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

PROJECT NUMBER PLN13-0027

COMMUNITY DEVELOP.

NOV 2 1 2014

RECEIVED

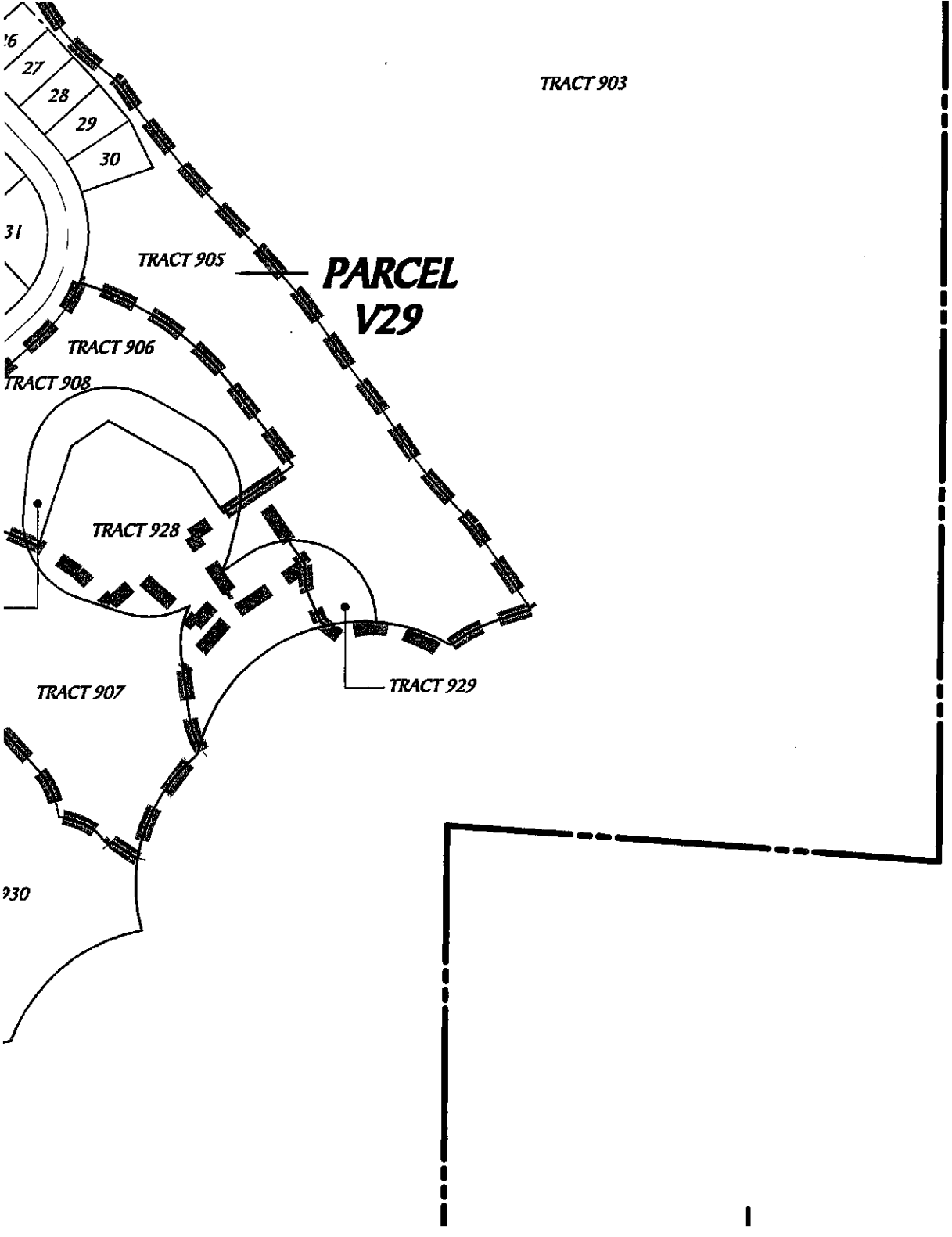
TRANSFER OF DEVELOPMENT RIGHTS (TDR) INFORMATION

THE UNITS PROPOSED IN PLAT 2C DO NOT RESULT IN THE UTILIZATION OF MORE THAN 60% OF THE DENSITY AVAILABLE IN THE VILLAGES MPD PHASE 2 BASED UPON THE LAND AREA OF THAT PHASE. ACCORDINGLY, PER THE VILLAGES MPD DEVELOPMENT AGREEMENT SECTION 4.3, NO TDR'S ARE REQUIRED TO BE PURCHASED FOR PLAT 2C.

BASE DENSITY USED	136 UNITS
TRANSFER OF DEVELOPMENT RIGHTS REQUIRED TO BE PURCHASED UPON EXCEEDING THE 60% DENSITY THRESHOLD FOR PHASE 2, AS SPECIFIED IN DEVELOPMENT AGREEMENT SECTION 4.3.	67 UNITS

SHEET INDEX

	PRELIMINARY PLAT SHEET
CV1	PRELIMINARY PLAT COVER SHEET
CV2	SITE BOUNDARY EXHIBIT
CV3	PRELIMINARY PLAT DIVISION/PARCEL/DENSITY EXHIBIT
CV4	PRELIMINARY PLAT TRACT/OPEN SPACE EXHIBIT/ 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
UA1	UTILITY AVAILABILITY/SENSITIVE AREAS
SSWA1-4	SEWER AND WATER PLANS



LOT SIZE INFORMATION

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

MAXIMUM LOT SIZE (RESIDENTIAL ONLY) 8547 SF

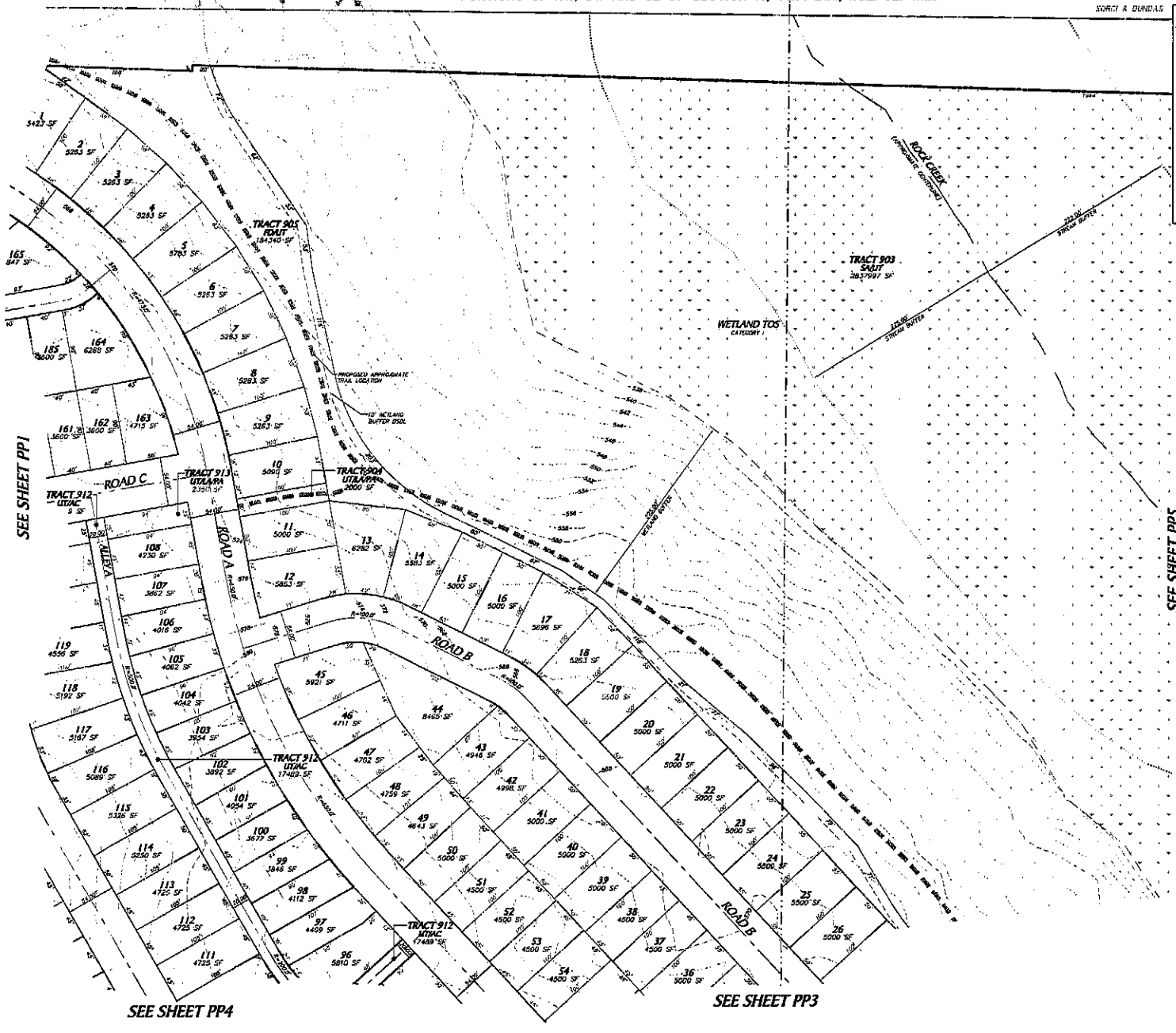
AVERAGE LOT SIZE (RESIDENTIAL ONLY) 4574 SF

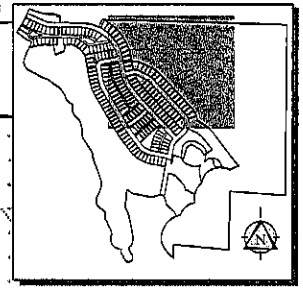
*NOTE:
PURSUANT TO SECTION 5.2.1(A) OF THE VILLAGES MPD
2011, THE MINIMUM LOT SIZE FOR DETACHED SIN F
HOWEVER, DOES NOT APPLY TO ALTERNATIVE LO ON
MULTI-FAMILY DEVELOPMENT.

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 Det ed
185-203	19	19	SF Detached
	203	203	

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





KEY MAP
NOT TO SCALE

WETLAND BUFFER AVERAGING

BUFFER AVERAGING AREA	BUFFER ADDITION (SF)	BUFFER REDUCTION (SF)	NET BUFFER GAIN (SF)
1	4,095		
2	92		
3	8,797		
4		182	
5	1,770		
6		173	
7	2,735		
8		1,366	
9	360		
10		196	
11	7,621		
12	232		
Totals	26,222	2,117	24,105

BUFFER ADDITION 26,222 SF

BUFFER REDUCTION 2,117 SF

NET BUFFER GAIN 24,105 SF

TRACT DESIGNATION LEGEND

AC – ACCESS
FD – FUTURE DEVELOPMENT
LA – LANDSCAPE
PA – PEDESTRIAN ACCESS
PK – PARK
SA – SENSITIVE AREA AND BUFFER
UT – UTILITY

NOTE

REFER TO SHEET C12 FOR SITE BOUNDARY BEARINGS AND DISTANCES

SCALE: 1" = 50'

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YARROWBAY HOLDINGS

TRIAD ASSOCIATES

PRELIMINARY PLAT

THE VILLAGES MPD
PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

REVISED BY:	DATE:	BY CK
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

PROJECT MANAGER
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORIZ. 1"=50' VERT. N/A

