

**RESOLUTION NO. 18-1264**

**A RESOLUTION OF THE CITY OF BLACK  
DIAMOND, WASHINGTON, GRANTING FINAL  
PLAT APPROVAL FOR TEN TRAILS (F/K/A "THE  
VILLAGES") PARCEL V13 SUBDIVISION**

**WHEREAS**, on September 20, 2010, the City Council adopted Ordinance No. 10-946 approving a Master Planned Development ("MPD") permit for applicant CCD Black Diamond Partners LLC's ("Oakpointe"), f/k/a Yarrow Bay, to develop of a master planned community known as "The Villages"; and

**WHEREAS**, on December 12, 2011, the City Council adopted Ordinance No. 11-970 approving The Villages Development Agreement ("DA") with Oakpointe setting forth extensively negotiated requirements and agreed conditions governing commercial and residential development activity within The Villages MPD; and

**WHEREAS**, on December 20, 2017, the City's Hearing Examiner conditionally granted Preliminary Plat Approval for the subdivision of Parcel V13 of The Villages MPD,

**WHEREAS**, The Villages has been renamed "Ten Trails"; and

**WHEREAS**, Oakpointe has applied for final plat approval (File No. PLN18-0043) for the Ten Trails Parcel V13 Subdivision ("V13"); and

**WHEREAS**, under the DA, Oakpointe's application for final plat approval of V13 is vested to the Black Diamond Municipal Code in effect as of the date of the DA ("Vested Code"), which is attached as Exhibit E to the DA; and

**WHEREAS**, City staff and members of the Master Developer Review Team ("MDRT") have reviewed the proposed final plat of V13 for compliance with all provisions of state law and the Vested Code, as well as all conditions imposed by the applicable MPD permit, the DA, the Hearing Examiner's Preliminary Plat Approval and related SEPA mitigation measures (collectively, "Conditions of Approval"), and have prepared and provided to the City Council a Staff Report summarizing their findings in detail; and

**WHEREAS**, City staff and members of the MDRT, based on their review of the final plat application, recommend approval of the V13 final plat, subject to Oakpointe's submission of adequate security to ensure the completion of the remaining work; and

**WHEREAS**, City staff and members of the MDRT have reviewed and approved the bonds guaranteeing completion and maintenance of the infrastructure improvements required by the Conditions of Approval; and

**WHEREAS**, section 17.20.060.B of the Vested Code requires the City Council to review the Staff Report and proposed final plat to assure its conformance to all Conditions of Approval, and that the required bonds, if applicable, have been posted, and further requires the City Council, by resolution, to make written findings to that effect and thereupon to authorize the Mayor to execute the City Council's approval in writing on the face of the final plat; and

**WHEREAS**, RCW 58.17.140 and Vested Code section 17.20.060 require that the City Council approve, disapprove, or return the final plat for modification within a limited time period, unless the applicant consents to a longer time; and

**WHEREAS**, RCW 58.17.195 prohibits the approval of any subdivision unless the City makes a formal, written finding of fact that the proposed subdivision conforms to applicable zoning ordinances and other land-use controls;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:**

**Section 1. Final Plat Approval.** The City Council finds, based on its review of the Staff Report and proposed plat, that all Conditions of Approval have been satisfied, or where they have not yet been satisfied, that adequate security has been or will be posted to ensure the full and prompt completion of all required improvements that have not yet been completed. Further, the City Council finds that the proposed subdivision conforms to applicable zoning ordinances and land-use controls of the City. Accordingly, the final plat for Ten Trails Parcel V13 is hereby approved on condition that Oakpointe provides bonds, in a form and amount acceptable to the City, guaranteeing completion of all infrastructure improvements required by the Conditions of Approval that have not yet been completed.

**Section 2. Authorization.** Upon Oakpointe's provision of the bond(s) described in Section 1, the Mayor is authorized to sign the final plat for Ten Trails Parcel V13, signifying the Council's approval.

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PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND,  
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 6TH DAY OF  
SEPTEMBER, 2018.

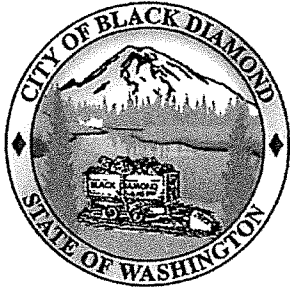
CITY OF BLACK DIAMOND:



Carol Benson, Mayor

Attest:

  
Brenda L. Martinez, City Clerk



# CITY OF BLACK DIAMOND

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September 6, 2018

## STAFF REPORT – PLN18-0043 Ten Trails Parcel V13 Final Plat

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*Administrative Note: References to "Ten Trails" within this final plat application can be used interchangeably with "The Villages." The applicant has re-branded The Villages Master Planned Development as "Ten Trails," however the approved Master Planned Development Permit for The Villages (City File Number PLN09-0017) has not been amended to officially refer to the Master Planned Development as "Ten Trails."*

## **Section I: Application Information**

**Staff Report Date:** September 6, 2018

**Name of Subdivision:** Ten Trails Master Planned Development Parcel V13

**Number of Lots:** 62 total lots for residential development (Lots 1-62) and 8 tracts for access, utility, pedestrian access, landscape, and park uses.

**Location:** Unaddressed King County Parcel Number 152106-9101

**Zoning:** Master Planned Development (MPD)

**Comprehensive Plan Designation:** Mixed-Use with Master Planned Development Overlay

**Land Owner / Applicant:** CCD Black Diamond Partners LLC, d/b/a Oakpointe, c/o: Colin Lund

**Preliminary Plat Approval:** Parcel V13 was originally included in The Villages Phase 1A Preliminary Plat, which was approved by the City's Hearing Examiner on December 10, 2012 under City File Number PLN11-0001 subject to 91 conditions of approval. Subsequent to the conditional approval of the Phase 1A Preliminary Plat, Parcel V13 was removed from the Phase 1A Preliminary Plat through a minor plat amendment (PLN16-0059). The purpose of the minor plat amendment was to reduce the residential density of Parcel V13 from MPD-H (high density residential) to MPD-M (medium density residential). The density reduction was approved under an MPD Site Plan Minor Amendment (PLN17-0046) and associated MPD Development Agreement Minor Amendment (PLN17-0056).

The Parcel V13 Preliminary Plat application, processed under City File Number PLN17-0015, was approved by the City's Hearing Examiner on December 20, 2017 subject to 21 conditions of approval. The conditions of approval imposed on the Parcel V13 Preliminary Plat identified the conditions of approval from the Phase 1A Preliminary Plat that would apply to the Parcel V13 Preliminary Plat. Compliance with the Parcel V13 Preliminary Plat conditions of approval is detailed in Section IV – Project Analysis of this Staff Report.

**Final Plat Application:** The City initially received an application for final plat approval on July 13, 2018. The applicant provided revised final plat drawings and additional information to the City on August 8 and August 14, 2018.

## **Section II: Summary of Request**

This application is for the final platting of Parcel V13, which received preliminary plat approval on December 20, 2017. The Parcel V13 final plat contains the following:

- 62 Single-Family Residential Lots
  - Residential lot sizes range from 3,581 square feet (0.08 acres) to 5,591 square feet (0.13 acres). The average residential lot size is 4,238 square feet (0.10 acres).
- 8 Tracts
  - Tract uses include access, utility, pedestrian access, landscape, and park uses. Refer to the Tract Areas table on Sheet 4 of the final plat.
  - Tract F is identified as an 8,319 square-foot (0.19 acre) pocket park.
  - Tract G is identified as a community trail, which will connect the pocket park (Tract F) to a future community trail located directly adjacent to the final plat to the east.

## **Section III: Process**

The applicant is required to receive preliminary plat approval prior to submittal and approval of a final plat. The Parcel V13 Preliminary Plat was approved by the City's Hearing Examiner on December 20, 2017 subject to 21 conditions. The applicant filed a complete final plat application for Parcel V13 on July 13, 2018 for review by the City. The applicant provided revised final plat drawings and additional information to the City on August 8 and August 14, 2018. The final plat was reviewed by City Staff and MDRT consultants for compliance with applicable preliminary plat conditions of approval (see Section IV – Project Analysis below). This Staff Report provides written findings related to the Parcel V13 final plat application and a recommendation to the City Council for final plat approval.

It is the City Council's responsibility to make a final determination on the final plat based on the conditions of preliminary plat approval and applicable laws and regulations. This Staff Report serves to provide Staff's review of the final plat application and findings regarding compliance with applicable conditions of associated permits, including the preliminary plat application. If the final plat application complies with all applicable conditions and regulations, the City Council is required to enter written findings to that effect and authorize the Mayor to execute the City's written approval on the face of the plat (BDMC 17.20.060.B and RCW 58.17.170). Final Plat approval is a Type 6 – City Council Decision (BDMC 18.08.030). The Code defines Type 6 decisions as quasi-judicial or other decisions that are made by the City Council following a recommendation by staff (BDMC 18.08.090).

## **Section IV: Project Analysis**

- RCW 58.17.170(1), regarding written approval of Final Plat Applications:

“When the legislative body of the city, town, or county, or such other agency as authorized by RCW 58.17.100, finds that the subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval, and that said subdivision meets the requirements of this chapter, other applicable state laws, and any local ordinances adopted under this chapter which were in effect at the time of preliminary plat approval, it shall suitably inscribe and execute its written approval on the face of the plat. The original of said final plat shall be filed for record with the county auditor. One reproducible copy shall be furnished to the city, town, or county engineer.

One paper copy shall be filed with the county assessor. Paper copies shall be provided to such other agencies as may be required by ordinance.”

- BDMC Chapter 17, regarding the City’s Subdivision Ordinance:

The applicant submitted a preliminary plat application for Parcel V13 in compliance with the provisions of Black Diamond Municipal Code Chapter 17.12 under City File Number PLN17-0015. The application was approved by the Hearing Examiner on December 20, 2017 with 21 conditions of approval. This final plat application complies with the applicable conditions of approval established by the preliminary plat (refer to Section IV – Project Analysis: Compliance with Associated Conditions of Approval – The Parcel V13 Preliminary Plat Conditions of Approval (PLN17-0015) below).

The applicant has submitted final plat drawings in compliance with the provisions of Black Diamond Municipal Code Section 17.20 under this City File Number, PLN18-0043. The submitted final plat drawings include all required contents and standards (as established by BDMC 17.20.020), required surveys and monumentation (as established by BDMC 17.20.030), required certificates (as established by BDMC 17.20.040), and required improvements/bonds (as established by BDMC 17.20.050). Bonds are provided as Exhibit M of this Staff Report.

In summary, the final plat meets all standards established by the City’s Subdivision Ordinance. Written approval from the designated Public Works Director, Surveyor, and Fire Chief are provided as Exhibit N of this Staff Report.

- BDMC 17.20.060, regarding the City’s process for final plat review and decision:

“Final plats shall be approved, disapproved or returned to the applicant for modification or correction within sixty days from the date of filing thereof unless the applicant consents to an extension of such time period.”

This section of the vested Black Diamond Municipal Code further provides for Staff Review and findings (BDMC 17.20.060.A.), followed by a City Council decision on the final plat (BDMC 17.20.060.B). Specifically:

“The city council shall review the findings of the public works director or designee and review the proposed final plat to assure that there is conformance with all terms of the preliminary plat approval and, where applicable, MPD approval, the MPD development agreement, and MPD design standards. If the council determines that the final plat conforms with these requirements, and adequate bonds, if applicable, have been posted, then, by resolution, it shall enter written findings to that effect, and shall authorize the mayor to execute the city’s written approval on the face of the plat.”

Pursuant to BDMC 17.08.010, the public works director is defined as the “person, firm, or corporation appointed or authorized (including contractual authorization) by the mayor of the city to carry out the duties of the public works director as prescribed by the chapter.”

- Compliance with Associated Conditions of Approval
  - SEPA Environmental Review Mitigation Measures (PLN11-0002)

The City of Black Diamond prepared a SEPA Addendum for the Parcel V13 Preliminary Plat (PLN17-0015). The SEPA Addendum was prepared to address new project-related environmental information that did not substantially change the analysis of significant impacts that was conducted in association with the Phase 1A Preliminary Plat SEPA Environmental Review prior to Parcel V13 being removed from the Phase 1A Preliminary Plat. There were no new environmental mitigation measures adopted in association with the SEPA Addendum.

The following SEPA Mitigation Measures, as implemented by the Mitigated Determination of Non-Significance (MDNS) for the Phase 1A Preliminary Plat (completed under City File Number PLN11-0002), are not applicable to this final plat application:

SEPA Mitigation Measures #3, 4, and 8.

