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.

<u>Section 2. Authorization</u>. 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.

Resolution No. 18-1264

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:



CITY OF BLACK DIAMOND

P.O. Box 599 24301 Roberts Drive Black Diamond, WA 98010 Phone: (360) 886-5700 Fax: (360) 886-2592 www.ci.blackdiamond.wa.us

September 6, 2018

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

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<u>Administrative Note:</u> 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
 - o Tract uses include access, utility, pedestrian access, landscape, and park uses. Refer to the Tract Areas table on Sheet 4 of the final plat.
 - o Tract F is identified as an 8,319 square-foot (0.19 acre) pocket park.
 - o 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 200th 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 200th 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.
- <u>Staff Comment:</u> 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.
- <u>Staff Comment:</u> 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.
- <u>Staff Comment:</u> 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).

o 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").

- <u>Staff Comment:</u> 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)
- <u>Staff Comment:</u> 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.
- <u>Staff Comment:</u> 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.
- <u>Staff Comment:</u> 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.
- <u>Staff Comment:</u> 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.
- <u>Staff Comment:</u> 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.

<u>Staff Comment:</u> 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)
<u>Construction Threshold:</u> The first phase will be constructed or bonded prior to recording Division 1 of Preliminary Plat 1A.
<u>Staff Comment:</u> 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.

<u>Staff Comment:</u> This project is completed and is operational (Exhibit G).

The Villages MPD Interim Sewer Force Main

<u>Construction Threshold:</u> 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.

<u>Staff Comment:</u> 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.

<u>Staff Comment:</u> 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.

<u>Staff Comment:</u> 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.

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

■ SE 288th Street / 216th Avenue SE Rechannelization

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

<u>Staff Comment:</u> 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 <u>APPROVE</u> the Ten Trails Parcel V13 Final Plat, City File Number PLN18-0043.

ahl	Date: 8(23/(J
Andy Williamson – MDRT Designated Official	
	Date: <u>8.23.</u> /8
Dan Ervin, PE – MDRT Reviewing Engineer	0/22/19

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 288th Street and 216th 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

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, 5th 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

EXHIBIT B

TITLE: Stormwater and Baseline Monitoring Final Document

Review

PREPARED BY: RH2 Engineering

DATE: 11/23/2015



To:

Andrew Williamson

CC:

Dan Ervin

From:

Dan Ervin, P.E.

Subject:

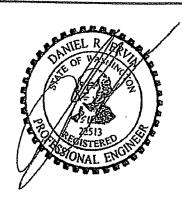
City of Black Diamond

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^{st} 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 1st, 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.

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

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

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 12th 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.

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,

Larry Fisher

Area Habitat Biologist

LF:lf: COBlackDiamondVillagesSEPA.doc

cc: WDF

WDFW: Zeigler



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 Email: SEPAdesk@dfw.wa.gov Email: 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 IA 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. 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

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 Mailing Address: PO Box 599

Black Diamond, WA 98010

Phone: (360) 886-5700 Fax: (360) 886-2592 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 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 EI 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

EXHIBIT F

TITLE: CC&R Review Memo

PREPARED BY: Kenyon Disend

DATE: 08/14/2018

Michael R. Kenyon Rachel B. Turpin Ann Marie J. Soto Kim Adams Pratt David A. Linehan Charlotte A. Archer Alexaudra L. Kenyon Elleon 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 D

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. 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."

¹ 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."

#

EXHIBIT G

TITLE: Sewer Lift Station Approval

PREPARED BY: RH2 Engineering

DATE: 09/05/2017



RH2 ENGINEERING, INC.

www.rh2.com mailbox@rh2.com 1.800.720.8052 September 5th 2017

Mr. Andrew Williamson

MDRT Director

City of Black Diamond

PO Box 599 WASHINGTON LOCATIONS

Black Diamond WA 98010

BOTHELL

MAIN OFFICE

Sent via:

Email and US Mail

22722 29" Drive SE, Suite 210

Bothell, WA 98021

Subject: Final Plat Document - Lift Station

BELLINGHAM

EAST WENATCHEE

Dear Andy:

Sincerely,

ISSAQUAH

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.

RICHLAND

ТАСОМА

Please call or email if you need additional information.

OREGON LOCATIONS

NORTHERN OREGON MAIN OFFICE 6500 SW Macadam Ave. Suite 100

Portland, OR 97239

SOUTHERN OREGON

Central Point

COASTAL OREGON Horiti Bend Daniel R. Ervin, P.E.

RH2 ENGINEERING, INC.

EXHIBIT H

TITLE: Sewer Force Main Approval

PREPARED BY: RH2 Engineering

DATE: 09/05/2017



RH2 Engineering, Inc.

vnvv.th2.com mailbox@rh2.com 1.800.720.8052 September 5th 2017

Mr. Andrew Williamson

MDRT Director

City of Black Diamond

WASHINGTON PO Box 599

Black Diamond WA 98010

BOTHELL MAIN OFFICE

22722 29° Drive SE, Suite 210 Bothell, WA 98021 Sent via:

Email and US Mail

Subject: Final Plat Document - Sewer Force Main

BELLINGHAM

EAST WENATCHEE

Dear Andy:

Sincerely,

ISSAQUAH

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

RICHLAND

TACOMA

Please call or email if you need additional information.

OREGON LOCATIONS

Northern Oregon Main Office 6500 SW Macadam Ava. Suite 100

Portland, OR 97239

SOUTHERN OREGON Central Point

COASTAL OREGON

Daniel R. Ervin, P.E.

RH2 ENGINEERING, INC.

ASSIONAL ENGINEER

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 September 5th 2017

ma≥box@rh2.com 1.800.720.8052

Mr. Andrew Williamson

MDRT Director

City of Black Diamond

PO Box 599 WASHINGTON

Black Diamond WA 98010

LOCATIONS BOTHELL

Sent via:

Email and US Mail

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

Subject: Final Plat Document - Regional Stormwater Pond

BELLINGHAM

EAST WENATCHEE

Dear Andy:

Sincerely,

ISSAQUAH

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

RICHLAND

for Final Plat approval.

TACOMA

Please call or email if you need additional information.

OREGON LOCATIONS

NORTHERN OREGON MAIN OFFICE

6500 SW Macadam Ave. Suite 100 Portland, OR 97239

> SOUTHERN OREGON Central Point

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

COASTAL OREGON North Bend

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 CON

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 intersections¹ 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:

- 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.

