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Guide to Preliminary Plat 2C: Questions and Responses

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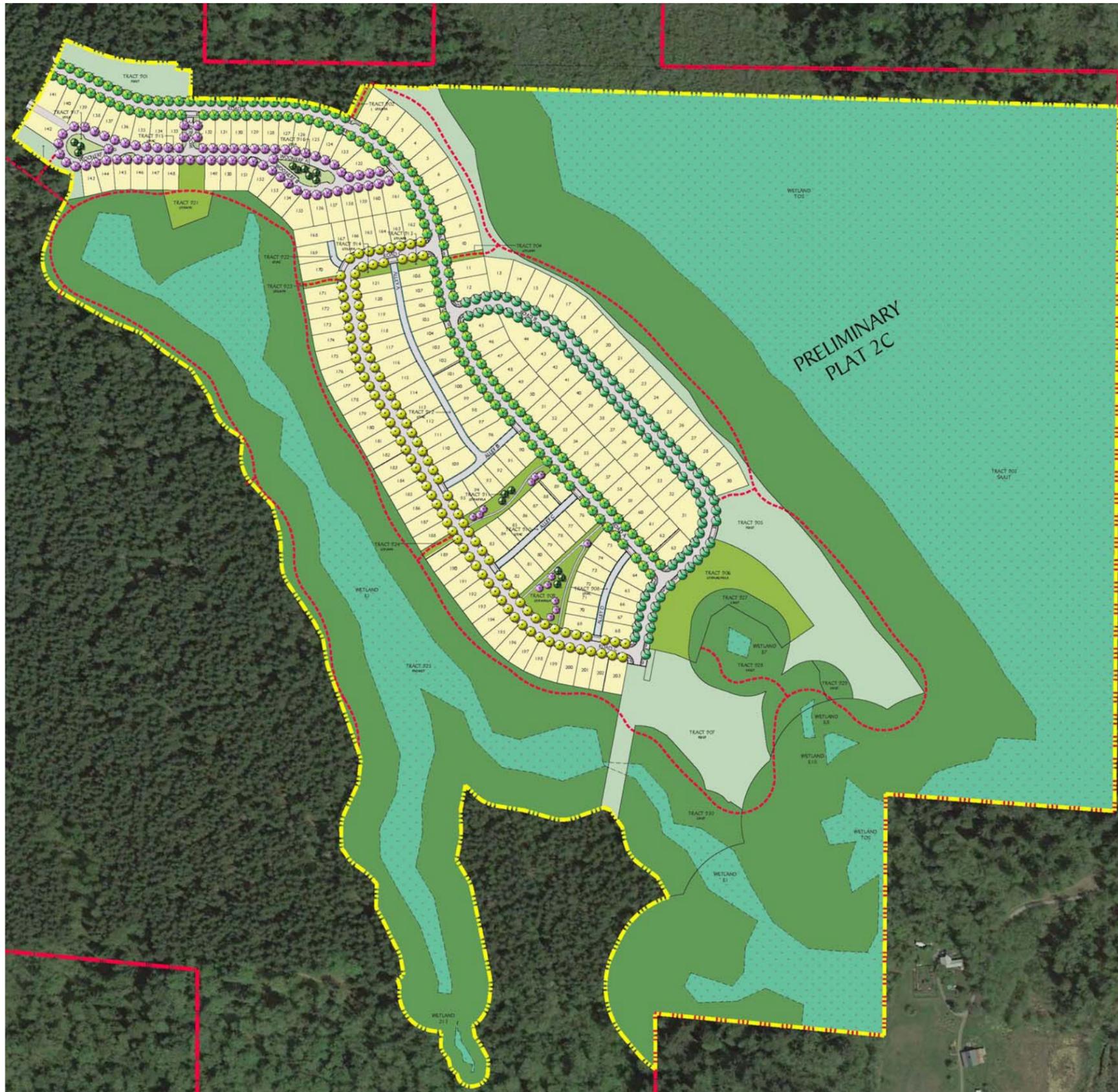
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Appendix A—Preliminary Plat Drawing Submittal



1. What is Preliminary Plat 2C?

Preliminary Plat 2C is a preliminary plat located within The Villages Master Planned Development (MPD) and is the first preliminary plat to be considered for approval in the second phase within the MPD. Preliminary Plat 2C is 136.40 acres in size and is located southeast of the Village Center of The Villages MPD, south of the “ring road” that was approved in Phase 1A (Willow Avenue SE and SE Dogwood Street).

Preliminary Plat 2C provides for the creation of 203 lots, also known as parcels. The Plat also features 98.54 acres of open space, including parks, trails, common greens, natural open space, and sensitive areas. The proposed open space both surrounds the Plat and is interspersed among the individual parcels in a logical and thoughtful way.

2. Preliminary Plat Process

a. What is a preliminary plat?

The subdivision of land into lots is governed in Washington State by chapter 58.17 RCW and, in the City of Black Diamond, by the ordinances adopted under that chapter’s authority. Chapter 58.17 RCW establishes two subdivision types that are regulated differently:

- “Subdivisions,” which are defined as the “division or redivision of land into five or more lots, tracts, or parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership” (RCW 58.17.020 (1)); and
- “Short subdivisions,” which are defined as the “division or redivision of land into four or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership” (RCW 58.17.020(6)).

Any city or town may increase the number of lots that can be regulated as short subdivisions up to a maximum of nine. In Black Diamond, a short subdivision is defined as six or fewer lots. BDMC 17.08.010. Preliminary Plat 2C contains 203 lots, meaning it does not qualify as a short subdivision.

“Plats” are the maps or representations of subdivisions and short subdivisions respectively that show the division of land into lots and the streets, alleys, dedications, easements, etc. RCW 58.17.020(2).

The statutory and City Code procedures involve a two-step process for the approval of subdivisions, “preliminary plat” approval, followed by “final plat” approval.

Preliminary Plats

In the City of Black Diamond, preliminary plat review is a quasi-judicial process that involves an initial review and recommendation from City Staff followed by a public hearing in front of, and decision by, the City’s Hearing Examiner.

The City of Black Diamond may not approve a preliminary plat unless the Hearing Examiner makes written findings regarding certain matters identified in the City’s subdivision code (BDMC Chapter 17) and RCW 58.17.110, including that appropriate provisions are made for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, and playgrounds.

Final Plats

Following preliminary plat approval, pursuant to RCW 58.17.170, YarrowBay has seven years in which to submit the plat for final plat approval.

Final plat approval, which is granted by the Black Diamond City Council (RCW 58.17.100), is in the nature of a ministerial, non-discretionary process; that is, if an applicant meets the terms of preliminary approval and the plan conforms with state law and local ordinances, final approval must be granted. RCW 58.17.170. There is no public hearing for a final plat approval.

b. What is the scope of the public hearing in front of the City’s Hearing Examiner for Preliminary Plat 2C?

The only application at issue before the City’s Hearing Examiner in the public hearing scheduled to commence on December 11, 2014, is the subdivision application for Preliminary Plat 2C. That means the scope of the public hearing does not include revisiting the City’s prior approval of The Villages MPD permit, The Villages MPD Development Agreement, Preliminary Plat 1A, or the unappealed MDNS issued for Preliminary Plat 2C.

Black Diamond’s subdivision code (BDMC Chapter 17) sets forth the criteria for approval of preliminary plats within the City and BDMC 17.15.020 sets forth the criteria that must be met to approve any subdivision. These criteria state that if the proposed plat is within an approved MPD, “the proposed subdivision shall be consistent with the approved MPD, the MPD conditions of approval, the MPD design standards, and the MPD development agreement.” See BDMC 17.15.020(A)(8). Washington State law also sets forth criteria for subdivision approval at RCW 58.17.110.

Because Preliminary Plat 2C is within the approved The Villages MPD, it must be consistent with The Villages MPD, the conditions of approval included in The Villages MPD permit, the City’s MPD

design standards, and The Villages MPD Development Agreement.

Therefore, the scope of the public hearing on Preliminary Plat 2C is whether YarrowBay’s subdivision application satisfies the criteria included in The Villages MPD Permit (Ord. No. 10-946), The Villages MPD Development Agreement (Ord. No. 11-970), the Black Diamond Municipal Code, and State law. All oral and written argument, as well as testimony, should be limited to these issues.

c. What are the criteria of approval for Preliminary Plat 2C?

As summarized in the above question, BDMC 17.15.020 sets forth the criteria that must be met to approve any subdivision within the City of Black Diamond. Because Preliminary Plat 2C is located within The Villages MPD, BDMC 17.15.020(A)(8) also requires that Preliminary Plat 2C satisfy all the criteria included within The Villages MPD Permit and The Villages MPD Development Agreement. This leads to a very lengthy set of criteria that Preliminary Plat 2C must satisfy for Hearing Examiner approval. The City of Black Diamond’s Staff Report for Plat 2C summarizes the criteria the plat must satisfy and the manner in which Preliminary Plat 2C meets those criteria.

d. Will Preliminary Plat 2C be built in phases?

No. Unlike the previously-approved Phase 1A plat, Preliminary Plat 2C will all be built at the same time. The final plat recording will occur in a timely manner as market conditions allow. YarrowBay anticipates that full build-out of Preliminary Plat 2C will occur in the next two to three years.

3. What is the status of the MPD Committees?

• Water Quality Review Committee

A Water Quality Review Committee was formed pursuant to The Villages MPD Condition of Approval No. 85 and Lawson Hills MPD Condition of Approval No. 86. The scope of this Committee is to review and evaluate compliance with the stormwater conditions imposed upon The Villages and Lawson Hills MPDs.

The Committee consists of two representatives of YarrowBay (Colin Lund, YarrowBay and Al Fure, Triad), one representative of the City (Andy Williamson), and two representatives of the Black Diamond community (Linda Linthicum and Bob Rothschilds). After its first two meetings in 2012, the Committee met twice in 2013, and once in 2014, on October 28, 2014. At the October 28, 2014 meeting, Tetra Tech presented on the results of the stormwater and groundwater monitoring efforts and the Committee discussed the scope of the 2014 Annual Report. YarrowBay has prepared a draft of the Water Quality Review Committee 2014 Annual Report and circulated it for comments from members of the Committee. The Committee anticipates submitting the 2014 Annual Report to the City Council in early 2015.

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- **Green Valley Road Review Committee**

A Green Valley Road Review Committee was formed in accordance with The Villages MPD Condition of Approval No. 33(b) and the Lawson Hills MPD Condition of Approval No. 30. The scope of this Committee includes the following: (1) review the Green Valley Road Traffic Calming Strategies Study dated November 29, 2010 that was prepared for the City by Parametrix and attempt to reach agreement on whether any suggested traffic calming devices should be provided; and (2) review the plan that will be developed by the City, King County, residents on Plass Road and YarrowBay to prohibit or discourage the use of Plass Road as a connection to Green Valley Road.

The Green Valley Road Review Committee consists of two representatives of YarrowBay (Colin Lund, YarrowBay and Kevin Jones, Transpo Group), one representative of the City (Ruth Harvey, King County staff member), and two representatives of the Black Diamond community (Gwyn Vukich and Jay McElroy). The Committee had an initial formation meeting on January 10, 2012 and a second meeting on March 21, 2012 to discuss the Committee's procedural rules and mission statement. YarrowBay has attempted to schedule additional meetings; however, the public citizen representatives have refused to participate in additional meetings.

- **Noise Review Committee**

In accordance with The Villages MPD Condition of Approval No. 45, the Noise Review Committee was formed on June 11, 2013, consisting of two representatives of the Master Developer (Colin Lund and Scott Buttles, who was replaced by Justin Wortman), one representative of the City (Stacey Welsh, who was replaced by Andy Williamson), and two representatives of the Black Diamond community (Andrew Stocking and Dennis Berkheimer). The Noise Review Committee met twice in 2013 and once in 2014, on November 3, 2014.

At the November 3, 2014 meeting, the Committee reviewed YarrowBay's compliance with the noise-related conditions for The Villages MPD and discussed the scope of the 2014 Annual Report. YarrowBay has prepared a draft of the Noise Review Committee 2014 Annual Report and circulated it for comments from members of the Committee. The Committee anticipates submitting the 2014 Annual Report to the City Council in early 2015.

4. Houses, Lots and Densities

a. Describe the variety of housing types and sizes in Preliminary Plat 2C

The Villages MPD as a whole provides a wide variety of housing choices, including single family detached homes, townhomes, condominiums, apartment units, cottages, and live/work units, as well as the potential to provide accessory dwelling units and assisted living units. Preliminary Plat 2C is an integral part of the mix of housing that The Villages MPD proposes, providing alley loaded and front loaded single family detached homes to complement the other types of housing

provided elsewhere within the MPD. This mix of housing types will provide housing for a variety of income levels and family sizes.

Alley Loaded Homes

As proposed, Preliminary Plat 2C contains alley loaded single family detached units that can be found throughout the central portion of the plat. See Preliminary Plat 2C Sheets CV4 and PP1-PP5 for locations.

This product type is popular with a wide variety of people in various stages of their lives, including young families with children and empty nesters.



Front Loaded Homes



Front loaded homes in Preliminary Plat 2C are located in areas where it is impractical to utilize alleys, such as where homes back onto open space.

YarrowBay anticipates that these homes will be two stories tall and range in size.

This product type is popular with a wide variety of people in various stages of their lives, including young

families with children and empty nesters.

Front loaded homes may be found along all of the edges of the Plat and between Roads A and B. See Preliminary Plat 2C Sheets CV4 and PP1-PP5 for location.

b. What is the range of residential lot sizes in Preliminary Plat 2C?

The lots in Preliminary Plat 2C range from approximately 3,150 square feet to 8,547 square feet, with an average lot size of 4,574 square feet.

The Villages MPD Development Agreement strikes a balance between housing variety and guaranteed lot sizes by establishing a minimum lot size for single family detached dwelling units, while also providing flexibility for some other types of residential units. Specifically, Section 5.2.1 of The Villages MPD Development Agreement establishes a minimum lot size of 2,200 square feet for Detached Single Family residential units (which Preliminary Plat 2C satisfies).

c. How soon will the residential lots be developed in Preliminary Plat 2C?

YarrowBay anticipates that the residential lots in Preliminary Plat 2C will be available for home construction within the next two to three years.

5. Population Projections

a. What is the projected increase in Black Diamond’s population as a result of the development of Preliminary Plat 2C?

Using the household size presented in The Villages MPD Final Environmental Impact Statement (FEIS), dated December 2009, on page 3-8 (2.7 people per single family housing unit and 1.85 people per multi-family housing unit), Preliminary Plat 2C is projected to add approximately 549 people to the City of Black Diamond (203 units X 2.7 people per single family unit).

6. Neighborhood Feel and Design

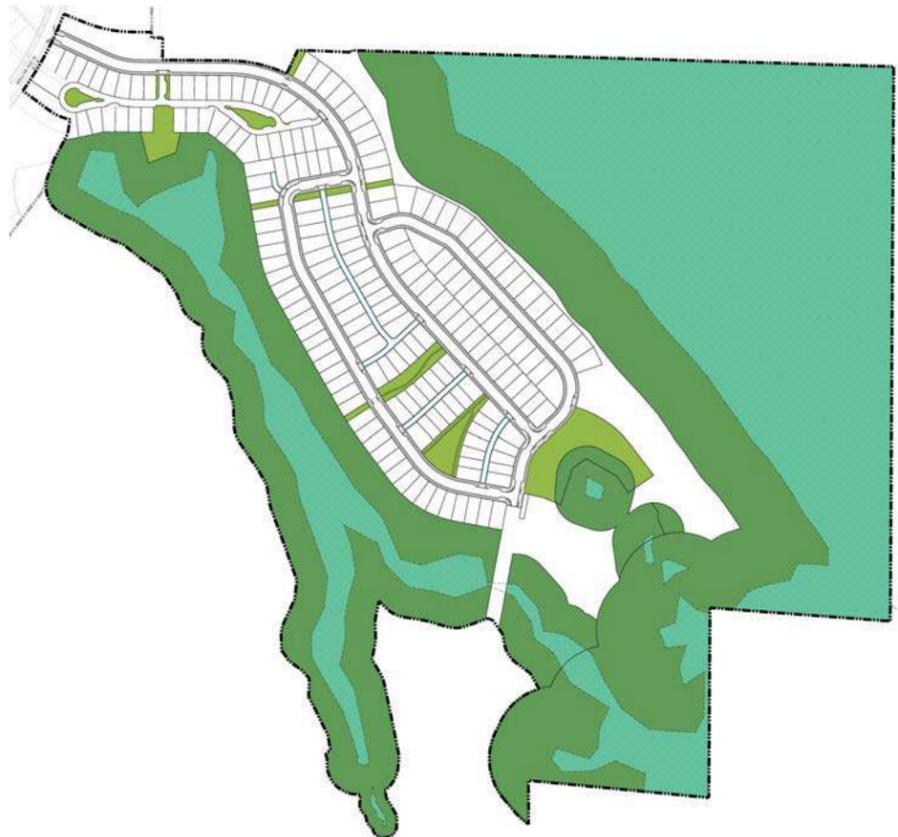
a. What is a Woonerf?

A Woonerf is a type of street whose primary function is as a public space, rather than merely as a conduit for vehicles. Woonerfs, which are typically narrower than standard road sections, have been used in European cities for years and give pedestrians, cyclists, and automobiles equal rights to the road. By requiring these different modes of transportation to share the roadway, Woonerfs encourage interaction—between individuals and between different transportation modes—and function essentially like public squares. Woonerfs have become increasingly popular in cities throughout the country in recent years because they increase pedestrian connectivity, calm traffic, and require less impervious pavement, lessening the environmental impact of development. YarrowBay has proposed three Woonerfs to connect parcels in the northern portion of Plat 2C. See Preliminary Plat 2C Sheet RS1 and RD1 for the location and section details of the Woonerfs.



a. How many parks and open space areas are provided within Preliminary Plat 2C?