The following SEPA Mitigation Measures (written verbatim) from the Phase 1A MDNS have been completed or bonded for to the satisfaction of the City's Master Development Review Team, Community Development Department, and Public Works Department:

SEPA Mitigation Measure #1: This mitigation measure provided three options to address pedestrian traffic and safety over the Rock Creek bridge. The applicant chose Option A, which states "The Applicant shall construct a safe pedestrian connection across Rock Creek for pedestrian linkage to Morgansville prior to the issuance of the certificate of occupancy of the 200<sup>th</sup> dwelling unit for The Villages MPD. In lieu of construction, the City shall have a financial commitment in place to complete the improvements within six years of PP1A approval."

*Staff Comment: The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #10 on Sheet 2 of the final plat states this requirement must be completed before the issuance of the certificate of occupancy of the 200<sup>th</sup> dwelling unit for The Villages MPD.*

SEPA Mitigation Measure #2: Prior to final plat approval of the first division, the Applicant shall acquire all required approvals from King County for the connection and/or discharge of all PP1A wastewater into King County's wastewater collection and treatment system.

*Staff Comment: This condition meets the requirements for final plat approval. The applicant has submitted verification of King County's approval for the discharge of wastewater into the County wastewater collection and treatment system (Exhibit A).*

SEPA Mitigation Measure #5: Off-site improvements required for PP1A within the Lake Sawyer Drainage Basin shall be constructed as the first "implementing project" as referenced in the September 19, 2011 memo from Alan Fure in Ex. O of the Villages DA. "Baseline Monitoring," as referenced in that Fure memo, shall be completed within the timeframes required by Ex. O.



Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Off-site improvements for PP1A within the Lake Sawyer Drainage Basin have been constructed, and the baseline monitoring has been completed and approved by the City (Exhibit B).*

SEPA Mitigation Measure #6: The sampling frequencies set by Ex. O of the Villages DA for setting baseline phosphorous levels for Rock Creek shall be increased to the extent necessary to address the sampling error identified by Robert Zisette in the first two full paragraphs of pg.3 of Ex. 27. An expanded baseline monitoring program in this regard shall be prepared by an MDRT team after consultation with the SEPA Appellants and the Applicant. At a minimum, the revised baseline monitoring shall include a significant increase in the amount of sampling 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.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The revised baseline monitoring has been completed and approved by the City (Exhibit C).*

SEPA Mitigation Measure #7: SEPA Checklist A.10 shall be revised to provide that an HPA permit "may" be required for pedestrian improvements across Rock Creek Bridge. The checklist shall be sent to WDFW along with an invitation to comment within ten days. The SEPA Responsible Official is authorized to impose additional MDNS mitigation measures as reasonably necessary to address any impacts identified by WDFW. Except for WDFW comment and response, this condition shall not be construed as re-opening the SEPA review process.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. WDFW has reviewed the revised SEPA Checklist and indicated that an HPA will be required for the construction of pedestrian improvements across Rock Creek Bridge (Exhibit D).*

SEPA Mitigation Measure #9: Prior to any clearing or grading of Parcels 34B, 27C, 1L or the area between 1L and 27C, the Applicant shall prepare and have approved an analysis by a qualified expert assessing whether any wildlife corridor connections between wetlands S, T, D4 and E1 have any significant environmental benefit and identify any measures to connect those wetlands that are reasonably feasible. The Applicant's analysis shall be subject to peer review by the City's MDRT team. The SEPA Responsible Official shall be responsible for approving the connectivity analysis and is authorized to impose reasonable mitigation measures to the extent necessary to prevent probable significant adverse environmental impacts.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The applicant submitted an analysis of wildlife corridors as required by this*

*condition and determined that additional mitigation measures were not warranted. The analysis was approved by the City (Exhibit E).*

○ **The Parcel V13 Preliminary Plat Conditions of Approval (PLN17-0015)**

The following Parcel V13 Preliminary Plat conditions of approval, as imposed by the Hearing Examiner's approval of the preliminary plat application, are not applicable to this final plat application:

Preliminary Plat conditions of approval #1 – 5, 7, 8, and 14. These conditions of approval are specific to on-site construction activities associated with the approved utility permit application (City File Number PUB17-0107) for Parcel V13.

The following Parcel V13 Preliminary Plat conditions of approval (written verbatim) have been completed or bonded to the satisfaction of the City's Master Development Review Team, Community Development Department, and Public Works Department:

**Preliminary Plat Condition #6:** The proponent shall provide construction noise attenuation for existing residents adjoining development parcels Villages V13 as set forth in Condition of Approval #44 of The Villages MPD permit.

**Staff Comment:** *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #9 on Sheet 2 of the final plat provides restricting language addressing noise attenuation requirements established by Condition of Approval #44 of The Villages MPD Permit and Section 13.7 of The Villages Development Agreement.*

**Preliminary Plat Condition #9:** The Master Developer shall notify the City in writing of the status of their compliance with Section 13.7 (Noise Attenuation) of TV DA at the time of submittal of Utility Permits for V13.

**Staff Comment:** *The applicant has met the requirements of this condition for final plat approval. This condition was addressed during the review of the utility permit application (City File Number PUB17-0107) for Parcel V13.*

**Preliminary Plat Condition #10:** Prior to issuance of certificates of occupancy for the 327th ERU (equivalent residential unit) within The Villages MPD, the proponent shall install a traffic signal at the intersection of SE Auburn-Black Diamond Rd. (Roberts Dr.) and Village Pl. SE (aka Main St.).

**Staff Comment:** *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #1 on Sheet 2 of the final plat states this requirement must be completed before the issuance of the certificate of occupancy of the 327th ERU for The Villages MPD.*

**Preliminary Plat Condition #11:** Prior to the issuance of certificates of occupancy for the 1,128th ERU (equivalent residential unit) within The Villages MPD, the proponent shall construct a single-lane roundabout at the intersection of SE Auburn-Black Diamond Rd. (Roberts Dr.) and Villages Parkway SE (aka Community Connector "A").

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #2 on Sheet 2 of the final plat states this requirement must be completed before the issuance of the certificate of occupancy of the 327th ERU for The Villages MPD.*

Preliminary Plat Condition #12: All implementing projects and permits associated with Phase V13 shall comply with the Traffic Impact Study prepared by Transpo Group dated January 31, 2017 (Ex. 6)

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #3 on Sheet 2 of the final plat states this requirement.*

Preliminary Plat Condition #13: All implementing projects and permits associated with Phase 1A, of which Preliminary Plat V13 is a part, shall comply with the terms and conditions set forth in the Detailed Implementation Schedule of Phase 1A Regional Infrastructure Improvements dated August 25, 2012, and approved by the City on August 27, 2012.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #4 on Sheet 2 of the final plat states this requirement. Compliance with this requirement is further detailed below in the Compliance with The Villages Development Agreement section.*

Preliminary Plat Condition #15: Concurrent with submittal of Utility Permits for Preliminary Plat V13, the Applicant shall submit a report with the exact number of significant tree to be removed and identify mitigation per BDMC 19.30.070 (e.g., planting of replacement trees or payment to the City tree mitigation fund).

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The applicant has submitted two Level II Tree Removal permit applications identifying the number of significant trees proposed for removal and associated mitigation measures within Parcel V13 (City File Numbers PLN17-0018 and PLN18-0002).*

Preliminary Plat Condition #16: The following mechanisms shall be utilized in Preliminary Plat V13 where feasible and consistent with development standards so as to integrate Low Impact Development techniques into TV MPD build-out: reduced roadway widths, rain gardens, and drought tolerant landscaping.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Compliance with this requirement was enforced during utility permit review for Parcel V13.*

Preliminary Plat Condition #17: Upon the City of Black Diamond City Council approval of franchise agreements with the Ten Trails Community Council and with any other utility purveyor controlling private facilities, including rain gardens, drainage easements, irrigation lines, and cable and broadband services, required open spaces identified

with the Preliminary Plat V13 plat sheet shall be conserved or conveyed to the City.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. All open space tracts within Parcel V13 have been conserved as required by this condition.*

Preliminary Plat Condition #18: The Master Developer shall ensure that adjacent properties to the east of Preliminary Plat V13 can be provided with sewer service.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. This condition was addressed during staff review of the utility permit application (City File Number PUB17-0107) for Parcel V13.*

Preliminary Plat Condition #19: Upon installation of a trail in the 50-foot buffer adjoining the eastern boundary of Preliminary Plat V13, the Applicant shall install a "No Trespass" sign across from the Tract 906 access point to the trail. The wording and design of the sign shall be subject to the prior approval of City staff and shall be designed to warn trail users from trespassing on private property to the east.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. This condition will be addressed in association with any tree removal or clearing and grading permit required for the proposed trail alignment. City staff will ensure the wording and design of any proposed "No Trespass" signage adheres to this condition, including required location.*

Preliminary Plat Condition #20: No trail shall be placed within the 50-buffer adjoining the eastern boundary of Preliminary Plat V13 until all required infrastructure for Preliminary Plat V13 has been completed.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. No tree removal permit or clearing and grading permit associated with the proposed trail alignment will be approved until all required infrastructure within the Parcel V13 plat is installed.*

Preliminary Plat Condition #21: The 25-foot wide utility easement proposed by the Applicant for the 50-buffer adjoining the eastern boundary of V13 shall be relocated to the private access easement adjoining the PP1A eastern boundary parallel to the eastern boundary of V13 upon conveyance of the necessary title documents from the adjoining eastern property owners to authorize such an easement to the extent consistent with City development standards.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. This condition was addressed during staff review of the utility permit application (City File Number PUB17-0107) for Parcel V13.*

o **The Villages Master Planned Development Conditions of Approval (PLN09-0017)**

The following MPD Permit conditions of approval, as required by the Hearing Examiner's approval of the MPD Permit application, are not applicable to this final plat application:

MPD Permit conditions of approval #1 – 8 and 10 – 164. These conditions are implemented by the approved Development Agreement for The Villages.

The following MPD Permit condition of approval (written verbatim) has been completed to the satisfaction of the City's Master Development Review Team, Community Development Department, and Public Works Department:

**MPD Permit Condition #9:** Homeowners Association(s) conditions, covenants and restrictions (CCRs) and/or the proposed Architectural Review Committee shall be required to allow the use of green technologies (such as solar panels) in all buildings. In addition, the CCRs shall 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.

**Staff Comment:** *The applicant has met the requirements of this condition for final plat approval. The Residential CCRs have been reviewed for compliance with this condition and approved by the City Attorney. Sections 6.26, 9.2, and 7.4.2 of the Residential CCRs meet the requirements of this condition (Exhibit F).*

• **Compliance with The Villages Development Agreement (PLN10-0020/PLN11-0013)**

The Ten Trails Parcel V13 final plat application complies with all applicable Sections of the approved Development Agreement for The Villages, as established through the review process of the preliminary plat application. In regards to Section 11 – Project Phasing, the following construction thresholds relating to this final plat approval have been completed or bonded for to the satisfaction of the City's Master Development Review Team, Community Development Department, and Public Works Department:

▪ **The Villages MPD Community Connector (Ten Trails Parkway)**

**Construction Threshold:** The first phase will be constructed or bonded prior to recording Division 1 of Preliminary Plat 1A.

**Staff Comment:** *This project has been submitted to the City and approved. The applicant has provided the City with a completion bond form for the construction of this project in association with the approved Phase 1A – Division 2 final plat (PLN18-0034).*

▪ **The Ring Road (Willow Avenue SE)**

**Construction Threshold:** The first phase will be constructed or bonded prior to recording Division 1 of Preliminary Plat 1A, but also must be completed and accepted by the City of Black Diamond's Master Development Review Team/Public Works prior to the issuance of the first certificate of occupancy in Division 1 of Preliminary Plat 1A.

Staff Comment: This project has been completed.

- Frontage Improvements on SE Auburn-Black Diamond Road (Roberts Drive)  
Construction Threshold: The first phase will be constructed or bonded prior to recording Division 1 of Preliminary Plat 1A.  
Staff Comment: This project has been completed.
- Intersection Improvements at SE Auburn-Black Diamond Road (Roberts Drive) and Ring Road (Willow Avenue SE)  
Construction Threshold: This project will be constructed or bonded prior to recording Division 1 of Preliminary Plat 1A.  
Staff Comment: This project has been completed.
- The Villages MPD Small Interim Wastewater Pumping Station  
Construction Threshold: This project will be complete and operational prior to issuance of the first building permit for any structure that might discharge sanitary sewer into the utility system.  
Staff Comment: This project is completed and is operational (Exhibit G).
- The Villages MPD Interim Sewer Force Main  
Construction Threshold: This project will be complete and operational prior to the issuance of the first building permit for any structure that might discharge sanitary sewer into the utility system.  
Staff Comment: This project is completed and is operational (Exhibit H).
- The Interim Stormwater Pond and Infiltration Facility  
Construction Threshold: This project will be constructed in phases as determined necessary by the MDRT / Public Works through final engineering review of each division within Preliminary Plat 1A.  
Staff Comment: This project is completed and is operational (Exhibit I).
- The Village Green (Park at Roundabout)  
Construction Threshold: This project will be commenced or bonded prior to recording Division 1 of Preliminary Plat 1A and will be completed no later than when Certificates of Occupancy or final inspection has been issued for 60% of the dwelling units located within ¼ mile of this park.  
Staff Comment: This project has been approved and construction has commenced for the Village Green Park. Pursuant to this condition, no Certificates of Occupancy will be issued for more than 60% of dwelling units within ¼ mile of the Village Green Park until construction is completed and approved by the City.
- Civic Park in The Villages MPD  
Construction Threshold: This project will be commenced or bonded prior to recording Division 1 of Preliminary Plat 1A and will be completed no later than when Certificates of Occupancy

or final inspection has been issued for 60% of the dwelling units located within ¼ mile of this park.

