



CITY OF BLACK DIAMOND

June 15, 2023 Regular Business Meeting Agenda

Council Chambers, 25510 Lawson St.

Black Diamond, WA 98010

THIS IS OFFERED AS A HYBRID MEETING AND MAY BE ATTENDED IN PERSON AT THE ABOVE NOTED ADDRESS OR BY JOINING VIRTUAL/TELEPHONICALLY. CALL IN AND JOINING INFORMATION FOLLOWS:

Zoom link to join meeting: <https://zoom.us/j/4454477047?pwd=eGxRY3ZEeU14SVM2cGRBcUxCSjdmZz09>

(Note: You do not need a web cam to join the meeting, but you will need audio to hear the proceedings.)

Meeting ID: 445 447 7047 Password: Council

Telephone dial in options: +1 253 215 8782 US (Tacoma) +1 206 337 9723 US (Seattle) Meeting ID: 445 447 7047
Password: 426953

7:00 P.M. CALL TO ORDER, FLAG SALUTE, ROLL CALL

READING OF GUIDING PRINCIPLES:

AGENDA REVIEW AND APPROVAL:

PUBLIC COMMENTS: Persons wishing to address the City Council regarding items of new business are encouraged to do so at this time. When recognized by the Mayor, please come to the podium and clearly state your name. Please limit your comments to 3 minutes. If you desire a formal agenda placement, please contact the City Clerk at 360-851-4500. Thank you for attending.

APPOINTMENTS, ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS:

- 1) **Proclamation** – Juneteenth

CONSENT AGENDA:

- 2) **Claim Checks** – June 15, 2023, Check No. 53031 through Check No. 53091 (void 53003) and EFTs in the amount of \$441,417.56
- 3) **Payroll** – May 2023, Check No. 20302 through No. 20309 and ACHs in the amount of \$497,709.02
- 4) **Minutes** – Council Meeting of June 1, 2023

PUBLIC HEARINGS:

UNFINISHED BUSINESS:

- 5) **AB23-025A** – Resolution Authorizing Mayor to Execute a Contract with CCD Black Diamond Partners LLC for the Purchase of the Lawson Hills Fire Station Mr. Williamson

NEW BUSINESS:

- 6) **AB23-026** – Resolution Regarding the 2024-2029 Six Year Transportation Program Mr. Hanis
- 7) **AB23-027** – Resolution Regarding the City's 2023 Docket of Proposed Comp Plan Amendments Ms. Davis
- 8) **AB23-028** – Resolution Regarding Contract with Secure Pacific for Security Systems at Certain City Properties Mr. Reed

Americans with Disabilities Act – Reasonable Accommodations Provided Upon Request (360-851-4500)

9) AB23-029 – Resolution Regarding Purchase of SEIM Software from Rapid7

Mr. Reed

10) AB23-030 – Resolution Regarding Skate Park Agreement with Enumclaw School District

Ms. Davis

DEPARTMENT REPORTS:

MAYOR'S REPORT:

COUNCIL REPORTS:

- Councilmember Jones
- Councilmember Page
- Councilmember Deady
- Councilmember Douglass
- Councilmember Smith
- Councilmember Mulvihill
- Councilmember de Leon

ATTORNEY REPORT:

PUBLIC COMMENTS:

EXECUTIVE SESSION:

ADJOURNMENT:

CITY COUNCIL OF BLACK DIAMOND PROCLAMATION

JUNETEENTH PROCLAMATION

Whereas, on January 1, 1863, President Abraham Lincoln emancipated all enslaved African Americans through the issuance of Proclamation 95, commonly known as the Emancipation Proclamation; and

Whereas, on June 19, 1865, 2 years, 6 months and 18 days after the Emancipation Proclamation, African American enslaved people in Galveston, Texas received word of their freedom from slavery from Union Army general Gordon Granger; and

Whereas, on June 17, 2021, President Joe Biden signed the Juneteenth National Independence Day Act into law commemorating June 19th as “Juneteenth”, a federal, state, county, and municipal holiday and said “By making Juneteenth a federal holiday, all Americans can feel the power of this day, and learn from our history, and celebrate progress, and grapple with the distance we’ve come but the distance we have to travel”; and

Whereas, emancipated African American Black miners were crucial to the economic and cultural vitality of the City of Black Diamond; and

Whereas, African American Black Diamond miners faced forced removal, expulsion, threats of violence, and redlining on the basis of race; and

Whereas, to celebrate the emancipation of enslaved African Americans and recognition of past grievances of racism, discrimination, and unequal opportunities, the City of Black Diamond today affirms its commitment, promoting diversity, equity, and inclusion through its proclamation on diversity, equity, inclusion, and belonging; and

Whereas, the City of Black Diamond is growing in diversity;

Now, therefore, the undersigned Councilmembers of the City of Black Diamond do proclaim the day of June 19, 2023 as Juneteenth in the City of Black Diamond; and

Therefore, the City of Black Diamond will continue to promote the spirit of Juneteenth with opportunities for civic engagement and celebration to commemorate diversity, equity, and inclusion of all residents of the City of Black Diamond, irrespective of their race, beliefs or preferences.

So proclaimed by the Black Diamond City Council, this 15th day of June 2023.

Tamie Deady

Brad Douglass

Therron Smith

Leih Mulvihill

Kristiana de Leon

Nathan Jones

Debbie Page



CERTIFICATION

Finance Committee Meeting
Council Date:

June 8, 2023
June 15, 2023

Check No.'s / EFT	Batch Name	Check / EFT Date		Amount
	May 2023 EFT Batch	05/01/2023 - 05/31/2023	\$	32,403.67
53031 - 53032	Early 4th May Batch	5/25 & 5/30/2023	\$	27,827.41
V53003	3rd May Voids	05/10/23	\$	-23.00
53033			\$	23.00
53034 - 53083 & 53092	4th May Batch	06/16/23	\$	247,116.29
53084 - 53091	2nd June Batch	06/16/23	\$	134,070.19
			\$	
			\$	
			\$	
			\$	
			\$	
			\$	
		TOTAL	\$	441,417.56

I, THE UNDERSIGNED DO HEREBY CERTIFY UNDER THE PENALTY OF PERJURY, THAT THE MATERIALS HAVE BEEN FURNISHED, THE SERVICES RENDERED AND OR THE LABOR PERFORMED AS DESCRIBED HEREIN AND THAT THE CLAIM IS A JUST, DUE AND UNPAID OBLIGATION AGAINST THE CITY OF BLACK DIAMOND, AND THAT I AM AUTHORIZED TO AUTHENTICATE AND CERTIFY TO SAID CLAIM.

Shane C. O'Neill

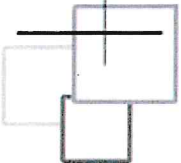
Shane O'Neill, Acting Finance Director

CAROL BENSON, MAYOR

DATE 06/07/2023

DATE

Register



Fiscal: 2023

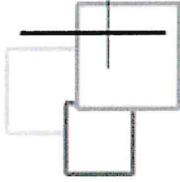
Deposit Period: 2023 - June, 2023 - May

Check Period: 2023 - June - 2nd June Batch, 2023 - May - 4th May 2023 Batch, 2023 - May - May EFT Batch, 2023 - May - Early 4th May , 2023

- May - 3rd May Void Batch

Number	Name	Print Date	Clearing Date	Amount
Columbia Bank	390562401			
Check				
53031	Stephanie Cantu	5/25/2023		\$113.73
53032	Pierre Chevrolet	5/25/2023		\$27,713.68
53033	Water Management Laboratories, Inc.	6/16/2023		\$23.00
53034	A.N.S. Inc.	6/16/2023		\$57.07
53035	AHBL, Inc.	6/16/2023		\$20,680.00
53036	All Purpose Door Repair	6/16/2023		\$165.77
53037	All Traffic Solutions, Inc	6/16/2023		\$35,699.29
53038	Alliance 2020. Inc	6/16/2023		\$42.64
53039	Allison Ostrer	6/16/2023		\$140.00
53040	Amazon Capital Services, Inc.	6/16/2023		\$2,306.44
53041	AT&T Mobility: First Net	6/16/2023		\$4,184.33
53042	Bitco Software LLC	6/16/2023		\$13,478.80
53043	Canon Solutions America, Inc.	6/16/2023		\$19,049.79
53044	CenturyLink (WA)	6/16/2023		\$619.59
53045	CHS/Cenex Inc	6/16/2023		\$1,967.52
53046	City of Black Diamond	6/16/2023		\$2,137.68
53047	Clair Kintanar	6/16/2023		\$300.00
53048	Dept of Licensing	6/16/2023		\$42.00
53049	Dicks Heating & A/C Inc	6/16/2023		\$75.55
53050	Enumclaw School District	6/16/2023		\$13,210.00
53051	GMP Consultants, LLC	6/16/2023		\$110.00
53052	Grainger	6/16/2023		\$293.14
53053	Gunderson Law Firm	6/16/2023		\$3,400.00
53054	Harvard Business Review	6/16/2023		Void
53055	HM Pacific Northwest. Inc	6/16/2023		\$154.30
53056	Home Depot Credit Service	6/16/2023		\$287.91
53057	Instrument Technologies, Inc	6/16/2023		\$260.00
53058	Intercom Language Services, Inc.	6/16/2023		\$177.51
53059	Joann Sloss	6/16/2023		\$50.83
53060	Johnsons Home & Garden	6/16/2023		\$135.82
53061	King County Finance - Water & Land Resources Div.	6/16/2023		\$5,838.00
53062	King County Prosecuting Attorney	6/16/2023		\$106.21
53063	King County Radio Comm Services	6/16/2023		\$1,578.87
53064	L.N. Curtis & Sons	6/16/2023		\$195.09

Number	Name	Print Date	Clearing Date	Amount
53065	Law Office of Krista White Swain	6/16/2023		\$4,300.00
53066	Long Bay Enterprises, Inc	6/16/2023		\$906.25
53067	Madrona Law Group LLC	6/16/2023		\$25,836.00
53068	Michael Zheleznyak	6/16/2023		\$140.00
53069	Northwest Parking Equipment Co.	6/16/2023		\$63.47
53070	Office Products Nationwide	6/16/2023		\$255.49
53071	Parametrix, Inc.	6/16/2023		\$12,175.00
53072	Ryan Sweet	6/16/2023		\$30.39
53073	Severson's Building Maintenance	6/16/2023		\$3,050.00
53074	Somer Johnson	6/16/2023		\$2,500.00
53075	Sound Publishing Inc.	6/16/2023		\$839.85
53076	Sound Uniform Solutions/Bratwear	6/16/2023		\$231.53
53077	Tara Dunford, CPA	6/16/2023		\$306.25
53078	Thomson Reuters - West	6/16/2023		\$205.44
53079	Washington State Department of Ecology	6/16/2023		\$2,027.00
53080	Washington State Department of Transportation Northwest Region	6/16/2023		\$1,661.18
53081	Washington State Patrol	6/16/2023		\$50.75
53082	Washington State Treasurer	6/16/2023		\$9,333.54
53083	Water Management Laboratories, Inc.	6/16/2023		\$115.00
53084	Home Depot Credit Service	6/16/2023		\$45.56
53085	Honey Bucket/Northwest Cascade Inc.	6/16/2023		\$423.39
53086	King County Finance - Wastewater Treat Div.	6/16/2023		\$125,011.89
53087	King County Finance - Water & Land Resources Div.	6/16/2023		\$1,918.89
53088	Scott Hanis	6/16/2023		\$150.00
53089	Secure Pacific Corporation	6/16/2023		\$950.67
53090	Symbol Arts	6/16/2023		\$152.18
53091	Williams Scotsman, Inc.	6/16/2023		\$5,417.61
53092	Varius Inc.	6/16/2023		\$56,345.00
EFT Payment 5/01/2023 11:25:42 AM - 1	U.S. Postal Service (Black Diamond) Utility Postage Only	5/1/2023		\$465.19
EFT Payment 5/08/2023 11:24:47 AM - 1	Invoice Cloud	5/8/2023		\$378.60
EFT Payment 5/10/2023 11:25:19 AM - 1	Merchant Card Services / Vantive Holding, LLC	5/10/2023		\$272.75
EFT Payment 5/10/2023 11:26:03 AM - 1	US Bank Equipment Finance	5/10/2023		\$2,389.75
EFT Payment 5/16/2023 11:21:42 AM - 1	Dept of Licensing-Firearms Online	5/16/2023		\$198.00
EFT Payment 5/18/2023 11:26:25 AM - 1	Washington State Department of Revenue	5/18/2023		\$10,478.99
EFT Payment 5/19/2023 11:24:21 AM - 1	First Bankcard	5/19/2023		\$18,220.39
V 53003	American Stormwater Institute	6/16/2023		(\$23.00)
			Total	Check
			Total	390562401
			Grand Total	\$441,417.56
				\$441,417.56
				\$441,417.56



Voucher Directory with Transaction Date

Vendor	Transaction Number Transaction Reference	Invoice Date Account Number	Fiscal Description Name Title	Void Amount
Dept of Licensing-Firearms Online	EFT Payment 5/16/2023 11:21:42 AM - 1	6/6/2023	2023 - May - May EFT Batch	
	06062023 DOL	633-000-400-589-30-00-00	CPL Fees for DOL - Firearms EFT	\$144.00
		Charges through 05/03/2023		
		633-000-400-589-30-00-00	CPL Fees for DOL - Firearms EFT	\$54.00
		Charges through 05/16/2023		
	Total 06062023 DOL			\$198.00
	Total EFT Payment 5/16/2023 11:21:42 AM - 1			\$198.00
	Total Dept of Licensing-Firearms Online			\$198.00
	First Bankcard			
	EFT Payment 5/19/2023 11:24:21 AM - 1	5/18/2023	2023 - May - May EFT Batch	
Total Dept of Licensing-Firearms Online	Benson 5176 05182023	001-000-130-513-10-43-00	MAYOR - Lodging, Meals & Mileage	\$25.00
		May Chamber Luncheon		
		001-000-180-518-50-41-03	CEN SVCS -hiring/Employment costs	\$73.84
		Fin Dir Interview / Luncheon		
	Total Benson 5176 05182023			\$98.84
	EFT Payment 5/19/2023 11:24:21 AM - 1	5/18/2023	2023 - May - May EFT Batch	
	Brandt 9656 0518203	001-000-210-521-10-31-04	PD - Uniforms	\$398.78
		Uniform		
		001-000-210-521-10-48-01	PD - Vehicle/Eq. Mtc. & Repair	\$672.30
		Brake Service		
Total Dept of Licensing-Firearms Online	Total Brandt 9656 0518203			\$1,071.08
	EFT Payment 5/19/2023 11:24:21 AM - 1	5/18/2023	2023 - May - May EFT Batch	
	Brealey 6773 05182023	001-000-180-518-50-48-03	CEN SVCS - Vehicle Rep & Mtc	\$11.96
		Car Wash		
	Total Brealey 6773 05182023			\$11.96

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	
	EFT Payment 5/19/2023 11:24:21				
	AM - 1				
	Davis 2619 05182023	5/18/2023	2023 - May - May EFT Batch		
		001-000-240-558-51-43-01	COM DEV - Lodging, Meals & Mileage		\$38.85
			Lunch Meeting - Benson & Davis		\$38.85
	Total Davis 2619 05182023				
	EFT Payment 5/19/2023 11:24:21				
	AM - 1				
	DeValle 0484 05182023	5/18/2023	2023 - May - May EFT Batch		
		001-000-210-521-10-43-00	PD - Lodging, Meals & Mileage		\$69.77
			Fuel		\$69.77
	Total DeValle 0484 05182023				
	EFT Payment 5/19/2023 11:24:21				
	AM - 1				
	Esping 9037 05182023	5/18/2023	2023 - May - May EFT Batch		
		001-000-181-518-30-48-00	FAC - Mtc Vehicle Mtc. & Repair		\$13.00
			Car Wash		\$20.04
		001-000-210-521-10-31-00	PD - Operating Supplies		\$215.40
			Evidence Sign		(\$2.95)
		001-000-215-521-10-35-00	PD - Marine Small Equip VRF Grant		\$60.86
			Overtons - Anchor Kit, Throwable Cushion, Dock Line		\$92.36
		001-000-254-518-21-49-00	MOD - Security Costs		\$115.53
			Credit Overcharge Security Fee		\$129.22
		001-000-254-518-21-49-00	MOD - Security Costs		\$643.46
			Bldg security		
		001-000-270-576-80-31-03	PRK - Operating Supplies		
			Buoy Hardware		
		101-000-000-542-30-31-12	PW - Clearing Acct - Supplies		
			Harbor Frt		
		101-000-000-542-30-31-12	PW - Clearing Acct - Supplies		
			Harmony Lab - Gloves		
	Total Esping 9037 05182023				
	EFT Payment 5/19/2023 11:24:21				
	AM - 1				
	Hanis 7970 05182023	5/18/2023	2023 - May - May EFT Batch		
		101-000-000-542-30-49-05	PW - Clearing-Shared Training- Clearing Acct		\$278.00
			Flagging Card		\$278.00
	Total Hanis 7970 05182023				
	EFT Payment 5/19/2023 11:24:21				
	AM - 1				
	Henrich 9656 05182023	5/18/2023	2023 - May - May EFT Batch		
		001-000-210-521-10-31-04	PD - Uniforms		\$159.99

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
	Account Number			Name Title	
	Earpiece				
	Total Henrich 9656 05182023				
	EFT Payment 5/19/2023 11:24:21				
	AM - 1				
	Hershaw 1210 05182023		5/18/2023	2023 - May - May EFT Batch	
			001-000-216-521-30-31-00	DARE Supplies	\$159.99
			Drare Graduation Supplies		
	Total Hershaw 1210 05182023				
	EFT Payment 5/19/2023 11:24:21				\$631.41
	AM - 1				\$631.41
	Jewett 1404 05182023		5/18/2023	2023 - May - May EFT Batch	
			001-000-210-521-10-31-00	PD - Operating Supplies	\$183.77
			Badge Stickers		
			001-000-210-521-10-31-00	PD - Operating Supplies	\$91.03
			Folder, Envelopes, Trash Bags White out		
			001-000-210-521-10-31-00	PD - Operating Supplies	\$100.72
			Evidence Bins		
			001-000-210-521-10-31-00	PD - Operating Supplies	\$36.94
			Battery Storage Bags		
			001-000-214-521-20-42-03	PD - Postage	\$10.28
			Postage		
	Total Jewett 1404 05182023				
	EFT Payment 5/19/2023 11:24:21				\$422.74
	AM - 1				
	Martinez 4360 05182023		5/18/2023	2023 - May - May EFT Batch	
			001-000-137-514-21-43-00	CLK - Lodging, Meals & Mileage	\$240.30
			Lodging - LRI Conf, Yakima, WA		
			001-000-137-514-21-43-00	CLK - Lodging, Meals & Mileage	\$9.65
			Food - LRI Conf, Yakima, WA		
			001-000-137-514-21-43-00	CLK - Lodging, Meals & Mileage	\$39.00
			Fuel - LRI Conf, Yakima, WA		
	Total Martinez 4360 05182023				
	EFT Payment 5/19/2023 11:24:21				\$288.95
	AM - 1				
	Nielsen 9225 05182023		5/18/2023	2023 - May - May EFT Batch	
			001-000-180-518-50-31-03	CEN SVCS - Wellness Supplies	\$1.36
			May Wellness Event		
			001-000-180-518-50-31-03	CEN SVCS - Wellness Supplies	\$16.55
			May Wellness Event		
			001-000-180-518-50-31-03	CEN SVCS - Wellness Supplies	\$26.98
			May Wellness Event		

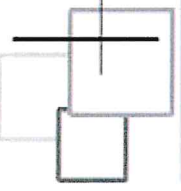
Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
	Account Number	Name	Title	Amount	
	001-000-240-558-51-43-01	COM DEV - Lodging, Meals & Mileage		\$58.00	
		Meals - WSAPT - Leavenworth			
	001-000-240-558-51-43-01	COM DEV - Lodging, Meals & Mileage		\$332.28	
		Lodging - WSAPT - Leavenworth			
	001-000-240-558-51-49-00	Com DEV - Training		\$200.00	
		Conf Reg - WSAPT - Leavenworth			
	Total Nielsen 9225 05182023			\$635.17	
	EFT Payment 5/19/2023 11:24:21				
	AM - 1				
	Parks 05182023				
		5/18/2023	2023 - May - May EFT Batch		
	001-000-120-512-51-43-01	CRT - Lodging, Meals & Mileage		\$62.44	
		Lodging - - 2023 CIJ Admin Acad - Vancouver, WA			
	001-000-120-512-51-43-01	CRT - Lodging, Meals & Mileage		\$23.00	
		Meals - 2023 CIJ Admin Acad - Vancouver, WA			
	001-000-120-512-51-43-01	CRT - Lodging, Meals & Mileage		\$30.65	
		Meals - 2023 CIJ Admin Acad - Vancouver, WA			
	Total Parks 05182023			\$116.09	
	EFT Payment 5/19/2023 11:24:21				
	AM - 1				
	Redd 5176 05182023				
		5/18/2023	2023 - May - May EFT Batch		
	001-000-246-558-70-32-00	MDRT - Fuel		\$96.28	
		Fuel			
	001-000-246-558-70-42-00	MDRT - Postage		\$378.00	
		Postage			
	001-000-246-558-70-42-00	MDRT - Postage		\$632.20	
		Postage			
	001-000-246-558-70-49-00	MDRT - Miscellaneous		\$22.15	
		Water			
	Total Redd 5176 05182023			\$1,128.63	
	EFT Payment 5/19/2023 11:24:21				
	AM - 1				
	Reed 3197 05182023				
		5/18/2023	2023 - May - May EFT Batch		
	001-000-145-518-80-41-14	IT - Security Software subscription		\$180.00	
		IT Security 5.2023			
	001-000-145-518-80-41-14	IT - Security Software subscription		\$19.40	
		IT Security 5.2023			
	001-000-145-518-80-41-18	IT - Misc software		\$273.35	
		Monthly subscription			
	001-000-145-518-80-41-18	IT - Misc software		\$24.00	
		Monthly subscription			
	310-000-011-594-18-64-00	Gen Gvt-Pc related Hardware		\$11,645.85	

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
			Account Number	Name Title	

	Total Reed 3197 05182023			Hard Drives	
	EFT Payment 5/19/2023 11:24:21				
	AM - 1				
	Riepl 7041 05182023		5/18/2023	2023 - May - May EFT Batch	
			001-000-210-521-10-35-00	PD - Firearms Program	\$12,142.60
			Firearm Supplies		\$220.65
	Total Riepl 7041 05182023				\$220.65
	EFT Payment 5/19/2023 11:24:21				
	AM - 1				
	Thornquist 05182023		5/18/2023	2023 - May - May EFT Batch	
			001-000-137-514-21-49-05	CLK - Notary Bond	\$85.00
			Notary Bond		\$85.00
	Total Thornquist 05182023				
	EFT Payment 5/19/2023 11:24:21				
	AM - 1				
	Williamson 7508 05182023		5/18/2023	2023 - May - May EFT Batch	
			001-000-246-558-70-49-00	MDRT - Miscellaneous	\$36.00
			Lunch Mtg - J Ross Exit Interview		\$37.48
			001-000-246-558-70-49-00	MDRT - Miscellaneous	\$31.31
			Lunch Mtg - RE SR 169		\$72.41
			001-000-246-558-70-49-00	MDRT - Miscellaneous	\$177.20
			Working Lunch Review 2 F Pre Plat		\$18,220.39
			001-000-246-558-70-49-00	MDRT - Miscellaneous	\$18,220.39
			Oakpointe Mtg - Bellevue		
	Total Williamson 7508 05182023				
	Total EFT Payment 5/19/2023 11:24:21 AM - 1				
	Total First Bankcard				
	Invoice Cloud				
	EFT Payment 5/08/2023 11:24:47				
	AM - 1				
	06062023 IC		6/6/2023	2023 - May - May EFT Batch	
	April 2023 Service				
			001-000-210-521-10-49-04	PD - Bank Analysis Fees/Merch CC Fees	\$25.00
			PD Online Portal		\$25.00
			001-000-240-558-51-49-05	COM DEV - Bank Analysis Fees/Merch CC Fees	\$151.16
			CD Online Portal		\$151.16
			401-000-000-534-80-49-50	WTR - Bank Analysis Fees/Merch CC/ Lien Fees	
			Water Online Portal & Misc		
			407-000-000-535-80-49-50	SEW - Bank Analysis Fees/Merch CC/ Lien Fees	
			Sewer Online Portal & Misc		

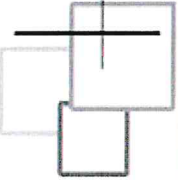
Vendor	Transaction Number	Invoice Date	Fiscal Description	Void
	Transaction Reference	Account Number	Name	Amount
		410-000-000-531-10-49-50	STRM - Bank Analysis Fees/Merch CC/ Lien Fees	\$26.28
		Storm Online Portal & Misc		
	Total 06062023 IC			
	Total EFT Payment 5/08/2023 11:24:47 AM - 1			\$378.60
	Total Invoice Cloud			\$378.60
				\$378.60
Merchant Card Services / Vantive Holding, LLC				
EFT Payment 5/10/2023 11:25:19				
AM - 1		6/6/2023	2023 - May - May EFT Batch	
	06062023 MCS			
		001-000-270-576-80-49-01	PRK - Bank Analysis Fees / Merch CC Fees	\$272.75
		Lake Sawyer Pay Station 04.2023		
	Total 06062023 MCS			
	Total EFT Payment 5/10/2023 11:25:19 AM - 1			\$272.75
Total Merchant Card Services / Vantive Holding, LLC				
				\$272.75
				\$272.75
U.S. Postal Service (Black Diamond) Utility				
Postage Only				
EFT Payment 5/01/2023 11:25:42				
AM - 1		6/6/2023	2023 - May - May EFT Batch	
	06062023 USPS			
	April 2023 Utility Billing			
		401-000-000-534-80-42-01	WTR - Postage	\$213.99
		407-000-000-535-80-42-01	SEW - Postage	\$213.99
		410-000-000-531-10-42-01	STRM - Postage	\$37.21
	Total 06062023 USPS			
	Total EFT Payment 5/01/2023 11:25:42 AM - 1			\$465.19
Total U.S. Postal Service (Black Diamond) Utility Postage Only				
				\$465.19
				\$465.19
US Bank Equipment Finance				
EFT Payment 5/10/2023 11:26:03				
AM - 1		6/6/2023	2023 - May - May EFT Batch	
	06062023 USBE			
	Copier Rental 04/10/2023 - 5/10/2023			
		001-000-180-518-50-45-03	CEN SVCS - Copier Costs	\$468.20
		001-000-180-518-50-45-03	CEN SVCS - Copier Costs	\$551.55
		001-000-210-521-10-45-03	PD - Copier Costs	\$414.86
		001-000-240-558-51-45-03	COM DEV - Copier Costs	\$117.05
		001-000-248-518-20-45-03	MDRT - Copier Costs	\$453.81
		101-000-000-542-30-45-03	STRT - Copier Costs	\$115.28
		401-000-000-534-80-45-03	WTR - Copier Costs	\$134.50
		407-000-000-535-80-45-03	SEW - Copier Costs	\$76.85

Voucher Directory with Transaction Date



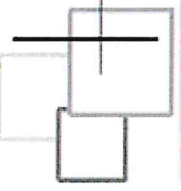
Vendor	Transaction Number Transaction Reference	Invoice Date Account Number	Fiscal Description Name Title	Void Amount
American Stormwater Institute				
	V 53003	5/10/2023	2023 - May - 3rd May Void Batch	
	V 211648			
		Void ck - Wrong Vendor		
		401-000-000-534-80-41-02	WTR - Testing and Sampling	(\$23.00)
	Total V 211648			(\$23.00)
Total American Stormwater Institute				(\$23.00)
Water Management Laboratories, Inc.				
	53033	5/10/2023	2023 - May - 3rd May Void Batch	
	R 211648			
		May 2023 Service		
		401-000-000-534-80-41-02	WTR - Testing and Sampling	\$23.00
		Reissue Ck With Corrected Vendor		\$23.00
	Total R 211648			\$23.00
Total Water Management Laboratories, Inc.				\$23.00
	Vendor Count	2	Grand Total	\$0.00

Voucher Directory with Transaction Date



Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description Name Title	Void Amount
Pierre Chevrolet					
53032	C230248		5/30/2023	2023 - May - Early 4th May	
		Veh Purchase			
		001-000-240-594-24-64-01		CD-Vehicles	\$27,713.68
		2023 Chevy Equinox			\$27,713.68
		Total C230248			\$27,713.68
Total 53032					\$27,713.68
Total Pierre Chevrolet					\$27,713.68
Stephanie Cantu					
53031	05242023 SC		5/25/2023	2023 - May - Early 4th May	
		April 2023 Service			
		001-000-120-512-51-41-08		CRT - Temporary Help	\$113.73
		Total 05242023 SC			\$113.73
Total 53031					\$113.73
Total Stephanie Cantu					\$113.73
	Vendor Count	2		Grand Total	\$27,827.41

Voucher Directory with Transaction Date



Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description Name Title	Void Amount
A.N.S. Inc.	53034	0542023 ANS	5/24/2023	2023 - May - 4th May 2023 Batch	
		Clk - Supplies			
		001-000-180-518-50-31-00		CEN SVCS - Operating & Office Supplies	\$57.07
		Notary Stamp			\$57.07
		Total 0542023 ANS			\$57.07
	Total 53034				
	Total A.N.S. Inc.				
	AHBL, Inc.				
	53035	138690	4/30/2023	2023 - May - 4th May 2023 Batch	
		April 2023 Service		MDRT - Planning Consultant	\$20,680.00
AHBL, Inc.		001-000-257-558-70-49-00			\$20,680.00
		Total 138690			\$20,680.00
	Total 53035				
	Total AHBL, Inc.				
	All Purpose Door Repair				
	53036	29355	5/23/2023	2023 - May - 4th May 2023 Batch	
		PD Project			
		310-000-002-594-18-62-03		CIP - Gen Govt - Campus Improvements	\$165.77
		Total 29355			\$165.77
	Total 53036				\$165.77
	Total All Purpose Door Repair				

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
		Account Number	Name	Title	Amount
All Traffic Solutions, Inc					
53037	SIN036775	5/23/2023	2023 - May - 4th May 2023 Batch		
	PW - Equipment				
	510-000-200-594-48-64-02		PW- Truck & Equip		
			Electronic Speed Monitor		\$35,699.29
Total 53037	Total SIN036775				\$35,699.29
Total All Traffic Solutions, Inc					\$35,699.29
Alliance 2020. Inc					\$35,699.29
53038	5845187	5/31/2023	2023 - May - 4th May 2023 Batch		
	May 2023 Service				
	001-000-180-518-50-41-03		CEN SVCS -hiring/Employment costs		\$42.64
			GG - New Hire Background Check		\$42.64
Total 53038	Total 5845187				\$42.64
Total Alliance 2020. Inc					\$42.64
Allison Ostrer					\$42.64
53039	05252023 AO	5/24/2023	2023 - May - 4th May 2023 Batch		
	May 2023 Service				
	001-000-120-512-51-41-04		CRT - Interpreter		\$140.00
Total 53039	Total 05252023 AO				\$140.00
Total Allison Ostrer					\$140.00
Amazon Capital Services, Inc.					\$140.00
53040	11VH-RXGR-J64Q	5/18/2023	2023 - May - 4th May 2023 Batch		
	MDRT - Supplies				
	001-000-246-558-70-31-00		MDRT - Office Supplies		\$10.75
			Screen Cleaner		\$45.22
	001-000-246-558-70-35-00		MDRT - Small Tools and Safety Equipment		\$55.97
	Safety Vest				
Total 53040	Total 11VH-RXGR-J64Q				\$55.97

Vendor	Transaction Number		Invoice Date		Fiscal Description		Void Amount
	Transaction Reference	Account Number	Name	Title			
53040	13K7-3V73-737R	5/23/2023	2023 - May - 4th May 2023 Batch				
	IT - Supplies						
	001-000-145-518-80-35-00			IT - Minor Equipment			\$1,374.06
	Total 13K7-3V73-737R			Ethernet Extender			\$1,374.06
53040	13T4--KXLK-11KN	5/24/2023	2023 - May - 4th May 2023 Batch				
	PW - Supplies						
	101-000-000-542-30-31-12			PW - Clearing Acct - Supplies			\$326.08
	Total 13T4--KXLK-11KN			Tie Down Kits			\$326.08
53040	1F61-4JWG-Q6CL	5/20/2023	2023 - May - 4th May 2023 Batch				
	IT - Supplies						
	001-000-145-518-80-35-00			IT - Minor Equipment			(\$23.32)
	Total 1F61-4JWG-Q6CL			Returned USB Charger			(\$23.32)
53040	1HH7-17N4-3GWT	5/15/2023	2023 - May - 4th May 2023 Batch				
	Wellness - Supplies						
	001-000-180-518-50-31-03			CEN SVCS - Wellness Supplies			\$89.12
	Total 1HH7-17N4-3GWT			Raised Beds for Wellness Event			\$89.12
53040	1HRD-DQYC-19H9	5/29/2023	2023 - May - 4th May 2023 Batch				
	CH - Supplies						
	001-000-180-518-50-31-00			CEN SVCS - Operating & Office Supplies			\$30.32
	Total 1HRD-DQYC-19H9			Envelopes			\$30.32
53040	1HTX-G6HT-9FD9	5/23/2023	2023 - May - 4th May 2023 Batch				
	CH - Supplies						
	001-000-180-518-50-31-00			CEN SVCS - Operating & Office Supplies			\$19.56
	Total 1HTX-G6HT-9FD9			File Folders			\$19.56

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	

53040	1JXX-PWQ4-4M7W	5/16/2023	2023 - May - 4th May 2023 Batch		
	IT - Supplies				
	001-000-145-518-80-31-00			IT - Misc. Supplies & parts	\$134.99
	Misc USB Cable				
	Total 1JXX-PWQ4-4M7W				\$134.99
53040	1R9P-W4NY-GJQG	5/18/2023	2023 - May - 4th May 2023 Batch		
	PRK - Supplies				
	001-000-270-576-80-31-03			PRK - Operating Supplies	\$43.43
	Brochure rack				
	Total 1R9P-W4NY-GJQG				\$43.43
53040	1R9P-W4NY-H6Y6	5/18/2023	2023 - May - 4th May 2023 Batch		
	PW - Supplies				
	101-000-000-542-30-31-12			PW - Clearing Acct - Supplies	\$152.06
	Trailer Hitch				
	Total 1R9P-W4NY-H6Y6				\$152.06
53040	1X9X-VTCX-F96Q	5/31/2023	2023 - May - 4th May 2023 Batch		
	VRF - Repair & Maint Supplies				
	001-000-215-521-10-48-00			PD - Repairs and Maintenance VRF Grant	\$90.09
	Amazon - Ignition Key				
	Total 1X9X-VTCX-F96Q				\$90.09
53040	1XHQ-9LLD-F33G	5/24/2023	2023 - May - 4th May 2023 Batch		
	Crt - Supplies				
	001-000-120-512-51-31-00			CRT - Operating Supplies	\$14.08
	Envelopes				
	Total 1XHQ-9LLD-F33G				\$14.08
	Total 53040				\$2,306.44
	Total Amazon Capital Services, Inc.				\$2,306.44

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Vold
		Account Number		Name	Amount
				Title	

AT&T Mobility: First Net

53041	05052023 FNA	5/5/2023	2023 - May - 4th May 2023 Batch		
May 2023 Service					
	001-000-120-512-51-42-00	Cell Service		CRT - Telephone / DSL	\$335.02
	001-000-145-518-80-41-13	Cell Service		IT - VEEAM S/W Sup-20-22	(\$1,207.79)
	001-000-145-518-80-42-00	Cell Service		IT - Telephone Costs	\$993.44
	001-000-145-518-80-42-00	Cell Service		IT - Telephone Costs	\$92.26
	001-000-214-521-20-42-00	Cell Service		PD - Tele / web / DSL / Air Cards	\$1,753.64
	001-000-240-558-51-42-00	Cell Service		COM DEV - Telephone	\$576.18
	001-000-246-558-70-42-01	Cell Service		MDRT - Telephones	\$409.52
	001-000-270-576-80-42-00	Cell Service		PRK - Telephone/DSL/Radios	\$42.32
	001-000-280-536-20-42-00	Cell Service		CEM - Telephone, DSL & Radios	\$21.16
	101-000-000-542-30-42-01	Cell Service		STRT - Telephone/DSL/Radios	\$232.76
	401-000-000-534-80-42-00	Cell Service		WTR - Telephone/DSL/Radios	\$253.92
	404-000-010-534-80-41-00	Cell Service		SCADA/Telemetry Prof Svs	\$174.04
	407-000-000-535-80-43-00	Cell Service		SEW - Lodging, Meals & Mileage	\$253.92
	410-000-000-531-10-42-00	Cell Service		STRM - Telephone/DSL/Radios	\$253.94
Total 05052023 FNA					\$4,184.33
Total 53041					\$4,184.33
Total AT&T Mobility: First Net					\$4,184.33

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	
Bitco Software LLC	53042	1057 BSL	5/1/2023	2023 - May - 4th May 2023 Batch	
			Annual Maint through 04/30/2024		
			001-000-240-558-51-41-05	COM DEV - Permit Software Maintenance	\$13,478.80
		Total 1057 BSL			\$13,478.80
	Total 53042				\$13,478.80
Total Bitco Software LLC					
Canon Solutions America, Inc.	53043	163245439	2/15/2023	2023 - May - 4th May 2023 Batch	
			Feb 2023 Service		
			001-000-145-518-80-35-00	IT - Minor Equipment	\$219.69
			Resolved Disputed Invoice		
	Total 163245439				\$219.69
Total Canon Solutions America, Inc.					
CenturyLink (WA)	53043	163249871	2/28/2023	2023 - May - 4th May 2023 Batch	
			LaserFiche 5yr Service		
			310-000-011-594-18-64-00	Gen Gvt-Pc related Hardware	\$18,830.10
	Total 163249871				\$18,830.10
	Total 53043				\$19,049.79
Total Canon Solutions America, Inc.					
CenturyLink (WA)	53044	360-Z11-0212 898B 05.2023	5/11/2023	2023 - May - 4th May 2023 Batch	
			April 2023 Service		
			401-000-000-534-80-42-00	WTR - Telephone/DSL/Radios	\$350.44
			360-886-7235 830B: Water Reservoir	SEW - Telephone/DSL/Radios	\$60.43
			407-000-000-535-80-42-00	SEW - Telephone/DSL/Radios	\$63.70
		360-886-0537 580B: Diamond Glen Sewer	SEW - Telephone/DSL/Radios	\$79.04	
		407-000-000-535-80-42-00	SEW - Telephone/DSL/Radios	\$79.04	
		360-886-0474 006B: Ridge Sewer Pump Station	SEW - Telephone/DSL/Radios	\$79.04	
		407-000-000-535-80-42-00	SEW - Telephone/DSL/Radios	\$79.04	
		360-886-8146 712B: Old Lawson Pump Station	SEW - Telephone/DSL/Radios	\$79.04	
		407-000-000-535-80-42-00	SEW - Telephone/DSL/Radios	\$65.99	

Vendor	Transaction Number	Invoice Date	Fiscal Description	Void
	Transaction Reference	Account Number	Name	Amount

360-886-2835 784B: Morganville Pump Station

Total 360-Z11-0212 898B 05.2023
 Total 53044
 Total CenturyLink (WA)
 CHS/Cenex Inc
 \$619.59
 \$619.59
 \$619.59

53045	124244053122023 CH	5/31/2023	2023 - May - 4th May 2023 Batch	
	May 2023 CH Fuel			
	001-000-181-518-30-32-00	Facilities Clearing	FAC - MTC Fuel Costs	\$420.16
	001-000-215-521-10-32-00	Police - VRF Grant	PD - Marine Fuel VRF Grant	\$111.16
	001-000-240-558-51-32-00	Com Dev / Inspections	COM DEV - Fuel	\$106.16
	001-000-246-558-70-32-00	MDRT	MDRT - Fuel	\$197.70
	001-000-270-576-80-32-00	PARKS 4%	PRK - Fuel	\$45.29
	001-000-280-536-20-32-00	CEMETERY 2%	CEM - Fuel	\$22.66
	101-000-000-543-50-32-00	STREETS 22%	STRT - Fuel	\$249.11
	401-000-000-534-80-32-00	WATER 24%	WTR - Fuel	\$271.76
	407-000-000-535-80-32-00	SEWER 24%	SWR - Fuel	\$271.76
	410-000-000-531-10-32-00	STORM WATER 24%	STRM - Fuel	\$271.76
	Total 124244053122023 CH			\$1,967.52
	Total 53045			\$1,967.52
	Total CHS/Cenex Inc			\$1,967.52
	City of Black Diamond			

Vendor	Transaction Number	Invoice Date	Fiscal Description	Void
	Transaction Reference	Account Number	Name	Amount

53046	05312023 COBD	5/31/2023	2023 - May - 4th May 2023 Batch	
May 2023 Service				
	001-000-212-521-50-47-01	32. 1399.14 Police Water	PD - Water	\$97.50
	001-000-212-521-50-47-02	30. 1399.14 Police Sewer	PD - Sewer	\$58.35
	001-000-212-521-50-47-03	31. 1399.14 Police Storm	PD - Stormwater	\$77.11
	001-000-254-518-20-47-00	37. 1399.19 City Hall & Sorci Warehouse	CH - Utilities	\$551.00
	001-000-254-518-21-47-00	28. 1399.12 Archives at Fire Museum	MOD - Utility Expense	\$66.58
	001-000-254-518-21-47-00	33. 1399.15 MOD - Com Dev	MOD - Utility Expense	\$148.39
	001-000-270-575-30-47-01	23. 1399.5 Museum	PRKS - Museum Water/Sewer/Storm	\$39.00
	001-000-270-575-30-47-01	36. 1399.18 Train Museum	PRKS - Museum Water/Sewer/Storm	\$125.85
	001-000-270-575-51-47-01	21. 1399.0 Gym	GYM - Stormwater	\$19.50
	001-000-270-575-51-47-02	19. 1399.0 Gym	GYM - Sewer	\$77.11
	001-000-270-575-51-47-03	20. 1399.0 Gym	GYM - Water	\$48.59
	001-000-270-576-80-47-01	29. 1399.13 Coal Car	PRK - Water	\$35.63
	001-000-270-576-80-47-01	26. 1399.12 Fire Museum - Water	PRK - Water	\$28.04
	001-000-270-576-80-47-01	34. 1399.16 Railroad Ave Irrigation	PRK - Water	\$128.41
	001-000-270-576-80-47-01	25. 1399.11 Eagle Creek	PRK - Water	\$64.55
	001-000-270-576-80-47-01	01. 1399.9 City Shop	PRK - Water	\$3.24
	001-000-270-576-80-47-02	02. 1399.9 City Shop	PRK - Sewer	\$6.17
	001-000-270-576-80-47-02	28. 1399.12 Fire Museum - Sewer	PRK - Sewer	\$38.56
	001-000-270-576-80-47-03	22. 1399.2 Boat Launch	PRK - Stormwater	\$117.00

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name	Void Amount
	Account Number	Title		
	001-000-270-576-80-47-03	PRK - Stormwater		\$14.04
	03. 1399.9 City Shop			
	001-000-280-536-20-47-01	CEM - Water		\$38.61
	24. 1399.8 Cemetery			
	001-000-280-536-20-47-02	CEM - Sewer		\$0.81
	04. 1399.9 City Shop			
	001-000-280-536-20-47-02	CEM - Sewer		\$1.54
	05. 1399.9 City Shop			
	001-000-280-536-20-47-03	CEM - Stormwater		\$3.51
	06. 1399.9 City Shop			
	101-000-000-543-50-47-01	Water		\$6.07
	07. 1399.9 City Shop			
	101-000-000-543-50-47-02	STRT - Sewer		\$11.57
	08. 1399.9 City Shop			
	101-000-000-543-50-47-03	STRT - Stormwater		\$26.33
	09. 1399.9 City Shop			
	401-000-000-534-80-47-01	WTR - Water		\$10.12
	10. 1399.9 City Shop			
	401-000-000-534-80-47-02	WTR - Sewer		\$19.28
	11. 1399.9 City Shop			
	401-000-000-534-80-47-03	WTR - Stormwater		\$43.88
	12. 1399.9 City Shop			
	407-000-000-535-80-47-01	SEW - Water		\$84.80
	35. 1399.17 Morganville / Alpine Sew Pump Station			
	407-000-000-535-80-47-01	SEW - Water		\$10.12
	13. 1399.9 City Shop			
	407-000-000-535-80-47-02	SEW - Sewer		\$19.28
	14. 1399.9 City Shop			
	407-000-000-535-80-47-03	SEW - Stormwater		\$43.88
	15. 1399.9 City Shop			
	410-000-000-531-10-47-01	Water		\$10.12
	16. 1399.9 City Shop			
	410-000-000-531-10-47-02	STRM - Sewer		\$19.28
	17. 1399.9 City Shop			
	410-000-000-531-10-47-03	STRM - Stormwater		\$43.86
	18. 1399.9 City Shop			
	Total 05312023 COBD			\$2,137.68
	Total 53046			\$2,137.68
	Total City of Black Diamond			\$2,137.68

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	
Clair Kintanar					
53047	05102023 CK	5/10/2023	2023 - May - 4th May 2023 Batch		
	May 2023 Service				
	001-000-120-512-51-41-02			CRT - Protem Judge	\$300.00
	5 hours				
Total 53047	Total 05102023 CK				\$300.00
Total Clair Kintanar					\$300.00
					\$300.00
Dept of Licensing					\$300.00
53048	05242023 DOL	5/24/2023	2023 - May - 4th May 2023 Batch		
	May 2023 Service				
	001-000-137-514-21-49-02			CLK - Memberships	\$42.00
	Notary Renewal				
Total 53048	Total 05242023 DOL				\$42.00
Total Dept of Licensing					\$42.00
Dicks Heating & A/C Inc					\$42.00
53049	244095	5/22/2023	2023 - May - 4th May 2023 Batch		
	May 2023 Service				
	001-000-212-521-50-48-02			PD - Bldg Repairs & Maintenance	\$75.55
	Diagnostics Charge				
Total 53049	Total 244095				\$75.55
Total Dicks Heating & A/C Inc					\$75.55
Enumclaw School District					\$75.55
53050	06052023 ESD	6/5/2023	2023 - May - 4th May 2023 Batch		
	May Impact Fees 2023				
	111-000-100-518-65-49-03			Enumclaw School Impact Fees Single-Fam	\$13,210.00
	Reg Single Fam				
Total 53050	Total 06052023 ESD				\$13,210.00
Total Enumclaw School District					\$13,210.00
					\$13,210.00

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	
GMP Consultants, LLC					
53051	23-176	5/22/2023	2023 - May - 4th May 2023 Batch		
		May 2023 Service			
		001-000-180-518-50-41-03	CEN SVCS -hiring/Employment costs		\$110.00
		Finance Director Search			
Total 23-176					\$110.00
Total 53051					\$110.00
Total GMP Consultants, LLC					\$110.00
Grainger					
53052	9706042018	5/12/2023	2023 - May - 4th May 2023 Batch		
		PW - Supplies			
		401-000-000-534-80-31-01	WTR - Operating Supplies		\$293.14
		Gate Valves			
Total 9706042018					\$293.14
Total 53052					\$293.14
Total Grainger					\$293.14
Gunderson Law Firm					
53053	1272 GLF	5/27/2023	2023 - May - 4th May 2023 Batch		
		May 2023 Service			
		001-000-151-515-41-41-04	CRT - Legal - Pros Attorney		\$3,400.00
Total 1272 GLF					\$3,400.00
Total 53053					\$3,400.00
Total Gunderson Law Firm					\$3,400.00
HM Pacific Northwest. Inc					
53055	5906130	5/16/2023	2023 - May - 4th May 2023 Batch		
		PW - Supplies			
		101-000-000-542-30-31-12	PW - Clearing Acct - Supplies		\$154.30
		Gravel			
Total 5906130					\$154.30
Total 53055					\$154.30
Total HM Pacific Northwest. Inc					\$154.30

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
		Account Number		Name Title	Amount

Home Depot Credit Service					
53056	2524590		5/30/2023	2023 - May - 4th May 2023 Batch	
		PW - Supplies			
		101-000-000-542-30-31-12		PW - Clearing Acct - Supplies	\$165.05
		Batteries			
	Total 2524590				\$165.05
53056	7512489		5/15/2023	2023 - May - 4th May 2023 Batch	
		PW - Supplies			
		101-000-000-542-30-31-12		PW - Clearing Acct - Supplies	\$57.46
		Water			
	Total 7512489				\$57.46
53056	9617185		5/23/2023	2023 - May - 4th May 2023 Batch	
		PW - Supplies			
		101-000-000-542-30-31-12		PW - Clearing Acct - Supplies	\$65.40
		Buckets, Straps, Mallet...			
	Total 9617185				\$65.40
Total Home Depot Credit Service					
Instrument Technologies, Inc					
53057	W230509		6/1/2023	2023 - May - 4th May 2023 Batch	
		May 2023 Service			
		001-000-210-521-10-31-00		PD - Operating Supplies	\$260.00
		Scale Calibration			
	Total W230509				\$260.00
Total Instrument Technologies, Inc					
					\$260.00
					\$260.00
					\$260.00

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
		Account Number	Name	Title	Amount
Intercom Language Services, Inc.					
	53058	23-166	5/1/2023	2023 - May - 4th May 2023 Batch	
		May 2023 Service			
		001-000-120-512-51-41-04		CRT - Interpreter	\$177.51
		Total 23-166			\$177.51
		Total 53058			\$177.51
Total Intercom Language Services, Inc.					
Joann Sloss					
	53059	05192023 JS	6/1/2023	2023 - May - 4th May 2023 Batch	
		Mileage Reimbursement			
		001-000-210-521-10-43-00		PD - Lodging, Meals & Mileage	\$50.83
		PD Networking Mtg - Bothel, WA			\$50.83
		Total 05192023 JS			\$50.83
		Total 53059			\$50.83
Total Joann Sloss					
Johnsons Home & Garden					
	53060	472643	5/30/2023	2023 - May - 4th May 2023 Batch	
		PW - Supplies			
		101-000-000-542-30-31-12		PW - Clearing Acct - Supplies	\$135.82
		Drum Liners			\$135.82
		Total 472643			\$135.82
		Total 53060			\$135.82
Total Johnsons Home & Garden					
King County Finance - Water & Land Resources					
	53061	126675	6/1/2023	2023 - May - 4th May 2023 Batch	
		2023 WRIA Share			
		410-000-000-531-10-49-09		STRM - WRIA 9	\$5,838.00
		Total 126675			\$5,838.00
		Total 53061			\$5,838.00
Total King County Finance - Water & Land Resources Div.					

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	
King County Prosecuting Attorney					
53062	06052023 KCPA	6/5/2023	2023 - May - 4th May 2023 Batch		
	May 2023 Court Report				
	633-000-100-589-30-00-00		CRT - Fees for King County		\$106.21
	Court Remittance				
	Total 06052023 KCPA				\$106.21
Total 53062					\$106.21
Total King County Prosecuting Attorney					
King County Radio Comm Services					
53063	19661	5/30/2023	2023 - May - 4th May 2023 Batch		
	May 2023 Service				
	001-000-214-521-20-41-03		PD - King County 800 Mhz Radio Costs		\$1,578.87
	KC Radio System Access				
	Total 19661				\$1,578.87
Total 53063					\$1,578.87
Total King County Radio Comm Services					
L.N. Curtis & Sons					
53064	CM36759	5/2/2023	2023 - May - 4th May 2023 Batch		
	PD - Uniforms				
	001-000-210-521-10-31-04		PD - Uniforms		(\$206.60)
	RETURN Sidearm holster				
	Total CM36759				(\$206.60)
53064	INV709597	5/17/2023	2023 - May - 4th May 2023 Batch		
	PD - Uniforms				
	001-000-210-521-10-31-04		PD - Uniforms		\$151.38
	Shirt w/ patches				
	Total INV709597				\$151.38
53064	INV710837	5/30/2023	2023 - May - 4th May 2023 Batch		
	PD - Uniforms				
	001-000-210-521-10-31-04		PD - Uniforms		\$49.05
	Belt radio holder				
	Total INV710837				\$49.05

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
		Account Number	Name	Title	Amount
53064	INV710971	5/30/2023	2023 - May - 4th May 2023 Batch		
		PD - Uniforms			
		001-000-210-521-10-31-04	PD - Uniforms		\$201.26
			Belt radio holder, belt, taser holster		
	Total INV710971				\$201.26
Total 53064					\$195.09
Total L.N. Curtis & Sons					\$195.09
Law Office of Krista White Swain					
53065	05312023 KWS	5/31/2023	2023 - May - 4th May 2023 Batch		
		May 2023 Service			
		001-000-120-512-51-41-00	CRT - Judge		\$4,200.00
		Regular Calendar			
		001-000-120-512-51-41-00	CRT - Judge		\$400.00
		Additional Calendar			
		001-000-120-512-51-41-00	CRT - Judge		(\$300.00)
		Judge Pro Tem Service			
	Total 05312023 KWS				\$4,300.00
Total 53065					\$4,300.00
Total Law Office of Krista White Swain					\$4,300.00
Long Bay Enterprises, Inc					
53066	2023-1073	6/1/2023	2023 - May - 4th May 2023 Batch		
		May 2023 Service			
		310-000-002-594-18-62-10	CIP - Future Campus Planning		\$906.25
	Total 2023-1073				\$906.25
Total 53066					\$906.25
Total Long Bay Enterprises, Inc					\$906.25
Madrona Law Group LLC					
53067	12006	5/31/2023	2023 - May - 4th May 2023 Batch		
		May 2023 Service			
		001-000-290-576-90-49-01	Planning Future - Parks & Rec Deve.		\$288.00
		Disc Golf			
		310-000-037-594-76-64-00	Skate Park: Reconstruction		\$1,920.00
		Skate Park			

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	
		404-000-016-594-34-63-00	SR 169	WTR - Loop - SR 169 - Const	\$192.00
	Total 12006				\$2,400.00
53067	12007	5/31/2023	2023 - May - 4th May 2023 Batch		
		May 2023 Service			
		001-000-150-515-41-41-40	CD - Permit Review	Legal Svs Development Permits	\$96.00
	Total 12007				\$96.00
53067	12008	5/31/2023	2023 - May - 4th May 2023 Batch		
		May 2023 Service			
		001-000-150-515-41-41-01	General City Billing	Legal Services-General Govt	\$5,343.30
		101-000-000-542-30-41-15	General City Billing	STRT - Legal Costs	\$1,187.40
		401-000-000-534-80-41-04	General City Billing	WTR - Legal Svcs	\$1,781.10
		407-000-000-535-80-41-09	General City Billing	SEW - Legal Costs	\$1,781.10
		410-000-000-531-10-41-01	General City Billing	STRM - Legal Costs	\$1,781.10
	Total 12008				\$11,874.00
53067	12009	5/31/2023	2023 - May - 4th May 2023 Batch		
		May 2023 Service			
		001-000-150-515-41-41-02	Employment	Legal - Employment	\$486.00
	Total 12009				\$486.00
53067	12010	5/31/2023	2023 - May - 4th May 2023 Batch		
		May 2023 Service			
		001-000-257-558-70-41-00	MDRT / OakPoint	MDRT - Legal Services	\$9,376.00
	Total 12010				\$9,376.00

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description Name	Title	Void Amount
53067	12011	May 2023 Service 001-000-150-515-41-41-17	5/31/2023	2023 - May - 4th May 2023 Batch	Legal - Public Disc/Oth WFSE V State Of WA	\$1,028.00
	Total 12011					\$1,028.00
	12012	May 2023 Service 001-000-150-515-41-41-41	5/31/2023	2023 - May - 4th May 2023 Batch	Legal Costs-TDR'S TDR	\$576.00
	Total 12012					\$576.00
	Total 53067					\$25,836.00
	Total Madrona Law Group LLC					\$25,836.00
	Michael Zheleznyak					\$140.00
53068	05242023 MZ	May 2023 Service 001-000-120-512-51-41-04	5/24/2023	2023 - May - 4th May 2023 Batch	CRT - Interpreter	\$140.00
	Total 05242023 MZ					\$140.00
	Total 53068					\$140.00
	Total Michael Zheleznyak					\$140.00
	Northwest Parking Equipment Co.					\$63.47
	029	PRKS - Supplies 001-000-270-576-80-41-02	5/17/2023	2023 - May - 4th May 2023 Batch	PRK - Venvue Pay Station Ticket Rolls	\$63.47
	Total 029					\$63.47
	Total 53069					\$63.47
	Total Northwest Parking Equipment Co.					\$63.47

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	
Office Products Nationwide					
53070	1214197-0	6/2/2023	2023 - May - 4th May 2023 Batch		
		May 2023 Service			
		001-000-210-521-10-31-00	PD - Operating Supplies		\$255.49
			Paper, Building Supplies		
	Total 1214197-0				\$255.49
	Total 53070				\$255.49
Total Office Products Nationwide					
Parametrix, Inc.					
53071	45108	5/22/2023	2023 - May - 4th May 2023 Batch		
		April 2023 Service			
		412-000-001-594-31-41-00	STRM - Mgmt Action Plan - Professional Service		\$2,013.75
	Total 45108				\$2,013.75
53071	45112	5/22/2023	2023 - May - 4th May 2023 Batch		
		April 2023 Service			
		001-000-257-558-70-41-03	MDRT - Traffic Engineering-Parametrix		\$3,615.00
	Total 45112				\$3,615.00
53071	45113	5/22/2023	2023 - May - 4th May 2023 Batch		
		April 2023 Service			
		001-000-257-558-70-41-03	MDRT - Traffic Engineering-Parametrix		\$183.75
	Total 45113				\$183.75
53071	45114	5/22/2023	2023 - May - 4th May 2023 Batch		
		April 2023 Service			
		001-000-257-558-70-41-03	MDRT - Traffic Engineering-Parametrix		\$640.00
	Total 45114				\$640.00
53071	45115	5/22/2023	2023 - May - 4th May 2023 Batch		
		April 2023 Service			
		320-000-050-595-50-62-00	CIP - STRT - Covington Creek Bridge		\$5,722.50
	Total 45115				\$5,722.50
	Total 53071				\$12,175.00

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
		Account Number		Name Title	Amount
Total Parametrix, Inc.					\$12,175.00

Ryan Sweet	53072	05242023 RS	5/24/2023	2023 - May - 4th May 2023 Batch	
		Mileage Reimbursement			
		410-000-000-531-10-43-00		STRM - Lodging, Meals & Mileage	\$30.39
				Source Control Inspections - Tacoma, WA 5/23/2023	\$30.39
					\$30.39
Total Ryan Sweet		Total 05242023 RS			
		Total 53072			
Severson's Building Maintenance	53073	471377	5/31/2023	2023 - May - 4th May 2023 Batch	
		May 2023 Service - CH			
		001-000-254-518-20-49-01		CH - Janitorial, Bldg. Maint.	\$1,375.00
				City Hall/Com Dev Janitorial Services	\$1,375.00
		Total 471377			
	53073	471378	5/31/2023	2023 - May - 4th May 2023 Batch	
		May 2023 Service - CD			
		001-000-254-518-21-49-01		MOD - Janitorial Cost	\$500.00
				Com Dev Janitorial Services	\$500.00
		Total 471378			
	53073	471379	5/31/2023	2023 - May - 4th May 2023 Batch	
		May 2023 Service - PD/CT			
		001-000-212-521-50-41-03		PD - Custodial Cost	\$625.00
				Police/Court Janitorial Services	\$625.00
		Total 471379			
	53073	471380	5/31/2023	2023 - May - 4th May 2023 Batch	
		May 2023 Service - PW Shop			
		101-000-000-542-30-48-03		PW - Clearing-shared Shop Cost	\$250.00
				PW Shop Janitorial Services	\$250.00
		Total 471380			

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	
53073	471381	5/31/2023	2023 - May - 4th May 2023 Batch		
		May 2023 Service - Gym			
		001-000-270-575-51-48-00	Gym Janitorial Services	GYM - Facility Repair & Maintenance	\$300.00
	Total 471381				\$300.00
Total 53073					\$3,050.00
Total Severson's Building Maintenance					\$3,050.00
Somer Johnson					
53074	1045 SJ	6/2/2023	2023 - May - 4th May 2023 Batch		
		May 2023 Service			
		001-000-121-512-51-41-00	CRT - Prof Svs - Therap. Grant		\$2,500.00
	Total 1045 SJ				\$2,500.00
Total 53074					\$2,500.00
Total Somer Johnson					\$2,500.00
Sound Publishing Inc.					
53075	ECH973549	3/22/2023	2023 - May - 4th May 2023 Batch		
		Com Dev - Advertising			
		001-000-240-558-51-41-75	COM DEV - Advertising-permit related costs		\$65.85
		Comp Plan Kickoff			\$65.85
	Total ECH973549				
53075	ECH974305	4/5/2023	2023 - May - 4th May 2023 Batch		
		MDRT - Advertising			
		001-000-246-558-70-44-00	MDRT - Advertising		\$245.25
		PLN22-080			\$245.25
	Total ECH974305				
53075	ECH975116	4/19/2023	2023 - May - 4th May 2023 Batch		
		MDRT - Advertising			
		001-000-246-558-70-44-00	MDRT - Advertising		\$214.20
		PLN21-0045			\$214.20
	Total ECH975116				

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	

53075	ECH975172	4/19/2023	2023 - May - 4th May 2023 Batch		
	Com Dev - Advertising	001-000-240-558-51-41-75	COM DEV - Advertising-permit related costs		\$141.75
	Total ECH975172	Shoreline Development			\$141.75
53075	ECH975173	4/19/2023	2023 - May - 4th May 2023 Batch		
	Com Dev - Advertising	001-000-240-558-51-41-75	COM DEV - Advertising-permit related costs		\$172.80
	Total ECH975173				\$172.80
	Total 53075				\$839.85
	Total Sound Publishing Inc.				\$839.85
	Sound Uniform Solutions/Bratwear				
53076	202305SU114	5/12/2023	2023 - May - 4th May 2023 Batch		
	PD - Uniform	001-000-210-521-10-31-04	PD - Uniforms		\$231.53
	Total 202305SU114				\$231.53
	Total 53076				\$231.53
	Total Sound Uniform Solutions/Bratwear				
	Tara Dunford, CPA				
53077	2346	6/5/2023	2023 - May - 4th May 2023 Batch		
	May 2023 Service	001-000-140-514-23-41-00	FIN - Professional Services		\$306.25
	Total 2346				\$306.25
	Total 53077				\$306.25
	Total Tara Dunford, CPA				\$306.25

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	
Thomson Reuters - West					
53078	848440555	6/1/2023	2023 - May - 4th May 2023 Batch		
	May 2023 Service	001-000-210-521-10-41-07	PD - Prof Serv / Leads Online - Pawn Shop		
	Total 848440555				\$205.44
	Total 53078				\$205.44
Total Thomson Reuters - West					
Varius Inc.					
53092	1615 VAR	5/30/2023	2023 - May - 4th May 2023 Batch		
	May 2023 Service	001-000-257-558-70-41-02	MDRT - Civil Engineering		
	Total 1615 VAR				\$28,910.00
53092	1616 VAR	5/30/2023	2023 - May - 4th May 2023 Batch		
	May 2023 Service	001-000-257-558-70-41-02	MDRT - Civil Engineering		
	Total 1616 VAR				\$7,080.00
53092	1617 VAR	5/30/2023	2023 - May - 4th May 2023 Batch		
	May 2023 Service	001-000-257-558-70-41-02	MDRT - Civil Engineering		
	Total 1617 VAR				\$13,570.00
53092	1618 VAR	5/30/2023	2023 - May - 4th May 2023 Batch		
	May 2023 Service	001-000-257-558-70-41-02	MDRT - Civil Engineering		
	Total 1618 VAR				\$4,425.00
53092	1619 VAR	5/30/2023	2023 - May - 4th May 2023 Batch		
	May 2023 Service	001-000-257-558-70-41-02	MDRT - Civil Engineering		
	Total 1619 VAR				\$2,360.00
	Total 53092				\$2,360.00
Total Varius Inc.					
					\$56,345.00
					\$56,345.00

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number		Name Title	

Washington State Department of Ecology

53079	RS-000000651	5/30/2023	2023 - May - 4th May 2023 Batch		
	2023 Strmwtr Action Monitoring				
	410-000-000-531-10-41-04			STRM - Dept of Ecology - Stormwater Permit	\$2,027.00
	Total RS-000000651				\$2,027.00
Total 53079					\$2,027.00
Total Washington State Department of Ecology					\$2,027.00

Washington State Department of Transportation Northwest Region

53080	JZ1545 L005	3/13/2023	2023 - May - 4th May 2023 Batch		
	March 2023 Service				
	404-000-020-594-34-63-00			Water Project: ARPA - 3rd Ave. Improvement	\$917.89
	Review & Inspection				\$917.89
	Total JZ1545 L005				
53080	JZ1545 L007	5/15/2023	2023 - May - 4th May 2023 Batch		
	May 2023 Service				
	404-000-020-594-34-63-00			Water Project: ARPA - 3rd Ave. Improvement	\$743.29
	Review & Inspection				\$743.29
	Total JZ1545 L007				\$1,661.18
Total 53080					\$1,661.18
Total Washington State Department of Transportation Northwest Region					

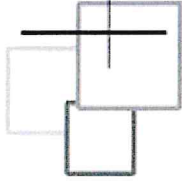
Washington State Patrol

53081	I23006586	6/1/2023	2023 - May - 4th May 2023 Batch		
	May 2023 Service				
	633-000-500-589-30-00-00			PD - CPL Fees for WSP/FBI - Fingerprint	\$39.75
	Fingerprints - CPL				\$39.75
	Total I23006586				
53081	I23006784	6/1/2023	2023 - May - 4th May 2023 Batch		
	May 2023 Service				
	001-000-180-518-50-41-03			CEN SVCS -hiring/Employment costs	\$11.00

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
		Account Number		Name	Amount
				Title	

	Total 123006784			Background Check	
Total 53081					\$11.00
Total Washington State Patrol					\$50.75
Washington State Treasurer					\$50.75
53082	06052023		5/31/2023	2023 - May - 4th May 2023 Batch	
		May 2023 Court Report			
		633-000-200-589-30-00-00		CRT - Fees for WA State Treasurer	\$9,333.54
		Court Remittance			\$9,333.54
Total 06052023					\$9,333.54
Total 53082					\$9,333.54
Total Washington State Treasurer					\$9,333.54
Water Management Laboratories, Inc.					\$9,333.54
53083	211858		5/22/2023	2023 - May - 4th May 2023 Batch	
		May 2023 Service			
		401-000-000-534-80-41-02		WTR - Testing and Sampling	\$92.00
Total 211858					\$92.00
53083	211997		5/26/2023	2023 - May - 4th May 2023 Batch	
		May 2023 Service			
		401-000-000-534-80-41-02		WTR - Testing and Sampling	\$23.00
Total 211997					\$23.00
Total 53083					\$115.00
Total Water Management Laboratories, Inc.					\$115.00
	Vendor Count	50		Grand Total	\$247,116.29

Voucher Directory with Transaction Date



Vendor	Transaction Number Transaction Reference	Invoice Date Account Number	Fiscal Description Name Title	Void Amount
Home Depot Credit Service	53084	6/1/2023	2023 - June - 2nd June Batch	
	05105048	Gym - Supplies 001-000-270-575-51-31-00 Filters	GYM - Operating Supplies	\$45.56
Total 53084	Total 05105048			\$45.56
Total Home Depot Credit Service				\$45.56
Honey Bucket/Northwest Cascade Inc.	53085	5/23/2023	2023 - June - 2nd June Batch	
	0553494152	June 2023 Service 001-000-270-576-80-31-00 Regional Park w/ Hand Sanitizer: 0071400003	PRK - Portable Restroom Facility	\$227.39
Total 53085	Total 0553494152			\$227.39
	0553494153	5/23/2023	2023 - June - 2nd June Batch	
		June 2023 Service 001-000-270-576-80-31-00 Parks-Boat Launch Rental: 145291	PRK - Portable Restroom Facility	\$98.00
Total 53085	Total 0553494153			\$98.00
	0553494154	5/23/2023	2023 - June - 2nd June Batch	
		June 2023 Service 001-000-270-576-80-31-00 Lake Sawyer Regional Park: 71400002	PRK - Portable Restroom Facility	\$98.00
Total 53085	Total 0553494154			\$98.00
Total Honey Bucket/Northwest Cascade Inc.				\$423.39

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void Amount
		Account Number	Name	Title	
King County Finance - Wastewater Treat Div.					
53086	30037019	6/1/2023	2023 - June - 2nd June Batch		
		June 2023 Service			
		407-000-000-535-80-41-04	SEW - Metro Sewer Charges		\$125,011.89
	Total 30037019				\$125,011.89
Total 53086					\$125,011.89
Total King County Finance - Wastewater Treat Div.					
King County Finance - Water & Land Resources Div.					
53087	126584	6/1/2023	2023 - June - 2nd June Batch		
		1st 1/2 2023			
		410-000-000-531-10-49-10	STRM - King County Storm-billing & Rec. Svs		\$1,918.89
	Total 126584				\$1,918.89
Total 53087					\$1,918.89
Total King County Finance - Water & Land Resources Div.					
Scott Hanis					
53088	06012023 SH	6/1/2023	2023 - June - 2nd June Batch		
		AFLAC Reimbursement			
		001-000-900-588-10-00-01	ADM - AWC Lia. Bld. Equip Ins / Flex Reimbs		\$150.00
	Total 06012023 SH				\$150.00
Total 53088					\$150.00
Total Scott Hanis					
Secure Pacific Corporation					
53089	371668	6/1/2023	2023 - June - 2nd June Batch		
		June 2023 Service			
		101-000-000-542-30-48-03	PW - Clearing-shared Shop Cost		\$67.00
		32820 3rd Ave - Warehouse - PW			\$67.00
	Total 371668				\$67.00

Vendor	Transaction Number	Transaction Reference	Invoice Date	Fiscal Description	Void
		Account Number		Name Title	Amount

53089	371669 SP	6/1/2023	2023 - June - 2nd June Batch		
	June 2023 Service				
	001-000-240-558-51-49-99			COM DEV - Bldg Rent, Mtc, Sup, Util, Sec.	\$883.67
	Com Dev				\$883.67
	Total 371669 SP				\$950.67
Total 53089					
Total Secure Pacific Corporation					
Symbol Arts					
53090	0464548	6/1/2023	2023 - June - 2nd June Batch		
	PD - Uniforms				
	001-000-210-521-10-31-04			PD - Uniforms	\$152.18
	Total 0464548				\$152.18
Total 53090					\$152.18
Total Symbol Arts					
Williams Scotsman, Inc.					
53091	9017872146	6/1/2023	2023 - June - 2nd June Batch		
	June 2023 Rent				
	001-000-254-518-21-45-01			MOD - Bldg Rental	\$3,457.75
	MDS-653523				\$3,457.75
	Total 9017872146				
53091	9017872147	6/1/2023	2023 - June - 2nd June Batch		
	June 2023 Rent				
	001-000-254-518-21-45-01			MOD - Bldg Rental	\$1,959.86
	MDS-653591				\$1,959.86
	Total 9017872147				\$5,417.61
Total 53091					\$5,417.61
Total Williams Scotsman, Inc.					
	Vendor Count	8		Grand Total	\$134,070.19

City of Black Diamond

Payroll Register - May 2023

20302	BD Police Officers Association	2023 - May - Month End	\$1,200.00
20303	City of Black Diamond Flex	2023 - May - Month End	\$616.67
20304	HRA VEBA Trust	2023 - May - Month End	\$225.00
20305	Joseph Kaufman	2023 - May - Month End	\$147.40
20306	Minnesota Child Support Payment Ctr	2023 - May - Month End	\$483.00
20307	Teamsters Local 117	2023 - May - Month End	\$1,885.61
20308	Trusted Plans Service CP LTD	2023 - May - Month End	\$130.00
20309	Western States Police Medical	2023 - May - Month End	\$450.00
May 2023 Aflac	Aflac	2023 - May - Month End	\$283.10
May 2023 Draw	Payroll Vendor	2023 - May - Month End	\$56,782.20
May 2023 DRS: DCP	DOR - Deferred Comp	2023 - May - Month End	\$14,409.00
May 2023 DRS: Ret	Dept of Retirement Systems	2023 - May - Month End	\$53,152.69
May 2023 ESD	Employment Security Dept	2023 - May - Month End	\$722.29
May 2023 Fed Taxes	City of Black Diamond Taxes	2023 - May - Month End	\$89,726.89
May 2023 L&I	Dept of Labor and Industries	2023 - May - Month End	\$7,708.47
May 2023 Medical Ins	AWC Employee Benefit Trust	2023 - May - Month End	\$76,851.95
May 2023 Month End	Payroll Vendor	2023 - May - Month End	\$190,036.55
May 2023 PFML	PFML ESD	2023 - May - Month End	\$2,897.20
			\$497,708.02

I hereby certify that payroll and benefits have been processed and delivered as required under contract or legal obligation.

Finance
Director

Shane C. O'Neill

Date *06/01/2023*

BLACK DIAMOND CITY COUNCIL MINUTES
Council Meeting of June 1, 2023
Hybrid Meeting Via Zoom and In-Person
Council Chamber, 25510 Lawson Street, Black Diamond, Washington

CALL TO ORDER, FLAG SALUTE:

Mayor Benson called the regular meeting to order at 7:00 p.m. and led us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Smith, Douglass, de Leon, Jones, Page

ABSENT: Councilmember Mulvihill (excused)

Staff present: Mona Davis, Community Development Director; Scott Hanis, Public Works Director; MDRT/Ec Dev Director, Andrew Williamson; David Linehan, City Attorney; Brenda L. Martinez, City Clerk/HR Manager; Rob Reed and Jake Kapsandy, IT Staff.

READING OF GUIDING PRINCIPLES

AGENDA REVIEW AND APPROVAL:

Councilmember de Leon **moved** to approve the agenda; **second** Councilmember Smith. Motion **passed** with all voting in favor (6-0).

PUBLIC COMMENTS:

Don Mason, Black Diamond spoke to Council.

Bill McDermott, Black Diamond spoke to Council.

Kristen Bryant, Bellevue spoke to Council as a member of Friends of Black Diamond.

Gary Jones, Black Diamond spoke to Council.

Nanette Stocks, Black Diamond spoke to Council.

Geoff Bowie, Black Diamond spoke to Council.

APPOINTMENTS, ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS:

1) Proclamation – Pride Month

Councilmember Page read the Pride Month Proclamation.

CONSENT AGENDA:

Councilmember de Leon **moved** to approve the Consent Agenda; **second** Councilmember Deady. Motion **passed** with all voting in favor (6-0). The Consent Agenda was approved as follows:

- 2) **Claim Checks** – June 1, 2023, Check No. 52998 through Check No. 53030 (void 52582) in the amount of \$661,242.06
- 3) **Minutes** –Work Session of May 11, 2023, and Council Meeting of May 18, 2023

PUBLIC HEARINGS:

- 4) **AB23-024** – Draft 2024-2029 Six Year Transportation Improvement Plan

Public Works Director Hanis reported on this item and highlighted the changes that were made to it from last year's program.

At 7:37 p.m. Councilmember Smith left the meeting and returned at 7:39 p.m.

There was Council discussion.

Mayor Benson opened the public hearing at 8:04 p.m.

Kristen Bryant, Bellevue noted that her parents asked her to pass along their comments regarding the parking lot proposed by the bakery and stated it is a huge expenditure and says she's heard repeatedly that the city still doesn't have funding for the skate park as well as maintenance issues, fire and police staffing, and equipment. She suggested having signage to direct citizens where to park and feels the parking lot is unnecessary. The second item is the roundabouts on 169 and noted that these are part of the Ten Trails development agreement. She stated that when the timing slips, due to the developer not following the requirement to respond promptly to request information from the permit agency. The timeline is still unclear for the 327 units that are supposed to be under construction. She commented on how the size of the 169 roundabouts has bloated in size and the environmental review has been put off until after the traffic design was done. She talked about how the council has the guiding principle about protecting the environment as it grows and if the city keeps permitting more houses, traffic will get worse. She asked the question, "do you let the developer take down the trees by the stream or design it right for the long run to protect the stream"?

Geoff Bowie, Black Diamond echoed the comment on the downtown parking costs and noted that the money is going to be really tight, and he understands that getting more parking to attract more customers will in turn get more sales tax potentially but stated that this is a lot of money. He discussed that it shouldn't be too tough to roll up some kind of project that can deal with what's going on with Ginder Creek and the bulkhead and noted that it is really fragile and there is fish there. We need to make sure we are thinking about

pedestrians with roundabouts. He also discussed that with the loss of the North Connector that the Southeast loop is still shown.

Mayor Benson closed the public hearing at 8:15 p.m.

UNFINISHED BUSINESS: None

NEW BUSINESS:

- 5) **AB23-025** – Resolution Authorizing Mayor to Execute a Contract with CCD Black Diamond Partners LLC for the Purchase of the Lawson Hills Fire Station

City Attorney Linehan and MDRT/Ec Dev Director Williamson reported on this item.

Councilmember Deady suggested postponing this until the next meeting. There was continued discussion between Council and staff. There was Council consensus to move this item to the June 15, 2023 meeting.

DEPARTMENT REPORTS:

Fire – Chief Judkins reported they were able to find an axle for the damaged aid car and they are excited to get it fixed. Chief Judkins also reported that the city will be purchasing a reserve fire engine from Mountain View Fire & Rescue, and she will be starting the process for the new fire engine.

Councilmember Smith left the meeting at 8:45 p.m. and returned at 8:47 p.m.

MDRT – Director Williamson commented on what a joy it is to work with Chief Judkins and thanked her publicly. He discussed the roundabouts on Hwy 169, the grocery store and bridge in Ten Trails.

MAYOR'S REPORT:

Mayor Benson reported the Memorial Day services at the Black Diamond Cemetery, SCA Networking Dinner, and reminded everyone that Gomer's memorial service is tomorrow at Tahoma National Cemetery and the procession will be going through town at approximately 11:20 a.m. Following the service will be a celebration of life at the Enumclaw Field House.

COUNCIL REPORTS:

Action Item: Councilmember de Leon **moved** to table discussion on the ban of wake surfing and our deliberations on Lake Sawyer Boating Rules; **second** Councilmember Smith. Motion **passed** with all voting in favor (6-0).

Councilmember de Leon recapped the items that were discussed at the public safety meeting. She attended the Memorial Day event at the cemetery and announced the 2nd annual Pride Flag raising ceremony will be tomorrow at 10 a.m. She commented on hiring a new Finance Director and is looking forward to meeting him. She shared that she was able to attend the Enumclaw Youth Empowered luncheon, as well as the retreat and tri city meeting.

Councilmember Jones shared an interesting thing he learned from the tri city meeting was the city of Covington's new mascot and noted that they had so many likes that they have now adopted that slug as one of their mascots. He noted the meeting being exciting and how cities were appreciative of each other and the unique things that we each have. He expressed his concerns on Fentanyl and discussed visiting the website for the Black Diamond Community Center and how they are now holding in-person events.

Councilmember Page thanked all Council and the Planning Commission for meeting to discuss the possible repeal of the marijuana prohibition and commented on next steps with the Planning Commission. She asked that, as a body are we okay with a resolution to go to the Planning Commission, and there was Council consensus. She commented on her ride along with the Black Diamond Police Officer Henrich and invited residents, Council, and colleagues to request a ride along. She reported attending her first meeting as an advisory member to the Mountain View Fire & Rescue Board meetings. She commented on the official pinning of Deputy Fire Chief Trout and being able to serve lunch at the community center. She also attended the Maple Valley/Black Diamond Chamber luncheon and invited the community to join her on June 21 for the joint meeting the Maple Valley/Black Diamond and Covington Chambers. She participated in the Council retreat and commented on the commitment to work on a council action plan. She also attended the Tri City meeting and asked Mayor Benson to take back to the Mayor's of Maple Valley and Covington the interest to put together a work group regarding the passage of Prop 1 and figure out how we might be able to serve residents who are looking for help with behavioral health services. She also attended the Memorial Day service at the cemetery.

Councilmember Deady reported attending the pinning of Deputy Fire Chief Trout, Memorial Day ceremony at the Black Diamond cemetery, tri city meeting, public safety meeting, Council retreat and hopes to get the council action plan to the Council in August. She announced that the raising of the Pride flag will be tomorrow at 10am and that Welsh Heritage Day is this Saturday at 1pm, and June 7th is the Black Diamond School reunion at the Black Diamond Community Center.

Action Item: Councilmember Deady **moved** to name the pocket park along Railroad Avenue Gomer Evans Memorial Park; **second** Councilmember Page. Motion **passed** with all voting in favor (6-0).

Councilmember Douglass reported attending the Puget Sound Regional Council annual meeting and touched on the highlights from the keynote speaker, Gil Penalosa and his organization call Eighty Cities with the concept to design cities that are great for 8-year-

olds and 80-year-olds as you will have better cities for everyone. He also discussed streets as public spaces for people to come out and spend time with each other.

Councilmember Smith commented on it being a good idea to build cities for 8-year-olds and 80-year-olds. He commented on the Tri city meeting being a dog and pony show with not much time for collaboration and touched on a transportation project in Covington that was shared. He commented on being at Silver Springs over memorial weekend and how there is a hike you can take to the civil war veteran's grave site. He commented on Prop 1 and would like to help steer that and get it going and how he wants it to be available in this part of the county.

ATTORNEY REPORT:

City Attorney Linehan spoke on the Taco Truck invite from Chief Judkins and commented that should more than four Councilmembers want to attend to please let the City Clerk know so a special meeting notice can be issued.

PUBLIC COMMENTS:

Rick Stocks, Black Diamond spoke to Council.

Nanette Stocks, Black Diamond spoke to Council.

Gary Jones, Black Diamond spoke to Council.

Rick Stocks, Black Diamond spoke to Council.

Geoff Bowie, Black Diamond spoke to Council.

EXECUTIVE SESSION: None

ADJOURNMENT:

Councilmember de Leon **moved** to adjourn the meeting; **second** Councilmember Page. Motion **passed** with all voting in favor (6-0). The meeting ended at 9:44 p.m.

ATTEST:

Carol Benson, Mayor

Brenda L. Martinez, City Clerk

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: Resolution approving a contract for the purchase of the Lawson Hills Fire Station	Agenda Date: June 15, 2023 AB23-025A	
	Mayor Carol Benson	
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev – Mona Davis	
	Finance – May Miller	
	MDRT/Ec Dev – Andy Williamson	X
	Police – Chief Kiblinger	
Cost Impact (see also Fiscal Note):	Public Works – Scott Hanis	
Fund Source: Fire Impact Fees	Court – Tawnya Parks	
Timeline:		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Resolution; Real Estate Purchase and Agreement		
SUMMARY STATEMENT: Pursuant to the Lawson Hills MPD Development Agreement and The Villages MPD Development Agreement, the Master Developer is obligated to mitigate for impacts to the City's fire protection level of service throughout the MPDs by providing land for, and the construction of, a new two-bay fire station. In exchange for providing a new fire station, the Master Developer will receive credit for the fair market value of the land and costs of the fire station improvements, with such credit to be applied against existing and future fire impact fees on construction within the MPDs. The City Council previously approved the Lawson Hills site for construction of the new fire station (per Resolution 19-1299) and the value of the impact fee credit to be given for the value of the dedicated land. In December 2022, the City's Hearing Examiner affirmed Staff's administrative approval of the site plan for the new fire station. In addition to the approved site plan, City Staff and the Fire Chief have worked extensively with the Master Developer on an approved design and specifications for construction of the fire station and related improvements, with civil engineering and building permits now ready to be issued. MDRT Director Williamson, City Attorney Linehan, and Mayor Benson have now completed negotiations of a Purchase and Sale Agreement for the Lawson Hills Fire Station. Council approval of the Purchase and Sale Agreement is requested via Resolution. The general framework of the agreement has two main phases. The first phase will occur with execution of the agreement and issuance of the building permit. This will trigger the City's obligation to pay Oakpointe the appraised value (\$510,000) of the land on which Oakpointe will construct the fire station. This payment will be a mix of collected fire impact fees and impact free credits, subject to Oakpointe's execution and recording of a deed of trust that will protect the City's interest in the land during construction.		

The second phase will occur upon the completion of construction and acceptance of the improvements by the City. This is the point at which closing will occur. At closing, Oakpointe will convey the land and the improvements to the City, and the City will pay Oakpointe the cost of all improvements with a mix of collected fire impact fees and impact fee credits. Exhibit C to the agreement includes construction drawings and specifications for the new Lawson Hills fire station and establishes what Oakpointe is required to deliver for the City's inspection and approval prior to closing. Upon successful closing, the City will take possession and ownership of the Fire Station, including the land and the improvements constructed thereon.

FISCAL NOTE (Finance Department): The Master Developer will be paid from collected fire impact fees and credits against future fire impact fees on construction within the MPDs. The land value is established at \$510,000. The value of the improvements will be determined based on actual costs of construction pursuant to the approved design. In no event will the value of the impact fee credits exceed the total value of the land and the cost of improvements for the Fire Station.

COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:

Attachments: MOTION to adopt Resolution No. 23-1546, authorizing the Mayor to execute a contract with CCD Black Diamond Partners LLC for the purchase of the Lawson Hills Fire Station.

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
June 1, 2023	Postponed	
June 15, 2023		

RESOLUTION NO. 23-1546

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, APPROVING A CONTRACT FOR THE PURCHASE OF THE LAWSON HILLS FIRE STATION.

WHEREAS, the City of Black Diamond and the predecessor in interest to CCD Black Diamond Partners LLC (n/k/a "Oakpointe") are parties to The Lawson Hills MPD Development Agreement dated December 12, 2011 ("Lawson Hills DA");

WHEREAS, under the Lawson Hills DA, Oakpointe is obligated to dedicate land to the City to be used for a fire station under the terms and conditions described therein; and

WHEREAS, the City and Oakpointe are also parties to The Villages MPD Development Agreement dated December 12, 2011 ("Villages DA"), under which Oakpointe is obligated to build and convey to the City a satellite fire station under the terms and conditions described therein; and

WHEREAS, the City Council has previously approved the location of the Lawson Hills Fire Station pursuant to Resolution No. 19-1299; and

WHEREAS, pursuant to Resolution No. 19-1299, the City Council has previously determined the fair market value of the credit to which Oakpointe will be entitled for conveying the land to the City to be used for a fire station, based on an appraisal performed by MAI-certified appraiser Greg Goodman; and

WHEREAS, Oakpointe has received site-plan approval for the construction of the Lawson Hills Fire Station on the Council-approved site, and that site-plan approval was affirmed by the City's Hearing Examiner by decision dated December 29, 2022; and

WHEREAS, Oakpointe has worked closely with City staff, the Fire Chief, and the City's consultants to complete the design and specifications for construction of the Lawson Hills Fire Station and all utilities and other improvements related thereto, such that the City is ready to issue a building permit and other authorizations for Oakpointe to commence construction; and

WHEREAS, the Real Estate Purchase and Sale Agreement attached hereto as Attachment 1 contains the terms by which Oakpointe agrees to sell, and the City agrees to buy, the Lawson Hills Fire Station, including the approved real property and all improvements to be located thereon, with final closing to occur upon completion of the improvements and acceptance thereof by the City; and

WHEREAS, Attachment 1 hereto includes engineering drawings containing the approved design and detailed specifications for construction of the Lawson Hills Fire Station and related improvements on the approved site; and

WHEREAS, the City Council finds that approval of the agreement attached hereto as Attachment 1 is in the best interest of the City because it will improve the level of service for fire protection and emergency medical services in the City and because it meets the requirements of the Lawson Hills DA and section 13(D) of the Villages DA for the Master Developer to provide the City with land for, and construction of, a new fire station;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council hereby authorizes the Mayor to execute a contract with CCD Black Diamond Partners LLC for the purchase of the Lawson Hills Fire Station, in substantially the form attached hereto as Attachment 1.

PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 15th DAY OF JUNE, 2023.

CITY OF BLACK DIAMOND

Carol Benson, Mayor

Attest:

Brenda Martinez, City Clerk

REAL ESTATE PURCHASE AND SALE AGREEMENT

This Real Estate Purchase and Sale Agreement ("Agreement") is entered between the **CITY OF BLACK DIAMOND**, a Washington municipal corporation ("City" or "Buyer"), whose address is 24301 Roberts Drive, Black Diamond, Washington 98010, and **CCD BLACK DIAMOND PARTNERS LLC**, a Delaware limited liability company ("Oakpointe" or "Seller"), whose address is 3025 112th Ave NE, Ste 100, Bellevue, Washington 98004, for the sale and purchase of certain real property and structures located thereon. The City and Oakpointe collectively are referred to in this Agreement as the "Parties."

RECITALS

A. Buyer and Seller's predecessor-in-interest are parties to that certain The Lawson Hills MPD Development Agreement dated December 12, 2011 recorded under King County Recorder No. 20120130000640 (the "Lawson Hills Agreement"), pursuant to which Seller is obligated under Section 13.4 to dedicate land for one (1) satellite fire station to Buyer as further described and based on the conditions set forth therein. Buyer and Seller's predecessor-in-interest are also parties to that certain The Villages MPD Development Agreement dated December 12, 2011, recorded under King County Recorder No. 20120130000655 (the "Villages Agreement"), pursuant to which Seller is obligated under Section 13.4(D) to provide one (1) satellite fire station to Buyer as further described and based on the conditions set forth therein.

B. Seller desires to sell and City desires to buy the Property (defined in Paragraph 1, below) on the terms and conditions set forth herein. Before consummating the sale, Seller intends to construct on the Property certain improvements intended to be used as a fire station (the "Improvements").

Now therefore, the Parties agree to the following covenants, terms, and conditions.

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

COVENANTS, TERMS, AND CONDITIONS

1. PROPERTY. The Property, which Buyer agrees to buy and Seller agrees to sell, is a .82 acre portion of King County Tax Parcel Number 132106-9022, approximately 35,719 square feet in size and located at 322xx Botts Drive, Black Diamond, Washington, including all Improvements to be constructed thereon (the "Property"). The land component of the Property is legally described in **Exhibit "A"** and depicted in **Exhibit "B,"** (the "Land") and Seller intends to construct the Improvements described in **Exhibit "C,"** each of which is attached hereto and incorporated herein by this reference. Together, the Land and the Improvements make up the Property to be conveyed under this Agreement.

- (a) Improvements. Prior to Closing, Seller shall install and complete the Improvements as described on attached **Exhibit "C"** in a lien-free, good and workmanlike manner, and in compliance with all conditions and requirements of the City and all other governmental agencies with regulatory jurisdiction over the Property. The Parties acknowledge and agree that any minor modifications to the Improvements described in Exhibit "C" must be approved by Seller's architect in writing as materially or functionally equivalent in quality and performance; whereas, all other changes to Exhibit "C" must be approved in advance by Buyer within ten (10) business days of written notice from Seller. As used in this Subsection, "minor modifications" means any change to the materials and/or equipment specified in the plans attached as Exhibit C if the intended performance or functionality can be achieved to an equivalent or better degree with a substitute product or material that costs no greater than five percent more than the originally specified product or material.
- (b) Building Permit and Inspection Fees. The Parties acknowledge and agree that the City shall not charge building permit fees or inspection fees for the Improvements.
- (c) Third Party Contact Review. The Parties acknowledge and agree that Buyer shall have an opportunity to review and comment on the contracts that

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

Seller proposes to enter into with a third-party architect and general contractor to construct the Improvements. Said contracts shall be deemed approved by Buyer if comments are not provided to Seller by Buyer within ten (10) business days of receipt by Buyer. Seller shall cooperate with Buyer to incorporate Buyer's written comments on said contracts to the extent commercially reasonable. Seller agrees that third-party contracts for construction of the Improvements shall require payment of prevailing wages for the trades and workers involved.

2. ESCROW AGENT. The closing of the sale of the Property ("Closing") shall be conducted through Fidelity National Title Insurance Company with Loren Jenkins acting as the escrow officer (the "Escrow Agent").

3. PURCHASE PRICE. The purchase price for the Property (the "Purchase Price") shall be (a) Five Hundred Ten Thousand and NO/100 Dollars (\$510,000.00), representing the previously agreed value of the land component of the Property (per City Council Resolution No. 19-1299, adopted on May 2, 2019) (the "Land Price"), plus (b) the value of the Improvements to be constructed on the Land, as measured by Seller's costs to construct the Improvements (the "Improvements Price"), payable as follows:

a. the Land Price, which shall be due within ten (10) business days following the City's issuance of a building permit for the Improvements (the "Building Permit") subject to the Seller's execution and recording of a deed of trust encumbering the Property for the benefit of the City in the amount of the Land Price and substantially in the form set forth in Exhibit D to the MPD Funding Agreement dated December 15, 2011, a copy of which is included as Exhibit N to the Villages Agreement and Lawson Hills Agreement; and

b. the Improvements Price, which shall be due at Closing.

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

Payments by the City for the Land Price and the Improvements Price shall be made in a combination of cash and a fire impact fee credit certificate in amounts to be determined by mutual agreement of Buyer and Seller.

The costs used in calculating the Improvements Price comprise, without mark-up for Seller's overhead, administration, management, or the like, Seller's actual, out-of-pocket costs for engineering, design, survey, and construction of the Improvements located on the Property, inclusive of any fees or charges imposed or collected by any governmental agencies with regulatory jurisdiction over the Property . No less than fifteen (15) business days before the Buyer tenders final payment to the Seller for the Improvements Price, Seller shall submit to Buyer documentation showing the itemized amount of all costs used in calculating the Improvements Price due. In the event that there is a dispute as to any of the costs reflected in the itemized statement, Buyer and Seller shall resolve any disputed amounts prior to Closing. The due date for Closing shall be tolled until the dispute is resolved. If, in each Parties' reasonable discretion, the Parties are unable to resolve the dispute regarding the Improvements Price, then both Buyer and Seller shall have the rights, and follow the dispute resolution procedure, set forth in Section 24 of the MPD Funding Agreement dated December 15, 2011 as set forth in Exhibit N to the Villages Agreement and the Lawson Hills Agreement.

4. CONTINGENCIES. This Agreement is contingent upon the contingencies provided for throughout this Agreement. Should any of the contingencies not be met prior to Closing through no fault of the Party whose duty to perform depends on the occurrence of the contingency, then this Agreement shall terminate and neither Buyer nor Seller will have any further rights, duties, or obligations hereunder.

5. CONVEYANCE AND CONDITION OF TITLE. The title to the Property shall be conveyed by Seller to Buyer at Closing by Warranty Deed, free and clear of all liens, encumbrances or defects except those described in _____ of [Title Report], **Exhibit "D"** attached hereto and

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

incorporated herein by this reference. All other special exceptions therein are to be removed from the Property on or before Closing. General exclusions and exceptions common to the area and not materially affecting the value of or unduly interfering with Buyer's reasonable use of the Property are allowed. All monetary encumbrances and special exceptions listed in **Exhibit "D,"** other than those specifically noted above, are to be removed from the Property on or before Closing.

6. TITLE INSURANCE. At Closing, Buyer shall cause Fidelity National Title Insurance Company, who is also serving as Escrow Agent, to issue standard coverage owner's policy of title insurance to Buyer in an amount equal to the total purchase price of the Property. For purposes of this Agreement, the following are not considered encumbrances or defects: rights reserved in federal patents or state deeds, building or use restrictions consistent with current zoning, and utility and road easements of record. If title cannot be made so insurable prior to Closing, unless Buyer elects to waive such defects or encumbrances, this Agreement shall terminate.

7. CLOSING COSTS AND PRO-RATIONS. The escrow fee, and Excise Tax, if applicable, shall be paid by Seller, except for those fees which are expressly limited by Federal Regulation. Buyer shall pay all recording costs, title insurance premium, and the costs of any survey. Taxes for the current year, rents, interest, water, sewer and other utility charges, if any, shall be paid by Seller, and prorated as of the day of Closing, unless otherwise agreed.

8. CLOSING OF THE SALE.

- (a) Upon substantial completion of the construction of the Improvements, Seller shall notify buyer in writing of such substantial completion (the "Substantial Completion Notice").
- (b) Within ten (10) business days, Buyer shall, in the company of a representative of Seller and at a mutually agreeable time, inspect the Property and the Improvements. Within five (5) business

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

days following such inspection, Buyer shall provide a written notice to Seller of any punchlist items with respect to the Improvements that Buyer requires Seller to complete prior to Closing. Seller shall complete such punchlist items within thirty (30) days following such notice, and shall notify Buyer of such completion (the "Punchlist Completion Notice").

- (c) WITH THE UNDERSTANDING THAT TIME IS OF THE ESSENCE FOR THIS AGREEMENT, this sale shall be closed no later than the earlier of (i) ten (10) days after the Punchlist Completion Notice or (ii) sixty (60) days after the Substantial Completion Notice, unless said Closing date is extended in writing by mutual agreement of the parties. The Closing date shall also be the termination date of this Agreement. When notified, the Buyer and Seller will deposit, without delay, in escrow with Escrow Agent, all instruments and monies required to complete the transaction in accordance with this Agreement.

9. CASUALTY LOSS; INSURANCE. If, prior to Closing, improvements on the Property are destroyed or materially damaged by fire or other casualty, this Agreement, at option of the Buyer, shall become null and void. Until Closing, all risk of loss or damage to the Property remains with Seller.

10. POSSESSION. Buyer shall be entitled to possession on Closing.

11. SELLER'S REPRESENTATIONS. Seller represents:

- (a) that Seller will maintain the Property in present or better condition until time of agreed possession;
- (b) that Seller has no knowledge of notice from any governmental agency of any violation of laws relating to the Property except: _____
- (c) that if the Property is currently leased, Seller will provide copies of each and every lease to Buyer within one working day upon request.

Buyer's Initials _____

Seller's Initials _____

Seller's Initials _____

These representations shall survive the Closing for a period of one (1) year. Buyer's remedies for Seller's breach of these representations shall be as provided for in The Villages MPD Development Agreement or the Lawson Hills MPD Development Agreement, as applicable.

12. SELLER'S ENVIRONMENTAL REPRESENTATIONS. Seller represents that, to the best of Seller's knowledge, Seller is not aware of the existence of, nor has Seller caused or allowed to be caused, any environmental condition (including, without limitation, a spill, discharge, or contamination) that existed as of and/or prior to Closing or any act or omission occurring prior to Closing during Seller's ownership of the Property, the result of which may require remedial action pursuant to any federal, state, or local law, or that may be the basis for the assertion of any third party claims, including claims of governmental entities. This provision shall survive Closing for a period of one (1) year and be in addition to Seller's liability for breach of a representation or warranty as may be set forth herein.

13. SELLER'S ENVIRONMENTAL INDEMNITIES: Seller agrees to defend, indemnify, and hold harmless the Buyer, against and in respect of, any and all damages, claims, losses, liabilities, judgments, demands, fees, obligations, assessments, and expenses and costs, including, without limitation, reasonable legal, accounting, consulting, engineering, and other expenses which may be imposed upon or incurred by Buyer, or asserted against Buyer, by any other party or parties (including, without limitation, a governmental entity), arising out of or in connection with any environmental condition known by Seller to be existing as of and/or prior to Closing, including the exposure of any person to any such environmental condition, regardless of whether such environmental condition or exposure resulted from activities of Seller or Seller's predecessors in interest. This indemnity survives Closing for a period of one (1) year and is in addition to Seller's liability for breach of any other representation or warranty as may be set forth herein.

14. CONDITION OF PROPERTY; ASSIGNMENT OF WARRANTIES:

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

- (a) Except as to the Improvements, at Closing Seller shall convey the property AS-IS, WHERE-IS with all faults. Buyer acknowledges that, except as expressly provided in this Agreement (including Exhibits), Seller makes no warranty of any kind (including without limitation fitness for a particular purpose) regarding the Property. Buyer acknowledges that it will have inspected the Land and the Improvements prior to Closing, and will accept the Improvements with their then-current condition.
- (b) At Closing, Seller shall assign to Buyer all materials and labor warranties it has received in relation to the Improvements. Buyer agrees that after Closing such warranties shall be Buyer's sole recourse for any faults or defects in the Improvements, and that Seller shall have no liability to Buyer except as expressly provided in Sections 12 and 13 above.

15. RCW 64.06 Disclosures Waived. Buyer hereby waives receipt of a seller disclosure statement required under RCW 64.06 for transactions involving the sale of commercial real estate except for disclosures regarding the land and the section entitled "Environmental." Seller's disclosure statement shall not be considered a part of this Agreement.

16. DEFAULT AND ATTORNEY'S FEES.

- (a) Buyer's Default. If Buyer defaults hereunder, Seller may pursue all rights and remedies available under the terms of Section 24 of the MPD Funding Agreement dated December 15, 2011 as set forth in Exhibit N to the Villages Agreement and the Lawson Hills Agreement..
- (b) Seller's Default. If Seller defaults hereunder, Buyer may pursue all rights and remedies available under the terms of Section 24 of the MPD Funding Agreement dated December 15, 2011 as set forth in Exhibit N to the Villages Agreement and the Lawson Hills Agreement..

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

- (c) Attorney's Fees and Costs. In the event of litigation to enforce any of the terms or provisions herein, the prevailing Party is entitled to recover its reasonable costs and attorney's fees from the other Party.

17. NOTICE TO SELLER. This form contains provisions for an agreement for the purchase and sale of real estate. Buyer makes no warranty or representation of any kind that this form, or any of its provisions, is intended to meet the factual and legal requirements of a particular transaction, or that it accurately reflects the laws of the State of Washington at the time Seller enters into the Agreement. THIS AGREEMENT HAS SIGNIFICANT LEGAL AND FINANCIAL CONSEQUENCES. SELLER IS ADVISED TO SEEK INDEPENDENT LEGAL AND FINANCIAL COUNSEL REGARDING THESE CONSEQUENCES.

18. NON-MERGER. The terms, conditions, and provisions of this Agreement shall not be deemed merged into the deed, and shall survive the Closing and continue in full force and effect, except as expressly provided herein.

19. NOTICES. All notices required or permitted to be given hereunder shall be in writing and shall be personally served or sent U.S. certified mail, return receipt requested, or by email addressed as set forth below:

- (a) All notices to be given to Buyer shall be addressed as follows:

City of Black Diamond
Attn: Andy Williamson, MDRT Director
P.O. Box 599
Black Diamond, WA 98010
awilliamson@blackdiamondwa.gov

- (b) All notices to be given to Seller shall be addressed as follows:

CCD Black Diamond Partners LLC
c/o Oakpointe
Attn: Brian Ross
3025 112th Ave NE, Ste 100
Bellevue, WA 98004
bross@oakpointe.com

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

- (c) All notices to be given to Escrow Agent shall be addressed as follows:

Fidelity Title Insurance Company
Attn: Loren Jenkins
600 University Street, Suite 2424
Seattle, WA 98101
Loren.Jenkins@fnf.com

Either Party to this Agreement may, by written notice to the other, designate such other address for the giving of notices as necessary. All notices shall be deemed given on the day such notice is personally served, or on the date of the email transmission, or on the third day following the day such notice is mailed in accordance with this section.

20. ENTIRE AGREEMENT. This Agreement, including all incorporated exhibits and other documents referenced herein, constitutes the full understanding between Seller and Buyer. There have been no verbal or other agreements that modify this Agreement. This Agreement may not be altered, amended, changed, waived, terminated or modified in any respect or particular unless the same is in writing and signed by the parties.

21. BINDING EFFECT AND SURVIVAL. This Agreement is binding upon the Parties hereto and their respective heirs, successors and assigns; and the terms, conditions and provisions of this Agreement survive the Closing of this transaction.

22. DATE OF MUTUAL ACCEPTANCE. For the purposes of this Agreement, the date of mutual acceptance of this Agreement is the last date on which the Parties have executed this Agreement as indicated below.

23. FURTHER ASSURANCE. At and after Closing, each party hereto shall execute and deliver such additional documents and take all such further action as may be necessary or desirable to consummate and make effective, in the most expeditious manner practicable, the transactions contemplated by this Agreement.

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

24. COUNTERPARTS. This Agreement may be executed in counterparts and by electronic mail or facsimile copy, and each of which shall be deemed an original, but which when taken together shall constitute one and the same instrument.

25. NO THIRD-PARTY BENEFICIARIES. This Agreement is made and entered into for the sole protection and benefit of the parties hereto and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

ACKNOWLEDGED AND AGREED TO BY:

BUYER: CITY OF BLACK DIAMOND Name: Carol Benson Title: Mayor Dated: _____	SELLER: CCD BLACK DIAMOND PARTNERS LLC Name: _____ Title: _____ Dated: _____
--	---

Buyer's Initials _____

Seller's Initials _____

Seller's Initials _____

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL 2 CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO PLN 19-0028
RECORDING NO 20190619900008 (BEING A PORTION OF NW QTR NW QTR STR 13-21-
06)

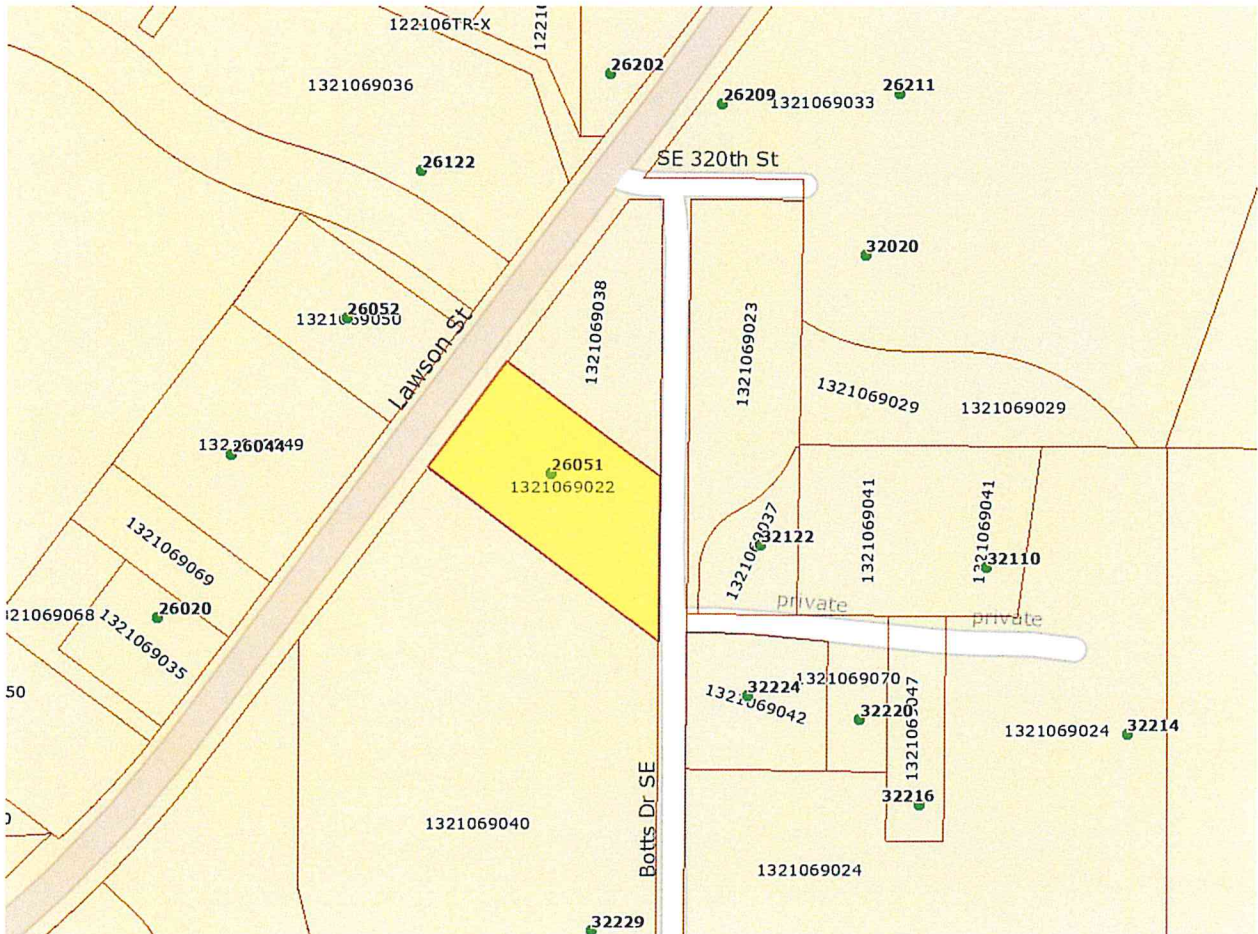
Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

EXHIBIT "B"

DEPICTION OF PROPERTY



Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

EXHIBIT "C"

IMPROVEMENTS

[see attached]

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

BIM 360://Oakpointe Lawson Hills FS/2018135.01 Oakpointe Lawson Hills FS - 2019.rvt

CITY OF BLACK DIAMOND, ZONING CODE AND MUNICIPAL CODE
WASHINGTON STATE AMENDMENTS
2015 WASHINGTON STATE ENERGY CODE (WSEC)
2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL FIRE CODE (IFC)
2015 UNIFORM PLUMBING CODE (UPC)
2015 INTERNATIONAL FUEL GAS CODE (IFGC)
2020 NATIONAL ELECTRICAL CODE (NEC)
2009 ICC A117.1 ACCESSIBILITY STANDARD

CHAPTER 3

USE AND OCCUPANCY CLASSIFICATION

304.1 BUSINESS GROUP B
SMALL ASSEMBLY SPACE WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS, PER 303.1.2
310.5 RESIDENTIAL GROUP R-2
CONGREGATE LIVING FACILITIES (TRANSIENT) WITH 10 OR FEWER OCCUPANTS
311.3 LOW-HAZARD STORAGE GROUP S-2
PARKING GARAGES, OPEN OR ENCLOSED

406.4.6 MIXED OCCUPANCY SEPARATION
PARKING GARAGES SHALL BE SEPARATED FROM OTHER OCCUPANCIES IN ACCORDANCE WITH SECTION 508.1

420.2 SEPARATING WALLS
WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

MAX HEIGHT OF APPARATUS BUILDING: 29' 5"
MAX HEIGHT OF BUILDING CREW QUARTERS: 21' 2"

OCCUPANCY CLASSIFICATION	SPRINKLER	CONSTRUCTION TYPE	HEIGHT
B	S(NFPA13)	VB	60
R	S(NFPA13)	VB	60
S-2	S(NFPA13)	VB	60

OCCUPANCY CLASSIFICATION	SPRINKLER	CONSTRUCTION TYPE	STORIES
B	S(NFPA13)	VB	3
R-2	S(NFPA13)	VB	4
S-2	S(NFPA13)	VB	3

OCCUPANCY	SPRINKLERED	CONSTRUCTION TYPE	AREA
BUSINESS	S1 (SINGLE-STORY, NFPA 13)	TYPE VB	36,000
RESIDENTIAL: R-2	S1 (SINGLE-STORY, NFPA 13)	TYPE VB	UL
STORAGE: S-2	S1 (SINGLE-STORY, NFPA 13)	TYPE VB	54,000

508.2.4 SEPARATION OF OCCUPANCIES EXCEPTION 2
GROUP R-2 DWELLING UNITS AND SLEEPING UNITS SHALL BE SEPARATED FROM OTHER DWELLING OR SLEEPING UNITS AND FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH THE REQUIREMENTS OF 420.

508.3.3 SEPARATION EXCEPTION 2 (APPLIES TO NONSEPARATED OCCUPANCY B & R-2)
TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)
R-2 / S-2 = 1 HOUR WITH SPRINKLER SYSTEM

508.4.4.1 CONSTRUCTION
REQUIRED SEPARATIONS SHALL BE FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OF THE IBC. HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH, SO AS TO COMPLETELY SEPARATE ADJACENT OCCUPANCIES.

BUILDING ELEMENT	TYPE VB	Applicable
PRIMARY STRUCTURAL FRAME	0	YES
BEARING WALLS, EXTERIOR	0	YES
NONBEARING WALLS AND PARTITIONS, EXTERIOR	--	YES
NONBEARING WALLS AND PARTITIONS, INTERIOR	0	YES
BEARING WALLS, INTERIOR	0	YES
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0	YES
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0	YES

708.3 FIRE-RESISTANCE RATING EXCEPTION 2:
DWELLING UNIT AND SLEEPING UNIT SEPARATIONS IN BUILDINGS OF TYPES IIB, IIIB AND VEA CONSTRUCTION SHALL HAVE FIRE-RESISTANCE RATINGS OF NOT LESS THAN 1/2 HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

THE BUILDING IS TO BE FULLY SPRINKLED. SPRINKLER DESIGN SHALL BE SUBMITTED UNDER A SEPARATE COVER.

TABLE 10602.1.2 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
FOR TRAINING ROOM SINGLE EXIT, REFER TO OCCUPANCY B, MAXIMUM OCCUPANT LOAD OF 48, WITH ONE SPRINKLER SYSTEM ALLOWING A MAXIMUM DISTANCE OF 100'-0"
10101.1.2.1 DIRECTION OF SWING (APPLIES TO DOOR 106B)
 PIVOT INTO SIDE-HINGED SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL
 WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP OF OCCUPANCY 2
10101.1.2.2 EGRESS THROUGH INTERVENING SPACES (APPLIES TO LOBBY (101), DOOR (102C))
 2. EGRESS FROM A ROOM OR SPACE SHALL NOT PASS THROUGH ADJOINING OR INTERVENING ROOMS OR AREAS, EXCEPT WHERE SUCH ADJOINING ROOMS OR AREAS AND THE AREA SERVED ARE ACCESSORY TO ONE OR THE OTHER
 3. EGRESS FROM A ROOM OR SPACE SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT EGRESS.
TABLE 10107.2 EXIT ACCESS TRAVEL DISTANCE
 R (RESIDENTIAL) OCCUPANCY = 250 FT WITH SPRINKLER SYSTEM
 S2 (LOW-HAZARD STORAGE) OCCUPANCY = 400 FT WITH SPRINKLER SYSTEM
10201.1 CORRIDOR CONSTRUCTION, EXCEPTION 2
 A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS CONTAINED WITHIN A DWELLING UNIT OR SLEEPING UNIT IN AN OCCUPANCY IN GROUPS 1 AND R.

VV			IBC 2015 TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT				OCCUPANT LOAD
NUMBER	NAME	AREA	OCCUPANCY CLASSIFICATION	FUNCTION OF SPACE	LOAD FACTOR	GROSS/ NET	
110	HALL	49 SF	R-2	ACCESSORY USE	300 SF	NET	1
111	ELECT / IT	121 SF	R-2	ACCESSORY USE	300 SF	NET	1
112	FITNESS	154 SF	R-2	ACCESSORY USE	300 SF	NET	1
113	RR & SHOWER	74 SF	R-2	ACCESSORY USE	300 SF	NET	1
114	RR & SHOWER	81 SF	R-2	ACCESSORY USE	300 SF	NET	1
115	LAUNDRY	86 SF	R-2	ACCESSORY USE	300 SF	NET	1
116	CORRIDOR	179 SF	R-2	ACCESSORY USE	300 SF	NET	1
117	ALCOVE 1	41 SF	R-2	ACCESSORY USE	300 SF	NET	1
125	PATIO	428 SF	R-2	ACCESSORY USE	300 SF	NET	2
ACCESSORY USE		1,213 SF					10
100	LOBBY	87 SF	B	BUSINESS AREAS	100 SF	GROSS	1
101	PUBLIC RR ADA	62 SF	B	BUSINESS AREAS	100 SF	GROSS	1
102	OFFICE	93 SF	B	BUSINESS AREAS	100 SF	GROSS	1
103	WORK AREA	214 SF	B	BUSINESS AREAS	100 SF	GROSS	3
BUSINESS AREAS		456 SF					6
104	APP BAY	1,847 SF	S-2	PARKING GARAGES	200 SF	GROSS	10
105	SHOP	93 SF	S-2	PARKING GARAGES	200 SF	GROSS	1
106	BUNKER GEAR	152 SF	S-2	PARKING GARAGES	200 SF	GROSS	1
107	DECON	87 SF	S-2	PARKING GARAGES	200 SF	GROSS	1
108	RR	44 SF	S-2	PARKING GARAGES	200 SF	GROSS	1
PARKING GARAGES		2,222 SF					14
109	DAYROOM DINING KITCHEN	595 SF	R-2	RESIDENTIAL	200 SF	GROSS	3
118	SR-1	71 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
119	ALCOVE 2	42 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
120	SR-2	71 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
121	ALCOVE 3	42 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
122	SR-3	71 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
123	ALCOVE 4	40 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
124	SR-4	71 SF	R-2	RESIDENTIAL	200 SF	GROSS	1
RESIDENTIAL		1,003 SF					10
TOTAL		4,894 SF					40

TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

OCCUPANCY B, OCCUPANT LOAD: 6
WC: 1 PER 25 OCCUPANTS = $6 / 25 = 0.24$
LAV: 1 PER 40 OCCUPANTS = $6 / 40 = 0.15$
DF: 1 PER 100 OCCUPANTS = $6 / 100 = 0.06$

OCCUPANCY R-2, OCCUPANT LOAD: 10
WC: 1 PER 10 OCCUPANTS = $10 / 10 = 1$
LAV: 1 PER 10 OCCUPANTS = $10 / 10 = 1$
SHOWER: 1 PER 8 OCCUPANTS = $10 / 8 = 1.25$
DF: 1 PER 100 OCCUPANTS = $10 / 100 = 0.10$

OCCUPANCY S-2, OCCUPANT LOAD: 14
WC: 1 PER 100 OCCUPANTS = 14 / 100 = 0.14
LAV: 1 PER 100 OCCUPANTS = 14 / 100 = 0.14
DF: 1 PER 1000 OCCUPANTS = 14 / 1000 = 0.014

2902.1.1 FIXTURE CALCULATIONS
FOR CALCULATIONS INVOLVING MULTIPLE
OCCUPANCIES, SUCH FRACTIONAL NUMBERS FOR
EACH OCCUPANCY SHALL FIRST BE SUMMED AND THEN
ROUNDED UP TO THE NEXT WHOLE NUMBER.

REQUIRED BUILDING TOTAL
WC: $0.24 + 1 + 0.14 = 1.38$
WC (M): $1.38 / 2 = 0.69$
WC (W): $1.38 / 2 = 0.69$
LAV: $0.15 + 1 + 0.14 = 1.29$
LAV (M): $1.29 / 2 = 0.64$
LAV (W): $1.29 / 2 = 0.64$
SHOWER: 1.75
DF: $0.06 + 0.10 + 0.014 = 0.18$
SERVICE SINK: 1

PROVIDED, BUILDING TOTAL
WATER CLOSETS: 4
LAVATORIES: 4
SHOWERS: 2
DRINKING FOUNTAINS: 1
SERVICE SINKS: 1

EXTERIOR ASSEMBLY DESIGN PER 2015 WASHINGTON STATE ENERGY CODE (WSEC): COMMERCIAL

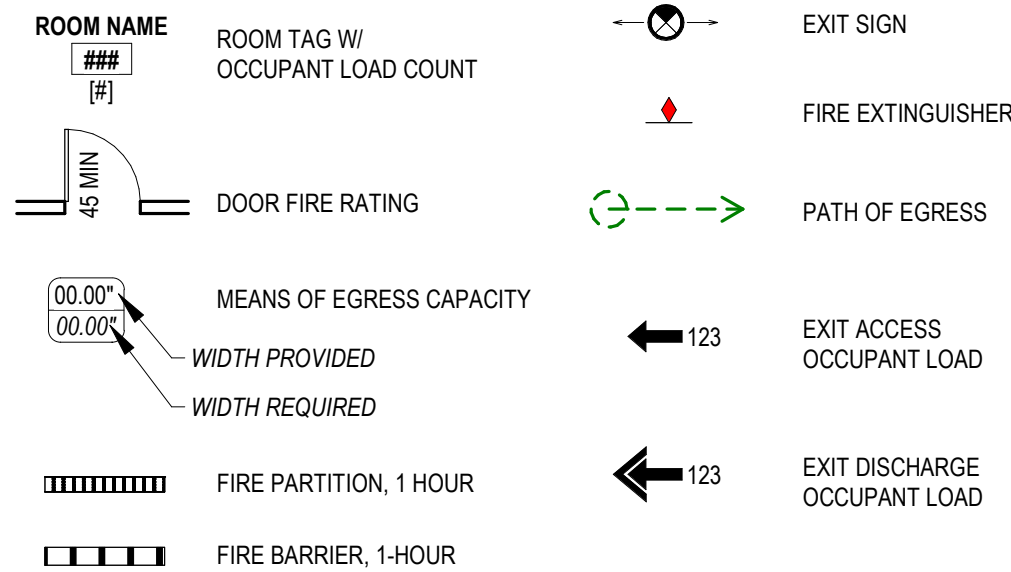
- ROOF W/ INSULATION ENTIRELY ABOVE DECK: R-38
- WALLS, ABOVE GRADE: WOOD FRAMED: MIN R-21
- PERIMETER FOUNDATION WALL: R-10
- STOREFRONT U-FACTOR: 0.29
- HOLLOW METAL DOORS U-FACTOR: 0.36
- SECTIONAL DOOR U-FACTOR: 0.65
- GLAZED FENESTRATION SHGC: 0.32
- ALUMINUM WINDOW U-FACTOR: 0.32

FUNCTION OF SPACE	BUSINESS (B)
TOTAL OCCUPANTS	6
FLOOR AREA PER OCCUPANT	100 SF
FLOOR AREA	456 SF

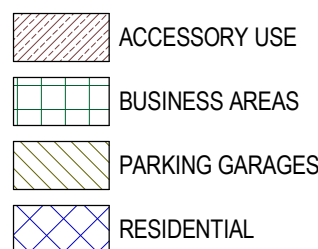
FUNCTION OF SPACE	RESIDENTIAL (R-2)
TOTAL OCCUPANTS	10
FLOOR AREA PER OCCUPANT	200 SF
FLOOR AREA	2,216 SF

1. PROVIDE EXIT SIGNAGE PER 2015 IBC 1009.9, 1009.10, 1009.11, AND 1013.
2. PROVIDE MEANS OF EGRESS ILLUMINATION PER 2015 IBC 1008.

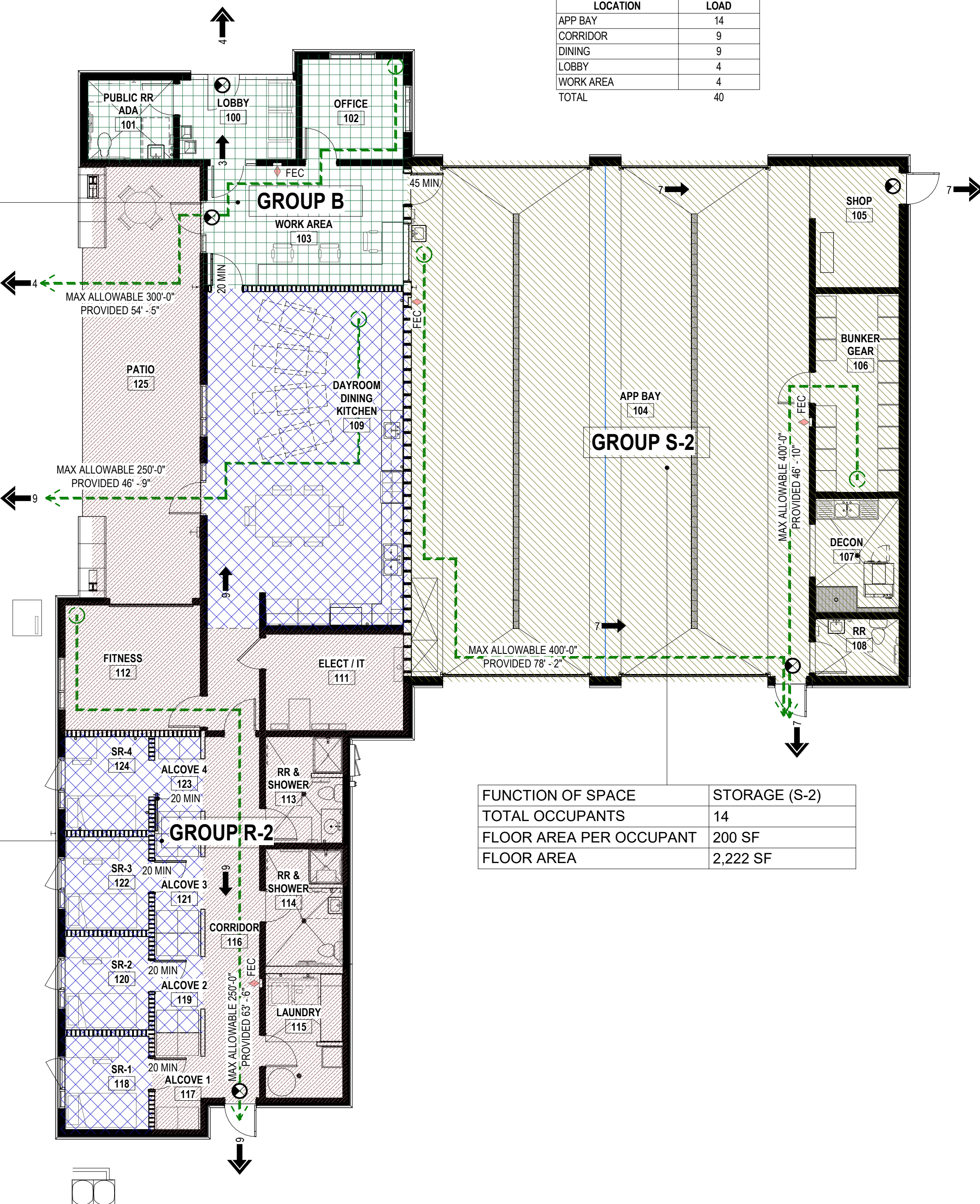
GROSS BUILDING AREA		
Occupancy	AREA	
B		456 SF
R-2		2,216 SF
S-2		2,222 SF
BUILDING TOTAL		4,894 SF



ROOMS BY FUNCTION OF SPACE



EXIT DISCHARGE...	
EXIT DISCHARGE LOCATION	OCCUPANT LOAD
APP BAY	14
CORRIDOR	9
DINING	9
LOBBY	4
WORK AREA	4
TOTAL	40



FUNCTION OF SPACE	STORAGE (S-2)
TOTAL OCCUPANTS	14
FLOOR AREA PER OCCUPANT	200 SF
FLOOR AREA	2,222 SF

CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

[illegible]

CODE INFORMATION & LIFE SAFETY PLAN

SHEET #

A00.03

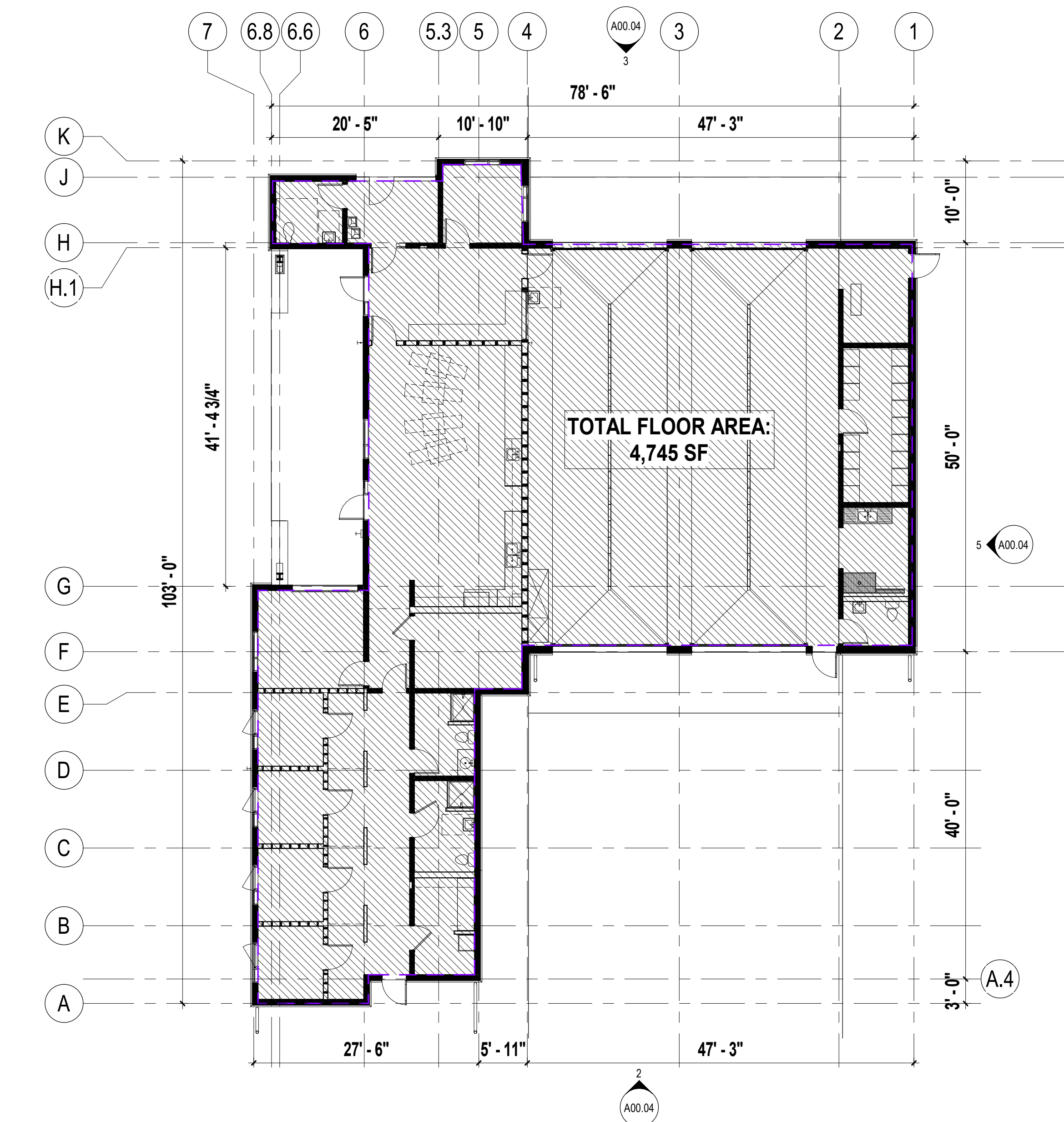
VERTICAL SURFACES		HORIZONTAL SURFACES	
6,585 SF		FLOOR AREA	4,745 SF
		TOTAL	4,745 SF

- A CONTINUOUS AIR BARRIER SHALL BE PROVIDED THROUGHOUT THE BUILDING THERMAL ENVELOPE. THE AIR BARRIERS SHALL BE PERMITTED TO BE LOCATED ON THE INSIDE OR OUTSIDE OF THE BUILDING ENVELOPE, LOCATES WITHIN THE ASSEMBLIES COMPOSING THE ENVELOPE, OR ANY COMBINATION THEREOF. THE AIR BARRIER SHALL COMPLY WITH SECTIONS C402.5.1.1 AND C4.2.5.2

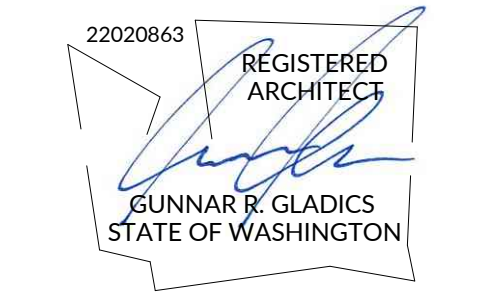
4.2.5.1.1 AIR BARRIER CONSTRUCTION. THE CONTINUUE AIR BARRIER SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING:

- 1. THE AIR BARRIER SHALL BE CONTINUOUS FOR ALL THERMAL ENVELOPE OF THE BUILDING AND NOT AT THE JOINTS AND SEAMS.
- 2. AIR BARRIER JOINTS, SEAMS SHALL BE SEALED, INCLUDING SEALING TRANSITIONS IN PLACES AND CHANGES IN MATERIALS. THE JOINTS AND SEALS SHALL BE SECURELY INSTALLED IN OR ON THE JOINT FOR ITS ENTIRE LENGTH SO AS NOT TO DISLODGE, LOOSEN OR OTHERWISE IMPAIR THE JOINT'S RESISTANCE TO AIR INLEAKAGE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT AND MECHANICAL VENTILATION.
- 3. PENETRATIONS OF THE AIR BARRIER SHALL BE CAULKED, GASKETED AND OTHERWISE SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION. SEALING SHALL BE DONE BY PRESSURE CONTROLLED METHOD OF APPLICATION. JOINTS AND SEAMS ASSOCIATED WITH PENETRATIONS SHALL BE SEALED IN THE SAME MANNER TAPED. SEALING MATERIALS SHALL BE SECURELY INSTALLED AROUND THE PENETRATIONS SO AS NOT TO DISLODGE, LOOSEN OR OTHERWISE IMPAIR THE PENETRATIONS' ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT, AIR ABRACTION. JOINTS AND SEAMS OF CONCEALED FIRE SPRINKLERS, WHERE REQUIRED, SHALL BE IN THE MANNER THAT IS RECOMMENDED BY THE MANUFACTURE. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.
- 4. RECESSED LIGHTING FIXTURES SHALL COMPLIED WITH SECTION 4.02.5.8. WHERE SIMILAR OBJECTS ARE INSTALLED WHICH PENETRATE THE AIR BARRIER, PROVISIONS SHALL BE MADE TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER.
- 5. COMPLETION OF THE AIR BARRIER SHALL BE SHOWN ON A DIAGRAM SHOWING THE BUILDING'S PRESSURE BOUNDARY IN PLAN(S) AND SECTION(S) AND THE CALCULATION OF THE AREA OF THE PRESSURE BOUNDARY TO BE CONSIDERED IN THE TEST.

C405.1.2 BUILDING TEST SHALL COMPLY WITH SECTION 402.5.1 THRU C402.5.8



 **1** **AIR BARRIER PLAN - LEVEL 1**
3/32" = 1'-0" 0 5'-4" 10'-8" 21'-4"

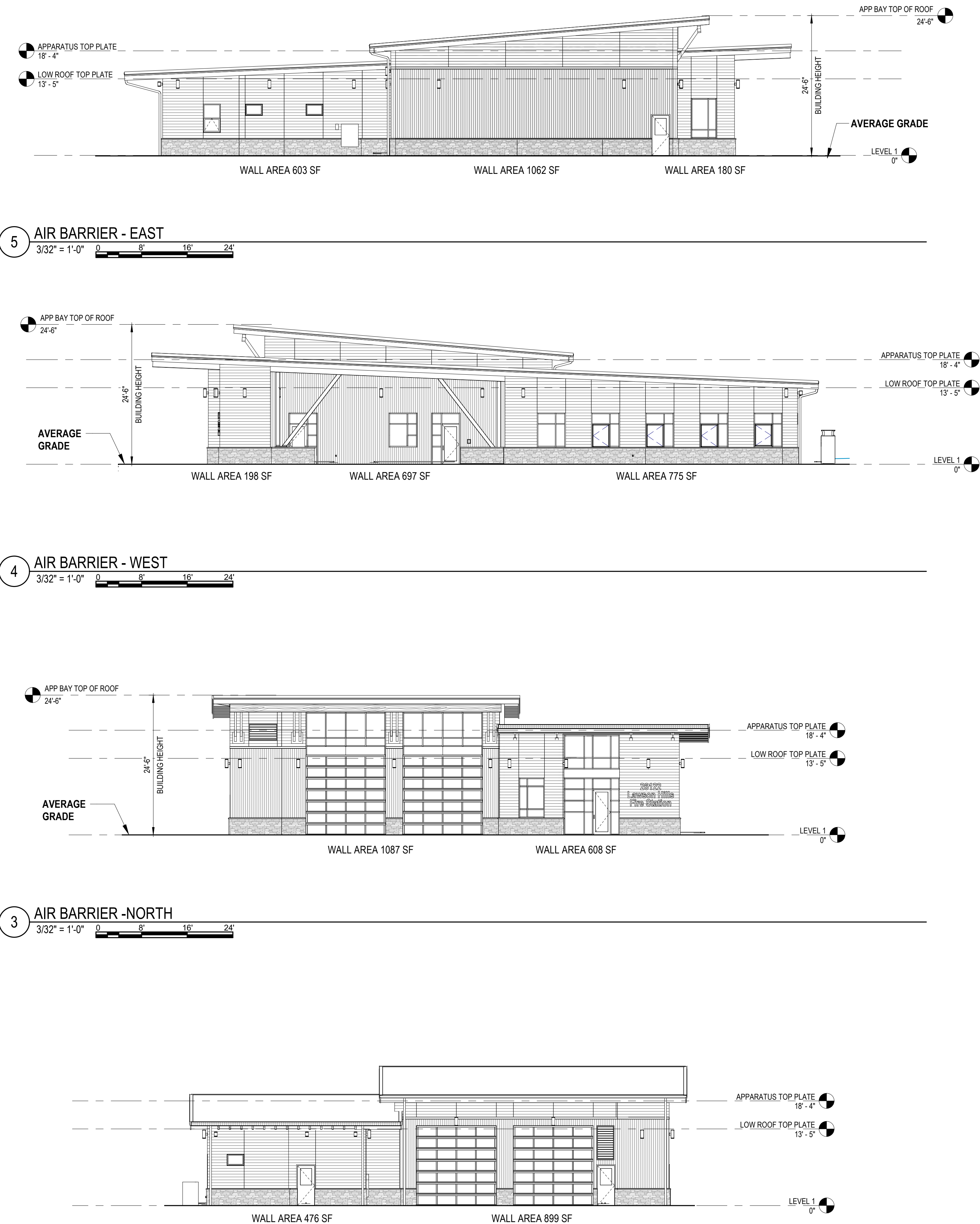


CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

[illegible]

AIR BARRIER, ENERGY
CODE THERMAL
ENVELOPE SURFACE
AREAS

A00.04



3/32" = 1'-0" 0 8' 16' 24'

3/32" = 1'-0" 0 8' 16' 24'

3/32" = 1'-0"

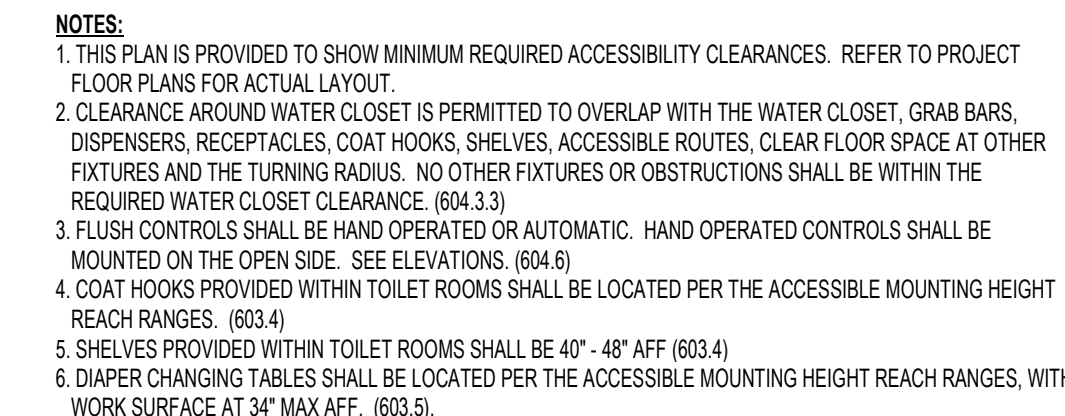
3/32" = 1'-0" 0 8' 16' 24'

NON-STRUCTURAL SPECIAL INSPECTIONS FOUND IN THE 2018 IBC AND WSEC STATEMENT OF SPECIAL INSPECTIONS FOR GENERAL TRADES, MECHANICAL, AND ELECTRICAL SYSTEMS

1. SPECIAL INSPECTIONS SHALL BE PROVIDED PER THE REQUIREMENTS OF THE IBC AND REFERENCED STANDARDS.
2. REFER TO STRUCTURAL DRAWINGS FOR SPECIAL INSPECTION REQUIREMENTS OF STRUCTURAL SYSTEMS.
3. TESTING AND SPECIAL INSPECTION REPORTS PREPARED BY THE SPECIAL INSPECTOR SHALL BE SUBMITTED TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER AND OWNER ON A DAILY BASIS WHENEVER TESTING OR SPECIAL INSPECTIONS ARE PERFORMED.

SPECIAL INSPECTIONS

12 MANEUVERING CLEARANCE
1/4" = 1'-0"



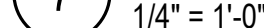
(11) $1/4'' = 1'-0''$



(9) $1/2'' = 1'-0''$



○ $1/4" = 1'-0"$



() $1/4'' = 1'-0''$

GRAB BARS SHALL HAVE 1 1/4" - 2" OUTSIDE DIAMETER WITH MIN 1 1/2" CLEAR SPACE BEHIND. PROVIDE BACKING AT GRAB BARS TO ACCEPT UP TO 250 LBS OF VERTICAL OR HORIZONTAL FORCE APPLIED AT ANY POINT ON THE GRAB BAR, FASTENING, MOUNTING DEVICE OR SUPPORTING STRUCTURE.



6 ACCESSIBLE TOILET FRONT ELEVATION
1/2" = 1'-0"

OPERABLE PARTS IN ACCESSIBLE RESTROOMS:

OPERABLE PARTS IN ACCESSIBLE RESTROOMS:
PER WAC 51-50 1101.2.4
THE FOLLOWING OPERABLE PARTS SHALL COMPLY WITH A117.1 TABLE 603.6:
1. DRYING EQUIPMENT
2. TOWEL OR CLEANSING PRODUCT DISPENSERS
3. DISPOSAL FIXTURES

REACH DEPTH



OPERABLE PARTS IN RESTROOMS



606.6 & WAC 51-50 1101.2.4)

(602.4 & IRC 1109.5)

DRINKING FOUNTAINS

602.4 & IRC 1109.5)

1. ACCESSIBILITY REQUIREMENTS ARE BASED ON THE FOLLOWING CODE EDITIONS

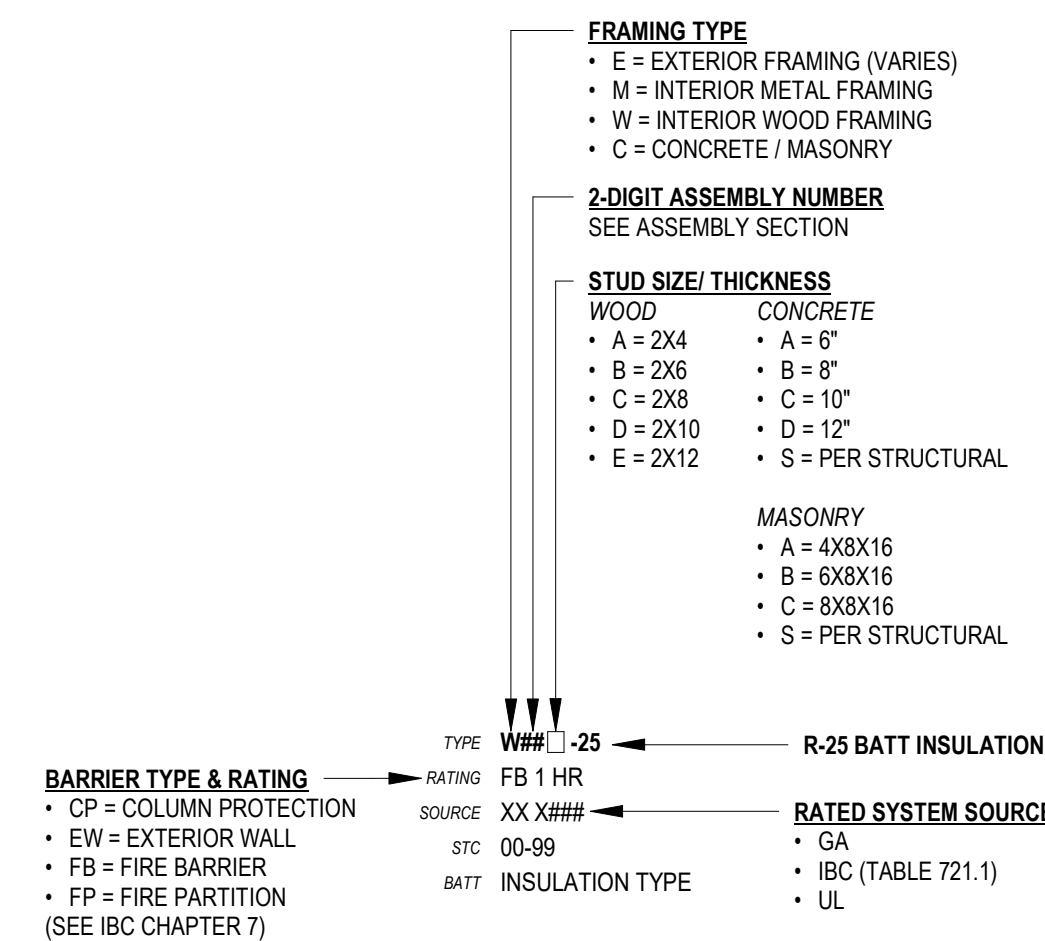
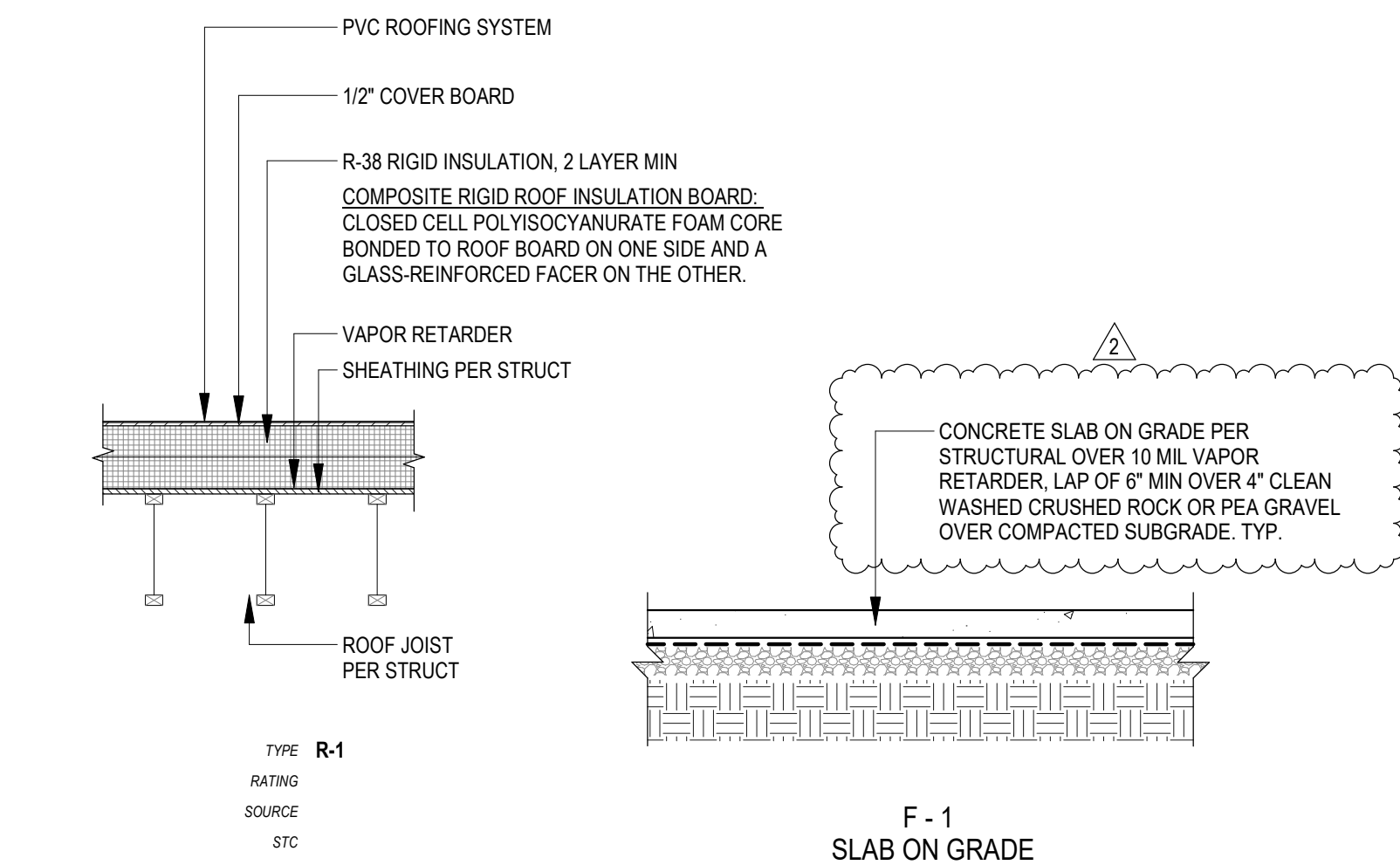
1. ACCESSIBILITY REQUIREMENTS ARE BASED ON THE FOLLOWING CODE EDITIONS:
 - 2009 ICC A117.1
 - 2015 IBC
 - 2015 WAC 51-50
2. ALL INFORMATION ON THIS SHEET ARE GENERIC REQUIREMENTS. REFER TO PROJECT FLOOR PLANS AND INTERIOR ELEVATIONS FOR ACTUAL DESIGN LAYOUT AND DIMENSIONS.
3. ALL DIMENSIONS SHOWN ARE CLEAR TO FINISH, UNLESS OTHERWISE NOTED.
4. INSTALL ALL COMPONENTS PER THE DIMENSIONS ON THIS SHEET, UNLESS OTHERWISE SHOWN ELSEWHERE.
5. REFER TO CIVIL DRAWINGS FOR SITE AND PARKING RELATED ACCESSIBILITY REQUIREMENTS.
6. ALL ACCESSIBLE TOWEL COMPARTMENT DOORS SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WHEN LOCATED AT THE END OR 34" WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
7. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN A 5 POUND FORCE. FLUSH VALVE CONTROLS FOR URINALS HAVE SIMILAR REQUIREMENTS IN REGARDS TO MOUNTED HEIGHT AND OPERATION FORCE.
8. THE STRUCTURAL STRENGTH OF FASTENERS AND MOUNTING DEVICES FOR GRAB BARS, SHOWER SEATS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS IN ANY DIRECTION AT ANY POINT.
9. WATER CONTROLS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - 9.1 CONTROLS SHALL BE OF A SINGLE LEVER DESIGN, OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
 - 9.2 CONTROLS SHALL REQUIRE A MAXIMUM FORCE TO OPERATE NOT IN EXCESS OF 5 POUNDS.
 - 9.3 SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

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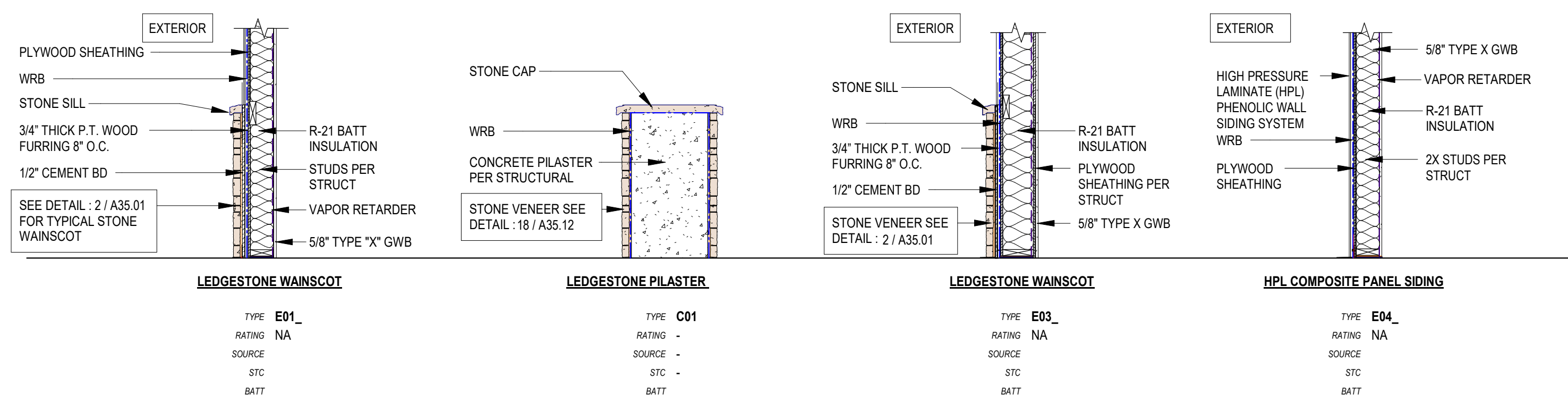
**SPECIAL
INSPECTIONS,
ACCESSIBILITY
DETAILS**

SHEET #

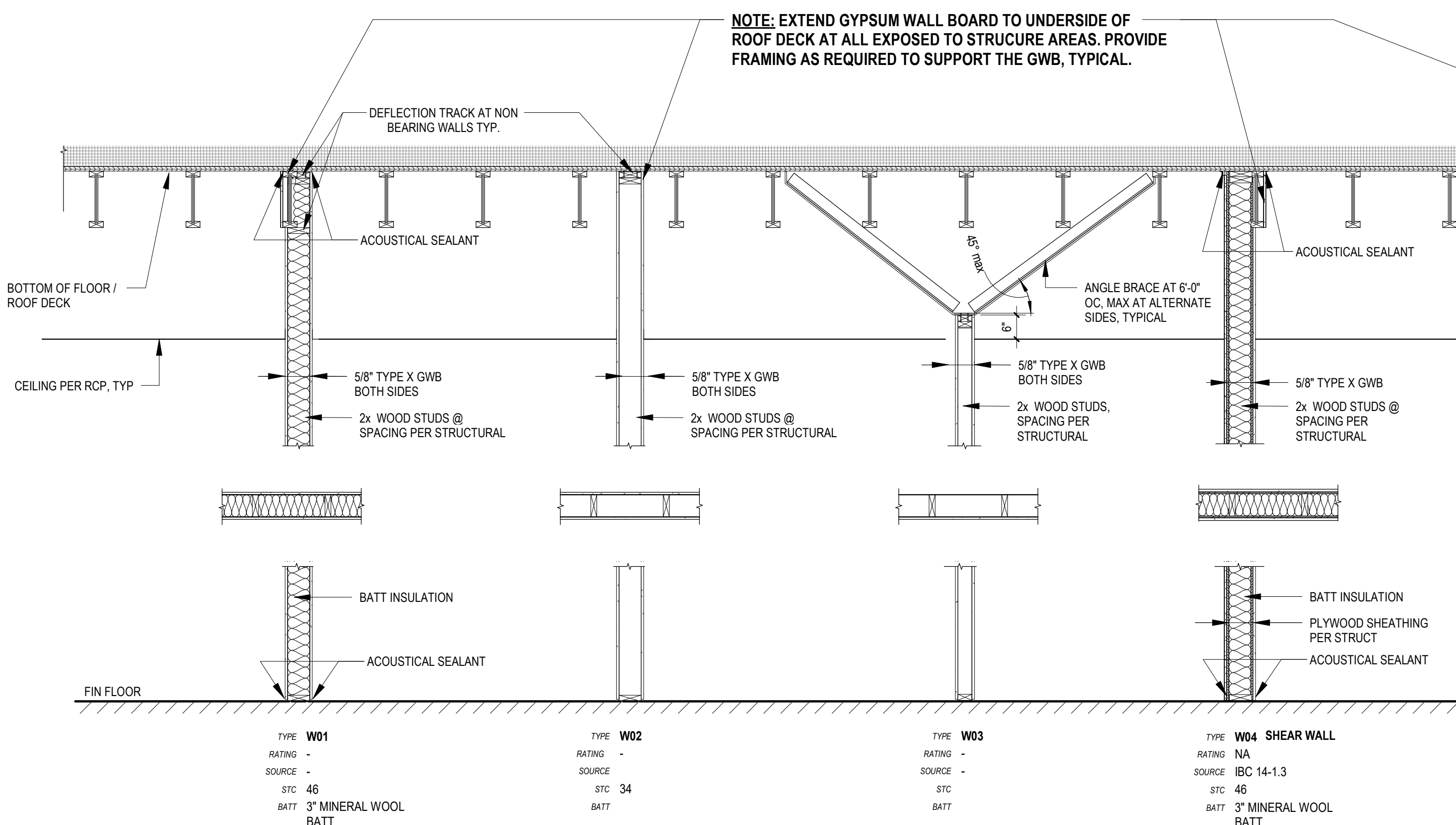
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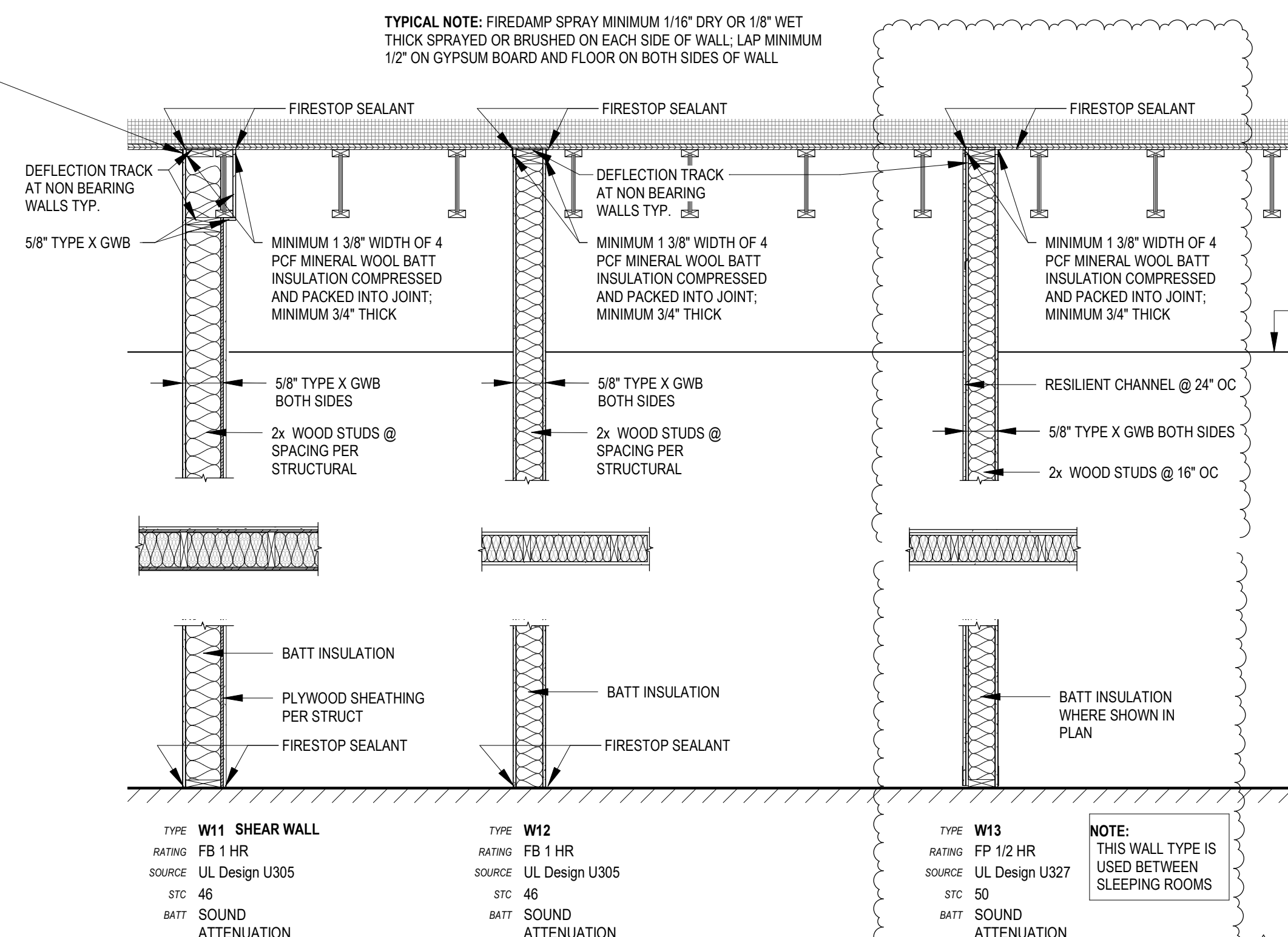
FLOOR TYPES



EXTERIOR WALL TYPES



INTERIOR PARTITION TYPES - NON RATED



INTERIOR PARTITION TYPES - RATED

TERMINATE FIRE RATED ASSEMBLIES AS DESCRIBED BELOW:

EXTERIOR WALLS PER IBC 705

1. FIRE SEPARATION >10 FT: RATED FOR FIRE EXPOSURE FROM INSIDE
2. FIRE SEPARATION <10 FT: RATED FOR FIRE EXPOSURE FROM BOTH SIDES

FIRE BARRIERS PER IBC 707

HORIZONTAL:

VOIDS AT THE INTERSECTION OF A FIRE BARRIER AND A NON-FIRE RATED EXTERIOR WALL ASSEMBLY SHALL BE FILLED WITH A MATERIAL OR SYSTEM APPROVED BY THE JURISDICTION. TESTED ASSEMBLY NOT REQUIRED AT THIS LOCATION.