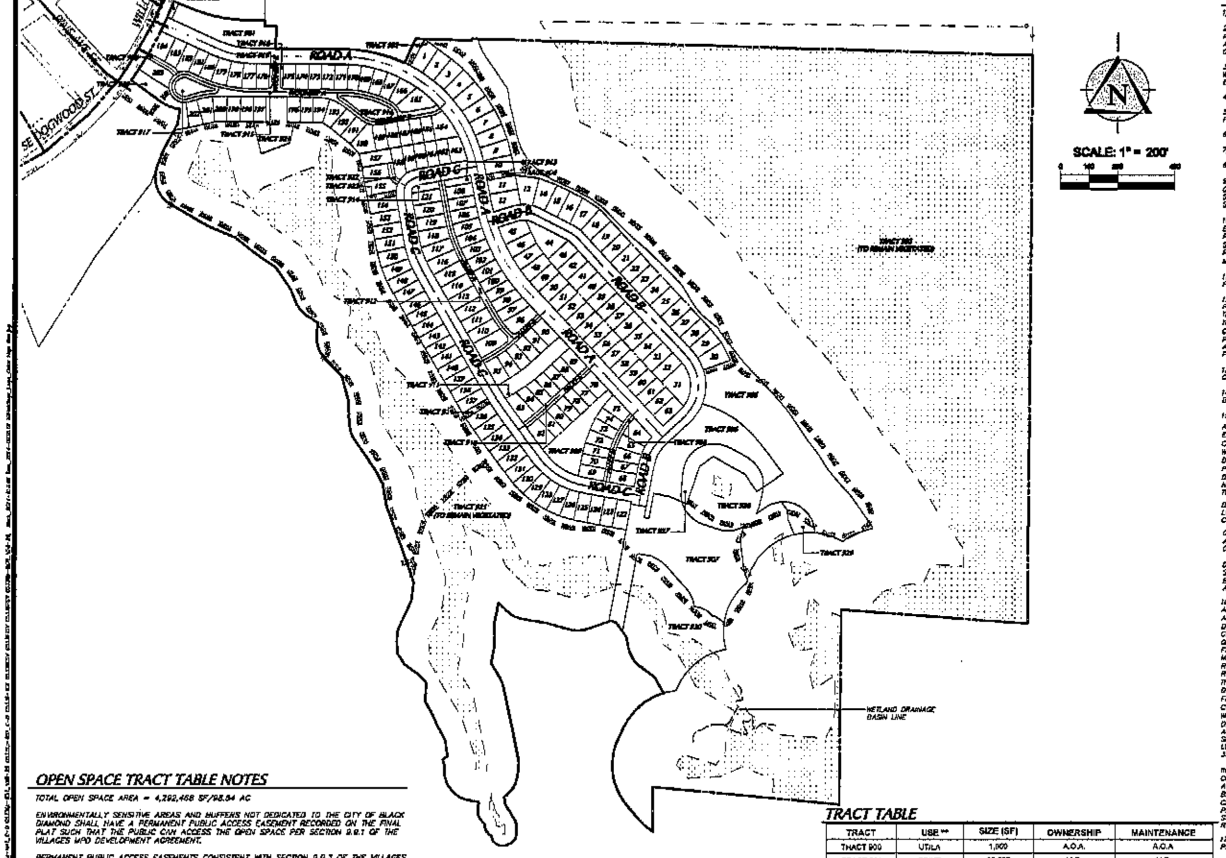
PRELIMINARY

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-336

SHEET NO. PP2

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



GENERAL NOTES

1) PRIOR TO CLEARING OR GRADING IN THIS PRELIMINARY PLAT, ALL SENSITIVE AREAS AND THEIR BUFFERS SHALL BE FLAGGED AND TAPED.

2) UNLESS OTHERWISE NOTED IN THIS PRELIMINARY PLAT, THE WATER, SEWER AND STORMWATER SYSTEMS NECESSARY TO SERVE THE DIVISION OF THIS PRELIMINARY PLAT AND/OR WHEN ANY APPLICABLE UNIT THRESHOLD FOR SUCH SYSTEMS HAS BEEN TRIGGERED, MUST BE COMPLETED PRIOR TO FINAL PLAT APPROVAL OF SUCH DIVISION OR SUCH UNIT. WATER, SEWER, AND STORMWATER FACILITIES, HOWEVER, MAY BE BONDED IN ACCORDANCE WITH SECTION 7.1.4 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT.

3) UNLESS OTHERWISE NOTED WITHIN THIS PRELIMINARY PLAT, ALL WATER AND SEWER PIPELINES WILL BE PUBLICLY OWNED AND OPERATED AND WILL BE WITHIN DEDICATED EASEMENT OR RIGHT OF WAY. STORMWATER PIPELINES MAY BE PRIVATELY OWNED AS LONG AS THE AREA SERVED BY THE PIPELINE IS ENTITLED BY EASEMENT AND OWNED BY THE APPLICABLE OWNERS ASSOCIATION.

4) WATER CAPITAL FACILITY CHARGES AND SEWER CAPITAL FACILITY CHARGES SHALL NOT BE IMPOSED FOR DEVELOPMENT IN THIS PRELIMINARY PLAT.

5) ALL UTILITIES SHALL BE IN COMPLIANCE WITH THE APPLICABLE CITY OF BLACK DIAMOND CODES AND STANDARDS SET FORTH IN EXHIBIT E OF THE VILLAGES MPD DEVELOPMENT AGREEMENT.

6) WATER SUPPLY IS AVAILABLE FOR 203 ERU IN ACCORDANCE WITH SECTION 7.2.1 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT.

7) ALL STORMWATER TREATMENT SYSTEMS SHALL BE OWNED BY THE APPLICABLE OWNERS ASSOCIATION.

8) IMPROVEMENTS SHOWN IN VARIOUS TRACTS THROUGHOUT THIS PRELIMINARY PLAT ARE SCHEMATIC ONLY AND NOT APPROVED IN THIS APPLICATION.

9) PEDESTRIAN CROSSING FACILITIES SHALL BE PROVIDED AT ALL LEGS OF ALL INTERSECTIONS PURSUANT TO THE CITY'S ENGINEERING DESIGN AND CONSTRUCTION STANDARDS (EDCS) (EXHIBIT E TO THE VILLAGES MPD DEVELOPMENT AGREEMENT) UNLESS A MODIFICATION TO THE CITY'S EDCS IS SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL CONSISTENT WITH SECTION 6.2 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT AND SECTION 1.3 OF THE EDCS. FACILITIES SHOWN ON THIS PRELIMINARY PLAT ARE SCHEMATIC AND NOT APPROVED IN THIS APPLICATION.

10) THE FOLLOWING NOTE SHALL BE PLACED ON THE FINAL PLAT: "SCHOOL MITIGATION FEES SHALL BE DUE PRIOR TO BUILDING PERMIT ISSUANCE FOR EACH SINGLE FAMILY DWELLING UNIT. DURING THE FIRST FIVE YEARS FOLLOWING JANUARY 24, 2011, THE SCHOOL MITIGATION FEES SHALL BE $4,670.00 PER SINGLE FAMILY UNIT. THEREAFTER, THE MITIGATION FEE SHALL BE THE RATE ADOPTED BY THE CITY OF BLACK DIAMOND SCHOOL IMPACT FEE OR SCHOOL MITIGATION FEE ORDINANCE, IF ANY, PROVIDED THAT THE MAXIMUM SCHOOL MITIGATION FEE DUE FOR EACH DWELLING UNIT SHALL BE $12,453 PER SINGLE FAMILY DWELLING UNIT, BUT IN NO EVENT, EVEN IN THE ABSENCE OF A SCHOOL IMPACT FEE OR MITIGATION FEE ORDINANCE, SHALL THE MITIGATION FEES BE LESS THAN $2,763.00 PER SINGLE FAMILY DWELLING UNIT.

11) 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.

12) IN THE EVENT THAT THE APPLICABLE OWNERS ASSOCIATION FAILS TO PERFORM ANY MAINTENANCE OF PRIVATE ALLEY, AUTO COURT OR PUBLIC STREET-SIDE LANDSCAPING FEATURE AS REQUIRED BY SECTION 5.5.7 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT AND, AS A RESULT, THE CITY OF BLACK DIAMOND PERFORMS SAID MAINTENANCE, THE LOT OWNERS OF THE PLAT ACKNOWLEDGE AND AGREE ON BEHALF OF THEMSELVES AND ALL SUCCESSORS AND ASSIGNS THAT, IF NOT PAID WITHIN THIRTY (30) DAYS OF INVOICING BY THE CITY, THE CITY'S TOTAL COST ARISING FROM THE CITY'S PERFORMANCE OF SAID REQUIRED LANDSCAPING MAINTENANCE PLUS ANY PENALTIES AND INTEREST THEREON AS PROVIDED BY THE VILLAGES MPD DEVELOPMENT AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. \-20120130000835 SHALL BE A LIEN AGAINST ALL PROPERTY, INCLUDING INDIVIDUAL LOTS, WITHIN THIS PLAT, AND SAID LIEN MAY BE FORECLOSED IN THE SAME MANNER PROVIDED FOR THE FORECLOSURE OF LIENS FOR UNPAID SEWER RATES AND CHARGES SET FORTH IN RCW 35.67.220 – .280, AS AMENDED.

13) AREAS OUTSIDE OF SENSITIVE AREAS AND THEIR BUFFERS ARE ANTICIPATED TO BE CLEARED AND PROVISIONS MADE FOR COMPLIANCE WITH THE TREE ORDINANCE AS SPECIFIED IN EXHIBIT E OF THE VILLAGES MPD DEVELOPMENT AGREEMENT.

14) ANY STRUCTURE (INCLUDING RETAINING WALLS 4 FEET OR TALLER) ADJACENT TO A SENSITIVE AREAS SETBACK SHALL COMPLY WITH THE CITY OF BLACK DIAMOND SENSITIVE AREAS ORDINANCE AS FOUND IN EXHIBIT E OF THE VILLAGES MPD DEVELOPMENT AGREEMENT.

15) SENSITIVE AREA CONDITION:

A. SIX WETLANDS ARE LOCATED WITHIN THE BOUNDARY OF, OR ADJACENT TO THE PHASE 2 PLAT C PRELIMINARY PLAT. WETLANDS 213, E1, E7, E8, E10 AND T05. WETLAND 213 IS RATED AS A CATEGORY IV WETLAND WITH A 40' FOOT DESIGNATED BUFFER. WETLANDS E7, E8 AND E10 ARE RATED AS CATEGORY III WETLANDS WITH A 110' DESIGNATED BUFFER. WETLAND T05 IS RATED AS A CATEGORY I WETLAND WITH A 225' DESIGNATED BUFFER. WETLAND E1 IS RATED AS A CATEGORY II WETLAND WITH A 225' BUFFER (SOUTH OF WETLAND DRAINAGE BASIN LINE) AND 110' (NORTH OF WETLAND DRAINAGE BASIN LINE). ALL DEVELOPMENT WITHIN THE VILLAGES MPD PHASE 2 PLAT C SHALL BE SUBJECT TO THE STANDARDS, REQUIREMENTS AND PROCESSES OF (1) THE CITY'S SENSITIVE AREAS ORDINANCE, WHICH IS CODIFIED AT BDMC CHAPTER 19.10 (EXHIBIT "E" TO THE VILLAGES MPD DEVELOPMENT AGREEMENT), (2) SECTION 8.0 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT, AND (3) THE VILLAGES MPD CONDITIONS OF APPROVAL NOS. 117, 118 AND 119. THESE LIMITATIONS AND RESTRICTIONS RUN WITH THE LAND AND MAY BE ALTERED ONLY IN CONJUNCTION WITH AN AMENDMENT TO BDMC CHAPTER 19.10 OR AMENDMENT OF THE MPD CONDITIONS OF APPROVAL PURSUANT TO BDMC SECTION 18.98.200

B. MANAGEMENT OF THESE SIX WETLANDS SHALL INCLUDE, BUT IS NOT LIMITED TO, MAINTENANCE OR REPLACEMENT OF VEGETATION TO ASSURE THE LONG-TERM VIABILITY OF A COMMUNITY OF NATIVE VEGETATION, CONTROL OF INVASIVE PLAN CONTROL AND FULFILLMENT OF THE VILLAGES MPD CONDITIONS OF APPROVAL NOS. 117, 118 AND 119.

C. THE CITY OF BLACK DIAMOND AND ITS CITIZENS HAVE THE RIGHT TO ENFORCE THE LIMITATIONS AND RESTRICTIONS SET FORTH IN SUBPARAGRAPHS (A) AND (B) ABOVE AS THEY RELATE TO BDMC CHAPTER 19.10 (EXHIBIT "E" TO THE VILLAGES MPD DEVELOPMENT AGREEMENT) THROUGH CIVIL INFRACTION OR OTHER LEGAL ADDRESS.

