NOTICE OF APPLICATION
THE VILLAGES OFFSITE WATER MAIN EXTENSION

Notice Released: November 10, 2014

The City of Black Diamond has received the following development application.

Project Name: The Villages Master Planned Development, Offsite Water Main Extension

Application Date: July 21, 2014

Complete Application Date: The Designated Official deemed this application complete and ready for processing on September 10, 2014.

SEPA Application Number: PLN14-0037 Name of Applicant: BD Village Partners, LP

Other Consolidated Permit Applications: Clearing and Grading Permit (PUB14-0032) and Tree Cutting Permit (BLD14-0059)

Project Description: The Applicant proposes to construct water mains for the 750 and 850 pressure zones. The mains will tie into existing water main locations to provide water services and redundancy to the Villages MPD, as well as other potential future connections in the city. Connection points will be made along SR-169 at the intersections of Roberts Drive and Black Diamond-Ravensdale Road, in Lake Sawyer Road SE near the northern boundary of the Villages MPD Parcel C, and in Roberts Drive just east of the bridge crossing Rock Creek. In total, about 6 miles of new water main will be added to the existing City of Black Diamond water system along a 2.5 mile length, pursuant to the Villages MPD Development Agreement, section 7.2 Water System Standards.

Site Address: 23201 Roberts Drive

Project Location: The site is located generally within the south half of Sections 10 and 11, and a portion of the northwest quarter of Section 15, Township 21 North, Range 6 East, all within the city limits of Black Diamond, Washington. Work generally occurs within the area subject to the Palmer Coking Coal gravel mine, north of Roberts Drive, and between SR 169 (3rd Avenue) and Lake Sawyer Road SE. A small portion of work occurs within the right-of-way or adjacent to right-of-way within easements in the following locations:

- Along SR 169 (3rd Avenue) between Roberts Drive and Black Diamond-Ravensdale Rd SE.
• In Roberts Drive approximately 110 feet east of the bridge crossing Rock Creek to a point about midway between Black Diamond City Limits and the Roberts Drive intersection with Lake Sawyer Rd SE.
• In Lake Sawyer Road SE from the intersection with Roberts Drive. Approximately 1,300 feet to the northwest.

Zoning District:  Industrial, Business Park/Light Industrial and Master Planned Development

Comprehensive Plan Land Use Designation:  Industrial, Business Park/Light Industrial and Mixed Use


The application and any related documents are available for public review during normal business hours. You may also submit comments, request a copy of the decision when it becomes available, and ask for more information on your appeal rights. All comments and requests can be made in person or via regular mail at Black Diamond Community Development Department, P.O. Box 599, 24301 Roberts Drive, Black Diamond, WA 98010.

Staff Contacts:  Andrew Williamson MDRT/Economic Development Director and Aaron C. Nix, MPA, Community Development/Natural Resources Director, (360) 886-5700 or mdrt@ci.blackdiamond.wa.us

Comments on this application must be submitted by 5:00 pm, November 24, 2014.