VERTICAL OPTIONS:

1. FROM TOP OF FOUNDATION OR HORIZONTAL ASSEMBLY BELOW; TERMINATE AT UNDERSIDE OF STRUCTURAL DECK ABOVE AND SECURELY ATTACHED THERETO.
2. FIRE BARRIERS AROUND SHAFT, EXIT STAIRWAY AND RAMP ENCLOSURES THAT DO NOT EXTEND TO UNDERSIDE OF ROOF DECK SHALL BE ENCLOSED AT THE TOP WITH CONSTRUCTION AT MINIMUM FIRE RATING AS THE TOPMOST FLOOR PENETRATED BY THE SHAFT AND THE FIRE RATING OF THE SHAFT ENCLOSURE.

FIRE PARTITIONS PER IBC 708

FROM TOP OF FOUNDATION OR HORIZONTAL ASSEMBLY BELOW; TERMINATE AT UNDERSIDE OF STRUCTURAL DECK OR TO FIRE RATED HORIZONTAL ASSEMBLY ABOVE AND SECURELY ATTACHED THERETO. IN COMBUSTIBLE CONSTRUCTION, THE SPACE WITHIN THE FIRE RATED CEILING AND DECK ABOVE SHALL BE FIREBLOCKED OR DRAFTSTOPPED AT THE PARTITION LINE.

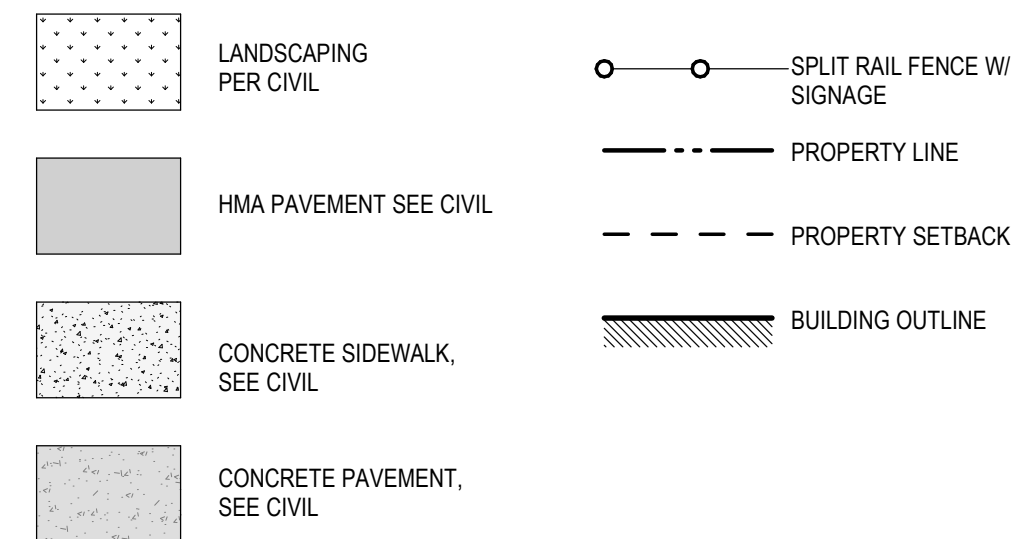
FIREBLOCKING PER IBC 718.2

FIREBLOCKING MATERIALS (I.E. 2X LUMBER, 1/2" GYPSUM BOARD, SECURED BATT INSULATION AND OTHER MATERIALS LISTED IN IBC 718.2.1) SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED SPACES TO FORM AN EFFECTIVE BARRIER BETWEEN FLOORS AND BETWEEN TOP STORY AND ROOF ATTICS. THE FOLLOWING ARE THE MINIMUM REQUIRED LOCATIONS:

1. CONCEALED WALL SPACES
 - A. VERTICALLY AT THE CEILING AND FLOOR LEVELS
 - B. HORIZONTALLY AT 10 FT MAXIMUM INTERVALS
2. CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES
3. CONCEALED SPACES AT THE TOP AND BOTTOM OF THE RUN OF STAIR STRINGERS
4. ANNULAR SPACE AROUND PENETRATING COMPONENTS IN CEILING AND FLOOR OPENINGS
5. CONCEALED SPACES OF EXTERIOR COMBUSTIBLE WALL COVERINGS AT MAXIMUM 20 FT INTERVALS IN EITHER DIRECTION AND MAXIMUM 100 SF BETWEEN FIREBLOCKING. (SEE IBC 718.2.6 FOR EXCEPTIONS)
6. CONCEALED SLEEPER SPACES AT MAXIMUM 100 SF

DRAFTSTOPPING PER IBC 718.3 & 718.4

DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS SPRINKLERED THROUGHOUT PER NFPA 13.
REFER TO FIRE SPRINKLER PLANS FOR DRAFTSTOPPED REQUIREMENTS PER SPRINKLER LISTING



PARKING STALLS		
STALL TYPE	QTY	COMMENTS
9' x 19' - 90 deg	10	STANDARD
10' x 19' ADA	2	STANDARD
TOTAL	12	

KEY NOTES - SITE PLAN	
Note Number	Note Description
1	GAS METER
2	HEAT PUMP ON CONCRETE PAD. SIZE PAD PER MANUFACTURER'S REQMTS.
3	GENERATOR
4	CONCRETE PAD PER STRUCTURAL
5	POLE LIGHT PER ELECTRICAL
6	TRANSFORMER
7	CT CAN & HOUSE METER
8	FENCED DUMPSTER ENCLOSURE
9	DOUBLE CHECK DETECTOR VAULT
10	FUTURE APPARATUS BAY ADDITION
11	DOMESTIC & IRRIGATION METER
12	HYDRANT
13	OIL/WATER SEPARATOR
14	STORMWATER DETENTION/ WET VAULT
15	STORM VAULT ACCESS HATCH
16	FLAGPOLE W/ LUMINAIRES
17	MODULAR WETLAND BIOFILTRATION SYSTEM
18	EXISTING UTILITY POWER POLE TO BE RELOCATED PER ELECTRICAL
19	BOLLARDS @ 3'-0" O.C.
20	CATCH BASIN PER CIVIL

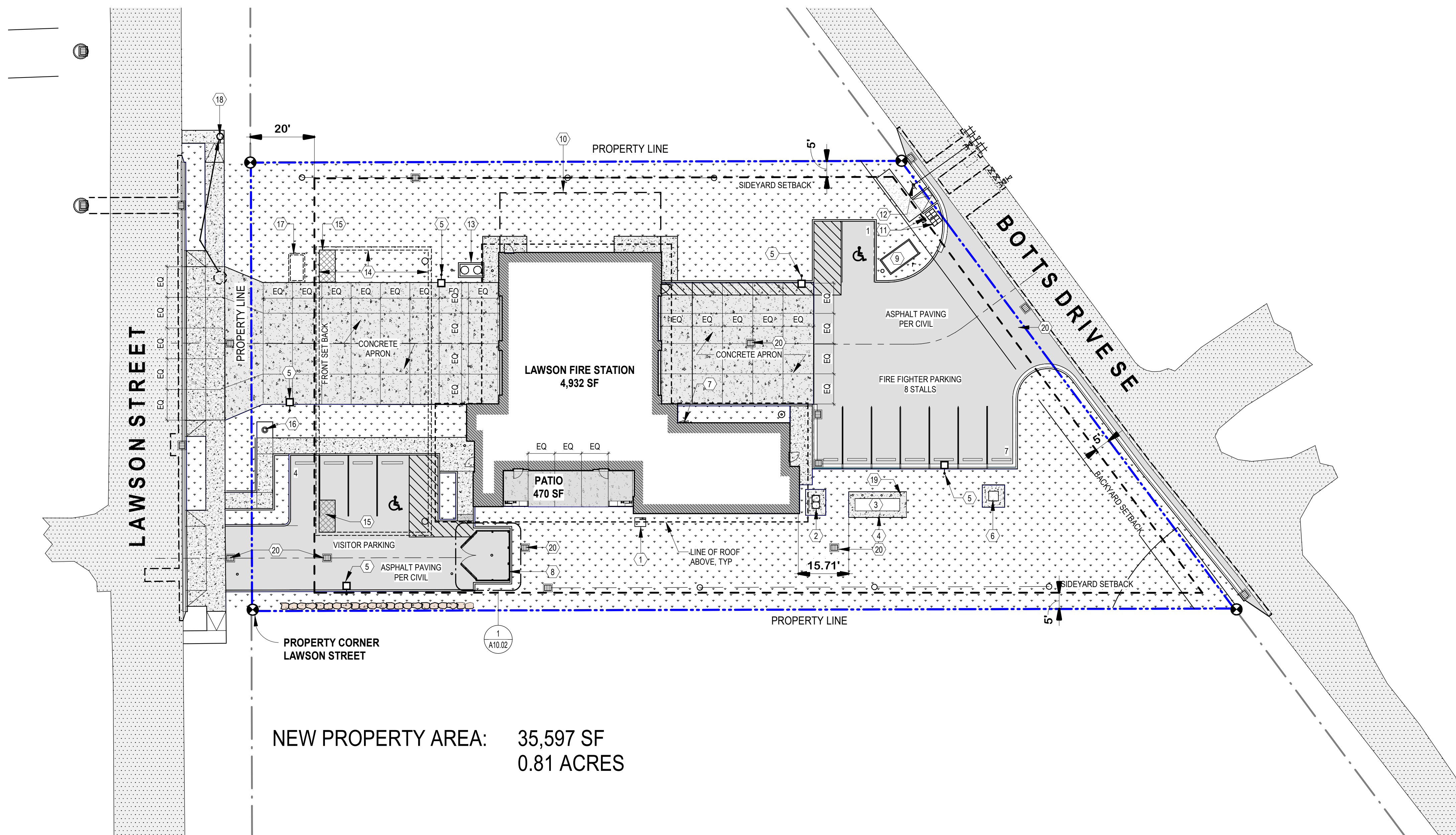


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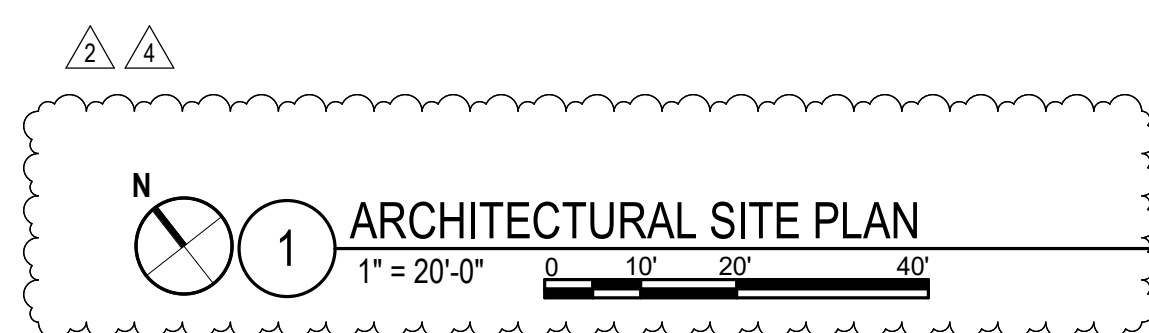
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PLAN

SHEET #

A10.01



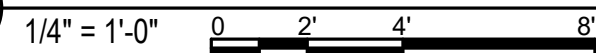
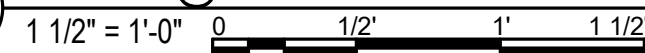
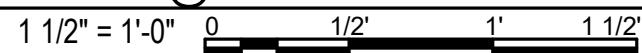
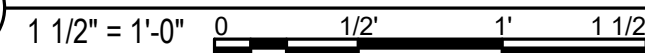
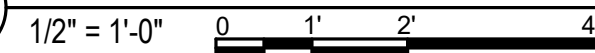
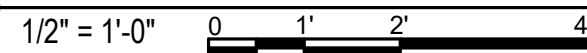
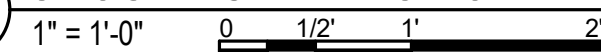
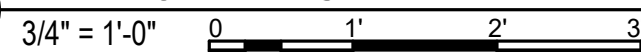
NEW PROPERTY AREA: 35,597 SF
0.81 ACRES



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ARCHITECTURAL SITE DETAILS

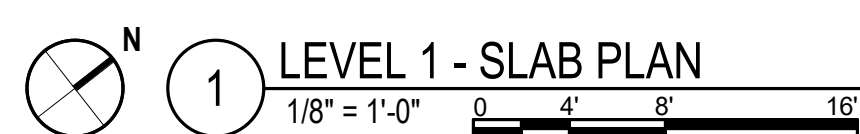
A10.02



[illegible]

SHEET #

A20.01



[illegible]

SHEET #

A21.12

1. ALL DIMENSIONS ARE TO FACE OF STUDS AND/OR FACE OF CONCRETE WALLS UNLESS NOTED OTHERWISE
2. DIMENSIONS SHOWN AS $\frac{\text{FINISH TO FINISH}}{\text{X" X"}}$ ARE TO FINISH FACE OF WALLS
3. DIMENSIONS INDICATED AS "MIN" OR "CLEAR" ARE FROM NEAREST FINISH SURFACE INCLUDING TRIM
4. FOR WALL, FLOOR AND ROOF ASSEMBLIES, SEE SHEETS A01.01
5. FOR WINDOW SCHEDULE AND DETAILS, SEE SHEET A50.01
6. FOR DOOR SCHEDULE AND DETAILS, SEE SHEET A60.01
7. ALL FINISHED DOOR OPENING ARE LOCATED 6" FROM ADJACENT WALL UNLESS NOTED OTHERWISE
8. FOR FINISH SCHEDULE AND FINISH LEGEND, SEE SHEET A72.01
9. PROVIDE CONCEALED 2X WOOD BLOCKING FOR SURFACE-MOUNTED COMPONENTS ON WOOD-FRAMED WALLS

The diagram illustrates several fire-rated construction types:

- TYPICAL WALL, DOOR AND WINDOW:** A cross-section of a wall with a door and window opening.
- WALL WITH INSULATION:** A cross-section of a wall with insulation indicated by diagonal hatching.
- SHEAR WALL TO UNDERSIDE OF FLOOR OR ROOF ABOVE:** A cross-section of a wall with insulation indicated by diagonal hatching, extending to the underside of the floor or roof above.
- SHEAR WALL TO UNDERSIDE OF FLOOR OR ROOF ABOVE WITH INSULATION:** A cross-section of a wall with insulation indicated by diagonal hatching, extending to the underside of the floor or roof above.
- RATED INTERIOR PARTITION PER - / - / -:** A cross-section of a wall with insulation indicated by diagonal hatching, extending to the underside of the floor or roof above.
- FIRE EXTINGUISHER CABINET:** A cross-section of a wall with a fire extinguisher cabinet indicated by a red diamond shape.
- ROOF EDGE ABOVE:** A cross-section of a wall with insulation indicated by diagonal hatching, extending to the underside of the floor or roof above.

ROOM NAME TYPICAL ROOM TAG

###

ROOM NUMBER

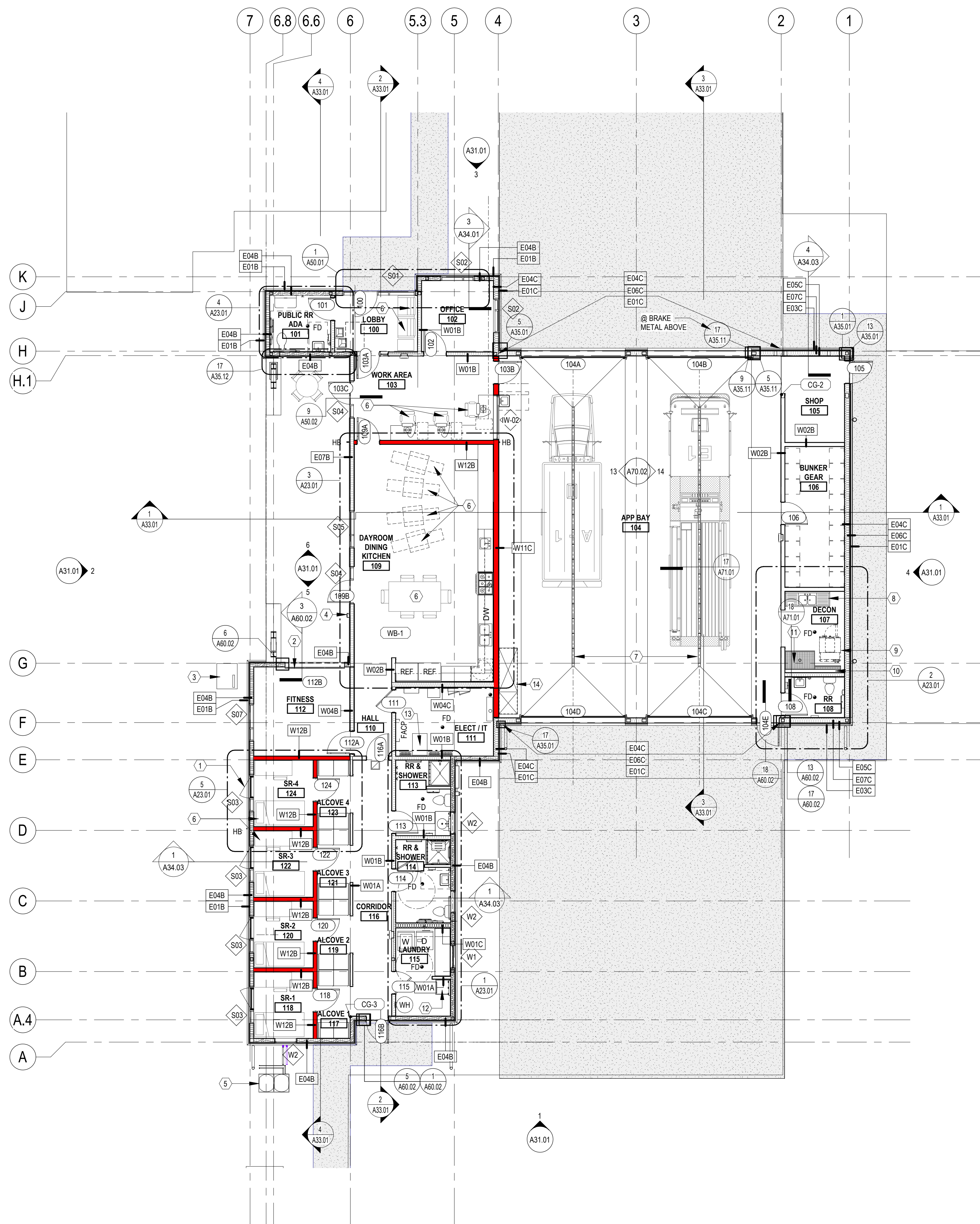
###A TYPICAL DOOR TAG

DOOR NUMBER

5'-0" CIRCULAR
TURNING AREA

30" X 48" CLEAR
FLOOR SPACE

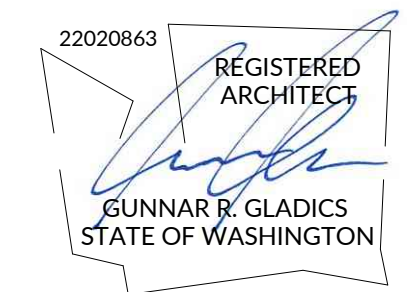
- 1 OPERABLE WINDOW AT SLEEPING ROOM, TYPICAL
- 2 7'-0" W8'-0" H ROLL UP DOOR
- 3 GAS METER
- 4 SHUTOFF FOR BBQ
- 5 MECH HEAT PUMP
- 6 FURNITURE BY OTHERS, TYP
- 7 TRENCH DRAIN PER PLUMBING
- 8 STAINLESS STEEL SINK WITH DRAINAGE BOARDS
- 9 EXTRACTOR
- 10 LINEAR FLOOR DRAIN PER PLUMBING
- 11 FLOOR GRATE WITH DRAIN BELOW
- 12 MOP SINK
- 13 SERVER RACK
- 14 FIRE SPRINKLER RISER



1/8" = 1'-0" 0 4' 8' 16'

1/25/2021 1:16:09 PM

BIM 360://Oakpointe Lawson Hills FS/2018135.01 Oakpointe Lawson Hills FS - 2019.rvt

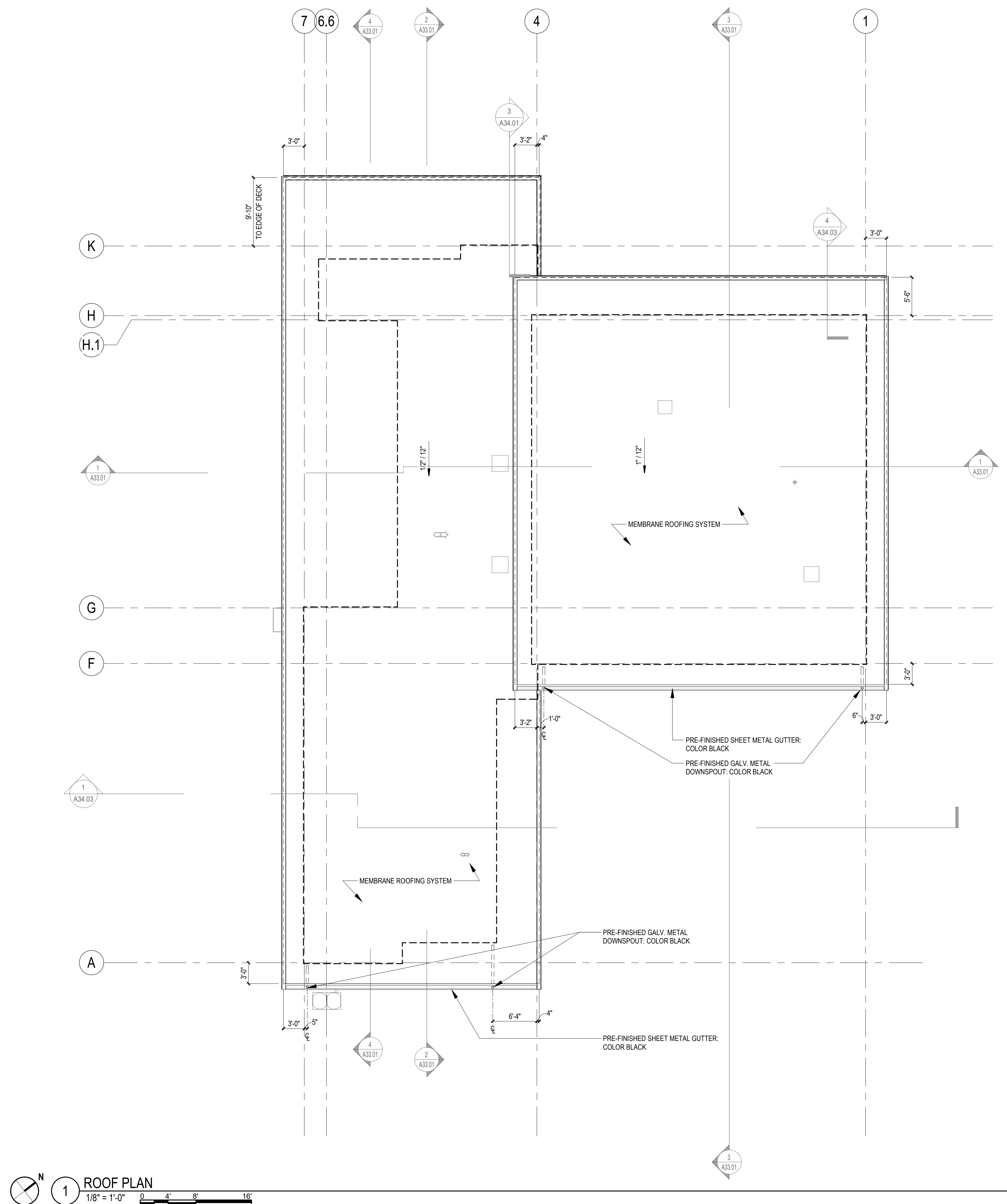


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[illegible]

SHEET #

A21.14



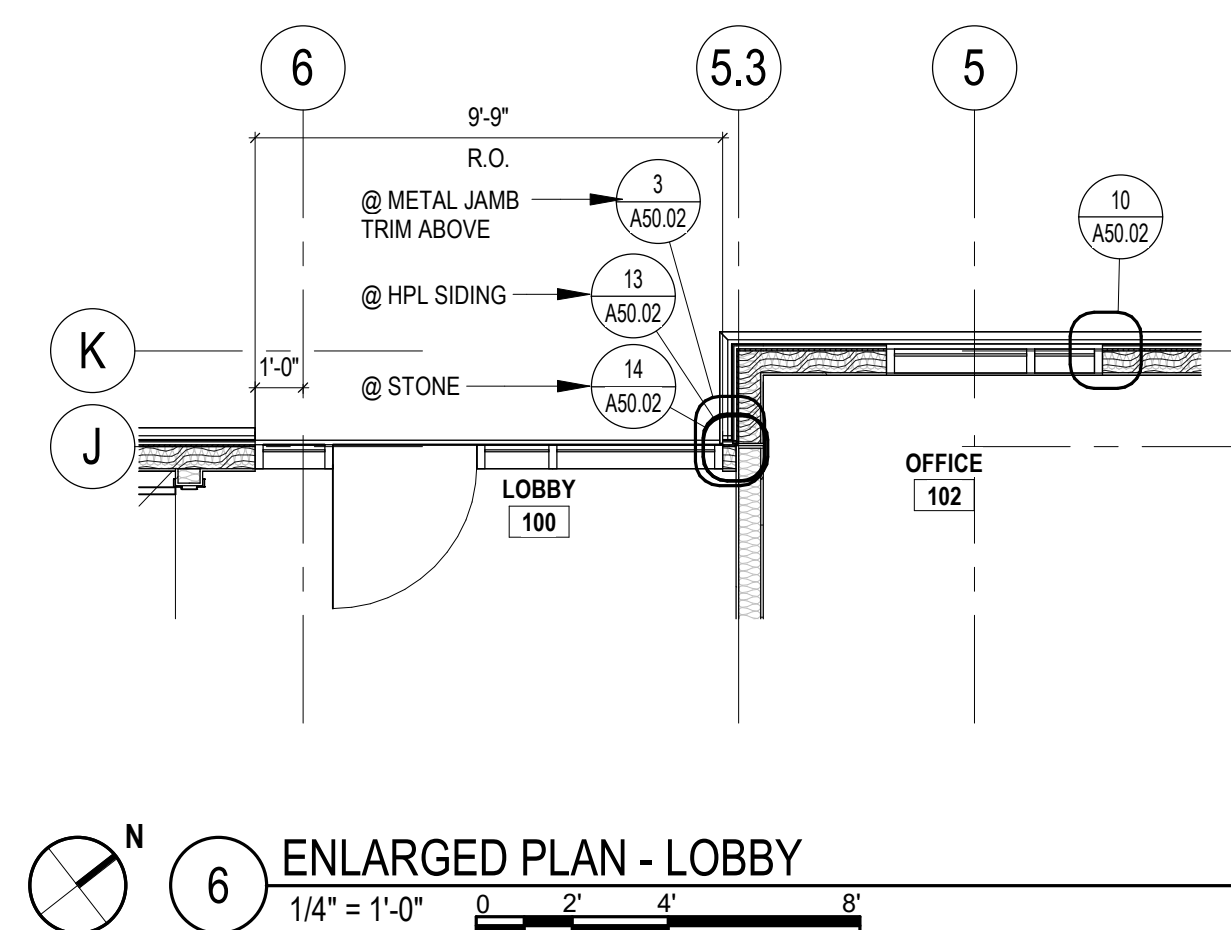
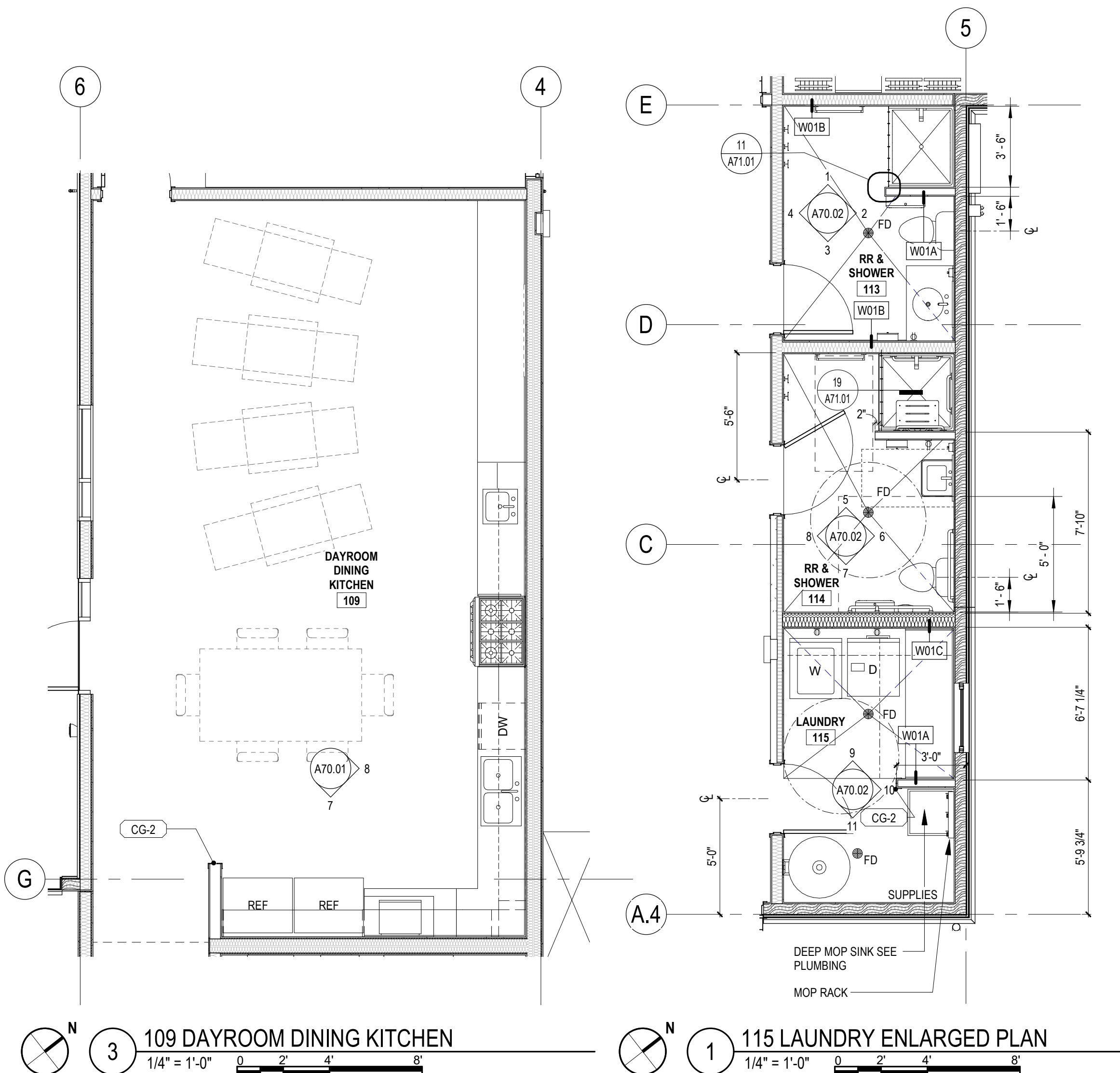
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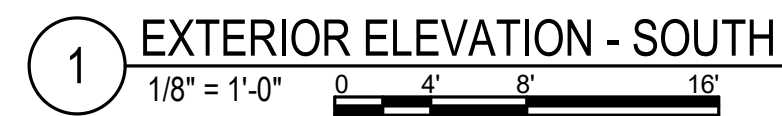
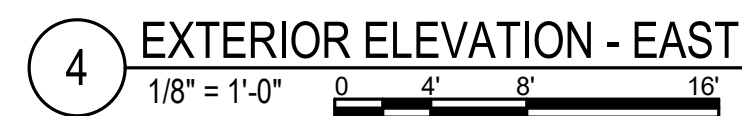
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SHEET #

A23.01

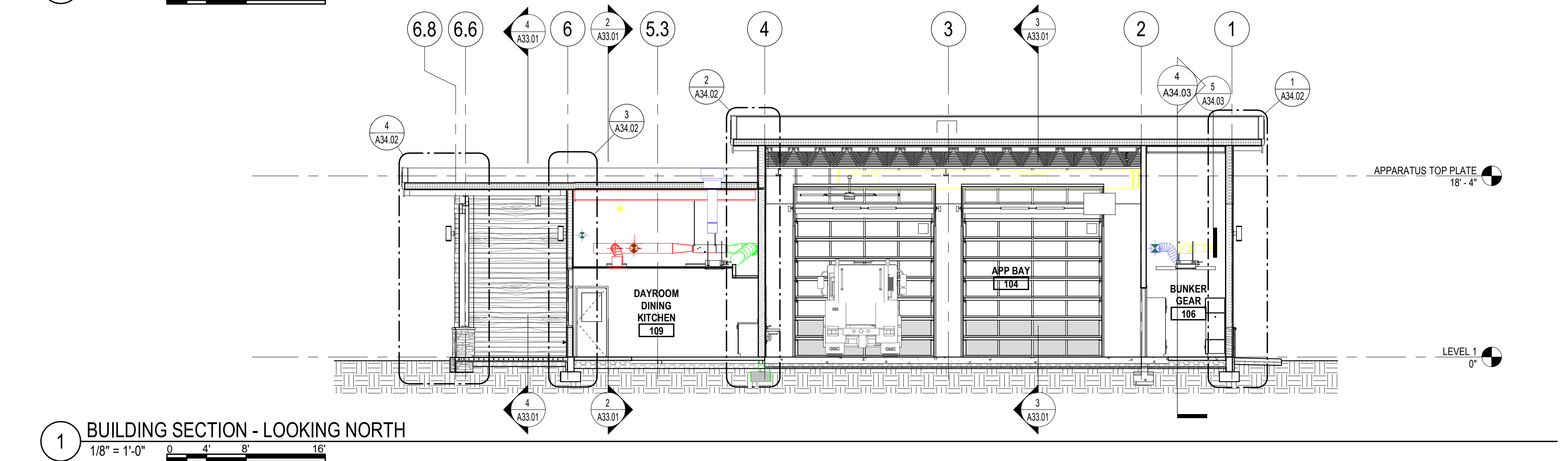




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SHEET #

1. REFERENCE <ASSEMBLIES SERIES SHEETS> FOR ASSEMBLY TYPES AND CONSTRUCTION.



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PERMIT SET

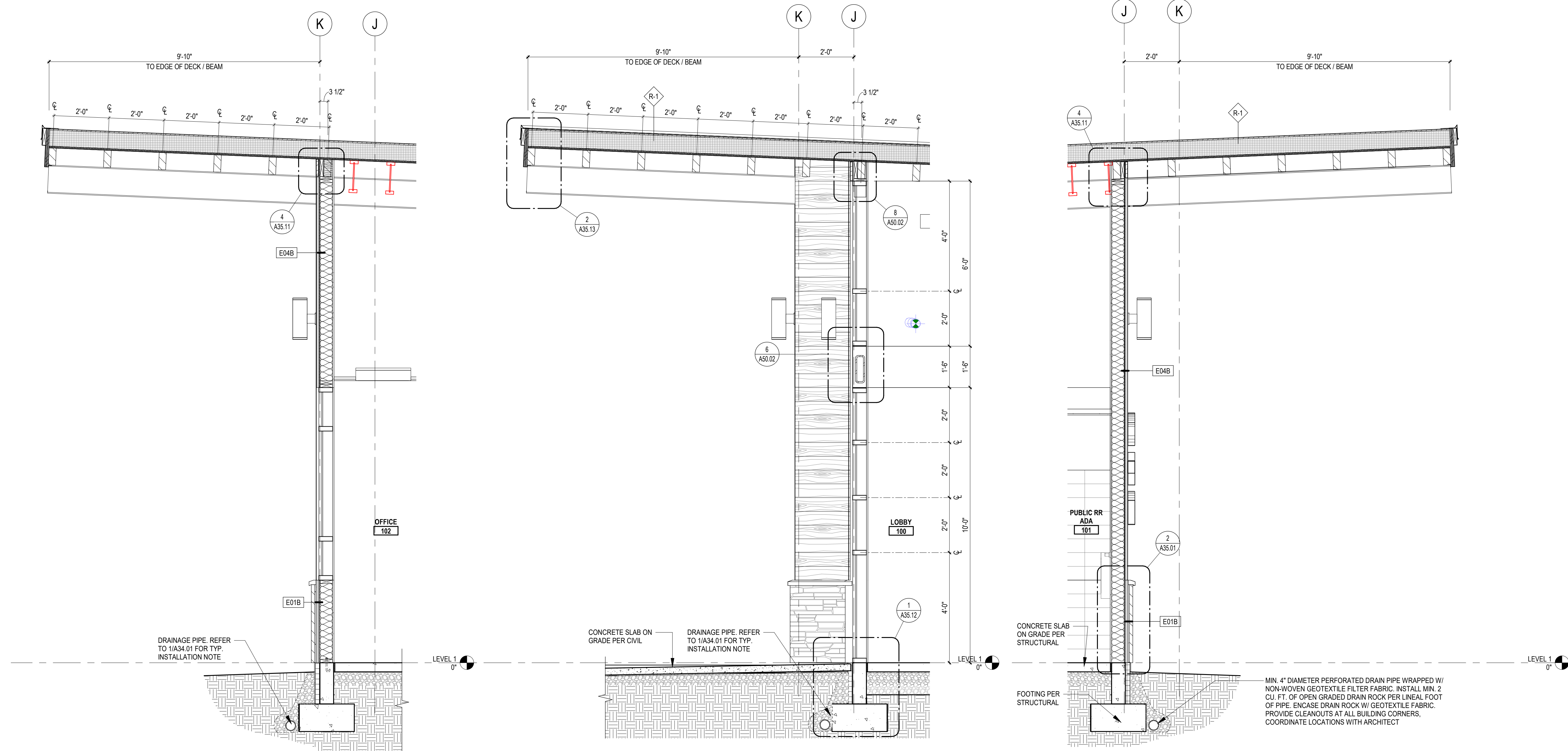
REVISION SCHEDULE

[illegible]

WALL SECTIONS

SHEET #

A34.01



3 WALL SECTION ALONG GRID "K" LOOKING EAST 1
1/2" = 1'-0" 0 1' 2' 4'

2 WALL SECTION ALONG GRID "J" LOOKING EAST
1/2" = 1'-0" 0 1' 2' 4'

1 WALL SECTION ALONG GRID "J" LOOKING WEST

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PROJECT # 2018135.01

PERMIT SET

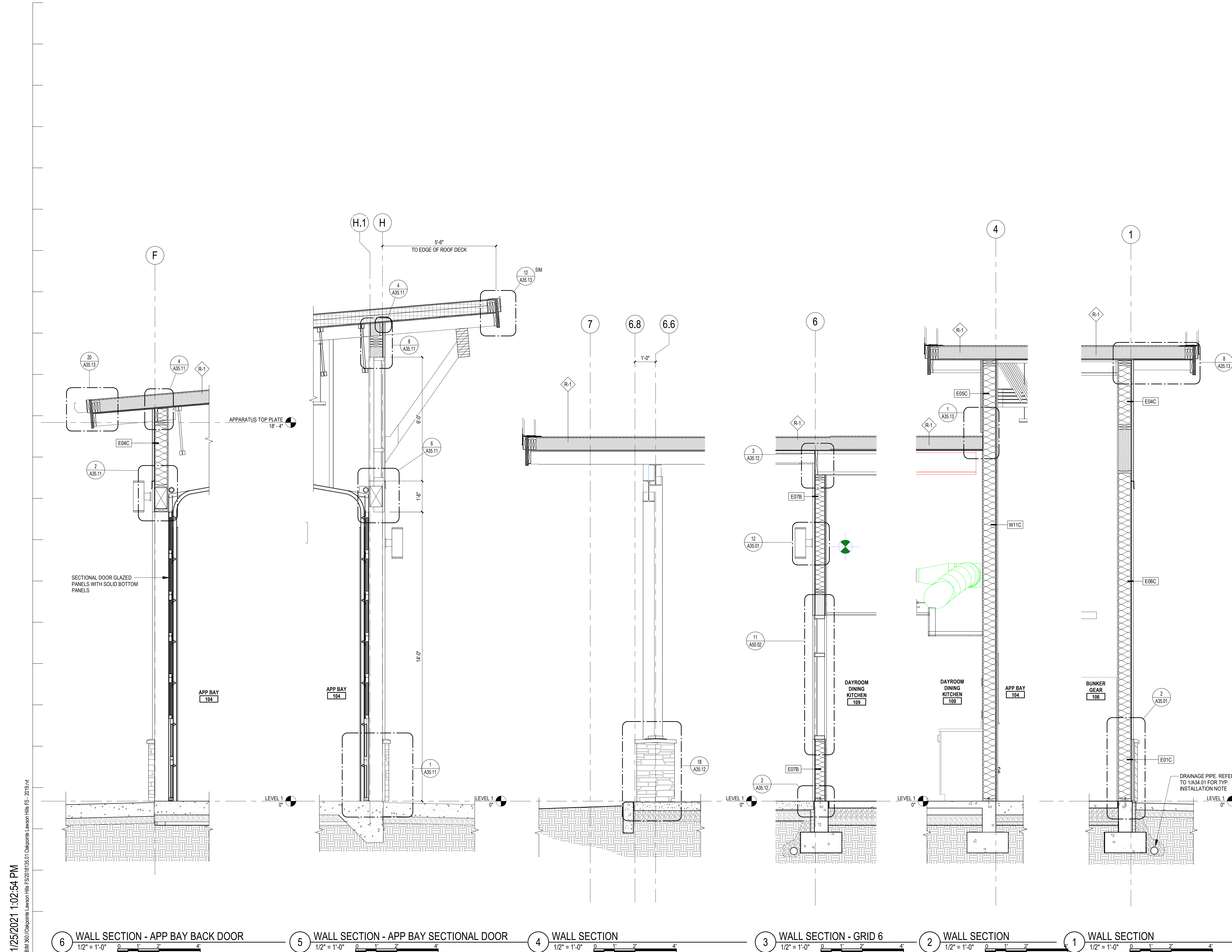
ISSUE DATE JANUARY 27, 2021

REVISION SCHEDULE

WALL SECTIONS

SHEET #

A34.02



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SHEET #

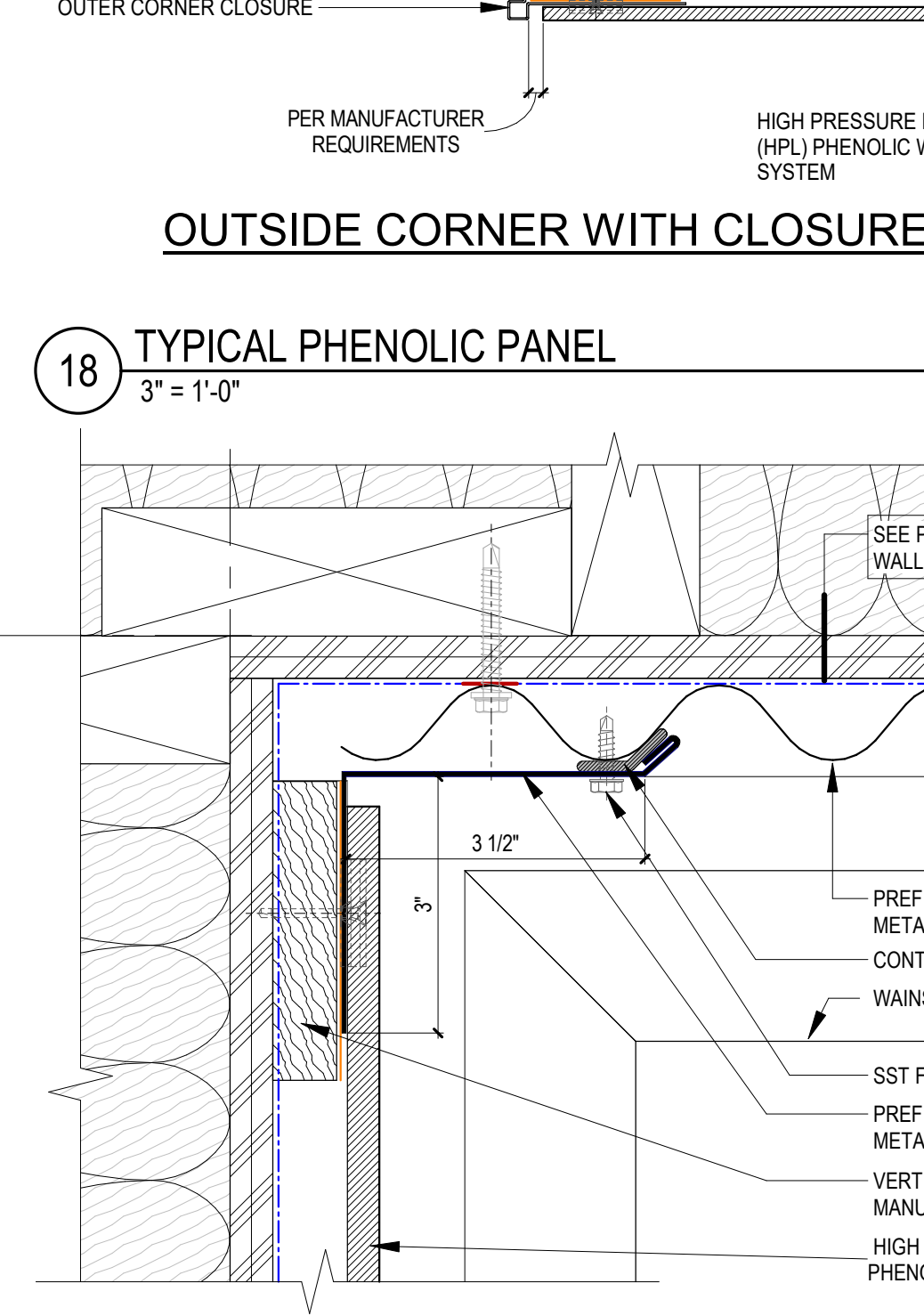
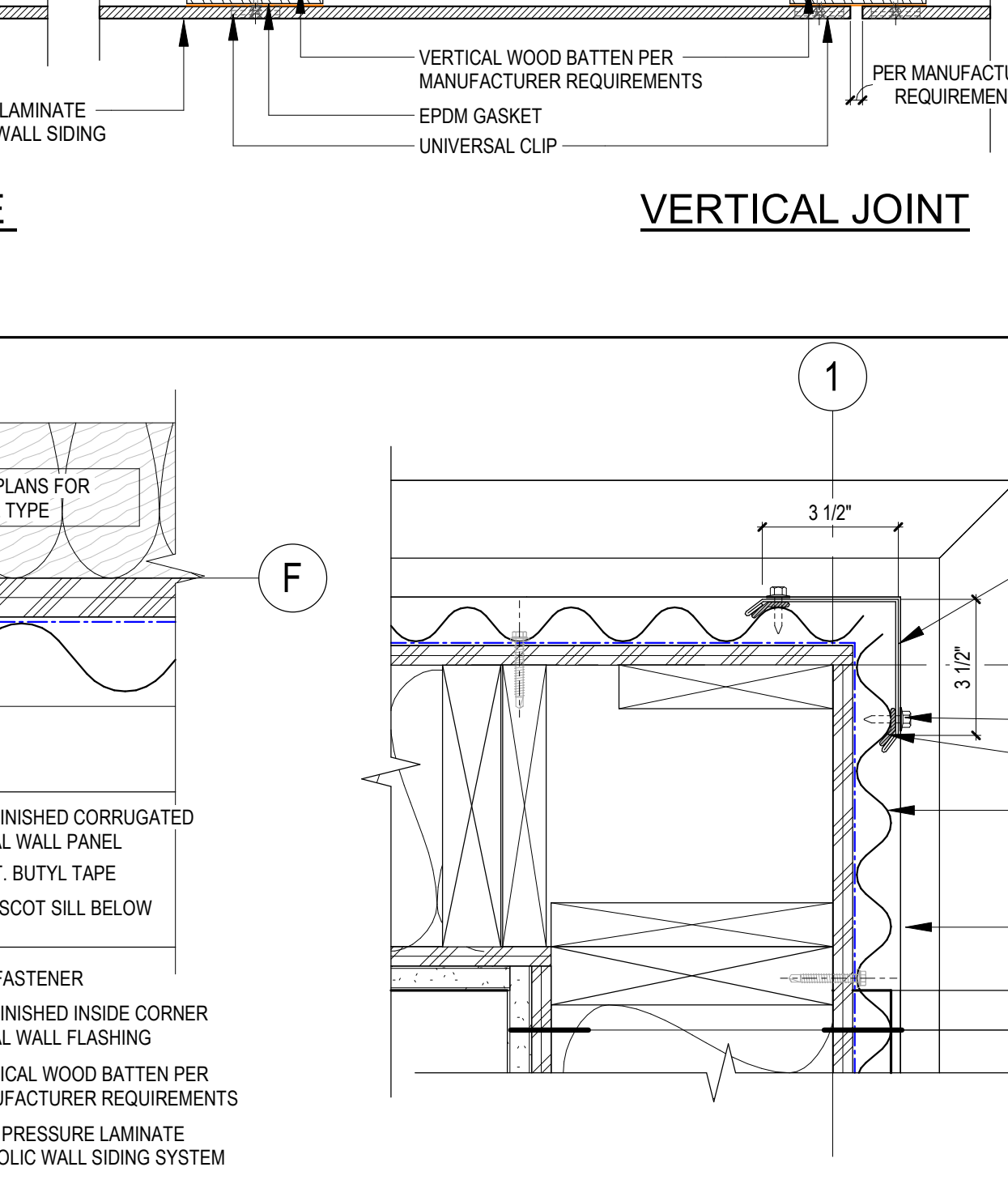
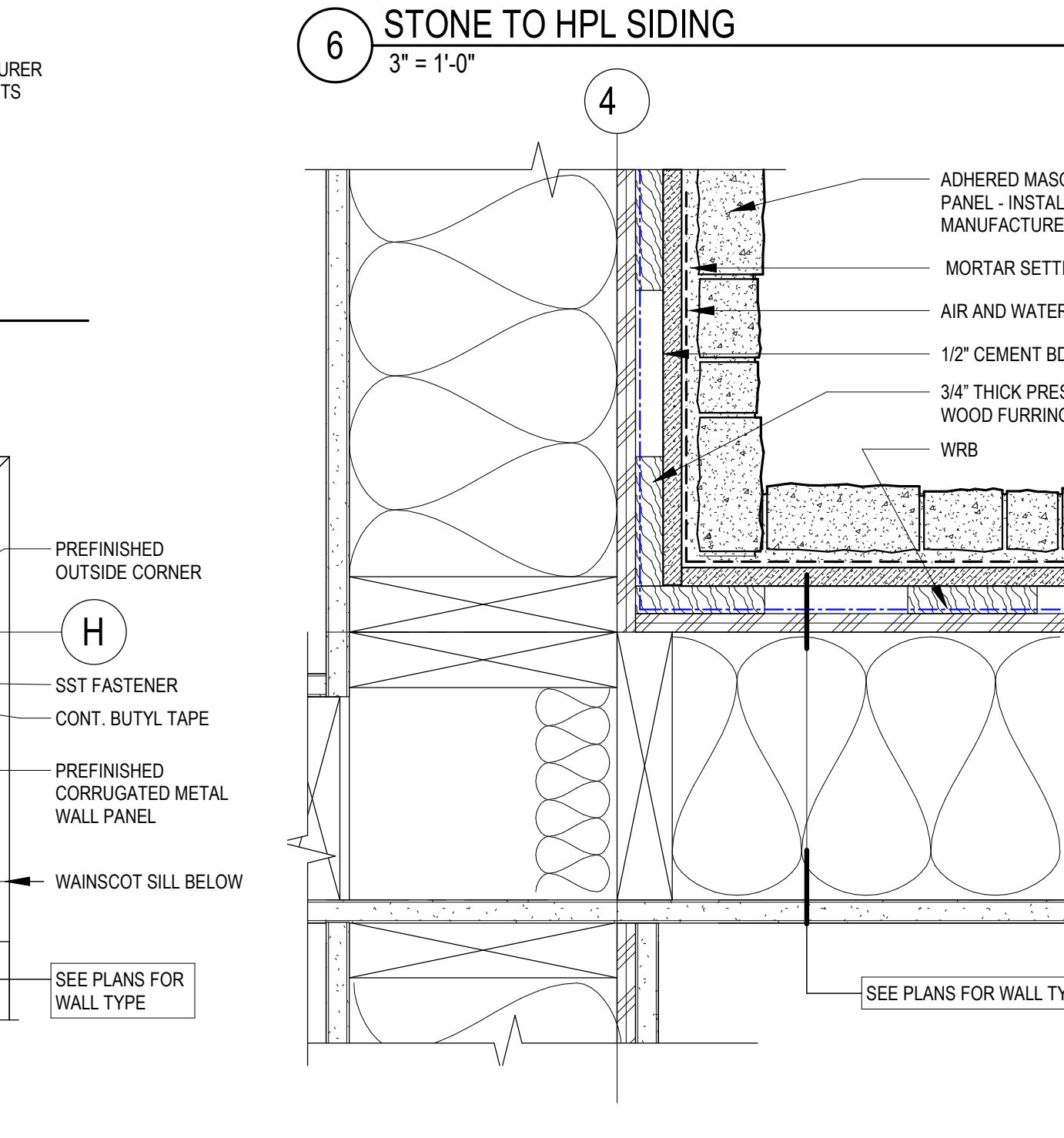
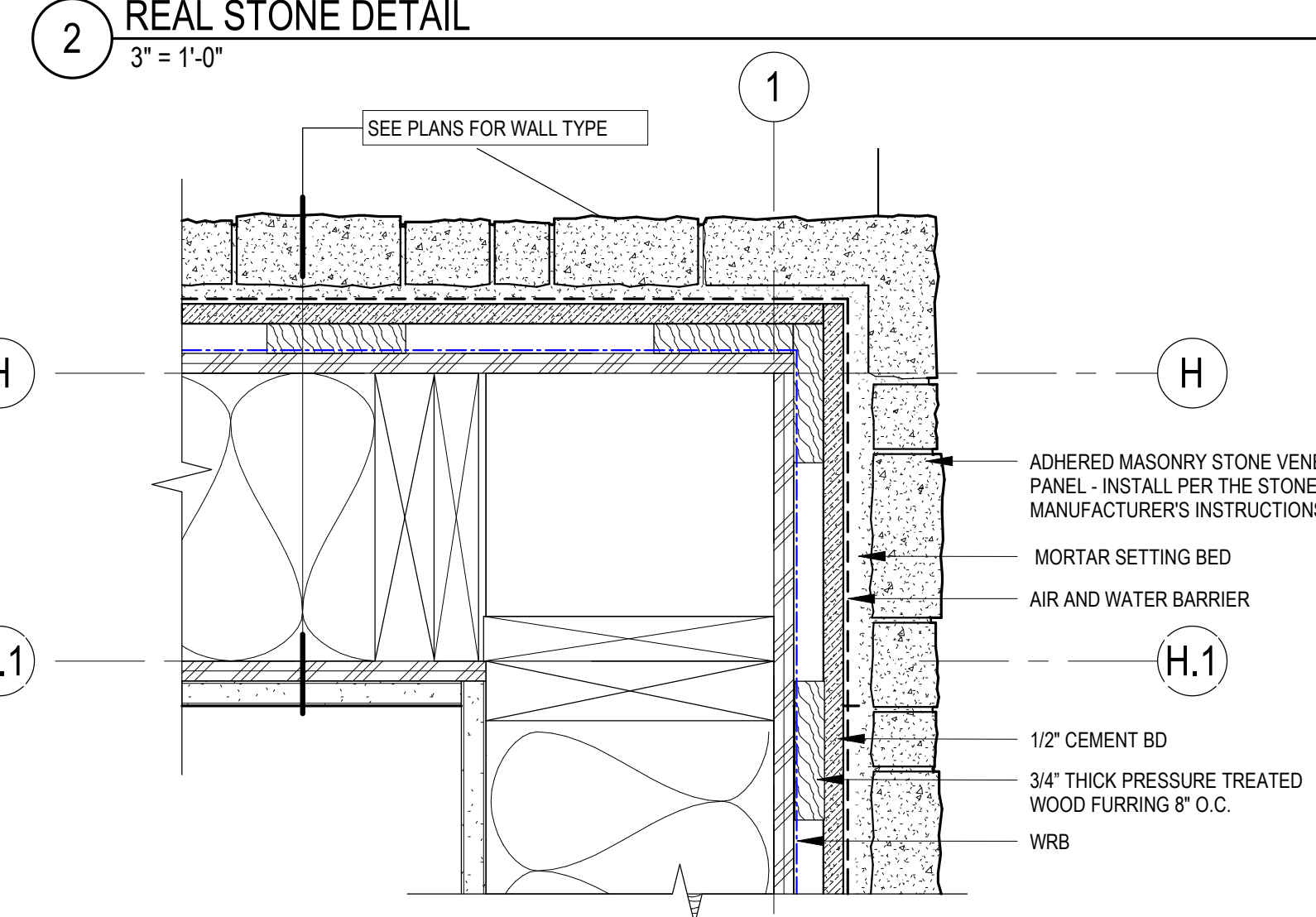
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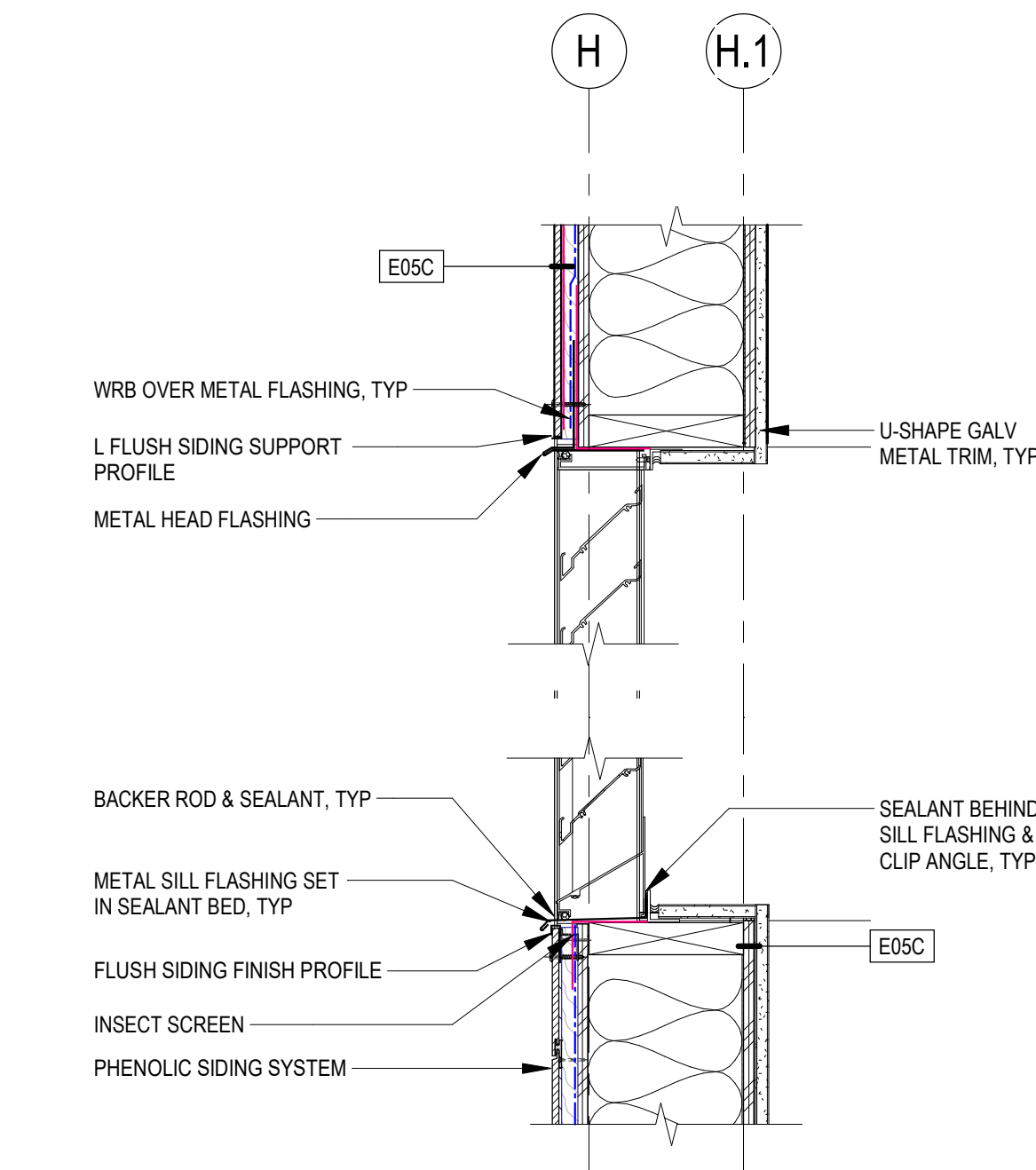


IM 360 //Oakpointe | lawson Hills ES/2018135.01 Oakpointe | lawson Hills ES - 2019.mt

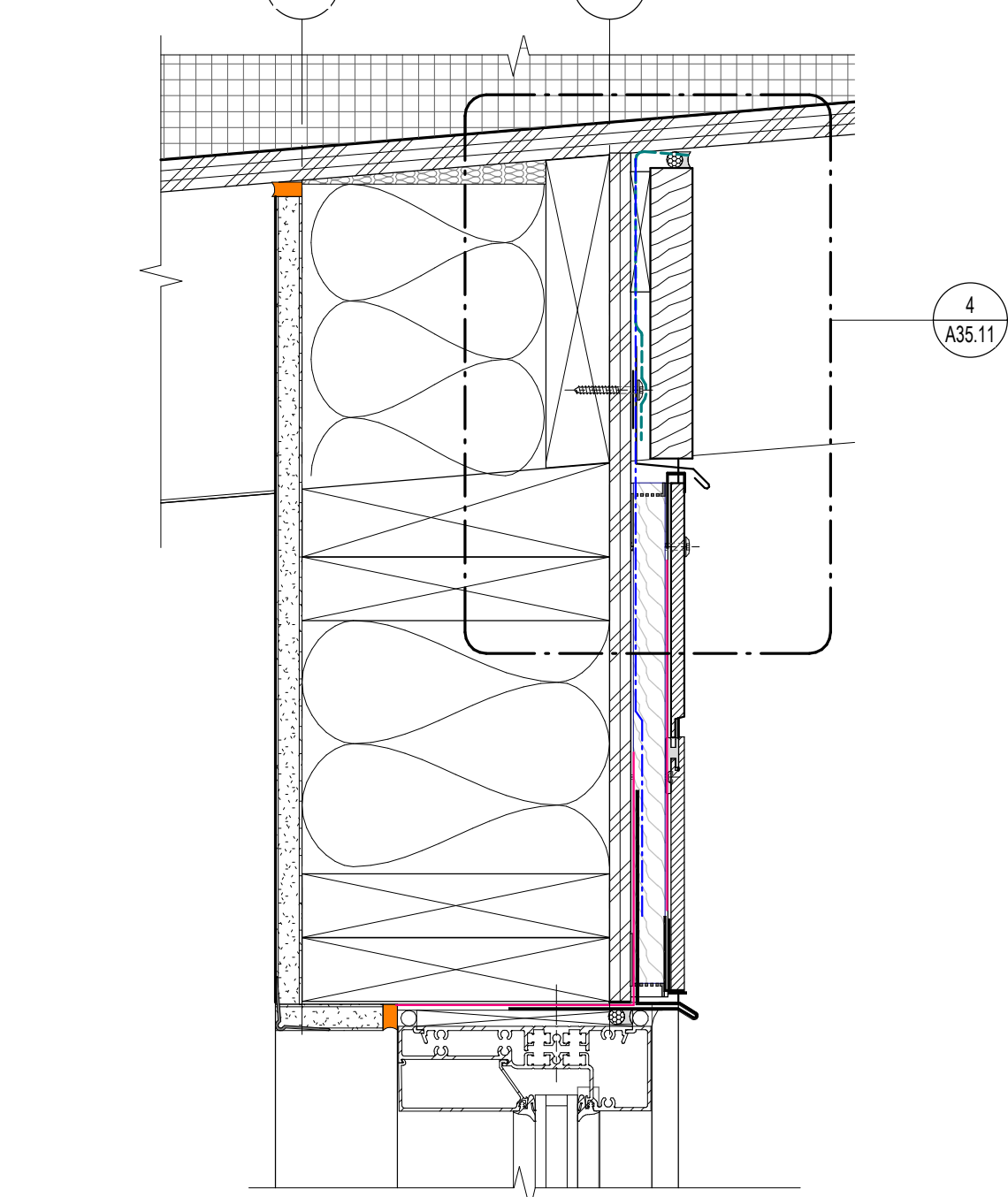
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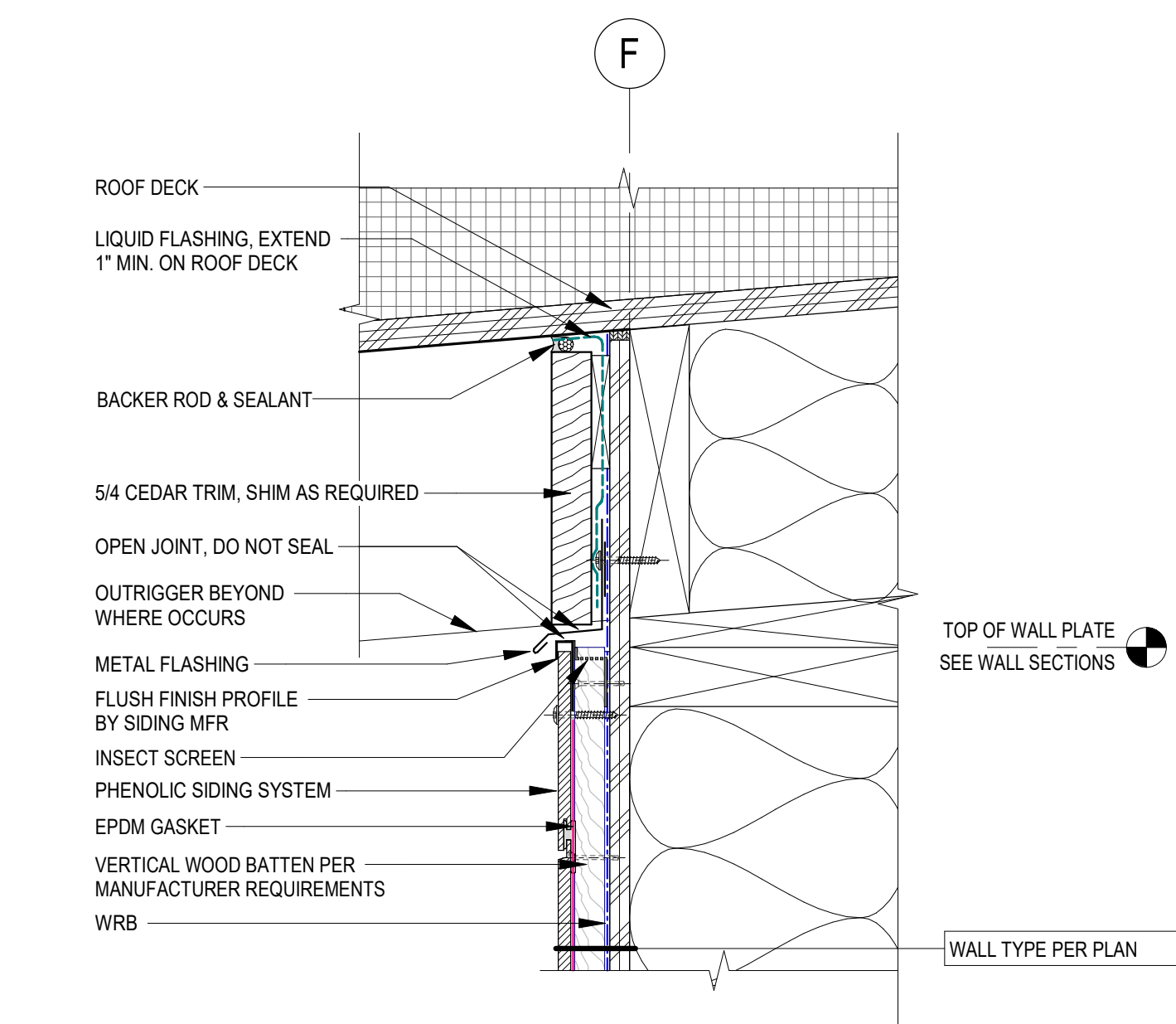




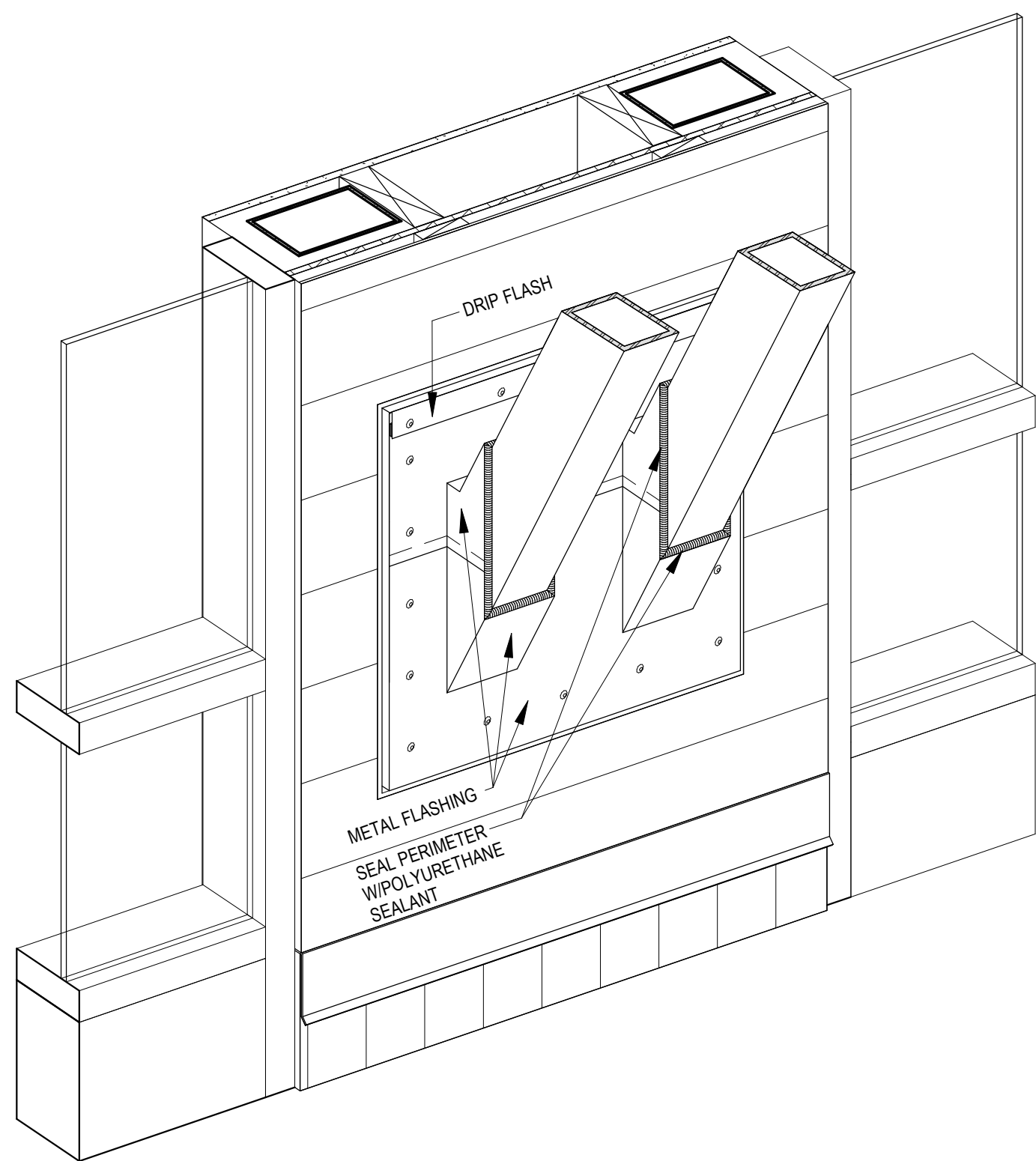
12 SECTION DETAIL @ LOUVER
1 1/2" = 1'-0"



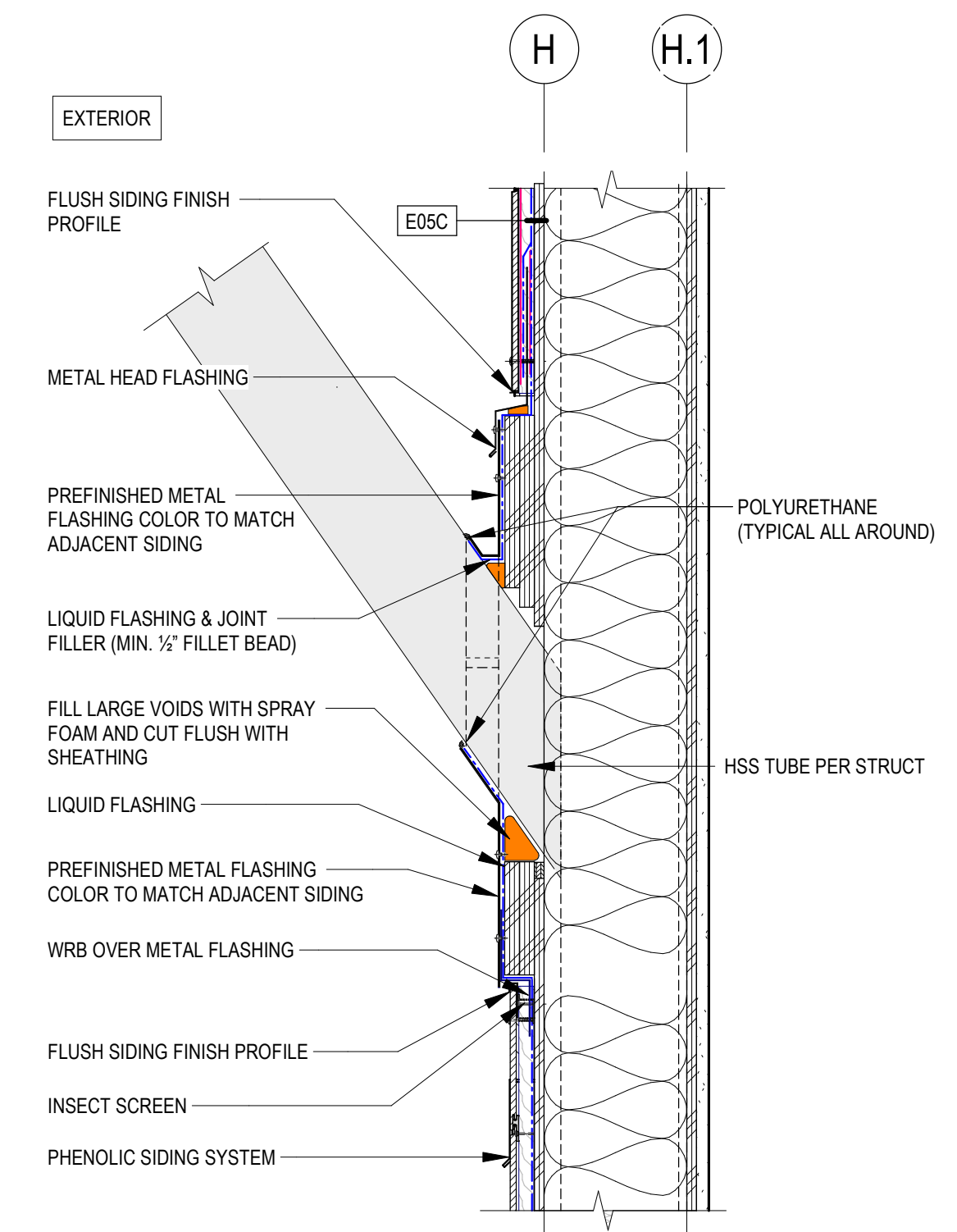
8 SECTION DETAIL - APP BAY STOREFRONT - HEAD
3" = 1'-0"



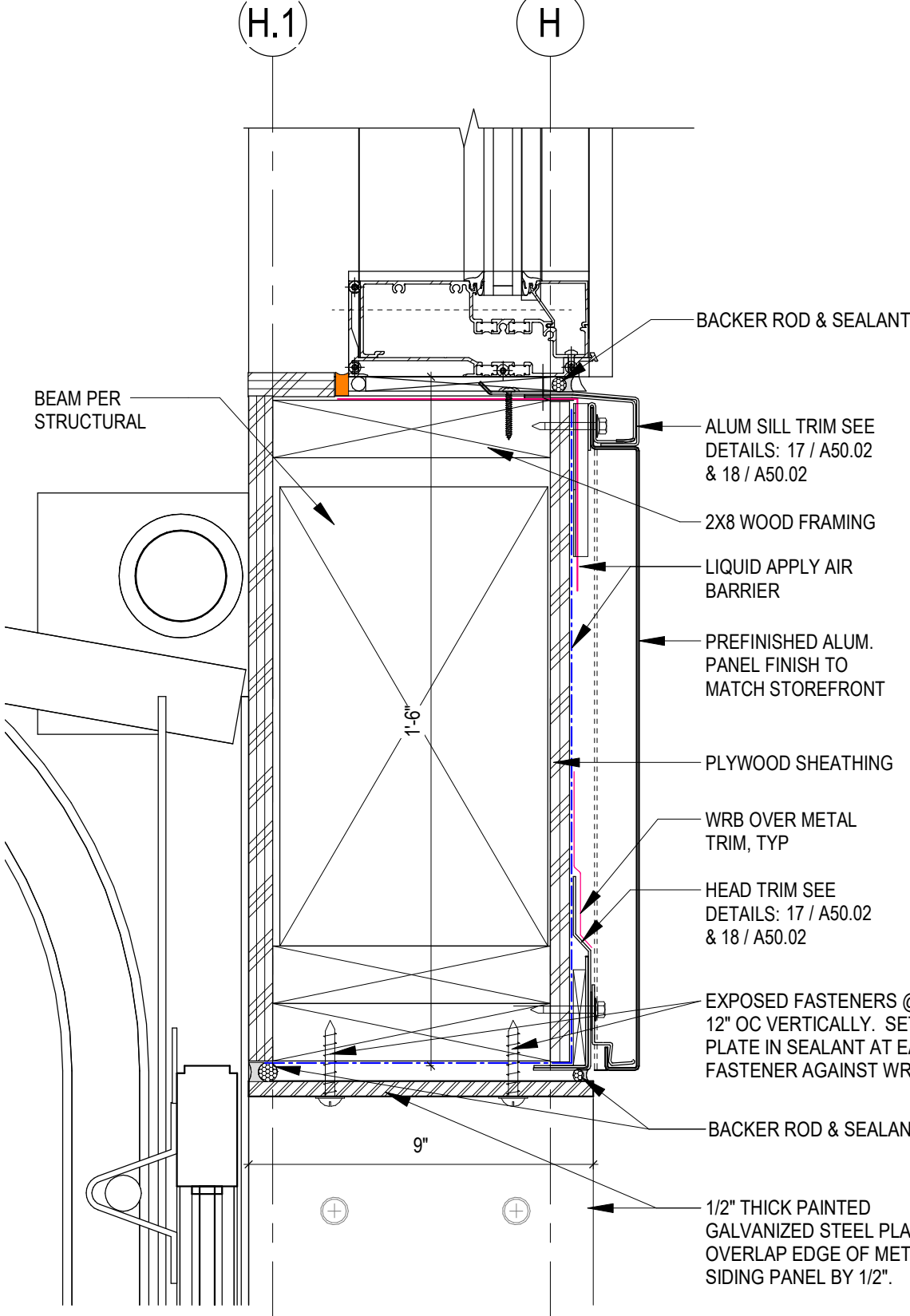
4 HPL SIDING / TRIM TO ROOF
3" = 1'-0"



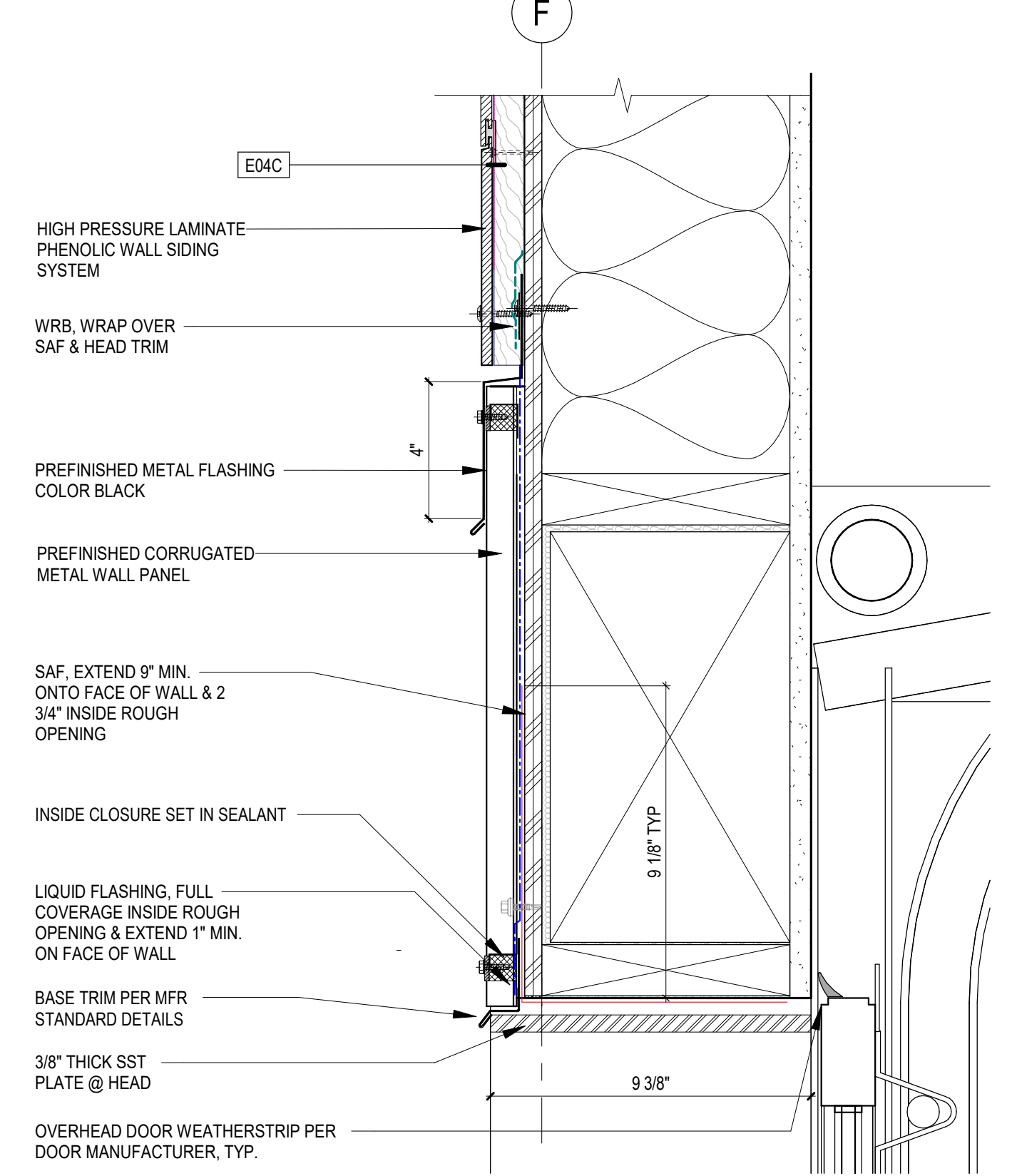
18 BRACE TO HSS AT HPL -3D
1 1/2" = 1'-0"



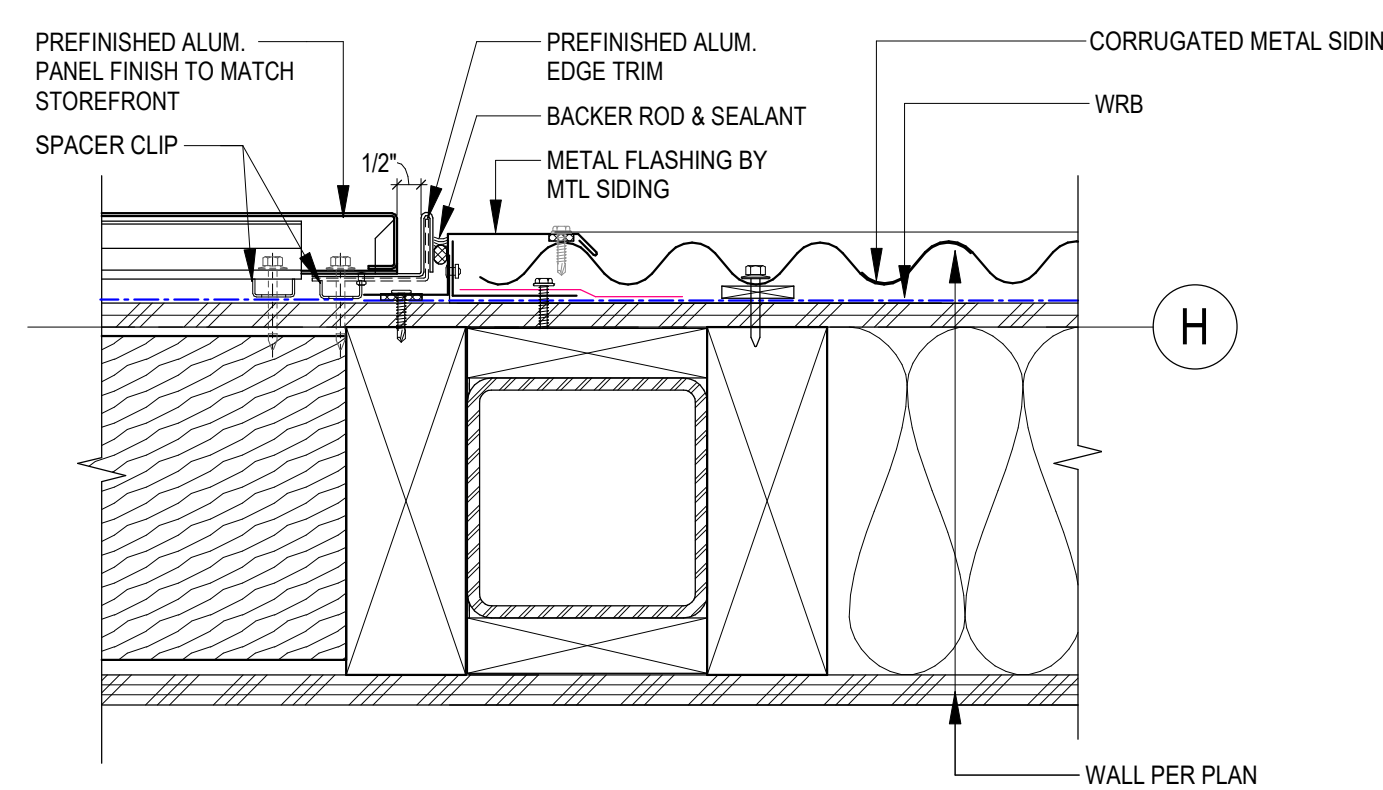
10 BRACE TO HSS AT HPL TYP
1 1/2" = 1'-0"



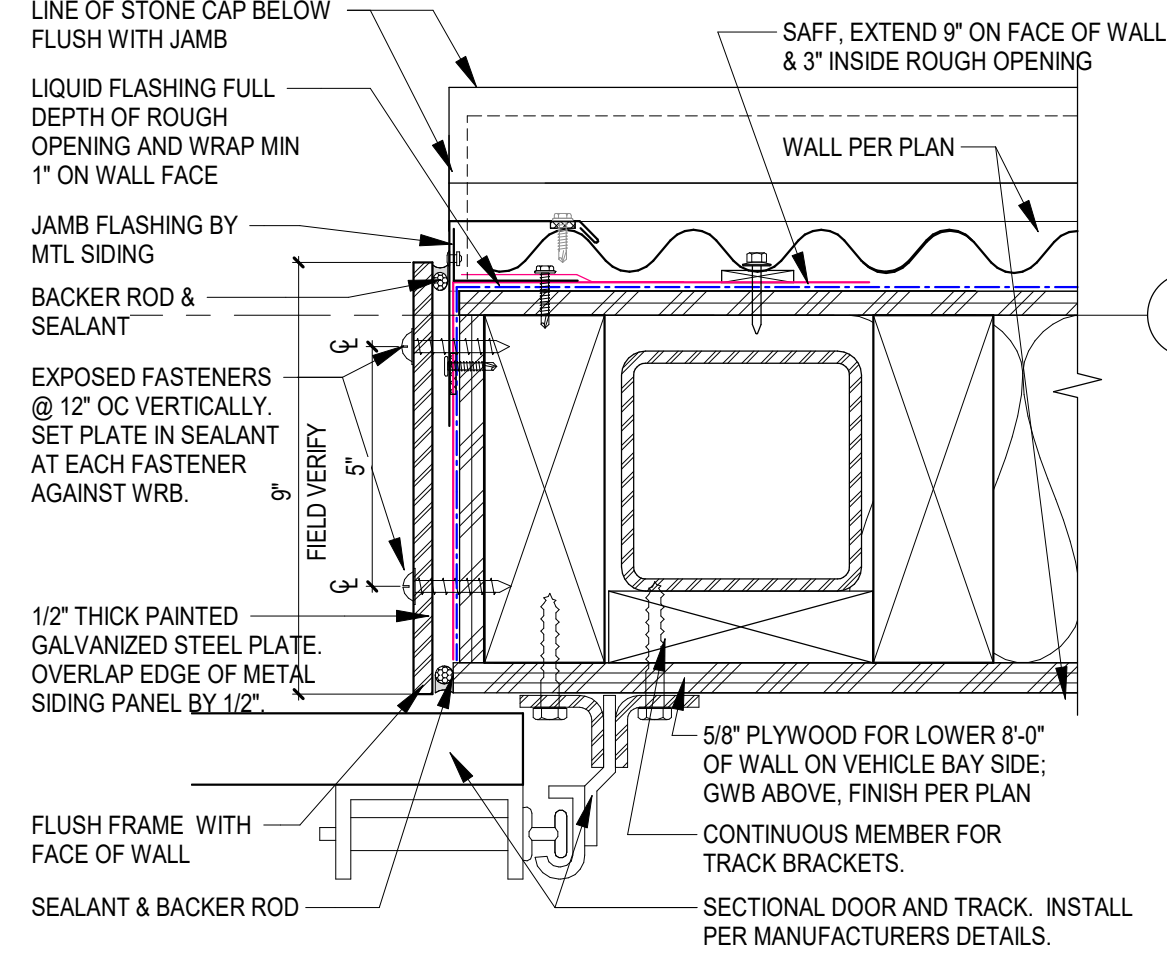
6 SECTION DETAIL- APP BAY ALONG GRID H
3" = 1'-0"



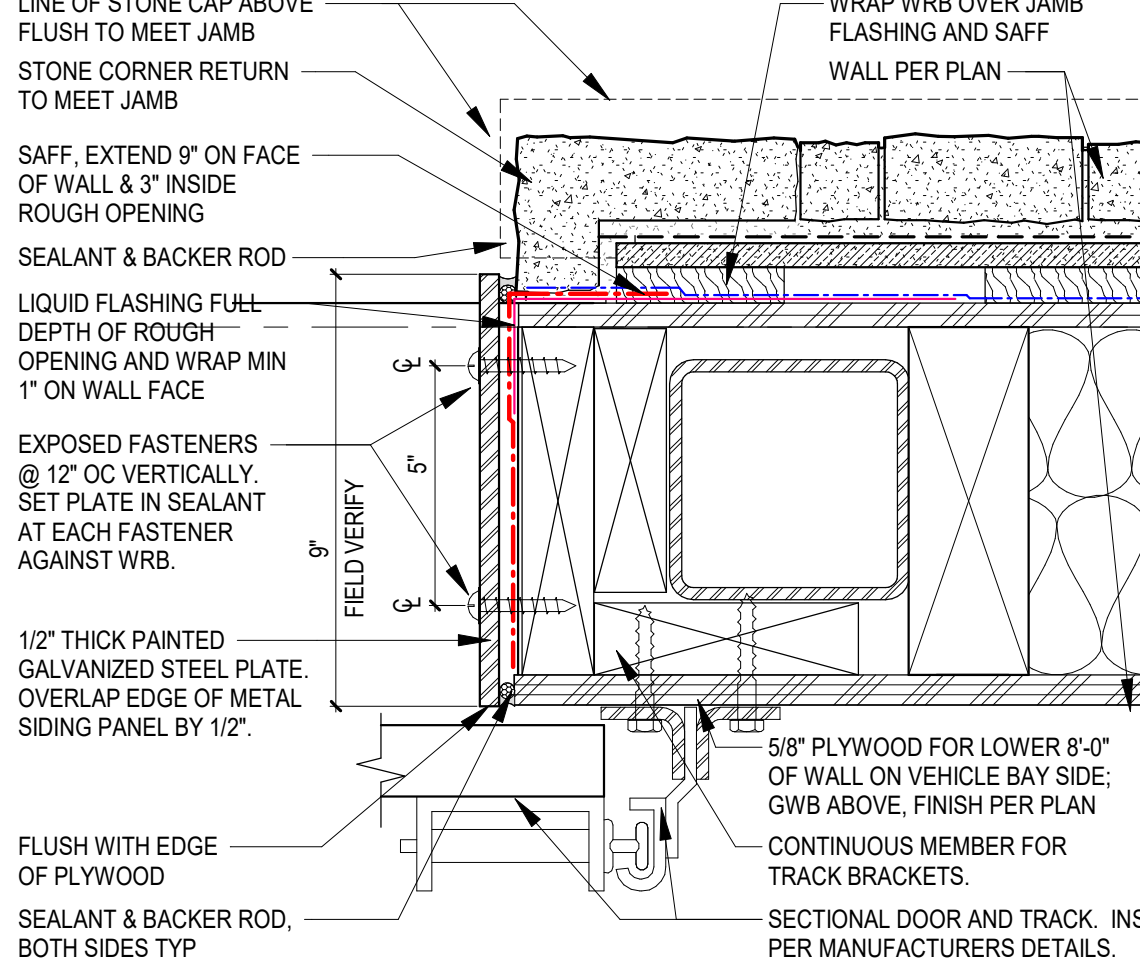
2 SECTION DETAIL - APP BAY BACK DOOR - HEAD
3" = 1'-0"



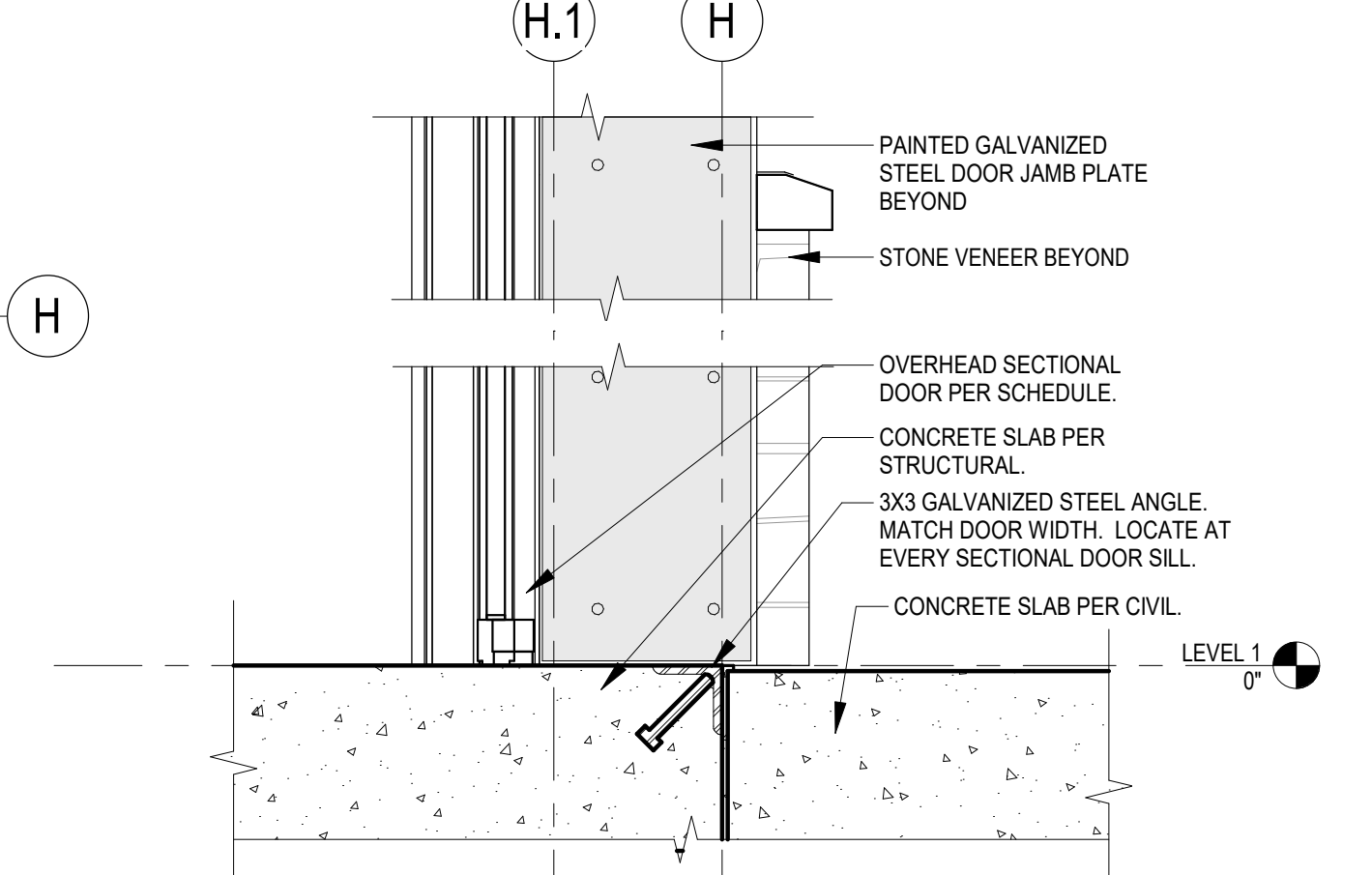
17 METAL PANEL / METAL SIDING TRANSITION DETAIL
3" = 1'-0"



9 TYPICAL APP BAY DOOR JAMB DETAIL UPPER
3" = 1'-0"

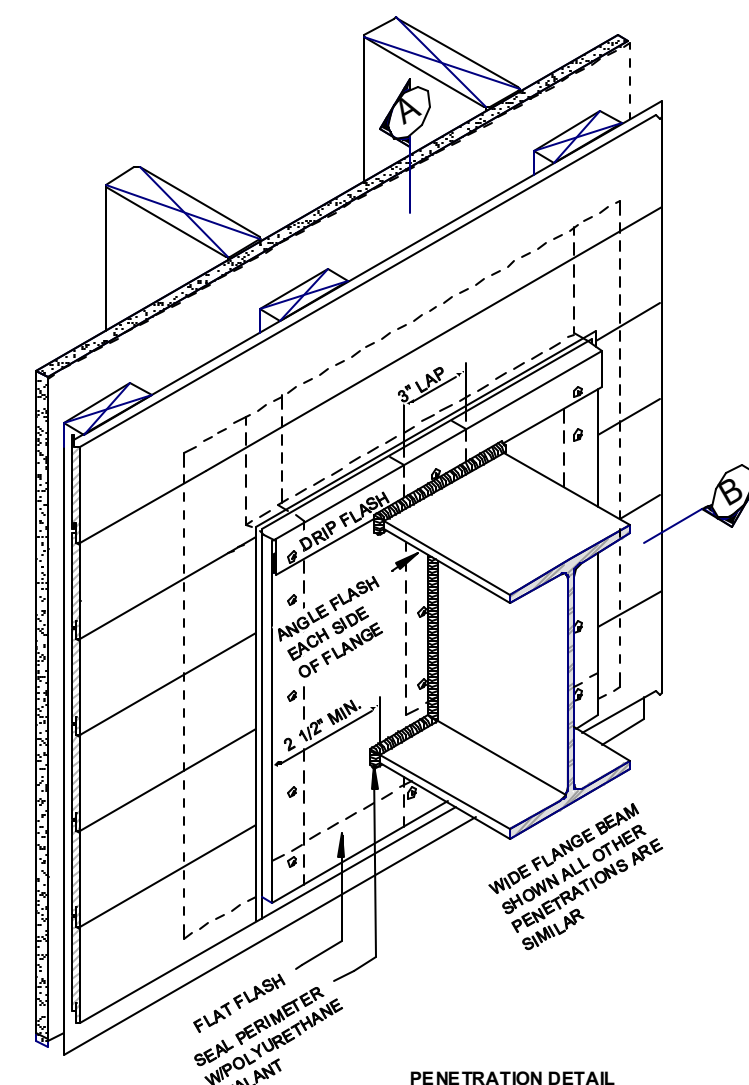


5 TYPICAL APP BAY DOOR JAMB DETAIL LOWER
3" = 1'-0"

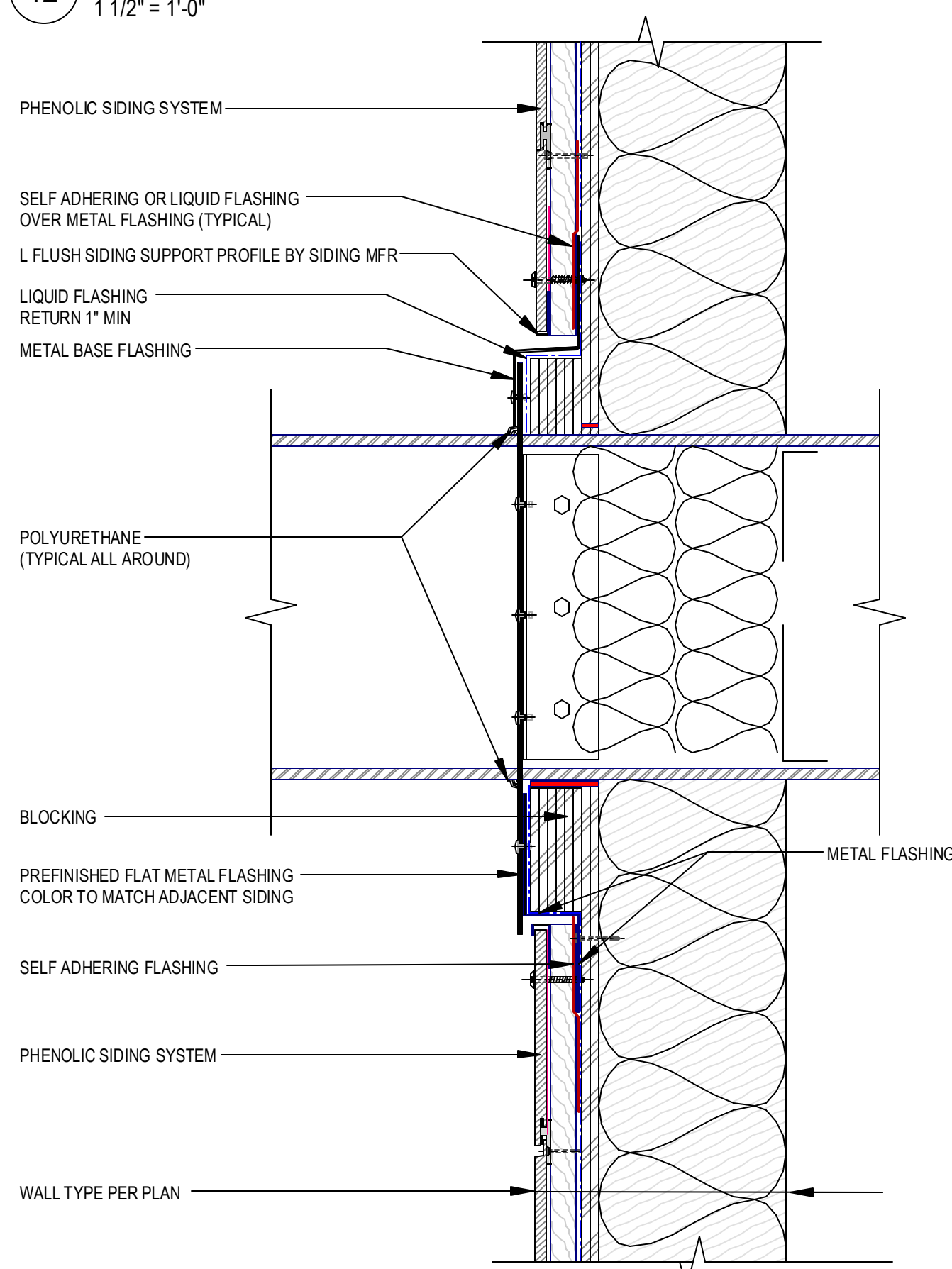


1 SECTION DETAIL - APP BAY SECTIONAL DOOR BASE
1 1/2" = 1'-0"

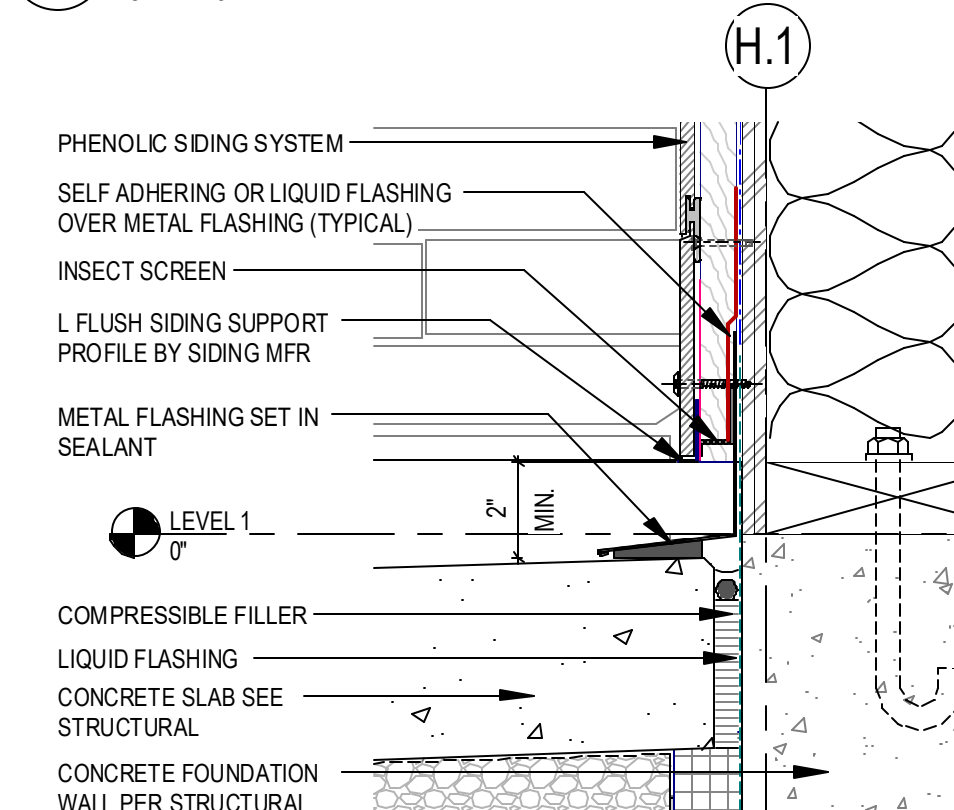
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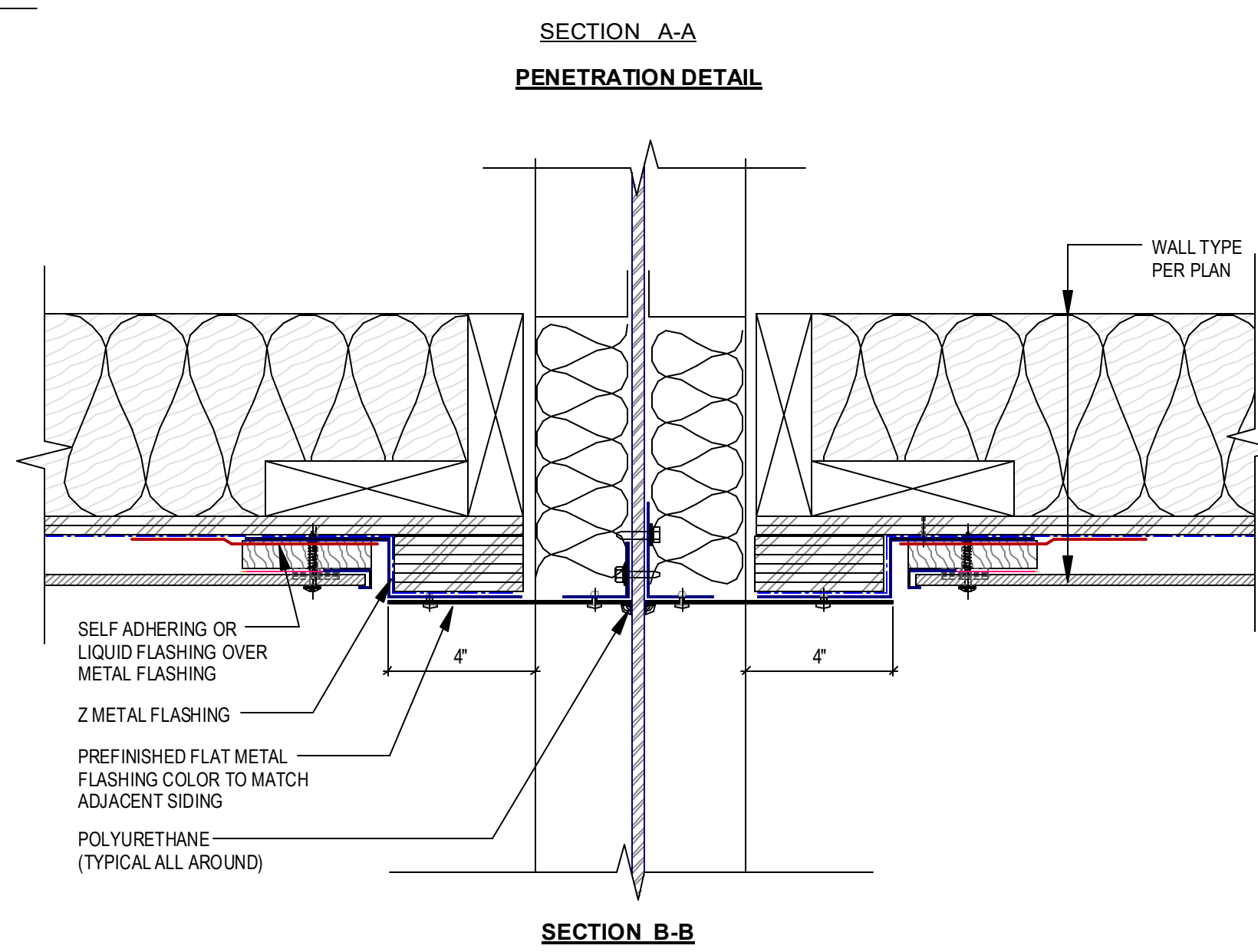
12 PENETRATION DETAIL 3D
1 1/2" = 1'-0"



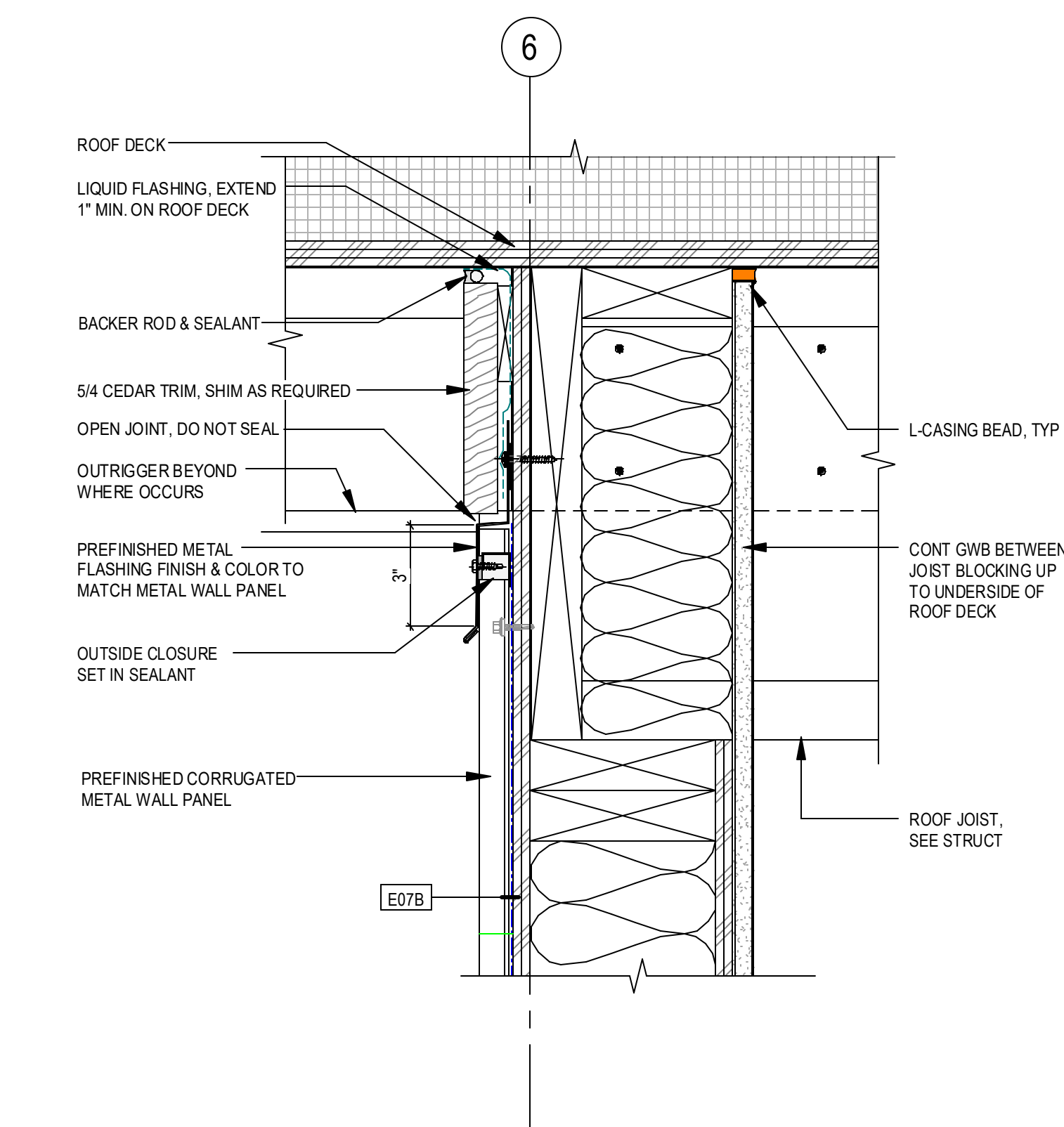
14 SECTION DETAIL - WALL BASE FLASHING
3" = 1'-0"



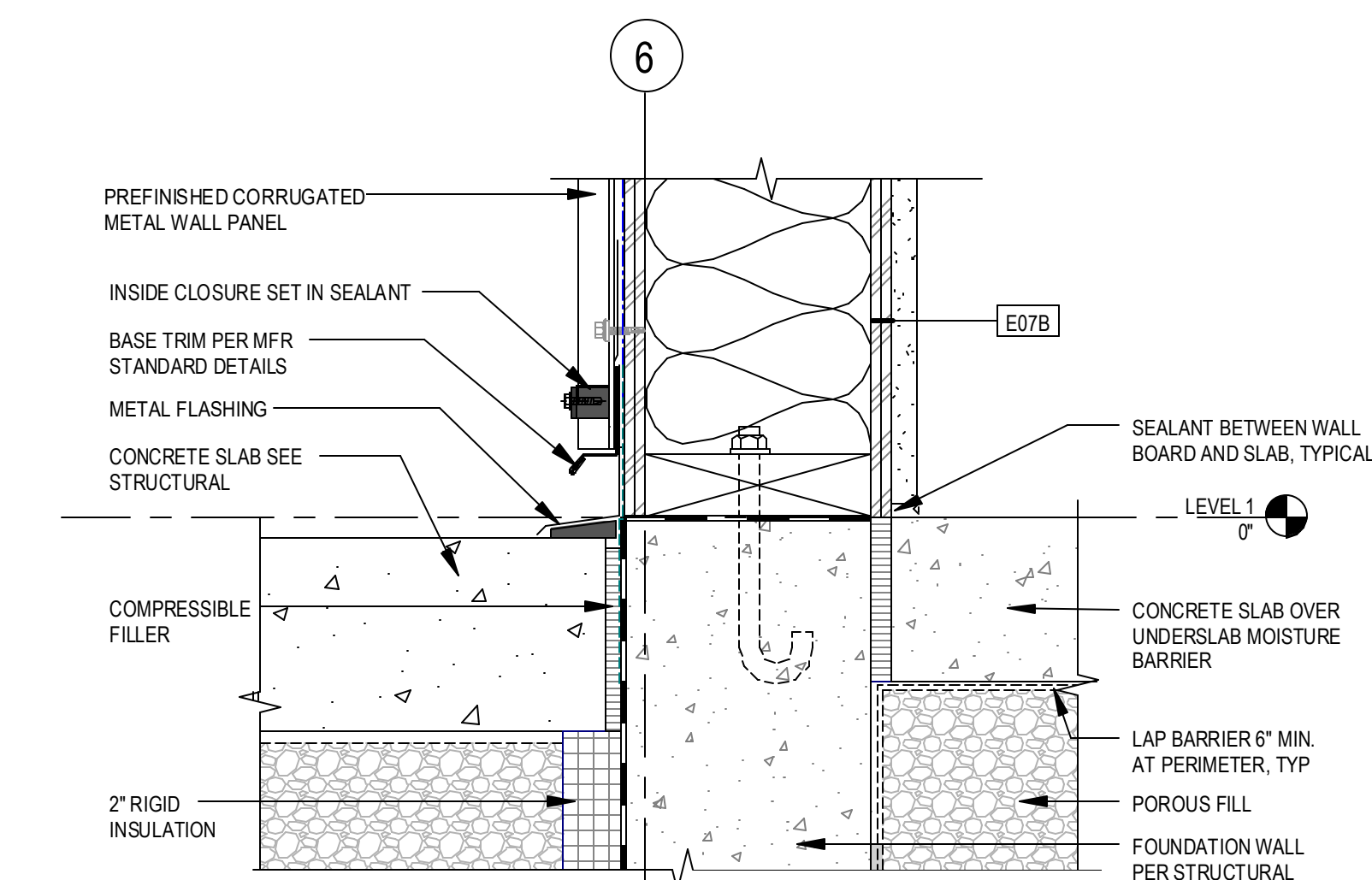
14 SECTION DETAIL - WALL BASE FLASHING
3" = 1'-0"



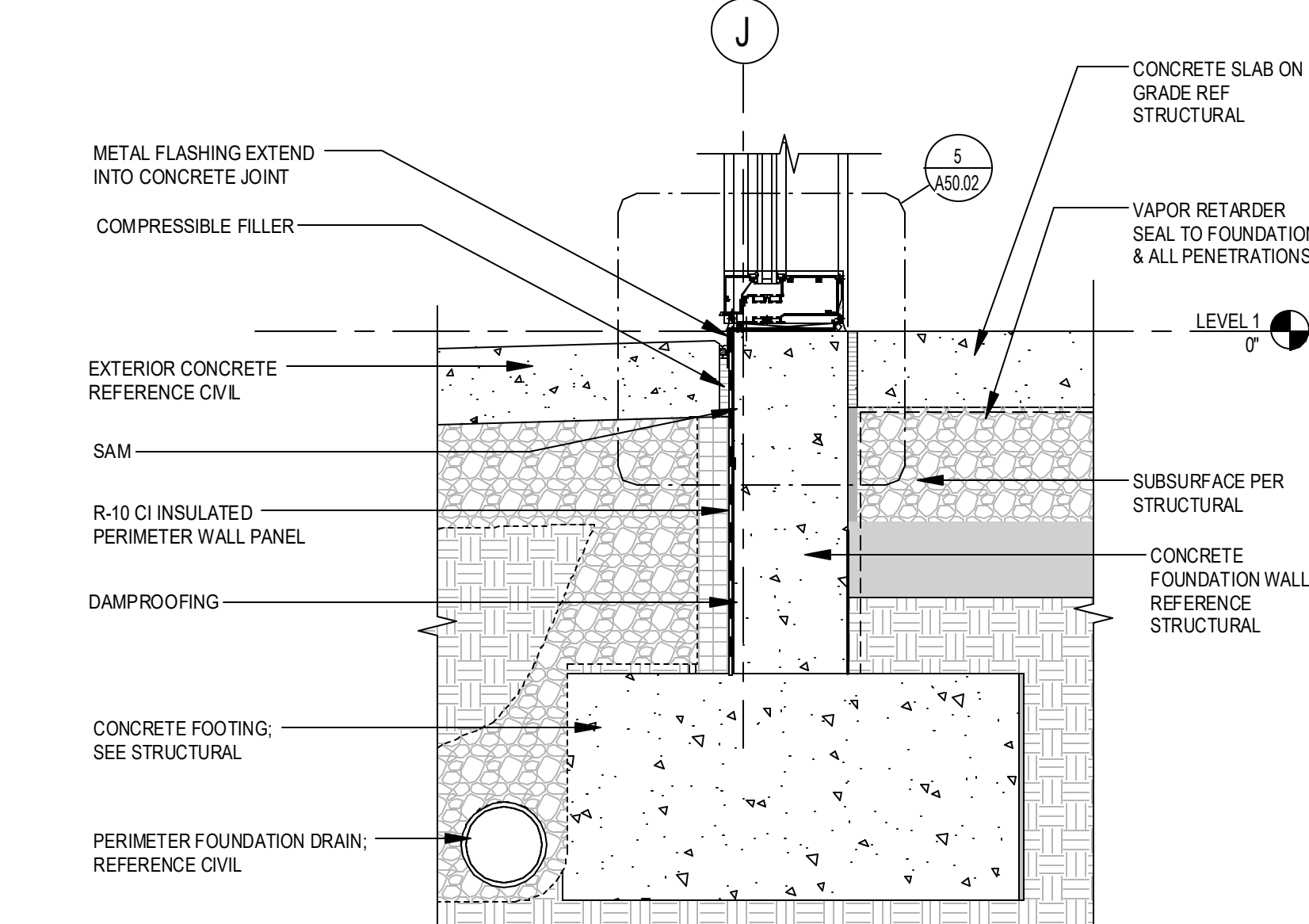
9 Metal Flashing @ Beam PLAN / SECTION
3" = 1'-0"



3 SECTION DETAIL - TOP OF WALL @ METAL SIDING
3" = 1'-0"



2 SECTION DETAIL - WALL BASE @ METAL SIDING
3" = 1'-0"



1 FOOTING DETAIL
1 1/2" = 1'-0"

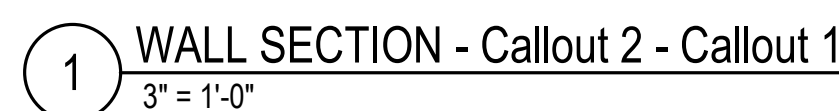
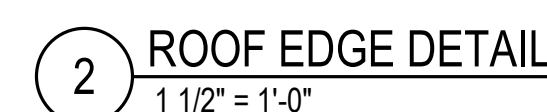
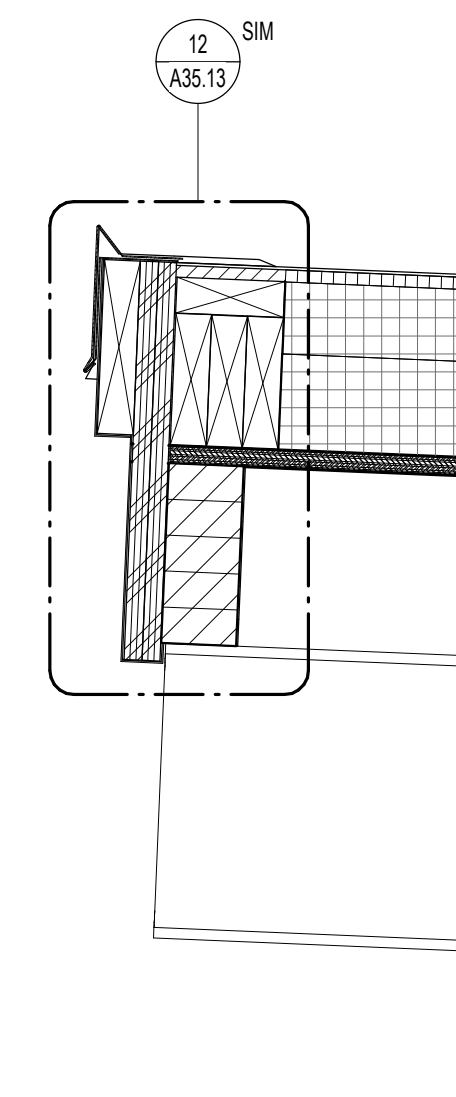
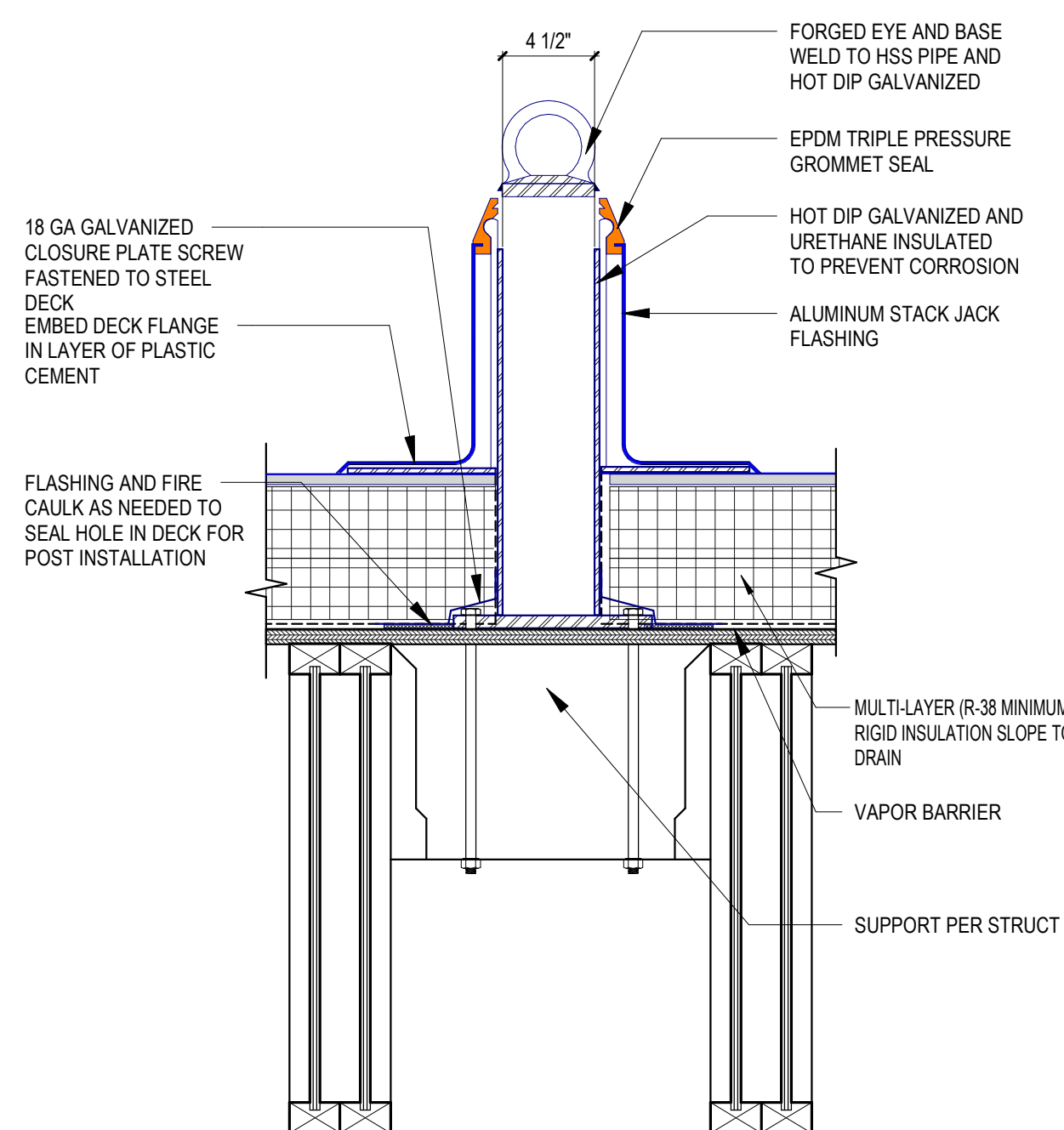
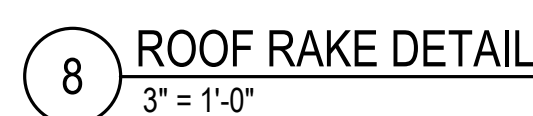
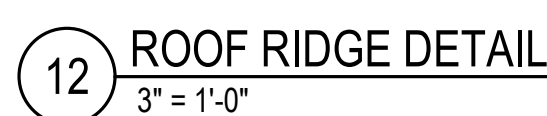
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[illegible]

EXTERIOR ROOF DETAILS

SHEET #

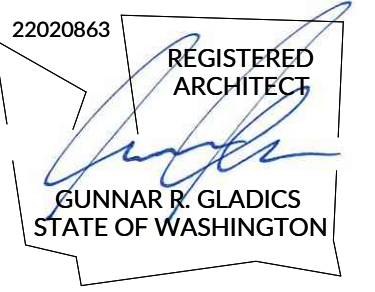
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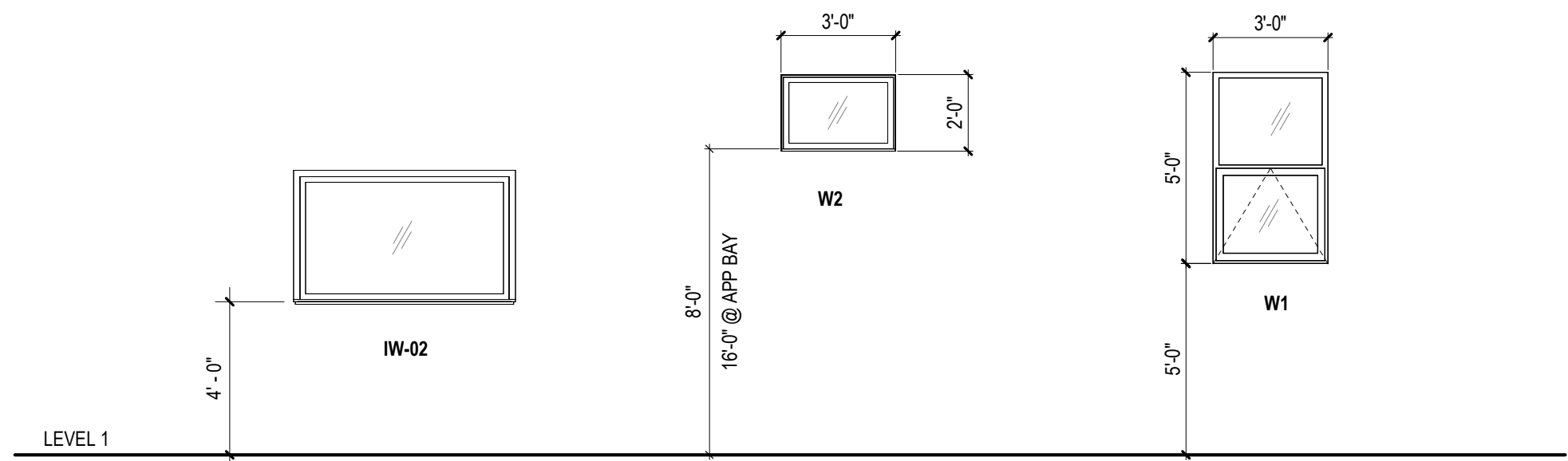
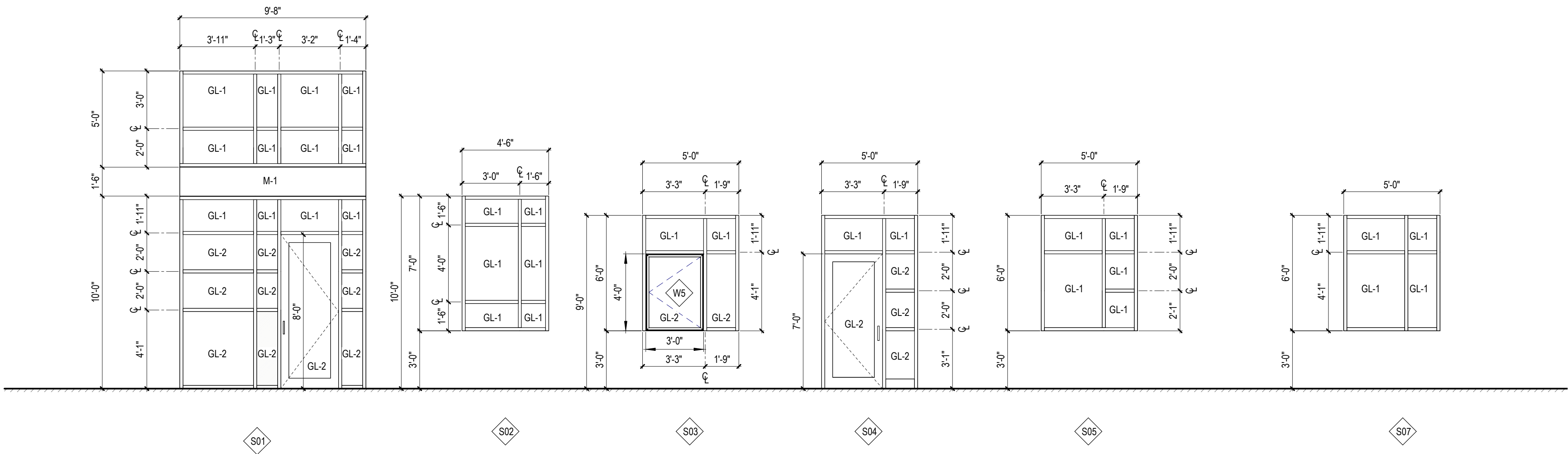
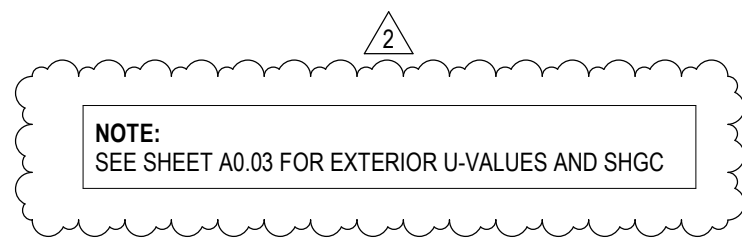
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BIM 360://Oakpointe Lawson Hills FS/201813

EXTERIOR STOREFRONT SCHEDULE		
#	Type	DESCRIPTION
S01	S01-ENTRY STOREFRONT	
S02	S02-TYPICAL STOREFRONT WINDOW	
S03	S03-TYPICAL SR WINDOW	
S04	S04-TYPICAL STOREFRONT WITH DOOR	
S05	S05 - STOREFRONT W/O DOOR	
S06	S06 - STOREFRONT ABOVE APP BAY DOOR	
S07	S07-FIXED WINDOW AT FITNESS	

GL-1	SEALED INSULATING GLAZING UNITS, LOW-E
GL-2	SEALED INSULATING SAFETY GLAZING UNITS, LOW-E
GL-3	SEALED INSULATING OBSCURED GLAZING UNITS
GL-4	SINGLE SAFETY GLAZING, FIRE-RATED
GL-5	SINGLE SAFETY GLAZING, NON-FIRE-RATED
M-1	PREFINISHED ALUM. PANEL FINISH TO MATCH STOREFRONT INSTALL BETWEEN STOREFRONT FRAMING.

$$1/4'' = 1' - 0''$$


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$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0''$$
[illegible]

EXTERIOR STOREFRONT & WINDOWS TYPES

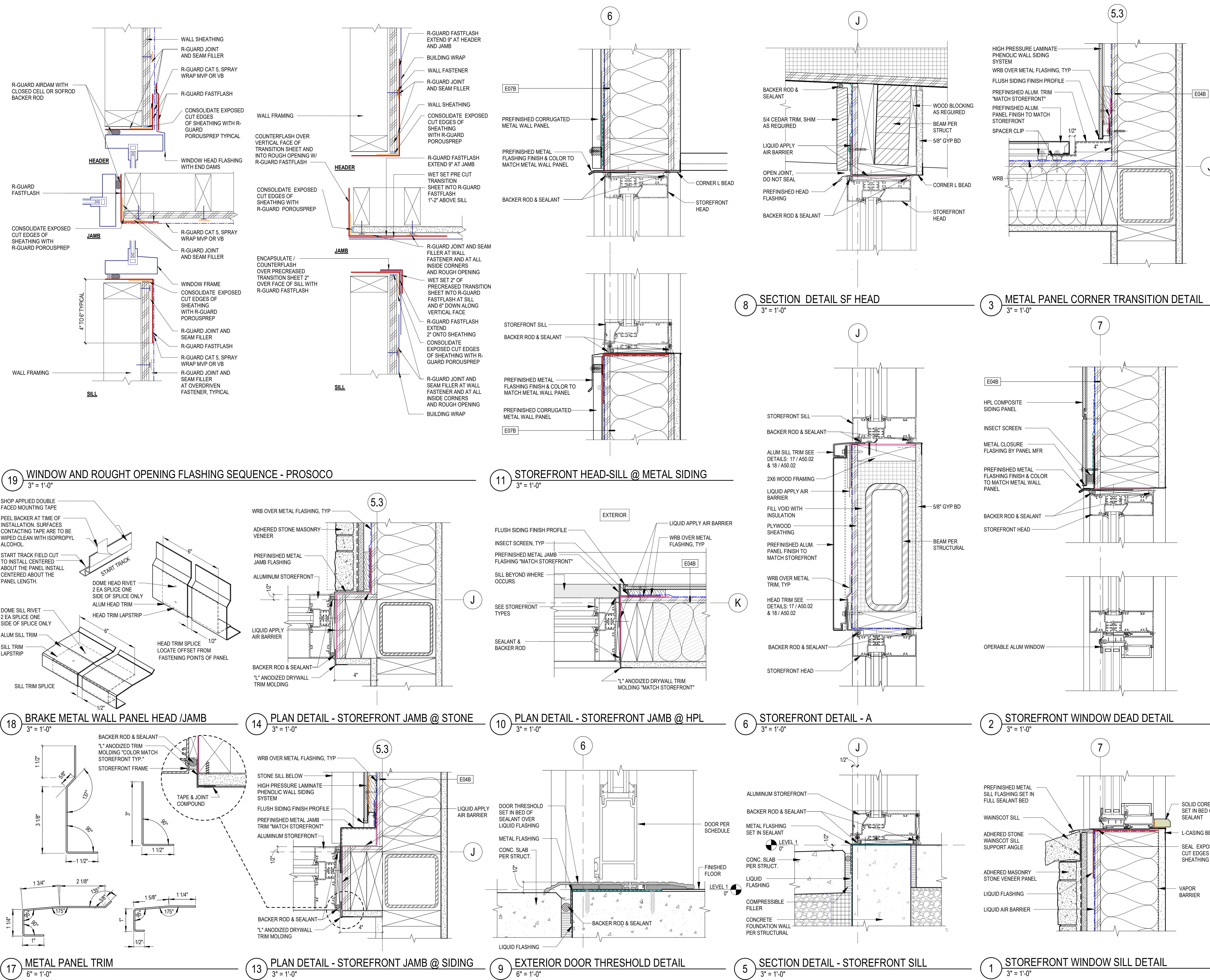
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Λ50 02

A50.02



1/25/2021 1:04:07 PM

BIM 360://Oakpointe | Lawson Hills FS/2018135.01 Oakpointe | Lawson Hills FS - 2019.mt

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[illegible]

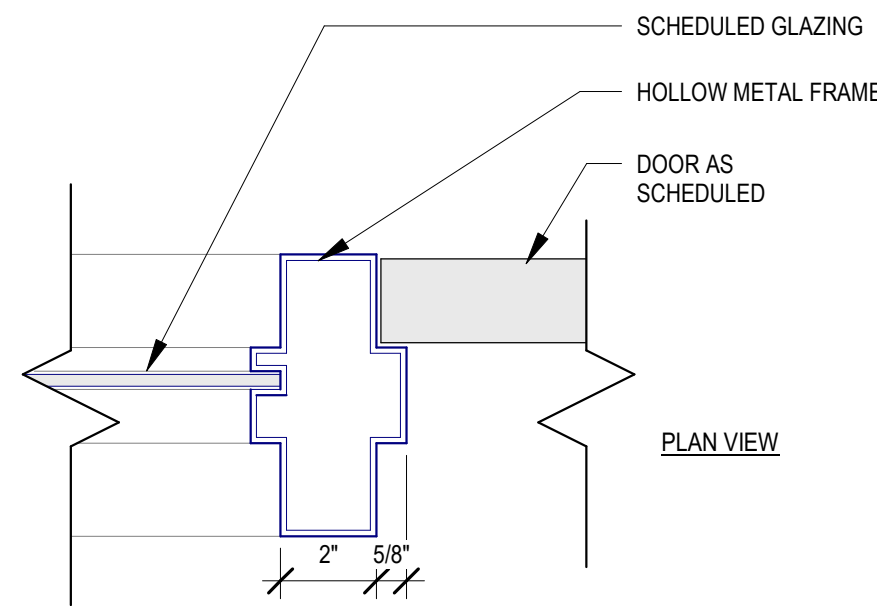
DOOR SCHEDULE, DOOR & FRAME TYPES

SHEET #

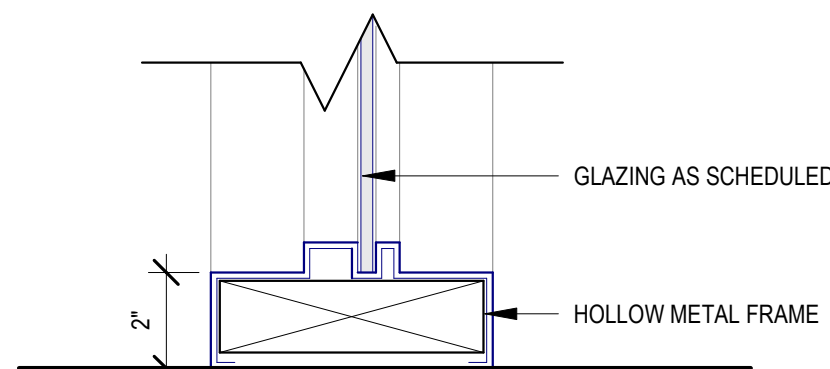
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DOOR SCHEDULE																
		ROOM		DOOR INFORMATION					FRAME INFORMATION					HARDWARE GROUP		
DOOR #	NUMBER	NAME	TYPE	MATERIAL	FINISH	GLAZING	HEIGHT	WIDTH	THICKNESS	TYPE	MATERIAL	FINISH	FIRE RATING		COMMENTS	
100	100	LOBBY	B1	ALUM		GL-2	7'- 11"	3'- 0"	1 3/4"	STOREFRONT				01		
101	101	PUBLIC RR ADA	A1	WD	HPL-1	N/A	7'- 0"	3'- 0"	1 3/4"	01	HM	P-2		03		
102	102	OFFICE	A1	WD	HPL-1	N/A	7'- 0"	3'- 0"	1 3/4"	01	HM	P-2		05		
103A	103	WORK AREA	B1	WD	HPL-1	GL-2	7'- 0"	3'- 0"	1 3/4"	03	HM	P-2		06		
103B	103	WORK AREA	C1	WD	P-2	GL-4	7'- 0"	3'- 0"	1 3/4"	01	HM	P-2	45 MIN	07		
103C	103	WORK AREA	B1	ALUM	08 Openings - Aluminum - Black Anodized	GL-2	7'- 0"	3'- 0"	1 3/4"	STOREFRONT	ALUM	08 Openings - Aluminum - Black Anodized		13		
104A	104	APP BAY	E1	ALUM	08 Openings - Aluminum - Black Anodized	GL-2	14'- 0"	14'- 0"		SECTIONAL				11		
104B	104	APP BAY	E1	ALUM	08 Openings - Aluminum - Black Anodized	GL-2	14'- 0"	14'- 0"		SECTIONAL				11		
104C	104	APP BAY	E1	ALUM	08 Openings - Aluminum - Black Anodized	GL-2	14'- 0"	14'- 0"		SECTIONAL				11		
104D	104	APP BAY	E1	ALUM	08 Openings - Aluminum - Black Anodized	GL-2	14'- 0"	14'- 0"		SECTIONAL				11		
104E	104	APP BAY	C1	HM	08 Openings - Aluminum - Black Anodized	GL-2	7'- 0"	3'- 0"	1 3/4"	01	HM	Metal - Metal Era - Matte Black		02		
105	105	SHOP	C1	HM	P-2	GL-2	7'- 0"	3'- 0"	1 3/4"	01	HM	P-2		09		
106	106	BUNKER GEAR	A1	HM	P-2	N/A	7'- 0"	3'- 0"	1 3/4"	01	HM	P-2		02		
108	108	RR	A1	HM	P-2	N/A	7'- 0"	3'- 0"	1 3/4"	01	HM	P-2		03		
109A	109	DAYROOM DINING KITCHEN	C1	HM	HPL-1	GL-4	7'- 0"	3'- 0"	1 3/4"	01	HM	P-2	20 MIN	13		
109B	109	DAYROOM DINING KITCHEN	B1	ALUM	08 Openings - Aluminum - Black Anodized	GL-2	7'- 0"	3'- 0"	1 3/4"	STOREFRONT	ALUM	08 Openings - Aluminum - Black Anodized		08		
111	111	ELECT / IT	A1	WD	P-2	N/A	7'- 0"	3'- 0"	1 3/4"	01	HM	P-2		10		
112A	112	FITNESS	C1	WD	HPL-1	GL-4	7'- 0"	3'- 0"	1 3/4"	01	HM	P-2		08		
112B	112	FITNESS	F1	ALUM	08 Openings - Aluminum - Black Anodized	GL-2	8'- 0"	8'- 0"	2"	SECTIONAL			as Specified	11		
113	113	RR & SHOWER	A1	WD	HPL-1	N/A	7'- 0"	3'- 0"	1 3/4"	01	HM	P-2		03		
114	116	CORRIDOR	A1	WD	HPL-1	N/A	7'- 0"	3'- 0"	1 3/4"	01	HM	P-2		03		
115	115	LAUNDRY	A1	WD	HPL-1	N/A	7'- 0"	3'- 0"	1 3/4"	01	HM	P-2		03		
116A	116	CORRIDOR	C1	WD	HPL-1	GL-4	7'- 0"	3'- 0"	1 3/4"	01	HM	P-2		12		
116B	116	CORRIDOR	C1	HM	Metal - Paint Finish - Dark Gray, Matte	GL-2	7'- 0"	3'- 0"	1 3/4"		HM	Metal - Metal Era - Matte Black		02		
118	118	SR-1	A1	WD	HPL-1	N/A	7'- 0"	3'- 0"	1 3/4"	01	HM	P-2	20 MIN	04		
120	120	SR-2	A1	WD	HPL-1	N/A	7'- 0"	3'- 0"	1 3/4"	01	HM	P-2	20 MIN	04		
122	122	SB-3	A1	WD	HPL-1	N/A	7'- 0"	3'- 0"	1 3/4"	01	HM	P-2	20 MIN	04		
124	124	SR-4	D1	WD	HPL-1	N/A	7'- 0 5/8"	3'- 7 1/4"	1 3/4"	BY MFR	BY MFR	P-2	20 MIN	BY MFR		

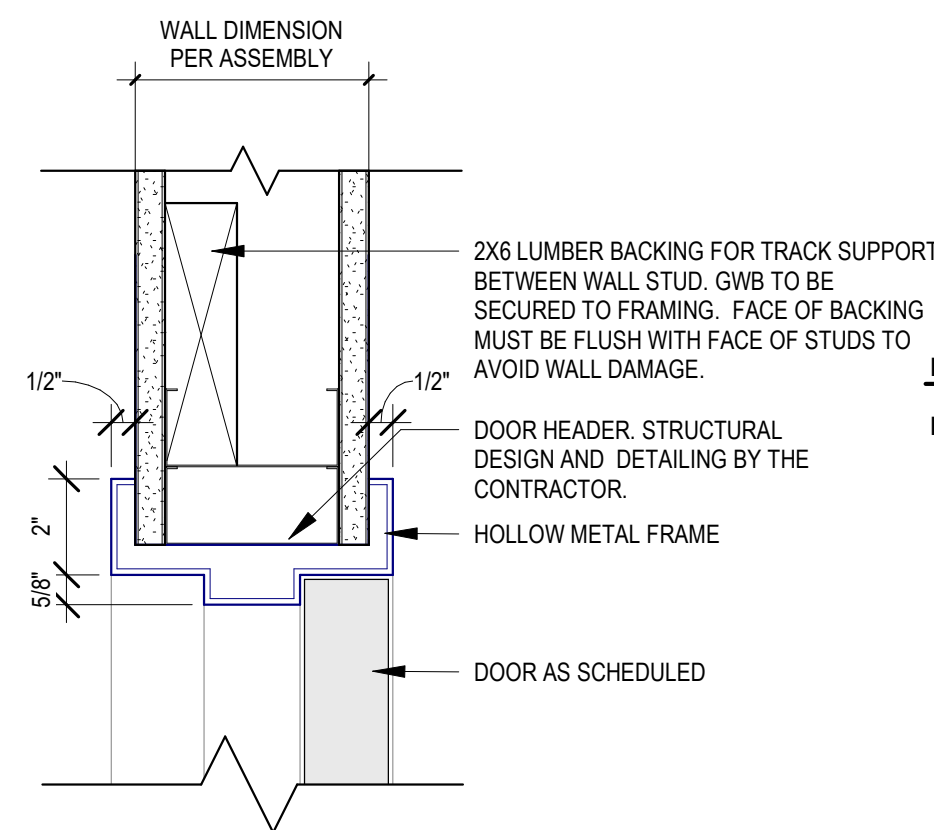
GL-1	SEALED INSULATING GLAZING UNITS, LOW-E
GL-2	SEALED INSULATING SAFETY GLAZING UNITS, LOW-E
GL-3	SEALED INSULATING OBSCURED GLAZING UNITS
GL-4	SINGLE SAFETY GLAZING, FIRE-RATED
GL-5	SINGLE SAFETY GLAZING, NON-FIRE-RATED
M-1	PREFINISHED ALUM. PANEL FINISH TO MATCH STOREFRONT INSTALL BETWEEN STOREFRONT FRAMING.