Preliminary Plat 2C includes 115,623 square feet of park space, spread out over a community park, two common greens, and a pocket park. The Plat also contains approximately 9,900 linear feet of community trail space, and 4,163,376 square feet of other open space that includes pedestrian accessible natural areas with trails throughout. The open space areas have been designed to be visible and accessible to users, and most of the open space opens to the roadway, providing aesthetic and



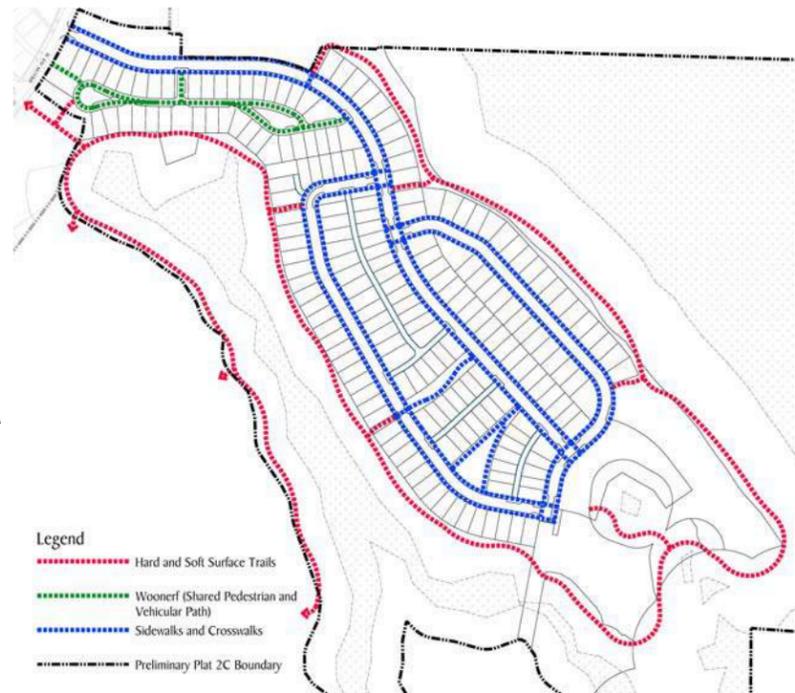
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visual access to the public spaces. Pedestrian lighting will be provided at key open space locations both for safety and aesthetics.

See Preliminary Plat Sheet CV4 for the location of all open space areas and Sheets PP1 through PP5 for the extent of the open space.

b. Will there be any pedestrian trails through Preliminary Plat 2C?

Yes. There will be numerous pedestrian trails throughout Preliminary Plat 2C, including a trail that encircles the entire development area within the Plat and a trail that encircles much of Wetland E1. See Preliminary Plat Sheet CV4 for the location and extent of the trail system. These trails connect the Plat with the already-approved Preliminary Plat 1A trail system, connecting the Preliminary Plat 2C's neighborhoods with the Village Center.



c. Are all of Preliminary Plat 2C's parks and trails open to the public?

Yes. All of the parks and trails proposed in Preliminary Plat 2C will be open to the public, consistent with Section 9.9.3 of The Villages MPD Development Agreement, which states: "Pursuant to Condition of Approval No. 94 of the MPD Permit Approval, public access is authorized to all Parks and trails (whether public or private) unless otherwise determined by the Designated Official for reasons of public safety, welfare and convenience, or for maintenance reasons."

d. What type of amenities and activities are planned for the parks in Preliminary Plat 2C?

YarrowBay has not completed final design of the parks; however, we anticipate that parks within the MPD will provide a mix of amenities and activities for residents of all ages. These amenities may include tot-lots, climbing structures, pea patches, picnic facilities, trails, benches and other seating areas, water features, sport courts, amphitheater, sculpture/art, and open lawn for play. Final park design will be subject to review by the City's Major Development Review Team (MDRT) as part of its permit approval of the landscape plan for the final 2C plat.

e. How is Preliminary Plat 2C consistent with the concepts described in "Rural by Design"?

As established by the City of Black Diamond, one of the purposes of developing as a MPD is to incorporate or adapt mixed-use planning and design. This type of planning includes compact form, coordinated open space, opportunities for casual socializing, accessible civic spaces, and a sense of community. This planning also calls for additional design principles, as may be appropriate for a particular MPD project. All of these guidelines are identified in the book "Rural by Design" by Randall Arendt and incorporated in the City's MPD Framework Design Standards and Guidelines. "Rural by Design" includes a chapter on learning from the past to create the aesthetic forms of the future to maintain small-town character. Nine organizing principles are offered on pages 60-63 as a credo for professional planners, volunteer board members, site designers, and developers. The relationship of those principles to Preliminary Plat 2C is described below, together with the principles as quoted from the book:

- "Define public space clearly and with a purpose."

Public spaces within Preliminary Plat 2C include developed parks ranging in size from small common greens to community parks to larger natural open spaces with pedestrian trails. These public spaces are not mere leftover spaces but have been thoughtfully and creatively sized and located to meet the needs of their intended purposes.

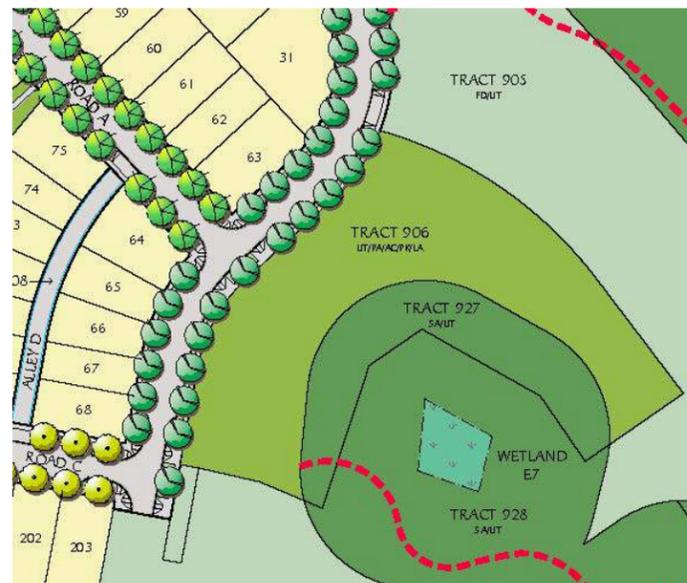
The smallest of the parks, known as common greens, serve as small, intimate open spaces directly in front of homes that do not front a street. These spaces allow for pedestrian access and serve as a collective front yard in which children can play. Common greens can be found in Preliminary Plat 2C in Tracts 909 and 911, which can be found on Preliminary Plat 2C Sheet PP4.

Pocket parks, which are parks one half acre or less in size, are intended to serve the informal needs of the immediately adjacent residents and may provide tot-lots, small open areas to play, seating areas, etc. Preliminary Plat 2C includes a pocket park in Tract 921, which can be found on Preliminary Plat 2C Sheet PP1.

Community parks are the largest parks in the MPD. These parks are generally one acre or greater in size and are destinations that serve the recreational, social, and civic needs of the community as a whole. Community parks are focal points within the community and include such amenities as playfields, tot lots, civic gathering areas, sports courts, etc. Preliminary Plat 2C includes a community park in Tract 906, which can be found on Preliminary Plat 2C Sheet PP3 (and which, pursuant to the staff recommended conditions of approval will be re-labelled to designate the Tract for Park uses).

In addition to these parks, Preliminary Plat 2C also includes approximately 95 acres of natural areas that encircle the development area and allow it to nestle comfortably in its natural setting.

- **“Focus on the core rather than on the boundary.”**



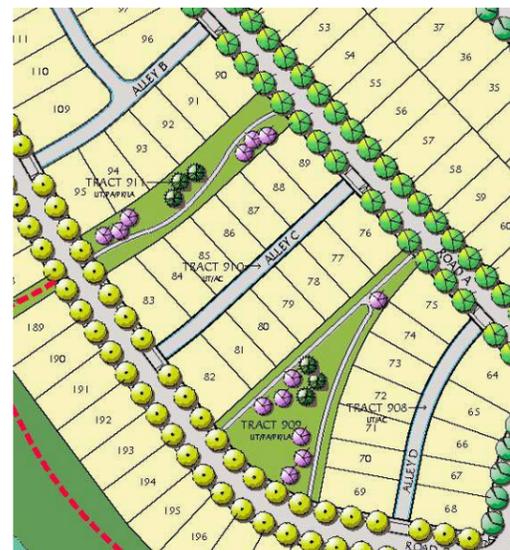
Core public spaces within Preliminary Plat 2C consist of open space areas that include common greens and pocket parks. These public spaces are the core component to which Preliminary Plat 2C streets and lots are arranged and provide for visual and physical focal points in the core of the Plat as opposed to the boundaries or edges. These core areas within Preliminary Plat 2C serve as centers of gravity, drawing people together.

- **“Use order rather than repetition.”**

Neat and orderly townscape elements within Preliminary Plat 2C, such as the smaller streets and Woonerfs throughout the neighborhoods, create a sense of cohesion even when individual elements differ, such as the architecture, lot sizes and modulation of structures. Preliminary Plat 2C is designed in a neat and orderly way that includes narrower streets and shorter blocks. Lot sizes within the blocks vary in size and orientation (homes facing onto streets or facing onto open space) to avoid the repetitious nature of cookie cutter homes. See Preliminary Plat 2C Sheet PP5 for a visual depiction of the use of order.

- **“Use human proportion.”**

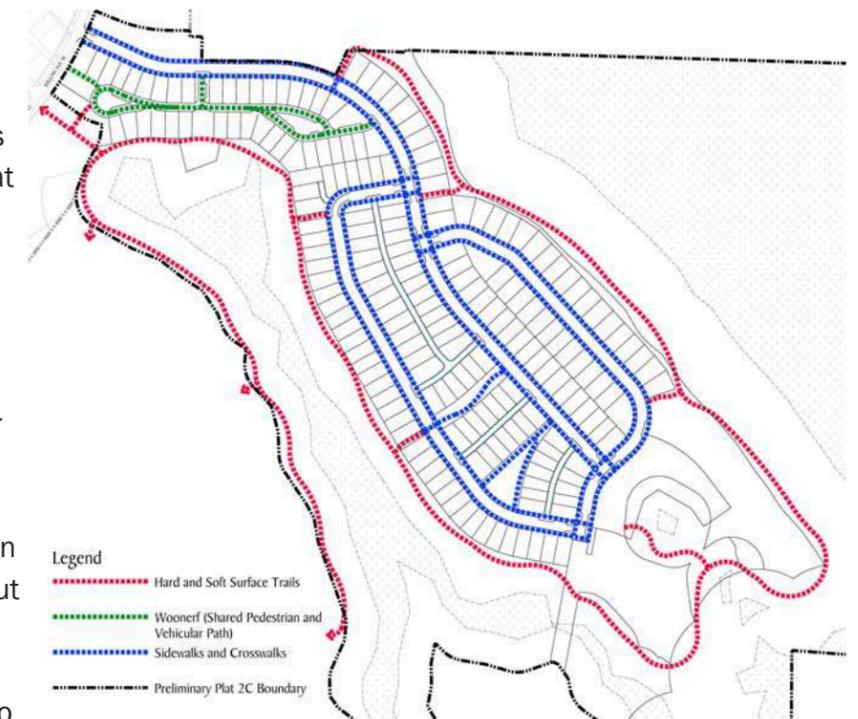
The scale of the design for Preliminary Plat 2C is comfortable for people to be in and to use. In many instances, front porches face onto common greens, and pocket parks. In all instances, the size and configuration of the space is in accordance with the intimacy level desired of the space, keeping the human proportion in mind. Where homes front onto streets, front porches, in close proximity to the sidewalk, allow casual conversation without raised voices. Walkable streets and Woonerfs throughout the



neighborhoods, as well as paths and seating areas within the parks, all add to the human scale of Preliminary Plat 2C.

- **“Encourage walking rather than riding.”**

Preliminary Plat 2C is designed with the pedestrian in mind. The layout of the Plat includes small, irregular blocks that use mid-block pedestrian crossings and do not contain cul de sacs. Common greens, Woonerfs, and multiple community trails allow for the pedestrian to quickly, easily, and safely get to various destinations within Preliminary Plat 2C without the need of the automobile. For example, a pedestrian seeking to go from the southeast side of the Plat to the northwest side of the Plat can get there simply by using the pedestrian paths, pocket park, and Woonerfs. See Preliminary Plat 2C Sheets CV4 and PP1-PP5 for the various open spaces, small block configurations and pedestrian trail connections.



- **“Encourage a range of residents rather than only one type.”**

Preliminary Plat 2C includes different types of single family detached homes and lot dimensions. The Plat is also part of The Villages MPD, which includes a large variety of housing types, including single family detached homes, townhomes, condominiums, apartment units, cottages, live/work units and the potential to provide accessory dwelling units as well as assisted living units. This mix will allow people to remain in the same neighborhood even as their needs and circumstances change—from “first time on their own singles,” to young couples, to families with children, to empty nesters, and finally, to the elderly.

- **“Use housing shapes and styles that connote small towns and not spreading suburb.”**

Preliminary Plat 2C includes homes that are sited with their narrower, or gabled, end

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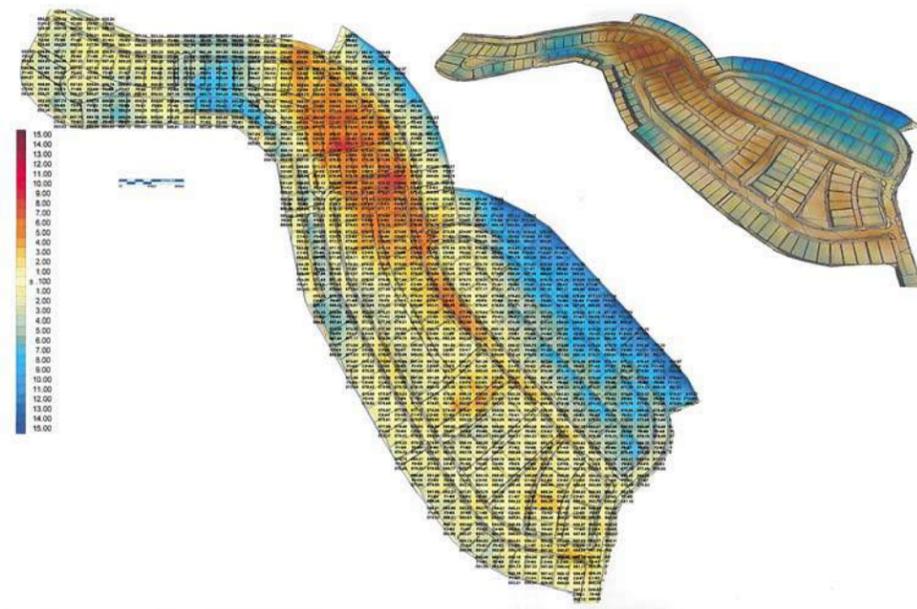
toward the street or onto common greens. In addition, many of the single family homes have the garages at the rear of their lot, facing alleys. The lack of row upon row of garage doors and driveways filled with cars along the street contributes to a small town look and character. See Preliminary Plat 2C Sheets PP1-PP5 for further details regarding use of alleys and lot configurations/orientations that connote small towns.

- **“Encourage a mix of activities rather than a purely residential land-use.”**

Small businesses, day-care centers, home occupations, churches and recreational facilities are often appropriate complements to residential uses. The Villages MPD includes spaces within neighborhoods where commercial development, including small businesses, corner stores and the like, can be located. Parcels V11 and V12 in Phase 1A, which is immediately to the north of Preliminary Plat 2C, are mixed use parcels (areas of pedestrian oriented development primarily intended for retail, restaurant, other commercial uses and residential uses). Further, Lots 2C through 10A, 1F through 3F, and 1M through 5M of Phase 1A are intended to be commercial lots. In addition, the common greens and parks found in Tracts 906, 909, 911, and 921 (see Preliminary Plat 2C Sheets PP1 and PP4), as well as many other trails, and open space areas provide for the opportunity to gather as a community for a variety of purposes, as small groups, and as individuals.

- **“Fit within the environment rather than on top of it.”**

Preliminary Plat 2C is designed to nestle into the environment rather than intrude upon its natural setting. Preliminary Plat 2C Sheet CV4 depicts how the open spaces within Preliminary Plat 2C are accessible to the public on the Plat’s extensive trail system and how the developed areas of the neighborhoods are nestled into the existing natural areas, fitting nicely between wetland buffers to the north



and south, rather than simply being placed on top of these areas. In addition to the placement, grading of the developed area of Preliminary Plat 2C is minimized to the extent possible to meet drainage requirements and to balance cut to fill ratios. Minimizing grading allows the new development to blend in with the existing natural setting rather than sitting on top of it. See Preliminary Plat 2C Sheets RS1-RS4.

- f. **How will aesthetic issues be governed for Preliminary Plat 2C?**

Aesthetics are largely governed by design standards and guidelines. Both the City and YarrowBay have crafted design standards and guidelines to help achieve desired architectural and site planning elements.

YarrowBay’s Project Specific Design Standards and Guidelines are included in The Villages MPD Development Agreement at Exhibit “H” and were created using the City’s MPD Framework Design Standards and Guidelines as a starting point.

These Project Specific Design Standards and Guidelines are highly precise and get into details of architecture and site planning that typical City standards do not. Generally, standards that are as exacting as those in the Project Specific Design Standards and Guidelines are not included in permitting documents. Rather, their requirements are enforced purely as a private covenant by property owners that buy lots within a subdivision. However, because YarrowBay understood the concerns of the community with regard to the design of The Villages MPD, YarrowBay agreed to include the Project Specific Design Standards and Guidelines in the Development Agreement. This inclusion means they are enforceable by the City as well as YarrowBay and future owners of lots within Preliminary Plat 2C.

The City’s MPD Framework Design Standards and Guidelines, together with YarrowBay’s Project Specific Design Standards and Guidelines, work to produce better looking development, and prevent the “cookie cutter” effect.

To ensure that the Project Specific Design Standards and Guidelines were met by Preliminary Plat 2C, YarrowBay’s Design Review Committee reviewed and approved the subdivision application before it was submitted to the MDRT. This review is also a requirement of Section 12.3 of The Villages MPD Development Agreement.

7. Transportation Mitigation

- a. **How often will traffic be modeled and monitored to assure that the transportation mitigation keeps pace with Preliminary Plat 2C development?**

To assure that the transportation mitigation keeps pace with the development, YarrowBay’s traffic engineering consultant, Transpo Group, modeled the projected traffic impacts associated with Preliminary Plat 2C to determine at what point a street or intersection is likely to drop below the City’s adopted level of service. The Traffic Impact Study determined that, because the number of

residential units associated with Plat 2C is below the threshold required to trigger intersection improvements, Plat 2C will not require such improvements to remain consistent with the City's adopted levels of service.