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

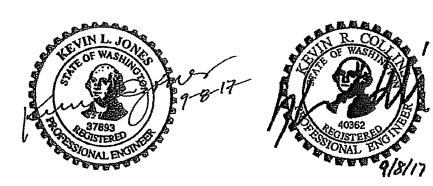
Principal

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





Memorandum

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.
- 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.

- 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.
- 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

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

CH3

- 17. Curve Data: please provide superelevation info. See <u>Design Manual Section</u> 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 <u>Standard Plan M-5.10-01</u> for more details.
- 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 <u>Standard Plan M-5.10-01</u> (i.e. 1st 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 1/2 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 <u>Design Manual</u> 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 Department
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State of Transportation **Traffic Signal Permit**

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Check	Appropriate Box:	Permit Applicat	lion (Complete Parts A	and B)	F		
		☐ Report of Chan	ige (Complete Parts A	. E. and F)	Permit N	lo. 4	192
		☐ Report of Instal	llation (Complete Parts	A, D, and F)	1		Headquarters
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DOT Form 242-014 EF Revised 11/08

Distribution: HQ Record of Permit, Report of Installation, or Report of Change Region Record of Authorized Permit, Report of Installation, or Report of Change Applicant Record of Authorized Permit, Report of Installation, or Report of Change

	Washington State Department of Transportation
AIB	Department of Transportation

Traffic Signal Permit

Check	Appropriate Box:	⊠ Per □ Rep	mlt Applicat	ion (Complet ge (Complet	te Parts A e Parts A,	and B) E. and) IF)	F	nit No).	1193	
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Distribution:

| HQ Record of Permit, Report of Installation, or Report of Change
| Region Record of Authorized Permit, Report of Installation, or Report of Change
| Applicant Record of Authorized Permit, Report of Installation, or Report of Change

TEN TRAILS MPD PARCEL V13 FINAL PLAT PLN18-0043

EXHIBIT K

TITLE: Re-Channelization of SE 288th Street and 216th 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

September 11, 2017,

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

Re: PLN 16-0068 288th and 216th

Dear Mr. Lund:

Please use this letter as your official notice of completion of the re-channelation of 288^{th} and 216^{th} 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



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

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 288th & 216th 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

Parametrix ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374 | P 253.604.6600

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 288th 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.

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.sh2.com

mailbox@rh2.com 1.800.720.8052 September 5th 2017

Mr. Andrew Williamson

MDRT Director

City of Black Diamond

PO Box 599 WASHINGTON LOCATIONS

Black Diamond WA 98010

BOTHELL

MAIN OFFICE 22722 29" Drive SE, Suite 210

Sent via:

Email and US Mail

Bothell, WA 98021

Subject: Final Plat Document - Off-Site Mains

BELLINGHAM

EAST WENATCHEE

Dear Andy:

Sincerely,

ISSAQUAH

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

RICHLAND

TACOMA

Please call or email if you need additional information.

OREGON LOCATIONS

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

SOUTHERN OREGON

Central Point

COASTAL OREGON North Bend 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



August 1st, 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 27th, 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

Daniel R. Ervin, P.E.

Sincerely,

Varius Inc - Executive Vice President

Opinion of Probable Costs for Remaining Infrastructure

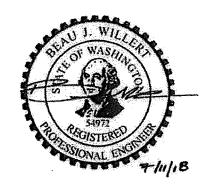
For: Ten Trails - V13

Prepared By: Beau J. Willert, PE

Job Number: 05-336 Date: July 11, 2018



	Estimated	T	Unit	OEPT.
V13		Unit		Amount
	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

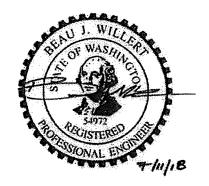
For: Ten Trails - V13

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
Total	\$1,045,173.00



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



August 1st, 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 19th 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.

Daniel R. Ervin, P.E.

Varius Inc - Executive Vice President

Parametrix

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374 | P 253.604.6600 www.parametrix.com

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:

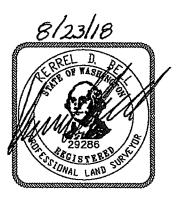
Project Number:

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



MOUNTAIN VIEW/BLACK DIAMOND FIRE AND RESCUE

32316 148th AVE SE Auburn, WA 98092 253 735 0284

info@kcfd44.org 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

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, W.M. CITY OF BLACK DIAMOND, KIND COUNTY, WASHINGTON

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CCO BLACK DIAMOND PARTNERS LLC, A DELAWARE UNITED UABILITY COMPANY

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PUBLIC WORKS DIRECTOR

EXAMENED AND APPROVED THIS _____ DAY OF

PUBLIC WORKS DIRECTOR

BY: DAKPONTE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, ITS MANAGER

BRIAN ROSS, WANAGER ž,

LENNAR NORTHWEST, INC., A DELABARE CORPORATION

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ACKNOWLEDGMENTS

SS STATE OF WASHINGTON)

COUNTY OF KING

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DATE

MY APPOINTMENT EXPIRES

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DAVID EVANS
AND ASSOCIATES INC.

EXAMNED AND APPROVED THIS _____

CIT OF BLACK DIANOND FIRE CHEF

2018.

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LEGAL DESCRIPTION

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DEPARTMENT OF ASSESSMENTS

EXAMENED AND APPROVED THIS _____ DAY OF

DAY OF

2018.

COUNCIL RESOLUTION NUMBER

COUNCIL APPROVAL

EXAMPLED AND APPROVED THIS

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

OPIGINAL TAX PARCEL NUMBERS

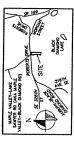
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COMMUNITY DEVEL OPMENT DIRECTOR

WART H. MCDONELL PLS
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PICKE (472) 415–7200

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COMMUNITY DEVELOPMENT DIRECTOR

DAY OF

EXAMINED AND APPROVED THIS

. 2018.