Staff Comment: *This project has been approved and construction has commenced for the Civic Park. Pursuant to this condition, no Certificates of Occupancy will be issued for more than 60% of dwelling units within ¼ mile of the Civic Park until construction is completed and approved by the City.*

▪ SR169 / Roberts Drive (Interim Improvement)

Construction Threshold: Completed engineering, design, and construction drawings and related application materials necessary for permit issuance for this interim improvement will be submitted to WSDOT prior to the City of Black Diamond's issuance of the first residential or commercial building permit associated with Division 1 of Preliminary Plat 1A.

Staff Comment: *The applicant has submitted the required application materials to WSDOT for review (Exhibit J).*

▪ SR169 / SE Black Diamond-Ravensdale Road (Interim Improvement)

Construction Threshold: Completed engineering, design, and construction drawings and related application materials necessary for permit issuance for this interim improvement will be submitted to WSDOT prior to the City of Black Diamond's issuance of the first residential or commercial building permit associated with Division 1 of Preliminary Plat 1A.

Staff Comment: *The applicant has submitted the required application materials to WSDOT for review (Exhibit J).*

▪ SE 288<sup>th</sup> Street / 216<sup>th</sup> Avenue SE Rechannelization

Construction Threshold: The rechannelization shall occur no later than recording of Division 1 of Preliminary Plat 1A.

Staff Comment: *This project has been completed and approved by the City (Exhibit K).*

▪ Water Main Extension (from Black Diamond Library to The Villages MPD)

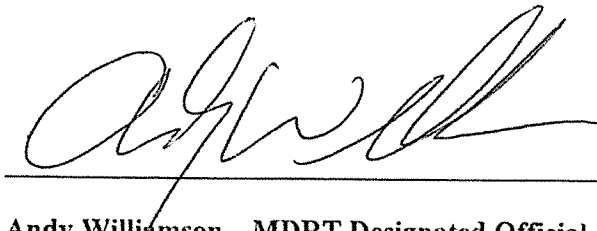
Construction Threshold: Construction will occur prior to recording of Division 1 of Preliminary Plat 1A. The dual water main must be completed, tested, and in-service prior to the first occupancy permit being issued for a dwelling unit or commercial use within Preliminary Plat 1A.

Staff Comment: *This project is completed and is operational (Exhibit L).*

**Section V: Staff Recommendation**

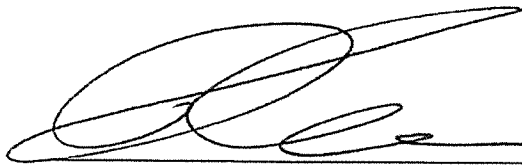
Based on the information and materials provided in the Staff Report, the City's Community Development Department, Public Works Department, and Master Development Review Team have determined that the Ten Trails Parcel V13 Final Plat application meets all applicable requirements for final plat approval.

The City Staff recommends that the City Council adopt the findings in this report and **APPROVE** the Ten Trails Parcel V13 Final Plat, City File Number PLN18-0043.




**Andy Williamson – MDRT Designated Official**

Date: 8/23/18



**Dan Ervin, PE – MDRT Reviewing Engineer**

Date: 8.23.18



**Alex Campbell, AICP – MDRT Reviewing Planner**

Date: 8/23/18



## **Section VI: Exhibits**

The following Exhibits are hereby incorporated by reference into the findings of this Staff Report:

- Exhibit A – King County Wastewater Discharge Approval, prepared by King County Wastewater Treatment Division – dated 09/28/2017
- Exhibit B – Stormwater and Baseline Monitoring Final Document Review, prepared by RH2 Engineering – dated 11/23/2015
- Exhibit C – Approval of Phosphorus Baseline Monitoring Plan, prepared by City of Black Diamond MDRT – dated 11/23/2015
- Exhibit D – Washington Department of Fish & Wildlife (WDFW) Review of Revised SEPA Checklist, prepared by WDFW – dated 12/20/2012
- Exhibit E – Analysis of Wildlife Corridors, prepared by City of Black Diamond – dated 09/18/2013
- Exhibit F – CC&R Review Memo, prepared by Kenyon Disend – dated 08/14/2018
- Exhibit G – Sewer Lift Station Approval, prepared by RH2 Engineering – dated 09/05/2017
- Exhibit H – Sewer Force Main Approval, prepared by RH2 Engineering – dated 09/05/2017
- Exhibit I – Regional Stormwater Pond Approval, prepared by RH2 Engineering – dated 09/05/2017
- Exhibit J – WSDOT Applications for SR169 Improvements, prepared by TranspoGroup – dated 09/08/2017
- Exhibit K – Re-Channelization of SE 288<sup>th</sup> Street and 216<sup>th</sup> Avenue SE Approval, prepared by City of Black Diamond MDRT / Parametrix – dated 09/11/2017
- Exhibit L – Off-Site Water Main Extension Approval, prepared by RH2 Engineering – dated 09/05/2017
- Exhibit M – Completion and Maintenance Bond Forms for Ten Trails Parcel V13 Final Plat, prepared by Triad on behalf of Oakpointe and reviewed by Varius, Inc. – dated 08/01/2018
- Exhibit N – Final Plat Approval Letters, prepared by Varius, Inc., Parametrix, and Mountain View/Black Diamond Fire and Rescue – various dates

**TEN TRAILS MPD**

**PARCEL V13 FINAL PLAT**

**PLN18-0043**

**EXHIBIT A**

**TITLE:** King County Wastewater Discharge Approval

**PREPARED BY:** King County Wastewater Treatment Division

**DATE:** 09/28/2017



**King County**

Wastewater Treatment Division  
Department of Natural Resources and Parks  
King Street Center  
201 South Jackson Street, 5<sup>th</sup> Floor  
Seattle, WA 98104-3855

September 28, 2017

A15625

04.17-10

Andy Williamson  
MDRT & Economic Development Director  
City of Black Diamond  
PO Box 599  
Black Diamond, WA 98010

**Subject: Discharge to the Black Diamond Trunk at the Villages Sanitary Sewer Regional Connection**

Dear Mr. ~~Williamson~~

*ANDY,*

This letter is to confirm that the conditions for sewage discharge to the Black Diamond Trunk at the Villages Sanitary Sewer Regional Connection at King County Manhole (MH) BLKDIA.114 have been satisfied.

The conditions met include the following:

1. Dedication to King County of an easement adjacent to the discharge location for future use in flow equalization.
2. Pump control strategies in place at the Villages Lift Station to limit flows to the Black Diamond Trunk regional sewer at 208 gallons per minute (gpm) until such time that the County approves peak flow increases.
3. Installation of a flow meter near the discharge point to the King County System to verify peak flow rates.

King County will remove the locked plug in City of Black Diamond connection to MH BLKDIA.114. Discharge of sewage to the Black Diamond Trunk can proceed.

Mark Lampard, P.E.  
Local Public Agency Coordinator

CC: Verna Bromley, Deputy Prosecuting Attorney, Civil, King County Prosecuting Attorney Office (PAO)  
Sharman Herrin, Government Relations Administrator, Wastewater Treatment Division (WTD), Department of Natural Resources and Parks (DNRP)  
Steve Tolzman, Water Quality Planner/Project Manager IV, PIM3, WTD, DNRP  
Steve Foss, Construction Management III, Engineering, WTD, DNRP

CREATING RESOURCES FROM WASTEWATER

**TEN TRAILS MPD**  
**PARCEL V13 FINAL PLAT**  
**PLN18-0043**

**EXHIBIT B**

**TITLE:** Stormwater and Baseline Monitoring Final Document Review

**PREPARED BY:** RH2 Engineering

**DATE:** 11/23/2015



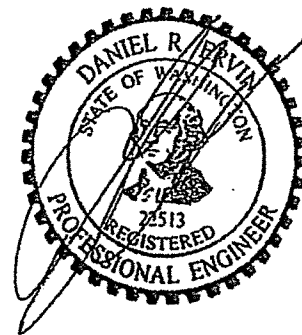
# Memorandum

To: Andrew Williamson  
CC: Dan Ervin

From: Dan Ervin, P.E.

Subject: City of Black Diamond  
Stormwater and Baseline Monitoring  
Final Document Review

Date: November 23rd, 2015



This Memo is in response to our review of the document titled "The Villages and Lawson Hills Master Planned Developments, 2011 – 2014 Stormwater and Baseline Monitoring". This document was received by our office on August 31<sup>st</sup> and is marked "Final".

We reviewed this document in accordance with the requirements in the Development Agreement (Appendix O), the Hearing Examiner Conditions of Approval and previous review comments made by our office; the most recent of which were dated May 1<sup>st</sup>, 2015.

This document now meets the requirements for acceptance and complies with Appendix O and the Hearing Examiner Conditions and includes sufficient information, and in an appropriate format, in order to review, approve and administer the stormwater treatment system designs for future utility permits. This most significantly includes Total Phosphorus discharge targets for the pending plats of 2B (Lawson Hills) and 2C (Villages) of 2.12 kilograms/year and 1.86 kilograms per year respectively.

In general, the Final report addresses the City's previous review comments and the comments from the community at large and includes reasonably conservative approaches toward establishing appropriate stream rating curves and calculating the total phosphorus discharged from each site, according to their individual hydrologic and biologic conditions.

The dynamic conditions of the Rock Creek basin include short term variability (presence or absence of beaver dams and their effect on flow and nutrient loading, small changes to wetland and lake function that change phosphorous sequestration and release) and long term variability (continued maturation of forested areas and regional/global climate change). As stated in the report, an understanding of these variables on stream flow and on phosphorous loading will need to be built in to the annual monitoring and analysis in order to provide reasonable comparisons to the baseline results. We expect that those monitoring requirements will be a part of the individual Utility Permit approvals.

Memo  
November 23 2015  
Page 2

The report and its conclusions are presented in a format that facilitates future utility permit and facility review and system operation and maintenance. RH2 Engineering recommends acceptance of and approval of this final report.

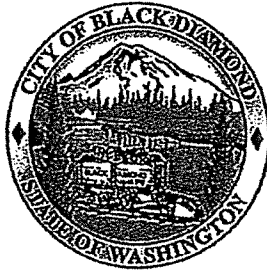
**TEN TRAILS MPD**  
**PARCEL V13 FINAL PLAT**  
**PLN18-0043**

**EXHIBIT C**

**TITLE:** Approval of Phosphorus Baseline Monitoring Plan

**PREPARED BY:** City of Black Diamond MDRT

**DATE:** 11/23/2015



## CITY OF BLACK DIAMOND

Physical Address: 24301 Roberts Drive  
Mailing Address: PO Box 599  
Black Diamond, WA 98010

Phone: (360) 886-5700  
Fax: (360) 886-2592  
[www.ci.blackdiamond.wa.us](http://www.ci.blackdiamond.wa.us)

November 23, 2015

Mr. Colin Lund, Chief Entitlement Officer  
YarrowBay Holdings  
10220 NE Points Drive Suite 310  
Kirkland, Washington 98033

Colin:

With this letter we are approving the Phosphorus Baseline Monitoring plan that was submitted on 8/15/2015. I have attached the review memo from RH2 Engineering which recommends approval of the plan and the adoption of the noted phosphorus discharge limits for your use in designing the project stormwater treatment systems.

We find that this document meets the requirements of the Development Agreement (Appendix O), the Hearing Examiner Conditions of Approval, City Standards and Ecology requirements.

If you have questions or comments please contact me.