In addition to the Preliminary Plat 2C Traffic Impact Study, because Preliminary Plat 2C is the first implementing project of Phase 2, Exhibit "F" to The Villages MPD Development Agreement required YarrowBay to model and monitor traffic to identify the expected traffic impacts for all of Phase 2. Accordingly, Transpo Group prepared—and YarrowBay provided—a Traffic Monitoring Report for all of Phase 2, dated December 2013, updated March 28, 2014, and approved by the City on June 9, 2014. Exhibit "F" to The Villages MPD Development Agreement also requires YarrowBay to prepare a mid-point traffic report based on then-existing traffic conditions to determine whether any thresholds need to be reevaluated or further transportation improvements identified. YarrowBay will request that Transpo Group prepare this traffic study once the mid-point of Phase 2 has been reached.

b. How do the Maple Valley and Covington Transportation Mitigation Agreements apply to Preliminary Plat 2C?

Transportation facilities will be constructed within the Cities of Maple Valley and Covington to mitigate adverse impacts from traffic generated by the MPDs pursuant to the terms of each agreement contained in the MPD Development Agreements as Exhibits "Q" and "R." The Maple Valley Transportation Mitigation agreement provides that BD Village Partners, LP and BD Lawson Partners, LP shall place a note on all preliminary plats, final plats and binding site plans that references their obligations under this Agreement. Consistent with this provision, YarrowBay has placed the following note on Preliminary Plat 2C Sheet CV1: "This site is subject to the terms, conditions, and provisions contained in the mitigation agreement as disclosed by instrument recorded under King County Recording No. 20110422000249." Since this note serves as a condition of Preliminary Plat 2C approval, development of Preliminary Plat 2C site will be subject to the Maple Valley Transportation Mitigation agreement.

c. How are Preliminary Plat 2C's construction traffic impacts mitigated?

Prior to initiating construction on-site of Preliminary Plat 2C, YarrowBay and the City will develop a construction management plan to provide for a safe and efficient construction site and minimize impacts to traffic operations in the area as required by Section 1.17 of the City of Black Diamond Engineering Design and Construction Standards. The following are specific items that are anticipated to be addressed in the construction management plan associated with traffic:

- **Truck Routes:** identifying specific haul routes for trucks, which will avoid impacts to local residential streets.
- **Noise:** minimizing noise impacts associated with construction on-site as well as from haul trucks on the roads.

- **Parking:** identifying parking areas for employees as well as staging areas for trucks and materials.
- **Access:** identifying specific areas for access that would likely require safe controlled access for large trucks to and from the site.
- **Commute Trip Reduction:** encouraging carpooling and other ride sharing by employees to minimize the number of single occupant vehicle trips on site.

The following additional strategies will further limit construction traffic impacts by reducing the number of heavy truck trips required for the plat construction:

- Screen Preliminary Plat 2C strippings onsite to obtain topsoil for re-use onsite.
- Use rocks obtained through the screening of topsoil on Preliminary Plat 2C as fill or crush for use as base material onsite.
- "Chip" and use sticks obtained through the screening of topsoil on Preliminary Plat 2C for soft surface trails or erosion protection onsite.
- Import borrow/fill material, including outwash soils for gravel base from within The Villages MPD site.
- Stockpile any excess material generated through construction of Preliminary Plat 2C within The Villages MPD site for use on future phases.
- Limit deliveries via trucks larger than Single Unit (SU) trucks to before 3:30 Monday–Friday.

See also Preliminary Plat 2C Sheet UA1, which includes a preliminary haul route plan with the following two notes that provide additional mitigation to minimize construction impacts to SE Green Valley Road and allow the City an opportunity to review and approve construction traffic control designs:

1. Master developer shall include the following provision in clearing, grading and construction contracts: "Except for the westerly 1,000 feet of SE Green Valley Road, SE Green Valley Road shall not be used as a construction haul route by contractors or its agents."
2. Construction traffic control design will be provided as part of final engineering plans for review and approval by the City of Black Diamond.

The adequacy of these construction-related traffic plat conditions will be confirmed and reevaluated for Preliminary Plat 2C when the mid-point traffic monitoring report and analysis is completed, as required by Exhibit "F" of The Villages MPD Development Agreement. The mid-point traffic monitoring report is required to include an analysis of existing traffic counts and will therefore capture construction-related trips for Preliminary Plat 2C. See Exhibit "F" to The Villages MPD Development Agreement.

Finally, Transpo Group prepared a memorandum, dated April 22, 2014, evaluating construction-related vehicle trips on the roadway network during the weekday PM peak hour from Preliminary

Guide to Preliminary Plat 2C: Questions and Responses

Plat 2C. Transpo Group's analysis concluded that construction activity related to the development of Preliminary Plat 2C will not change the proposed transportation mitigation improvements or timing of improvements identified in *The Villages Master Planned Development – Phase 2 Plat C Traffic Impact Study*, dated December 19, 2013 and revised March 28, 2014.

8. Traffic Calming Measures

a. What traffic calming measures that are planned for Preliminary Plat 2C?

Traffic calming is intended to reduce vehicle speeds, improve safety, and enhance quality of life. To supplement the 10-foot wide travel lanes on residential streets, YarrowBay has also proposed to provide curb bulb-outs and on-street parking to calm traffic and help minimize excessive vehicle speed in Preliminary Plat 2C.

YarrowBay has proposed curb bulb-outs at 13 different intersections and curb bulb-outs at two mid-block locations. Curb bulb-outs help delineate on-street parking and provide for safer pedestrian crossing movements at internal intersections as well as at major pedestrian crossing points. Curb bulb-outs narrow the roadway to promote slower vehicular speeds and allow shorter pedestrian crossing distances, reducing exposure of pedestrian/vehicle conflicts.



As an example, in Preliminary Plat 2C pavement width is reduced at the intersection of Road A and Road C. This reduction in width will slow traffic and help allow for a safer pedestrian passage across the intersection. Pavement width is also reduced where Alley D intersects with Roads A and C, again providing a traffic calming measure. Similarly, pavement width is reduced where the pedestrian trail in Tract 902 crosses Road A, thereby slowing traffic and providing safer pedestrian passage. These three examples of the use of curb bulbs are replicated throughout Preliminary Plat 2C.

In addition to curb bulb-outs, all residential streets within Preliminary Plat 2C will utilize on-street parking on both sides of the street, and each Woonerf will allow parking on one side of the street. On-street parking has a measurable effect on vehicle speeds. Motorists generally travel at slower speeds in the presence of on-street parking because of the possibility of motorists entering/exiting

the flow of traffic, which requires more attentive driving behavior and slower speeds, and because parked vehicles give the perception of narrower travel lanes, which reduces vehicular speeds.

9. Sensitive Areas and Natural Open Space

a. Will the development of Preliminary Plat 2C impact the wetlands that are within or adjacent to the Preliminary Plat 2C site?

Preliminary Plat 2C will not impact wetlands that are within or adjacent to the Preliminary Plat 2C site. Pursuant to Section 8.2.1 of The Villages MPD Development Agreement and BDMC Chapter 19.10, YarrowBay's consultant, Wetland Resources, Inc. (WRI), confirmed the categories and buffers of the wetlands that are on, or are adjacent to, the Preliminary Plat 2C site. WRI's findings were reviewed and verified by the City's independent consultant, Perteet.

Six wetlands were identified within the boundary of, or adjacent to, Preliminary Plat 2C: Wetlands E1, E7, E8, E10, TOS and 213. See Preliminary Plat 2C Sheets PP1-PP5. Wetland E1 is a Category II wetland, with a 110-foot buffer in its northern basin and a 225-foot buffer in its southern basin, per the agreement between YarrowBay and Perteet during the approval process for Phase 1A. Wetlands E7, E8, and E10 are Category III wetlands, with a 110-foot designated buffer. Wetland TOS is part of the Core Wetland Complex identified within BDMC 19.10.230, and is therefore a Category I wetland with a designated 225-foot protective buffer. Wetland 213 is a Category IV wetland with a 40-foot designated buffer. Through the wetland buffer width averaging plan (see details regarding the wetland buffer averaging plan in section 9.b. below), YarrowBay will not impact wetlands that are within or adjacent to the Preliminary Plat 2C site.

b. What are the details of the wetland buffer width averaging plan?

As part of the development process, and pursuant to BDMC 19.10.230(H), YarrowBay submitted a wetland buffer width averaging plan for Wetland E1 that will improve the protection afforded by the current buffer widths. YarrowBay requested to be allowed to take small portions of the existing buffer (a maximum of eight feet in width from one point in a 110-foot buffer) and opted to allow much larger areas, in more sensitive locations, to be classified as buffer area. In all, YarrowBay requested to be allowed to use 2,117 square feet of current buffer area and offered to put 26,222 square feet of land into the buffer area. This averaging plan, which former Mayor Gordon approved on June 5, 2014, results in a net gain of 24,105 square feet, or more than one half of an acre, of additional buffer area. Moreover, the land that YarrowBay has suggested putting into the buffer area is in locations that currently provide high value habitat near the regulated buffer for Wetland E1. By allowing this land to be conserved as buffer area, YarrowBay has qualitatively increased the protection for Wetland E1, in addition to quantitatively increasing the buffer area.

c. Will existing vegetation remain undisturbed in Tracts 903 and 925 of Preliminary Plat 2C?

Yes, existing vegetation will remain undisturbed in Tracts 903 and 925 of Preliminary Plat 2C,

except as necessary for YarrowBay’s construction of trails and utilities, or the removal of hazardous trees or noxious weeds.

10. Stormwater/Water Quality

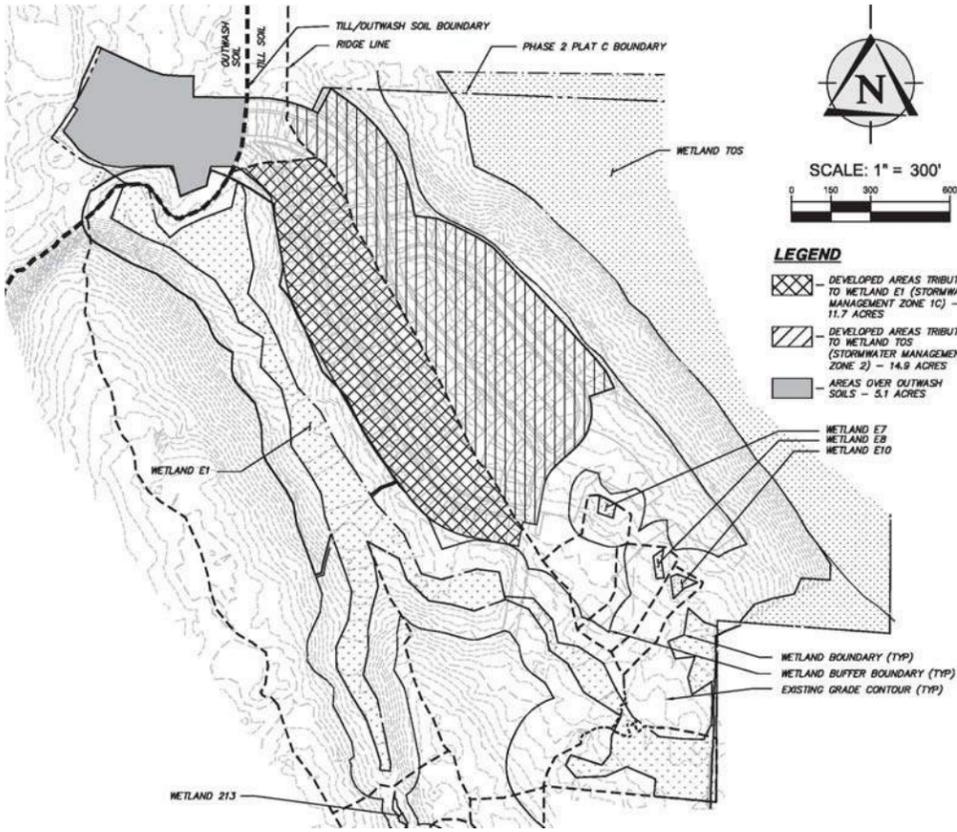
a. How is stormwater runoff being managed within Preliminary Plat 2C?

There are two zones of stormwater management within Preliminary Plat 2C, and stormwater runoff is managed differently in each of those zones. The information provided below explains the geology underlying Preliminary Plat 2C (which determines the boundaries of the stormwater zones), describes the stormwater zones themselves, and then explains how stormwater is managed in each zone.

Phase 2 Preliminary Plat C Plat Geology

The majority of the Phase 2 Preliminary Plat C site is underlain by till soils. A topographical ridge runs southeast to northwest, roughly along the border between The Villages MPD Development Parcels V28 and V29, as identified in Exhibit “U” to The Villages MPD Development Agreement, dated December 12, 2011. This ridge corresponds to the boundary between Stormwater Management Zones 1 and 2, which are

discussed in further detail below. Runoff generated southwest of the ridge currently flows southwest to a delineated wetland (Wetland E1). Runoff from Wetland E1 flows to the northwest and infiltrates into existing outwash soils within Stormwater Management Zone 1C. Runoff generated northeast of the ridge flows northeast towards Wetland TOS, which is tributary to Rock



Creek and eventually to Lake Sawyer, a phosphorus sensitive lake. There are approximately 5.2 acres at the northwest end of the Preliminary Plat 2C site that contain highly infiltrative outwash soils and an additional 1.1 acres of land over till soils in Stormwater Management Zone 1C that are not tributary to any wetlands. See Figure 1 below.

Phase 2 Preliminary Plat C Stormwater Management Zones

The Villages MPD site is split into five Stormwater Management Zones (some of which have been further divided into sub-basins) based on similar proposed stormwater management techniques. These Stormwater Management Zones are described in The Villages MPD Development Agreement, at pages 59-71, including Figure 7.4, entitled “Conceptual Stormwater Plan,” showing the Stormwater Management Zones for The Villages MPD. Preliminary Plat 2C falls within Stormwater Management Zones 1 (specifically Zone 1C, see the discussion below regarding subzones) and 2.

The Villages MPD’s Stormwater Management Zone 1 is divided into three subzones. Zone 1A is all of the area within one-quarter mile of Horseshoe Lake. The boundary between Zones 1B and 1C is along a subsurface till ridge that is discussed in the “Results of Subsurface Exploration and Laboratory Testing,” Stormwater Infiltration Evaluation, Villages Phase I, Black Diamond, Washington, dated April 21, 2010, prepared by Golder Associates, Inc. This boundary has been refined since the publication of Figure 7.4 based on the results of the aforementioned, more in-depth geotechnical exploration. Zones 1A and 1B are both tributary to Horseshoe Lake, while Zone 1C is cross-gradient to Horseshoe Lake based on geotechnical findings. Groundwater from Zone 1C flows to the southwest and ends up in the Green River. Thus, Stormwater Management Zone 1C is not tributary to either Horseshoe Lake or to Lake Sawyer.

Stormwater Management Zone 1C

The stormwater management requirements for Zone 1C provide that “[s]tormwater from rooftops and pervious surfaces shall be used to recharge wetlands where required. All other runoff will be conveyed to the regional stormwater facility within this drainage zone...unless the runoff is needed to meet the water balance needs to Horseshoe Lake.” The stormwater runoff from the portion of the Preliminary Plat 2C site within Stormwater Management Zone 1C that is not required to provide wetland recharge or is not infiltrated through Low Impact Development (LID) techniques within the outwash soils portion of the site will be routed to the water quality treatment and infiltration facility located in Stormwater Management Zone 1C to the southwest of the Preliminary Plat 2C site. This stormwater facility in Stormwater Management Zone 1C can be designed with the capacity to handle runoff from the Preliminary Plat 2C site. This facility was permitted as part of The Villages Phase 1A Preliminary Plat.

Guide to Preliminary Plat 2C: Questions and Responses

Stormwater Management Zone 2

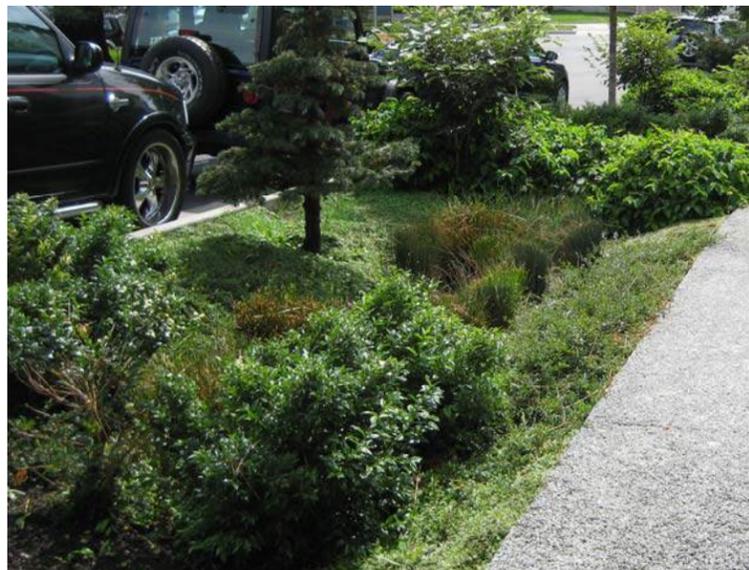
The other portion of the Preliminary Plat 2C site is located in Stormwater Management Zone 2, which drains directly to Wetland TOS, Rock Creek and then flows into Lake Sawyer. Lake Sawyer is a phosphorous sensitive lake located approximately three quarters of a mile north of The Villages MPD site. In addition to the basic water quality treatment requirements that the 2005 Department of Ecology Stormwater Management Manual for Western Washington (2005 DOE Manual) outlines, phosphorous treatment is also required to be provided for all basins, including Stormwater Management Zone 2, that drain towards Lake Sawyer.

Within the portion of the Preliminary Plat 2C site that falls within Stormwater Management Zone 2, runoff from rooftops is proposed to be used to maintain wetland hydrology to Wetland TOS. Rooftops (with appropriate restrictions on roofing materials) are classified as non-pollution generating surfaces, thus rooftop runoff does not require water quality treatment in accordance with the 2005 DOE Manual prior to discharge. All remaining stormwater that is not required for wetland recharge will be routed to the previously discussed stormwater facility located in Stormwater Management Zone 1C, which is not tributary to Lake Sawyer or Horseshoe Lake, for flow control (infiltration) and water quality treatment.