TREASURER

SUPERINTENDENT OF RECORDS CITY OF BLACK DIAMOND FILE NUMBER: PLN18—0043 CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON 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., W.M. CITY OF BLACK DIAMOND, WA

JOB NO 16-001

SHEET 1 OF 9

VOL/PG

POFITION 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., W.M. CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

EASEMENT PROVISIONS

CACION PIE, APPICADE, ASSOCIANO PAUL, BE RESPONSEL TOR OPERATIO, LAMINADAM, ENVIRONMENTO AND MEMORAL, PROTITIES AND APPIATIONACES BESTALED QUERAGO PIE WITH A PRESENCE OF THIS SERVICE OF THIS SERVICE OF THIS SERVICE OF THE SERVICE O PRIVITE STORM PARAMEL EXCENTES SOME HERROR SER LEGISLOS ENTONES DE CERTAINO. MANITORISMO CONTRACTO, TEXTERIA WE MANITORISMO CONTRACTOR CERTAINO. MANITORISMO MANITORISMO CONTRACTORISMO CO

WINNER, SHINK STREFT, LEGATIONS SHOWN MENON, MET MERGANDS AND CONTROLL SHOWN TO INCOME WATER LEGATION WAS ARRESTED OF WATER MENON TO THE APPLICABLE ASSOCIATION FOR THE PROPOSES OF DEPLATING, MANTHOWS WORKS ARRESTED TO SHINK SHOWN STREET PROJECTS AND PROFITED WATER SHINKED TO SHOW THE ARREST PROJECTS AND SHOWN THE WATER TO SHOW THE SHOW THE WATER TO SHO

A DOTTON THE WASHEST ASSOCIATION SHALL BE REQUESTED FOR DOTTON THE WASHING, REPUBLION OF DESCRIPTION OF ASSOCIATION OF SERVICES AND ASSOCIATION OF ASSOCIATION OF ASSOCIATION OF THE WASHEST SERVICES AND ASSOCIATION OF WHITE WILL THE CEREBITATE SOOK HEREIN ARE REBIT OWNERT AND CONCENT. DOESNOR WILL ALL REPORTS COLLOCATIONS, TO RICH WILL ASSOCIATED THE PREPARED OF PRESENTING, WASTINGS OF AN THE PREPARED TO SET OF PRESENTING, WASTINGS OF AN THE PREPARED TO SET OF PRESENTING, WASTINGS OF AN EXPENSIVE REFERENCE WITH A THIRD SET OF PRESENTING OF THE SERVICE OF THE PREPARED THE PREPARED THE PROPERTY REPORTS OF THE PREPARED THE PREPARED THE PROPERTY OF THE PREPARED THE PROPERTY OF THE PREPARED THE PROPERTY OF T

h agoinn the Ampliand, escolation shell be responsed for octanic, maintaing, reparing and Referror all powers with each and appreciation section. Defice the minimal commercial of this Section of the member the tracts owned by such association by accordance with the tract fare to

RESTRICTIONS

I. PECADOR OBJUSTA RESOURCE GOAGO OF SHOULD AN AREA STORY OF STORY OF A PECADOR OF 2. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVINED AND SCAD OR RESCAD OR OMNEDSHIP MAKANED ON THEMSTERED WERRENT THE OWNEDSHIP OF ANY POPTION OF THIS PLAT SHALL BE LESS THAN THE MAKA REQUIRED FOR THE USE SOFFICET BI WHICH LOCATED.

3. DECORATIVE THE ENTRY SIGNS, ETHER FOR BEAUTRICATION OR ADVERTISEMENT OF THIS PLAT, SHALL NOT UNDER ANY CROUMSTANCES BE PLACED IN PUBLIC RIGHT OF WAY.

 THIS PLAT IS SUBJECT TO THE CONDINUIN, CONDIDING, AND RESTRICTIONS OF THE TIDN TRAILS COMMUNITY CONDIGAL, SECRECHED UNDER OCCONITY PROCEDBRIC NO. 2017/107/2013;4. AND AS ANDIGED BY RECORDING NO. 2017/127/7000406., 2018/06/2013. 4. This plan is subject to the combiners, combiners, and restrictions of the ten trals resolberal comers association and recorded under engl country recording, by John 1970 and as Aldricto by recording and, 201722700007, 7016691900316 and 20160827001386.

PHINART CONTRO, PONT AND ACESSBLE MONUTOR! POSTONG WEE FILD MEASURD UTLENG GLOBAL RESTONG AFTER LONG THE TENGACE SHORE SIGHS AS RECEISABLES. UNMERFER POSTONS THAT I HARRIE RECEIVED TO SHORE TO SHORE TENGACE SHEET THIS HID HER THE CONTROL PONT STELLARD THE TENGACE PONT STELLARD THE TENGACE SHEET SHEE

DERTY CONCRS SHALL RE ST AS FOLLOWS UNLESS CHEDWRITE SPECIFICA.

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ADDRESSING NOTE WORRS are in the service of the se

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

CONSERVATION EASEMENT DEED PARTIAL RELINOUISHMENT

THE OTY OF BLACK DAMOND AND CCD BLACK DIANOND PARTNERS ILC HERBIY ANEXD THOSE CERTAIN CONGENATION EASEWENT DEED HECCHEED UNCER KING COUNTY RECURDING NO. 20060333001818 (*CED.) AS TALLOWS. TRACTS A. D. C. F. G AND H ARE HEREBY ESTABLISHED AS AND DECLARED TO BE "CONSERVATION ZONES,"AS DEFINED IN CEDT CED2.

TRACT F IS A LANDSCAOED ARTA CONSISTING OF AJNG SQLARE FEET, WHICH PROVIDES PFRILANENT PLBLIC ACCESS PARKS, AND TRACES, SAUGH TRACT PROFINETS AND CONSERVES THE CONSERVATION VALUES DESITINED IN CED PARACRAPH 23 BY EINANICHO FEOCHARDIO OPPORTUNITES

TRACIS A, D. E, G. AND H. ANE LANDSCARED AREAS CONSCINCE OF 41.338 SQUART (EET. SAD TRACIS PROTECT AND CONSERVE THE TRANSPARCH AND ASSESS GENERALD IN SECD PARAGROUND AS TECHNOLOGY THE TOD THE PUBLIC BY PRESENVIC NESTA, COLUMN ADMS INCHRES, RODGE, AND STREET COMPUTED OF SECDIOUS 1871AS. HE, APPLADE DWISE ASSOURCES SALE RESPONSES TO HE RESPONSES TOWN ON PRESENTANT ON WALLE OF THE CONSTRUCTION OF THE CONSTRUCTION OF THE CONSTRUCTION OF SCHOOL OF THE CONSTRUCTION OF THE CO