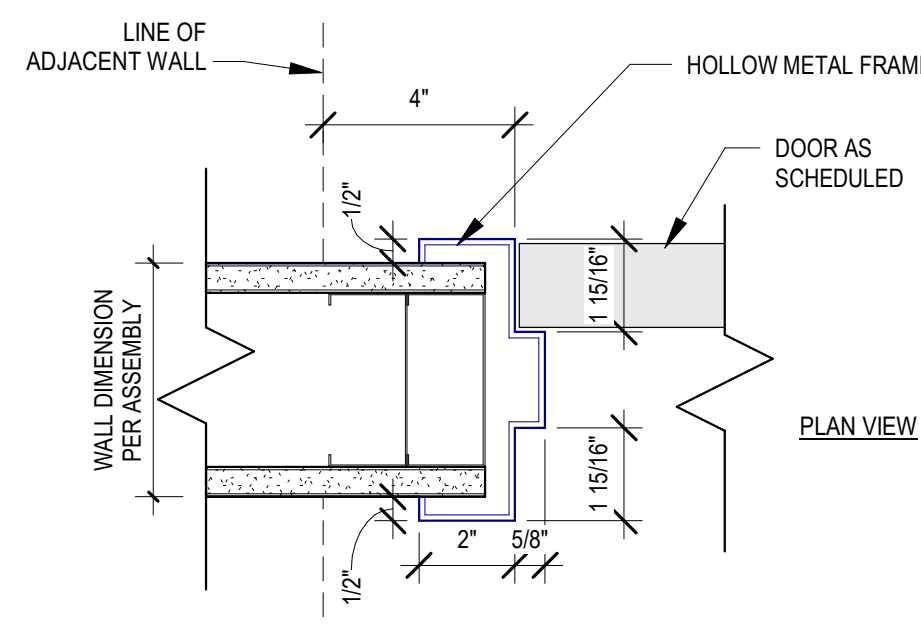
4 TYP HM DOOR/SIDELITE JAMB DETAIL
3" = 1'-0"



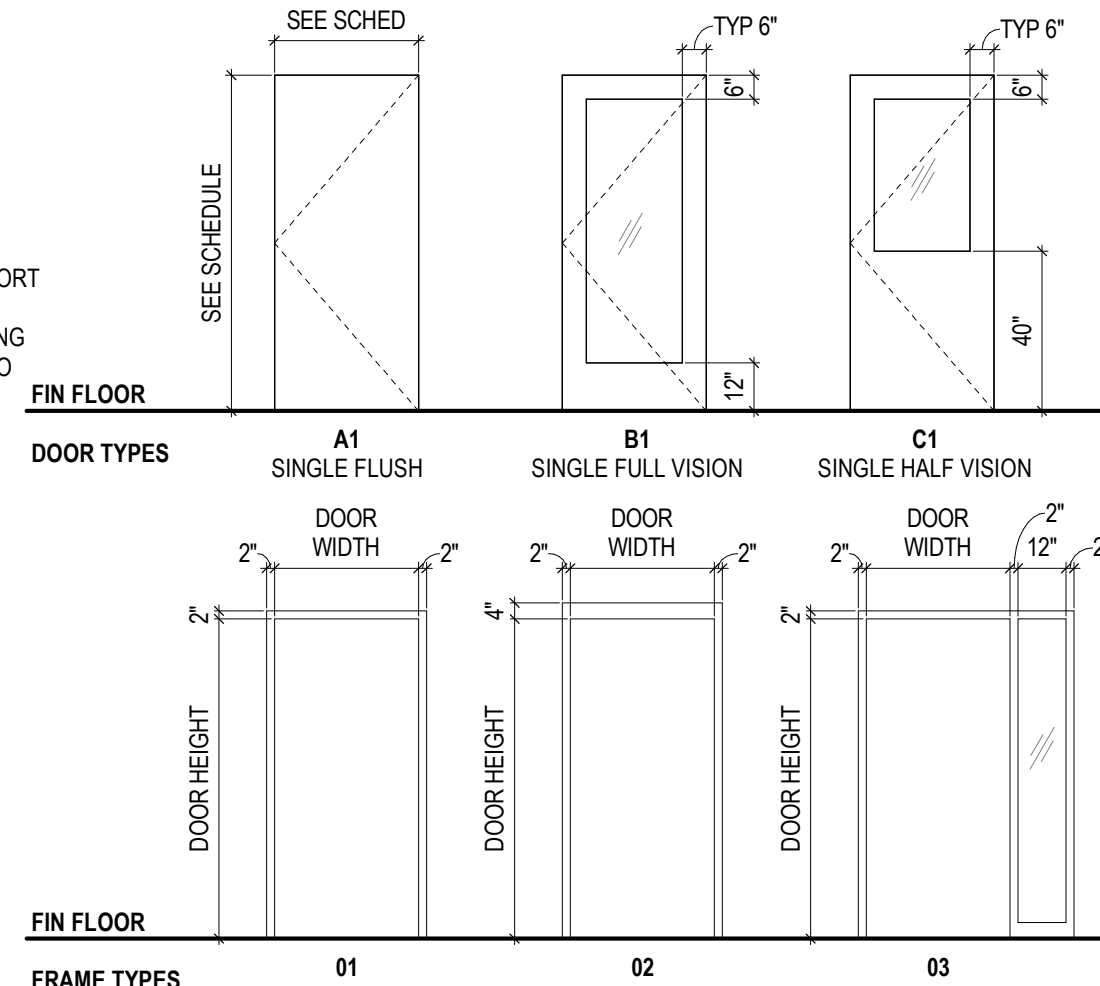
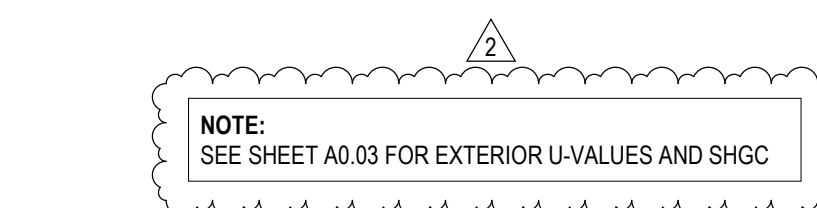
3 TYP HM SIDELITE SILL DETAIL
3" = 1'-0"



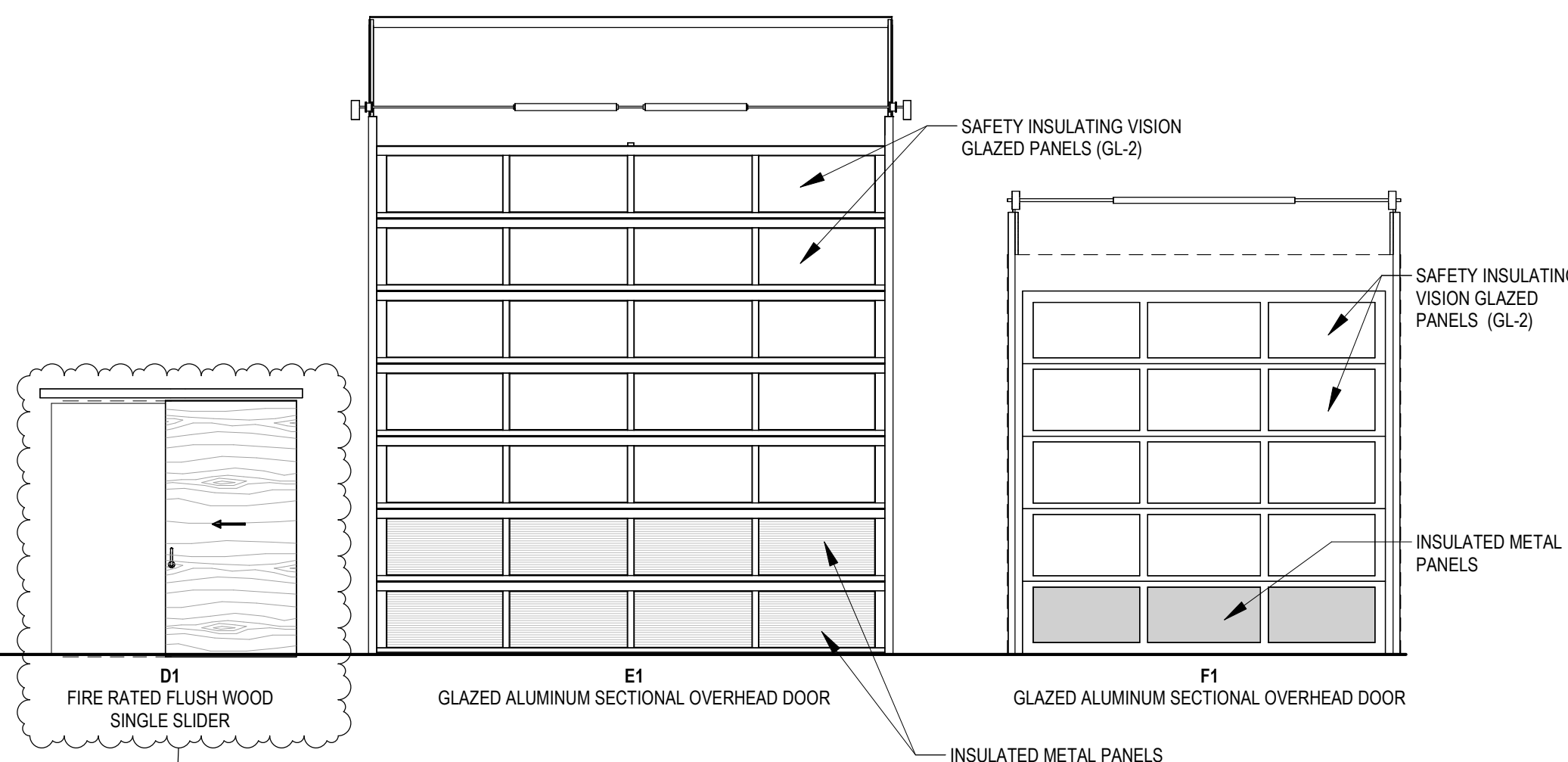
2 TYP HM DOOR HEAD DETAIL
3" = 1'-0"



1 TYP HM DOOR JAMB DETAIL
3" = 1'-0"



DOOR & FRAME TYPES



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BLACK DIAMOND, WA 98010

PROJECT # 2018135.01

PERMIT SET

ISSUE DATE JANUARY 27, 2021

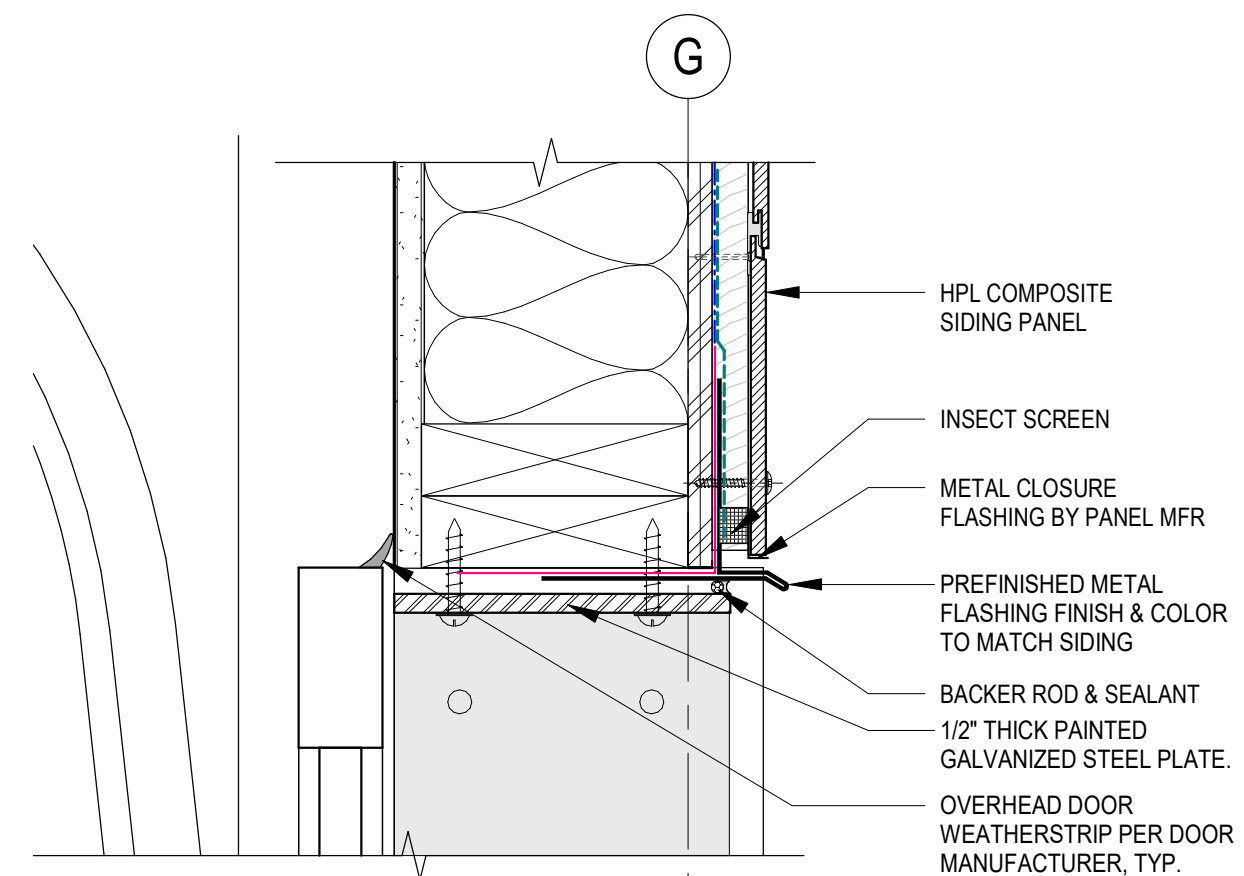
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

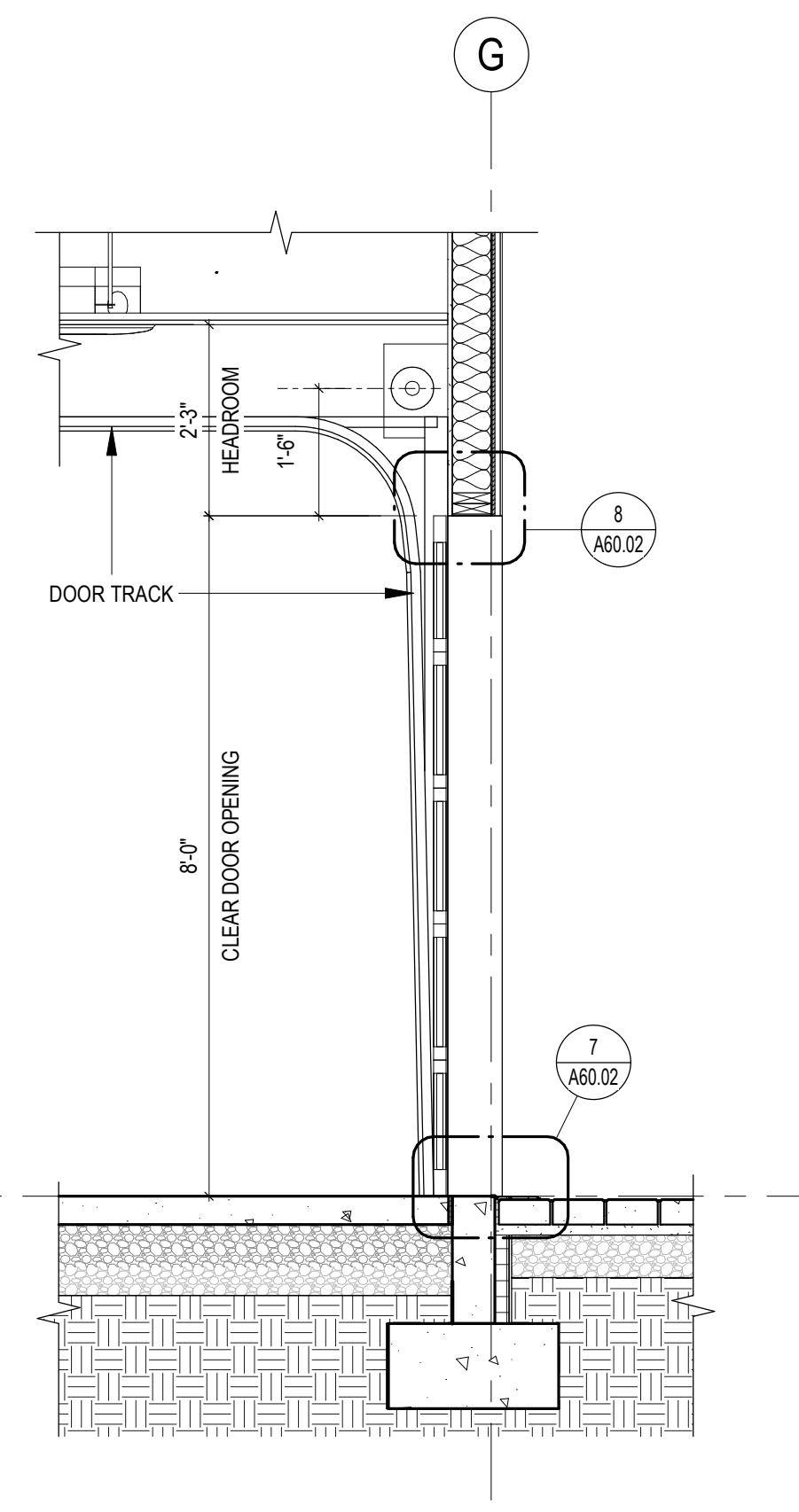
EXTERIOR DOOR
DETAILS

SHEET #

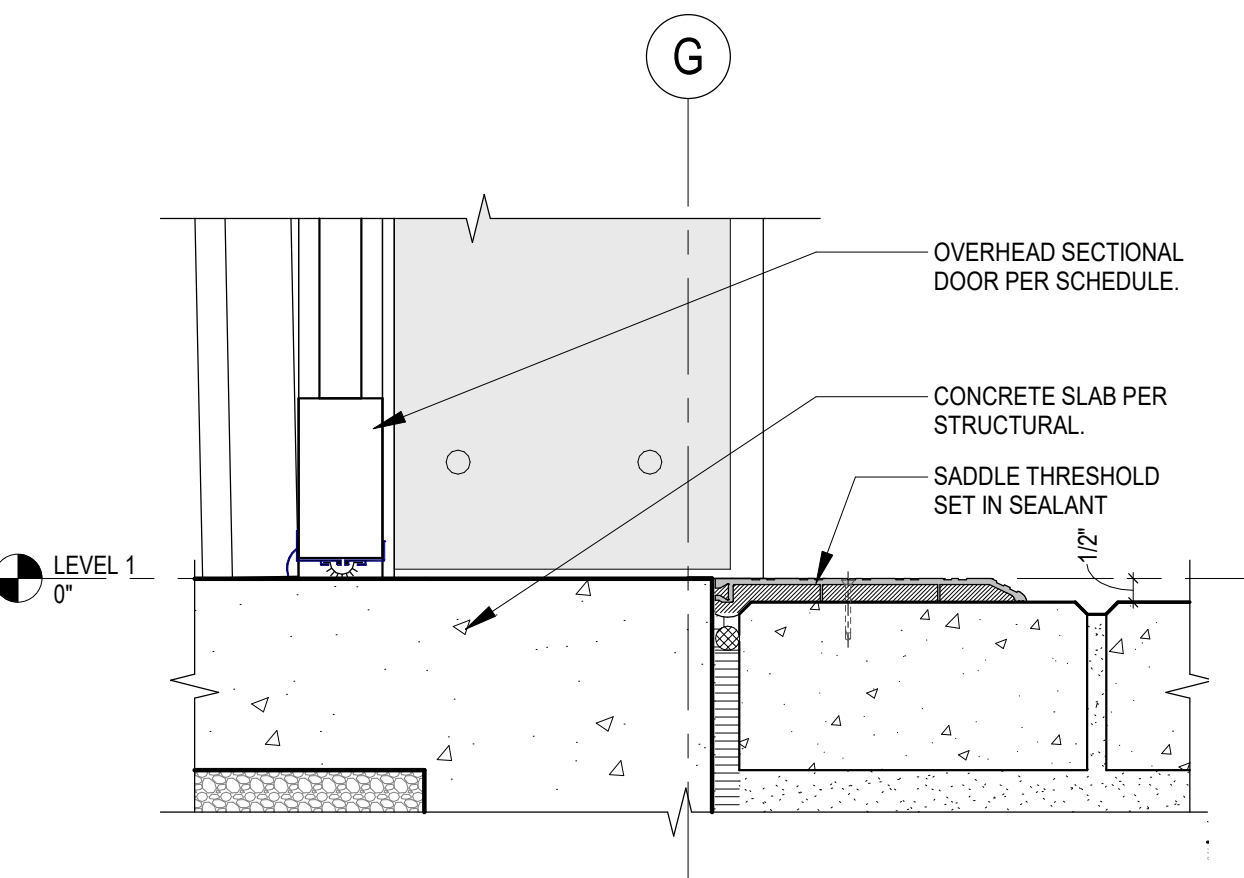
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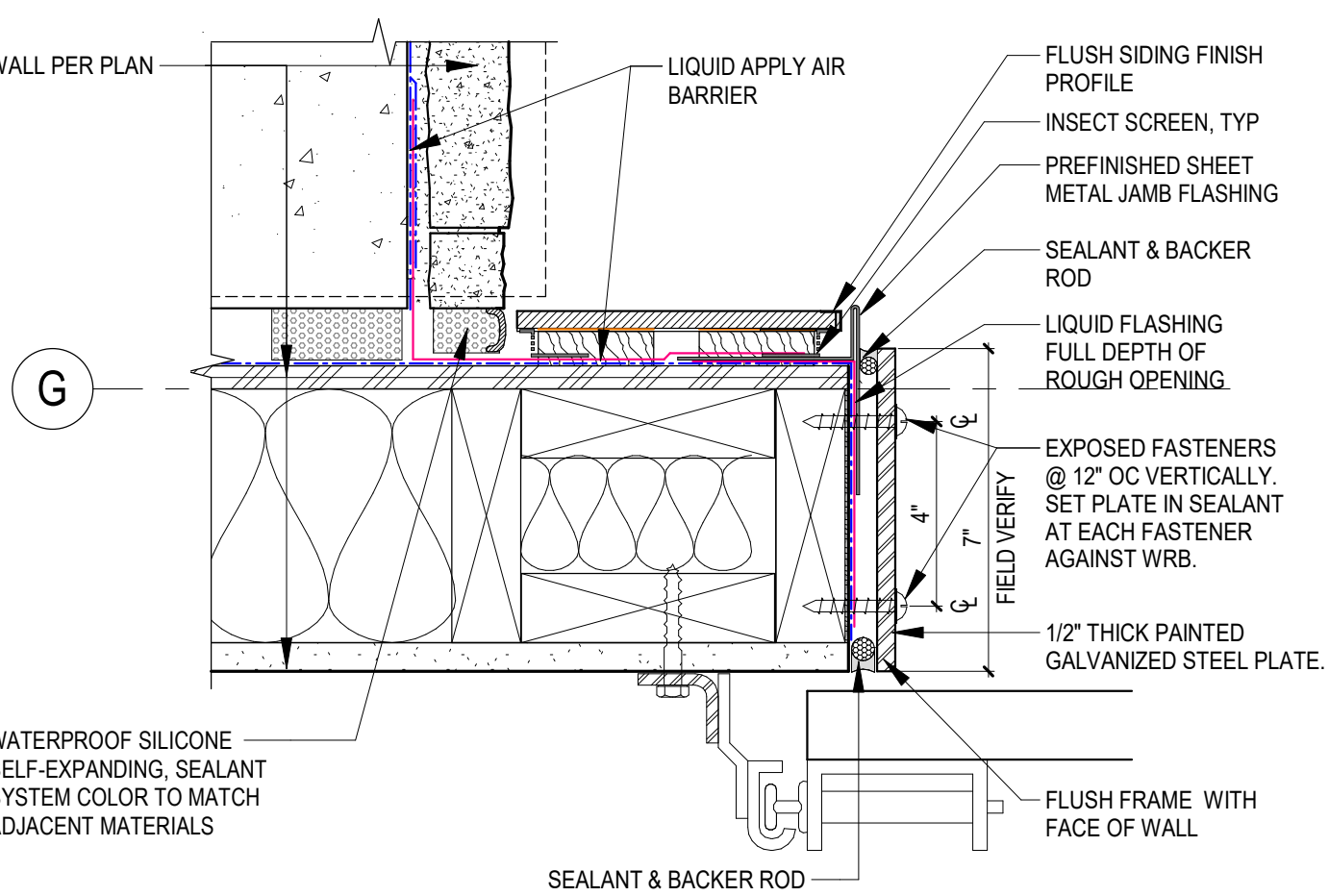
8 SECTION DETAIL - SECTIONAL DOOR HEAD
3" = 1'-0"



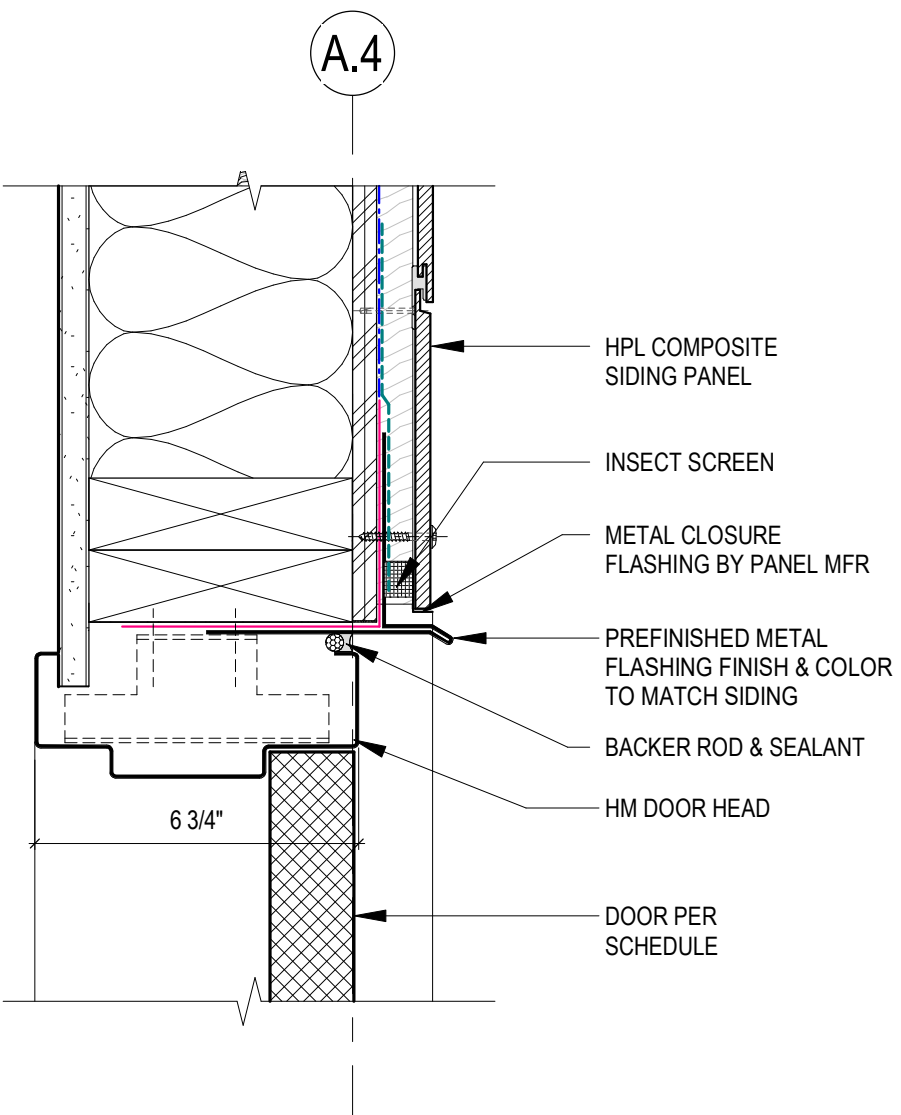
3 SECTION @ OVERHEAD SECTIONAL DOOR
1/2" = 1'-0"



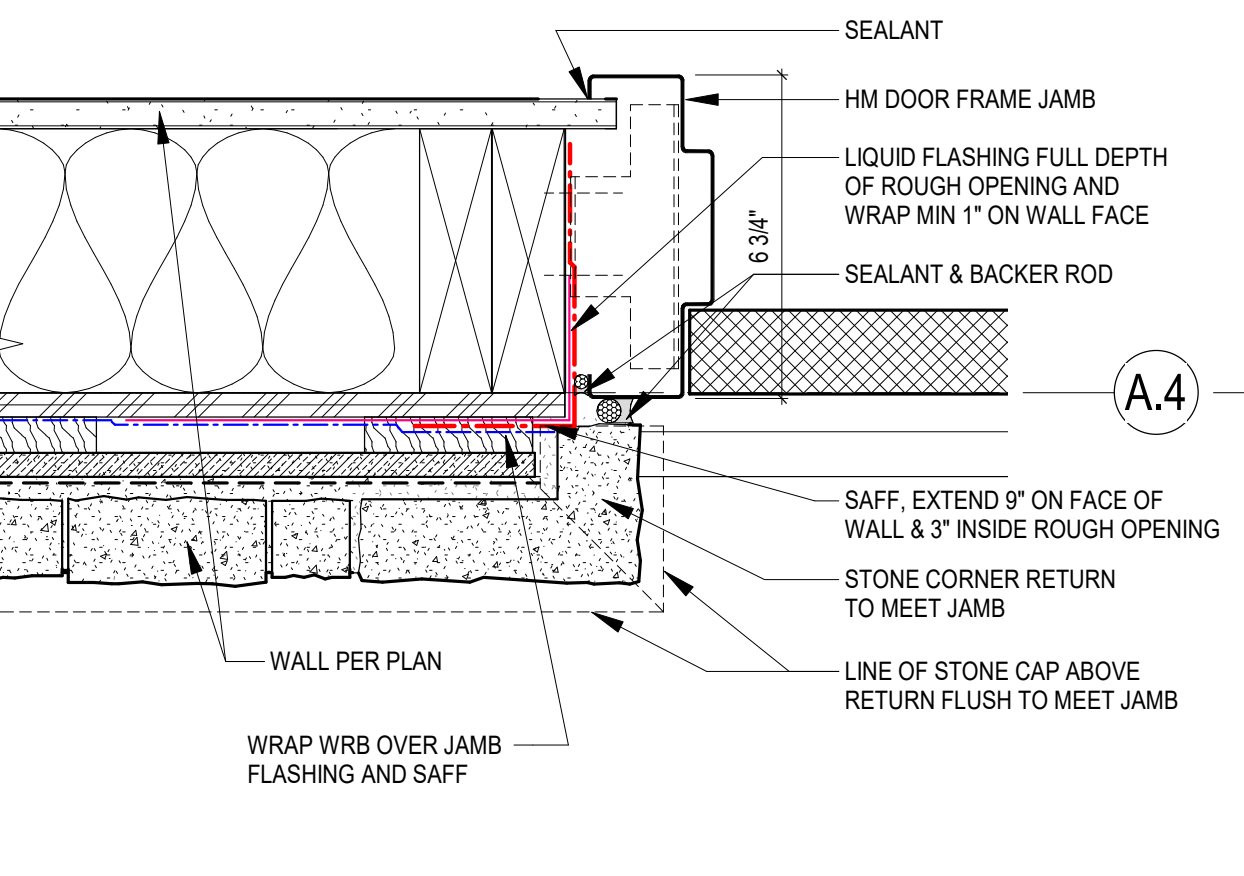
7 SECTION DETAIL - SECTIONAL DOOR SILL
3" = 1'-0"



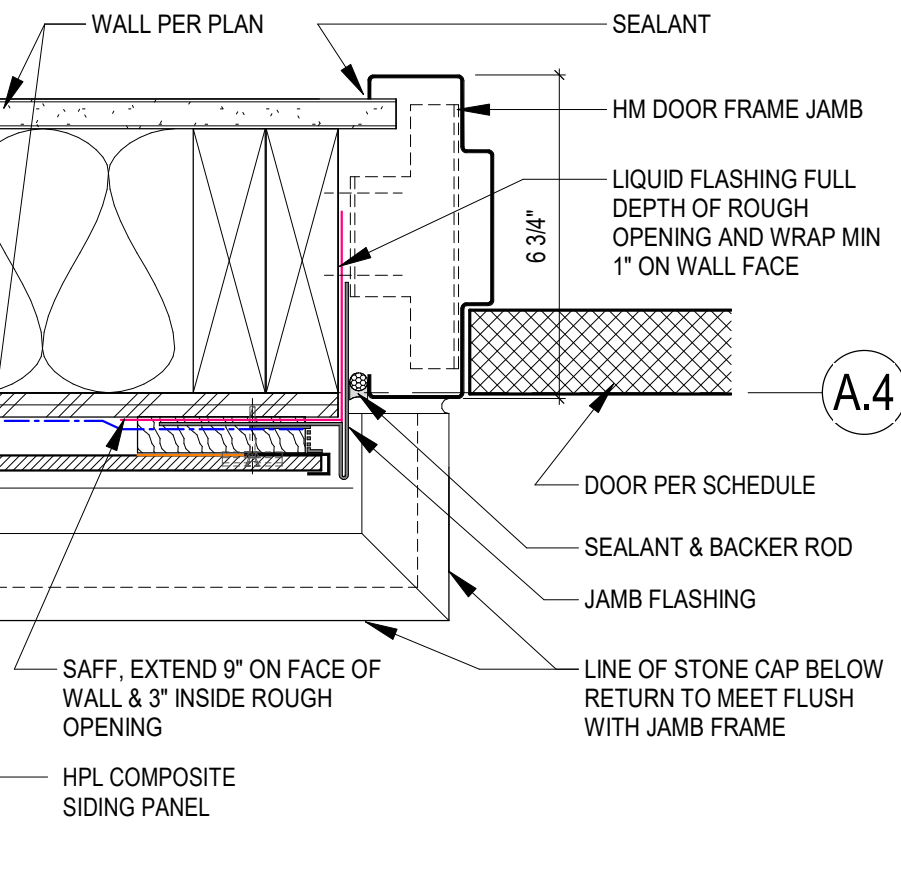
6 PLAN DETAIL - SECTIONAL DOOR JAMB
3" = 1'-0"



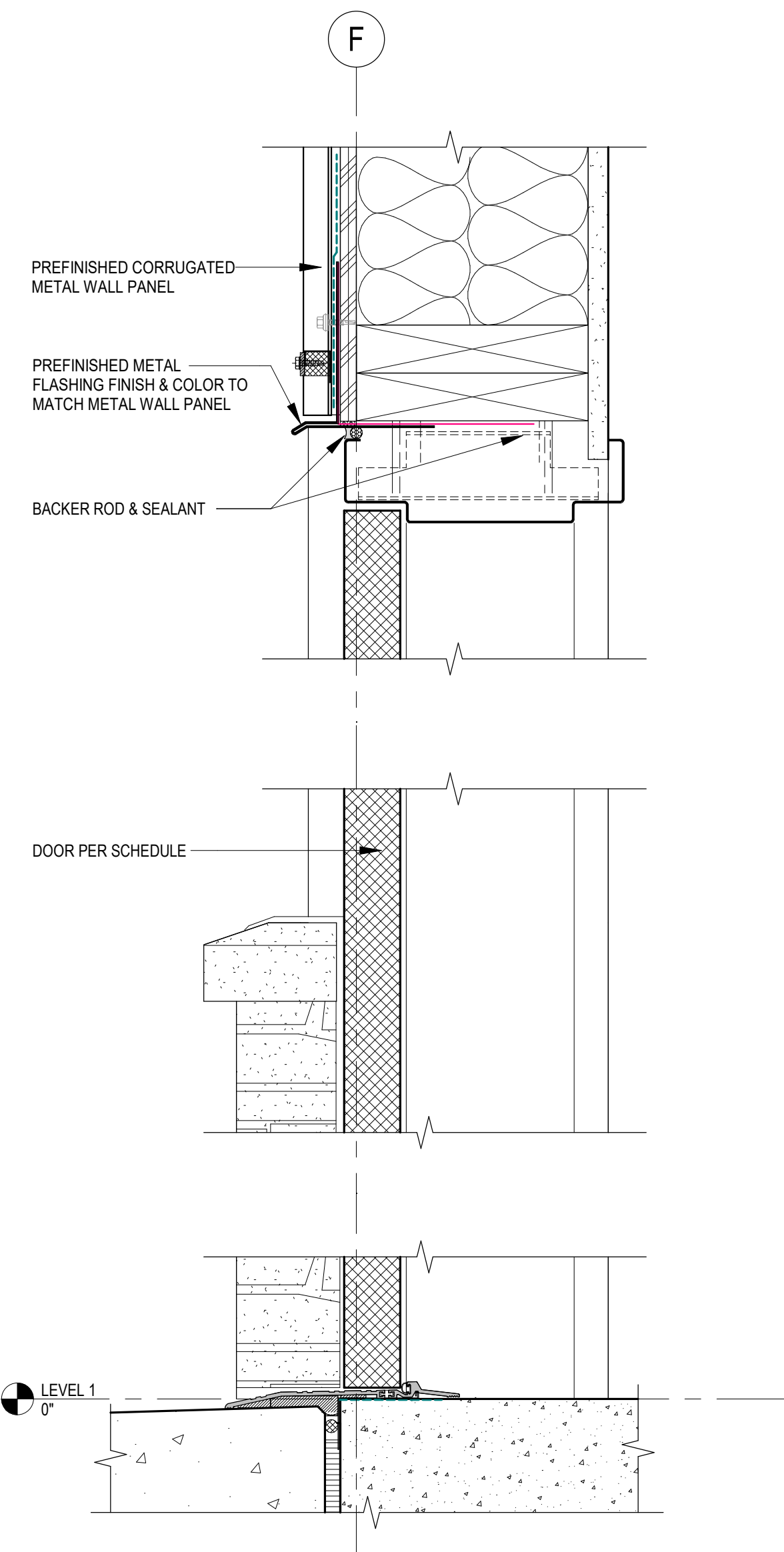
2 EXTERIOR DOOR HEAD DETAIL @ HPL SIDING
3" = 1'-0"



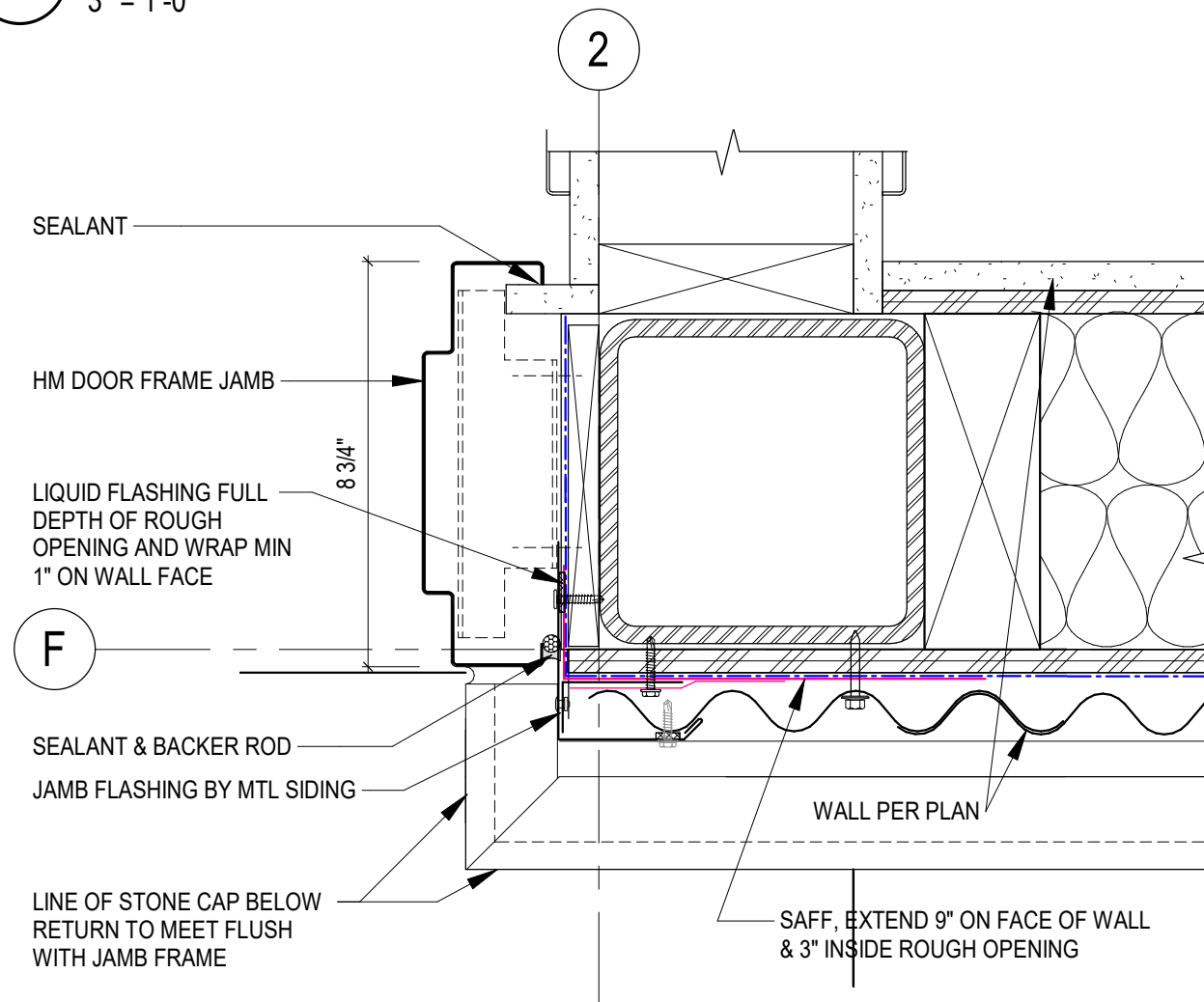
5 DOOR JAMB @ STONE BASE
3" = 1'-0"



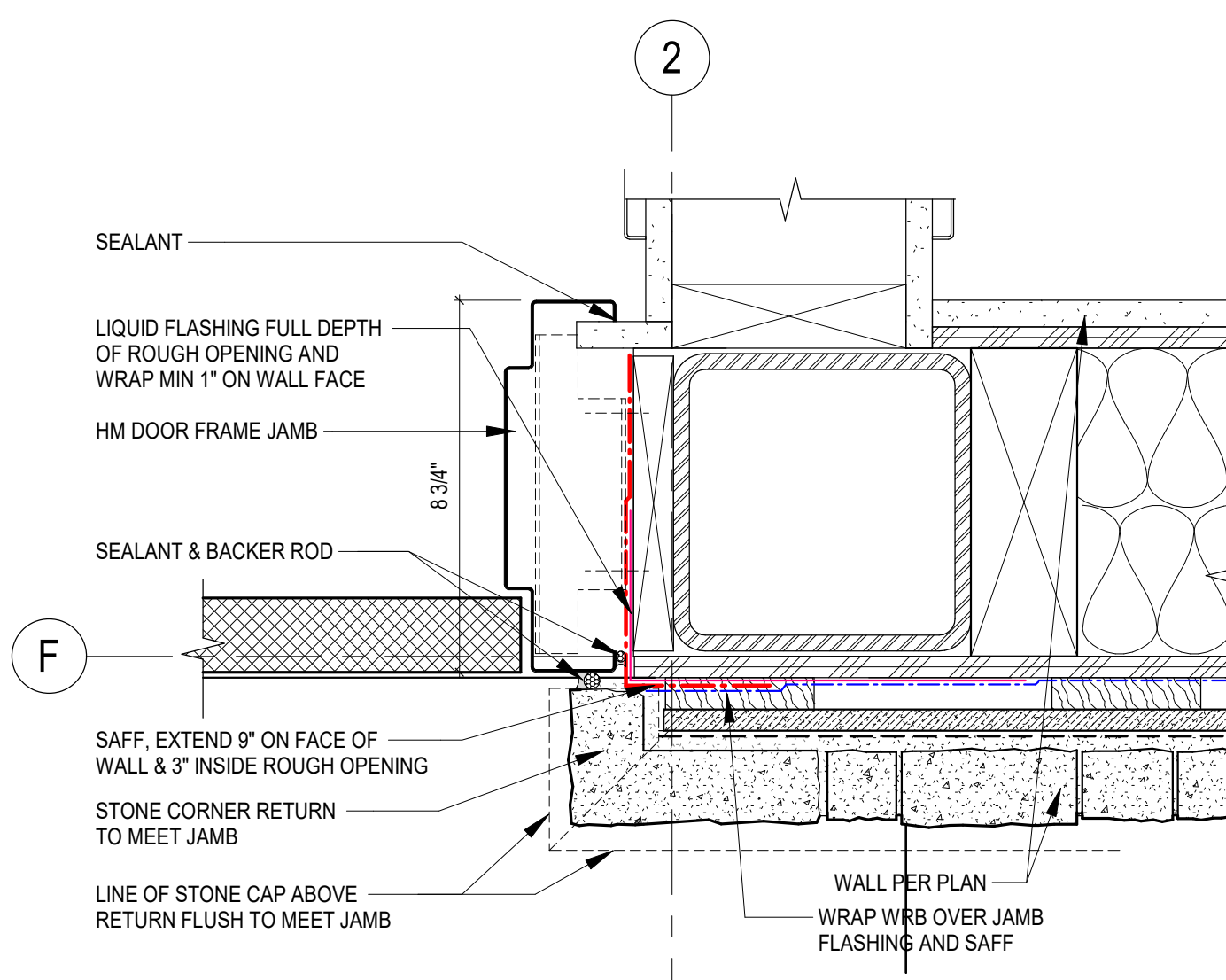
1 DOOR JAMB @ HPL SIDING
3" = 1'-0"



18 DOOR HEAD DETAIL @ METAL SIDING
3" = 1'-0"



17 APP BAY SECTIONAL DOOR JAMB DETAIL
3" = 1'-0"



13 DOOR JAMB @ STONE DETAIL
3" = 1'-0"

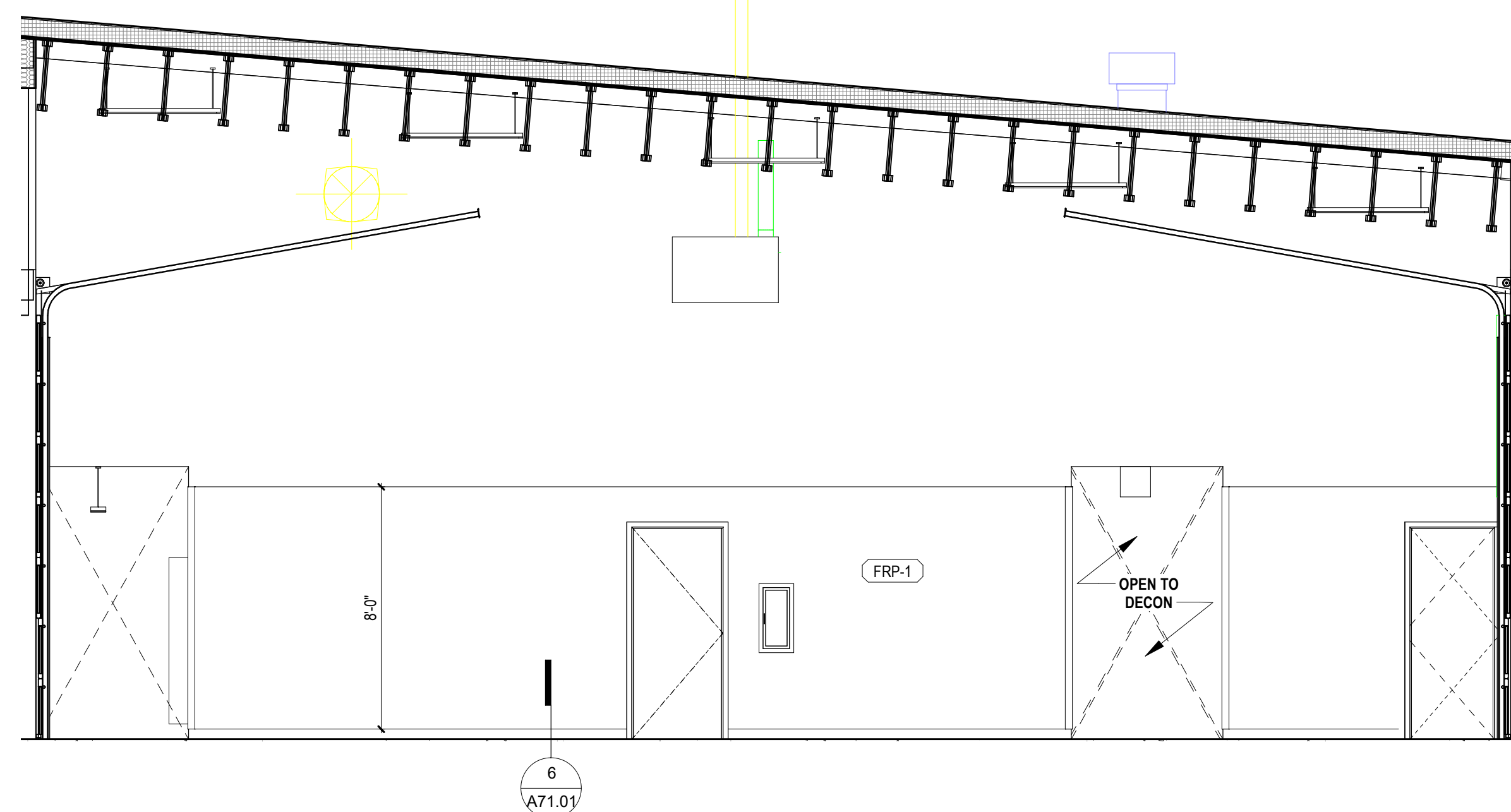
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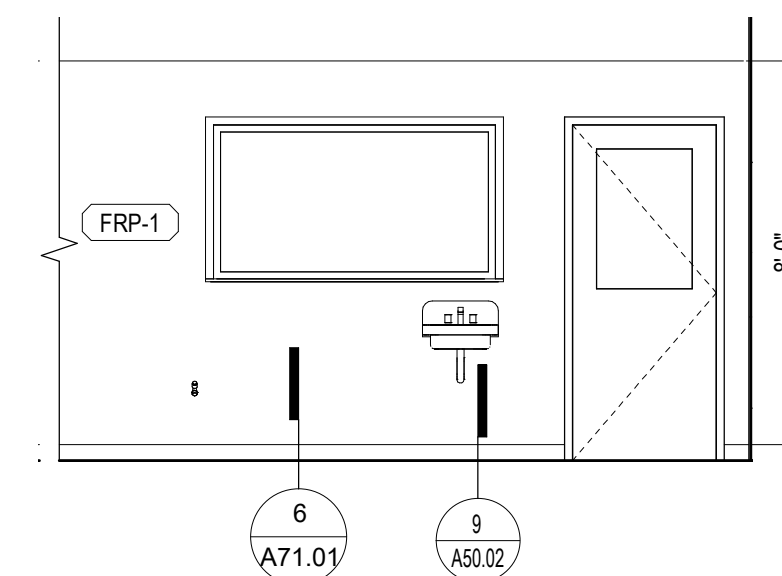
INTERIOR ELEVATIONS

SHEET #

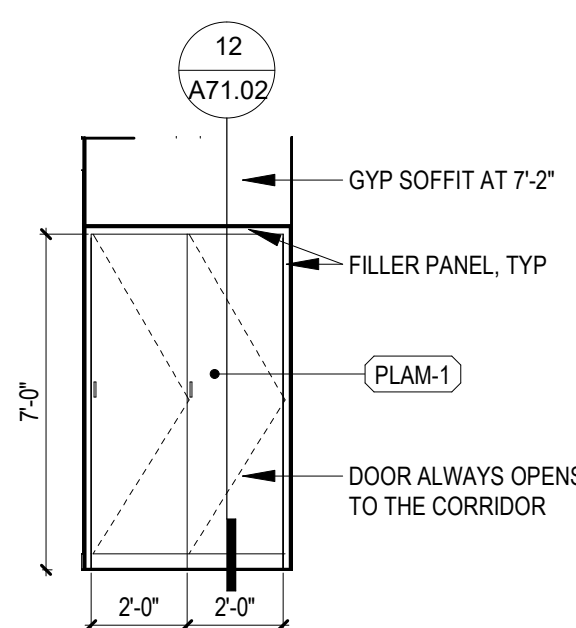
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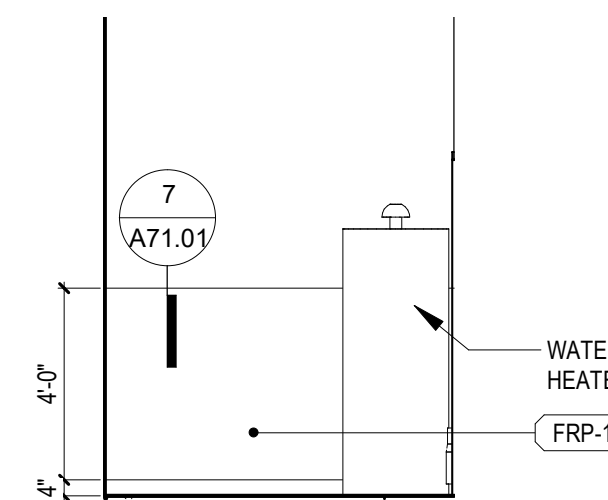
14 104 APP BAY - EAST ELEV



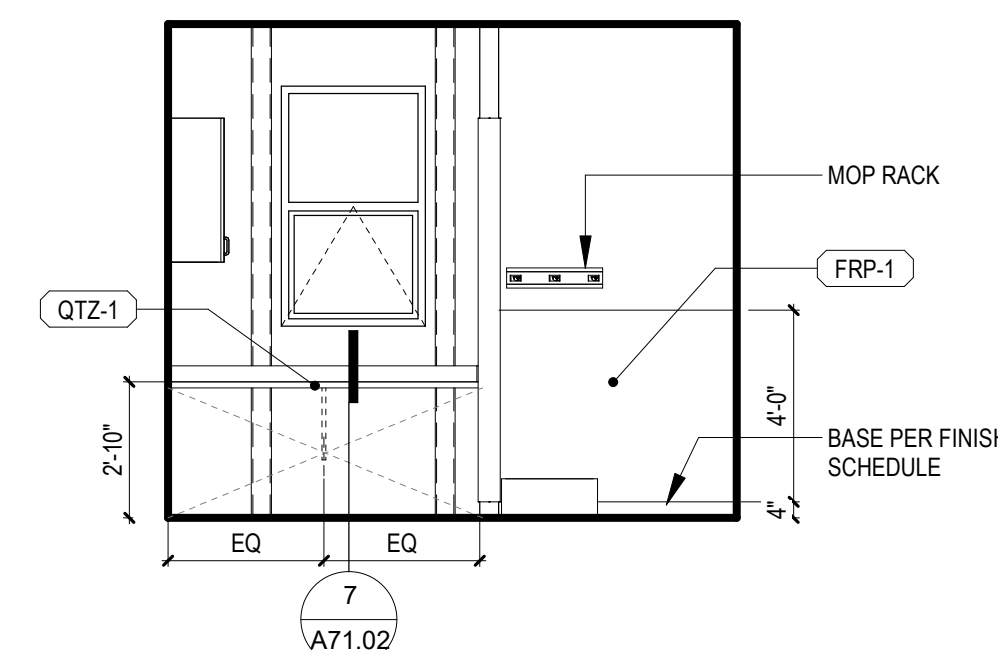
13 104 APP BAY - WEST ELEV



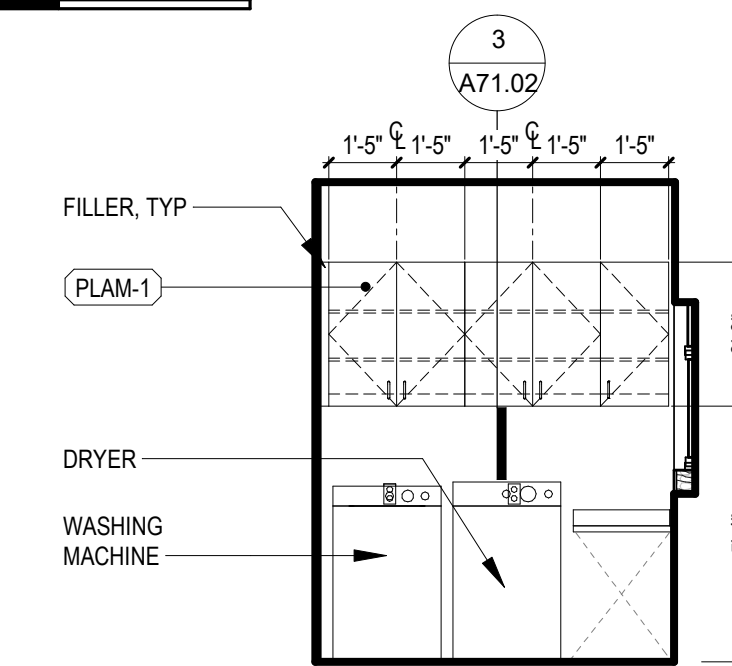
12 TYP ALCOVE LOCKER



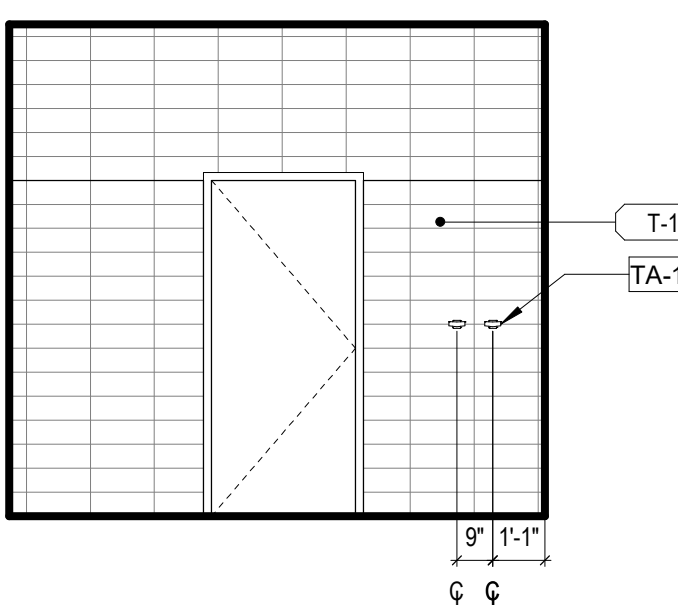
11 115 LAUNDRY - SOUTH ELEV



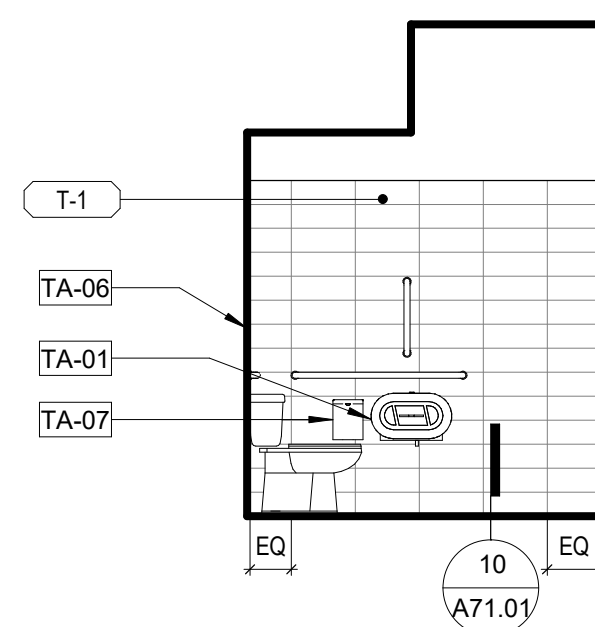
10 115 LAUNDRY - EAST ELEV



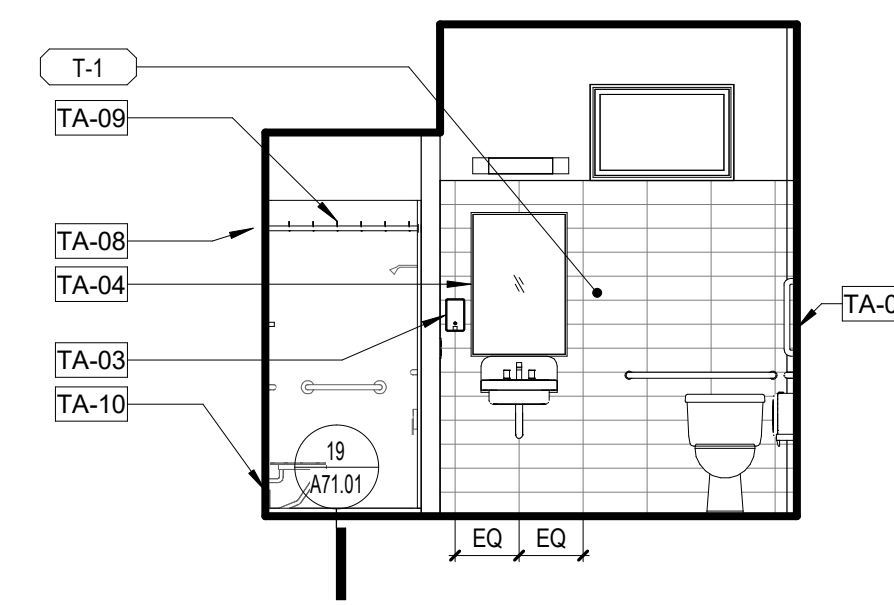
9 115 LAUNDRY - NORTH ELEVATION
1/4" = 1'-0" 0 2' 4' 8'



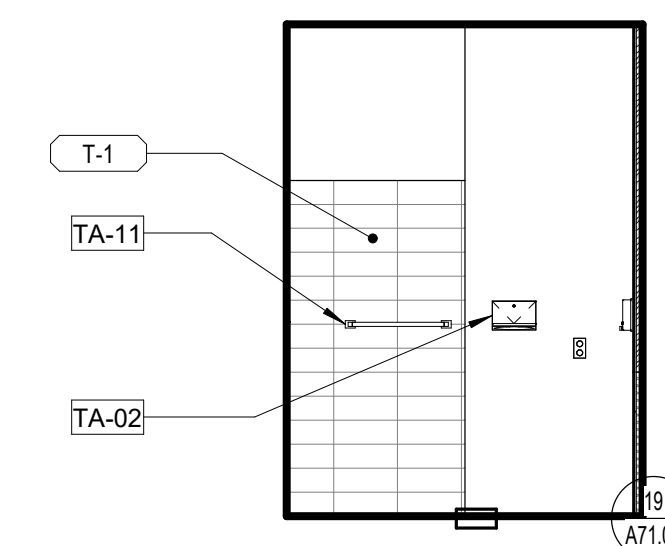
8 114 RR & SHOWER - WEST ELEV



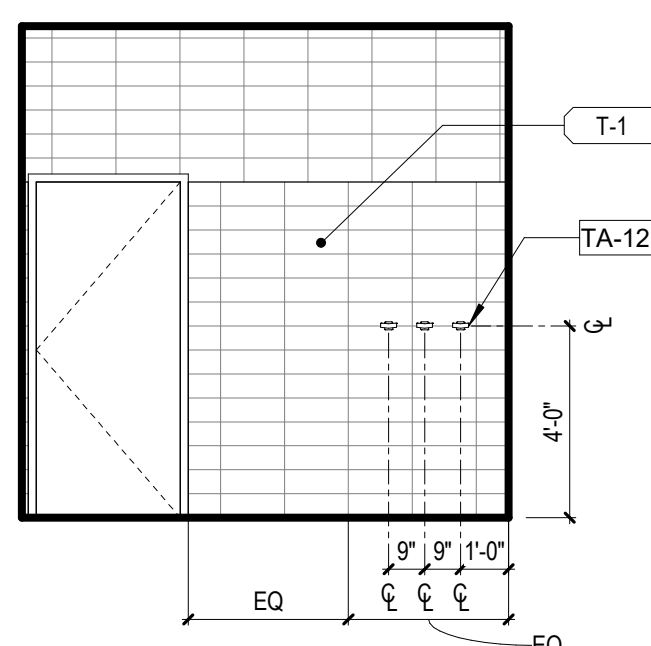
7 114 RR & SHOWER - SOUTH ELEV



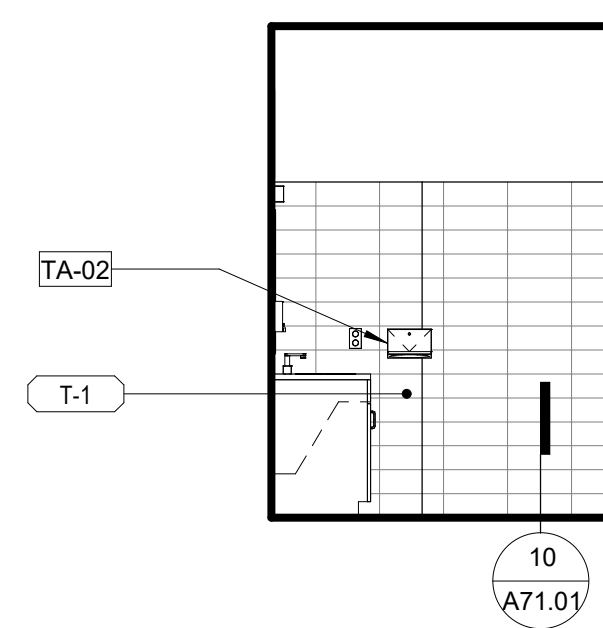
6 114 RR & SHOWER - EAST ELEV
1/4" = 1'-0" 0 2' 4' 8'



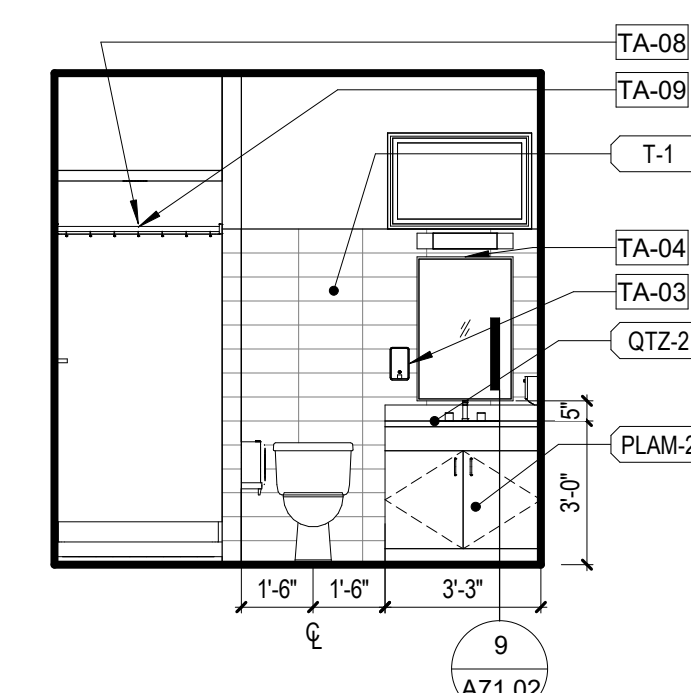
5 114 RR & SHOWER - NORTH ELEV
1/4" = 1'-0" 0 2' 4' 8'



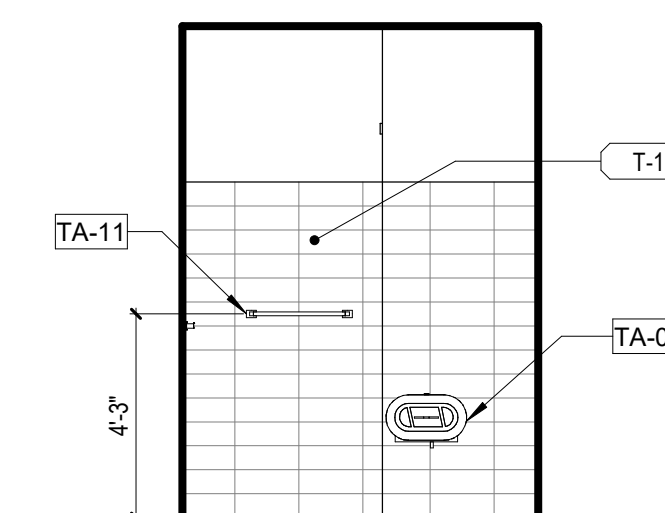
4 113 RR & SHOWER - WEST ELEV



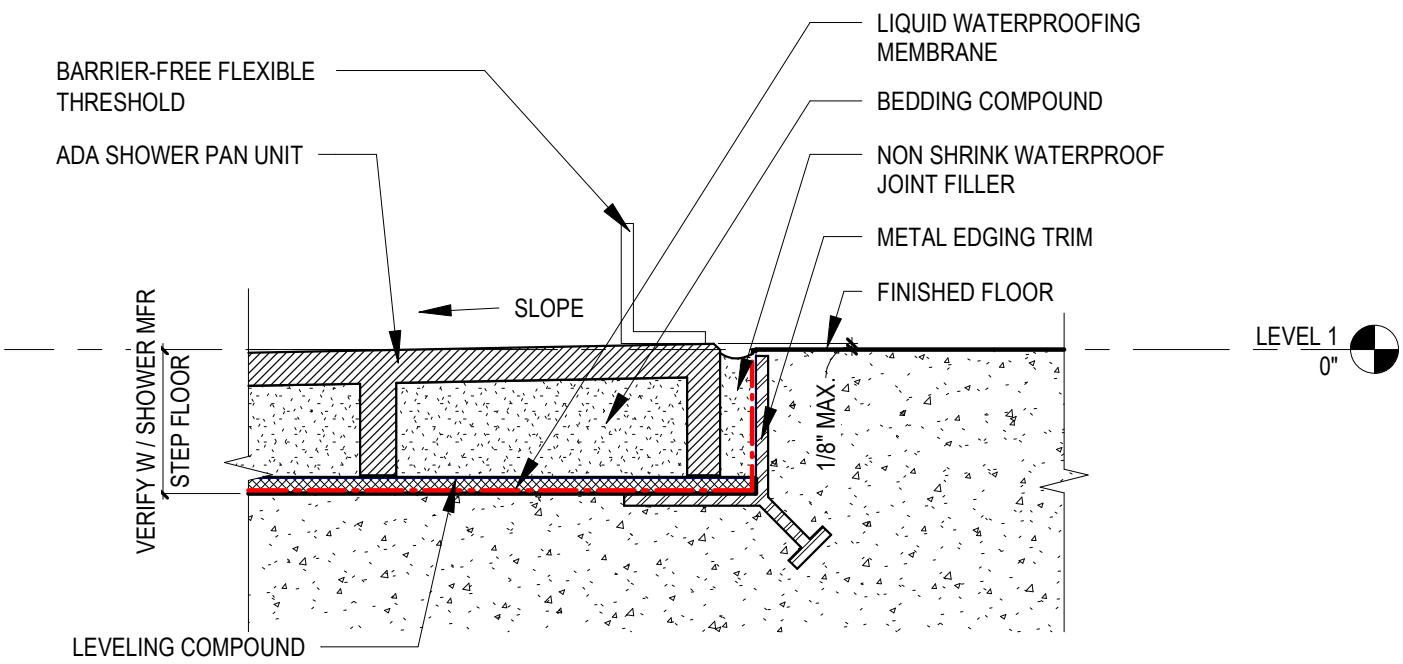
3 113 RR & SHOWER - SOUTH ELEV



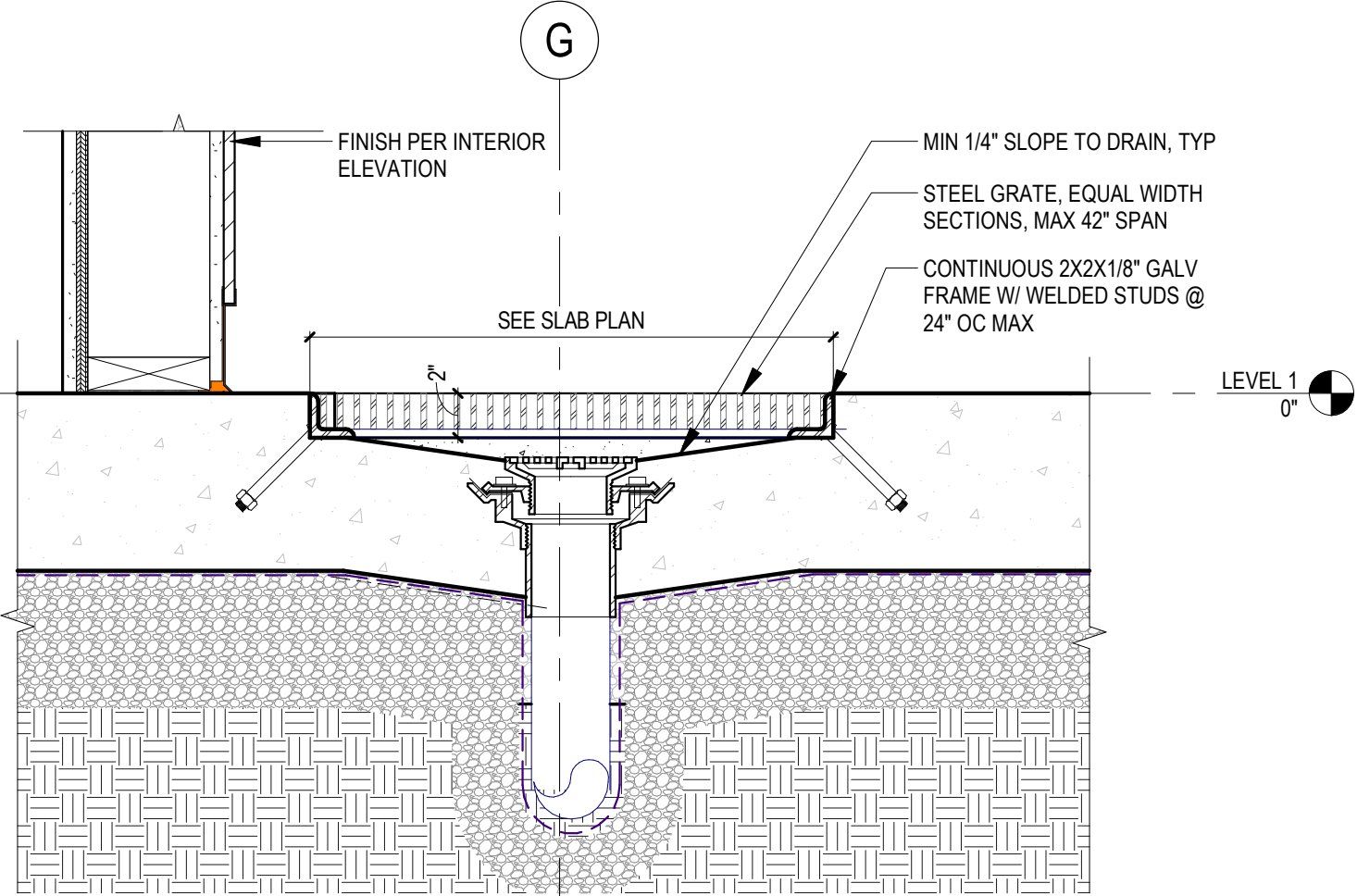
2 113 RR & SHOWER - EAST ELEV



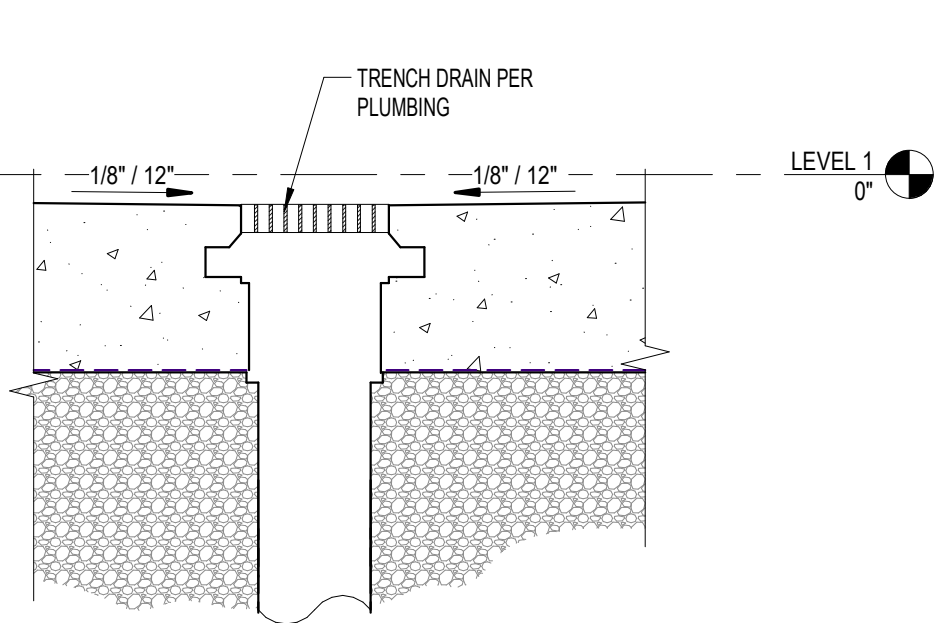
1 113 RR & SHOWER - NORTH ELEV
1/4" = 1'-0" 0 2' 4' 8'



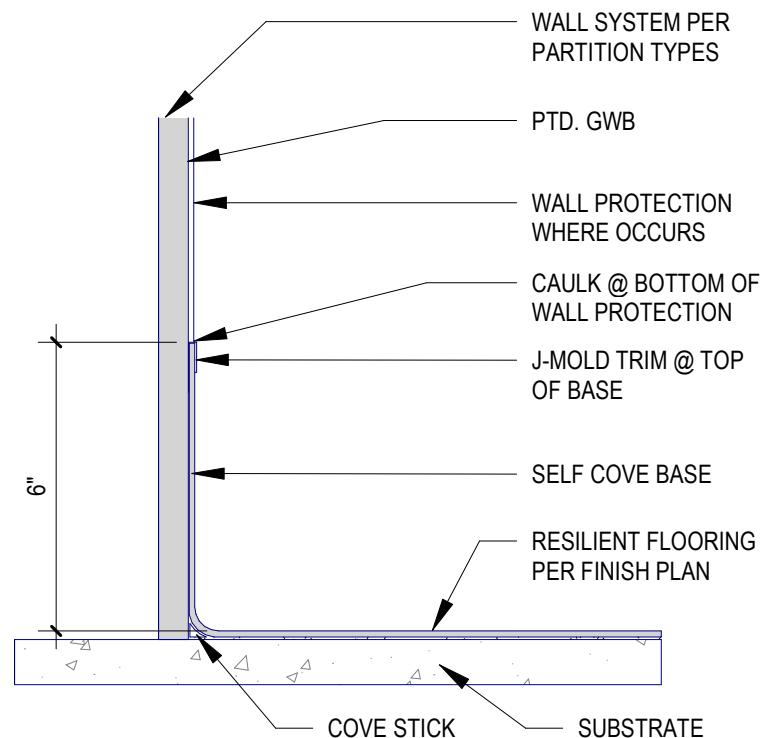
19 ADA SHOWER RAMP DETAIL FLOOR RECESS
6" = 1'-0"



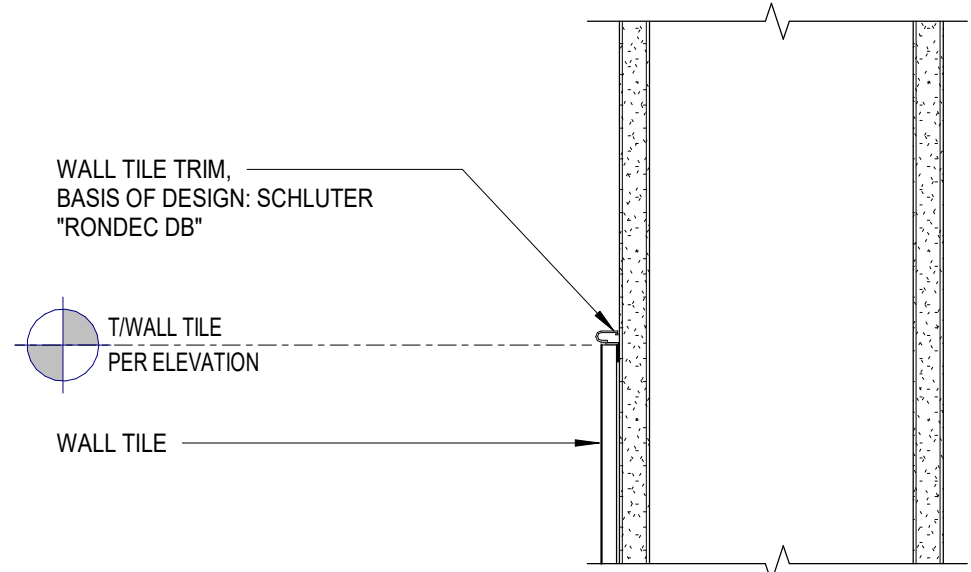
18 RECESSED SLAB/ METAL GRATE AT DRAIN
1 1/2" = 1'-0"



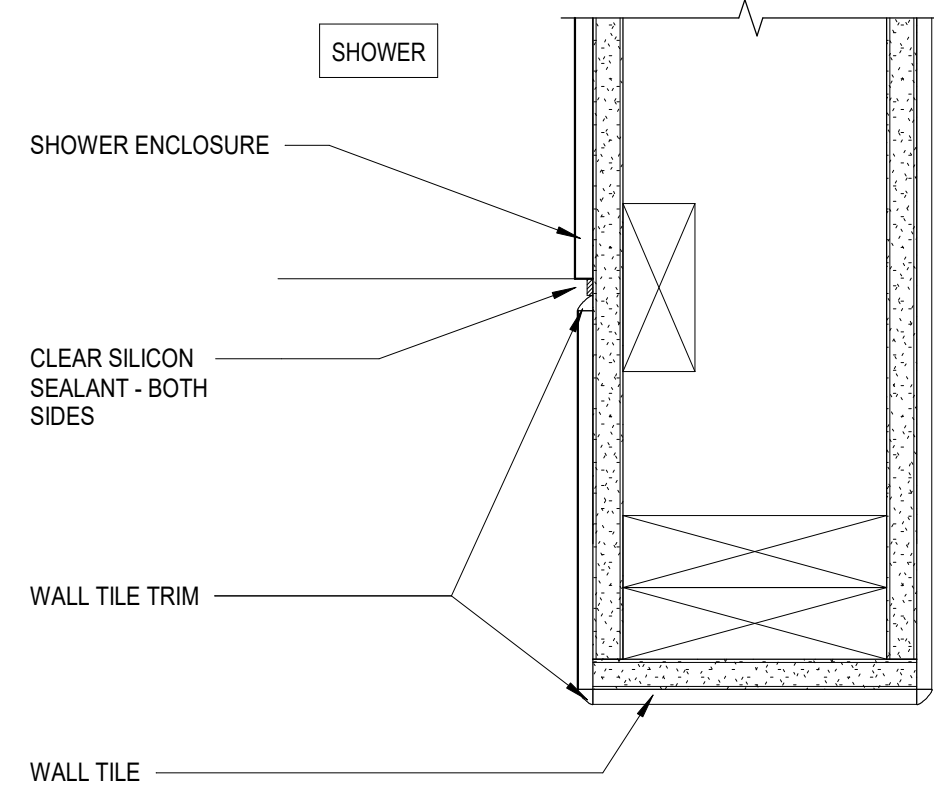
17 TYP TRENCH DRAIN - APP BAY
1 1/2" = 1'-0"



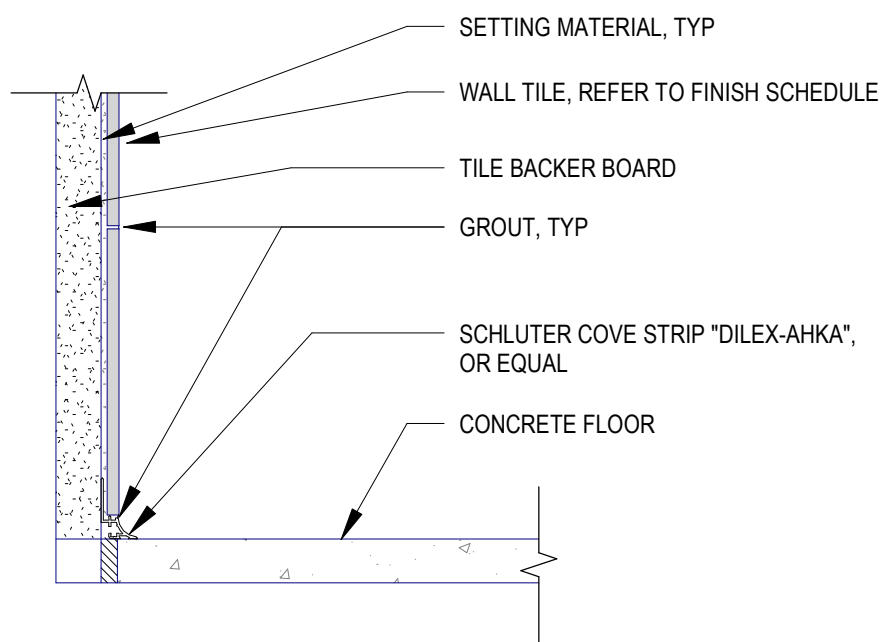
13 SELF-COVE BASE DETAIL
3" = 1'-0"



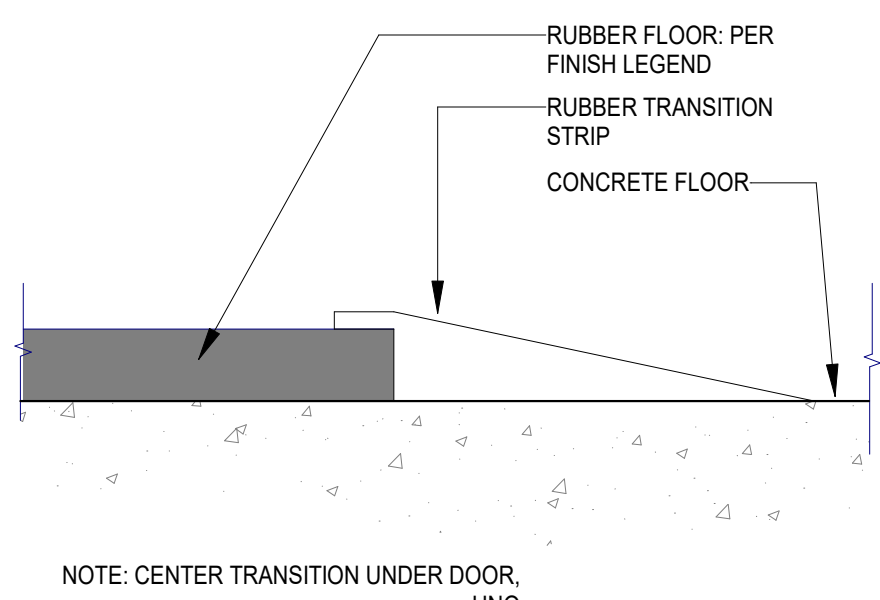
12 TILE TRIM DETAIL
3" = 1'-0"



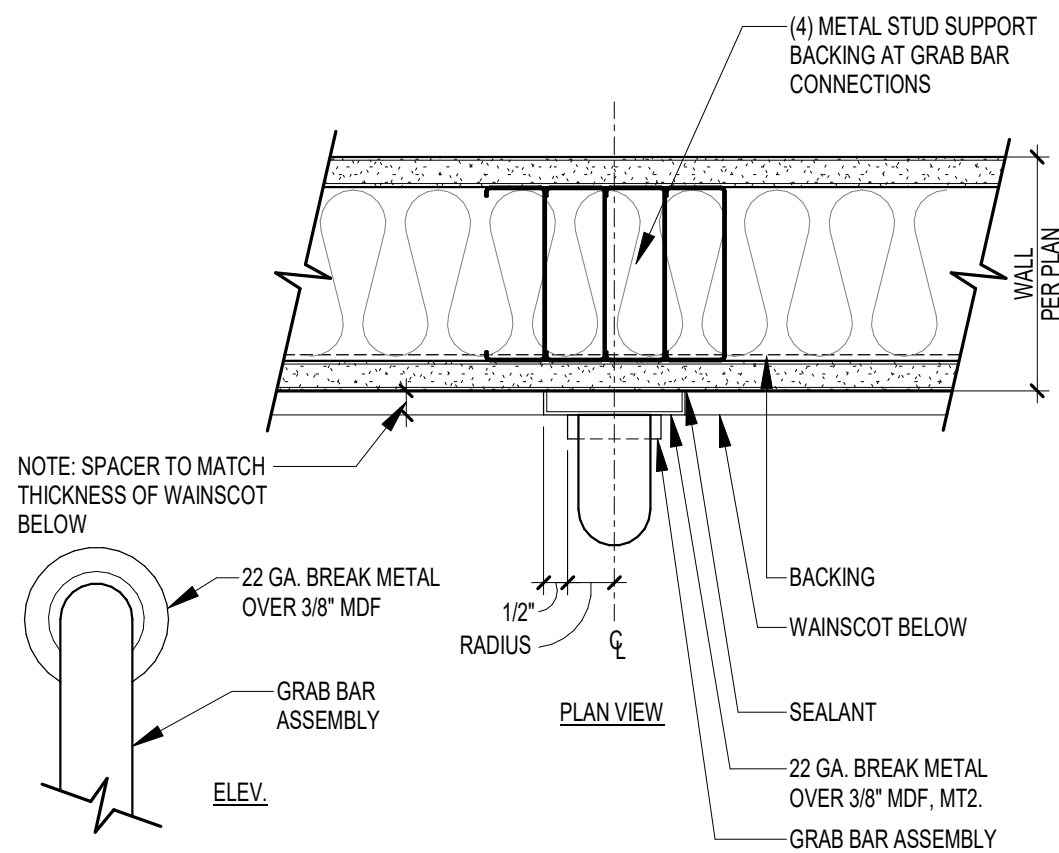
11 SHOWER JAMB DETAIL
3" = 1'-0"



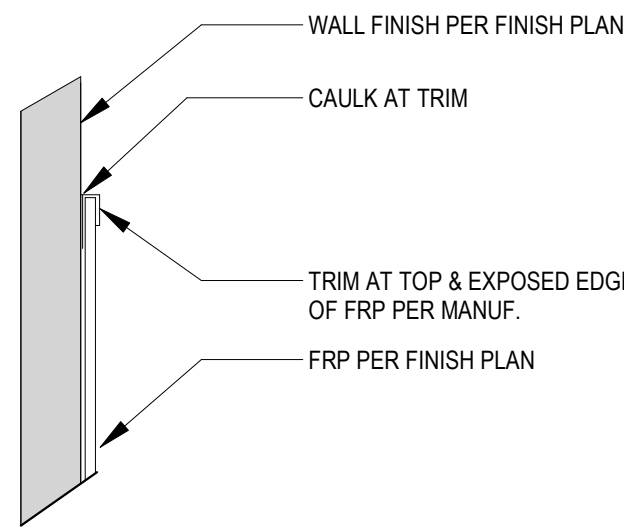
10 METAL COVE BASE DETAIL
3" = 1'-0"



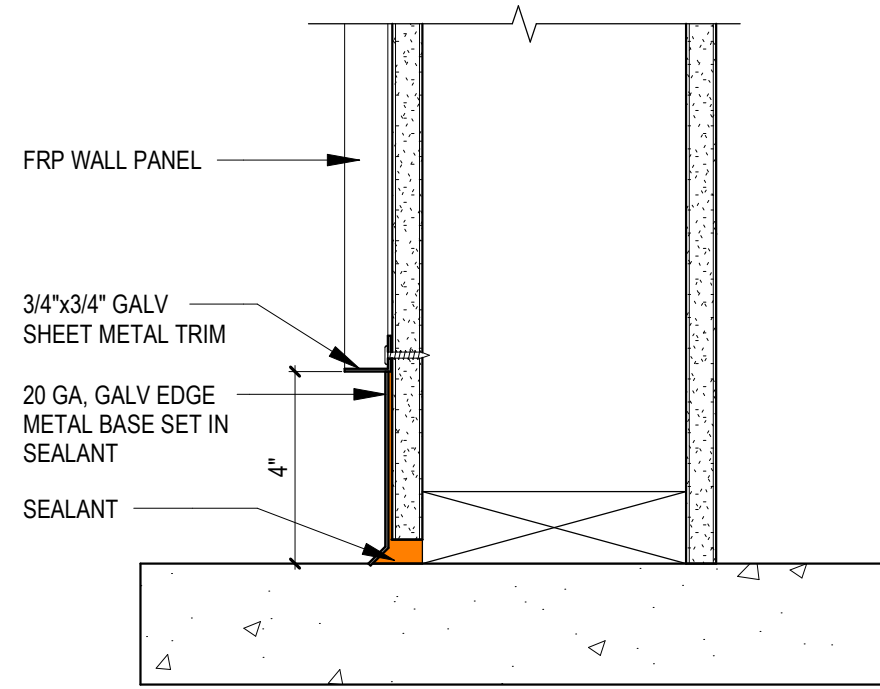
9 RUBBER/CONC TRANSITION
12" = 1'-0"



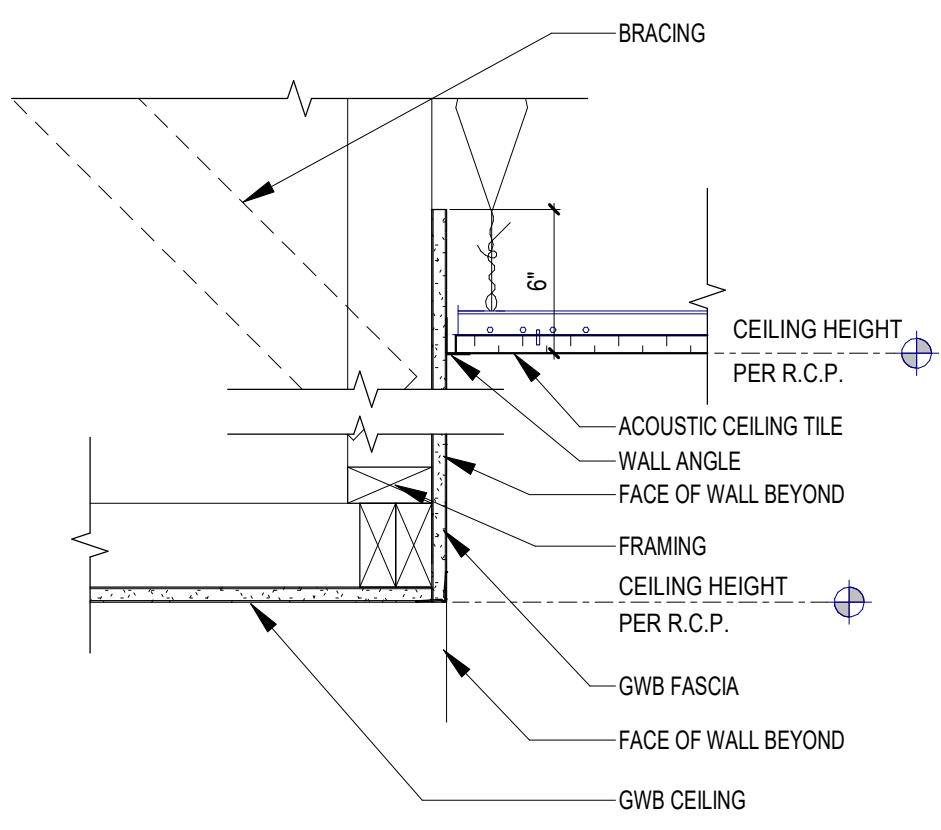
8 TYP. GRAB BAR DETAIL
3" = 1'-0"



7 FRP TRIM DETAIL
6" = 1'-0"



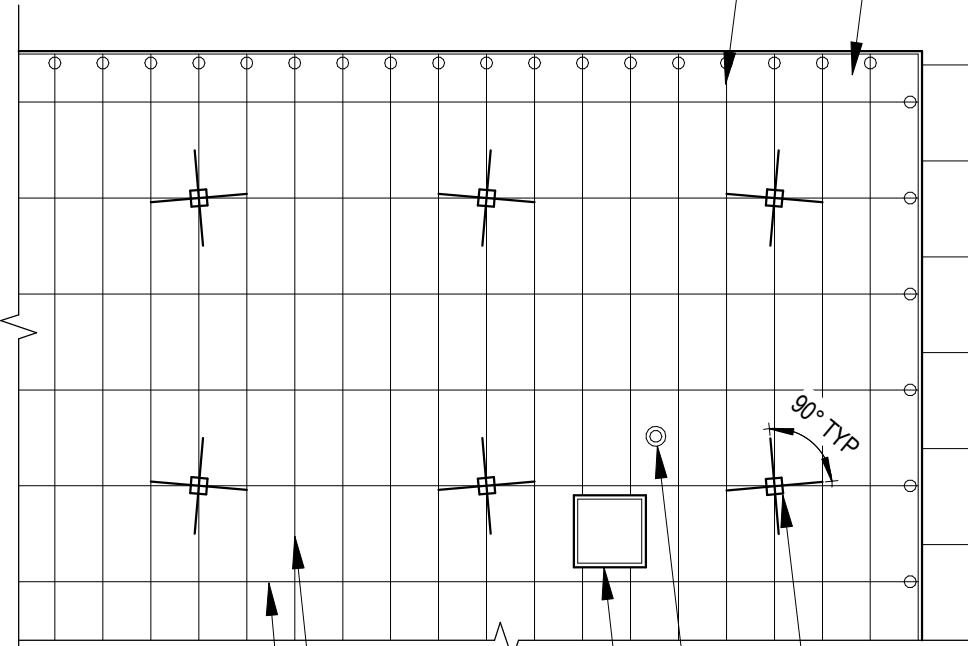
6 FRP BASE DETAIL
3" = 1'-0"



5 TYP GWB SOFFIT ACT
1 1/2" = 1'-0"

- PERIMETER SUPPORT ANGLE:**
- THE PERIMETER SUPPORT ANGLE SHALL SUPPLY A SUPPORT LEDGE OF NOT LESS THAN 2" OR MANUFACTURER ASSEMBLY APPROVED FOR USE IN SEISMIC ZONES D, E OR F
 - MAIN RUNNER OR CROSS RUNNER ENDS, OR BOTH, SHALL BE ATTACHED TO THE PERIMETER ON TWO ADJACENT WALLS. A CLEARANCE OF 3/4" SHALL BE MAINTAINED BETWEEN THE MAIN RUNNER AND CROSS RUNNER ENDS AND THE PERIMETER MEMBERS ON THE TWO OPPOSITE WALLS. ON THE WALLS WHERE THE TERMINAL END RUNNERS ARE NOT FIXED TO THE PERIMETER SUPPORTING CLOSURE, ALLOW FOR 3/4" AXIAL MOVEMENT

- SUSPENSION WIRE:**
- MIN 12 GA STEEL WIRE
 - 8" MAX FROM WALL ON ALL TERMINAL ENDS OF RUNNERS
 - 4'-0" OC ALONG EACH MAIN RUNNER



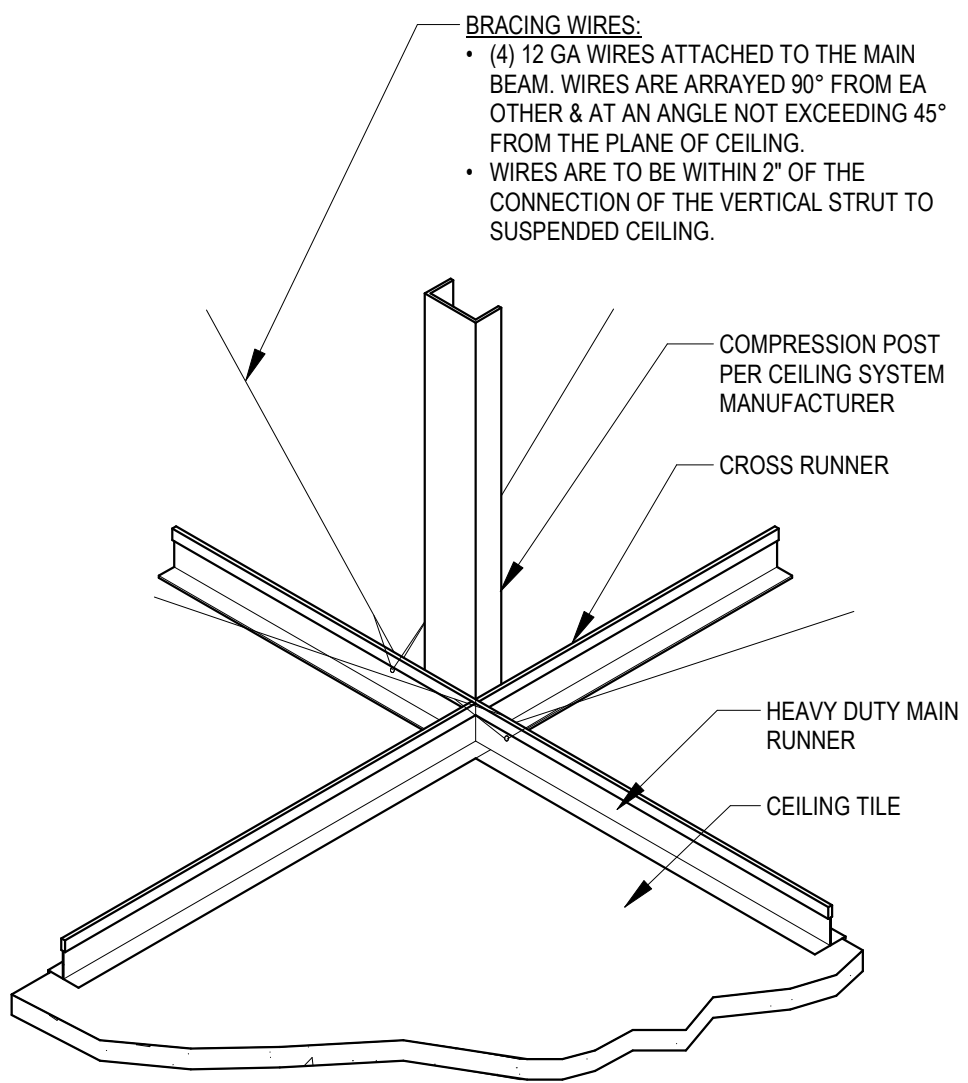
MAIN RUNNER,
SPACING VARIES, TYP

CROSS RUNNER,
SPACING VARIES, TYP

ALL CEILING PENETRATIONS (COLUMNS ETC.) AND INDEPENDENTLY SUPPORTED FIXTURES OR SERVICES SHALL BE CONSIDERED AS PERIMETER CLOSURES THAT ALSO MUST ALLOW THE REQUIRED CLEARANCES BY USING SUITABLE CLOSURE DETAIL.

SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2" OVERSIZE RING, SLEEVE OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS.

- HORIZONTAL RESTRAINT POINT (SEE DIAGRAM BELOW):**
- COMPRESSION POST AND BRACING WIRES
 - 12'-0" OC IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 6'-0" FROM EACH WALL



LATERAL FORCE BRACING DIAGRAM

- NOTES:**
1. SUSPENDED CEILING SYSTEM INSTALLATION SHALL BE INSTALLED PER IBC 2015 (IBC 808 AND IBC 1604.10), ASCE 7-10, AND ASTM E580.
 2. THIS DETAIL APPLIES TO SEISMIC DESIGN CATEGORIES D, E, AND F.
 3. SPREADER (SPACER) BARS OR OTHER MEANS APPROVED BY THE LOCAL BUILDING DEPT. SHALL BE USED TO PREVENT ENDS OF MAIN BEAMS AT PERIMETER WALLS FROM SPREADING OPEN DURING A SEISMIC EVENT. PERIMETER WIRES SHALL NOT BE USED IN LIEU OF SPREADER BARS.
 4. FOR CEILING AREAS EXCEEDING 2,500 SF, A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2,500 SF, EACH WITH A RATIO OF THE LONG TO SHORT DIMENSION LESS THAN OR EQUAL TO 4, SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED OF THE CEILING BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES THAT DEMONSTRATE CEILING PENETRATIONS AND CLOSURE ANGLES OR CHANNELS PROVIDE SUFFICIENT CLEARANCE TO ACCOMMODATE THE ANTICIPATED LATERAL DISPLACEMENT. EACH AREA SHALL BE PROVIDED WITH CLOSURE ANGLES OR CHANNELS IN ACCORDANCE WITH THE PERIMETER SUPPORT ANGLE DESCRIBED ABOVE AND HORIZONTAL RESTRAINTS OR BRACING.
 5. CHANGES IN CEILING PLANE ELEVATION SHALL HAVE INDEPENDENT POSITIVE BRACING.
 6. PARTITIONS THAT ARE TIED TO THE CEILING AND ALL PARTITIONS GREATER THAN 6 FEET IN HEIGHT SHALL BE LATERALLY BRACED TO THE STRUCTURE. SUCH BRACING SHALL BE INDEPENDENT OF ANY CEILING LATERAL FORCE BRACING.
 7. POWER ACTUATED FASTENERS IN CONCRETE OR STEEL SHALL NOT BE USED FOR SUSTAINED TENSION LOADS OR FOR BRACE APPLICATIONS IN SEISMIC DESIGN CATEGORIES D, E, OR F UNLESS APPROVED FOR SEISMIC LOADING. POWER ACTUATED FASTENERS IN MASONRY ARE NOT PERMITTED UNLESS APPROVED FOR SEISMIC LOADING.
 - A. EXCEPTIONS:
 - a. POWER ACTUATED FASTENERS IN CONCRETE USED FOR SUPPORT OF ACOUSTICAL TILE OR LAY-IN PANEL SUSPENDED CEILING APPLICATIONS AND DISTRIBUTED SYSTEMS WHERE THE SERVICE LOAD ON ANY INDIVIDUAL FASTENER DOES NOT EXCEED 90 LB (400N).
 - b. POWER ACTUATED FASTENERS IN STEEL WHERE THE SERVICE LOAD ON ANY INDIVIDUAL FASTENER DOES NOT EXCEED 250 LB (1,12N).

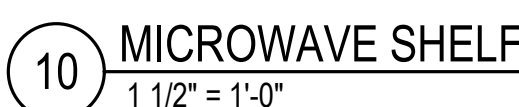
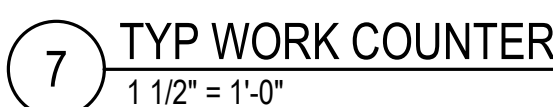
1 ACT - SEISMIC BRACING DETAIL
NOT TO SCALE

NO.	DATE	DESCRIPTION

[illegible]

SHEET #
A71.02

1. PRE-FABRICATED MODULAR CASEWORK LOCATIONS AND DIMENSIONS TO BE FIELD-VERIFIED PRIOR TO INSTALLATION.
2. ALL BASE CABINETS = 24" DEPTH TO FACE OF BOX (UNO).
3. ALL UPPER CABINETS = 14" DEPTH TO FACE OF BOX (UNO).
4. ALL COUNTERTOPS = 25 1/4" DEPTH FROM FINISH FACE OF WALL (UNO).
5. ALL FULL-TH. CABINETS = SEE FLOOR PLANS FOR DEPTH
6. ALL OUTSIDE CORNERS OF COUNTERTOPS TO HAVE A 2" RADIUS (UNO).
7. REFER TO INTERIOR FINISH LEGEND FOR FINISHES WHERE NOTED IN ELEVATIONS.
8. PROVIDE FINISHED ENDS AT ALL EXPOSED CASEWORK SURFACES (UNO).
9. ALIGN FACE OF UPPER CABINET WITH EDGE OF COUNTER BELOW AT EDGE CONDITION.
10. REFER TO EQUIPMENT PLAN AND EQUIPMENT SCHEDULE (IF PROVIDED) FOR EQUIPMENT INFO. PROVIDE BACKING AS REQUIRED AND COORDINATE FINAL LOCATION WITH OWNER PRIOR TO COVER.
11. ALL BACKSPASHES TO BE FINISHED SAME AS COUNTERTOP (UNO).
12. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR SYSTEMS NOT SHOWN.
13. DIMENSIONS FOR MOUNTING HEIGHTS ARE TO CENTER OF BOX AND TYPICAL (UNO).
14. ALL CONDITIONS ILLUSTRATED BELOW ARE TYPICAL (UNO).
15. ALL SHELVES AND DIVIDERS ARE ADJUSTABLE (UNO).
16. WHITE MELAMINE AT ALL INTERIOR CASEWORK BOXES, SHELVING AND DRAWERS (UNO).
17. FIELD-VERIFY DIMENSIONS OF CASEWORK PRIOR TO FABRICATION. CONTACT ARCHITECT IF ANY DISCREPANCIES ARE FOUND BETWEEN DRAWINGS AND FIELD CONDITIONS.
18. ALL EXPOSED PLUMBING TO BE INSULATED.
19. WHERE A 3/4" SINK COUNTER HEIGHT IS SPECIFIED, THE 3/4" DIMENSION IS TO THE TOP OF THE COUNTER OR THE TOP OF THE SINK RIM, WHICHEVER IS HIGHER.



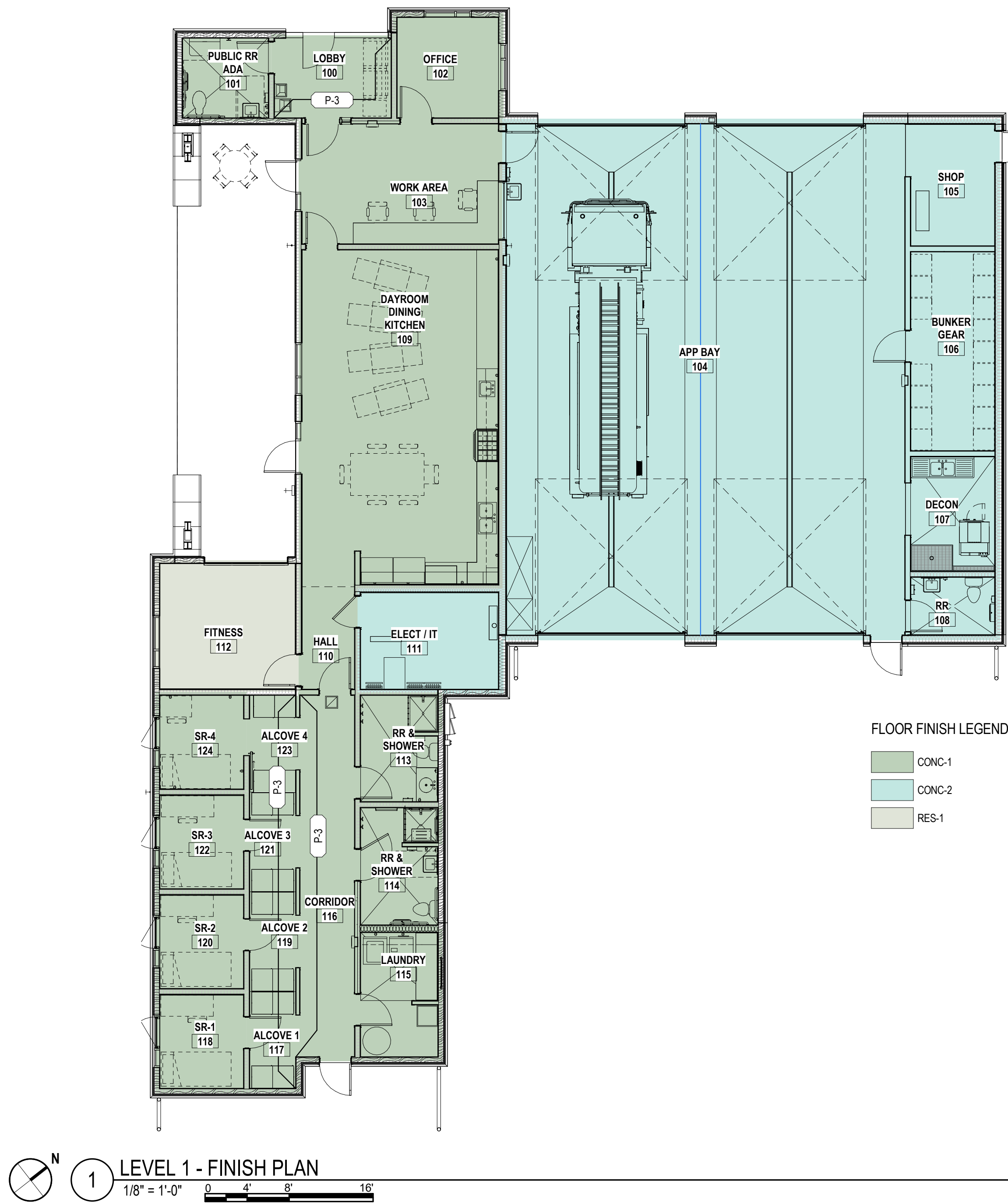
CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

SHEET # 10

ROOM INFORMATION		TYP FINISH INFORMATION, UNO				NOTES
NUMBER	NAME	WALL	BASE	FLOOR	CEILING	
100	LOBBY	P-1/P-3	WB-1	CONC-1	OTS	NOTE 1: SEE FINISH PLAN FOR PAINT DISTRIBUTION SEE FINISH PLAN FOR PAINT DISTRIBUTION
101	PUBLIC RR ADA	P-1/T-1	T-1	CONC-1	GWB	
102	OFFICE	P-1	WB-1	CONC-1	ACT-1	
103	WORK AREA	P-1	WB-1	CONC-1	ACT-1	NOTE 1: SEE ELEVATIONS FOR FRP DISTRIBUTION
104	APP BAY	P-1/FRP-1	MTL	CONC-2	OTS	
105	SHOP	P-1	WB-1	CONC-2	ACT-2	
106	BUNKER GEAR	P-1/FRP-1	WB-1	CONC-2	ACT-2	FULL HEIGHT FRP
107	DECON	P-1/FRP-1	MTL	CONC-2	GWB	SEE ELEVATIONS FOR FRP DISTRIBUTION
108	RR	FRP-1	WB-1	CONC-2	GWB	
109	DAYROOM DINING KITCHEN	P-1	WB-1	CONC-1	ACT-2/GWB	
110	HALL	P-1	WB-1	CONC-1	ACT-2	
111	ELECT / IT	P-1	WB-1	CONC-2	OTS	
112	FITNESS	P-1	WB-1	RES-1	ACT-1	
113	RR & SHOWER	P-1/T-1	-	CONC-1	GWB	
114	RR & SHOWER	P-1/T-1	-	CONC-1	GWB	SEE ELEVATIONS FOR PAINT DISTRIBUTION
115	LAUNDRY	P-1	WB-1	CONC-1	ACT-2	SEE ELEVATIONS FOR PAINT DISTRIBUTION
116	CORRIDOR	P-1/P-3	WB-1	CONC-1	ACT-2	SEE FINISH PLAN FOR PAINT DISTRIBUTION
117	ALCOVE 1	P-1/P-3	WB-1	CONC-1	ACT-2/GWB	
118	SR-1	P-1	WB-1	CONC-1	ACT-1	
119	ALCOVE 2	P-1/P-3	WB-1	CONC-1	ACT-2/GWB	SEE FINISH PLAN FOR PAINT DISTRIBUTION
120	SR-2	P-1	WB-1	CONC-1	ACT-1	SEE FINISH PLAN FOR PAINT DISTRIBUTION
121	ALCOVE 3	P-1/P-3	WB-1	CONC-1	ACT-2/GWB	
122	SR-3	P-1	WB-1	CONC-1	ACT-1	
123	ALCOVE 4	P-1/P-3	WB-1	CONC-1	ACT-2/GWB	SEE FINISH PLAN FOR PAINT DISTRIBUTION
124	SR-4	P-1	WB-1	CONC-1	ACT-1	
125	PATIO					

2. INSTALL MOLD RESISTANT GWB IN ALL RESTROOMS AND DECON.

TAG	SPEC #	MATERIAL	PRODUCT	NOTES
CORNER GUARD				
CG-2	10 26 00	CORNER GUARD	SURFACE MOUNT END WALL PROTECTOR, 2" WINGS	-
CG-3	10 26 00	CORNER GUARD	SURFACE MOUNT CORNER GUARD, 2" WINGS	-
CG-4	10 26 00	CORNER GUARD	SURFACE MOUNT END WALL PROTECTOR	-
FIBER REINFORCED PLASTIC WALL PANEL				
FRP-1	06 83 16	FRP WALL PANEL	PANOLAM FRP, .060"; COLOR: SILVER TEXTURED	-
FLOORING				
CONC -1	-	POLISHED CONCRETE FLOOR	-	-
CONC -2	-	CAST IN PLACE, TROWELED CONCRETE	-	-
PAINT				
P-1	09 91 23	INTERIOR PAINT, FIELD	SHERWIN WILLIAMS 7566 WESTINGHOUSE WHITE	EGGSHELL
P-2	09 91 23	INTERIOR PAINT, TRIM	SHERWIN WILLIAMS 6142 MACADAMIA	SEMI-GLOSS; DOOR TRIM, METAL DOORS
P-3	09 91 23	INTERIOR PAINT, ACCENT	SHERWIN WILLIAMS 7586 STOLEN KISS	EGGSHELL
PLASTIC LAMINATE				
PLAM-1	VARIOUS	HIGH PRESSURE LAMINATE	FORMICA 7747-58 PENCIL WOOD, MATTE	RUN PATTERN VERTICALLY, UNO
PLAM-2	VARIOUS	HIGH PRESSURE LAMINATE	NEVAMAR WE2700T MEDITATION ELM, TEXTURED	RUN PATTERN VERTICALLY, UNO
RESILIENT				
RES-1	09 65 16	RUBBER FLOOR TILE	MANNINGTON-RESET TILE; COLOR: RED TONES	4" COVE BASE, UNO
RES-2	09 65 13	VINYL SHEET FLOORING	ALTRO-CANTATA; COLOR: TRUE GRIT AFP282001	-
SIMULATED STONE				
QTZ-1	12 36 61	QUARTZ COUNTERTOP	WILSONART Q1002 NIWA	EASED EDGE
QTZ-2	12 36 61	QUARTZ COUNTERTOP	CAMBRIA-CARRICK	EASED EDGE
TILE				
T-1	09 30 13	WALL TILE	DALTILE-ANNAPOLIS AP10 SAIL MATTE, 6"X16"	GROUT: EPOXY



SPECIAL INSPECTION SCHEDULES

SEE EARTHQUAKE DESIGN DATA SECTION OF THE GENERAL STRUCTURAL NOTES ON SHEET S00.01 FOR SEISMIC-FORCE RESISTING-SYSTEMS
SEISMIC-FORCE-RESISTING SYSTEMS (INCLUDING DRAG STRUTS AND CHORDS) ARE SUBJECT TO SPECIAL INSPECTION IN ACCORDANCE WITH
THE FOLLOWING SEISMIC AND NON-SEISMIC TABLES. STRUCTURAL SYSTEMS NOT PART OF THE SEISMIC-FORCE-RESISTING SYSTEM NEED ONLY
BE INSPECTED IN ACCORDANCE WITH NON-SEISMIC TABLES.

STRUCTURAL STEEL SPECIAL INSPECTION

SPECIAL INSPECTION FOR STRUCTURAL STEEL SHALL BE ACCORDANCE WITH AISC 341, AISC 360, AND THE FOLLOWING INFORMATION.

TASK -	INDICATES WHETHER TO OBSERVE OR PERFORM (OR BOTH) THE INSPECTION TASK.
DOC -	THE INSPECTOR SHALL PREPARE REPORTS INDICATING THAT THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
O -	THESE FUNCTIONS ON A RANDOM, DAILY BASIS, OPERATIONS NEED NOT BE DELAYED PENDING INSPECTIONS. FREQUENCY OF OBSERVATIONS SHALL BE ADEQUATE TO CONFIRM THAT THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
P -	PERFORM, FOR EACH JOINT OR MEMBER PRIOR TO THE FINAL ACCEPTANCE OF THE ITEM.
QA	TASKS INDICATED AS "QA" SHALL BE EXECUTED BY THE FABRICATOR AND ERECTOR IN ACCORDANCE WITH AISC 360 CHAPTER N.
QC	TASKS INDICATED AS "QC" SHALL BE EXECUTED BY THE SPECIAL INSPECTOR IN ACCORDANCE WITH AISC 360 CHAPTER N.

WELDING

INSPECTION TASKS PRIOR TO WELDING			REFERENCED STANDARD	IBC REFERENCE
INSPECTION TASKS PRIOR TO WELDING	QC	QA	AISC 360 CH. N AND AWS D1.1	1705.2.1
WELDING PROCEDURE SPECIFICATIONS (WPSS) AVAILABLE	P	P		
MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	P	P		
MATERIAL IDENTIFICATION (TYPE / GRADE)	O	O		
WELDER IDENTIFICATION SYSTEM ¹	O	O		
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY), JOINT PREPARATION, DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL), CLEANLINESS (CONDITION OF STEEL SURFACES), TACKING (TACK WELD QUALITY AND LOCATION), BACKING TYPE AND FIT (IF APPLICABLE)	O	O		
CONFIGURATION AND FINISH OF ACCESS HOLES	O	O		
FIT-UP OF FILLET WELDS, DIMENSIONS (ALIGNMENT, GAPS AT ROOT), CLEANLINESS (CONDITION OF STEEL SURFACES), TACKING (TACK WELD QUALITY AND LOCATION)	O	O		
CHECK WELDING EQUIPMENT	O	-		
INSPECTION TASKS DURING WELDING			REFERENCED STANDARD	IBC REFERENCE
INSPECTION TASKS DURING WELDING	QC	QA	AISC 360 CH. N AND AWS D1.1	1705.2.1
USE OF QUALIFIED WELDERS	O	O		
CONTROL AND HANDLING OF WELDING CONSUMABLES, PACKAGING, EXPOSURE CONTROL	O	O		
NO WELDING OVER CRACKED TACK WELDS	O	O		
ENVIRONMENTAL CONDITIONS, WIND SPEED WITHIN LIMITS, PRECIPITATION AND TEMPERATURE	O	O		
WPS FOLLOWED, SETTINGS ON WELDING EQUIPMENT, TRAVEL SPEED, SELECTED WELDING MATERIALS, SHIELDING GAS TYPE / FLOW RATE, PREHEAT APPLIED, INTERPASS TEMPERATURE MAINTAINED (MINIMUM / MAXIMUM), PROPER POSITION (F, V, H, OH)	O	O		
WELDING TECHNIQUES, INTERPASS AND FINAL CLEANING, EACH PASS WITHIN PROFILE LIMITATIONS, EACH PASS MEETS QUALITY REQUIREMENTS	O	O		
INSPECTION TASKS AFTER WELDING			REFERENCED STANDARD	IBC REFERENCE
INSPECTION TASKS AFTER WELDING	QC	QA	AISC 360 CH. N AND AWS D1.1	1705.2.1
WELDS CLEANED	O	O		
SIZE, LENGTH AND LOCATION OF WELDS	P	P		
WELDS MEET VISUAL ACCEPTANCE CRITERIA, CRACK PROHIBITION, WELD / BASE-METAL FUSION, CRATER CROSS SECTION, WELD PROFILES, WELD SIZE, UNDERCUT, POROSITY	P	P		
ARC STRIKES	P	P		
k-AREA ²	P	P		
BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)	P	P		
REPAIR ACTIVITIES	P	P		
DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	P	P		

2 WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, VISUALLY INSPECT THE WEB K-AREA FOR CRACKS WITHIN 3 INCHES OF WELD.

BOLTING

INSPECTION TASKS PRIOR TO BOLTING			REFERENCED STANDARD	IBC REFERENCE
INSPECTION TASKS PRIOR TO BOLTING	QC	QA	AISC 360 CH. N	1705.2.1
MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS	O	P		
FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS	O	O		
PROPER FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)	O	O		
PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	O	O		
CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS	O	O		
PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED	P	O		
PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS	O	O		
INSPECTION TASKS DURING BOLTING			REFERENCED STANDARD	IBC REFERENCE
INSPECTION TASKS DURING BOLTING	QC	QA	AISC 360 CH. N	1705.2.1
FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED	O	O		
JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION	O	O		
FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING	O	O		
FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES	O	O		
INSPECTION TASKS AFTER BOLTING			REFERENCED STANDARD	IBC REFERENCE
INSPECTION TASKS AFTER BOLTING	QC	QA	AISC 360 CH. N	1705.2.1
DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	P	P		

SPECIAL INSPECTION OF CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD ¹	IBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS AND PLACEMENT	-	X	ACI 318: CH. 20, 25.2, 25.3, 26.6.1 - 26.6.3	1908.4
2. REINFORCING BAR WELDING:				
a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706	-	X	AWS D1.4 ACI 318: 26.6.4	-
b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"	-	X		
c. INSPECT ALL OTHER WELDS	X	-		
3. INSPECT ANCHORS CAST IN CONCRETE	-	X	ACI 318: 17.8.2	-
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS ²				
a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X	-	ACI 318: 17.8.2.4	-
b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4a	-	X	ACI 318: 17.8.2	-
5. VERIFY USE OF REQUIRED DESIGN MIX	-	X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X	-	ASTM C 172 ASTM C 31 ACI 318: 26.4, 26.12	-
7. INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	-	ACI 318: 26.5	-
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	-	X	ACI 318: 26.5.3-26.5.5	-
9. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS	-	X	ACI 318: 26.11.2	-
10. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	-	X	ACI 318: 26.11.1.2 ²	-

¹ WHERE APPLICABLE, SEE ALSO IBC SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED

² SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF WORK.

SEISMIC REQUIREMENTS FOR WOOD CONSTRUCTION

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCE
1. FIELD GLUING OF SEISMIC ELEMENTS	X		AF AND PA SDPWS - 2015	1705.12.2
2. NAILING BOLTING, ANCHORING AND FASTENING OF WOOD SHEAR WALLS, WOOD DIAPHRAGM, COLLECTORS / DRAG STRUTS, BRACES, SHEAR PANELS AND HOLDOWNS		X	AF AND PA SDPWS - 2015	1705.12.2

REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	REFERENCE STANDARD	IBC REFERENCE
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	-	X	-	1705.6
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	-	X	-	1705.6
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	-	X	-	1705.6
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X	-	-	1705.6
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	-	X	-	1705.6

SPECIAL INSPECTION SCHEDULES

NON-STRUCTURAL COMPONENTS SEISMIC REQUIREMENTS FOR NONSTRUCTURAL COMPONENTS

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCED
1. DESIGNATED SEISMIC SYSTEM				
a. VERIFY THE LABEL, ANCHORAGE AND MOUNTING CONFORMS TO THE CERTIFICATE OF COMPLIANCE		X	ASCE 7 SECTION 13.2	1705.12.4
2. ARCHITECTURAL COMPONENTS				
a. ERECTION AND FASTENING OF b. EXTERIOR CLADDING ^{1, 2}		X	-	1705.12.5
b. ERECTION AND FASTENING OF INTERIOR ³ AND EXTERIOR NON-BEARING WALLS ^{1, 2}		X	-	1705.12.5
c. ERECTION AND FASTENING OF INTERIOR AND EXTERIOR VENEER ^{1, 2}		X	-	1705.12.5
d. ANCHORAGE OF ACCESS FLOORS		X	-	1705.12.5.1
3. PLUMBING, MECHANICAL AND ELECTRICAL COMPONENTS				
a. ANCHORAGE OF ELECTRICAL EQUIPMENT FOR EMERGENCY AND STANDBY POWER SYSTEMS		X	-	1705.12.6
b. ANCHORAGE OF OTHER ELECTRICAL EQUIPMENT		X	-	1705.12.6
c. INSTALLATION AND ANCHORAGE OF PIPING SYSTEM DESIGNED TO CARRY HAZARDOUS MATERIALS AND THERE ASSOCIATED MECHANICAL UNITS		X	-	1705.12.6
d. INSTALLATION AND ANCHORAGE OF DUCTWORK DESIGNED TO CARRY HAZARDOUS MATERIALS		X	-	1705.12.6
e. INSTALLATION AND ANCHORAGE OF VIBRATION ISOLATION SYSTEM WHERE THE NOMINAL CLEARANCE BETWEEN THE EQUIPMENT SUPPORT FRAME AND RESTRAIN IS 1/4 INCH OR LESS		X	-	1705.12.6
4. STORAGE RACK				
a. ANCHORAGE OF STORAGE RACKS 8 FEET OR GREATER IN HEIGHT		X	-	1705.12.7

¹ SPECIAL INSPECTION IS NOT REQUIRED FOR EXTERIOR CLADDING, INTERIOR AND EXTERIOR NONBEARING WALLS AND INTERIOR AND EXTERIOR VENEER 30 FEET OR LESS IN HEIGHT ABOVE GRADE [OR A WALKING SURFACE].

² SPECIAL INSPECTION IS NOT REQUIRED FOR EXTERIOR CLADDING AND INTERIOR AND EXTERIOR VENEER WEIGHING 5 PSF OR LESS. SPECIAL INSPECTION IS NOT REQUIRED FOR INTERIOR NON-BEARING WALLS WEIGHING 15 PSF OR LESS.

TESTS

CONCRETE

- a. VERIFICATION OF SPECIFIED CONCRETE COMPRESSIVE STRENGTH, f'_c , IN ACCORDANCE WITH ACI 318-14 SECTION 26.12.
- b. VERIFICATION OF SPECIFIED AIR CONTENT, SLUMP, AND TEMPERATURE IN ACCORDANCE WITH ACI 318-14 SECTION 26.12 AT TIMES FRESH CONCRETE IS SAMPLED.
- c. VERIFICATION OF SPECIFIED SHOTCRETE COMPRESSIVE STRENGTH, f'_c , IN ACCORDANCE WITH IBC 1908.10 AT LEAST ONCE PER SHIFT, BUT NOT LESS THAN 50 CUBIC YARDS OF SHOTCRETE.

GEOTECHNICAL

- a. VERIFICATION OF SPECIFIED FILL CLASSIFICATION MOISTURE CONTENT, AND DENSITY IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.



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[illegible]

SPECIAL INSPECTION SCHEDULES

SHEET #

S00.04

ABBREVIATIONS									
&	AND	d	PENNYWEIGHT (NAILS)	GA	GAGE, GAUGE	MATL	MATERIAL	SCHED	SCHEDULE
@	AT	(d)	DROPPED BEAM	GALV	GALVANIZED	MAX	MAXIMUM	SECT	SECTION
AB	ANCHOR BOLT	DB	DIVIDER BEAM	GB, GR BM	GRADE BEAM	MB	MACHINE BOLT	SHT	SHEET
ABV	ABOVE	D-B	DESIGN-BUILD	GEN	GENERAL	MECH	MECHANICAL	SHTHG	SHEATHING
ACI	AMERICAN CONCRETE INSTITUTE	DBA	DEFORMED BAR ANCHOR	GL, GLU LAM	GLUE LAMINATED WOOD	MF	MOMENT FRAME	SIM	SIMILAR
ADDL	ADDITIONAL	DBL	DOUBLE	GLB	GLUE LAMINATED BEAM	MFR	MANUFACTURER	SJI	STEEL JOIST INSTITUTE
ADJ	ADJACENT, ADJUSTABLE	DEG, °	DEGREE	GRD	GIRDER	MIN	MINIMUM	SOG	SLAB ON GRADE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	DEMO	DEMOLISH, DEMOLITION	GRND	GROUND	MISC	MISCELLANEOUS	SPC	SPACE, SPACED, SPACING
AISI	AMERICAN IRON AND STEEL INSTITUTE	DET	DETAIL	GSN	GENERAL STRUCTURAL NOTES	MPH	MILES PER HOUR	SPEC	SPECIFICATION
ALT	ALTERNATE	DETS	DETAILS			MTL	METAL	SPRT	SUPPORT
ANCH	ANCHOR	DF	DOUGLAS FIR	HD	HOLDOWN			SQ	SQUARE
APA	AMERICAN PLYWOOD ASSOCIATION	DIA	DIAMETER	HDR	HEADER	NF	NEAR FACE	SST	STAINLESS STEEL
APPROX	APPROXIMATE	DIAG	DIAGONAL	HGR	HANGER	NIC	NOT IN CONTRACT	SSH	SHORT SLOTTED HOLE
AR	ANCHOR ROD	DIAPH	DIAPHRAGM	HK	HOOK	NLG	NAILING	STAG	STAGGER, STAGGERED
ARCH	ARCHITECT, ARCHITECTURAL	DICA	DRILLED-IN CONCRETE ANCHOR	HORIZ	HORIZONTAL	NOM	NOMINAL	STD	STANDARD
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	DIM	DIMENSION	HPT	HIGH POINT	NO, #	NUMBER	STIFF	STIFFENER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	DIST	DISTANCE	HSB	HIGH STRENGTH BOLT	N-S	NORTH-SOUTH	STIR	STIRRUP
AWS	AMERICAN WELDING SOCIETY	DL	DEAD LOAD	HSS	HOLLOW STRUCTURAL SECTION	NS	NEAR SIDE	STL	STEEL
		DN	DOWN	HT	HEIGHT	NTS	NOT TO SCALE	STRUCT	STRUCTURAL
		DO	DITTO					SW	SHEAR WALL
		DP	DEEP					SWS	SHEAR WALL SCHEDULE
		DS	DRAW STRUT					SYMM	SYMMETRICAL, SYMMETRY
		DWG	DRAWING	IBC	INTERNATIONAL BUILDING CODE	OC	ON CENTER		
		DWL	DOWEL	ID	INSIDE DIAMETER	OD	OUTSIDE DIAMETER		
		DWLS	DOWELS	I.F.	INSIDE FACE	O.F.	OUTSIDE FACE		
				IJ	ISOLATION JOINT	OPNG	OPENING	T/	TOP OF
B/	BOTTOM OF			IN, "	INCH	OPP	OPPOSITE	T&B	TOP AND BOTTOM
BAL	BALANCE	(E), EXIST	EXISTING	INCL	INCLUDE	OSB	ORIENTED STRAND LUMBER	T&G	TONGUE AND GROOVE
BC	BOTTOM CHORD	EA	EACH, EPOXY (ADHESIVE) ANCHOR	INFO	INFORMATION	OSH	OVERSIZED HOLE	TBD	TO BE DETERMINED
BF	BRACED FRAME	EE	EACH END	INT	INTERIOR	OWJ	OPEN WEB JOIST	TC	TOP CHORD
BLDG	BUILDING	EF	EACH FACE					TEMP	TEMPERATURE
BLKG	BLOCKING	EJ	EXPANSION JOINT	JST	JOIST	PA	POWDER ACTUATED	THK	THICK, THICKNESS
BM	BEAM	EL	ELEVATION	JSTS	JOISTS	PCC	PRECAST CONCRETE	THP	TENDON HIGH POINT
BMS	BEAMS	ELEC	ELECTRICAL	JT	JOINT	PCF	POUNDS PER CUBIC FOOT	THRU	THROUGH
BOF	BOTTOM OF FOOTING	ELEV	ELEVATOR			PEN	PENETRATION	TOC	TOP OF CONCRETE
BOT	BOTTOM	EMBED	EMBEDMENT			PERP	PERPENDICULAR	TOF	TOP OF FOOTING
BP, B PL	BASE PLATE	ENGR	ENGINEER	K	KIP (1,000 LB)	PL	PLATE, PROPERTY LINE	TOS	TOP OF STEEL
BRG	BEARING	EQ	EQUAL	KSF	KIPS PER SQUARE FOOT	PLCS	PLACES	TOW	TOP OF WALL
BTWN	BETWEEN	EQUIP	EQUIPMENT	KSI	KIPS PER SQUARE INCH	PLF	POUNDS PER LINEAR FOOT	TR	THREADED ROD
BU	BUILT-UP	ES	EACH SIDE			PLWD	PLYWOOD	TRANS	TRANSVERSE
		ETC	ET CETERA	L	LENGTH, ANGLE	PNL	PANEL	TYP	TYPICAL
		E-W	EAST-WEST	LB, #	POUND	PP, PJP	PARTIAL JOINT PENETRATION	TWS	THREADED WELDED STUD
		EW	EACH WAY	LEV	LEVEL	PRCST	PRECAST		
		EXP	EXPANSION	LF	LINEAL FOOT	PREFAB	PREFABRICATED	UNO	UNLESS NOTED OTHERWISE
		EXT	EXTERIOR	LL	LIVE LOAD	PS	PRESTRESSED CONCRETE		
		EXT GR	EXTERIOR GRADE	LLBB	LONG LEGS BACK TO BACK	PSF	POUNDS PER SQUARE FOOT	VERT	VERTICAL
				LLH	LONG LEG HORIZONTAL	PSI	POUNDS PER SQUARE INCH		
C	CAMBER, CHANNEL	FB	FLUSH BEAM	LLV	LONG LEG VERTICAL	PSL	PARALLEL STRAND LUMBER	W/	WITH
CA	CONCRETE (EXPANSION) ANCHOR	FD	FLOOR DRAIN	LOC	LOCATION, LOCATE	P-T	POINT, PRESSURE TREATED	W	WIDTH, WIDE FLANGE
CANTIL	CANTILEVER	LOCs	LOCATIONS	LONGIT	LONGITUDINAL	PT	POST-TENSIONED	WF	WIDE FLANGE
CAP	CAPACITY	LP	LOW POINT	L	LENGTH, ANGLE	PVC	POLYVINYL CHLORIDE	WD	WOOD
CC	CENTER-TO-CENTER	FF	FINISH FLOOR	LB, #	POUND			WHS	WELDED HEADED STUD
CDF	CONTROL DENSITY FILL	FIN	FINISH	LEV	LEVEL	R, RAD	RADIUS	WIJ	WOOD I-JOIST
CG	CENTER OF GRAVITY	FLR	FLOOR	LF	LINEAL FOOT	RD	ROOF DRAIN	W/O	WITHOUT
CIP	CAST-IN-PLACE	FLG	FLANGE	LL	LIVE LOAD	REBAR	REINFORCING STEEL BARS	WP	WORK POINT
CJ	CONTROL JOINT, CONSTRUCTION JOINT	FOS	FACE OF STUD	LLBB	LONG LEGS BACK TO BACK	REF	REFERENCE	WT	WEIGHT
CJP, CP	COMPLETE JOINT PENETRATION	FS	FAR SIDE	LLH	LONG LEG HORIZONTAL	REINF	REINFORCE, REINFORCING	WWR	WELDED WIRE REINFORCEMENT
CL	CENTERLINE	FT, '	FEET	LLV	LONG LEG VERTICAL	REM	REMAINDER		
CLR	CLEAR	FTG	FOOTING	LOC	LOCATION, LOCATE	REQD	REQUIRED		
CMU	CONCRETE MASONRY UNIT	FTGS	FOOTINGS	LOCs	LOCATIONS	RM BD	RIM BOARD		
COL	COLUMN			LONGIT	LONGITUDINAL	RTN	RETURN		
COLS	COLUMNS			LP	LOW POINT				
CONC	CONCRETE			LPT	LOW POINT				
CONN	CONNECTION			LSH	LONG SLOTTED HOLE				
CONST	CONSTRUCTION			LSL	LAMINATED STRAND LUMBER				
CONT	CONTINUE, CONTINUOUS			LVL	LAMINATED VENEER LUMBER				
CONTR	CONTRACTOR								
COORD	COORDINATE								
CRSI	CONCRETE REINFORCED STEEL INSTITUTE								
CTR	CENTER, CENTERED								
CU YD	CUBIC YARD								

SYMBOLS												
GENERAL SYMBOLS				CONCRETE SYMBOLS				STEEL SYMBOLS		CONNECTORS		
	GRID BUBBLE		DIRECTION OF DECK OR FLOOR		FOOTING TYPE	(SEE "TYPICAL STEEL FRAMING SYMBOLS" DETAIL FOR ADDITIONAL INFORMATION)			BEAM / GIRDER	<u>PLAN</u>	<u>SECTION</u>	
	GRID LINE		LIMIT OF DECK OR FLOOR		CONCRETE WALL IN SECTION				COLUMN STARTING AT THIS LEVEL	+		CONCRETE ANCHOR BOLT
	SOIL		CONTINUOUS DECK OR FLOOR		CONCRETE CURB / PARTIAL HEIGHT WALL				COLUMN BELOW THIS LEVEL	+		DRILLED IN CONCRETE ANCHOR
	GRAVEL		LIMIT OF DECK OR FLOOR		CONCRETE WALL BELOW THIS LEVEL				BEAM / COLUMN SPLICE	+		BOLT
			SLOPE		CONCRETE COLUMN IN SECTION				STEEL IN CROSS SECTION	+		NAIL
	OPENING IN FLOOR OR WALL		SURFACE - SLOPE UP		CONCRETE COLUMN BELOW THIS LEVEL				DIAGONAL BRACING			
	REFERENCE LINE, EXISTING OR ARCHITECTURAL ELEMENTS		SURFACE - SLOPE DOWN		EPOXY COATED REBAR							
	ELEVATION DATUM		SURFACE - SLOPE TWO WAYS									
	WORKPOINT		SURFACE - SLOPE TWO WAYS									
	DIRECTION OF FRAMING SPAN		SURFACE - STEPPED									
	LIMIT OF SPAN		SURFACE - STEPPED AND SLOPED									
	CONTINUOUS EXTENT		RAISED SLAB									
			CHANGE OF SLAB THICKNESS									
ABBREVIATIONS AND SYMBOLS												



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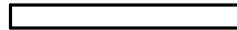
S21.01

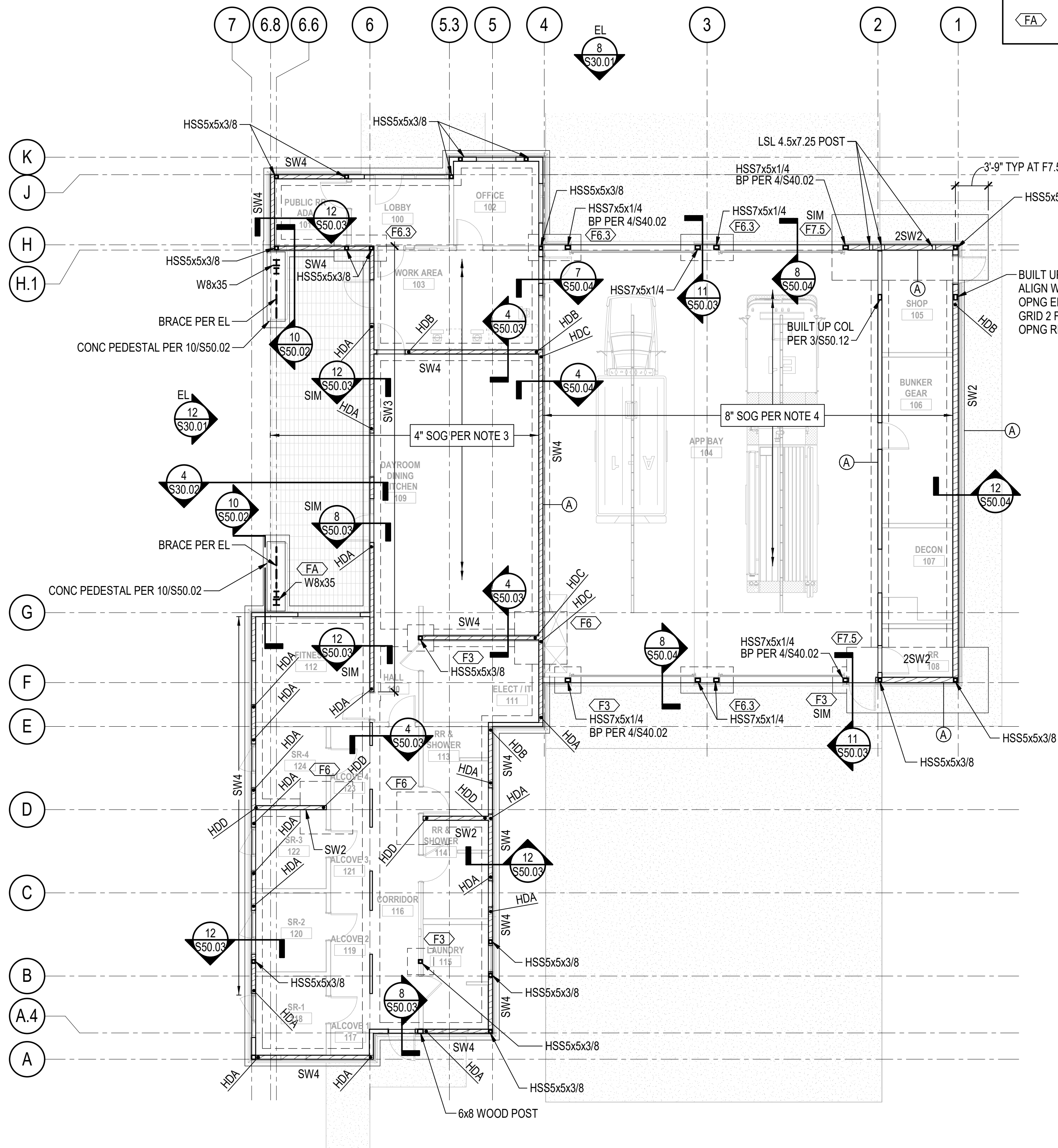
FOOTING SCHEDULE						
MARK	WIDTH	LENGTH	DEPTH	TOP REINFORCING	BOTTOM REINFORCING	REMARKS
F3	3'-0"	3'-0"	2'-0"	-	#5 @ 12" EW	-
F6	6'-0"	6'-0"	2'-0"	#6 @ 12" EW	#6 @ 12" OC	-
F6.3	3'-0"	6'-0"	2'-0"	-	#6 @ 12" EW	-
F7.5	7'-6"	PER PLAN	4'-0"	#6 @ 12" EW	#6 @ 12" OC	-
F10	3'-0"	11'-0"	2'-6"	#6 @ 12"EW	#6 @ 12" EW	AT SIM CONDITION LENGTH IS EXTEND
FA	3'-6"	PER PLAN	1'-6"	-	#6 @ 12" OC EW	SEE 10/S50.02 FOR ADDITIOANL INFMATION

NOTES:

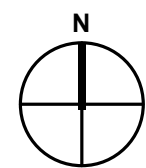
1. SEE \$00.01 THROUGH \$00.02 FOR GENERAL STRUCTURAL NOTES.
2. SEE \$00.05 FOR ABBREVIATIONS AND SYMBOLS.
3. SLAB-ON-GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH #4 @ 12" OC EACH WAY LOCATED AT MID DEPTH OF THE SLAB.
4. VEHICLE BAY SLAB-ON-GRADE (SHOWN SHADED) SHALL BE 8" THICK CONCRETE REINFORCED WITH #5 @ 12" EACH WAY AT MID-DEPTH OF THE SLAB. LAP REINFORCING PER 12/\$0.01. INSTALL MOISTURE BARRIER BELOW THE SLAB AT INTERIOR SPACES OVER FREE DRAINING GRANULAR FILL PER THE GEOTECHNICAL REPORT.
5. TOPS OF ALL EXTERIOR FOOTING SHALL BE AT ELEVATION -1'-6" TYPICAL. TOPS OF ALL INTERIOR FOOTING SHALL BE AT -0'-10" TYPICAL UNO. CONTRACTOR SHALL COORDINATE WITH FINAL GRADES AND MAINTAIN MINIMUM DEPTH OF FOOTING SHOWN ON THE DRAWINGS.
6. STUD WALLS SHALL BE 2x6 @ 16" OC UNO. WHERE EXTERIOR AND INTERIOR WALL HEIGHT EXCEEDS 16'-0" PROVIDE 1 1/2" x 1/4 LVL STUDS @ 12" OC. SEE ARCHITECTURAL FOR WALL TYPES. SEE 20/\$50.10 FOR SPECIAL STUD REQUIREMENTS AT HEAVILY NAILED SHEAR WALLS.
7. WHERE SHEAR WALLS INTERSECT, SEE 8/\$50.10 FOR REQUIREMENTS.
8. POSTS OR JAMB STUDS SUPPORTING BEAMS ABOVE SHALL BE (2) STUDS, UNO.
9. AT PLYWOOD SHEAR WALLS, CONTRACTOR SHALL EXTEND SHEATHING TO ACHIEVE FULL COVERAGE OF ENTIRE WALL TO AVOID CONFLICTS BETWEEN VARYING PLYWOOD AND GWB THICKNESS.
10. SEE ARCHITECTURAL FOR SLAB DEPRESSIONS AND SLOPE REQUIREMENTS. SEE 12/\$50.02. PROVIDE CONSTRUCTION JOINTS PER 4/\$50.02 AND 8/\$50.02.
11. POSTS OR STUDS BY HOLDOWN SHALL BE PER 20/\$50.11 UNLESS LARGER SIZE IS NOTED ON PLANS.
12. ALL EXTERIOR WALLS SHALL BE SHEATHED AND CONSTRUCTED PER SW6 OF 20/\$50.10 UNO.