D. WETLANDS AND ALL REQUIRED WETLAND BUFFERS SHALL BE DEFINED AS SEPARATE TRACTS IN THE FINAL PLAT (BDMC 19.10.150B). THESE TRACTS SHALL BE AS SHOWN ON THESE PRELIMINARY PLAT DRAWINGS, EXCEPT AS MODIFIED PURSUANT TO BDMC 19.10.230. ANY SUCH MODIFICATIONS SHALL BE EXEMPT FROM THE PLAT ALTERATION PROCESS SET FORTH IN BDMC 17.20.090(B) BECAUSE IT IS REQUIRED BY A PRELIMINARY PLAT CONDITION OF APPROVAL.

16) MASTER DEVELOPER AGREES TO MAINTAIN ALL PRIVATE STREETS, ALLEYS AND AUTOCOURTS SERVING 20 UNITS OR LESS AS CONSTRUCTED IN ACCORDANCE WITH EACH APPROVED IMPLEMENTING PROJECT, FOR A PERIOD OF THREE YEARS FROM FINAL PLAT RECORDING OR OTHER IMPLEMENTING APPROVAL. UNLESS OTHERWISE AGREED UPON BY THE CITY AND THE MASTER DEVELOPER (OR APPLICABLE-HOMEOWNERS' ASSOCIATION), THE MASTER DEVELOPER'S STREET MAINTENANCE OBLIGATION, AS SET FORTH HEREIN, SHALL AUTOMATICALLY RENEW FOR AN ADDITIONAL TWO YEAR PERIOD, AND CONTINUE EVERY TWO YEARS THEREAFTER. THE MASTER DEVELOPER, IN ITS SOLE DISCRETION, MAY ELECT TO TRANSFER THE PRIVATE STREET MAINTENANCE OBLIGATION TO A HOMEOWNERS' ASSOCIATION OR OTHER ACCEPTABLE ENTITY FOLLOWING ITS INITIAL THREE YEAR OBLIGATION. THE MASTER DEVELOPER'S FAILURE TO ADEQUATELY MAINTAIN PRIVATE STREETS IN ACCORDANCE WITH THIS AGREEMENT WILL RESULT IN WRITTEN NOTICE FROM THE CITY TO THE MASTER DEVELOPER REQUIRING COMPLIANCE. IF A PRIVATE STREET IS NOT MAINTAINED IN A MANNER ADEQUATE TO MAINTAIN SAFE PASSAGE, IN THE REASONABLE DETERMINATION OF THE DESIGNATED OFFICIAL WITHIN TEN (10) DAYS OF DELIVERY OF THE WRITTEN NOTICE THE CITY MAY PERFORM THE REQUIRED MAINTENANCE WITH THE REASONABLE COSTS ASSOCIATED THEREWITH CHARGED TO THE MASTER DEVELOPER. IN THE EVENT OF AN EMERGENCY, THE APPLICABLE NOTICE PERIOD SHALL BE REDUCED TO TWENTY-FOUR (24) HOURS AND THE CITY MAY PROVIDE NOTICE VIA A PHONE CALL TO THE MASTER DEVELOPER'S DESIGNATED REPRESENTATIVE, PURSUANT TO CONDITION OF APPROVAL NO. 22 OF THE MPD PERMIT APPROVAL, IF THE MASTER DEVELOPER FAILS TO PERFORM SUCH MAINTENANCE AS REQUIRED HEREIN AND, AS A RESULT, THE CITY PERFORMS SUCH REQUIRED MAINTENANCE, THE CITY'S TOTAL COSTS ARISING FROM ITS PERFORMANCE OF THE MAINTENANCE SHALL BE PAID BY THE MASTER DEVELOPER OR HOMEOWNERS' ASSOCIATION, AS APPLICABLE WITHIN THIRTY (30) DAYS OF THE DATE OF INVOICING BY THE CITY. ANY COSTS NOT PAID WITHIN THIRTY (30) DAYS OF INVOICING BY THE CITY SHALL BE DELINQUENT, SHALL HAVE ADDED TO THEM A PENALTY OF TEN (10) PERCENT PLUS INTEREST ACCRUING AT THE RATE OF TWELVE (12) PERCENT PER ANNUM FROM THE DATE OF DELINQUENCY UNTIL PAID. DELINQUENT COSTS, PENALTIES ADDED THERETO AND THE INTEREST ON SUCH COSTS AND PENALTIES SHALL BE A LIEN AGAINST ALL PROPERTY WITHIN THE IMPLEMENTING PROJECT IN WHICH THE PRIVATE STREET, ALLEY OR AUTOCOURT IS LOCATED, AND SAID LIEN MAY BE FORECLOSED IN THE SAME MANNER PROVIDED FOR THE FORECLOSURE OF LIENS FOR UNPAID SEWER RATES AND CHARGES SET FORTH IN RCW 35.67.220 – 280, AS AMENDED. THE FOLLOWING NOTE LANGUAGE SHALL BE ADDED TO THE FACE OF EACH RECORDED PLAT OR BINDING SITE PLAN.

IN THE EVENT THAT THE OWNERS' ASSOCIATION/HOMEOWNERS' ASSOCIATION FAILS TO PERFORM ANY MAINTENANCE OF PRIVATE STREET, ALLEY, OR AUTO COURT AS REQUIRED BY SECTION 5.5 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. \-20120130000835 AND, AS A RESULT, THE CITY OF BLACK DIAMOND PERFORMS SAID REQUIRED MAINTENANCE, THE LOT OWNERS OF THE PLAT ACKNOWLEDGE AND AGREE ON BEHALF OF THEMSELVES AND ALL SUCCESSORS AND ASSIGNS THAT, IF NOT PAID WITHIN THIRTY (30) DAYS OF INVOICING BY THE CITY, THE CITY'S TOTAL COST ARISING FROM THE CITY'S PERFORMANCE OF SAID REQUIRED PRIVATE STREET MAINTENANCE PLUS ANY PENALTIES AND INTEREST THEREON AS PROVIDED BY THE VILLAGES MPD DEVELOPMENT AGREEMENT SHALL BE A LIEN AGAINST ALL PROPERTY, INCLUDING INDIVIDUAL LOTS, WITHIN THIS PLAT, AND SAID LIEN MAY BE FORECLOSED IN THE SAME MANNER PROVIDED FOR THE FORECLOSURE OF LIENS FOR UNPAID SEWER RATES AND CHARGES SET FORTH IN RCW 35.67.220 – .280, AS AMENDED.

17) PERMANENT PUBLIC ACCESS EASEMENTS CONSISTENT WITH SECTION 9.9.3 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT SHALL BE PROVIDED FOR ALL PARKS AND TRAILS ON THE FINAL PLAT.

OPEN SPACE TRACT TABLE NOTES

TOTAL OPEN SPACE AREA = 4,292,468 SF/98.54 AC

ENVIRONMENTALLY SENSITIVE AREAS AND BUFFERS NOT DEDICATED TO THE CITY OF BLACK DIAMOND SHALL HAVE A PERMANENT PUBLIC ACCESS EASEMENT RECORDED ON THE FINAL PLAT SUCH THAT THE PUBLIC CAN ACCESS THE OPEN SPACE PER SECTION 9.8.1 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT.

PERMANENT PUBLIC ACCESS EASEMENTS CONSISTENT WITH SECTION 9.9.3 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT SHALL BE PROVIDED FOR ALL PARKS AND TRAILS ON THE FINAL PLAT.

*OPEN SPACE, AS DEFINED IN SECTION 14 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT IS COMPRISED OF LA (LANDSCAPE); PA (PEDESTRIAN ACCESS); PK (PARK); AND SA (SENSITIVE AREA AND BUFFER).

**THESE ARE PROPOSED PRIMARY USES, BUT DOES NOT PRECLUDE UTILITIES AND ACCESS FROM BEING INSTALLED WHERE APPROPRIATE IN COMPLIANCE WITH THE SENSITIVE AREAS ORDINANCE AS FOUND IN EXHIBIT E OF THE VILLAGES MPD DEVELOPMENT AGREEMENT.

TRACTS 903 AND 925 TO REMAIN VEGETATED.

OPEN SPACE TRACT TABLE

TRACT	USE**	SIZE (SF)	PARK TYPE	OWNERSHIP	MAINTENANCE
TRACT 900	UT/LA	1,000		A.O.A.	A.O.A.
TRACT 902	UT/LA/PA	2,683	Community Trail	A.O.A.	A.O.A.
TRACT 903	SA/UT	2,837,097		A.O.A.	A.O.A.
TRACT 904	UT/LA/PA	2,000	Community Trail	A.O.A.	A.O.A.
TRACT 906	UT/PA/AC/PK/LA	58,045	Community Park	A.O.A.	A.O.A.
TRACT 909	UT/PA/PK/LA	23,615	Common Green	A.O.A.	A.O.A.
TRACT 911	UT/PA/PK/LA	15,321	Common Green	A.O.A.	A.O.A.
TRACT 913	UT/LA/PA	2,350	Community Trail	A.O.A.	A.O.A.
TRACT 914	UT/LA/PA	2,357	Community Trail	A.O.A.	A.O.A.
TRACT 916	UT/LA/AC	8,105		A.O.A.	M.D./A.O.A.
TRACT 918	UT/LA	853		A.O.A.	A.O.A.
TRACT 919	UT/LA	853		A.O.A.	A.O.A.
TRACT 921	UT/PA/PK	18,042	Pocket Park	A.O.A.	A.O.A.
TRACT 923	UT/LA/PA	2,022	Community Trail	A.O.A.	A.O.A.
TRACT 924	UT/LA/PA	2,057	Community Trail	A.O.A.	A.O.A.
TRACT 925	PA/SA/UT	1,110,249		A.O.A.	A.O.A.
TRACT 927	SA/UT	21,538		A.O.A.	A.O.A.
TRACT 928	SA/UT	72,527		A.O.A.	A.O.A.
TRACT 929	SA/UT	7,626		A.O.A.	A.O.A.
TRACT 930	SA/UT	102,588		A.O.A.	A.O.A.

TRACT TABLE

TRACT	USE**	SIZE (SF)	OWNERSHIP	MAINTENANCE
TRACT 900	UT/LA	1,000	A.O.A.	A.O.A.
TRACT 901	FD/UT	29,507	M.D.	M.D.
TRACT 902	UT/LA/PA	2,683	A.O.A.	A.O.A.
TRACT 903	SA/UT	2,837,097	A.O.A.	A.O.A.
TRACT 904	UT/LA/PA	2,000	A.O.A.	A.O.A.
TRACT 905	FD/UT	164,340	M.D.	M.D.
TRACT 906	UT/PA/AC/PK/LA	58,045	M.D.	M.D.
TRACT 907	FD/UT	114,852	M.D.	M.D.
TRACT 908	UT/AC	5,064	A.O.A.	M.D./A.O.A.
TRACT 909	UT/PA/PK/LA	23,615	A.O.A.	A.O.A.
TRACT 910	UT/AC	6,009	A.O.A.	M.D./A.O.A.
TRACT 911	UT/PA/PK/LA	15,321	A.O.A.	A.O.A.
TRACT 912	UT/AC	17,489	A.O.A.	M.D./A.O.A.
TRACT 913	UT/LA/PA	2,350	A.O.A.	A.O.A.
TRACT 914	UT/LA/PA	2,357	A.O.A.	A.O.A.
TRACT 915	UT/AC	37,834	A.O.A.	M.D./A.O.A.
TRACT 916	UT/LA/AC	8,105	A.O.A.	M.D./A.O.A.
TRACT 917	UT/AC	5,847	A.O.A.	M.D./A.O.A.
TRACT 918	UT/LA	853	A.O.A.	A.O.A.
TRACT 919	UT/LA	853	A.O.A.	A.O.A.
TRACT 920	FD/UT	11,038	M.D.	M.D.
TRACT 921	UT/PA/PK	18,042	A.O.A.	A.O.A.
TRACT 922	UT/AC	1,587	A.O.A.	A.O.A.
TRACT 923	UT/LA/PA	2,022	A.O.A.	A.O.A.
TRACT 924	UT/LA/PA	2,057	A.O.A.	A.O.A.
TRACT 925	PA/SA/UT	1,110,249	A.O.A.	A.O.A.
TRACT 926	UT/AC	2,416	A.O.A.	A.O.A.
TRACT 927	SA/UT	21,538	A.O.A.	A.O.A.
TRACT 928	SA/UT	72,527	A.O.A.	A.O.A.
TRACT 929	SA/UT	7,626	A.O.A.	A.O.A.
TRACT 930	SA/UT	102,588	A.O.A.	A.O.A.

