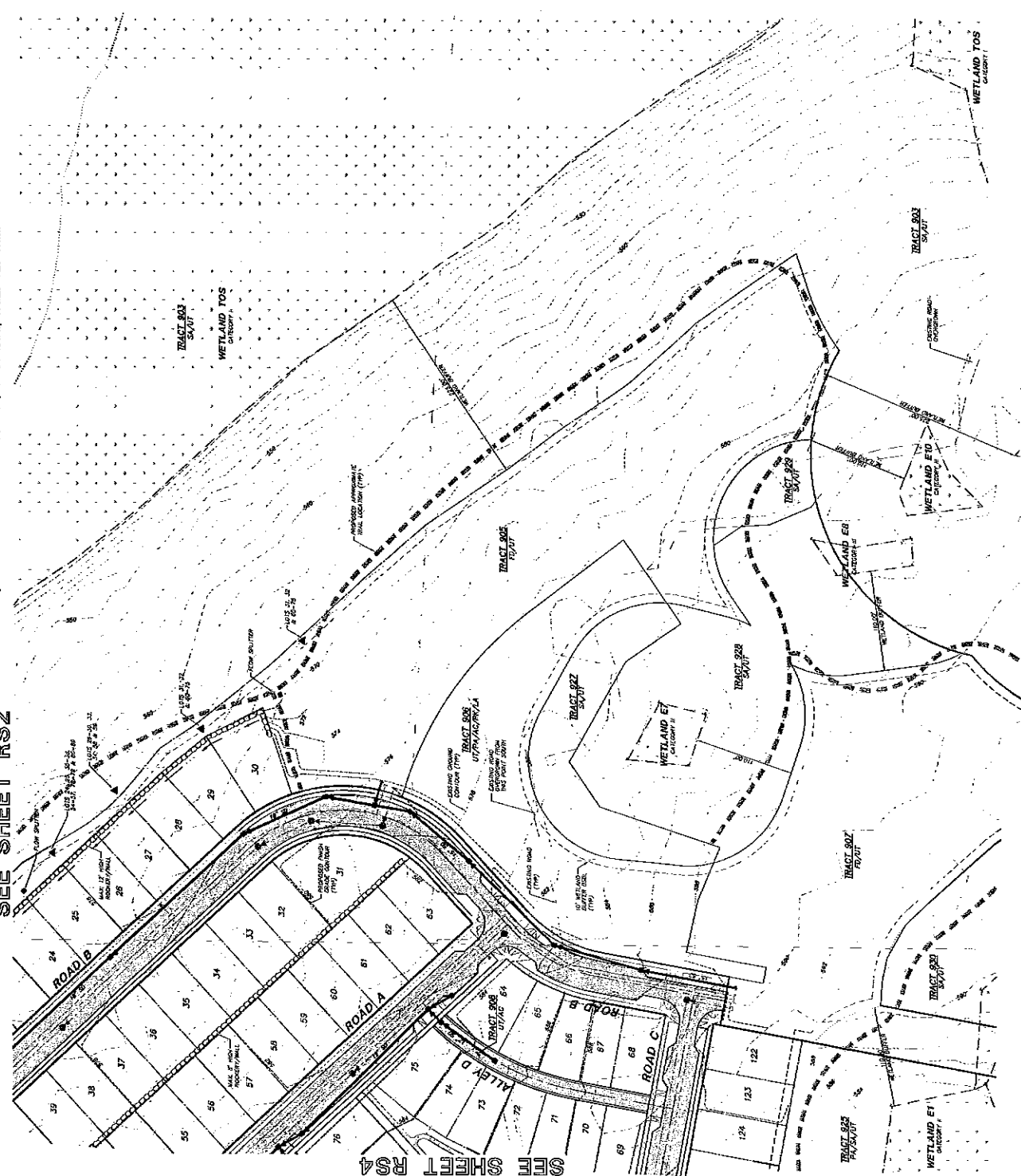
THE DEVELOPER SHALL OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BLACK DIAMOND AND NEIGHBORING JURISDICTIONS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITY PIPES AND STRUCTURES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF UTILITY PIPES AS NOT APPROVED IN THIS APPLICATION.

PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.



SEE SHEET RS4

SEE SHEET RS2 PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.



TRACT DESIGNATION LEGEND

- 76 - PLANNED DEVELOPMENT
- 77 - RURAL RESIDENTIAL
- 78 - AGRICULTURAL
- 79 - ACCESS
- 80 - FLOOD PLAIN
- 81 - WETLAND
- 82 - UTILITY

LEGEND PROPOSED FEATURES

- ROADWAY
- RIGHT-OF-WAY
- LOTTER, CLAW & CRAW LINE
- CENTER LINE
- FACILITY
- 10' PROPOSED DRAINAGE
- 5' PROPOSED DRAINAGE
- DRAINAGE
- PROPOSED SPALL FACILITY

SYMBOLS

- PROPOSED CONCRETE ROAD OR SIDEWALK
- PROPOSED ASPHALT DRIVE OR SIDEWALK
- BLACK DIAMOND SHAPED SIGN (14" x 14")
- APPROXIMATE LOCATION OF UNDERGROUND UTILITY
- CLAY BANK TYPE 1
- CLAY BANK TYPE 2
- PIPE TYPED

NOTE: ROAD SECTIONS TO BE FOR THE VILLAGES MPO DEVELOPMENT AGREEMENT. PROPOSED SIGNAGE LOCATION SHOWN IS APPROXIMATE ONLY. SIGNAGE SHALL BE COORDINATED WITH LANDSCAPE AND UTILITY DESIGN. THE UTILITY PIPES AND CATCH BASINS SHOWN IN THIS PLAN ARE FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED. SIGNAGE AND LOCATION SHALL BE COORDINATED WITH LANDSCAPE AND UTILITY DESIGN. THE LOCATION AND DEPTH OF UTILITY PIPES IS NOT APPROVED BY THIS APPLICATION.

YARROWBAY HOLDINGS
TRIAD ASSOCIATES

THE VILLAGES MPD
 PHASE 2 PLAT C
 ROAD, STORM DRAINAGE AND GRADING PLAN

CITY OF BLACK DIAMOND
 WASHINGTON

PRELIMINARY

DATE: 05-336
 SHEET NO. RS3

SITE SHEET 1 RS4