Thus, instead of routing stormwater to a pond located within Stormwater Management Zone 2 and discharging to Wetland TOS (and eventually to Lake Sawyer), as provided in The Villages MPD Development Agreement at Section 7.4.4.C, Preliminary Plat 2C proposes to eliminate the pond in Stormwater Management Zone 2 to further reduce phosphorus impacts to Lake Sawyer. Runoff from pollution generating surfaces within Stormwater Management Zone 2 will be conveyed to Stormwater Management Zone 1C for treatment and infiltration away from Lake Sawyer.

b. What LID techniques are being implemented in Preliminary Plat 2C?

Rain gardens, flow dispersal trenches, reduced pavement widths, and drought tolerant landscaping are all proposed LID techniques in Preliminary Plat 2C. Stormwater runoff from Woonerf C and the western portion of Woonerf A will be directed to a rain garden in the open space planned in Tract 917. A limited area of the westerly portion of Roadway A will drain to a rain garden located northerly of proposed lot #184 and #183. The remainder of



the roadway area stormwater will be collected in a series of catch basins and routed via pipes to the water quality and infiltration pond located south of Phase 1A. Reduced roadway widths are proposed in numerous locations throughout Preliminary Plat 2C, including the elimination of parking on one or both sides of the road where rain gardens are proposed within the right of ways, at pedestrian crossings, and at alley and street intersections. See Preliminary Plat 2C Sheets RS1-RS4 for the extent of LID techniques and locations.

Flow dispersal trenches are also proposed throughout Preliminary Plat 2C at the edge of the buffers for Wetlands E1 and TOS. These dispersal trenches, which were located pursuant to BDMC 19.10.220(C)(5), control the flow of runoff into the wetland buffers, helping to prevent riling and erosion within the buffers. The buffers themselves act as media filter strips, filtering the runoff before it reaches the associated wetland.

c. What phosphorous reduction measures are being implemented by Preliminary Plat 2C?

Preliminary Plat 2C proposes to use a combination of rain gardens and an offsite stormwater treatment and infiltration facility to meet the water quality requirements of the 2005 DOE Manual, pursuant to Section 7.4.3.B of The Villages MPD Development Agreement. See Preliminary Plat 2C Sheets RS1-RS4 for the location of stormwater facilities.

Additionally, pursuant to The Villages MPD Condition of Approval No. 9, Preliminary Plat 2C's Homeowners Association(s)(HOA) conditions, covenants and restrictions (CCRs) will include provisions, to be enforced by the HOA, prohibiting washing of cars in driveways or other paved surfaces, except for commercial car washes, and limiting the use of phosphorous fertilizers in common areas, so as to limit phosphorous loading in stormwater. The CCRs will be reviewed for compliance with MPD Condition of Approval No. 9, pursuant to Plat Condition #2 proposed in the City's Staff Report for Preliminary Plat 2C.

These CCRs, along with the proposed water quality facilities mentioned above, will provide a reduction in phosphorous in onsite stormwater from Preliminary Plat 2C.

d. How is phosphorous being monitored with regard to The Villages MPD?

Exhibit "O" of The Villages MPD Development Agreement contains pre-construction monitoring requirements to minimize impacts to water quality in Lake Sawyer. Specifically, Exhibit "O" states that "[p]rior to construction of the first MPD Implementing Project, the Master Developer shall cause to occur three water quality samples in three separate months during the wet season at three locations within Rock Creek to be mutually agreed to by the City and Master Developer." In accordance with this requirement, during the 2011-2012 water monitoring year, YarrowBay had three water quality samples taken in three separate months during the wet season at three locations within Rock Creek. The results from this sampling program were summarized in the

technical memorandum, written by YarrowBay's water quality consultant, Tetra Tech, titled "The Villages and Lawson Hills MPDs Pre-Construction Stormwater Monitoring in Rock Creek and the Establishment of an Interim Baseline Phosphorus Load," dated July 23, 2012.

Exhibit "O" also contains a requirement for baseline monitoring within the Lake Sawyer drainage basin. This requirement states that "[p]rior to construction of the first implementing project within the Lake Sawyer drainage basin, the Master Developer, in conjunction with the City of Black Diamond shall review, plan and institute the following...Monitor pre-development phosphorous levels at pre-determined locations within the project drainage basins." In accordance with the baseline monitoring program, in water year 2012-2013, a total of 236 samples were taken from eight sites (233 samples from seven sites, 3 samples from one site). Preliminary Plat 2C is also an implementing project within the Lake Sawyer Basin because a portion of the site is located within Stormwater Management Zone 2, and, therefore, the requirement to have performed the baseline monitoring obligations set forth in Exhibit "O" applies to the plat. This pre-construction monitoring requirement has already been satisfied.

In addition to the two monitoring programs outlined in Exhibit "O," the Hearing Examiner's Decision for The Villages MPD Preliminary Plat 1A expanded the baseline monitoring to "provide for an acceptable error of 0.05 and the use of hydrograph separation, smearing and other techniques to estimate separate loadings for base flows." Pursuant to this expanded requirement, YarrowBay proposed, and the City of Black Diamond approved, an expanded monitoring program, which includes storm event monitoring at three Rock Creek locations during three separate storm events in the 2013-2014 water year and analysis of the water quality sampling and flow data, including development of hydrograph separation, smearing and other techniques to estimate separate phosphorus loadings for base flows. This expanded baseline monitoring program significantly increases the amount of sampling in Rock Creek and is sufficient to provide for an acceptable error of 0.05. In accordance with the expanded baseline monitoring program, YarrowBay had 27 additional samples taken during water monitoring year 2013-2014 (for a total of over 250 water quality samples taken from 2011-2014).

Tetra Tech has prepared a report summarizing the results of the monitoring conducted in water years 2011-2012, 2012-2013, and 2013-2014 and establishing the following products in accordance with the Hearing Examiner's requirements:

1. Analysis of water quality sampling and flow data;
2. Hydrograph separation (e.g., stormflow versus baseflow);
3. Smearing (*aka* correlation between flow and nutrient concentration);
4. Phosphorus loading for baseflows; and

5. Identifying any additional sampling deemed necessary to provide for an acceptable error of 0.05.

This report will be submitted to the City under separate cover, and the pre-construction monitoring results will be combined with post-construction monitoring data to demonstrate compliance with the no net increase in phosphorous loading requirement.

11. Noise Mitigation

a. How will construction noise be mitigated during the development of Preliminary Plat 2C?

There are several conditions currently in place that ensure construction noise will be mitigated during YarrowBay's development of Preliminary Plat 2C.

First, YarrowBay prepared a Short-Term Construction Noise Mitigation Plan for Preliminary Plat 2C, as required by MPD Condition of Approval No. 35 in Exhibit "C" of The Villages MPD Development Agreement. The plan requires YarrowBay and its contractors working on the Preliminary Plat 2C site to use industry standard best practices to mitigate construction noise. These best practices include a variety of measures, such as minimizing construction noise with properly sized and maintained mufflers, using engine intake silencers, employing engine enclosures, and turning off equipment when not in use.

Second, pursuant to the terms of The Villages MPD Development Agreement, Preliminary Plat 2C's work hours are limited beyond what is required elsewhere in the City of Black Diamond to 7am to 7pm on weekdays, 9am to 5pm on Saturdays, and prohibited on Sundays and City holidays, subject to emergency construction and repair needs as set forth in BDMC 8.12.040(C). See Section 12.8.13 of The Villages MPD Development Agreement

Third, in accordance with the MPD Condition of Approval No. 45 in Exhibit "C" of The Villages MPD Development Agreement, a Noise Review Committee has been formed to review and evaluate YarrowBay's compliance with the noise conditions set forth in The Villages MPD Development Agreement.

Fourth, the following strategies will limit construction noise by reducing the number of heavy truck trips required for construction and by limiting their hours of operation: 1) screen Preliminary Plat 2C strippings onsite to obtain topsoil for re-use onsite; 2) use rocks obtained through the screening of topsoil on Preliminary Plat 2C as fill or crush for use as base material onsite; 3) "chip" and use sticks obtained through the screening of topsoil on Preliminary Plat 2C for soft surface trails or erosion protection onsite; 4) import borrow/fill material, including outwash soils for gravel base from within The Villages MPD site; 5) stockpile any excess material generated through construction of Preliminary Plat 2C within The Villages MPD site for use on future phases; and 6) limit deliveries via trucks larger than Single Unit (SU) trucks to before 3:30 p.m. Monday-Friday. See *The Villages Preliminary Plat 2C Construction Trips* memorandum dated April 22, 2014 by

Guide to Preliminary Plat 2C: Questions and Responses

Triad Associates.

Finally, Preliminary Plat 2C must comply with the numerous noise conditions set forth in The Villages MPD Permit contained. See MPD Conditions of Approval Nos. 35–45 of Exhibit “C” to The Villages MPD Development Agreement.

12. Fiscal

a. How will the City’s fiscal interest be protected through the build-out of Preliminary Plat 2C

No negative fiscal impacts to the City are anticipated as a result of Preliminary Plat 2C’s build-out.

Pursuant to Section 13.6 of The Villages MPD Development Agreement, YarrowBay’s fiscal consultant, DPGF, prepared a Fiscal Impact Analysis that determined the estimated short and long term revenue surpluses and deficits on the City of Black Diamond in connection with Phase 1A and Phase 2 of The Villages MPD. Preliminary Plat 2C is only one portion of Phase 2 of The Villages MPD, but Section 13.6 of The Villages MPD Development Agreement requires the Master Developer to provide a fiscal analysis for the entire phase upon the submission of the first implementing project within the phase. Since Preliminary Plat 2C is the first implementing project of Phase 2, YarrowBay provided the fiscal analysis (the updated fiscal analysis takes into account the impact of Phase 1A and Phase 2).

The Fiscal Impact Analysis showed that full build-out of Phase 2 of The Villages MPD generates a surplus in the City of Black Diamond’s General Fund of \$9.2 million.

To further ensure that there will be no negative fiscal impact to the City as a result of Preliminary Plat 2C, YarrowBay has proposed and City Staff has recommended a plat condition that will ensure that YarrowBay’s Total Funding Obligation for a given year will be equal to or greater than the Net Annual General Fund Deficit for such year.

Finally, YarrowBay remains bound by the terms of the MPD Funding Agreement set forth in Exhibit “N” of The Villages MPD Development Agreement. The purpose of the MPD Funding Agreement is to fund City Staff as necessary to implement The Villages and Lawson Hills MPD build-out, to allow the build out of the MPDs, and to permit City staffing to remain flexible and respond to market demand, as well as to foster a system in which the City staff can ultimately be funded by City revenues, such as permit fees and taxes generated by new businesses and new residents.

13. Regional Infrastructure Improvements

a. What regional infrastructure improvements are triggered by Preliminary Plat 2C?

There are fourteen on-site and off-site regional infrastructure improvements triggered by the development associated with all of Phase 2 of The Villages MPD. Because of the fairly limited number of units within Preliminary Plat 2C as compared to the MPD as whole, however, the Plat does not trigger the construction of any of these infrastructure improvements.

b. How is Preliminary Plat 2C being served by sewer?

The sewage from proposed Preliminary Plat 2C will be treated in the Metro Treatment Plant in Renton, Washington, per an existing agreement between the City of Black Diamond and King County. King County Metro has stated that the Black Diamond Pump Station and Black Diamond Trunk Line have capacity to serve approximately an additional 1150 ERUs. See letter from King County Wastewater Treatment Division dated February 17, 2011. Table 11-4-1 of The Villages MPD Development Agreement states that wastewater storage is not required for The Villages MPD prior to issuance of a Certificate of Occupancy for the dwelling unit that uses the 1150th ERU. Sheet UA1 of The Villages MPD Phase 1A Preliminary Plat shows the required sewer capacity for that plat to be 921 ERUs. “The Villages Phase 1A Sewer ERU Calculations” prepared by Triad Associates, dated September 25, 2012, shows that the 921 ERUs are adequate to serve The Villages MPD Phase 1A. Preliminary Plat 2C proposes 203 single family residential units, which equates to 203 sewer ERUs. Thus, when combined, Phase 1A of The Villages MPD and Preliminary Plat 2C will require sewer capacity for 1124 ERUs (921 ERUs + 203 ERUs), as shown on Preliminary Plat 2C Sheet UA1. This total required sewer capacity (1124 ERUs) is less than the stated existing available capacity of 1150 ERUs of The Jones Lake Pump Station and Black Diamond Trunk Line, which conveys sewer flows out of the City.

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CITY OF BLACK DIAMOND

THE VILLAGES MPD - PRELIMINARY PLAT

PHASE 2 PLAT C

PROJECT NUMBER PLN13-0027

PROJECT NUMBER PLN13-0027



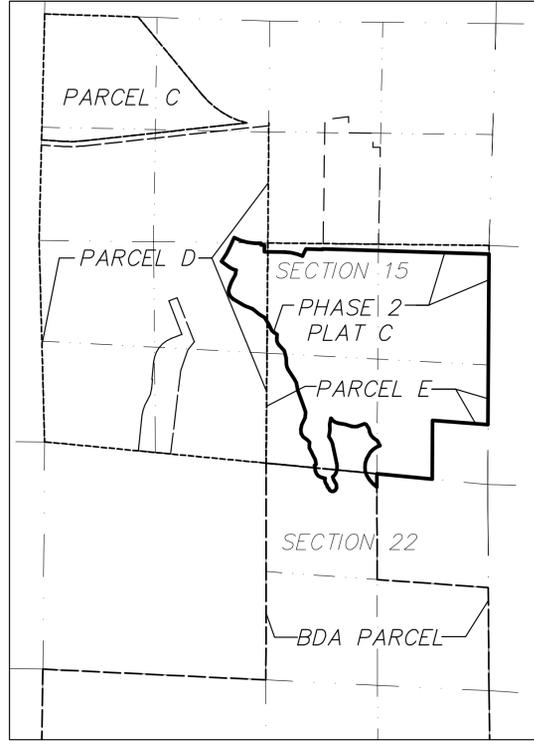
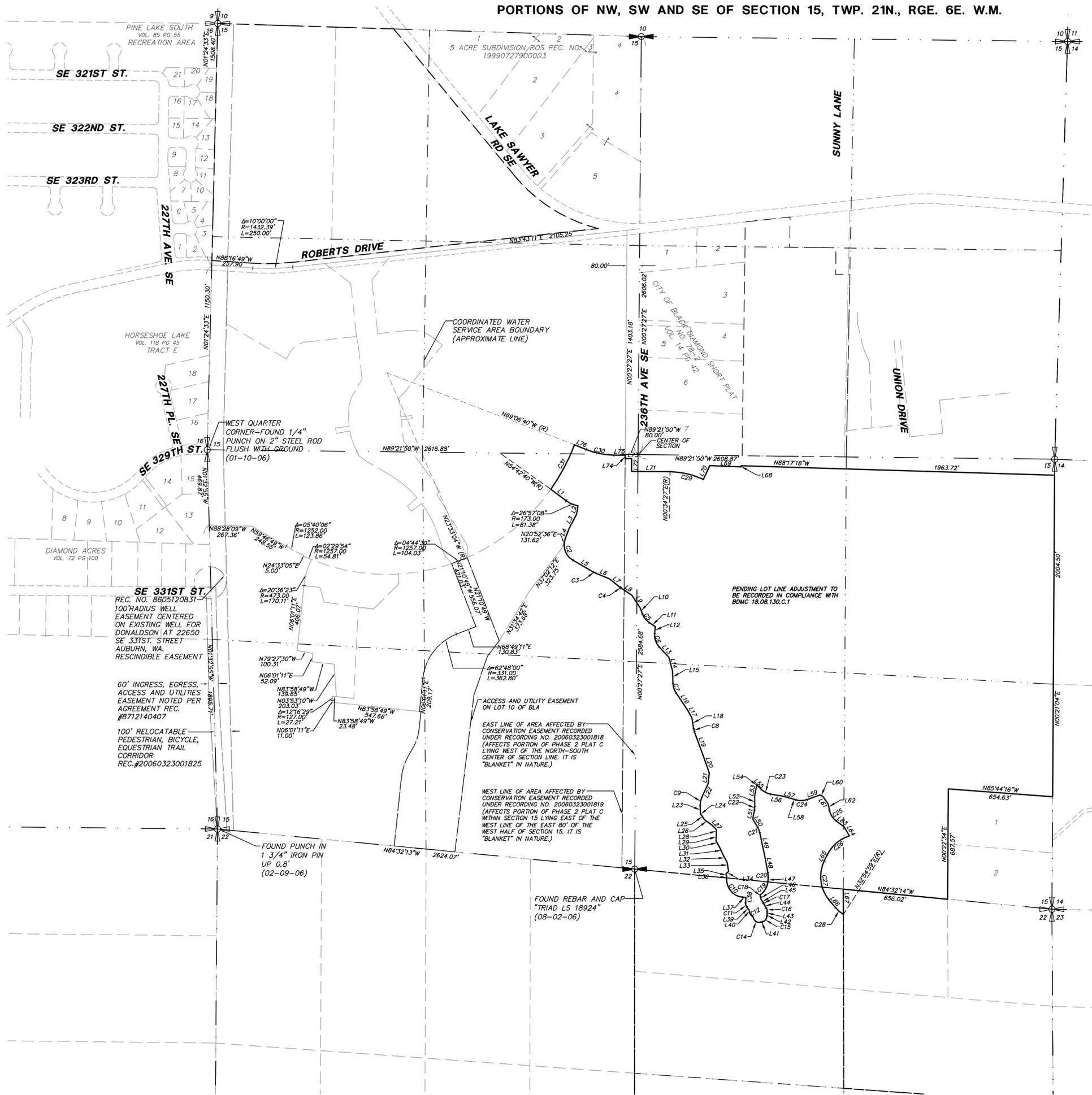
TRANSFER OF DEVELOPMENT RIGHTS (TDR) INFORMATION

Phase	Planned Unit Count for Phase	Plat Unit Count	Cumulative Unit Count in Phase	% of Planned Phase Unit Count	>60% Threshold	TDRs Required	TDRs Applied
2	1320	203	203	15.3	No	No	0
Total	1320		203	15.3	No	No	0

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**

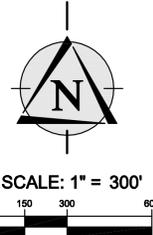
PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.