*Andrew Williamson*



MDRT/Economic Development Director  
Phone: 360-886-5700  
Fax: 360-886-2592  
Email: [awilliamson@ci.blackdiamond.wa.us](mailto:awilliamson@ci.blackdiamond.wa.us)



**TEN TRAILS MPD**  
**PARCEL V13 FINAL PLAT**  
**PLN18-0043**

**EXHIBIT D**

**TITLE:** Washington Department of Fish and Wildlife (WDFW)  
Review of Revised SEPA Checklist

**PREPARED BY:** WDFW

**DATE:** 12/20/2012



State of Washington  
**DEPARTMENT OF FISH AND WILDLIFE**  
Mailing Address: 1775 12<sup>th</sup> Ave. NW Suite 201, Issaquah, WA 98027

December 20, 2012

City of Black Diamond  
Department of Community Development  
ATTENTION: Steve Pilcher, Director  
PO Box 599  
Black Diamond, Washington 98010

Dear Mr. Pilcher:

**SUBJECT: Mitigated Determination of Nonsignificance, The Villages Master Planned Development Preliminary Plat 1A, Rock Creek, Tributary to Lake Sawyer, King County, WRIA 09.0085**

The Washington Department of Fish and Wildlife (WDFW) notes that the above-referenced proposed development has acknowledged the need to modify or replace the bridge which crosses Rock Creek on Auburn-Black Diamond Road (aka Roberts Drive) or add a pedestrian bridge nearby.

A Hydraulic Project Approval (HPA) will be required from WDFW for this activity. Permits from the Army Corps of Engineers and Washington Department of Ecology may also be required. Mitigation will be required based upon the actual project impacts to the stream and its associated wetlands.

Thank you for the opportunity to provide these comments. If there are any questions concerning this, please contact me at 425-313-5683 or [fisheldf@dfw.wa.gov](mailto:fisheldf@dfw.wa.gov).

WDFW appreciates the opportunity to collaborate with the City of Black Diamond in our efforts to preserve, protect, perpetuate, and manage the fish and wildlife resources of the state of Washington.

Sincerely,

A handwritten signature in cursive script that reads "Larry Fisher".

Larry Fisher  
Area Habitat Biologist

LF:lf: COBlackDiamondVillagesSEPA.doc

cc: WDFW: Zeigler



*a passion to succeed*

December 12, 2012

**VIA U.S. MAIL, FAX, AND EMAIL**

Bob Zeigler  
SEPA/NEPA Coordinator  
WDFW Regulatory Services Division  
600 Capitol Way North  
Olympia, WA 98501-1091  
Fax: 360-902-2946  
Email: [Robert.Zeigler@dfw.wa.gov](mailto:Robert.Zeigler@dfw.wa.gov)  
Email: [SEPAdesk@dfw.wa.gov](mailto:SEPAdesk@dfw.wa.gov)  
Email: [SEPAdesk2@dfw.wa.gov](mailto:SEPAdesk2@dfw.wa.gov)

**Re: City of Black Diamond  
Villages Phase 1A Preliminary Plat (PLN11-0002)**

To Mr. Zeigler:

On August 30, 2012, pursuant to WAC 197-11-340, the Washington Department of Fish & Wildlife (WDFW) was provided a copy of the environmental checklist and MDNS for the Villages Phase 1A Preliminary Plat (PLN11-0002) by the City of Black Diamond (City). Any comments on the checklist and MDNS were requested to be submitted to the City by September 14, 2012, which was later extended to September 21, 2012, pursuant to a Notice of Extension sent to WDFW on September 6, 2012.

WDFW submitted no comments to the City regarding the environmental checklist and MDNS for the Villages Phase 1A Preliminary Plat (PLN11-0002). *See* WAC 197-11-545(2) regarding the effect of no comment.

Despite this prior notification, concerns were raised during the hearing for the Villages Phase 1A Preliminary Plat (PLN11-0002) that WDFW may not have submitted comments that it otherwise would have had the project's environmental checklist included the notation under Section A.10 that a Hydraulic Permit Approval (HPA) "may" be required for pedestrian improvements across Rock Creek. The enclosed checklist includes that notation. Such pedestrian crossing may or may not be associated with or connected to the pre-existing Rock Creek Bridge in the City of Black Diamond.

WDFW is requested to review and is invited to comment within ten (10) days on the enclosed SEPA checklist. Any comments should be directed to the City's SEPA Responsible Official, Steve Pilcher, at P.O. Box 599, Black Diamond, WA 98010 or [spilcher@ci.blackdiamond.wa.us](mailto:spilcher@ci.blackdiamond.wa.us). The City's Hearing Examiner has granted the City's SEPA Responsible Official the authority to impose additional SEPA mitigation that is reasonably necessary to address impacts identified by WDFW.

Your consideration of these materials is appreciated. If you have any questions regarding this letter or the enclosed SEPA checklist, please call Colin Lund at 425-898-2120.

Sincerely,

  
Colin Lund  
Chief Entitlement Officer

cc: Steve Pilcher, City of Black Diamond, SEPA Responsible Official, VIA U.S. MAIL

10220 NE Points Drive Suite 120 Kirkland, WA 98033 425.898.2100 phone 425.898.2139 fax [yarrowbayholdings.com](http://yarrowbayholdings.com)

**TEN TRAILS MPD**

**PARCEL V13 FINAL PLAT**

**PLN18-0043**

**EXHIBIT E**

**TITLE:** Analysis of Wildlife Corridors

**PREPARED BY:** City of Black Diamond

**DATE:** 09/18/2013



## CITY OF BLACK DIAMOND

Physical Address: 24301 Roberts Drive  
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Black Diamond, WA 98010

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[www.ci.blackdiamond.wa.us](http://www.ci.blackdiamond.wa.us)

### MEMORANDUM

Date: September 18, 2013

To: File PLN11-0001

From: Mark Hoppen, SEPA Responsible Official

Re: Condition #89/SEPA Mitigation Measure #9 of The Villages MPD Phase 1A Preliminary Plat

Condition #89/SEPA Mitigation Measure #9 is as follows:

"89. Prior to any clearing or grading of Parcels 34B, 27C, 1L or the area between 1L and 27C, the Applicant shall prepare and have approved an analysis by a qualified expert assessing whether any wildlife corridor connections between wetlands S, T, D4 and E1 have any significant environmental benefit and identify any measures to connect those wetlands that are reasonably feasible. The Applicant's analysis shall be subject to peer review by the City's MDRT team. The SEPA Responsible Official shall be responsible for approving the connectivity analysis and is authorized to impose reasonable mitigation measures to the extent necessary to prevent probable significant adverse environmental impacts."

Pursuant to the Hearing Examiner's preliminary plat condition of approval #89/SEPA Mitigation Measure No. 9 on The Villages MPD Phase 1A Preliminary Plat, the Master Developer submitted a letter regarding the wildlife corridor connections analysis on June 19, 2013. Next, the MDRT responded with comments on the document on July 15, 2013. The MDRT wetland consultant, Perteet, determined that the first criterion of Condition #89 had been met and that habitat connections between wetlands S, T, D4 and E1 do not have significant environmental benefit compared to others defined by King County and under the City Sensitive Areas Ordinances Best Available Science (BAS).

The Master Developer provided a resubmittal package on August 14, 2013. The MDRT reviewed the resubmittal and the MDRT wetland consultant, Perteet, determined that,

"1. The revised analysis is satisfactory in that it addresses the impracticality of creating a significant habitat linkage between Wetlands S, T, D4, and E1 where no significant linkage has been documented to exist presently between all wetland units. I agree that measures have been provided in the 1A Plat to preserve connections between Wetlands T and D4 and to retain the connection of Wetland E1 to other habitats. Habitat connections to Wetland S are however limited by existing disturbances and this wetland does not have the potential or opportunity for a significant habitat connection to Wetlands T, D4, and E1."

2. It is stated in the letter to Stacey Welsh from Wetland Resources, Inc., August 12, 2013, that split rail fencing and native vegetation has been removed from the wildlife corridor connections analysis. To clarify our intent in item #2 of our July 12, 2013 response memo, we were specifically evaluating these items in relationship to Condition of Approval #89 of the City of Black Diamond Hearing Examiner's Decision. In this consideration, it was our determination that fencing and native vegetation in the developed landscape would not serve to create a significant habitat connection between all wetland units. These features are however required for other ecological purposes in the plat conditions and in the Development Agreement and will provide ecological benefit and are not recommended to be omitted."

Regarding Perteet's comment #2 above, split-rail fencing for wetland buffers is already required by plat condition #2. MPD condition #122 requires native vegetation in street landscaping and parks. Although not listed in the Wildlife Corridor Connections Analysis, these are already requirements of The Villages MPD and the Phase 1A Preliminary Plat.

The Wildlife Corridor Connections Analysis for The Villages MPD Phase 1A Preliminary Plat has been reviewed by the Designated Officials, the contracted Master Development Review Team wetland consultant (Perteet), and the SEPA Responsible Official.

Based on the advice and expertise of Perteet, the undersigned SEPA Responsible Official hereby approves the Wildlife Corridor Connections Analysis for The Villages MPD Phase 1A Preliminary Plat, dated August 12, 2013, with no additional mitigation required.



Mark Hoppen, City Administrator  
SEPA Responsible Official

**TEN TRAILS MPD**  
**PARCEL V13 FINAL PLAT**  
**PLN18-0043**

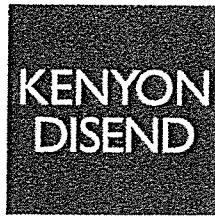
**EXHIBIT F**

**TITLE:** CC&R Review Memo

**PREPARED BY:** Kenyon Disend

**DATE:** 08/14/2018


Michael R. Kenyon  
Rachel B. Turpin  
Ana Maria J. Soto  
Kim Adams Pratt  
David A. Linehan  
Charlotte A. Archer  
Alexandra L. Kenyon  
Eileen M. Keiffer  
Hillary E. Graber  
Kendra R. Comeau



Doug F. Mosich  
Of Counsel

Shelley M. Kerslake  
1967 - 2014

TO: Andy Williamson, Economic Development Director, MDRT Designated Official

FROM: David Linehan 

DATE: August 14, 2018

RE: Ten Trails Parcel V13 Final Plat: Conditions implemented through Covenants, Conditions, and Restrictions ("CC&Rs")

This memo addresses Oakpointe's satisfaction of the conditions of approval that are being implemented in the Parcel V13 final plat via provisions of the Declaration of Covenants, Conditions, Restrictions and Easements for Ten Trails Residential Areas ("Residential CC&Rs") applicable to the Ten Trails MPD (f/k/a "The Villages"). As explained below, the Residential CC&Rs submitted by the applicant appear to meet all conditions of approval imposed by the The Villages MPD Permit approval. The applicable condition from the MPD Permit approval is identified below, followed by an analysis of how it has been met in the CC&Rs.

The applicant previously submitted CC&Rs applicable to Ten Trails (f/k/a "The Villages") PP1A Division 1, and has executed and recorded Supplemental Declarations sufficient to annex Parcel V13 into the area covered by these CC&Rs.<sup>1</sup> The CC&Rs and Supplemental Declarations prepared and submitted by the applicant comply with the requirements of the MPD Permit and Development Agreement.

**MPD Permit Condition No. 9:** *Homeowners Association(s) conditions, covenants and restrictions (CCRs) and/or the proposed Architectural Review Committee shall be required to allow the use of green technologies (such as solar panels) in all buildings. In addition, the CCRs shall 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 phosphorus fertilizers in common areas, so as to limit phosphorus loading in stormwater.*

This condition is met by the following provisions of the Residential CC&Rs:

- Section 7.4.2 – which provides that "the Design Review Committee shall not prohibit the use of green technologies (such as solar panels) in all buildings."

<sup>1</sup> See Second Supplemental Declaration to Declaration of Covenants, Conditions, Restrictions and Easements for Ten Trails Residential Areas, executed on or about June 13, 2018, and recorded on June 19, 2018, under Instrument No. 20180619000316.



- Section 6.26 – which prohibits washing of vehicles on driveways and other paved surfaces, except for licensed and approved commercial car washes.
- Section 9.2 – which provides that the Residential Association “shall limit the use of phosphorous fertilizers in Common Areas to the maximum extent practicable.”

# # #

**TEN TRAILS MPD**  
**PARCEL V13 FINAL PLAT**  
**PLN18-0043**

**EXHIBIT G**

**TITLE:** Sewer Lift Station Approval

**PREPARED BY:** RH2 Engineering

**DATE:** 09/05/2017



RH2 ENGINEERING, INC.  
www.rh2.com  
mailto:rh2@rh2.com  
1.800.720.8052

WASHINGTON  
LOCATIONS

BOTHELL  
MAIN OFFICE  
22722 29th Drive SE, Suite 210  
Bothell, WA 98021

BELLINGHAM

EAST WENATCHEE

ISSAQUAH

RICHLAND

TACOMA

OREGON  
LOCATIONS

NORTHERN OREGON  
MAIN OFFICE  
6500 SW Macadam Ave. Suite 100  
Portland, OR 97239

SOUTHERN OREGON  
Central Point

COASTAL OREGON  
North Bend

September 5<sup>th</sup> 2017

Mr. Andrew Williamson  
MDRT Director  
City of Black Diamond  
PO Box 599  
Black Diamond WA 98010

*Sent via: Email and US Mail*

**Subject: Final Plat Document – Lift Station**

Dear Andy:

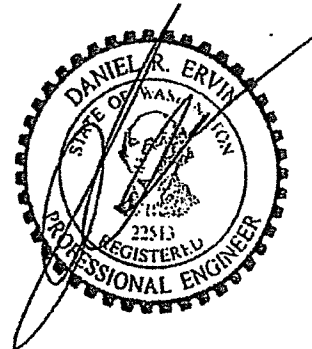
This letter is your certification, for use during Final Plat review and approval, that the interim lift station is complete, operational and meets the requirements for Final Plat approval.