LEGEND

SOFT SURFACE TRAIL
THIS TRAIL SHALL BE SOFT SURFACE TRAIL PURSUANT TO FIGURE 2.2 PARK AND TRAIL PLAN OF THE VILLAGES MPD DEVELOPMENT AGREEMENT

OPEN SPACE* TRACT DESIGNATIONS
(SEE SHEETS PP1–PP5 FOR DESIGNATIONS)

- LA – LANDSCAPE
- PA – PEDESTRIAN ACCESS
- PK – PARK
- SA – SENSITIVE AREA AND BUFFER

OTHER TRACT DESIGNATIONS
(SEE SHEETS PP1–PP5 FOR DESIGNATIONS)

- FD – FUTURE DEVELOPMENT
- UT – UTILITY
- AC – ACCESS

M.D. MASTER DEVELOPER (B.D. VILLAGE PARTNERS, LP)
A.O.A. APPLICABLE OWNERS ASSOCIATION

YARROWBAY HOLDINGS

TRIAD ASSOCIATES

PRELIMINARY PLAT
TRACT/OPEN SPACE EXHIBIT AND GENERAL NOTES

THE VILLAGES MPD
PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

ALAN D. FURE, PE — PROJECT MANAGER
MARK S. HARRISON, PLS — PROJECT SURVEYOR
THOMAS P. MATT, PE — PROJECT ENGINEER
JEFFREY L. COX, ASLA — PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORZ. 1"=200' VERT. N/A

PRELIMINARY

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-336
SHEET NO. CV4

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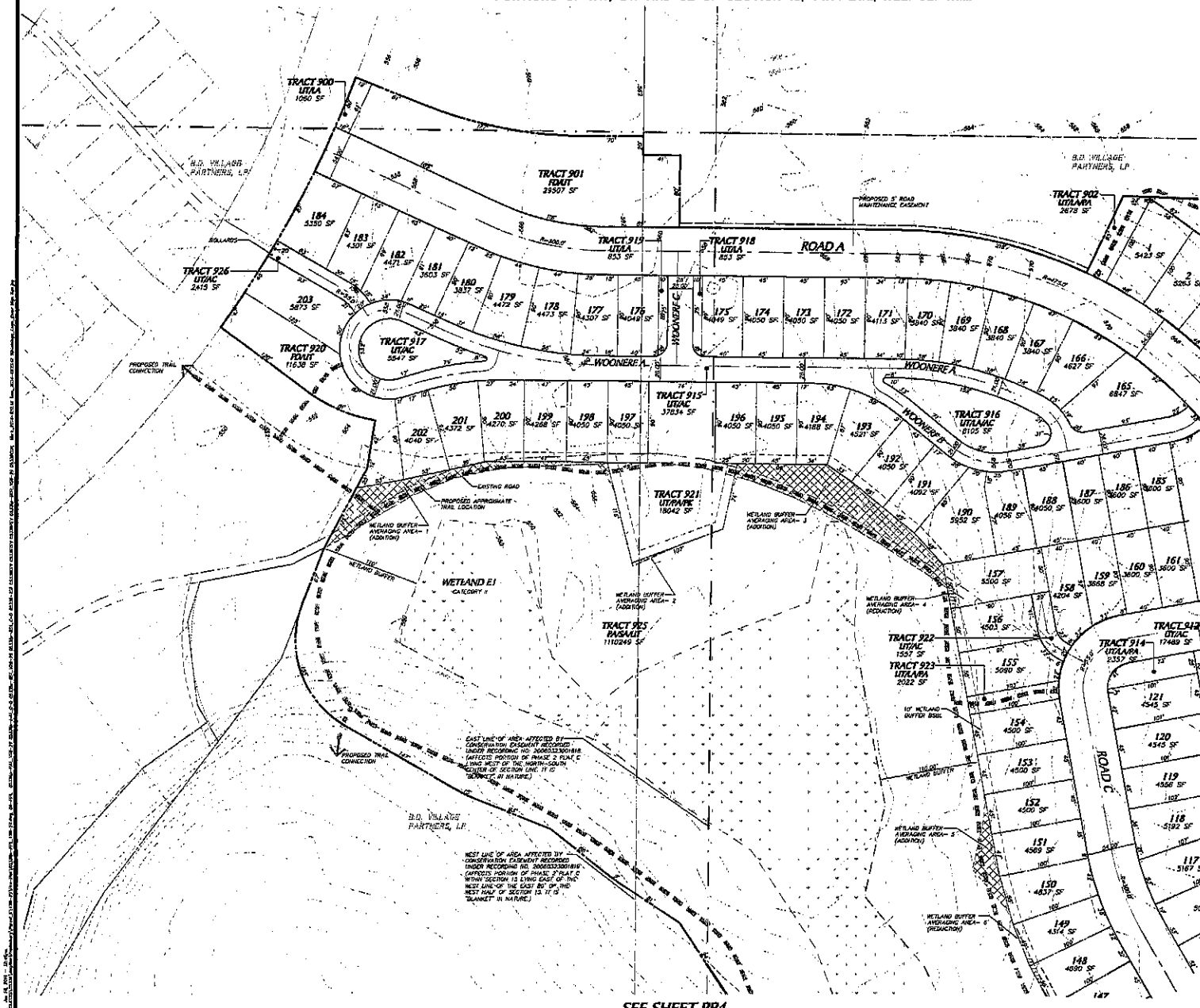
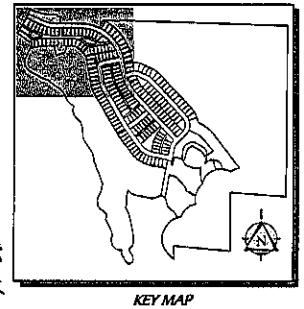
PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.





KEY MAP
NOT TO SCALE

WETLAND BUFFER AVERAGING

BUFFER AVERAGING AREA	BUFFER ADDITION (SF)	BUFFER REDUCTION (SF)	NET BUFFER GAIN (SF)
1	4,505		
2	65		
3	8,737		
4		182	
5	1,770		
6		373	
7	2,725		
8		1,366	
9	340		
10		196	
11	7,021		
12	222		
Totals	26,223	2,117	24,105

BUFFER ADDITION 26,223 SF

BUFFER REDUCTION 2,117 SF

NET BUFFER GAIN 24,105 SF

TRACT DESIGNATION LEGEND

AC – ACCESS
FD – FUTURE DEVELOPMENT
LA – LANDSCAPE
PA – PEDESTRIAN ACCESS
PK – PARK
SA – SENSITIVE AREA AND BUFFER
UT – UTILITY

NOTE

REFER TO SHEET C1.0 FOR SITE BOUNDARY BEARINGS AND DISTANCES

SCALE: 1" = 50'

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YARROWBAY HOLDINGS

TRIAD ASSOCIATES

PRELIMINARY PLAT

THE VILLAGES MPD
PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

REVISED BY:	DATE:	DESCRIPTION

ALAN D. FURT, PE
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
THOMAS P. MATE, PE
PROJECT ENGINEER
JEFFREY A. COX, ASLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORIZ: 1"=50' VERT: N/A

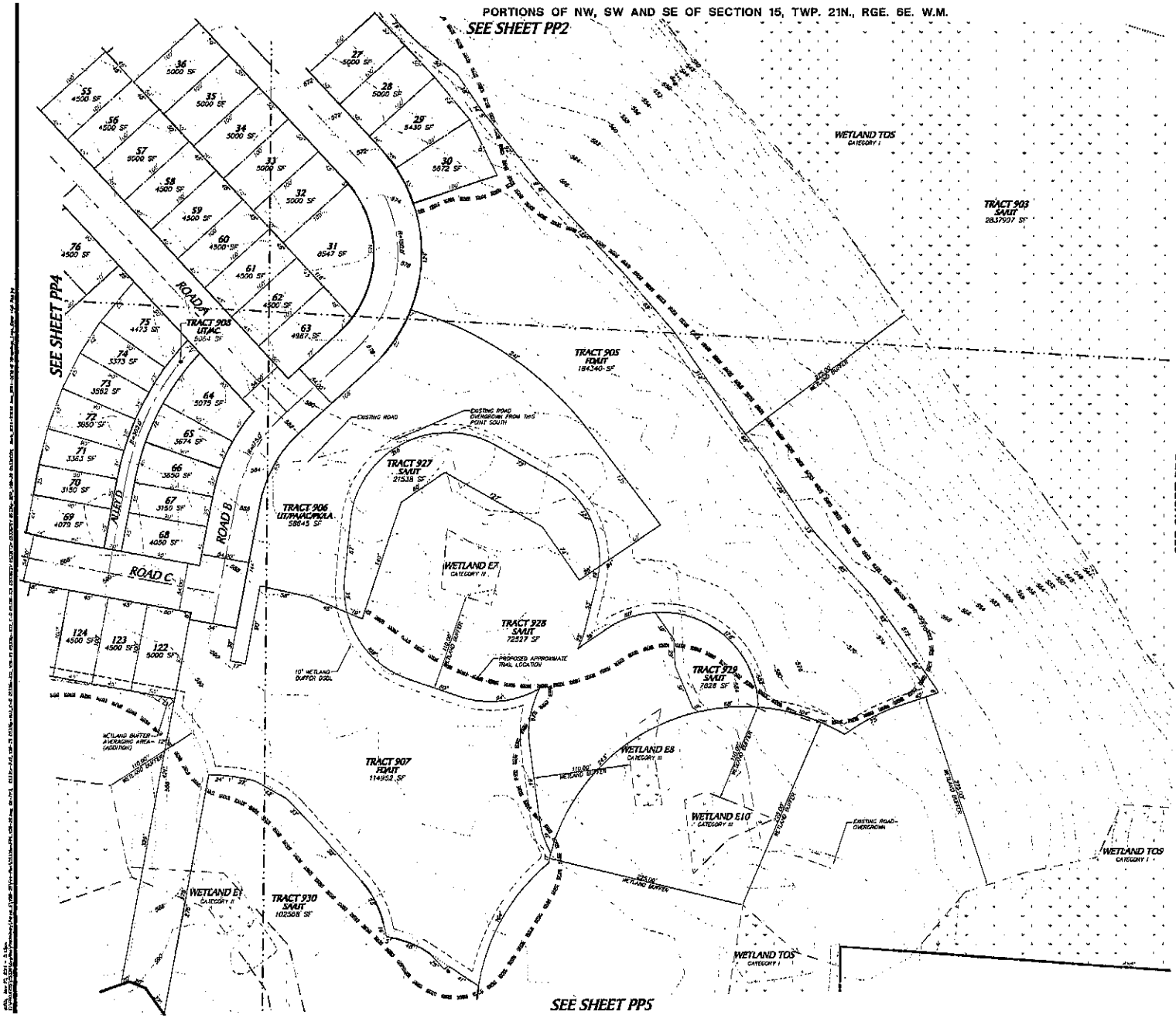
PRELIMINARY

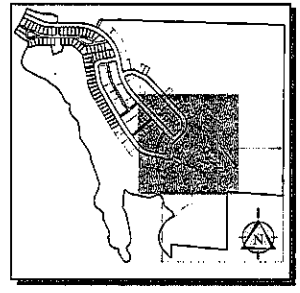
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-336

SHEET NO. PP1

PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 5E. W.M.