PARCEL EXHIBIT

BOUNDARY LINE AND CURVE TABLE

LINE TABLE			CURVE TABLE			
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA
L1	120.09'	N53°28'49"W	C1	81.38'	173.00'	Δ=26°57'08"
L2	54.00'	N09°34'03"E	C2	155.36'	110.00'	Δ=80°55'28"
L3	100.29'	N27°56'40"E	C3	15.06'	110.00'	Δ=7°50'34"
L4	67.43'	N20°52'36"E	C4	9.43'	110.00'	Δ=4°54'48"
L5	146.62'	N80°02'52"W	C5	69.99'	110.00'	Δ=36°27'24"
L6	32.81'	N87°32'45"W	C6	92.55'	110.00'	Δ=48°12'26"
L7	85.61'	N51°33'57"W	C7	61.46'	110.00'	Δ=32°00'51"
L8	81.25'	N56°28'45"W	C8	20.72'	110.00'	Δ=10°47'26"
L9	93.73'	N33°25'37"W	C9	50.04'	110.00'	Δ=26°03'53"
L10	41.98'	N20°30'13"W	C10	172.79'	110.00'	Δ=90°00'00"
L11	44.02'	N56°57'37"W	C11	29.73'	40.00'	Δ=42°35'28"
L12	43.05'	N05°07'18"E	C12	32.55'	40.00'	Δ=50°59'12"
L13	87.20'	N43°05'08"W	C13	14.81'	6.76'	Δ=12°31'39"
L14	89.58'	N14°59'14"W	C14	69.49'	40.00'	Δ=99°32'32"
L15	77.41'	N02°09'47"W	C15	50.00'	40.00'	Δ=71°37'11"
L16	129.42'	N34°10'38"W	C16	21.91'	40.00'	Δ=31°23'00"
L17	55.14'	N28°31'35"W	C17	2.95'	40.00'	Δ=4°13'17"
L18	68.99'	N09°23'06"W	C18	11.00'	40.00'	Δ=15°45'28"
L19	151.84'	N20°10'32"W	C19	92.89'	110.00'	Δ=50°59'12"
L20	120.75'	N13°25'50"W	C20	32.13'	110.00'	Δ=16°43'59"
L21	68.46'	N06°58'09"E	C21	36.37'	110.00'	Δ=18°56'46"
L22	92.75'	N24°45'20"E	C22	24.11'	110.00'	Δ=12°33'32"
L23	53.16'	N01°18'33"W	C23	67.38'	110.00'	Δ=35°05'49"
L24	10.58'	N40°16'52"W	C24	71.20'	110.00'	Δ=37°05'07"
L25	34.52'	N33°40'43"W	C25	81.91'	110.00'	Δ=42°39'54"
L26	37.81'	N53°49'52"W	C26	185.69'	225.00'	Δ=71°20'08"
L27	40.12'	N43°33'02"W	C27	260.57'	225.00'	Δ=68°21'16"
L28	32.33'	N01°08'56"E	C28	66.40'	225.00'	Δ=16°54'31"
L29	35.48'	N02°28'08"E	C29	216.03'	502.00'	Δ=24°39'23"
L30	56.81'	N28°13'25"W	C30	177.49'	473.00'	Δ=21°30'00"
L31	40.75'	N24°41'25"W	C31	315.92'	1257.00'	Δ=14°24'00"
L32	55.58'	N27°14'37"W				
L33	56.84'	N09°48'40"W				
L34	22.92'	N51°11'18"E				
L35	20.48'	N17°12'58"W				
L36	6.49'	N05°28'00"E				
L37	21.35'	N84°32'00"W				
L38	33.45'	N04°05'07"E				
L39	22.92'	N38°30'22"W				
L40	12.15'	N09°59'48"W				
L41	7.98'	S74°16'46"W				
L42	18.88'	S02°39'35"W				
L43	7.17'	S02°26'55"W				
L44	35.76'	S28°56'06"E				
L45	26.52'	S33°09'23"E				
L46	18.29'	S09°50'09"E				
L47	25.80'	S03°48'00"W				
L48	111.70'	S11°15'59"E				
L49	142.12'	S11°52'13"E				
L50	60.75'	S30°48'59"E				
L51	56.22'	S11°19'30"W				
L52	64.17'	S01°14'02"E				
L53	69.55'	S11°23'33"W				
L54	9.31'	S15°46'18"W				
L55	39.99'	N45°41'12"W				
L56	80.49'	N80°47'01"W				
L57	57.93'	N74°11'22"W				
L58	22.28'	N74°19'01"W				
L59	85.31'	S70°26'44"W				
L60	19.79'	N07°27'28"W				
L61	59.58'	N35°03'10"W				
L62	38.51'	N11°02'02"W				
L63	62.05'	N53°41'56"W				
L64	65.13'	N29°20'28"W				
L65	42.52'	N26°10'46"E				
L66	61.33'	N40°10'30"W				
L67	158.02'	S00°08'57"E				
L68	6.80'	N01°12'04"E				
L69	195.51'	S87°41'55"E				
L70	95.07'	N25°13'50"E				
L71	240.55'	S89°25'33"E				
L72	80.00'	S00°34'27"W				
L73	40.75'	S89°25'33"E				
L74	20.10'	S00°27'27"W				
L75	70.08'	S89°22'49"E				
L76	80.24'	S87°52'49"E				



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 www.triadassociates.net
 Land Development Consultants

THE VILLAGES MPD
 PHASE 2 PLAT C
 WASHINGTON
 CITY OF BLACK DIAMOND,
 SITE BOUNDARY EXHIBIT

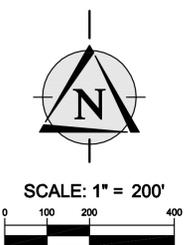
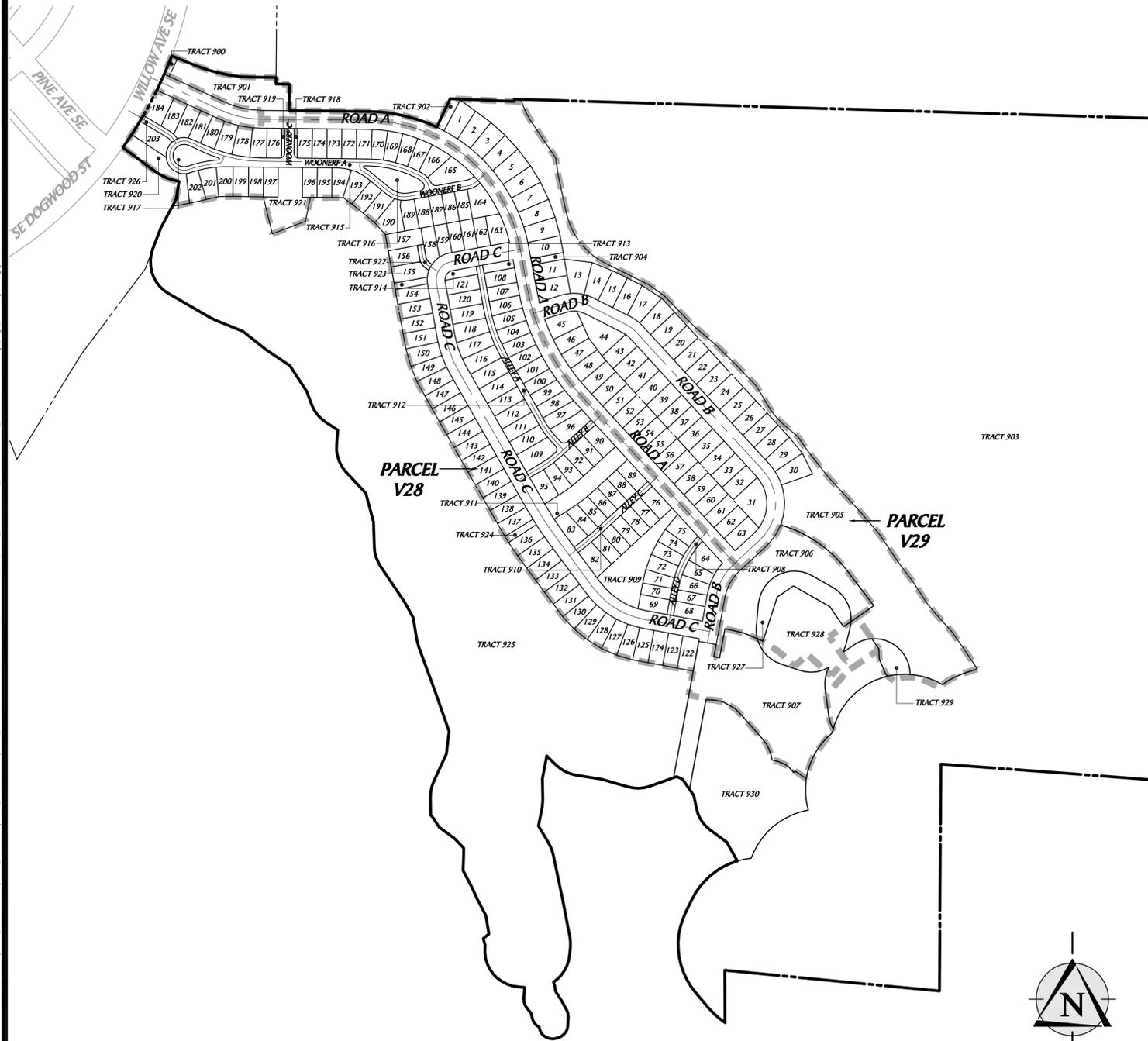
REVIEWED BY: SJ DATE: 1/12/14
 DATE: 1/12/14
 NO. COMMENTS: 2/28/2014
 DATE: 1/12/14
 NO. COMMENTS: 3/14/2014 AND 4/14/2014
 DATE: 5/29/14
 NO. COMMENTS: 5/20/2014
 DATE: 6/10/14
 NO. COMMENTS: RESUBMITAL

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: HORIZ.: 1"=200' VERT.:
PRELIMINARY



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 JOB NO. **05-336**
 SHEET NO. **CV2**

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



LAND USE CAPACITY TABLE (PHASE 2 PLAT C PRELIMINARY PLAT)

	Gross Development Parcel Area (Acres)	Net Development Parcel Area (Acres)	Range of Residential Units for Parcel	Square Feet Range for Commercial / Office / Retail Parcel	Multi Family Residential (Units)	Single Family Residential (Units)	Commercial / Office / Retail Square Footage	Gross Residential Parcel Density	Net Residential Parcel Density
Authorized by The Villages MPD Permit and Development Agreement					1200	3600	775,000		
Previously Platted/Projects									
Phase 1A					338	444	190,000		
Currently Remaining Villages MPD					862	3156	585,000		
Phase 2 Plat C Parcels									
V28	24.10	18.63	25-203	0	0	140	0	5.81	7.51
V29	15.47	12.63	16-127	0	0	63	0	4.07	4.99
Total Residential Development Parcel Areas	39.57	31.26			0	203	0		
Total All Development Parcel Areas	39.57	31.26					0		
Remaining Villages MPD					862	2953	585,000		

1. GROSS RESIDENTIAL PARCEL DENSITY = RESIDENTIAL UNITS / GROSS DEVELOPMENT PARCEL AREA
 2. NET RESIDENTIAL PARCEL DENSITY = RESIDENTIAL UNITS / NET DEVELOPMENT PARCEL AREA (EXCLUDES STREETS, ROADS, AND ALLEYS, PUBLIC OR PRIVATE)
 OVERALL PHASE 2 PLAT C GROSS RESIDENTIAL PARCEL DENSITY = 5.13 UNITS/ACRE (203 UNITS / 39.57)
 OVERALL PHASE 2 PLAT C NET RESIDENTIAL PARCEL DENSITY = 6.49 UNITS/ACRE (203 UNITS / 31.26)

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 DEVELOPMENT AGREEMENT DATED DECEMBER 12, 2011, THE MINIMUM LOT SIZE FOR DETACHED SINGLE FAMILY UNITS IS 2,200 SF. THIS MINIMUM LOT SIZE, HOWEVER, DOES NOT APPLY TO ALTERNATIVE LOT CONFIGURATIONS, COTTAGES, TOWNHOMES, OR MULTI-FAMILY DEVELOPMENT.

LOT SUMMARY

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

NO.	DATE	REVISION	BY	CHK
1	1/12/14	PER CITY COMMENTS 2/20/2014		
2	4/21/14	PER CITY COMMENTS 5/14/2014 AND 1/11/2014		
3	5/29/14	PER CITY COMMENTS 5/20/2014		
4	6/10/14	RESUBMITTAL		

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

PRELIMINARY

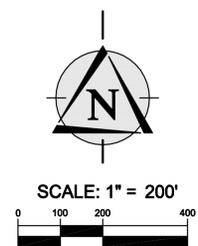
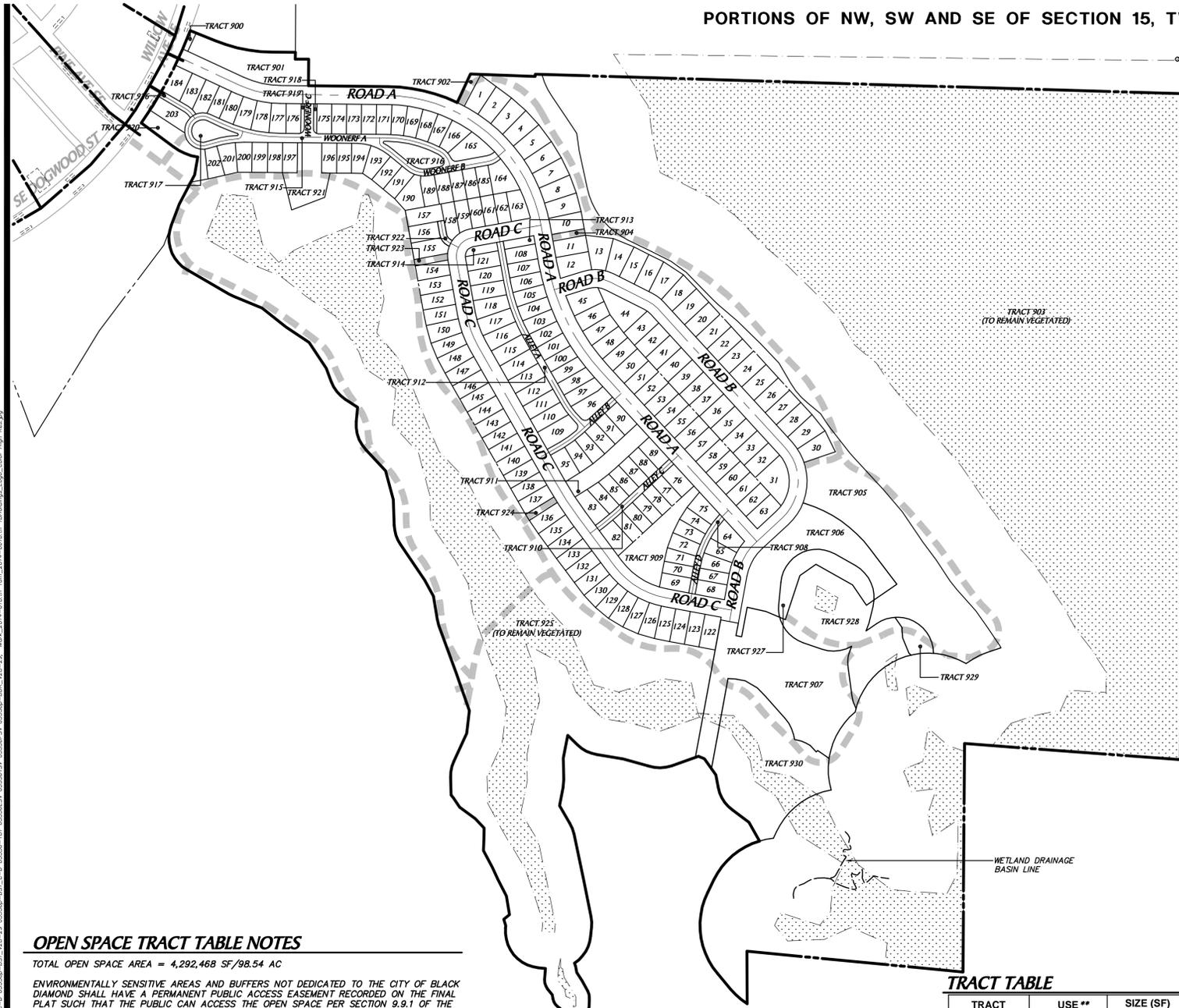


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SHEET NO. CV3

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 OR SUCH DIVISION OF 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 \$7,783.00 PER SINGLE FAMILY DWELLING UNIT.
- 11) THE CITY SHALL NOT ISSUE UTILITY PERMITS FOR ANY ROAD OR STORMWATER IMPROVEMENTS WITHIN THIS PLAT UNTIL BD VILLAGES 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 UNDER KING COUNTY RECORDING NO. 1-2012013000655 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 PROVISIONS 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 PLANT 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 19.10.1508). 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 6.5 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. 1-2012013000655 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 9.9.1 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	1,060		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	2,837,997		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	58,645	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	102,568		A.O.A.	A.O.A.

TRACT TABLE

TRACT	USE **	SIZE (SF)	OWNERSHIP	MAINTENANCE
TRACT 900	UT/LA	1,060	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	2,837,997	A.O.A.	A.O.A.
TRACT 904	UT/LA/PA	2,000	A.O.A.	A.O.A.
TRACT 905	FD/UT	184,340	M.D.	M.D.
TRACT 906	UT/PA/AC/PK/LA	58,645	M.D.	M.D.
TRACT 907	FD/UT	114,952	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	5,547	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	11,638	M.D.	M.D.
TRACT 921	UT/PA/PK	18,042	A.O.A.	A.O.A.
TRACT 922	UT/AC	1,557	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	2,415	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	102,568	A.O.A.	A.O.A.