Please call or email if you need additional information.

Sincerely,

Daniel R. Ervin, P.E.

RH2 ENGINEERING, INC.



**TEN TRAILS MPD**  
**PARCEL V13 FINAL PLAT**  
**PLN18-0043**

**EXHIBIT H**

**TITLE:** Sewer Force Main Approval

**PREPARED BY:** RH2 Engineering

**DATE:** 09/05/2017



RH2 ENGINEERING, INC.  
www.rh2.com  
mailto:info@rh2.com  
1.800.720.8052

WASHINGTON  
LOCATIONS

BOTHELL  
MAIN OFFICE  
22722 29<sup>th</sup> Drive SE, Suite 210  
Bothell, WA 98021

BELLINGHAM

EAST WENATCHEE

ISSAQUAH

RICHLAND

TACOMA

OREGON  
LOCATIONS

NORTHERN OREGON  
MAIN OFFICE  
6500 SW Macadam Ave, Suite 100  
Portland, OR 97239

SOUTHERN OREGON  
Central Point

COASTAL OREGON  
North Bend

September 5<sup>th</sup> 2017

Mr. Andrew Williamson  
MDRT Director  
City of Black Diamond  
PO Box 599  
Black Diamond WA 98010

*Sent via: Email and US Mail*

Subject: Final Plat Document – Sewer Force Main

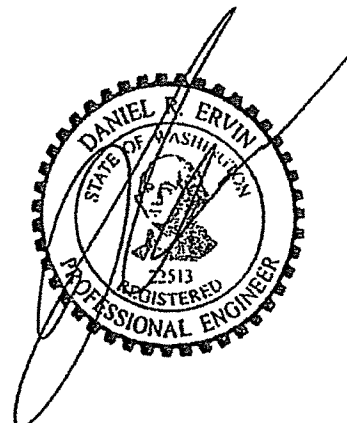
Dear Andy:

This letter is your certification, for use during Final Plat review and approval, that the off-site sewer force main, from the Villages to the second point of connection, is complete, operational and meets the requirements for Final Plat approval.

Please call or email if you need additional information.

Sincerely,

Daniel R. Ervin, P.E.  
RH2 ENGINEERING, INC.



**TEN TRAILS MPD**

**PARCEL V13 FINAL PLAT**

**PLN18-0043**

**EXHIBIT I**

**TITLE:** Regional Stormwater Pond Approval

**PREPARED BY:** RH2 Engineering

**DATE:** 09/05/2017



RH2 ENGINEERING, INC.  
www.rh2.com  
ma@rh2.com  
1.800.720.8052

WASHINGTON  
LOCATIONS

BOTHELL  
MAIN OFFICE  
22722 29<sup>th</sup> Drive SE, Suite 210  
Bothell, WA 98021

BELLINGHAM

EAST WENATCHEE

ISSAQUAH

RICHLAND

TACOMA

OREGON  
LOCATIONS

NORTHERN OREGON  
MAIN OFFICE  
6500 SW Macadam Ave, Suite 100  
Portland, OR 97239

SOUTHERN OREGON  
Central Point

COASTAL OREGON  
North Bend

September 5<sup>th</sup> 2017

Mr. Andrew Williamson  
MDRT Director  
City of Black Diamond  
PO Box 599  
Black Diamond WA 98010

*Sent via: Email and US Mail*

**Subject: Final Plat Document – Regional Stormwater Pond**

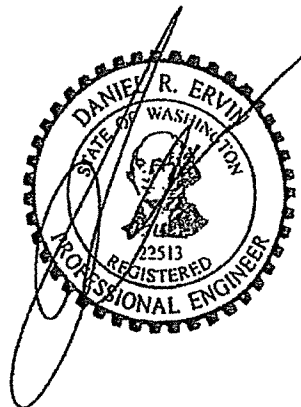
Dear Andy:

This letter is your certification, for use during Final Plat review and approval, that the necessary upgrades to the regional stormwater pond (as identified in the Development Agreement and the Preliminary Plat) are complete, operational and meet the requirements for Final Plat approval.

Please call or email if you need additional information.

Sincerely,

Daniel R. Ervin, P.E.  
RH2 ENGINEERING, INC.



**TEN TRAILS MPD**  
**PARCEL V13 FINAL PLAT**  
**PLN18-0043**

**EXHIBIT J**

**TITLE:** WSDOT Applications for SR169 Improvements

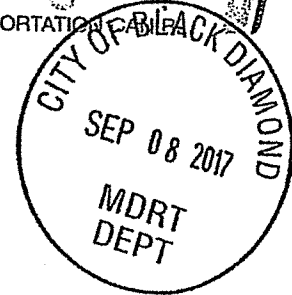
**PREPARED BY:** TranspoGroup

**DATE:** 09/08/2017



FILE COPY

transpogroup  
WHAT TRANSPORTATION CAN DO



TG: 1.16450.00, Task 16

September 8, 2017

Mr. Andrew Williamson  
City of Black Diamond  
Master Development Review Team  
24301 Roberts Drive  
Black Diamond, WA 98010

**SUBJECT: TEN TRAILS (F.K.A. THE VILLAGES) MASTER PLANNED DEVELOPMENT—  
SATISFACTION OF HEARING EXAMINER CONDITION NO. 62**

Dear Andy:

In his *Findings of Fact, Conclusions of Law and Decision* dated December 10, 2012, the Black Diamond Hearing Examiner imposed several conditions on Preliminary Plat 1A (PP1A), including Condition No. 62 which states, "All implementing projects and permits for PP1A shall comply with the terms and conditions set forth in the Detailed Implementation Schedule of Phase 1A Regional Infrastructure Improvements dated August 25, 2012 and approved by the City on August 27, 2012." This Implementation Schedule includes the following requirement for SR 169/Roberts Drive and SR 169/SE Black Diamond-Ravensdale Road:

*"Completed engineering, design and construction drawings and related application materials necessary for permit issuance for this interim improvement will be submitted to WSDOT prior to the City of Black Diamond's issuance of the first residential or commercial building permit associated with Division 1A of Preliminary Plat 1A..."*

In responding to this condition, we completed the drawings described above and submitted to WSDOT on September 30, 2010. These drawings included channelization plans for Phase 1 (without left-turn lanes on SR 169) and Phase 2 (with left-turn lanes on SR 169). WSDOT representatives acknowledged receipt and preliminary review of this submittal in the first sentence of the attached memorandum dated October 21, 2010. We also completed a traffic operations analysis and traffic signal permit applications and submitted to WSDOT on May 28, 2010 and August 2, 2010, respectively. WSDOT subsequently issued Traffic Sign Permit No. 4192 for SR 169/Roberts Drive and Traffic Signal Permit No. 4193 for SR 169/SE Black Diamond-Ravensdale Road. These permits were approved by WSDOT Regional Traffic Engineer Mark Leth, P.E. on September 2, 2010; copies of both permits are attached to this letter for reference.

In the meantime, WSDOT updated its *Design Manual* in November 2015 and Section 1300.05(1) identifies steps when screening intersection control alternatives, noting that "the single-lane roundabout is the preferred alternative." We have responded to that policy change by completing preliminary horizontal layouts of a

Mr. Andrew Williamson  
September 8, 2017  
Page 2 of 3

single-lane roundabout at both intersections<sup>1</sup> and submitted these layouts to WSDOT on March 7, 2017. WSDOT is using Joint Account (JA) 6644 to track this project, assigning it to Group No. 20 and Work Operations No. 0910. We have gone through several rounds of review with WSDOT and received the most recent round of comments on July 5, 2017. We are currently preparing plans and revising our roundabout design to address these comments but in the meantime, have received WSDOT approval on the horizontal layout of the roundabout geometrics. In addition, we updated our traffic operations analysis to evaluate single-lane roundabouts at both intersections. This analysis was submitted to WSDOT on March 24, 2017 and review comments were received on June 8, 2017 and July 21, 2017. We updated our analysis in response to these comments and resubmitted to WSDOT on August 30, 2017.

Following approval of the Implementation Schedule by the City of Black Diamond, the State of Washington enacted law that requires replacement of existing culverts that block passage for salmon to spawning grounds. WSDOT is requiring that the existing culverts under SR 169 near these two intersections be replaced to improve fish passage and consequently, construction permitting will likely take more time than was contemplated when this Schedule was originally approved by the City. Among the required additional permits is an ACOE 404 permit which can add as much as 18 months to the permitting process. This Schedule accounts for such an unforeseen circumstance and supports extending the schedule to construct improvements at SR 169/Roberts Drive and SR 169/SE Black Diamond-Ravensdale Road when the following is stated for each intersection:

*"Construction of this improvement will commence as soon as reasonably practicable following issuance of all necessary permits, but in any event prior to the issuance of the building permit for the 327th Equivalent Residential Unit (ERU) within Preliminary Plat 1A plus any additional time demonstrated to the reasonable satisfaction of the City's Designated Official to be necessary due to action, inaction, or events outside of the Master Developer's control."*

Therefore, based on the information documented in this letter, we believe:

- 1) Hearing Examiner Condition No. 62 is satisfied as it relates to the Implementation Schedule for improvements at SR 169/Roberts Drive and SR 169/SE Black Diamond-Ravensdale Road and specifically, actions required prior to the City issuing the first residential or commercial building permit for Division 1A of PP1A; and
- 2) Additional time will likely be necessary to construct these improvements, something this Schedule empowers the City's Designated Official to approve due to, in this case, the new State law enacted after this Schedule was originally approved by the City.

Please let us know if you have any questions or would like to discuss the contents of this letter.

---

<sup>1</sup> The Implementation Schedule identified roundabouts as the ultimate improvement at SR 169/Roberts Drive and SR 169/SE Black Diamond-Ravensdale Road.

Mr. Andrew Williamson  
September 8, 2017  
Page 3 of 3

Sincerely,  
Transpo Group

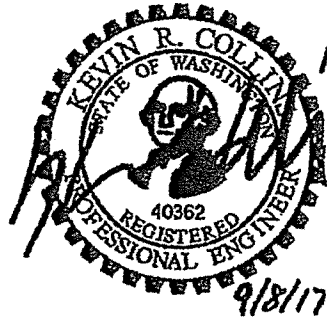
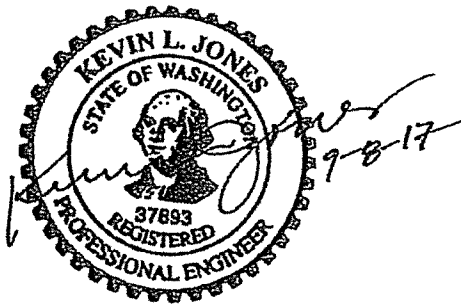


Kevin L. Jones, P.E., PTOE  
Principal



Kevin R. Collins, P.E., PTOE  
Principal

Attachments: WSDOT Memorandum dated October 21, 2010  
WSDOT Traffic Signal Permit No. 4192 approved on September 2, 2010  
WSDOT Traffic Signal Permit No. 4193 approved on September 2, 2010





October 21, 2010

TO: Ramin Pazooki / Felix Palisoc  
Sno-King Development Services, MS 240

FROM: Rick Roberts / Binh Nguyen  
King Area Traffic Analysis, MS 120

SUBJECT: SR 169 – The Villages MPD Phase 1 & 2  
MP 8.17 – MP 8.31  
Channelization Plan Review 1

NW Region Traffic and Sno-King Design Review have reviewed the channelization plans for Phase 1 and Phase 2 of subject project submitted on September 30, 2010. We have the following comments.

**Design Variances**

1. Review comments for the Design Variances will be provided separately.

**Phase 1**

**General**

2. Please look at the possibility of moving the stop lines closer together or closer to the crosswalk lines. 50-ft LT radius can be used as guidance as long as there are sufficient spaces to accommodate large vehicles turning paths. This would effectively reduce the intersection crossing area for more efficient traffic operations while providing better a view of conflicting crossing pedestrians for the RT.
3. Please delete the words "CHANNELIZATION PLAN" from the title block as they are already provided in the title sub-block.
4. Please delete the words "WSDOT APPROVAL" from the title sub-block.
5. Please remove all drainage and topography features off the plans.
6. Please show only the final R/W lines on all plan sheets. Where new R/W lines overlap the existing, please show only the proposed. The combination of new and existing should form one continuous R/W line. Also, please delineate WSDOT and City R/W limits.
7. Where centerline splits a lane or does not follow a lane line, please show the widths on either side of the centerline.
8. Please increase the text size for the centerline stations.