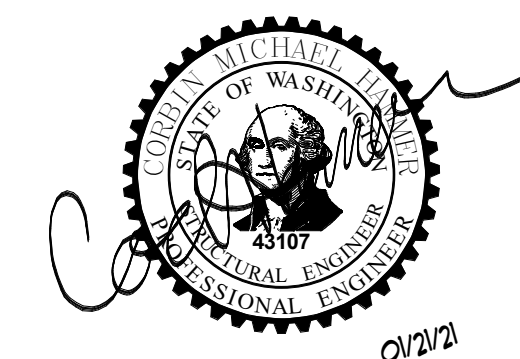
LEGEND

	FOOTPRINT MARK FOR FOOTING SCHEDULE TOP OF FOOTING ELEVATION
	WOOD POST OR COLUMN THIS LEVEL
	SHEAR WALL THIS LEVEL PER SCHEDULE 20/S50.10
	STRUCTURAL WOOD WALL THIS LEVEL
	STUD WALL TYPE PER SCHEDULE
	MULTI-STUD POST WITH " X " STUDS
	HOLDOWN PER SCHEDULE 20/S50.11, TYPICAL HOLDOWN BY SIMPSON STRONG-TIE WITH 5/8" DIA THREADED ROD EMBEDDED INTO BASEMENT WALL BELOW
	FOOTING ELEVATION STEP HIGH [H] AND LOW [L]



FOUNDATION AND FIRST FLOOR PLAN
1/8" = 1'-0"

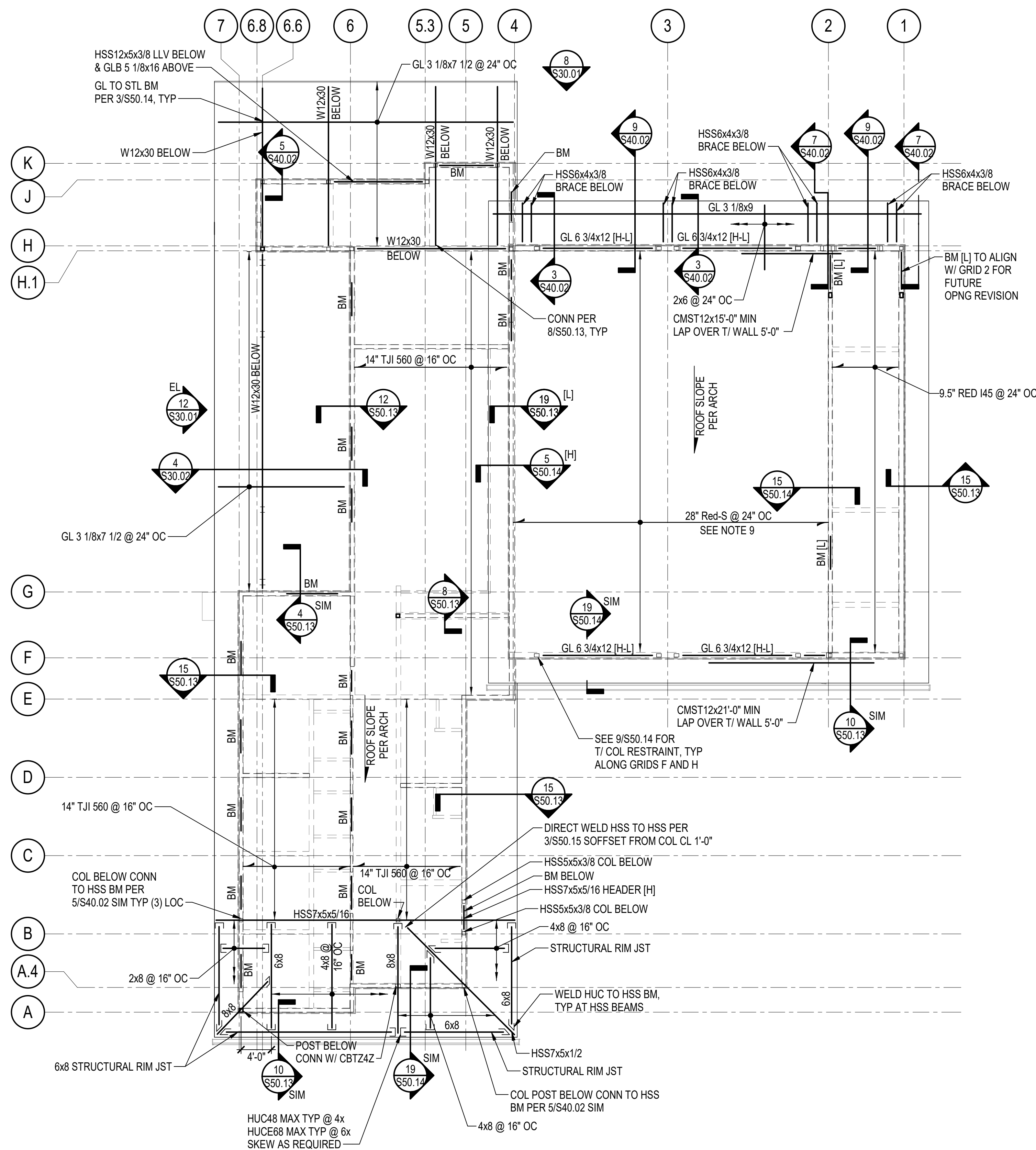




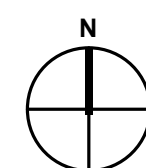
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S21.02

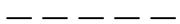


ROOF FRAMING PLAN
1/8" = 1'-0"



10. SEE SHEET S50.14 FOR BLOCKING AT ROOF ANCHORS AND FOR MECHANICAL UNIT SUPPORT.

LEGEND

- | | |
|---|---|
|  | WOOD POST BELOW |
|  | WALL BELOW THIS LEVEL |
|  | SPAN DIRECTION OF FRAMING MEMBERS |
|  | ROOF SLOPE |
|  | 6x12 HEADER, TYP PROVIDE 7.25x11.875
LVL HEADER IN 7.25x WALLS |



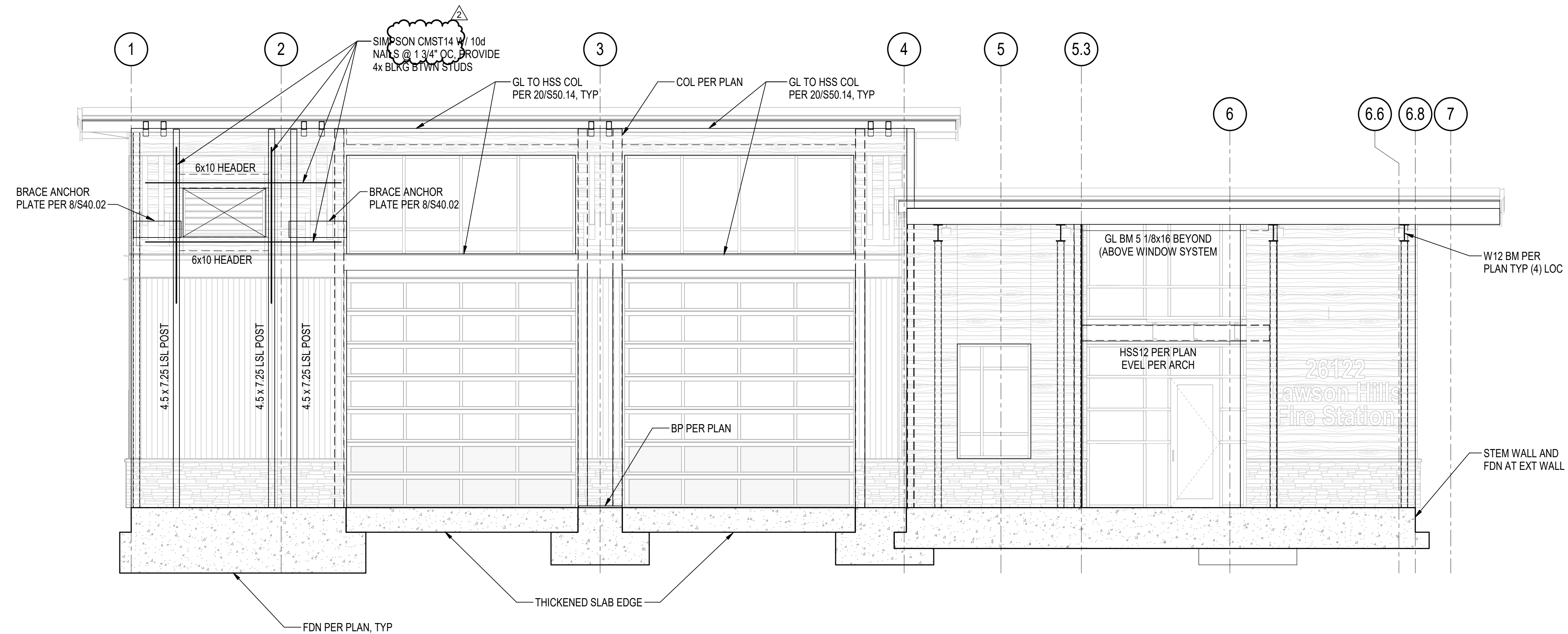
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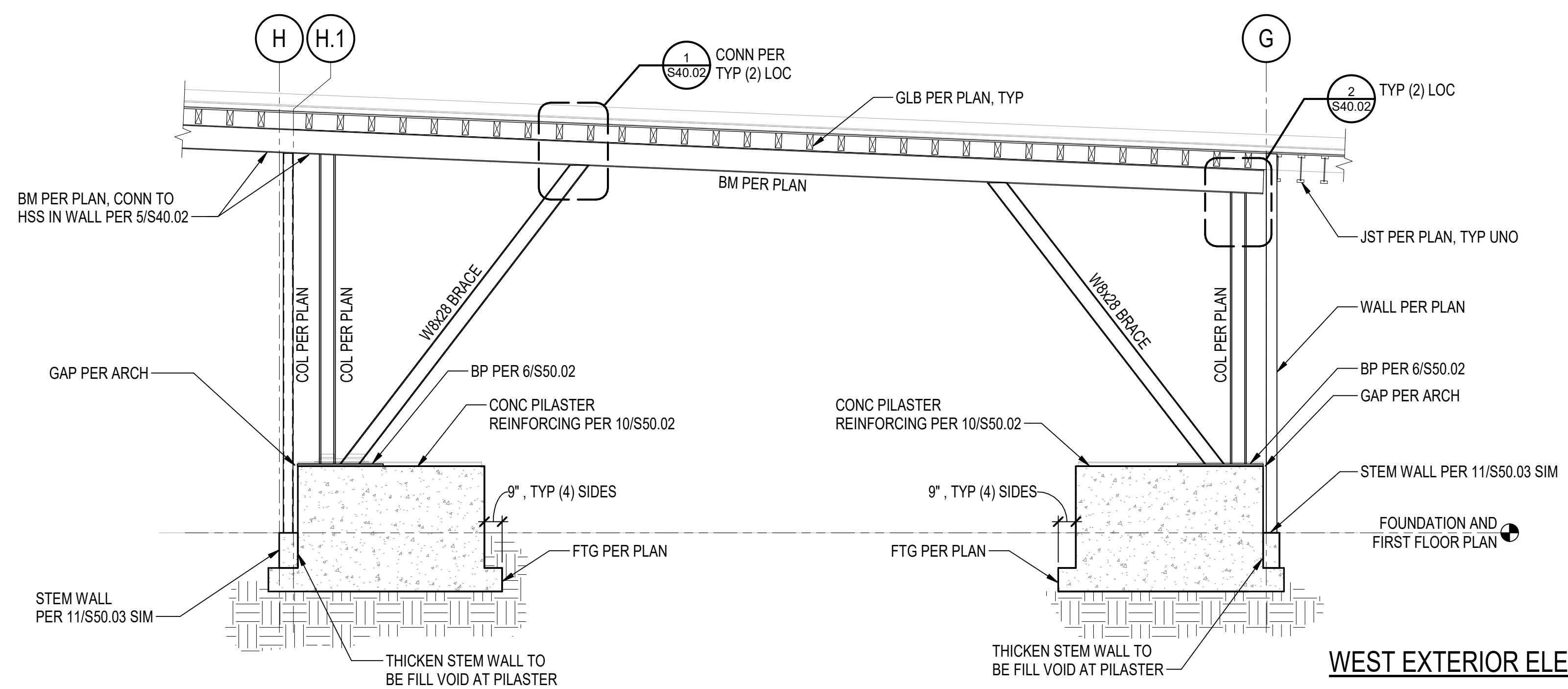
ELEVATIONS

SHEET #

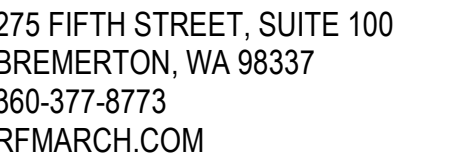
S30.01



NORTH EXTERIOR ELEVATION 8
1/4" = 1'-0"



WEST EXTERIOR ELEVATION 12
1/4" = 1'-0"



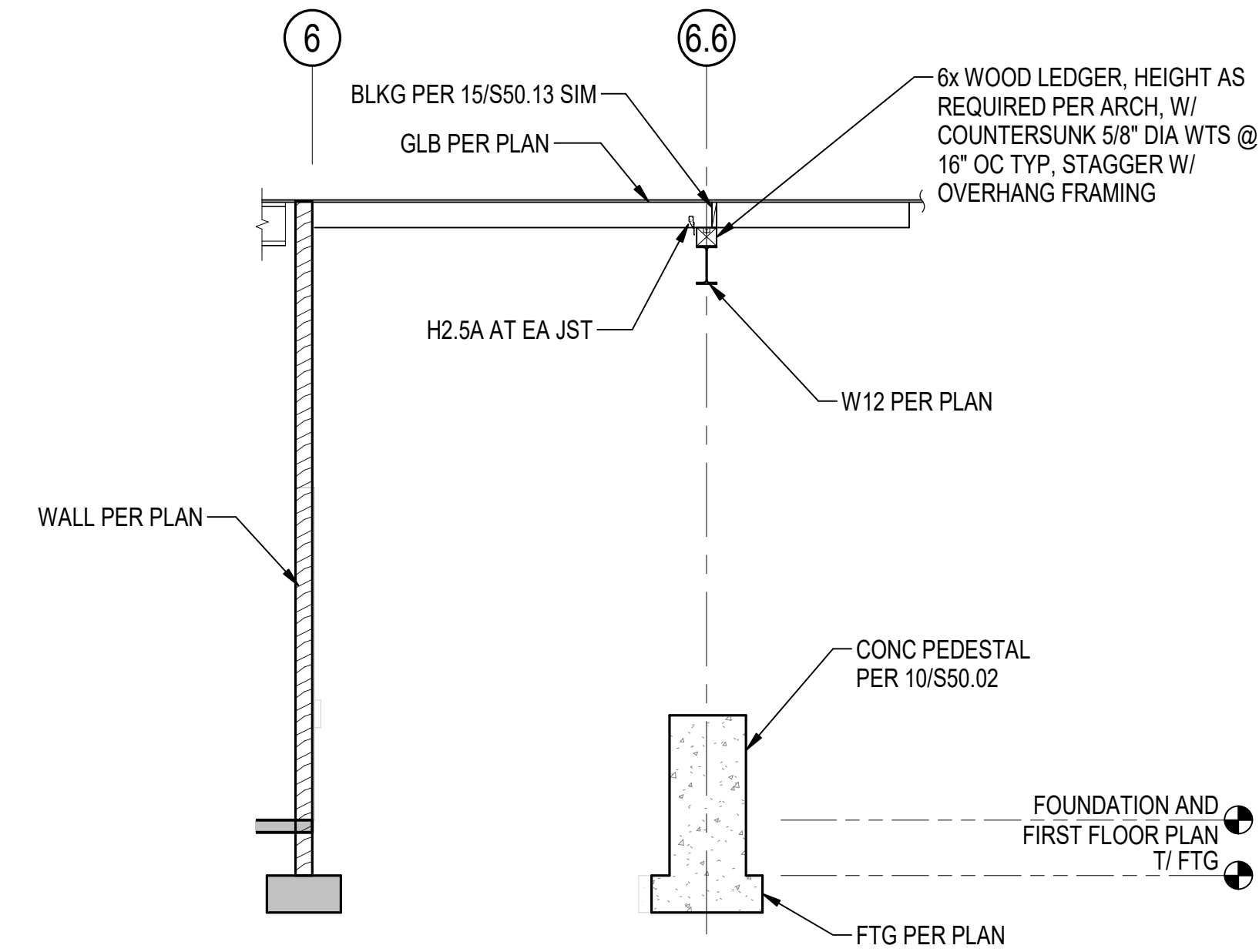
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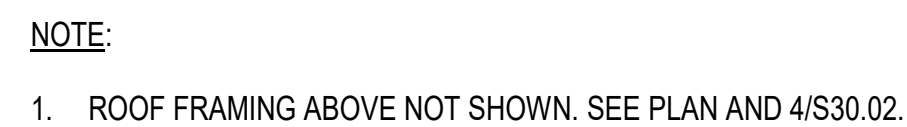
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ELEVATIONS

SHEET #
S30.02



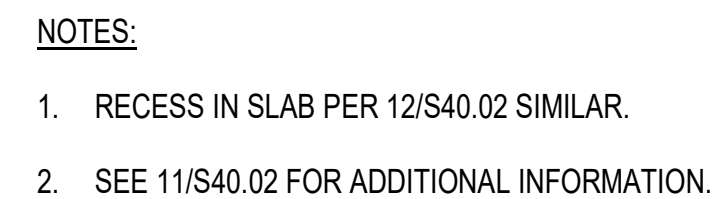
SECTION AT PATIO $\frac{1}{4}" = 1'-0"$ **4**



NOTE:

1. ROOF FRAMING ABOVE NOT SHOWN. SEE PLAN AND 4/S30.02

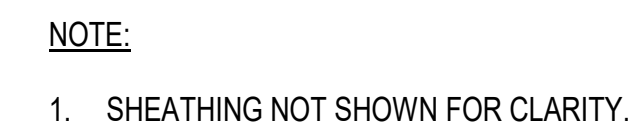
APPARATUS BAY BRACE 3



NOTES:

1. SEE 10/S50.11 FOR WOOD STUD TO COLUMN CONNECTIONS.
2. WOOD TOP PLATE NOT SHOWN.

ANCHOR PLATE ELEVATION 6
3/4" = 1'-0"



APPARATUS BAY BETWEEN BRACES $\frac{1}{2}'' = 1'-0''$ 9



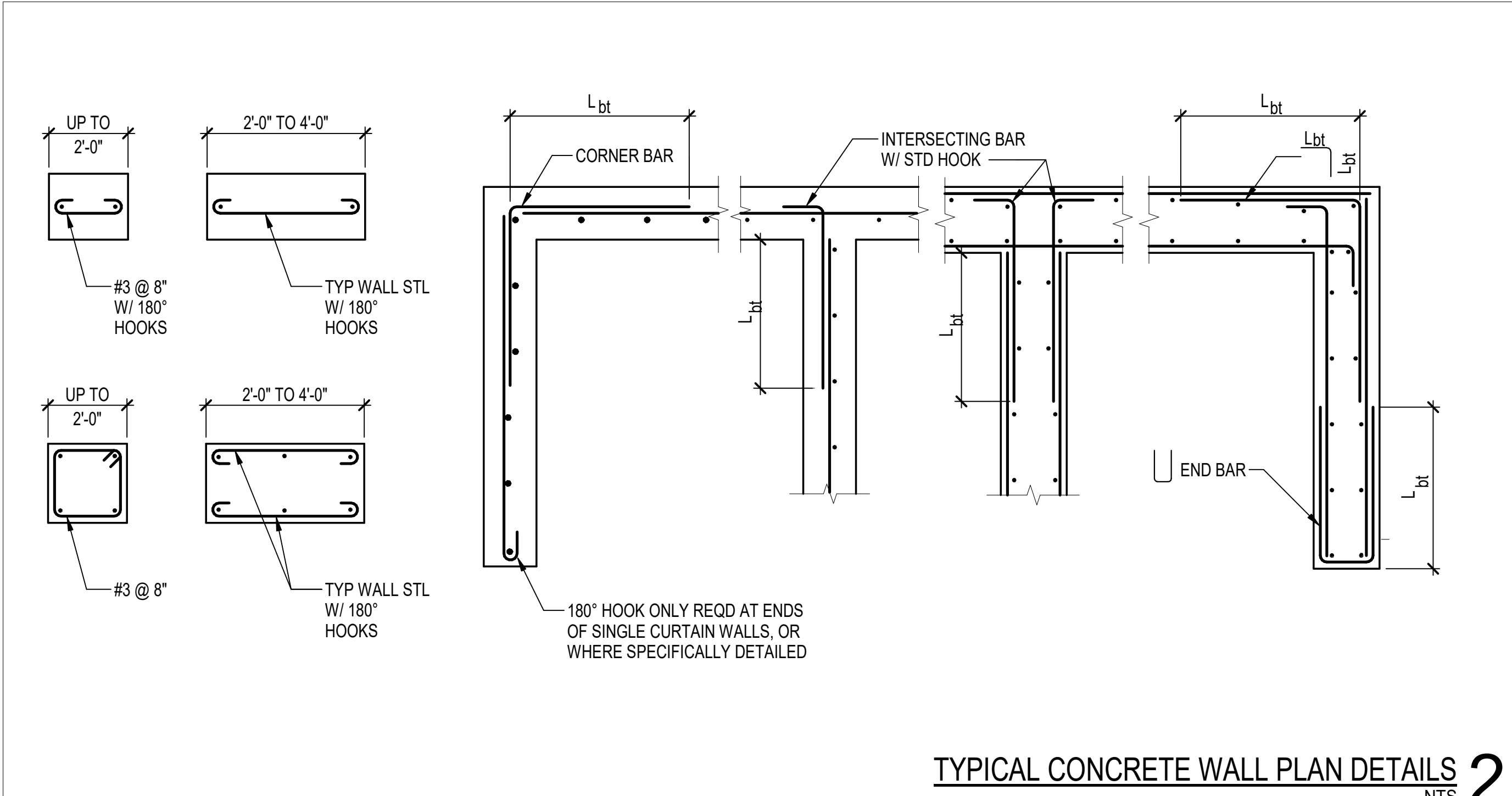
CANOPY COLUMN BASE PLATE 11
1" = 1'-0"



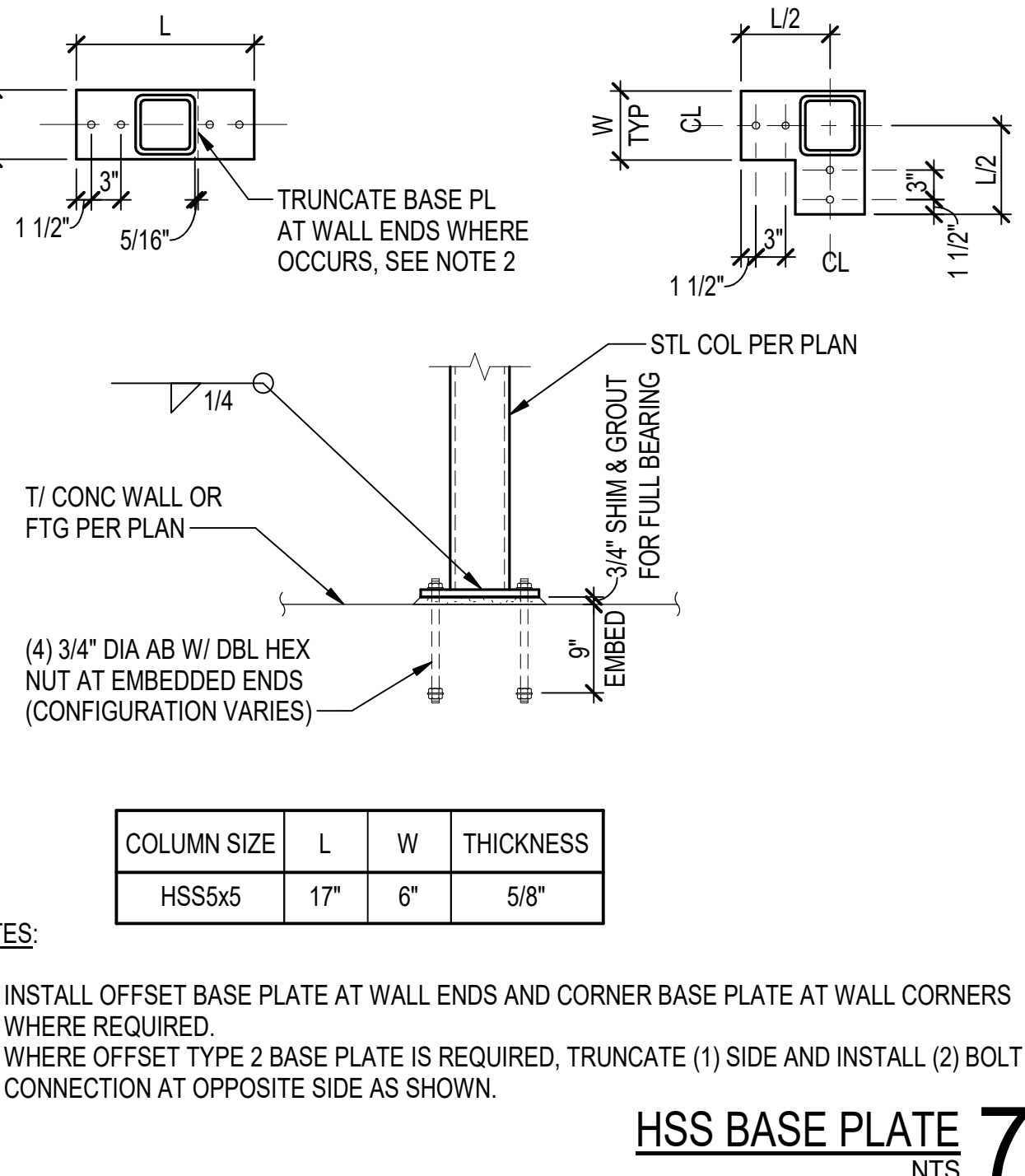
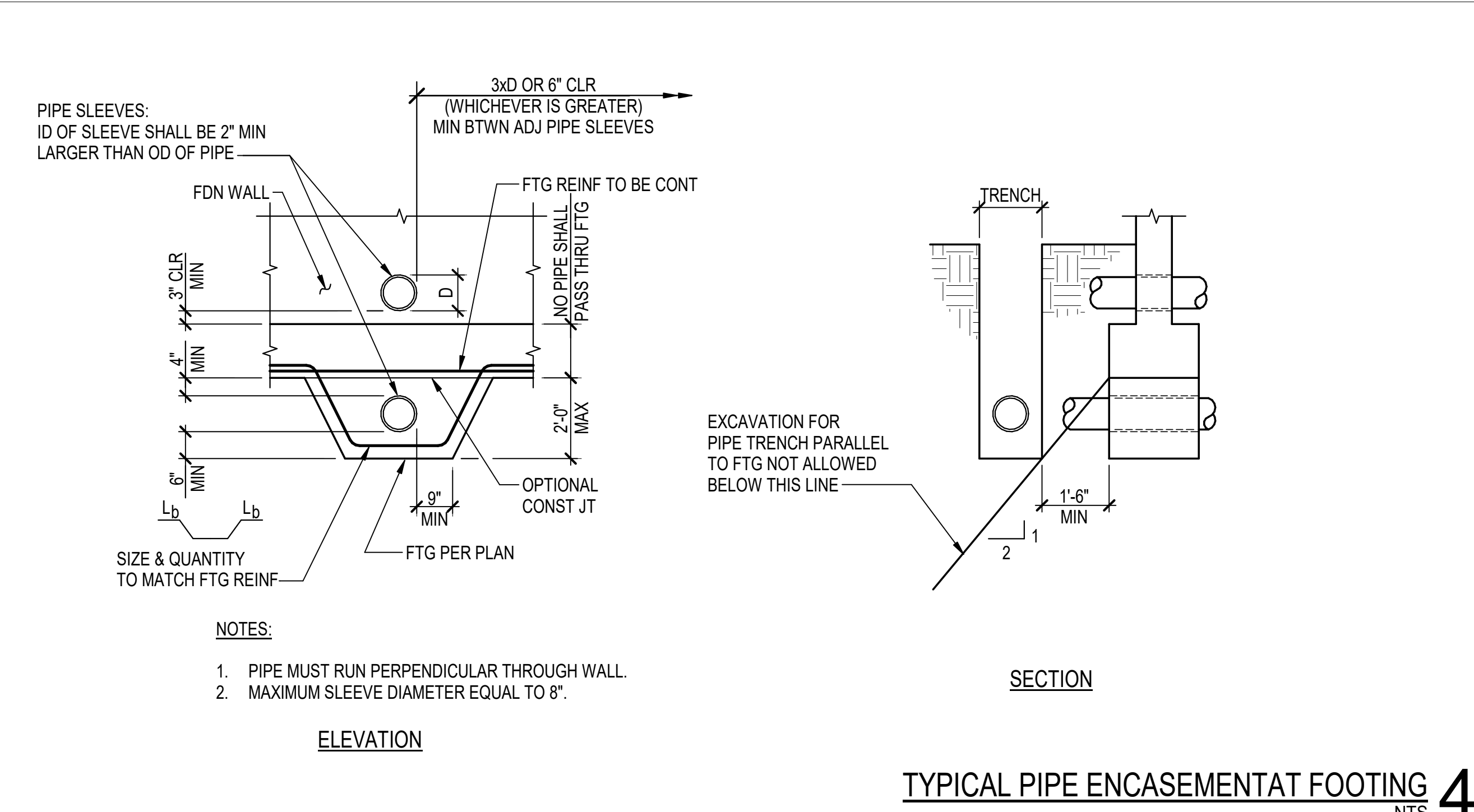


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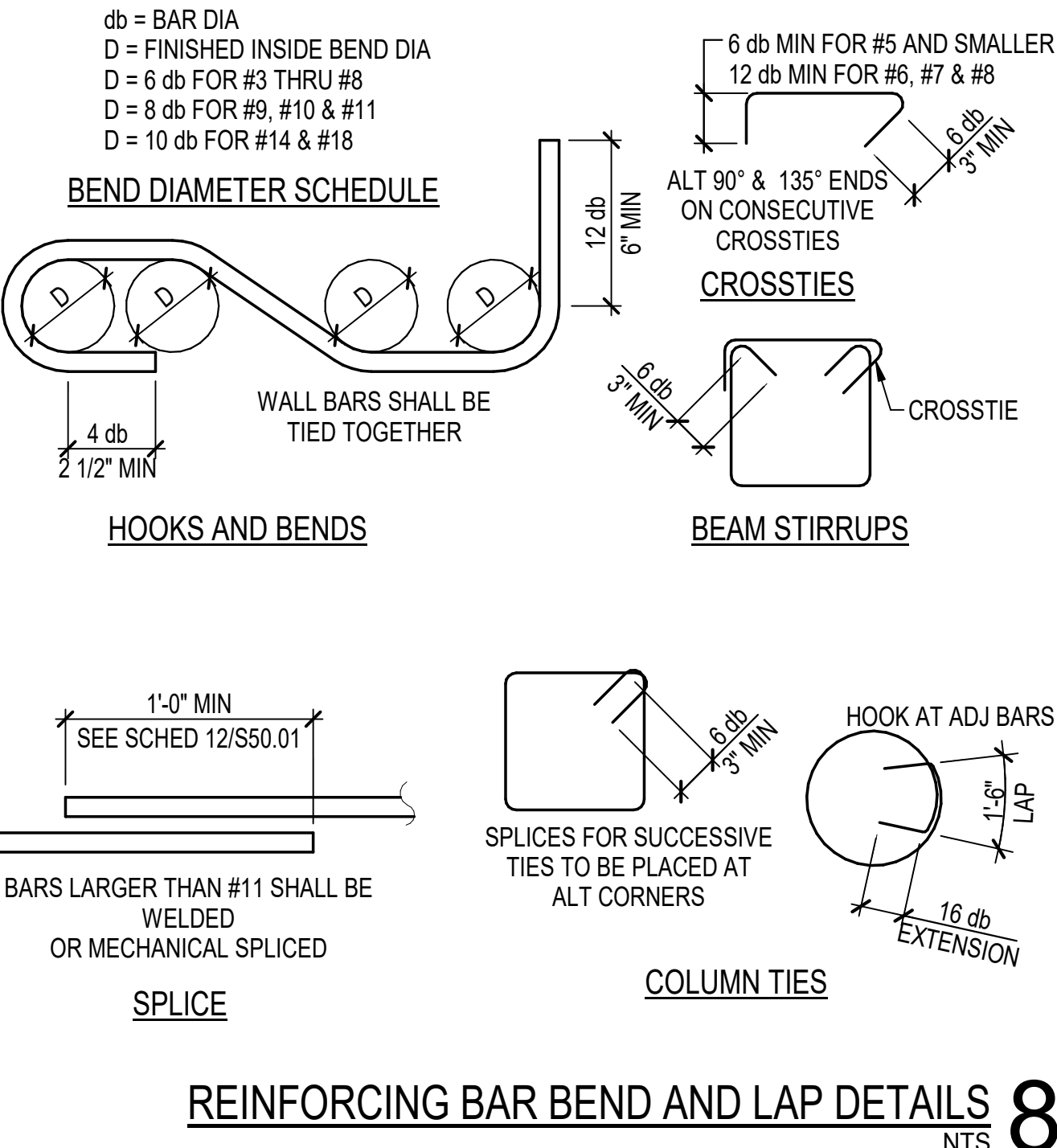
PROJECT #	262019.084
PERMIT SET	
ISSUE DATE	JANUARY 21, 2021
REVISION SCHEDULE	



BASE PLATE SCHEDULE									
MARK	PLATE						ANCHOR RODS		
	LENGTH L (IN)	WIDTH W (IN)	THICK T (IN)	GRADE (KSI)	WELD A (IN)	WELD B (IN)	DIAMETER DIA (IN)	EMBED E (IN)	GRADE (KSI)
BP-A1	24	14	1/2	50	5/16	5/16	3/4	16	36
-	-	-	-	-	-	-	-	-	-



COLUMN SIZE	L	W	THICKNESS
HSS5x5	17"	6"	5/8"



I MINIMUM STRAIGHT DEVELOPMENT LENGTH (L _{dt})			
f _c = 4,000 to 5,000 PSI			
BAR SIZE	TOP BARS	OTHER BARS	
# 3	19"	15"	
# 4	25"	19"	
# 5	31"	24"	
# 6	37"	29"	
# 7	54"	42"	
# 8	62"	48"	
# 9	70"	54"	
# 10	79"	61"	
# 11	87"	67"	

TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

IF CLEAR CONCRETE COVER IS LESS THAN 1x THE DIAMETER OF THE BAR OR THE CENTER-TO-CENTER SPACING IS LESS THAN (3) BAR DIAMETERS, THEN VALUES SHALL BE INCREASED BY 50%.

II MINIMUM LAP SPICE LENGTHS (L _{db}) (CLASS B)			
f _c = 4,000 to 5,000 PSI			
BAR SIZE	TOP BARS	OTHER BARS	
# 3	25"	19"	
# 4	33"	25"	
# 5	40"	31"	
# 6	48"	37"	
# 7	71"	54"	
# 8	81"	62"	
# 9	91"	70"	
# 10	103"	79"	
# 11	114"	87"	

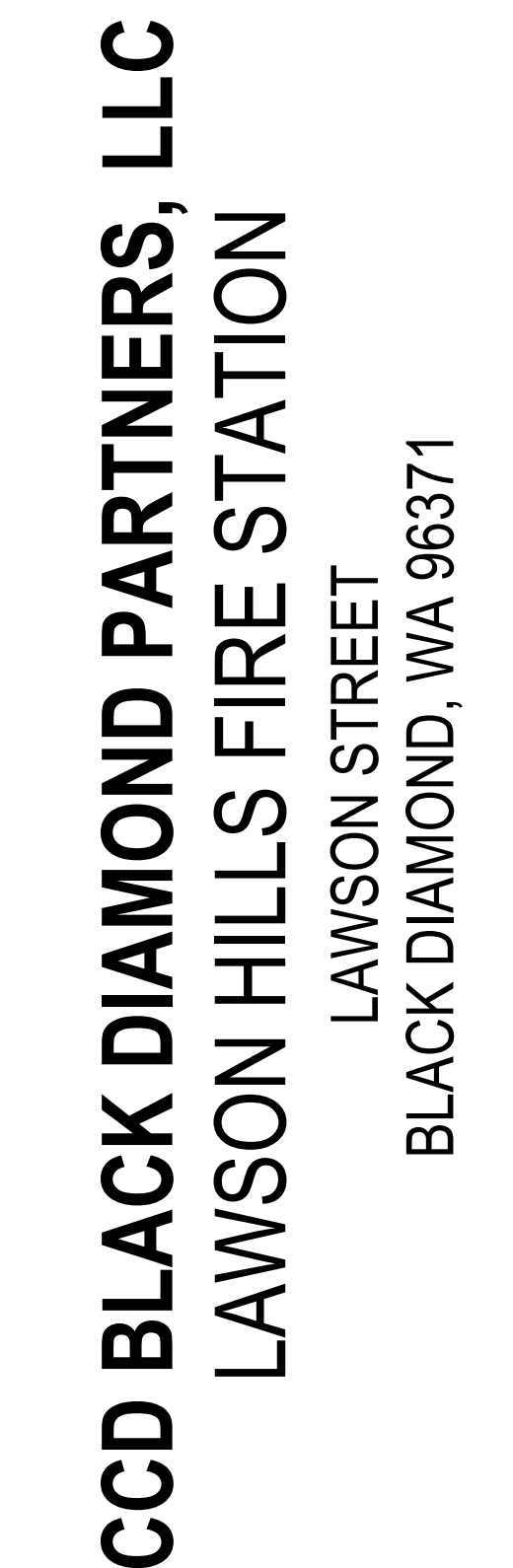
TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

IF CLEAR CONCRETE COVER IS LESS THAN 1x THE DIAMETER OF THE BAR OR THE CENTER-TO-CENTER SPACING IS LESS THAN (3) BAR DIAMETERS, THEN VALUES SHALL BE INCREASED BY 50%.

III MINIMUM EMBEDMENT LENGTHS (L _{dh}) FOR STANDARD END HOOKS		
A. FOR GENERAL USES:		
BAR SIZE	f _c = 4,000 to 5,000 PSI	
# 3	6"	
# 4	7"	
# 5	9"	
# 6	10"	
# 7	12"	
# 8	14"	
# 9	15"	
# 10	17"	
# 11	19"	

1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2 1/2".

2. END COVER FOR 90 DEGREE HOOKS MUST BE EQUAL TO OR GREATER THAN 2".



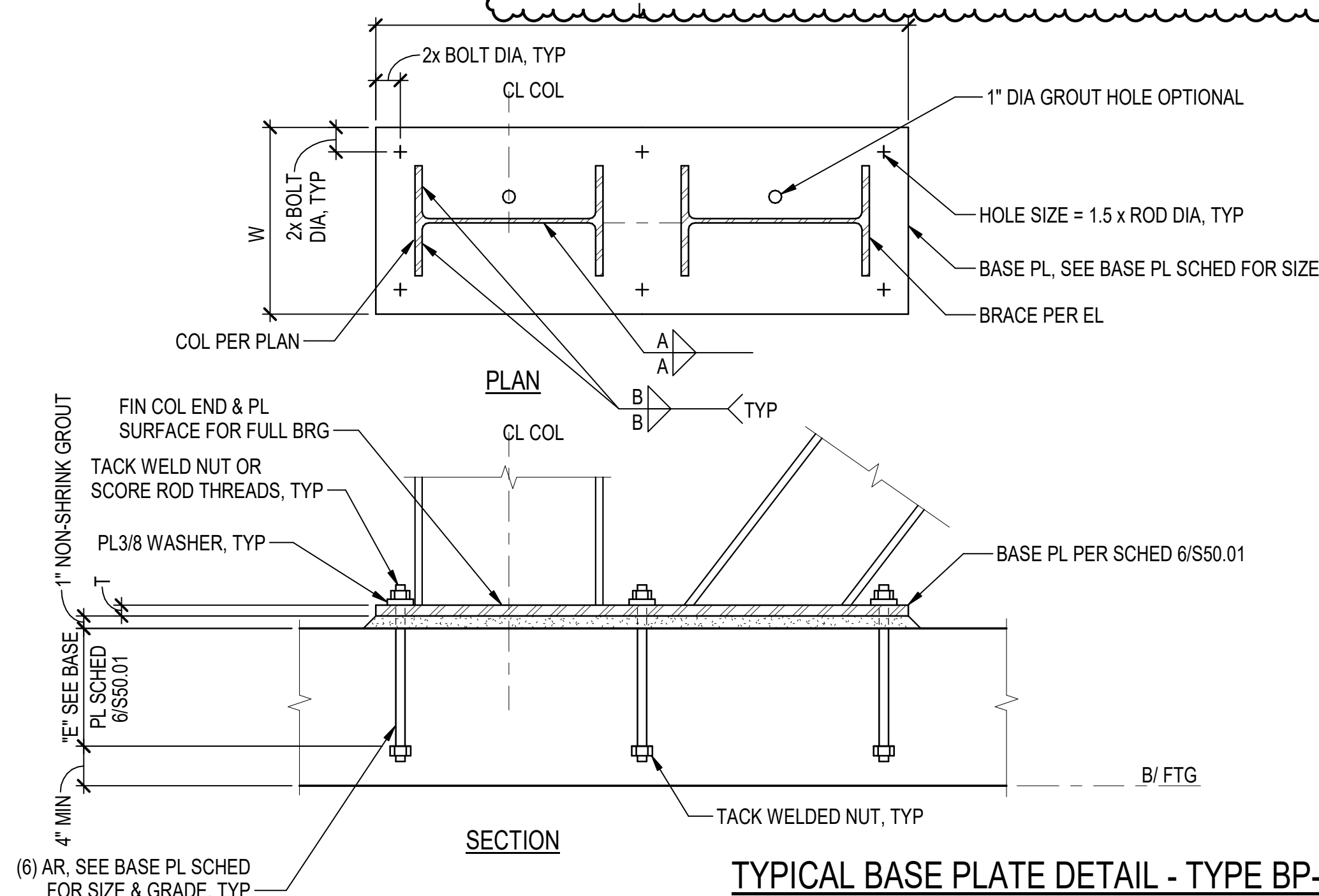
EXTRACTOR PAD 2
NTS



TYPICAL SLAB ON GRADE JOINT DETAILS 4

NOTES:

1. CONSTRUCTION JOINT MAY BE USED AT ANY CONTROL JOINT SHOWN ON PLANS AT CONTRACTORS OPTION.
2. REFER TO PLANS FOR SLAB THICKNESS AND REINFORCING.
3. CONTROL JOINTS TO BE SPACED AT 15'-0" ON CENTER MAXIMUM, EACH WAY. RATIO OF DISTANCE BETWEEN CONTROL JOINTS IN EACH DIRECTION FOR A SLAB PANEL SHALL NOT EXCEED 1.5. CONSTRUCTION JOINTS PER THIS DETAIL SHALL BE CONSIDERED AS CONTROL JOINTS FOR CONTROL JOINT SPACING REQUIREMENTS.



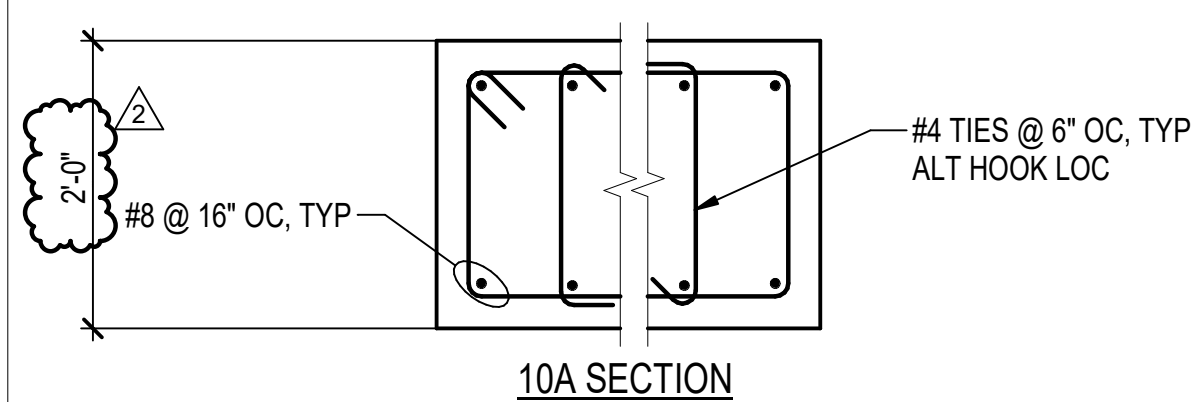
TYPICAL BASE PLATE DETAIL - TYPE BP-A **6**
NTS



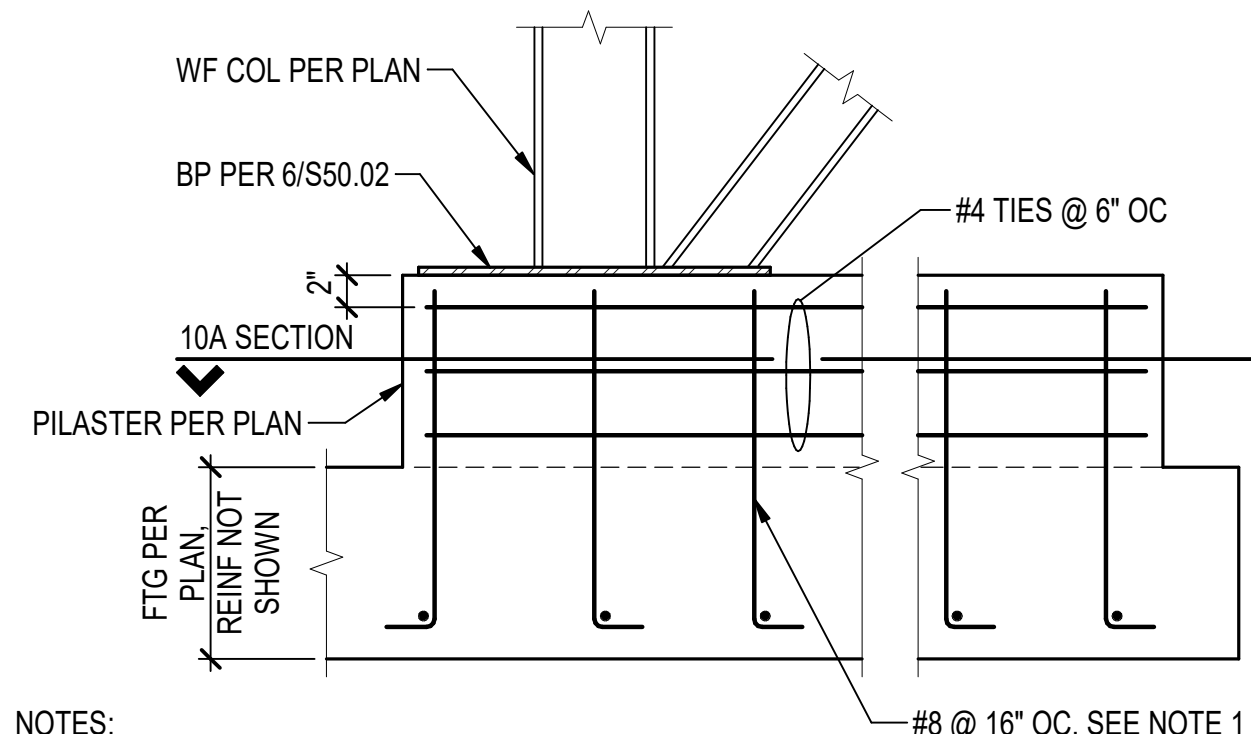
NOTES:

1. CONSTRUCTION JOINT MAY BE USED AT ANY CONTROL JOINT SHOWN ON PLANS AT CONTRACTORS OPTION.
2. REFER TO PLANS FOR SLAB THICKNESS AND REINFORCING.
3. CONTROL JOINTS TO BE SPACED AT 20'-0" ON CENTER MAXIMUM, EACH WAY. RATIO OF DISTANCE BETWEEN CONTROL JOINTS IN EACH DIRECTION FOR A SLAB PANEL SHALL NOT EXCEED 1.5. CONSTRUCTION JOINTS PER THIS DETAIL SHALL BE CONSIDERED AS CONTROL JOINTS FOR CONTROL JOINT SPACING REQUIREMENTS.

APPARATUS BAY SLAB ON GRADE JOINT DETAILS **8**
NTS



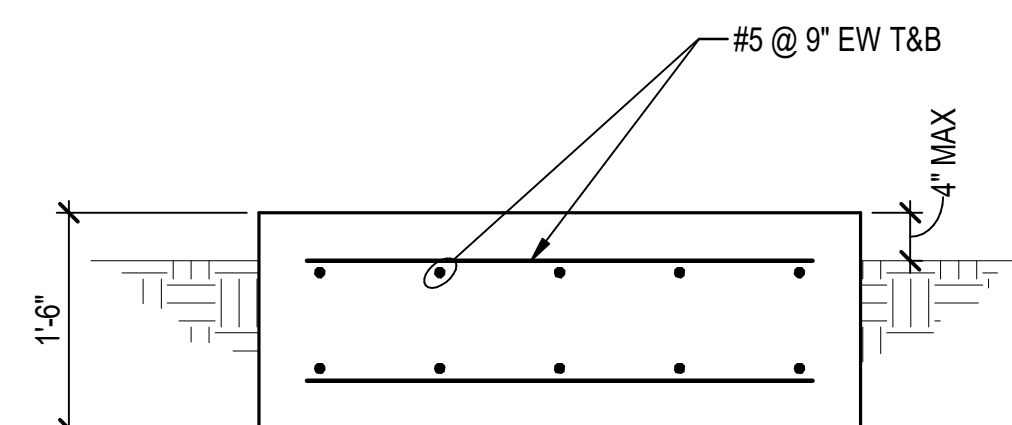
10A SECTION



NOTES:

1. NUMBER OF #8 BARS VARIES. REFERENCE ARCHITECT FOR REQUIRED LENGTH OF PILASTER.
2. CROSSTIES SHALL HAVE A 135° HOOK AT ONE END AND A 90° HOOK AT THE OTHER END.

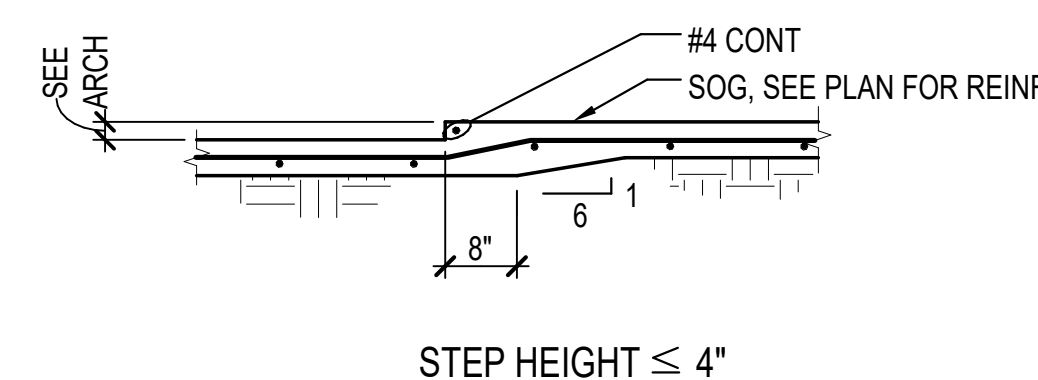
PILASTER DETAIL 10



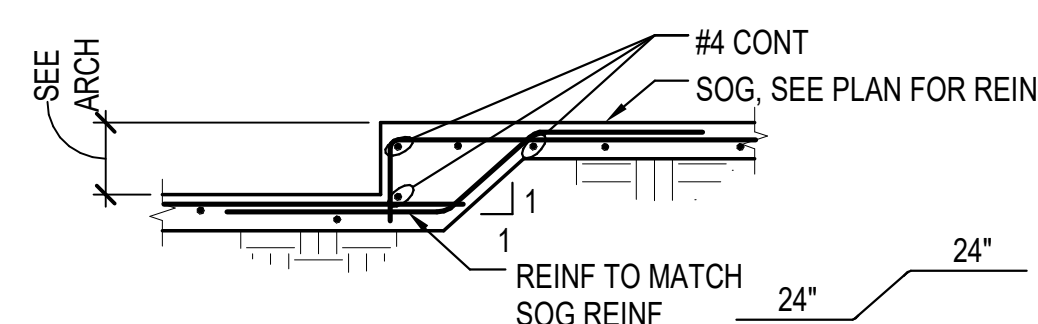
NOTES:

1. LOCATION AND SIZE PER MECHANICAL AND CIVIL.
2. GENERATOR ANCHORS SHALL BE DEFERRED SUBMITTAL

GENERATOR PAD 11
NTS



STEP HEIGHT $\leq 4"$

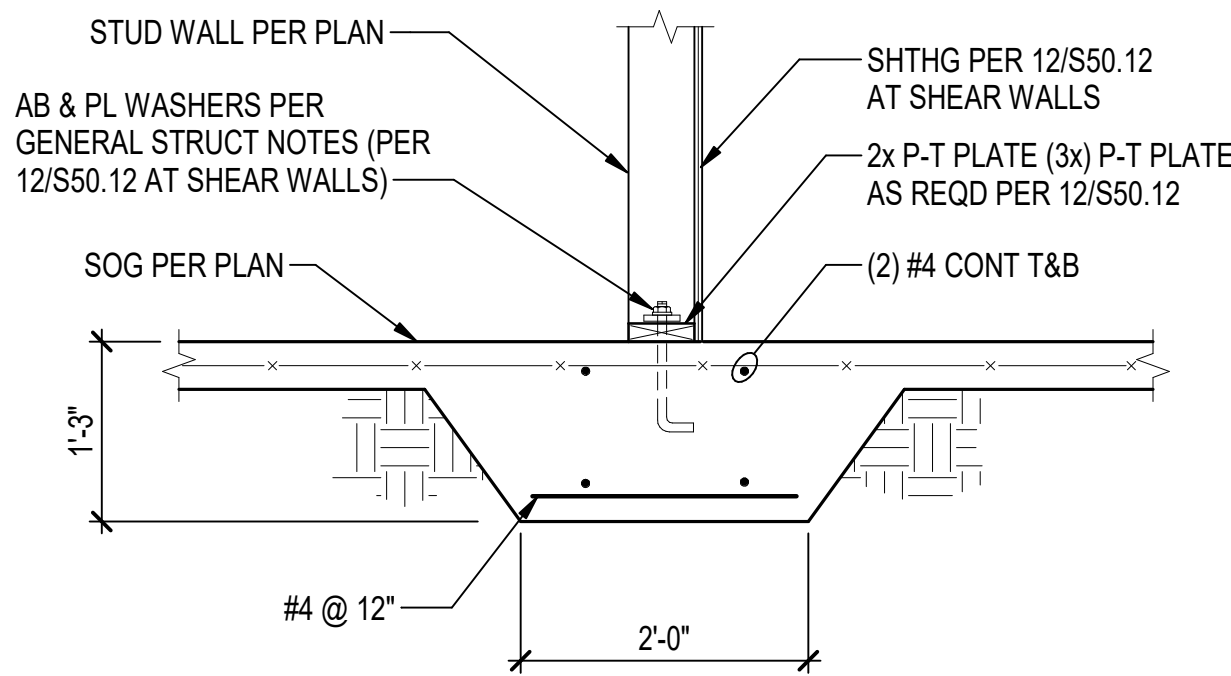


4" ≤ STEP HEIGHT ≤ 1'-0"

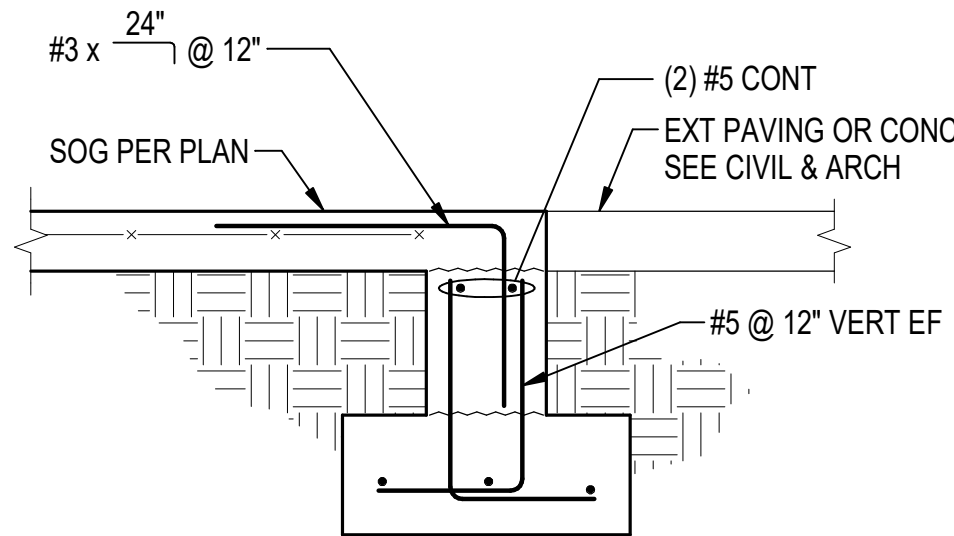
TYPICAL SLAB ON GRADE STEP DETAILS 12



CCD BLACK DIAMOND PARTNERS, LLC
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LAWSON STREET
BLACK DIAMOND, WA 96371

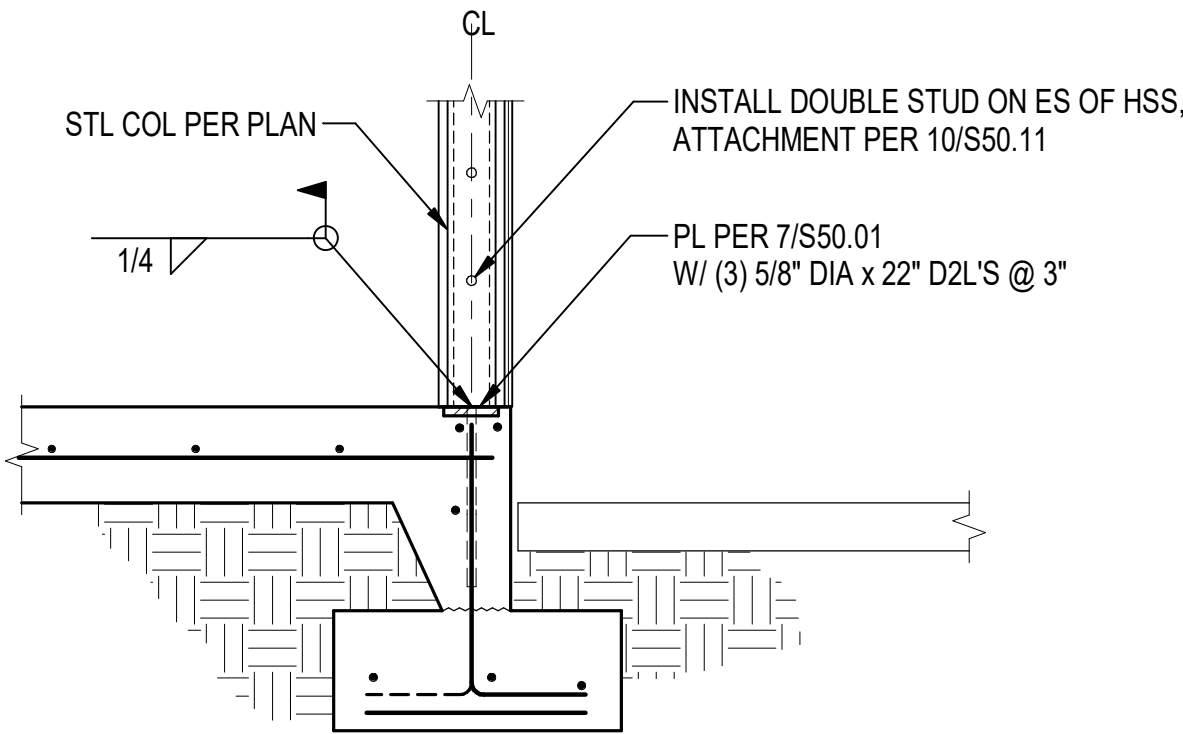


TYPICAL INTERIOR FOOTING 4
3/4" = 1'-0"



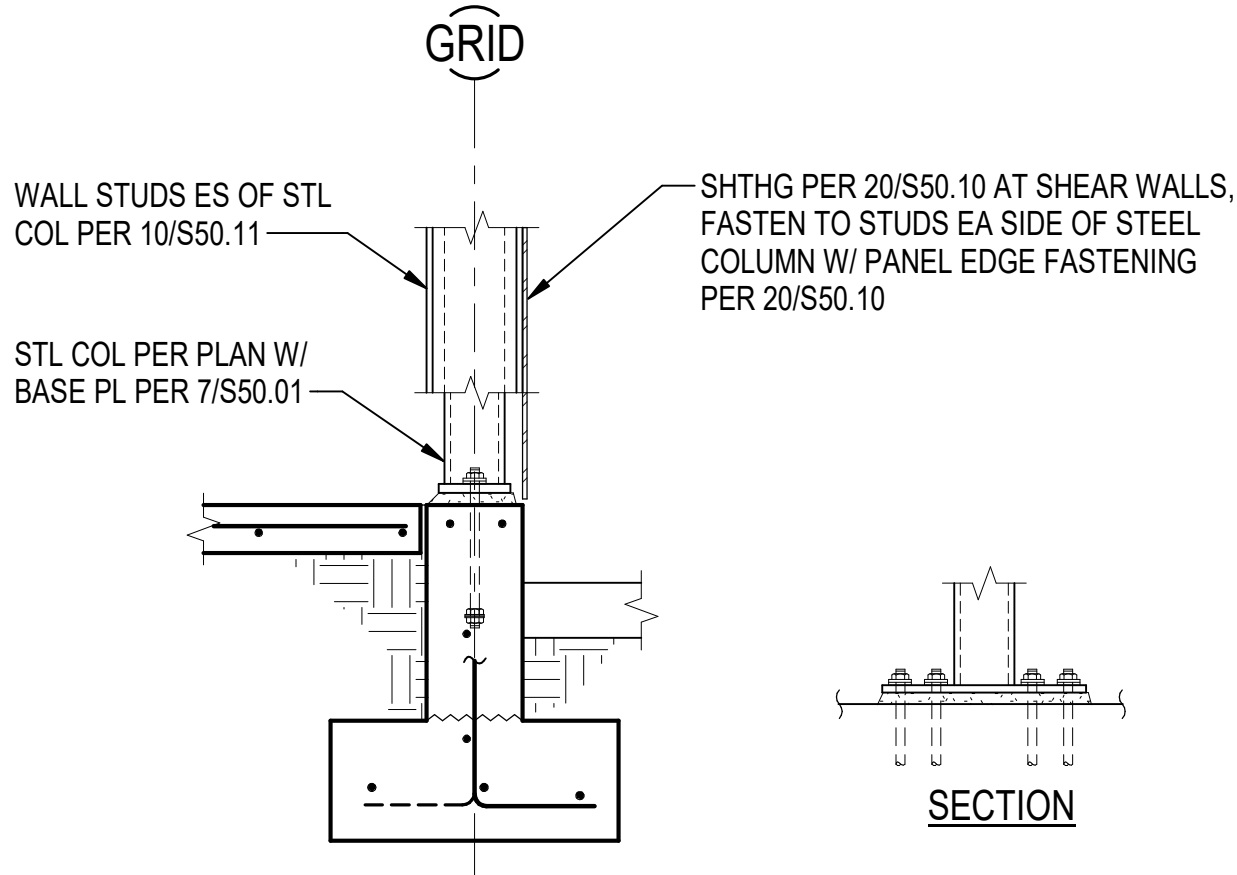
- NOTES:**
- SEE 12/S50.03 FOR CALL-OUTS IN COMMON.
 - REFER TO ARCHITECTURAL FOR ADDITIONAL INFORMATION.
 - AT SIMILAR CONDITION SOG CONTINUES IN LIEU OF PAVING.

FOOTING AT DOORWAYS 8
3/4" = 1'-0"



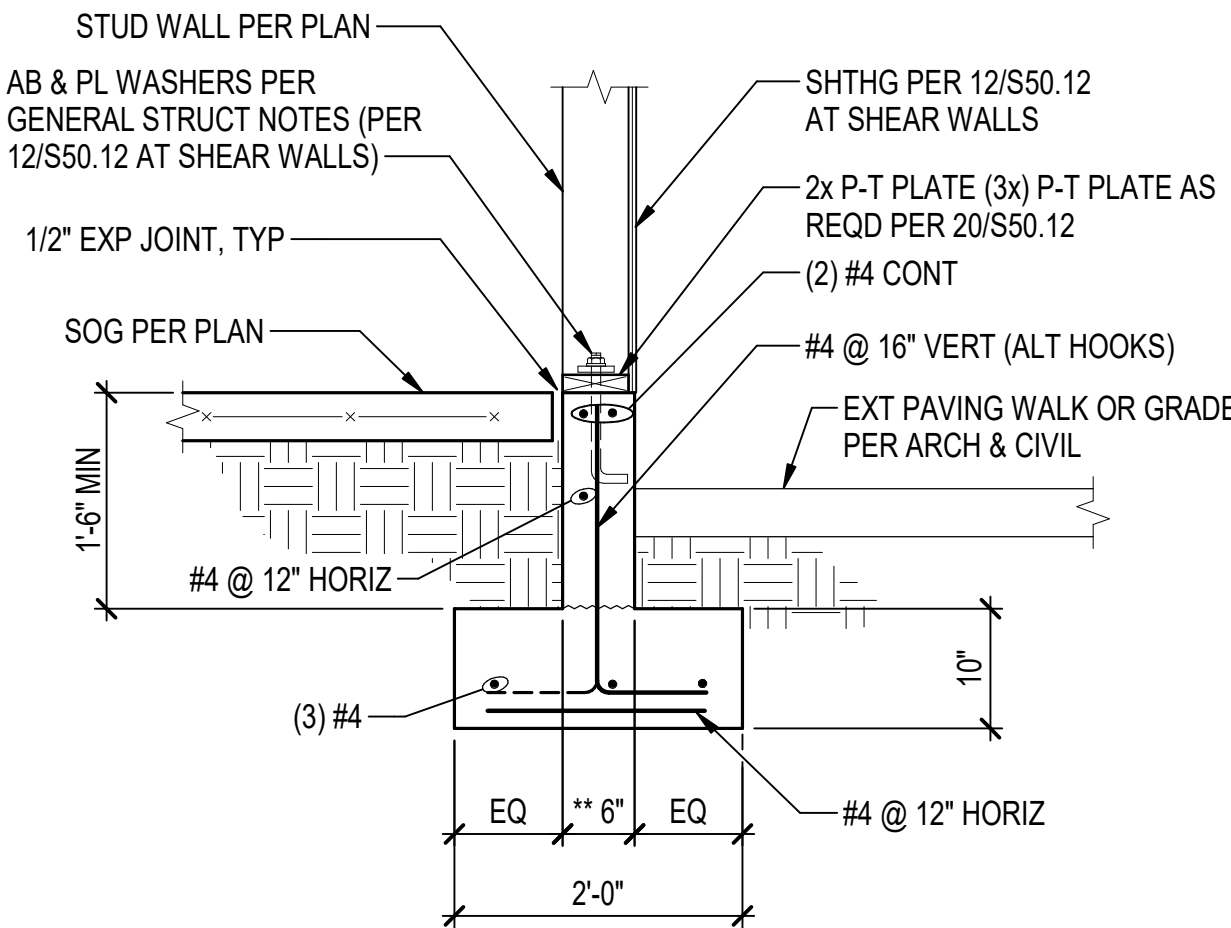
- NOTE:**
- SEE 12/S50.03 FOR ADDITIONAL INFORMATION NOT SHOWN.

FOOTING WITH STEEL COLUMN 10
3/4" = 1'-0"



- NOTE:**
- SEE 12/S50.03 FOR ADDITIONAL INFORMATION NOT SHOWN.

EXTERIOR STEM WALL AT STEEL COLUMN 11
3/4" = 1'-0"

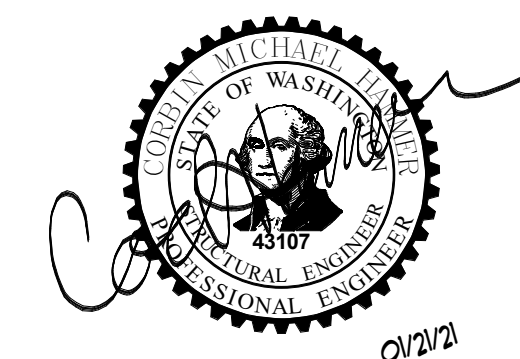


- NOTES:**
- ** STEM WALL SHALL BE 9" THICK AT 2x8 WALLS.
 - AT SIMILAR CONDITION SOG CONTINUES IN LIEU OF PAVING.

TYPICAL EXTERIOR FOOTING 12
3/4" = 1'-0"

PROJECT #	262019.084
PERMIT SET	
ISSUE DATE	JANUARY 21, 2021
REVISION SCHEDULE	

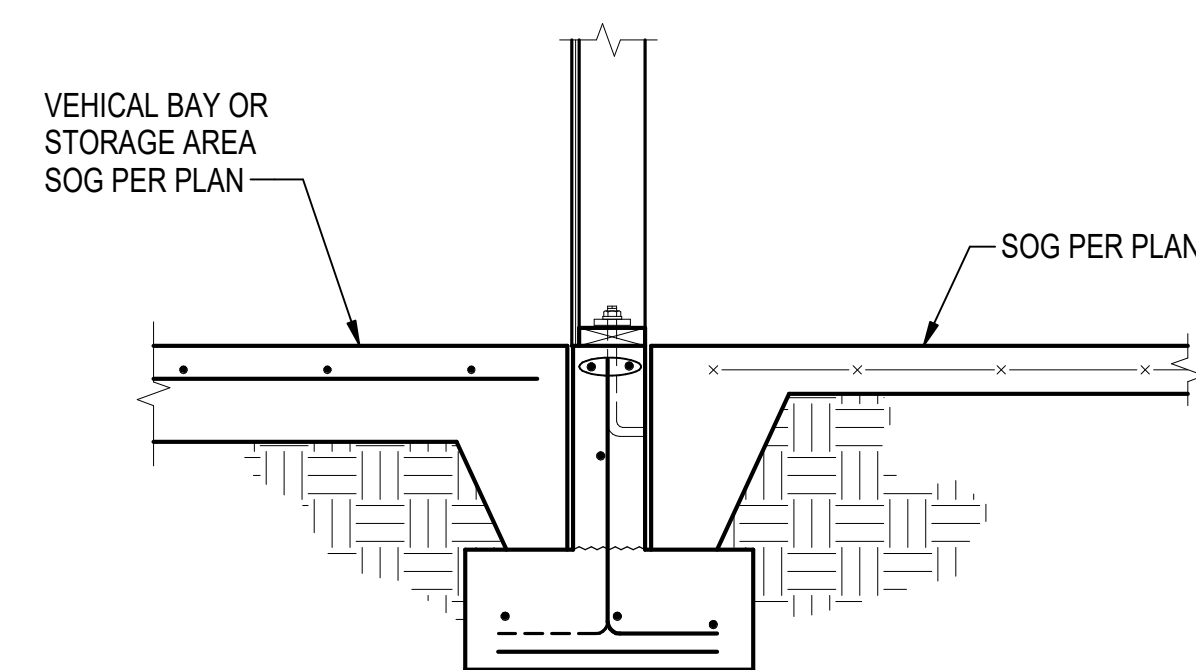
FOUNDATION DETAILS



CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
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BLACK DIAMOND, WA 96371

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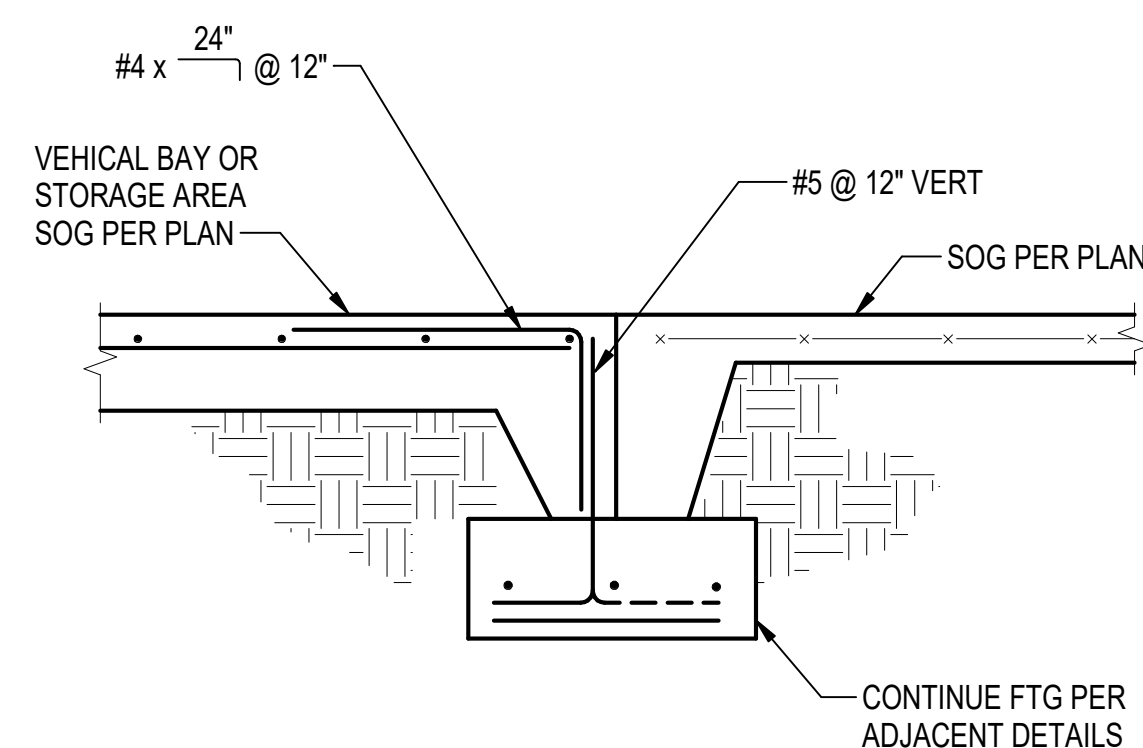
\$50.04



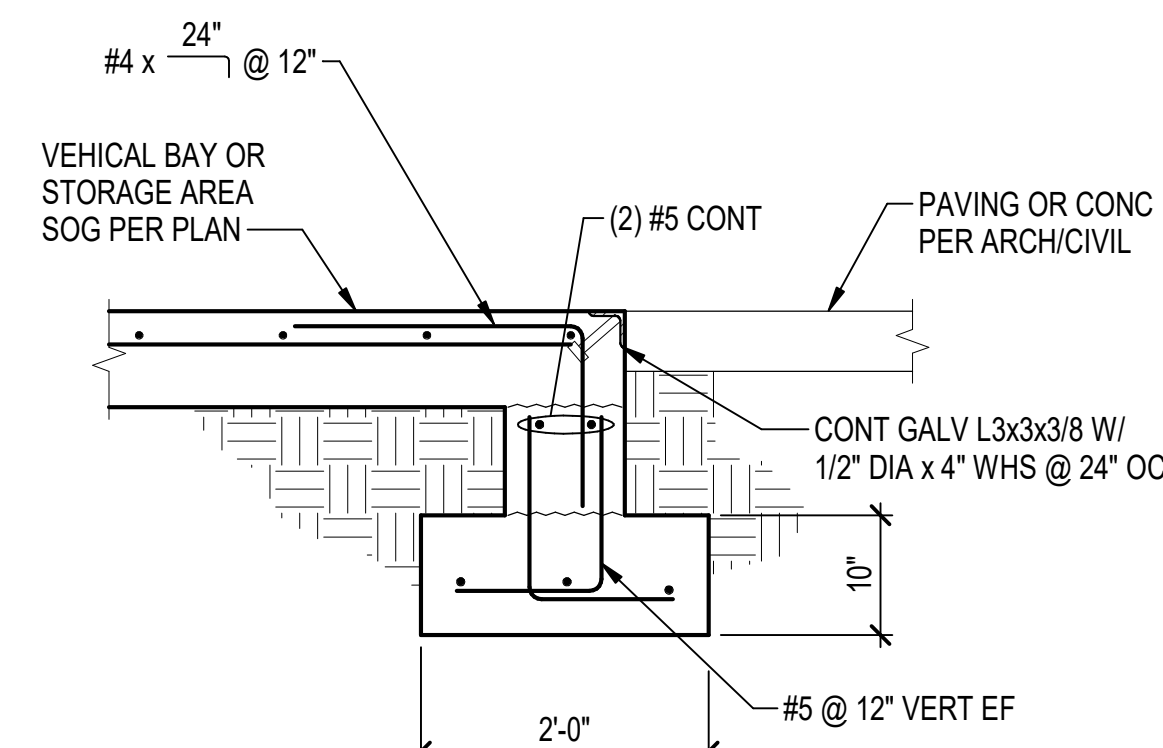
NOTE:

1. FOR ADDITIONAL INFORMATION NOT SHOWN SEE 12/S50.03.

INTERIOR FOOTING AT APP BAY $\frac{3}{4}" = 1'-0"$ 4



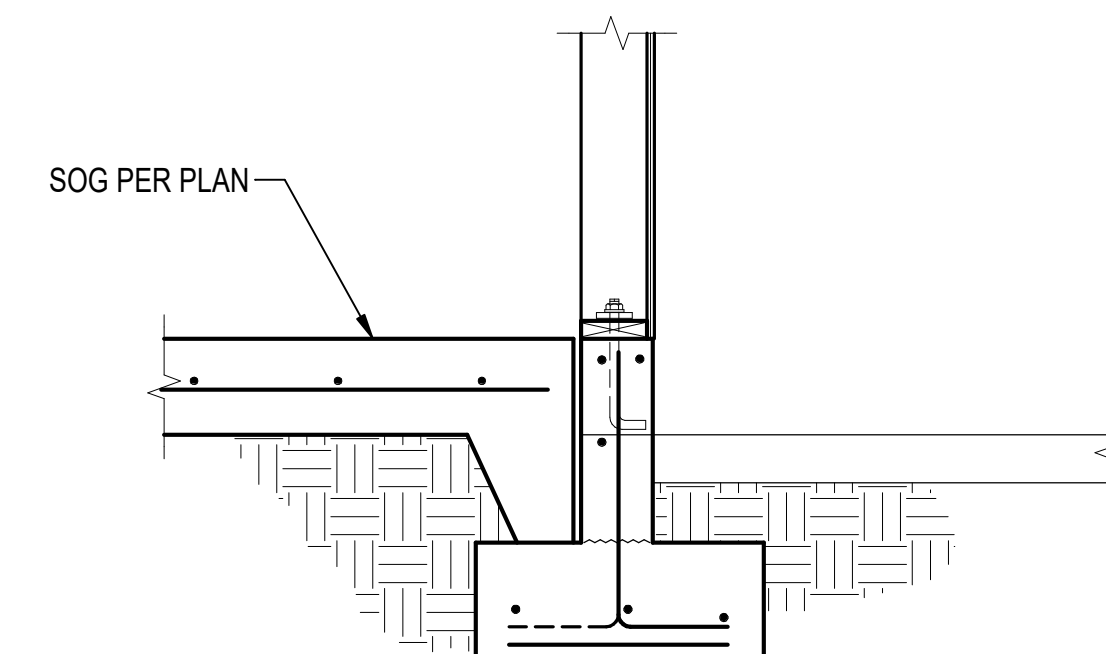
FOOTING AT SOG THICKNESS CHANGE $\frac{3}{4}" = 1'-0"$ **7**



NOTES:

1. SLAB EDGE SHALL BE LOCATED AT INSIDE FACE OF WALL. COORDINATE LOCATION WITH THE ARCHITECT.
2. REFERENCE ARCHITECT FOR ADDITIONAL INFORMATION.

FOOTING AT APPARATUS BAY DOOR OPENINGS 8

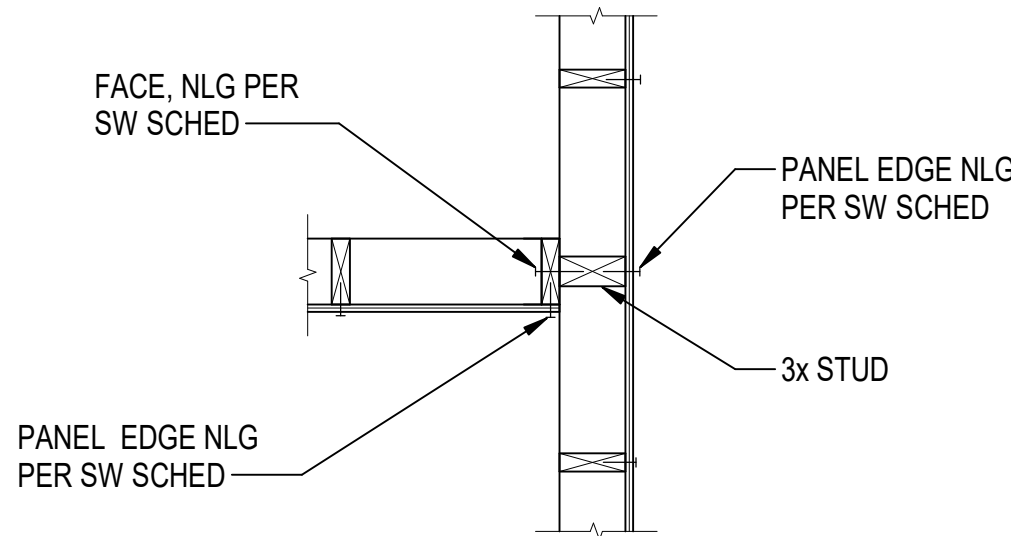


NOTE:

1. SEE 12/S50.03 FOR ADDITIONAL INFORMATION NOT SHOWN.

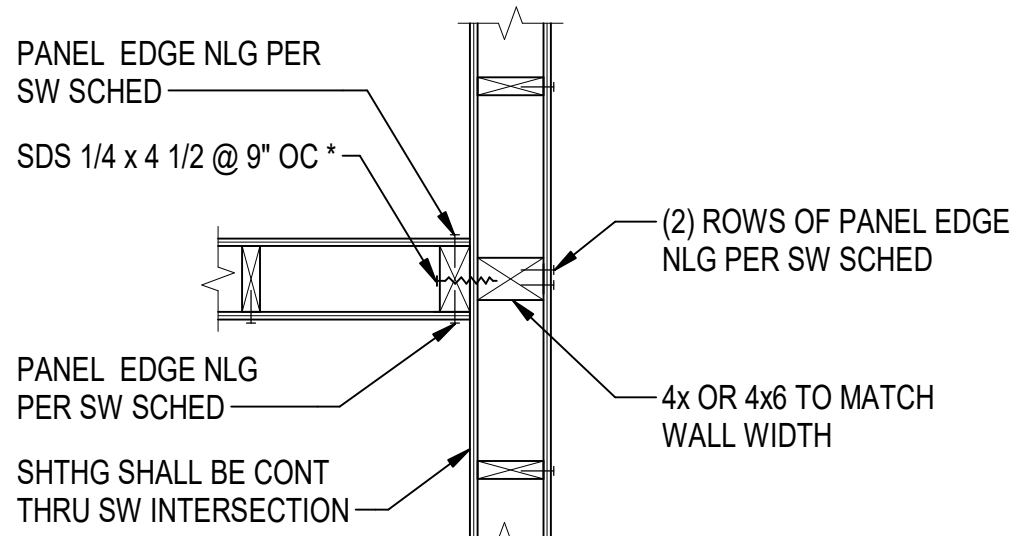
EXTERIOR FOOTING DETAIL 12
3/4" = 1'-0"

SINGLE SIDED SHEAR WALLS



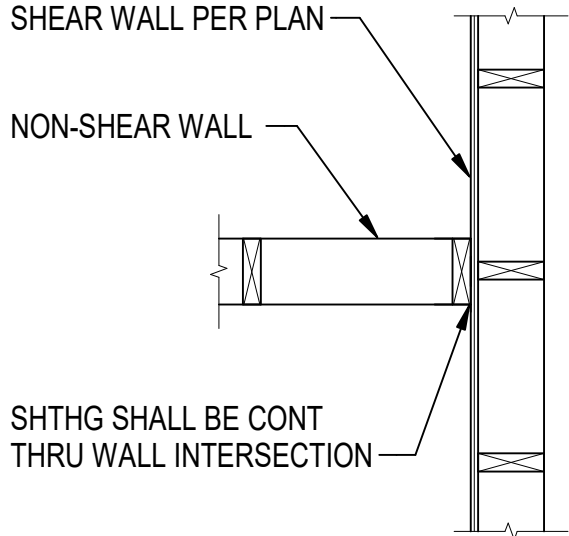
PLAN AT INTERSECTION

DOUBLE SIDED SHEAR WALLS

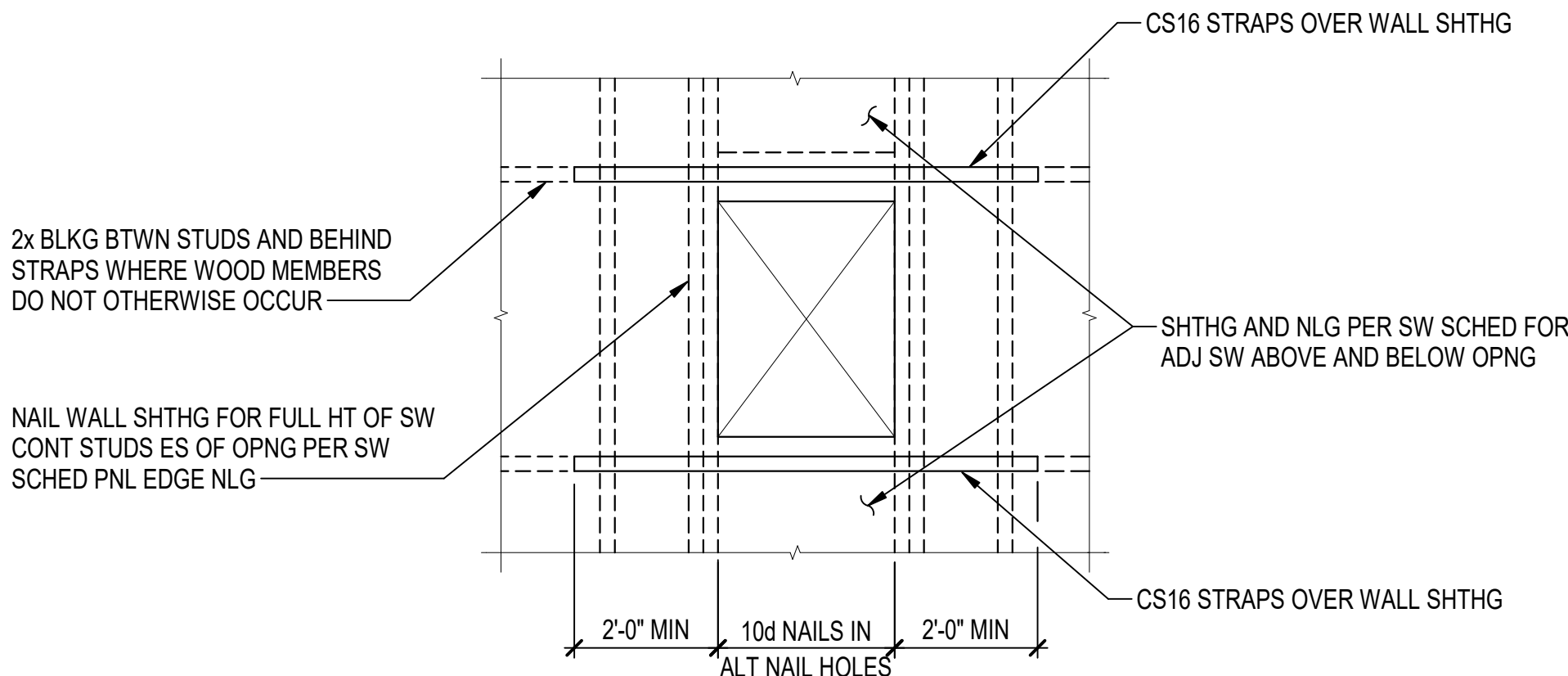


PLAN AT INTERSECTION

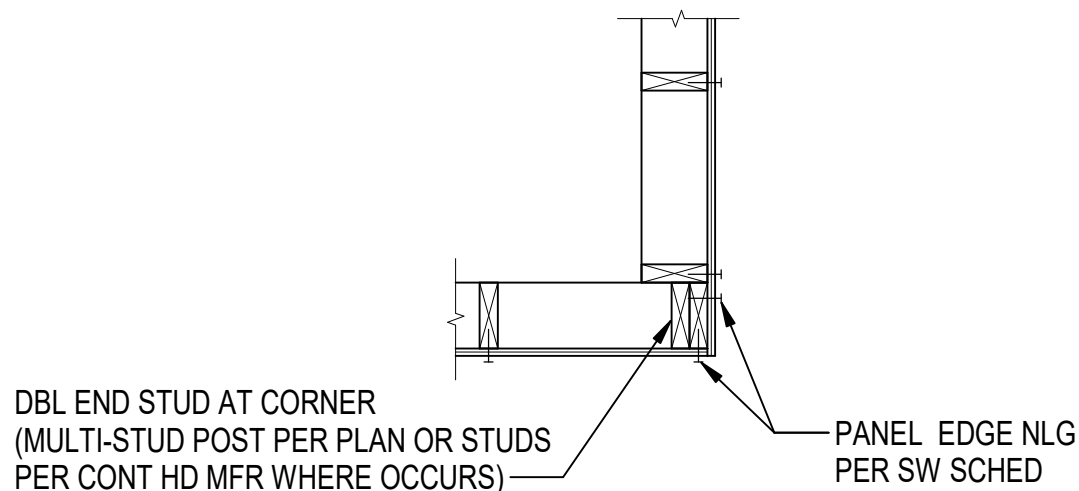
SHEAR WALL / NON - SHEAR WALL INTERSECTION



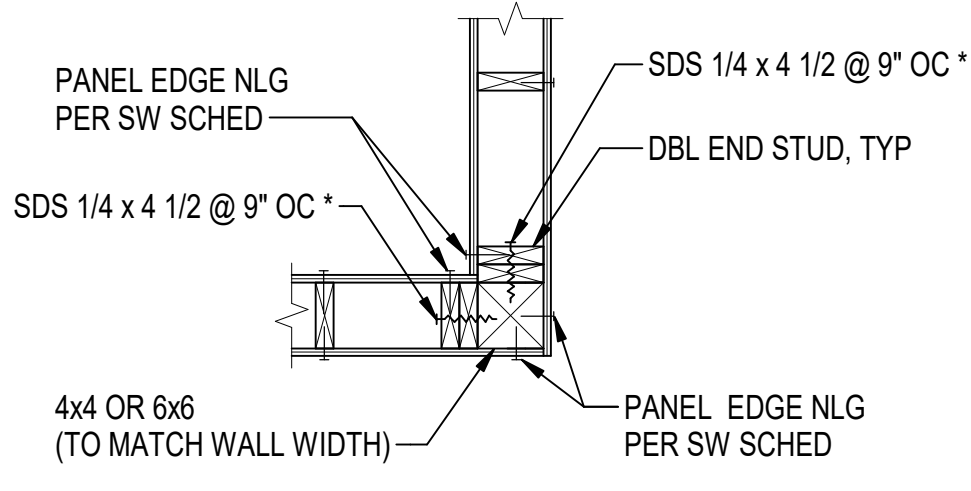
PLAN AT INTERSECTION



STRAPS AT WINDOW OPENINGS IN SHEAR WALLS 5



PLAN AT CORNER

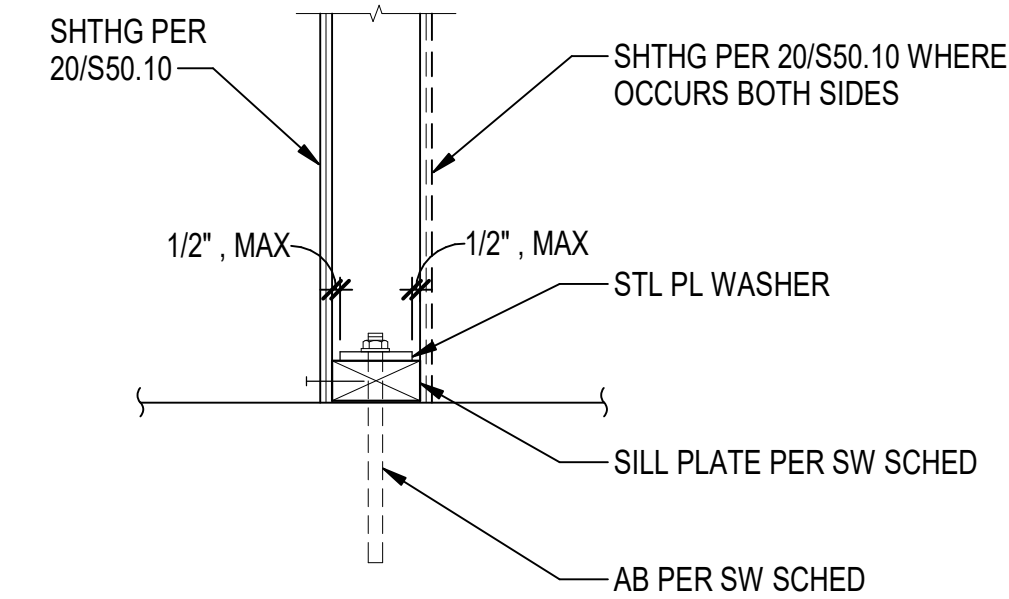


PLAN AT CORNER

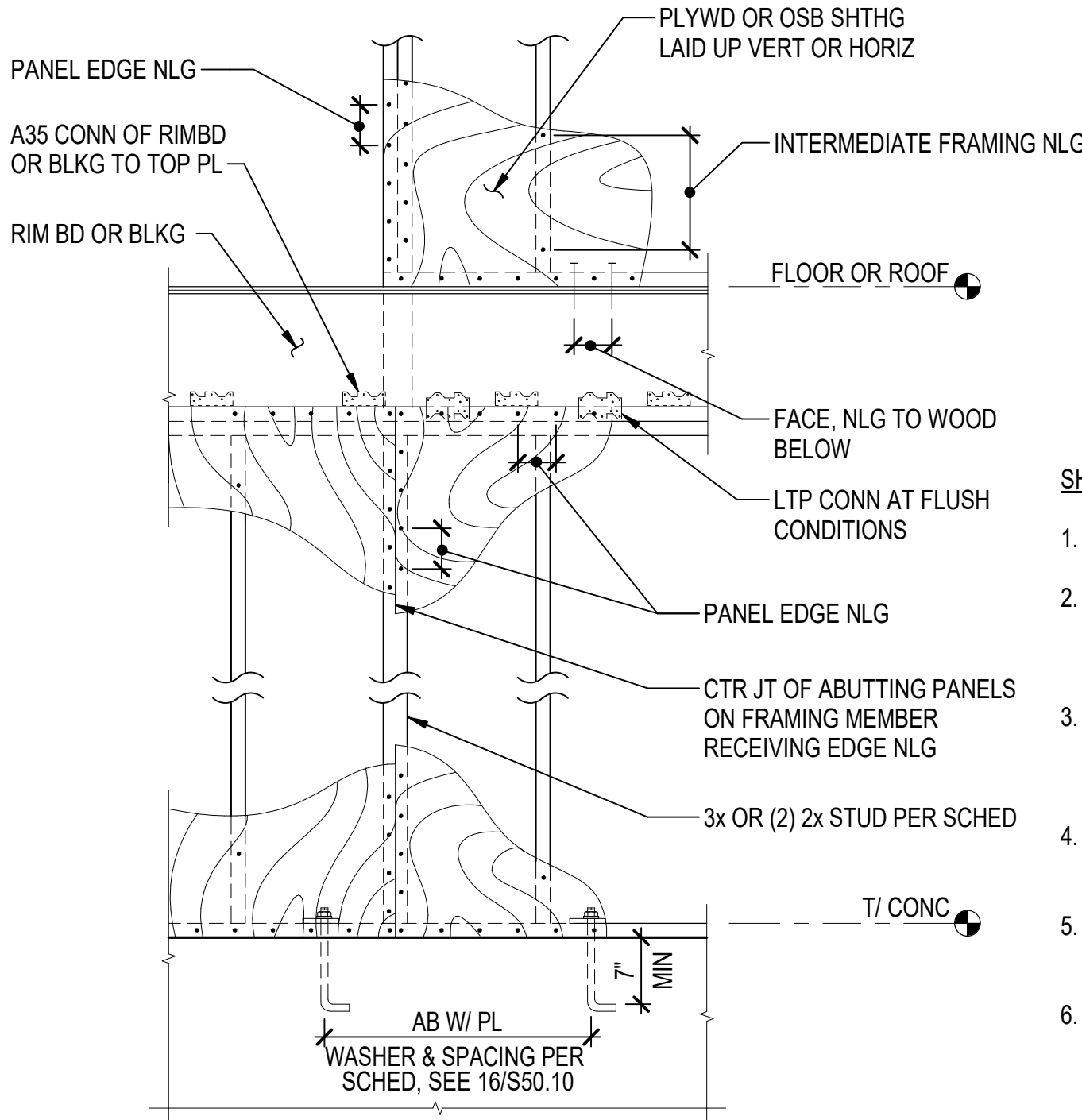
- NOTE:
- * ASTERISKED ITEMS SHALL BE INSPECTED PRIOR TO INSTALLATION OF 2ND LAYER OF PLYWOOD / OSB SHEATHING.

SHEAR WALL INTERSECTION DETAIL 8

SHEAR WALL SILL PLATE CONDITION	STL PL WASHER SIZE, SEE NOTE
2x4, 2x6 W/ SHTHG ON ONE SIDE ONLY	3x3x0.229
2x6 W/ SHTHG EACH SIDE, 2x8 W/ SHTHG ON ONE SIDE ONLY	3x4 1/2" x 0.229
2x8 W/ SHTHG EACH SIDE	3x6 1/4" x 0.375



SILL PLATE ANCHORS 16

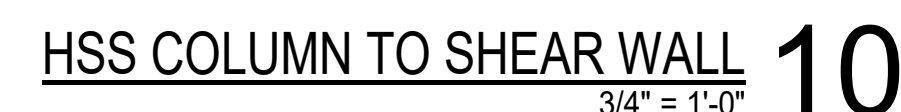


TYPICAL SHEAR WALL NAILING CONVENTION

- SHEAR WALL NOTES:
- WALL SHEATHING SHALL BE APA RATED ORIENTED STRAND BOARD (OSB) OR CDX PLYWOOD , EXPOSURE 1 , AND HAVE A PANEL SPAN RATING OF 24/16. WALL PANELS MAY BE INSTALLED VERTICALLY OR HORIZONTALLY.
 - THE SPECIFIED PANEL EDGE NAILING IS REQUIRED AT ALL PANEL EDGES AND ENDS. INSTALL 2x SOLID BLOCKING AT ALL UNFRAMED PANEL EDGES AND ENDS WITH MINIMUM 2x SOLID BLOCKING, UNO (SEE NOTES 4 AND 5 FOR 3x REQUIREMENTS). SPACE NAILS MINIMUM 3/8" FROM EDGES AND ENDS OF WALL PANELS, WALL STUDS, TOP AND BOTTOM PLATES, AND BLOCKING. NAIL INTERMEDIATE FRAMING MEMBERS WITH PANEL NAILING @ 12" OC. WHERE SHEATHING IS 7/16" THICK AND STUD SPACING IS 24" OC, NAIL SHEATHING TO INTERMEDIATE FRAMING WITH PANEL NAILS @ 6" OC.
 - BOTTOM PLATE NAILING SHALL PENETRATE INTO RIMBOARD OR BLOCKING BELOW, WHERE OCCURS. SINGLE ROWS OF NAILING SHALL BE CENTERED IN THE BLOCKING OR RIMBOARD BELOW. WHERE MULTIPLE ROWS OF NAILING IS REQUIRED, OFFSET ROWS AT LEAST 1 1/2" AND STAGGER NAILS AND MAINTAIN 1/2" MINIMUM FROM EDGES. WHERE MULTIPLE ROWS OF NAILS ARE SPECIFIED, BLOCKING OR RIM BOARD BELOW SHALL BE 3 1/2" WIDE MINIMUM.
 - INSTALL 3x WALL STUDS AT ADJOINING VERTICAL PANEL EDGES AND 3x SOLID BLOCKING AT ADJOINING HORIZONTAL EDGES. STAGGER PANEL EDGE NAILING 1/2" AND MAINTAIN SUFFICIENT EDGE DISTANCE TO AVOID SPLITTING OF WOOD.
 - (2) 2x WALL STUDS AND BLOCKING ARE PERMITTED TO BE SUBSTITUTED FOR RESPECTIVE 3x FRAMING AT ADJOINING PANEL EDGES WHERE SPECIFIED. FASTEN (2) 2x FRAMING TOGETHER WITH 0.148" DIA x 3 1/4" NAILS AT THE SPECIFIED SPACING. WHERE MULTIPLE ROWS OF NAILS ARE SPECIFIED, SPACE ROWS 1 1/2" APART AND STAGGER. MAINTAIN SUFFICIENT EDGE DISTANCE TO AVOID SPLITTING OF WOOD.
 - AT SILL PLATES, EMBED ANCHOR RODS A MINIMUM OF 7" INTO CONCRETE. SEE DETAILS. INSTALL STEEL PLATE WASHER BETWEEN THE SILL PLATE AND NUT AT EACH ANCHOR ROD. LOCATE PLATE WASHER SUCH THAT EDGE OF PLATE WASHER IS 1/2" MAX AWAY FROM EACH EDGE OF SILL PLATE RECEIVING PANEL EDGE NAILING FROM SHEAR WALL SHEATHING. SEE ENLARGED DETAIL OF 16/S50.10. HOLE IN PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A MAXIMUM WIDTH 3/16" > BOLT DIAMETER AND MAXIMUM LENGTH OF 1 3/4", PROVIDED STANDARD CUT WASHER INSTALLED BETWEEN PLATE WASHER AND NUT.
 - TOP PLATE CONNECTORS IDENTIFIED AS "A35", AND "LTP4" ARE MANUFACTURED BY SIMPSON STRONG-TIE. WHERE CONNECTORS ARE SPECIFIED ON BOTH SIDES, CONNECTORS SHALL BE STAGGERED TO AVOID INTERFERENCE. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION AND FOR ADDITIONAL REQUIREMENTS WHEN CONNECTORS ARE IN CONTACT WITH PRESERVATIVE TREATED.
 - SHEAR WALL CAPACITIES ARE BASED ON THE USE OF GALVANIZED BOX OR POWER DRIVEN NAILS OF THE DIAMETER AND LENGTH INDICATED. NAILS PENETRATING INTO PRESSURE-TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED NAILS PER GENERAL STRUCTURAL NOTES.
 - SDS SCREWS ARE MANUFACTURED BY SIMPSON STRONG-TIE WHERE MULTIPLE ROWS OF SDS SCREWS ARE SPECIFIED, SPACE ROWS 1 1/2" APART AND STAGGER. MAINTAIN SUFFICIENT EDGE DISTANCE.
 - WHERE WALL SHEATHING PANELS ARE APPLIED ON EACH SIDE OF WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. WHERE WALL SHEATHING PANELS ARE APPLIED ON EACH SIDE OF WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.

SHEAR WALL SCHEDULE 20

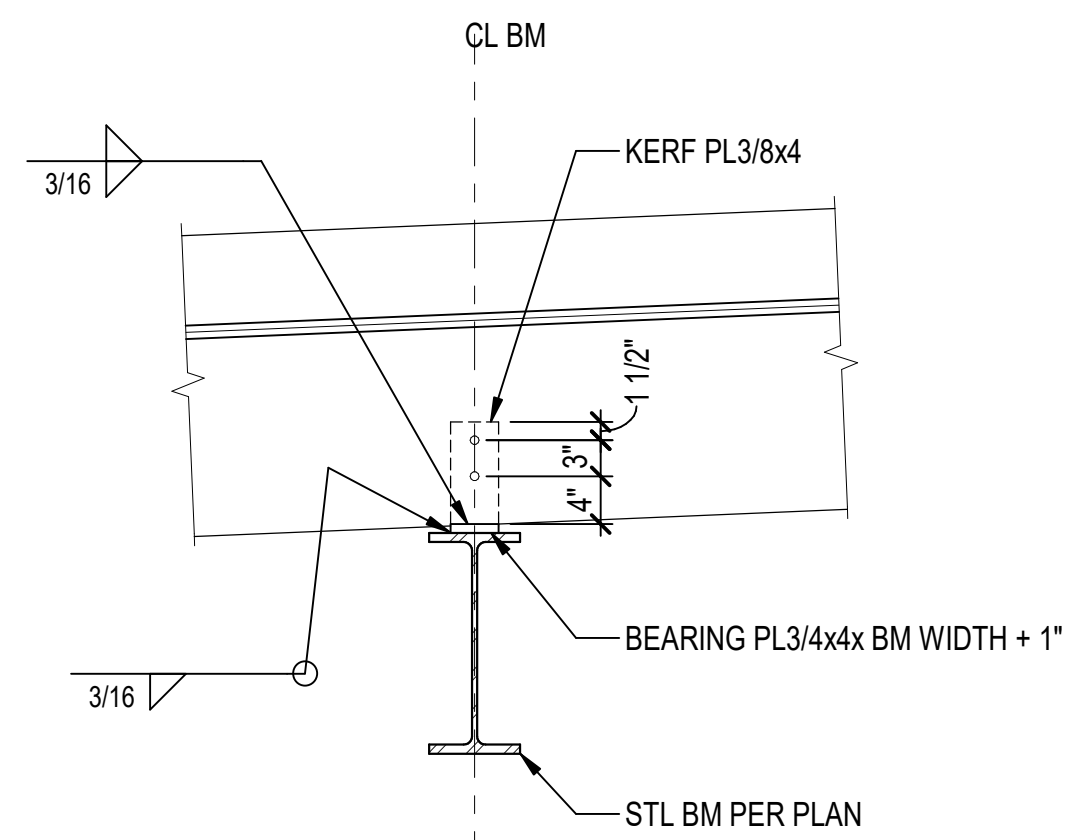
SHEAR WALL SCHEDULE										
WALL MARK	WALL SHEATHING	PANEL EDGE NAILING	FRAMING AT ADJ PANEL EDGES	(2) 2x FRAMING NAILING	BOTTOM PLATE NAILING	ALT BOTTOM PLATE CONNECTION TO FRAMING BELOW	TOP PLATE CONNECTION	FDN STILL PLATE	ANCHOR BOLTING OF SILL PLATE TO CONCRETE	ALLOWABLE SHEAR (PLF)
	NOTES #1, #10 , #11	NOTES #2, #8	NOTES #4, #5	NOTES #5, #8	NOTES #3, #8, #9	NOTE #3, #9	NOTES #7, #8	NOTE #9	NOTE #6	NOTE #8
SW6	15/32" (1) SIDE	0.148 x 3 @ 6" OC	2x	-	0.148 x 3 1/4 @ 6" OC	1/4" x 5" SDS SCREWS @ 18" OC	@ 2'-3" OC	2x	5/8" DIA @ 48" OC or 3/4" DIA @ 48" OC	310
SW4	15/32" (1) SIDE	0.148 x 3 @ 4" OC	2x	-	0.148 x 3 1/4 @ 4 1/2" OC	1/4" x 5" SDS SCREWS @ 14" OC	@ 1'-8" OC	2x	5/8" DIA @ 30" OC or 3/4" DIA @ 40" OC	350
SW3	15/32" (1) SIDE	0.148 x 3 @ 3" OC	3x ((2) 2x)	0.148 x 3 1/4 @ 3 1/2" OC	0.148 x 3 1/4 @ 3 1/2" OC	1/4" x 5" SDS SCREWS @ 10" OC	@ 1'-2" OC	2x	5/8" DIA @ 24" OC or 3/4" DIA @ 32" OC	600
2SW4	15/32" (2) SIDES	0.148 x 3 @ 4" OC	3x ((2) 2x)	(2) ROWS 0.148 x 3 1/4 @ 4" OC	(2) ROWS 0.148 x 3 1/4 @ 4" OC	1/4" x 5" SDS SCREWS @ 7" OC	@ 16" OC EACH SIDE	2x (3x)	5/8" DIA @ 16" OC or 3/4" DIA @ 20" OC (5/8" DIA @ 18" OC or 3/4" DIA @ 24" OC)	920
2SW3	15/32" (2) SIDES	0.148 x 3 @ 3" OC	3x ((2) 2x)	(2) ROWS 0.148 x 3 1/4 @ 3 1/2" OC	(2) ROWS 0.148 x 3 1/4 @ 3 1/2" OC	1/4" x 5" SDS SCREWS @ 6" OC	@ 14" OC EACH SIDE	2x (3x)	5/8" DIA @ 12" OC or 3/4" DIA @ 16" OC (5/8" DIA @ 16" OC or 3/4" DIA @ 20" OC)	1,200
2SW2	15/32" (2) SIDES	0.148 x 3 @ 2" OC	3x ((2) 2x)	(2) ROWS 1/4" x 5" SDS SCREWS @ 8" OC	(2) ROWS 1/4" x 5" SDS SCREWS @ 8" OC	-	@ 10" OC EACH SIDE	2x (3x)	5/8" DIA @ 9" OC or 3/4" DIA @ 12" OC (5/8" DIA @ 12" OC or 3/4" DIA @ 16" OC)	1,540



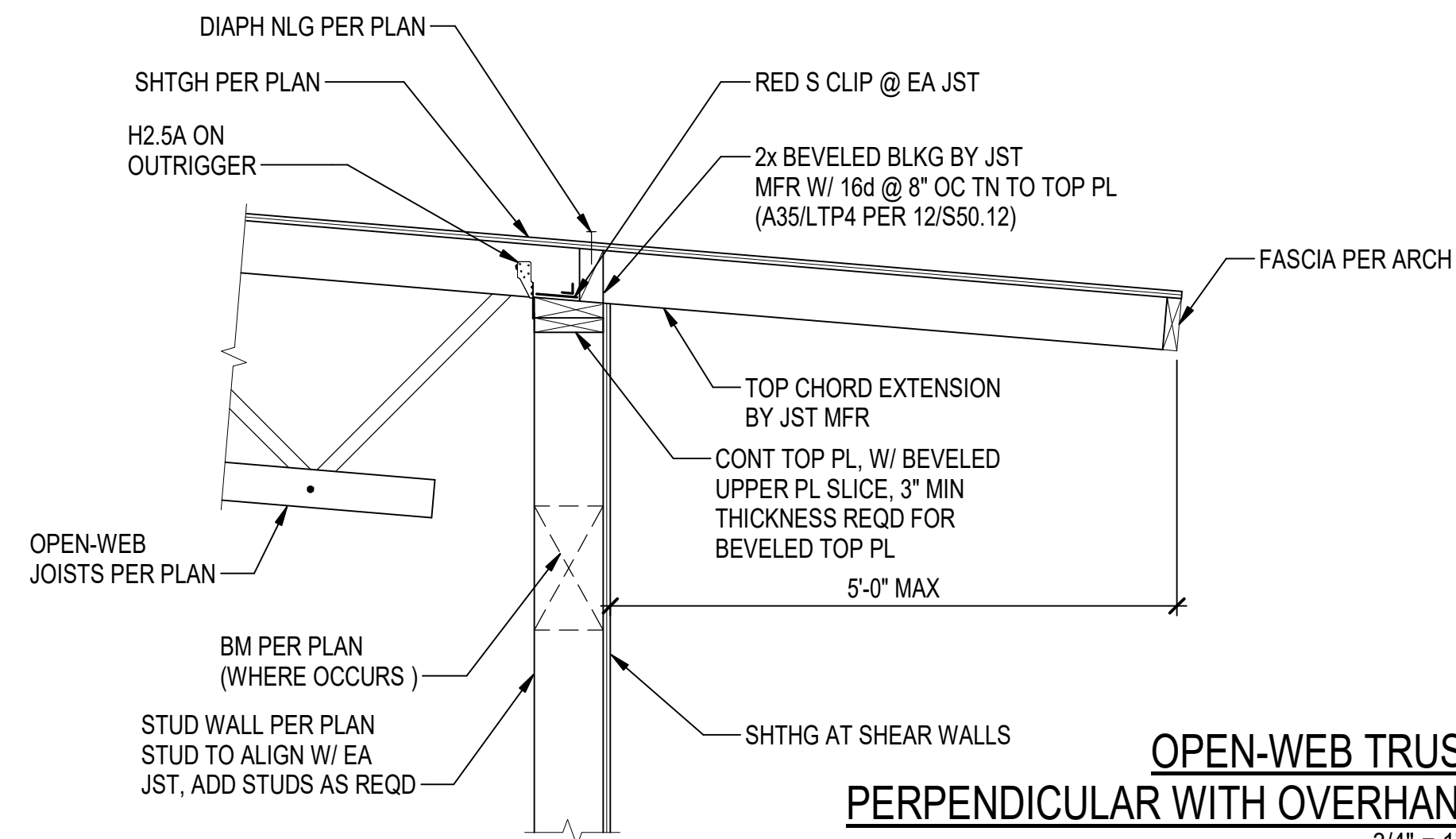
HOLDOWN SCHEDULE							
MARK	MODEL (NOTE 1)	WOOD POST (NOTES 2 AND 6)	2x POST NAILING (NOTE 3)	ANCHOR BOLT TO CONCRETE (NOTES 4 AND 7) THREADED ROD AT WOOD FLOOR (NOTE 5)			
				DIA	ANCHOR BOLT TYPE OR CONCRETE EMBED		DETAIL REFERENCE, UNO
					FOUNDATION WALL	FOOTING	
HDA	HDU2-SDS2.5	(2) 2x	12d @ 8" OC	5/8"	SIMPSON SB 5/8 x 24	9"	8/S50.11, 13/S50.11
HDB	HDU5-SDS2.5	(2) 2x	12d @ 8" OC	5/8"	SIMPSON SB 5/8 x 24	9"	8/S50.11, 13/S50.11
HDC	HDU8-SDS2.5	6x6	-	7/8"	SIMPSON SB 7/8 x 24	9"	8/S50.11, 13/S50.11
HDD	HDU11-SDS2.5	8x8	-	1"	-	12"	8/S50.11, 13/S50.11

1. "SDS2.5" IS 1/4" DIA x 2 1/2" STRONG-DRIVE WOOD SCREW (MODEL SDS25212), MANUFACTURED BY SIMPSON STRONG-TIE.
2. SIZES LISTED IN THE SCHEDULE ARE FOR THE NOMINAL THICKNESS OF WOOD POST PERPENDICULAR TO THE HOLDOWN. WIDTH OF THE POST IS THE SAME AS THE WIDTH OF THE WALL IN WHICH THE HOLDOWN IS LOCATED.
3. FASTEN TOGETHER 2x MEMBERS OF POST AT THE SPECIFIED SPACING. "12d" NAIL IS 0.148" DIA x 3 1/4" AT (3) 2x POSTS, FASTEN SECOND TO FIRST STUD AND THIRD TO SECOND STUD AT THE SPECIFIED SPACING.
4. "AB" IS A STRAIGHT, HEX-HEADED, CARBON STEEL ANCHOR BOLT COMPLYING WITH ASTM F1554, GRADE 36, CLASS 2A. UNLESS NOTED OTHERWISE IN TABLE.
5. INSTALL A CARBON STEEL HEX NUT COMPLYING WITH ASTM A 563 F1554, GRADE 36.
6. NAIL PLYWOOD OR OSB SHEATHING TO HOLDOWN STUDS OR POST WITH SCHEDULED PANEL EDGE NAILING. STAGGER NAILS SO THAT EACH STUD IS NAILED. AT SOLID HOLDOWN POSTS, NAIL SHEATHING WITH (2) ROWS OF PANEL EDGE NAILING.
7. FOR SIMPSON SB INSTALL TO PROVIDE A MINIMUM OF 4 1/4 INCH MINIMUM DISTANCE TO CORNER OF END WALL. (MAY NEED TO INSTALL ADDITIONAL POSTS).

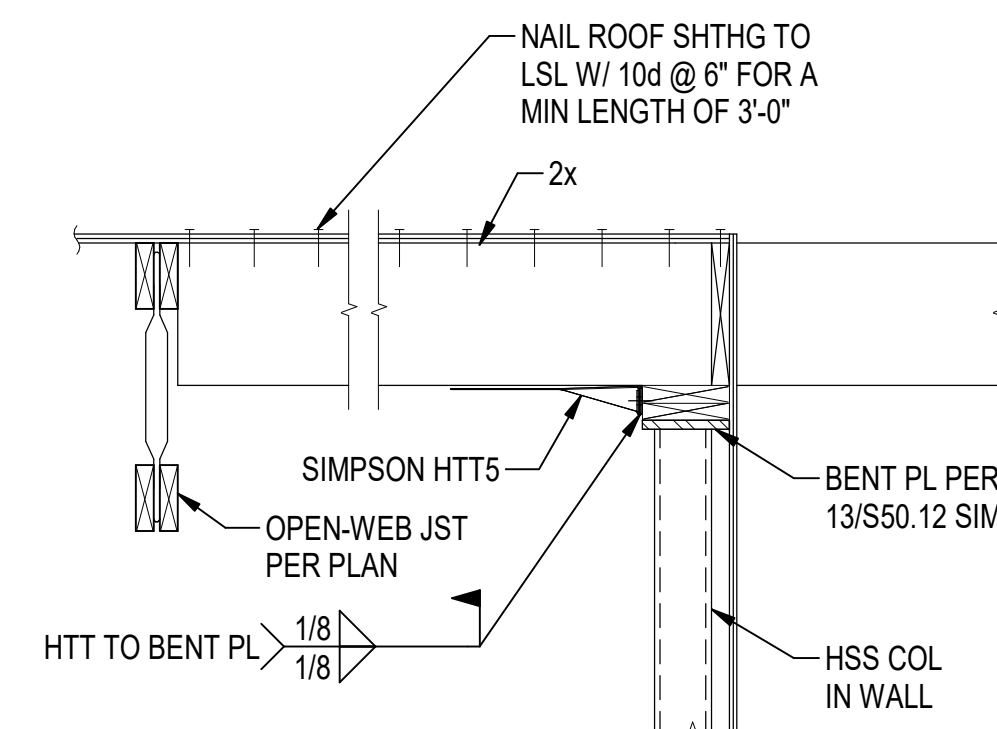
HOLDOWN SCHEDULE 20
NTS



GLB TO STEEL BEAM AT ENTRY ROOF $\frac{3}{4}" = 1'-0"$ 3



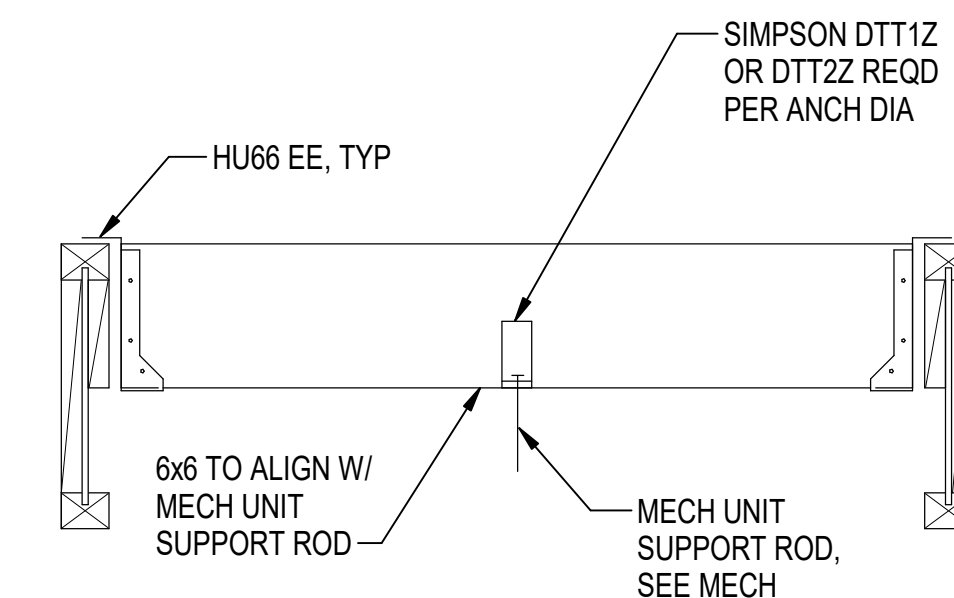
OPEN-WEB TRUSS
PERPENDICULAR WITH OVERHANG $\frac{3}{4}" = 1'-0"$ 5



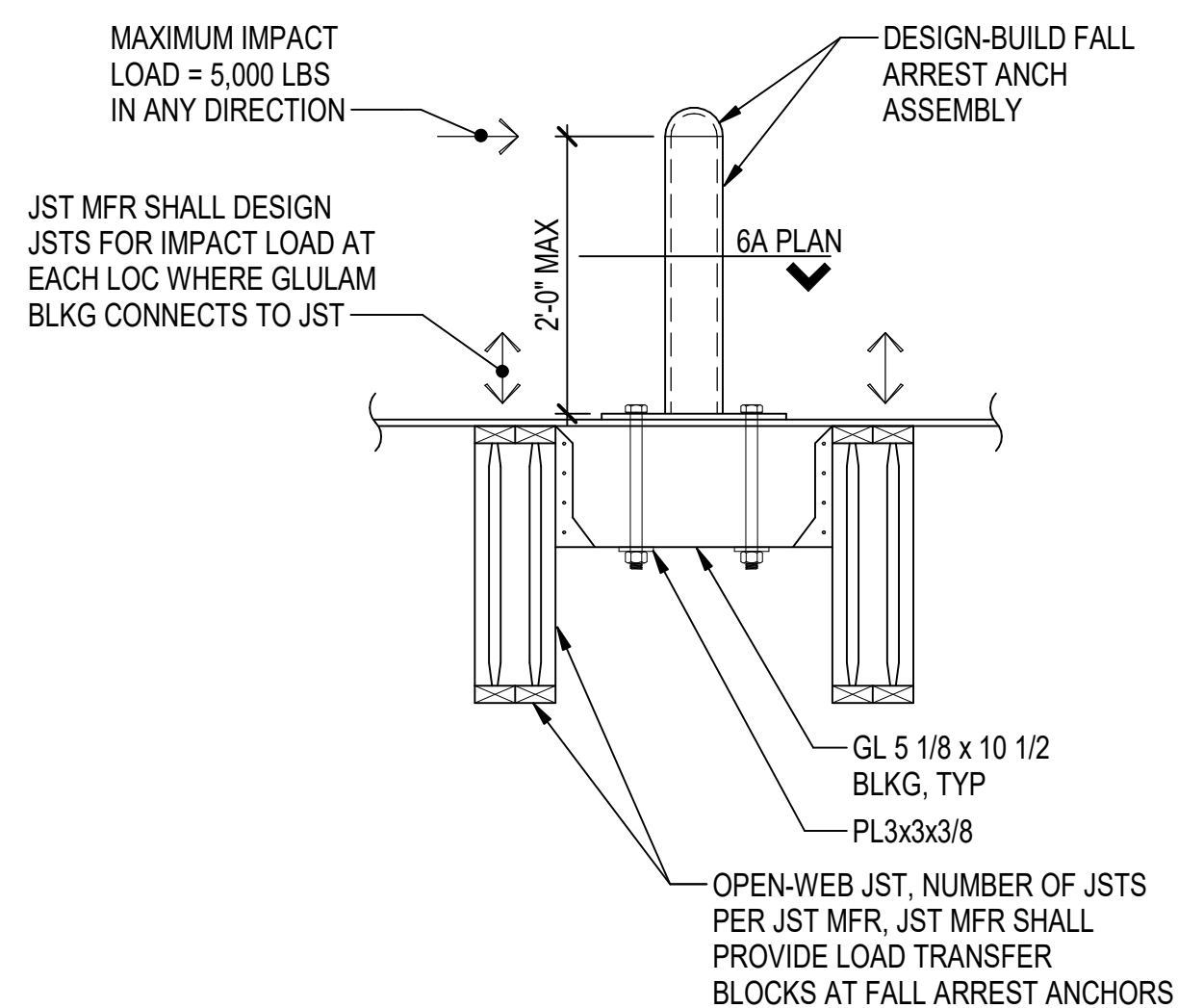
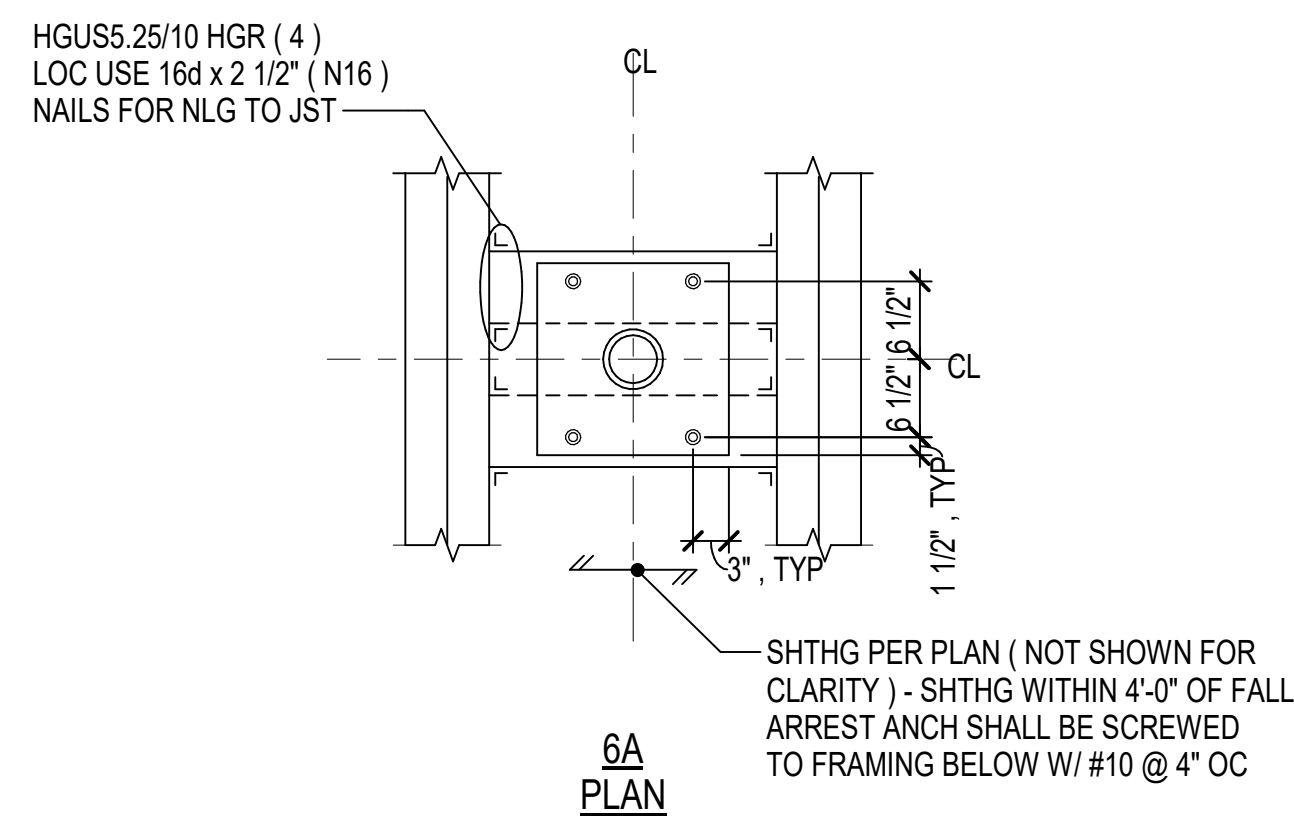
NOTES:

1. SIMPSON HTT5 TO BE CENTERED IN HSS WIDTH ADD ADDITIONAL 2x OUTRIGGER AS REQUIRED FOR HTT5 CONNECTION.
2. SEE 13/S50.14 AND 3/S40.02 FOR ADDITIONAL INFORMATION.

HSS TOP CONNECTION COLUMN **9**
NTS



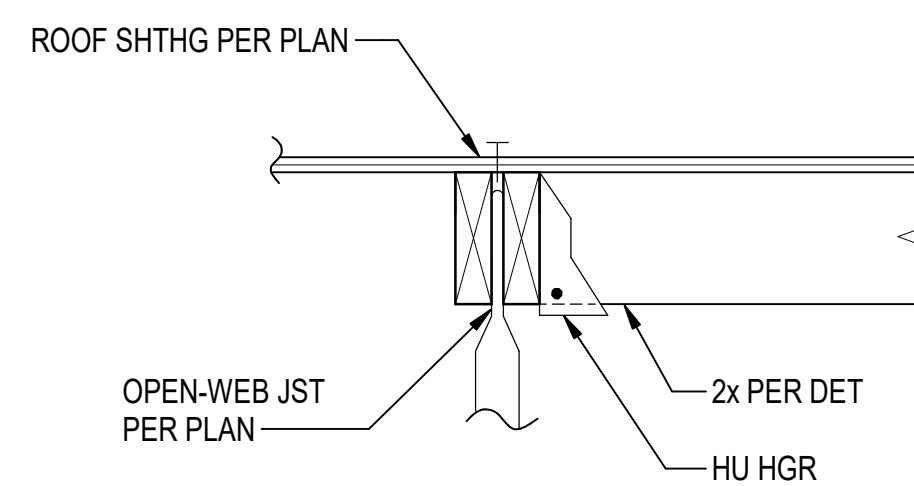
MECHANICAL BLOCKING SUPPORT TYPICAL 10
NTS



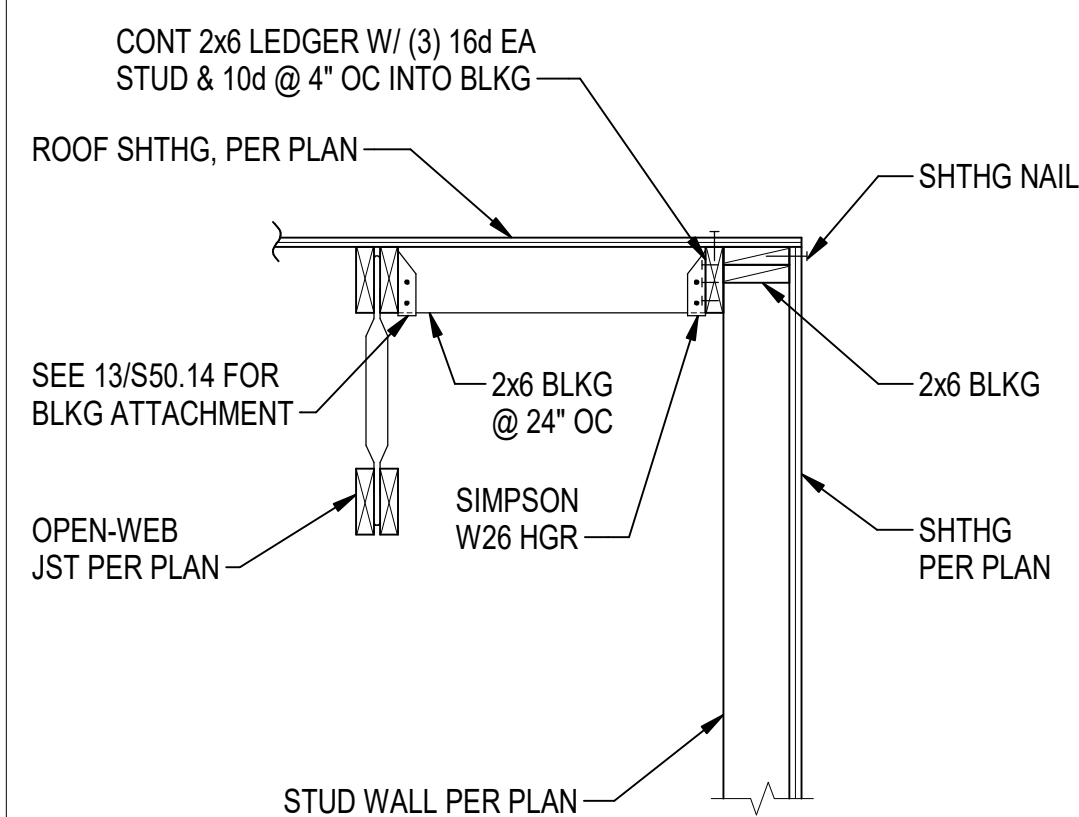
NOTE:

1. FOR BIDDING PURPOSES, SEE ARCHITECTURAL FOR ASSUMED LOCATIONS AND QUANTITIES OF ANCHORS.

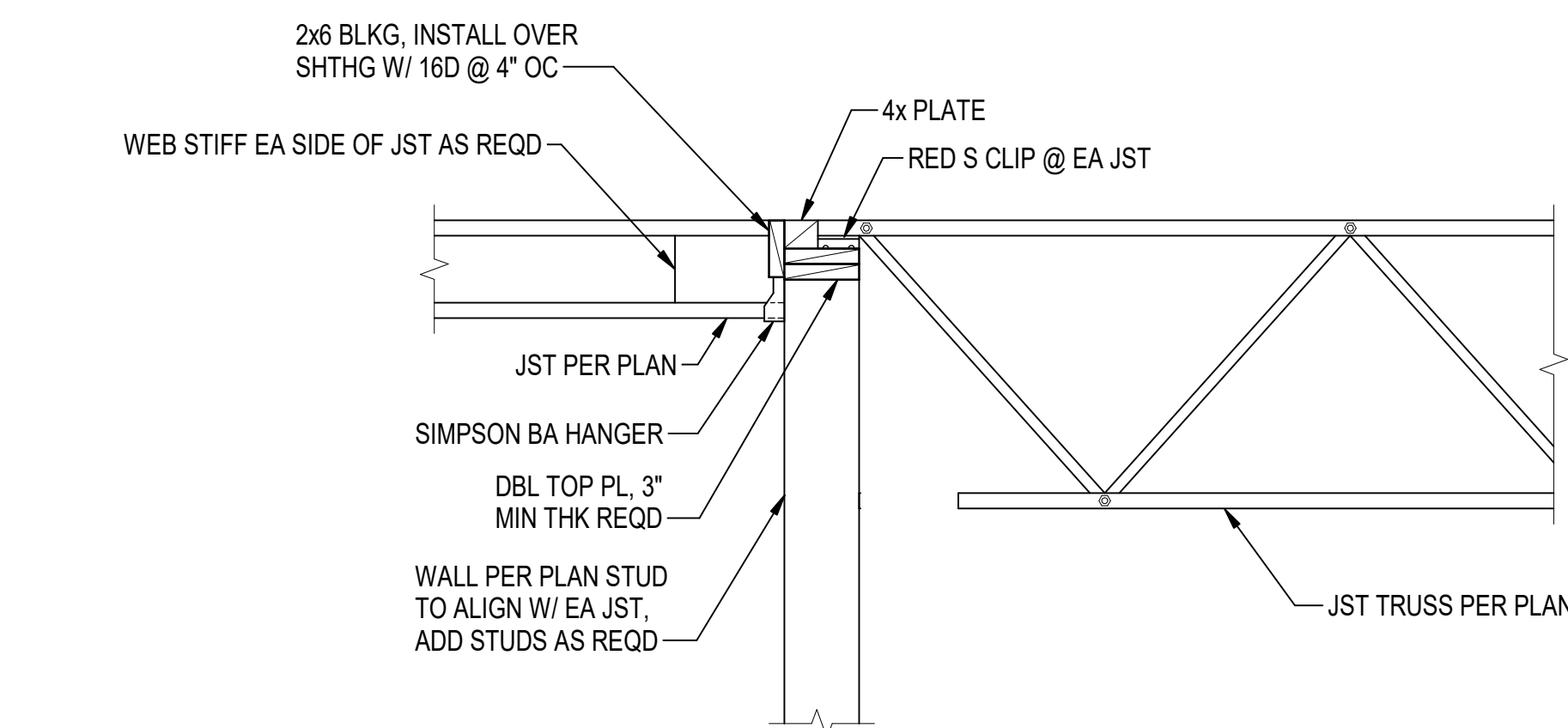
FALL ARREST SUPPORT 17



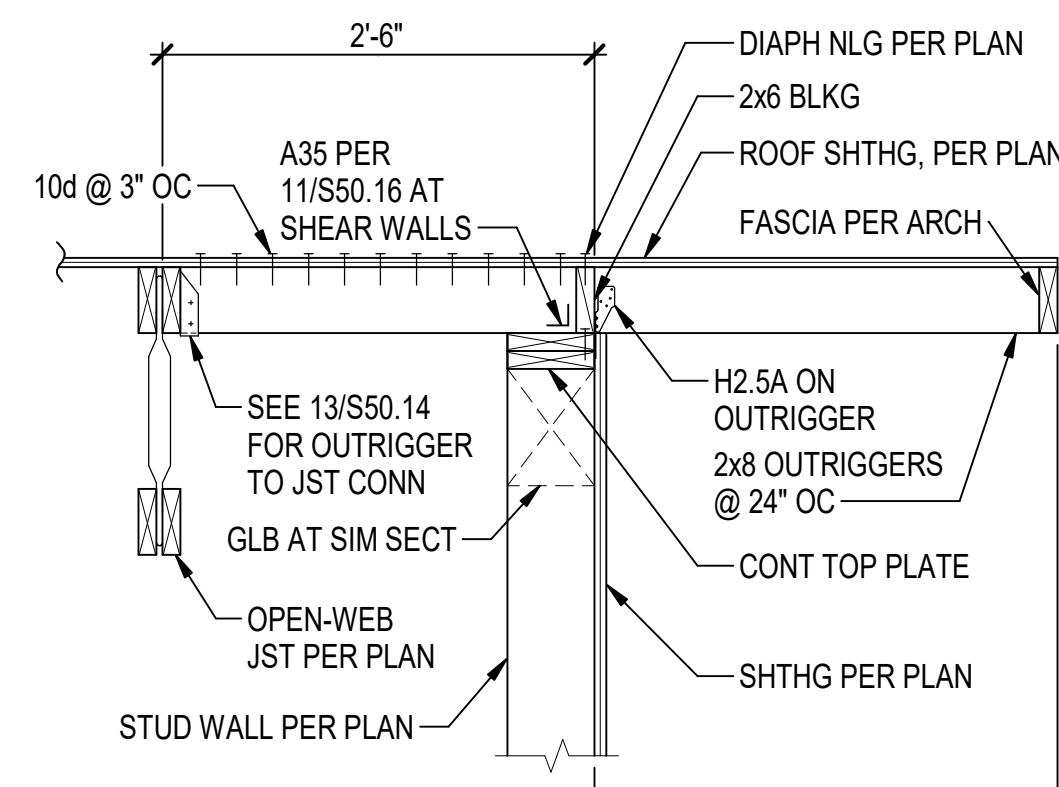
OUTRIGGER-TO-JOIST CONNECTION 13
1 1/2" = 1'-0"



ROOF TRUSS-TO-WALL CONNECTION 18



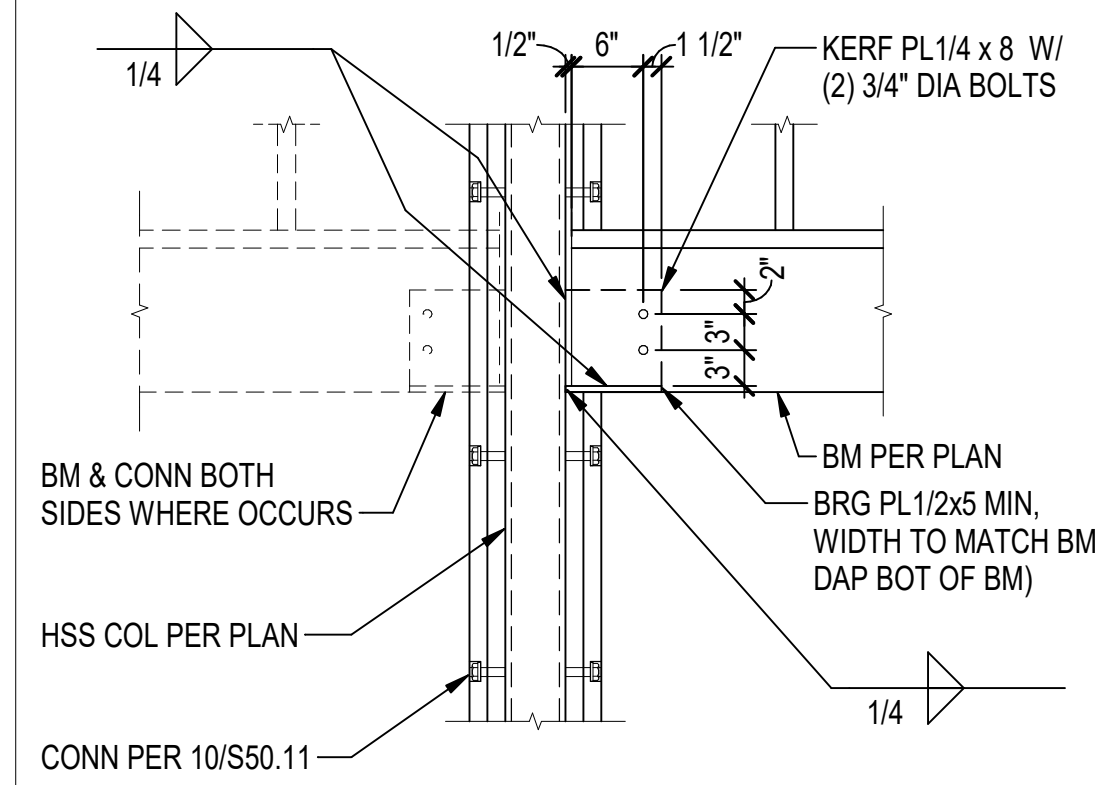
I-JOIST BUTTING WITH RED-S TRUSS DETAIL 15



NOTE

1. AT SIMILAR, OUTRIGGER
IS 4x8 @ 24" OC.

ROOF OVERHANG
TRUSS-TO-WALL CONNECTION 19
3/4" = 1'-0"



GL BEAM TO HSS COL **20**
3/4" = 1'-0"



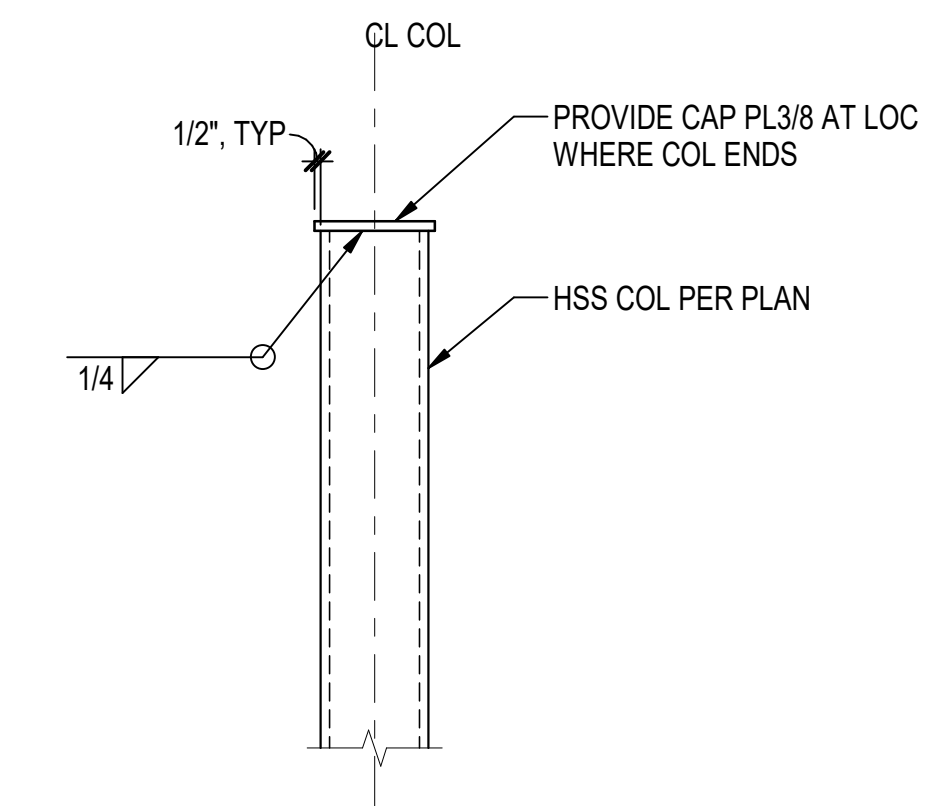
CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
LAWSON STREET
BLACK DIAMOND, WA 98371

[illegible]

TYPICAL STEEL DETAILS

SHEET #

S50.15



TYPICAL HSS TO HSS CONNECTION 3

TYPICAL HSS COLUMN CAP DETAIL **4**
NTS

EXTENDED PLATE CONNECTION SCHEDULE "F"				
BEAM SIZE	NUMBER & SIZE OF BOLTS REQUIRED	CONNECTION PLATE THICKNESS	TOP AND BOTTOM PLATE SIZE	WELD SIZE W
W10	(2) 7/8" DIA @ 4" GA	5/16"	3/8"	1/4"
W12	(3) 7/8" DIA	5/16"	1/2"	1/4"

NOTE:

1. A 3/4" GAP MAY BE USED AS AN OPTION FOR COLUMNS WITH bf = 14" OR GREATER

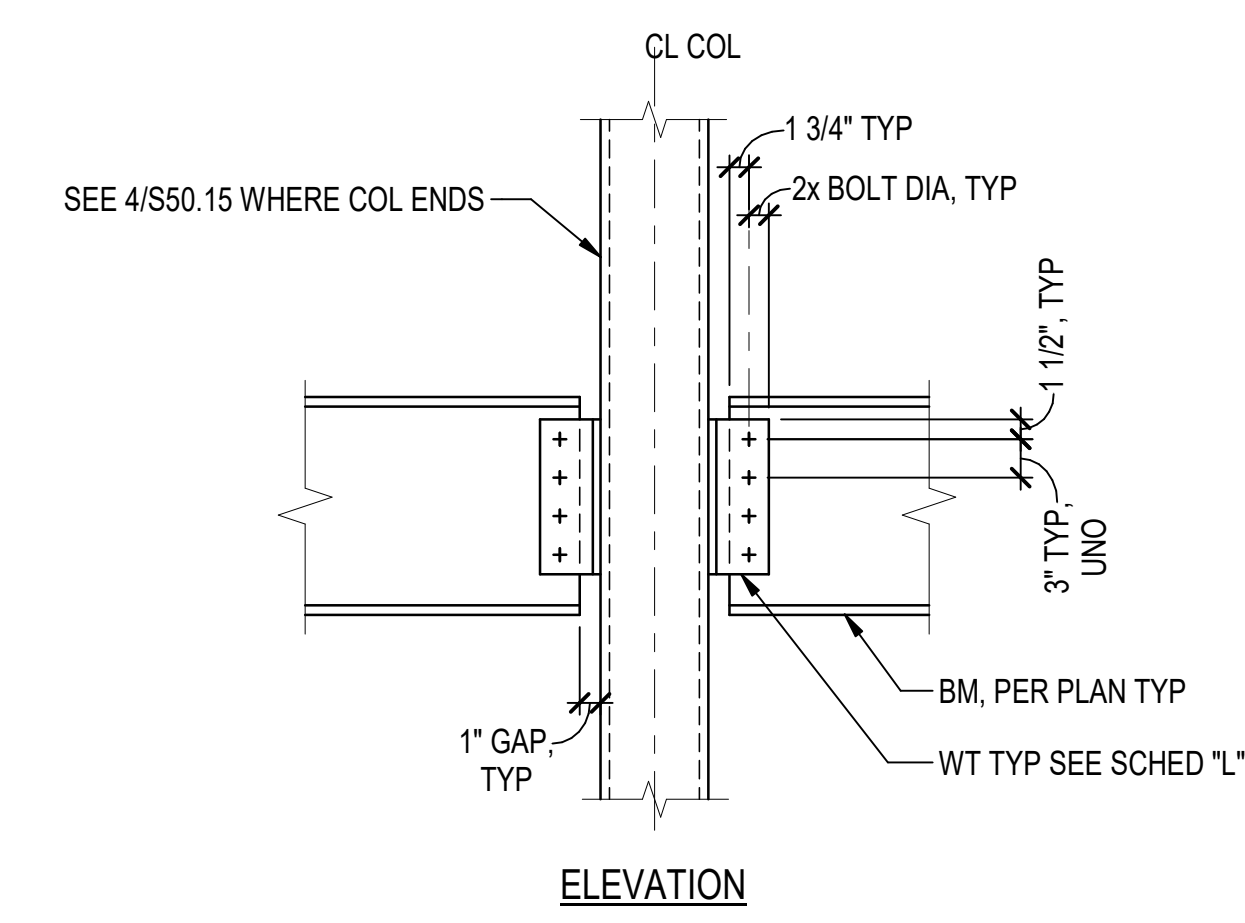
FOR THICK, TYP

EXTENDED PLATE

BEAM / COLUMN WEB CONNECTION FOR W14 COLUMNS AND SMALLER

NTS

8



STANDARD BOLTED CONNECTION SCHEDULE "L"			
BEAM SIZE	NUMBER / SIZE OF BOLTS REQUIRED	WT WEB THICKNESS	WELD SIZE W
W10	(2) 7/8" DIA @ 4" GA	1/4"	1/4"
W12	(3) 7/8" DIA	1/4"	1/4"

BEAM TO HSS
COLUMN KNIFE PLATE CONNECTION DETAIL

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	MBH	1000 BRITISH THERMAL UNITS PER HOUR
ADA	AMERICANS WITH DISABILITIES ACT	MED	MEDIUM
ADJ	ADJUSTABLE	MEP	MECHANICAL, ELECTRICAL, PLUMBING
AFF	ABOVE FINISHED FLOOR	MEZZ	MEZZANINE
AFG	ABOVE FINISHED GRADE	MIN	MINIMUM
ALT	ALTERNATE	MISC	MISCELLANEOUS
AP	ACCESS PANEL		
APPROX	APPROXIMATE	N/A	NOT APPLICABLE
ARCH	ARCHITECTURAL/ARCHITECT	NC	NORMALLY CLOSED
AS	AIR SEPARATOR	NEG	NEGATIVE
AUX	AUXILIARY	NIC	NOT IN CONTRACT
		NOM	NOMINAL
BFF	BELOW FINISHED FLOOR	NPC	NON-POTABLE COLD WATER
BFG	BELOW FINISHED GRADE	NPCW	NON POTABLE COLD WATER
BHP	BRAKE HORSE POWER	NPH	NON-POTABLE HOT WATER
BLDG	BUILDING	NPHR	NON-POTABLE HOT WATER RETURN
BOP	BOTTOM OF PIPE	NPT	NATIONAL PIPE THREAD
BTU	BRITISH THERMAL UNIT	NTS	NOT TO SCALE
BTUH	BRITISH THERMAL UNIT PER HOUR		
		OD	OUTSIDE DIAMTER/OVERLOW DRAIN
CA	COMBUSTION AIR	OFCl	OWNER FURNISHED CONTRACTOR INSTALLED
CLG	CEILING	OFOI	OWNER FURNISHED OWNER INSTALLED
CMU	CONCRETE MASONRY UNIT	ORD	OVERFLOW ROOF DRAIN
CO	CLEANOUT	ORL	OVERFLOW RAINWATER LEADER
COND	CONDENSATE		
CW	COLD WATER	ΔP	PRESSURE DIFFERENTIAL
CX	CONNECT TO EXISTING		
		PD	PLANTER DRAIN; PRESSURE DROP
dB	DECIBEL	PERF	PERFORATED
DCVA	DOUBLE CHECK VALVE ASSEMBLY	PH	PHASE
DDCV	DOUBLE DETECTOR CHECK VALVE	PIV	POST INDICATOR VALVE
DDCVA	DOUBLE DETECTOR CHECK VAVLE ASSEMBLY	PLBG	PLUMBING
DF	DRINKING FOUNTAIN	PRESS	PRESSURE
DFU	DRAINAGE FIXTURE UNIT	PRV	PRESSURE REDUCING VALVE
DHW	DOMESTIC HOT WATER	PSF	POUNDS PER SQUARE FOOT
DHWC	DOMESTIC HOT WATER RECIRCULATION	PSI	POUNDS PER SQUARE INCH
Ø OR DIA	DIAMETER	PSIG	POUNDS PER INCH GAUGE
DN	DOWN		
DWG(S)	DRAWING(S)	QTY	QUANTITY
DWW	DRAIN, WASTE, VENT		
		RD	ROOF DRAIN
EA	EACH	REQUIRED	
EEW	EMERGENCY EYEWASH	RL	RAIN WATER LEADER
EFF	EFFICIENCY	RM	ROOM
ELEV	ELEVATION	RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
EQUIP	EQUIPMENT	RPM	REVOLUTIONS PER MINUTE
ES	EMERGENCY SHOWER	RLX	RELOCATE EXISTING
ET	EXPANSION TANK	RV	RELIEF VALVE
EX	EXISTING/EXISTING TO REMAIN	RX	REMOVE EXISTING
EXP	EXPANSION		
		S	SINK
FC	FAIL CLOSED	S	STORM
FCO	FLOOR CLEANOUT	SCFM	STANDARD CUBIC FEET PER MINUT
FD	FLOOR DRAIN	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	SF	SQUARE FOOT
FF	FINISHED FLOOR	SFU	SUPPLY FIXTURE UNIT
FLA	FULL LOAD AMPS	SH	SHOWER
FM	FORCE MAIN	S.O.V.	SHUTOFF VALVE
FO	FAIL OPEN	SPEC	SPECIFICATION
FP	FIRE PROTECTION	S/S, OR SS	STAINLESS STEEL
FPM	FEET PER MINUTE	STD	STANDARD
FPS	FEET PER SECOND	SYM	SYMBOL
FS	FLOOR SINK		
FSZV	FIRE SPRINKLER ZONE VALVE ASSEMBLY	T&P	TEMPERATURE AND PRESSURE RELIEF VALVE
FT	FEET/FOOT	TBD	TO BE DETERMINED
FTG	FOOTING	TD	TRENCH DRAIN
FV	FLUSH VALVE	TEMP	TEMPERATURE
		TOB	TOP OF BEAM
G	NATURAL GAS	TOC	TOP OF CONCRETE
GA	GAUGE	TOD	TOP OF DECK
GAL	GALLON	TOJ	TOP OF JOIST
G.C.	GENERAL CONTRACTOR	TOS	TOP OF SLAB/TOP OF STEEL
GCO	GRADE CLEANOUT	TP	TRAP PRIMER
GD	GARAGE DRAIN	T&P	TEMPERATURE & PRESSURE
GPF	GALLONS PER FLUSH	TYP	TYPICAL
GPH	GALLONS PER HOUR		
GPM	GALLONS PER MINUTE	UL	UNDERWRITERS LABORATORY
GW	GREASE WASTE	UNO	UNLESS NOTED OTHERWISE
		UR	URINAL
H	HEIGHT		
HB	HOSE BIBB	V	VENT(S)
HBVB	HOSE BIBB VACUUM BREAKER	V	VOLT
HD	HEAD	VERT	VERTICAL
HP	HORSEPOWER	VFD	VARIABLE FREQUENCY DRIVE
HS	HAND SINK	VIB	VALVE-IN-BOX
HW	HOT WATER	VTR	VENT THROUGH ROOF
HX	HEAT EXCHANGER		
		W	WASTE/WATER
IE	INVERT ELEVATION	W/	WITH
IN	INCH/INCHES	W/IN	WITHIN
		W/O	WITHOUT
KW	KILOWATT/KILOWATTS	WC	WATER CLOSET
		WCO	WALL CLEANOUT
LAV	LAVATORY	WH	WATER HEATER
LBS	POUNDS	WPD	WATER PRESSURE DROP
LF	LINEAL FOOT	WT	WEIGHT
LTG	LIGHTING		
LWT	LEAVING WATER TEMPERATURE	YCO	YARD CLEANOUT

[illegible]

SHEET #
P00.01

ENERGY CODE NOTES

1. SEE SCHEDULE FOR WATER HEATER EQUIPMENT TYPE, CAPACITY AND EFFICIENCY. MINIMUM EFFICIENCY SHALL MEET TABLE C404.2
2. PUBLIC LAVATORIES SHALL BE EQUIPPED WITH AN ASSE 1070 MIXING VALVE SET TO DELIVERY 110 F HOT WATER.
3. NONCIRCULATING HOT WATER SYSTEMS WITHOUT AN INTEGRAL HEAT TRAP SHALL BE PROVIDED WITH HEAT TRAPS ON THE SUPPLY AND DISCHARGE PIPING.
4. ELECTRIC WATER HEATERS IN UNCONDITIONED SPACES OR ON CONCRETE FLOORS SHALL BE PLACED ON INCOMPRESSIBLE R-10 INSULATION.
5. PROVIDE PIPE INSULATION PER ENERGY CODE SECTION C403.2.9 AND SPECIFICATION SECTION 22 07 00.
6. INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE, SUNLIGHT, MOISTURE AND WIND. PROVIDE JACKET AND ALUMINUM COVERS. ADHESIVE TAPE IS NOT PERMITTED.
7. ALL PIPE AND WRAP INSULATION SHALL BE LABELED WITH ITS THICKNESS AND INSULATING VALUE (R OR K).
8. THE MAXIMUM ALLOWABLE PIPING LENGTH FROM THE NEAREST SOURCE OF HOT WATER TO THE TERMINATION OF THE FIXTURE SUPPLY SHALL COMPLY WITH C404.3
9. CIRCULATING HOT WATER PUMPS OR HEAT TRACE SHALL BE EQUIPPED WITH AUTOMATIC TIMERS.



CCD BLACK DIAMOND PARTNERS, LLC
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[illegible]

SCHEDULES

SHEET #

P00.02

MARK	ITEM	MFR: MODEL	DESCRIPTION
WC-1	WATER CLOSET (ADA)	KOHLER: K-96057	FLOOR-MOUNT, ELONGATED BOWL, 16-7/8" HEIGHT, ADA, INSTALL FLUSH HANDLE TOWARDS OPEN SIDE OF RESTROOM PER ADA.
	SEAT	BEMIS: 1955C	WHITE PLASTIC, OPEN FRONT, W/O COVER.
	FLUSH VALVE	SLOAN: WES 111	DUAL FLUSH 1.1 / 1.6 GPF, CHROME
LAV-1	LAVATORY	KOHLER: K-2210	17" X 14" OVAL BOWL, UNDERMOUNT, VIT. CHINA, WHITE, ADA.
	FAUCET	CHICAGO: 2200-4E37ABCP	4 1/2" SPOUT, AERATOR, SGL. LEVER HANDLE, 4" CTRS., CHROME PLATE, VANDAL RES., 1.5 GPM. ADA
	DRAIN		GRID STRAINER. IN ADA BATHROOMS INSULATE DRAIN AND STOPS PER ADA.
	LAVATORY MIXING VALVE	SYMMONS: 7-210-CK	THERMOSTATIC MIXING VALVE, INTEGRAL CHECKS, 3/8" INLETS AND OUTLET. MOUNT EXPOSED HIGH UNDER THE LAVATORY. MUST COMPLY WITH ASSE 1070.
LAV-2	LAVATORY	KOHLER: K-2005	21-1/4" X 18-1/8". WALL MOUNT, VIT. CHINA, THREE HOLE, 4" CENTERS, WHITE, CONCEALED ARM CARRIER, ADA.
	FAUCET	CHICAGO: 2200-4E37ABCP	4 1/2" SPOUT, AERATOR, SGL. LEVER HANDLE, 4" CTRS., CHROME PLATE, VANDAL RES., 1.5 GPM. ADA
	DRAIN		GRID STRAINER.
	LAVATORY MIXING VALVE	SYMMONS: 7-210-CK	THERMOSTATIC MIXING VALVE, INTEGRAL CHECKS, 3/8" INLETS AND OUTLET. MOUNT EXPOSED HIGH UNDER THE LAVATORY. MUST COMPLY WITH ASSE 1070.
LAV-3 INSTALL TO BE ADA COMPLIANT	LAVATORY	KOHLER: K-2005	21-1/4" X 18-1/8". WALL MOUNT, VIT. CHINA, THREE HOLE, 4" CENTERS, WHITE, CONCEALED ARM CARRIER, ADA.
	FAUCET	CHICAGO: 2200-4E37ABCP	4 1/2" SPOUT, AERATOR, SGL. LEVER HANDLE, 4" CTRS., CHROME PLATE, VANDAL RES., 0.5 GPM AERATOR. ADA
	DRAIN		GRID STRAINER. IN ADA BATHROOMS INSULATE DRAIN AND STOPS PER ADA.
	LAVATORY MIXING VALVE	SYMMONS: 7-210-CK	THERMOSTATIC MIXING VALVE, INTEGRAL CHECKS, 3/8" INLETS AND OUTLET. MOUNT EXPOSED HIGH UNDER THE LAVATORY. MUST COMPLY WITH ASSE 1070.
SH-1	SHOWER	BEST BATH: LSS4038A5T	40" WIDE X 39" DEEP X 78-5/8" HIGH, ONE PIECE GEL-COATED FIBERGLASS, CURTAIN ROD, LESS FOLD DOWN SEAT AND GRAB BARS. VERIFY RIGHT OR LEFT HAND PLUMBING BEFORE ORDER. PROVIDE SEMI-PERMANENT THRESHOLD ADAPTOR
	SHOWER HEAD	SYMMONS: T-748	48" SLIDE BAR, ADA, 2.5 GPM HAND HELD SHOWER HEAD, CHROME.
	SHOWER VALVE	SYMMONS: 4700-X-LR	PRESSURE BALANCING MIXING VALVE, INTERGRAL STOPS.
NOTE: SHOWERS MODELS THAT INCLUDE A FLANGE AT FLOOR THRESHOLD TO BE INSTALLED TO CONCEAL FLANGE.			
SH-2	SHOWER (A.D.A.)	BEST BATH: LSS4038A5T	40" WIDE X 39" DEEP X 78-5/8" HIGH, ONE PIECE GEL-COATED FIBERGLASS, CURTAIN ROD, FOLD DOWN SEAT, GRAB BARS. VERIFY RIGHT OR LEFT HAND PLUMBING BEFORE ORDERING. PROVIDE T SHAPED RUBBER WATER STOPPER.
	SHOWER HEAD	SYMMONS: T-748	48" SLIDE BAR, ADA, 2.5 GPM HAND HELD SHOWER HEAD, CHROME.
	SHOWER VALVE	SYMMONS: 4700-X-LR	PRESSURE BALANCING MIXING VALVE, INTERGRAL STOPS, ADA.
NOTE: COODINATE FLOOR RECESS AS NEEDED TO PROVIDE ADA THRESHOLD HEIGHT. SHOWERS MODELS THAT INCLUDE A FLANGE AT FLOOR THRESHOLD TO BE INSTALLED TO CONCEAL FLANGE.			
S-1	KITCHEN SINK	ELKAY: ELUH361710	35-3/4"X18-1/2"X10" DEEP. DOUBLE COMPARTMENT, #18 GAUGE STAINLESS STEEL, UNDERMOUNT, AIR GAP FOR DISHWASHER.
	FAUCET	DANZE: D455258	22-3/4" PRE RINSE FAUCET, SINGLE LEVER, CHROME, 1.75 GPM SINGLE HOLE.
	DISPOSER	I.S.E. EVOLUTION EXCEL	1 HP, 120 VOLT/1 PHASE, WALL SWITCH OUTLET PROVIDED BY DIV. 26 (VERIFY SWITCH LOCATION WITH ARCHITECT).
	HOT WATER DISPENSER (MOUNT ON FAR RIGHT)	InSinkErator: H990-SS	60 CUPS OF 200 DEGREES F (MAXIMUM) WATER PER HOUR, SELF-CLOSING VALVE, 120 VOLT/750 WATTS.
	DRAIN		(2)CRUMB CUP STRAINER, 1 1/2" TAILPIECE, STAINLESS STEEL.
NOTE: CONTRACTOR SHALL VERIFY CABINET DIMENSIONS BEFORE ORDERING SINK.			