THE GOT OF BLACK DURAND-SHENT TRANSISTS, AND PRESENCE, AND FOR SHELL THE AND WITHOUT HER THE HOUSE OF THE SHELL OF THE SHE

upon recording of this audioment and release, the total size of the conservation tones established when the plat And the relambilia annamy size of conservation tones to be established subsequently are as fallones. REWANNG WHIMIN CZ ACSEACE TO BE ESTABLISHED BY FUTURE PLATS WHIM THE WEST ANNEXATION AFEA TOTAL CZ ACHEAGE ESTABUSHED BY PLATS OF TEN TRAES

TOTAL CZ ACREAGE REQUIRED 63.3 ACRES

53.68

7.44 (PPIA DIV. 1) 2.11 (PH2, PLAT C, DIV.1) 1.93 (PPIA DIV. 2) 1.14 (V=13)

630

CONDITIONS FOR FINAL PLAT

1. PROR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE 227TH ERU (COUNLINT RESIGNATION UNIT) WITHER VALLOSS OF THE PROPORTION SHALL INSTALL X FALLOS SCHALL AT THE WITHERCERON OF SC AUBIDIN-BLACK FORMAND FOR (REREETED A) AND VALLAGE F. SC (ANA MAYS ST.). ALL SPINE, CLAW YERSONIN LISTS SHALL BE GREET TO AN EAGLONT SO TITET IN NOTI- PARLIES. WHEN AND ALLOSTY TO ALL PROPERTIES THE STATE OF THE TENENCE THE PROPERTY OF THE TENENCE THE STATE SHALL S

PRINGS TO THE ISSUACE OF CENTRICATES OF COCCURANCY FOR THE 1128TH ENU (FOLKMENT RESOURTING UNIT) THE THE PRESENT OF A LALLACES UNIT, THE PROPRIENT SHALL CONSTRICT, A SOLICE, LONG TO SURCHER THE PRESENT OF A CANCELVER SHALL CONSTRUCT OF A CANCELVER SHALL OF A LANGE OF A LI INSCIENTING PROJECTS, AND PERMITS, ASSOCIATED WITH PHASE 14, OF WHICH PRELMBARMY PLAT V13 IS A PART IN WHICH TERMS AND CORONING SET CRORIES OF THE GENALD. BALLDERSTRAND RECOVERED OF PHASE 11 SECONDLY OF PROJECT STORY OF WHICH THE CONTY OF ALLOSS TT 72, 2012, AND APPRINCING BY THE CITY OF ALLOSS TT 77, 2012. 3. Al implemento projects and permits associated with prelimenay play via small comply with the Pratic mpact study prepared by transpo group dated January 31, 2017 (CK. 6 of the prelimbary play).

6, 40% WISTLANDER OF A THE, WE GA-COTT DESTE ADARMS OF GETTEN BROWNED OF PARLWAYS THAT IN THE WISTLANDER OF A THE WASTLANDER OF THE WISTLANDER OF THE WASTLANDER OF THE WISTLANDER OF THE WISTLA

s. The master depaidpers smale ensure that adjacent properties to the east of preliminar plat vis can be provided with semer senince.

7. NO TRAL, SMAL SE PLACED WITHIN THE 30-BUTTEN ADADAMIC THE ELSTITEN BOUNDARY OF PREDAMMARY PLAT VAS UNTA, ALL REQUIRED METMASTRUETMEE FOR PRELIMMARY PLAT VAS MAS BEEN COMPLETED. THE SHOOT WAS UNLIF EXEMPT REPOSED BY HE APPLEANT FOR THE EXHIBITION THE EXEMPLE THE EXITENT REPOSED TO WE SHALL WE RECOVER TO THE PREVENTION BROUND WE ARRANGE TO THE EXEMPT INCLUDED THE PREVENTION BROUND THE APPLEANT SHOW THE RECOVERY THE COCKNETS THEN HE OFFICE THE MEDITAL WHITE THE PREVENTION THE COCKNETS THEN HE OFFICE THE MEDITAL PREVENTION THEN THE OFFICE THE APPLEANT THE COCKNETS THEN THE OFFICE THE APPLEANT THE OFFICE THE APPLEANT THE COCKNETS THE THE APPLEANT THE

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DAVID EVANS

VOL/PG

JOB NO 16-001 SHEET 2 OF 9

CITY OF BLACK DIAMOND FILE NO. PLN18-0043

TEN TRAILS

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., W.M. CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

CITY OF BLACK DIAMOND CONDITIONS

SPEROYED MPD STATEMENT.

AND THE PROPERTY OF A MARKED MATTER PLANNED DEGLEDWENT (MOD). ALL DEGLEDWENT MOD CONTRICTION AND THE GEOSTERN. THE ACCOUNTS OF THE CONTRICTION AND THE ACCOUNTS OF THE CONTRICTION AND INTERIOR RECOGNIZED AND INTERIOR RECOGNIZED AND INTERIOR RECOGNIZED AND INTERIOR RECOGNIZED AND THE CONTRICTION OF THE ADMINISTRY OF TH

WHICH STREET HE STREET HER STREET HE STREET HE

), ALL STORMWAIER TREATMENT SYSTEMS SHALL BE OWNED BY THE APPLICABLE ASSOCIATION IN ACCORDANCE WITH THE TRACE TABLE ON SHEET 4 OF 9.

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)) all bio-retiviton cels (ran gadedns) with appartixant stork conveyance systems draining The metaer in public or private property. Shall be manitaned by the applicable Sssoation.