LEGEND

- SOFT SURFACE TRAIL
- THIS TRAIL SHALL BE SOFT SURFACE TRAIL PURSUANT TO FIGURE 9.2 PARK AND TRAIL PLAN OF THE VILLAGES MPD DEVELOPMENT AGREEMENT
- OPEN SPACE* TRACT DESIGNATIONS (SEE SHEETS PPI-PPS FOR DESIGNATIONS)
 - LA - LANDSCAPE
 - PA - PEDESTRIAN ACCESS
 - PK - PARK
 - SA - SENSITIVE AREA AND BUFFER
- OTHER TRACT DESIGNATIONS (SEE SHEETS PPI-PPS FOR DESIGNATIONS)
 - FD - FUTURE DEVELOPMENT
 - UT - UTILITY
 - AC - ACCESS
- M.D. MASTER DEVELOPER (B.D. VILLAGES PARTNERS, LP)
- A.O.A. APPLICABLE OWNERS ASSOCIATION

YARROWBAY HOLDINGS
TRIAD ASSOCIATES
 12112 115th Ave. NE
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 425.821.3481 fax
 800.488.0756 toll free
 www.triadassociates.net
 Land Development Consultants

PRELIMINARY PLAT
 TRACT/OPEN SPACE EXHIBIT AND GENERAL NOTES
THE VILLAGES MPD
 PHASE 2 PLAT C
 WASHINGTON
 CITY OF BLACK DIAMOND

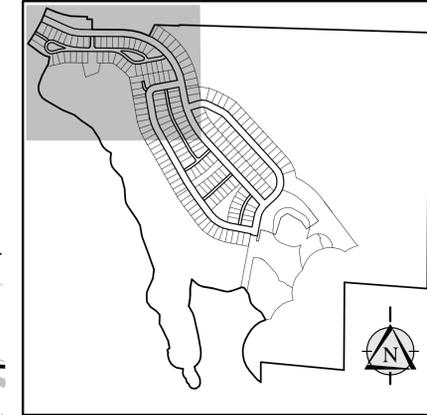
NO.	DATE	REVISION	BY
1	1/12/14	PER CITY COMMENTS 2/28/2014	BT
2	4/27/14	PER CITY COMMENTS 3/14/2014 AND 4/14/2014	BT
3	5/29/14	PER CITY COMMENTS 5/20/2014	BT
4	6/10/14	RESUBMITTAL	BT

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: HORIZ.: 1"=200' VERT.: N/A

PRELIMINARY

STAMP NOT VALID UNLESS SIGNED AND DATED
 JOB NO. **05-336**
 SHEET NO. **CV4**

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



YARROWBAY HOLDINGS

TRIAD ASSOCIATES

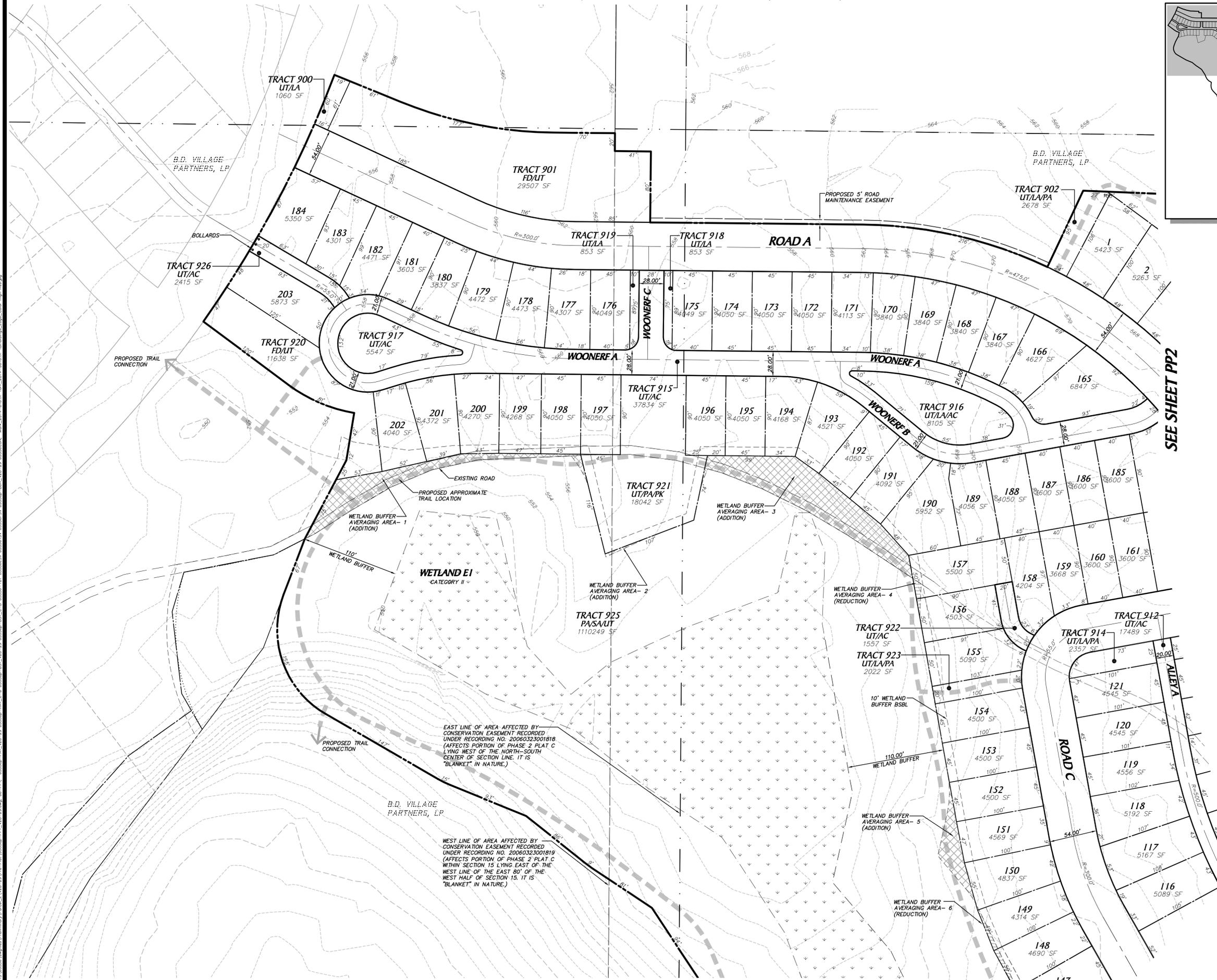
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PRELIMINARY PLAT

THE VILLAGES MPD
PHASE 2 PLAT C

WASHINGTON
CITY OF BLACK DIAMOND



WETLAND BUFFER AVERAGING

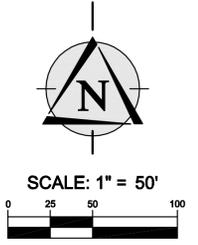
BUFFER AVERAGING AREA	BUFFER ADDITION (SF)	BUFFER REDUCTION (SF)	NET BUFFER GAIN (SF)
1	4,695		
2	92		
3	8,737		
4		182	
5	1,770		
6		373	
7	2,725		
8		1,366	
9	360		
10		196	
11	7,621		
12	222		
Totals	26,222	2,117	24,105

	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

NOTE
REFER TO SHEET CV2 FOR SITE BOUNDARY BEARINGS AND DISTANCES



EAST LINE OF AREA AFFECTED BY CONSERVATION EASEMENT RECORDED UNDER RECORDING NO. 20060323001818 (AFFECTS PORTION OF PHASE 2 PLAT C LYING WEST OF THE NORTH-SOUTH CENTER OF SECTION 15 LYING EAST OF THE WEST HALF OF SECTION 15. IT IS "BLANKET" IN NATURE.)

WEST LINE OF AREA AFFECTED BY CONSERVATION EASEMENT RECORDED UNDER RECORDING NO. 20060323001819 (AFFECTS PORTION OF PHASE 2 PLAT C WITHIN SECTION 15 LYING EAST OF THE WEST LINE OF THE EAST 80' OF THE WEST HALF OF SECTION 15. IT IS "BLANKET" IN NATURE.)

SEE SHEET PP4

SEE SHEET PP2

DATE: 11/4/2013

REVIEWED BY: DAVID DEWISON
11/21/14 PER CITY COMMENTS 2/28/2014
11/21/14 PER CITY COMMENTS 3/14/2014 AND 4/14/2014
5/29/14 PER CITY COMMENTS 5/20/2014
6/10/14 RESUBMITAL

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THOMAS P. MATT, PE
PROJECT ENGINEER
JEFFREY L. COX, ASLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORIZ.: 1"=50' VERT.: N/A

PRELIMINARY



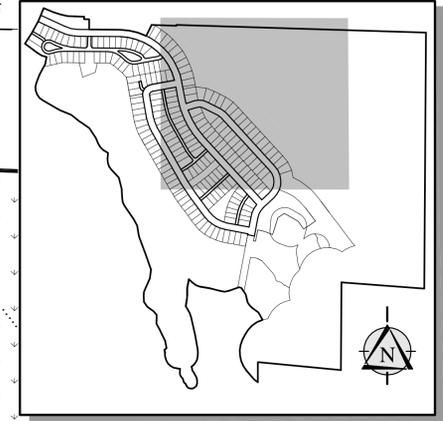
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. **05-336**

SHEET NO. **PP1**

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

SORCI & DUNDAS



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	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

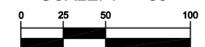
- AC - ACCESS
- FD - FUTURE DEVELOPMENT
- LA - LANDSCAPE
- PA - PEDESTRIAN ACCESS
- PK - PARK
- SA - SENSITIVE AREA AND BUFFER
- UT - UTILITY

NOTE

REFER TO SHEET CV2 FOR SITE BOUNDARY BEARINGS AND DISTANCES



SCALE: 1" = 50'



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PRELIMINARY PLAT

THE VILLAGES MPD
PHASE 2 PLAT C

WASHINGTON

CITY OF BLACK DIAMOND,

DATE: BY: CK

REVIEWED BY: DATE: REVISION NO. 1/12/14 PER CITY COMMENTS 2/28/2014
1/21/14 PER CITY COMMENTS 3/14/2014 AND 4/14/2014
1/29/14 PER CITY COMMENTS 5/20/2014
6/10/14 RESUBMITTAL

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THOMAS P. MATT, PE
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JEFFREY L. COX, ASLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORIZ.: 1"=50' VERT.: N/A

PRELIMINARY

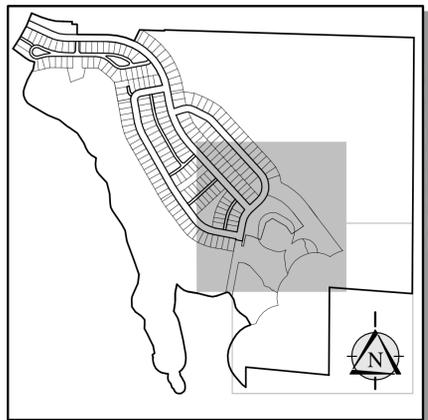
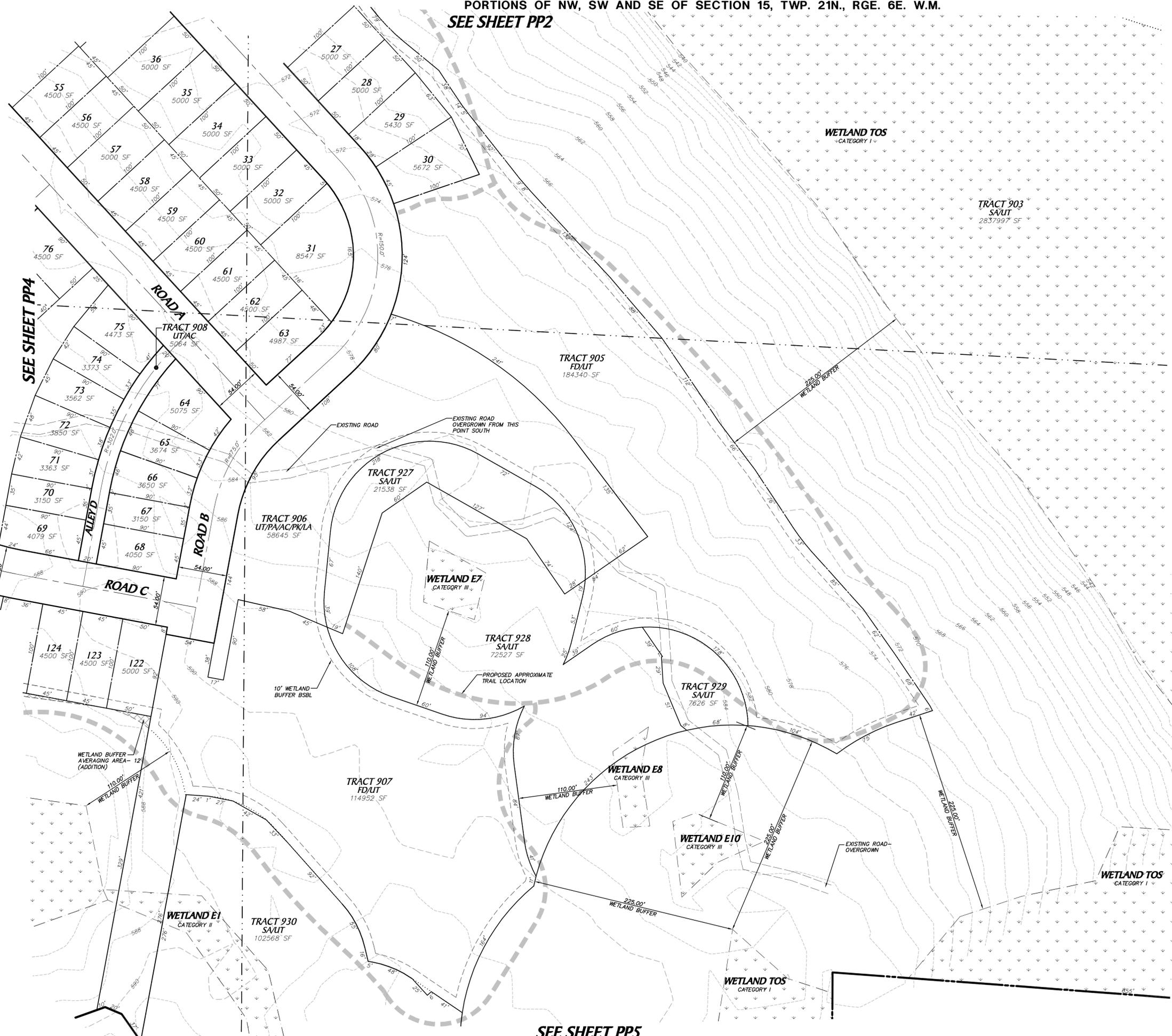


STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-336

SHEET NO. PP2

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	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

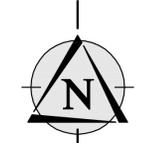
BUFFER ADDITION 26,222 SF
 BUFFER REDUCTION 2,117 SF
NET BUFFER GAIN 24,105 SF

TRACT DESIGNATION LEGEND

- AC - ACCESS
- 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'



PRELIMINARY PLAT

THE VILLAGES MPD
PHASE 2 PLAT C

WASHINGTON
CITY OF BLACK DIAMOND,

DATE: 6/10/14



REVIEWED BY: DAVID DEBISON 1/12/14 PER CITY COMMENTS 2/28/2014
1/27/14 PER CITY COMMENTS 3/14/2014 AND 4/14/2014
5/29/14 PER CITY COMMENTS 5/20/2014
6/10/14 RESUBMITAL

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JEFFREY L. COX, ASLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORIZ.: 1"=50' VERT.: N/A

PRELIMINARY

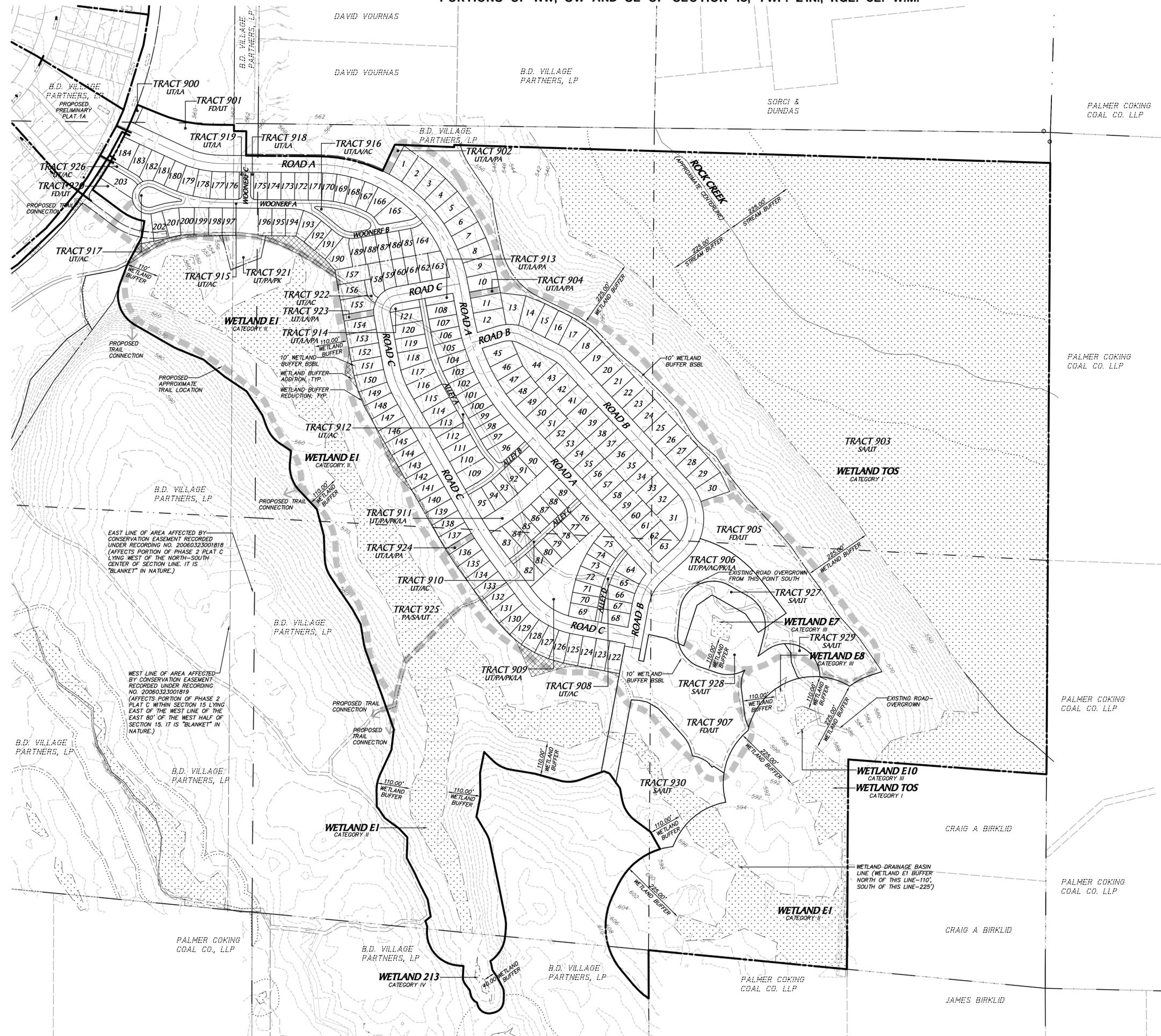


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JOB NO. 05-336

SHEET NO. PP3

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

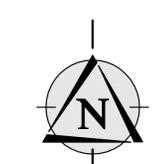
	BUFFER ADDITION	26,222 SF
	BUFFER REDUCTION	2,117 SF
	NET BUFFER GAIN	24,105 SF