KEY MAP
NOT TO SCALE

WETLAND BUFFER AVERAGING

BUFFER AVERAGING AREA	BUFFER ADDITION (SF)	BUFFER REDUCTION (SF)	NET BUFFER GAIN (SF)
1	4,696		
2	92		
3	8,297		
4		189	
5	1,770		
6		373	
7	2,725		
8		1,364	
9	360		
10		195	
11	7,871		
12	222		
Totals	26,222	2,117	24,105

BUFFER ADDITION 26,222 SF

BUFFER REDUCTION 2,117 SF

NET BUFFER GAIN 24,105 SF

TRACT DESIGNATION LEGEND

AC – ACCESS
LA – LANDSCAPE
FD – FUTURE DEVELOPMENT
PA – PEDESTRIAN ACCESS
PK – PARK
SA – SENSITIVE AREA AND BUFFER
UT – UTILITY

NOTE

REFER TO SHEET CV2 FOR SITE BOUNDARY BEARINGS AND DISTANCES

SCALE: 1" = 50'

0 25 50 100

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YARROWBAY HOLDINGS

TRIAD ASSOCIATES

PRELIMINARY PLAT

THE VILLAGES MPD

PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

REVISION NO.	DATE	BY	CHK	DESCRIPTION
1	3/4/14			PER CITY COMMENTS 3/3/2014
2	3/5/14			PER CITY COMMENTS 3/5/2014
3	3/7/14			PER CITY COMMENTS 3/7/2014
4	3/10/14			PER CITY COMMENTS 3/10/2014
5	3/12/14			PRELIMINARY

ALAN G. FUNG, PE
PROJECT MANAGER

MARK S. HARRISON, PLS
PROJECT SURVEYOR

THOMAS P. MATTE, PE
PROJECT ENGINEER

JEFFREY L. COE, AIA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 11/4/2013

SCALE: HORIZ. 1"=50' VERT.: N/A

PRELIMINARY

STATE OF WASHINGTON
THOMAS P. MATTE
22000
REGISTERED PROFESSIONAL ENGINEER

STAMP NOT VALID UNLESS SIGNED AND DATED

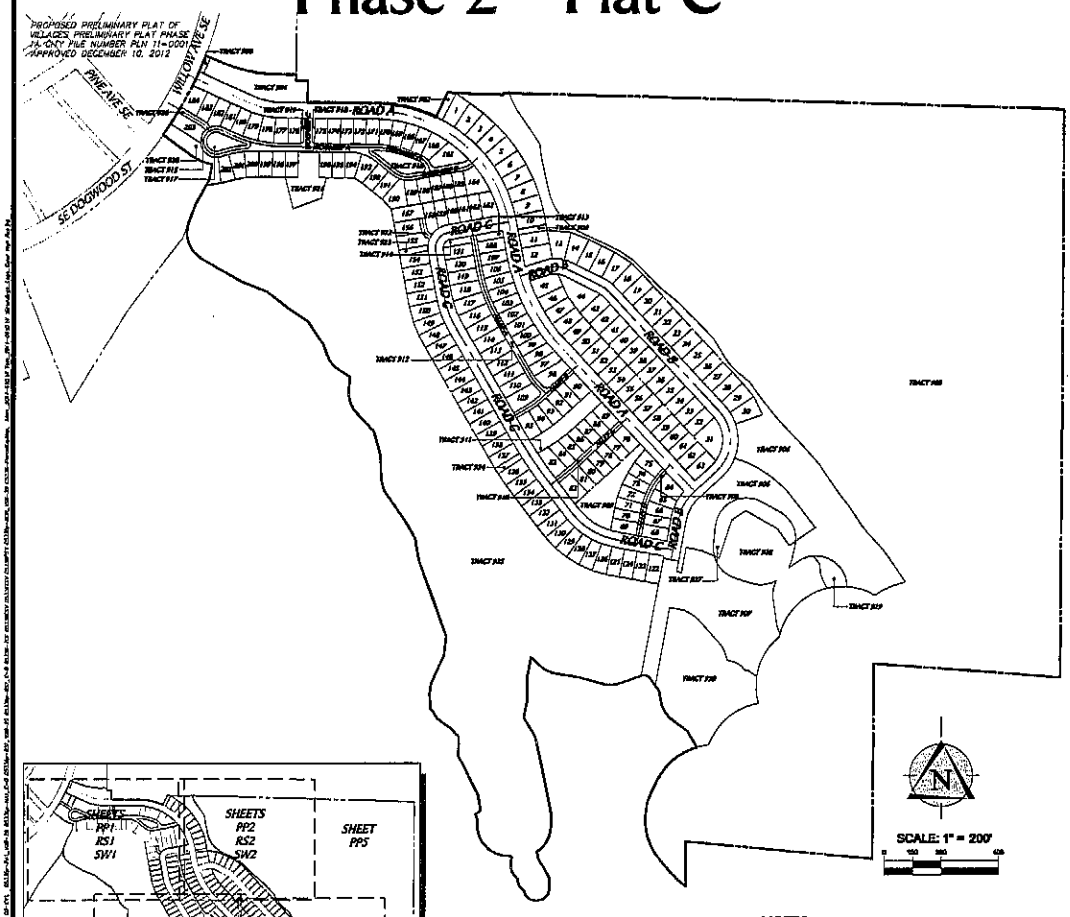
JOB NO. 05-336

SHEET NO. PP3

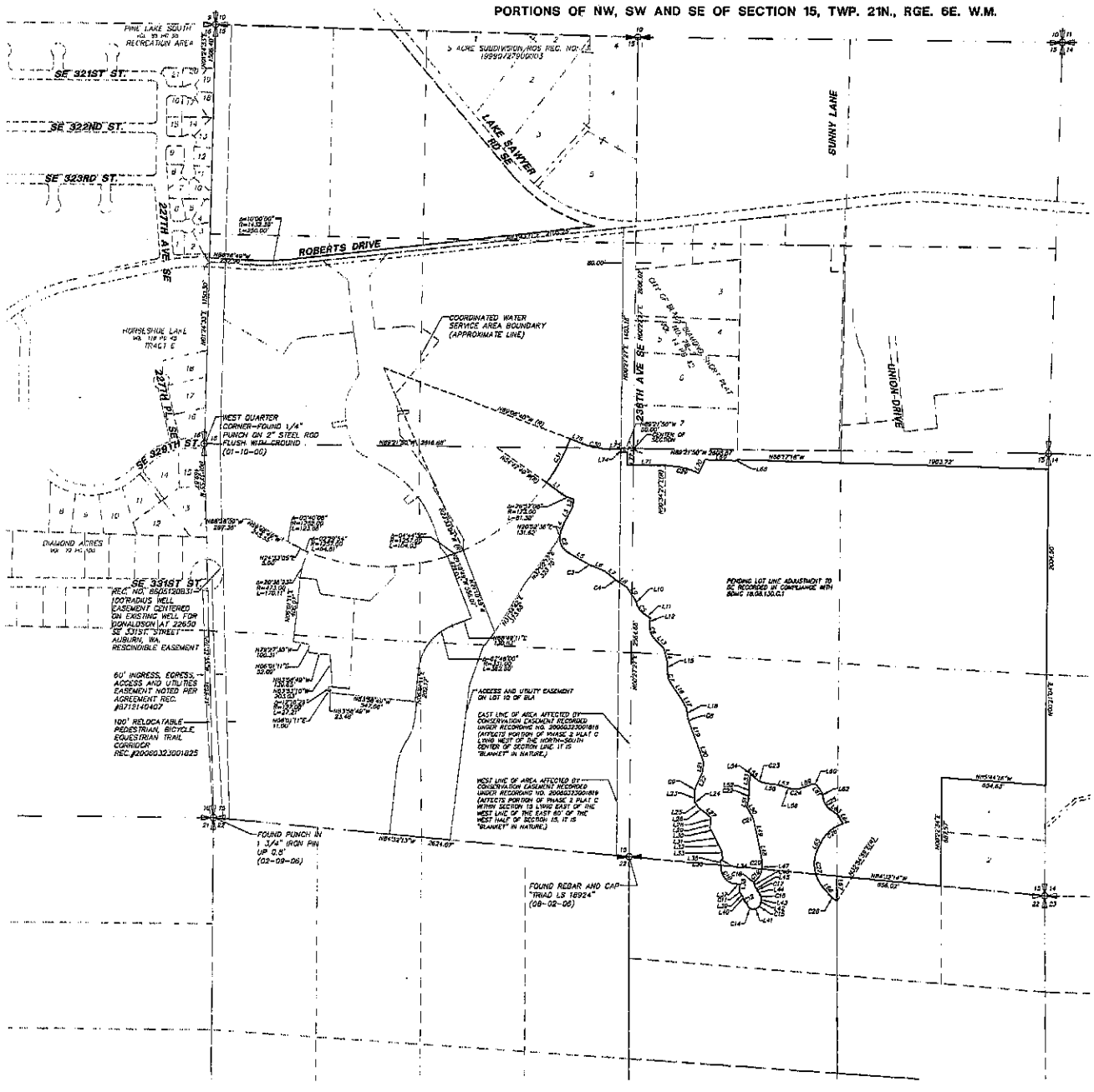
PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.

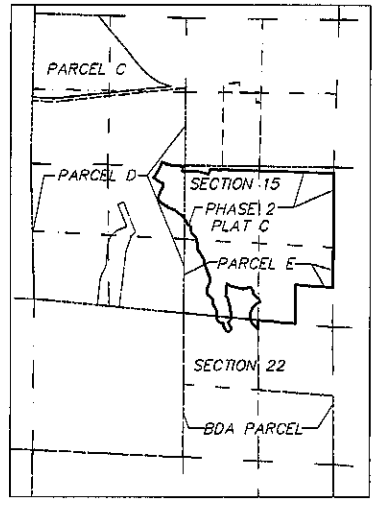
THE VILLAGES MPD
Phase 2 - Plat C

PROPOSED PRELIMINARY PLAT OF VILLAGES, PRELIMINARY PLAT PHASE 2A-CITY FILE NUMBER PLN 11-0001 APPROVED DECEMBER 10, 2012



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





PARCEL EXHIBIT

BOUNDARY LINE AND CURVE TABLE

LINE TABLE		
LINE	LENGTH	BEARING
L1	150.00'	N53°08'45"W
L2	94.00'	N08°26'03"E
L3	100.29'	N27°36'48"E
L4	67.43'	N72°22'23"E
L5	146.52'	N00°02'32"W
L6	92.81'	N67°33'28"W
L7	50.00'	N51°33'27"W
L8	81.23'	N34°28'15"W
L9	64.71'	N31°29'17"W
L10	41.96'	N32°30'13"W
L11	44.02'	N06°07'17"W
L12	43.06'	N01°07'18"E
L13	87.20'	N43°03'08"E
L14	80.98'	N14°59'14"W
L15	77.41'	N02°09'47"W
L16	109.42'	N34°08'46"W
L17	69.14'	N28°01'16"W
L18	69.99'	N06°23'06"W
L19	151.64'	N00°01'30"W
L20	99.25'	N18°22'00"W
L21	52.45'	N06°38'09"E
L22	92.79'	N24°45'07"E
L23	53.16'	N01°34'33"W
L24	38.38'	N19°19'12"W
L25	34.32'	N32°49'43"W
L26	57.81'	N51°49'52"W
L27	46.37'	N13°33'28"W
L28	32.32'	N01°02'06"E
L29	33.46'	N02°28'06"E
L30	36.01'	N28°13'25"W
L31	42.75'	N24°41'26"W
L32	30.08'	N27°14'31"W
L33	56.04'	N06°48'40"W
L34	72.22'	N04°11'06"E
L35	20.48'	N17°32'06"W
L36	8.00'	N08°29'00"E
L37	21.33'	N04°32'00"W
L38	33.49'	N04°33'07"E
L39	72.92'	N08°30'27"W
L40	12.16'	N06°28'46"W
L41	7.98'	S14°16'46"W
L42	16.80'	S02°29'30"W
L43	7.17'	S02°20'38"W
L44	35.70'	S25°54'09"E
L45	28.52'	S33°08'23"E
L46	18.28'	S06°00'04"E
L47	25.90'	S05°26'06"W
L48	111.70'	S11°10'08"E
L49	142.12'	S1°52'13"E
L50	80.72'	S30°08'58"E
L51	56.22'	S11°10'00"E
L52	64.17'	S31°11'06"E
L53	69.34'	S11°27'14"E
L54	0.31'	S15°40'18"E
L55	39.30'	N51°11'07"E
L56	60.49'	N50°47'01"E
L57	57.92'	N74°11'22"W
L58	22.26'	N74°11'22"W
L59	85.31'	S70°05'44"W
L60	19.79'	N57°27'28"W
L61	59.34'	N32°03'10"W
L62	38.51'	N11°00'06"W
L63	62.06'	N51°41'56"W
L64	63.13'	N10°23'38"W
L65	42.52'	N26°16'46"E
L66	61.33'	N40°10'00"W
L67	105.02'	S06°06'37"E
L68	5.80'	N00°32'04"E
L69	165.31'	S87°41'55"E
L70	84.07'	N25°13'06"E
L71	240.98'	S06°06'37"E
L72	80.00'	S00°34'27"E
L73	40.12'	S00°25'33"W
L74	30.10'	S00°27'27"E
L75	20.08'	S00°27'49"E
L76	90.24'	S00°32'49"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	81.38'	173.00'	Δ=26°57'06"
C2	155.30'	110.00'	Δ=80°53'26"
C3	15.06'	110.00'	Δ=7°50'41"
C4	3.43'	110.00'	Δ=1°47'08"
C5	69.98'	110.00'	Δ=36°27'24"
C6	82.33'	110.00'	Δ=42°52'26"
C7	61.46'	110.00'	Δ=32°00'34"
C8	30.72'	110.00'	Δ=16°00'26"
C9	50.04'	110.00'	Δ=26°03'13"
C10	172.72'	110.00'	Δ=89°99'00"
C11	29.71'	40.00'	Δ=42°55'26"
C12	32.55'	40.00'	Δ=53°27'22"
C13	14.81'	6.74'	Δ=125°31'26"
C14	69.49'	40.00'	Δ=99°51'00"
C15	60.00'	40.00'	Δ=71°57'11"
C16	31.81'	40.00'	Δ=45°33'00"
C17	9.83'	40.00'	Δ=14°37'27"
C18	11.00'	40.00'	Δ=15°45'28"
C19	97.83'	110.00'	Δ=50°55'32"
C20	32.13'	110.00'	Δ=16°43'28"
C21	36.37'	110.00'	Δ=18°55'44"
C22	24.11'	110.00'	Δ=12°33'00"
C23	67.38'	110.00'	Δ=35°06'40"
C24	21.20'	110.00'	Δ=11°03'07"
C25	51.01'	110.00'	Δ=46°39'54"
C26	183.69'	225.00'	Δ=47°12'06"
C27	80.27'	225.00'	Δ=20°27'16"
C28	60.06'	225.00'	Δ=15°34'31"
C29	218.03'	502.00'	Δ=24°18'23"
C30	177.19'	173.00'	Δ=58°08'00"
C31	315.94'	1,152.00'	Δ=15°42'00"