		LOT ADDR	LOT ADORESS TABLE		
LOT NUMBER	STREET NAME	ADDRESS	LOT NUMBER	STREET NAME	ADDRESS
-	STUART AM. SE	32577	ř	STUART AVE. ST	32682
,	STUART AVE. SE	32591	a	STUART AME. SE	32670
7	STUART ANE. SE	32805	3	STUART ANC. SE	22022
	STUART ANE. SE	32619	ಜ	STUART AVE. SE	32646
s	STUART AVE. SE	32633	36	STUART AVE. SE	75834
0	STUART AVE. SE	32661	'n		32622
,	STUART AVE. SE	32675	25	STUART AVE. SE	32610
	STUART AVE. SE	32669	3,0	STUART AVE. SE	32598
٠	STUART ALE, SE	22703	04	STUART AVE. SE	32586
0	STUART AVE. SE	32717	¥		12574
11	STUART AVE. SE	33731	7	STUART AVE SE	32562
12	STUART AVE. SE	32745	2		32552
5	STUART ANE. SE	32759	\$	CRANST COURT	32540
2	STUART AVE. SE	32773	ş	CRANSTE COURT	32528
52	STUART AVE. SE	19255	9	GRAWTE COURT	3723.6
2	CHOCR COURT	23404	12	CRANTE COURT	32504
1	CHOER COURT	18452	ş	GRANTE COURT	2355
16	STUART ANE SE	12801	9	GRAWIE COURT	2336
18	STUART AVE. SE	32815	8	CRAWIT COURT	23534
20	STUART AVE. SE	ACRET	36	CHANGE COURT	23522
7	STUART AVE. SE	32814	32	GRAVETE COURT	23510
22	STUART AME, SE	32802	53	GRANTE COURT	23428
2	STUART AVE. SE	32790	3	CRAWITE COURT	23465
ž,	STUART AVE. SE	32778	33	CRAWIE COURT	23462
ĸ	STUART AVE. SE	32766	25	CRANNET COURT	23493
£	STUART AVE. SE	32734	23	GRAWTE COURT	13507
27	STUART AM. SE	32742	98	CRAWIT COURT	23519
22	STUART AND SE	327.50	28	STUART AVE. SE	32819
23	STUART AND SE	52718	9		32811
ş	STUMPT AVE. SE	32708	16	STUMPT AVE. SE	12603
ľ		-			

JI STUART AVE. SC 32894 62 STUART AVE. SC 32795 CITY OF BLACK DIAMOND FILE NO. PLN18-0043

EXCEPTIONS NOTED IN TITLE REPORT

(I'IL NOTS CORRESPONDNG TO PARABARH HAWERS TROM SO-GOUL A, PER FOLLITY HATORM, THE INSURANCE COMPANY, Subension Garantee no, wa-from-mp-27kach+1-16-2017142, dato Jan' 3, 2016 at 8,00 am.

9. WIDGAIDON ACREEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDING NO.: RECORDING. TRAFFIC. THE TEMPORAL TO THE TEMPORAL THE TEMPOR

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AND AMENDMENTS THERETO. RECORDED: RECORDING NO:

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SCHOOL WITGATON ENMANCEMENT AND THE TERMS AND CONDITIONS THEREOF. RECORDED. RECORDED AND ANALYSY OF 2015 RECORDED NO.

18. HOTICE OF PATMENT OBJUGATION AND THE TERMS AND CONDITIONS THEREOF:
RECORDING NO.: 2015/2020/06322

16 CACRADEN AND THE UTINAS AND CONCURSOR HISTORY AND SALE OF GAS AND CLECTROPY MACHINERY MACHINERY AND SALE OF GAS AND CLECTROPY MACHINERY MACHINERY AND SALE OF GAS AND CLECTROPY MACHINERY MACHINE

TO EXEMPTE AND THE TEMS AND CONDINGS THEREON.

TEMSORIES.

AND THE 22. EARLY ENTRY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF.
RECORDED: JANE 13, 2017
RECORDING NO.: 2017/06/13060228

2. DOCUMENT ON THE THAN AND COMMITTEES INCERTOR.

AND COMMITTEES AND COMMITTEES.

ACCIONE NO THE TEAMS AND COCKINGS INCIDENCE TO SALE OF DAS AND ELECTROMY PROPRES.

REAL AFFICILIES AND PROPRISE OF SALE OF DAS AND ELECTROMY RECORDED.

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AND AMENDMENTS THERETO: RECORDED: RECORDING NO.: NOTE:

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PROPRETE: PROPRISON O LEGION NA NO SAL OF GAS AND ELEPHOTY
AREA AFFECTOR.
APPRISON O PROPRESON DO PROPRESON DE P WARCH 13, 2018 201603)3000130 REFER TO THOSE INSTRUMENTS FOR THEIR FULL PARTICULARS.

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DAVID EVANS

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

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VOL/PG

JOB NO 16-001

SHEET 3 OF 9

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, W.M. CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

TRACT AREAS

TRACT NO.	AREA	350	TYPE OF PARK	CRANTED AND CONVERED TO
4	11,656 SF	PEDESTRAN ACCESS, UTILITY, LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
100	10,884 SF	10,884 SF UTLITY, ACCESS, PEDESTRIAN		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
o	3,019 SF	PEDESTRAN ACCESS, UTUTY, ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
a	25,231 5F	PEDESTRIAN ACCESS, UTLUTY, LANDSCAPE		TEN TRACE RESIDENTIAL OWNERS ASSOCIATION
3	1,628 55	UTUTY, LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
ų.	% e12'e	PARK TRACT AND LANDSCAPE	POCKET PAIK	TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
o	1,003 SF	PEDESTRIAN ACCESS, LANDSCAPE	COMMUNICATY TRAK	TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
±	1,640 SF	PEDESTRIAN ACCESS. UTILITY, LANDSCAPE		TEN TRALS RESIDENTIAL OWNERS ASSOCIATION

OPEN SPACE TABLE

	CROSS	BOUGAA/ OPEN SPACE REDUIREMENT	MPD RECUREMENT (IF APPLICABLE)	REQUIRED OPEN SPACE	OPEN SPACE PREWOUS, T RECORDED	REQUIRED RACE SEAL SPACE NEW SPACE NEW SPACE SPACE SPACE SPACE SEAL SPACE SPACE SPACE SEAL SPACE SPAC	OPEN SPACE PROMOED SY THS PLAT	REMAINING OPEN SPACE RECURED
WEST ANNEXATION AREA					1.48 (PASSIVE) A.25 (ACTIVE)			
PARCEL C	54.62	63.30	٥	633	(PP1A DIV. 1)	53.56	0.95 (PASSIVE)	52.42
PARCEL D	225.99				(PP1A, DW. 2)		0.19 (ACTIVE)	
PARCEL G	90.9							
PARCEL E	151.15		75.56	75.58	0.89 (PASSWE) 1.12 (ACTIVE) (PH2, PLAT C, DIV. 1)	73.47	0	73.47
TOTAL IN CATY/UGA MPD OPEN	1196.40	<u>ξ</u>	336.4	481.4	2.48 (PASSWE) 8.37 (ACTIVE)	469.55	0.95 (PASSIVE) 0.19 (ACTIVE)	468.41