9. Landing areas at each end of the crosswalks must be provided. Note that the crosswalk and landing areas design must meet ADA requirements.
10. Please delete the word "PROPOSED" from labels such as Proposed Edge of Pavement or Proposed Edge of Traveled Way. Unless noted as Existing (and shown in half-tone), all channelization elements shown are proposed.
11. Typical Section should include features beyond the shoulder such as slopes and ditches. Note that material references should not be included.

**CH1**

12. Design Data: please use Design Matrix 5-15 for this project.
13. Please provide pavement turning arrows for the right-turn lane.
14. Please show lane widths for Roberts Dr.
15. Typical Section does not match the plan; there is an offset between the centerline and the edge of NB travel lane.

**CH2 & CH4**

16. Please remove WSDOT Approval block from these sheets as they are not part of the State facility.

**CH3**

17. Curve Data: please provide superelevation info. See Design Manual Section 1250.05 for details.
18. For the SB right-turn lane, a 50-ft gap opening must be provided from the end of the Wide Lane Line to the beginning of the RT taper (i.e. Wide Lane Line should end at STA 642+51.5). Note that a minimum of 4:1 RT taper required. See Standard Plan M-5.10-01 for more details.
19. Please show lane widths for the mainline at the match lines and for the Blk Diamond – Ravensdale Rd.
20. Per discussion at the meeting, the lane alignment deviation can be eliminated by minor stripping adjustment. Documentation for why it is not feasible to move the curve out of the intersection area since this is existing alignment should be provided.
21. At STA 645+93, the offset callout for the edge stripe is 10.5 ft LT. A full lane width (11-ft lane) should be provided a little further out to meet guidelines and then blend back in to the existing (this comment could be eliminated with the minor restriping in the previous comment to eliminate the lane alignment issue.)
22. Please show the existing driveway(s) adjacent to the intersection. If a corner clearance requirement cannot be met with the presence of the driveway, a deviation approved by the City is required.

23. Per discussion at the meeting, note that decisions made now on how the cross streets tie in to State Highway could have a significant impact on how ADA guidelines can be incorporated in the future.

## Phase 2

### **General**

24. Same general comments under Phase 1 apply to Phase 2 plans.
25. Please provide lane widths for all lanes at within the intersection area.

### **CH1**

26. Design Data: please use Design Matrix 5-15 for this project.

### **CH2**

27. For the SB right-turn lane, a 50-ft gap opening must be provided from the end of the Wide Lane Line to the beginning of the RT taper (i.e. Wide Lane Line should end at STA 642+16.5). Note that a minimum of 4:1 RT taper required. RT pavement arrows should also be repositioned accordingly per Standard Plan M-5.10-01 (i.e. 1<sup>st</sup> arrow is 50ft from the stop line).
28. Please extend the median island pass the stop line about 10ft and modify the island nose to follow the LT radius for better guiding visual (see marked up plan for details). Stop lines have better recognized as independent features when they are set apart from island corners. Other operational benefit for a set-back is that some NB traffic will over-shoot the stop line and come to rest in a position within the path of the WBLT movement, which would then need to warp their path around the encroachment. Please revise.

### **CH3**

29. The lane alignment for SR169 NB is off at Black Diamond-Ravensdale Road I/S. If the lane alignment offset falls into the category of:
  - a. Design Speed: 1 shift
  - b. No more than ½ a lane width
  - c. Sight distance to receiving lane is provided

Then only simple documentation as to why it isn't feasible can be included in the file. Otherwise it would be a deviation approved at WSDOT HQ. Review and discussion for the E-W movements using the same evaluation criteria is also sufficient; however, it appears that a deviation for the WB may be needed. These lane alignment offsets weren't so apparent on Phase 1; must be the widening and stop bar relocation that causes the lane alignment offsets.

30. Curve Data: please provide superelevation information. See Design Manual Section 1250.05 for details.
31. Please show lane widths for the mainline at the match lines.

### **CH4**

32. Please provide widths for all driveway approaches.

SR 169 MP 8-17 – 8.31 The Villages MPD

Page 4

If you have any questions, please contact Rick Roberts at 206-440-4352 or Binh Nguyen at 206-440-4362.

RBR: btn

Attachment: *Marked-up plans*

cc: Leslie Barben-Price, Sno-King Design Reviewer  
File



**Washington State  
Department of Transportation**

# Traffic Signal Permit

Check Appropriate Box: ☒ Permit Application (Complete Parts A and B)  
☐ Report of Change (Complete Parts A, E, and F)  
☐ Report of Installation (Complete Parts A, D, and F)

<b>F</b>	Permit No. <u>4192</u> To be Assigned by Headquarters
----------	--

<b>A</b> Applying or Reporting Agency	State Route <u>169</u>	Milepost <u>8.25</u>	Control Section <u>1734</u>	WSDOT Region <u>Northwest Region</u>	70% Rule By <input type="checkbox"/> Speed <input checked="" type="checkbox"/> Population
	Location / Cross Street <u>Roberts Drive</u>		County <u>King</u>	City <u>Black Diamond</u>	City Population <u>4,200</u>
<b>B</b> Applying Agency - Application Information	Agency <u>BD Village Partners, LP</u>		Applicant Name <u>BD Village Partners, LP</u>		Date <u>Aug 2, 2010</u>
	Address <u>10220 NE Points Drive, Suite 120</u>		City <u>Kirkland</u>	State <u>WA</u>	Zip Code <u>98033</u>
	Warrant Checklist		Hours Met		
	<input checked="" type="checkbox"/> 1. Eight-Hour Vehicular Volume <input checked="" type="checkbox"/> 2. Four-Hour Vehicular Volume <input type="checkbox"/> 3. Peak Hour <input type="checkbox"/> 4. Pedestrian Volume <input type="checkbox"/> 5. School Crossing <input type="checkbox"/> 6. Coordinated Signal System <input type="checkbox"/> 7. Crash Experience		<input type="checkbox"/> 8. Roadway Network <input type="checkbox"/> 9. Non-MUTCD Warrant <input type="checkbox"/> 10. Other		
<b>C</b> Region Authorization	Support Data Checklist - Check appropriate boxes and describe the problem being addressed by this installation				
	<input type="checkbox"/> Vehicular Volume Counts <input type="checkbox"/> Intersection Sketch <input checked="" type="checkbox"/> Projected Volumes <input type="checkbox"/> Speed Study <input type="checkbox"/> Other <input type="checkbox"/> Pedestrian Volume Counts <input checked="" type="checkbox"/> Warrant Analysis <input type="checkbox"/> Gap Study <input type="checkbox"/> Accident Study				
	Problem Statement By 2012 the SR 169 Roberts Drive intersection is anticipated to operate below the WSDOT LOS D standard with the EB operating at LOS F during the weekday PM peak hour. With installation of a traffic signal and a southbound right-turn lane the intersection will operate at LOS A during weekday PM peak hour in 2012.				
<b>D</b> Operating Agency	Under authority of RCW 46.61.085, the above described installation is authorized.				
	<input type="checkbox"/> Signature - Region Administrator <input checked="" type="checkbox"/> Signature - Delegated to <u>Region Traffic Engineer</u> <span style="float: right;">9/2/10</span> Approval Date				
<b>E</b> Operating Agency	Report of Installation (Fill in Agreement Number if Owning Agency does not operate and/or maintain the signal)				
	Turn-On Date	Agency Owning Signal		Agency Operating Signal	
<b>F</b> Operating Agency	Control Type <input type="checkbox"/> Cyclic <input type="checkbox"/> Flashing		Agency Maintaining Signal		Agreement Number
	Report of Change (Report change in Type of Signal, Type of Control, or if signal was removed)				
	Signal Type Changed From _____ To _____				Date Changed
	Control Type Changed From _____ To _____				Date Changed
Date Signal Removed		Reported By		Title	Date





**Washington State  
Department of Transportation**

# Traffic Signal Permit

Check Appropriate Box: ☒ Permit Application (Complete Parts A and B)  
☐ Report of Change (Complete Parts A, E, and F)  
☐ Report of Installation (Complete Parts A, D, and F)

<b>F</b>	Permit No. <b>4193</b>
To be Assigned by Headquarters	

<b>A</b> Applying or Reporting Agency	State Route <b>169</b>	Milepost <b>8.28</b>	Control Section <b>1734</b>	WSDOT Region <b>Northwest Region</b>	70% Rule By <input type="checkbox"/> Speed <input checked="" type="checkbox"/> Population																														
	Location / Cross Street <b>Black Diamond-Ravensdale Road</b>		County <b>King</b>	City <b>Black Diamond</b>	City Population <b>4,200</b>																														
<b>B</b> Applying Agency - Application Information	Agency <b>BD Village Partners, LP</b>		Applicant Name <b>BD Village Partners, LP</b>		Date <b>Aug 2, 2010</b>																														
	Address <b>10220 NE Points Drive, Suite 120</b>		City <b>Kirkland</b>		State <b>WA</b>																														
	Zip Code <b>98033</b>																																		
	<p>Warrant Checklist</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> 1. Eight-Hour Vehicular Volume</td> <td><u>12</u></td> <td><input type="checkbox"/> 8. Roadway Network</td> </tr> <tr> <td><input checked="" type="checkbox"/> 2. Four-Hour Vehicular Volume</td> <td><u>7</u></td> <td><input type="checkbox"/> 9. Non-MUTCD Warrant</td> </tr> <tr> <td><input type="checkbox"/> 3. Peak Hour</td> <td></td> <td><input type="checkbox"/> 10. Other</td> </tr> <tr> <td><input type="checkbox"/> 4. Pedestrian Volume</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> 5. School Crossing</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> 6. Coordinated Signal System</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> 7. Crash Experience</td> <td></td> <td></td> </tr> </table> <p>Support Data Checklist - Check appropriate boxes and describe the problem being addressed by this installation</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Vehicular Volume Counts</td> <td><input type="checkbox"/> Intersection Sketch</td> <td><input type="checkbox"/> Projected Volumes</td> <td><input type="checkbox"/> Speed Study</td> <td><input type="checkbox"/> Other</td> </tr> <tr> <td><input type="checkbox"/> Pedestrian Volume Counts</td> <td><input checked="" type="checkbox"/> Warrant Analysis</td> <td><input type="checkbox"/> Gap Study</td> <td><input type="checkbox"/> Accident Study</td> <td></td> </tr> </table> <p>Problem Statement</p> <p>The SR 169/Black Diamond-Ravensdale Road intersection currently operates below WSDOT LOS D, with WB at LOS F during peak hour. With installation of a traffic signal this intersection will operate at LOS B during the weekday PM peak hour.</p>					<input checked="" type="checkbox"/> 1. Eight-Hour Vehicular Volume	<u>12</u>	<input type="checkbox"/> 8. Roadway Network	<input checked="" type="checkbox"/> 2. Four-Hour Vehicular Volume	<u>7</u>	<input type="checkbox"/> 9. Non-MUTCD Warrant	<input type="checkbox"/> 3. Peak Hour		<input type="checkbox"/> 10. Other	<input type="checkbox"/> 4. Pedestrian Volume			<input type="checkbox"/> 5. School Crossing			<input type="checkbox"/> 6. Coordinated Signal System			<input type="checkbox"/> 7. Crash Experience			<input checked="" type="checkbox"/> Vehicular Volume Counts	<input type="checkbox"/> Intersection Sketch	<input type="checkbox"/> Projected Volumes	<input type="checkbox"/> Speed Study	<input type="checkbox"/> Other	<input type="checkbox"/> Pedestrian Volume Counts	<input checked="" type="checkbox"/> Warrant Analysis	<input type="checkbox"/> Gap Study	<input type="checkbox"/> Accident Study
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		Date																																	

**TEN TRAILS MPD**  
**PARCEL V13 FINAL PLAT**  
**PLN18-0043**

**EXHIBIT K**

**TITLE:** Re-Channelization of SE 288<sup>th</sup> Street and 216<sup>th</sup> Avenue SE  
Approval

**PREPARED BY:** City of Black Diamond MDRT / Parametrix

**DATE:** 09/11/2017



## CITY OF BLACK DIAMOND

---

Physical Address: 24301 Roberts Drive  
Mailing Address: PO Box 599  
Black Diamond, WA 98010

Phone: (360) 886-5700  
Fax: (360) 886-2592  
[www.ci.blackdiamond.wa.us](http://www.ci.blackdiamond.wa.us)

September 11, 2017,

Mr. Colin Lund  
Director of Development  
Oakpointe  
10220 NE Points Drive, Suite 310  
Kirkland, WA 98033

Re: PLN 16-0068 288<sup>th</sup> and 216<sup>th</sup>

Dear Mr. Lund:

Please use this letter as your official notice of completion of the re-channelation of 288<sup>th</sup> and 216<sup>th</sup> is completed

*Andrew Williamson*



MDRT/Economic Development Director- Community Development Director  
Phone: 360-886-5700  
Fax: 360-886-2592  
Email: [awilliamson@ci.blackdiamond.wa.us](mailto:awilliamson@ci.blackdiamond.wa.us)



## CITY OF BLACK DIAMOND

Mailing Address: PO Box 599  
Physical Address: 24301 Roberts Drive  
Black Diamond, WA 98010

Phone: (360) 886-5700  
Fax: (360) 886-2592  
[www.ci.blackdiamond.wa.us](http://www.ci.blackdiamond.wa.us)

August 2, 2017

Oakpointe LLC  
c/o Colin Lund  
10220 NE Points Drive, Suite 310  
Kirkland, WA 98033

ATTN: Colin Lund

Re: Release of \$5,000.00 Cash Bond (PUB17-0020)

The intent of this letter is to notify you that the work on the above referenced cash bond for the 288<sup>th</sup> & 216<sup>th</sup> Re-channelization(PUB17-0020) has been completed to the City of Black Diamond's satisfaction.