SCALE: 1" = 300'

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YARROWBAY HOLDINGS

TRIAD ASSOCIATES

SITE BOUNDARY EXHIBIT

THE VILLAGES MPD
PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

REVISED BY: SJ		
DATE	BY	DESCRIPTION
3.13.14	SJ	PER CITY COMMENTS 3.06.2014
3.17.14	SJ	PER CITY COMMENTS 3.13.2014
4.17.14	SJ	PER CITY COMMENTS 4.16.2014
5.13.14	SJ	PER CITY COMMENTS 5/12/2014
6.17.14	SJ	PER CITY COMMENTS 6/16/2014
7.17.14	SJ	INCIDENTAL

DATE:

BLAIR D. PURKE, PE
PROJECT MANAGER

MARK A. HARRISON, PLS
PROJECT SURVEYOR

RICHARD P. MARTIN, PE
PROJECT ENGINEER

JEFFREY L. COHL, ASLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 11/4/2013

SCALE: HORIZ. 1"=300' VERT.

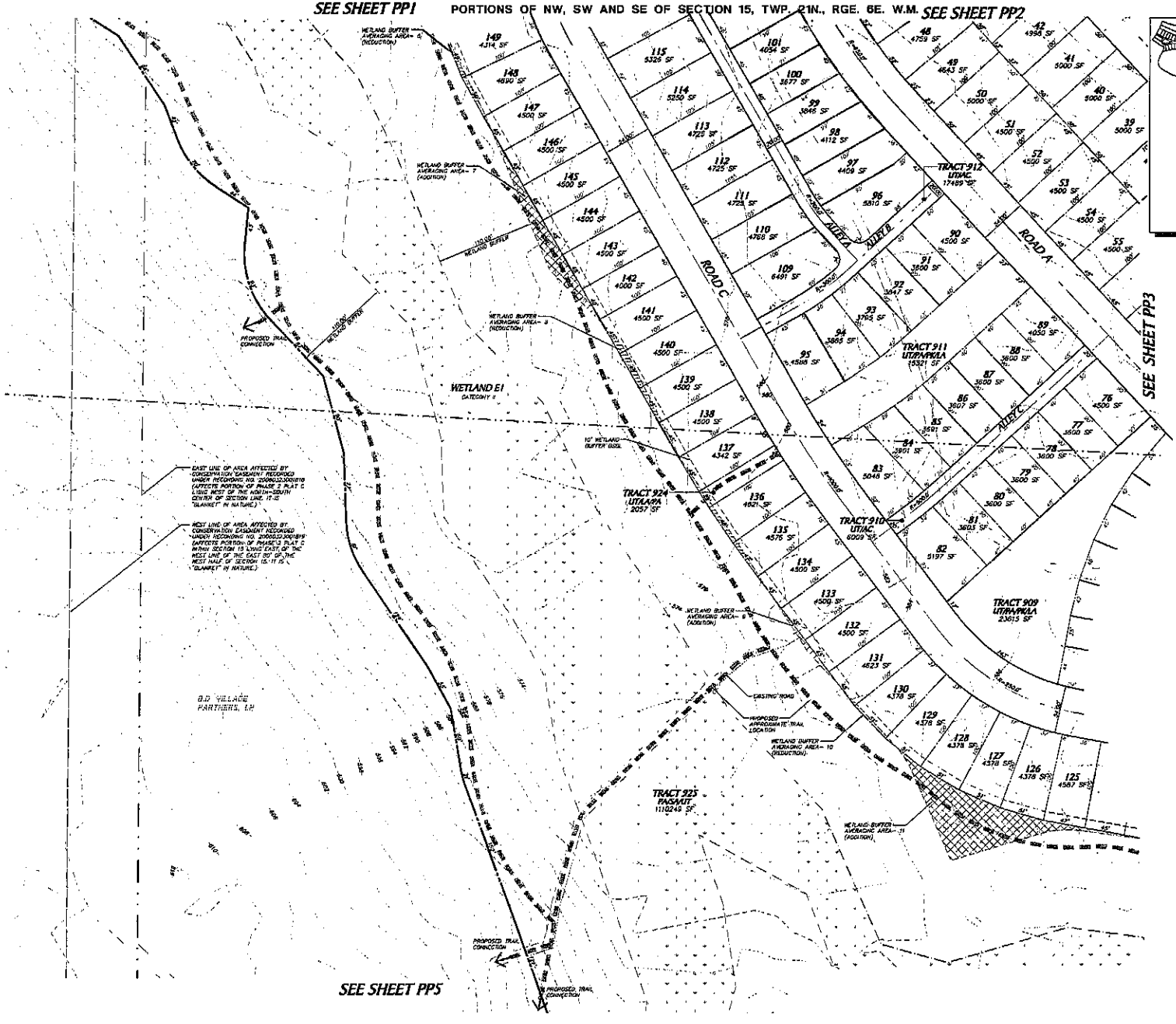
PRELIMINARY

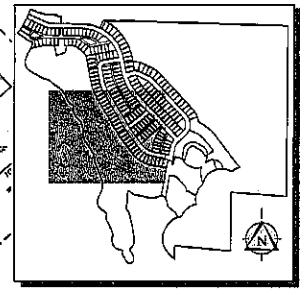
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-336

SHEET NO. CV2

SEE SHEET PP1 PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M. SEE SHEET PP2





KEY MAP
NOT TO SCALE

WETLAND BUFFER AVERAGING

BUFFER AVERAGING AREA	BUFFER ADDITION (SF)	BUFFER REDUCTION (SF)	NET BUFFER GAIN (SF)
1	4,695		
2	57		
3	8,757		
4		183	
5	1,770		
6		373	
7	2,725		
8		1,366	
9	860		
10		196	
11	7,621		
12	222		
Totals	26,222	2,117	24,105

BUFFER ADDITION 26,222 SF

BUFFER REDUCTION 2,117 SF

NET BUFFER GAIN 24,105 SF

TRACT DESIGNATION LEGEND

AC – ACCESS
FD – FUTURE DEVELOPMENT
LA – LANDSCAPE
PA – PEDESTRIAN ACCESS
PR – PARK
SA – SENSITIVE AREA AND BUFFER
UT – UTILITY

NOTE

REFER TO SHEET CV2 FOR SITE BOUNDARY BEARINGS AND DISTANCES

SCALE: 1" = 50'

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YARROWBAY HOLDINGS

TRIAD ASSOCIATES

THE VILLAGES MPD
PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

PRELIMINARY PLAT

REVISED BY:	DATE:	BY	CK

PROJECT MANAGER

PROJECT SURVEYOR

PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 11/4/2013

SCALE: HORZ. 1"=50' VERT. N/A

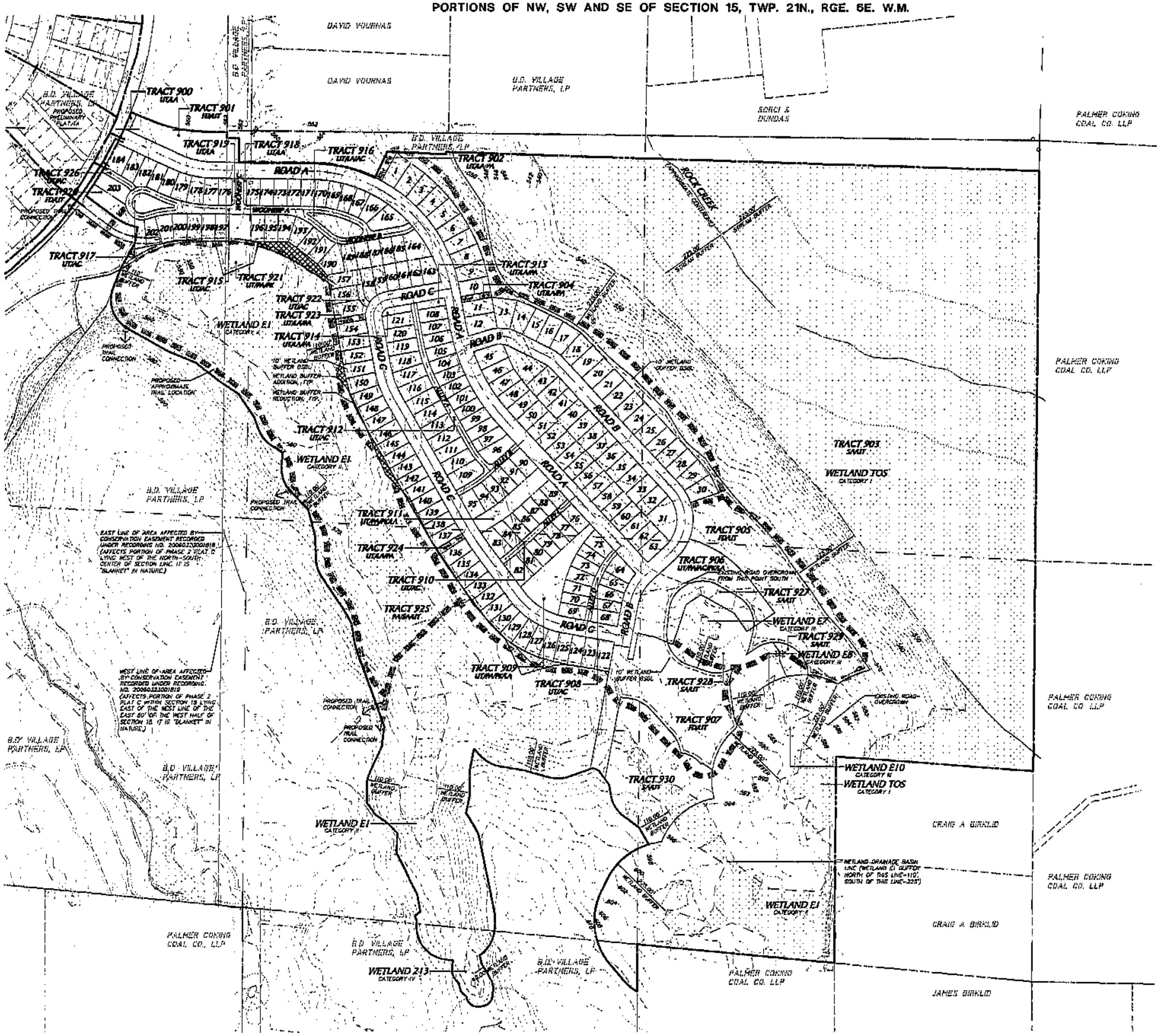
PRELIMINARY

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-336

SHEET NO. PP4

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



WETLAND BUFFER AVERAGING

BUFFER AVERAGING AREA	BUFFER ADDITION (SF)	BUFFER REDUCTION (SF)	NET BUFFER GAIN (SF)
1	4,695		
2	92		
3	8,737		
4		182	
5	1,770		
6		373	
7	2,725		
8		1,366	
9	360		
10		196	
11	7,621		
12	222		
Totals	26,222	2,117	24,105