LOT AREAS

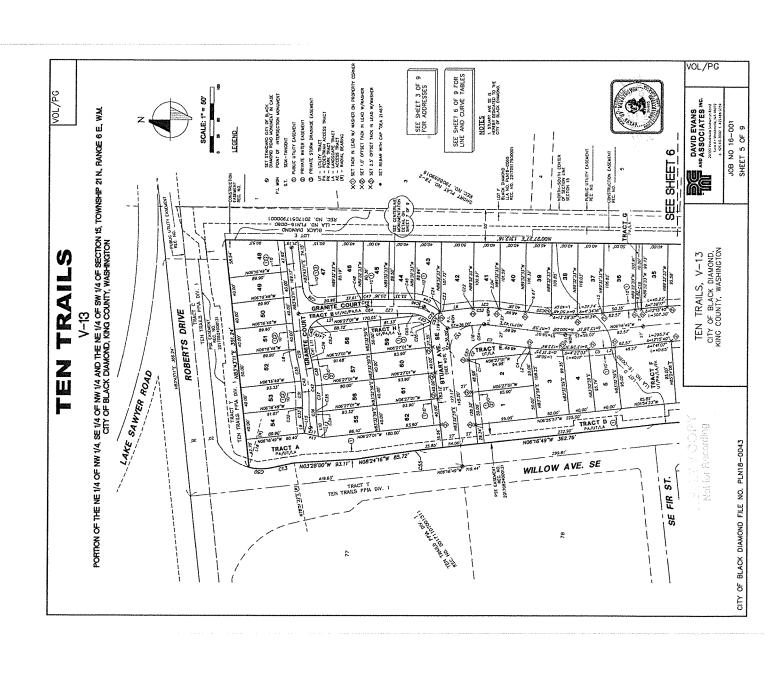
		4,785 SF	5	3,600 57	ñ	3,602 5	92
		\$ 021'S	63	3,602 SF	'n	4,965 54	13
3,756 SF	62	2,711 5	46	3,649 57	Я	4,202 SF	ž
3,758 55	-	3,585 SF	ş	3,740 SF	33	5,591 55	23
3,756 SF	60	3,581 ST	3	4,662, 57	28	3,079 SF	2
4.632 SF	86	3,862 SF	2	4,018 SF	22	3.847 SF	11
4,578 SF	53	25 661'C	43	4,076 55	36	3,807 SF	30
3,618 \$5	52	4,021 59	ş	4,081 SF	52	3,005 SF	0
S 269°C	8	4,158 SF	ş	4,034 57	34	4,895 57	
3734 55	22	S 155'+	39	3,935 SF	23	4,896 SF	,
3,601 SF	7	.5 60+'+	36	4,813 SF	22	3,914 SF	
3,707 SF	3	S PK'+	33	4,035 SF	21	3,808 SF	ç
4,586 SF	52	45 Se1'S	8	4.5:0 \$7	22	3,892 SF	*
3,598 SF	ñ	3,902 SF	33	5,427 SF	19	5,169 SF	•
3,506 SF	S	4,681 SF	A	4,9:8 SF	18	4,750 SF	2
3,598 56	\$	3,643 55	2	4,461 SF	13	4,750 SF	
AREA	LOT NO.	MEA	9	AREA	101 60	ANEX	2

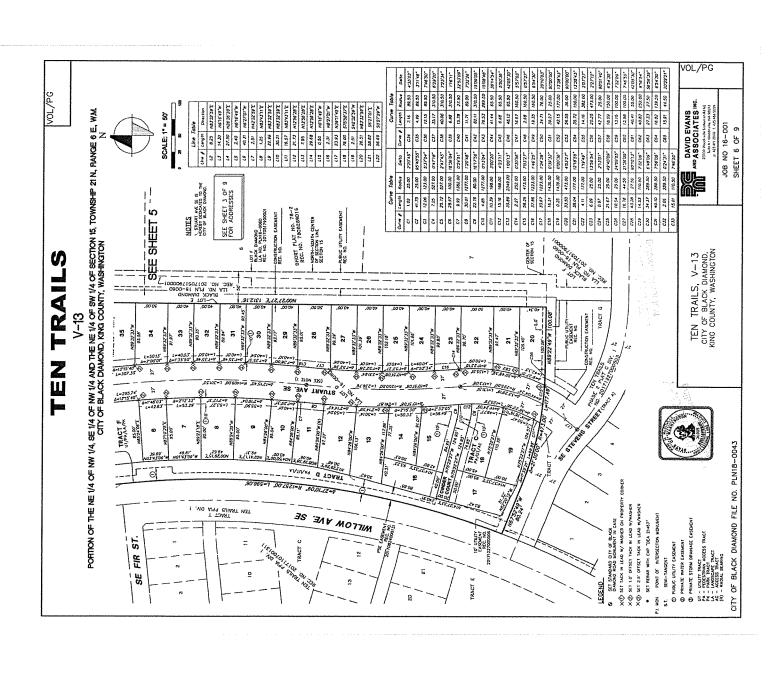
TEN TRAILS, V-13 CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