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



YARROWBAY HOLDINGS

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PRELIMINARY PLAT OVERALL SITE PLAN

THE VILLAGES MPD
PHASE 2 PLAT C

WASHINGTON
CITY OF BLACK DIAMOND

NO.	DATE	REVISION
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2	4/21/14	PER CITY COMMENTS 5/14/2014 AND 6/11/2014
3	5/29/14	PER CITY COMMENTS 5/20/2014
4	6/10/14	RESUBMITTAL

- 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: HORIZ. 1"=150' VERT. N/A

PRELIMINARY



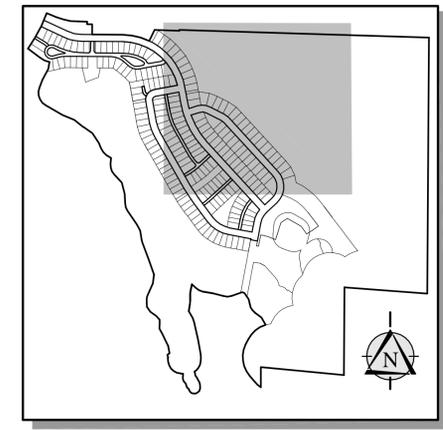
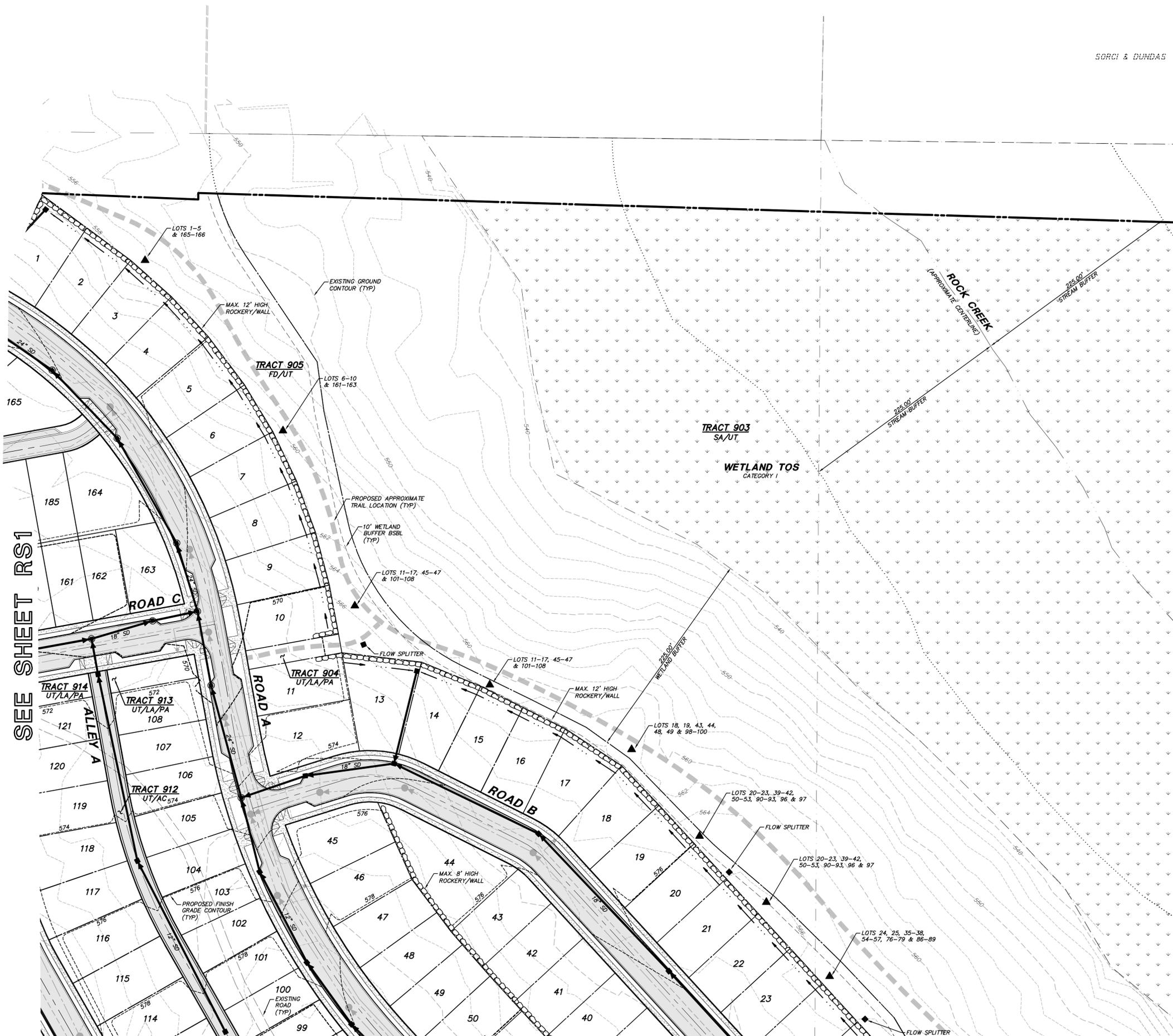
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JOB NO. **05-336**

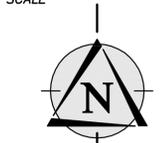
SHEET NO. **PP5**

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

SORCI & DUNDAS



KEY MAP
NOT TO SCALE



SCALE: 1" = 50'
0 25 50 100

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-15
- APPROXIMATE LOCATION OF RAIN 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.

SEE SHEET RS1

SEE SHEET RS4

SEE SHEET RS3

YARROWBAY HOLDINGS

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ROAD, STORM DRAINAGE AND GRADING PLAN

THE VILLAGES MPD
PHASE 2 PLAT C

WASHINGTON

CITY OF BLACK DIAMOND,

REVIEWED BY: DATE: BY: CK

NO. DATE REVISION

1 1/12/14 PER CITY COMMENTS 2/20/2014

2 1/27/14 PER CITY COMMENTS 3/11/2014 AND 4/14/2014

3 5/29/14 PER CITY COMMENTS 5/20/2014

4 6/10/14 RESUBMITTAL

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JEFFREY L. COX, ASLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORIZ.: 1"=50' VERT.: N/A

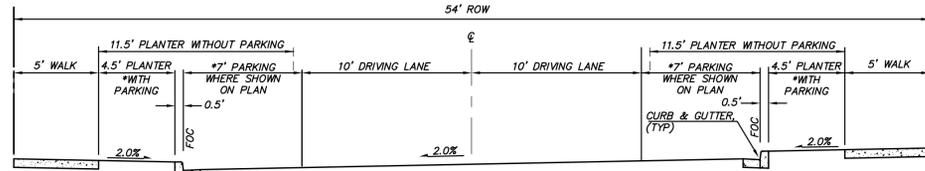
PRELIMINARY



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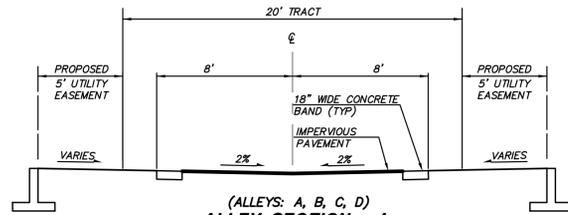
JOB NO. **05-336**

SHEET NO. **RS2**

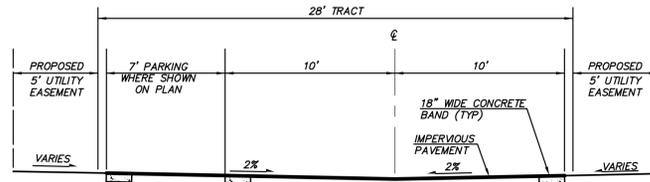


(ROADS: A, B, C)
ROAD SECTION
SCALE: 1"=5' H&V

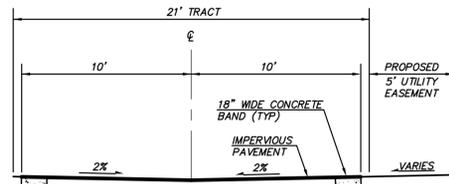
NOTE:
ALL ALLEY TRACTS TO BE 20' WIDE. ALLEY SURFACE TO BE 16' WIDE WHERE ACCESS NOT REQUIRED BY FIRE MARSHALL



(ALLEYS: A, B, C, D)
ALLEY SECTION - 1
SCALE: 1"=5' H&V

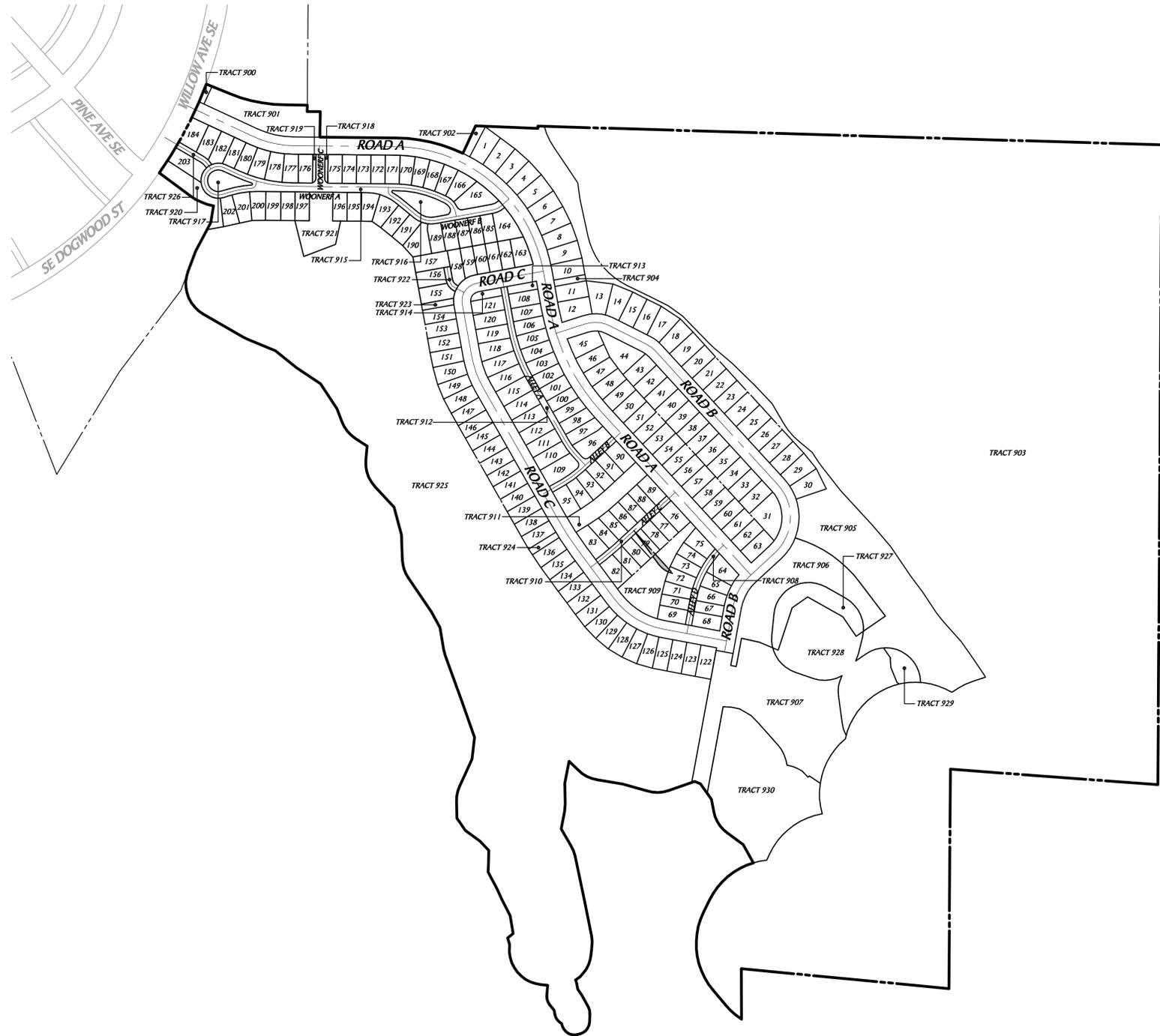


(WOONERFS: A, B, C)
WOONERF - 1
SCALE: 1"=5' H&V



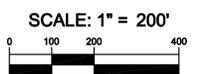
(WOONERFS: A, B)
WOONERF - 2
SCALE: 1"=5' H&V

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.



SHADED AREAS INDICATE AREAS THAT ARE MORE THAN 150' FROM A STREET

ACCESS EXHIBIT



SCALE: 1" = 200'

NO.	DATE	REVISION	BY	CHK
1	1/12/14	PER CITY COMMENTS 2/20/2014		
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3	5/29/14	PER CITY COMMENTS 5/20/2014		
4	6/10/14	RESUBMITAL		

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JEFFREY L. COX, ASLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 11/4/2013
SCALE: HORIZ: 1"=200' VERT: N/A

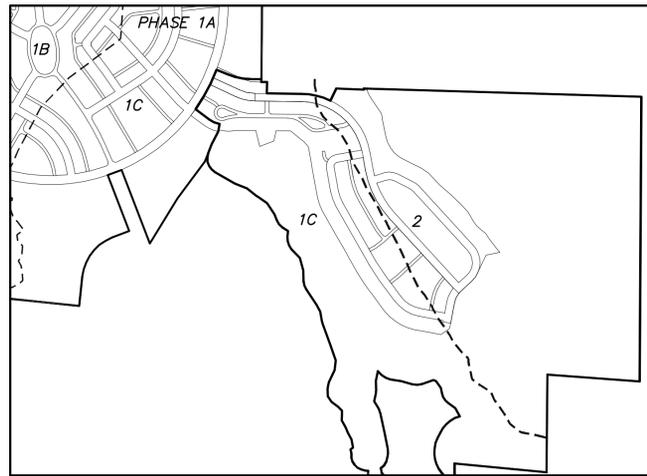
PRELIMINARY



STAMP NOT VALID UNLESS SIGNED AND DATED

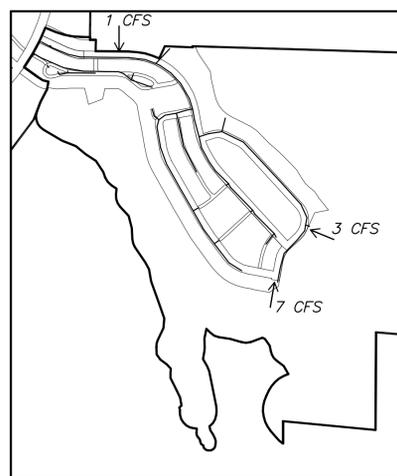
JOB NO. **05-336**

SHEET NO. **RD1**



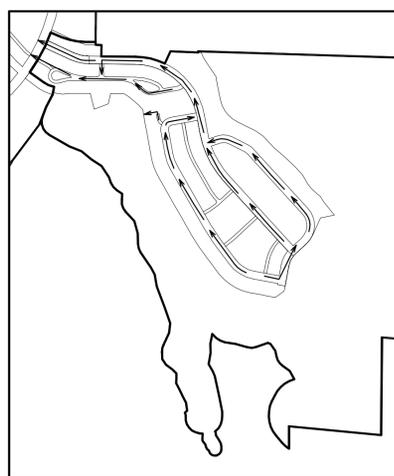
STORMWATER MANAGEMENT ZONES

1C AREA NOT TRIBUTARY TO HORSESHOE LAKE OR LAKE SAWYER
2 AREA TRIBUTARY TO LAKE SAWYER

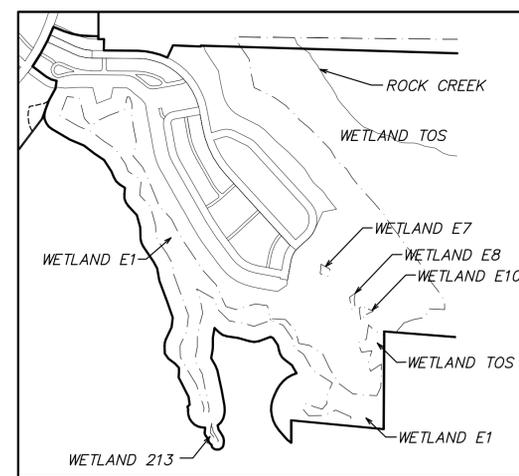


CAPACITY REQUIREMENTS

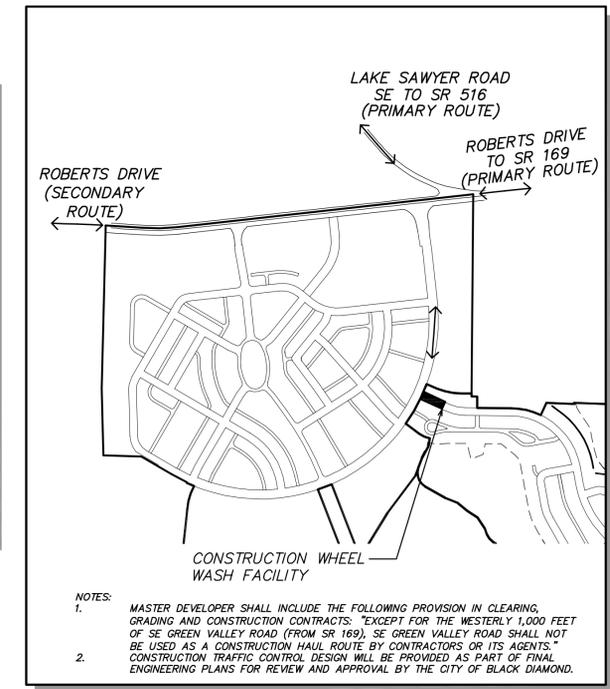
STORMWATER CAPACITY SHOWN ENTERING PHASE 2 PLAT C RESERVED FOR FUTURE PHASES OF DEVELOPMENT OF THE VILLAGES MPD



EMERGENCY OVERFLOW ROUTES



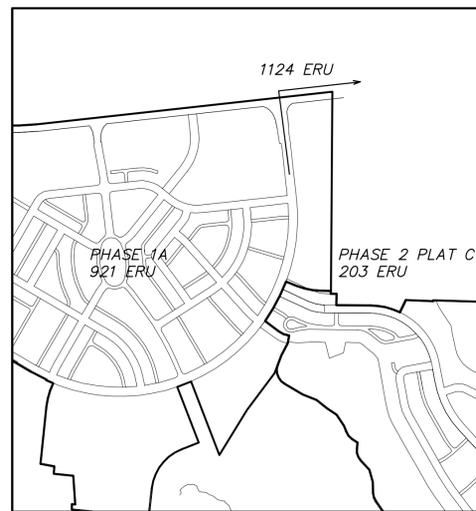
SENSITIVE AREAS



PRELIMINARY HAUL ROUTE PLAN

NOTES:
1. MASTER DEVELOPER SHALL INCLUDE THE FOLLOWING PROVISION IN CLEARING, GRADING AND CONSTRUCTION CONTRACTS: "EXCEPT FOR THE WESTERLY 1,000 FEET OF SE GREEN VALLEY ROAD (FROM SR 169), SE GREEN VALLEY ROAD SHALL NOT BE USED AS A CONSTRUCTION HAUL ROUTE BY CONTRACTORS OR ITS AGENTS."
2. CONSTRUCTION TRAFFIC CONTROL DESIGN WILL BE PROVIDED AS PART OF FINAL ENGINEERING PLANS FOR REVIEW AND APPROVAL BY THE CITY OF BLACK DIAMOND.