BUFFER ADDITION 26,222 SF

BUFFER REDUCTION 2,117 SF

NET BUFFER GAIN 24,105 SF

TRACT DESIGNATION LEGEND

AC – ACCESS
FD – FUTURE DEVELOPMENT
LA – LANDSCAPE
PA – PEDESTRIAN ACCESS
PK – PARK
SA – SENSITIVE AREA AND BUFFER
UT – UTILITY

NOTES

REFER TO SHEET CV2 FOR SITE BOUNDARY BEARINGS AND DISTANCES

REFER TO SHEETS PP1–PP4 FOR LOT DIMENSIONING AND AREAS

SCALE: 1" = 150'

YARROWBAY HOLDINGS

TRIAD ASSOCIATES

PRELIMINARY PLAT OVERALL SITE PLAN

THE VILLAGES MPD

PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

PROJECT MANAGER
PROJECT SURVEYOR
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORIZ: 1"=150' VERT: N/A

PRELIMINARY

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-336

SHEET NO. PP5

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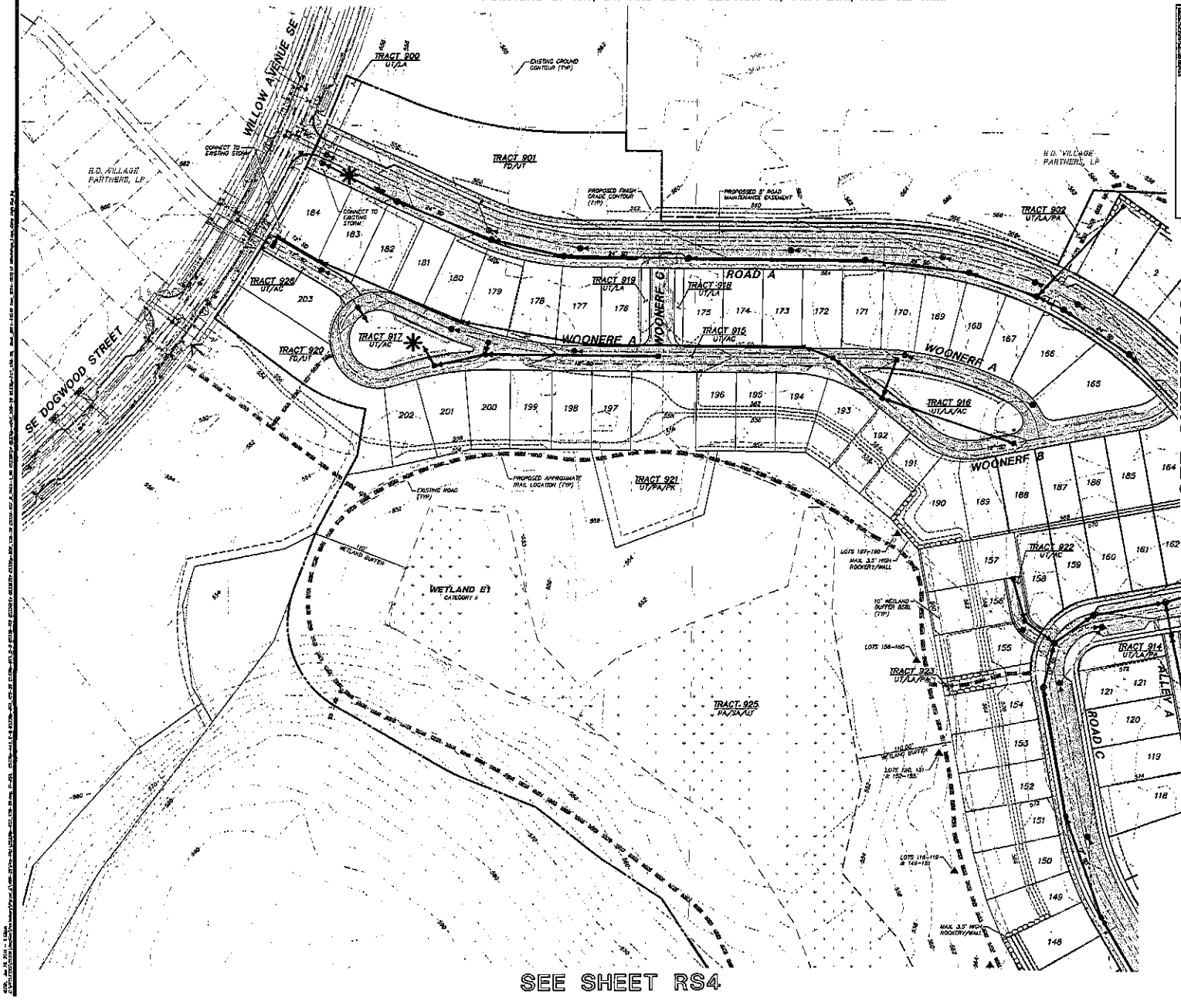
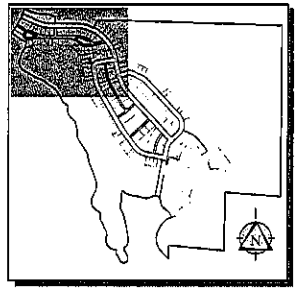
PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.





KEY MAP
NOT TO SCALE

SCALE: 1" = 60'

TRACT DESIGNATION LEGEND

AC – ACCESS
FD – FUTURE DEVELOPMENT
LA – LANDSCAPE
PA – PEDESTRIAN ACCESS
PK – PARK
SA – SENSITIVE AREA AND BUFFER
UT – UTILITY

LEGEND

PROPOSED FEATURES

BOUNDARY
RIGHT-OF-WAY
LOT LINE
GUTTER FLOW & CURB LINE
CENTER LINE
EASEMENT
10' PROPOSED CONTOURS
2' PROPOSED CONTOURS
ROCKERY
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE ROAD OR SIDEWALK
FLOW DISPERSAL TRENCH PER CITY OF BLACK DIAMOND STANDARD PLAN SD-10
APPROXIMATE LOCATION OF BIORETENTION SWALE
STORM DRAIN PIPE
CATCH BASIN, TYPE I
CATCH BASIN, TYPE II
PIPE FLOW

NOTE
ALL ROAD SECTIONS TO BE PER THE VILLAGES MPD DEVELOPMENT AGREEMENT.

BIORETENTION SWALE LOCATION SHOWN IS APPROXIMATE. FINAL DESIGN OF BIORETENTION SWALE TO BE COORDINATED WITH LANDSCAPE AND UTILITY DESIGN.

THE UTILITY PIPES AND CATCH BASINS SHOWN IN THIS PRELIMINARY PLAT ARE SCHEMATIC. THE UTILITY LINE TYPES AND LOCATIONS SHOULD ALSO BE CONSIDERED SCHEMATIC AND ARE REPRESENTATIVE OF THE GENERAL PRESENCE OF THE UTILITY ONLY. THE LOCATION AND CONFIGURATION OF UTILITY PIPES IS NOT APPROVED IN THIS APPLICATION.

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YARROWBAY HOLDINGS

TRIAD ASSOCIATES

ROAD, STORM DRAINAGE AND GRADING PLAN

THE VILLAGES MPD

PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

REVISED TO:

NO.	DATE	REVISION	BY	CK
1	11/4/13	PER CITY COMMENTS 10/28/2013		
2	11/14/13	PER CITY COMMENTS 11/7/2013 AND 11/12/2013		
3	12/12/13	PER CITY COMMENTS 12/10/2013		
4	4/10/14	PER CITY COMMENTS 4/7/2014		

ALAN D. FLAKE, PE
PROJECT MANAGER
MARK E. HARRISON, PLS
PROJECT SURVEYOR
THOMAS R. HATT, PE
PROJECT ENGINEER
JEFFREY L. DIRK, ASLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORIZ. 1"=20' VERT. N/A

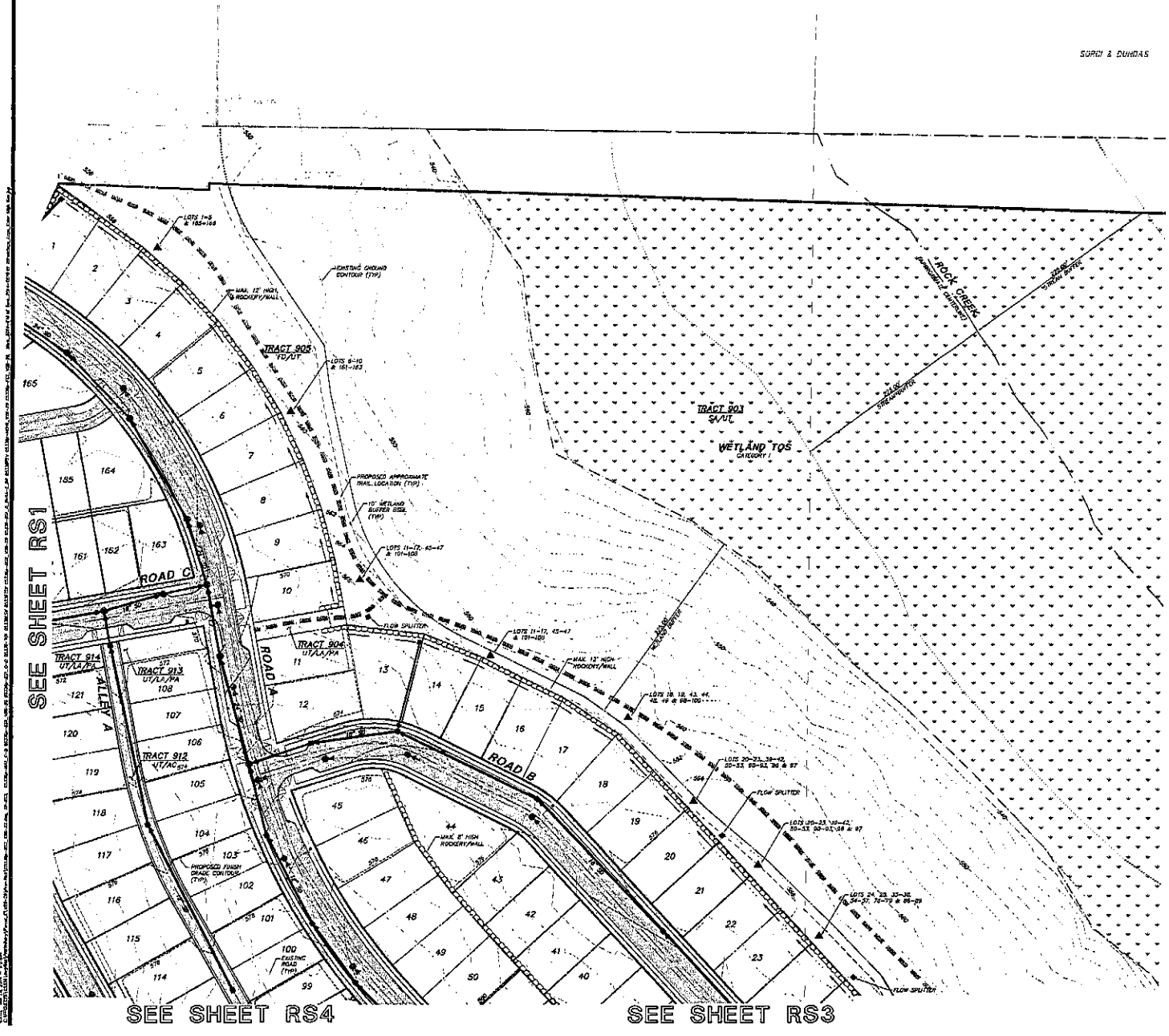
PRELIMINARY

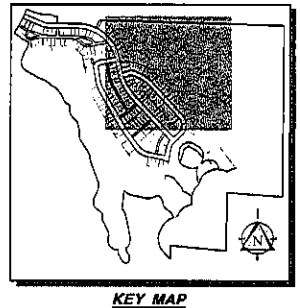
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-336

SHEET NO. RS1

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





KEY MAP
NOT TO SCALE

SCALE: 1" = 50'

TRACT DESIGNATION LEGEND

AC – ACCESS
FD – FUTURE DEVELOPMENT
LA – LANDSCAPE
PA – PEDESTRIAN ACCESS
PK – PARK
SA – SENSITIVE AREA AND BUFFER
UT – UTILITY

LEGEND

PROPOSED FEATURES

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- GUTTER, FLOW, & CURB LINE
- CENTER LINE
- EASEMENT
- 420 — 10' PROPOSED CONTOURS
- 422 — 2' PROPOSED CONTOURS
- HOCKERY
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ROAD OR SIDEWALK
- FLOW DISPERSAL TRENCH PER CITY OF BLACK DIAMOND STANDARD PLAN SD-19
- APPROXIMATE LOCATION OF MAIN GARDEN SWALE
- STORM DRAIN PIPE
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- PIPE FLOW

NOTE:
ALL ROAD SECTIONS TO BE PER THE VILLAGES MPD DEVELOPMENT AGREEMENT.