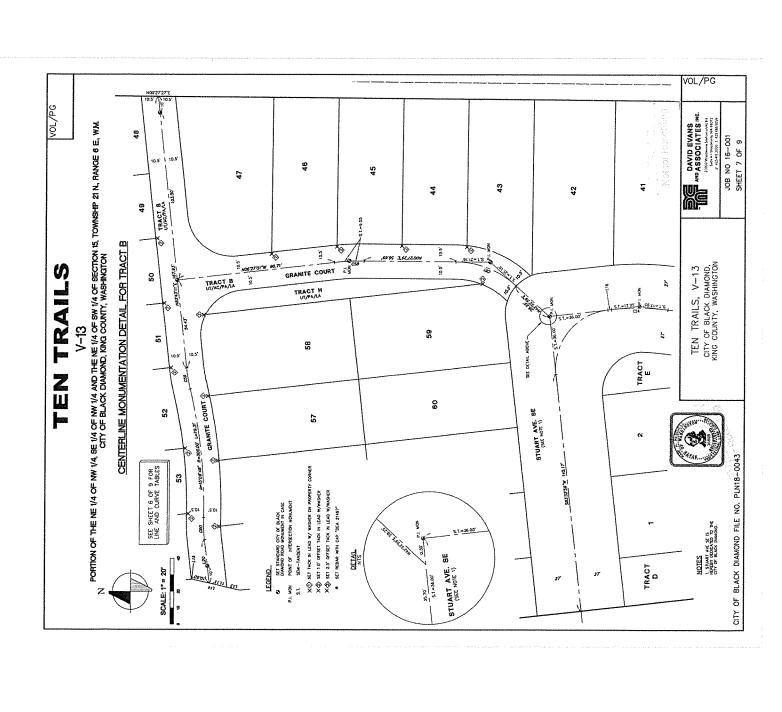
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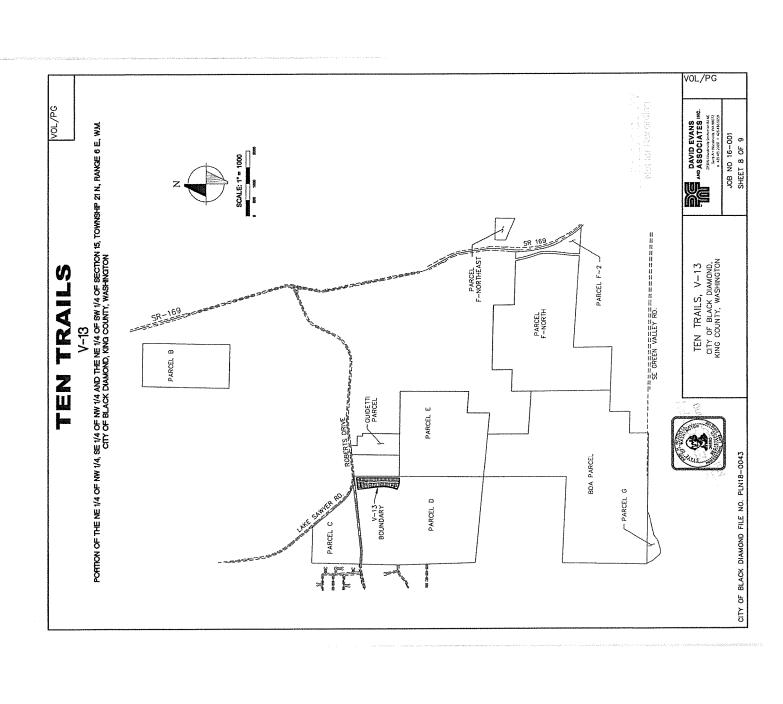
JOB NO 16-001 SHEET 4 OF 9

CITY OF BLACK DIAMOND FILE NO. PLN18-0043









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, W.M. CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

INTRASTRUCTURE IMPROVEMENT TIMING
(PROSINCENT PROSEST SECTION 1) PROJECT PARSE REQUEST OF THE FOLLOWER TO - THE FOLLOWING TELES TO THE PROJECT RESIDENCE RECEIVED TO - THE FOLLOWING TELES TO THE PROJECT RESIDENCE RECEIVED.