MARK	ITEM	MFR: MODEL	DESCRIPTION
S-2	SINK (DECON)	ELKAY: WNSF8230LR2	78" LONG X 27-1/2" DEEP, 14 GAUGE SS SCULLERY SINK, 2 COMPARTMENT, FULL LENGTH 8" HIGH BACKSPLASH, COMPARTMENT DIMENSIONS 24" X 15" X 14", 24" DRAIN BOARD ON LEFT & RIGHT, TUBULAR LEGS, 1/4" RADIUS COVERED CORNERS, 2 HOLES ON 8" CENTERS.
	FAUCET	T & S BRASS: B-2187	WALL MOUNTED FITTING, 14" SWING NOZZLE, INDEXED LEVER HANDLES, 8" CTRS., PRE-RINSE FAUCET RUBBER HOSE & SPRAY VALVE.
	DRAINS (2)	ELKAY: LK25RT	2" DIAMETER TAILPIECE, ROTARY LEVER OPERATED DRAIN OUTLET
	EMERGENCY EYE WASH	HAWS: 7610	BACKSPLASH MOUNTED, ABS PLASTIC HEADS, 2.5 GPM FLOW CONTROLS, PULL DOWN ACTIVATIONS, UNIVERSAL EMERGENCY SIGN. PROVIDE WITH HAWS PREPACKAGED TEMPERED WATER SYSTEM MODEL 9201EFE. MOUNT EYEWASH ON DRAIN BOARD IN LOCATION THAT DOES NOT CONFLICT WITH FAUCET AND ALLOWS HEADS TO BE ABOVE BOWL WHEN PULLED DOWN FOR USE.
S-3	SINK	ELKAY: ELV2219	22" X 19" WALL MOUNT, STAINLESS STEEL, SINGLE HOLE CONFIGURATION. PERFORATED GRID STRAINER DRAIN. SEE ARCH FOR MOUNTING HEIGHTS.
	FAUCET	SLOAN: EAF-700-LT-ISM	5-1/4" FLOW CONTROL, GOOSENECK 1.5 GPM, SINGLE HOLE. 120 V/1 PHASE CONNECTION. PROVIDE HARDWIRED (PLUG-IN) TRANSFORMER.
S-4	SINK	ELKAY: ELUHAD161655PD ADA	18-1/2"X18-1/2"X5-3/8" DEEP, SINGLE COMPARTMENT, #18 GAUGE STAINLESS STEEL, UNDERMOUNT, INCLUDES DRAIN, ADA.
	FAUCET	CHICAGO 201-A1000ABCP ADA	9-1/2" SWINGING SPOUT, 8" CENTERS, POLISHED CHROME, ADA COMPLIANT, SOFTFLO AERATOR 2.2 GPM.
	DRAIN		INCLUDED WITH SINK, STAINLESS STEEL.
LB	LAUNDRY BOX	SIoux CHIEF: 696R SERIES	FIRE-RATED ABS OUTLET BOX 1/2" HW & 1/2" CW, WATER HAMMER ARRESTORS, 2" DRAIN.
SV	SERVICE VALVE	SIoux CHIEF: 696 OXBOX	1/2" SERVICE STOP FOR SUPPLY WATER, WATER HAMMER ARRESTORS, OUTLET BOX, 11-1/2" X 7-1/4" BOX. FIRE RATED.
FD-1	FLOOR DRAIN	ZURN: Z415BZ	2" C.I. BODY, 5" DIA. ADJ. NICKEL BRONZE STRAINER, TRAP PRI TAPPING. PROVIDE TRAP PRIMERS FOR ALL INSTALLATIONS EXCEPT SHOWERS. REFER TO FLOOR DRAIN DETAIL FOR DRAIN CONST. &/OR COVERING.
FD-2	FLOOR DRAIN	ZURN: Z415BZ-3	2" C.I. BODY, 5" DIA. ADJ. NICKEL BRONZE STRAINER, TRAP PRI TAPPING. PROVIDE TRAP PRIMERS FOR ALL INSTALLATIONS EXCEPT SHOWERS. REFER TO FLOOR DRAIN DETAIL FOR DRAIN CONST. &/OR COVERING. PROVIDE WITH FUNNEL.
TD-1	TRENCH DRAIN	ACO: S100K	6" WIDE X 4" DEEP MIN., SECTIONAL DRAINS (FABRICATE TO LENGTH SHOWN ON PLANS) PRECAST PRESLOPED POLYMER CONCRETE SYSTEM WITH SLOTTED DUCTILE IRON GRATE, CLASS F RATED.
	CATCH BASIN	ACO: SK901D	6" WIDE X 25" DP X 20" LONG, PRECAST POLYMER CONCRETE BASIN WITH SLOTTED DUCTILE IRON GRATE, CLASS F RATED. PROVIDE WITH REMOVABLE TRASH BUCKET.
TD-2	TRENCH DRAIN	ACO: S200K	8" WIDE X 16" DP SECTIONAL DRAIN (FIELD FABRICATE LENGTH TO MATCH PLANS) PRECAST PRESLOPED POLYMER CONCRETE WITH SLOTTED DUCTILE IRON GRATE, CLASS A RATED. SELECT DRAIN DEPTH FOR DEEPEST POSSIBLE CONNECTION TO CATCH BASIN.
	CATCH BASIN	ACO: SK2-902D	8" WIDE X 33" DP X 20" LONG, PRECAST POLYMER CONCRETE BASIN WITH SLOTTED DUCTILE IRON GRATE. CLASS A RATED. PROVIDE VENTED TRAP ON CATCH BASIN OUTLET. PROVIDE WITH REMOVABLE TRASH BUCKET.

MARK	ITEM	MFR: MODEL	DESCRIPTION
HB-1	EXTERIOR HOSE BIBB (WHEEL HANDLE)	WOODFORD: 19	FREEZE PROOF TYPE, AUTOMATIC DRAINING, LOOSE KEY.
HB-2	HOSE BIBB (LEVER HANDLE)	WOODFORD: 40HT-LH	BRASS CONST., 3/4" HOSED END, VAC. BKR., HALF TURN LEVER HANDLE, CHROME PLATED.
HB-3	HOSE STATION (HOT & COLD)	LEONARD: SW-75-EVBD	INT. VACUUM BREAKER, DIAL THERMOMETER, 3/4" HOSE THREAD. PROVIDE LEONARD 18100 MOUNTING PLATE.
H TH	HOSE	LEONARD: 10-HDH	10' HEAVY DUTY HOSE
	NOZZLE	LEONARD: N-2	STANDARD NOZZLE
	SS-1	SERVICE SINK	FIAT: TSB100
	FAUCET	T&S BRASS: B-0685-CR-BSTR	8" WALL MOUNT, INTEGRAL CHECK VALVES, HOSE MALE OUTLET, VACUUM BREAKER.
WH-1	WATER HEATER	LAARS: LUHE100T 150E3NA	100 GAL. CAP., 180 GPH RECOVERY @ 100 DEG. F TEMP. RISE, 150 MBH NATURAL GAS INPUT, PVC COMBUSTION AIR & GAS VENT, 1500 LBS (WET), 115 VOLT / 1 PHASE, 15 AMPS.
ET	DOMESTIC EXPANSION TANK	AMTROL: ST-12	STEEL CONST. W/INTERNAL DIAPHRAGM
CP	CIRC. PUMP	ARMSTRONG: ASTRO 250SS	5 GPM @ 11' HEAD, 115 VOLT/1 PHASE, STAINLESS STEEL PUMP BODY.
MV	MASTER MIXING VALVE	HEAT TIMER: ETV PLATINUM PLUS	3/4" ELECTRONIC MIXING VALVE COMPLETE ASSEMBLY INCLUDING IMMERSION SENSORS, STAINLESS VALVE, ACTUATOR AND CONTROL MODULE (120V/1 PHASE). MOUNT CONTROL MODULE ON WALL AND PROVIDE SYSTEM WITH HOT, COLD, AND MIXED WATER SENSORS.
GOB	GAS OUTLET BOX	BURNABY: BBQ-SS-50	BRUSHED STAINLESS STEEL BOX WITH LOW PRESSURE NATURAL GAS CONNECTION. 1/2" NPT PIPE CONNECTION AND 1/2" QUICK DISCONNECT PLUG INCLUDED.
DF-1	DRINKING FOUNTAIN W/ FILLER	ELKAY: LZSTL8WSLK	HI-LOW BASINS, WALL MOUNT, ADA, BOTTLE FILLER, FRONT PUSH BUTTONS, CHILLER (8 GPH CHILLED WATER CAPACITY), FILTER, 115 V / 1 PHASE. SEE ARCH. FOR MOUNTING HEIGHTS, 370 WATTS 5 AMPS.
OWS-1	OIL SEPARATOR	WADE: 5500-35	35 GPM, CAST IRON BODY, STEEL EXTENSION 4" INLET & OUTLET, ACID RESISTANT COATING INSIDE & OUTSIDE, REMOVABLE BAFFLE, SEDIMENT BUCKET, FLOW CONTROL FITTING.



CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
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[illegible]

SCHEDULES

SHEET #

P00.03



SIDER + BYERS
MECHANICAL + ELECTRICAL ENGINEERS

192 Nickerson, Suite #300
Seattle, Washington 98109
Phone: 206.285.2966

[illegible]

P00.04

MARK	FIXTURE	C.W	H.W	WASTE	VENT	WATER FIXTURE UNITS	WASTE FIXTURE UNITS	REMARKS
WC-1	WATER CLOSET	1"	-	3"	2"	5	4	ADA, FLOOR MOUNT, FLUSH VALVE
LAV-1	BATHROOM SINK	1/2"	1/2"	1-1/2"	1-1/2"	1	1	UNDERMOUNT, CHINA
LAV-2	BATHROOM SINK	1/2"	1/2"	1-1/2"	1-1/2"	1	1	WALL MOUNT, CHINA
SH-1	SHOWER	1/2"	1/2"	2"	1-1/2"	2	2	
SH-2	SHOWER	1/2"	1/2"	2"	1-1/2"	2	2	ADA
DF-1	DRINKING FOUNTAIN	1/2"	-	1-1/2"	1-1/2"	0.5	0.5	WALL MOUNT, ADA, BOTTLE FILLER
S-1	KITCHEN SINK	1/2"	1/2"	2"	1-1/2"	2	2	DOUBLE, UNDERMOUNT, STAINLESS STEEL, ADA
S-2	DECON SINK	3/4"	3/4"	3"	2"	3	3	SCULLERY SINK, DRAIN BOARD
S-3	HAND SINK	1/2"	1/2"	2"	1-1/2"	1	1	WALL MOUNT, STAINLESS STEEL
S-4	KITCHEN SINK	1/2"	1/2"	2"	1-1/2"	2	2	SINGLE BASIN DROP IN, ADA
LB	LAUNDRY BOX	3/4"	3/4"	2"	2"	4	3	
SV	SERVICE VALVE	1/2"	-	-	-	0.5	-	
FD-1	FLOOR DRAIN	-	-	2"	1-1/2"	-	2	
FD-2	FLOOR DRAIN	-	-	2"	1-1/2"	-	2	
TD-1	TRENCH DRAIN	-	-	4"	-	-	8	TRAPPED/VENTED AT SEPARATOR
TD-2	TRENCH DRAIN	-	-	4"	2"	-	2	IN DECON ROOM
SS-1	SERVICE SINK	3/4"	3/4"	3"	2"	3	3	FLOOR MOUNT
DW	DISHWASHER	-	1/2"	2"	1-1/2"	1.5	2	SUPPLIED BY OWNER
HB-1	FREEZE-PROOF HYDRANT	3/4"	-	-	-	2.5	-	EXTERIOR
HB-2	HOSE BIB	3/4"	-	-	-	2.5	-	INTERIOR
HB-3	HOSE STATION	3/4"	3/4"	-	-	2.5	-	INTERIOR, HOT AND COLD

2015 UPC PLUMBING CODE		FIXTURE UNITS PER APPENDIX A					
FIXTURE	QTY	DOMESTIC WATER WSFU			SEWER DFO		
		PER FIXTURE	TOTAL	HW PER FIXTURE	TOTAL	PER FIXTURE	TOTAL
Public Flush Valve Water Closet	4	5	20	-	-	4	16
Lavatory (Public or Private)	5	1	5	0.75	3.75	1	5
Shower (Single Head)	2	2	4	1.5	3	2	4
Kitchen Sink	2	1.5	3	1.125	2.25	2	4
Dishwasher	1	1.5	1.5	1.125	1.13	2	2
Service Valve Outlet	2	1	2	-	-	0	0
Service Sink or Mop Basin	2	3	6	2.25	4.5	3	6
Drinking Fountain	2	0.5	1	-	-	0.5	1
Eyewash	1	1	1	0.75	0.75	2	2
Clothes Washer	1	4	4	3	3	3	3
Hose-bibb*	7	2.5	8.5	-	-	-	-
Floor Drain	7	-	-	-	-	2	14
TOTALS	36		56		18.38		57

*EACH ADDITIONAL HOSE BIBB AFTER FIRST IS 1.0 WSFU.
TOTAL BUILDING DEMAND IS 54 GPM PER APPENDIX A OF 2015 UPC. BUILDING WATER SERVICE SIZE = 2".
TWO 4" WASTE CONNECTIONS AT NORTH ELEVATION.



CCD BLACK DIAMOND PARTNERS, LLC
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PROJECT # 19061

PERMIT SET

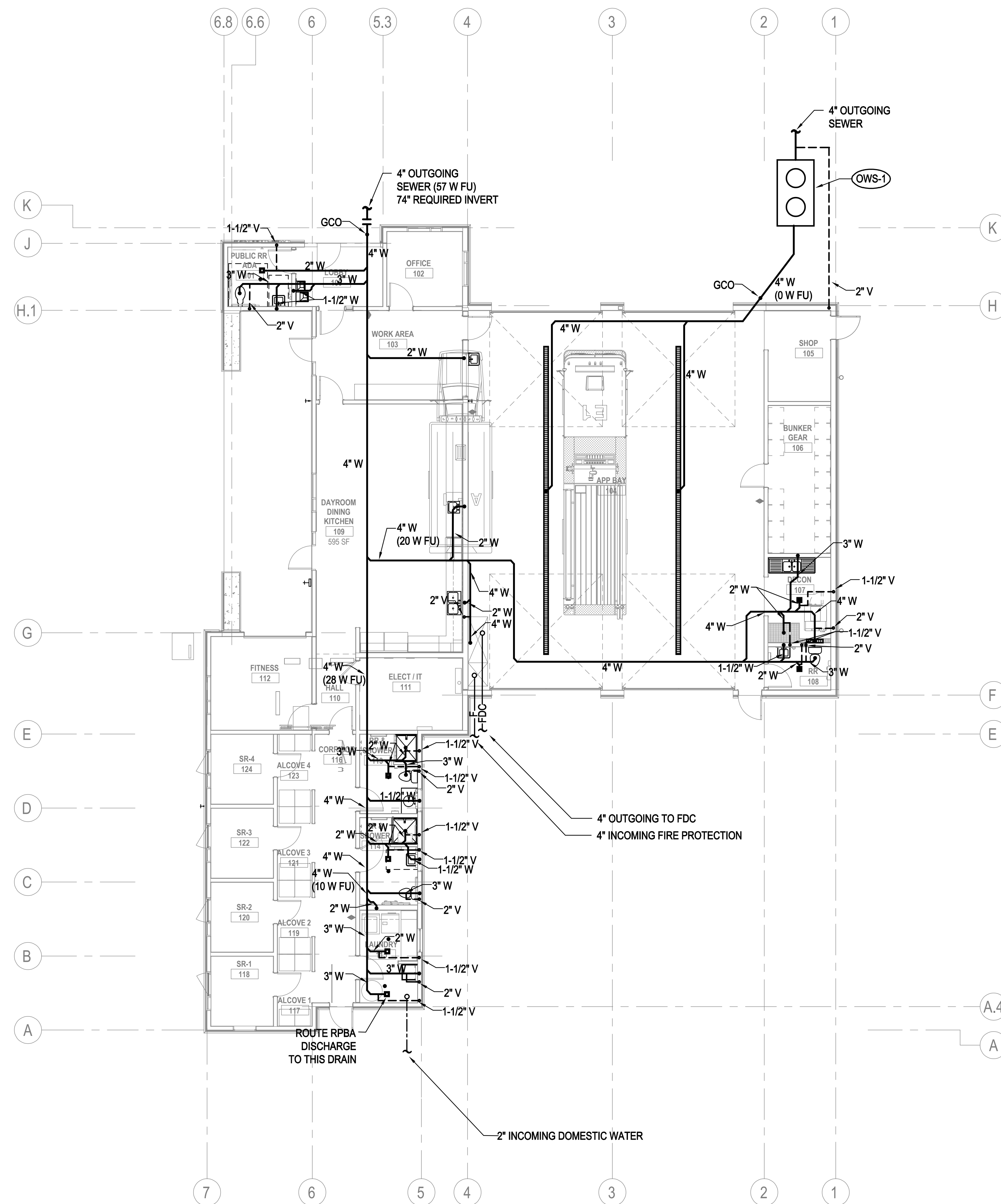
ISSUE DATE JANUARY 21, 2021

REVISION SCHEDULE		
1	PERMIT REVISIONS	8/16/21
2	PERMIT REVISIONS	6/17/22

FOUNDATION PLAN

SHEET #

P21.00

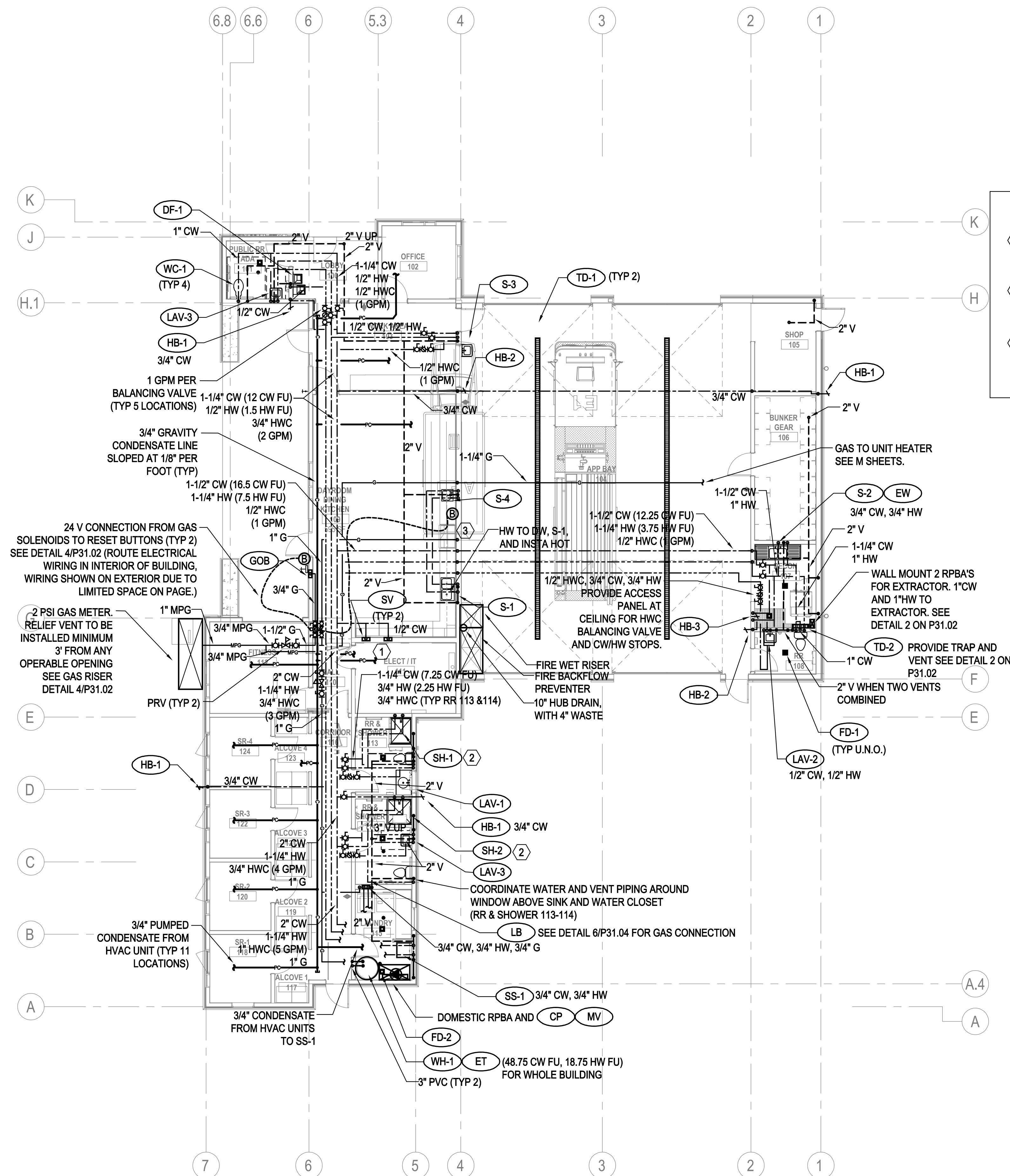


 **FOUNDATION PLAN**
SCALE: 1/8"=1'-0"

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SHEET #

P21.01



 **FLOOR PLAN - LEVEL 1**
SCALE: 1/8"=1'-0"



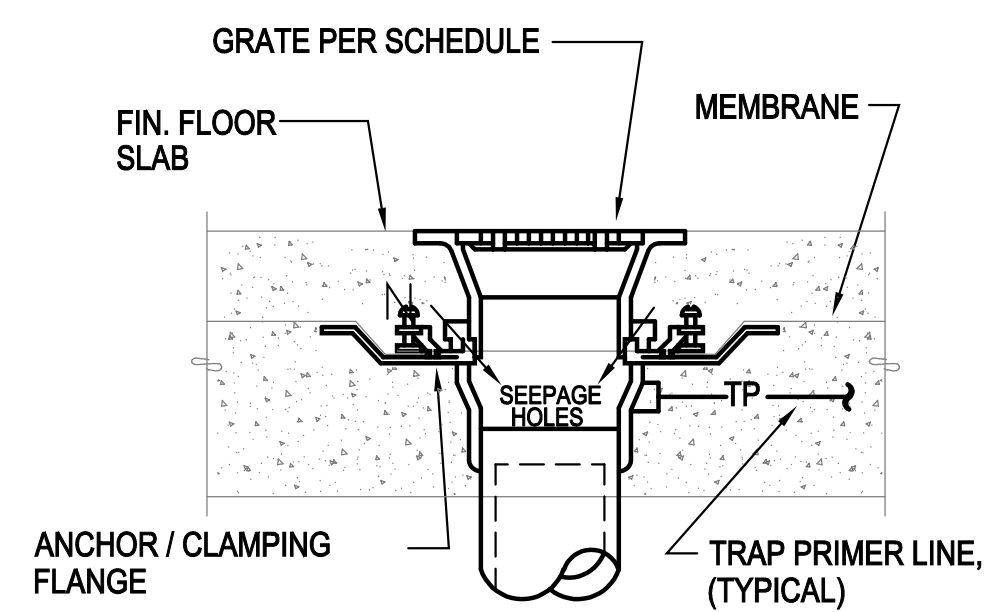
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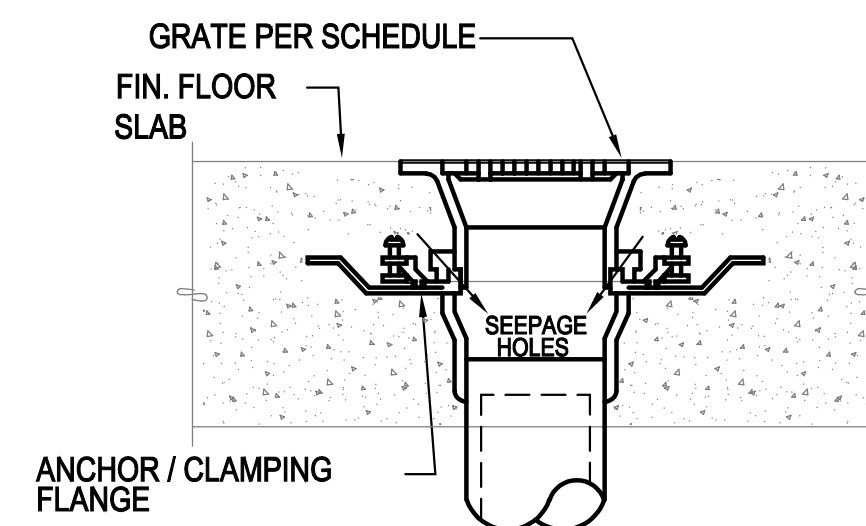
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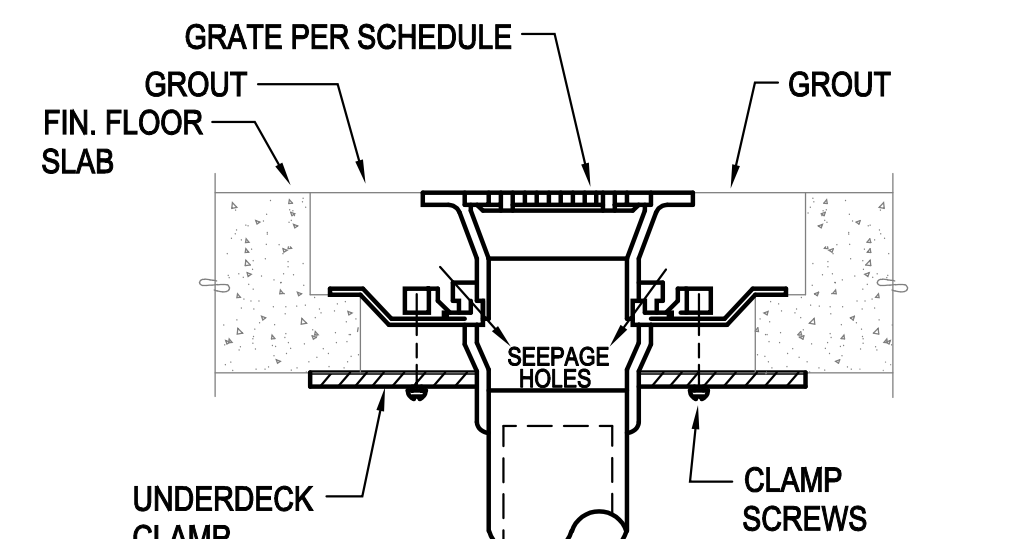
SCALE: 1/8"=1'-0"



A CONCRETE INSTALLATION W/ MEMBRANE



B CONCRETE INSTALLATION WO/ MEMBRANE



CONCRETE INSTALLATION W/ CLAMPING RING

NOTES:

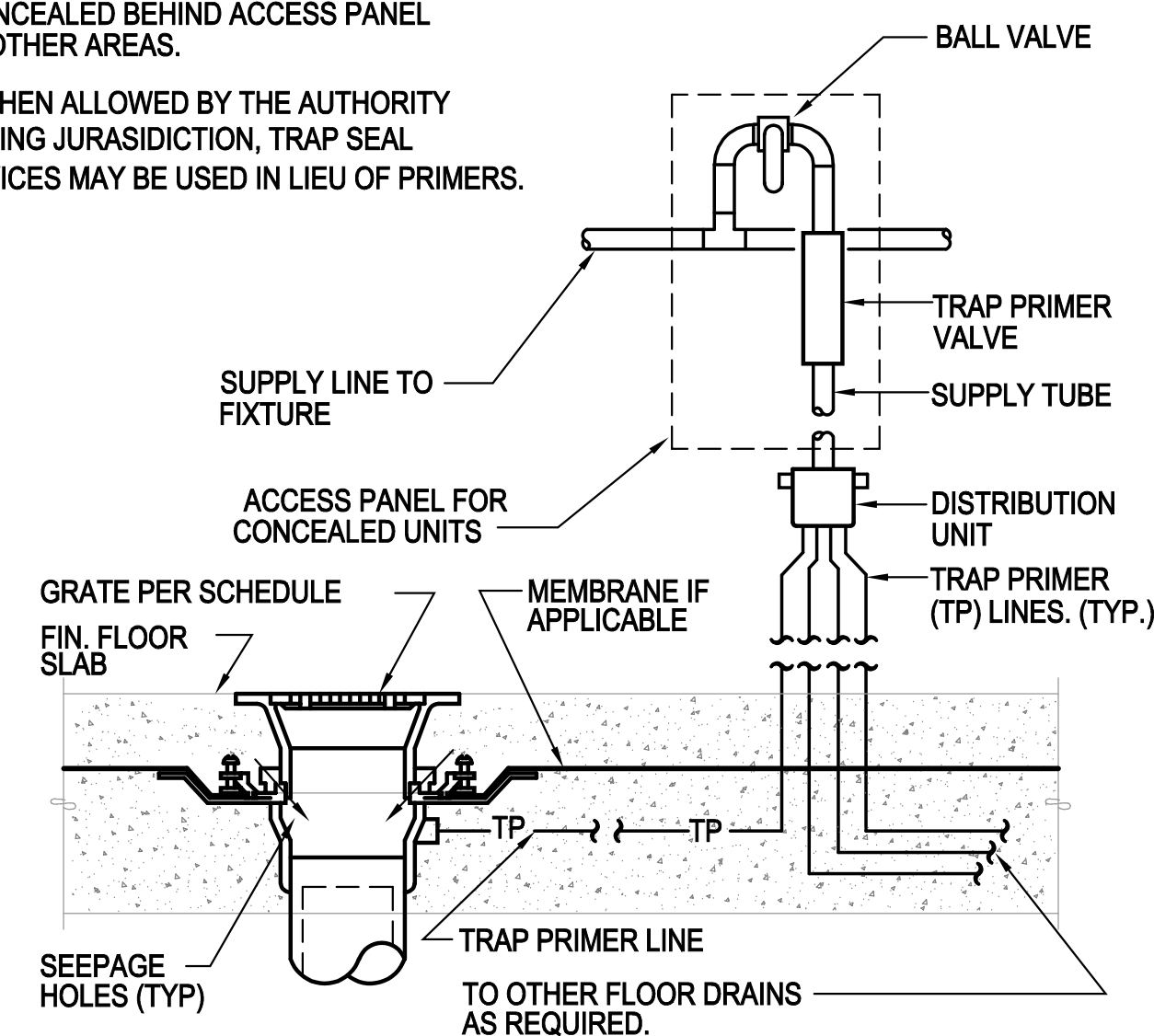
1. VERIFY FLOORING CONSTRUCTION BEFORE ORDERING DRAINS.
2. FLOOR DRAINS SHALL BE FLUSH TO 1/4" BELOW FIN. FLOOR. FLOOR SINKS SHALL BE 1/2" ABOVE TO 1/4" BELOW FIN. FLOOR. VERIFY W/ LOCAL PLUMBING INSPECTOR.

FLOOR DRAIN / SINK INSTALLATION STYLES

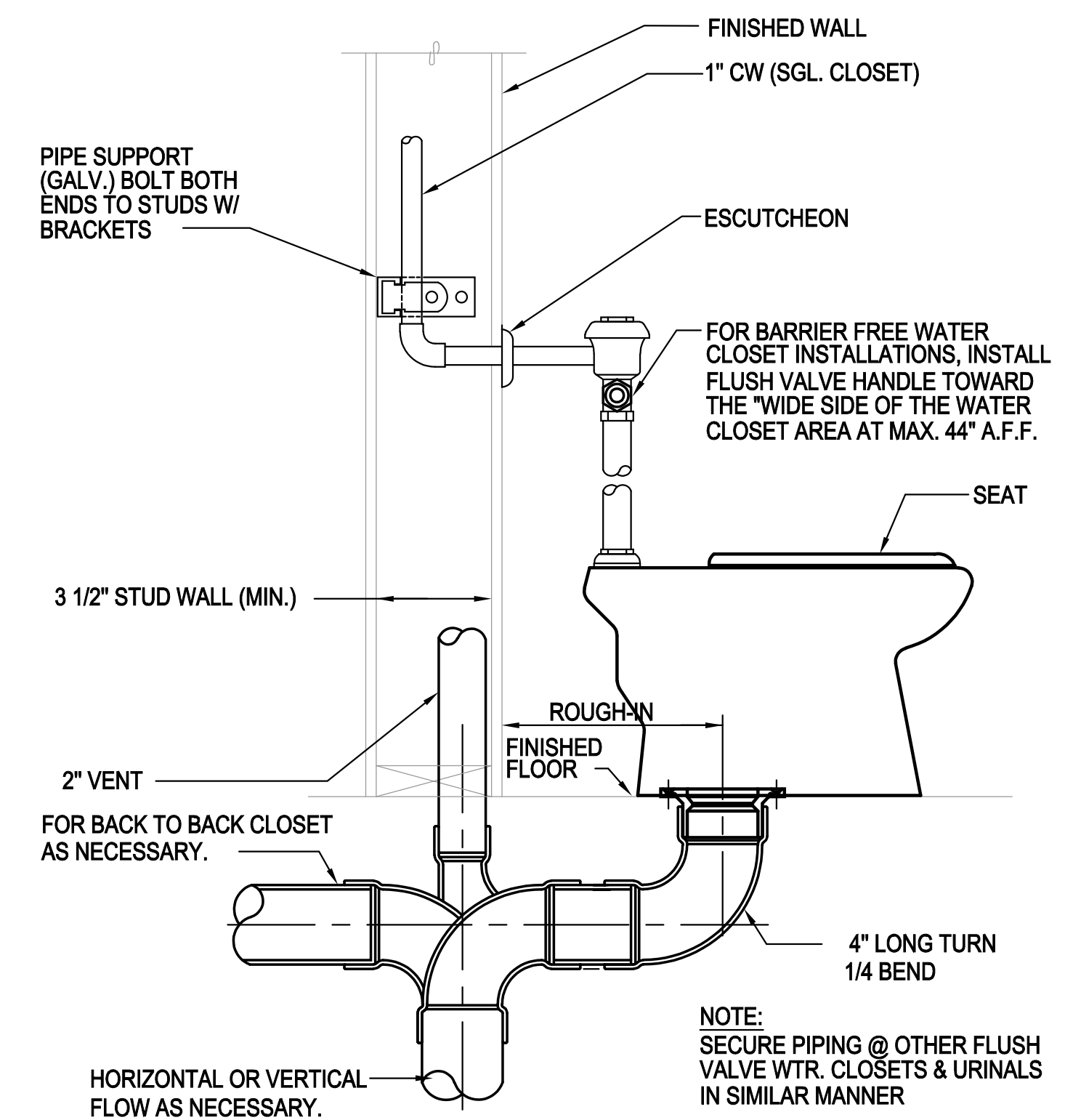
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P31.01 N.T.S.

NOTES:

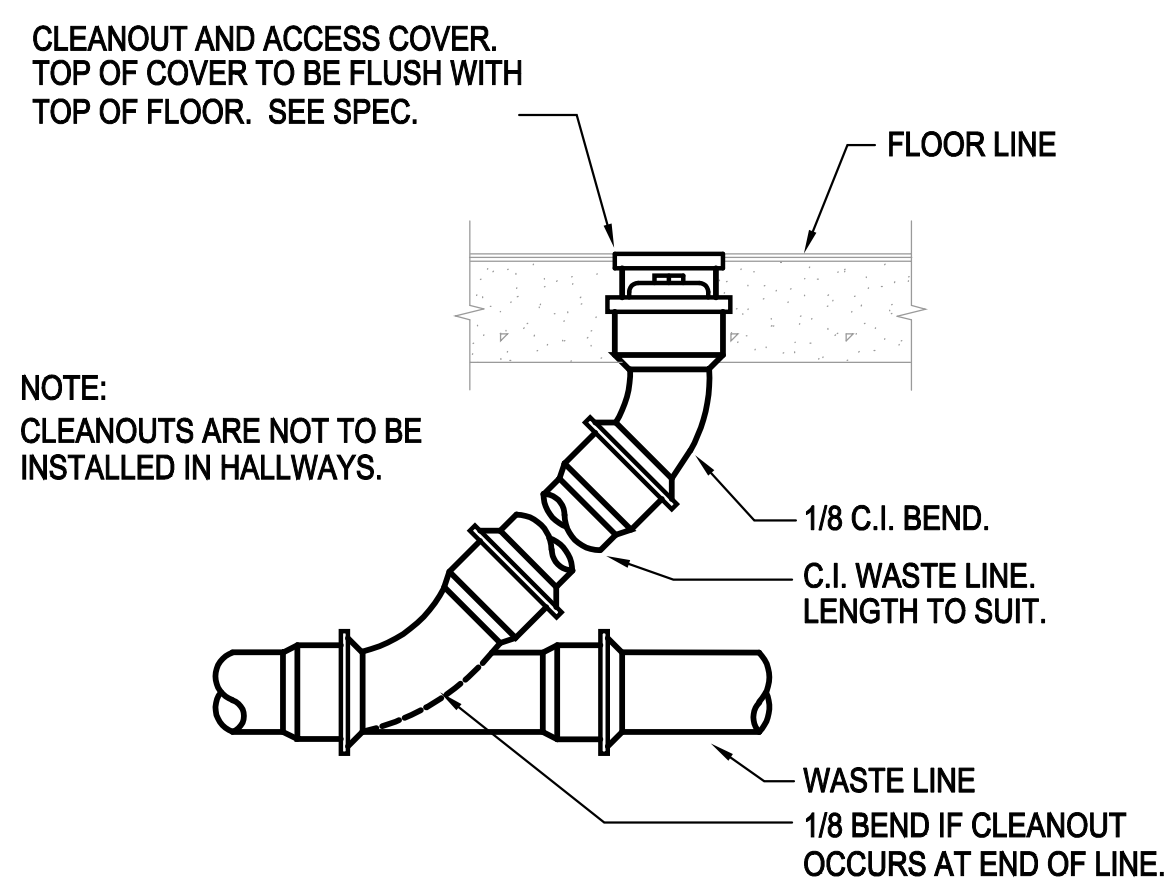
1. PROVIDE TRAP PRIMERS ON ALL FLOOR DRAINS & FLOOR SINKS EXCEPT SHOWER DRAINS OR WHERE OTHERWISE NOTED.
2. PRIMER VALVE EXPOSED IN MECH. ROOM & CONCEALED BEHIND ACCESS PANEL IN OTHER AREAS.
3. WHEN ALLOWED BY THE AUTHORITY HAVING JURASIDICATION, TRAP SEAL DEVICES MAY BE USED IN LIEU OF PRIMERS.



2 TRAP PRIMER DETAIL

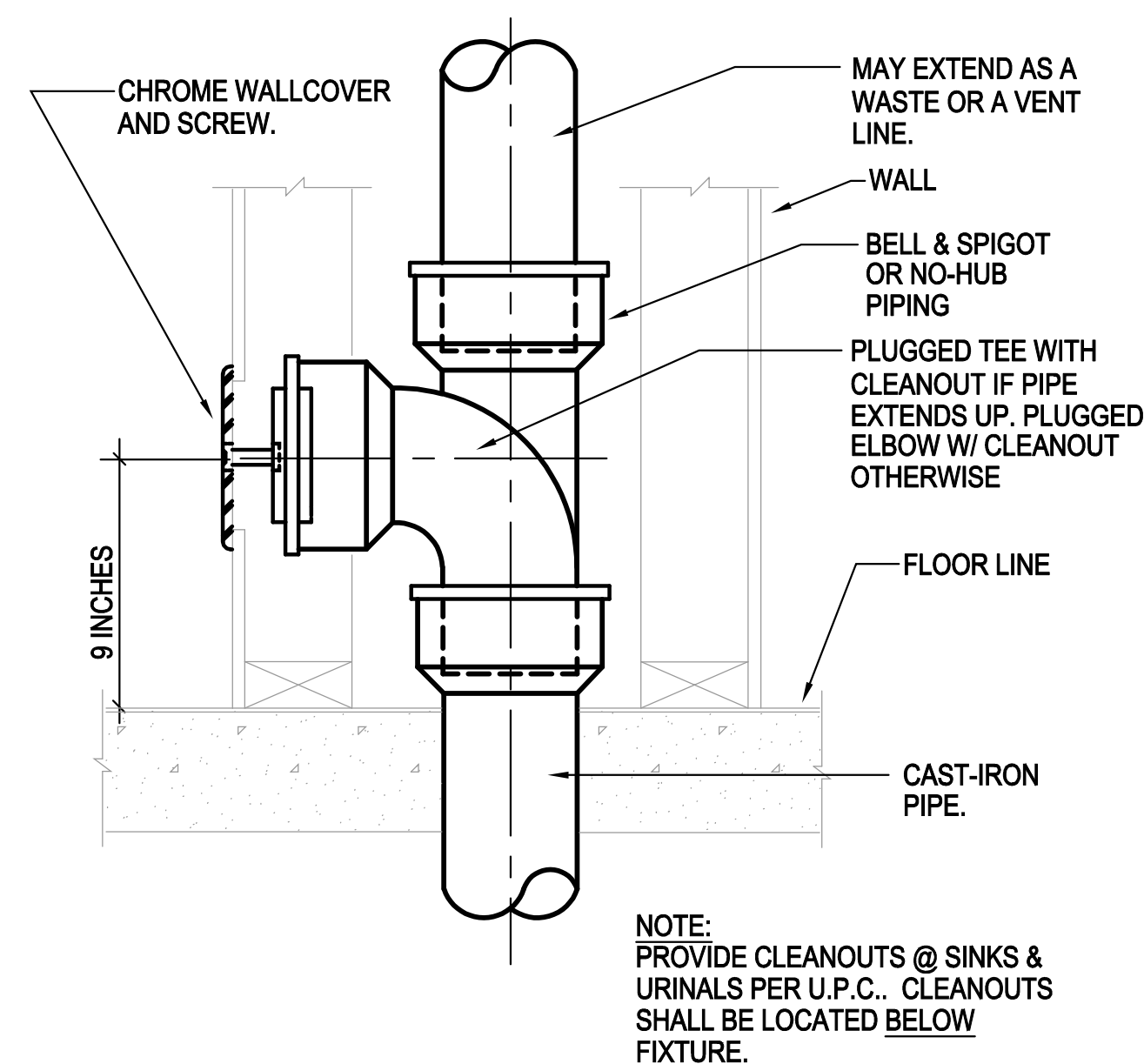


3	FLOOR MOUNT FLUSH VALVE WATER CLOSET INSTALLATION DETAIL
P31.01	N.T.S.

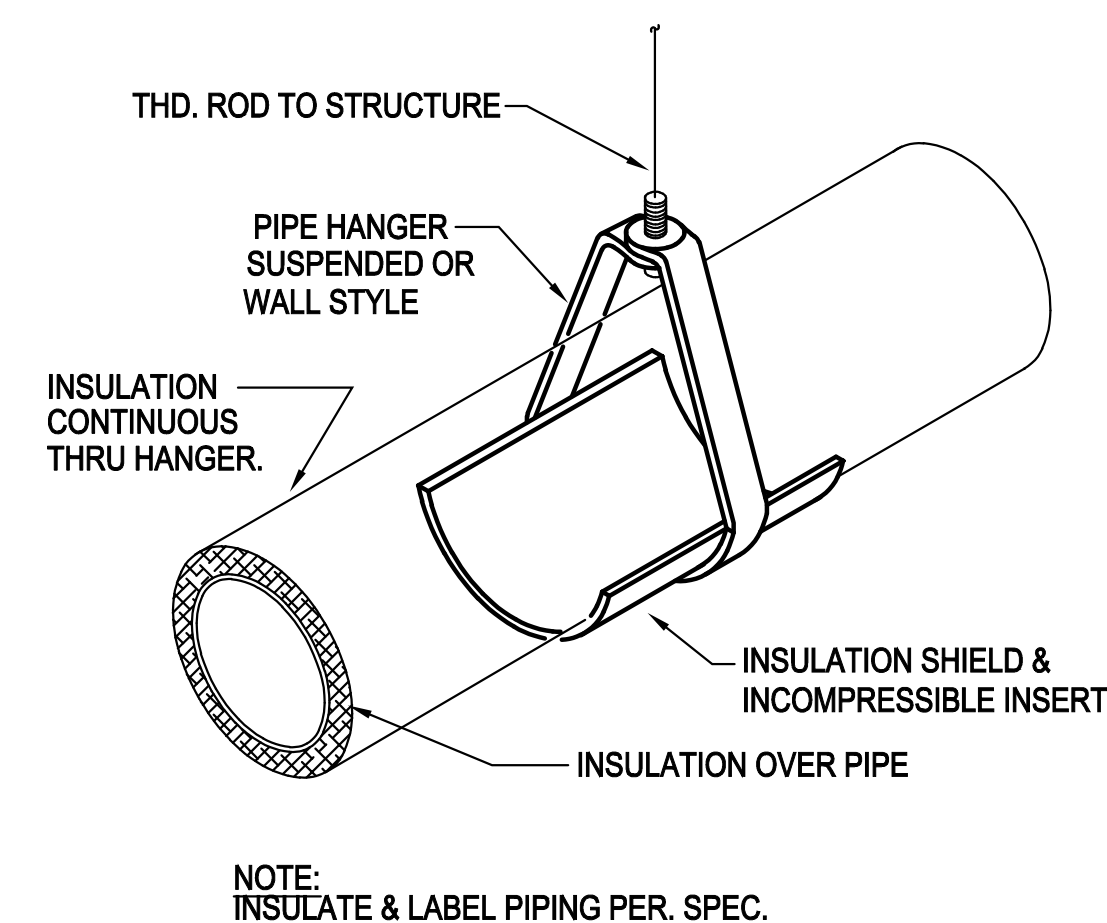


NOTE:
FOR GRADE CLEANOUTS (GCO)
IN VEHICULAR TRAFFIC AREAS,
PROVIDE ACCESS HOUSING EQUAL
TO WADE # 8300 MF-39.

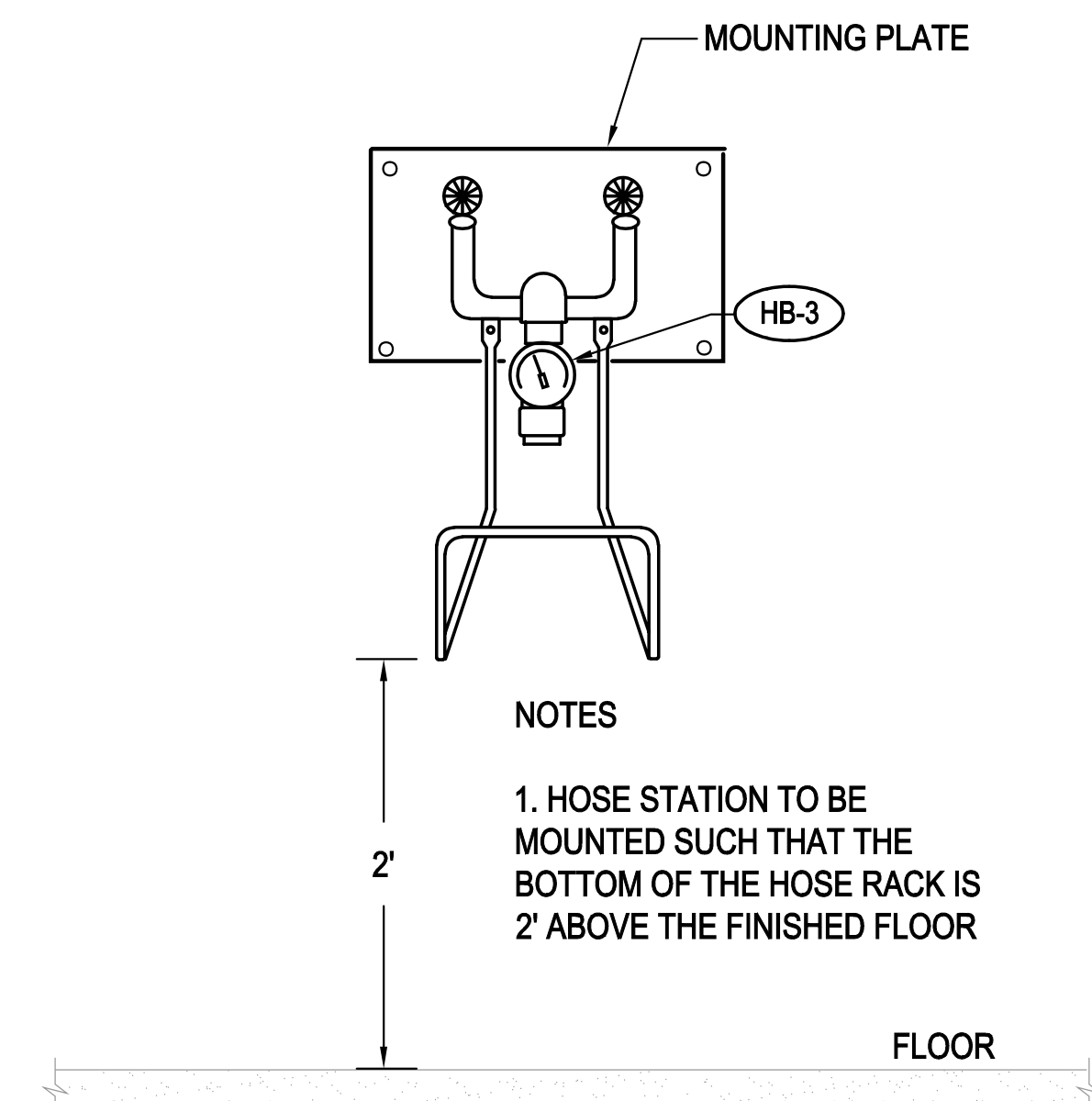
4 FLOOR CLEANOUT DETAIL
P31.01 N. T. S.



5 WALL CLEANOUT DETAIL



PIPE HANGER DETAIL --- P31.01 N.T.S.



7 HOSE STATION DETAIL

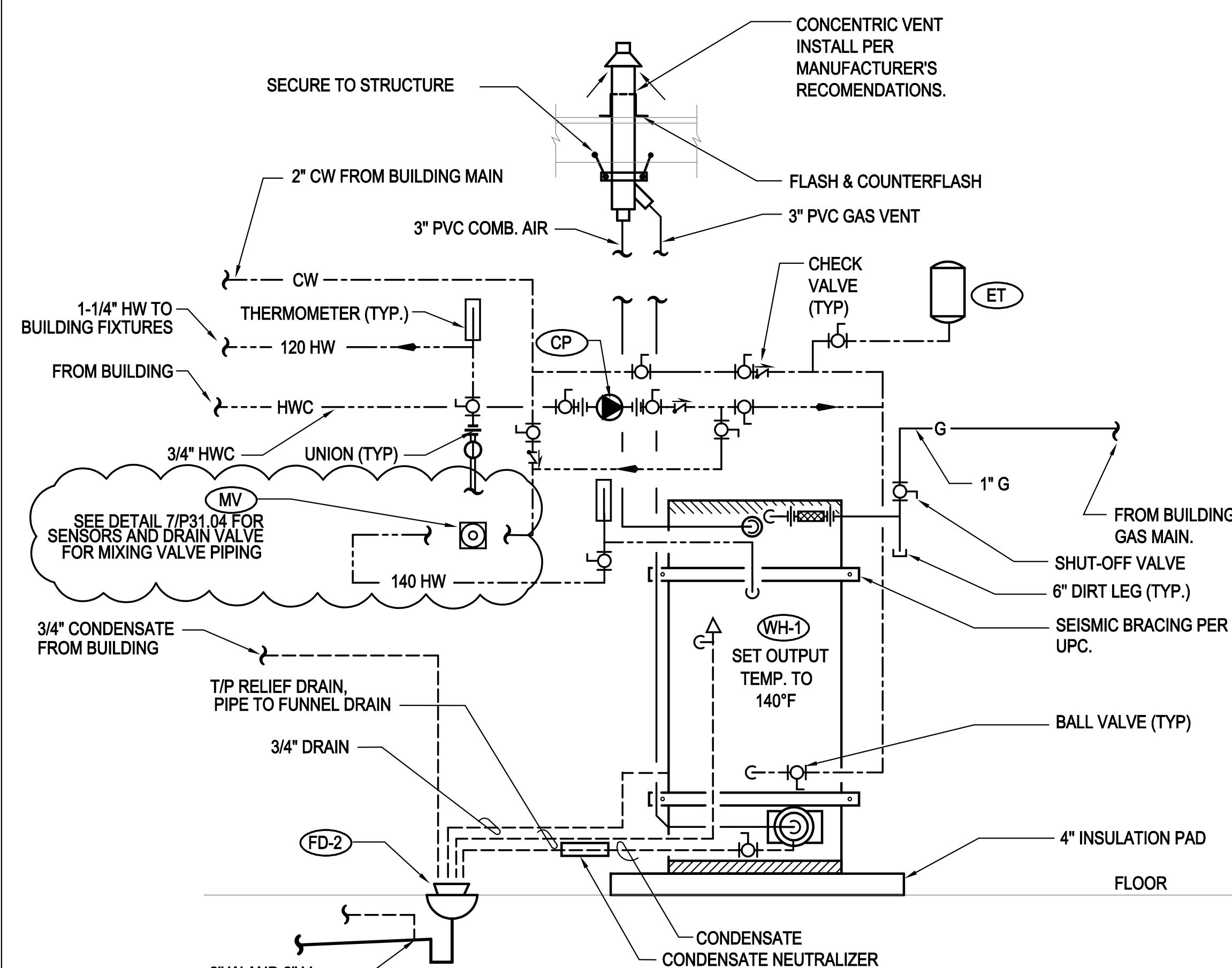
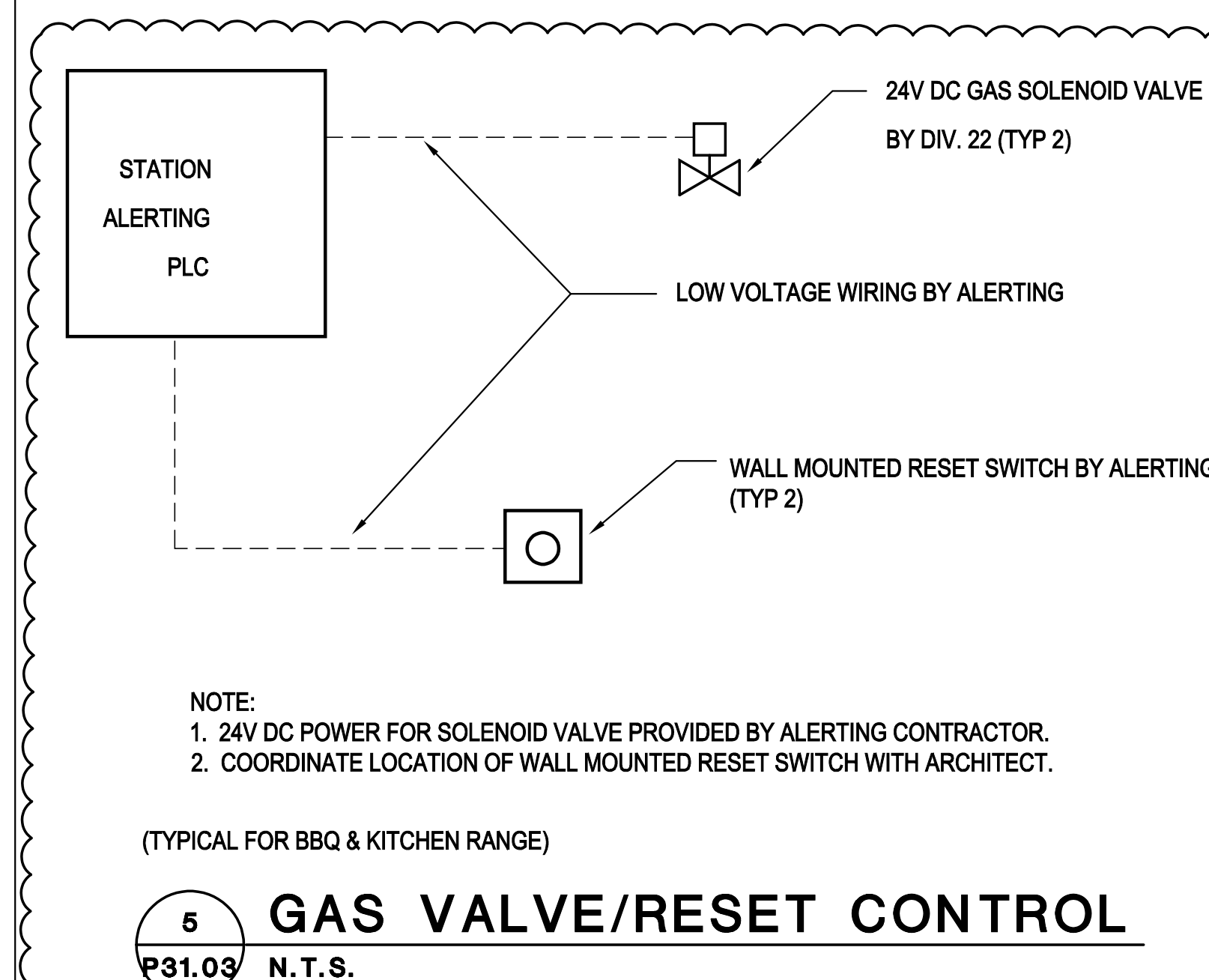
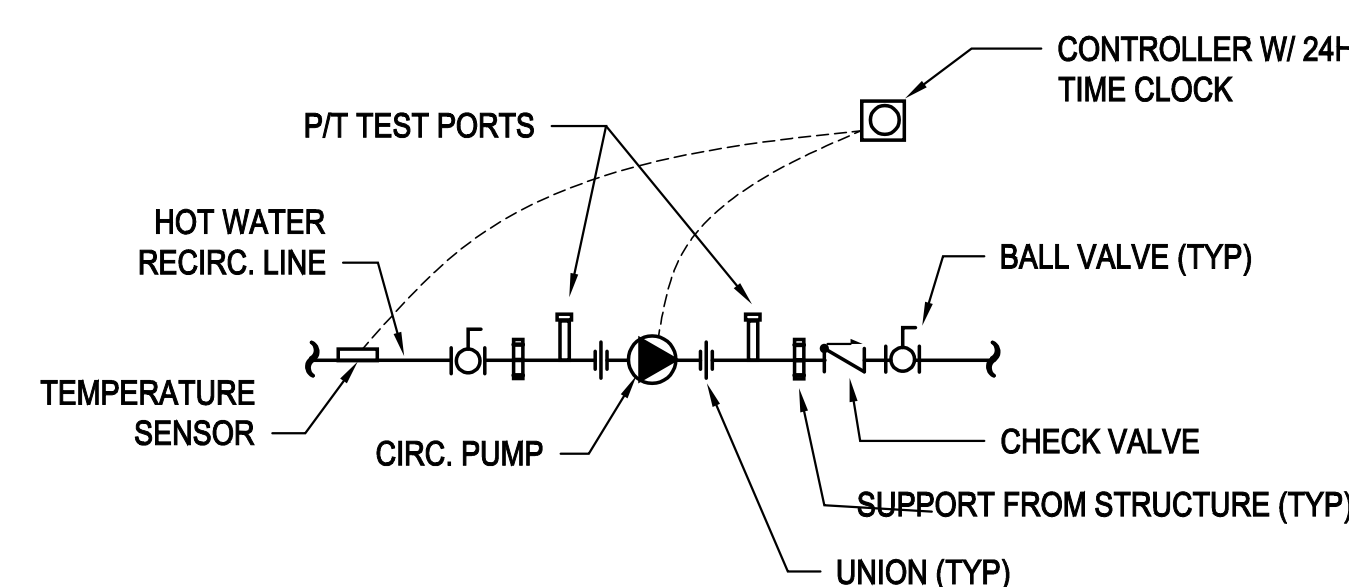
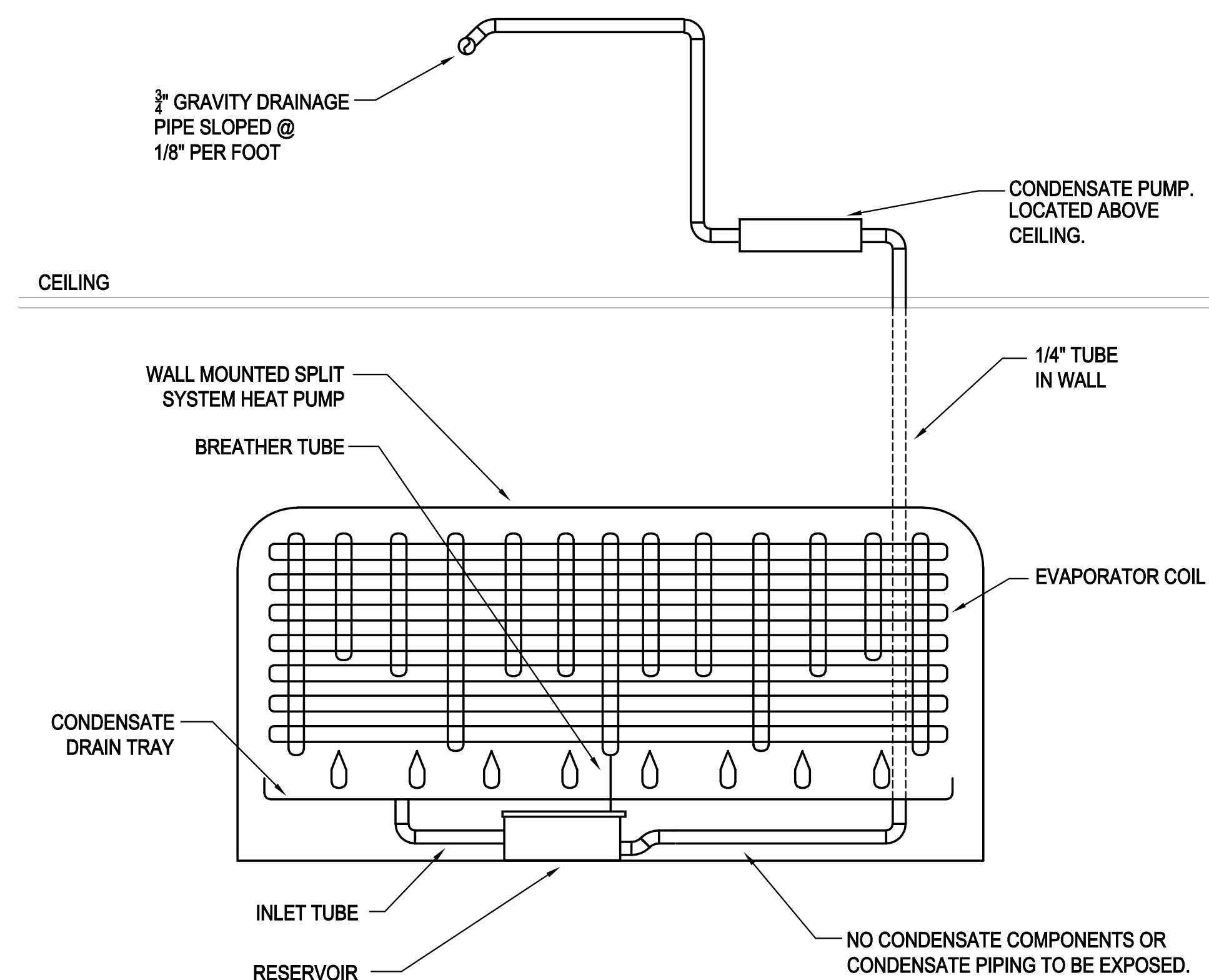
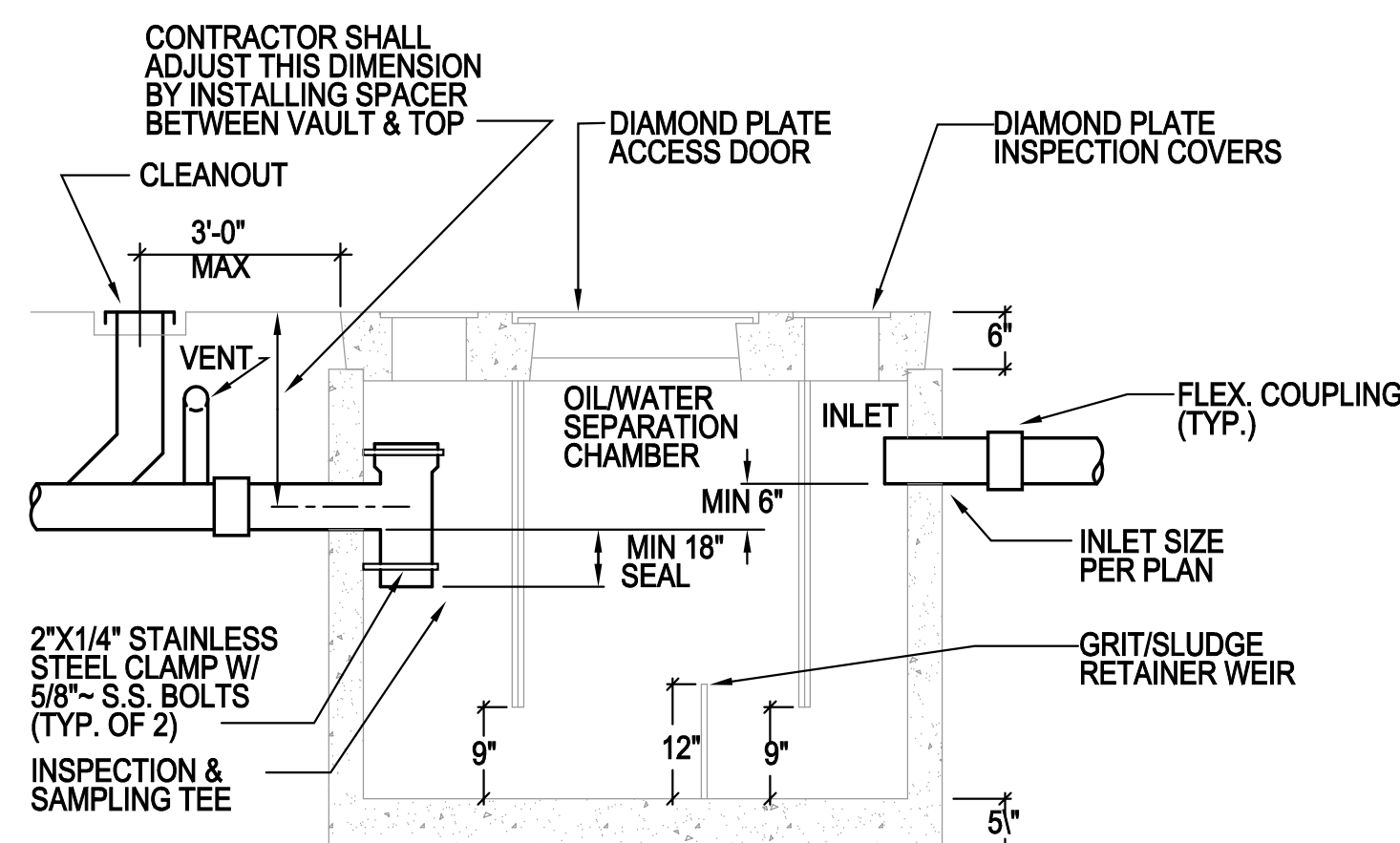
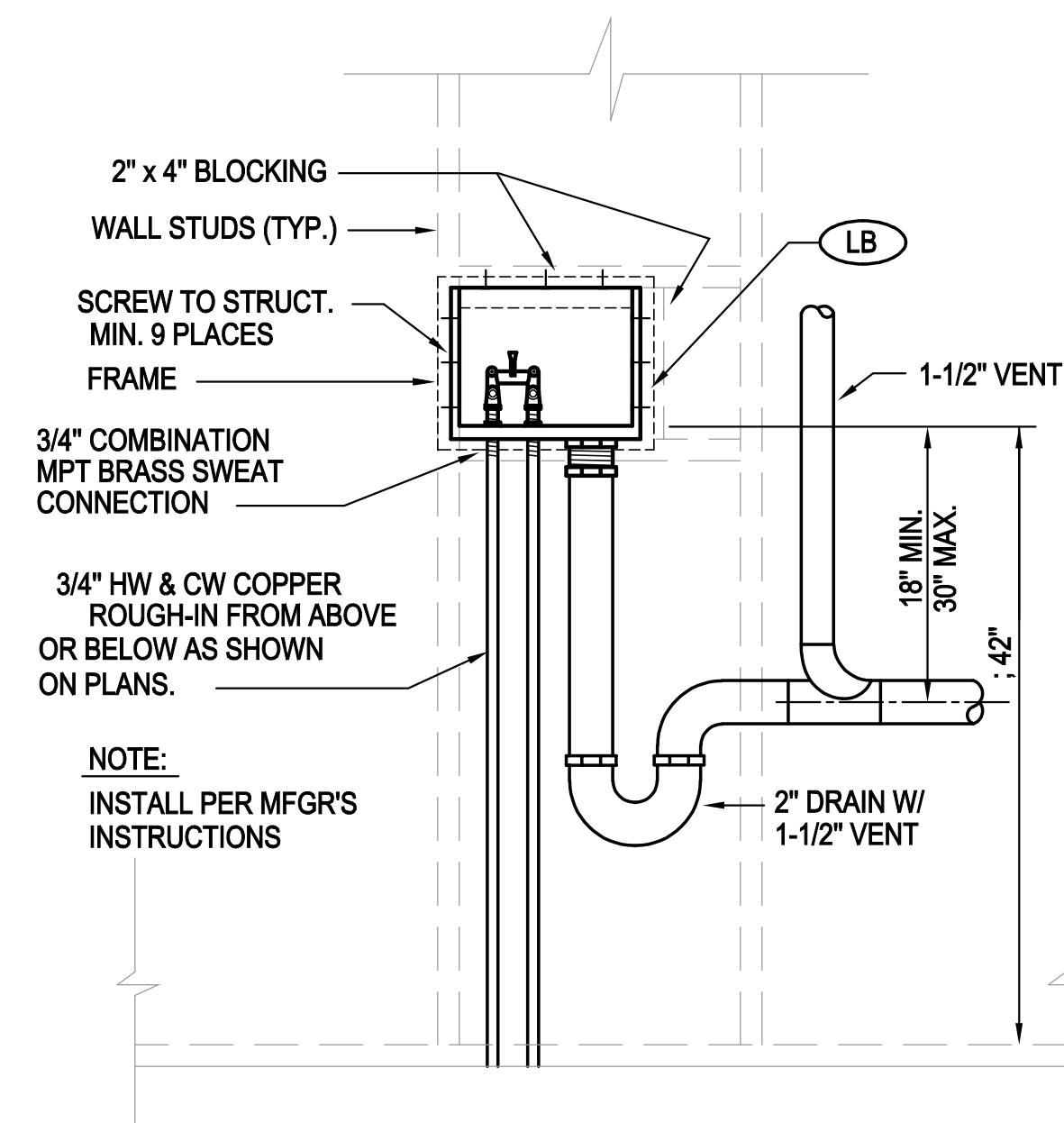
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26122 LAWSON STREET
BLACK DIAMOND, WA 98010

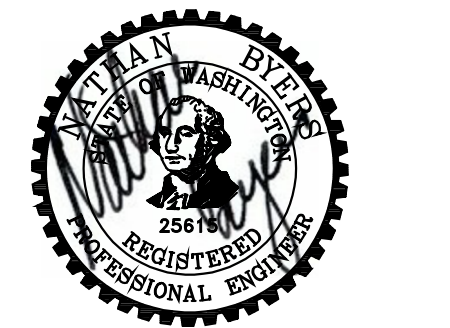
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SHEET #

P31.02







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SHEET #

P31.05

MECHANICAL SYMBOLS LEGEND

HYDRONIC SYSTEM LABELS		REFERENCE SYMBOLS	
	PIPE BREAK (CONTINUATION)		DETAIL NUMBER SHEET
	HYDRONIC SUPPLY		FLAG NOTE
	HYDRONIC RETURN		REVISION TAG
	DIRECTION OF FLOW		MECHANICAL EQUIPMENT
	CAP		DIFFUSER/GRILLE TYPE CFM
	HEAT TRACED PIPING		SECTION NUMBER SHEET NUMBER
HYDRONIC VALVES AND SPECIALTIES		LIFE SAFETY SYMBOLS	
	2-WAY ELECTRIC CONTROL VALVE F.O. F.C.		CEILING RADIATION DAMPER
	2-WAY ELECTRIC CONTROL VALVE F.O. F.C.		COMBINATION SMOKE/FIRE DAMPER
	3-WAY ELECTRIC CONTROL VALVE		HORIZONTAL SMOKE DAMPER
	4-WAY CONTROL VALVE		FIRE DAMPER
DUCTWORK LABELS		CONTROL SYMBOLS	
	INTERNALLY LINED DUCT		VOLUME DAMPER
	HIDDEN DUCT		MOTORIZED CONTROL DAMPER
	DUCT (1ST DIMENSION SIDE SHOWN, 2ND DIMENSION OTHER SIDE)		THERMOSTAT IN DUCT
	REMOVE DUCT, PIPE OR MECH. EQUIPMENT		REMOTE OPERATED VOLUME DAMPER
	FLEX DUCT		BACKDRAFT DAMPER
	RECTANGULAR SUPPLY DUCT OUT OF PAGE		PRESSURE INDEPENDENT VOLUME DAMPER (TROX VFL)
	RECTANGULAR SUPPLY DUCT INTO PAGE		PRESSURE INDEPENDENT VOLUME CONTROLLER (TROX VFC)
	SUPPLY DIFFUSER		PRESSURE INDEPENDENT VOLUME CONTROLLER W/ ACTUATOR (TROX VFC E0 / M0)
	OUTSIDE AIR DIFFUSER		THERMOSTAT, MOUNT @ 4'-0" A.F.F.
	RECTANGULAR RETURN DUCT OUT OF PAGE		SENSOR
	RECTANGULAR RETURN DUCT INTO PAGE		CARBON MONOXIDE DETECTOR WITH FAN INDICATED
	RETURN OR EXHAUST GRILLE		CARBON DIOXIDE DETECTOR
	TURNING VANES	PIPING SYSTEM LABELS	
	STRAIGHT TAP		NATURAL GAS OR PROPANE
	TAPERED FITTING		BALL VALVE MANUAL LEVER
	BELL MOUTH FITTING		BUTTERFLY VALVE MANUAL LEVER
	CONICAL FITTING		BUTTERFLY GEAR VALVE
	45 DEG. ANGLE TAP		GLOBE VALVE MANUAL LEVER
	ROUND ELBOW OUT OF PAGE		BALANCE VALVE (CIRCUIT SETTER)
	ROUND ELBOW INTO PAGE		BALANCE VALVE (PRESSURE INDEPENDENT)
	ROUND DUCT OUT OF PAGE		PIPE TO DRAIN
	ROUND DUCT INTO PAGE		PRESSURE SAFETY VALVE
	ROUND DUCT BREAK (CONTINUATION)		AUTOMATIC AIR VENT
	RECTANGULAR DUCT BREAK (CONTINUATION)		MANUAL AIR VENT
	FLEX CONNECTION		WYE STRAINER
			WYE STRAINER WITH VALVE AND HOSE END CAP
			HEAT TRACE PIPING
			HOSE END AND CAP
			EXPANSION LOOP

ABBREVIATIONS

ADA	ACOUSTICAL CEILING TILE	MBH	1000 BRITISH THERMAL
ADJ	ADJUSTABLE		UNIT PER HOUR
AFF	ABOVE FINISHED FLOOR	MED	MEDIUM
AFG	ABOVE FINISHED GRADE	MEP	MECHANICAL, ELECTRICAL & PLUMBING
ALT	ALTERNATE	MEZZ	MEZZANINE
AP	ACCESS PANEL	MIN	MINIMUM OR MINUTE
APPROX	APPROXIMATE	MISC	MISCELLANEOUS
ARCH	ARCHITECTURAL/ARCHITECT		
AS	AIR SEPARATOR	N/A	NOT APPLICABLE
AUX	AUXILIARY	NC	NORMALLY CLOSED
		NEG	NEGATIVE
BFF	BELOW FINISHED FLOOR	NIC	NOT IN CONTRACT
BHP	BRAKE HORSE POWER	NO	NORMALLY OPEN
BLDG	BUILDING	NOM	NOMINAL
BOP	BOTTOM OF PIPE	NPT	NATIONAL PIPE THREAD
BTU	BRITISH THERMAL UNIT	NTS	NOT TO SCALE
BTUH	BRITISH THERMAL UNIT PER HOUR		
		OA/OSA	OUTSIDE AIR
CA	COMBUSTION AIR	OBD	OPOSED BLADE DAMPER
CFH	CUBIC FEET PER HOUR	OC	ON CENTER
CFM	CUBIC FEET PER MINUTE	OD	OUTSIDE DIAMETER
CLG	CEILING	OFCI	OWNER FURNISHED
CO	CARBON MONOXIDE		CONTRACTOR INSTALLED
CO2	CARBON DIOXIDE	OFOI	OWNER FURNISHED
COND	CONDENSATE		OWNER INSTALLED
CW	COLD WATER		
CX	CONNECT TO EXISTING	ΔP	PRESSURE DIFFERENTIAL
		PERF	PERFORATED
dB	DECIBEL	Φ OR PH	PHASE
DB °F	DRY BULB TEMPERATURE	PIVD	PRESSURE INDEPENDENT VOLUME DAMPER
OR DEG.	DEGREE	PLBG	PLUMBING
Ø OR DIA	DIAMETER	POC	POINT OF CONNECTION
DN	DOWN	PRV	PRESSURE REDUCING VALVE
DWG(S)	DRAWING(S)	PSF	POUNDS PER SQUARE FOOT
DWV	DRAIN, WASTE, VENT	PSI	POUNDS PER SQUARE INCH
		PSIG	POUNDS PER INCH GAUGE
EX	EXISTING/EXISTING TO REMAIN	PTAC	PACKAGE TERMINAL
EA	EACH		AIR CONDITIONER
EA	EXHAUST AIR		
EAT	ENTERING AIR TEMPERATURE	QTY	QUANTITY
ERU	ENERGY RECOVERY UNIT		
ESP	EXTERNAL STATIC PRESSURE	RA	RETURN AIR
ET	EXPANSION TANK	RH	RELATIVE HUMIDITY
EXP	EXPANSION	RM	ROOM
		RPBP	REDUCED PRESSURE
FC	FAIL CLOSED		BACKFLOW PREVENTER
FSD	FIRE DAMPER SMOKE DAMPER	RPM	REVOLUTIONS PER MINUTE
FF	FINISHED FLOOR	RLX	RELOCATE EXISTING
FLA	FULL LOAD AMPS	RTU	ROOF TOP UNIT
FO	FAIL OPEN	RV	RELIEF VALVE
FP	FIRE PROTECTION	RX	REMOVE EXISTING
FPM	FEET PER MINUTE		
FPS	FEET PER SECOND	SA	SUPPLY AIR
FT	FEET/FOOT	SD	SMOKE DETECTOR
FTG	FOOTING	SF	SQUARE FOOT
FOIC	FURNISHED BY OWNER	S.L	SOUND LINER
	INSTALLED BY CONTRACTOR	SP	STATIC PRESSURE
FOIO	FURNISHED BY OWNER	SPEC	SPECIFICATION
	INSTALLED BY OWNER	S/S, OR SS	STAINLESS STEEL
FSD	FIRE/SMOKE DAMPER	STD	STANDARD
G	NATURAL GAS	T&P	TEMPERATURE AND PRESSURE
GA	GAUGE		RELIEF VALVE
GAL	GALLON	TBD	TO BE DETERMINED
GALV	GALVANIZED	TEMP	TEMPERATURE
G.C.	GENERAL CONTRACTOR	TOB	TOP OF BEAM
GSM	GALVANIZED SHEET METAL	TOC	TOP OF CONCRETE
		TOD	TOP OF DECK
H	HEIGHT	TOJ	TOP OF JOIST
HD	HEAD	TOS	TOP OF SLAB/TOP OF STEEL
HP	HORSEPOWER	T&P	TEMPERATURE & PRESSURE
HVAC	HEATING VENTILATING AND AIR CONDITIONING	TSP	TOTAL STATIC PRESSURE
		TYP	TYPICAL
HW	HOT WATER		
HX	HEAT EXCHANGER	UL	UNDERWRITERS LABORATORY
HZ	HERTZ	UNO	UNLESS NOTED OTHERWISE
		UTR	UP THROUGH ROOF
ID	INSIDE DIAMETER/DIMENSION		
IN	INCH/INCHES	V	VOLT
IN WC	INCHES WATER COLUMN	VAV	VARIABLE AIR VOLUME
		VERT	VERTICAL
KW	KILOWATT/KILOWATTS	VFD	VARIABLE FREQUENCY DRIVE
		VB	VALVE-IN-BOX
LAT	LEAVING AIR TEMPERATURE	VOL	VOLUME
LBS	POUNDS		
LF	LINEAL FOOT	W/	WITH
LRA	LOCKED ROTOR AMPS	W/IN	WITHIN
LTG	LIGHTING	W/O	WITHOUT
LWT	LEAVING WATER TEMPERATURE	WB °f	WET BULB TEMPERATURE
		WC	WATER COLUMN
		WPD	WATER PRESSURE DROP
		WT	WEIGHT



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MECHANICAL COVER SHEET

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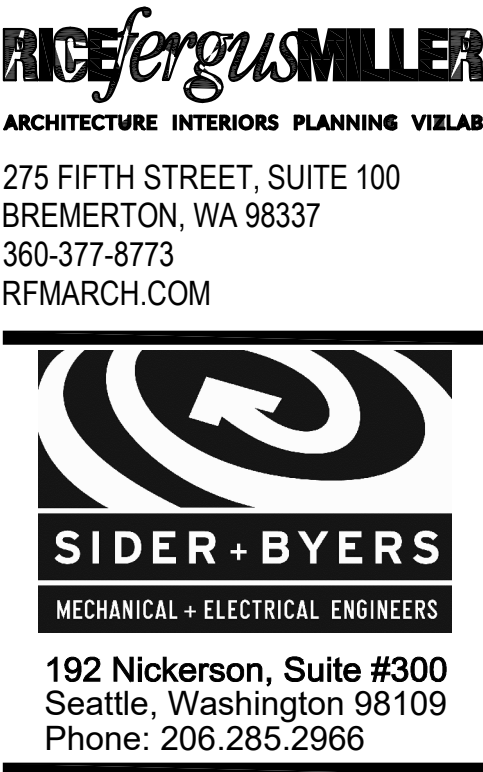
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NOTES

SHEET #

M00.02

ITEM	MAKE	MODEL	DESCRIPTION	SIZE	MARK
SUPPLY	TITUS	MCD	SQUARE FACE/NECK, SURFACE	6"X6"	D-1
DIFFUSER	PRICE	SMCD	MOUNT FRAME SIZE OR 24"X24"	8"X8"	D-2
			LAY-IN. SIDE INLET PLENUM PER	10"X10"	D-3
			PLANS. 4 ADJ. CORES, STEEL,	12"X12"	D-4
			WHITE ENAMEL		
OSA	PRICE	SPJD	SQUARE PLAQUE FACE	6"-24X24	D-11
SUPPLY			INDUCTION NOZZLES	4"-12"X12"	D-12
DIFFUSER			STEEL, WHITE ENAMEL		
			PROVIDE 5"Ø SIDE INLET		
			PLENUM		
SUPPLY	PRICE	RSD	SQUARE FACE, 24"X24" LAY-IN.	6"-12"X12"	D-21
DIFFUSER			CIRCULAR ARRAY, SIDE INLET	8"	D-22
			PLENUM.	10"	D-23
			ADJUSTABLE DISCHARGE PATTERN.		
			STEEL, WHITE W/ BLACK BLADES.		
INDUCTION	PRICE	SPD-HI	SQUARE PLAQUE FACE, 24"X24"	6"	D-51
SUPPLY			INDUCTION AIR JETS,	8"	D-52
DIFFUSER			STEEL, WHITE ENAMEL	10"	D-53
SUPPLY	TITUS	300RL	3/4" BLADE SPACING, DOUBLE	10"X10"	R-1
REGISTER			DEFLECTION, BLADES PARALLEL		
			TO LONG DIMENSION, STEEL,		
			WHITE FINISH		
SUPPLY	TITUS	S300FL	3/4" BLADE SPACING, DOUBLE	12"X4"	R-11
REGISTER			DEFLECTION, BLADES PARALLEL		
			TO LONG DIMENSION, ALUMINUM,		
			SPIRAL RADIUS, WHITE FINISH		
			(OPTIONAL ASD)		
SUPPLY	THERMAL	HCRH	HIGH INDUCTION PERFORATED	6"X6"	R-21
REGISTER	CORE		FACE, 1 HOLE PER SQUARE INCH.		
			EXTRUDED ALUMINUM MOUNTING		
			FRAME.		
RETURN	TITUS	50F	1/2" EGG CRATE, ALUM.,	12"X24"	G-1
GRILLE			WHITE ENAMEL	24"X24"	G-2
RETURN	TITUS	355RL	1/2" BLADE SPACING, 35 DEG	12"X12"	G-11
GRILLE			DEFLECTION, BLADES PARALLEL		
			TO LONG DIMENSION, STEEL,		
			WHITE		
RETURN	TITUS	S8F	3/16" PERFORATED HOLE ON 1/4"	36"X12"	G-21
GRILLE			CETNERS, ALUMINUM, RADIUS	16"X4"	G-22
			ENDCAPS, WHITE ENAMEL		

1. CEILING UNIT FRAME SHALL BE COMPATIBLE WITH CEILINGS; FLAT FRAME SURFACE MOUNT (TITUS BORDER TYPE 1) FOR DRYWALL CEILINGS AND WITH LAY-IN PANEL FOR EXPOSED GRID CEILINGS (TITUS BORDER TYPE 3). SEE ARCHITECTURAL PLANS FOR CEILING TYPES.
2. BEVELED DROP FACE DIFFUSERS (TITUS BORDER TYPE 6) ARE NOT ACCEPTABLE.
3. SIZE INDICATES DUCT COLLAR.

[illegible]

1. DOUBLE WALL CONSTRUCTION W/ INSULATION & HINGED ACCESS
2. MERV 13 SUPPLY FILTERS; MERV 8 EXHAUST FILTERS
3. PERMATECTOR FINISH
4. CONTROL REMOTE MOTORIZED LOW LEAK SUPPLY AND EXHAUST DAMPERS IN PENTHOUSES
5. INTERNAL NEOPRENE ISOLATION
6. DIRTY FILTER SENSORS
7. SINGLE POINT POWER
8. WHEEL ROTATION SENSOR

[illegible]

1. LED LIGHTS
2. STAINLESS STEEL.
3. 7" ROUND DAMPER, BP87
4. ALUMINUM BAFFLE FILTER.
5. PROVIDE REMOTE ADA SWITCHES FOR FAN AND LIGHTS.
USE FACTORY WIRING HARNESS AND MOMENTARY SWITCH.

[illegible]

1. COLOR TO BE SELECTED BY ARCHITECT.
2. PROVIDE ALUMINUM BIRDSCREEN.
3. PROVIDE INSTALLATION HARDWARE AS REQUIRED

[illegible]

1. 1" HOOD INSULATION
2. ALUMINUM BIRDSCREEN AND ALUMINUM INSECT SCREEN
3. FACTORY INSULATED CURB W/ CURB SEAL, MATCH ROOF SLOPE
4. CLASS 1A MOTORIZED INSULATED CONTROL DAMPER (120V).
5. PERMANENT ALUMINUM MESH INTAKE SUPPLY FILTERS.

[illegible]

MANUFACTURER'S HOOD SWITCHES FOR LIGHTS AND FAN.

FANS OPERATE WITH MANUFACTURER'S WALL MOUNTED DIGITAL CONTROLLER. CONTROLLER PROVIDES ON/OFF, FAN SPEED AND FORWARD/REVERSE OPERATION.



**SEQUENCE OF
OPERATIONS**

SHEET #

M00.05



Phone: 206.285.2966

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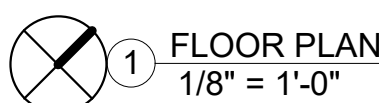
REVISION SCHEDULE

FLOOR PLAN

M21.01

4. COORDINATE OFOI PLYMOVENT SYSTEM MOUNTING, ROOF PENETRATIONS, FAN LOCATIONS AND CONTROLS.

2 WRAP ERV AND ALL CONNECTED DUCTWORK (FOR 15' MIN FROM ERV) WITH ACOUSTICAL LAGGING, SOUND SEAL B-10 LAG/QFA-9. APPLY LAGGING AS OUTERMOST LAYER IN ADDITION TO REQUIRED DUCT INSULATION. PROVIDE REMOVABLE SECTIONS FOR REQUIRED ACCESS.





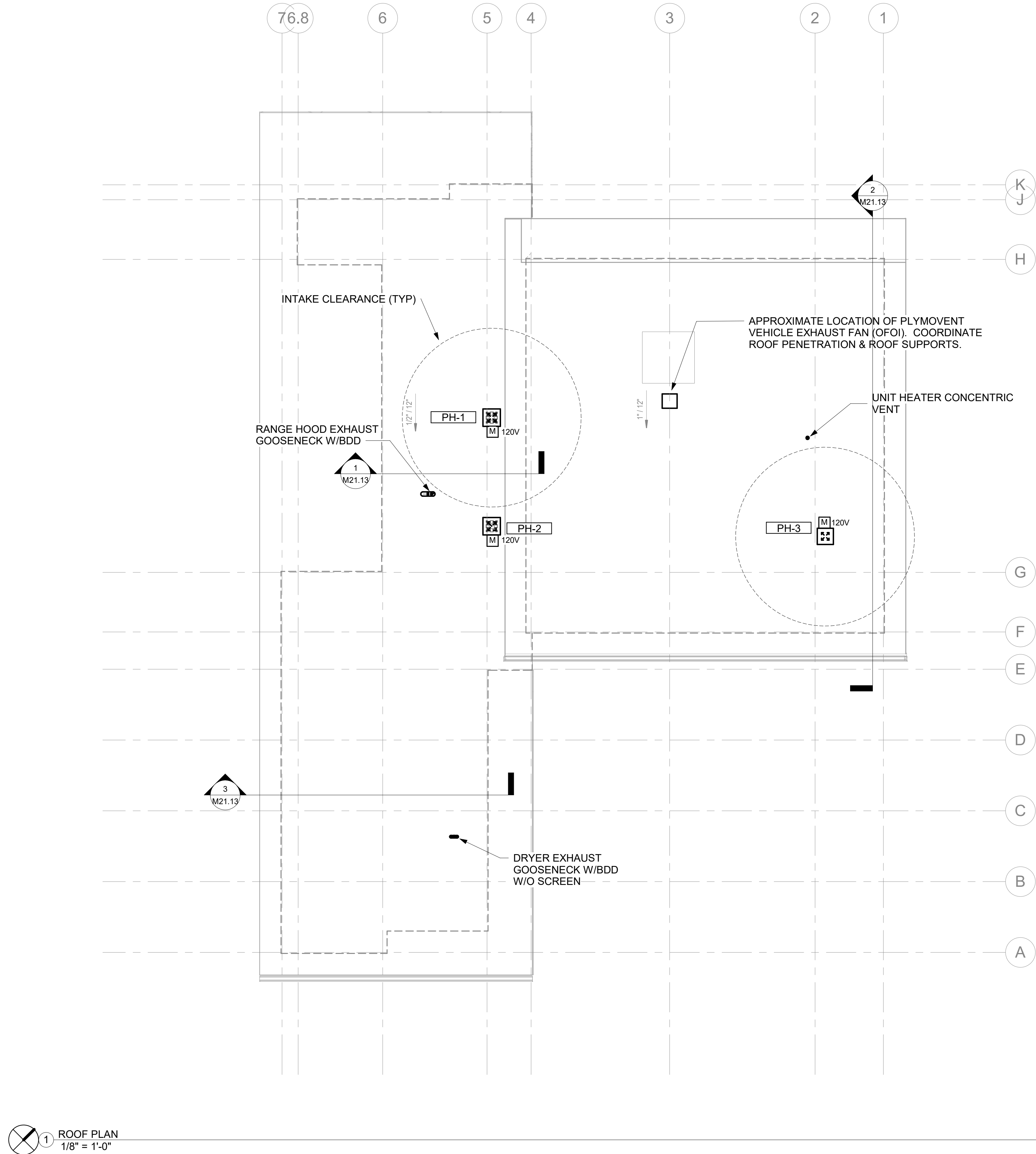
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ROOF PLAN

SHEET #

M21.11

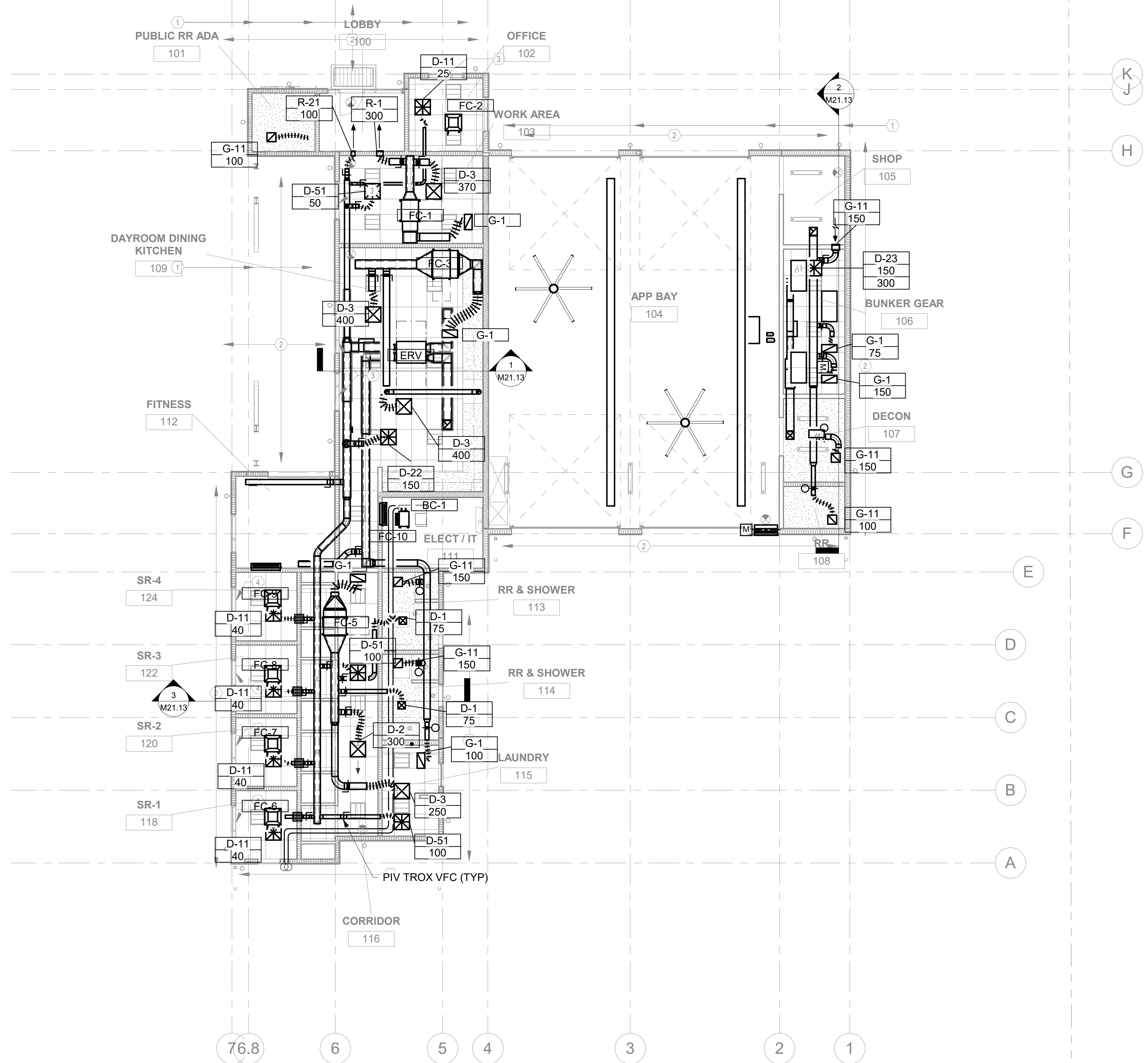




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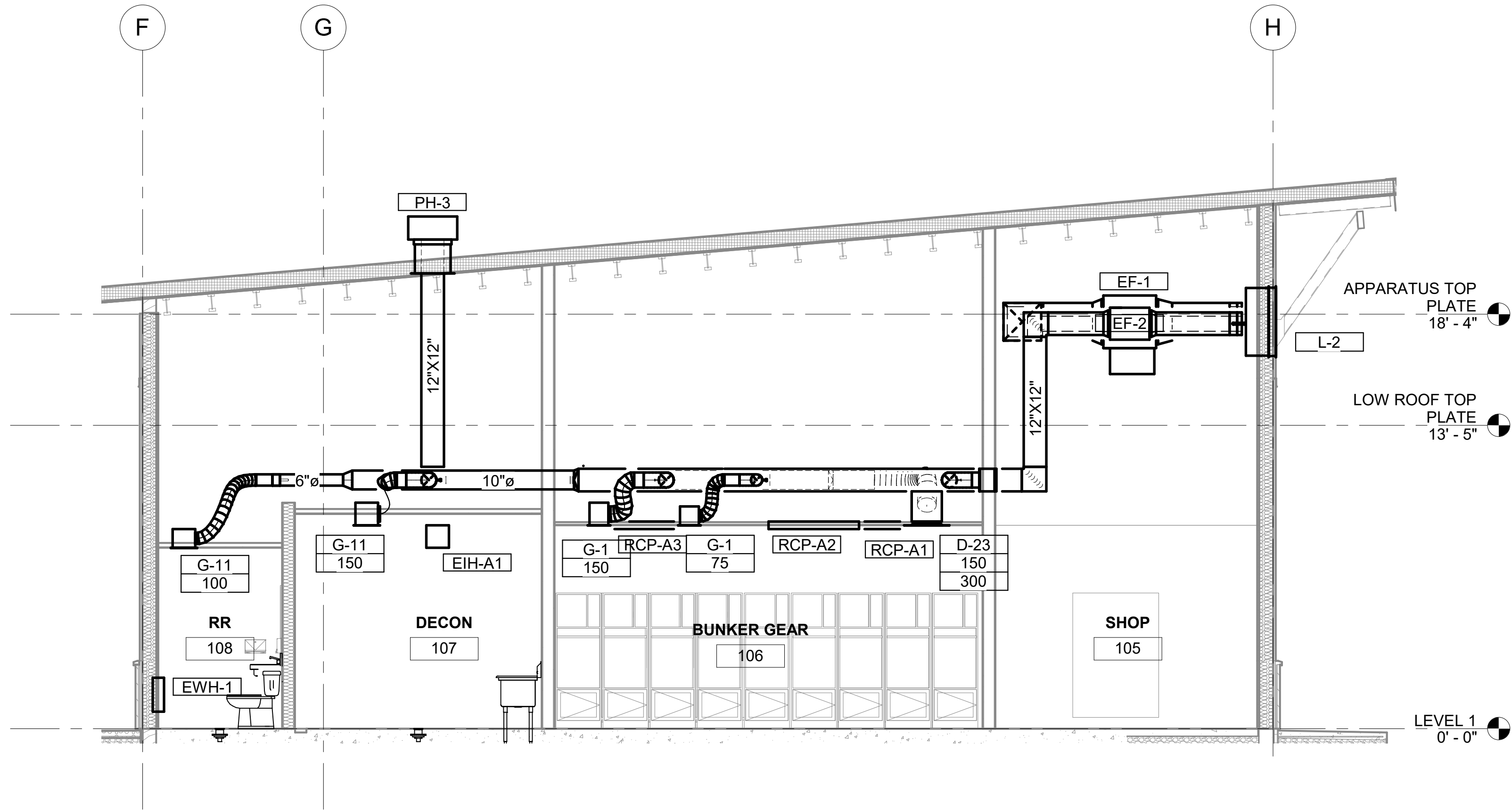
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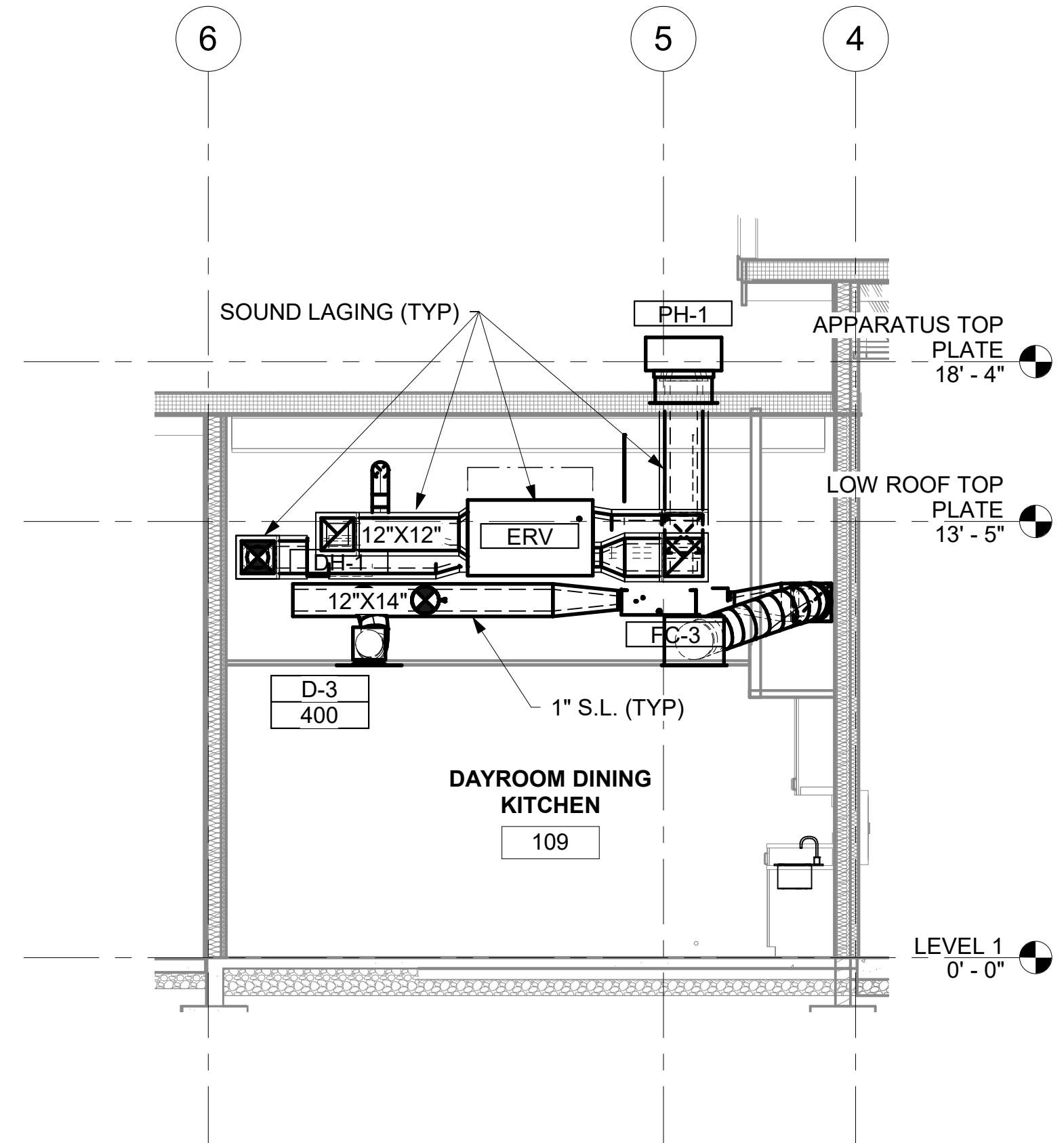
1 CEILING PLAN
1/8" = 1'-0"

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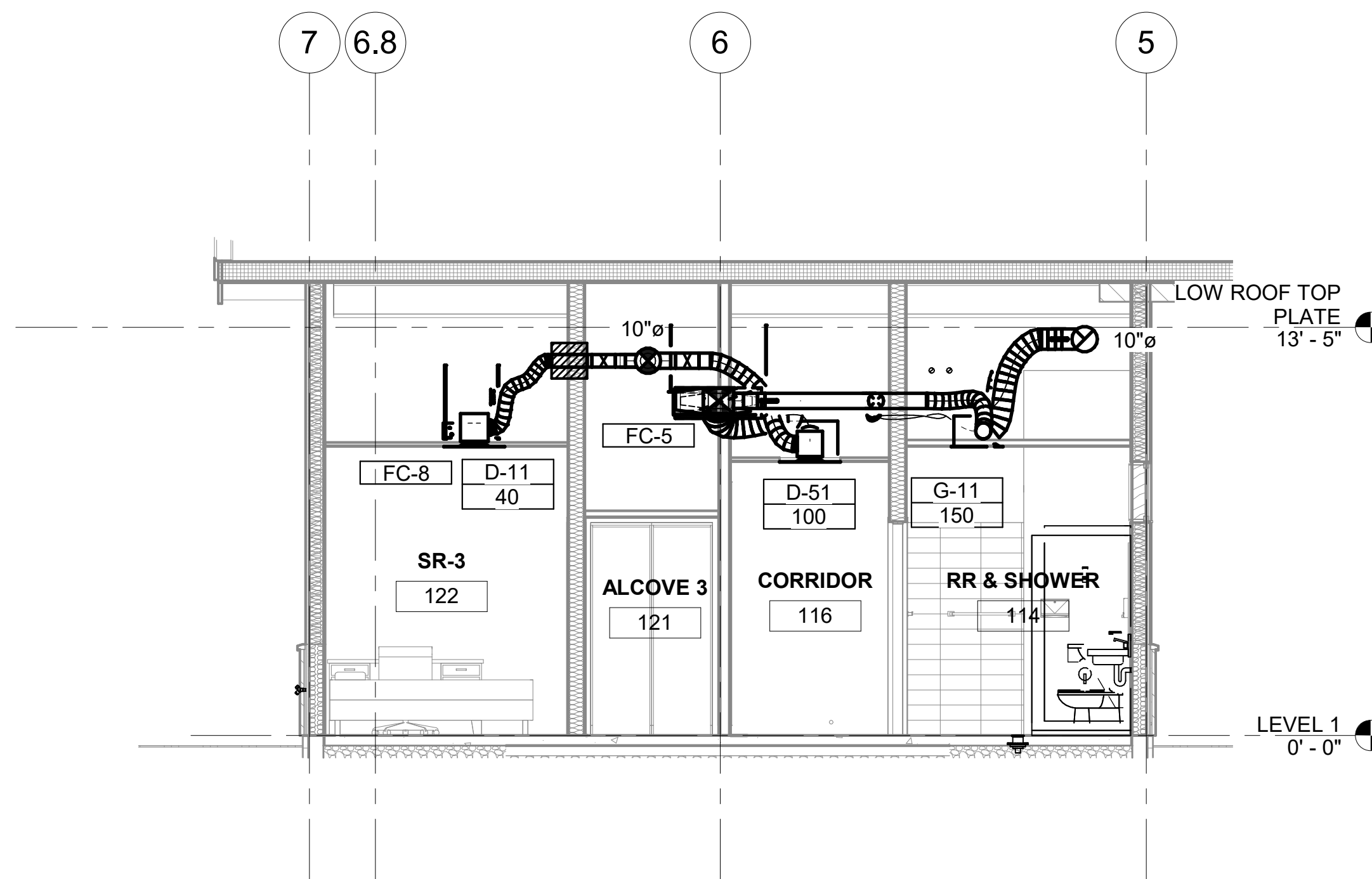
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② SUPPORT
1/4" = 1'-0"



① ERV
1/4" = 1'-0"



③ SLEEP ROOMS
1/4" = 1'-0"

RICEfergusMILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB

275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM



192 Nickerson, Suite #300
Seattle, Washington 98109
Phone: 206.285.2966



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26122 LAWSON STREET
BLACK DIAMOND, WA 98010

PROJECT # 19061

PERMIT SET

ISSUE DATE JANUARY 21, 2021

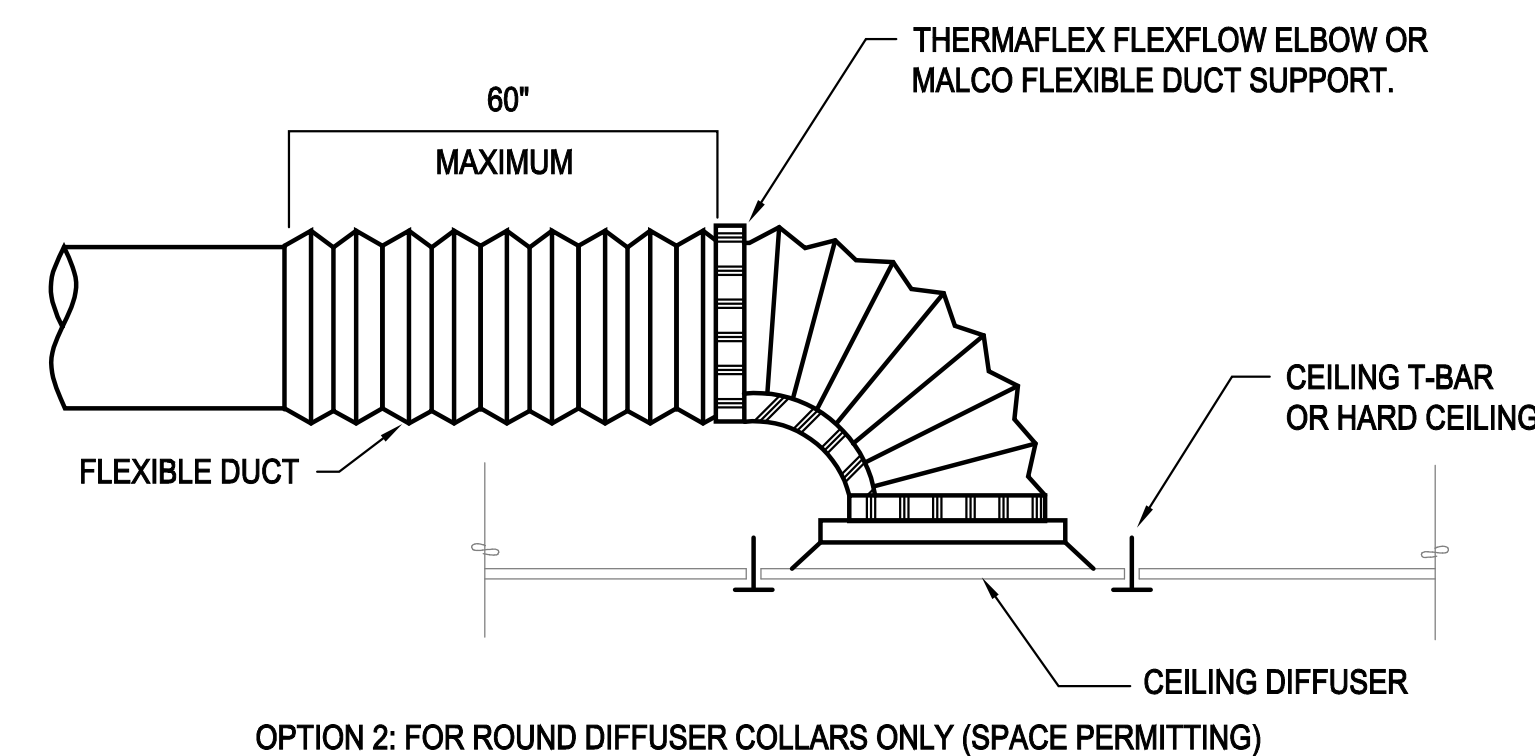
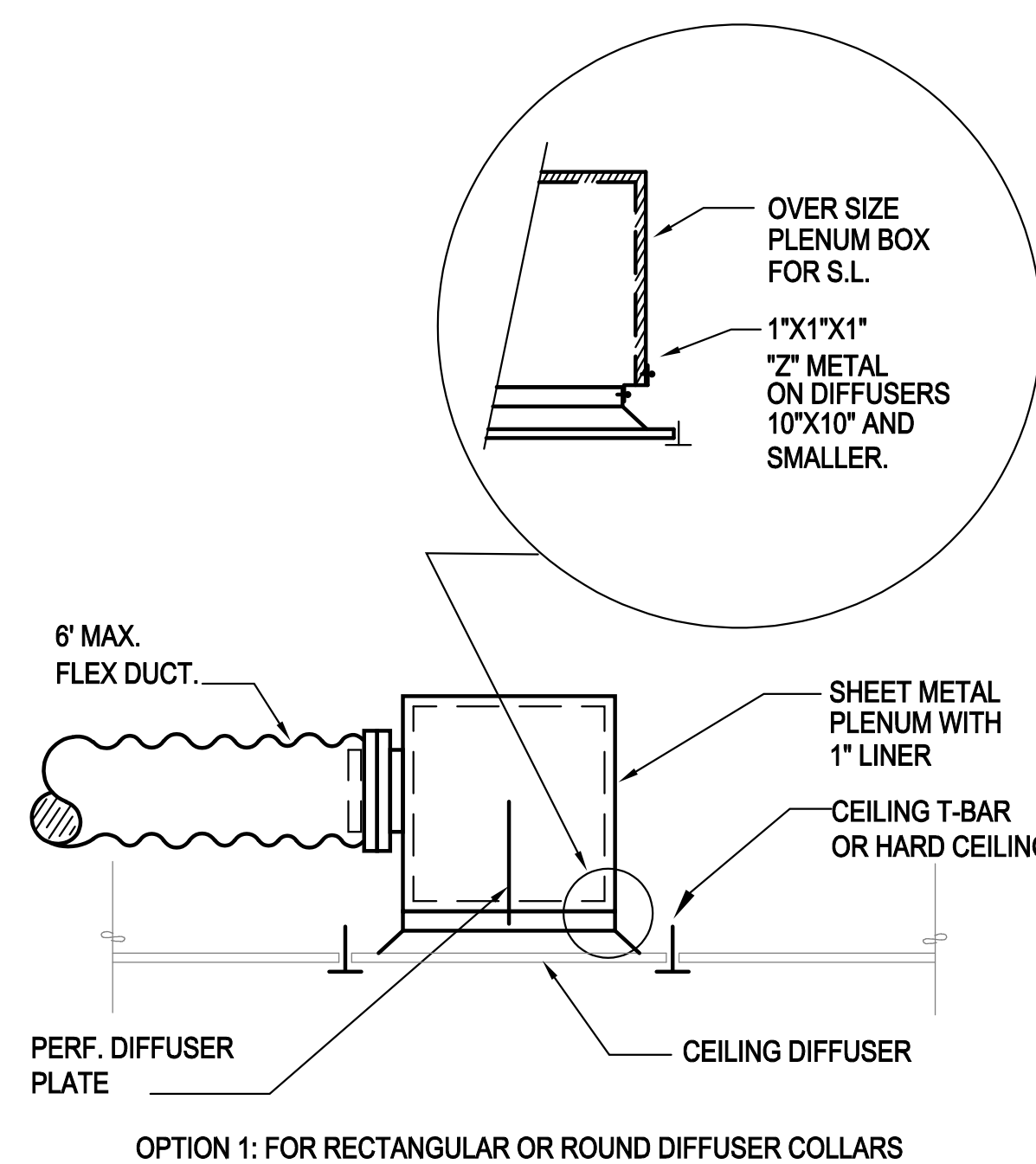
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

SECTIONS

SHEET #

M21.13



NOTES:

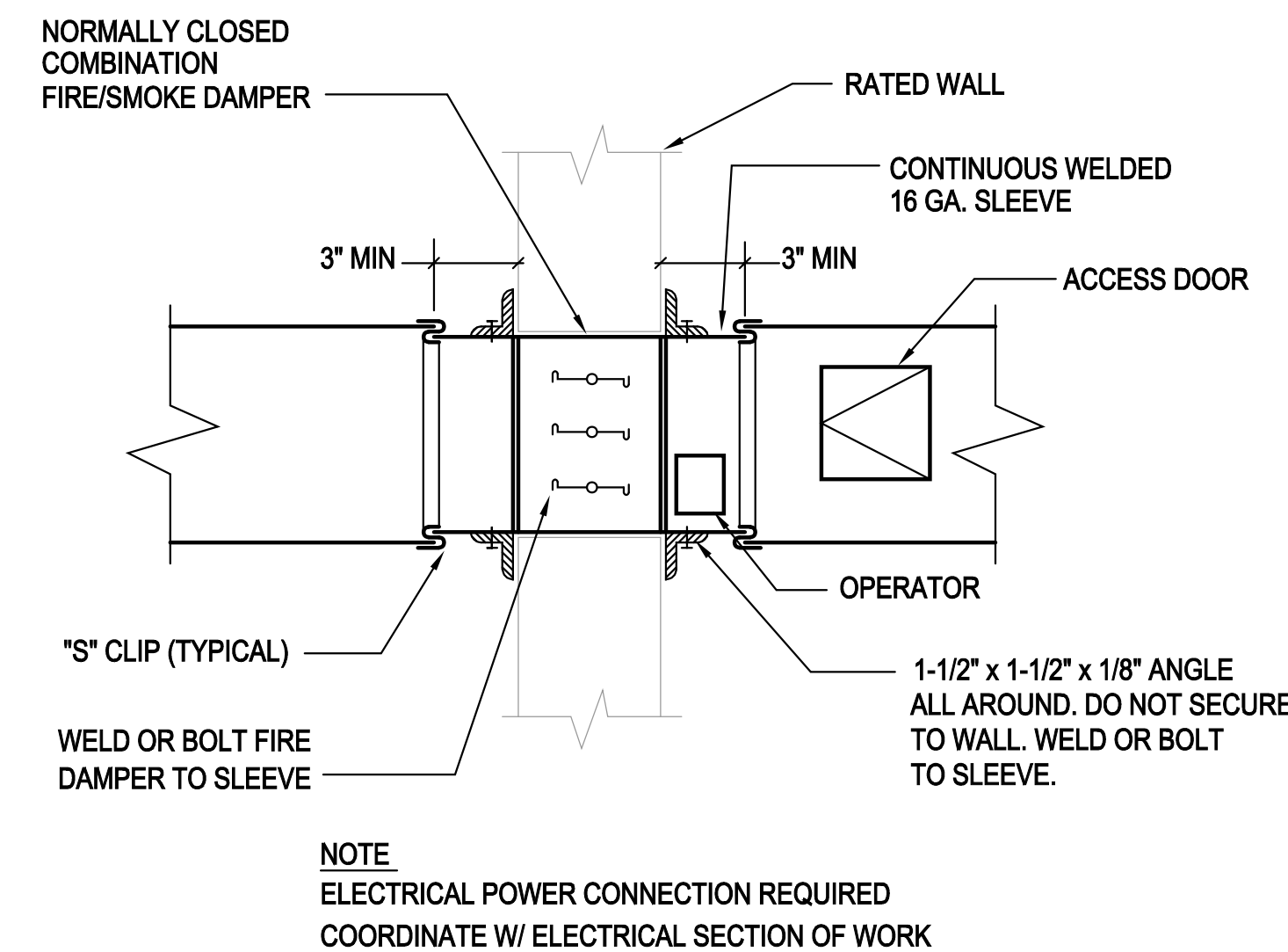
1. SEE ARCHITECTURAL PLANS FOR CEILING TYPES.
2. SUPPLY SHOWN, DETAIL WITHOUT PERF PLATE IS TYPICAL FOR CEILING RETURN OR EXHAUST GRILLE INSTALLATION.

CEILING INSTALLATION

TYPICAL DIFFUSER DETAIL

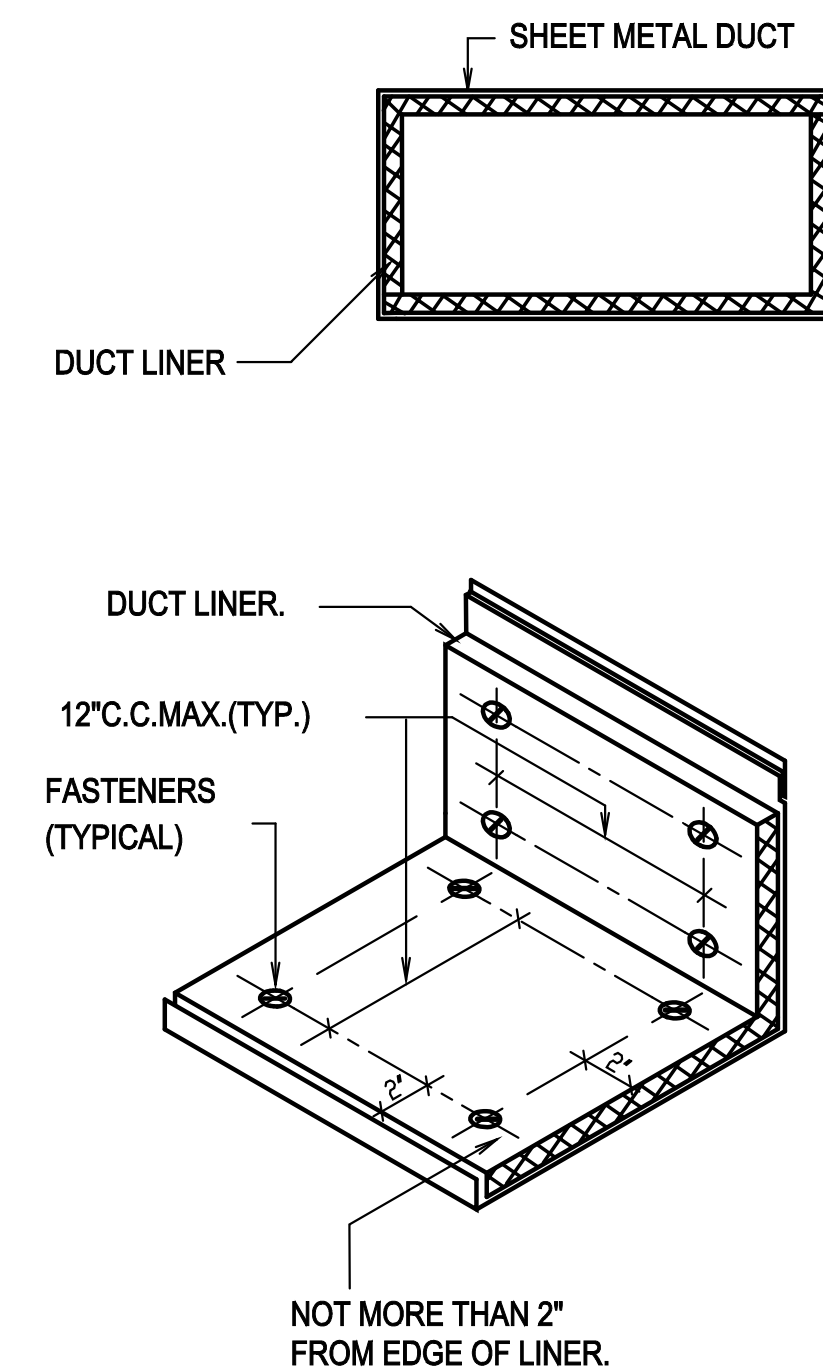
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M31.01

TYPICAL
Scale: NONE



**U.L. LISTED COMBINATION
FIRE/SMOKE DAMPER**

2 **FIR**
M31.01 **N.T.S.**

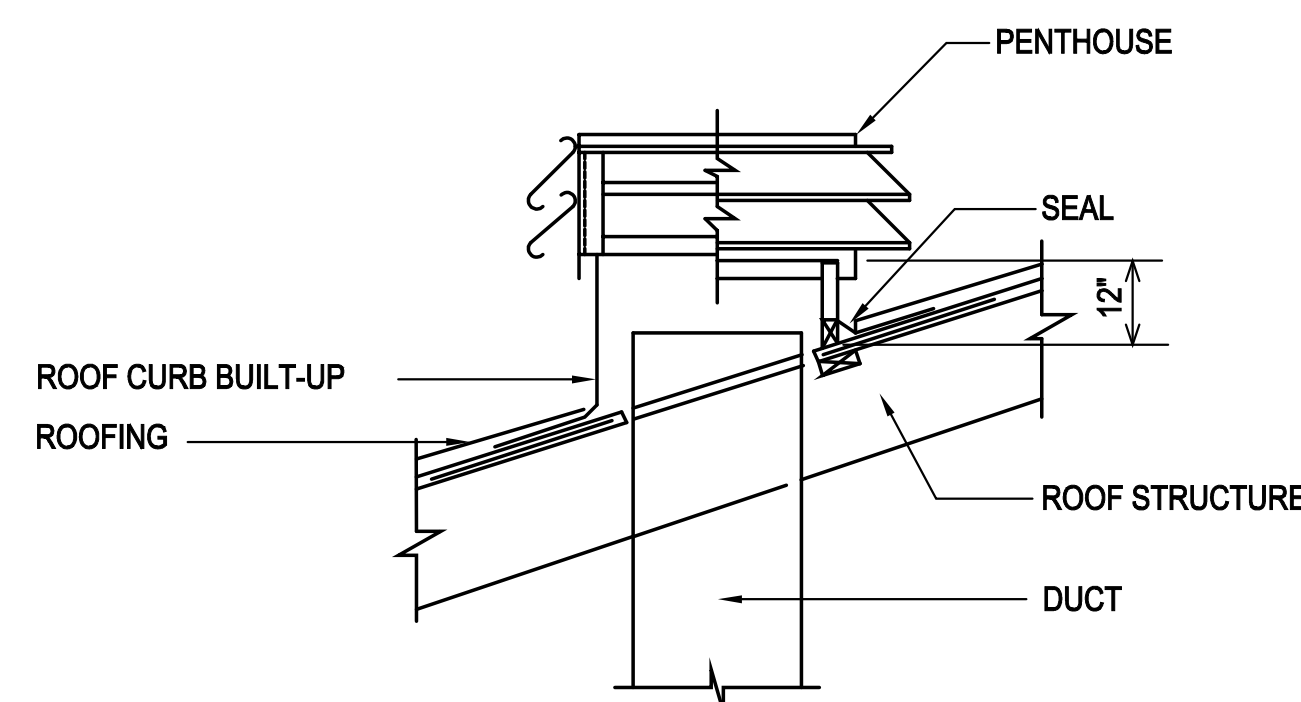


NOTES:

1. PROVIDE S/M NOSING AT EXPOSED EDGES OF INSULATION.
2. ALL TRANSVERSE AND LONGITUDINAL ENDS OF LINER TO BE COATED WITH ADHESIVE.

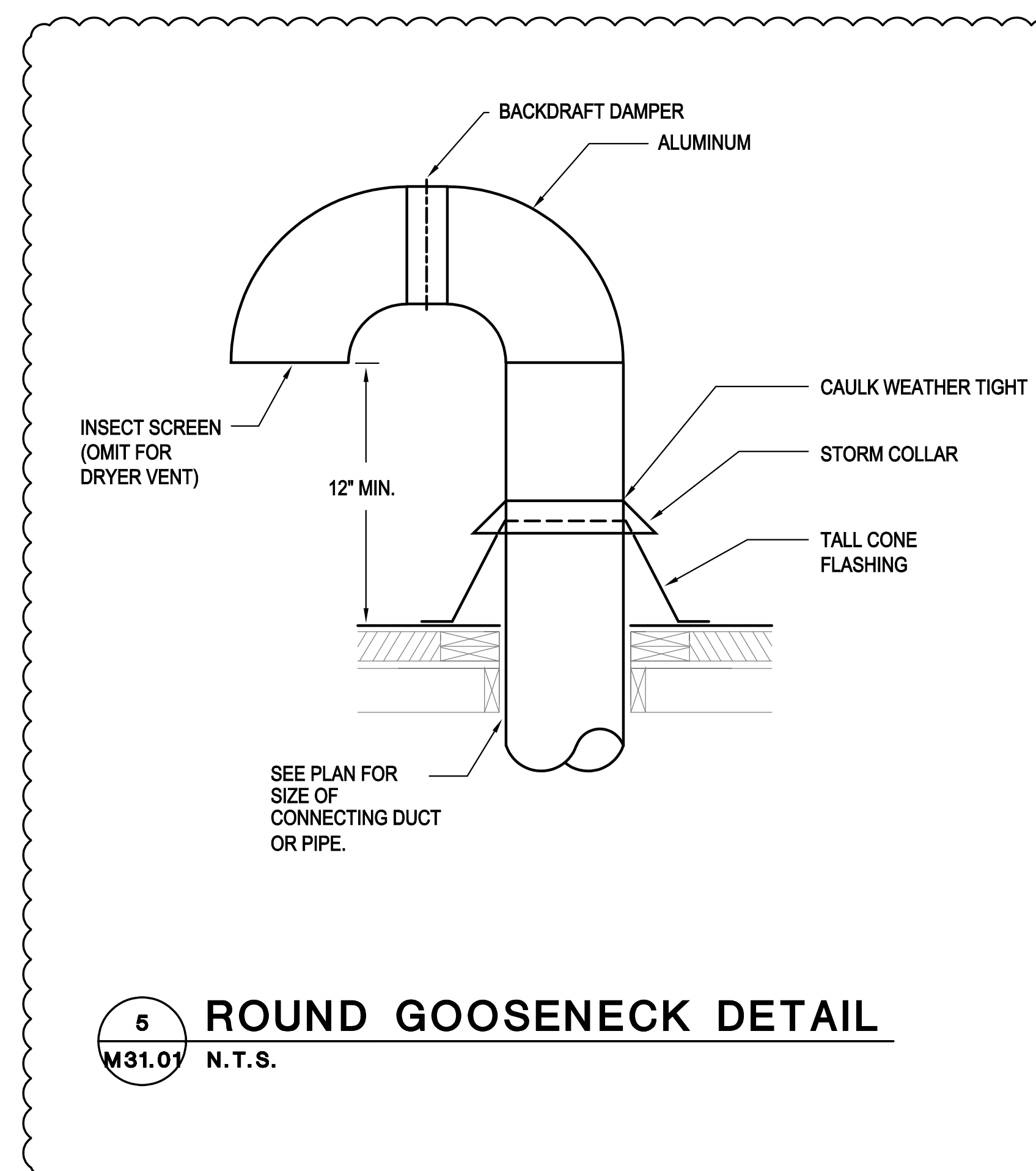
3 DUCT LINER DETAIL

(M31.01) N.T.S.



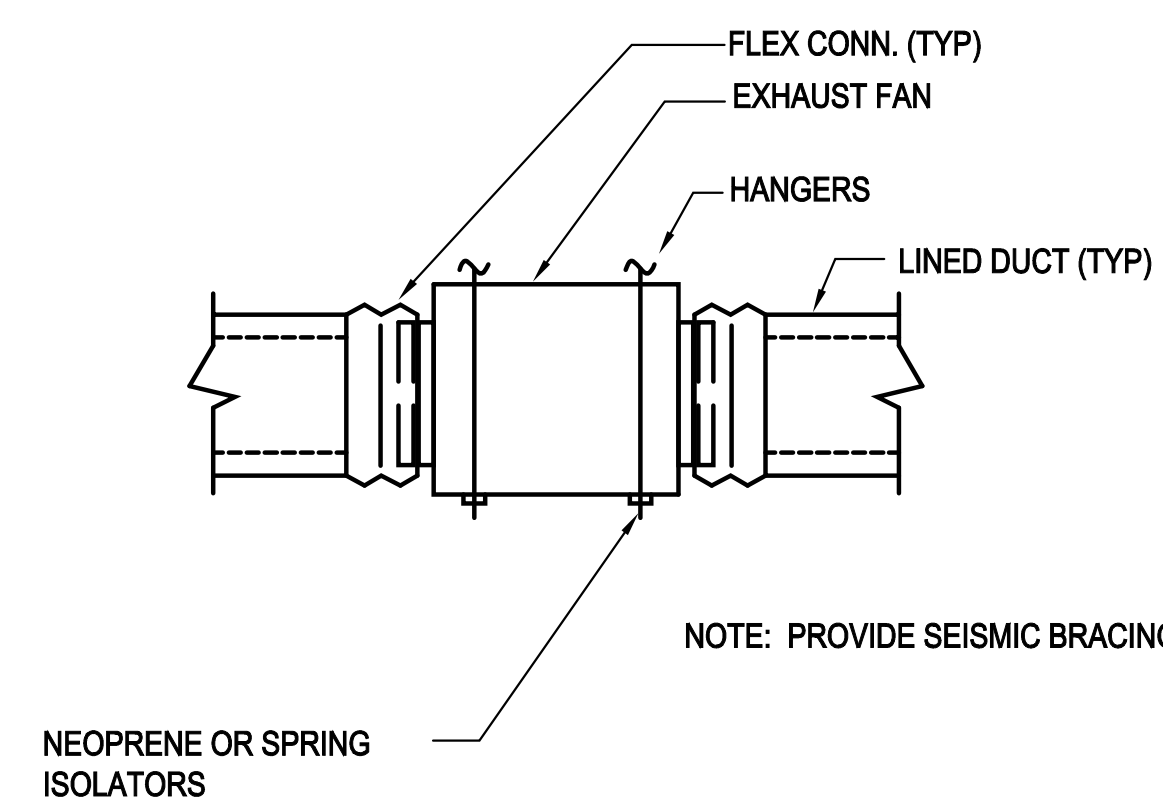
PENTHOUSE DETAIL

4 PEN
M31.01 N.T.S.



ROUND GOOSENECK DETAIL

5 RO
M31.01 N.T.S.



INLINE EXHAUST FAN DETAIL

6 **INLINE**
M31.01 **Scale: NONE**

RICE *fergus* **MILLER**
ARCHITECTURE INTERIORS PLANNING VIBLAS

275 FIFTH STREET, SUITE 100
BREMERTON, WA 98537
360-377-8773
RFMARCH.COM



SIDER + BYERS
MECHANICAL • ELECTRICAL ENGINEERS

192 Nickerson, Suite #300
Seattle, Washington 98109
Phone: 206.285.2966



CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

[illegible]

DETAILS

SHEET #

M31.01

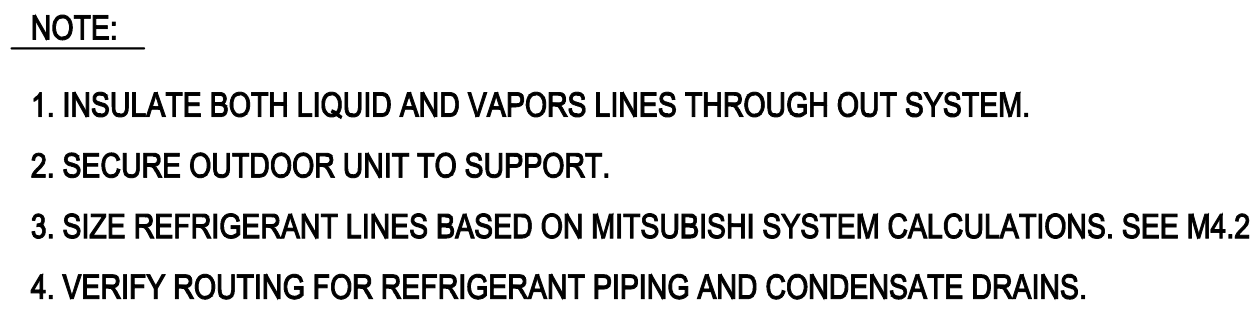


Diagram illustrating the components of a Clevis Hanger:

- THREADED ROD
- CLEVIS HANGER
- 6" WIDE, 26GA S/M SHIELD, OVERLAPPING
- PRE-INSULATED REFRIGERANT TUBING LINE SET

MOTORIZED DAMPERS (TYP.)

FANCOIL UNIT

CEILING

FLEX CONNECTIONS (TYP.)

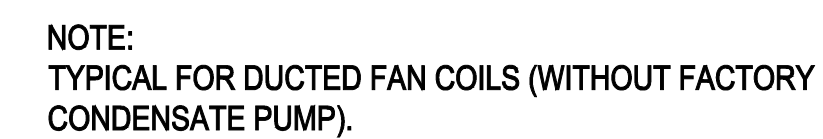
ANGLE FILTER BOX WITH HINGED SIDE ACCESS

NEOPRENE MOUNT

SUPPLY W/1" S.L.

Diagram illustrating the installation of a wall-mounted ductless fan coil. The diagram shows the fan coil mounted on a wall, with pumped condensate tubing installed in the wall. The tubing is connected to a Blue Diamond Fascia Kit (T18-016), which contains a condensate pump and reservoir. The installation is coordinated with the plumbing contractor at the Point of Connection (P.O.C.).

7 COL
M31.02 N.T.S.



RICEfergusMILLER
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM



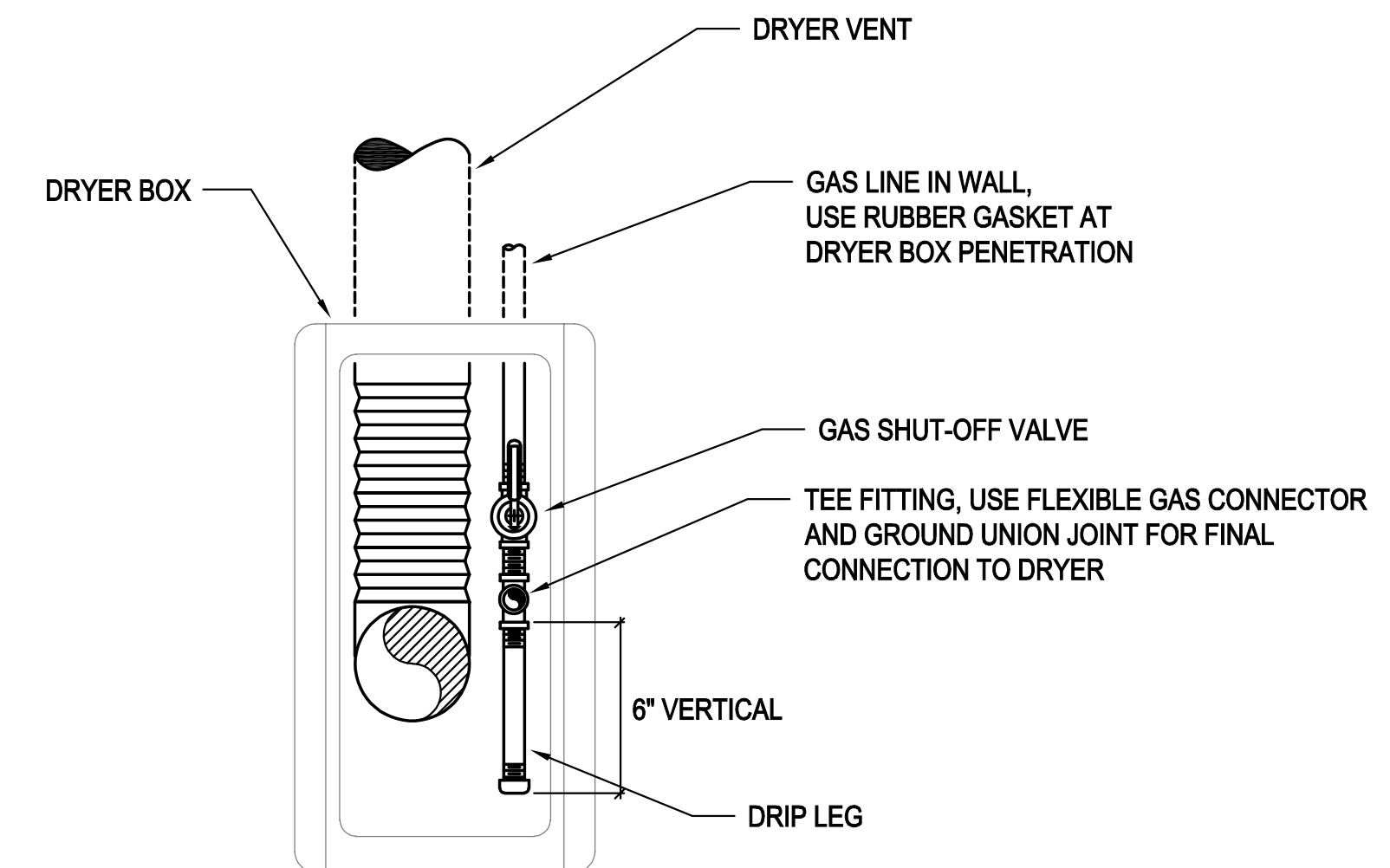
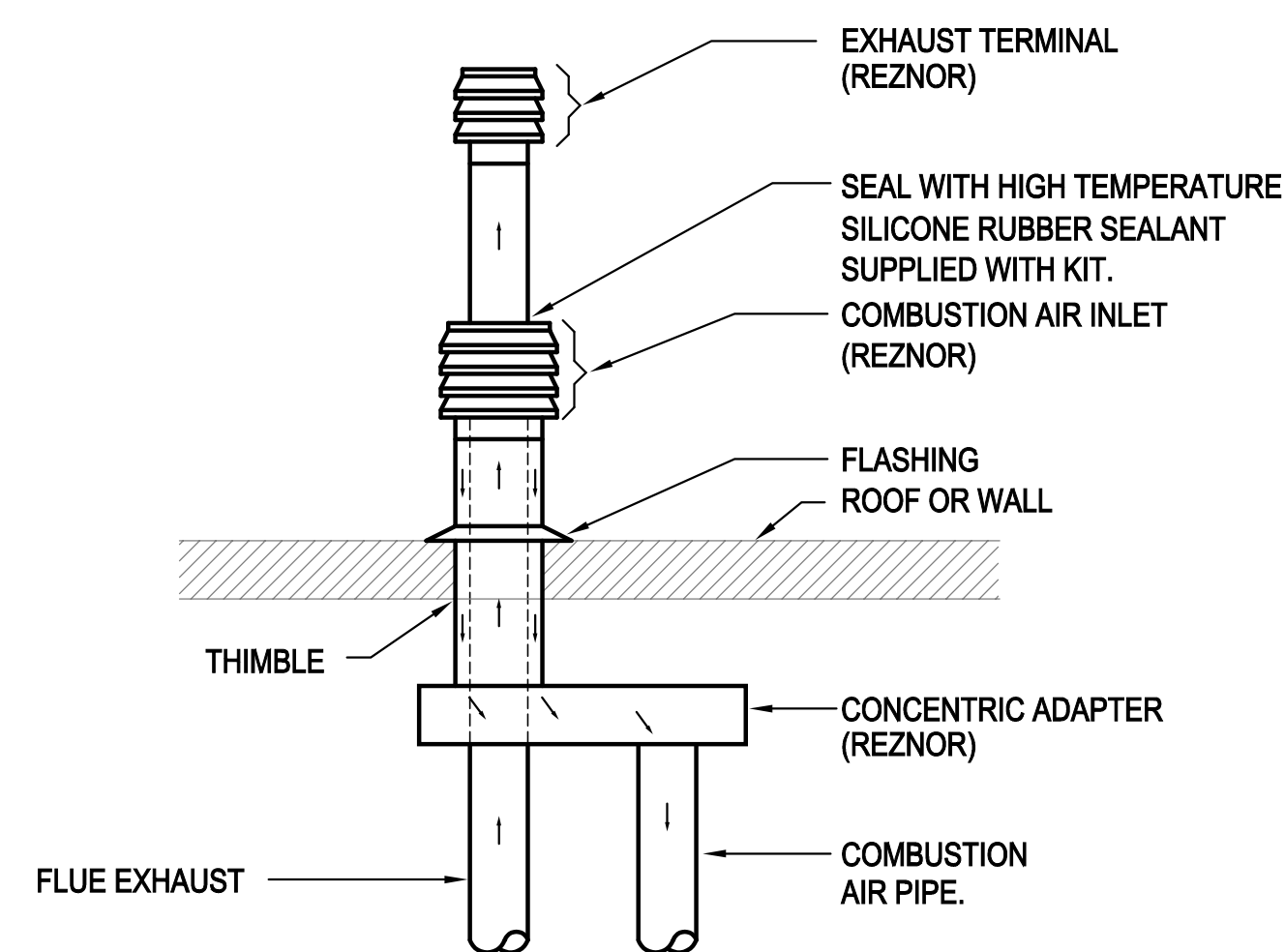
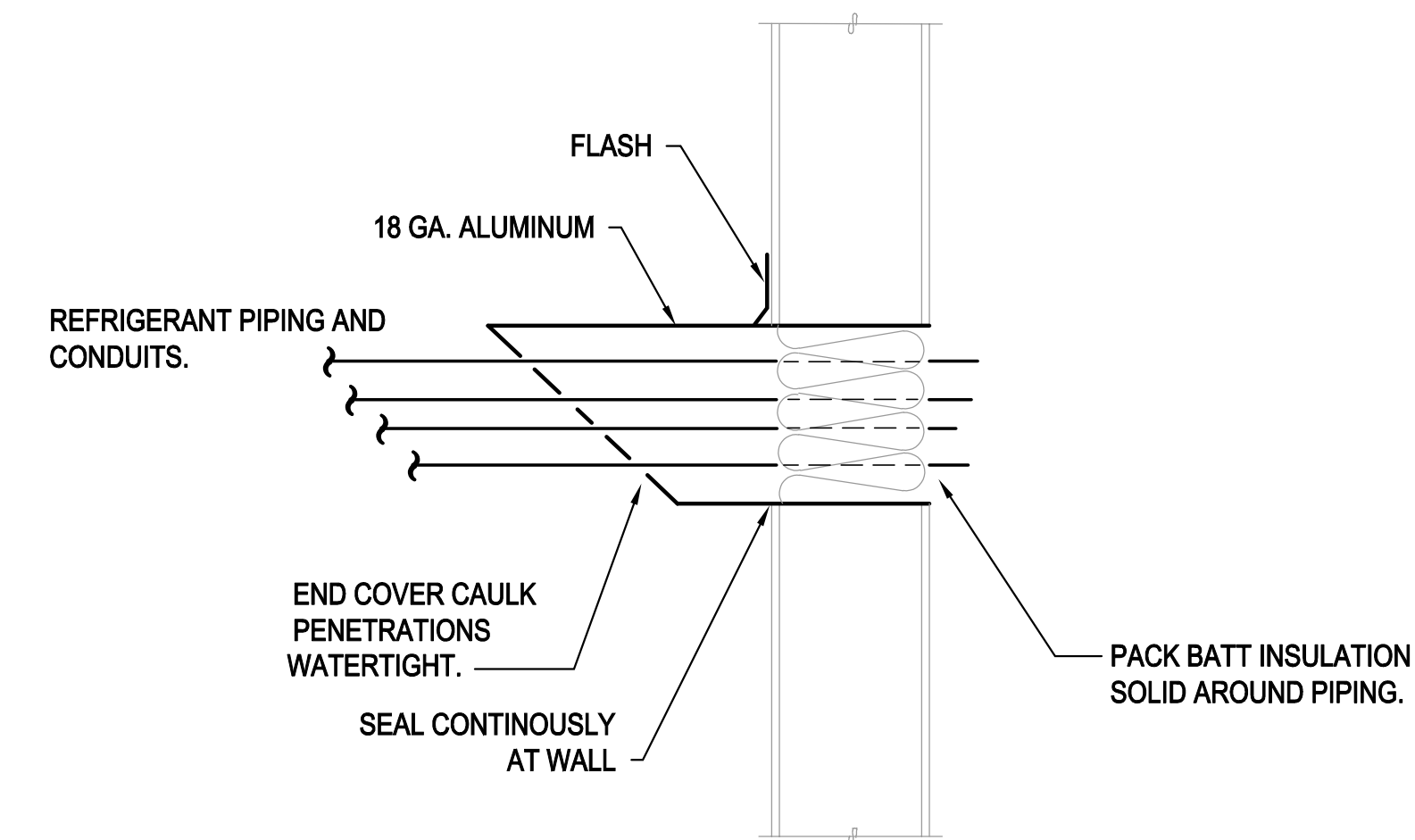
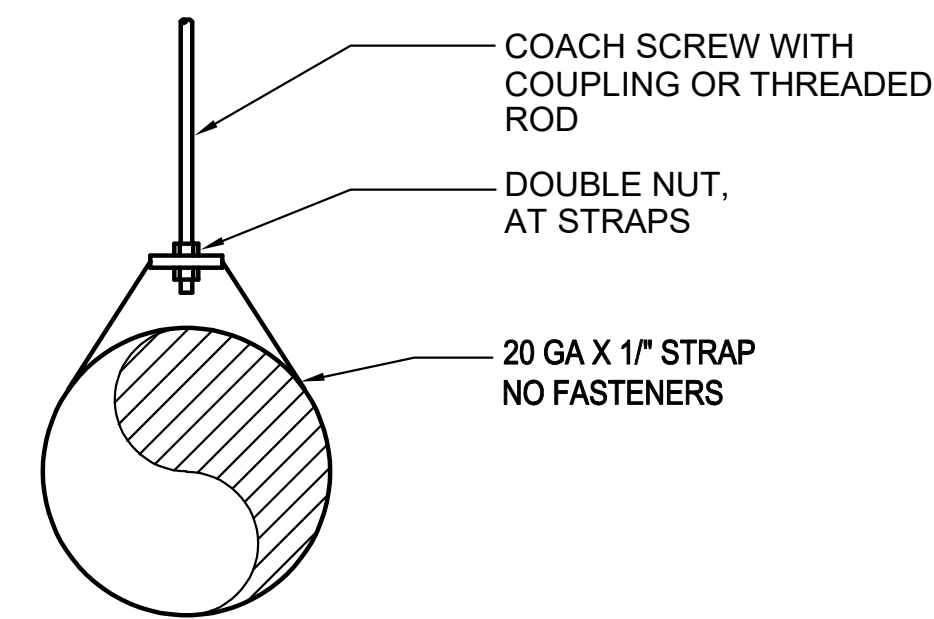
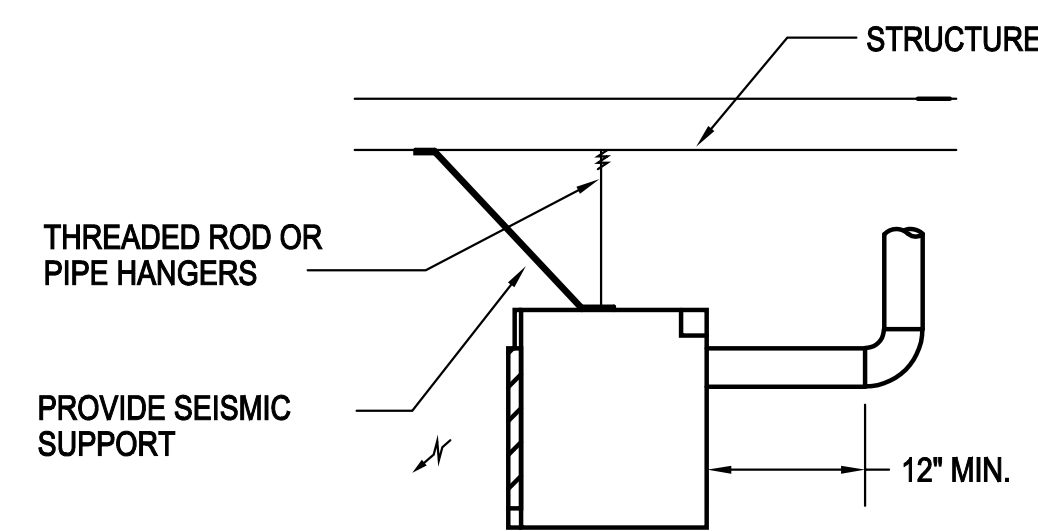
CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

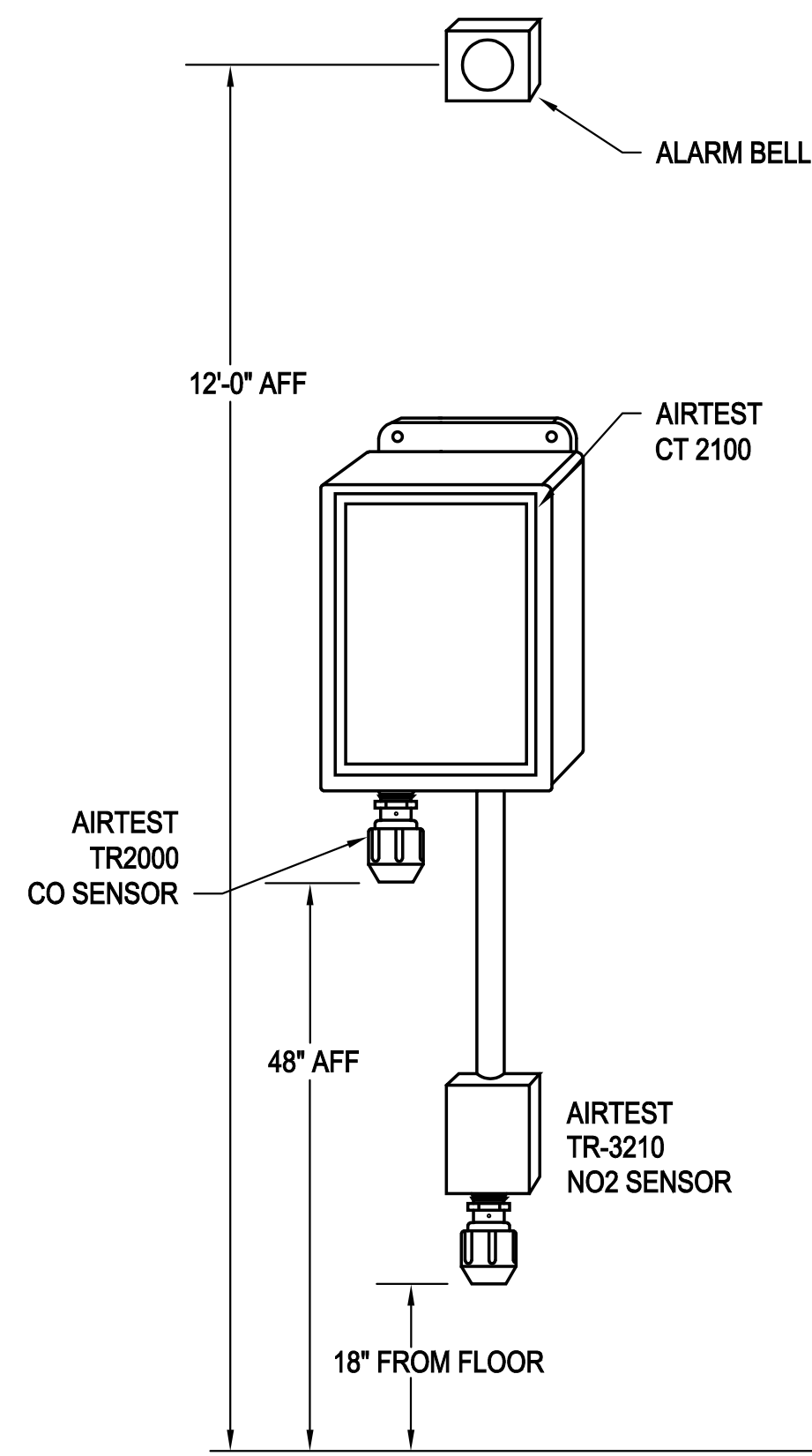
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DETAILS

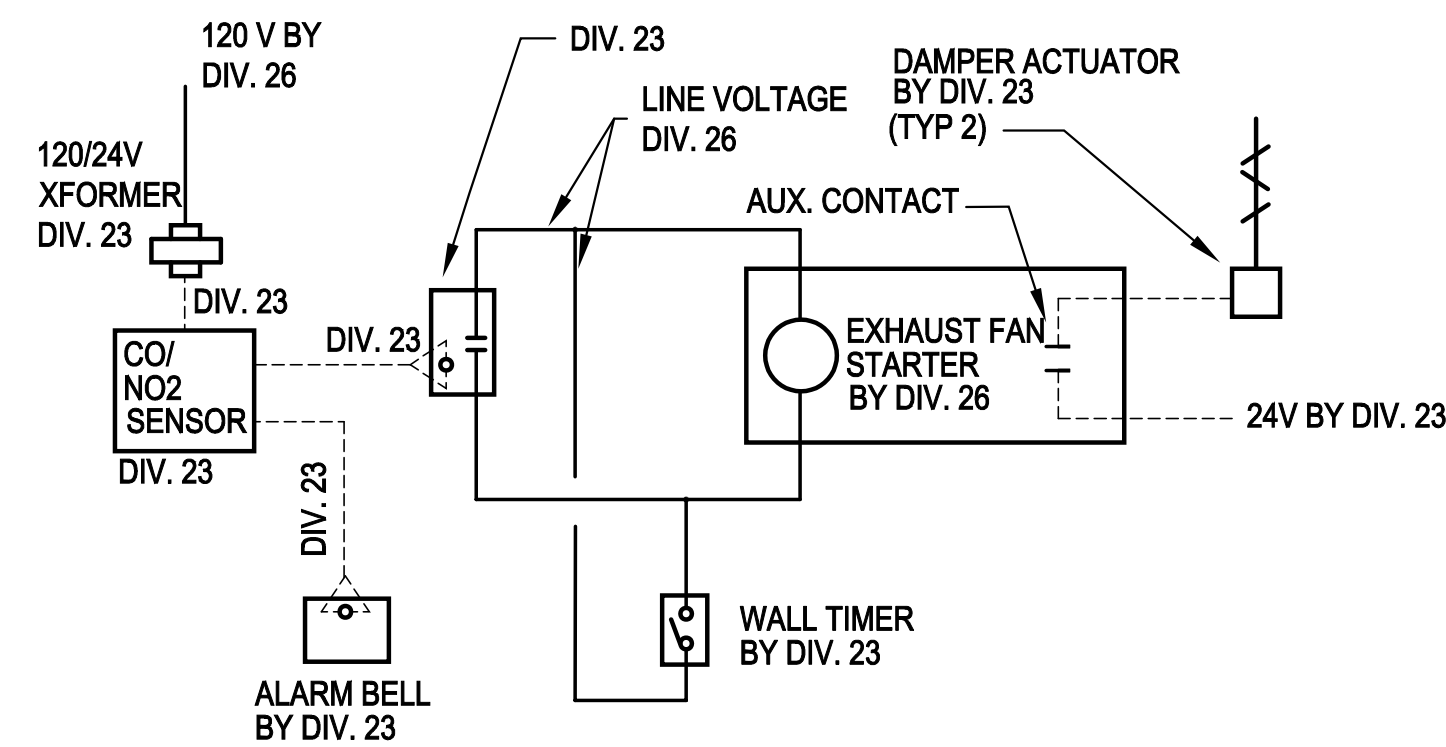
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M31.02

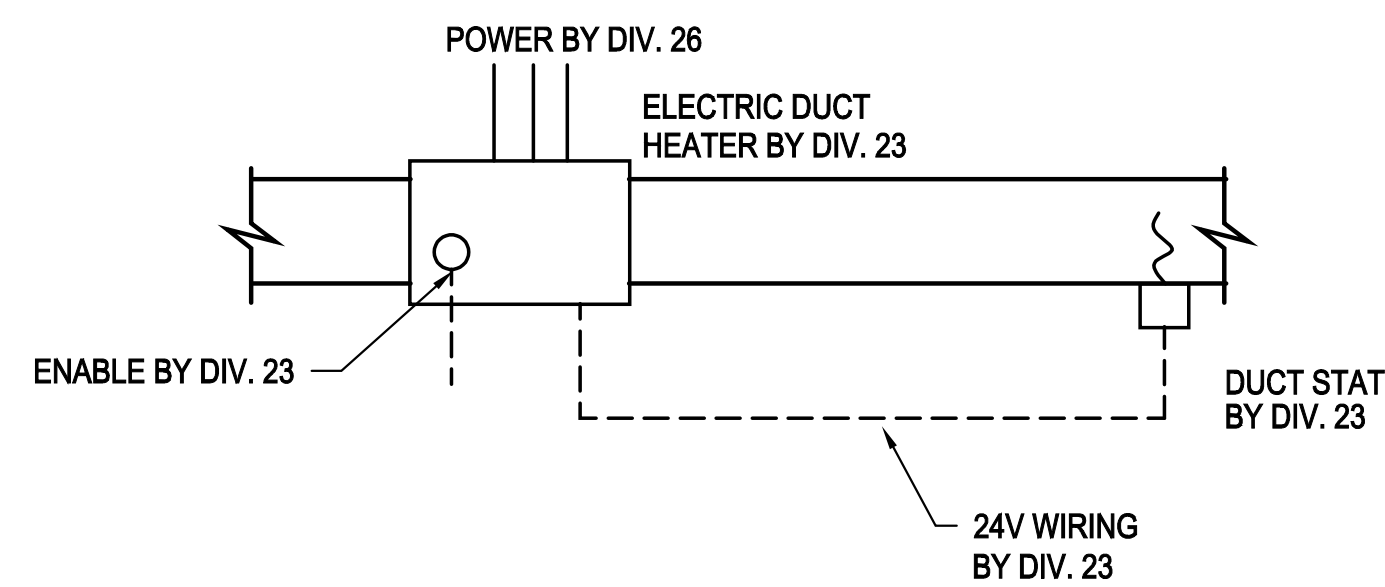




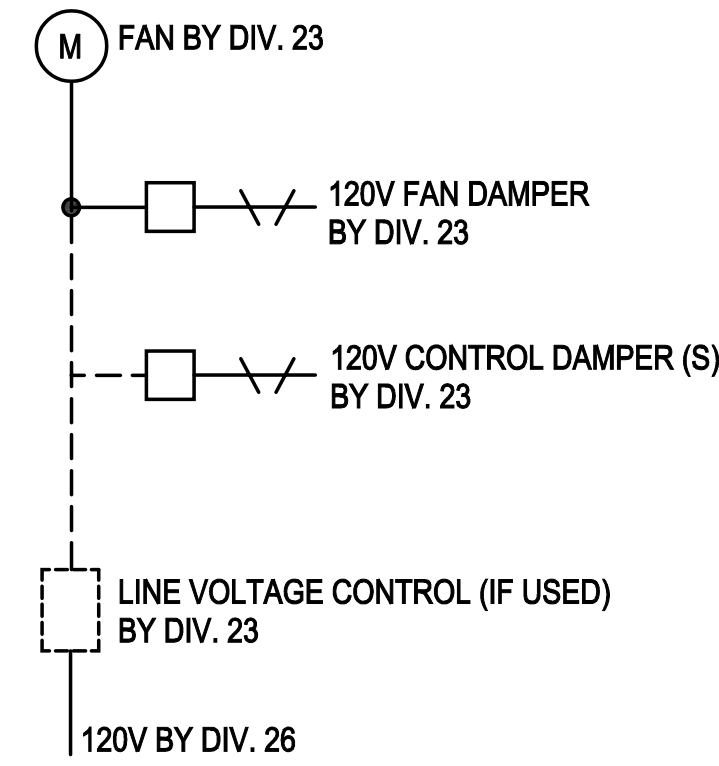
1 CO/N02 DETECTOR DETAIL
M31.04 N.T.S.