We are hereby releasing the cash bond. A check will be issued to Oakpointe LLC/ CCD Black Diamond Partners LLC for the \$5,000.00.

If you should have any questions, please feel free to contact me at (360) 886-5716.

Sincerely,

Andrew Williamson  
MDRT Director

Enclosure: Check for refund of Cash Bond

## MEMORANDUM

DATE: August 1, 2017  
TO: Andrew Williamson  
FROM: Austin Fisher, PE  
SUBJECT: The Villages SE 288th & 216th Ave SE Channelization - Recommendation of Acceptance  
PLN16-0068  
CC:  
PROJECT NUMBER: 554-3043-022  
PROJECT NAME: MDRT Traffic Services

---

On August 1, 2017 we visually observed the final placement of channelization markings at SE 288<sup>th</sup> Street and 216th Avenue SE in accordance with the approved plans under PLN16-0068.

Based upon our visual observations of the completed improvements we recommend that the City accept the improvements and consider this project complete.

If you have any questions regarding this recommendation please do not hesitate to contact me at 253-604-6747 or at [afisher@parametrix.com](mailto:afisher@parametrix.com).

**TEN TRAILS MPD**

**PARCEL V13 FINAL PLAT**

**PLN18-0043**

**EXHIBIT L**

**TITLE:** Off-Site Water Main Extension Approval

**PREPARED BY:** RH2 Engineering

**DATE:** 09/05/2017



RH2 ENGINEERING, INC.  
www.rh2.com  
mailto:mail@rh2.com  
1.800.720.8052

WASHINGTON  
LOCATIONS

BOTHELL  
MAIN OFFICE  
22722 29<sup>th</sup> Drive SE, Suite 210  
Bothell, WA 98021

BELLINGHAM

EAST WENATCHEE

ISSAQUAH

RICHLAND

TACOMA

OREGON  
LOCATIONS

NORTHERN OREGON  
MAIN OFFICE  
6500 SW Macadam Ave., Suite 100  
Portland, OR 97239

SOUTHERN OREGON  
Central Point

COASTAL OREGON  
North Bend

September 5<sup>th</sup> 2017

Mr. Andrew Williamson  
MDRT Director  
City of Black Diamond  
PO Box 599  
Black Diamond WA 98010

*Sent via: Email and US Mail*

**Subject: Final Plat Document -- Off-Site Mains**

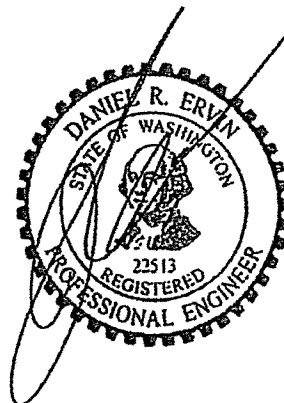
Dear Andy:

This letter is your certification, for use during Final Plat review and approval, that the off-site regional watermains in Roberts drive are complete, operational and meet the requirements for Final Plat approval.

Please call or email if you need additional information.

Sincerely,

Daniel R. Ervin, P.E.  
RH2 ENGINEERING, INC.



**TEN TRAILS MPD**  
**PARCEL V13 FINAL PLAT**  
**PLN18-0043**

**EXHIBIT M**

**TITLE:** Completion and Maintenance Bond Forms for Ten Trails  
Parcel V13 Final Plat

**PREPARED BY:** Triad on behalf of Oakpointe and reviewed by  
Varius, Inc.

**DATE:** 08/01/2018





Varius Inc  
13843 62nd Ave NE  
Kirkland WA 98034  
(206) 436 9795

---

August 1<sup>st</sup>, 2018

Andrew Williamson  
MDRT Director  
PO Box 599  
Black Diamond WA 98010

Attn: Andrew Williamson, Director  
RE: Final Plat Document – Plat 1A, Division 13 – Bond Review and Approval

Dear Andy:

This letter is your certification, for use during Final Plat review and approval, that the Public Works Director completed a site review on July 27<sup>th</sup>, 2018 and has reviewed the proposed Bond Worksheets for Plat 1a – Division 13 and found them acceptable to complete all remaining work. The Bond Worksheets, in an amount totaling \$354,670.50 and dated July 13, 2018 (noted for Job Number 05-336) include line items for the following uncompleted work:

1. Clearing and Grubbing
2. Mass Grading
3. Block Walls
4. Concrete Bands
5. Base and Final Paving Lifts
6. Signs
7. Striping
8. Survey Monuments
9. Side Sewers
10. Sewer Cleanouts
11. Mailboxes
12. Landscaping

Please call or email if you need additional information

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel R. Ervin', written over a horizontal line.

Daniel R. Ervin, P.E.  
*Varius Inc – Executive Vice President*

PLN18-0043

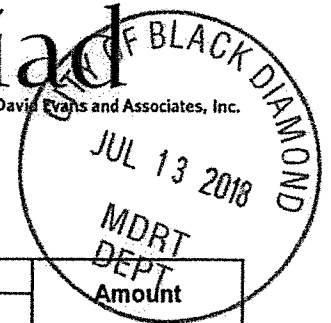
## Opinion of Probable Costs for Remaining Infrastructure

For:  
Ten Trails - V13triad  
a division of David Evans and Associates, Inc.

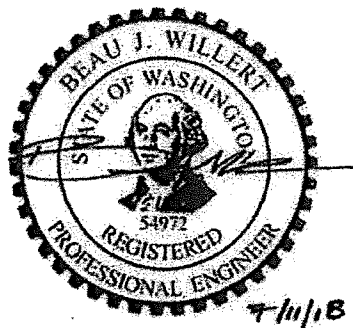
Prepared By: Beau J. Willert, PE

Job Number: 05-336

Date: July 11, 2018



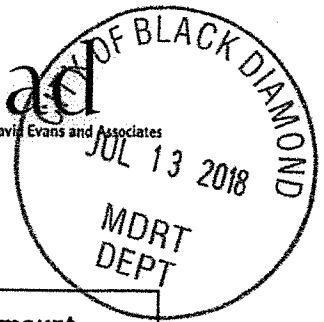
V13	Estimated	Unit	Unit	
	Quantity		Price	
Clearing & Grubbing	1	Lump Sum	\$20,000.00	\$20,000.00
Mass Grading	1	Lump Sum	\$30,000.00	\$30,000.00
Block Wall	1	Lump Sum	\$8,500.00	\$8,500.00
18" - 24" Concrete Bands	120	Lineal Foot	\$10.00	\$1,200.00
Base Lift Paving (Driveway, Autocourt)	885	Square Foot	\$1.25	\$1,106.25
Final Lift Paving	49,000	Square Foot	\$1.25	\$61,250.00
Street Signs	1	Lump Sum	\$4,000.00	\$4,000.00
Striping	1	Lump Sum	\$4,000.00	\$4,000.00
Survey monuments	13	Each	\$450.00	\$5,850.00
6" Side Sewer	20	Lineal Foot	\$40.00	\$800.00
Sewer Cleanout	1	Each	\$350.00	\$350.00
Mailboxes	1	Each	\$2,500.00	\$2,500.00
Street Trees, ROW Landscaping & Revegetation Area	1	Lump Sum	\$187,028.00	\$187,028.00
Sub-Total				\$326,584.25
8.60% * Sales Tax				\$28,086.25
Total				\$354,670.50



PLN18-0043

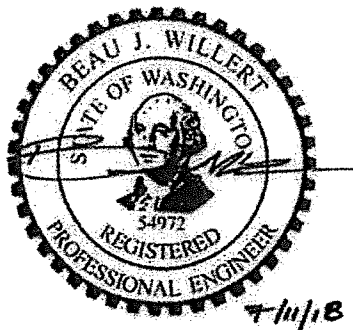
**Maintenance Cost Summary**  
For:  
**Ten Trails - V13**

**triad**  
a division of Davis Evans and Associates



Prepared By: Beau J. Willert, PE  
Job Number: 05-336  
Date: June 11, 2018

V13	Amount
Asphalt Paving and Roadway Infrastructure	\$195,742.00
Concrete Paving	\$139,698.00
Sewer System	\$280,883.00
Storm System	\$156,405.00
Water System (750 PZ)	\$250,845.00
Landscape Appurtenances	\$21,600.00
<b>Total</b>	<b>\$1,045,173.00</b>



**TEN TRAILS MPD**  
**PARCEL V13 FINAL PLAT**  
**PLN18-0043**

**EXHIBIT N**

**TITLE:** Final Plat Approval Letters

**PREPARED BY:** Varius, Inc., Parametrix, and Mountain View/  
Black Diamond Fire and Rescue

**DATE:** Various dates



Varius Inc  
13843 62nd Ave NE  
Kirkland WA 98034  
(206) 436 9795

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August 1<sup>st</sup>, 2018

Mr. Andrew Williamson  
MDRT Director – City of Black Diamond  
PO Box 599  
Black Diamond WA 98010

Attn: Andrew Williamson, Director  
RE: Final Plat Document – Plat 1A Division 13 – Final Plat Review and Approval

Dear Andy:

With this letter I transmit my approval of the Final Plat for Ten Trails, Phase 1, Division 13 that I received July 19<sup>th</sup> for review. The Final Plat meets the requirements of the Preliminary Plat (including the Hearing Examiner Conditions of Approval) the applicable City codes and Standards and the Development Agreement. My review was concluded in accordance with BDMC 17.20.060.

Please call or email if you need additional information.

Sincerely,

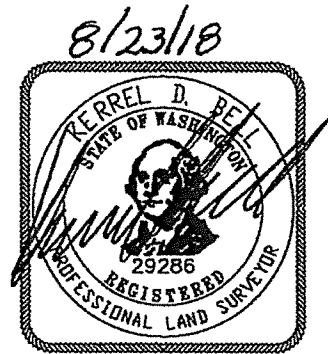
A handwritten signature in black ink, appearing to read 'Daniel R. Ervin', with a long horizontal line extending to the right.

Daniel R. Ervin, P.E.  
*Varius Inc – Executive Vice President*

Wednesday, June 27, 2018

## TECHNICAL MEMORANDUM

Date: August 23, 2018  
To: Andrew Williamson  
From: Kerrel Bell, PLS  
Subject: 3rd Review of the Plat of Ten Trails V-13  
cc:  
Project Number: 247-3043-032, 03.01  
Project Name: City of Black Diamond  
3rd Review of the Plat of Ten Trails V-13



We have completed our 3rd review of the above referenced subdivision plat and all comments from our 2nd review have been addressed. We have no further comments at this time.

If you have any questions or need additional information, please contact me at (425) 281-2066 or [kbell@parametrix.com](mailto:kbell@parametrix.com)



## MOUNTAIN VIEW/BLACK DIAMOND FIRE AND RESCUE

---

32316 148<sup>th</sup> AVE SE Auburn, WA 98092 253 735 0284 info@kcf44.org [www.mvfire.org](http://www.mvfire.org)

City of Black Diamond  
24301 Roberts Drive  
PO Box 599  
Black Diamond WA 98010

August 2, 2018

This letter is to inform you that:

The Fire Department has reviewed Ten Trails, Preliminary, V-13 Division 2, and have approved the plat reviewed. This is to notify you that we are ready to sign the final document upon your request.