BIORETENTION SWALE LOCATION SHOWN IS APPROXIMATE. FINAL DESIGN OF BIORETENTION SWALE TO BE COORDINATED WITH LANDSCAPE AND UTILITY DESIGN.

THE UTILITY PIPES AND CATCH BASINS SHOWN IN THIS PRELIMINARY PLAT ARE SCHEMATIC. THE UTILITY LINE TYPES AND LOCATIONS SHOULD ALSO BE CONSIDERED SCHEMATIC AND ARE REPRESENTATIVE OF THE GENERAL PRESENCE OF THE UTILITY ONLY. THE LOCATION AND CONFIGURATION OF UTILITY PIPES IS NOT APPROVED IN THIS APPLICATION.

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YARROWBAY HOLDINGS

TRIAD ASSOCIATES

ROAD, STORM DRAINAGE AND GRADING PLAN

THE VILLAGES MPD
PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

REVISED BY:	DATE	REVISION	BY	CK
RS	11/4/14	PER CITY COMMENTS 2/26/2014		
RS	11/4/14	PER CITY COMMENTS 5/28/2014		
RS	11/4/14	PER CITY COMMENTS 9/29/2014		
RS	11/4/14	PRELIMINARY		

ALAN D. FURRY, PE
PROJECT MANAGER
MARK E. HAMMOND, PLS
PROJECT SURVEYOR
THOMAS P. MAYS, PE
PROJECT ENGINEER
SYDNEY L. DYN, ASLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORIZ.: 1"=50' VERT.: N/A

PRELIMINARY

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-336

SURVEY NO. RS2

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

SEE SHEET RS4

ROAD A
ROAD B
ROAD C
ALLEY D

TRACT 903 SA/UT
WETLAND TOS CATEGORY I
TRACT 905 FD/UT
TRACT 906 UT/PA/AC/PK/LA
TRACT 908 UT/AC
TRACT 927 SA/UT
TRACT 928 SA/UT
TRACT 929 SA/UT
TRACT 925 PA/SA/UT
TRACT 907 FD/UT
TRACT 930 SA/UT
WETLAND E1 CATEGORY II
WETLAND E7 CATEGORY III
WETLAND E8 CATEGORY I-III
WETLAND E10 CATEGORY III
WETLAND TOS CATEGORY I

FLOW SPLITTER
MAX. 12' HIGH ROCKERY/WALL
MAX. 3' HIGH ROCKERY/WALL
PROPOSED FINISH GRADE CONTOUR (TYP)
PROPOSED APPROXIMATE TRAIL LOCATION (TYP)
EXISTING CHOUND CONTOUR (TYP)
EXISTING ROAD OVERGROWN FROM THIS POINT SOUTH
EXISTING ROAD (TYP)
10' WETLAND BUFFER (SOIL) (TYP)
100' WETLAND BUFFER
EXISTING ROAD OVERGROWN

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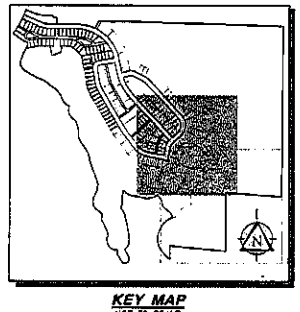

KEY MAP
NOT TO SCALE

SCALE: 1" = 50'

TRACT DESIGNATION LEGEND

AC – ACCESS
FD – FUTURE DEVELOPMENT
LA – LANDSCAPE
PA – PEDESTRIAN ACCESS
PK – PARK
SA – SENSITIVE AREA AND BUFFER
UT – UTILITY

LEGEND

PROPOSED FEATURES

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- GUTTER, FLOW, & CURB LINE
- CENTER LINE
- EASEMENT
- 10' PROPOSED CONTOURS
- 2' PROPOSED CONTOURS
- ROCKERY
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ROAD OR SIDEWALK
- FLOW DISPOSAL TRENCH PER CITY OF BLACK DIAMOND STANDARD PLAN 50-15
- APPROXIMATE LOCATION OF BIORETENTION SWALE
- STORM DRAIN PIPE
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- PIPE FLOW

NOTE:
ALL ROAD SECTIONS TO BE PER THE VILLAGES MPD DEVELOPMENT AGREEMENT.

BIORETENTION SWALE LOCATION SHOWN IS APPROXIMATE. FINAL DESIGN OF BIORETENTION SWALE TO BE COORDINATED WITH LANDSCAPE AND UTILITY DESIGN.

THE UTILITY PIPES AND CATCH BASINS SHOWN IN THIS PRELIMINARY PLAT ARE SCHEMATIC. THE UTILITY LINE TYPES AND LOCATIONS SHOULD ALSO BE CONSIDERED SCHEMATIC AND ARE REPRESENTATIVE OF THE GENERAL PRESENCE OF THE UTILITY ONLY. THE LOCATION AND CONFIGURATION OF UTILITY PIPES IS NOT APPROVED IN THIS APPLICATION.

YARROWBAY HOLDINGS

TRIAD ASSOCIATES

ROAD, STORM DRAINAGE AND GRADING PLAN

THE VILLAGES MPD

PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

REVISED BY:	DATE:	BY:
1	11/8/2013	
2	1/17/2014	
3	3/17/2014	
4	4/10/2014	

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FIRST SUBMITTAL DATE: 11/8/2013

SCALE: HORIZ. 1"=50' VERT. N/A

PRELIMINARY

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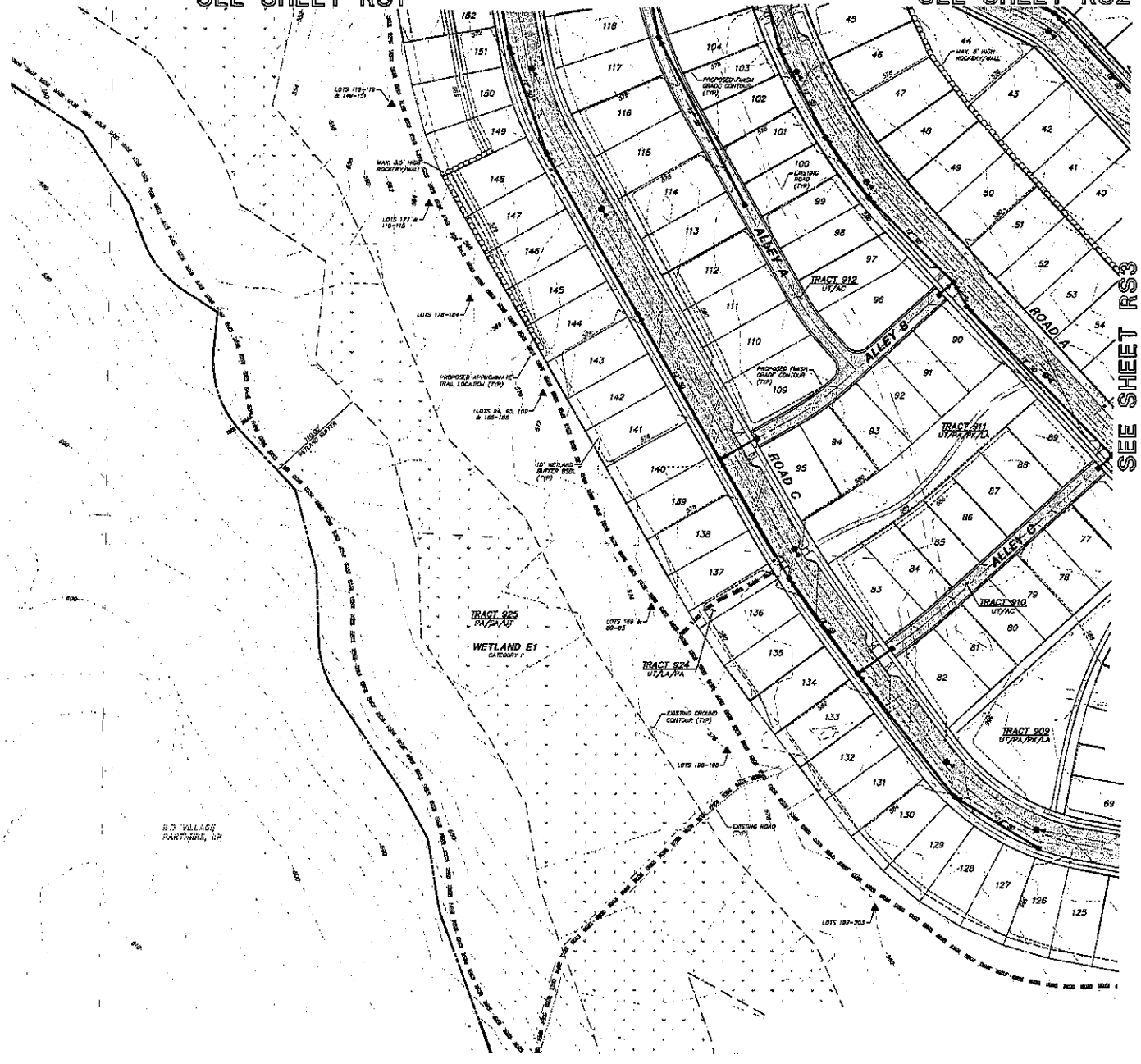
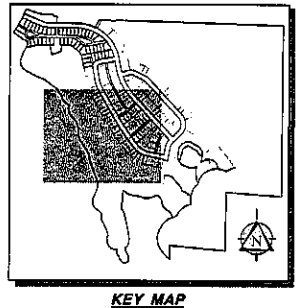
JOB NO. 05-336

SHEET NO. RS3

SEE SHEET RS1 PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 5E. W.M. SEE SHEET RS2





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- 10' PROPOSED CONTOURS
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- ROCKERY
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ROAD OR SIDEWALK
- FLOW DISPERSAL TRENCH PER CITY OF BLACK DIAMOND STANDARD PLAN 20-15
- APPROXIMATE LOCATION OF BIORETENTION SWALE
- STORM DRAIN PIPE
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
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THE VILLAGES MPD
PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

SUBMITTED BY:	DATE:	REVISIONS	BY	CK
RC	11/4/13	PER CITY COMMENTS 4/17/2014		
RC	11/4/13	PER CITY COMMENTS 4/15/2014	JHC	LJ/TONY
RC	11/4/13	PER CITY COMMENTS 8/25/2014		
RC	11/4/13	PER WETLAND NOTE		

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FIRST SUBMITTAL DATE: 11/4/2013

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SHEET NO. RS4