CO/NO2 (EF-1)
SENSOR CONTROL SCHEMATIC
Scale: NONE

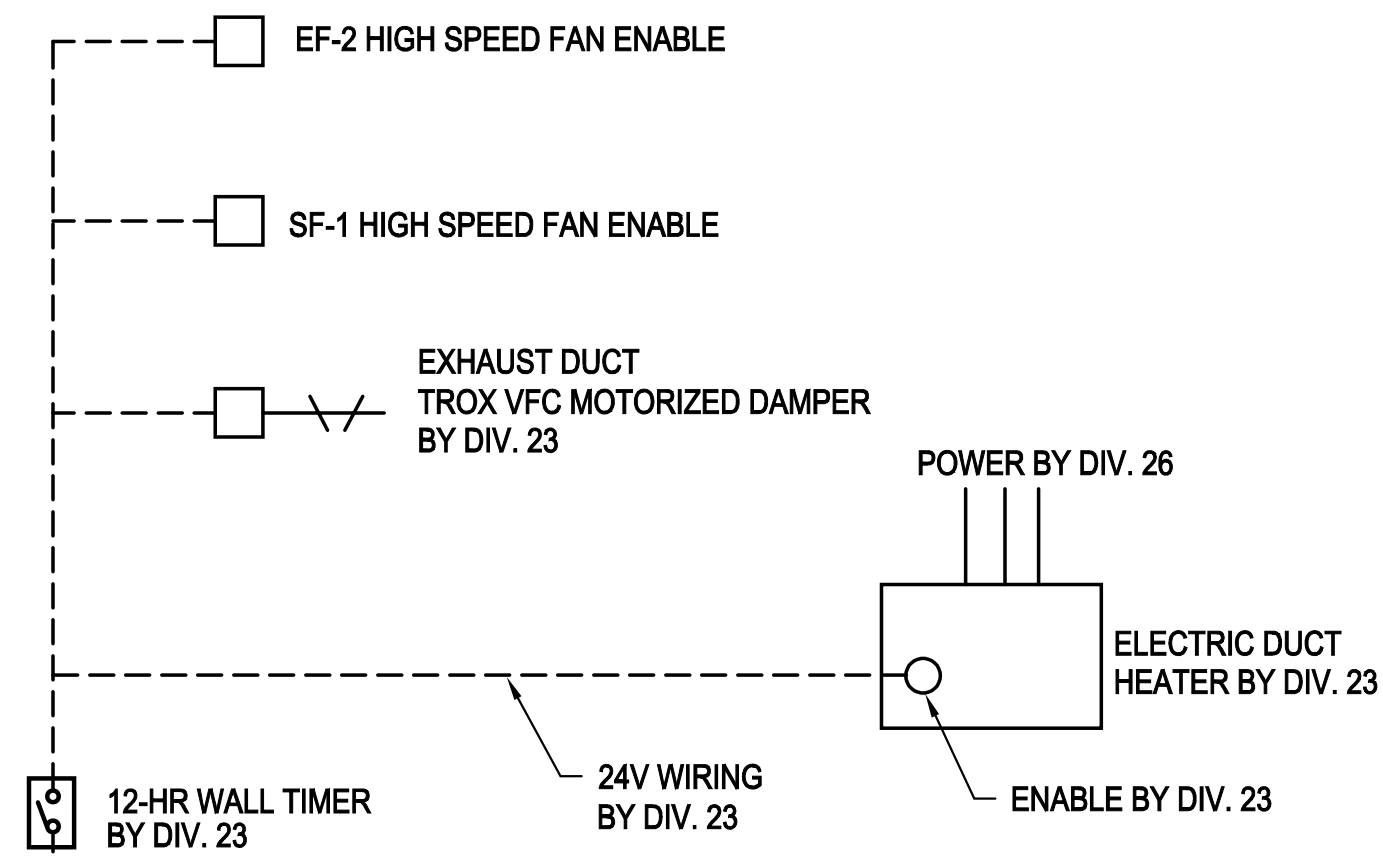


7 ELECTRIC DUCT HEATER CONTROL

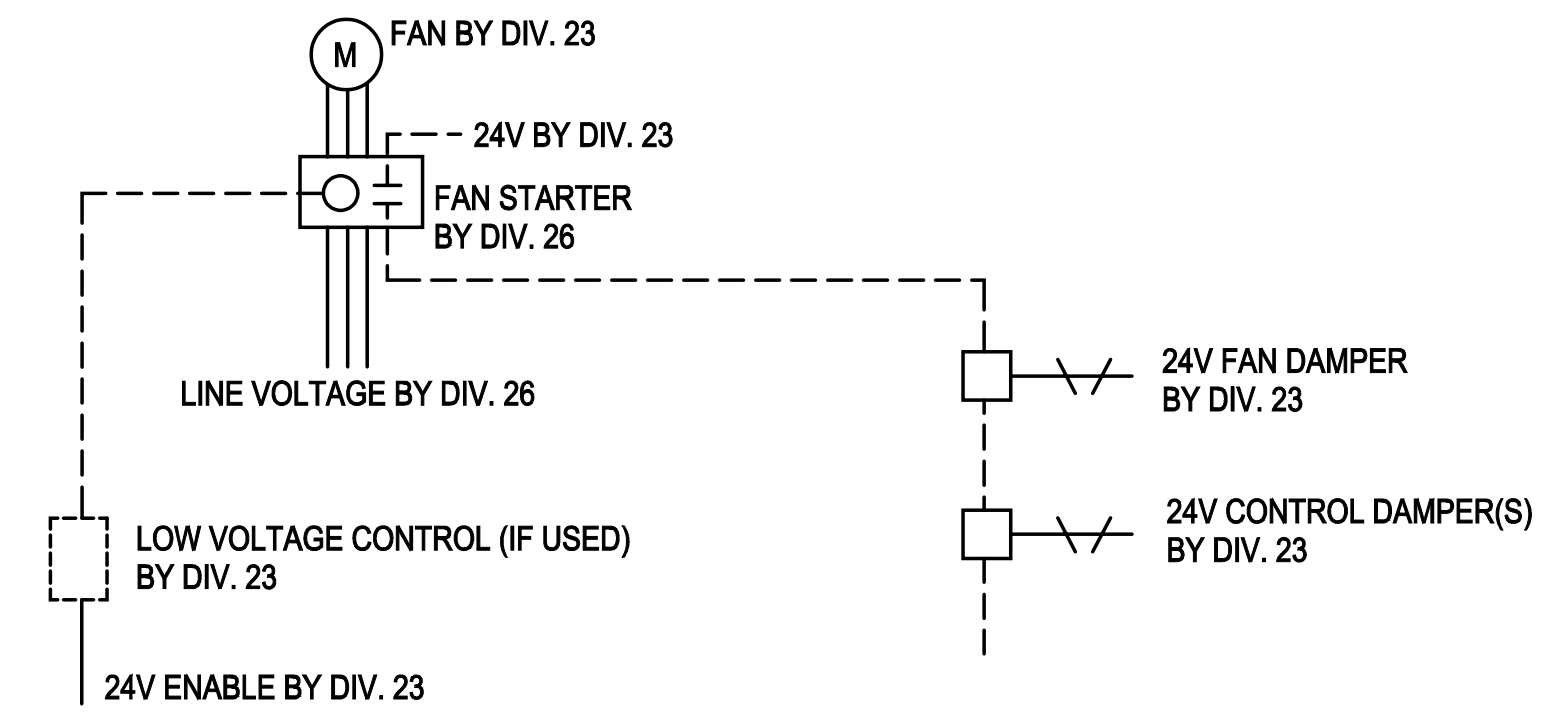


NOTES:
1. PROVIDE 120V DAMPERS FOR FAN AND ASSOCIATED CONTROL DAMPER(S).

2 120 VOLT FAN CONTROL
M31.04 N.T.S.

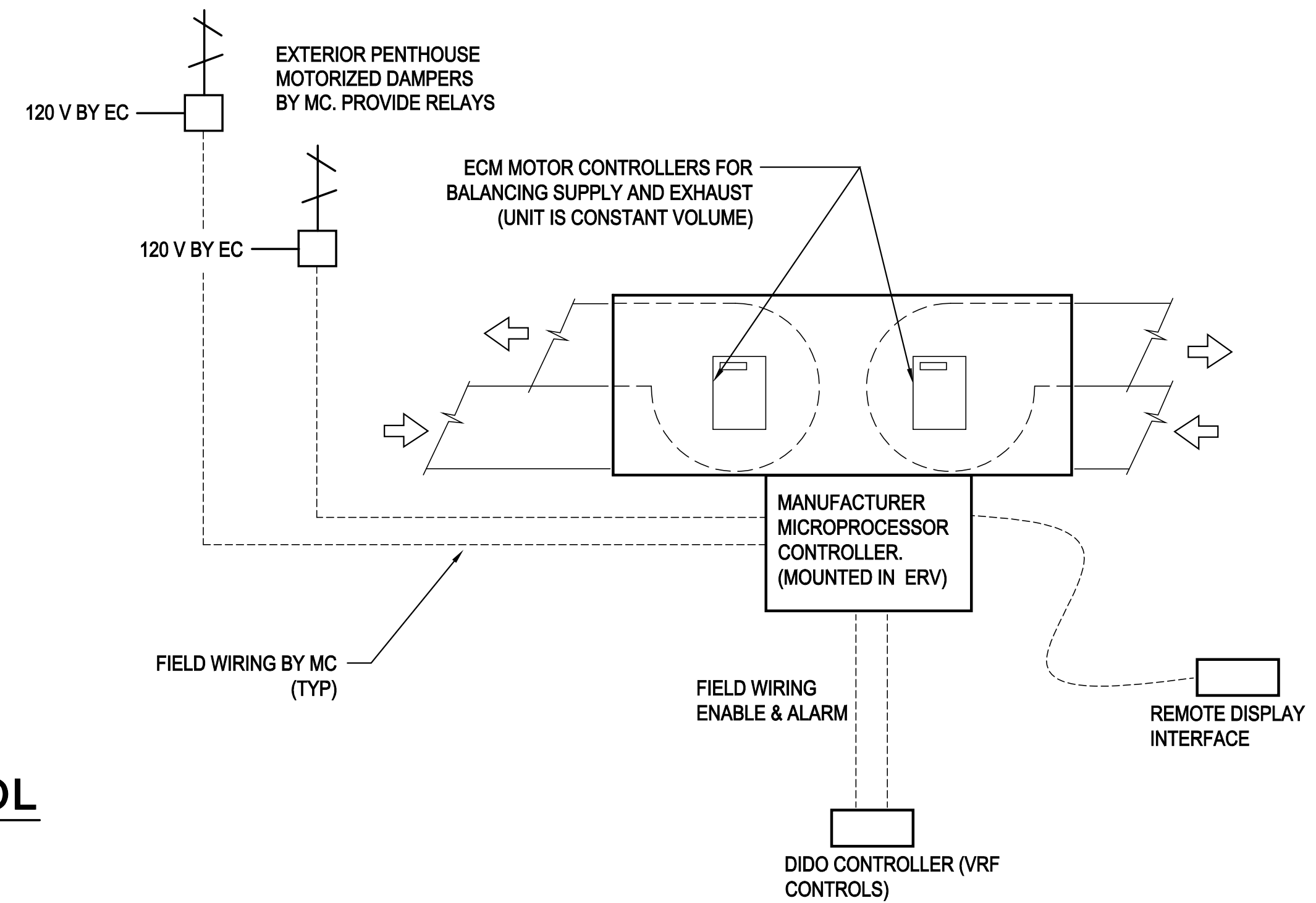


5 BUNKER GEAR DRYING CONTROL

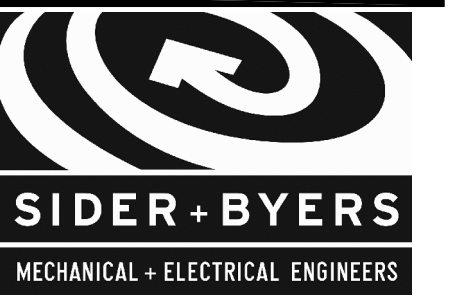


NOTES:
1. PROVIDE 24V DAMPERS FOR FAN AND ASSOCIATED CONTROL DAMPER(S).

3 208/3 OR 460/3 FAN CONTROL
M31.04 N.T.S.



6 ERV CONTROL DIAGRAM
M31.04 N.T.S.



192 Nickerson, Suite #300
Seattle, Washington 98109
Phone: 206.285.2966



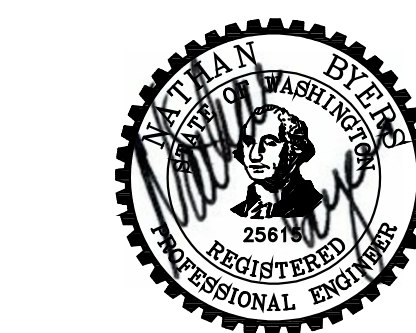
CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

[illegible]

DETAILS

SHEET #

M31.04



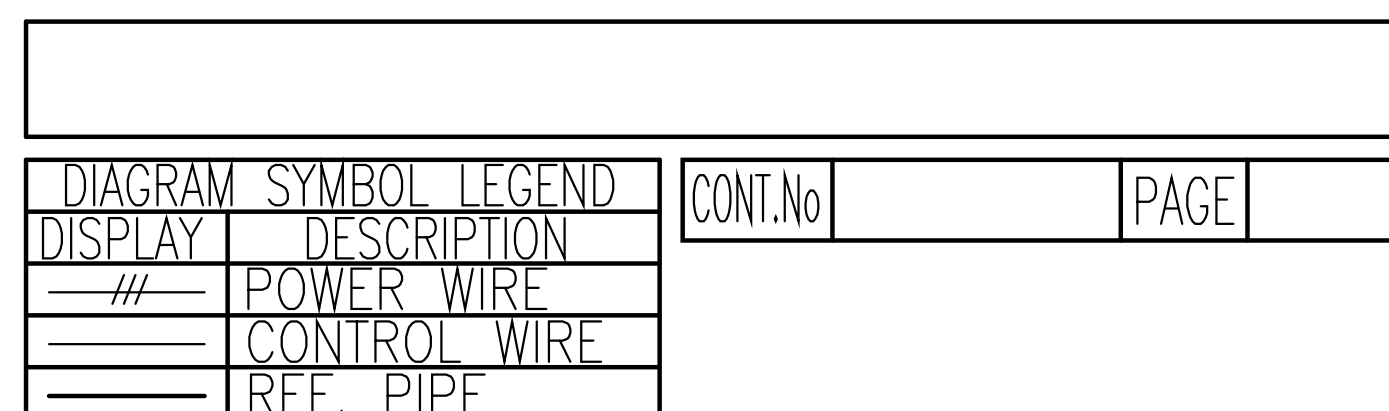
CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

[illegible]

VRF DIAGRAM

SHEET #

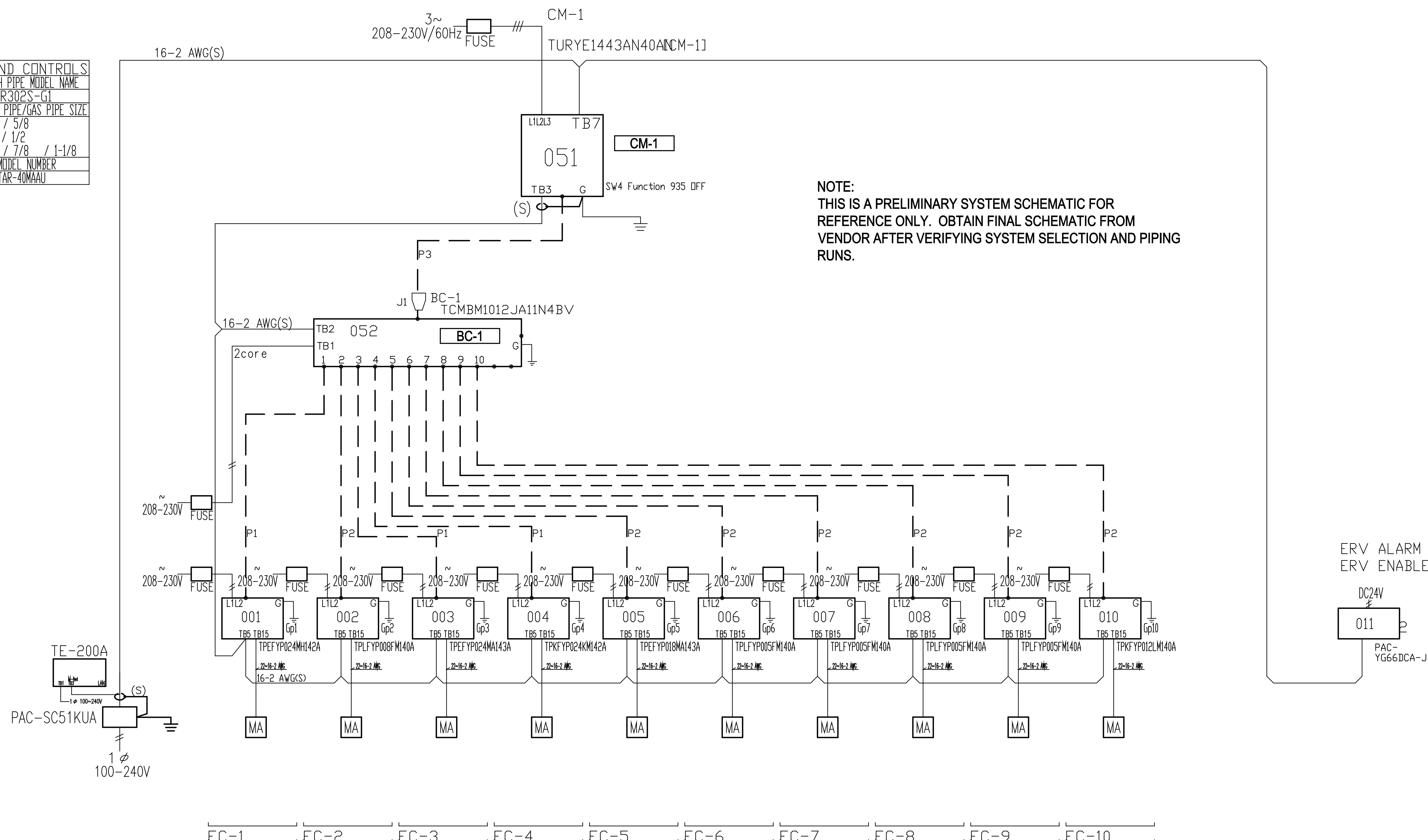
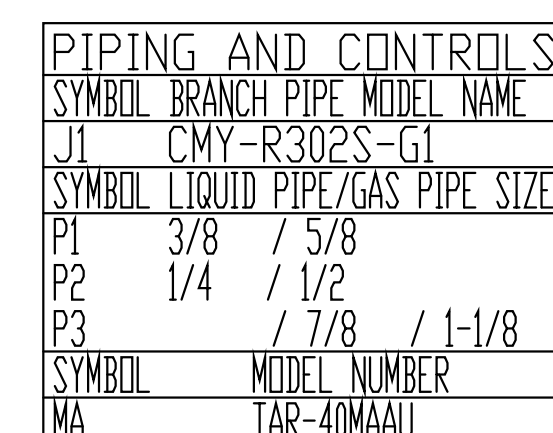
M31.05



CITY MULTI
SYSTEM SCHEMATIC DWG.

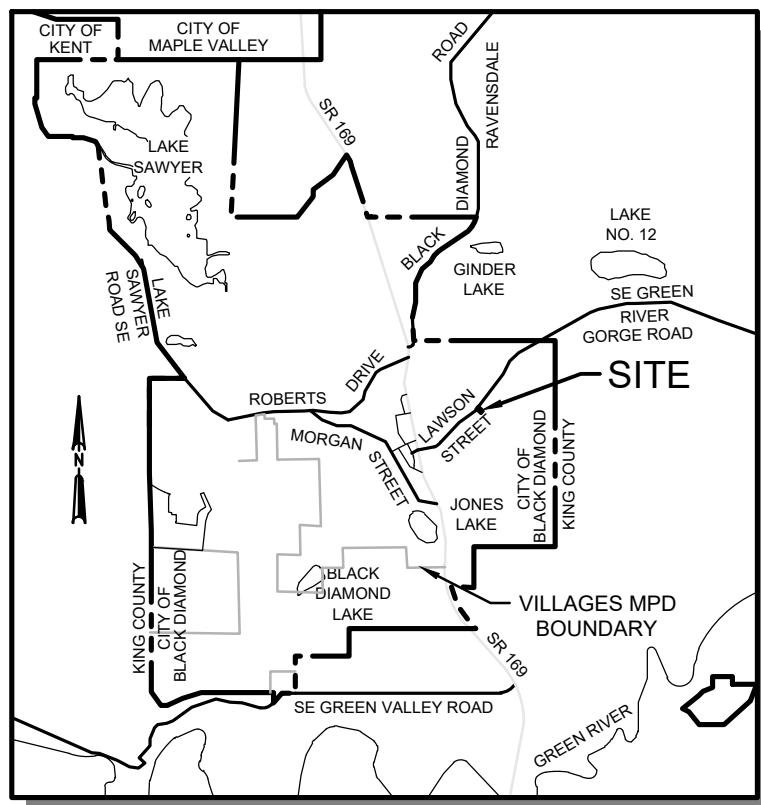
This drawing is schematic in nature. Final routing of piping & wiring shall be determined by the installing contractor and/or designer of record. Additional refrigerant charge is needed depending on the size and length of extended piping. Please refer the amount of pre-charge and the formula of calculation which is mentioned on the data book.

1.25mm²(16 AWG) : 1.25mm²(16 AWG) or more. 0.75mm²(20 AWG) : between 0.5mm²(24 AWG) and 0.75mm²(20 AWG).



LAWSON HILLS FIRE STATION

FINAL ENGINEERING PLANS



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

OWNER / APPLICANT	CCD BLACK DIAMOND PARTNERS LLC, 3025 112TH AVE NE, SUITE 100 BELLEVUE, WA 98004 CONTACT: JUSTIN WORTMAN PHONE: (425) 898-2100
PROJECT MANAGER:	MONTLAKE ASSOCIATES 3025 112TH AVE NE, SUITE 100 SEATTLE, WA 98004 CONTACT: PETER BAKER PHONE: (206) 818-5029
ARCHITECT:	RICE FERGUS MILLER 1275 FIFTH STREET, SUITE 100 BREMERTON, WA 98337 CONTACT: HOWARD STRUVE PHONE: (360) 377-8773
ENGINEER / SURVEYOR:	DAVID EVANS AND ASSOCIATES, INC. 20300 WOODINVILLE SNOHOMISH RD NE, SUITE A WOODINVILLE, WA 98072 CONTACT: BEAU J. WILLERT, PE PHONE: (425) 415-2000
GEOTECHNICAL ENGINEER:	ASSOCIATED EARTH SCIENCES, INC. 911 5TH AVE NE, SUITE 130 KIRKLAND, WA 98033 CONTACT: CARRIE MOZINGO, L.G., L.E.G., P.E. PHONE: (425) 827-7701
STRUCTURAL ENGINEER:	SWENSON SAY FAGET 2124 THIRD AVE, SUITE 100 SEATTLE, WA 98121 CONTACT: RYAN ANDERSON, PE PHONE: (206) 956-3722
WETLAND CONSULTANT:	WETLAND RESOURCES, INC. 9505 19TH AVE SE, SUITE 106 EVERETT, WA 98208 CONTACT: JEFF MALLAHAN PHONE: (425) 337-3045

EARTHWORK QUANTITIES

CUT = 1,816 CY
FILL = 886 CY
TOTAL NET (CUT) = ±930 CY

NOTE: THIS ESTIMATE WAS PREPARED BY DAVID EVANS AND ASSOCIATES, INC., USING THE EXISTING AND FINISHED GRADES PROVIDED IN THESE PLANS. THIS IS AN ESTIMATE ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION COST ESTIMATES OR BIDDING PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR REVIEWING ALL AVAILABLE GEOTECHNICAL INFORMATION AND GENERATING THEIR OWN SET OF EARTHWORK ASSUMPTIONS AND QUANTITIES.

LEGEND

PROPOSED FEATURES

--- BOUNDARY	CURB RAMP
--- RIGHT-OF-WAY	
--- GUTTER, FLOW, & CURB LINE	PROPOSED GRAVEL
--- CENTER LINE	PROPOSED ASPHALT PAVEMENT
--- EASEMENT	PROPOSED SIDEWALK
--- SPLIT RAIL FENCE	PROPOSED CONCRETE
--- EDGE OF WETLAND	
--- BUFFER LINE	

PROPOSED GRADING

---425---	5' PROPOSED CONTOURS
---424---	1' PROPOSED CONTOURS
---ROCKERY---	ROCKERY (FILL)

PROPOSED STORM DRAINAGE

---SD---	STORM DRAIN PIPE	---CATCH BASIN---
---STORM SERVICE---	PIPE FLOW	---INTAKE OR OUTFALL---
• STORM CLEANOUT		
• YARD DRAIN		
---LINEAR TRENCH DRAIN---		

PROPOSED SANITARY SEWER

---SS---	SEWER SERVICE	---PIPE FLOW---
		• SEWER CLEANOUT

PROPOSED WATER

---WATER SERVICE---	• FIRE HYDRANT
---SINGLE WATER METER---	• FIRE DEPT CONNECTION (FDC)
---SINGLE WATER METER W/ BACKFLOW PREVENTER---	• POST INDICATOR VALVE (PIV)
	• GATE VALVE
	• TEE
	• BEND
	• CONCRETE BLOCKING

EXISTING FEATURES

--- RIGHT-OF-WAY	--- EXISTING GUY ANCHOR
---425--- 5' EXISTING MAJOR CONTOUR	--- EXISTING POWER VAULT
---424--- 1' EXISTING MINOR CONTOUR	--- EXISTING TELEPHONE VAULT
---SD--- EXISTING STORM DRAIN PIPE	--- EXISTING STREET LIGHT
---OHP--- EXISTING AERIAL POWER LINE	--- EXISTING SIGN
---TEL--- EXISTING TELEPHONE LINE	--- EXISTING GRAVEL
---SS--- EXISTING SEWER MAIN	--- EXISTING CONCRETE
---G--- EXISTING GAS LINE	--- EXISTING ASPHALT
--- EXISTING CATCH BASIN	--- EXISTING FENCE
--- EXISTING WATER METER	
--- EXISTING FIRE HYDRANT	
--- EXISTING GATE VALVE	
--- EXISTING POWER POLE	
--- EXISTING MONUMENT	

PARCEL NUMBER

PARCEL D TPN 1321069022

LEGAL DESCRIPTION

LEGAL DESCRIPTION FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NO. 20001100-SC, REVISION 2, DATED DECEMBER 7, 2020, AT 8:00 AM.

TPN 1321069022:
PARCEL 2, CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO. PLN 19-0028 RECORDED UNDER RECORDING NUMBER 20190619900008, RECORDS OF KING COUNTY, WASHINGTON.

HORIZONTAL DATUM

WASHINGTON NORTH ZONE NAD 83/91
HELD A BEARING OF NORTH 36°41'51" WEST FROM KING COUNTY SURVEY CONTROL POINT #7537 TO CONTROL POINT #7535

VERTICAL DATUM

NAVD 88. ORIGINAL BENCHMARK - WGS SURVEY DATA WAREHOUSE, SURVEY CONTROL POINT DESIGNATION "Z253", DATABASE POINT ID #43270. BENCHMARK IS A USC & GS BRASS DISK, STAMPED "CGS Z 253 1944", SET IN A DRILL HOLE IN THE CONCRETE BASE OF A RAILROAD OVERPASS PIER, LOCATED ALONG THE BURLINGTON-NORTHERN RAILROAD LINE, APPROXIMATELY 1/4 MILE SOUTH OF THE INTERSECTION OF SE 280TH STREET AND STATE HIGHWAY 169. THE RAILROAD OVERPASS PIER IS 3 RAILS NORTHWEST OF STATE HIGHWAY 169 AND THE BRASS DISK IS APPROXIMATELY 5.9 FEET HIGHER THAN THE RAILROAD TRACK.
ELEVATION = 568.227 FEET

CONTRACTOR SHALL POTHOLE THE EX. 8" WATER ALONG LAWSON STREET PROJECT FRONTAGE PRIOR TO CONSTRUCTION TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION. IF POTHOLING REVEALS A CHANGE IN HORIZONTAL AND/OR VERTICAL ALIGNMENT FROM THESE PLANS, THE CONTRACTOR SHALL PROVIDE SURVEYED POTHOLING INFORMATION TO THE ENGINEER FOR A DESIGN CHANGE. DESIGN CHANGE SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NO NET PHOSPHORUS INCREASE IS THE DESIGN STANDARD AND MUST BE ACCOMPLISHED ON-SITE, WITHIN THE MODULAR WETLAND, UNLESS AN ALTERNATIVE APPROACH IS APPROVED BY THE CITY.

INTERIOR TRUCK PARKING AREA MUST DRAIN TO THE SEWER SYSTEM.

ONSITE TRUCK WASHING THAT USES PHOSPHORUS-LADEN SOAP IS PROHIBITED. ALL WASHING SHALL BE COMPLETED OFFSITE AT THE CITY OF BLACK DIAMOND PUBLIC WORKS WASH FACILITY.

SHEET INDEX

- 1 - COVER SHEET
- 2 - GENERAL NOTES
- 3 - TESC PLAN
- 4 - TESC DETAILS
- 5 - GRADING AND STORM DRAINAGE PLAN
- 6 - FINE GRADING PLAN
- 7 - FINE GRADING PLAN
- 8 - STORM DRAINAGE PROFILES
- 9 - FRONTAGE IMPROVEMENT PLAN - LAWSON STREET
- 10 - FRONTAGE IMPROVEMENT PLAN - BOTTS DRIVE
- 11 - STORMWATER VAULT PLAN
- 12 - SEWER AND WATER PLAN AND SEWER PROFILE
- 13 - PROJECT DETAILS
- 14 - PROJECT DETAILS
- 15 - PROJECT DETAILS
- 16 - PROJECT DETAILS
- 17 - PROJECT DETAILS

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-445-5555 NOT LESS THAN TWO FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. EXISTING UTILITIES TO BE LOCATED, PROTECTED, AND REPAIRED IN ACCORDANCE WITH RCW 19.122.

PUB21-0049

Approved for MDRT review (by Oakpointe) 4/13/2023 Date

CITY OF BLACK DIAMOND

This plan is approved for construction when all signature lines are completed

Andy Williamson - MDRT + Economic Dev. Director Date

MDRT Planner Date

MDRT Civil Engineer Date

NOTE: This approval is NOT A GUARANTEE OR WARRANTY by the City regarding the accuracy of the plans, the design engineering decisions, or the ultimate function or performance of the infrastructure proposed, and should not be relied upon as such. This approval only represents the opinion of City staff that this set of plans appears to meet City requirements, engineering principles, and are substantially complete. PLEASE ALSO NOTE: If errors, discrepancies or lack of compliance of these plans with City code requirements are discovered after permitting, the applicant may be required to make changes during the construction process to bring the project into compliance, at applicant's sole expense.



DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

LAWSON HILLS FIRE STATION
FINAL ENGINEERING PLANS

OAKPOINTE COMMUNITIES
COVER SHEET

WASHINGTON

CITY OF BLACK DIAMOND,

DATE: 2/3/2023	BY: JCK
NO. 1	REVISION
2	PER CITY COMMENTS 3/8/23
	PER CITY COMMENTS 4/11/23



CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OAKPCBDP6004

SHEET NO.

A PORTION OF THE NW QUADRANT OF SECTION 13, T21N, R6E, W.M.

CONTRACTOR'S OBLIGATIONS:

- 1) THE WORK UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS, WHICH IN AGGREGATE CONTROL THE WORK USING THE FOLLOWING PRECEDENCE, WHERE CONFLICTS OCCUR, ITEMS HIGHER ON THE LIST PREVAIL OVER ITEMS LOWER ON THE LIST.
 - a. DIRECTION GIVEN BY THE PUBLIC WORKS DIRECTOR
 - b. FIELD DIRECTIVES AND FIELD CHANGES
 - c. THESE PLANS AND SPECIFICATIONS
 - d. CITY CODES AND STANDARDS
 - e. STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (WSDOT/APWA, LATEST EDITION)
- 2) A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT.
- 4) ANY WORK WITHIN THE RIGHT-OF-WAY MUST PROCEED IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. TEMPORARY TRAFFIC STOPPAGE IS NOT ALLOWED (EVEN FOR DELIVERIES) UNLESS AN APPROVED TRAFFIC CONTROL PLAN HAS BEEN SUBMITTED AND APPROVED.
- 5) THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS, AND MAY NOT BE ACCURATE OR NOT INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING WHICH POTENTIAL UTILITY CONFLICTS MIGHT AFFECT THE DESIGN OR PROGRESS OF THE WORK AND POTHOLE THOSE POTENTIAL UTILITY CONFLICTS IN ADVANCE OF THE WORK. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONTACT ALL UTILITY OWNERS AND THE ONE-CALL LOCATE SERVICE TO CONFIRM UTILITY LOCATIONS AND HAVE THEM FIELD LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT OR RELOCATE (AS REQUIRED) EXISTING CONFLICTING UTILITIES AS DIRECTED BY THE CITY.
- 6) THE CONTRACTOR SHALL PROVIDE TEMPORARY CUT SLOPES AND TEMPORARY SHORING AS NECESSARY FOR THE CONSTRUCTION AS SHOWN. ALL SHORING DESIGNS OVER 4 FEET HIGH MUST BE STAMPED BY A WASHINGTON STATE P.E. THE STABILITY OF ALL TEMPORARY SLOPES AND SHORING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF CRITICAL AREAS AND THEIR BUFFERS. IN THE EVENT AREAS ARE DISTURBED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR FULL RESTORATION AND MITIGATION AS DIRECTED BY THE CITY.
- 8) A COPY OF THE SURFACE WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE ON-SITE AT ALL TIMES.
- 9) AS BUILT PLANS ARE REQUIRED PRIOR TO ACCEPTANCE OF THE WORK BY THE CITY, CONTRACTORS SHALL MAINTAIN ACCURATE FIELD RECORDS OF ALL IMPROVEMENTS INCLUDING REDLINES, PHOTOGRAPHS AND FIELD NOTES. THESE MUST BE AVAILABLE FOR PERIODIC REVIEW BY THE CITY AND WORK MAY BE STOPPED IF ACCURATE RECORDS ARE NOT BEING MAINTAINED. CONTRACTORS SHALL OBTAIN AND MAINTAIN THE SERVICES OF A PROFESSIONAL ENGINEER AND A PROFESSIONAL SURVEYOR TO PREPARE AND CERTIFY (STAMP AND SIGN) THE AS-BUILT PLANS AS FOLLOWS:
 - a. AS-BUILT CONDITIONS AND CONFIGURATION SHALL BE SUBMITTED ON CLEAN MYLARS IN THE SAME FORMAT AS THE DESIGN PLANS. ALL FIELD REVISIONS AND DEVIATIONS SHALL BE SHOWN ON THE AS-BUILT MYLARS (NO CROSS-OUTS, NO OVER-TYPES).
 - b. AS-BUILT MYLARS MUST BE SUBMITTED PRIOR TO ACCEPTANCE OF THE WORK BY THE CITY, AND PRIOR TO RELEASE OF BONDS.
 - c. EVERY AS-BUILT MYLAR SHALL HAVE THE FOLLOWING NOTE THAT IS SIGNED AND SEALED BY THE ENGINEER AND SURVEYOR: "I, _____ (THE ENGINEER OR SURVEYOR OF RECORD) HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THESE RECORD DRAWINGS ACCURATELY REFLECTS THE AS-BUILT CONDITION AS OF _____ (DATE) AND MEETS THE INTENT OF THE DESIGN."
- 10) CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL AGENCY SAFETY STANDARDS

SPECIAL CONDITIONS:

THE FOLLOWING SPECIAL CONDITIONS APPLY TO THIS WORK

- 1) ASSOCIATED EARTH SCIENCES, INC. HAS PREPARED A DETAILED GEOTECHNICAL REPORT FOR SITE DEVELOPMENT. ALL WORK MUST BE IN COMPLIANCE WITH THE SITE SPECIFIC GEOTECHNICAL REPORT.
- 2) AN NPDES PERMIT HAS BEEN ISSUED FOR THIS WORK. A COPY OF THE PERMIT MUST BE ON SITE AT ALL TIMES AND ALL WORK SHALL COMPLY WITH THE NPDES PERMIT.
- 3) ALL WORK SHALL BE IN ACCORDANCE WITH THE NOISE CONTROL AND ABATEMENT PROCEDURES IN THE DEVELOPMENT AGREEMENT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE NOISE CONTROL HOTLINE (APPROVED BY THE CITY ON 7-18-2013)
- 4) ALL WORK SHALL BE IN COMPLIANCE WITH THE WETLAND BUFFER AND VEGETATION MANAGEMENT PLAN (BDMC 19.10.230).
- 5) ALL WORK SHALL COMPLY WITH THE CONDITIONS IN THE CLEARING AND GRADING PERMIT.
- 6) ALL CLEARING AND GRADING SHALL COMPLY WITH BDMC 15.28.
- 7) CONSTRUCTION HOURS ARE: 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY AND SATURDAY 9:00 AM TO 5:00 PM. NO WORK IS ALLOWED ON SUNDAYS AND CITY HOLIDAYS.
- 8) ALL TRUCK TRAFFIC LARGER THAN SINGLE UNIT (SU) TRUCKS, INCLUDING FILL AND DELIVERIES THAT USE CITY STREETS, ARE LIMITED TO 7:00 AM TO 3:30 PM, MONDAY THROUGH FRIDAY ONLY.
- 9) ALL CONTRACTORS SHALL HAVE A CITY OF BLACK DIAMOND LICENSE.

INFRASTRUCTURE INVENTORY

ITEM	QUANTITY
WATER MAIN (EXCL. FIRE SERVICE)	0 LF
6" FIRE SERVICE	130 LF
6" SEWER SERVICE	209 LF
6" SEWER CLEANOUTS	1 EA
6" WYE	1 EA
4" STORM PIPE	153 LF
6" STORM PIPE	700 LF
8" STORM PIPE	93 LF
12" STORM PIPE	613 LF
18" STORM PIPE	278 LF
STORM CATCH BASINS	19 EA
ASPHALT PAVEMENT	925 SY
CONCRETE PAVEMENT	845 SY

NOTE: THESE QUANTITIES ARE APPROXIMATE AND NOT INTENDED FOR CONTRACTOR TO BASE BID ON. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES REQUIRED PER PLANS.

GRADING AND EARTHWORK:

- 1) ALL OFF-SITE ROADWAYS MUST BE KEPT CLEAN AND FREE OF SEDIMENT DIRT, MUD AND DEBRIS.
- 2) ALL BUILDING AND PAVEMENT AREAS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR.
- 3) A LICENSED GEOTECHNICAL ENGINEER SHALL SUPERVISE ALL FILLS. CONSTRUCTION RECORDS OF SOIL ACTIVITIES AND COMPACTION TESTING SHALL BE TRANSMITTED TO THE CITY AND OWNER ON A WEEKLY BASIS. ALL TESTS SHALL INCLUDE A MAP SHOWING THE TESTING LOCATION.
- 4) EACH CONTRACTOR SHALL BE REQUIRED TO PROVIDE A CERTIFIED "EROSION CONTROL SUPERVISOR" (ECS) THAT MUST BE ON-SITE WHENEVER EARTHWORK OR OTHER ACTIVITY THAT MIGHT RESULT IN TURBID RUNOFF IS BEING PERFORMED. THE ECS SHALL MAKE PERIODIC (AT LEAST DAILY) CHECKS OF THE APPLICABLE EROSION CONTROL SYSTEMS AND PERFORM REPAIRS AND UPGRADES IMMEDIATELY AS NEEDED. FAILURE TO MAINTAIN EFFECTIVE TESC MEASURES OR PROVIDE A CERTIFIED ECS SHALL RESULT IN WORK STOPPAGE.
- 5) THE CITY SHALL PROVIDE PERIODIC INSPECTIONS BY A "CITY CERTIFIED EROSION CONTROL SUPERVISOR" (CECS), DIRECTIVES PROVIDED BY THE CECS, TO THE EXTENT THEY CONFLICT WITH THE ECS, SHALL PREVAIL. THE CONTRACTOR SHALL IMPLEMENT ALL REVISIONS AND ADDITIONS REQUESTED BY THE CECS AS SOON AS POSSIBLE.
- 6) SAMPLES OF PROPOSED IMPORTED SOILS, INCLUDING TOPSOIL, SHALL BE SUBMITTED AND APPROVED BY THE GEOTECHNICAL ENGINEER AND OWNER PRIOR TO BEING BROUGHT ON-SITE.

EROSION CONTROL GENERAL NOTES:

- 1) APPROVAL OF THE EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- 2) THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADE OF THE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- 3) THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE MARKED CLEARING LIMITS SHALL BE PERMITTED. THE MARKING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF THE CONSTRUCTION.
- 4) THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS OR VIOLATE APPLICABLE WATER AND UTILITY STANDARDS.
- 5) THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
- 6) THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- 7) THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
- 8) AT NO TIME SHALL MORE THAN 1" OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN THE SUMP OF A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- 9) STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

CONSTRUCTION SEQUENCE:

- 1) THE CONSTRUCTION SEQUENCE SHALL GENERALLY BE AS FOLLOWS:
 - a. SUBMIT BLACK DIAMOND BUSINESS LICENSE AND PROOF OF INSURANCE TO THE MDRT
 - b. OBTAIN APPROVAL FROM THE CITY FOR ALL NECESSARY PERMITS AND AUTHORIZATIONS. DELIVER APPROVED MYLAR PLANS TO THE CITY MDRT.
 - c. SCHEDULE AND ATTEND A PRECONSTRUCTION CONFERENCE
 - d. COMPLY WITH ALL DIRECTIVES, IDENTIFIED DURING THE PRECONSTRUCTION CONFERENCE, NECESSARY PRIOR TO SITE MOBILIZATION.
 - e. SUBMIT CONSTRUCTION BONDS AS REQUIRED BY BDMC
 - f. COMMENCE AND COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE IN BDMC 15.28 INCLUDING THE FOLLOWING SPECIAL ACTIVITIES: 1) POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR AT SITE FRONTAGE, 2) MAINTAIN EXISTING CONSTRUCTION ENTRANCE AND PERMITTER FACILITIES, 3) INSTALL WITH PHASE 1A-SCHEDULE A CLEARING, GRADING AND TESC PLANS, 3) PROTECT BIORETENTION CELLS AND INFILTRATION AREAS FROM SEDIMENTATION AT ALL TIMES UNTIL SITE IS STABILIZED AND CONSTRUCTION IS COMPLETE.
- 2) AFTER ALL WORK IS COMPLETE SCHEDULE AND REQUEST A PUNCHLIST INSPECTION FROM THE MDRT.
- 3) DELIVER DRAFT AS-BUILT PLANS FOR REVIEW BY THE MDRT
- 4) COMPLETE ALL PUNCHLIST ITEMS AND FINAL TESTING.
- 5) RECEIVE CERTIFICATION FROM THE CITY THAT ALL WORK IS COMPLETE AND THE AS-BUILT PLANS ARE ACCEPTABLE.
- 6) PROVIDE APPLICABLE AND REQUIRED MAINTENANCE BONDS.
- 7) DEMOBILIZE AND PROVIDE FINAL SITE CLEANUP.
- 8) REQUEST RELEASE OF CONSTRUCTION BONDS.

STREET GENERAL NOTES:

- 1) ALL WORKMANSHIP AND MATERIALS WILL BE IN ACCORDANCE WITH THESE PLANS, THE DEVELOPMENT AGREEMENT, AND CURRENT CITY OF BLACK DIAMOND STANDARDS AND THE MOST CURRENT EDITION OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
- 2) THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH U.S. DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PRIOR TO DISRUPTION OF ANY TRAFFIC, TRAFFIC CONTROL PLANS WILL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. NO WORK WILL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE. WORK SHALL CEASE WHEN TRAFFIC CONTROL FAILS TO MEET MINIMUM REQUIREMENTS.
- 3) ALL CURB, CURB AND GUTTER, STREET GRASSES, SIDEWALK GRADES, AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT WILL BE STAKED BY A LICENSED ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.
- 4) WHERE NEW ASPHALT JOINS EXISTING, THE EXISTING ASPHALT WILL BE CUT TO A NEAT VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION TYPE CSS-1 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE NEW ASPHALT WILL BE FEATHERED BACK OVER EXISTING ASPHALT TO PROVIDE FOR A SEAL AT THE SAW CUT LOCATION AND THE JOINT SEALED WITH GRADE AR-4000W PAVING ASPHALT. A SAND BLANKET SHALL BE APPLIED TO THE SURFACE TO MINIMIZE "TRACKING" OF SAME.
- 5) ALL LOCAL ACCESS STREETS SHALL REQUIRE SAWCUT AND SEALING OF ALL JOINTS.
- 6) ALL ARTERIALS AND COLLECTORS SHALL REQUIRE TAPERED GRINDING/INLAY FOR ALL JOINTS.
- 7) COMPACTION OF SUBGRADE, ROCK, AND ASPHALT WILL BE IN ACCORDANCE WITH THE WSDOT STANDARDS SPECIFICATIONS.
- 8) FORM AND SUBGRADE INSPECTION BY THE CITY IS REQUIRED BEFORE POURING CONCRETE. A MINIMUM TWENTY-FOUR HOURS NOTICE IS REQUIRED TO BE PROVIDED TO THE CITY FOR FORM INSPECTION.
- 9) TESTING AND SAMPLING FREQUENCIES WILL BE AS DESCRIBED IN SECTION 3.3.12.

STORM DRAINAGE GENERAL NOTES:

- 1) ALL WORK SHALL CONFORM TO CITY OF BLACK DIAMOND STANDARDS, THE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON BY THE DEPARTMENT OF ECOLOGY, AND THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
- 2) TEMPORARY EROSION/WATER POLLUTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH THE STORMWATER MANUAL FOR WESTERN WASHINGTON BY THE DEPARTMENT OF ECOLOGY AND AS FOLLOWS:
 - a. ALL PERMANENT STORAGE AND RETENTION/DETENTION AREAS USED AS PART OF THE TEMPORARY EROSION CONTROL AND WATER POLLUTION CONTROL ACTIVITY AND CONVEYANCE SYSTEM SHALL BE CLEANED OF ALL SILTS, SAND, AND OTHER MATERIALS FOLLOWING COMPLETION OF CONSTRUCTION AND THE PERMANENT FACILITIES SHALL THEN BE COMPLETED.
- 3) COMPLIANCE WITH ALL OTHER PERMITS AND OTHER REQUIREMENTS BY THE CITY OF BLACK DIAMOND AND/OR OTHER GOVERNING AUTHORITIES SHALL BE REQUIRED.
- 4) A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION.
- 5) ALL STORM MAINS AND RETENTION/DETENTION AREAS SHALL BE STAKED FOR GRADE AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK, AND CURRENTLY LICENSED IN THE STATE OF WASHINGTON TO DO SO.
- 6) STORM DRAIN PIPE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - a. POLYVINYL CHLORIDE: PVC PIPE SHALL CONFORM TO ASTM D 3034, SDR 35 OR ASTM F 789 WITH JOINTS AND RUBBER GASKETS CONFORMING TO ASTM D3212 AND ASTM F4777.
 - b. PLAIN CONCRETE: PLAIN CONCRETE PIPE PER WSDOT STANDARD SPECIFICATIONS.
 - c. REINFORCED CONCRETE: REINFORCED CONCRETE PIPE PER WSDOT STANDARD SPECIFICATIONS.
 - d. DUCTILE IRON: DUCTILE IRON PIPE SHALL CONFORM TO AWWA C151 CLASS 50 AND HAVE A CEMENT MORTAR LINING CONFORMING TO AWWA C104. ALL PIPES SHALL BE JOINED USING NON-RESTRAINED JOINTS WHICH SHALL BE RUBBER GASKETS, PUSH ON TYPE OR MECHANICAL JOINT, CONFORMING TO AWWA.
 - e. POLYETHYLENE PE SMOOTH WALL PIPE PER ADVANCED DRAINAGE SYSTEMS (ADS) N-12 (BELL AND SPIGOT), OR CITY APPROVED EQUAL, CONSTRUCTED PER WSDOT STANDARD SPECIFICATIONS.
- 7) SPECIAL STRUCTURES, OIL/WATER SEPARATOR AND OUTLET CONTROLS SHALL BE INSTALLED PER PLANS AND MANUFACTURERS RECOMMENDATIONS.
- 8) ALL DISTURBED AREAS SHALL RECEIVE PERMANENT EROSION CONTROL IN THE FORM OF VEGETATION ESTABLISHMENT SUCH AS GRASS SEEDING OR HYDROSEEDING. A MEANS SHALL BE ESTABLISHED TO PROTECT THE PERMANENT STORM DRAIN SYSTEM PRIOR TO ESTABLISHMENT OF THE PERMANENT EROSION CONTROL MEASURES. THIS METHOD SHALL BE INCLUDED IN THE SOIL EROSION AND WATER POLLUTION/FLOOD CONTROL PLANS.
- 9) PROVIDE TRAFFIC CONTROL PLAN(S) AS REQUIRED IN ACCORDANCE WITH THE MUTCD.
- 10) CALL UNDERGROUND LOCATED LINE 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
- 11) ALL STORM WATER PIPES SHALL BE PRESSURE TESTED BETWEEN CATCH BASINS AND TV INSPECTED.

SANITARY SEWER GENERAL NOTES:

- 1) ALL WORK SHALL CONFORM TO CITY OF BLACK DIAMOND STANDARDS.
- 2) SANITARY SEWER PIPE SHALL BE PVC CONFORMING TO ASTM D3034 SDR 35 OR DUCTILE IRON PIPE (CLASS 52), PROVIDED THE DUCTILE IRON PIPE IS LINED WITH EPOXY, POLYURETHANE, OR SEWERCOAT, WHERE REQUIRED BY THE CITY ENGINEER. BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
- 3) ALL LATERAL SEWERS SHALL BE 6" DIAMETER PIPE AT A MINIMUM 2% SLOPE.
- 4) LATERAL SEWER STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE.
- 5) ALL LATERAL SEWER STUBS SHALL BE CAPPED WITH A WATER TIGHT PLUG. PLUG LOCATION SHALL BE MARKED WITH A 2" X 4" PRESSURE TREATED WOOD STAKE, MINIMUM 12' LONG, WITH ONE END BURIED AT DEPTH OF THE PLUG INVERT AND EXTENDING AT LEAST 3" VERTICALLY OUT OF THE GROUND. THE PORTION OF STAKE ABOVE GROUND SHALL BE PAINTED WHITE AND MARKED WITH THE WORD "SEWER" AND THE DEPTH FROM PIPE INVERT TO GROUND SURFACE. CONNECT PIPE TO STAKE WITH A 14-GAUGE WIRE AT OR ABOVE FINISHED GROUND LEVEL.
- 6) THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- 7) ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BLACK DIAMOND. SIDE SEWER PIPELINES SHALL BE INSPECTED BY THE CITY AND THE TEST WITNESSED BY THE CITY PRIOR TO BACKFILLING THE TRENCH. IF ANY WORK IS BACKFILLED OR COVERED WITHOUT APPROVAL OR CONSENT OF THE CITY, IT MUST BE UNCOVERED FOR INSPECTION.
- 8) ALL TRENCHES SHALL BE COMPACTED AND PAVEMENT INSTALLED PRIOR TO FINAL TESTING AND TV & VIDEO INSPECTION OF SEWER LINES FOR ACCEPTANCE.
- 9) LATERAL SEWERS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED.
- 10) TOPS OF MANHOLES WITHIN PUBLIC RIGHTS-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL AFTER PAVING.
- 11) CONTRACTOR SHALL INSTALL AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES, PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING THE EXISTING SANITARY SEWER SYSTEM. PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BLACK DIAMOND.
- 12) SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THESE STANDARDS.
- 13) CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER LINES UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE PLANS.
- 14) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO CONFLICTS EXIST BETWEEN SANITARY SEWER LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 15) THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. CARE SHALL BE TAKEN TO CONTROL FUGITIVE DUST. FLUSHING OF STREETS SHALL NOT BE PERMITTED.
- 16) BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH THESE STANDARDS AND THE DEPARTMENT OF ECOLOGY REQUIREMENTS.
- 17) AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5'.
- 18) WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 PAST EACH SIDE OF THE TRENCH AS SHOWN ON THE CITY STANDARD DETAILS. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF) FROM BOTTOM OF TRENCH TO BOTTOM OF THE AC MAIN.
- 19) CALL 1-800-424-5555 48 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATIONS.

WATER GENERAL NOTES:

- 1) ALL WORK SHALL CONFORM TO CITY OF BLACK DIAMOND CITY ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
- 2) ALL PIPES SHALL BE CEMENT LINED, DUCTILE IRON CLASS 52 UNLESS OTHERWISE SHOWN.
- 3) ALL PIPE AND FITTINGS NOT TO BE DISINFECTED IN PLACE SHALL BE SWABBED WITH 1% AVAILABLE CHLORINE SOLUTION PRIOR TO INSTALLATION.
- 4) THE NEW WATER MAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS PRESSURE TESTED, FLUSHED, DISINFECTED, AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED.
- 5) AFTER DISINFECTING THE WATERMAIN, CHLORINATED WATER SHALL BE DISPOSED OF IN A MANNER THAT DOES NO PHYSICAL OR ENVIRONMENTAL DAMAGE TO PROPERTY, STREAMS, STORM SEWERS OR ANY WATERWAYS.
- 6) THE NEW WATERMAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS PRESSURE TESTED, FLUSHED, DISINFECTED, AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED.
- 7) THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- 8) DEFLECT THE WATERMAIN ABOVE OR BELOW EXISTING UTILITIES AS REQUIRED TO MAINTAIN 3' MINIMUM COVER AND 12" MINIMUM VERTICAL CLEARANCE BETWEEN UTILITIES UNLESS OTHERWISE SPECIFIED.
- 9) THE WATERMAIN SHALL BE INSTALLED ONLY AFTER THE ROADWAY SUBGRADE IS BACKFILLED, GRADED AND COMPACTED IN CUT AND FILL AREAS.
- 10) TRENCH BACKFILL OF 5/8" MINUS GRAVEL AND SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THESE STANDARDS (SEE TRENCH RESTORATION DETAIL).
- 11) ALL FITTINGS SHALL BE BLOCKED PER STANDARD DETAIL UNLESS OTHERWISE SPECIFIED.
- 12) WHEN WORKING WITH ASBESTOS CEMENT PIPE, THE CONTRACTOR IS REQUIRED TO MAINTAIN WORKERS' EXPOSURE TO ASBESTOS MATERIAL AS PRESCRIBED IN WAC 296-62-07705. ALL ASBESTOS CEMENT PIPE FROM CUT-INS OR TIE-INS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE WAC'S.
- 13) CALL 1-800-424-5555 A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATIONS.
- 14) UNIFORM PLUMBING CODE REQUIRES THE INSTALLATION OF PRIVATELY OWNED AND OPERATED PRESSURE REDUCING VALVES WHERE THE OPERATING PRESSURE EXCEEDS 80 PSI.
- 15) THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS. CARE SHALL BE TAKEN TO CONTROL FUGITIVE DUST IN CONFORMANCE WITH STATE STANDARDS. FLUSHING OF STREETS SHALL NOT BE PERMITTED.
- 16) BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH THESE STANDARDS AND THE DEPARTMENT OF ECOLOGY REQUIREMENTS.
- 17) WHERE NEW UTILITY LINES CROSS BELOW AN EXISTING AC MAIN, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF) FROM BOTTOM OF TRENCH TO BOTTOM OF AC MAIN. IF THE AC MAIN APPEARS TO BE DAMAGED OR AT RISK OF FAILURE, THE CITY WILL REQUIRE SECTION REPLACEMENT ACCORDING TO THE STANDARD DETAILS FOR "TYPICAL AC WATERMAIN CROSSING REPLACEMENT DETAIL."
- 18) AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
- 19) WHERE THE WATERMAIN CROSSES ABOVE OR BELOW SANITARY SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED FOR MAXIMUM JOINT SEPARATION. ENCASEMENT MAY BE REQUIRED AT THE DISCRETION OF THE CITY ENGINEER.
- 20) AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5'.
- 21) ALL NEW BUILDINGS AND RESIDENCES SHALL INCLUDE IN THEIR WATER SERVICE A SUITABLE SHUT OFF CHECK VALVE AND PRESSURE REDUCING VALVE. SHUT OFF SHALL BE ACCESSIBLY LOCATED ON THE CUSTOMER SIDE OF THE METER SETTER. SEE CUSTOMER SERVICE DETAIL.
- 22) CONTRACTOR SHALL ALLOW FOR POSTAL DELIVERY ACCESS TO ALL RESIDENCES DURING PROJECT CONSTRUCTION. CONTRACTOR SHALL PROVIDE AND MAINTAIN MAIL BOXES AND PAPER BOXES DURING CONSTRUCTION.
- 23) CONTRACTOR SHALL ALLOW AND PROVIDE FOR EMERGENCY VEHICLE ACCESS TO ALL PROPERTIES DURING CONSTRUCTION.
- 24) BETWEEN THE TIME THAT A FIRE HYDRANT IS INSTALLED AND THE COMPLETED FACILITY IS PLACED IN OPERATION, THE FIRE HYDRANT SHALL AT ALL TIMES BE WRAPPED IN BURLAP, OR COVERED IN SOME OTHER SUITABLE MANNER TO CLEARLY INDICATE THAT THE FIRE HYDRANT IS NOT IN SERVICE.

BMP TS 13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH PER THE 2014 DOE MANUAL SHALL BE APPLIED TO ALL PROPOSED PERVIOUS SURFACES.

STANDARD DETAILS A BINDER CONTAINING THE CITY OF BLACK DIAMOND STANDARD DETAILS IS AVAILABLE AT CITY HALL.



Know what's below. Call before you dig.

CAUTION LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 AT LEAST TWO (2) FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. EXISTING UTILITIES TO BE LOCATED, PROTECTED, AND REPAIRED IN ACCORDANCE WITH RCW 19.122.

PUB21-0049

Approved for MDRT review (by Oakpointe)

CITY OF BLACK DIAMOND

This plan is approved for construction when all signature lines are completed

Andy Williamson - MDRT + Economic Dev. Director Date

MDRT Planner Date

MDRT Civil Engineer Date

NOTE: This approval is NOT A GUARANTEE OR WARRANTY by the City regarding the accuracy of the plans, the design engineering decisions, or the ultimate function or performance of the infrastructure proposed, and should not be relied upon as such. This approval only represents the opinion of City staff that this set of plans appears to meet City requirements, engineering principles, and are substantially complete. PLEASE ALSO NOTE: If errors, discrepancies or lack of compliance of these plans with City code requirements are discovered after permitting, the applicant may be required to make changes during the construction process to bring the project into compliance, at applicant's sole expense.



DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

LAWSON HILLS FIRE STATION
FINAL ENGINEERING PLANS

OAKPOINTE COMMUNITIES
GENERAL NOTES

WASHINGTON

CITY OF BLACK DIAMOND,

DATE: 2/3/2023
BY: JCK
NO: 1
REVISION: 1
PER CITY COMMENTS 3/8/23
PER CITY COMMENTS 4/11/23

REVIEWED BY: AYS
DATE: 2/3/2023
BY: JCK
NO: 1
REVISION: 1
PER CITY COMMENTS 3/8/23
PER CITY COMMENTS 4/11/23



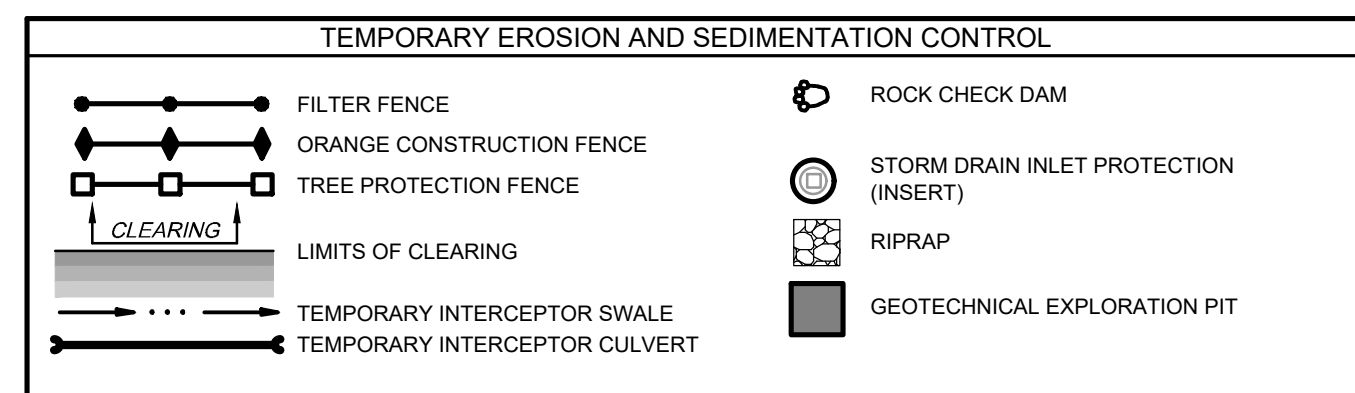
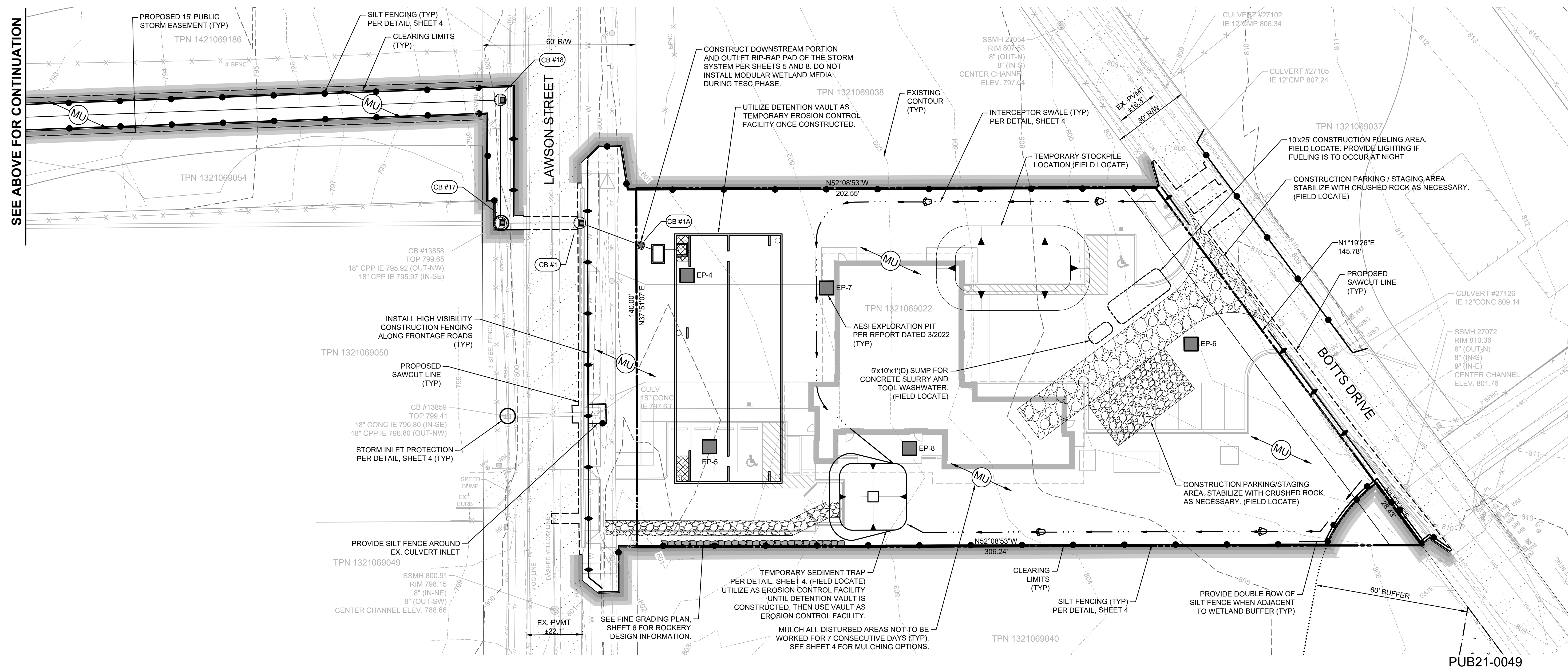
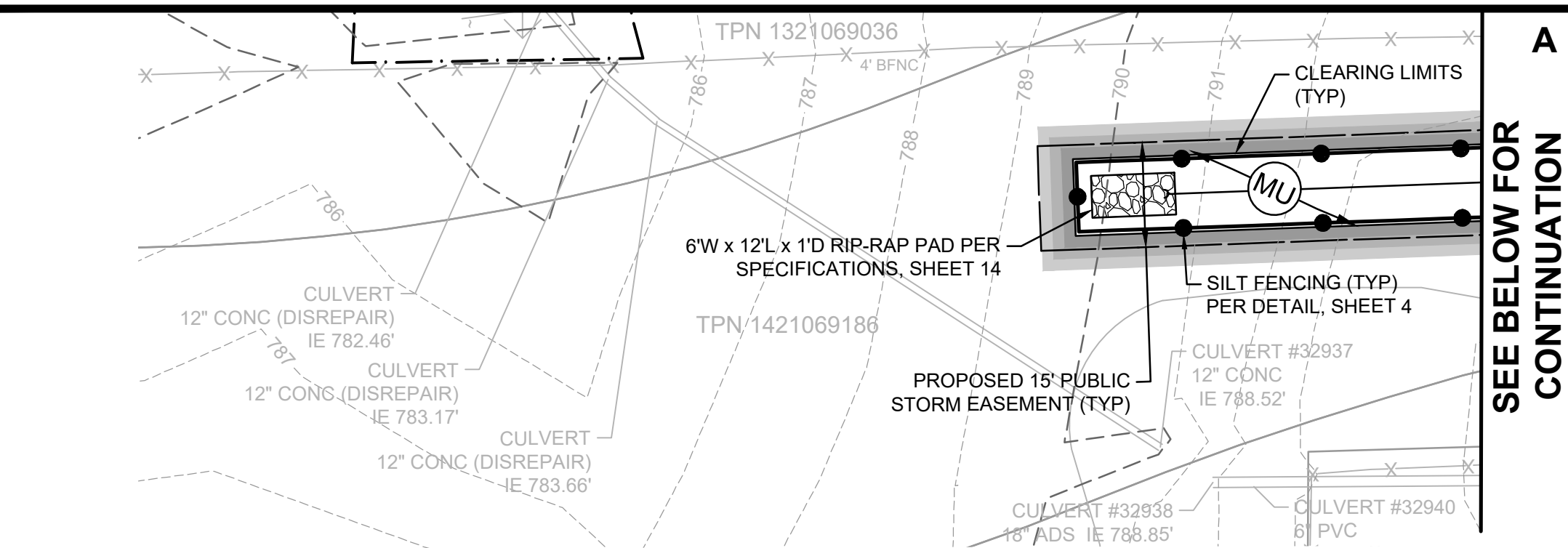
4/13/2023

CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OAKPCBDP6004

SHEET NO.



SEE SHEET 2 FOR GENERAL NOTES.

CONTRACTOR SHALL DEVELOP A SPILL CONTROL PLAN AND MAINTAIN APPROPRIATE SPILL CONTROL RESPONSE SUPPLIES FOR ANY TOXIC OR HAZARDOUS LIQUIDS STORED OR USED ONSITE.

ALL DRAINAGE SYSTEM COMPONENTS SHALL BE CLEANED/FLUSHED FROM THE CONSTRUCTION PHASE TO PERMANENT FACILITIES AS PART OF THE SITE STABILIZATION.

PROVIDE PLASTIC COVERING OR OTHER
SUITABLE MEANS OF KEEPING RAINFALL AND
RUNOFF OFF OF POLLUTING MATERIALS AND
WASTES.

DRIP PANS OR PLASTIC SHEETING IS
REQUIRED WHEN EQUIPMENT MAINTENANCE
IS PERFORMED ONSITE.

CONTRACTOR SHALL PROVIDE TEMPORARY CULVERTS WITH 1.0% MINIMUM SLOPE IN SWALE LOCATIONS WHERE NECESSARY FOR CONSTRUCTION ACCESS.

SEE SHEET 2 FOR TESC NOTES, GENERAL
NOTES AND RECOMMENDED CONSTRUCTION
SEQUENCE.



Know what's **below**.
Call before you dig.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN TWO FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. EXISTING UTILITIES TO BE LOCATED, PROTECTED, AND REPAIRED IN ACCORDANCE WITH RCW 19.122.


4/13/2023
 Approved for MDRT review (by Oakpointe) Date

CITY OF BLACK DIAMOND

This plan is approved for construction
when all signature lines are completed

Andy Williamson - MDRT + Economic Dev. Director Date

MDRT Planner
Date

MDRT Civil Engineer Date

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OAKPOINTE
COMMUNITIES



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**LAWSON HILLS FIRE STATION
FINAL ENGINEERING PLANS**

**OAKPOINTE COMMUNITIES
TESC PLAN**

WASHINGTON

CITY OF BLACK DIAMOND,

REVIEWED BY: AYS		DATE: 2/3/2023	BY TK
NO	DATE	REVISION	KMPKCF
1	3/22/23	PER CITY COMMENTS 3/8/23	KCFKCF
2	4/13/23	PER CITY COMMENTS 4/11/23	



CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

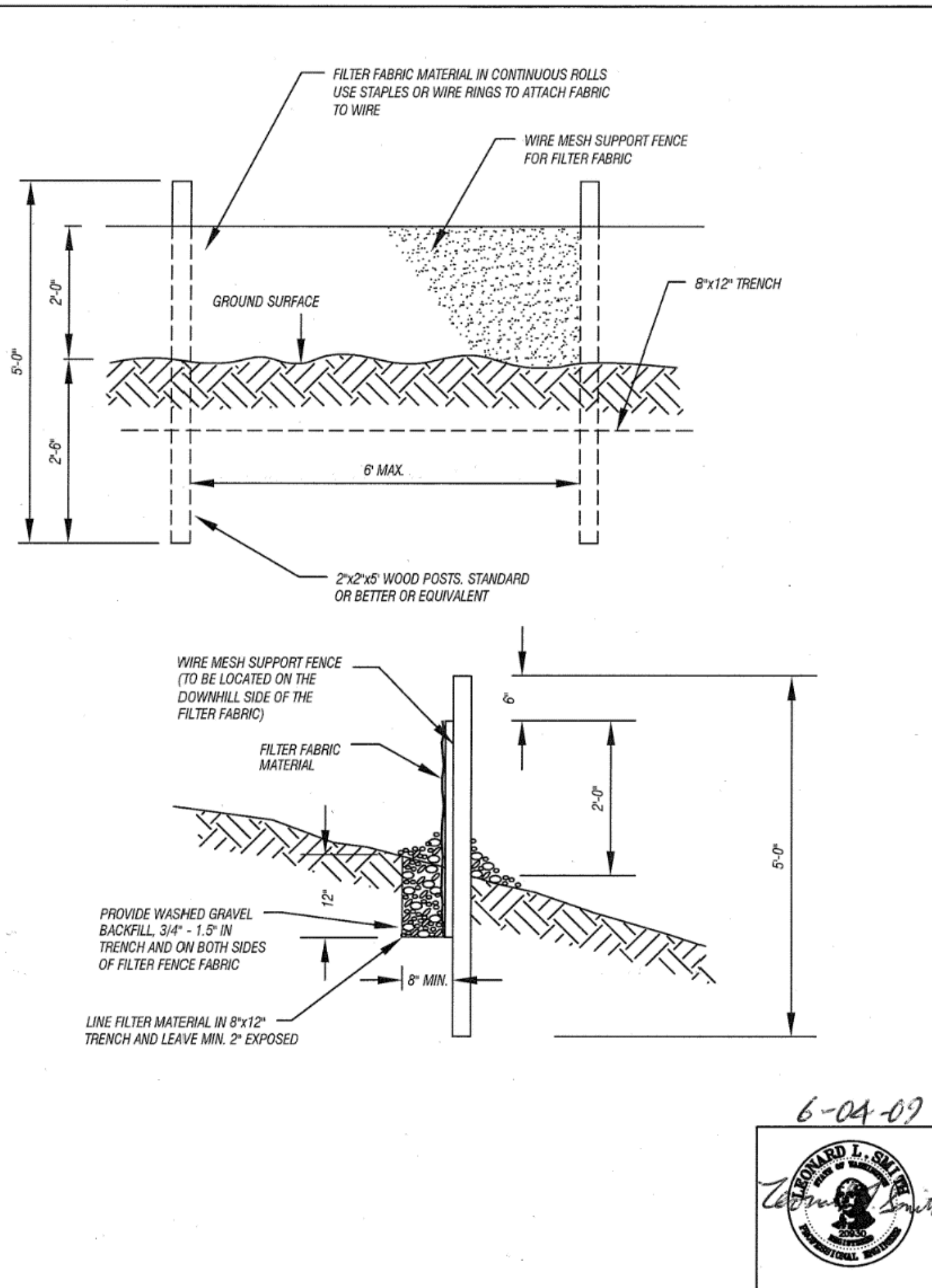
FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OAKPCBDP6004

SHEET NO. _____

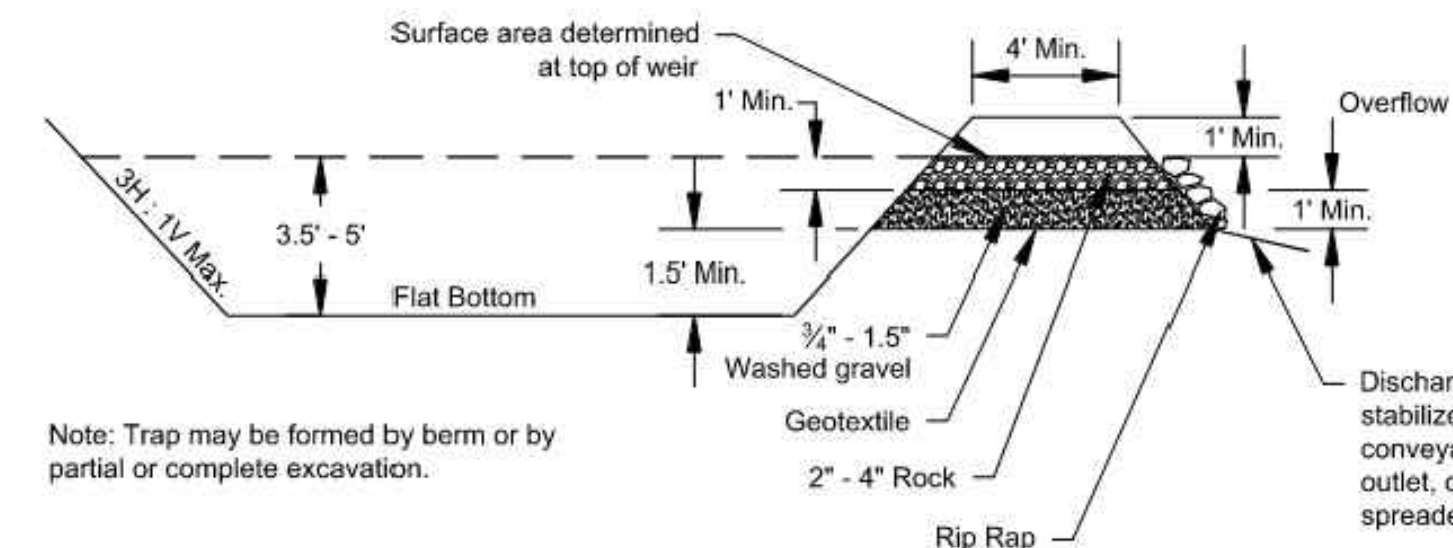
Diagram illustrating the installation of a driveway culvert. The diagram shows a rectangular culvert structure with the following specifications:

- EXISTING ROAD**: Indicated by a line above the culvert structure.
- AS REQUIRED (100 MIN)**: Dimension indicating the length of the culvert structure.
- R = 25' MIN.**: Dimension indicating the radius of the culvert structure.
- 12" MIN. DEPTH**: Dimension indicating the depth of the culvert structure.
- 4" TO 8" QUARRY SPALLS**: Dimension indicating the thickness of the base material.
- 15 MIN.**: Dimension indicating the width of the culvert structure.
- PROVIDE FULL WIDTH OF INGRESS/EGRESS AREA**: Instruction indicating the required width of the area around the culvert.



MULCH MATERIAL TABLE

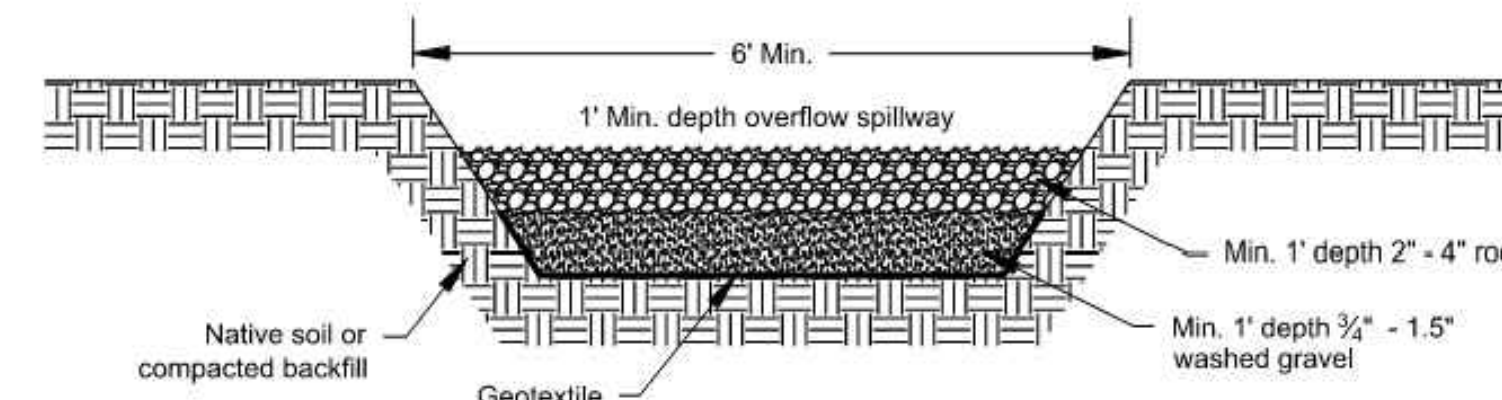
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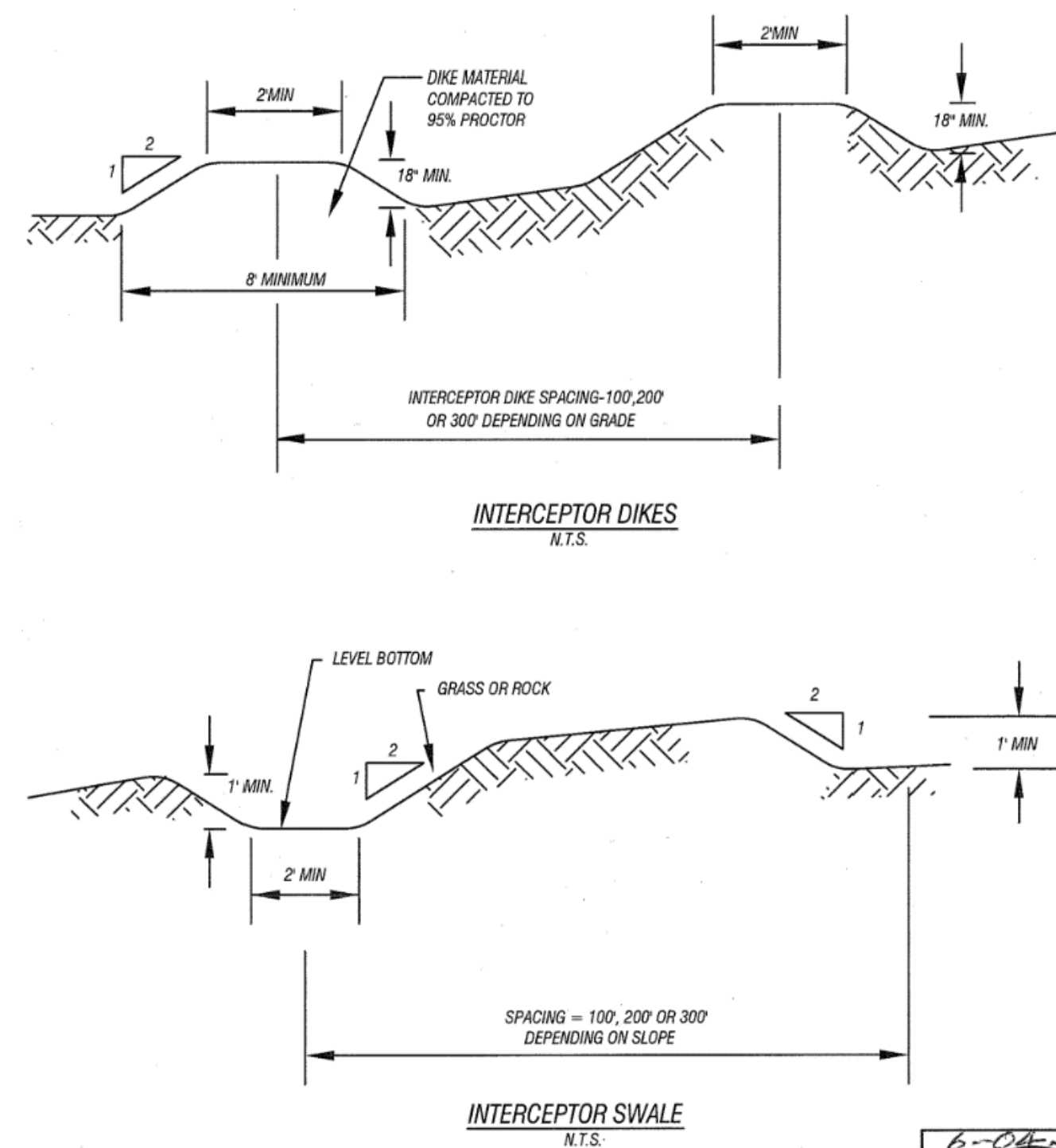
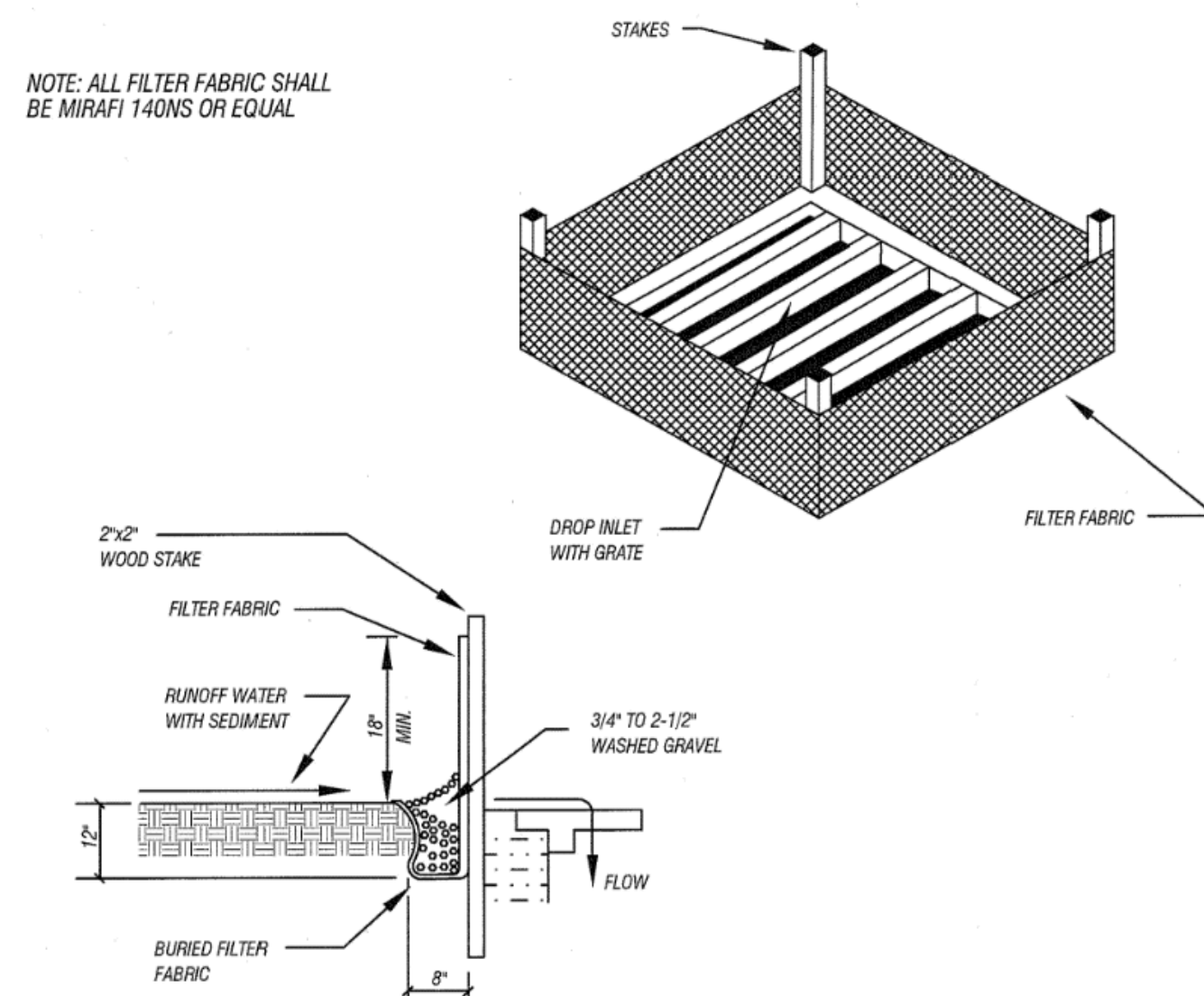
SEDIMENT TRAP CROSS-SECTION
NOT TO SCALE

THE SEDIMENT TRAP SHOWN ON THE SWPPP HAS BEEN SIZED PER THE 2014 DEPARTMENT OF ECOLOGY STORMWATER MANUAL, USING THE UN-DETAINED DEVELOPED 2-YEAR RUNOFF RATE. NOTE, THE SURFACE AREA IS MEASURED AT TOP OF WEIR.

DEVELOPED 2-YEAR RUNOFF RATE	= 0.30 CFS
REQUIRED SURFACE AREA	= 2,080 SF PER CFS OF INFLOW
	= 2,080 SF * 0.30 CFS
	= 624 SF MINIMUM
PROPOSED SURFACE AREA	= 676 SF (26' x 26')
IF A HIGHER LEVEL OF PROTECTION IS NECESSARY, THE 10-YEAR FLOW RATE (0.44 CFS) SHALL BE USED.	

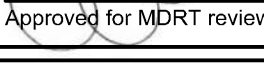


SEDIMENT TRAP OUTLET
NOT TO SCALE



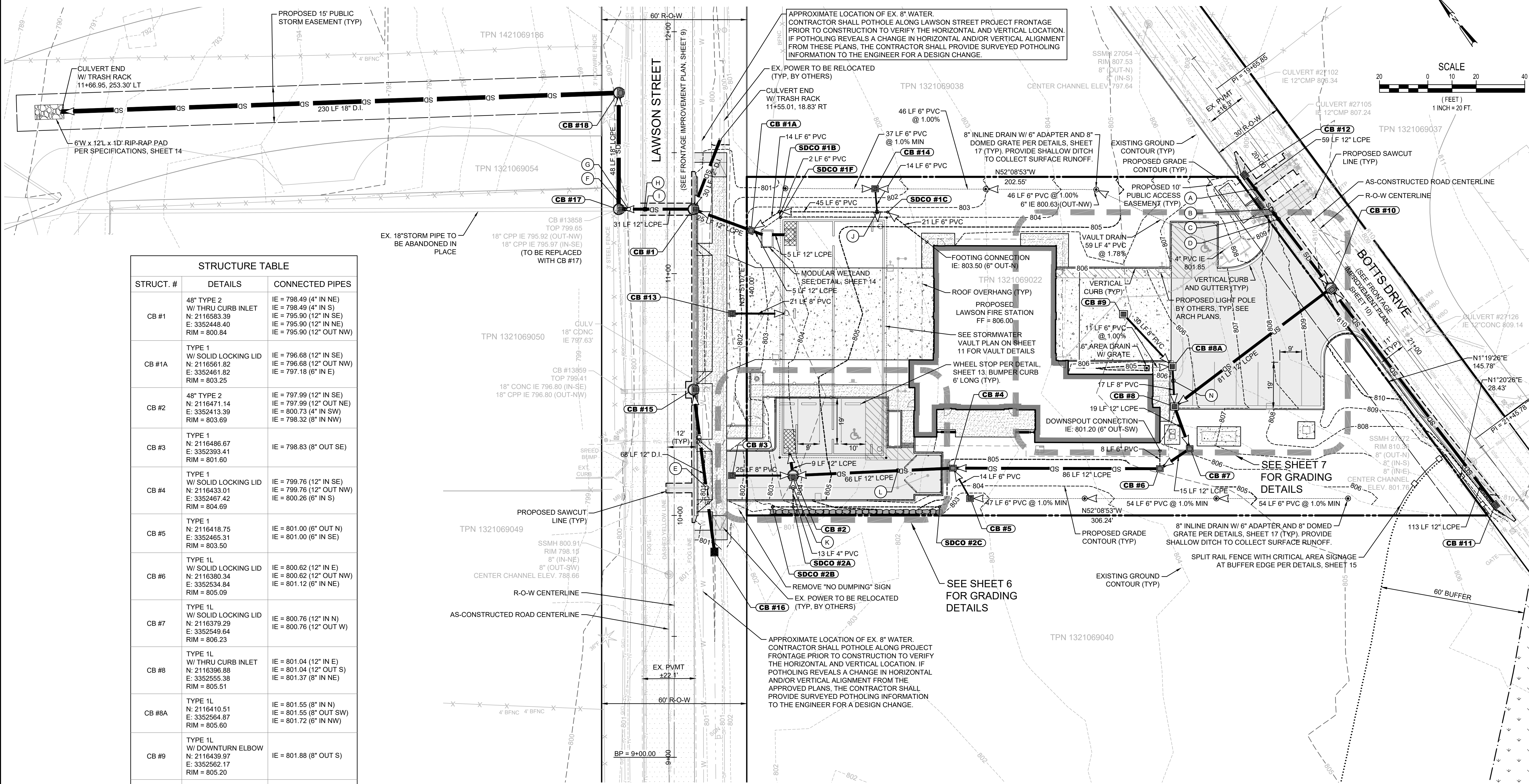
 CITY OF BLACK DIAMOND	TEMPORARY INTERCEPTOR DIKES AND SWALES		 PacWest Engineering Fife, Washington
	STANDARD DWG EC-8	NOT TO SCALE	01/01/08

	INLET PROTECTION - FILTER FABRIC FENCE				
	<table border="1"> <tr> <td data-bbox="1068 1968 1141 1970">STANDARD DWG EC-3</td> <td data-bbox="1141 1968 1248 1970">NOT TO SCALE</td> <td data-bbox="1248 1968 1294 1970">01/01/08</td> </tr> </table>	STANDARD DWG EC-3	NOT TO SCALE	01/01/08	
STANDARD DWG EC-3	NOT TO SCALE	01/01/08			

 PUB21-0049	
	4/13/2023
Approved for MDRT review (by Oakpointe) Date	
CITY OF BLACK DIAMOND This plan is approved for construction when all signature lines are completed	
Andy Williamson - MDRT + Economic Dev. Director Date	
MDRT Planner Date	
MDRT Civil Engineer Date	

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A PORTION OF THE NW QUADRANT OF SECTION 13, T21N, R6E, W.M.



STRUCTURE TABLE		
STRUCT. #	DETAILS	CONNECTED PIPES
CB #1	48" TYPE 2 W/ THRU CURB INLET N: 2116583.39 E: 3352448.40 RIM = 800.84	IE = 798.49 (4" IN NE) IE = 798.49 (4" IN S) IE = 795.90 (12" IN SE) IE = 795.90 (12" IN NE) IE = 795.90 (12" OUT NW)
CB #1A	TYPE 1 W/ SOLID LOCKING LID N: 2116561.82 E: 3352461.82 RIM = 803.25	IE = 796.68 (12" IN SE) IE = 796.68 (12" OUT NW) IE = 797.18 (6" IN E)
CB #2	48" TYPE 2 N: 2116471.14 E: 3352413.39 RIM = 803.69	IE = 797.99 (12" IN SE) IE = 797.99 (12" OUT NE) IE = 800.73 (4" IN SW) IE = 798.32 (8" IN NW)
CB #3	TYPE 1 N: 2116486.67 E: 3352393.41 RIM = 801.60	IE = 798.83 (8" OUT SE)
CB #4	TYPE 1 W/ SOLID LOCKING LID N: 2116433.01 E: 3352467.42 RIM = 804.69	IE = 799.76 (12" IN SE) IE = 799.76 (12" OUT NW) IE = 800.26 (6" IN S)
CB #5	TYPE 1 N: 2116418.75 E: 3352465.31 RIM = 803.50	IE = 801.00 (6" OUT N) IE = 801.00 (6" IN SE)
CB #6	TYPE 1L W/ SOLID LOCKING LID N: 2116380.34 E: 3352534.84 RIM = 805.09	IE = 800.62 (12" IN E) IE = 800.62 (12" OUT NW) IE = 801.12 (6" IN NE)
CB #7	TYPE 1L W/ SOLID LOCKING LID N: 2116379.29 E: 3352549.64 RIM = 806.23	IE = 800.76 (12" IN N) IE = 800.76 (12" OUT W)
CB #8	TYPE 1L W/ THRU CURB INLET N: 2116396.88 E: 3352555.38 RIM = 805.51	IE = 801.04 (12" IN E) IE = 801.04 (12" OUT S) IE = 801.37 (8" IN NE)
CB #8A	TYPE 1L N: 2116410.51 E: 3352564.87 RIM = 805.60	IE = 801.55 (8" IN N) IE = 801.55 (8" OUT SW) IE = 801.72 (6" IN NW)
CB #9	TYPE 1L W/ DOWNTURN ELBOW N: 2116439.97 E: 3352582.17 RIM = 805.20	IE = 801.88 (8" OUT S)
CB #10	48" TYPE 2 W/ SOLID LOCKING LID N: 2116395.84 E: 3352636.44 RIM = 810.09	IE = 803.68 (12" IN N) IE = 803.68 (12" OUT W) IE = 803.68 (12" IN S)
CB #11	TYPE 1 N: 2116283.29 E: 3352635.21 RIM = 809.88	IE = 806.84 (12" OUT N)
CB #12	TYPE 1 N: 2116454.64 E: 3352637.08 RIM = 809.03	IE = 804.03 (12" OUT S)
CB #13	TYPE 1 W/ DOWNTURN ELBOW N: 2116539.57 E: 3352434.52 RIM = 801.62	IE = 798.62 (8" OUT SE)
CB #14	TYPE 1 N: 2116543.95 E: 3352512.93 RIM = 801.79	IE = 799.71 (6" OUT SW) IE = 799.71 (6" IN NW) IE = 799.71 (6" IN SE)
CB #15	48" TYPE 2 W/ THRU CURB INLET N: 2116524.43 E: 3352402.61 RIM = 800.73	IE = 798.38 (4" IN NE) IE = 799.63 (4" IN S) IE = 797.48 (18" OUT NW) IE = 797.48 (12" IN SW)
CB #16	TYPE 1 W/ BEEHIVE GRATE N: 2116466.15 E: 3352368.33 RIM = 799.85	IE = 798.31 (12" OUT NE)

STRUCTURE TABLE		
STRUCT. #	DETAILS	CONNECTED PIPES
CB #17	48" TYPE 2 N: 2116602.34 E: 3352424.02 RIM = 799.65	IE = 794.00 (12" IN SE) IE = 795.97 (18" IN SW) IE = 793.50 (18" OUT NE)
CB #18	48" TYPE 2 W/ SOLID LOCKING LID N: 2116640.31 E: 3352453.55 RIM = 800.19	IE = 791.87 (18" IN SW) IE = 791.87 (18" OUT NW)
SDCO #1B	SDCO N: 2116560.75 E: 3352475.83 RIM = 803.48	IE = 798.23 (6" IN SE) IE = 798.23 (6" OUT W) IE = 798.23 (6" IN SW)
SDCO #1C	SDCO N: 2116533.14 E: 3352511.15 RIM = 803.48	IE = 801.00 (6" IN S) IE = 801.00 (6" OUT NW)
SDCO #1F	SDCO N: 2116558.67 E: 3352474.72 RIM = 803.99	IE = 798.25 (6" OUT NE)

Plot Date: 4/13/2023 11:27 AM
Save Date: 4/13/2023 9:34 AM
By: Kevin Flynn
File: P:\OAKPCBDP6000\0400\CAD\EC\Final\Sheets\RS-F-OAKPCBDP6000-LS.dwg

CUT EXISTING CULVERT
TO LENGTH THEN PLACE
CATCH BASIN

SEE SHEET 8 FOR ON-SITE
STORM DRAINAGE PROFILES

UTILITY CROSSING
IDENTIFIERS. SEE
PROFILES FOR UTILITY
CROSSING DATA.

SEE SHEET 2 FOR GENERAL NOTES.



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PUB21-0049
4/13/2023
Approved for MDRT review (by Oakpointe)

CITY OF BLACK DIAMOND
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when all signature lines are completed
Andy Williamson - MDRT + Economic Dev. Director Date
MDRT Planner Date
MDRT Civil Engineer Date

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DATE: 2/3/2023
BY: OK
CHECKED BY: KCF
NO. 1 PER CITY COMMENTS 3/8/23
2 4/13/23 PER CITY COMMENTS 4/11/23



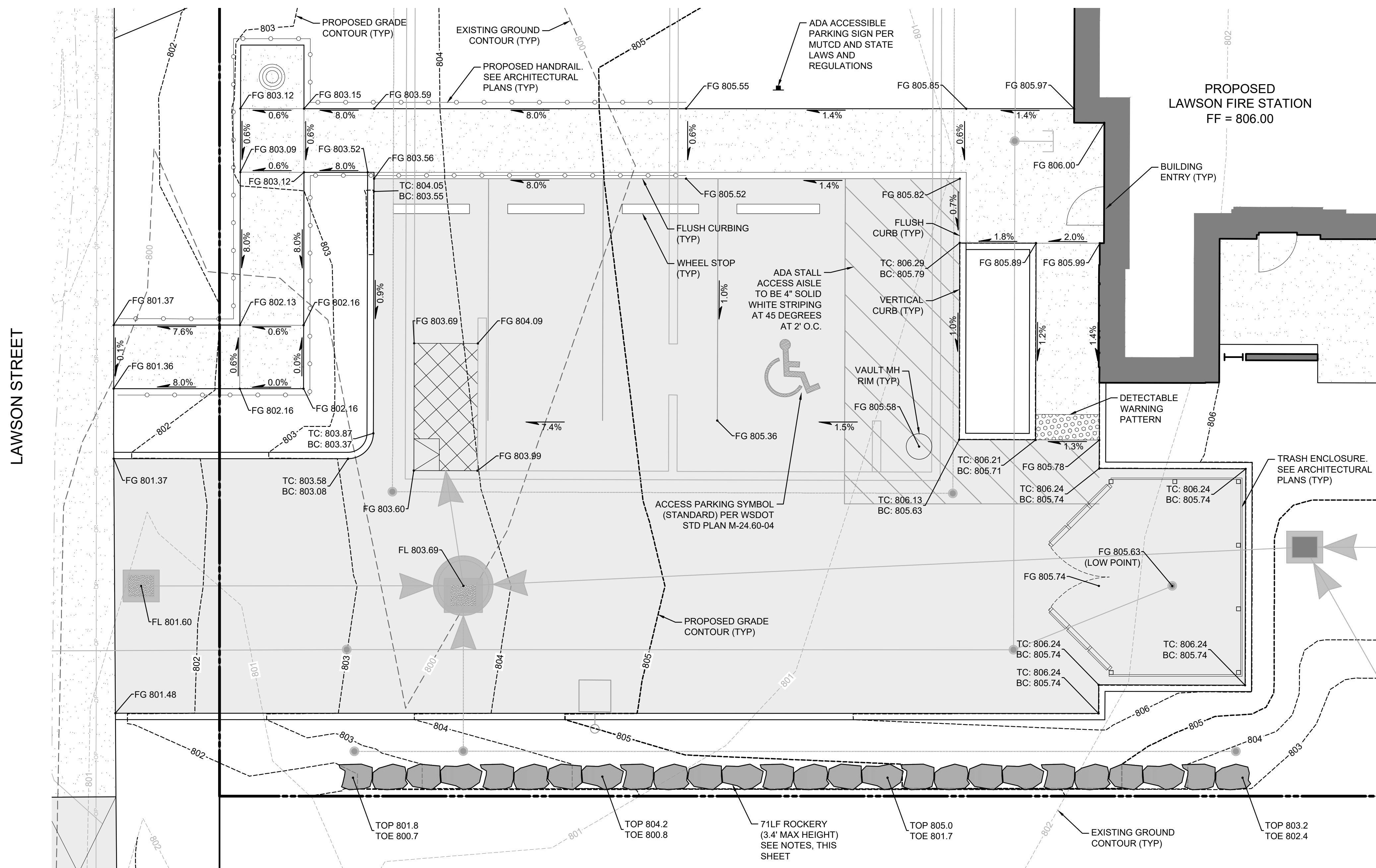
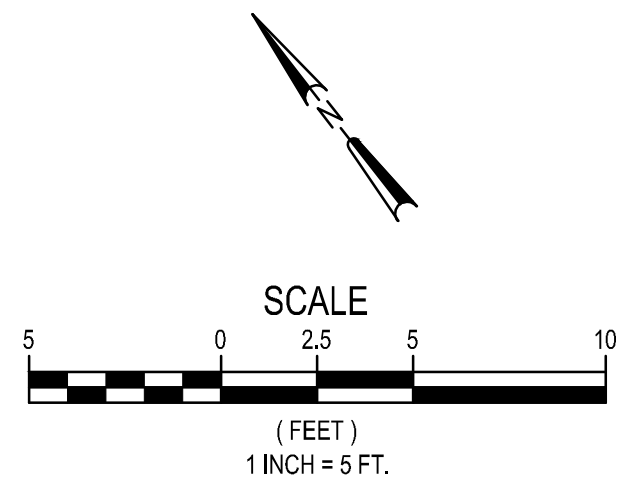
CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OAKPCBDP6004

SHEET NO.

A PORTION OF THE NW QUADRANT OF SECTION 13, T21N, R6E, W.M.



SEE SHEET 8 FOR ON-SITE
STORM DRAINAGE PROFILES

SEE SHEET 2 FOR GENERAL NOTES

WALLS SHOWN OVER 4-FEET HIGH
ARE NOT PERMITTED WITH THIS
PLAN APPROVAL. A BUILDING
PERMIT WILL BE REQUIRED FOR
WALLS OVER 4-FEET HIGH.

SEE AESI GEOTECHNICAL REPORT
DATED 3/24/2022 AND ANY
SUPPLEMENTS THEREAFTER FOR
RETAINING WALL GEOTECHNICAL
RECOMMENDATIONS.

RETAINING WALL ELEVATIONS
TOP = TOP OF EXPOSED WALL
TOE = BOTTOM OF EXPOSED WALL

ROCKERY CONSTRUCTION SHALL BE
COMPLETED IN ACCORDANCE WITH
THE ASSOCIATION OF ROCKERY
CONTRACTORS GUIDELINES AND THE
RECOMMENDATIONS OF THE PROJECT
GEOTECHNICAL ENGINEER.



Know what's below.
Call before you dig.

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PUB21-0049

Approved for MDRT review (by Oakpointe) 4/13/2023 Date

CITY OF BLACK DIAMOND

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when all signature lines are completed

Andy Williamson - MDRT + Economic Dev. Director Date

MDRT Planner Date

MDRT Civil Engineer Date

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REVIEWED BY: AYS
DATE: 2/3/2023
BY: OK
NO. 1
DATE: 3/22/23
REVISION
PER CITY COMMENTS 3/8/23
NO. 2
DATE: 4/13/23
REVISION
PER CITY COMMENTS 4/11/23



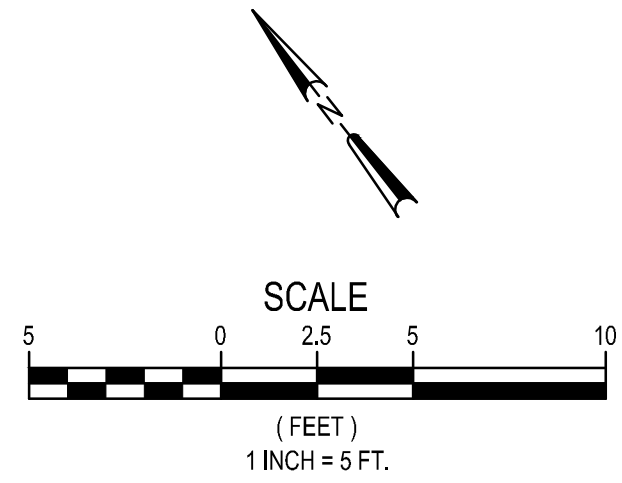
CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OAKPCBDP6004

SHEET NO.

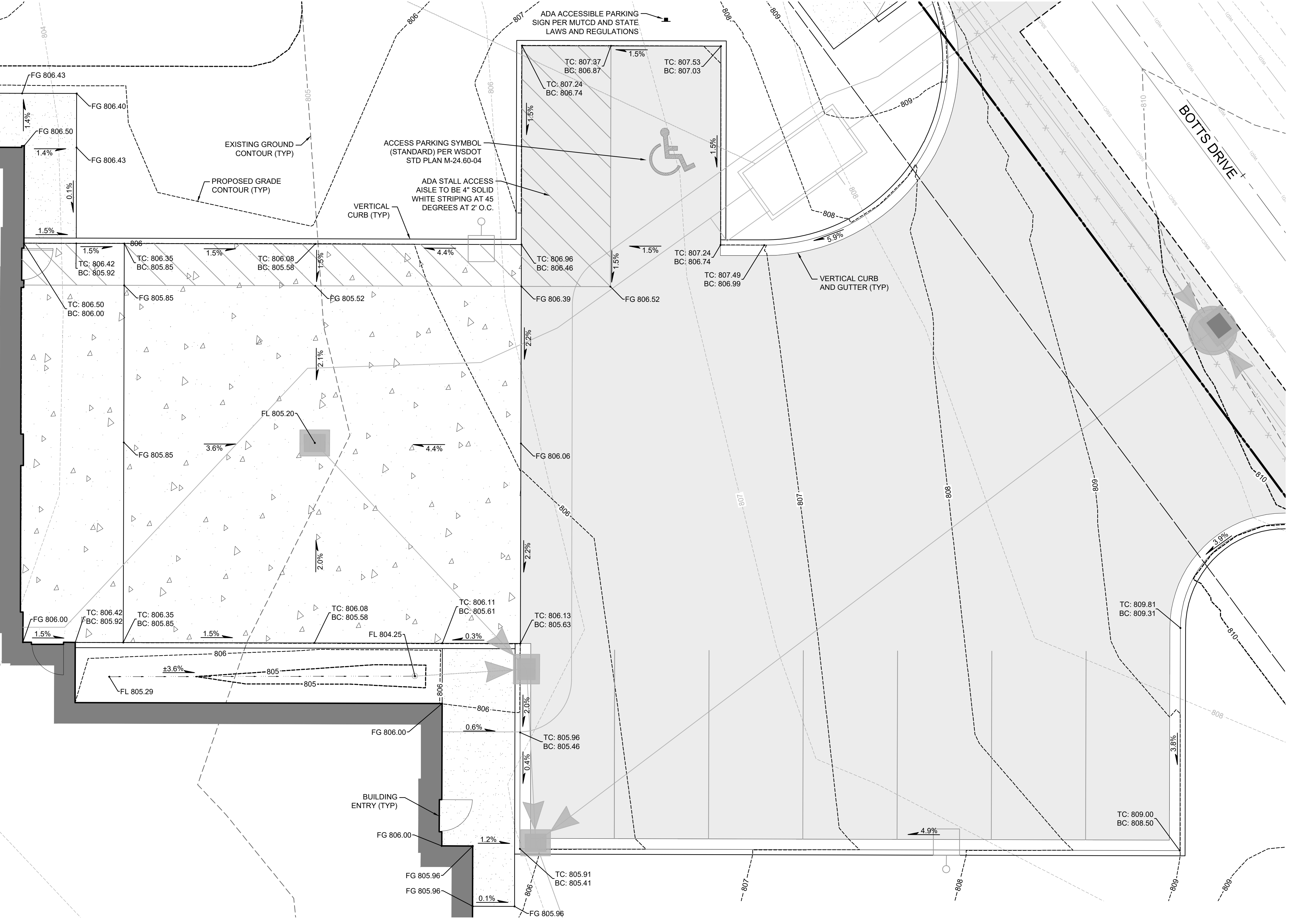
A PORTION OF THE NW QUADRANT OF SECTION 13, T21N, R6E, W.M.



AKPOINTE COMMUNITIES

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

PROPOSED
LAWSON FIRE STATION
FF = 806.00



SEE SHEET 8 FOR ON-SITE
STORM DRAINAGE PROFILES

SEE SHEET 2 FOR GENERAL NOTES.



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MDRT Planner Date

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LAWSON HILLS FIRE STATION
FINAL ENGINEERING PLANS
OAKPOINTE COMMUNITIES
FINE GRADING PLAN

CITY OF BLACK DIAMOND, WASHINGTON

DATE: 2/3/2023 BY: OK
NO. 1 DATE: 3/22/23 REV: 1 PER CITY COMMENTS 3/8/23
2 4/13/23 REV: 2 PER CITY COMMENTS 4/11/23

REVIEWED BY: AYS
DATE: 4/13/2023

 4/13/2023

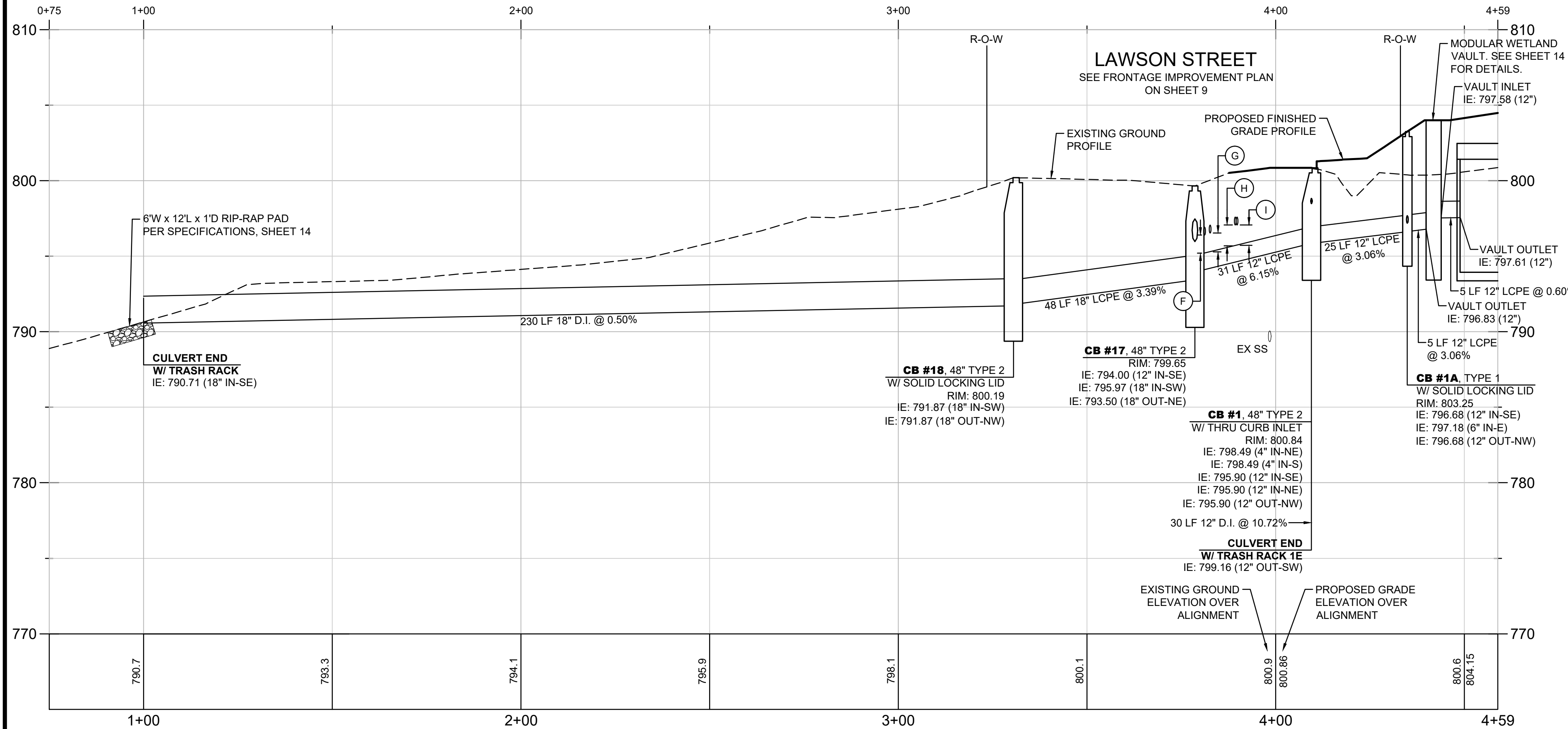
CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OAKPCBDP6004

SHEET NO.
9 OF 17

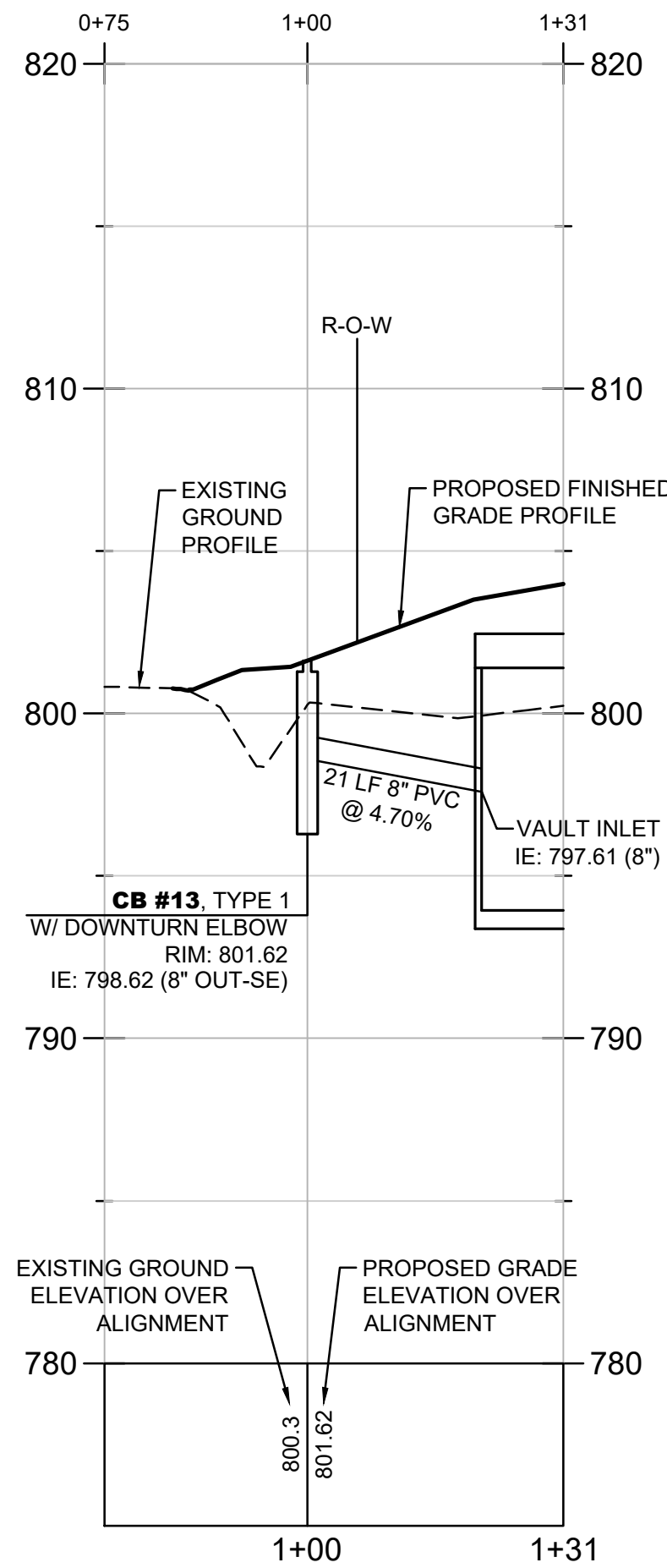
A PORTION OF THE NW QUADRANT OF SECTION 13, T21N, R6E, W.M.



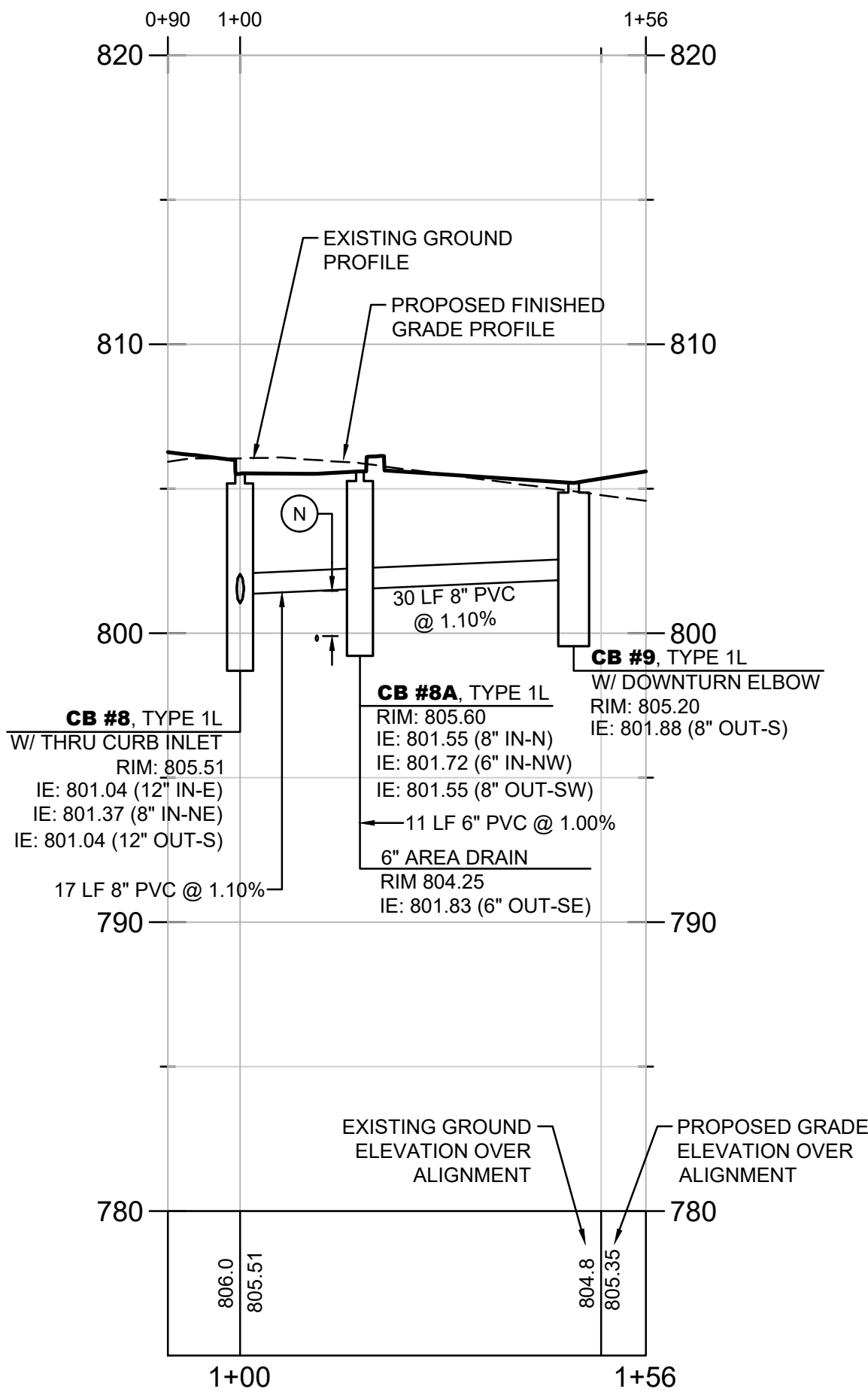
VAULT TO OUTFALL
SCALE: 1"=20' HORIZ, 1"=5' VERT

UTILITY CROSSING DATA		
(F) EG 799.89 TV IE 796.39 12" SD CE 795.21	(I) FG 800.58 TV IE 797.08 12" SD CE 795.72	(L) FG 805.63 12" SD IE 799.10 6" SS CE 798.10
(G) EG 800.04 TV IE 796.54 12" SD CE 795.29	(J) FG 803.48 6" SD IE 800.66 6" SD CE 798.74	(M) FG 807.46 2" WA IE 803.88 4" SD CE 802.17
(H) FG 800.56 GAS IE 797.06 12" SD CE 795.69	(K) FG 803.76 4" SD IE 800.81 6" SS CE 796.66	(N) FG 805.51 8" SD IE 801.46 2" WA CE 799.90

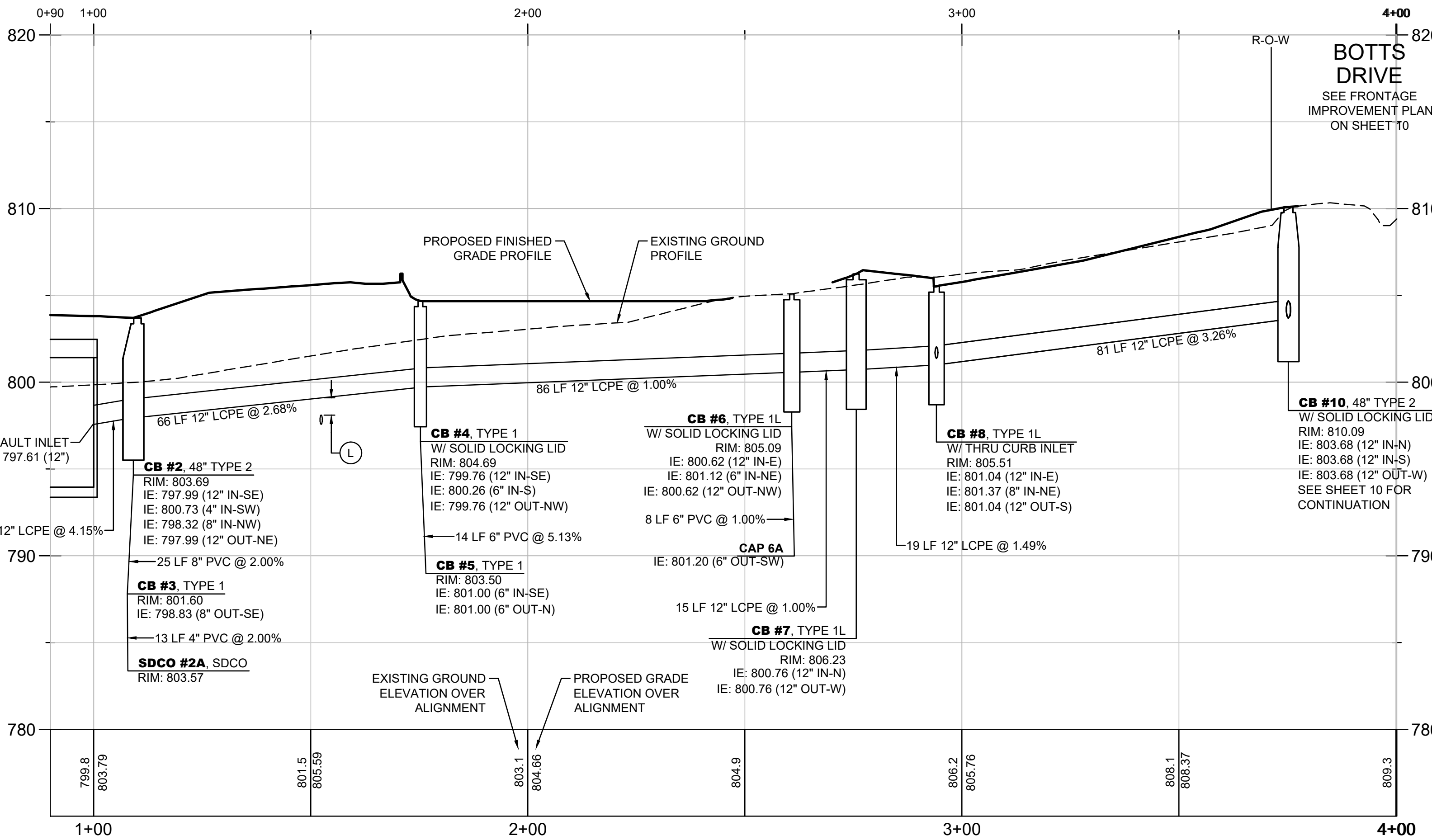
SEE STORMWATER VAULT PLAN
ON SHEET 11 FOR VAULT DETAILS.



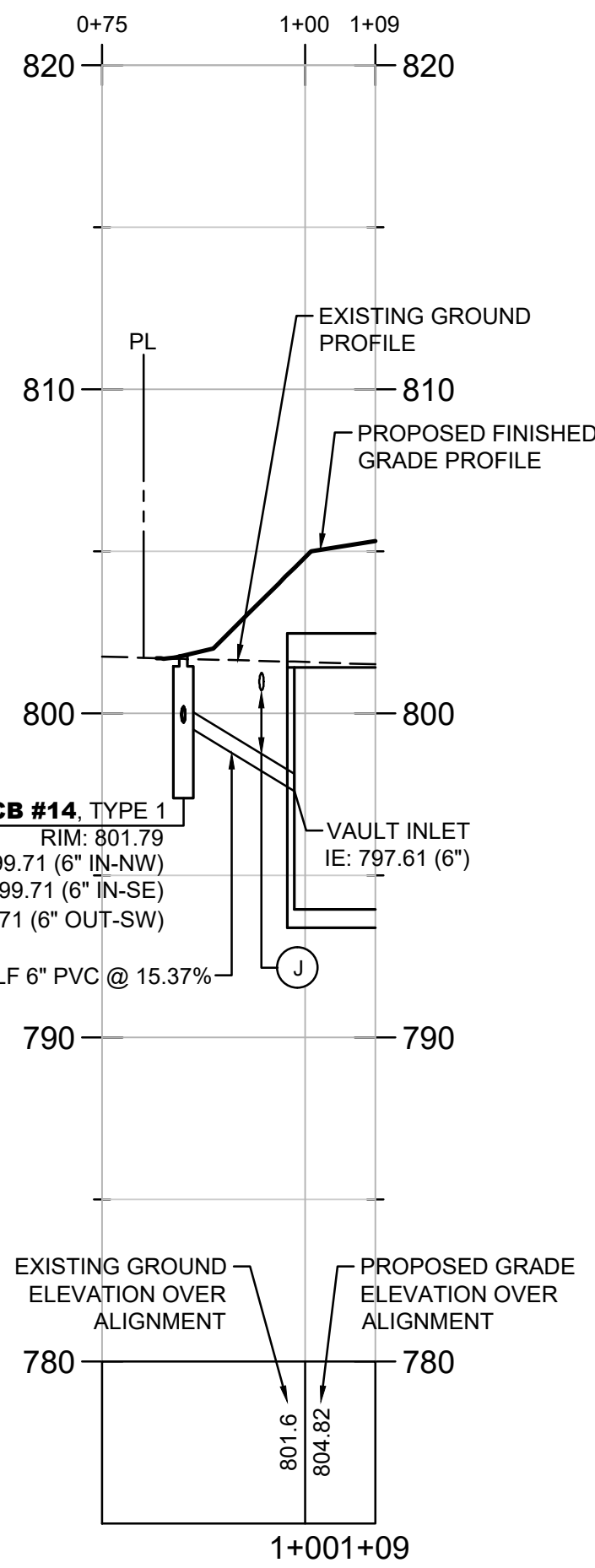
CB 13 TO VAULT
SCALE: 1"=20' HORIZ, 1"=5' VERT



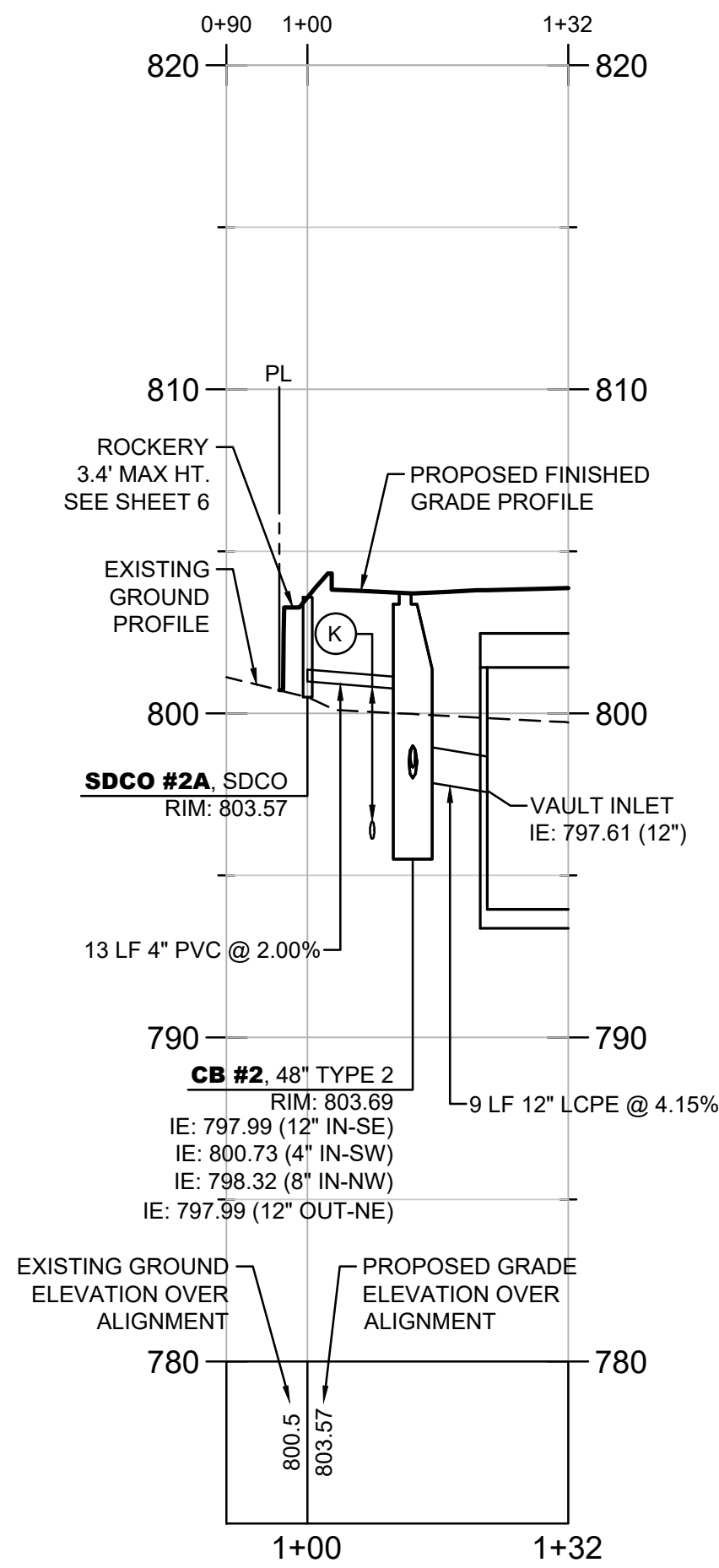
CB 8 TO CB 9
SCALE: 1"=20' HORIZ, 1"=5' VERT



CB 10 TO VAULT
SCALE: 1"=20' HORIZ, 1"=5' VERT



CB 14 TO VAULT
SCALE: 1"=20' HORIZ, 1"=5' VERT



SDCO 2A TO VAULT
SCALE: 1"=20' HORIZ, 1"=5' VERT



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PUB21-0049

Approved for MDRT review (by Oakpointe) 4/13/2023
Date

CITY OF BLACK DIAMOND

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when all signature lines are completed

Andy Williamson - MDRT + Economic Dev. Director Date
MDRT Planner Date
MDRT Civil Engineer Date

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DAVID EVANS
AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

LAWSON HILLS FIRE STATION
FINAL ENGINEERING PLANS

OAKPOINTE COMMUNITIES

STORM DRAINAGE PROFILES

CITY OF BLACK DIAMOND,

WASHINGTON

DATE: 2/3/2023	BY: CK
NO. 1	REVISION
2	PER CITY COMMENTS 3/8/23
	PER CITY COMMENTS 4/11/23

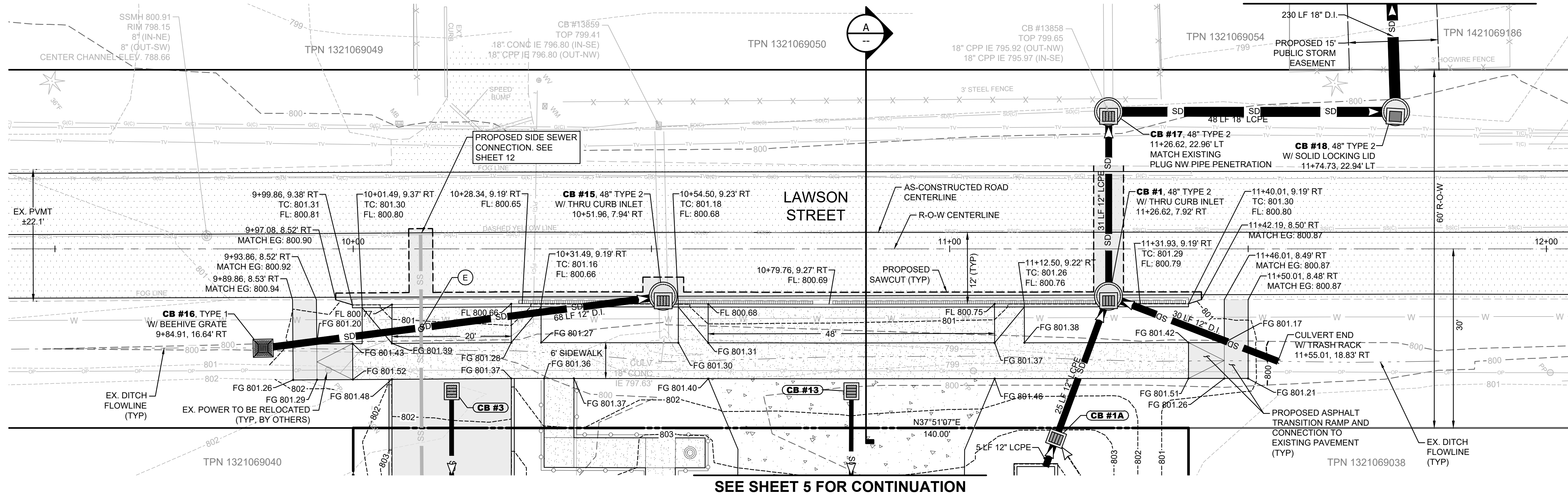


CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OAKPCBDP6004

SHEET NO.

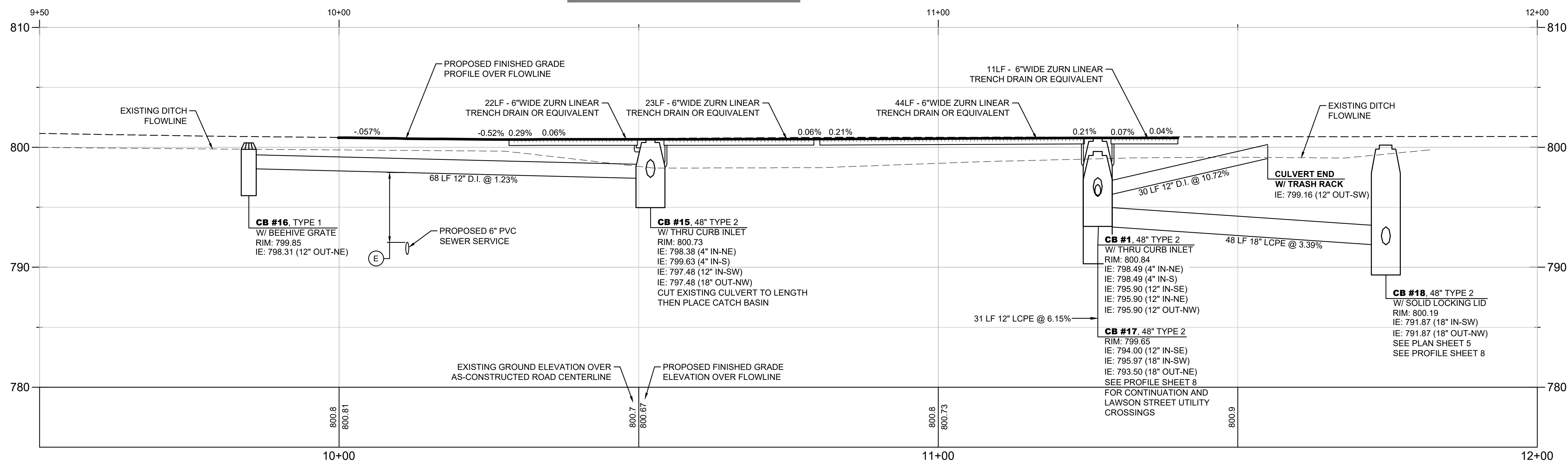
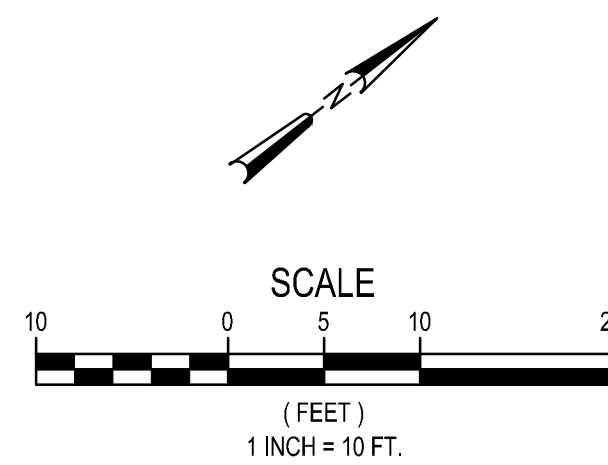


SEE SHEET 5 FOR CONTINUATION

UTILITY CROSSING DATA	
(E)	FG 801.14 12" SD IE 797.90 6" SS CE 792.08

LINEAR TRENCH DRAIN REQUIRED WHERE GUTTER SLOPE IS LESS THAN 0.5%.

- LINEAR TRENCH SHALL BE ZURN Z886-HD 6" WIDE OR EQUIVALENT.
- LINEAR TRENCH GRATE SHALL BE ZURN P6-GDE 6" WIDE OR EQUIVALENT (H-20 TRAFFIC RATED/LOAD RATING CLASS D MINIMUM).

SECTION 'A' - LAWSON STREET FRONTAGE
SCALE: 1"=5'SEE SHEET 2 FOR
GENERAL NOTESLAWSON STREET
SCALE: 1"=10' HORIZ, 1"=5' VERT

**DAVID EVANS
AND ASSOCIATES INC.**
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Woodinville Washington 98072
Phone: 425.415.2000

LAWSON HILLS FIRE STATION
FINAL ENGINEERING PLANSOAKPOINTE COMMUNITIES
FRONTAGE IMPROVEMENT PLAN
LAWSON STREET

CITY OF BLACK DIAMOND,



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NO. 1 REVISION: 1/3/2223 PER CITY COMMENTS 3/8/23
2 4/13/23 PER CITY COMMENTS 4/11/23



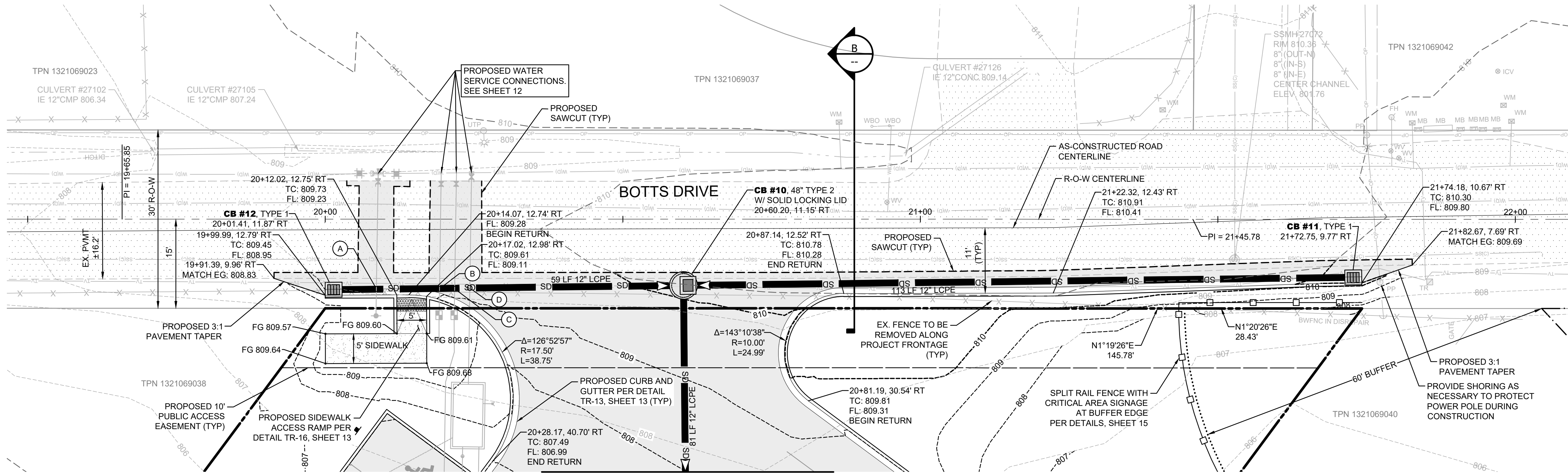
CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OAKPCBDP6004

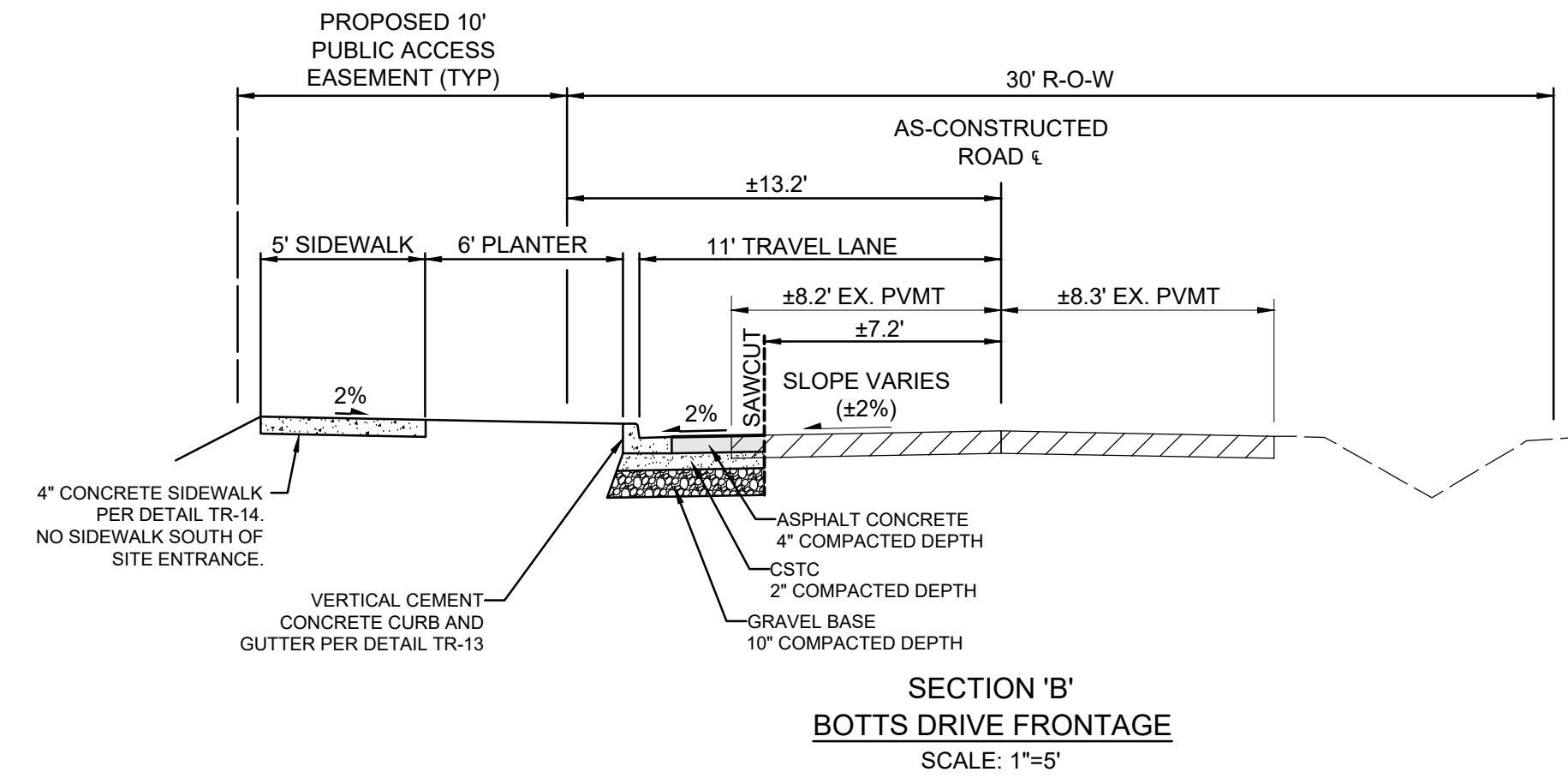
SHEET NO.