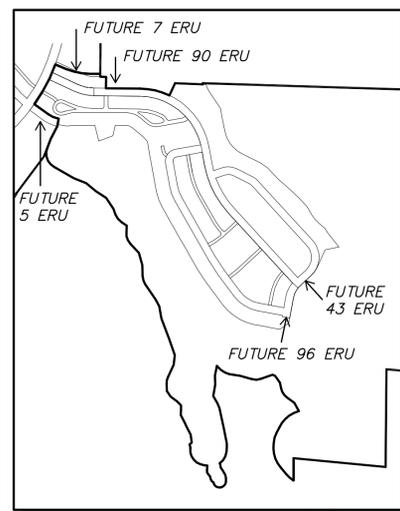
STORM AVAILABILITY



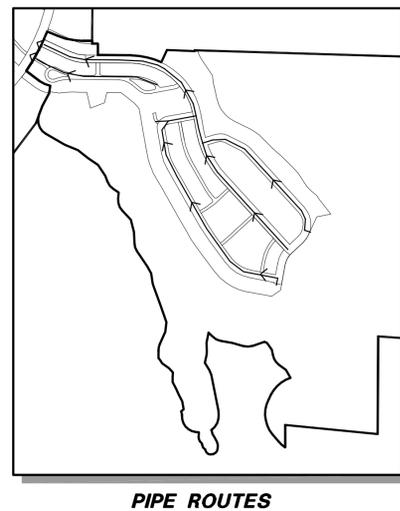
CAPACITY REQUIREMENTS (THIS PERMIT)

*TABLE 11-4-1 OF THE VILLAGES MASTER PLANNED DEVELOPMENT, DEVELOPMENT AGREEMENT 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

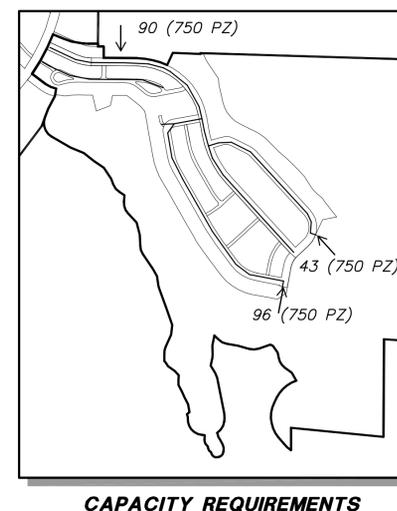
NOTE THAT THE VILLAGES PHASE 1A PLAT IS ENTITLED FOR 921 ERU'S THIS PLAT PROPOSES 203 ERUS FOR A TOTAL OF 1124 ERU'S



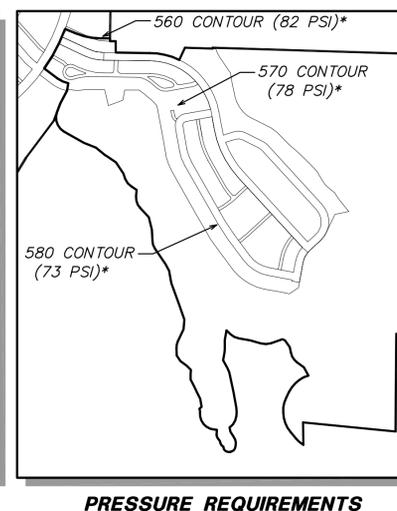
CAPACITY REQUIREMENTS (FUTURE)



PIPE ROUTES
→ GRAVITY

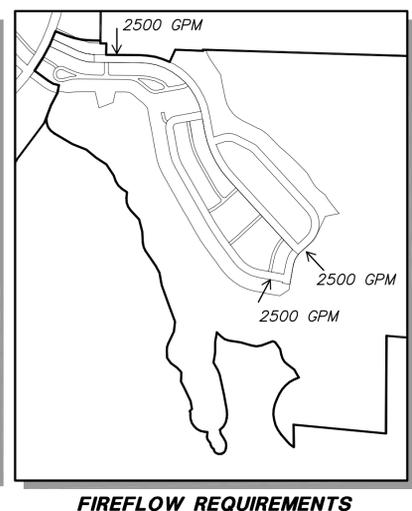


CAPACITY REQUIREMENTS



PRESSURE REQUIREMENTS

() * APPROXIMATE STATIC WATER PRESSURE BASED ON 750 PRESSURE ZONE



FIREFLOW REQUIREMENTS

SEWER AVAILABILITY

WATER AVAILABILITY

UTILITY AVAILABILITY/SENSITIVE AREAS

THE VILLAGES MPD
PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

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SCALE: HORIZ.: NA VERT.: NA

PRELIMINARY

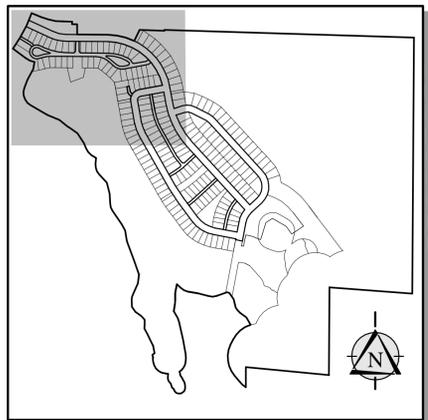
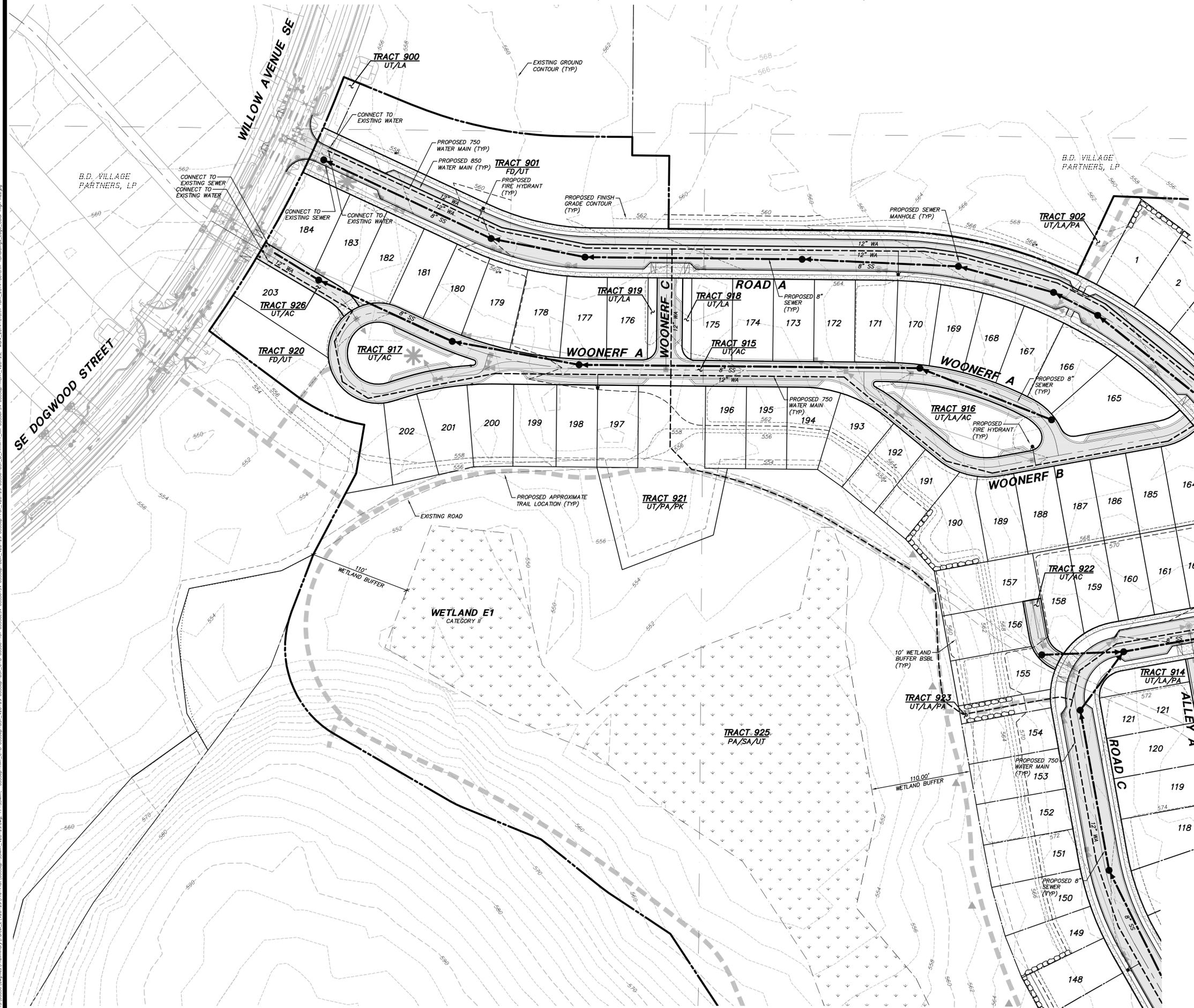


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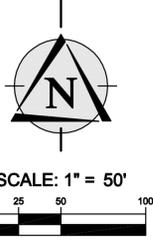
JOB NO. **05-336**

SHEET NO. **UA1**

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



KEY MAP
NOT TO SCALE



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
---	SS = GRAVITY SEWER MAIN
---	12" WA = 12" WATER MAIN (750 PRESSURE ZONE)
---	12" WA (850 P2) = 12" WATER MAIN (850 PRESSURE ZONE)
●	SEWER MANHOLE
▲	PIPE FLOW
▲	FIRE HYDRANT

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.

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SEE SHEET SSWA2

SEE SHEET SSWA4

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SANITARY SEWER AND WATER PLAN

THE VILLAGES MPD
PHASE 2 PLAT C

CITY OF BLACK DIAMOND, WASHINGTON

NO.	DATE	REVISION
1	1/12/14	PER CITY COMMENTS 2/20/2014
2	4/21/14	PER CITY COMMENTS 5/14/2014 AND 1/11/2014
3	5/29/14	PER CITY COMMENTS 5/20/2014
4	6/10/14	RESUBMITAL

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

PRELIMINARY

6/10/14

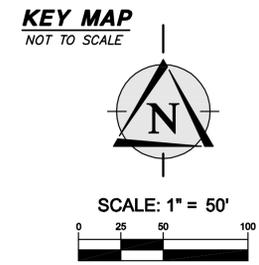
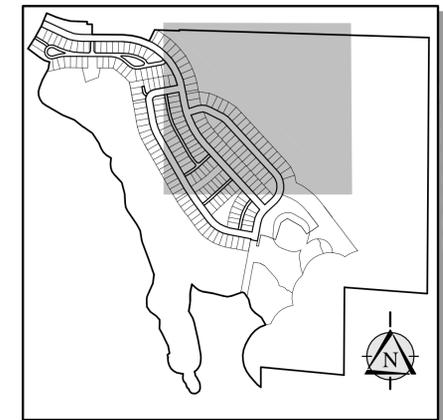
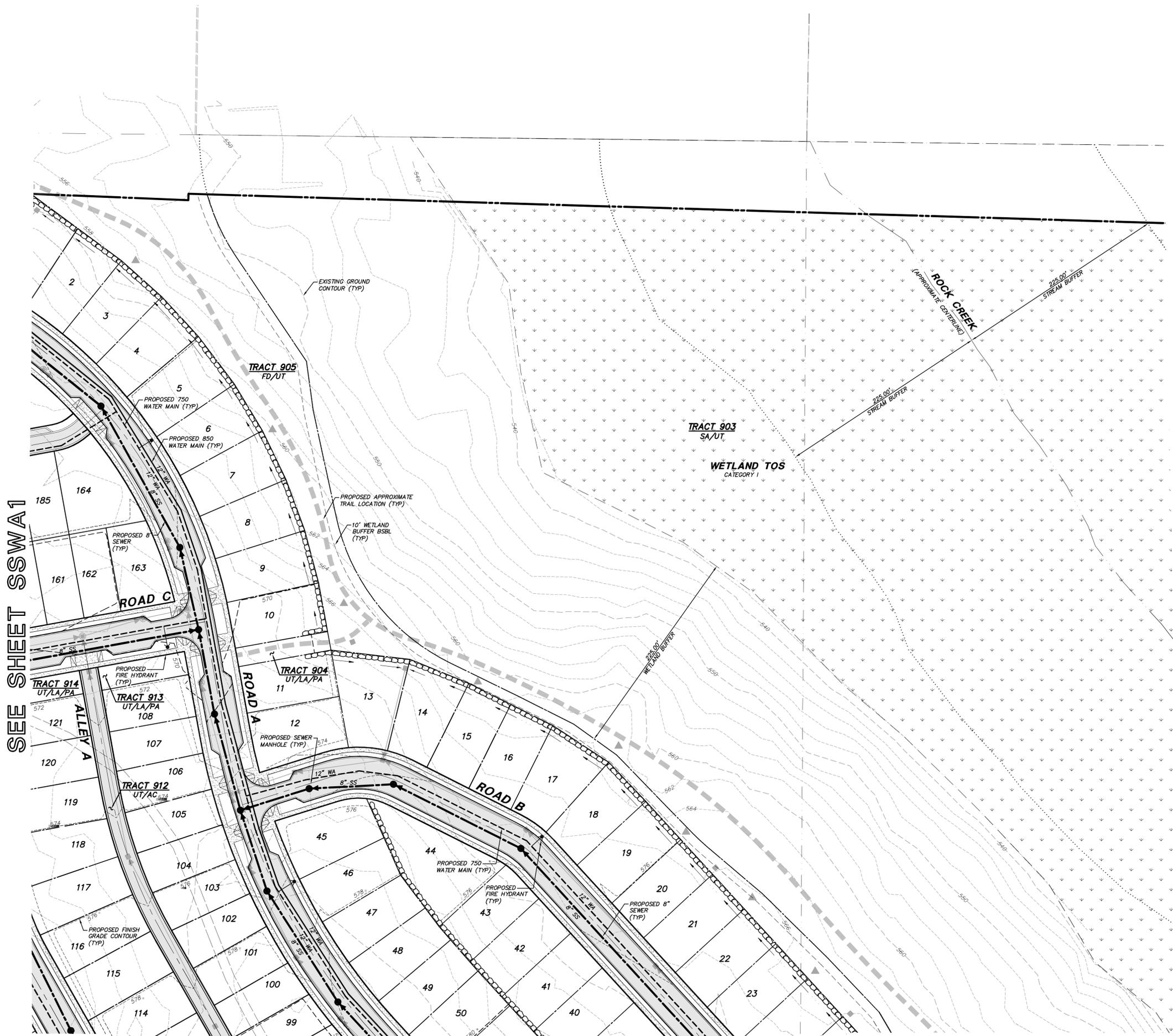
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SHEET NO. **SSWA1**

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



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SEE SHEET SSWA1

SEE SHEET SSWA4

SEE SHEET SSWA3

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Land Development Consultants

SANITARY SEWER AND WATER PLAN

THE VILLAGES MPD
PHASE 2 PLAT C

WASHINGTON

CITY OF BLACK DIAMOND,

NO.	DATE	BY	CHK
1	1/12/14	ALAN D. FURE	MARK S. HARRISON
2	1/21/14	ALAN D. FURE	MARK S. HARRISON
3	5/29/14	ALAN D. FURE	THOMAS P. MATT
4	6/10/14	ALAN D. FURE	JEFFREY L. COX

ALAN D. FURE, PE
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MARK S. HARRISON, PLS
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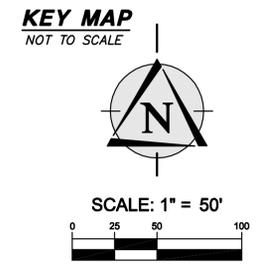
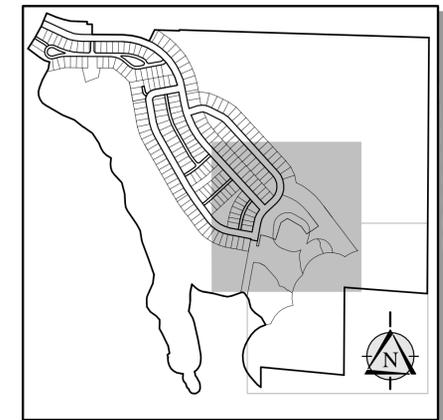
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SHEET NO. **SSWA2**

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SEE SHEET SSWA2 PORTIONS OF NW, SW AND SE OF SECTION 15, TWP. 21N., RGE. 6E. W.M.



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SANITARY SEWER AND WATER PLAN

THE VILLAGES MPD
PHASE 2 PLAT C

WASHINGTON
CITY OF BLACK DIAMOND

REVIEWED BY: DATE: 1/12/14, 1/21/14, 5/29/14, 6/10/14

NO. 1/12/14, 1/21/14, 5/29/14, 6/10/14

DATE: 1/12/14, 1/21/14, 5/29/14, 6/10/14

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PRELIMINARY



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JOB NO. **05-336**

SHEET NO. **SSWA3**