Greg Smith  
Fire Chief  
Black Diamond Fire Department









# TEN TRAILS

V-13

PORTION OF THE NE 1/4 OF NW 1/4, SE 1/4 OF NW 1/4 AND THE NE 1/4 OF SW 1/4 OF SECTION 15, TOWNSHIP 21 N, RANGE 6 E, WM.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

## TRACT AREAS

TRACT NO.	AREA	TYPE OF PARK	GRANTED AND CONVERTED TO
A	1,608 SF PEDESTRIAN ACCESS, UTILITY, LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
B	10,884 SF PEDESTRIAN ACCESS, UTILITY, LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
C	3,019 SF PEDESTRIAN ACCESS, UTILITY, LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
D	54,231 SF PEDESTRIAN ACCESS, UTILITY, LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
E	1,822 SF PEDESTRIAN ACCESS, UTILITY, LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
F	8,319 SF PEDESTRIAN ACCESS, UTILITY, LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
G	1,003 SF PEDESTRIAN ACCESS, UTILITY, LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
H	14,440 SF PEDESTRIAN ACCESS, UTILITY, LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION

## OPEN SPACE TABLE

TRACT NO.	AREA	TYPE OF PARK	GRANTED AND CONVERTED TO
A	1,608 SF	PEDESTRIAN ACCESS, UTILITY, LANDSCAPE	
B	10,884 SF	PEDESTRIAN ACCESS, UTILITY, LANDSCAPE	
C	3,019 SF	PEDESTRIAN ACCESS, UTILITY, LANDSCAPE	
D	54,231 SF	PEDESTRIAN ACCESS, UTILITY, LANDSCAPE	
E	1,822 SF	PEDESTRIAN ACCESS, UTILITY, LANDSCAPE	
F	8,319 SF	PEDESTRIAN ACCESS, UTILITY, LANDSCAPE	
G	1,003 SF	PEDESTRIAN ACCESS, UTILITY, LANDSCAPE	
H	14,440 SF	PEDESTRIAN ACCESS, UTILITY, LANDSCAPE	

## LOT AREAS

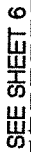
LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
1	4,250 SF	17	4,408 SF	33	3,643 SF
2	4,250 SF	18	4,408 SF	34	3,643 SF
3	4,250 SF	19	4,408 SF	35	3,643 SF
4	4,250 SF	20	4,408 SF	36	3,643 SF
5	4,250 SF	21	4,408 SF	37	3,643 SF
6	4,250 SF	22	4,408 SF	38	3,643 SF
7	4,250 SF	23	4,408 SF	39	3,643 SF
8	4,250 SF	24	4,408 SF	40	3,643 SF
9	4,250 SF	25	4,408 SF	41	3,643 SF
10	4,250 SF	26	4,408 SF	42	3,643 SF
11	4,250 SF	27	4,408 SF	43	3,643 SF
12	4,250 SF	28	4,408 SF	44	3,643 SF
13	4,250 SF	29	4,408 SF	45	3,643 SF
14	4,250 SF	30	4,408 SF	46	3,643 SF
15	4,250 SF	31	4,408 SF	47	3,643 SF
16	4,250 SF	32	4,408 SF	48	3,643 SF



DAVID EVANS  
AND ASSOCIATES INC.  
20030 4th Avenue, Suite 100  
Seattle, WA 98107  
P: 425.451.2000 F: 425.451.2001

TEN TRAILS, V-13  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON

JOB NO 16-001  
SHEET 4 OF 9

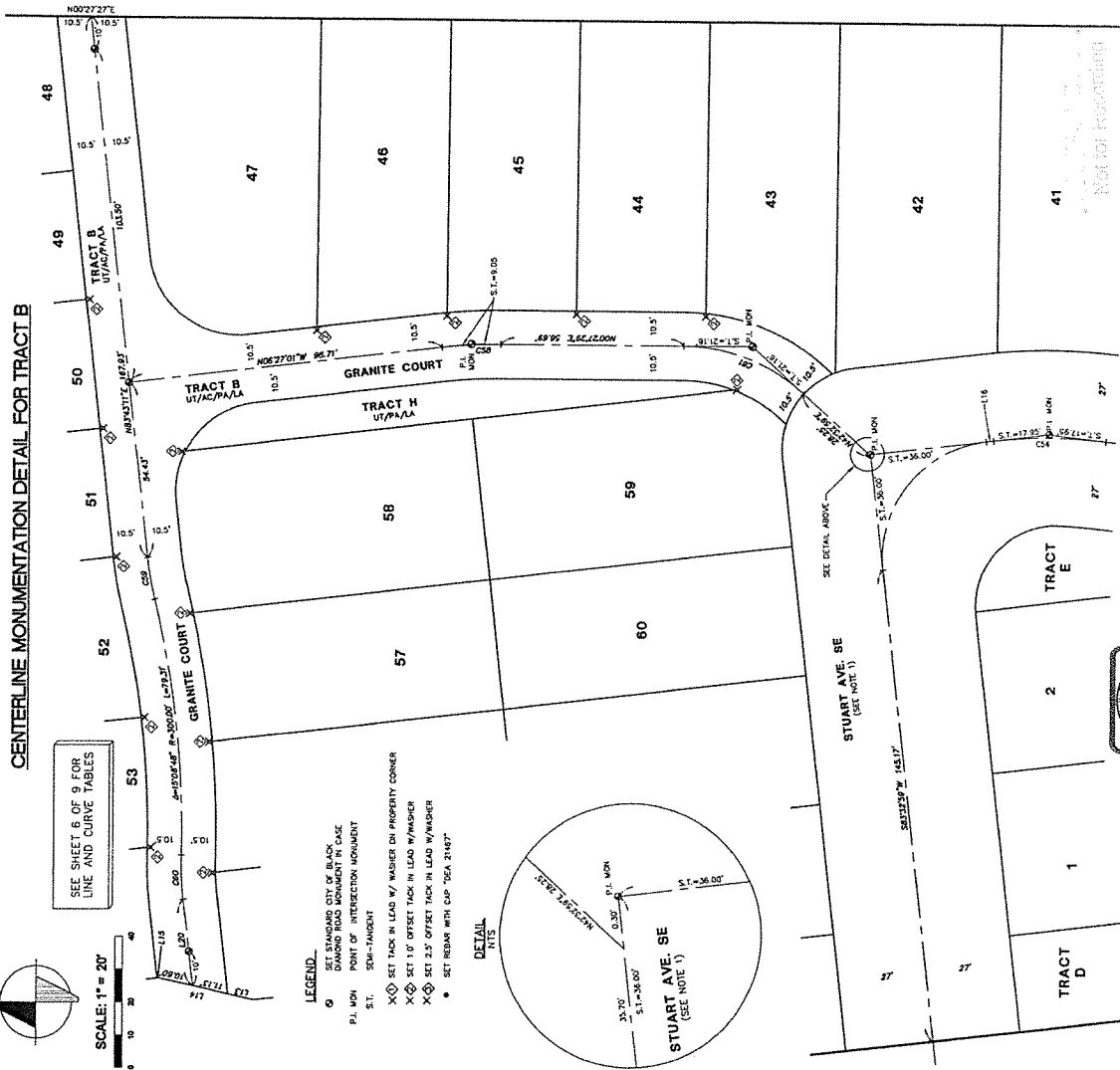




## VOL/PG

PORTION OF THE NE 1/4 OF NW 1/4, SE 1/4 OF NW 1/4 AND THE NE 1/4 OF SW 1/4 OF SECTION 15, TOWNSHIP 21 N., RANGE 6 E., WM.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

SCALE: 1" = 20'



### LEGEND

- ② SET STANDARD CITY OF BLACK  
 DIAMOND ROAD MONUMENT IN CASE  
 P.J. MON  
 POINT OF INTERSECTION MONUMENT  
 S.T. SEMI-TANGENT  
 X④ SET TACK IN LEAD W/ W/ASHER ON PROPERTY CORNER  
 X④ SET 1' 0" OFFSET TACK IN LEAD W/ W/ASHER  
 X④ SET 2.5' OFFSET TACK IN LEAD W/ W/ASHER  
 • SET REBAR WITH CAP "DEA 21467"

**DETAILS**


1

STUART AVE. SE

(1) NOTE 3

**NOTES**  
1. STUART AVE SE IS  
HEREBY DEDICATED TO THE  
CITY OF BLACK DIAMOND.

TEN TRAILS, V-13  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



DAVID EVANS  
AND ASSOCIATES INC.

JOB NO 16--001  
SHEET 7 OF 9

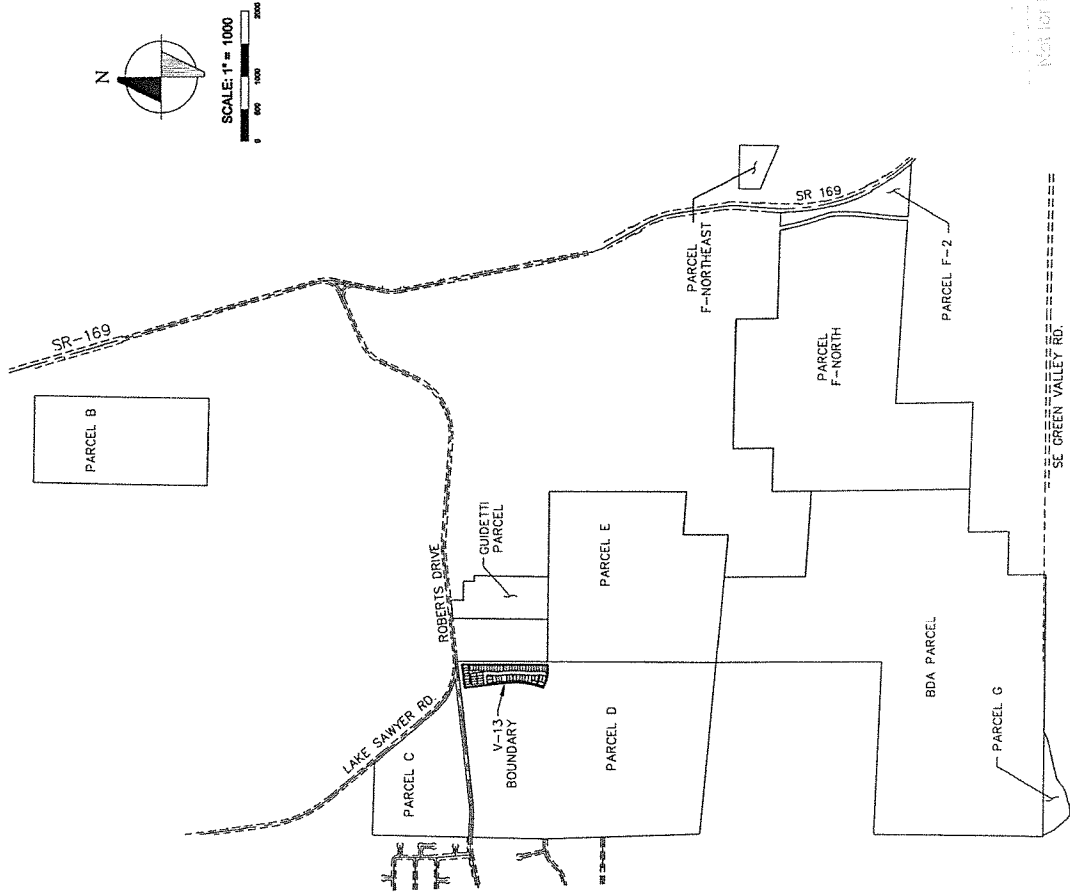
CITY OF BLACK DIAMOND FILE NO. PLN18-0043

# TEN TRAILS

V-13

PORTION OF THE NE 1/4 OF NW 1/4, SE 1/4 OF NW 1/4 AND THE NE 1/4 OF SECTION 15, TOWNSHIP 21 N, RANGE 6 E, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG



TEN TRAILS, V-13  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON

**DAVID EVANS  
AND ASSOCIATES INC.**  
20000 Washington Avenue, Suite 100  
Burien, WA 98148  
Phone: (206) 835-1100  
Fax: (206) 835-1101

JOB NO 16-001  
SHEET 8 OF 9

CITY OF BLACK DIAMOND FILE NO. PLN18-0043

VOL/PG

PORTION OF THE NE 1/4 OF NW 1/4 AND THE NE 1/4 OF SW 1/4 OF SECTION 15, TOWNSHIP 21 N, RANGE 6 E, WM.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG

## INFRASTRUCTURE IMPROVEMENT TIMING

(INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED AS REQUIRED BY THE VILLAGES DEVELOPMENT AGREEMENT SECTION 11: PROJECT PHASING, INCLUDING -- BUT NOT LIMITED TO -- THE FOLLOWING ITEMS:)

[illegible]

TEN TRAILS, V-13  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON

**DAVID EVANS  
AND ASSOCIATES INC.**  
22500 Woodloch Square #1 Rd NE  
Suite A • Woodridge, GA 30072  
P 404/415-2000 F 404/415-5059