A PORTION OF THE NW QUADRANT OF SECTION 13, T21N, R6E, W.M.



SEE SHEET 5 FOR CONTINUATION

UTILITY CROSSING DATA	
(A)	FG 809.20 6" WA IE 806.14 12" SD CE 805.04
(B)	FG 809.45 2" WA IE 806.07 12" SD CE 804.97
(C)	FG 809.51 2" WA IE 806.06 12" SD CE 804.96
(D)	FG 809.57 6" WA IE 806.04 12" SD CE 804.94



SEE SHEET 2 FOR GENERAL NOTES



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PUB21-0049

Approved for MDRT review (by Oakpointe) 4/13/2023 Date

CITY OF BLACK DIAMOND

This plan is approved for construction when all signature lines are completed

Andy Williamson - MDRT + Economic Dev. Director Date

MDRT Planner Date

MDRT Civil Engineer Date

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DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

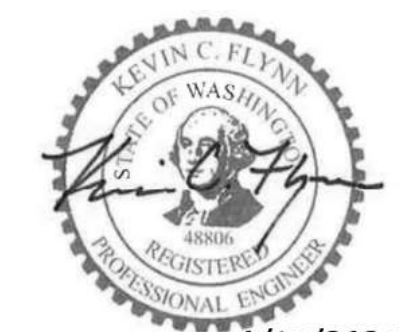
LAWSON HILLS FIRE STATION
FINAL ENGINEERING PLANS

OAKPOINTE COMMUNITIES
FRONTAGE IMPROVEMENT PLAN
BOTTS DRIVE

CITY OF BLACK DIAMOND,

DATE: 2/3/2023 BY: OK
NO. 1 REVISION COMMENTS 3/8/23 KCF
2 4/13/23 PER CITY COMMENTS 4/11/23 KCF

REVIEWED BY: AYS
DATE: 3/22/23
NO. 1 REVISION COMMENTS 3/8/23 KCF
2 4/13/23 PER CITY COMMENTS 4/11/23 KCF



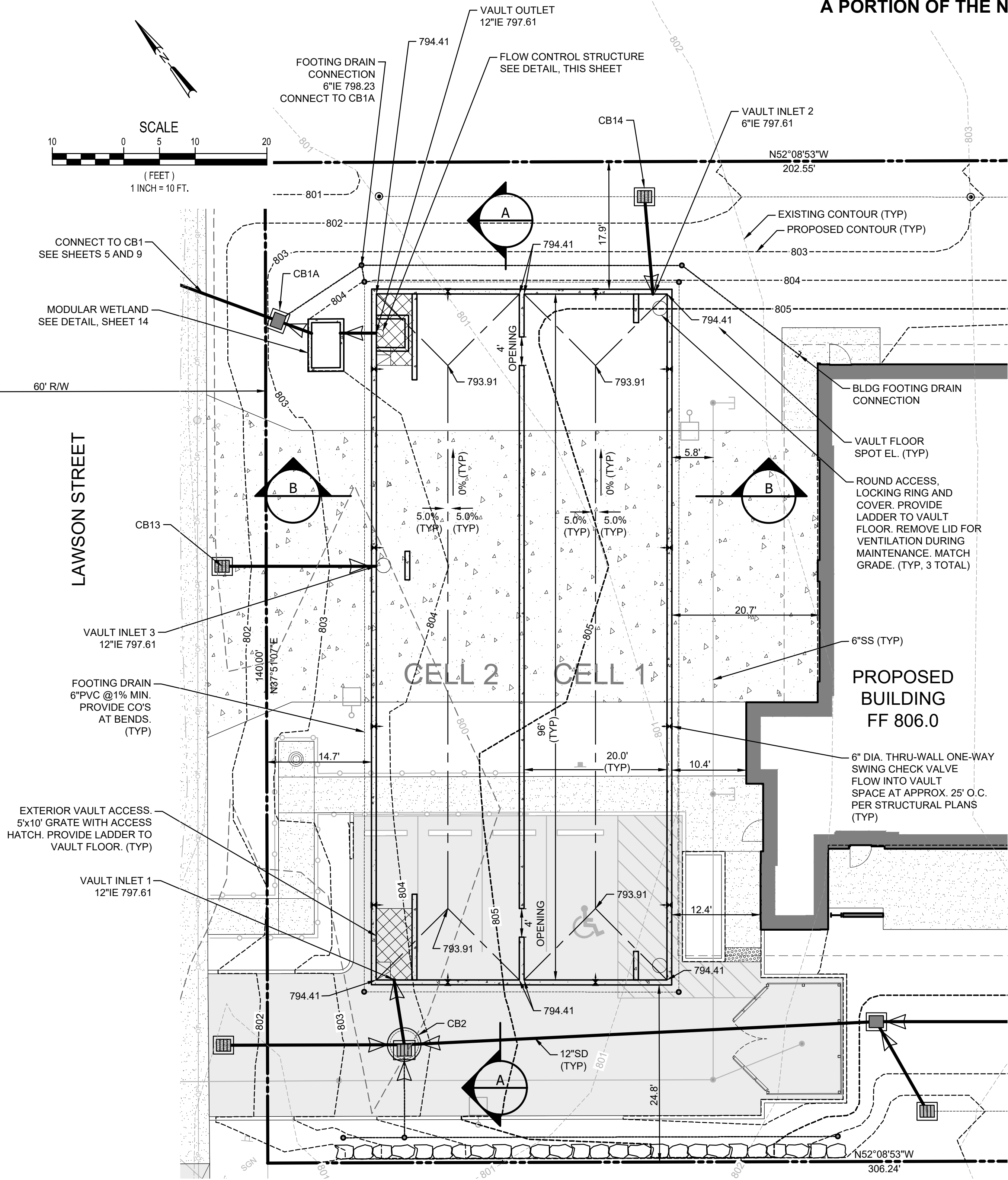
CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OAKPCBDP6004

SHEET NO.

A PORTION OF THE NW QUADRANT OF SECTION 13, T21N, R6E, W.M.



DETENTION VAULT PLAN VIEW

SCALE: 1"=10'

SEE SHEET 8 FOR STORM DRAINAGE PROFILES.

VAULT COVER

MAXIMUM COVER = 3.37 FEET *
MINIMUM COVER = 1.04 FEET *

* ASSUMES TOP OF LID AT ELEVATION 802.46

DETENTION VAULT LIVE STORAGE VOLUMES

LIVE STORAGE VOLUME REQUIRED = 12,079 CF
LIVE STORAGE VOLUME PROPOSED = 12,672 CF (5% FOS)

NOTE: THE STRUCTURAL DESIGN OF THE DETENTION VAULT IS NOT INCLUDED UNDER THE CIVIL PLANS REVIEW OR PERMIT AND REQUIRES A SEPARATE REVIEW AND PERMIT BY THE CITY OF BLACK DIAMOND. THE VAULT IS TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF WASHINGTON. THE REQUIRED VAULT VOLUMES ARE PER THE 2014 DEPARTMENT OF ECOLOGY MANUAL. ALL PENETRATIONS IN THE VAULT WALLS ARE TO BE WATERTIGHT (USE NON-POROUS, NON-SHRINKING GROUT OR EQUIVALENT). PLACE "CONFINED SPACE" WARNING SIGN/PLATE (PER OSHA STANDARDS) WITHIN EACH ACCESS OPENING.

STEPS OR LADDER SHALL EXTEND FROM ALL VAULT OPENINGS DOWN TO VAULT BOTTOM, UNLESS OTHERWISE NOTED.

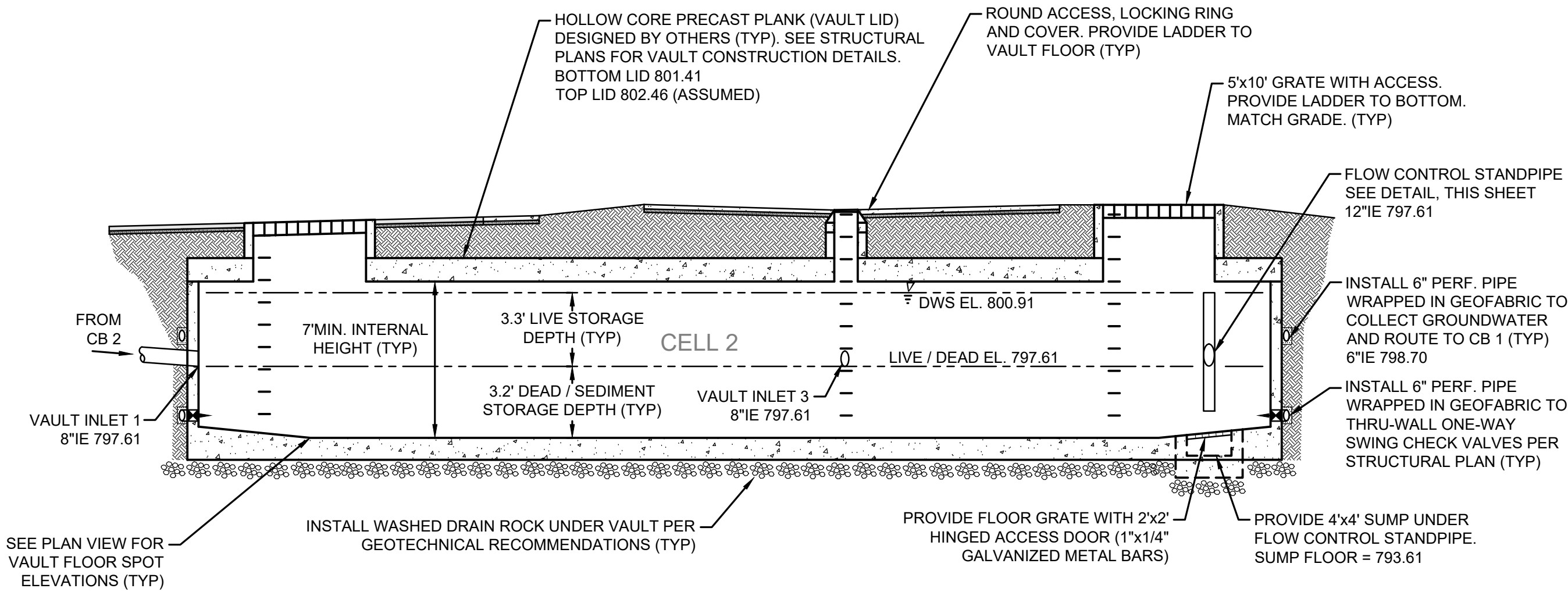
PROVIDE WATER STOPS AT ALL CAST-IN-PLACE CONSTRUCTION JOINTS.

CONTRACTOR SHALL INSPECT AND AS-BUILT THE FLOW CONTROL STRUCTURE PRIOR TO INSTALLATION.

CONTRACTOR SHALL AS-BUILT THE INTERNAL VAULT DIMENSIONS PRIOR TO THE INSTALLATION OF THE STRUCTURAL SLAB (VAULT LID).

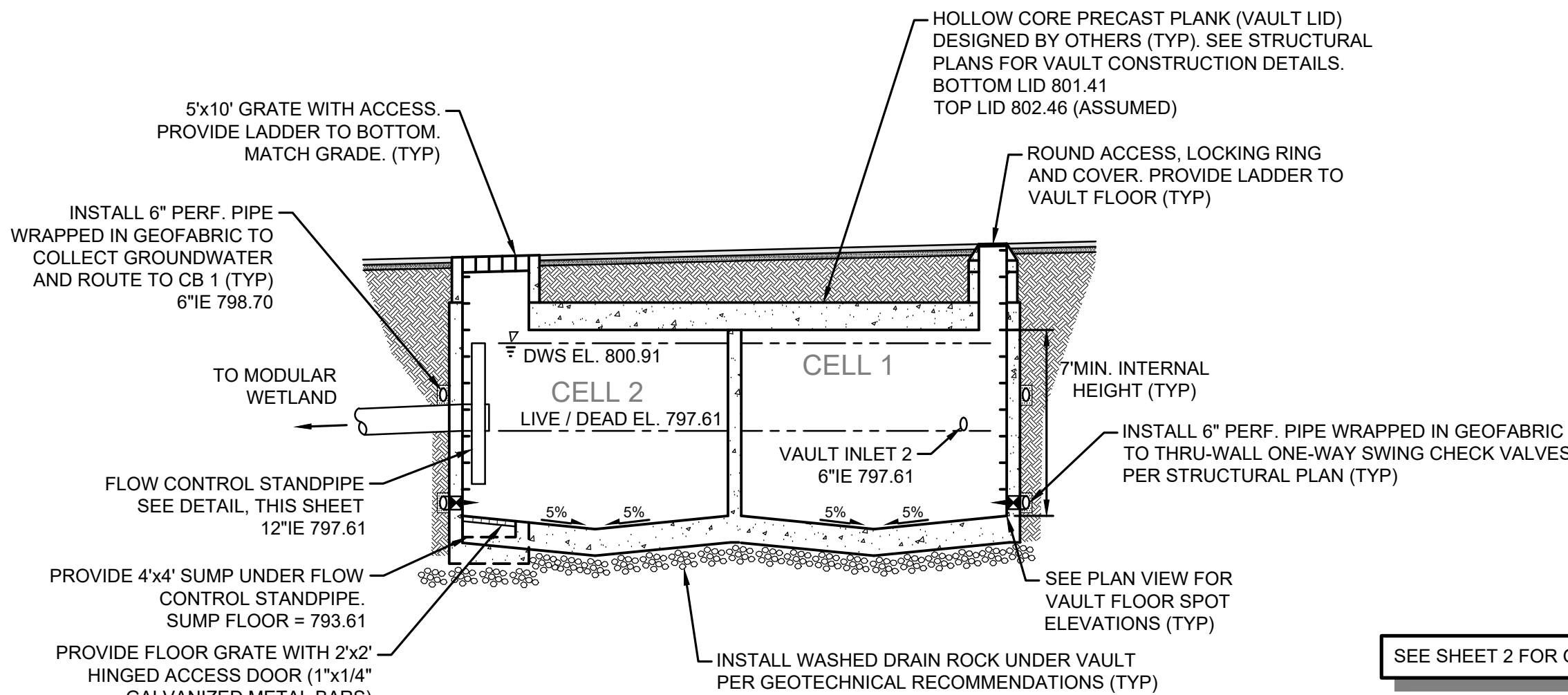
ALL VAULTS SHALL BE DESIGNED TO MEET STRUCTURAL REQUIREMENTS FOR OVERBURDEN SUPPORT AND HS-25 TRAFFIC LOADING. VAULTS LOCATED UNDER VEHICULAR TRAVELED WAYS MUST MEET ANY LIVE LOAD REQUIREMENTS OF THE LOCAL GOVERNMENT.

SEE STRUCTURAL DETENTION VAULT PLANS PREPARED BY SWENSON SAY FAGET DATED 3/17/2023.



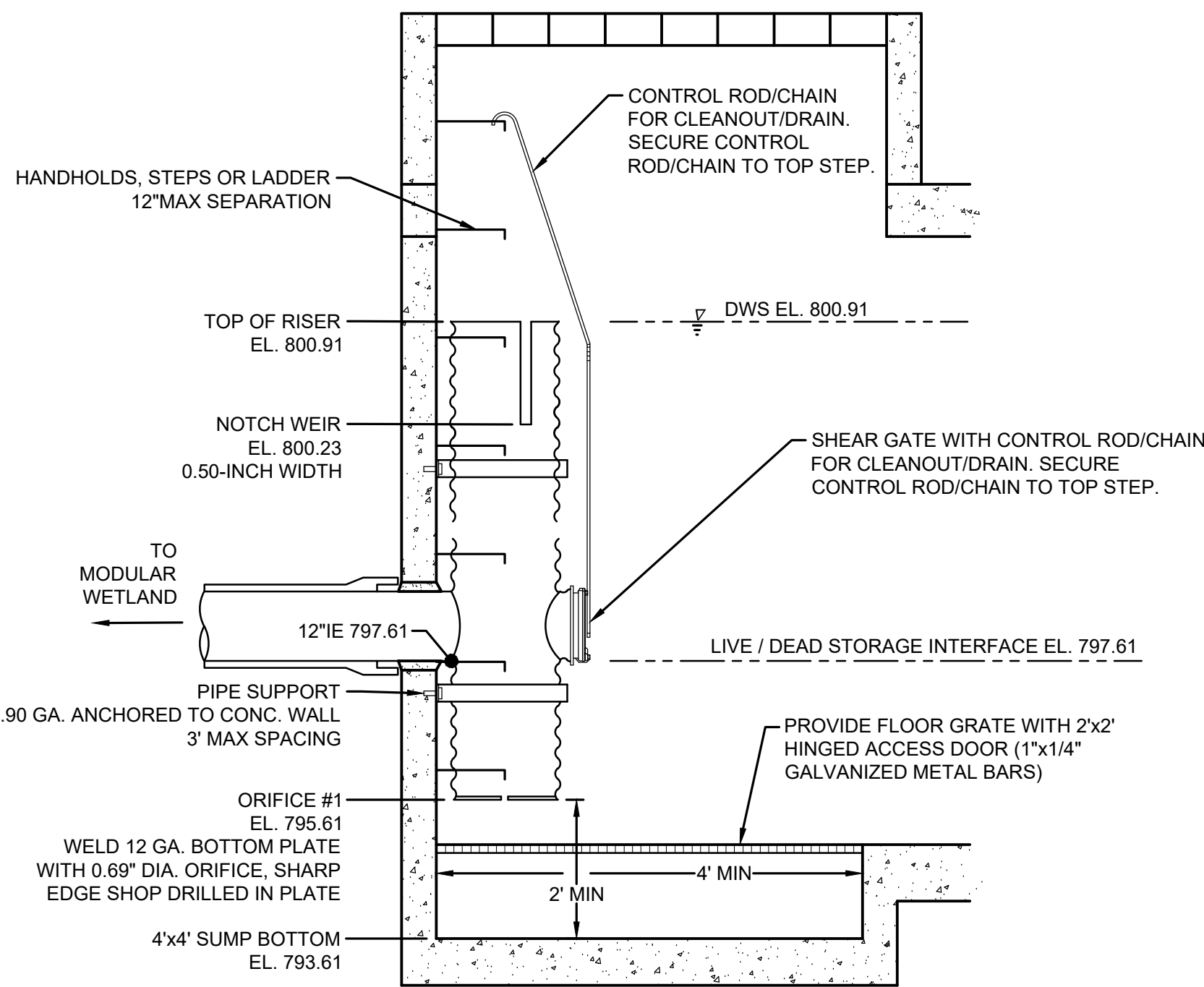
SECTION 'A' - STORMWATER VAULT

SCALE: 1"=10' HORIZONTAL
SCALE: 1"=5' VERTICAL



SECTION 'B' - STORMWATER VAULT

SCALE: 1"=10' HORIZONTAL
SCALE: 1"=5' VERTICAL



FLOW CONTROL STRUCTURE DETAIL

NOT TO SCALE

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PUB21-0049

APPROVED FOR MDRT REVIEW (BY OAKPOINTE)
DATE: 4/13/2023

CITY OF BLACK DIAMOND

This plan is approved for construction when all signature lines are completed

Andy Williamson - MDRT + Economic Dev. Director Date

MDRT Planner Date

MDRT Civil Engineer Date

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Phone: 425.415.2000

LAWSON HILLS FIRE STATION
FINAL ENGINEERING PLANS

OAKPOINTE COMMUNITIES

STORMWATER VAULT PLAN

CITY OF BLACK DIAMOND,

DATE: 2/3/2023
BY: JCK
CHECKED BY: KCF
APPROVED BY: KCF

REVIEWED BY: AYS
DATE: 3/22/23
NO. 1
REVISION PER CITY COMMENTS 3/8/23
2 PER CITY COMMENTS 4/11/23



CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

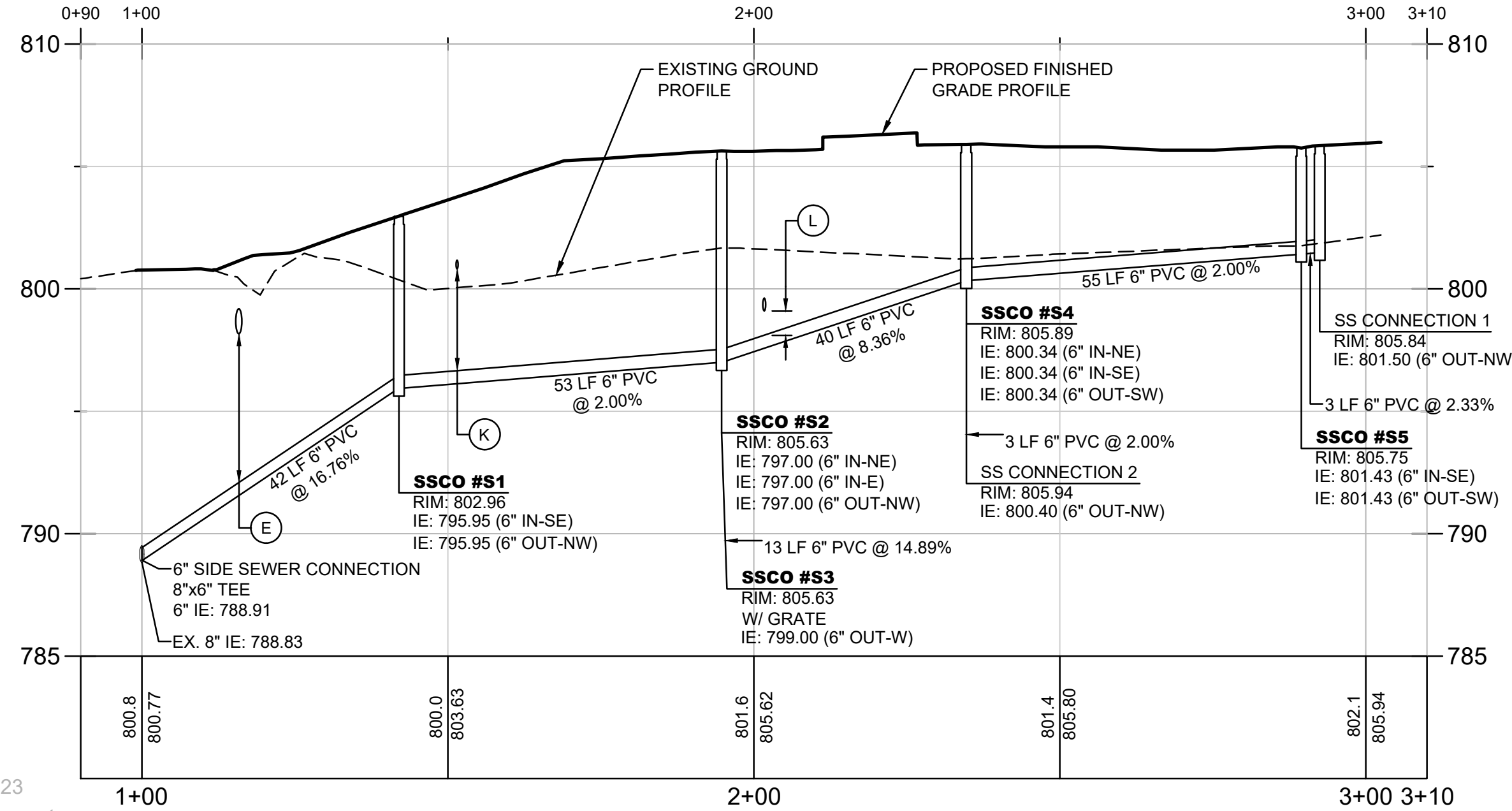
FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OAKPCBDP6004

SHEET NO.

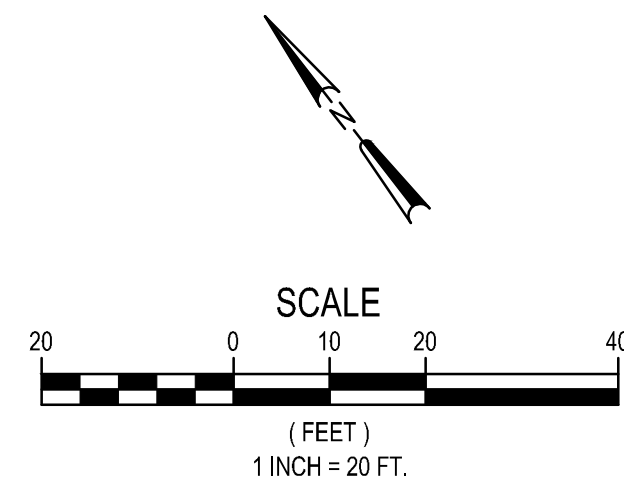
A PORTION OF THE NW QUADRANT OF SECTION 13, T21N, R6E, W.M.

UTILITY CROSSING DATA	
(A)	FG 809.20 6" WA IE 806.14 12" SD CE 805.04
(B)	FG 809.45 2" WA IE 806.07 12" SD CE 804.97
(C)	FG 809.51 2" WA IE 806.06 12" SD CE 804.96
(D)	FG 809.57 6" WA IE 806.06 12" SD CE 804.94
(E)	FG 801.14 12" SD IE 798.16 6" SS CE 792.08
(K)	FG 803.76 4" SD IE 800.81 6" SS CE 796.66
(L)	FG 805.63 12" SD IE 799.10 6" SS CE 798.10
(M)	FG 807.46 2" WA IE 803.88 4" SD CE 802.17
(N)	FG 805.51 8" SD IE 801.46 2" WA CE 799.90



SEWER SERVICE

SCALE: 1"=20' HORIZ, 1"=5' VERT



SEE SHEET 2 FOR GENERAL NOTES.

CITY AS-BUILTS INDICATE THAT THE MATERIAL OF THE 8-INCH WATER MAIN LOCATED IN BOTTS DRIVE IS DUCTILE IRON. IF THE 8-INCH MAIN MATERIAL IS DISCOVERED TO BE ASBESTOS CONCRETE, THEN REPLACEMENT OF THE MAIN ACROSS THE PROJECT FRONTAGE IS REQUIRED.



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PUB21-0049

Approved for MDRT review (by Oakpointe) 4/13/2023 Date

CITY OF BLACK DIAMOND

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Andy Williamson - MDRT + Economic Dev. Director Date
MDRT Planner Date
MDRT Civil Engineer Date

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APPROXIMATE LOCATION OF EX. 8" WATER. CONTRACTOR SHALL POTHOLE ALONG LAWSON STREET PROJECT FRONTAGE PRIOR TO CONSTRUCTION TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION. IF POTHOLING REVEALS A CHANGE IN HORIZONTAL AND/OR VERTICAL ALIGNMENT FROM THESE PLANS, THE CONTRACTOR SHALL PROVIDE SURVEYED POTHOLING INFORMATION TO THE ENGINEER FOR A DESIGN CHANGE.

SS CONNECTION 1
RIM: 805.84
3 LF 6" PVC @ 2.33%
SSCO #S5
RIM: 805.75
55 LF 6" PVC @ 2.00%
SSCO #S4
RIM: 805.86
3 LF 6" PVC @ 2.00%
SS CONNECTION 2
RIM: 805.94
40 LF 6" PVC @ 8.36%
SSCO #S3
RIM: 805.63
W/ GRATE

SSCO #S1
RIM: 802.96
53 LF 6" PVC @ 2.00%
SSCO #S2
RIM: 805.63
13 LF 6" PVC @ 14.89%
SIDE SEWER. SEE DETAIL S-10, SHEET 15

APPROXIMATE LOCATION OF EX. 8" WATER. CONTRACTOR SHALL POTHOLE ALONG PROJECT FRONTAGE PRIOR TO CONSTRUCTION TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION. IF POTHOLING REVEALS A CHANGE IN HORIZONTAL AND/OR VERTICAL ALIGNMENT FROM THE APPROVED PLANS, THE CONTRACTOR SHALL PROVIDE SURVEYED POTHOLING INFORMATION TO THE ENGINEER FOR A DESIGN CHANGE.

EX. HYDRANT
APPROX. 285' FROM PROJECT SOUTHERN BOUNDARY

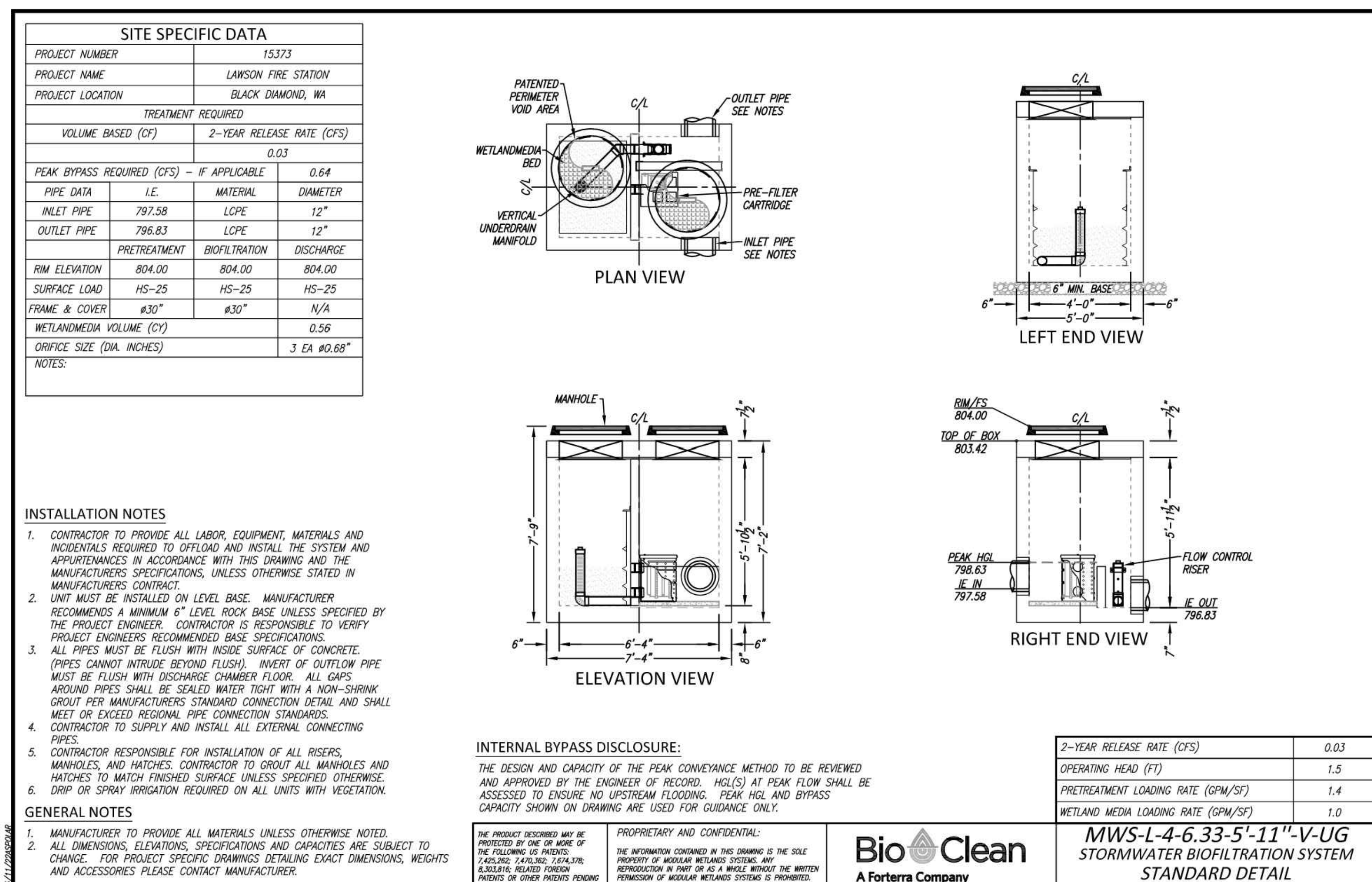
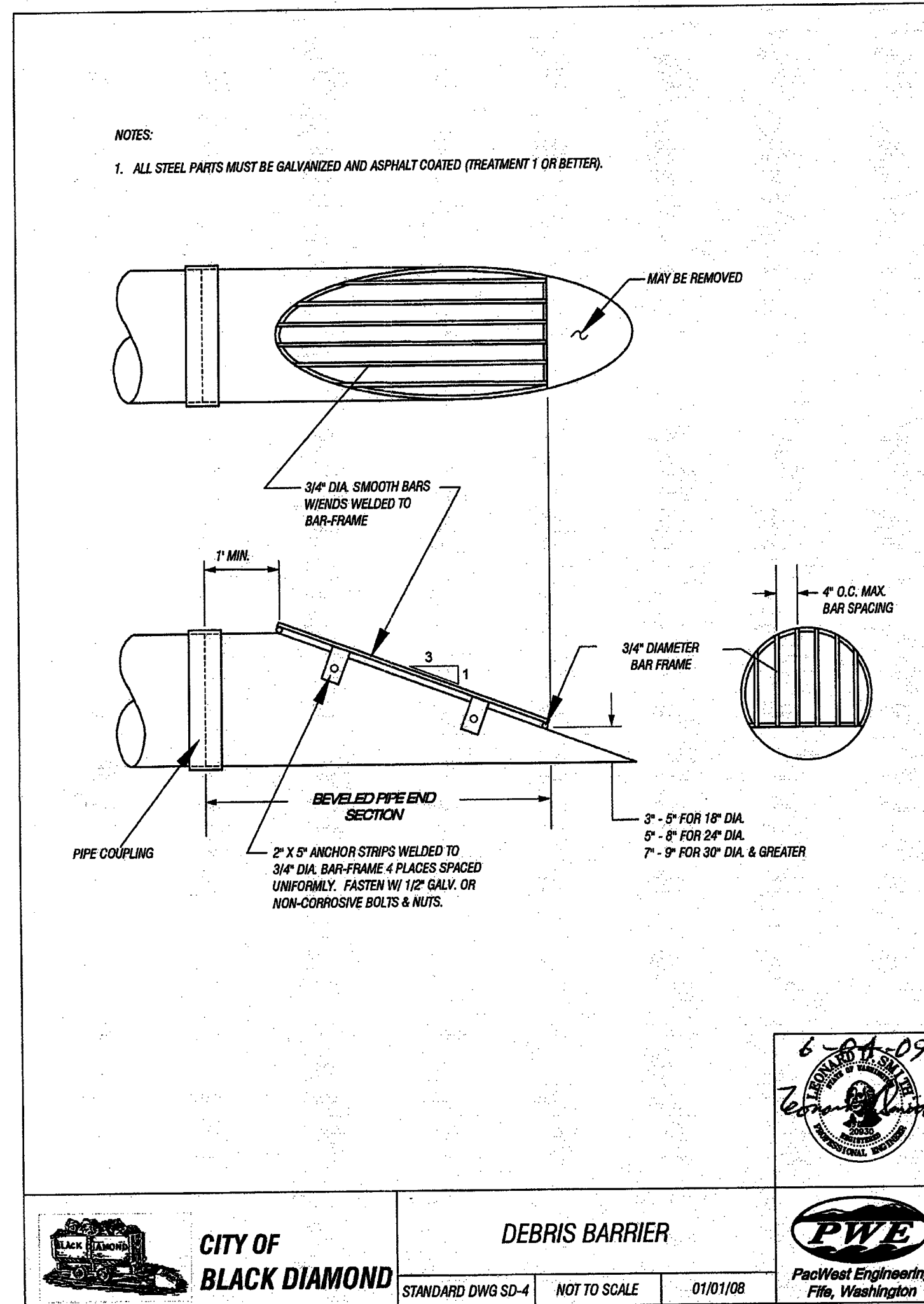
STA: 20+08.89, 7.66' LT CUT-IN CONNECTION TO EX. 8"(DI) 1-8"x6" TEE (MxFL) W/ CONC. BLOCKING 2-8" COUPLINGS (MJ) 2-8" DI SPOOLS (PEXPE) (CUT TO FIT) 1-6" GATE VALVE (FLMJ) 24 LF 6" DI PIPE 1-5 1/4" MVO FIRE HYDRANT ASSEMBLY W/ STORZ ADAPTER FIRE HYDRANT FLANGE EL=809.93

STA: 20+19.50, 7.76' LT 2" TAP & SERVICE LINE CONNECTION 1 1/2" IRRIGATION METER PER STANDARD DETAIL W-04/ 1 1/2" D.O.H. APPROVED DOUBLE CHECK VALVE ASSEMBLY (DCVA)

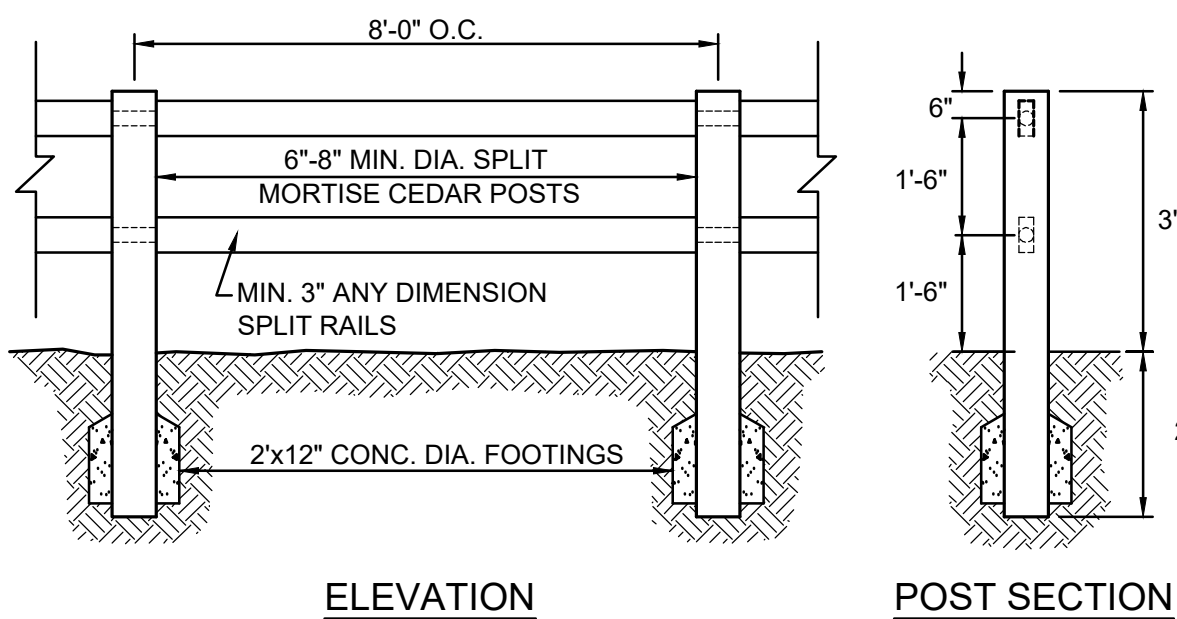
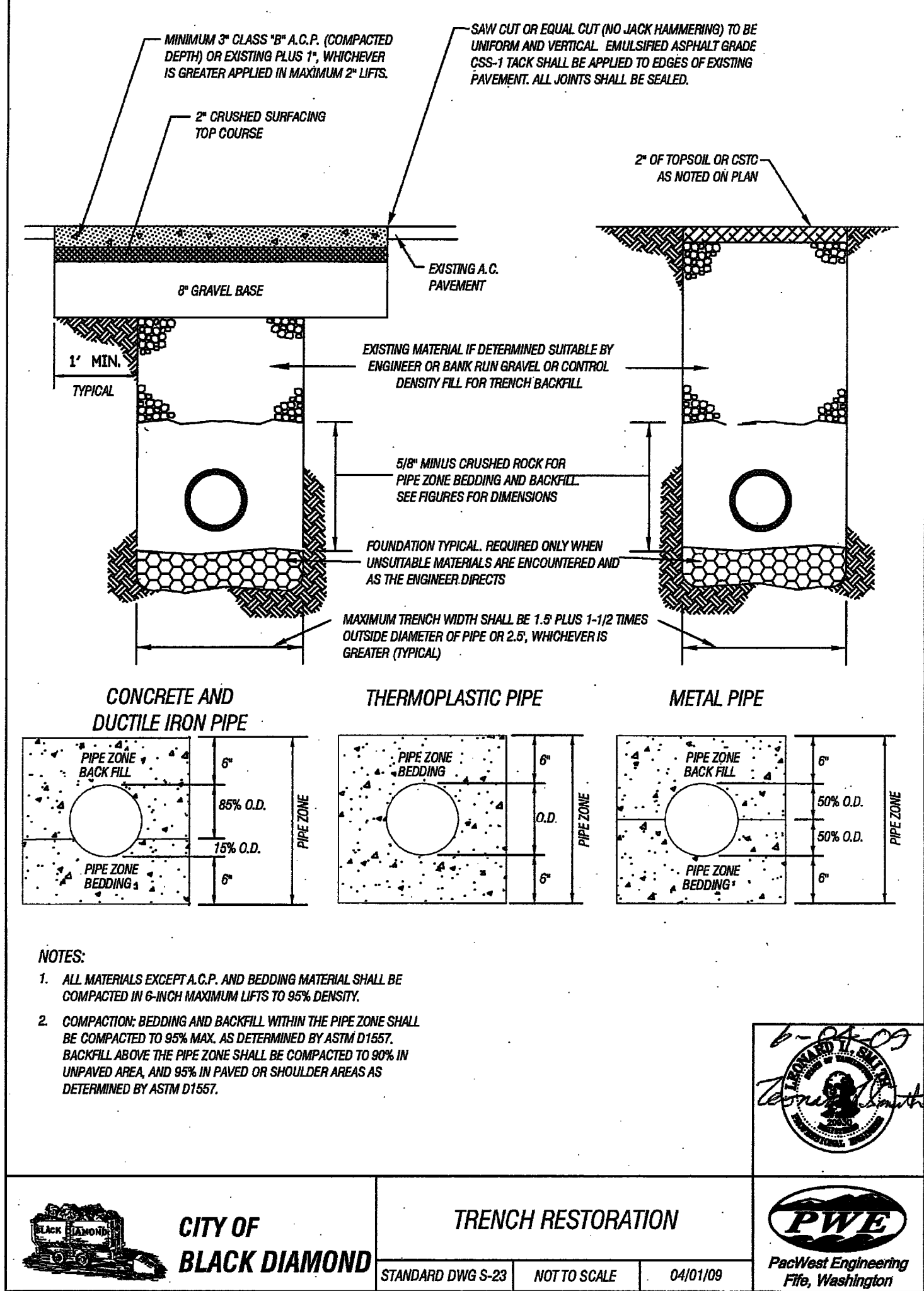
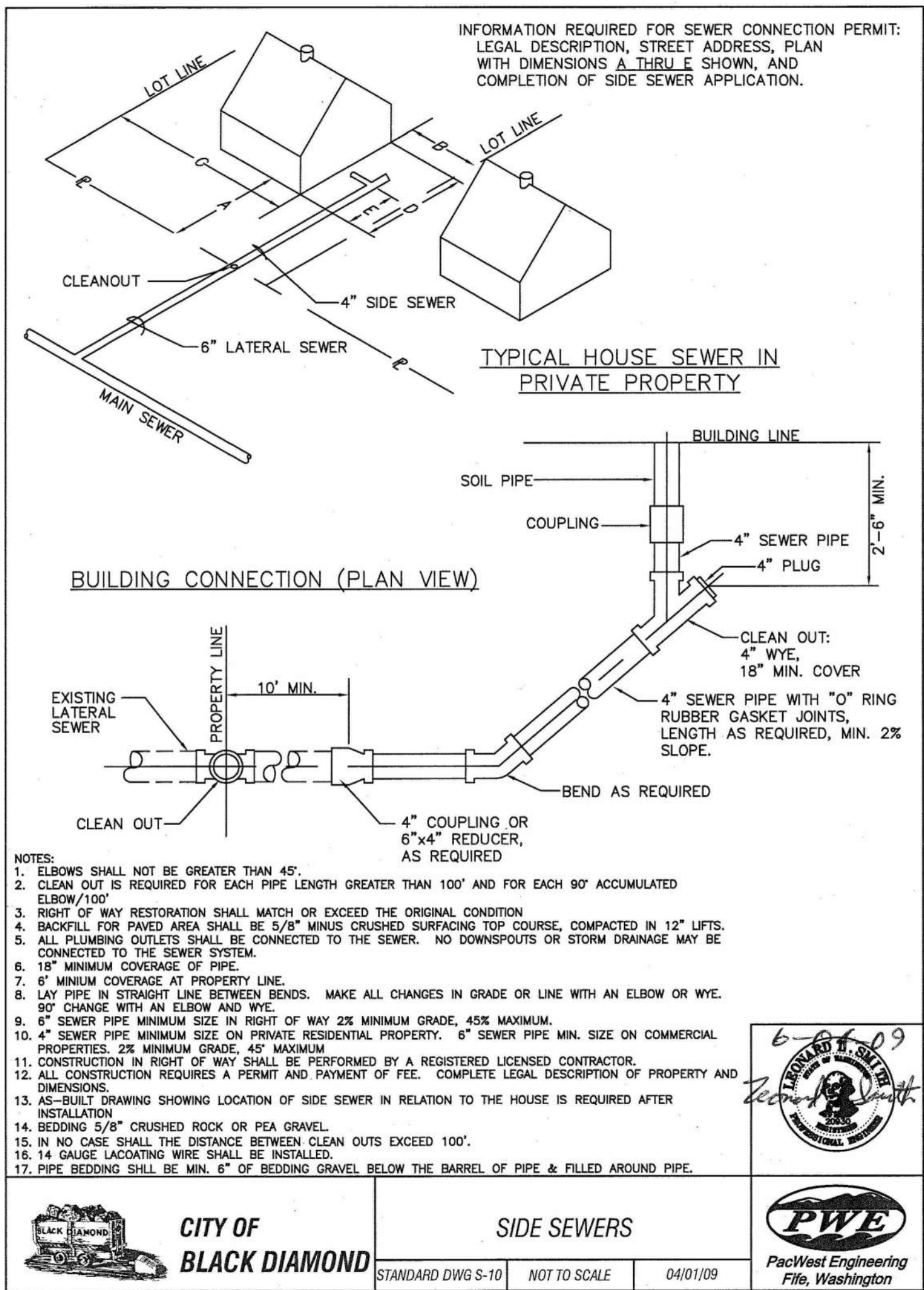
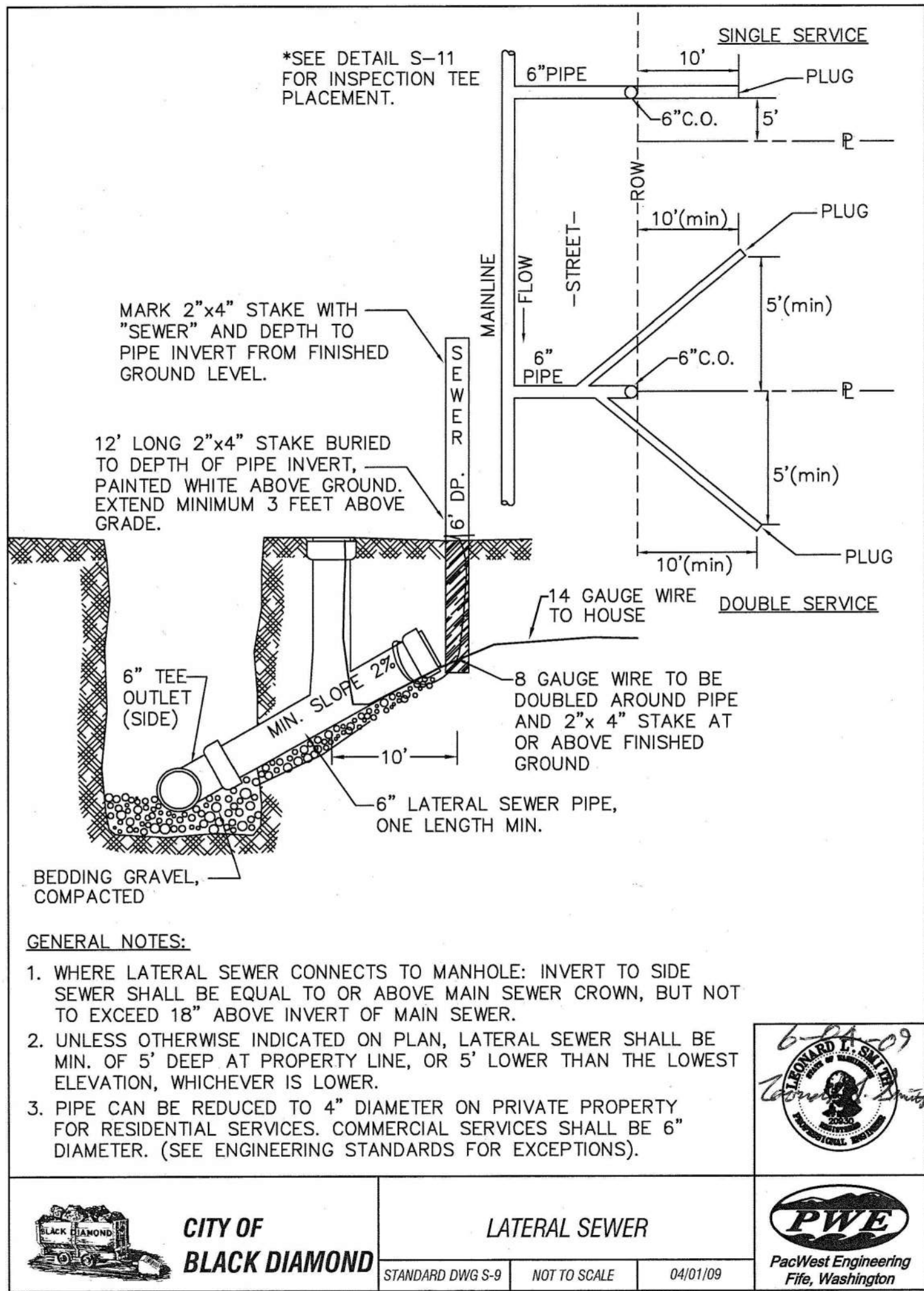
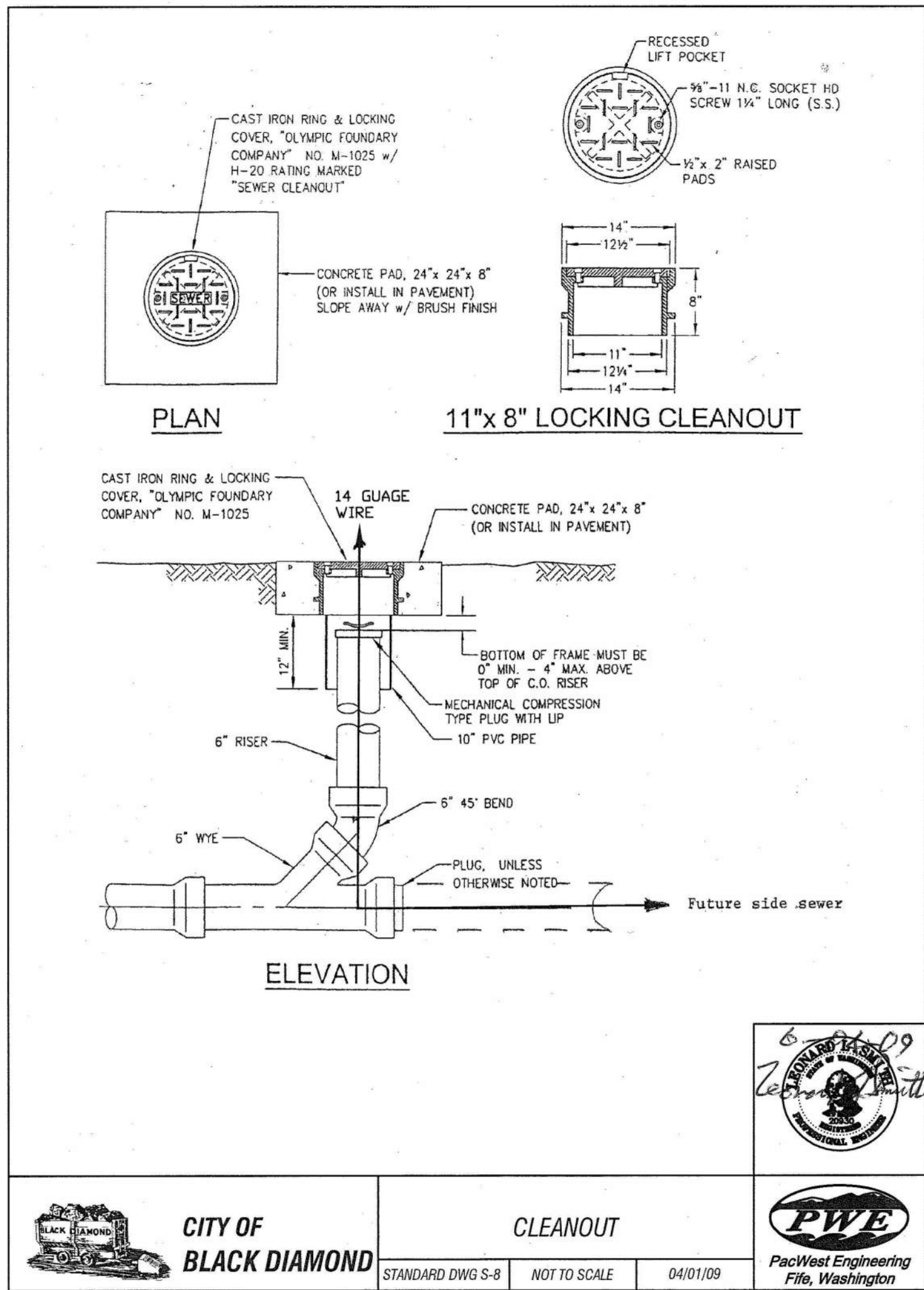
STA: 20+22.04, 7.79' LT 2" TAP & SERVICE LINE CONNECTION 1 1/2" DOMESTIC METER PER STANDARD DETAIL W-04/ 1 1/2" D.O.H.

STA: 20+24.58, 7.82' LT 6" FIRE SERVICE CONNECTION 8"x6" STAINLESS TAPPING TEE W/ CONC. BLOCKING PER STANDARD DETAIL W-11



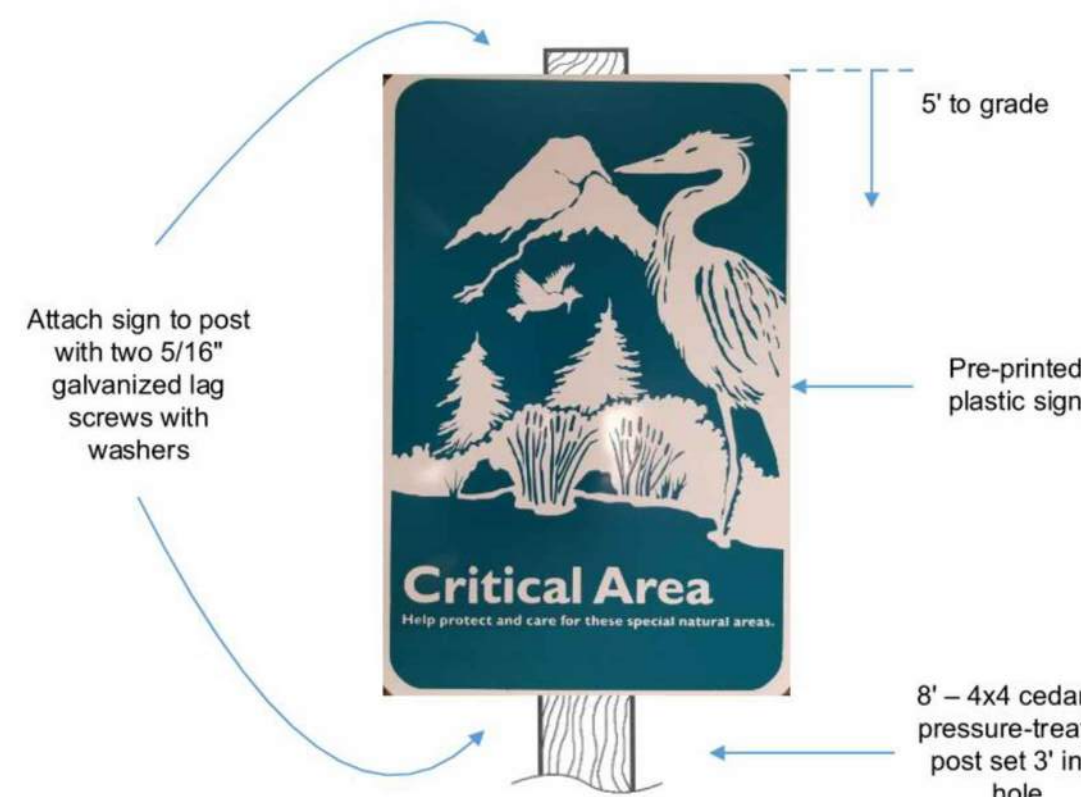


A PORTION OF THE NW QUADRANT OF SECTION 13, T21N, R6E, W.M.



NOTE: PROVIDE CRITICAL AREA SIGNS ON FENCE AT 100' SPACING OR SIGN LOCATIONS AS APPROVED BY CITY OF BLACK DIAMOND.

SPLIT RAIL CEDAR FENCE DETAIL
NOT TO SCALE



NOTE: GRAPHICS FOR THIS SIGN SHALL BE SIMILAR TO SIGN SHOWN AND AS APPROVED BY CITY OF BLACK DIAMOND. CONTACT CITY OF BLACK DIAMOND COMMUNITY DEVELOPMENT FOR PREFERRED GRAPHICS AND REQUIRED SIGN TEXT PRIOR TO INSTALLATION.

CRITICAL AREA SIGNAGE DETAIL
NOT TO SCALE

PUB21-0049

Approved for MDRT review (by Oakpointe) **4/13/2023** Date

CITY OF BLACK DIAMOND

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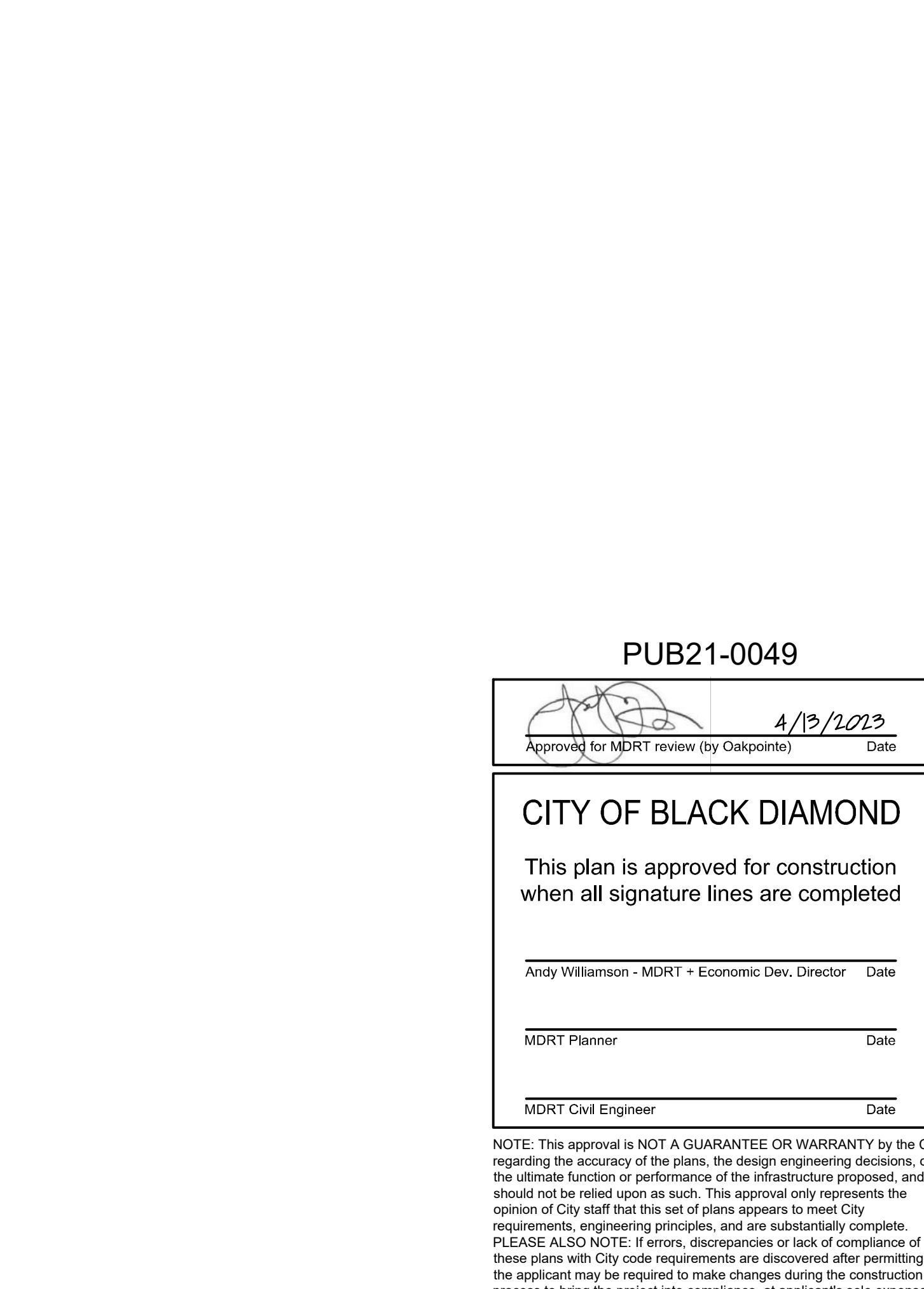
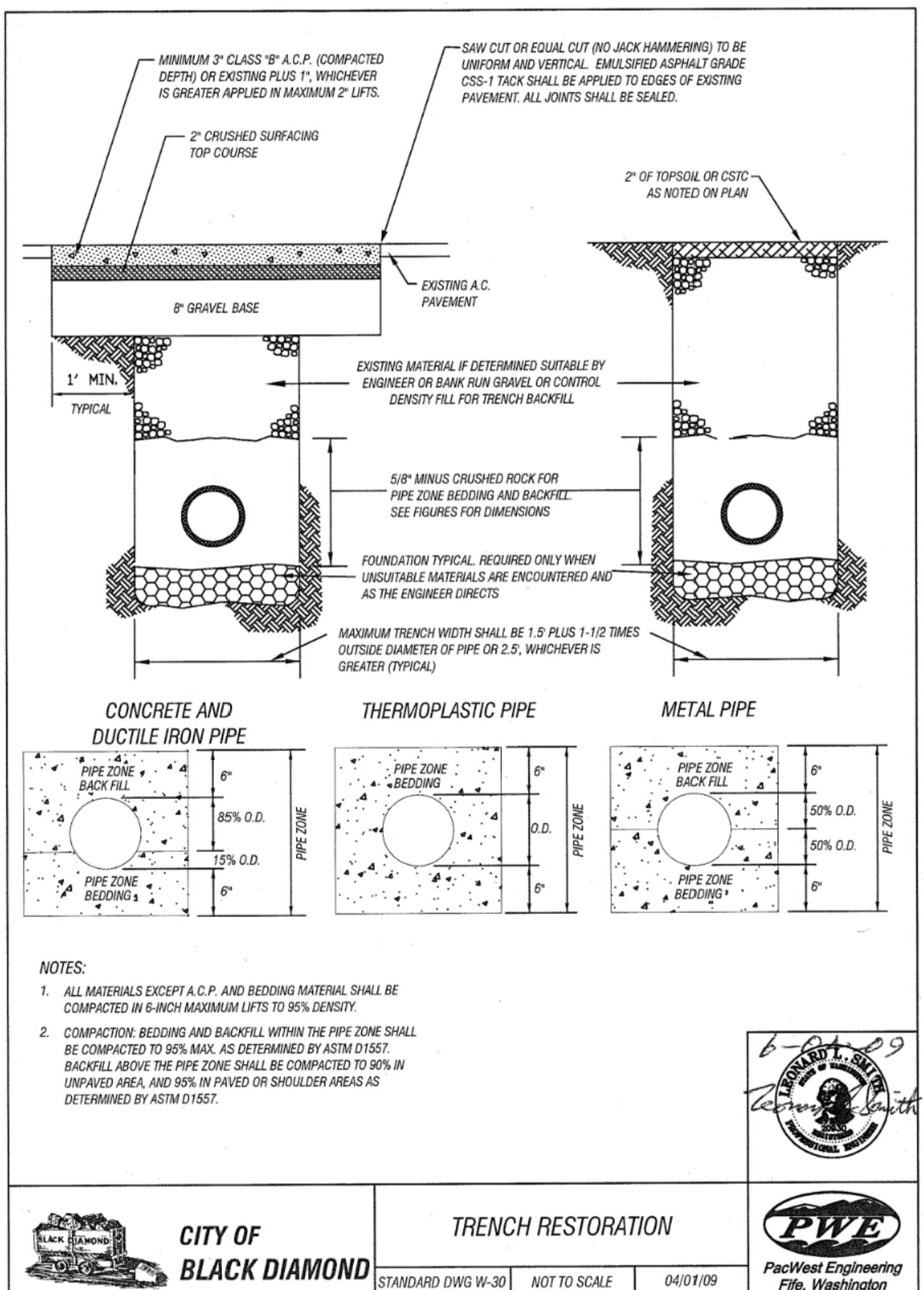
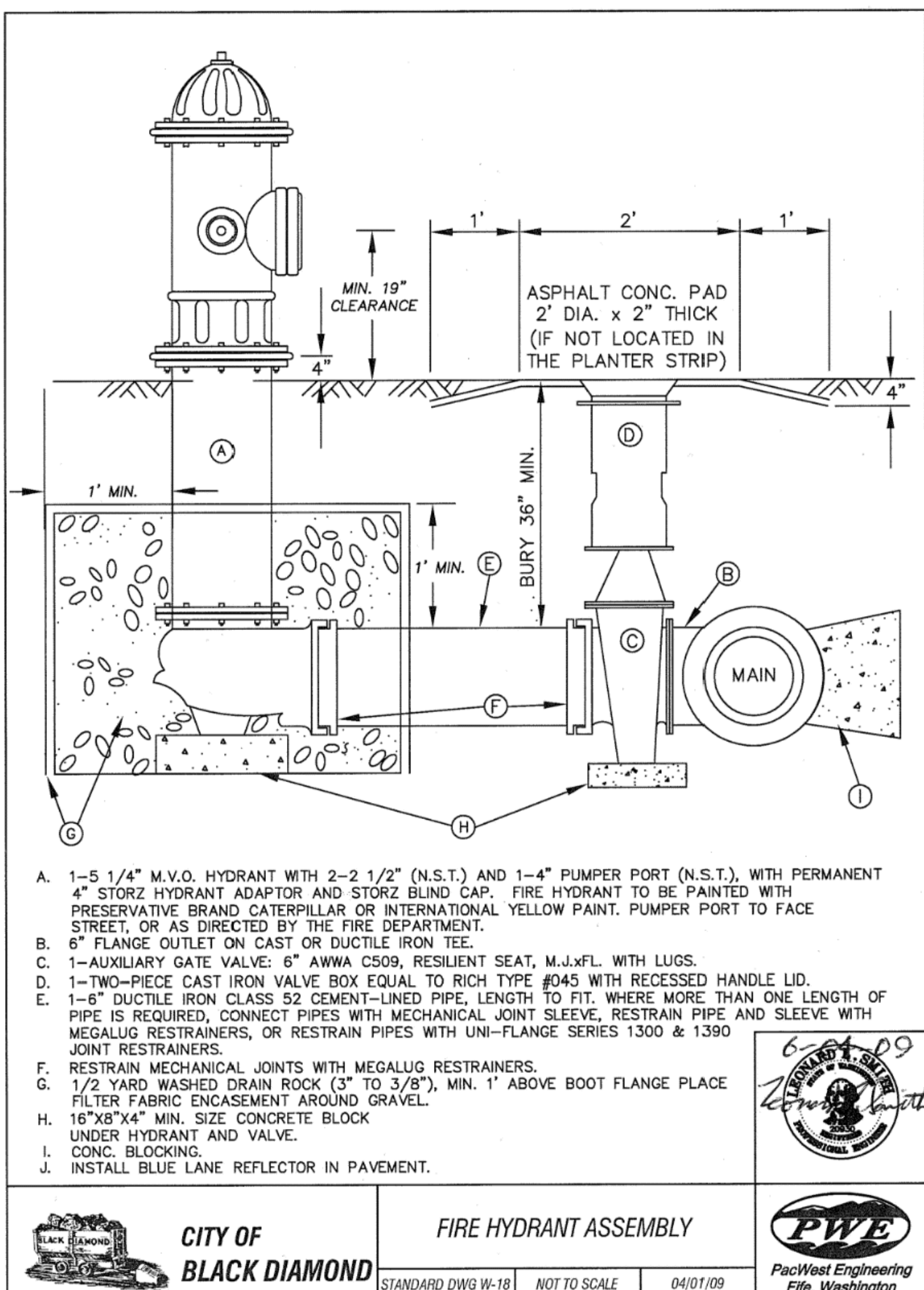
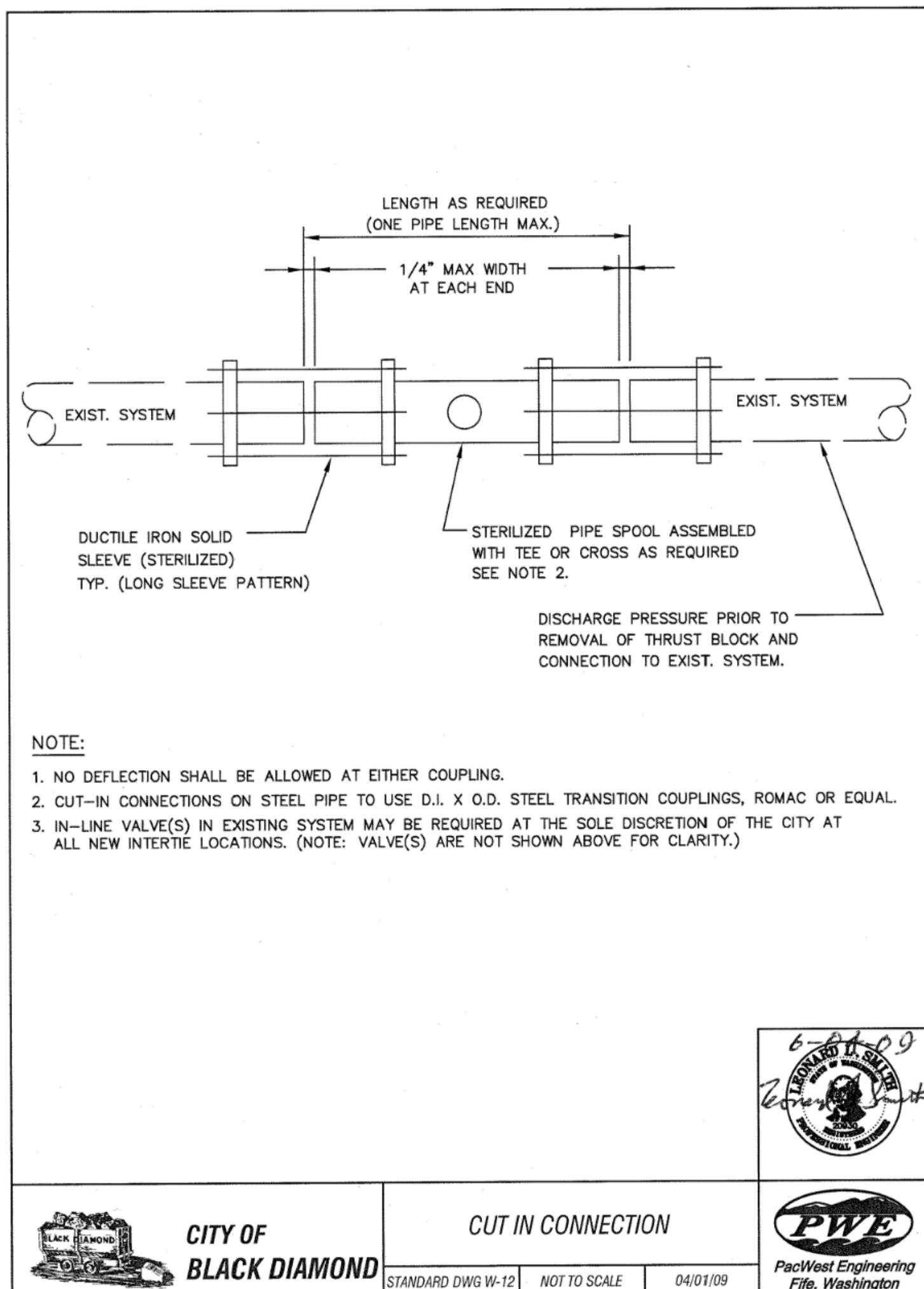
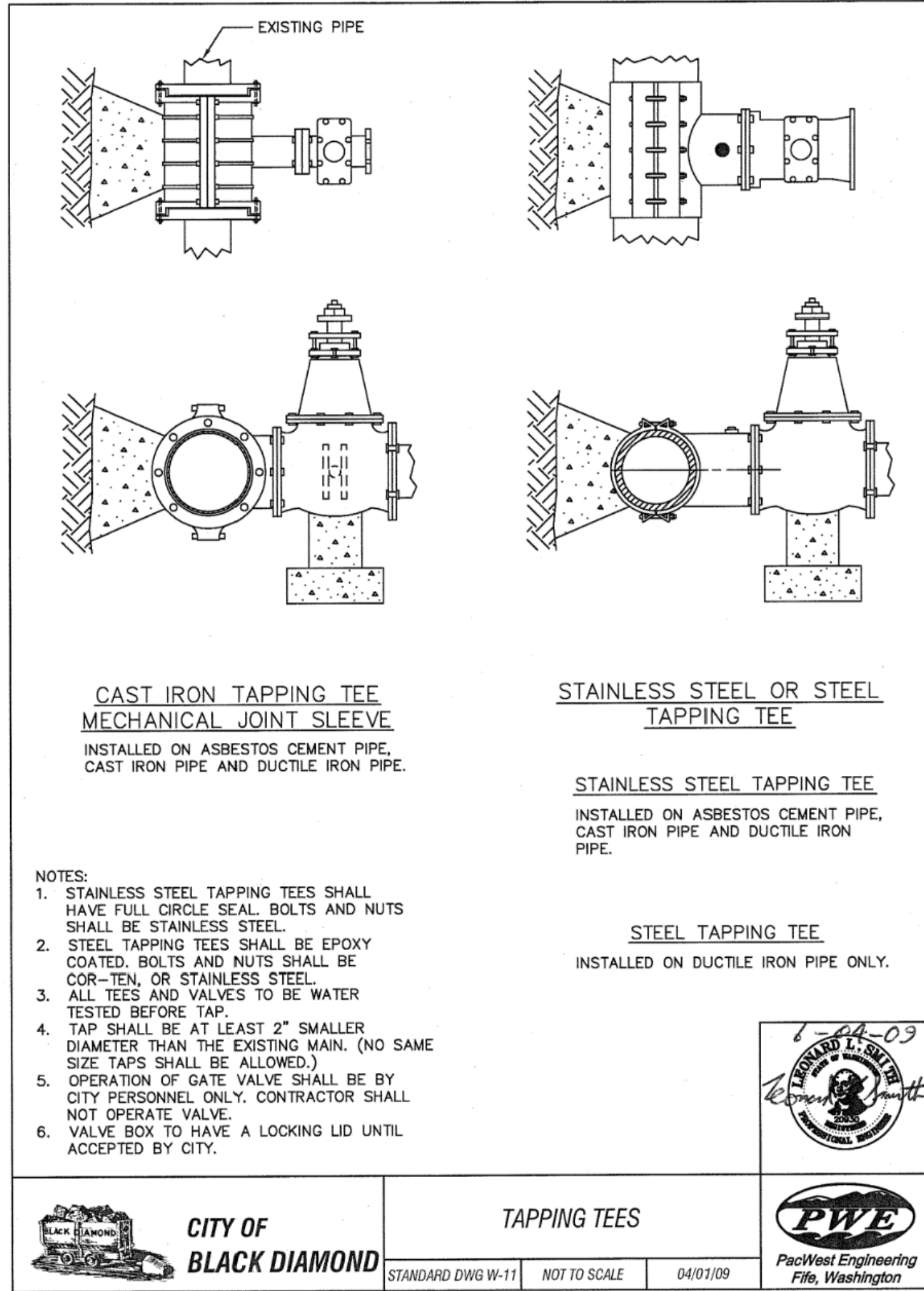
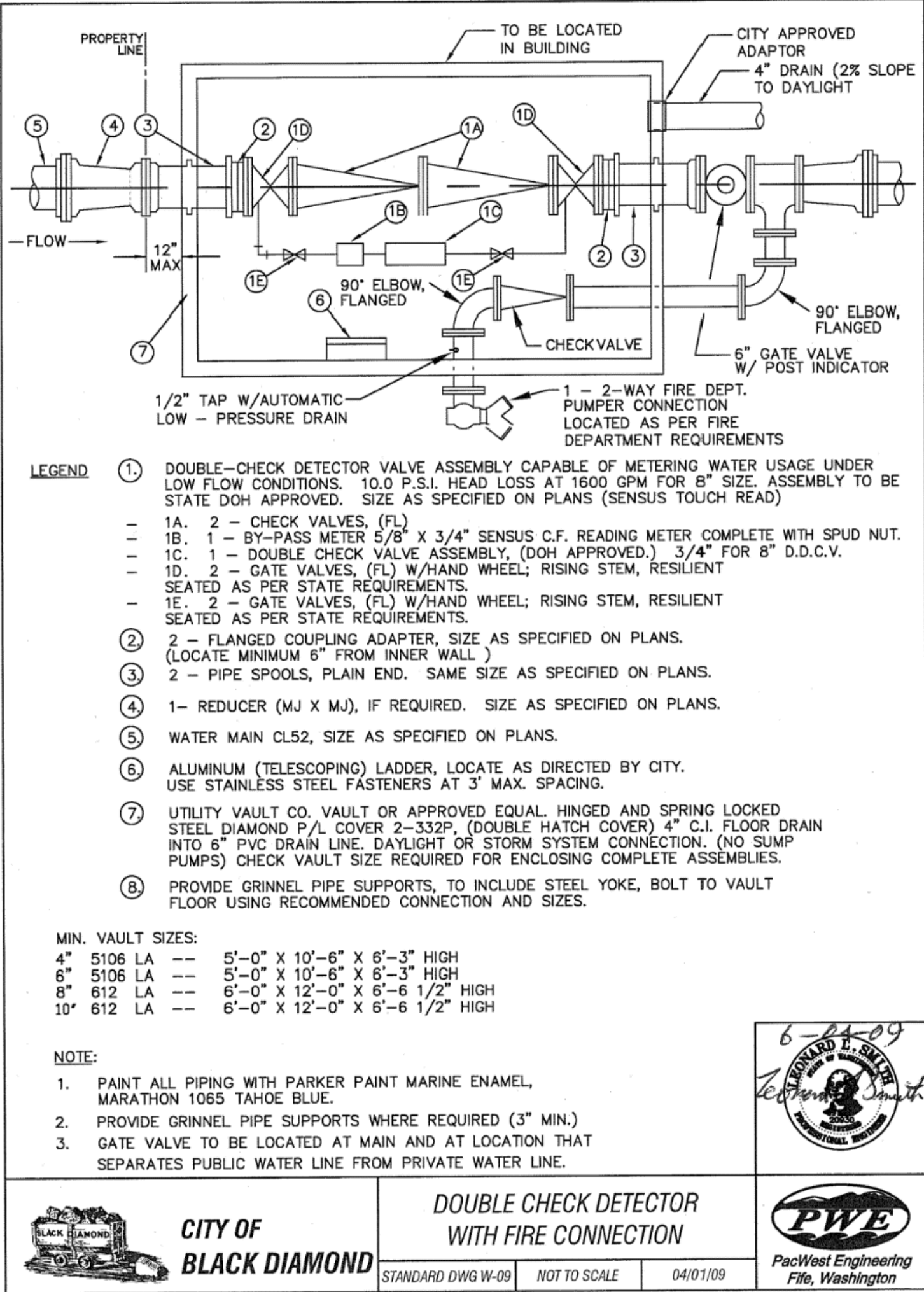
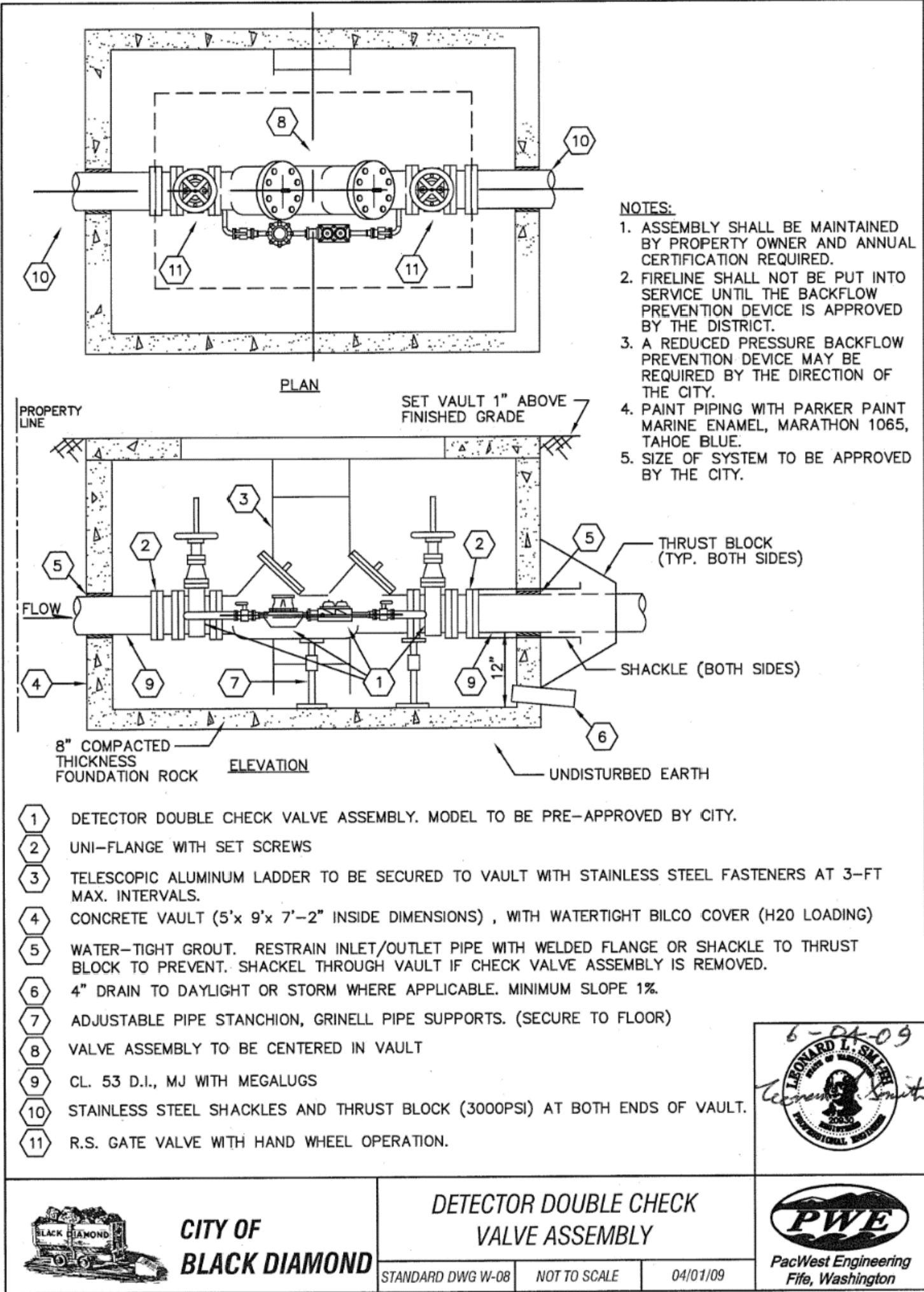
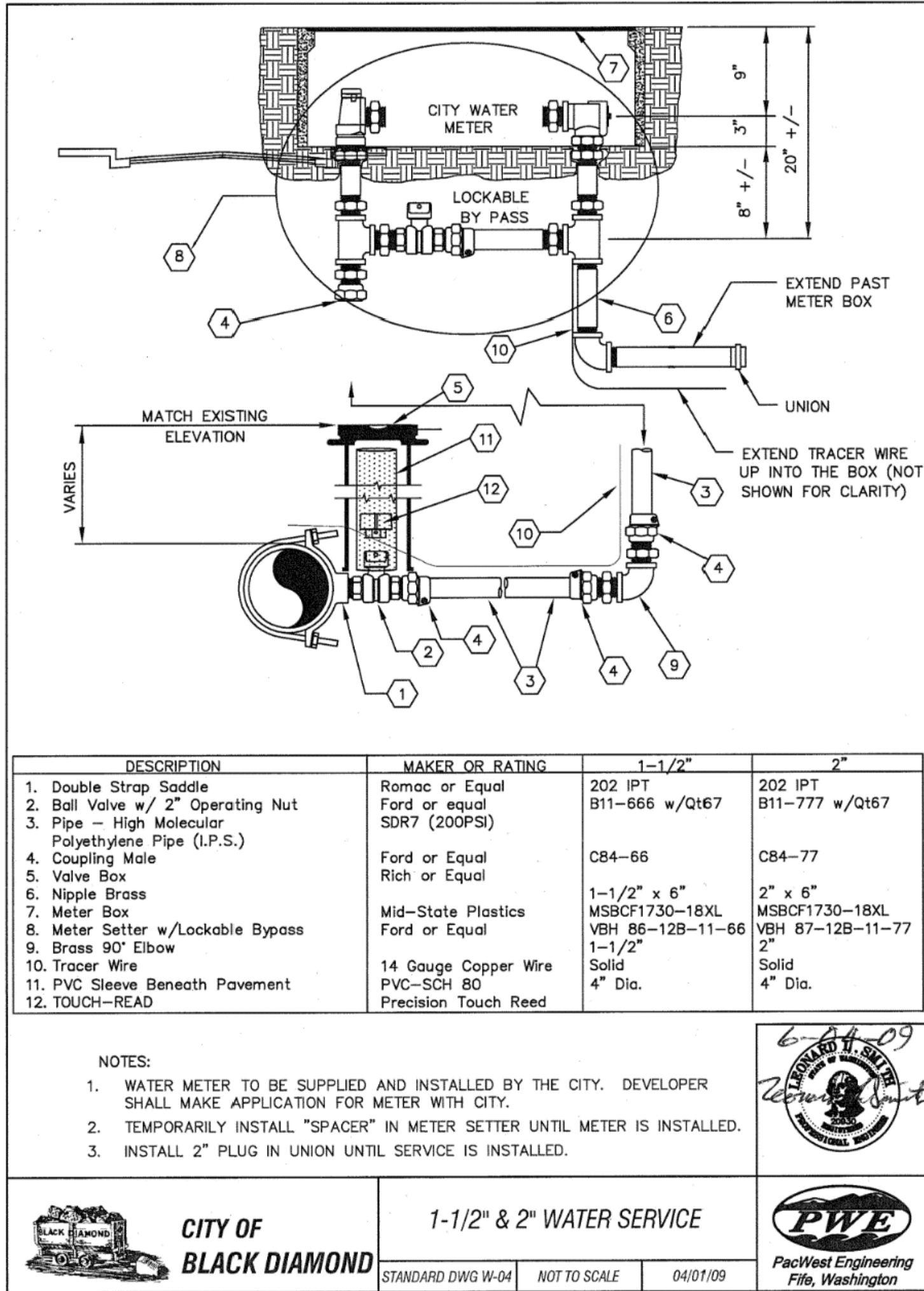
Andy Williamson - MDRT + Economic Dev. Director Date

MDRT Planner Date

MDRT Civil Engineer Date

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A PORTION OF THE NW QUADRANT OF SECTION 13, T21N, R6E, W.M.



Plot Date: 4/12/2023 11:39 AM
Save Date: 4/12/2023 11:32 AM
By: Kevin Flynn
File: P:\OAKPCBDBP600\0400\CAD\ECI\Final\SHEETS\SDT-F-OAKPCBDBP600-FS.dwg



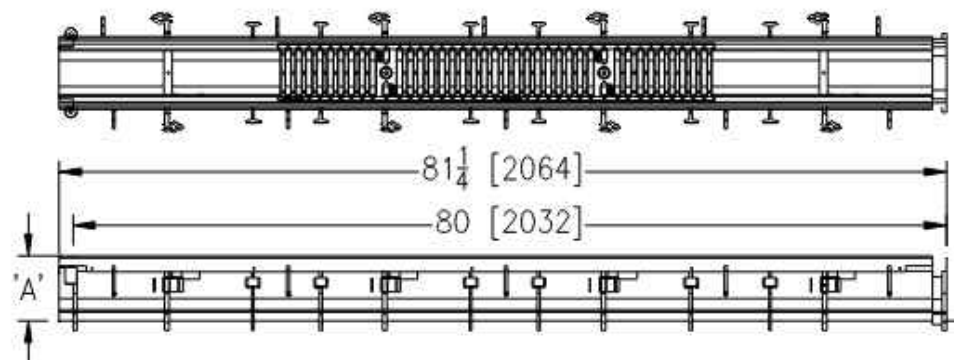
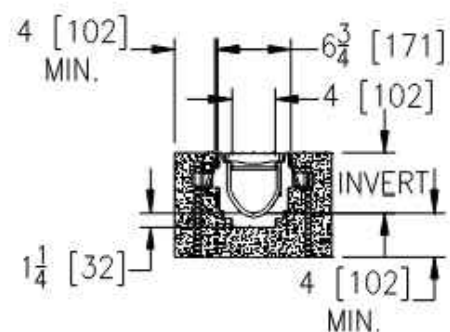
Z886-HD

6-3/4 [171] WIDE REVEAL TRENCH DRAIN SYSTEM WITH HEAVY-DUTY FRAME ASSEMBLY

SPECIFICATION SHEET
TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice

SPECIFYING ENGINEER IS RESPONSIBLE FOR CONCRETE ENCASMENT AND REINFORCING BASED UPON APPLICATION AND LOCAL CODES



NOTE: + Actual Channel length is 81 1/4 [2064] to allow for overlap.

ENGINEERING SPECIFICATION: ZURN Z886-HD
Channels are 80" [2032 mm] long, 6-3/4" [171 mm] wide reveal and have a 4" [102 mm] throat. Modular channel sections are made of 0% water absorbent High Density Polyethylene (HDPE). Channels have a positive mechanical connection between channel sections that will not separate during the installation and mechanically lock into the concrete surround every 10" [254 mm]. Channels weigh less than 2.31 lbs. [1.05kg] per linear foot, have a smooth, 1-1/2" [38 mm] radius self cleaning bottom with a Manning's coefficient of .009 and .75% or neutral 0% built in slope. Channels have rebar clips standard to secure trench in its final location. Channels provided with standard DGC grates that lock down to frame. Zurn 5.375" [137 mm] wide reveal Ductile Iron Slotted Grate conforming to ASTM specification A536-84, Grade 80-55-06. Ductile iron grate is rated class C per the DIN EN1433 top load classifications. Supplied in 20" [508 mm] nominal lengths with 1/2" [13 mm] wide slots, and 3/4" [19 mm] bearing depth. Grate has an open area of 28.1 sq. in. per ft. [59.463 sq. mm per meter]. The .105" [2.67 mm] thick Heavy-Duty Carbon Steel Frame Assembly conforms to ASTM specification A36 with 10 - 4" [102 mm] long concrete anchors per 80" [2032 mm]. Grate lockdown bars are to be integral to the frame. Frame supplied with powder coated finish. All welds must be performed by a certified welder per ASTM standard AWS D1.1. Frames produced in the U.S.A.

PREFIX OPTIONS (Check/specify appropriate options)

___ Z Six-foot, Eight-inch High Density Polyethylene (HDPE)*

SUFFIX OPTIONS (Check/specify appropriate options)

Outlet Adapters Add/Each

___ E1 Closed End Cap
___ E2 2 [51] No-Hub End Outlet
___ E3 3 [76] No-Hub End Outlet
___ E4 4 [102] No-Hub End Outlet
___ E6 6 [152] No-Hub End Outlet

Frame Options

___ CBF Black Acid Resistant Coated Top Frame
___ LD Light Duty Grates on Heavy Duty Frame
___ SW Sidewall Extension - 9 [229] High
___ SW2 Sidewall Extension - 18 [457] High

Grate Options

___ BDC Black Acid Resistant Epoxy Coated Ductile Grate - Class C
___ BDE Black Acid Resistant Epoxy Coated Ductile Grate - Class E
___ BG Galvanized Ductile Iron Bar Grate - Class C
___ DBO Ductile Iron Cast Bar Grate - Class C
___ DC Ductile Iron Solid Cover - Class C
___ DGC Ductile Iron Slotted Grate - Class C
___ DGE Ductile Iron Slotted Grate - Class E
___ GDC Galvanized Ductile Iron Slotted Grate - Class C
___ GDE Galvanized Ductile Iron Slotted Grate - Class E
___ GHPE Galvanized Heel-Proof Ductile Grate - Class E
___ HPDE Heel-Proof Ductile Slotted Grate - Class E
___ RFGC Reinforced Slotted Galvanized Grate - Class C
___ RFSC Reinforced Slotted Stainless Steel Grate - Class C
___ RPPGC Reinforced Perforated Galvanized Grate - Class C
___ RPPRC Reinforced Perforated Galvanized Reverse Punch Grate - Class C
___ RPPSC Reinforced Perforated Stainless Steel Grate - Class C
___ RPPSRC Reinforced Perforated Stainless Steel Reverse Punch Grate - Class C

Miscellaneous Options

___ JC Joint Connector
___ VP Vandal-Proof Lockdown

* Regularly furnished unless otherwise specified.

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA U.S.A. 16502 • Ph. 855-663-9876, Fax 814-454-7929
In Canada | **Zurn Industries Limited**
3544 Nashua Drive, Mississauga, Ontario L4V 1L2 • Ph. 905-405-8272, Fax 905-405-1292
www.zurn.com

Trench No.	'A' Shallow Inv.	'B' Deep Inv.	(cfs)	(gpm)	(lps)
8601	3.50 [89]	4.10 [104]	0.21	93	6
8602	4.10 [104]	4.70 [119]	0.27	122	8
8603	4.70 [119]	5.30 [135]	0.34	152	10
8603N	5.30 [135]	5.90 [150]	-	-	-
8604	5.90 [150]	6.50 [165]	0.41	183	12
8605	6.50 [165]	7.10 [180]	0.48	214	13
8606	7.10 [180]	7.70 [196]	0.55	245	16
8606N	7.70 [196]	8.30 [211]	-	-	-
8607	8.30 [211]	8.90 [226]	0.62	276	17
8608	8.90 [226]	9.50 [241]	0.69	308	19
8609	9.50 [241]	10.10 [257]	0.76	339	21
8610	10.10 [257]	10.70 [272]	0.83	371	23
8611	10.70 [272]	11.30 [287]	0.90	403	25
8612	11.30 [287]	11.90 [302]	0.97	435	27
8612N	11.90 [302]	12.50 [318]	-	-	-
8613	12.50 [318]	13.10 [333]	1.04	467	29
8614	13.10 [333]	13.70 [349]	1.11	498	31
8615	13.70 [349]	14.30 [364]	1.18	530	33

Decorative Grate Options (Load Classifications are per DIN EN1433)

___ SB5 Stainless Steel Bar Grate - Class E

MADE IN THE U.S.A.

___ BDC-USA Black Acid Resistant Epoxy Coated Ductile Grate - Class E
___ DGC-USA Ductile Iron Slotted Grate - Class C
___ DGE-USA Ductile Iron Slotted Grate - Class E
___ GDC-USA Galvanized Ductile Slotted Grate - Class C
___ GDE-USA Galvanized Ductile Slotted Grate - Class E
___ GHPE-USA Galvanized Heel-Proof Ductile Grate - Class E
___ HPDE-USA Heel-Proof Ductile Slotted Grate - Class E
___ RPPGC-USA Reinforced Perforated Galvanized Reverse Punch Grate - Class C
___ RPPRC-USA Reinforced Perforated Stainless Steel Reverse Punch Grate - Class C

Miscellaneous Options

___ DB Bottom Dome Strainer

Rev. F
Date: 1/26/2017
C.N. No. 136162
Prod. | Dwg. No. Z886-HD

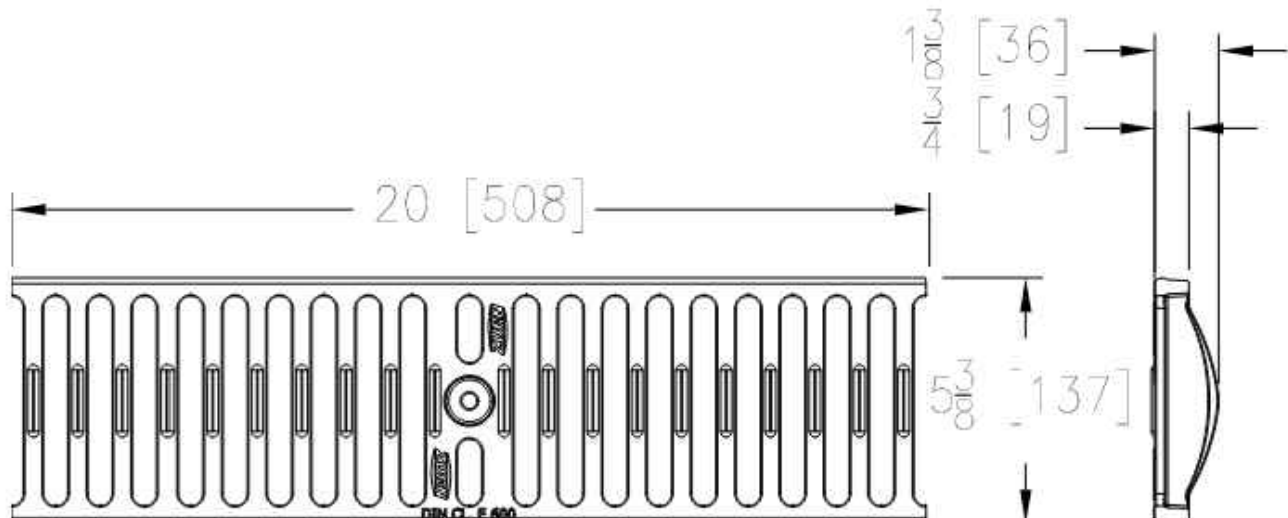


P6-GDE

6 [152] WIDE GRATE

Design and Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice

Please Check	Item No.	Part Number	Item I.D.
✓	24	94473	P6-GDE



GDE GRATE ENGINEERING SPECIFICATION: ZURN P6-GDE
20" [508mm] X 5-3/8" [137mm] Galvanized ductile iron slotted grate weighing 6.4 lbs per linear foot [9.5kg/m]. The grate has an open area of 28.2 in² per linear foot [597cm²/m]. Grate conforms to DIN rating of E, ANSI rating of Special-Duty, H-20 and FAA load rated and ASTM A536 Grade 80-55-06. Galvanized (hot dip) conforms to ASTM A123.

GDE - Slotted Grate

Material:	Galvanized Ductile Iron
DIN Rating:	Class E
Weight:	6.4 lbs/ft. [9.5kg/m]
Open Area:	28.2 in ² /ft. [597cm ² /m]
ANSI Rating:	Special-Duty
Application:	Dynamic loads
Slot Width/Hole Size:	1/2" [12.7mm]
ADA:	No
H-20:	Yes
FAA:	Yes

WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov

ADVERTENCIA: Cáncer y daño reproductivo - www.P65Warnings.ca.gov

AVERTISSEMENT: Cancer et effets néfastes sur la reproduction - www.P65Warnings.ca.gov

Page 24 of 68

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA 16502, Ph. 855-663-9876
In Canada | **Zurn Industries Limited**
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, Ph. 877-892-5216

Rev. AU
Date: 01/03/23
C.N. No. 144898
Patent zurn.com/patents
Form # FT641



Z886

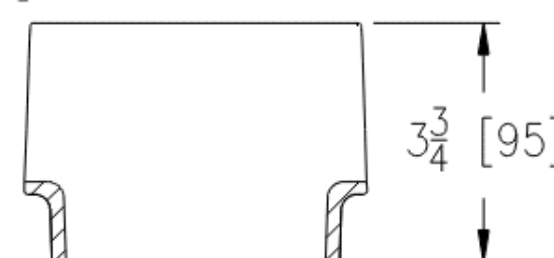
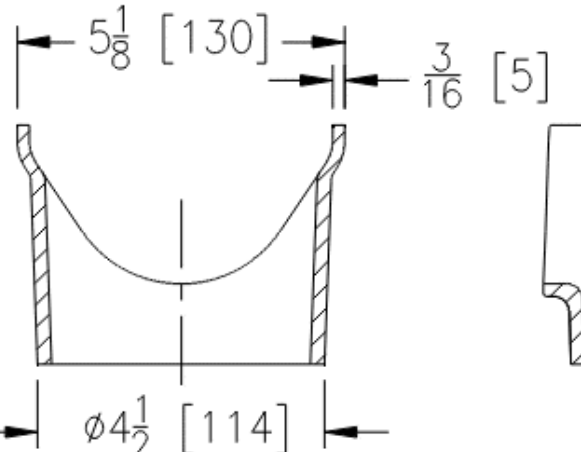
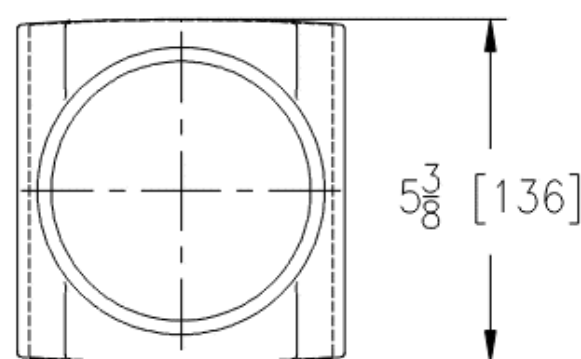
END/BOTTOM OUTLETS

SPECIFICATION SHEET
TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice

Please Check	Item No.	Part Number	Item I.D.
✓	7	59894-003	P886-U4

ENGINEERING SPECIFICATION: ZURN Z886-U4
4" [102mm] No-Hub Bottom Outlet for 6" [152mm] wide Trench Drainage System. Outlet is made of 3/16" [5mm] thick HDPE and is designed for No-Hub applications using an adapter (Supplied by other).
**Channel to be cut in field to inside diameter of outlet.



* Regularly furnished unless otherwise specified.

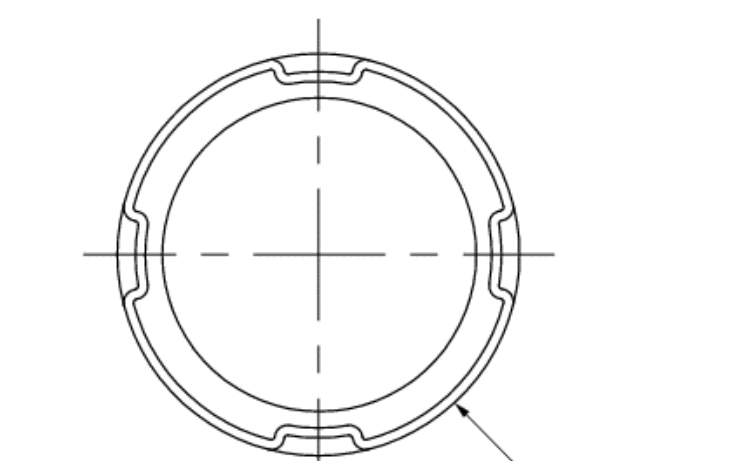
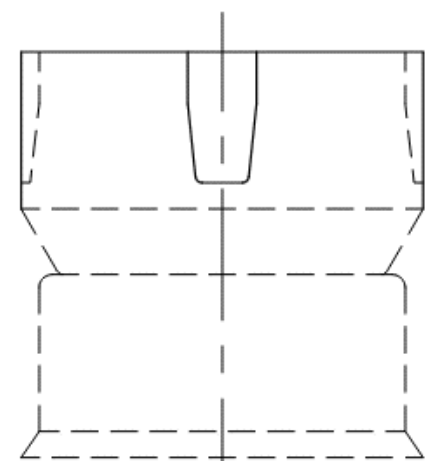
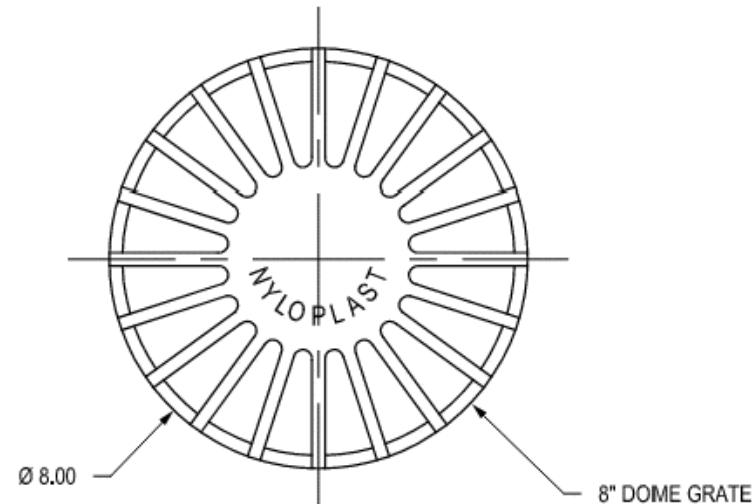
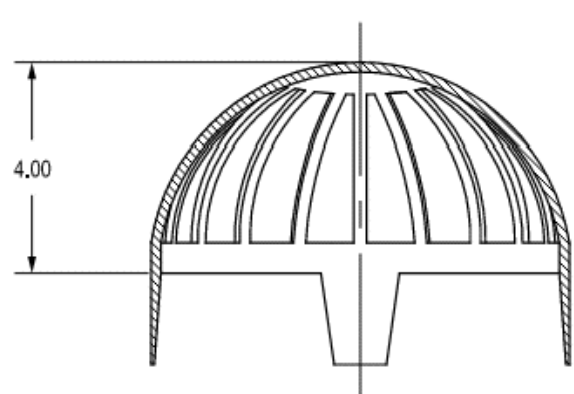
Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA U.S.A. 16502 • Ph. 855-663-9876, Fax 814-454-7929
In Canada | **Zurn Industries Limited**
3544 Nashua Drive, Mississauga, Ontario L4V 1L2 • Ph. 905-405-8272, Fax 905-405-1292
www.zurn.com

Rev. B
Date: 12/02/15
C.N. No. 133567
Form # FT418

Sheet 8 of 9

0899CGD

APPROX. DRAIN AREA = 30.00 SQ IN
APPROX. WEIGHT = 4.54 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-228

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS, THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN
REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY EBC
DATE 03-03-06
REVIEWED BY CCA
DATE 06-21-13
DWG SIZE A
SCALE 1/4"
SHEET 1 OF 1

MATERIAL DUCTILE IRON
PROJECT NO. NAME
TITLE 8 IN DOME GRATE ASSEMBLY
DWG NO. 7001-110-197
REV. C

3130 VERONA AVE
BURLINGTON, ON L7R 4A6
PHN (770) 932-0443
FAX (770) 932-0440
www.nyloplast-usa.com

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	0899CGD	7001-110-194
SOLID COVER	LIGHT DUTY	0899CSD	7001-110-195
BROUNZE	N/A	0899CSB	7001-110-196
DOME	N/A	0899CGD	7001-110-197

- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
- DRAINAGE CONNECTION SUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCO DUAL WALL) & SDR 35 PVC.
- DIMENSIONS ARE FOR REFERENCE ONLY.
- ACTUAL DIMENSIONS MAY VARY.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS, THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN
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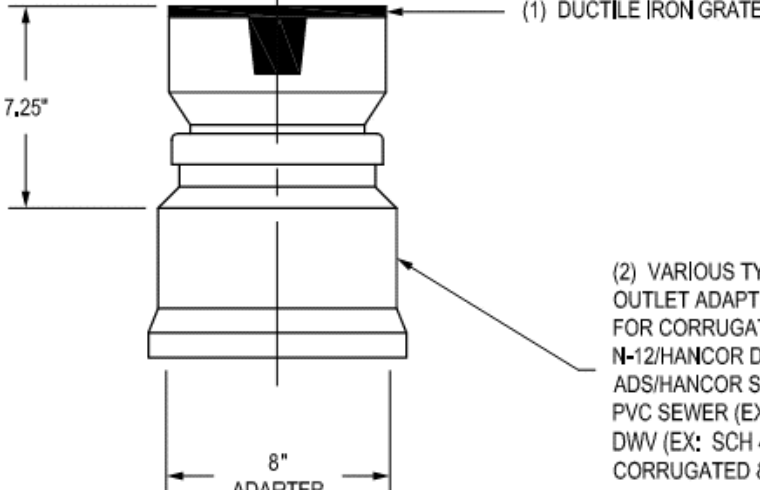
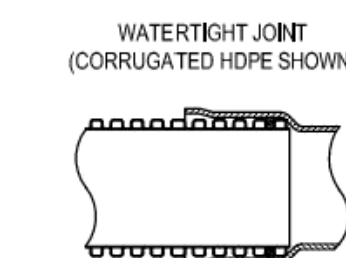
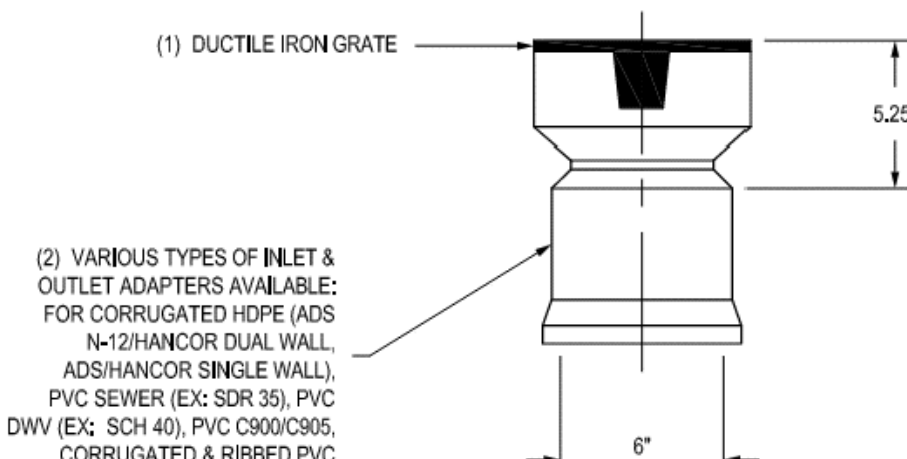
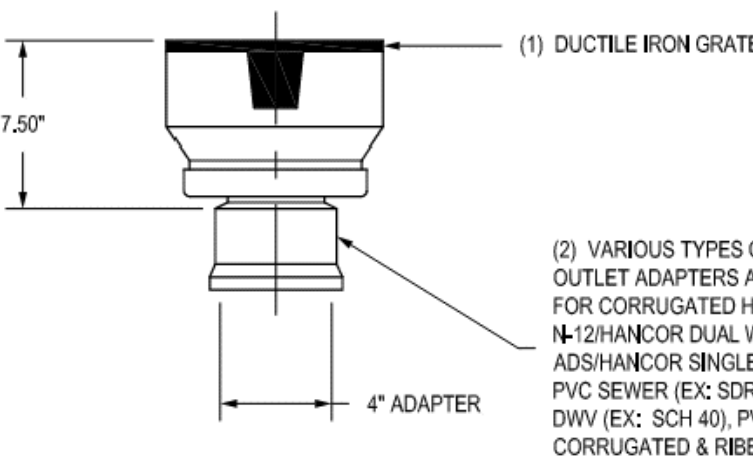
DRAWN BY CJA
DATE 06-25-09
REVIEWED BY CCA
DATE 07-19-13
DWG SIZE A
SCALE NTS
SHEET 1 OF 1

MATERIAL
PROJECT NO. NAME
TITLE 8 IN INLINE DRAIN DESIGN DETAILS
DWG NO. 7003-110-000
REV. G

3130 VERONA AVE
BURLINGTON, ON L7R 4A6
PHN (770) 932-0443
FAX (770) 932-0440
www.nyloplast-usa.com

1. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2. DRAINAGE CONNECTION SUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCO DUAL WALL) & SDR 35 PVC.
3. DIMENSIONS ARE FOR REFERENCE ONLY.
4. ACTUAL DIMENSIONS MAY VARY.

NYLOPLAST 8" INLINE DRAIN: 2708AG __ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	0899CGD	7001-110-194
SOLID COVER	LIGHT DUTY	0899CSD	7001-110-195
BROUNZE	N/A	0899CSB	7001-110-196
DOME	N/A	0899CGD	7001-110-197

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DATE 06-25-09
REVIEWED BY CCA
DATE 07-19-13
DWG SIZE A
SCALE NTS
SHEET 1 OF 1

MATERIAL
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TITLE 8 IN INLINE DRAIN DESIGN DETAILS
DWG NO. 7003-110-000
REV. G

3130 VERONA AVE
BURLINGTON, ON L7R 4A6
PHN (770) 932-0443
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PUB21-0049

Approved for MDRT review (by Oakpointe) Date 4/13/2023

CITY OF BLACK DIAMOND

This plan is approved for construction when all signature lines are completed

Andy Williamson - MDRT + Economic Dev. Director Date

MDRT Planner Date

MDRT Civil Engineer Date

NOTE: This approval is NOT A GUARANTEE OR WARRANTY by the City regarding the accuracy of the plans, the design engineering decisions, or the ultimate function or performance of the infrastructure proposed, and should not be relied upon as such. This approval only represents the opinion of City staff that this set of plans appears to meet City requirements, engineering principles, and are substantially complete. PLEASE ALSO NOTE: If errors, discrepancies or lack of compliance of these plans with City code requirements are discovered after permitting, the applicant may be required to make changes during the construction process to bring the project into compliance, at applicant's sole expense.



DAVID EVANS
AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

LAWSON HILLS FIRE STATION
FINAL ENGINEERING PLANS

OAKPOINTE COMMUNITIES
PROJECT DETAILS

WASHINGTON

CITY OF BLACK DIAMOND,

DATE: 2/3/2023
BY: CK
REVISION
NO. 1 3/22/23 PER CITY COMMENTS 3/8/23
2 4/13/23 PER CITY COMMENTS 4/11/23



CHECKED BY: BJW
DESIGNED BY: KCF
DRAWN BY: KMP

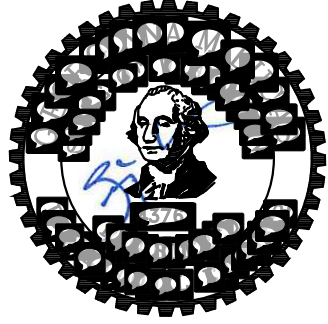
FIRST SUBMITTAL DATE: 2/17/23

PROJECT NO.
OAKPCBDBP6004

SHEET NO.

[illegible]

AMP	AMPERES	LBS	POUNDS
AB	ABOVE BACKSPLASH	LCP	LIGHTING CONTROL PANEL
AC	ALTERNATING CURRENT	LCZ	LIGHTING CONTROL ZONE
ACT	ACOUSTICAL CEILING TILE	LF	LINEAL FOOT
ADA	AMERICANS WITH DISABILITIES ACT	LRA	LOCKED ROTOR AMPS
ADJ	ADJUSTABLE	LTG	LIGHTING
AF	AMPERE RATING OF FUSE OR CB FRAME		
AFF	ABOVE FINISHED FLOOR	MAX	MAXIMUM
AFG	ABOVE FINISHED GRADE	MCA	MINIMUM CIRCUIT AMPACITY
AIC	AMPERE INTERRUPTING CAPACITY,	MED	MEDIUM
	AMPERE INTERRUPTING RATING	MEP	MECHANICAL, ELECTRICAL
AL	ALUMINUM (ALLOY)		& PLUMBING
ALT	ALTERNATE		& PLUMBING
APPROX	APPROXIMATE	MEZZ	MEZZANINE
ARCH	ARCHITECTURAL/ARCHITECT	MIN	MINIMUM OR MINUTE
AS	AMPERE RATING OF SWITCH	MISC	MISCELLANEOUS
AT	CB TRIP SETTING (AMPS)	MLO	MAIN LUGS ONLY
ATS	AUTOMATIC TRANSFER SWITCH	MNT	MOUNTED
AUTO	AUTOMATIC	MOCP	MAXIMUM OVERCURRENT PROTECTION
AUX	AUXILIARY	MW	MICROWAVE
AWG	AMERICAN WIRE GAUGE	N/A	NOT APPLICABLE
		N	NEUTRAL
BFF	BELOW FINISHED FLOOR	NC	NORMALLY CLOSED
BHP	BRAKE HORSE POWER	NEC	NATIONAL ELECTRICAL CODE
BLDG	BUILDING	-, NEG	NEGATIVE
		NEMA	NATIONAL ELECTRICAL MANUFACTURERS'
C	CONDUIT		ASSOCIATION
CB	CIRCUIT BREAKER	NIC	NOT IN CONTRACT
CFM	CUBIC FEET PER MINUTE	NL	NIGHT LIGHT (UNSWITCHED)
CKT	CIRCUIT	NO	NORMALLY OPEN
CLG	CEILING	NOM	NOMINAL
CO	CARBON MONOXIDE	NPT	NATIONAL PIPE THREAD
CO2	CARBON DIOXIDE	NTS	NOT TO SCALE
CONN	CONNECTED		
CT	CURRENT TRANSFORMER	OC	ON CENTER
CU	COPPER	OCCUP	OCCUPANCY
		OD	OUTSIDE DIAMETER
dB	DECIBEL	OS	OCCUPANCY SENSOR
DC	DIRECT CURRENT		
OR DEG.	DEGREE	P	POLE
DIA	DIAMETER	PC	PHOTOCELL
DISC	DISCONNECT	PERF	PERFORATED
DIST	DISTRIBUTION	Φ OR PH	PHASE
DIV	DIVISION	PNL	PANELBOARD
DN	DOWN	POC	POINT OF CONNECTION
DP	DISTRIBUTION PANEL	PSF	POUNDS PER SQUARE FOOT
DWG(S)	DRAWING(S)	PSI	POUNDS PER SQUARE INCH
DZ	DAYLIGHT CONTROL ZONE (LIGHTING)		
		QTY	QUANTITY
EA	EACH		
EM	EMERGENCY (700 SYSTEM)	REQ	REQUIRED
EMT	ELECTRICAL METALLIC TUBING	RLX	RELOCATE EXISTING
EF	EXHAUST FAN	RM	ROOM
EQUIP, EQPT	EQUIPMENT	RMC	RIGID METALLIC CONDUIT
EW	ELECTRIC WATER COOLER	RNC	RIGID NON-METALLIC CONDUIT (PVC)
EWB	ELECTRIC WATER HEATER	RPM	REVOLUTIONS PER MINUTE
EX	EXISTING/EXISTING TO REMAIN	RTU	ROOF TOP UNIT
FA	FIRE ALARM	RV	RELIEF VALVE
FACP	FIRE ALARM CONTROL PANEL	RX	REMOVE EXISTING
FARA	FIRE ALARM REMOTE ANUNCIATOR		
FC	FOOTCANDLES	SA	SUPPLY AIR
FF	FINISHED FLOOR	SD	SMOKE DETECTOR
FLA	FULL LOAD AMPS	SF	SQUARE FOOT
FLEX	FLEXIBLE	SPD	SURGE PROTECTION DEVICE
FP	FIRE PROTECTION	SPEC	SPECIFICATION
FPM	FEET PER MINUTE	S/S, OR SS	STAINLESS STEEL
FPS	FEET PER SECOND	STD	STANDARD
FSD	FIRE SMOKE DAMPER	SWBD	SWITCHBOARD
FT	FEET/FOOT		
FTG	FOOTING	T&P	TEMPERATURE AND PRESSURE
FOIC	FURNISHED BY OWNER		RELIEF VALVE
	INSTALLED BY CONTRACTOR	TBD	TO BE DETERMINED
FOIO	FURNISHED BY OWNER	TC	TIMECLOCK
	INSTALLED BY OWNER	TEL	TELEPHONE
		TELECOM	TELECOMMUNICATIONS
G, GND	GROUND	TEMP	TEMPERATURE
GA	GAUGE	TOB	TOP OF BEAM
GAL	GALLON	TOC	TOP OF CONCRETE
GALV	GALVANIZED	TOD	TOP OF DECK
GC	GENERAL CONTRACTOR	TOJ	TOP OF JOIST
GEN	GENERATOR	TOS	TOP OF SLAB/TOP OF STEEL
GFI	GROUND FAULT CIRCUIT INTERRUPTER	T&P	TEMPERATURE & PRESSURE
GFP	GROUND FAULT PROTECTION	TSP	TOTAL STATIC PRESSURE
GRC	GALVANIZED RIGID STEEL CONDUIT	TYP	TYPICAL
H	HEIGHT	UL	UNDERWRITERS LABORATORY
HP	HORSEPOWER	UNO	UNLESS NOTED OTHERWISE
HTR	HEATER	UPS	UNINTERRUPTED POWER SUPPLY
HVAC	HEATING VENTILATING AND AIR CONDITIONING	UTR	UP THROUGH ROOF
HW	HOT WATER	V	VOLT
HX	HEAT EXCHANGER	VA	VOLT AMPS
HZ	HERTZ	VERT	VERTICAL
		VFD	VARIABLE FREQUENCY DRIVE
ID	INSIDE DIAMETER/DIMENSION	VOL	VOLUME
IESNA	ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA	W	WATT
IG	ISOLATED GROUND	W/	WITH
IMC	INTERMEDIATE METAL CONDUIT	W/IN	WITHIN
IN	INCH/INCHES	W/O	WITHOUT
		WP	WEATHERPROOF
KCMIL	THOUSAND CIRCULAR MILS	WT	WEIGHT
KO	KNOCK OUT		
KW	KILOWATT/KILOWATTS	XFR	TRANSFORMER
KWH	KILOWATT HOUR(S)		
KVA	KILOVOLT AMPS		



CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

[illegible]

ELECTRICAL COVER SHEET
SHEET # _____

SHEET #

FOR BUILDING PERMIT E00.01

SHEET #

FOR BUILDING PERMIT E00.04

PANEL LW

NORMAL POWER

A/C SEE SINGLE-LINE DIAGRAM

CIRCUIT #

DESCRIPTION

85

ROOF - VEHICLE EXHAUST FAN

87

"

89

"

90

ROOF - MOTORIZED DAMPERS

93

RECEPTS - ROOF

95

IRRIGATION CONTROLLER

97

APP BAY SINK XFR

100

ELECT RM - ALERTING SYSTEM (1)

101

ELECT ROOM - FACP (1)

103

ELECT ROOM - RECEPTS

105

ELECT ROOM - RACK RECEPT

107

ELECT ROOM - RACK RECEPT

110

ELECT ROOM - TELECOM RECEPT

111

ELECT ROOM - TELECOM RECEPT

113

ELECT ROOM - TELECOM RECEPT

115

ELECT ROOM - TELECOM RECEPT

117

ELECT ROOM - LCP

119

ELECT ROOM UPS

121

"

123

ELECT ROOM - GENSET ANUN

125

SPARE

CIRCUIT #

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IRRIGATION CONTROLLER

FEEDER/ CIRCUIT SCHEDULE						
MARK	CONDUIT (#SETS) SIZE	AL OR CU	PHASE		CONDUCTORS PER SET (QTY) SIZE	GROUND (1 PER SET UNO)
			PHASE	NEUTRAL (N)		
600.40	(2) 4" INCH	AL	(3) 500 KCMIL	(1) 500 KCMIL N		NOTE #1
600.4	(2) 4" INCH	AL	(3) 500 KCMIL	(1) 500 KCMIL N		#20
500.4	(2) 3" INCH	CU	(3) 500 KCMIL			#20
500.4	(2) 3" INCH	AL	(3) 350 KCMIL	(1) 350 KCMIL N		#10
500.3	(2) 3" INCH	AL	(3) 350 KCMIL			#10
450.4	(2) 3" INCH	AL	(3) 250 KCMIL	(1) 350 KCMIL N		#10
450.4	(2) 3" INCH	AL	(3) 300 KCMIL			#10
400.4	(2) 3" INCH	AL	(3) 250 KCMIL	(1) 250 KCMIL N		#1
400.3	(2) 3" INCH	AL	(3) 250 KCMIL			#1
350.4	(1) 4" INCH	AL	(3) 700 KCMIL	(1) 700 KCMIL N		#1
350.3	(1) 4" INCH	AL	(3) 700 KCMIL			#1
300.4	(1) 4" INCH	AL	(3) 500 KCMIL	(1) 500 KCMIL N		#2
300.3	(1) 4" INCH	AL	(3) 500 KCMIL			#2
280.4	(1) 3" INCH	AL	(3) 350 KCMIL	(1) 350 KCMIL N		#2
250.3	(1) 3" INCH	AL	(3) 350 KCMIL			#2
225.4	(1) 3" INCH	AL	(3) 300 KCMIL	(1) 300 KCMIL N		#2
225.3	(1) 3" INCH	AL	(3) 300 KCMIL			#2
200.4	(1) 3" INCH	AL	(3) 250 KCMIL	(1) 250 KCMIL N		#4
200.3	(1) 3" INCH	AL	(3) 250 KCMIL			#4
175.4	(1) 3" INCH	AL	(3) #40	(1) #40 N		#4
175.3	(1) 3" INCH	AL	(3) #40			#4
150.4	(1) 2" INCH	AL	(3) #30	(1) #30 N		#4
150.3	(1) 2" INCH	AL	(3) #30			#4
125.4	(1) 2" INCH	AL	(3) #20	(1) #20 N		#4
125.3	(1) 2" INCH	AL	(3) #20			#4
100.4	(1) 2" INCH	AL	(3) #10	(1) #10 N		#5
100.3	(1) 2" INCH	AL	(3) #10			#5
80.4	(1) 1.5" INCH	CU	(3) #2	(1) #2 N		#6
80.3	(1) 1.5" INCH	CU	(3) #2			#6
80.4	(1) 1.5" INCH	CU	(3) #3	(1) #3 N		#5
80.3	(1) 1.5" INCH	CU	(3) #3			#5
70.4	(1) 1.5" INCH	CU	(3) #4	(1) #4 N		#5
70.3	(1) 1" INCH	CU	(3) #4			#5
60.4	(1) 1" INCH	CU	(3) #4	(1) #4 N		#10
60.3	(1) 1" INCH	CU	(3) #4			#10
60.2N	(1) 1" INCH	CU	(2) #4	(1) #4 N		#10
60.2	(1) 1" INCH	CU	(2) #4			#10
60.1	(1) 1" INCH	CU	(1) #4	(1) #4 N		#10
50.4	(1) 1" INCH	CU	(2) #6	(1) #6 N		#10
50.3	(1) 1" INCH	CU	(3) #6			#10
50.2N	(1) 1" INCH	CU	(2) #6	(1) #6 N		#10
50.2	(1) 1" INCH	CU	(2) #6			#10
50.1	(1) 1" INCH	CU	(1) #6	(1) #6 N		#10
40.4	(1) 1" INCH	CU	(3) #8	(1) #8 N		#10
40.3	(1) 1" INCH	CU	(3) #8			#10
40.2N	(1) 1" INCH	CU	(2) #8	(1) #8 N		#10
40.2	(1) 1" INCH	CU	(2) #8			#10
40.1	(1) 1" INCH	CU	(1) #8	(1) #8 N		#10
30.4	(1) 1" INCH	CU	(3) #10	(1) #10 N		#10
30.3	(1) 1" INCH	CU	(3) #10			#10
30.2N	(1) 1" INCH	CU	(2) #10	(1) #10 N		#10
30.2	(1) 1" INCH	CU	(2) #10			#10
30.1	(1) 1" INCH	CU	(1) #10	(1) #10 N		#10
20.4	(1) 1" INCH	CU	(3) #12	(1) #12 N		#12
20.3	(1) 1" INCH	CU	(3) #12			#

MECHANICAL/ PLUMBING EQUIPMENT CONNECTION SCHEDULE							ELECTRICAL CHARACTERISTICS			
MARK	DESCRIPTION	LOCATION	VOLTAGE/ PH	KW	HP	MCA	MOPP	NOTES:		
CM-1	SPLIT SYSTEM OUTDOOR UNIT	EXTERIOR	208/3		49.00	80				
FC-1	SPLIT SYSTEM INDOOR UNIT	WORK AREA	208/1		3.00		5			
FC-2	SPLIT SYSTEM INDOOR UNIT	OFFICE	208/1		1.00		4			
FC-3	SPLIT SYSTEM INDOOR UNIT	MECHANICAL PLATFORM	208/1		3.00		4			
FC-4	SPLIT SYSTEM INDOOR UNIT	SLEEPING ROOM	208/1		1.00		4			
FC-5	SPLIT SYSTEM INDOOR UNIT	CORRIDOR	208/1		3.00		5			
FC-6	SPLIT SYSTEM INDOOR UNIT	SLEEPING ROOM	208/1		1.00		4			
FC-7	SPLIT SYSTEM INDOOR UNIT	SLEEPING ROOM	208/1		1.00		4			
FC-8	SPLIT SYSTEM INDOOR UNIT	SLEEPING ROOM	208/1		1.00		4			
FC-9	SPLIT SYSTEM INDOOR UNIT	SLEEPING ROOM	208/1		1.00		5			
FC-10	SPLIT SYSTEM INDOOR UNIT	ELECT/IT	208/1		1.00		4			
BC-1	BRANCH CONTROLLER	ELECT/IT	208/1		1.57		5			
	VEHICLE EXHAUST FAN	ROOF	208/3		5.00		3			
EF-1	EXHAUST FAN	SHOP	208/3		0.75					
EF-2	EXHAUST FAN	SHOP	120/1		0.25					
CF-1	CEILING FAN	APP BAY	120/1		0.25		2			
CF-2	CEILING FAN	APP BAY	120/1		0.25		2			
SF-1	EXHAUST FAN	BUNKER GEAR	120/1		0.25					
RCP-A1	RADIANT CEILING PANEL	BUNKER GEAR	208/1		0.75		6			
RCP-A2	RADIANT CEILING PANEL	BUNKER GEAR	208/1		0.75		6			
RCP-A3	RADIANT CEILING PANEL	BUNKER GEAR	208/1		0.75					
DH-1	DUCT HEATER	DAYROOM	208/3		5.00		8			
DH-2	DUCT HEATER	BUNKER GEAR	208/3		7.00		8			
EIH-A1	INFRARED HEATER	SHOP	208/1		2.00		6			
EIH-A2	INFRARED HEATER	DECON	208/1		2.00		6			
EWH-1	WALL HEATER	RESTROOM 108	120/1		1.50		7			
UH	GAS UNIT HEATER	APP BAY	120/1		0.25	7.50	6			
ERV	ENERGY RECOVERY VENTILATOR	DAYROOM	208/1		12.50	15	1			
HOOD	KITCHEN HOOD	DAYROOM/ KITCHEN	120/1				9			
DISP	GARBAGE DISPOSAL	DAYROOM/ KITCHEN			1.00	16.00				
WH-1	GAS WATER HEATER	LAUNDRY	120/1			15.00				
CP-1	CIRC PUMP	LAUNDRY	120/1	0.10		0.81				
DF-1	DRINKING FOUNTAIN	LOBBY	120/1	0.37						

GENERAL NOTES:

A. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND CONNECT COMPLETE DISCONNECTS FOR ALL MECHANICAL AND PLUMBING EQUIPMENT PER CODE AND MANUFACTURERS' REQUIREMENTS; CONFIRM EXACT CONNECTION LOCATIONS AND REQUIREMENTS WITH THE EQUIPMENT PROVIDERS. COORDINATE FINAL LOCATION OF DISCONNECTS WITH ALL OTHER TRADES. DISCONNECT SHALL BE ACCESSIBLE AFTER ALL WORK IS COMPLETE. PROVIDE PERMANENT LABELS ON ALL DISCONNECTS IDENTIFYING EQUIPMENT AND PANEL/CIRCUIT SERVED. DISCONNECTS ACCESSIBLE TO THE GENERAL PUBLIC WILL BE LOCKABLE WITH TAMPER RESISTANT HARDWARE.

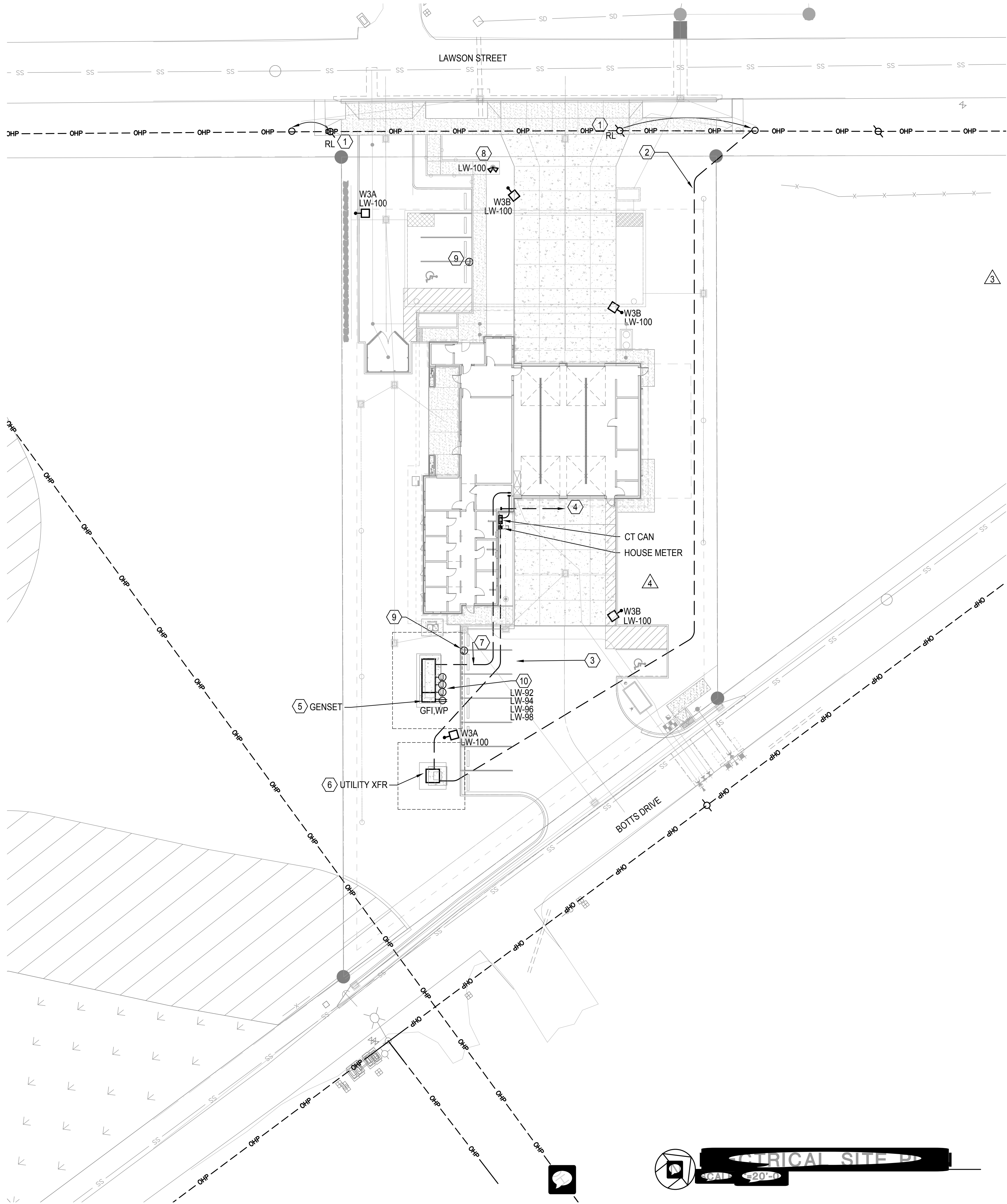
B. MOTOR STARTERS TO BE PROVIDED BY MC WHERE FACTORY MOUNTED CONTROLS ARE PROVIDED. VARIABLE FREQUENCY DRIVES ARE BY MC. ALL OTHER STARTERS WILL BE PROVIDED BY THE EC. EC TO COORDINATE STARTER REQUIREMENTS WITH THE MECHANICAL AND PLUMBING CONTRACTORS. THE EC SHALL INSTALL AND CONNECT COMPLETE ALL STARTERS AND VFDs PER CODE AND MANUFACTURERS' INSTRUCTIONS.

NOTES:

1. UNIT TO BE PROVIDED BY OTHERS WITH INTEGRAL CONDENSATE PUMP. ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECTS AND CONNECT COMPLETE PER CODE AND MANUFACTURER'S RECOMMENDATIONS. SEE PLANS FOR CIRCUITING.
2. UNIT PROVIDED BY OTHERS WITH DIGITAL THERMOSTAT. ELECTRICAL CONTRACTOR TO INSTALL AND CONNECT COMPLETE FIELD VERIFY LOCATIONS AND CONNECTION REQUIREMENTS WITH MECHANICAL CONTRACTOR.
3. VEHICLE EXHAUST SYSTEM IS DESIGN-BUILD BY OTHERS. ELECTRICAL CONNECTION SHOWN IS ASSUMED. ELECTRICAL CONTRACTOR SHALL CONFIRM ACTUAL CONNECTION REQUIREMENTS WITH DESIGN-BUILD CONTRACTOR INSTALLING THE SYSTEM AND ADVISE WORKER OF ANY CONFLICTS.
4. UNIT TO BE PROVIDED BY OTHERS WITH INTEGRAL CONDENSATE PUMP. ELECTRICAL CONTRACTOR TO COORDINATE INSTALLATION REQUIREMENTS WITH MECHANICAL CONTRACTOR.
5. UNIT TO BE PROVIDED BY OTHERS WITH CONDENSATE PUMP. ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECTS AND CONNECT COMPLETE PER CODE AND MANUFACTURER'S RECOMMENDATIONS.
6. UNIT PROVIDED WITH REMOTE THERMOSTAT BY OTHERS. ELECTRICAL CONTRACTOR TO INSTALL AND CONNECT COMPLETE PER CODE AND MANUFACTURER'S INSTRUCTIONS. FIELD VERIFY REQUIREMENTS AND LOCATIONS WITH MECHANICAL CONTRACTOR.
7. UNIT PROVIDED WITH INTEGRAL THERMOSTAT BY OTHERS. ELECTRICAL CONTRACTOR TO INSTALL AND CONNECT COMPLETE PER CODE AND MANUFACTURER'S INSTRUCTIONS. FIELD VERIFY REQUIREMENTS AND LOCATIONS WITH MECHANICAL CONTRACTOR.
8. UNIT PROVIDED BY OTHERS WITH CONTROLS TRANSFORMER. ELECTRICAL CONTRACTOR TO CONNECT COMPLETE PER CODE AND MANUFACTURER'S INSTRUCTIONS. COORDINATE REQUIREMENTS WITH MECHANICAL CONTRACTOR.
9. HOOD TO BE PROVIDED BY OTHERS WITH ADA CONTROL WIRING HARNESS. ELECTRICAL CONTRACTOR TO PROVIDE SPDT NORMALLY OPEN MOMENTARY CONTACT SWITCH TO THE HOOD. HOOD TO BE FIELD WIRING TO A FAN AND LIGHT ACCESSIBLE CONTROLS PER CODE AND MANUFACTURER'S INSTRUCTIONS. FIELD VERIFY EXACT LOCATIONS. SEE E221.02.

3/27/2023

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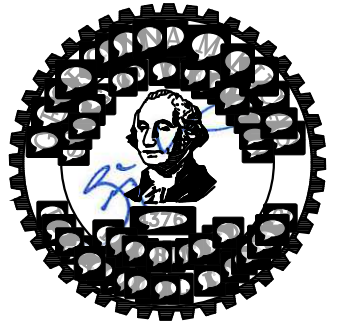
NOTES

- EXISTING UTILITY POWER POLE TO BE RELOCATED. COORDINATE WITH PUGET SOUND ENERGY (PSE) AND GENERAL CONTRACTOR. INSTALLATION TO MEET UTILITY SERVICE PROVIDER REQUIREMENTS. OVERHEAD POWER LINES WILL BE UNDERGROUND BY PSE; COORDINATE SCHEDULE OF WORK WITH OWNER AND PSE.
- PROVIDE TWO (2) 4-INCH CONDUIT WITH PULL ROPE FROM PSE SERVICE POINT TO TRANSFORMER. INSTALL PER CODE AND PSE REQUIREMENTS
- SECONDARY SERVICE FEEDERS. SEE ELECTRICAL SINGLE LINE DIAGRAM FOR CONDUIT AND CONDUCTOR SIZES AND QUANTITIES. INSTALL PER CODE AND PSE REQUIREMENTS.
- PROVIDE TWO (2) 4-INCH CONDUIT FROM TELECOM DEMARC LOCATION IN MAIN ELECTRICAL ROOM TO TELECOM SERVICE PROVIDERS' SERVICE POINTS (ONE 4-INCH CONDUIT PER PROVIDER).
- DIESEL GENERATOR IN ACOUSTIC ENCLOSURE WITH SUB-BASE TANK. SEE SINGLE-LINE DIAGRAM ON DRAWING E00.03 FOR ADDITIONAL INFORMATION. CONTRACTOR TO PROVIDE TWO 1-INCH CONDUITS FROM GENERATOR; ONE TO REMOTE ANNUNCIATOR IN ELECTRICAL ROOM AND ONE TO ATS FOR CONTROL WIRING. CONTRACTOR SHALL PROVIDE CONTINUOUS MONITORING OF THE INTEGRITY OF THE GENERATOR START CONTROL WIRING; LOSS OF INTEGRITY SHALL INITIAL VISUAL AND AUDIBLE ALARMS AT THE GENERATOR AND THE REMOTE ANNUNCIATOR. MAINTAIN AT LEAST 20 FT CLEARANCE TO TRANSFORMER PER PSE REQUIREMENTS.
- PSE EXTERIOR PAD-MOUNTED UTILITY TRANSFORMER LOCATED PER PSE REQUIREMENTS. CONTRACTOR TO PROVIDE BELOW GRADE TRANSFORMER PULL VAULT WITH LID PER PSE STANDARDS. FINAL CONNECTIONS TO TRANSFORMER BY PSE. COORDINATE EXACT LOCATION, ROUTING AND REQUIREMENTS WITH PSE. ALL WORK TO BE PER PSE REQUIREMENTS.
- PROVIDE FEEDER FROM GENERATOR TO ATS IN MAIN ELECTRICAL ROOM. SEE ELECTRICAL SINGLE-LINE DIAGRAM FOR CONDUIT AND CONDUCTOR SIZES AND QUANTITIES. CONTRACTOR TO ALSO PROVIDE TWO 1-INCH CONDUITS FROM GENERATOR; ONE TO REMOTE ANNUNCIATOR IN ELECTRICAL ROOM AND ONE TO ATS FOR CONTROL WIRING.
- FLAGPOLE WITH LUMINAIRES MOUNTED AT TOP OF POLE. ELECTRICAL CONTRACTOR TO CONNECT COMPLETE PER CODE AND MANUFACTURER'S INSTRUCTIONS.
- CONTRACTOR TO INSTALL TWO 2-INCH CONDUITS WITH PULLSTRINGS FROM THE MAIN ELECTRICAL ROOM TO EACH IN-GROUND, WEATHER PROOF JUNCTION BOX AT LOCATIONS SHOWN FOR FUTURE EQUIPMENT. FIELD VERIFY EXACT LOCATIONS AND CONDUIT ROUTINGS WITH ARCHITECT AND ALL OTHER TRADES. PROVIDE PERMANENT LABELING AT CONDUIT ENDS AND JUNCTION BOXES. "SPARE CONDUIT" AND LOCATION OF OPPOSITE END ("VISITOR PARKING," "ELECTRICAL ROOM," "STAFF PARKING," ETC). IN-GROUND JUNCTION BOXES TO BE WEATHERPROOF AND PROVIDED WITH WALK-OVER, NON-SKID LIDS.
- PROVIDE POWER CONNECTIONS FOR GENSET BATTERY CHARGER, BLOCK HEATER, ALTERNATOR STRIP HEATERS, AND RECEPTACLE.

SEE DRAWINGS E21.01, E31.01, AND E41.01 FOR EXTERIOR BUILDING-MOUNTED RECEPTACLES, LUMINAIRES, LOW VOLTAGE EQUIPMENT, ETC.
SEE DRAWING E10.02 FOR SITE ILLUMINANCE CALCULATIONS.

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Seattle, Washington 98109
Phone: 206.285.2966



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LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

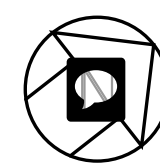
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ISSUE DATE	JANUARY 21, 2021
REVISION SCHEDULE	
1	PERMIT REVISIONS 8/16/21
2	PERMIT REVISIONS 6/17/22
3	PERMIT REVISIONS 9/23/23
4	PERMIT REVISIONS 2/1/23

ELECTRICAL SITE PLAN

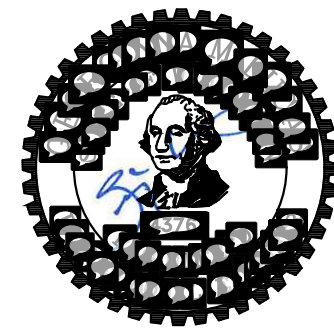
SHEET #

FOR BUILDING PERMIT

E10.01



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
APP BAY APRON SOUTHEAST	+	3.2 f	16.5 f	0.3 f	55.0:1	10.7:1
BOTTS DRIVE	+	0.0 f	0.4 f	0.0 f	N/A	N/A
LAWSON STREET	+	0.0 f	0.4 f	0.0 f	N/A	N/A
PARKING NORTHWEST	+	1.7 f	4.7 f	0.2 f	23.5:1	8.5:1
PARKING SOUTHEAST	+	1.4 f	3.7 f	0.1 f	37.0:1	14.0:1
PATIO - EXTERIOR	+	6.8 f	28.7 f	1.5 f	19.1:1	4.5:1
PROPERTY LINE - EAST	+	0.0 f	0.0 f	0.0 f	N/A	N/A
PROPERTY LINE - WEST	+	0.0 f	0.1 f	0.0 f	N/A	N/A
SIDEWALK K NORTHWEST	+	4.3 f	17.2 f	0.5 f	34.4:1	8.6:1
SIDEWALKS SOUTHEAST	+	7.1 f	15.2 f	2.0 f	7.6:1	3.6:1
SIDEWALKS / DRIVES @ LAWSON ROW	+	0.5 f	2.0 f	0.0 f	N/A	N/A
WETLAND BUFFER	+	0.0 f	0.0 f	0.0 f	N/A	N/A
APP BAY APRON NORTHWEST	+	3.2 f	16.9 f	0.9 f	18.8:1	3.6:1

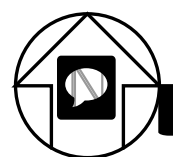


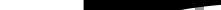
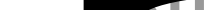
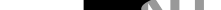
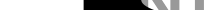
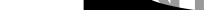
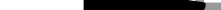
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

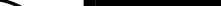
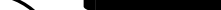
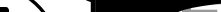
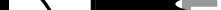
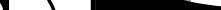
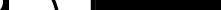
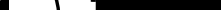
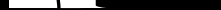
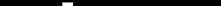
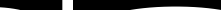
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FOR BUILDING PERMIT E10.02

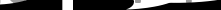
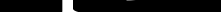
ALL OTHER LOW VOLTAGE SYSTEMS (ALERTING SYSTEM, TELECOM, CATV, ACCESS CONTROL, ETC) AND THE VEHICLE EXHAUST SYSTEM ARE DESIGNED AND INSTALLED BY VENDORS HIRED BY THE OWNER. DEVICES AND EQUIPMENT SHOWN ON THESE DRAWINGS ARE FOR BIDDING PURPOSES ONLY. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE FIRE ALARM CONTRACTOR AND THE OWNER'S VENDORS AND PROVIDE POWER, INFRASTRUCTURE, AND INTERCONNECTIONS AS REQUIRED FOR THESE SYSTEMS.



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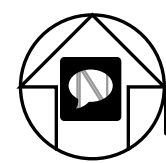
E21.01

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LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

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FLOOR PLAN - LEVEL 1
POWER PLAN

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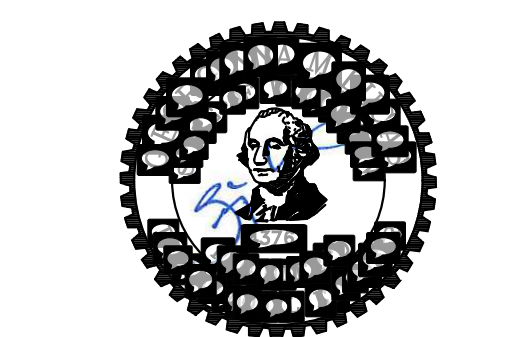
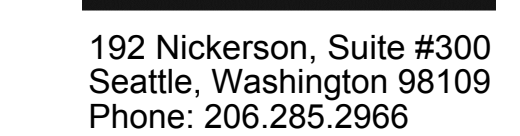
ALL LEVEL 1-MECHANICAL & PLUMBING EOPT CO

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E21.02

FOR BUILDING PERMIT

E21.02



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LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

PROJECT # 19061

BUILDING PERMIT SET

ISSUE DATE JANUARY 21, 2021

[illegible]

ROOF PLAN

POWER PLAN

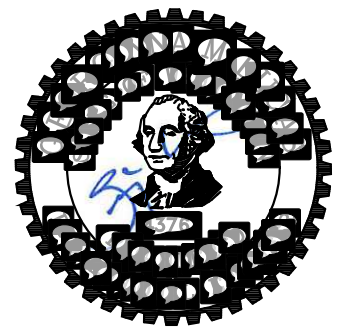
SHEET #

E21.11

FIRE ALARM SYSTEM IS TO BE DESIGN-BUILD BY THE FIRE ALARM CONTRACTOR.

ALL OTHER LOW VOLTAGE SYSTEMS (ALERTING SYSTEM, TELECOM, CATV, ACCESS CONTROL, ETC) AND THE VEHICLE EXHAUST SYSTEM ARE DESIGNED AND INSTALLED BY VENDORS HIRED BY THE OWNER. DEVICES AND EQUIPMENT SHOWN ON THESE DRAWINGS ARE FOR BIDDING PURPOSES ONLY. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE FIRE ALARM CONTRACTOR AND THE OWNER'S VENDORS AND PROVIDE POWER, INFRASTRUCTURE, AND INTERCONNECTIONS AS REQUIRED FOR THESE SYSTEMS.

FOR BUILDING PERMIT



DIFFERENTIATION

CCD BLACK DIAMOND PARTNERSHIP
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

BUILDING PERMIT SET

ISSUE DATE JANUARY 21, 2021

REVISION SCHEDULE

[illegible]

LUMINAIRE SCHEDULE

& ENERGY CODE

FORMS

SHEET #

E30 01

L30.01

Lighting, Motor, and Electrical Permit Checklist, Pg. 5				LTG-CHK
2013 Washington State Code Compliance Forms for Commercial Buildings including R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16, R17, R18, R19, R20, R21, R22, R23, R24, R25, R26, R27, R28, R29, R30, R31, R32, R33, R34, R35, R36, R37, R38, R39, R40, R41, R42, R43, R44, R45, R46, R47, R48, R49, R50, R51, R52, R53, R54, R55, R56, R57, R58, R59, R60, R61, R62, R63, R64, R65, R66, R67, R68, R69, R70, R71, R72, R73, R74, R75, R76, R77, R78, R79, R80, R81, R82, R83, R84, R85, R86, R87, R88, R89, R90, R91, R92, R93, R94, R95, R96, R97, R98, R99, R100, R101, R102, R103, R104, R105, R106, R107, R108, R109, R110, R111, R112, R113, R114, R115, R116, R117, R118, R119, R120, R121, R122, R123, R124, R125, R126, R127, R128, R129, R130, R131, R132, R133, R134, R135, R136, R137, R138, R139, R140, R141, R142, R143, R144, R145, R146, R147, R148, R149, R150, R151, R152, R153, R154, R155, R156, R157, R158, R159, R160, R161, R162, R163, R164, R165, R166, R167, R168, R169, R170, R171, R172, 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Lighting, Motor, and Electrical Permit Checklist, Pg. 2				LTG-CHK	
2015 Washington State Energy Code Compliance Forms for Commercial Buildings Including R2, R3, R4 over 3 stores and all R1					
Project Title: LAWSON HILLS FIRE STATION				Date	3/27/2023
The following information is necessary to carry a permit application for compliance with the lighting, motor, and electrical requirements in the Washington State Energy Code.					
Applicability (yes/no/NA)	Code Section (yes/no/NA)	Component	Compliance information required in permit documents	Location in Documents	Building Notes
NA	C405.2.5 - Item 4	Hospital/guest rooms	Indicate method of manual lighting control - vacancy or other key control of all installed luminaires and switched receptacles in guest room		
	C405.2.5 - Item 4	Supplemental task lighting	Indicate method and location of automatic switch-controlled lighting for supplemental task lighting; including under-shelf or under-cabinet lighting		
NA	C405.2.5 - Item 5	Lighting for non-vital spaces	Indicate on plans eligible non-vital lighting applications, include s.t. area of each lighting control zone. Indicate on plans that non-vital lighting are controlled independently from both general area lighting and other lighting applications within the same space. Indicate method of manual lighting control and applicable automatic lighting control		
NA	C405.2.5 - Item 6	Lighting equipment for sale or demonstration	Indicate on plans that lighting equipment for sale or demonstration are controlled independently from both general area lighting and other lighting applications within the same space. Indicate method of manual lighting control and applicable automatic lighting control		
	C405.2.5 - Item 7	Means of egress lighting	Identify on plans egress features that function as both normal and emergency means of egress illumination. Provide calculation of lighting power density of total egress lighting. If total egress lighting power density is greater than 0.2 W/ft ² , R1, indicate on plans egress features requiring automatic shut-off during unoccupied periods. Indicate method of automatic shut-off control	ES-SERIES	
Yes	C405.2.5 - Item 7	Means of egress lighting	Indicate on exterior lighting plans location and schedule the automatic lighting control method, control sequence, and locations served.	ES-SERIES	
	C405.2.7	Exterior lighting controls	For building facades and fenestration lighting, indicate automatic controls shut-off lighting as a function of daylight and/or occupancies. For all other exterior lighting, indicate automatic controls shut-off lighting as a function of available daylight; include control sequence that also reduces lighting power by at least 50% between 12am-6am, or from 1 hour after closing to 1 hour before opening, or based upon motion sensor.	ES-SERIES	
NA	C405.5.1	Exterior building grounds lighting controls	For building grounds, fixtures greater than 100 watts, indicate on plans whether fixtures have efficacy greater than 80 lumens/ or are controlled by motion sensor, or are exempt lighting per C405.5.2	ES-SERIES	
NA	C405.2.5 (except for Code 7)	Area controls - Master controls and switches and circuit	Indicate location(s) of master control switch(es) intended to control multiple independent lighting circuits; circuit breaker may not be used as a master control switch. Indicate location(s) of master control switch(es) by a single master control switch.	ES-SERIES	

1. PROVIDE ALL PARTS, COMPONENTS, AND HARDWARE TO CONSTITUTE A COMPLETE INSTALLATION WITH OPTIONS INDICATED IN LUMINAIRE SCHEDULE. CATALOG NUMBERS FOR SUCH ITEMS ARE NOT INCLUDED IN SCHEDULE ABOVE.