PROJECT IDENTIFICATION	NOT STATE OF	
VILAGE GREEN	CONSTRUCT A 1.17-ACRE PARK ON THE ROUNDABOUT IN PARCEL D.	COMMENCED OR BENDED PROOF TO RECORDING DAYSON IN OF PRELIMENTAY PLAT TA AND COOPLETED NO LONG THAN WHITE TO PRESENT OF COOPLETED WITH SINGH SECTION HAS REEN SECULO FOR GOLY OF PAREL.
CING PARK	CONSTRUCT THE 1.65-ACRE CHIE PARK,	COMMENCED OF BENEETD PRORTED RECORDING DIVISION IN OF PRELIMENARY PLAT I.A. MIG COMMETTED OF LARTE THAN WHICH THE CREPENCE OF OCCUPANT OF PLAN, INSPECTION HAS PERR SIGNED FOR 60TH OF PRELIME UNITS LICEATED WITH 1/4 MIE OF PARK.
SIOEWALK/SAVE PEDESTRAN CONNECTION	PHONEDA, IN PRESTS TADIO TOWNERS ESPICIONE TENSIONEN NO THAT CONTINUENCE ACROSS ALL SE RESPONDENCE ACROSSIONAL PROSESS ACROSS ALL SE RESPONDENCE ACROSSIONAL PROSESSIONAL ACROSS	CONSTRUCT A SAFF PERSTRAN COMMETTION AGROSS ROCK CREEK FOR PETSTRIAN LINKAGT TO COMMONANT, PARE TO THE RESAURCE OF THE CERTISATE OF DELEGANCE OF THE COTH DISTLIANCE LINE FOR THE VIXALES 1940, IN LEG OF CONSTRUCTION, THE CIT'S SALL HAVE, A MONOLL, COMMINERS IN PLACE TO COMPLETE THE AMPROVIDENTS WITHOUT SY FALSE OF PIPA, APPROVIL.
SATELLITE FRE STARGN	THE STRIP AND DESIGN OF THE SATELLITE FIRE STATION SHALL BE PROVIDED BY THE APPLICANT AND AGREED TO BY THE CITY.	NO LATER THAN THE TAKE OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 250TH DIFELLING UNIT MTHEN THE VILLOGES.
RING ROAD	PHASE, 7: WEST FROW COWARDNEY COMMESTOR TO ROAD G.	PROR ID DOLPHACY WINN DWIDNE ([DWIDN 3), J (DWIDN 8), AND K (DWIDN BY RE PLAY A, TERRIDO B. H. FOON KIE NOW RETROSCO TO AS DWIDNES 3, 3 AND 8 PROP A, T. TERRIDO B. H. FE-DOS.
М.ТИЯСТОМ Я 100/КООСТІТ DONE МТИЯЕСТОМ	PHST: (ATEN MARDICULI) SAT ROBERT DING. TO THE SCOTT TO PROCEED APPROXIMELY SED THE OF SEPARTON WITH SE BACK DANGED INSTITUTION AT A 1, SOMEOTE.	COMPLETED EXPORTENCE DESCO. AND CONSERVENCE PROPRIESTS AND FIGURE OF ANY AND CONSERVENCE OF PRESENCE OF THE SECONDARY OF THE CONSERVENCE OF THE SECONDARY OF TH
ST 189/SE BLACK DAMOND-RANENSOALE ROAD	Phost I. (WIDN WROCHNI) TOOR—WY SOMUZID NIERSCIION 10 MARTAN Acres 10 Pauen Cenno Con, Property.	COMPLETED DESIGNED, RESCRIPTION, DESCRIPTION, DESCRIPTION
SE ALBURH BLACK DIAMOND ROAD/COMMUNITY CONNECTOR INTERSECTION	SHOLE LAHE ROUNDABOUT.	PRIOR TO OCCUPANCY OF THE 726TH DNELLING UNIT MITHIN PRIA.
сомилиту сонисстоя	PHASE 2: CORNECT PHASE 1 WITH SE AUBURN BLACK DIAMOND ROAD,	PRIOR TO OCCUPANCY OF THE 726TH ONCLING UNIT WITHOUT PPIA, DR IF RECESSARY TO PROVIDE DUAL EMERGENCY ACCESS ROUTS TO ARY DEVELOPED LOTS WITHIN PPIA.
SE AUBURN-BLACK DIAMOND ROAD FRONTAGE MPROVENENTS	PHASE 2: COMMETTE FRONTAGE IMPROVEMENTS BETWEEN COMMUNITY CONNECTOR AND MAN STREET, MAN STREET SIGNALIZED.	PRIOR TO OCCUPANCY OF THE 726TH DMCLLING UNIT WITHIN PPIA.
SE AUBURN-BLACK DIAMOND ROAD FRONTAGE MPROYEMENTS	PHASE 3: COMPLIE FRONTAGE SUPPOVENENTS FROM POUNDABOUT AT COMMUNITY CONFECTOR TO WEST PROPERTY LINE.	CONCURRENT WITH THE ADJACENT MULTI-FAMILY PARCEL, IH OF PPIA,
COMMUNITY CONNECTOR	EKTEND COMMUNITY CONNECTION IN SEVERAL PHASES TRON END OF CONSTRUCTION IN PAINSE IA, NEAR INTERSECTION OF VILLAGES PAINWAY SE AND SE DOCKNOOD STREET, INCLUDING APPROXIMATELY 2,800 LINGAR FEET OF ROADINAY.	LOGERACTION IN PARSES, SA REGRESARY TO REPORTE ACCESS TO FLOW HAND TO PAUL THAT TO COMMENTE ACCESS THON THE COMMENT CONSCITING. THE OFFICE ACCESS THON THE COMMENT CONSCITING THE ACCESS THON THE COMMENT OF THE STREET THAT PROVIDES ACCESS TO EACH PARSE 2 PLAY WHITH THE VALLECTS MOD.
HEIGHBORHOOD STREET	CONSTRUCT A KIDGEOPHODO STREET, RICLUDING 64 FEET OF ROH-OF-MAY, TO THE NITEMA UPT 5 VIOL	THE FROMERODOS TREET WHICH CHASE ALL COGNITION TO PROSESS ACCESSARY TO STREET CONTINUED TO PROSESS ACCESSARY TO STREET CONTINUED TO THE STREET AND THE CONTINUED TO THE STREET AND THE STREET AND THE CONTINUED TO THE STREET AND THE S
OFF-SIE WATER MAIN PARALLEL LOOP	EXTIND WATER MAIN TO SITE.	PRIOR TO ESLAVICE OF THE CORTIECATE OF OCCUPANCY FOR THE DIFFELLING UNIT THAT USES THE PROJECT, FIRE AS RECEISSANT TO SHOTH, FIRE THAN REQUIRED FOR A SPECIFIC INALLERING PROJECT, ON AS UPDATED MODELED HANDLED HANDLED HANDLED FOR A SPECIFIC MACLIER THAN TALLOR.
WASTEWATER STORAGE	CONSTRUCT A MASTEWATER STORAGE FACULTY SUFFICIAL TO SERVE PROPOSAL.	PROR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE DMELIANG UNIT THAT USES THE
PPELNE ROAD	CONSTRUCT PPELING ROAD FROM SRIES TO LANT SAMPER ROAD SE.	PELMANNET DESIGN AND DEDICATION OF REATH-OF-MAY MUST BE DONE PROP TO BALLOWG PERMIT FOR A AZON PROMEMUS UNIT, CONSTRUCTON MUST DECIDE AND THE ROAD OFFER TO BASER PERMIT FOR ALLOW PERMIT FOR 1,745'TI DWELLING WAT (UMLESS REQUERD EARLING BY MODELASED DELAY OR LOS MAPACT).
SR 169/3E 288TH STREET INTERSECTION	SIONALIZE INTERSECTION.	CONSTRUCTION MAI COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1.393RD FRU.
ROBERTS DRIVE/MORGAN STREET INTERSECTION ANTERSECTION	SGNALIZE INTERSECTION.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF DICCUPANCY FOR THE 1,39370 ERU.
SE KENT KANDLEY ROAD/LANDSBURG YOAD SE	CONSTRUCT SOUTHBOOND LETT-TURN LANG.	CONSTRUCTION MLL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,393RO ERU.
SC 288TH STREET/218TH AVENUE SE INTERSECTION	SGNAUTE INTERSECTION.	CONSTRUCTION WILL COMMENCE PRICK TO ISSUANCE OF A CERTIFICATE OF DOCUPANCY FOR THE 1,462ND FRU.
SE AUBURN-BLACK DIAMOND ROAD/SE CREEN VALLEY ROAD INTERSCETION	RECHANNELIZE THE WEST LEG OF THE INTERSCENON TO PROVIDE A REFLUEE/ALERGE ARCA FOR NORTHBOAND-TO-WESTDOWN LEFT TURNENG VEHICLES.	CONSTRUCTION MLL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE (1887TH ERU.
se aubunn black damond Road/lake sanyer Road se/Ring Road intersection	Phase a. Constituct a right-turn sup lang on the rorthwest corner of the Ntersection.	ONLY MEESTARY F FLAGES PRINKING TO FOR CONSTRUCTION BEING THE PROPERTY DINK AND MACHINE AND THE WALLEST PRINKING TO CONSTRUCTION TO FROM THE OWNER THE TO SECONDARY TO SECONDARY TO THE TOWNER THE TOW



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

DAVID EVANS

- MAN ASSOCIATES NG.

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