2. COORDINATE ALL COLORS, FINISHES WITH ARCHITECT.

3. PROVIDE ALL LUMINAIRES AND EXIT SIGNS WITH 5-YEAR WARRANTY MINIMUM UNLESS NOTED OTHERWISE IN SCHEDULE ABOVE.

4. SEE LIGHTING PLANS FOR MOUNTING AND FACES / ARROWS AT EACH LOCATION.

5. BASIS OF DESIGN EXTERIOR LUMINAIRES ARE THE TOP MANUFACTURERS LISTED FOR EACH TYPE IN THE LUMINAIRE SCHEDULE ABOVE (LSI INDUSTRIES MRS. HUBELL LTD. ETC. ETC.) THE A/EH REQUIRES THAT NO ILLUMINATION SPILLS OFF ONTO ADJACENT PROPERTIES. IF THE CONTRACTOR IS SUBMITTING ON ANY OF THE LISTED APPROVED EQUIP. MANUFACTURERS, THEY SHALL INCLUDE IN THEIR LIGHTING SUBMITTAL A SITE ILLUMINATION CALCULATION PLAN SHOWING COMPLIANCE WITH THIS REQUIREMENT BASED ON THEIR SUBMITTED LUMINAIRES. LUMINAIRE SUBMITTALS WILL NOT BE APPROVED WITHOUT THESE CALCULATIONS. ILLUMINANCE CALCULATIONS SHALL INCLUDE LEGIBLE CALCULATION POINTS BASED ON A CALCULATION ZONE WITH ROW AND COLUMN SPACING OF CALCULATION POINTS AT NO MORE THAN 5 FT X 5 FT AS WELL AS A TABLE SHOWING ALL LUMINAIRES, THE IES FILES USED, AND THE ASSUMED LIGHT LOSS FACTORS (LLF).

2019 Washington State Energy Code Compliance Forms for Commercial Buildings including R2, R3, R4 over 5 stories and all R1

Revised Nov 2018

Project Title:

LAWSON HILLS FIRE STATION

Date:

3/27/2023

Exterior Lighting Zone

☐ Zone 1

☒ Zone 2

☐ Zone 3

☐ Zone 4

☐ Clear

Exterior Lighting Zone sections required to enable LTG-EXT form. Zones are defined in Table C405.3.2(7) and specified by the jurisdiction.

Building Department Use

For Dating Department Use

Calculation Area

☐ New construction

☐ Addition - stand alone

☐ Addition + existing

☐ Alteration with < 50% ext. wattage replaced

☐ Alteration with ≥ 50% ext. wattage replaced

☐ Clear

User Note

Building Grounds

Applies to individual luminaires > 100 Watts

☐ Efficacy > 80 lumens/watt

☐ Exemption

Controlled by melatonin sensor

Tradable Maximum Allowed Lighting Wattage

NOTE 1

Base Site Allowance:

600

Tradable Surfaces	Surface Description	Area (ft²), perimeter (ft) or # of items	Allowed watts per ft² or per ft	Allowed Watts x# (or x ft) NOTE
Main Entry Door	MAIN ENTRY		3' 20W/LF door	60
Other Entry Door	OTHER ENTRIES		3' 20W/LF door	180
Uncovered Parking and drives	SURFACE PARKING LOT/S APRONS	11050	0.06 W/ft²	663
Grounds Walkways > 12' wide	EXTERIOR PATIO	425	0.14 W/ft²	60
Grounds Walkways < 10' wide	SIDEWALKS	1000	0.7 W/ft²	700

Total Allowed Tradable + Site Allowance Watts

2263

Tradable Proposed Lighting Wattage

NOTE3

Tradable Surface	Feature Description NOTE 4, 5	Number of Fixtures	Watts per Fixture NOTE 6	Watts Proposed
Main Entry Door	W2	3	22	66
Other Entry Door	W2	3	22	66
Uncovered Parking and drives	WAS / V3B3	5	63	315
Grounds Walkways > 12' wide	W1	3	64	132
Grounds Walkways > 12' wide	W1	2	20	10
Main Entry Door	FL AG POLE W/ INTEGRAL LIGHT	2	50	100
Grounds Walkways < 10' wide	W2	6	22	132

Total proposed tradable watts may not exceed the sum of total allowed tradable watts plus the base site allowance. Add base site allowance not considered to make tradable watts comply can be applied to individual non-tradable categories.

Total Proposed Tradable Watts

1005

Non-Tradable Maximum Allowed Lighting Wattage

NOTE 1

Site Allowance Remaining

600

Non-Tradable Surfaces	Surface Description	Area (ft²), perimeter (ft) or # of items	Allowed Watts per ft², if or item	Allowed Watts x# (or x ft) NOTE
-----------------------	---------------------	--	-----------------------------------	---------------------------------

Non-Tradable Proposed Lighting Wattage

NOTE 3, 7

Non-Tradable Surface	Feature Description NOTE 4, 5	Number of Fixtures	Watts per Fixture NOTE 6	Watts Proposed
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Non-tradable proposed watts may not exceed allowed watts for any individual surface unless the total excess watts for all non-tradable surfaces are less than the remaining site allowance.

Non-Tradable Watts Exceeding LPFA

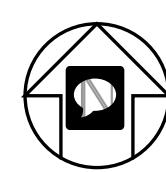
0

Remaining Site Allowance

600

Project Summary, pg 1		PROJ-SUM	
2015 WABC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1		Revised Dec 2019	
General Info Area, plan and/or section view of building that provides a general overview of the project and its location on the project site. Project Owner or Rep:		Date: 3/27/2023 For Building Department Use:	
Project Site Address: LAWNON Hill FIRE STATION Project City, County, Zip: LAWNON DISTRICT, WA 96371 Project Owner or Rep: CCD BLACK DIAMOND PARTNERS, LLC Jurisdiction:			
Project Description Select all that apply to the scope of project:		☐ New Construction and Additions ☐ Existing Building Retrofit ☐ Alteration ☐ Historic Building ☐ Building Elements Scope - Select all that apply:	
Select Addition / Existing or Alteration / Existing fire alarm or fire suppression system components within the addition or alteration to commercial building (C202 or C203)		☐ Building Envelope ☐ Mechanical Systems ☐ Electrical Systems ☐ Service Hot Water Systems ☐ Lighting Systems ☐ Building Equipment Systems	
☐ All Commercial ☐ Group R - R2, R3, & R4 over 3 stories and all R1		☒ Mixed Use	
Occupancy Type <i>Mixed Use: Building greater than three stories above grade and that both Commercial and Group R occupancies.</i> <i>Mixed Occupancy: Building of three stories or less above grade and that both Commercial and Group R2, R3 or R4 occupancies. See All Commercial to document compliance for the commercial areas of the building. The residential portion shall comply with the WABC-Residential Provisions.</i>			
Space Categories Select all that apply to the scope of project:		☐ Fully Enclosed ☐ Low Energy Space Category? ☐ Digital Low Energy Spaces ☐ Unconditioned ☐ Wireless service equipment shelter	
☐ Semi-headed ☐ Unconditioned ☐ Low energy heating/cooling capacity ☐ Greenhouse?		☐ Refrigerated Spaces (Walk-in or under Walk-in) ☐ Equipment building	
Floor Area and Stories		Floor Above Grade: 1 Building Gross Conditioned Floor Area: 4,392 Project Gross Conditioned Floor Area: 4,392	

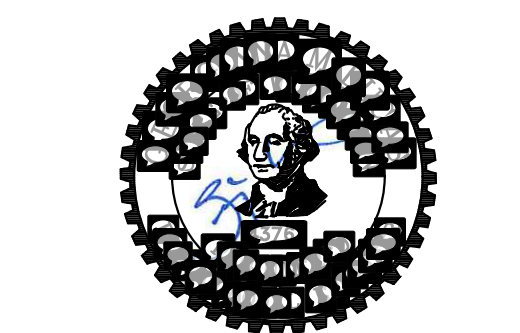
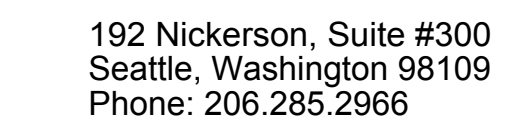
Project Summary LTG-SUN	
Project Info	1515 Washington St. Energy Code Compliance Forms for Commercial Buildings including RC, R3, R4 over 2 stories and at R1 Project Title: LAWSON MILLS FIRE STATION Project Location: Provide contact to musician for individual who provided Request for quote to obtain form information provided Company Name: SLIDER - EYE Company Address: 110 GORRISON ST, SUITE 300, SEATTLE, WA 98109 Applicant Name: NECKERUS LUCAS Applicant Phone: 206-283-2996 Applicant Email: GEORGINA@SLIDERSEYE.COM Revised: Nov 20 Date: 3/27/2023 For Building Department Use:
Project Description	☐ New Building ☐ Addition ☐ Alteration ☐ New Lighting System Include PRO-A Fill form (included in amenity forms workbook) with lighting compliance information
Interior Lighting System Description	ALL INTERIOR LIGHTING WILL BE LED.
Interior Lighting Power Allowance Method	☐ Building Area Method ☒ Sectional method used in project ☒ Space-by-space Method ☐ C405 2-Story & 3-Story Level Lighting Controls (LLC)
Interior Lighting Controls	☒ At C405.2.1, C405.2.1.1, C405.2.1.2, C405.2.1.3, C405.2.1.4, C405.2.1.5, C405.2.1.6, C405.2.1.7, C405.2.1.8, C405.2.1.9, C405.2.1.10, C405.2.1.11, C405.2.1.12, C405.2.1.13, C405.2.1.14, C405.2.1.15, C405.2.1.16, C405.2.1.17, C405.2.1.18, C405.2.1.19, C405.2.1.20, C405.2.1.21, C405.2.1.22, C405.2.1.23, C405.2.1.24, C405.2.1.25, C405.2.1.26, C405.2.1.27, C405.2.1.28, C405.2.1.29, C405.2.1.30, C405.2.1.31, C405.2.1.32, C405.2.1.33, C405.2.1.34, C405.2.1.35, C405.2.1.36, C405.2.1.37, C405.2.1.38, C405.2.1.39, C405.2.1.40, C405.2.1.41, C405.2.1.42, C405.2.1.43, C405.2.1.44, C405.2.1.45, C405.2.1.46, C405.2.1.47, C405.2.1.48, C405.2.1.49, C405.2.1.50, C405.2.1.51, C405.2.1.52, C405.2.1.53, C405.2.1.54, C405.2.1.55, C405.2.1.56, C405.2.1.57, C405.2.1.58, C405.2.1.59, C405.2.1.60, C405.2.1.61, C405.2.1.62, C405.2.1.63, C405.2.1.64, C405.2.1.65, C405.2.1.66, C405.2.1.67, C405.2.1.68, C405.2.1.69, C405.2.1.70, C405.2.1.71, C405.2.1.72, C405.2.1.73, C405.2.1.74, C405.2.1.75, C405.2.1.76, C405.2.1.77, C405.2.1.78, C405.2.1.79, C405.2.1.80, C405.2.1.81, C405.2.1.82, C405.2.1.83, C405.2.1.84, C405.2.1.85, C405.2.1.86, C405.2.1.87, C405.2.1.88, C405.2.1.89, C405.2.1.90, C405.2.1.91, C405.2.1.92, C405.2.1.93, C405.2.1.94, C405.2.1.95, C405.2.1.96, C405.2.1.97, C405.2.1.98, C405.2.1.99, C405.2.1.100, C405.2.1.101, C405.2.1.102, C405.2.1.103, C405.2.1.104, C405.2.1.105, C405.2.1.106, C405.2.1.107, C405.2.1.108, C405.2.1.109, C405.2.1.110, C405.2.1.111, C405.2.1.112, C405.2.1.113, C405.2.1.114, C405.2.1.115, C405.2.1.116, C405.2.1.117, C405.2.1.118, C405.2.1.119, C405.2.1.120, C405.2.1.121, C405.2.1.122, C405.2.1.123, C405.2.1.124, C405.2.1.125, C405.2.1.126, C405.2.1.127, C405.2.1.128, C405.2.1.129, C405.2.1.130, C405.2.1.131, C405.2.1.132, C405.2.1.133, C405.2.1.134, C405.2.1.135, C405.2.1.136, C405.2.1.137, C405.2.1.138, C405.2.1.139, C405.2.1.140, C405.2.1.141, C405.2.1.142, C405.2.1.143, C405.2.1.144, C405.2.1.145, C405.2.1.146, C405.2.1.147, C405.2.1.148, C405.2.1.149, C405.2.1.150, C405.2.1.151, C405.2.1.152, C405.2.1.153, C405.2.1.154, C405.2.1.155, C405.2.1.156, C405.2.1.157, C405.2.1.158, C405.2.1.159, C405.2.1.160, C405.2.1.161, C405.2.1.162, C405.2.1.163, C405.2.1.164, C405.2.1.165, C405.2.1.166, C405.2.1.167, C405.2.1.168, C405.2.1.169, C405.2.1.170, C405.2.1.171, C405.2.1.172, C405.2.1.173, C405.2.1.174, C405.2.1.175, C405.2.1.176, C405.2.1.177, C405.2.1.178, C405.2.1.179, C405.2.1.180, C405.2.1.181, C405.2.1.182, C405.2.1.183, C405.2.1.184, C405.2.1.185, C405.2.1.186, C405.2.1.187, C405.2.1.188, C405.2.1.189, C405.2.1.190, C405.2.1.191, C405.2.1.192, C405.2.1.193, C405.2.1.194, C405.2.1.195, C405.2.1.196, C405.2.1.197, C405.2.1.198, C405.2.1.199, C405.2.1.200, C405.2.1.201, C405.2.1.202, C405.2.1.203, C405.2.1.204, C405.2.1.205, C405.2.1.206, C405.2.1.207, C405.2.1.208, C405.2.1.209, C405.2.1.210, C405.2.1.211, C405.2.1.212, C405.2.1.213, C405.2.1.214, C405.2.1.215, C405.2.1.216, C405.2.1.217, C405.2.1.218, C405.2.1.219, C405.2.1.220, C405.2.1.221, C405.2.1.222, C405.2.1.223, C405.2.1.224, C405.2.1.225, C405.2.1.226, C405.2.1.227, C405.2.1.228, C405.2.1.229, C405.2.1.230, C405.2.1.231, C405.2.1.232, C405.2.1.233, C405.2.1.234, C405.2.1.235, C405.2.1.236, C405.2.1.237, C405.2.1.238, C405.2.1.239, C405.2.1.240, C405.2.1.241, C405.2.1.242, C405.2.1.243, C405.2.1.244, C405.2.1.245, C405.2.1.246, C405.2.1.247, C405.2.1.248, C405.2.1.249, C405.2.1.250



CONNECT ALL INTERIOR LUMINAIRES AND EXIT SIGNS
TO CIRCUIT NOTED ON PANEL LW UNO.

- 

FOR BUILDING PERMIT E31.01



CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

PROJECT #	19061
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BUILDING PERMIT SET

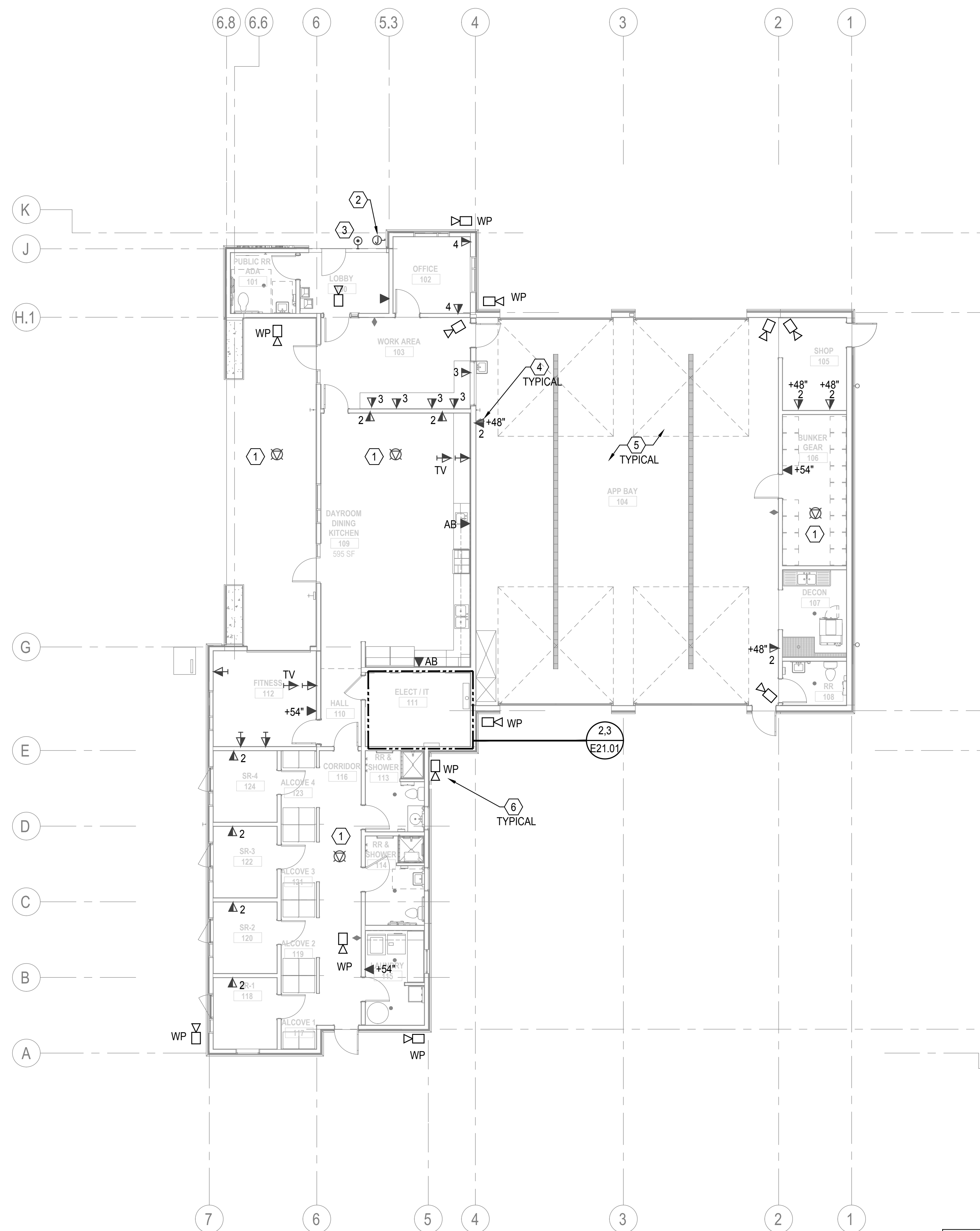
ISSUE DATE JANUARY 21, 2021

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FLOOR PLAN - LEVEL 1
PRELIMINARY SYSTEMS
PLAN

SHEET #

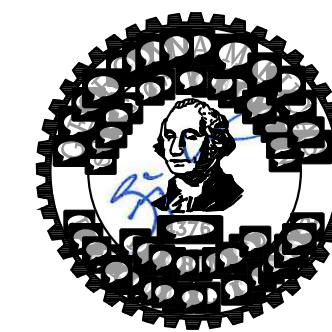
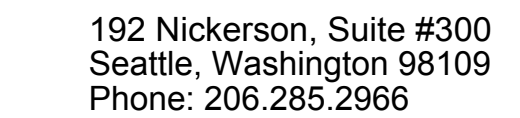
E41.01



FIRE ALARM SYSTEM IS TO BE DESIGN-BUILD BY THE FIRE ALARM CONTRACTOR.

ALL OTHER LOW VOLTAGE SYSTEMS (ALERTING SYSTEM, TELECOM, CATV, ACCESS CONTROL, ETC) AND THE VEHICLE EXHAUST SYSTEM ARE DESIGNED AND INSTALLED BY VENDORS HIRED BY THE OWNER. DEVICES AND EQUIPMENT SHOWN ON THESE DRAWINGS ARE FOR BIDDING PURPOSES ONLY. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE FIRE ALARM CONTRACTOR AND THE OWNER'S VENDORS AND PROVIDE POWER, INFRASTRUCTURE, AND INTERCONNECTIONS AS REQUIRED FOR THESE SYSTEMS.

FOR BUILDING PERMIT



CCD BLACK DIAMOND PARTNERS, LLC
LAWSON HILLS FIRE STATION
26122 LAWSON STREET
BLACK DIAMOND, WA 98010

26122 LAWSON STREET
BLACK DIAMOND, WA 98010

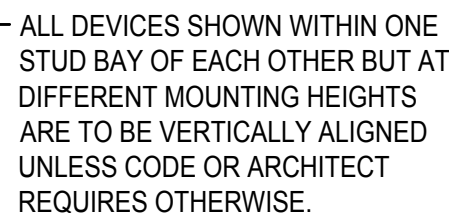
REVISION SCHEDULE		
1	PERMIT REVISIONS	8/16/21
2	PERMIT REVISIONS	6/17/22
3	PERMIT REVISIONS	9/23/23
4	PERMIT REVISIONS	2/1/23

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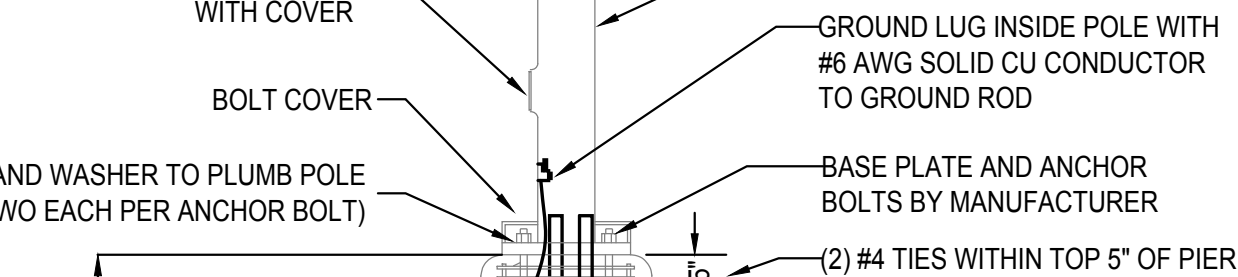
DETAILS

SHEET #

E61.01

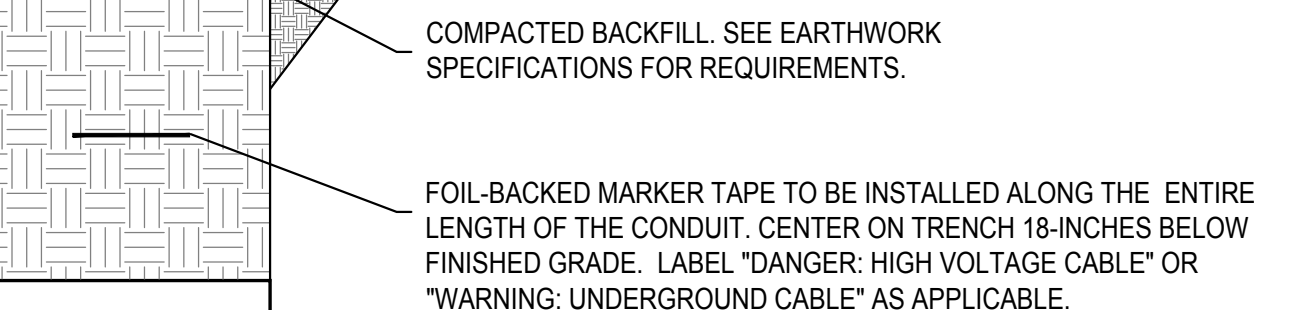


- A. THIS DETAIL IS DIAGRAMMATIC AND MEANT TO SHOW GENERAL LOCATIONS ONLY; NOT ALL PARTS AND PIECES ARE SHOWN. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL PARTS, PIECES, SUPPORTS, ETC REQUIRED FOR A COMPLETE AND FULLY OPERATIONAL SYSTEM.
- B. MOUNTING HEIGHTS SHOWN IN THE ARCHITECTURAL DRAWING SET TAKE PRECEDENCE OVER THOSE SHOWN HERE. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS PRIOR TO ROUGHING IN ANY DEVICES. INFORM ENGINEER AND ARCHITECT OF CONFLICTS.
- C. MOUNTING HEIGHTS SHOWN HERE ARE TO THE TOP OF DEVICE BOXES UNLESS NOTED OTHERWISE.
- D. WHERE DEVICES ARE SHOWN ON THE PLANS ABOVE DOORS, SAID DEVICES SHALL BE CENTERED HORIZONTALLY ON THE DOOR OPENING UNLESS OTHERWISE NOTED OR DIRECTED BY THE ARCHITECT.
- E. ALIGN THE TOPS OF ALL BOXES INDICATED AS BEING INSTALLED MOUNTED AT THE SAME MOUNTING HEIGHT.



NOTES:

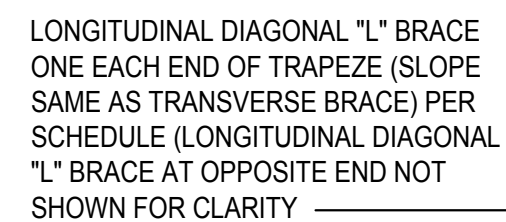
- A. LUMINAIRES TO HAVE A FINAL MOUNTING HEIGHT OF AS INDICATED IN LUMINAIRE SCHEDULE.
- B. LIGHT POLES TO BE DESIGNED TO MEET STRUCTURAL AND WIND SPEED REQUIREMENTS OF LOCAL CODES. CONTRACTOR TO INCLUDE CONFIRMATION OF THIS WITH SHOP DRAWINGS PER NOTE C BELOW.
- C. THIS DRAWING IS DIAGRAMMATIC TO SHOW DESIGN INTENT FOR LIGHT POLE BASES. THE ELECTRICAL CONTRACTOR SHALL HIRE A STRUCTURAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF WASHINGTON TO ENGINEER ALL LIGHT POLE BASES (POLES, BRACKETS, BOLTS, FOUNDATIONS, ETC) TAKING INTO ACCOUNT SCHEDULED LUMINAIRE, MANUFACTURER'S INSTALLATION INSTRUCTIONS, SOILS CONDITION, ETC. OR H-BOLT POLES WITH PROVISIONS FOR FUTURE CCTV CAMERAS, THE CONTRACTOR'S STRUCTURAL ENGINEER SHALL ALSO TAKE THIS EQUIPMENT INTO ACCOUNT IN THEIR CALCULATIONS AND DESIGN. THE CONTRACTOR SHALL INCLUDE STAMPED FINAL POLE / POLE FOUNDATION DESIGN WITH THE LUMINAIRE SUBMITTAL.



- A. SEE PLANS AND RISER DIAGRAMS FOR QUANTITIES AND SIZES OF CONDUIT AND CONDUCTORS.
- B. ALL UTILITY INFRASTRUCTURE IS TO BE INSTALLED PER CODE AND UTILITY REQUIREMENTS. SEE TPU STANDARD C-UG-1100. COORDINATE TELECOM UTILITY PROVIDER REQUIREMENTS WITH TELECOM UTILITIES.
- C. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY SERVICE PROVIDERS FOR INSPECTION OF ALL UTILITY INFRASTRUCTURE PRIOR TO COVER AS REQUIRED BY THE SERVICE PROVIDERS.

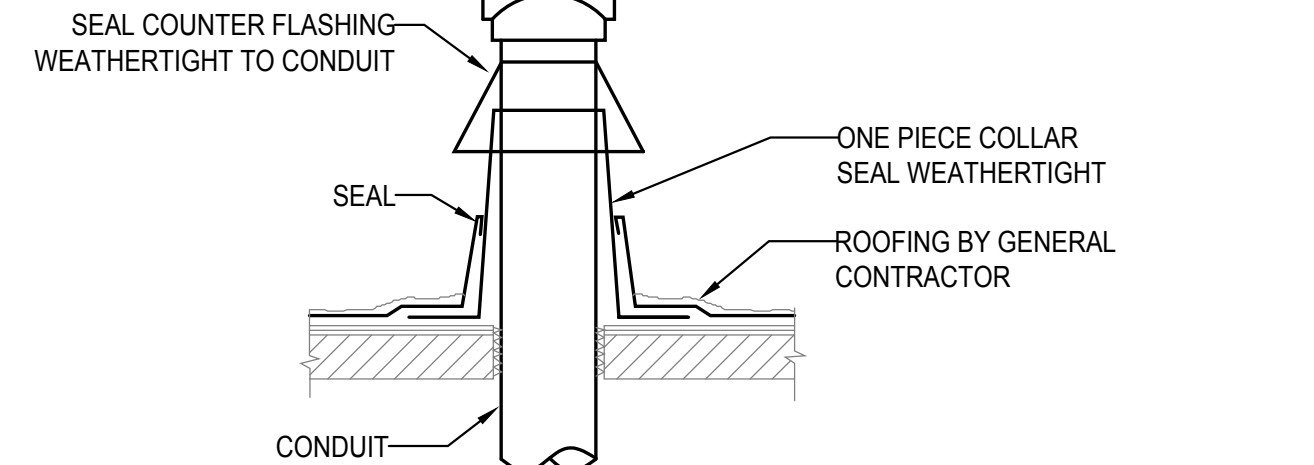


TRANSVERSE DIAGONAL BRACE SPACING - 40'-0" O.C.	LONGITUDINAL DIAGONAL BRACE SPACING - 40'-0" O.C.
NOTE: INSTALL ONE TRANSVERSE BRACE AND ONE LONGITUDINAL BRACE AT EACH END OF TRAPEZE.	



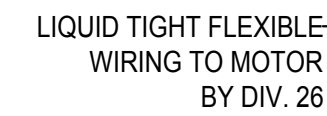
NOTES:

- A. SUPPORT TRAPEZE FROM ALL-THREAD RODS OR FROM VERTICAL UNISTRUT FRAMING SYSTEM MEMBERS AS REQUIRED. THE ELECTRICAL CONTRACTOR SHALL HIRE A STRUCTURAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF WASHINGTON TO ENGINEER ALL CONDUIT SUPPORT RACKS AND CABLE TRAY SYSTEMS. THE CONTRACTOR SHALL INCLUDE STAMPED FINAL CALCULATIONS AND DESIGNS WITH THE ELECTRICAL SUBMITTAL. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
- B. THIS DETAIL APPLIES TO ALL CONDUIT SUPPORT RACKS.



NOTES:

- A. ELECTRICAL CONTRACTOR TO PROVIDE ARCHITECT/ROOFING CONTRACTOR APPROVED CONDUIT COLLAR AND FLASHING.
- B. USE THIS DETAIL ONLY WHERE REQUIRED. STUB-UP THROUGH MECHANICAL EQUIPMENT ROOF CURBS WHEREVER POSSIBLE.



DIV. 23 FURNISHED STARTER;
INSTALLED AND CONNECTED BY
DIV. 26 ON OUTSIDE OF UNIT

NOTES:

- A. MAINTAIN CODE CLEARANCE IN FRONT OF ALL DISCONNECT SWITCHED AND JUNCTION BOXED. DO NOT BLOCK ACCESS PANELS, DOORS OR SERVICE/MAINTENANCE ACCESS.
- B. ROUTE ALL CONDUIT (POWER AND CONTROLS) UP THROUGH EQUIPMENT CURB. SEAL CONDUITS TO PREVENT WATER ENTERING BUILDING.
- C. ALL ROOF TOP ELECTRICAL EQUIPMENT SHALL BE LISTED FOR WET LOCATIONS.





EXHBIIT "D"

TITLE REPORT

[see attached]

Buyer's Initials_____

Seller's Initials_____

Seller's Initials_____

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: Approval of the 2024-2029 Six Year Transportation Improvement Program	Agenda Date: June 15, 2023 AB23-026	
	Mayor Carol Benson	
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev – Mona Davis	
	Finance – May Miller	
	MDRT/Ec Dev – Andy Williamson	
Cost Impact (see also Fiscal Note): Planning for various projects	Police – Chief Kiblinger	
Fund Source: Various	Public Works – Scott Hanis	X
Timeline: As per individual project schedules; due July 1, 2023	Court – Tawnya Parks	
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Resolution; COBD 2024-2029 6 Year Transportation Improvement Plan Final Clean and Redline		
SUMMARY STATEMENT: The City is required to update its Six Year Transportation Improvement Program (TIP) per Revised Code of Washington (RCW) 35.77.010 and file the TIP with the Washington State Department of Transportation (WSDOT). Most grant programs require projects to be on the City's Six Year TIP. The City is required by State law to update the TIP prior to July 1st of each year. A public hearing was held June 1st, 2023. FISCAL NOTE (Finance Department): This pending action does not bring in revenue nor does it cause expenses other than advertising, printing, mailing, and staff labor costs already budgeted for.		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: Public Works Committee recommends forwarding to the full City Council for consideration.		
RECOMMENDED ACTION: MOTION to approve Resolution No. 23-1547, the 2024-2029 Six Year Transportation Improvement Program.		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
June 1, 2023	Public Hearing	
June 15, 2023		

RESOLUTION NO. 23-1547

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BLACK DIAMOND, KING COUNTY, WASHINGTON
APPROVING THE 2024-2029 SIX YEAR
TRANSPORTATION IMPROVEMENT PROGRAM**

WHEREAS, per RCW 35.77.010, the City is required to annually update its Six Year Transportation Improvement Program (TIP) before July 1st of each year and file the updated Transportation Improvement Program with the Washington State Department of Transportation within thirty days of adoption; and

WHEREAS, per RCW 35.77.010, the purpose of the requirement for annual updates is to assure that each city and town shall perpetually have available advanced plans looking to the future for not less than six years as a guide in carrying out a coordinated transportation program; and

WHEREAS, it is an eligibility requirement of many grant programs that the City update its Transportation Improvement Program as required by RCW 35.77.010; and

WHEREAS, in accordance with RCW 35.77.010, a public hearing was held on the proposed updates to the Transportation Improvement Program;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council does hereby approve the 2024-2029 Six Year Transportation Improvement Program, a copy of which is attached at Exhibit "A" and incorporated herein by reference.

PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 15TH DAY OF JUNE, 2023.

CITY OF BLACK DIAMOND:

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk

City of Black Diamond 6 Year
Transportation Improvement Plan
2024 - 2029



SUMMARY OF PROJECTS

Recurring Programs			
Project Name	Location	Cost	Year
General Street Overlay Program	N/A	\$180,000/year; \$1,080,000 total	2024
Neighborhood Street Improvement Program	N/A	\$85,000/year; \$510,000 total	2024
General Street Improvement Program	N/A	\$40,000/year; \$240,000 total	2024
Grant Matching for Street Projects Program	N/A	\$40,000/year; \$240,000 total	2024
Capital Projects			
Project Name	Location	Cost	Year
*1. SR 169 Roundabouts	Roberts Dr./SR 169/BD Ravensdale Rd./Pipeline Rd.	\$20,000,000	2024
2. Covington Creek Bridge	224 th Ave SE, South of SE 297 th St.	\$2,293,500	2024
3. Central Area Public Parking	Railroad Ave.	\$400,000	2024
4. Rock Creek Bridge Rehab	Roberts Dr.	\$75,000	2024
5. Roberts Drive Reconstruction, City Hall to SR 169	City Hall to SR 169	\$6,085,000	2025
*6. Pipeline Road	New east/west road between Lake Sawyer Rd. SE & SR 169	\$22,200,000	2025
7. Sawyer Woods Elementary Pedestrian Improvements, Ph. I	228 th Ave. SE from SE 312 th St. to SE 307 th Pl.	\$2,300,000	2026
8. SR 169 & Park Street Crossing	SR 169 & Park St.	\$160,000	2026
*9. SR 169 Sidewalk, Roberts Drive to James Street	Roberts Dr. to James St.	\$750,000	2026
10. SE 288 th Street Sidewalk, Ph. I	216 th Ave. SE to 224 th Ave. SE	\$1,550,000	2027
*11. Lawson Street Sidewalk, Ph. II	6 th Ave. to Newcastle Dr.	\$600,000	2027
*12. North Connector	SR 169 in north triangle south to Pipeline Rd. and Roberts Dr.	\$4,500,000	2027
13. Arterial Paving – Multiple Locations	Lawson St. between 3 rd Ave. & Newcastle Dr.; 216 th Ave. SE	\$600,000	2028

	between SE 288 th St. & SE 296 th St.		
14. Sawyer Woods Sidewalk, Ph. II	224 th Ave. SE from SE 307 th Pl. to SE 304 th St.	\$2,100,000	2028
*15. Lawson Street & SR 169 Intersection Improvements	Lawson St./SR 169	\$2,000,000	2028
*16. Baker Street & SR 169 Intersection	Baker St./SR 169	\$1,500,000	2028
17. Baker Street Sidewalk	Railroad Ave. to Lawson St.	\$700,000	2029
18. 216 th Avenue SE Pedestrian Improvements	SE 288 th St. to SE 292 nd St.	\$750,000	2029
*19. Lawson Connector/Lawson Parkway	SR 169 to Lawson St.	\$15,000,000	2029
*20. Lawson Street/Botts Drive Intersection Improvements	Lawson St./Botts Dr.	\$750,000	2029
*21. Morgan Street & Roberts Drive Roundabout	Morgan St./Roberts Dr.	\$1,000,000	2029
	TOTAL	\$87,383,500	

**Funded through developer mitigation and/or transportation impact fees*

General Street Overlay Program

Projected Year: Recurring 2024-2029

Location: Streets throughout the City 5th Ave. between Lawson St. & Baker St., 232nd Ave./Pl. SE between 29615 & end of public road (SE 302nd), and 228th Ave. SE/229th Ave. SE/229th Pl. SE/SE 292nd Pl.

Distance: N/A

Type of Improvement: Use for opportunities to provide asphalt overlays on various City streets. This will allow the City to build an asphalt overlay program to address deteriorating, non-neighborhood streets throughout the City. These streets typically would not qualify for grant funding.

Estimated Cost: \$180,000/year; \$1,080,000 total

Fund Source: Local City Funds



Neighborhood Street Improvement Program

Projected Year: Recurring 2024-2029

Location: Include Morgan Creek, Diamond Glen, and Rainier View. Other neighborhoods will be added in future years, as needed

Distance: N/A

Type of Improvement: Use for opportunities to provide asphalt overlays or other roadway treatments (chip seal, seal coating) in neighborhoods. This will allow the City to build up funds to address deteriorating neighborhood streets throughout the City. These streets typically would not qualify for grant funding.

Estimated Cost: \$85,000/year; \$510,000 total

Fund Source: Local City Funds



General Street Improvement Program

Projected Year: Recurring 2024-2029

Location: N/A

Distance: N/A

Type of Improvement: Use for opportunities to leverage private funds, short overlays, chip sealing, crack sealing, patch work, addressing minor safety problems.

Estimated Cost: \$40,000/year; \$240,000 total

Fund Source: Local City Funds



Grant Matching for Street Projects Program

Projected Year: Recurring 2024-2029

Location: N/A

Distance: N/A

Type of Improvement: Use for grant applications to provide the required match.

Estimated Cost: \$40,000/year; \$240,000 total

Fund Source: Local City Funds

What is a matching grant?



A matching grant is a contingent grant awarded only if the receiving entity is able to put up (or independently raise) a sum equal to the amount provided by the granting entity.



SR 169 Roundabouts (#1)

Projected Year: 2024

Location: intersections of SR 169/Roberts Dr. and SR 169/Black Diamond-Ravensdale Rd. for one roundabout, intersection of SR 169/Pipeline Rd. for the second.

Distance: N/A

Type of Improvement: Roundabout[s] addressing the intersections of SR 169/Roberts Dr. and SR 169/Black Diamond-Ravensdale Rd.

Estimated Cost: \$20,000,000

Fund Source: Developer Mitigation, Transportation Impact Fees



Roberts Dr. & BD-Ravensdale



Pipeline Rd.

Covington Creek Bridge (#2)

Projected Year: 2024

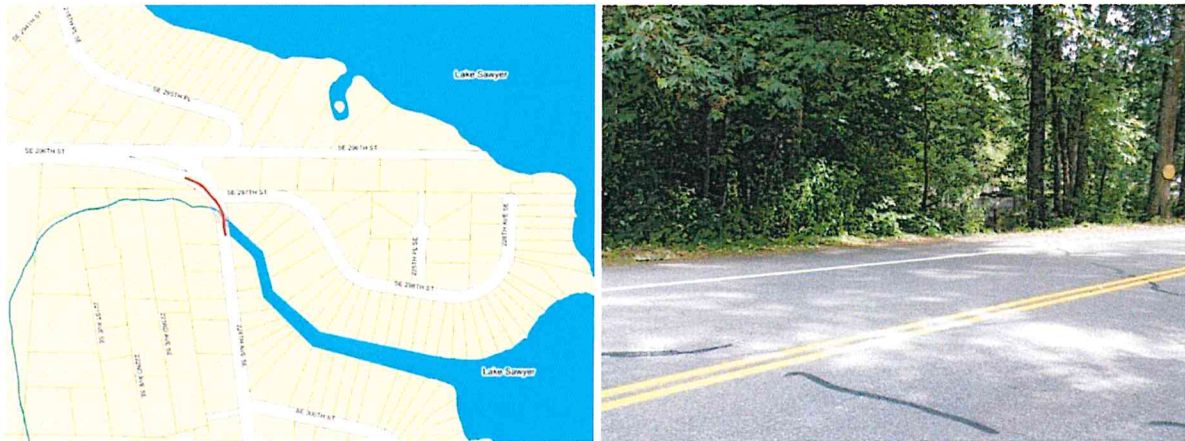
Location: 228th Ave. SE from approximately 225' south of SE 297th St. to SE 296th St.

Distance: 0.07 miles

Type of Improvement: Replaces three failing culverts at Covington Creek with a prestressed girder bridge, along with associated grading and road improvements to match up roadways on the north and south.

Estimated Cost: \$2,293,500

Fund Source: King County Flood Control District Funds



Central Area Public Parking (#3)

Projected Year: 2024

Location: Railroad Ave. and Baker St., and nearby streets

Distance: N/A

Type of Improvement: Explore parking options for the historic downtown area of Black Diamond. New parking lots will likely trigger stormwater treatment requirements.

Estimated Cost: \$400,000

Fund Source: Local City Funds/Stormwater/Grants



Rock Creek Bridge Rehab (#4)

Projected Year: 2024

Location: Roberts Dr. Rock Creek Bridge (between 236th Ave. SE & Bruckners Way)

Distance: 20'

Type of Improvement: Sealing and painting underside of the Rock Creek Bridge.

Estimated Cost: \$75,000

Fund Source: Local City Funds



Roberts Drive Reconstruction, City Hall to SR 169 (#5)

Projected Year: 2025

Location: City Hall to SR 169

Distance: .77 miles

Type of Improvement: Widening and overlay to accommodate shared bicycle path, sidewalks on both sides of the road from Morgan Dr. to SR 169, street lighting, and stormwater improvements.

Estimated Cost: \$6,085,000

Fund Source: TIB Grant, RCO Grant, Local City Funds



Pipeline Road (#6)

Projected Year: 2025

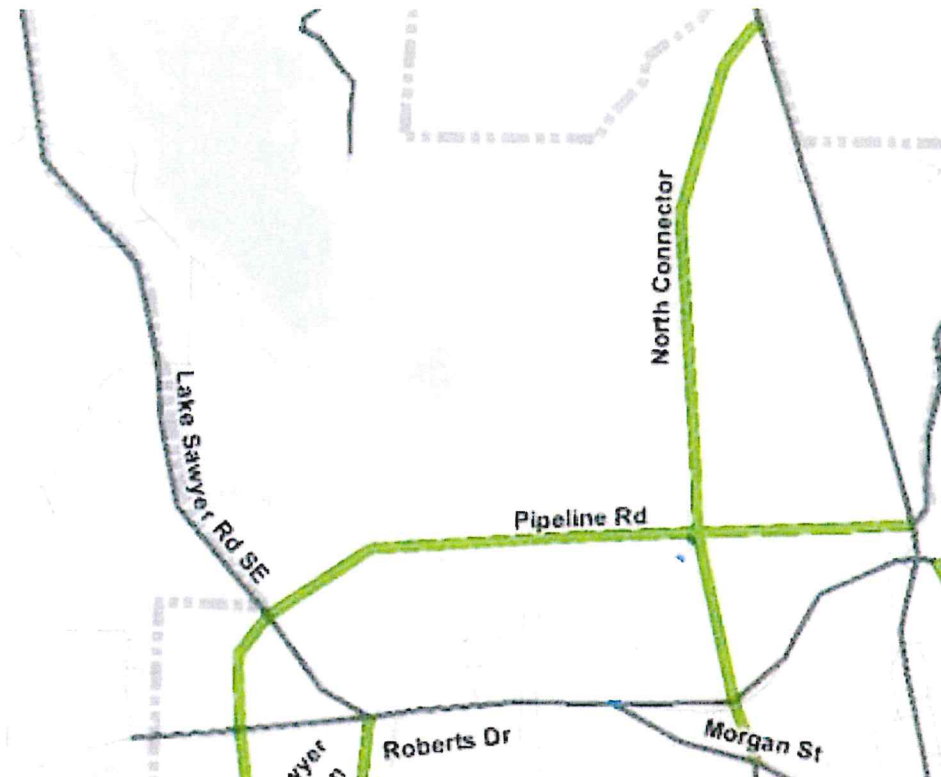
Location: Construction of new Pipeline Rd. between Lake Sawyer Rd. & SR 169

Distance: 1.5 miles

Type of Improvement: Construction of a new roadway with pedestrian facilities between SR 169 and Lake Sawyer Rd. SE.

Estimated Cost: \$22,200,000

Fund Source: Developer Mitigation, Transportation Impact Fees



Sawyer Woods Elementary Pedestrian Improvements, Ph. I (#7)

Projected Year: 2026

Location: 228th Ave. SE from SE 312th St. to SE 307th Pl.

Distance: 0.30 miles

Type of Improvement: New sidewalk on the east side of 228th Ave. SE along with stormwater facilities, pedestrian lighting, and block walls.

Estimated Cost: \$2,300,000

Fund Source: Safe Routes to School Grant; local city funds



SR 169 & Park Street Crossing (#8)

Projected Year: 2026

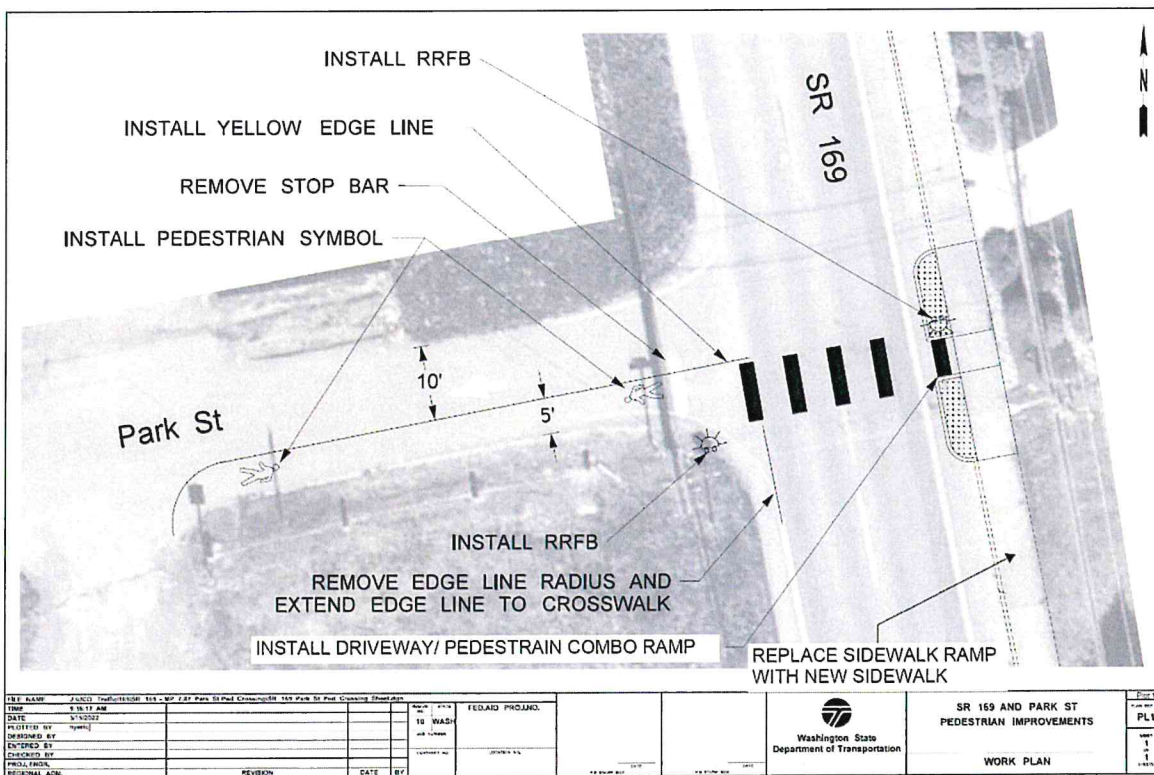
Location: SR 169 & Park St.

Distance: N/A

Type of Improvement: Crosswalk, Designated pedestrian path on Park St., and Rectangular Rapid-Flashing Beacons (RRFBs)

Estimated Cost: \$160,000

Fund Source: WSDOT Pedestrian & Bicycle Program Grant



SR 169 Sidewalk, Roberts Drive to James Street (#9)

Projected Year: 2026

Location: SR 169 from Roberts Dr. to James St.

Distance: .20 miles

Type of Improvement: 6-foot wide sidewalk on the west side of SR 169 between the future roundabout and James St.

Estimated Cost: \$750,000

Fund Source: Developer Mitigation



SE 288th Street Sidewalk, Ph. I (#10)

Projected Year: 2027

Location: SE 288th St. from 216th Ave. SE to 224th Ave. SE

Distance: 0.49 miles

Type of Improvement: New concrete sidewalk on the south side of the road.

Estimated Cost: \$1,550,000

Fund Source: Local City Funds



Lawson Street Sidewalk, Ph. II (#11)

Projected Year: 2027

Location: 6th Ave. to Newcastle Dr.

Distance: .19 miles

Type of Improvement: 6-foot wide sidewalk on the south side of Lawson St. along with crosswalks at 6th Ave. and Newcastle Dr.

Estimated Cost: \$600,000

Fund Source: Developer Mitigation; Grant funds



North Connector (#12)

Projected Year: 2027

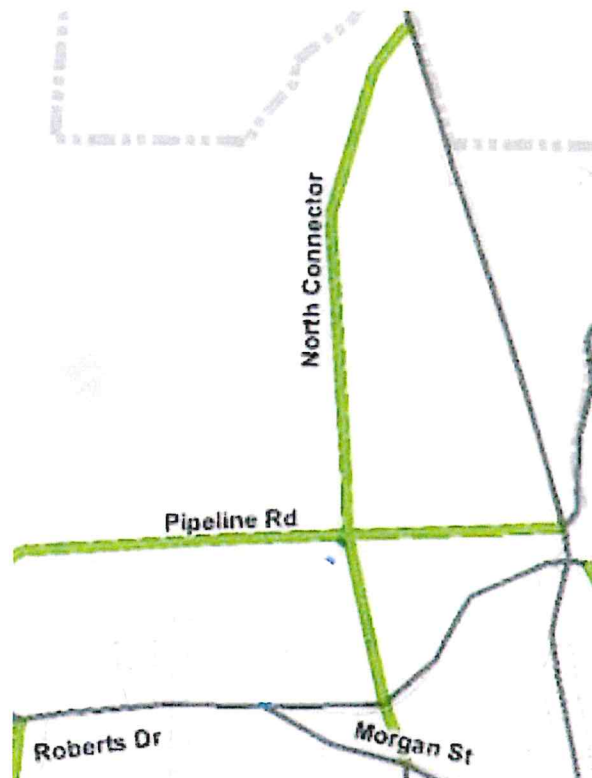
Location: SR 169 connection in the north triangle south to Roberts Dr.

Distance: .25 miles

Type of Improvement: New minor arterial connection to SR 169 with potential roundabout

Estimated Cost: \$4,500,000

Fund Source: Developer Funded, Transportation Impact Fees



Arterial Paving – Multiple Locations (#13)

Projected Year: 2028

Location: Lawson St. between 3rd Ave. & Newcastle Dr., and 216th Ave. SE between SE 288th St. & SE 296th St.

Distance: 0.70 miles

Type of Improvement: Asphalt overlays on City arterial streets.

Estimated Cost: \$600,000

Fund Source: TIB Arterial Preservation Program grants (limited to streets classified as arterials)



Sawyer Woods Elementary Pedestrian Improvements, Ph. II (#14)

Projected Year: 2028

Location: 224th Ave. SE from SE 307th Pl. to SE 304th St.

Distance: 0.27 miles

Type of Improvement: New sidewalk on the east side of 224th Ave. SE along with stormwater facilities, block walls, and regrading portions of 224th to accommodate steep slopes on driveways.

Estimated Cost: \$2,100,000

Fund Source: Safe Routes to School Grant; TIB Grant; local city funds



Lawson Street & SR 169 Intersection Improvements (#15)

Projected Year: 2028

Location: Intersection of Lawson St. & SR 169

Distance: N/A

Type of Improvement: New signal to facilitate turning movements and pedestrian crossing.

Estimated Cost: \$2,000,000

Fund Source: Developer Mitigation, Transportation Impact Fees



Baker Street & SR 169 Intersection Improvements (#16)

Projected Year: 2028

Location: Intersection of Baker St. & SR 169

Distance: N/A

Type of Improvement: New signal and turn lane(s) to facilitate turning movements and pedestrian crossing

Estimated Cost: \$1,500,000

Fund Source: Developer Mitigation, Transportation Impact Fees



Baker Street Sidewalk (#17)

Projected Year: 2029

Location: Railroad Ave. to Lawson St.

Distance: .21 mi

Type of Improvement: Sidewalk on the south side of Baker St. between Railroad and SR 169,
then on the west side of SR 169 between Baker and Lawson

Estimated Cost: \$700,000

Fund Source: Grant, Local City Funds, Developer frontage improvements



216th Avenue SE Pedestrian Improvements (#18)

Projected Year: 2029

Location: SE 288th St. to SE 292nd St.

Distance: 0.20 miles

Type of Improvement: Sidewalk, curb, gutter, stormwater, and striping to designate pedestrian facilities and preserve parking at businesses.

Estimated Cost: \$750,000

Fund Source: Local City Funds, TIB Grant



Lawson Connector/Lawson Parkway (#19)

Projected Year: 2029

Location: SR 169 to Lawson St.

Type of Improvement: New 36' wide minor arterial connection to SR 169 with pedestrian facilities, bike lanes, and street lighting.

Estimated Cost: \$15,000,000

Fund Source: Developer Funded, Transportation Impact Fees



Lawson Street/Botts Drive Intersection Improvements (#20)

Projected Year: 2029

Location: Intersection of Lawson St. & Botts Dr.

Type of Improvement: Intersection controls for new intersection, including stop controls.

Estimated Cost: \$750,000

Fund Source: Grant Funds/Developer Mitigation



Morgan Street & Roberts Drive Intersection Improvements (#21)

Projected Year: 2025

Location: Intersection of Roberts Dr. & Morgan St.

Distance: N/A

Type of Improvement: New roundabout, potentially completed as part of the Roberts Drive Reconstruction, City Hall to SR 169 project (#5)

Estimated Cost: \$1,000,000

Fund Source: Developer Mitigation, Transportation Impact Fees, TIB grant



City of Black Diamond 6 Year
Transportation Improvement Plan
2024 - 2029



SUMMARY OF PROJECTS

Recurring Programs			
Project Name	Location	Cost	Year
General Street Overlay Program	N/A	\$180,000/year; \$1,080,000 total	2024
Neighborhood Street Improvement Program	N/A	\$85,000/year; \$510,000 total	2024
General Street Improvement Program	N/A	\$40,000/year; \$240,000 total	2024
Grant Matching for Street Projects Program	N/A	\$40,000/year; \$240,000 total	2024
Capital Projects			
Project Name	Location	Cost	Year
*1. SR 169 Roundabouts	Roberts Dr./SR 169/BD Ravensdale Rd./Pipeline Rd.	\$ 1 20,000,000	2024
2. Covington Creek Bridge	224 th Ave SE, South of SE 297 th St.	\$2,293,500	2024
3. Downtown-Central Area Public Parking	Railroad Ave.	\$400,000	2024
4. Rock Creek Bridge Rehab	Roberts Dr.	\$75,000	2024
5. Roberts Drive Reconstruction, City Hall to SR 169	City Hall to SR 169	\$6,085,000	2025
* 6 Morgan Street & Roberts Drive Roundabout	Morgan St./Roberts Dr.	\$400,000	2025
* 7 5. Pipeline Road	New east/west road between Lake Sawyer Rd. SE & SR 169	\$ 11,6 22,200,000	2025
8 7. Sawyer Woods Elementary Pedestrian Improvements, Ph. I	228 th Ave. SE from SE 312 th St. to SE 307 th Pl.	\$2,300,000	2026
9 8. SR 169 & Park Street Crossing	SR 169 & Park St.	\$160,000	2026
* 1 99. SR 169 Sidewalk, Roberts Drive to James Street	Roberts Dr. to James St.	\$750,000	2026
1 04. SE 288 th Street Sidewalk, Ph. I	216 th Ave. SE to 224 th Ave. SE	\$1,550,000	2027
* 1 12. Lawson Street Sidewalk, Ph. II	6 th Ave. to Newcastle Dr.	\$600,000	2027
* 1 23. North Connector	SR 169 in north triangle south to Pipeline Rd. and Roberts Dr.	\$4,500,000	2027

134. Arterial Paving – Multiple Locations	Lawson St. between 3 rd Ave. & Newcastle Dr.; 216 th Ave. SE between SE 288 th St. & SE 296 th St.	\$600,000	2028
145. Sawyer Woods Sidewalk, Ph. II	224 th Ave. SE from SE 307 th Pl. to SE 304 th St.	\$2,100,000	2028
*156. Lawson Street & SR 169 Intersection Improvements	Lawson St./SR 169	\$ 12 ,000,000	2028
*167. Baker Street & SR 169 Intersection	Baker St./SR 169	\$ 71 ,500,000	2028
178. Baker Street Sidewalk	Railroad Ave. to Lawson St.	\$700,000	2029
189. 216 th Avenue SE Pedestrian Improvements	SE 288 th St. to SE 292 nd St.	\$750,000	2029
*1929. Lawson Connector/Lawson Parkway	SR 169 to Lawson St.	\$ 1015 ,000,000	2029
*20. Lawson Street/Botts Drive Intersection Improvements	<u>Lawson St./Botts Dr.</u>	<u>\$750,000</u>	<u>2029</u>
*21. Morgan Street & Roberts Drive Roundabout	<u>Morgan St./Roberts Dr.</u>	<u>\$1,000,000</u>	<u>2029</u>
TOTAL		\$ 58,633 <u>87,383</u> ,500	

*Funded through developer mitigation and/or transportation impact fees

General Street Overlay Program

Projected Year: Recurring 2024-2029

Location: Streets throughout the City 5th Ave. between Lawson St. & Baker St., 232nd Ave./Pl. SE between 29615 & end of public road (SE 302nd), and 228th Ave. SE/229th Ave. SE/229th Pl. SE/SE 292nd Pl.

Distance: N/A

Type of Improvement: Use for opportunities to provide asphalt overlays on various City streets. This will allow the City to build an asphalt overlay program to address deteriorating, non-neighborhood streets throughout the City. These streets typically would not qualify for grant funding.

Estimated Cost: \$180,000/year; \$1,080,000 total

Fund Source: Local City Funds



Neighborhood Street Improvement Program

Projected Year: Recurring 2024-2029

Location: Include Morgan Creek, Diamond Glen, and Rainier View. Other neighborhoods will be added in future years, as needed

Distance: N/A

Type of Improvement: Use for opportunities to provide asphalt overlays or other roadway treatments (chip seal, seal coating) in neighborhoods. This will allow the City to build up funds to address deteriorating neighborhood streets throughout the City. These streets typically would not qualify for grant funding.

Estimated Cost: \$85,000/year; \$510,000 total

Fund Source: Local City Funds



General Street Improvement Program

Projected Year: Recurring 2024-2029

Location: N/A

Distance: N/A

Type of Improvement: Use for opportunities to leverage private funds, short overlays, chip sealing, crack sealing, patch work, addressing minor safety problems.

Estimated Cost: \$40,000/year; \$240,000 total

Fund Source: Local City Funds



Grant Matching for Street Projects Program

Projected Year: Recurring 2024-2029

Location: N/A

Distance: N/A

Type of Improvement: Use for grant applications to provide the required match.

Estimated Cost: \$40,000/year; \$240,000 total

Fund Source: Local City Funds

What is a matching grant?



A matching grant is a contingent grant awarded only if the receiving entity is able to put up (or independently raise) a sum equal to the amount provided by the granting entity.



SR 169 Roundabouts (#1)

Projected Year: 2024

Location: intersections of SR 169/Roberts Dr. and SR 169/Black Diamond-Ravensdale Rd. for one roundabout, intersection of SR 169/Pipeline Rd. for the second.

Distance: N/A

Type of Improvement: Roundabout[s] addressing the intersections of SR 169/Roberts Dr. and SR 169/Black Diamond-Ravensdale Rd.

Estimated Cost: \$~~1~~20,000,000

Fund Source: Developer Mitigation, Transportation Impact Fees



Roberts Dr. & BD-Ravensdale



Pipeline Rd.

Covington Creek Bridge (#2)

Projected Year: 2024

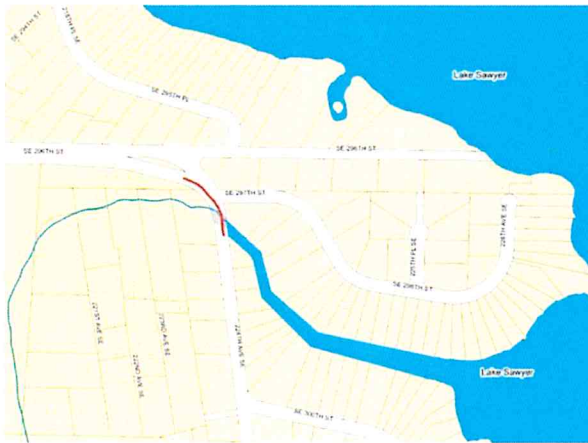
Location: 228th Ave. SE from approximately 225' south of SE 297th St. to SE 296th St.

Distance: 0.07 miles

Type of Improvement: Replaces three failing culverts at Covington Creek with a prestressed girder bridge, along with associated grading and road improvements to match up roadways on the north and south.

Estimated Cost: \$2,293,500

Fund Source: King County Flood Control District Funds



Downtown-Central Area Public Parking (#3)

Projected Year: 2024

Location: Railroad Ave. and Baker St., and nearby streets

Distance: N/A

Type of Improvement: Explore parking options for the historic downtown area of Black Diamond. New parking lots will likely trigger stormwater treatment requirements.

Estimated Cost: \$400,000

Fund Source: Local City Funds/Stormwater/Grants



Rock Creek Bridge Rehab (#4)

Projected Year: 2024

Location: Roberts Dr. Rock Creek Bridge (between 236th Ave. SE & Bruckners Way)

Distance: 20'

Type of Improvement: Sealing and painting underside of the Rock Creek Bridge.

Estimated Cost: \$75,000

Fund Source: Local City Funds



Roberts Drive Reconstruction, City Hall to SR 169 (#5)

Projected Year: 2025

Location: City Hall to SR 169

Distance: .77 miles

Type of Improvement: Widening and overlay to accommodate shared bicycle path, sidewalks on both sides of the road from Morgan Dr. to SR 169, street lighting, and stormwater improvements.

Estimated Cost: \$6,085,000

Fund Source: TIB Grant, RCO Grant, Local City Funds



Morgan Street & Roberts Drive Intersection Improvements (#6)

Projected Year: 2025

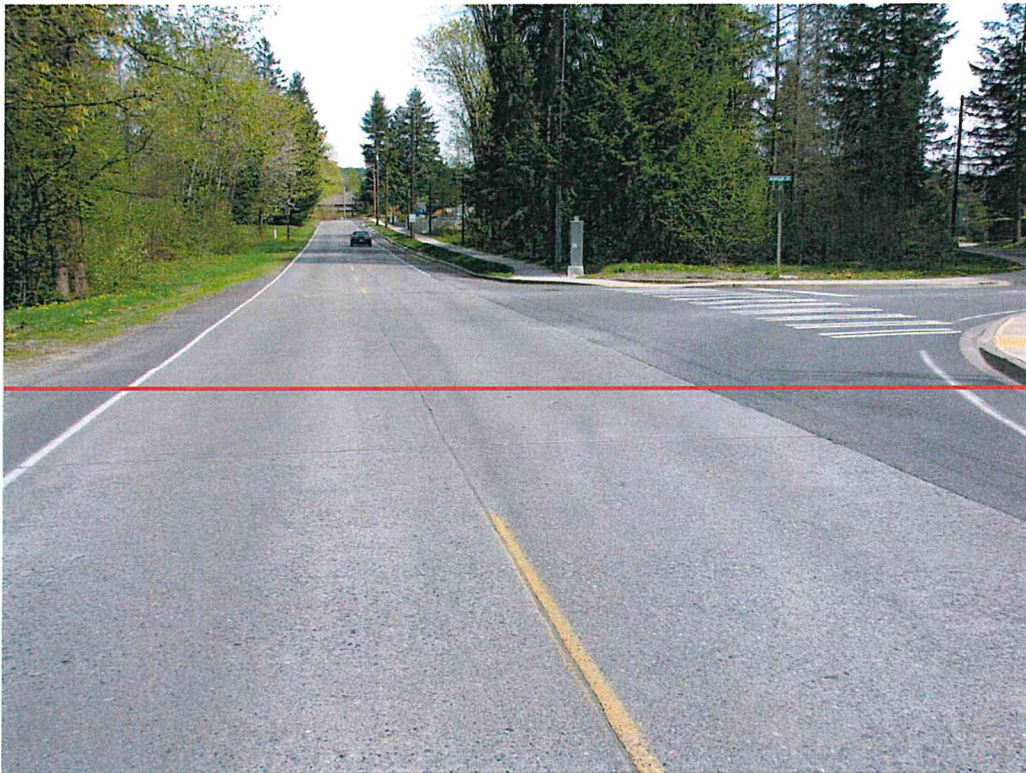
Location: Intersection of Roberts Dr. & Morgan St.

Distance: N/A

Type of Improvement: New roundabout, potentially completed as part of the Roberts Drive Reconstruction, City Hall to SR 169 project (#8)

Estimated Cost: \$400,000

Fund Source: Developer Mitigation, Transportation Impact Fees, TIB grant



Pipeline Road (#67)

Projected Year: 2025

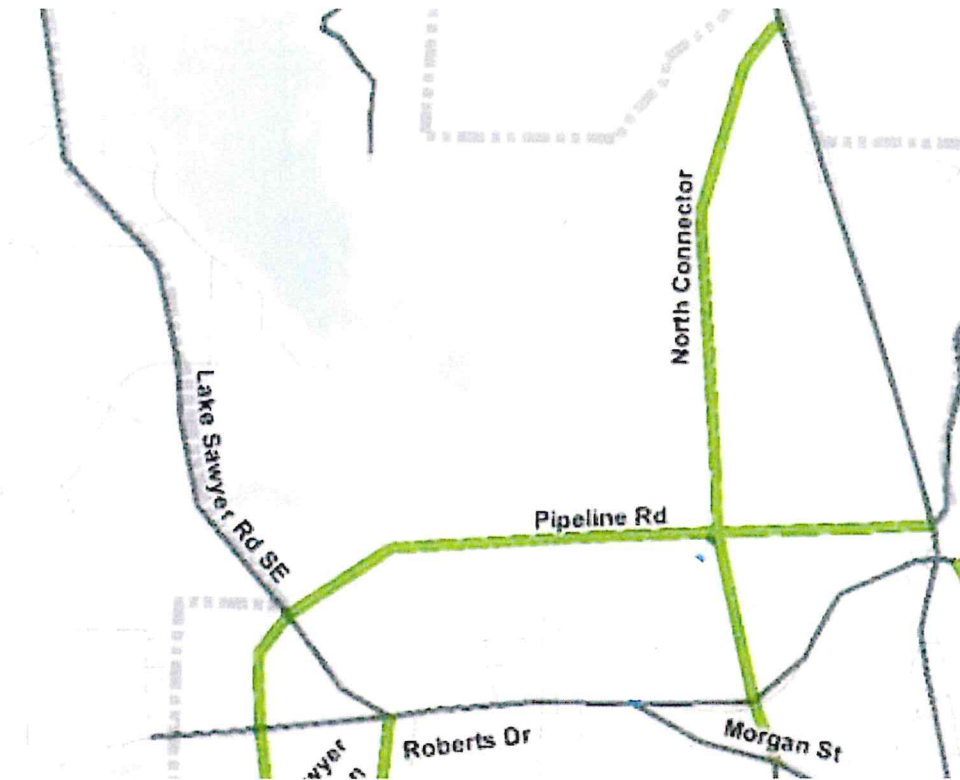
Location: Construction of new Pipeline Rd. between Lake Sawyer Rd. & SR 169

Distance: 1.5 miles

Type of Improvement: Construction of a new roadway with pedestrian facilities between SR 169 and Lake Sawyer Rd. SE.

Estimated Cost: \$~~11~~,622,200,000

Fund Source: Developer Mitigation, Transportation Impact Fees



Projected Year: 2026

Location: 228th Ave. SE from SE 312th St. to SE 307th Pl.

Distance: 0.30 miles

Type of Improvement: New sidewalk on the east side of 228th Ave. SE along with stormwater facilities, pedestrian lighting, and block walls.

Estimated Cost: \$2,300,000

Fund Source: Safe Routes to School Grant; local city funds



Projected Year: 2026

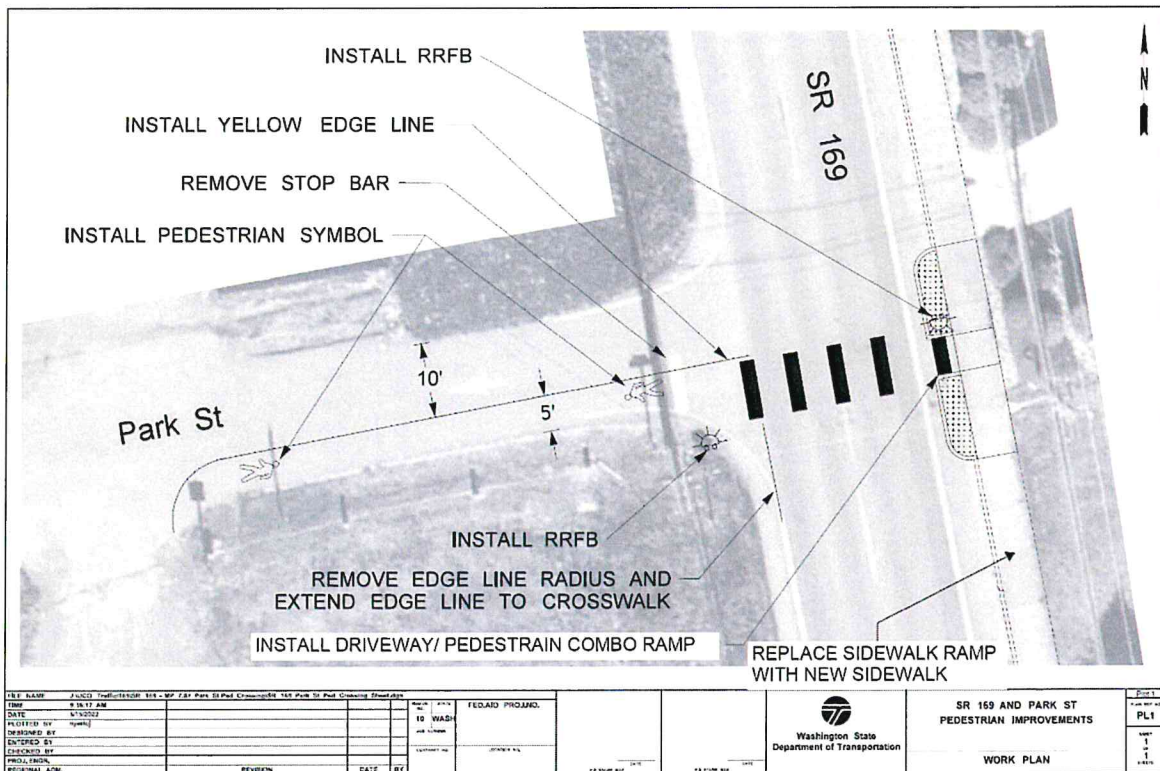
Location: SR 169 & Park St.

Distance: N/A

Type of Improvement: Crosswalk, Designated pedestrian path on Park St., and Rectangular Rapid-Flashing Beacons (RRFBs)

Estimated Cost: \$160,000

Fund Source: WSDOT Pedestrian & Bicycle Program Grant



SR 169 Sidewalk, Roberts Drive to James Street (#~~910~~)

Projected Year: 2026

Location: SR 169 from Roberts Dr. to James St.

Distance: .20 miles

Type of Improvement: 6-foot wide sidewalk on the west side of SR 169 between the future roundabout and James St.

Estimated Cost: \$750,000

Fund Source: ~~TIB Grant, Local City Funds~~ Developer Mitigation



SE 288th Street Sidewalk, Ph. I (#101)

Projected Year: 2027

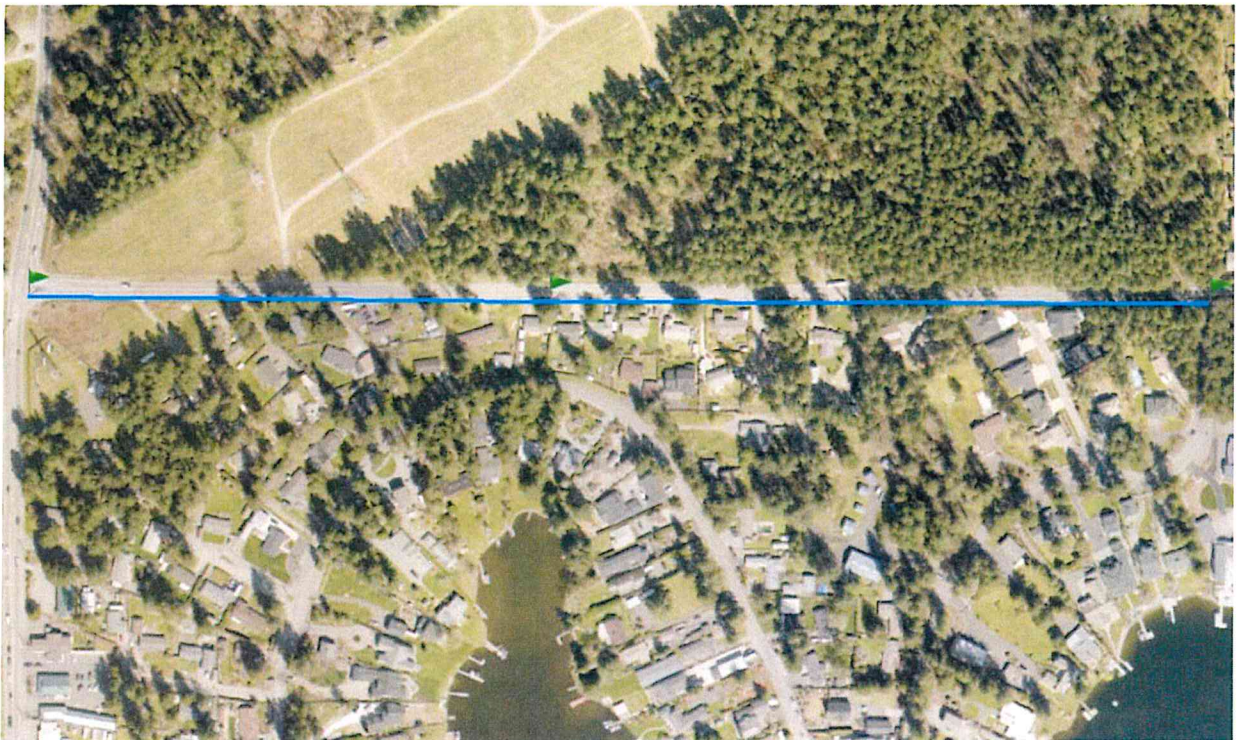
Location: SE 288th St. from 216th Ave. SE to 224th Ave. SE

Distance: 0.49 miles

Type of Improvement: New concrete sidewalk on the south side of the road.

Estimated Cost: \$1,550,000

Fund Source: Local City Funds



Lawson Street Sidewalk, Ph. II (#112)

Projected Year: 2027

Location: 6th Ave. to Newcastle Dr.

Distance: .19 miles

Type of Improvement: 6-foot wide sidewalk on the south side of Lawson St. along with crosswalks at 6th Ave. and Newcastle Dr.

Estimated Cost: \$600,000

Fund Source: Developer Mitigation; Grant funds



North Connector (#1~~2~~3)

Projected Year: 2027

Location: SR 169 connection in the north triangle south to Roberts Dr.

Distance: .25 miles

Type of Improvement: New minor arterial connection to SR 169 with potential roundabout

Estimated Cost: \$4,500,000

Fund Source: Developer Funded, Transportation Impact Fees



Arterial Paving – Multiple Locations (#134)

Projected Year: 2028

Location: Lawson St. between 3rd Ave. & Newcastle Dr., and 216th Ave. SE between SE 288th St. & SE 296th St.

Distance: 0.70 miles

Type of Improvement: Asphalt overlays on City arterial streets.

Estimated Cost: \$600,000

Fund Source: TIB Arterial Preservation Program grants (limited to streets classified as arterials)



Sawyer Woods Elementary Pedestrian Improvements, Ph. II (#145)

Projected Year: 2028

Location: 224th Ave. SE from SE 307th Pl. to SE 304th St.

Distance: 0.27 miles

Type of Improvement: New sidewalk on the east side of 224th Ave. SE along with stormwater facilities, block walls, and regrading portions of 224th to accommodate steep slopes on driveways.

Estimated Cost: \$2,100,000

Fund Source: Safe Routes to School Grant; TIB Grant; local city funds



Lawson Street & SR 169 Intersection Improvements (#156)

Projected Year: 2028

Location: Intersection of Lawson St. & SR 169

Distance: N/A

Type of Improvement: New signal to facilitate turning movements and pedestrian crossing.

Estimated Cost: \$~~12~~,000,000

Fund Source: Developer Mitigation, Transportation Impact Fees



Baker Street & SR 169 Intersection Improvements (#1~~67~~)

Projected Year: 2028

Location: Intersection of Baker St. & SR 169

Distance: N/A

Type of Improvement: New signal and turn lane(s) to facilitate turning movements and pedestrian crossing

Estimated Cost: \$~~7~~1,500,000

Fund Source: Developer Mitigation, Transportation Impact Fees



Baker Street Sidewalk (#178)

Projected Year: 2029

Location: Railroad Ave. to Lawson St.

Distance: .21 mi

Type of Improvement: Sidewalk on the south side of Baker St. between Railroad and SR 169, then on the west side of SR 169 between Baker and Lawson

Estimated Cost: \$700,000

Fund Source: Grant, Local City Funds, Developer frontage improvements



216th Avenue SE Pedestrian Improvements (#189)

Projected Year: 2029

Location: SE 288th St. to SE 292nd St.

Distance: 0.20 miles

Type of Improvement: Sidewalk, curb, gutter, stormwater, and striping to designate pedestrian facilities and preserve parking at businesses.

Estimated Cost: \$750,000

Fund Source: Local City Funds, TIB Grant



Lawson Connector/Lawson Parkway (#1920)

Projected Year: 2029

Location: SR 169 to Lawson St.

Type of Improvement: New 36' wide minor arterial connection to SR 169 with pedestrian facilities, bike lanes, and street lighting.

Estimated Cost: \$~~40~~15,000,000

Fund Source: Developer Funded, Transportation Impact Fees



Lawson Street/Botts Drive Intersection Improvements (#20)

Projected Year: 2029

Location: Intersection of Lawson St. & Botts Dr.

Type of Improvement: Intersection controls for new intersection, including stop controls.

Estimated Cost: \$750,000

Fund Source: Grant Funds/Developer Mitigation



Morgan Street & Roberts Drive Intersection Improvements (#21)

Projected Year: 2025

Location: Intersection of Roberts Dr. & Morgan St.

Distance: N/A

Type of Improvement: New roundabout, potentially completed as part of the Roberts Drive Reconstruction, City Hall to SR 169 project (#5)

Estimated Cost: \$1,000,000

Fund Source: Developer Mitigation, Transportation Impact Fees, TIB grant



CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT:	Agenda Date: June 15, 2023 AB23-027	
Resolution establishing the City's 2023 Docket of proposed Comprehensive Plan Amendments	Mayor Carol Benson	
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev – Mona Davis	X
	Finance – May Miller	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
Cost Impact (see also Fiscal Note):	Public Works – Scott Hanis	
Fund Source:	Court – Tawnya Parks	
Timeline: 2021, 2022, 2023, 2024		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Resolution; 2023 Preliminary Docket - Staff Report and Recommendations; Letter from Chairman Olson		
SUMMARY STATEMENT: This Resolution establishes the list of proposed amendments to the Comprehensive Plan that will be considered and analyzed by the City during the 2023 update cycle. Under RCW 36.70A.130(2), cities may consider proposed amendments to their comprehensive plans no more frequently than once per year, with certain limited exceptions. Proposed amendments must be considered in an orderly and holistic manner. To that end, the state Growth Management Act (GMA) directs cities to create an annual “docket” that lists all proposed amendments to be considered during this once-per-year review process. The docket comprises the proposed changes to the Comprehensive Plan and development regulations that the City has resolved to evaluate during the annual update cycle. By preparing an annual docket, the City ensures that all proposed amendments are considered concurrently so that their cumulative effects can be ascertained and evaluated. It is ultimately the Council’s responsibility to decide what items will be included on the annual docket. Proposed amendments to the Comprehensive Plan and City development regulations may be suggested by private citizens or by members of the City staff and City Council. All privately initiated amendments to the Comprehensive Plan or development regulations must be submitted by March 1 of each year for consideration in that year’s docket cycle. City Councilmembers may suggest amendments to be added to the docket at any time before the final docket is set. For 2023, the city received three suggested amendments by private citizens and a Planning Commissioner. As required by the BDMC, Community Development Director Mona Davis compiled these suggestions into a preliminary docket staff report and recommending to the Planning Commission which of the proposed items should, in her judgment, be included on the final docket for consideration in 2023. A copy of Ms. Davis’s Staff Report and Recommendations is attached as Exhibit 3.		

On May 9, 2023, the Planning Commission held a public hearing on the preliminary docket to receive public input, consider Ms. Davis’s analysis, and formulate a recommendation to the City Council. Planning Commission Chair John Olson has provided the City Council with the recommendations of the Planning Commission in a letter dated May 22, 2023. That letter is attached as **Exhibit 4**.

Having now received the Planning Commission’s recommendations on the preliminary docket, the City Council must establish the final docket by resolution. The City Council may adopt the Planning Commission’s recommendations as-is. Alternatively, the Council may add to, subtract from, or modify the recommendations of the Planning Commission. However, if the Council decides to add to, subtract from, or modify the suggested amendments, it will need to schedule and hold an additional public hearing under RCW 36.70A.035(2)(a) and BDMC 16.10.230(B) before approving the final docket.

The final docket—which consists of all suggested amendments that the City Council chooses to include on the docket, as well as any complete applications for site-specific amendments that were timely submitted by an applicant—serves as the roadmap for the City’s consideration of amendments to the Comprehensive Plan and development regulations during the annual review cycle.

As noted in the attached staff report, it is the recommendation of Director Mona Davis that the City Council follow its previous directions, as given in Ordinance 22-1172, that work on annual docket amendments be suspended and that all long-term planning resources be directed exclusively toward work on the 2024 Periodic Update to the Comprehensive Plan. The suggested plan amendments received in 2023 can be carried over for consideration and evaluation as part of the 2024 Periodic Update.

FISCAL NOTE (Finance Department): N/A

COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: Review 2023 docket as part of 2024 periodic update

RECOMMENDED ACTION: **MOTION to adopt Resolution No. 23-1548 establishing the City’s 2023 Docket of proposed Comprehensive Plan amendments to be carried into the 2024 Periodic Update.**

RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
June 15, 2023		

RESOLUTION NO. 23-1548

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON, ESTABLISHING THE CITY'S 2023 DOCKET OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS

WHEREAS, the most recent major periodic update to the City of Black Diamond's Comprehensive Plan was adopted by the City Council in May 2019; and

WHEREAS, the Growth Management Act ("GMA"), Chapter 36.70A RCW, authorizes the City to amend the Comprehensive Plan on an annual basis; and

WHEREAS, Black Diamond Municipal Code ("BDMC") Chapter 16.10 provides a process for Comprehensive Plan amendments to be initiated and considered through an annual docketing process so that all proposed amendments to the Plan and their potential impacts may be evaluated together, as required by the GMA; and

WHEREAS, BDMC 16.10.170 requires that the final Docket of proposed amendments to the Comprehensive Plan be established by a Resolution of the City Council; and

WHEREAS, BDMC 16.10.180 requires that the final Docket include all timely submitted applications for site-specific amendments, in addition to any suggested amendments that the City Council chooses in its discretion to consider during the annual amendment process; and

WHEREAS, on March 17, 2022, the City Council passed Ordinance 22-1172 (see Exhibit 1 attached hereto) suspending further work on future proposed annual amendments and directed planning resources toward the 2024 major periodic update to the Comprehensive Plan (see Exhibit 2 attached hereto); and

WHEREAS, for the 2023 docket cycle, the City received a total of three (3) proposals for suggested amendments to the Comprehensive Plan by private citizens and a member of the Planning Commission, which did not include the required documentation and application fee pursuant to BDMC 16.10.130(A) and 16.10.050; and

WHEREAS, pursuant to BDMC 16.10.140(A), the Community Development Director compiled a preliminary docket consisting of all suggestions for Comprehensive Plan amendments received by the March 1st deadline from members of the public, as well as amendments suggested by a Planning Commissioner; and

WHEREAS, pursuant to BDMC 16.10.140(B), the Community Development Director prepared and submitted a Staff Report and Recommendations to the Planning Commission, dated May 9, 2023, which set forth the Director's views concerning each of

the items on the preliminary docket of suggested 2023 Comprehensive Plan amendments (see Exhibit 3 attached hereto); and

WHEREAS, the Planning Commission held a public hearing on May 9, 2023 to receive public testimony and comments on the three (3) preliminary docket items and to determine which of these preliminary items should be recommended to the City Council for inclusion on the final 2023 Docket; and

WHEREAS, by letter dated May 22, 2023, the Chair of the Planning Commission forwarded the Commission's recommendations to the City Council as to which of the proposed Comprehensive Plan amendments listed on the preliminary docket should be included on the final 2023 Docket (see Exhibit 4 attached hereto); and

WHEREAS, the Community Development Director recommends that the City Council deny the recommendations of the Planning Commission for the final 2023 Docket;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. Establishing 2023 Docket. Pursuant to BDMC 16.10.170 and 16.10.180, and consistent with the City Council's prior instructions given in Ordinance 22-1172 to suspend work on annual docket items and direct all long-range planning resources exclusively toward the 2024 Periodic Update to the Comprehensive Plan, the City Council hereby rejects the recommendations of the Planning Commission, as shown in the letter from Chairman John Olson, dated May 22, 2023, attached hereto as Exhibit 4.

Section 2. Initiating Planning Commission Review and Analysis. The City Council hereby requests that the Planning Commission, in cooperation with City staff, carry over each of the recommended items on the 2023 Docket to the 2024 periodic update.

PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 15TH DAY OF JUNE 2023.

CITY OF BLACK DIAMOND:

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk



CITY OF BLACK DIAMOND

Physical Address: 24301 Roberts Drive
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Black Diamond, WA 98010

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www.blackdiamondwa.gov

Meeting Date: June 15, 2023
Staff Report Date: June 7, 2023
To: City Council
From: Mona Davis, Community Development Director
Andrew Love, Contract Planner (AHBL)
Subject: 2023 Comprehensive Plan Amendments

Background

The purpose of this brief is to summarize the process of the City's most recent 2015 Periodic Update of the Comprehensive Plan (adopted in 2019) and subsequent comprehensive plan amendments. This includes this year's comprehensive plan amendments and Ordinance No. 22-1172 (Attachment 1), which repealed the 2020 Annual Amendments, suspended further work on the proposed 2021 Annual Amendments, and directed all further long range planning resources toward completion of the 2024 major periodic update. Long range planning typically involves updates to development regulations and plans, including comprehensive plan annual amendments.

2015 Periodic Update Adopted in 2019 (Current Comprehensive Plan)

The City's previous periodic update was due by June 30, 2015 and was adopted on May 2, 2019 following a six-year process that included dozens of meetings and extensive comments. This decision was appealed to the Washington State Growth Management Hearings Board (GMHB) on July 10, 2019 by the Black Diamond Trees, Roads, Environment, Engagement Team (BDTREE), comprised of Kristen Bryant, William Bryant, Gary Davis, Angela Fettig, Michael Fettig, Carol Harp, Renee Mix, and Allison Ostrer. The case was dismissed on January 6, 2020, as the GMHB found that, "The Petitioner has failed to prove that the adoption of Ordinance No. 19-1121 violated any provision of the Growth Management Act."

2020 Comprehensive Plan Amendments

The Puget Sound Regional Council (PSRC) partially certified the City's Comprehensive Plan in January 2020, specifying four conditions necessary to obtain full certification. Certification from PSRC enables the City to annually apply for federal transportation funding. City staff worked with PSRC senior staff to develop additional Comprehensive Plan amendments to satisfy those conditions for full certification.

The Planning Commission and City Council held numerous joint work sessions on the proposed 2020 amendments, and the Planning Commission then voted in favor of recommendation to the City Council on December 8, 2020. The proposed 2020 Annual Amendments were sent to the Washington State Department of Commerce and other agencies for a 60-day review as required by RCW 36.70A.106. No written comments were received.

A SEPA Determination of Non-Significance (DNS) was issued on May 26, 2021 and upheld on the appeal filed June 9, 2021 to the City's Hearing Examiner in a decision dated November 4, 2021. The appellants included Kristen Bryant, William Bryant, Gary Davis, Angela Fettig, Alan Gangl, Melody Mann, Renee Mix, and Kelley Sauskojus, all as individuals and as Friends of Black Diamond (many of whom previously appealed the 2015 periodic update under BDTREE).

City Council adopted the 2020 Comprehensive Plan Amendments during a duly noticed public hearing on December 2, 2021, with one additional change recommended by City staff. While the City prevailed in the SEPA appeal, it significantly delayed the 2020 Comprehensive Plan Amendment process. Further, the 2020 Annual Amendments and the related SEPA DNS were subsequently appealed to the GMHB on February 4, 2022 by Kristen Bryant, William Bryant, Gary Davis, Angela Fettig, Alan Gangl, Henry Knies, Melody Mann, Renee Mix, and Kelley Sauskojus, all as individuals and as Friends of Black Diamond. Depending on the outcome, the GMHB's decision would have potentially been subject to further appeals to Superior Court, the Court of Appeals, and the state Supreme Court.

2021 Comprehensive Plan Amendments

Meanwhile on June 3, 2021, the City Council passed Resolution No. 21-1424, which established the final 2021 Docket of potential Comprehensive Plan Amendments, to be studied by the Planning Commission with recommendations to follow. On November 11, 2021, after months of public hearings and analysis, including extensive public participation and public comment that was incorporated into its recommendations, the Planning Commission forwarded a recommended set of 2021 Annual Amendments to the City Council for review and adoption, which attempted to resolve inconsistencies between the City's Future Land Use Map (FLUM) and the Zoning Map. The City's SEPA Official issued a DNS for the proposed 2021 Annual Amendments on October 6, 2021, which was then appealed to the City's Hearing Examiner on October 20, 2021, by the Friends of Black Diamond.

Even if the City were to have succeeded in the 2021 SEPA appeal to the Hearing Examiner, there was a strong likelihood any Council action on the 2021 Annual Amendments would likewise be appealed to the GMHB. This would have led to yet more confusion around the City's long-range planning because the proposed 2021 Annual Amendments would have been seeking to amend a plan that was still uncertain as a result of the ongoing appeals of the 2020 Annual Amendments. For those reasons, the DNS for the 2021 Annual Amendments was withdrawn on February 23, 2022, rendering the SEPA appeal moot.

On March 17, 2022, Ordinance 22-1172 passed which repealed the 2020 Comprehensive Plan Amendments, suspended further work on the 2021 Amendments, and directed all further long-range planning resources toward the 2024 major periodic update. This was passed with all in favor (7-0). Finance noted this decision eliminated substantial City expenditures for legal fees and expert consulting fees associated with ongoing appeals.

2022 Comprehensive Plan Amendments

In the May 10, 2022 staff report to the Planning Commission, staff recommended holding joint workshops with the Planning Commission and City Council to establish a work plan for completing the 2024 Period Update to the Comprehensive Plan in the second half of 2022 and all of 2023 without taking on additional suggested amendments that are not formally submitted and paid for (like those submitted in 2020 and 2021). Staff recommended that we table the 2022 docket items to be reviewed with the previous docket items from 2020-21. The Planning Commission rejected the staff recommendation and recommended to move the 2022 docket forward.

On August 4, 2022, Community Development Director Davis and Planning Commission Chair Olson shared the Planning Commission recommendation with City Council and discussed next steps. City Council voted 6-1 (O'Donnell) to postpone the 2022 Docket and move forward with the 2024 update.

2023 Comprehensive Plan Amendments

On May 9, 2023, Director Davis took to the Planning Commission three separate 2023 Comprehensive Plan Amendment suggestions made by various citizens and recommended denial of all three (see staff report in Attachment 3). These were suggested amendments under Section 16.10.130(B) of the Black Diamond Municipal Code (BDMC) that reads:

Generally, suggested amendments should be limited to proposals that broadly apply to the goals, policies and implementation strategies of the comprehensive plan rather than amendments designed to address site-specific issues of limited applicability. If an application is not submitted for the suggested amendment by the interested person, the planning director shall include the suggested amendment on a docket that is maintained each year for this purpose. The process described in Sections 16.10.160 through 16.10.170 of this chapter shall resolve the question whether such suggested amendments will be considered during the annual review process.

Section 16.10.160 BDMC outlines the process of the Planning Commission hearing on the preliminary docket. Section 16.10.170 BDMC outlines the City Council decision to adopt a final docket, if applicable:

The city council shall review and consider the planning commission's report and recommended final docket at a regularly scheduled council meeting. The city council may adopt the planning commission's recommended final docket without a public hearing; however, in the event that a majority of the city council decides to add or subtract suggested amendments, it shall first hold a public hearing, noticed as set forth in Section 16.10.070.

Every separate suggestion (two of which were not recommended by Planning Commission) include site-specific issues which should have required a complete application for comprehensive plan amendments listed in Section 16.10.050 BDMC.

The site-specific suggestions did not meet the requirements listed in code, in particular proof of the property owner's consent, a completed SEPA non-project checklist, and/or an application fee of \$2,734 for each amendment.

Even if the applicants had followed the proper procedures, Ordinance 22-1172 directed City staff and consultants to focus all long-range planning efforts toward the completion of the 2024 periodic update

to the Comprehensive Plan. It also outlines the challenge the City faced while simultaneously defending 2020 amendments while working on 2021 and 2022 amendments. The City would similarly struggle to concurrently work on a 2023 Docket while navigating the requirements in the 2024 major periodic update. It would also create additional chances for parties to submit appeals to stall the 2024 update. Further, appellants in the past argued that the Comprehensive Plan is flawed and that the 2020 and 2021 annual amendments cannot be approved unless, and until, the City updates the transportation modeling. This is exactly what staff are currently doing as a part of the 2024 update. Additionally, there is no guarantee the transportation modeling would be updated before the deadline for the 2023 amendments.

Conclusion

Since the 2019 adoption of the 2015 periodic update of the City's Comprehensive Plan, there has only been one round of successful amendments from 2020, adopted by Ordinance No. 21-1169, only to be repealed with Attachment 1.

History shows that any decision related to the comprehensive plan will likely be appealed. Ordinance 22-1172 acknowledges the enormous drain on limited City staff time and resources to continually defend changes to the Comprehensive Plan. In addition, this ordinance clearly directs City staff and consultants to focus all long-range planning efforts toward the completion of the 2024 periodic update to the Comprehensive Plan. This Ordinance prohibits moving forward with any 2023 comprehensive plan amendments recommended by the Planning Commission.

Given that we are considering suggested amendments addressed in previous comprehensive plan dockets from years 2020, 2021, and 2022 as a part of the 2024 periodic update, it does not make sense to entertain 2023 comprehensive plan amendments in a separate process, especially when a previously passed Ordinance directed staff otherwise.

Again, City staff and consultants have not lost sight of the previously suggested Comprehensive Plan Amendments, including the 2020 proposed amendments that were repealed and the 2021 and 2022 suggested amendments which were recommended to either move forward to City Council or be included in the 2024 update process. Attachment 2 shows an outline of these prior amendments, which will be considered as a part of the periodic update without guarantee of actual inclusion.

Staff respectfully request that you pass a motion tonight to postpone the 2023 docket and deny the Planning Commission's recommendation (see Attachment 4) to proceed with a 2023 Comprehensive Plan amendment with the understanding that staff will add these suggested amendments to be considered as part of the 2024 Periodic Update to the Comprehensive Plan. All of the previously suggested and deferred amendments can be analyzed holistically with other needed amendments and with more care in light of the new transportation modeling, Housing Action Plan, PROS Plan, and other work being done in the lead up to adoption of the 2024 Periodic Update.

Attachments

1. Ordinance No. 22-1172
2. Outline of 2020-2023 Comprehensive Plan Amendments
3. 2023 Preliminary Docket Staff Report to Planning Commission
4. Planning Commission Recommendation Memo to Council

ORDINANCE NO. 22-1172

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON, REPEALING THE 2020 ANNUAL AMENDMENTS TO THE COMPREHENSIVE PLAN (ORDINANCE NO. 21-1169); SUSPENDING FURTHER WORK ON THE PROPOSED 2021 ANNUAL AMENDMENTS; DIRECTING PLANNING RESOURCES TOWARD THE 2024 MAJOR PERIODIC UPDATE TO THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, in August 1996, the City of Black Diamond adopted a Comprehensive Plan in conformance with the Washington State Growth Management Act; and

WHEREAS, the 1996 Comprehensive Plan was repealed and replaced in 2009; and

WHEREAS, RCW 36.70A.130 requires jurisdictions to periodically review and update their comprehensive plans; and

WHEREAS, the City Council adopted its 2015 periodic update to the Comprehensive Plan in May 2019 via Ordinance No. 19-1121; and

WHEREAS, the Puget Sound Regional Council (PSRC) partially certified the City's Comprehensive Plan in January 2020, specifying four conditions necessary to obtain full certification; and

WHEREAS, City staff worked with PSRC senior staff to develop additional Comprehensive Plan amendments to satisfy the PSRC's conditions for full certification; and

WHEREAS, the City Planning Commission and City Council conducted numerous joint work sessions to review staff's proposed revisions to the Comprehensive Plan for the 2020 update cycle; and

WHEREAS, the City Planning Commission held meetings and conducted a public hearing on the proposed 2020 Annual Amendments to the Comprehensive Plan on December 1, 2020, and then voted on December 8, 2020 to recommend adoption by the City Council; and

WHEREAS, the proposed 2020 Comprehensive Plan Update was sent to the Washington State Department of Commerce and other agencies for 60-day review as required by the GMA pursuant to RCW 36.70A.106, and no written comments were received; and

WHEREAS, on May 26, 2021, a SEPA Determination of Nonsignificance (DNS) for the proposed 2020 Annual Amendments to the Comprehensive Plan was issued in compliance with WAC 197-11-340, and that SEPA DNS was upheld on appeal to the City's hearing examiner in a decision dated November 4, 2021, and further affirmed on December 1, 2021, when the Hearing Examiner denied the appellant's motion for reconsideration; and

WHEREAS, on December 2, 2021, the City Council conducted a duly noticed public hearing, received and considered public comments, and then passed Ordinance No. 21-1169 to adopt the 2020 Annual Amendments to the Comprehensive Plan with one additional change recommended by City Staff ("2020 Annual Amendments"); and

WHEREAS, although the City prevailed in the SEPA appeal, it nonetheless had the effect of delaying the Council's ability to adopt the 2020 Annual Amendments until December 2, 2021, when the SEPA appeal was resolved; and

WHEREAS, the 2020 Annual Amendments and the related SEPA DNS have now been further appealed to the state Growth Management Hearings Board (GMHB), and it is unlikely that the GMHB will issue a ruling on this appeal until August 2022, and depending on the outcome, that decision will be subject to still further potential appeals to Superior Court, the Court of Appeals, and potentially the state Supreme Court; and

WHEREAS, the ongoing appeals of the 2020 Annual Amendments and related SEPA DNS have left the City's planning efforts in a state of flux, precluding the City from making further progress on long-range planning efforts with any certainty while the Comprehensive Plan remains under appeal; and

WHEREAS, on June 3, 2021, the City Council passed Resolution No. 21-1424, which established the final 2021 Docket of potential Comprehensive Plan amendments, to be studied by the Planning Commission with recommendations to follow; and

WHEREAS, the main focus of the 2021 Docket was to analyze discrepancies between the land use designations in the Future Land Use Map (FLUM) in the Comprehensive Plan and the Zoning Map in the Black Diamond Municipal Code; and

WHEREAS, a key objective of the 2021 Docket process was to harmonize the FLUM and the Zoning map in a way that better reflects public input, public preferences, and the City's anticipated needs, and that helps to bridge the gap between previously approved growth and the City's regional growth targets; and

WHEREAS, on November 11, 2021, after months of public hearings and analysis, including extensive public participation and public comment that was incorporated into its recommendations, the Planning Commission forwarded a recommended set of 2021 annual amendments to the City Council for review and adoption ("2021 Annual Amendments"), which resolved the inconsistencies between the FLUM and the Zoning map; and

WHEREAS, as part of this process, the City's SEPA Official issued a DNS for the proposed 2021 Annual Amendments, which was then immediately appealed to the City's Hearing Examiner, with the appellant raising many of the same or similar concerns that it raised in the appeal of the 2020 Annual Amendments, particularly with respect to alleged inaccuracies or deficiencies in the transportation modeling used by the City's consultants when updating the Comprehensive Plan in 2015 (which was later finalized in 2019); and

WHEREAS, the appellant has argued that the Comprehensive Plan is flawed and that the 2020 and 2021 Annual Amendments cannot be approved unless and until the City updates the transportation modeling, and City Staff is concerned that even if the City were (once again) to prevail in the 2021 SEPA appeal to the Hearing Examiner, any Council action on the 2021 Annual Amendments would likewise be appealed to the GMHB and possibly beyond; and

WHEREAS, with these concerns in mind, on February 18, 2022, the City advised the Hearing Examiner that the SEPA DNS for the 2021 Annual Amendments was being withdrawn, rendering the SEPA appeal moot, and Director Davis issued the formal notice of withdrawal of the DNS on February 23, 2022; and

WHEREAS, as Director Davis explained, the City does not believe it is a productive use of limited staffing and financial resources to continue pursuing the 2021 Annual Amendments (and related appeals) while the previous year's Comprehensive Plan update remains in flux; and indeed, no final action on the recommended 2021 Annual Amendments could even be taken until there is clarity on the status of the 2020 Annual Amendments, including resolution of all related appeals, which could continue for unknown duration; and

WHEREAS, continuing work on the proposed 2021 Annual Amendments and the related appeals seems unwise and impractical because, depending on the outcome of the 2020 appeal to the GMHB (and beyond), additional revisions may be required to the Comprehensive Plan, which could trigger further changes to the proposed 2021 Annual Amendments, which may then require further SEPA review and a revised threshold determination; and

WHEREAS, the GMA requires the City to undertake and complete its major periodic review of the Comprehensive Plan by June 2024, which will be an enormous undertaking for the City, and which may entail extensive revisions to many of the various elements of the Plan; and

WHEREAS, work on the 2024 periodic update cannot be completed with any certainty or confidence so long as the Comprehensive Plan remains under continuous appeal; and

WHEREAS, given the scope of the efforts that will be required for the 2024 major periodic update, City Staff have advised, and the City Council finds, that it would be in the

City's best interest to repeal the 2020 Annual Amendments, suspend further work on the proposed 2021 Annual Amendments, and direct all further long-term planning resources toward completion of the 2024 major periodic update; and

WHEREAS, by repealing the 2020 Annual Amendments and suspending further work on the proposed 2021 Annual Amendments, the City will be able to proceed with the 2024 periodic update based on the stable and certain 2019 Comprehensive Plan, which has already been upheld as valid by the GMHB during a previously completed appeal; and

WHEREAS, by repealing the 2020 Annual Amendments and suspending further work on the proposed 2021 Annual Amendments, the City will not be faced with the continual distraction and drain of resources caused by defending multiple appeals from the 2020 and 2021 update cycles; and

WHEREAS, the voluminous work of City Staff and the Planning Commission on the 2020 and 2021 updates will not be lost or rendered futile by the proposed repeal of Ordinance 21-1169; rather, their work will simply be rolled into the larger task of the 2024 major periodic update and can be considered on a holistic basis with other revisions that will necessarily be required to other elements of the Comprehensive Plan (including an update to the transportation modeling, as the appellants have so strongly urged); and

WHEREAS, a duly noticed public hearing was held on March 17, 2022, for the Council to receive and consider public comment on the proposed actions described in this Ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. City of Black Diamond Ordinance No. 21-1169, which adopted the 2020 Annual Amendments to the Comprehensive Plan, is hereby repealed in its entirety.

Section 2. All further work on the proposed 2021 Annual Amendments to the Comprehensive Plan, as authorized by Resolution 21-1424 for study and recommendation by the Planning Commission, is hereby suspended.

Section 3. The Mayor is requested to direct City Staff and consultants to focus all further long-range planning efforts and resources toward the work necessary for completion of the 2024 major periodic update to the Comprehensive Plan, which must be accomplished by June 30, 2024, as provided in RCW 36.70A.130.

Section 4. The foregoing recitals are hereby adopted as legislative findings of the City Council in support of the actions taken in this Ordinance.

Section 5. This Ordinance shall be in full force and effect five (5) days after publication as required by law. A summary of this Ordinance may be published in lieu of

the entire Ordinance, as authorized by State law.

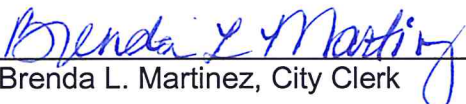
Section 6. If any portion of this Ordinance, or its application to any person or circumstance, is determined by final order of a court of competent jurisdiction to be invalid, pre-empted, or otherwise unenforceable for any reason, such determination shall not affect the validity or enforceability of the remaining provisions hereof or its application to other persons or circumstances.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND AT A REGULAR MEETING THEREOF ON THE 17TH DAY OF MARCH, 2022.



Mayor Carol Benson

ATTEST:



Brenda L. Martinez, City Clerk

APPROVED AS TO FORM:

David Linehan, City Attorney

Filed with the City Clerk: 3/18/22
Date of Publication: 3/23/22
Effective Date: 3/28/22

2020 CPAs

3.2 Planning Framework

Americans with Disabilities Act (ADA)

The ADA was signed into law in 1990 and it is an important piece of legislation that ensures physical accessibility for people with disabilities. The City of Black Diamond is committed to providing equal access under Title II of the ADA for its parks, recreational and trails system.

Commented [AL1]: 2020 Amendment: Barb added ADA language that was inadvertently deleted during formatting.

4.7 Critical Aquifer Recharge Areas (CARA) Goals and Policies

Under NE Goal 5:

- **Policy NE-21: Use LID (Low Impact Development) techniques to manage stormwater runoff pursuant to Title 14 of the Black Diamond Municipal Code and Stormwater Management Manual for Western Washington (SMMWW).**

Commented [AL2]: 2020 Amendment: Barb said this policy was inadvertently deleted during final formatting of the adopted plan. ALL SUBSEQUENT NE POLICY NUMBER WERE ALSO UPDATED.

5.7 Master Planned Development (MPD) Overlay

[after first two paragraphs]

There are two Master Planned Developments (MPDs) currently under construction in the City of Black Diamond. The build-out of these MPDs will result in housing units that exceed the Countywide adopted growth targets and the regional growth strategy, as discussed in Chapter 2 of this Plan. In order to align the City's future growth with countywide and regional growth projections, the allowance for any new MPD's must be carefully considered.

MPD Designation Criteria

- The designation of any new MPD should be discouraged until full buildout of the two currently under construction and until such time as the City's growth projections are within the range of adopted growth targets consistent with the King County CWPPs and the PSRC regional growth strategy, Vision 2050.
- Existing or planned public facilities are adequate to support the planned development density.
- The area is not predominated by environmentally sensitive areas, and/or the development plan contains standards that will allow development while providing appropriate protection to the environmentally sensitive areas. The level of protection must be equal or better than that provided by the City's environmentally sensitive area policies and regulations.
- There is either a need for or benefits that will clearly derive from providing flexibility in zoning that cannot be provided by other mechanisms.
- The parcels are at least 80 contiguous acres in area and in single or unified ownership ~~or is subject to a pre-annexation agreement that requires an MPD for the parcel.~~
- The development plan requires flexibility to meet the requirements of an MPD.
- The MPD will provide public benefits, in the form of preservation or enhancement of physical characteristics, conservation of resources, provision of employment, improvement of the City's fiscal performance, provision of adequate facilities, and other public benefits identified by the City.

5.10 Urban Reserve Goals and Policies

- **LU Goal 6:** Future annexation of the Potential Annexation Areas (PAAs) will not occur until the City's growth is aligned with countywide growth targets and the regional growth strategy.

Commented [AL3]: Subsequent LU Goals got updated numbering.

5.13 Commercial Goals and Policies

[after CC description]

- **LU Goal 10:** Encourage the concept of mixed-use development in the Town Center and commercial zoning designations to create diverse and self-sufficient neighborhoods.
 - **Policy LU-50:** Discourage the conversion of Community Commercial designated areas to uses that do not create jobs or ongoing sales tax revenue for the city.

Commented [AL4]: Did they mean neighborhood commercial and community commercial?

7.2 Planning Framework and Consistency Statements

- **Determine Existing Transportation Deficiencies.** An inventory of the transportation system identifies the existing needs of the Black Diamond community. Some existing transportation deficiencies, including several on State Route (SR) 169, can be attributed to growth in other jurisdictions. These deficiencies could be addressed in a variety of ways, including improved interjurisdictional coordination and through the implementation of plans and programs that reduce reliance on single occupancy vehicle travel.
- **Qualify for Funding.** State and Federal agencies require local governments to have a comprehensive transportation plan that demonstrates the community's vision of its future. The City's population has been steadily growing since 1996 and is anticipated to exceed 5,000 by 2021, which will provide expanded opportunities to pursue additional grant funds.

7.4 Transportation Policies

Funding, Concurrency, and Impact Mitigation

[after first paragraph]

As described in Appendix 7, SR 169 serves as the primary north-south roadway connecting communities in southeast King County and northeast Pierce County to each other as well as the larger transportation network. SR 169 experiences high traffic volumes during peak periods as drivers from Bonney Lake, Buckley, and Enumclaw pass through Black Diamond in the morning to access major job centers to the north and return southbound in the evening. These volumes contribute to existing transportation deficiencies at intersections on SR 169 in Black Diamond, for which the City is legally obligated to address, however no mechanisms are in place to secure funding for improvements.

- **Policy T-19 Concurrency Policy:** Ensure that transportation improvements or strategies are constructed or financed concurrent with development, including roadway, pedestrian, bicycle, and transit facilities. This also includes coordinating the City's concurrency program with plans of other transportation agencies. While the City has the authority to adopted LOS standards for local roadways, the LOS for SR 169 is established by WSDOT. The City cannot accept a lower LOS for SR 169 as a mechanism to address concurrency. The most significant adopted policy of meeting concurrency standards is accomplished by the two major MPD Development Agreements that require the developer to implement any and all of the capacity adding projects

in the City's comprehensive plan to maintain the City's level of service standards. To monitor these commitments, the City's Concurrency Management System includes the following:

- Assessing and determining compliance with the adopted level of service standards;
- Identifying facility deficiencies (e.g., sidewalk, bike lanes, multi-use paths and transit); and,
- Making appropriate revisions to the Six-Year TIP, including prioritization of improvements on SR 169, as the City cannot modify the adopted LOS for that facility.

In addition, the City could explore other means to improve LOS, such as the implementation of plans and programs that reduce reliance on single occupancy vehicle travel (e.g. transportation demand management).

- **Policy T-20 Funding Sources Policy:** Secure adequate long-term funding sources for transportation through all feasible and available methods. These methods may include:
 - Adopting a Transportation Impact Fee (TIF) to fund capacity improvements that maintain adopted LOS standards for roadways;
 - Taking advantage of state funds, such as the Transportation Improvement Account (TIA), and the Public Works Trust Fund (PWTF);
 - Encouraging Washington State Department of Transportation (WSDOT) improvements on the state highway system;
 - Encouraging the use of LIDs by property owners to upgrade roads to meet City road standards;
 - Requiring impact mitigation and/or SEPA mitigation fees for projects as guided by this Plan. Impact mitigation payments and/or seeking voluntary contributions from developers may also be pursued;
 - Promoting the use of Transportation Benefit Districts and Capital Facility Districts;
 - Exploring the potential of assessing user fees to support maintenance and preservation of the transportation system; and
 - Seeking funding from federal agencies and all other available grant sources. Once Black Diamond's population exceeds 5,000 (anticipated by 2021; to be confirmed by the 2020 United States Census), the City will be eligible to pursue grant funding available only to cities of that size. The grant programs available to large cities are generally bigger in overall size and the typical awards for funded projects are greater than those for small cities. This expands the City's opportunities to secure significant funding for large infrastructure projects.
- **Policy T-22 Financial Impact Mitigation Policy:** Require developers to contribute their fair share towards the transportation improvements required to meet the LOS standards. Impact mitigation efforts may include:
 - Requiring developers who are subject to an approved development agreement with the City to continue fulfilling all mitigation requirements imposed therein;
 - Requiring developers who are not subject to an approved development agreement or for whom an approved development agreement has expired, to assist in providing

additional funding through an adopted program, such as a TIF, transportation facilities, and/or services in proportion to the impacts and needs generated by development;

- o Encouraging developers to design projects that generate less vehicular traffic; and
- o Requiring developers at the beginning and mid-point of each phase of the MPD project to monitor traffic generation and distribution to determine if traffic impacts of MPD development are occurring as projected.

- **Policy T-24 Intergovernmental Agency Coordination Policy:** Coordinate planning, construction, and operations of transportation facilities and projects with other governmental agencies. This policy supports and complements the transportation functions of Washington State, King County, neighboring cities, PSRC, Metro Transit, and other entities responsible for transportation facilities and services within the city. Explore establishment of a coalition of cities with the purpose of developing transportation solutions and their associated funding mechanisms to provide for safer and more efficient travel along the SR 169 corridor. Efforts of the coalition could include studying forecast anticipated deficiencies resulting from growth in all affected jurisdictions, identifying solutions, and developing an intergovernmental strategy to pursue state and/or joint grant funding and equitably distribute developer-provided funds to all affected jurisdictions.

Appendix 7

Level of Service Standards

These LOS standards are higher than other cities in the area. For example, the Cities of Maple Valley and Covington have adopted a standard of LOS D. The higher LOS standards adopted within Black Diamond for non-HSS facilities indicate the City's desire to minimize congestion and the willingness to identify and fund future transportation improvements. The higher LOS standards adopted within Black Diamond for non-HSS facilities also will increase the size of intersections and may become an unaffordable standard to maintain. Should the City encounter challenges associated with funding transportation improvements, adoption of lower LOS standards for non-HSS facilities is a permissible option for remaining in compliance with concurrency requirements.

Existing Transportation System

The city is bisected by SR 169, a north-south highway of statewide significance, providing both regional access from Renton to Enumclaw and cities in northeast Pierce County, and local access. With the limited arterial network in the surrounding area, SR 169 serves as the primary conduit connecting communities to the larger state roadway network, including major facilities such as SR 18 and I-405. As a result, SR 169 is the main roadway for drivers from cities to the south, including Bonney Lake, Buckley, and Enumclaw, to access major job centers to the north, experiencing high traffic volumes during the morning and evening peak periods. These volumes contribute to existing transportation deficiencies at SR 169 intersections in Black Diamond. The City is legally obligated to address these deficiencies in order to maintain the adopted LOS standard for the roadway, however no permanent mechanisms are in place to secure funding from private developments outside the City. This route SR 169 is also known as 3rd Avenue within Black Diamond.

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WSDOT & SR169

SR-169 is a designated Highway of Statewide Significance (HSS) which functions as major rural and suburban route for the metropolitan area.

WSDOT has jurisdiction over SR 169 through the city and establishes the LOS standard for the roadway. Concern over congestion and safety issues along the corridor have spurred several studies, one of which was a route development plan that considered widening the highway. However WSDOT did not complete this plan and therefore transportation demand modeling and the state's WSDOT has jurisdiction over SR 169 through the city and establishes the LOS standard for the roadway. Within the city, WSDOT has proposed minor widening to allow for a two-way left turn lane north of the historic core of the city and a truck climbing lane south of Green Valley Road. For purposes of this plan, the City is assuming a 3-lane section for SR 169 through the old town area and through the north commercial area, with potential widening at intersections to accommodate turn lanes. The City is also planning long term for further widening (4 or 5 lanes north of Roberts Drive to the City's future north connector and is seeking additional right of way through dedication upon major development or redevelopment where the right-of-way width is less than 100 feet. Regional Transportation Plan (RTP) do not assume widening of SR 169. Even so, the City is taking a proactive approach by seeking additional right of way through dedication upon major development or redevelopment where right of way width along SR-169 is less than 100 feet. The City is also working on access management along SR-169 to plan for necessary transportation improvements that would be funded by new development along the corridor to alleviate congestion and safety issues.

The City has recognized the potential impacts to SR 169 associated with forecast growth and has entered into agreements with major developers to ensure these impacts, as well as some existing deficiencies, are properly mitigated to maintain consistency with concurrency requirements.

City of Black Diamond

The City maintains a Six-year Transportation Improvement Program (TIP). The Six-year program proposes improvements to existing substandard roads and includes repairing and overlaying existing roadways, paving gravel roadways, constructing sidewalks, and widening roadways. At the time that the Six-year Transportation Improvement Program was adopted only the capacity adding projects that the City was going to be participating in were included. So in addition to the projects identified in the 6-year TIP there are capacity adding projects that are planned for the Master Planned Developer to construct as identified in Table 0-9. If needed, the projects included in the TIP could be reprioritized to address those on SR 169 first, as the City cannot modify the adopted LOS standard as a mechanism to maintain concurrency.

Updated Table 0-7 to be 6-Year Transportation Improvement Plan (TIP) 2021-2026

Future Land Use and Transportation Concepts

Regional traffic growth on SR 169 will likely continue as long as vehicular capacity is available on that route. Similar conditions would be expected on other arterials that facilitate regional traffic. The need for planned transportation improvements will depend on the location, density and timing of the area where development occurs but could also be influenced by development outside the City that adds volume to SR 169. The construction of the needed and planned capacity adding transportation

improvement projects will occur as required by the City's Development Agreement with the Master Planned Developer and periodic traffic monitoring and modeling dictates. Black Diamond may also explore options to coordinate with other SR 169 cities to identify corridor-wide solutions and the implementation of plans and programs that reduce reliance on single occupancy vehicle travel.

Funding Sources

A number of financial strategies are available to the City to finance the transportation improvements identified in the comprehensive transportation plan. Table 0-11 lists these strategies, their availability, and recommendations for the City to consider when implementing the improvement program. Historically, the City has relied on Real Estate Excise tax, grants and contributions from land developers to construct roadway improvements. In addition to those previously pursued, Black Diamond will be eligible to seek funds from larger grant sources once the population exceeds 5,000, as there are sources available only to cities of that size. The grant programs available to large cities are generally greater in overall size and the typical awards for funded projects are bigger than those for small cities. This expands the City's opportunities to secure significant funding for large infrastructure projects. This is anticipated by 2021 and will be confirmed by the 2020 United States Census.

Strategies

We would recommend that the City explore a mechanism for a set mitigation/impact fee per PM peak hour trip for infill development, such as a Transportation Impact Fee (TIF). A pay and go proportionate share program for infill development would reduce the administrative burden, reduce the high cost of individual studies, and provide more efficiency and certainty to the development community. Should the MPD agreements not be extended once they are scheduled to expire, the TIF would be applied to remaining projects in those developments.

Legislative Requirement

Other strategies that could be used in order to maintain compliance with concurrency include:

- Increasing roadway capacity or adopting transportation system management (TSM) strategies to accommodate the increase in demand use to development; and
- Adopting TDM strategies, such as increased transit access and rideshare programs, to offset the increase in demand.
- Often it is a combination of improvements and strategies that create the most effective CMS.
- Reduce the LOS standard for the non-HSS system or portions of the system to give the City more time to fund the needed transportation improvements.

Transportation Facilities and LOS Standards Coordination

The City's existing intergovernmental coordination efforts could be further expanded through the establishment of a coalition of cities in both King and Pierce counties focused on developing corridor-wide transportation solutions for SR 169. This group could work in partnership with WSDOT to identify forecast safety and operational deficiencies as well as possible solutions. The products of these efforts could be used to formulate an intergovernmental strategy to pursue joint state and/or grant funding and equitable distribution of developer-provided funds to all affected jurisdictions.

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2021 Docket

ITEM #2021-01: REVERSION TO THE 2009 FUTURE LAND USE MAP (FLUM)

Requestors:

This amendment is requested by Duane Garcia, Mike England, William Bryant, Gary Davis, Philip Acosta, Angela Fettig, and Kelley Sauskojus.

Description:

The requestors of this amendment ask that the FLUM in the 2019 Comprehensive Plan be replaced with the FLUM from the 2009 Comprehensive Plan. The requestors contend that the 2019 FLUM is not consistent with the text of the Comprehensive Plan and creates "significant excess development capacity." Requestors express concern that the growth potential reflected in the 2019 FLUM goes beyond regional growth targets and/or what the City's infrastructure, public services, and natural environment can support. Requestors believe the 2009 version of the FLUM is better aligned with City capacity for transportation and provision of services and is more in keeping with their objectives for preserving wildlife habitat and a small-town feel.

Staff Recommendation:

The 2019 update to the Comprehensive Plan included revisions to the land use designations of eight areas on the FLUM. One or more of these 2019 revisions to the FLUM have been a source of significant concern for a number of residents. The 2019 revisions also created several inconsistencies with the City's current zoning code inconsistencies which have yet to be resolved. Consistency between the Comprehensive Plan text, maps, and zoning code is a requirement of the GMA.

City staff believe it is imperative to revisit the changes to the FLUM that were adopted in 2019 and to reconsider whether and how the FLUM can be revised to better harmonize with the zoning code. There are numerous potential outcomes that could result from the Planning Commission and City Council's reconsideration of the 2019 FLUM. The FLUM could be reverted to the form in which it existed in 2009, as the requestors desire. It is also possible that work on the Housing Action Plan and Housing Element could suggest other potential revisions to the FLUM that might better meet the City's housing objectives and desired growth patterns than either the 2009 or 2019 FLUM. The zoning code should also be carefully reviewed and possibly updated for consistency with any changes to the FLUM. (See Item #2021-03, below.)

Regardless of what form any changes to the FLUM and/ or zoning regulations might take, these issues will require extensive analysis and opportunities for public participation before final recommendations can be reached. Although this item is certain to consume a substantial amount of resources and time for City staff and the Planning Commission, staff believe the efforts are urgently needed to ensure that the City has a solid foundation for future land use planning and growth management consistent with the GMA.

City staff recommend that Item #2021-01 be included on the final 2021 Docket, but with the description broadened as follows: "Reconsideration of the 2019 FLUM, including possible reversion to the 2009 FLUM, and corresponding updates to the zoning code."

Planning Commission Recommendation:

The Planning Commission recommends that Item #2021-01 be included on the final 2021 Docket, but with the description broadened as follows: **"Reconsideration of the 2019 FLUM, including possible reversion to the 2009 FLUM, and corresponding updates to the zoning code."**

**ITEM #2021-02: AMENDMENTS TO COMPREHENSIVE PLAN APPENDIX 7
(TRANSPORTATION) TO REFLECT AN ALTERNATIVE SE LOOP CONNECTOR ROUTE**

Requester:

This item is requested by CCD Black Diamond Partners LLC ("Oakpointe").

Description:

Oakpointe requests text and map amendments to the Comprehensive Plan to include an alternative route alignment to the Southeast Loop Connector road currently depicted in the Transportation element. The proposed alternative route would connect the Lawson Hills MPD to Lawson Street rather than connecting the Lawson Hills MPD to SR-169. The proposed amendments would modify text in the Transportation Appendix specifically, pages 10, 19, and 25 of Appendix 7, as well as a map (2035 Roadway Network Concept) shown on page 47 in Figure 7-4.

Oakpointe makes this request to create additional options for road alignment and construction, given the potential environmental impacts, steep hillside topography, and extensive acquisitions of third-party parcels associated with the SE Loop Connector routing presently depicted in the Comprehensive Plan. The amendment is proposed because the alternative alignment likely involves fewer impacts, less cost, and reduced right-of-way acquisition requirements. It does not preclude development of the existing SE Loop Connector but provides an option for a secondary access route to the Lawson Hills MPD. A final decision as to which option to construct would not be made until the SE Loop Connector road is needed.

For further explanation of Oakpointe's proposed alternative route and how it might reduce impacts as compared to the route presently shown in Appendix 7, please refer to the attachments to this Staff Report. The attachments also detail Oakpointe's view of how the proposed amendments would be consistent with other relevant portions of the Comprehensive Plan.

Staff Recommendation:

This is a privately initiated request by a property owner for a Comprehensive Plan amendment related to a site-specific development proposal. In support of its application, Oakpointe has submitted all of the materials required by BDMC 16.10.050.11

The current Comprehensive Plan identifies the SE Loop Connector as a future transportation improvement. This road is depicted as extending from the Lawson Hills MPD to SR-169. The language in Appendix 7 makes it clear that the routing depicted therein is not settled and that "alternative road alignments may be considered." The intent behind including a preliminary alignment concept in Appendix 7 was "to show a basic route," while expressly mentioning that "exact locations will be determined after engineering and environmental review." Staff believe that any proposed alternative that would minimize environmental impacts, reduce the need to modify the natural topography, and create fewer third-party disturbances is worth careful consideration, even if the requested amendment

is not ultimately approved. City staff recommend that Item #2021-02 be included on the final 2021 Docket.

Planning Commission Recommendation:

The Planning Commission recommends that Item #2021-02 be included on the final 2021 Docket.

ITEM #2021-03: HARMONIZING THE FLUM AND CITY ZONING REGULATIONS

Requestor:

This item was suggested by Community Development Director Mona Davis following numerous discussions with residents about the 2019 FLUM.

Description:

As noted in connection with Item #2021-01, the City's zoning regulations are not fully consistent with the FLUM in the 2019 Comprehensive Plan. The GMA requires that comprehensive plans and their implementing development regulations be consistent. The City needs to carefully review its zoning and consider potential updates to the FLUM and development regulations in a holistic manner to achieve consistency and to promote sound land use planning practices.

Staff Recommendation:

City staff believe it is important that concerns raised by some residents about the 2019 FLUM be carefully reconsidered. It is possible that the 2019 FLUM does not represent ideal patterns for residential and commercial development-either by providing more capacity than is necessary, or by locating that capacity in the wrong areas. The City is also mindful of the need to bring City planning policies and regulations into closer alignment with the PSRC's regional planning goals, growth targets, and VISION 2040. Adjustments to the FLUM may be needed to encourage long-term alignment between the City's expected growth and regional planning policies.

It's also possible that portions of the FLUM and Land Use chapter need to be revisited to ensure that there is adequate capacity for development of a balanced mix of housing that will be affordable to residents and potential residents across the socio-economic spectrum. The FLUM and zoning code should reflect the City Council's strong policy of ensuring that Black Diamond is, and remains, a welcome and inclusive community for all, not just for those in higher income brackets.

City staff recommend that Item #2021-03 be included on the final 2021 Docket but combined with Item #2021-01. Together, they should be docketed with the description broadened as follows: "Reconsideration of the 2019 FLUM, including possible reversion to the 2009 FLUM, and corresponding updates to the zoning code."

Planning Commission Recommendation:

The Planning Commission recommends that Item #2021-03 be included on the final 2021 Docket but combined with Item #2021-01. Together, they should be docketed with the description broadened as follows: "Reconsideration of the 2019 FLUM, including possible reversion to the 2009 FLUM, and corresponding updates to the zoning code."

ITEM #2021-04: UPDATE THE HOUSING CHAPTER OF THE COMPREHENSIVE PLAN TO INCORPORATE RELEVANT COMPONENTS OF THE 2021 HOUSING ACTION PLAN

Requestor:

This item was suggested by Community Development Director Mona Davis.

Description:

The City is currently working with its consultant, Blueline, to finalize the 2021 Housing Action Plan. This Plan started with data collected from a citywide housing needs assessment survey conducted by Blueline. Blueline's work incorporates this survey data into an overall plan that reflects realistic residential growth targets and provides insights into how the City can provide for the mix of housing that is likely to meet the needs of current and future populations. The Housing Action Plan creates three strategic objectives for meeting future housing needs in the City: (1) monitoring housing needs and demographic shifts as the City continues to grow; (2) increasing housing diversity while preventing displacement of current residents and preserving small-town feel; and (3) creating opportunity for investment in more housing for lower income brackets.

The Housing Action Plan is scheduled to be completed and ready for City Council consideration in June 2021. The Housing Action plan should then inform the Planning Commission and City Council's consideration of potential changes to the Housing element of the Comprehensive Plan.

Staff Recommendation:

The objectives and proposed action items from the Housing Action Plan should be harmonized with the Housing element of the Comprehensive Plan. City staff recommend that Item #2021-04 be included on the final 2021 Docket.

Planning Commission Recommendation:

The Planning Commission recommends that Item #2021-04 be included on the final 2021 Docket.

ITEM #2021-05: UPDATE THE PARKS CHAPTER OF THE COMPREHENSIVE PLAN TO INCORPORATE RELEVANT COMPONENTS OF THE PROS PLAN

Requestor:

This item was suggested by Community Development Director Mona Davis.

Description:

The City is currently working to complete the Parks, Recreation, & Open Space Plan (PROS Plan) by year end. This work includes a survey that will be sent out to seek input from residents. The PROS Plan is intended to assess the City's current inventory of parks and recreation property and facilities and will provide an evaluation of how those facilities may need to be expanded and improved to meet the needs and preferences of current and future residents of the City. The Parks element of the Comprehensive

Plan should be updated to reflect the key findings and action items from the PROS Plan once it is completed.

Staff Recommendation:

The objectives and proposed action items from the PROS Plan should be incorporated into the Parks element of the Comprehensive Plan. City staff recommend that Item #2021-05 be included on the final 2021 Docket.

Planning Commission Recommendation:

The Planning Commission recommends that Item #2021-05 be included on the final 2021 Docket.

ITEM #2021-06: REPEAL CITY PROHIBITIONS ON MARIJUANA BUSINESSES AND UPDATE THE LAND USE CHAPTER AS NEEDED TO FACILITATE APPROPRIATE SITING

Requestors:

Studying these amendments to the City's development regulations and Comprehensive Plan was requested by multiple members of the City Council.

Description:

The BDMC currently prohibits the siting and operation of marijuana businesses in the City. BDMC 20.08 and 20.04. In looking for ways to expand the City's revenue streams, several members of the City Council have suggested looking at repealing the prohibition on marijuana businesses so that the City may collect local sales tax and a share of the state excise tax on the revenues of marijuana-based businesses. This change could potentially diversify City revenue sources beyond its current, heavy reliance on property tax and development-related sales tax and REET -the latter of which may not be sustainable over the long run.

In addition to possibly repealing BDMC Chapters 20.04 (which is now functionally obsolete due to changes in state laws) and 20.08 (which prohibits siting and operation of marijuana businesses), the City would need to undertake an analysis of where such businesses realistically could be sited under state statutes establishing buffers around certain types of establishments such as schools, parks, and churches. Changes to the Land Use element and City zoning regulations could be required in order to facilitate the siting of viable marijuana businesses within the City.

Staff Recommendation:

Diversifying the City's tax revenues with reliable new income streams has been declared a high priority by the City Council and the Mayor. Other cities in the region have received significant tax revenue flowing from marijuana business-revenue that the City is currently unable to collect due to the prohibitions in BDMC Chapters 20.08 and 20.04. Receiving public comment on the desirability of allowing marijuana businesses to be operated in the City, and careful consideration of where such businesses should be located if the prohibitions were repealed, would be a valuable exercise, as would the simultaneous review of potential land use changes that would be necessary to facilitate the siting of viable marijuana businesses in the City. The policy analysis and public engagement process required for

this docket item would require substantial staffing resources to manage, but City staff understands that the Council considers this to be a priority item. Accordingly, City staff recommend that Item #2021-06 be included on the final 2021 Docket.

Planning Commission Recommendation:

The Planning Commission recommends that Item #2021-06 be included on the final 2021 Docket.

ITEM #2021-07: REVIEW ADU AND SHORT-TERM RENTAL REGULATIONS WITH POTENTIAL CHANGES TO THE HOUSING CHAPTER OF THE COMPREHENSIVE PLAN

Requestor:

This item was requested by the Planning Commission.

Description:

Housing affordability and accommodation of multi-generational households continues to be a pressing issue for the City. Accessory dwelling units (ADUs) are viewed as one means of increasing the stock of affordable housing options and an important way to allow multiple generations to live together on the same property without being under one roof. The Planning Commission has requested to review development regulations governing ADUs for possible updates.

Short-term rental properties, as exemplified by AirBnB, present other challenges. The Planning Commission has suggested that the City consider options for regulating the use of residential properties for short-term rentals (under 30 days) so as to minimize the problems that can arise from such activities.

Staff Recommendation:

City staff recommends that this item be the subject of further discussion by the Planning Commission at its public hearing on the preliminary docket on May 11, 2021, to better define the nature of proposed amendments. City staff further recommends that if the Planning Commission decides to recommend inclusion of Item #2021-07 on the final 2021 Docket, it should be combined with consideration of Item #2021-04, which also addresses changes to the Housing chapter.

Planning Commission Recommendation:

The Planning Commission recommends that Item #2021-07 be combined with consideration of Item #2021-04, which also addresses changes to the Housing element of the Comprehensive Plan to be included on the final 2021 Docket.

ITEM #2021-08: CONDUCT AN ECOLOGICAL INVENTORY AND PROPOSE CHANGES TO LAND USES AND REGULATIONS TO PRESERVE NATURAL AREAS

Requestor:

This item was requested by Bob Stuart.

Description:

The requestor asks to add a new policy to the Natural Environment chapter of the Comprehensive Plan:

New Policy NE-41: Conduct an ecological inventory of natural areas within the City and propose changes to land uses and regulations to preserve the functions and values of these natural areas. The inventory and proposed actions shall be presented to the Planning Commission for review and action by the City Council in 2022.

The requestor supports his request with the following rationale:

Black Diamond faces an incredible challenge in balancing its future between small town in a natural surrounding and potential development capacity. If not managed more carefully, it will simply be another case of, "you don't know what you've got 'til it's gone." People have already noticed significant change in the type and location of wildlife, and the amount and vegetation of natural space. The City should study remaining undeveloped land and its: ecosystem value; restoration potential; and open space potential. The study should also include: an evaluation of different ways new development could add conservation and open space, and whether existing zoning should be changed to encourage conservation of remaining open space.

Staff Recommendation:

This request does not propose a policy change for the Comprehensive Plan, but rather would require staff to undertake a one-time action-namely the completion of an "ecological inventory" and presentation of that inventory to the Planning Commission and City Council in 2022. The Comprehensive Plan is a planning document that is supposed to guide the City's implementation of more detailed development regulations to manage growth. While completion of an inventory of the City's natural areas and ecological assets (such as lakes, wetlands, and wildlife habitat) could be a valuable exercise, a directive to conduct such an inventory and present it to the Council the following year is not appropriate for inclusion in the Comprehensive Plan.

It should be noted, however, that the City is currently completing its Parks, Recreation & Open Space Plan (PROS Plan), which will, in part, analyze the City's existing open space, including natural areas. See Item #2021-05, above. This PROS Plan will be used to evaluate any long-term policy changes that should be made to the Comprehensive Plan so that it can serve as a long-term guide for preserving City open space for the benefit of current and future residents. It is also important to note that the City Council has just approved changes to the City's critical areas ordinance (BDMC 19.10) to improve environmental protection standards and incorporate recent revisions to state and federal law.

In light of budgetary and staffing limitations for overseeing the creation of a separate "ecological inventory," and in light of other efforts already underway to review the City's open space assets, City staff do not recommend that Item #2021-08 be included in the final 2021 Docket. However, if the requestor believes that the PROS Plan does not fulfill the objectives of this preliminary docket item, he is encouraged to propose that the City Council allocate funds in the 2022 budget for conducting an ecological inventory that could form the basis for further review and consideration of Comprehensive Plan amendments in 2022 of a subsequent year if approved for that year's docket.

Planning Commission Recommendation:

The Planning Commission recommends amending Item #2021-08 to conduct a feasibility study, including costs and scope of operations, on conducting an ecological inventory to be included in the final 2021 docket.

ITEM #2021-17: DELETE POLICY ED-4.5 FROM THE ECONOMIC DEVELOPMENT CHAPTER OR MOVE IT TO THE TRANSPORTATION CHAPTER

Requestor:

This item is requested by Kelley Sauskojus, as compiled from previous suggestions for Comprehensive Plan Amendments.

Description:

The requestor asks that the Economic Development chapter of the Comprehensive Plan be amended to remove Policy ED-4.5, which concerns the Highway 169 corridor. Alternatively, requester suggests that policy ED-4.5 be moved to the Transportation Chapter. Requestor's rationale is that Policy ED 4.5 is more focused on transportation than economic development. Policy ED-4.5 currently states as follows:

~~Policy ED 4.5: Coordinate with the Washington State Department of Transportation (WSDOT). King County, and adjacent cities to plan for access improvements, intersection improvements, and infrastructure maintenance in the SR 169 corridor.~~

Policy T-XX: Coordinate with the Washington State Department of Transportation (WSDOT). King County, and adjacent cities to plan for access improvements, intersection improvements, and infrastructure maintenance in the SR 169 corridor.

Staff Recommendation:

This Item would not require expenditure of budgeted Community Development funding nor require extensive staffing resources to study or implement. Additionally, the requested amendment would not represent a substantive change in policy if the text simply moved from the Economic Development chapter to the Transportation chapter. Although Policy ED-4.5 is supportive of the City's economic development goals by emphasizing improved accessibility to the key commercial corridor in the City, staff agree that the quoted policy is more properly included in the Transportation element of the Comprehensive Plan. Accordingly, City staff recommend that Item #2021-17 be included in the final 2021 Docket.

Planning Commission Recommendation:

The Planning Commission recommends that Item #2021-17 be included on the final 2021 Docket.

ITEM #2021-22: AMEND LAND USE POLICY LU-21 CONCERNING GROWTH TARGETS AND PRESENT RECOMMENDATIONS TO THE PLANNING COMMISSION AND CITY COUNCIL IN 2022

Requestor:

This item is requested by Bob Stuart.

Description:

The requester asks that Policy LU-21 be amended as follows (shown in underlined text):

Policy LU-21: Monitor growth in conjunction with adopted King County population projections and cooperative planning with the county to anticipate future urban growth area needs. Identify areas within the city that should be rezoned in order to bring the City's growth capacity into closer conformity with regionally adopted growth targets and the Puget Sound Regional Vision, and present recommendations for Planning Commission and City Council action in 2022.

The requester offers the following rationale in support of his request:

The ongoing tension between regional plans and Black Diamond's available undeveloped land has resulted in delays in updating the Comprehensive Plan. This has been unproductive, costly, and could result in difficulties in coordination with neighboring jurisdictions. Residents are concerned about insufficient or expensive infrastructure, public services, and loss of natural space. A zoning review can look at these issues with a goal of resolving future delays and managing the conflicts based on data and best practices.

Staff Recommendation:

This request touches on important considerations regarding bringing the City's current zoning regulations in line with the Comprehensive Plan and FLUM, as discussed in connection with preliminary docket Items #2021-01 and #2021-03, above.

Although staff do not support the portion of the request that would amend Land Uses Policy LU-21 to include language mandating presentation of recommendations to the Planning Commission and City Council for action in 2022, City staff recommend that Item #2021-22 be included on the final 2021 Docket, but in combined form with Items #2021-01 and #2021-03. Together, they should be docketed with the description broadened as follows: "Reconsideration of the 2019 FLUM, including possible reversion to the 2009 FLUM, and corresponding updates to the zoning code for consistency with the Comprehensive Plan and the FLUM, and to begin narrowing discrepancies with PSRC's VISION 2040 and 2050 (as applicable) and Regional Growth Strategy."

Planning Commission Recommendation:

The Planning Commission recommends that Item #2021- 22 be included on the final 2021 Docket, but in combined form with Items #2021-01 and #2021-03. Together, they should be docketed with the description broadened as follows:

"Reconsideration of the 2019 FLUM, including possible reversion to the 2009 FLUM, and corresponding updates to the zoning code for consistency with the Comprehensive Plan and the FLUM, and to begin narrowing discrepancies with PSRC's VISION 2040 and 2050 (as applicable) and Regional Growth Strategy."

2022 Docket

ITEM #2022-01: AMEND THE TRANSPORTATION CHAPTER TO ADD A NEW POLICY RELATING TO TRANSPORTATION DEMAND MODELING

Requestors:

This item is requested by Angela Fettig, Gary Davis, Kelley Sauskojus, Kristen Bryant, Philip Acosta, and William Bryant.

Description:

The requestors ask that the Transportation chapter be amended to add a new policy:

Add statement or Transportation Policy T-##: The public has an interest in understanding and managing the impacts of a two-lane State Highway 169 on land use and the road future network. Therefore, the City's future transportation demand modelling will include: travel times on city through-roads for the peak hour; safety hazards for all modes of travel; intersections outside the City limits in the close vicinity of the City; and an updated Transportation project list. This model will be based on likely or proposed development and will use a future SR-169 corridor based only on known transportation projects with identified funding sources.

Similar language about the same topic was also provided by Kelley Sauskojus as follows:

The public and WSDOT are not funding a widening of SR-169 and therefore such widening is not assumed in the Comprehensive Plan. The public has an interest in understanding and managing the impacts of a two-lane SR-169 on land use and the road future network. Therefore, for the 2022 Comprehensive Plan Update, the City will create an updated transportation demand model that includes travel times, safety hazards, intersections outside the City limits in the close vicinity of the City, and an updated Transportation project list. This model will be based on updated traffic counts, updated development projects, and will use a future SR-169 corridor based only on known projects with identified funding sources.

The requestors offer the following rationale for the requested changes:

Black Diamond is undergoing unprecedented growth and wishes to maintain small-town character, maintain quality of life, and understand road needs and costs. Road funds at the state, county, and local level are limited. The safety of Black Diamond residents is the most important consideration and should be called out. The city recognizes that according to the city's growth targets, MPD fiscal projections, and the experience of other similar cities, the majority of employed residents will continue to commute to work outside the city and therefore roads in and out of town are an important consideration in the Black Diamond Comprehensive Plan. State and County roads leading to Renton, Issaquah, Auburn, and Enumclaw have land slide risks, areas with site distance limitations, pedestrian, and bicycle safety problems.

Staff Recommendation:

The transportation issues will require extensive analysis and opportunities for public participation before final recommendations can be reached. In addition, evaluation and traffic modeling will need to be completed as part of the 2024 Comprehensive Plan periodic update. City staff recommend that Item

#2022-01 be evaluated as part of the periodic update with traffic modeling and studies to be completed in the next 12-24 months. City staff recommend that Item #2022-01 not be included on the 2022 Docket.

Planning Commission Recommendation:

The Planning Commission recommends that Item #2022-01 be included on the final 2022 Docket.

ITEM #2022-02: AMEND THE TRANSPORTATION CHAPTER TO ADD A NEW POLICY RELATING TO FUTURE ROAD NETWORK DESIGN

Requestors:

This item is requested by Angela Fettig, Gary Davis, Kelley Sauskojus, Kristen Bryant, Philip Acosta, and William Bryant.

Description:

The requestors ask that the Transportation chapter be amended to add a new policy:

Transportation Policy T-##: Consistent with prior agreements for future development, new roads in the future road network shall be designed to accommodate as much of the traffic from new development as possible. Neighborhood character and safety are priorities for existing roads.

The requestors offer the following rationale for the requested changes:

The city's existing roads are lined with housing and are not appropriate for dramatic increases in traffic from new development. Affordable housing and safety of the existing community can and should be maintained.

Staff Recommendation:

This policy recommendation is already in practice. Traffic concurrency is required in the City. New roads in the City are designed to accommodate existing and projected traffic based on traffic impact analyses/ reports and developers are required to contribute their fair share. See Policy T-19 Concurrency Policy, and Policy T-22 Financial Impact Mitigation Policy. City staff recommend that Item #2022-02 not be included on the 2022 Docket.

Planning Commission Recommendation:

The Planning Commission recommends that Item #2022-02 be included on the final 2022 Docket.

ITEM #2022-03: AMEND THE TRANSPORTATION CHAPTER TO ADD A NEW POLICY RELATING TO DESIGN STANDARDS

Requestors:

This item is requested by Angela Fettig, Gary Davis, Kelley Sauskojus, Kristen Bryant, Philip Acosta, and William Bryant.

Description:

The requestors ask that the Transportation chapter be amended to add a new policy:

Transportation Policy T-##: The City will improve, create, and enforce design standards that improve safety, enhance neighborhoods and walkability, and that apply to all modes of transportation.

The requestors offer the following rationale for the requested changes:

Black Diamond wishes to maintain existing affordable housing and maintain and enhance neighborhood walkability. Developments like Ten Trails do not contain homes with 4-lane roads through people's front yards. Without design and planning for the rest of Black Diamond, we will become a two-tiered community. Black Diamond's roads were built to old rural standards and need to be made safer for cars and for pedestrians as the city grows and traffic increases.

Staff Recommendation:

The City understands and agrees with the intent behind this policy. However, policy language is already in place regarding design standards for safety, neighborhoods, and walkability, and adding this policy would be redundant. The existing related policy language includes:

- Policy T-3 Connectivity Policy: Improve local roadway features, and patterns in a manner that enhances walking, bicycling, and transit use through improved connectivity.
- Policy T-10 Pedestrians, Bicycles, and Transit Policy (*last bullet point*): Explore options to upgrade the physical environment of older existing neighborhoods to improve safety for pedestrians and bicyclists through reduced vehicular speed, warning signage, sidewalk widening at intersections, adding shoulders, improved paving, vegetation trimming to improve visibility and walkability to provide a safe and appealing walking environment.
- Policy T-14 Character of the City Policy (*bullet point four*): Implementing separate road standards for the older, historic areas within the city that are specific to individual street geometries, with the goal of not causing undue disruption to existing neighborhoods.

Regulations specifically regarding street design already exist and are within the City of Black Diamond Engineering Design and Construction Standards. Design standards and specifications are not appropriate to be put in the Comprehensive Plan, which is a guiding policy document. *City staff recommend that Item #2022-03 not be included on the 2022 Docket.*

Planning Commission Recommendation:

The Planning Commission recommends that Item #2022-03 be included on the final 2022 Docket.

ITEM #2022-04: AMEND THE TRANSPORTATION CHAPTER TO ADD A NEW POLICY REGARDING LEVEL OF SERVICE FOR ALTERNATIVE TRANSPORTATION MODES**Requestors:**

This item is requested by Angela Fettig, Gary Davis, Kelley Sauskojus, Kristen Bryant, Philip Acosta, and William Bryant.

Description:

The requestors ask that the Transportation chapter be amended to add a new policy:

Transportation Policy T-##: The City shall update its level of service to a measurable unit for sidewalks, trails, bikeways, and transit. New development shall be required to include a concurrency analysis for these modes of transportation, showing how the Level of Service will be met. Traffic Impact Fees will include funding to meet these levels of service.

The requestors offer the following rationale for the requested changes:

Adding level of service for non-vehicle travel modes is consistent with the Puget Sound Regional Council's recommendations and Black Diamond's evolving improvements to its transportation network.

Staff Recommendation:

Having a level of service standard for alternative modes of transportation is a great way to ensure the City's sidewalks, trails, bikeways, and transit are being monitored and serve the current and future needs of the community. This is on the City's radar, as a policy (Policy T-4) exists in the adopted comprehensive plan to assess LOS standards for potential inclusion of alternative modes of transportation. City staff recommend that Item #2022-04 not be included on the 2022 Docket but be considered as part of the 2024 Periodic Comprehensive Plan Update.

Planning Commission Recommendation:

The Planning Commission recommends that Item #2022-04 be included on the final 2022 Docket.

ITEM #2022-07: AMEND THE LAND USE CHAPTER TO ADD A NEW POLICY RELATING TO TREE RETENTION**Requestors:**

This item is requested by Angela Fettig, Gary Davis, Kelley Sauskojus, Kristen Bryant, Philip Acosta, and William Bryant.

Description:

The requestors ask that the Land Use chapter be amended to add a new policy:

Land Use Policy LU-##: Retention of existing trees shall be prioritized over removal and replacement. Tree protection during construction shall use best management practices.

The requestors offer the following rationale for the requested changes:

Trees are beneficial to the feel of the community, wildlife, water, and air. Trees take a long time to grow. Past development reveals the city's existing tree protections are not sufficient to realize benefits or meet many community members' expectations.

Staff Recommendation:

Both the City's adopted Comprehensive Plan and Municipal Code address this topic. The comprehensive plan has the following goals and policies regarding tree preservation:

- NE Goal 10: Preserve trees and native vegetation to protect habitat and ecological functions.
- Policy NE-34: Require protection of significant trees and limit unnecessary disturbance of vegetation during all phases of development and require mitigation as needed, including replacement for trees removed during development.
- Policy NE 40: Monitor compliance with the City's Tree Preservation Ordinance as a means to maintain rural character.

The BDMC specifically addresses tree removal, retention, and replanting in Chapter 19.30 and the portion of the request regarding tree protection during construction in Chapter 19.30.080.A: *"During land alteration and construction, in order to provide for the protection and health of retained significant trees, the applicant shall utilize the best management practices for tree protection."*

Staff understands the requestors desire is to see retention of trees prioritized over removal and agrees that tree preservation is important. However, for landowners to enjoy their substantial property rights under the law, the preservation of all trees on site is typically not possible. While all trees are encouraged to be preserved, only significant trees and trees in the shoreline jurisdiction are required to be preserved and/or replaced. The adoption of this proposed policy is not necessary because it's already consistent with the tree preservation code. *City staff recommend that Item #2022-07 not be included on the 2022 Docket.*

Planning Commission Recommendation:

The Planning Commission recommends that Item #2022-07 be included on the final 2022 Docket.

ITEM #2022-10: AMEND THE LAND USE CHAPTER TO ADD A NEW POLICY RELATING TO OPEN SPACE IN MULTI-FAMILY DEVELOPMENTS

Requestors:

This item is requested by Angela Fettig, Gary Davis, Kelley Sauskojus, Kristen Bryant, Philip Acosta, and William Bryant.

Description:

The requestors ask that the Land Use chapter be amended to add a new policy:

Land Use Policy LU-##: Commercial Zones used for multi-family development are allowed a maximum of 16 units per acre. All multi-family development shall include outdoor space for residents such as picnic area, play area, natural space with appropriate access. A buffer of trees or natural area shall separate residential buildings from other commercial uses. Design standards shall be reviewed regularly for opportunities to improve safety and comfort of residents neighboring commercial development or in mixed use development.

The requestors offer the following rationale for the requested changes:

Existing commercial zoning in Black Diamond allows any number of apartment units, making it difficult to plan. Limiting units and requiring open space for residents maintains small town character. Apartments or connected units are fundamentally housing, and need the same quality of life protections as other housing types. In the case of open space, more incentive for natural space retention is needed than in single family zoning.

Staff Recommendation:

The Land Use Element of the Comprehensive Plan contains substantive policies for how land is to be used and developed within the City. These policies then inform the creation of more specific development regulations and standards in the municipal code. The language proposed by the requestor does not describe a substantive land use policy to guide future development. Rather than proposing policy language, it proposes specific density and landscaping requirements. Furthermore, Black Diamond Design Guidelines specifically address Multi-Family Development around site design, building design, and landscaping. It therefore appears to be inappropriate for inclusion in the 2022 Docket. It is also noted that the proposed minimum outdoor-space and unit number requirements, while possibly promoting some existing policies to preserve natural habitat and rural character, may also be inconsistent with other City objectives of increasing the availability of affordable housing across the socio-economic spectrum. The net effect of the proposed amendments may be to disincentivize the construction of affordable, multi-family dwelling units if not balanced with other incentives. Understanding how these requested Comprehensive Plan amendments would affect the balance of these competing policy goals and impacts to affordable housing would require extensive use of City staff and consulting resources to conduct necessary investigation and analysis. In light of the procedural nature of the requested amendment, **City staff have no basis to recommend this item for this year's docket, but would recommend revisiting this issue and our Design Standards as part of the 2024 Periodic Update.** City staff recommend that Item #2022-10 not be included on the 2022 Docket.

Planning Commission Recommendation:

The Planning Commission recommends that Item #2022-10 not be included on the final 2022 Docket.

ITEM #2022-12: AMEND THE LAND USE MAP TO REMOVE CHANGES MADE IN 2019

Requestors:

This item is requested by Angela Fettig, Gary Davis, Kelley Sauskojus, Kristen Bryant, Philip Acosta, and William Bryant.

Description:

The requestors ask that the Future Land Use Map changes made in 2019 be removed and the Land Uses be the Land Use designation that most closely match the current use of the parcels, including the new designations created by the above docket item. Further, it is requested the prior in-city forest (2021 inconsistency #6), be designated as Forestry and that old rail right-of-way remain undesignated until the landowner formally applies for land use designation using the process in BDMC 16.10, or designate it mineral extraction/forestry, and requests the city encourage maintaining the rail right-of-way for public access, rail, or trail use.

The requestors offer the following rationale for the requested changes:

Address inconsistencies between anticipated growth, growth targets, and the PSRC regional Growth strategies and develop goals or policies that would help to better align them.

Transportation analysis has shown that potential development far exceeds road capacity. Future road projects designed to meet the concurrency needs of the MPDs are at risk of being allocated to other developments. According to the MPD's legal obligations and the MPD EIS Transportation Technical Report, the MPDs only need to meet transportation concurrency minimum levels of service. Additional vehicle capacity to serve other development is not included in the Comprehensive Plan's list of future road projects, and the impacts of other development in the City have not been analyzed.

Redesignating land use to "current use" decreases the workload of analyzing the impacts because SEPA only requires analysis and mitigation of adverse impacts. There are not adverse impacts to "current use" because those impacts are already absorbed.

The ongoing tension between regional plans and Black Diamond's available undeveloped land has resulted in delays in updating the Comprehensive Plan. This has been unproductive, costly, and could result in difficulties coordinating with neighboring jurisdictions. Residents are concerned about insufficient or expensive infrastructure, public services, and loss of natural space. A land use review can look at these issues with a goal of resolving future delays, place the cost as appropriate on land developers, and managing the conflicts based on data and best practices.

The passage of time since the 2019 Future Land Use map updates has not improved the problem. The issues and impacts still need to be made clear to public and decision makers. For example, in the 2019 Comprehensive Plan update, Future Land Use Map changes allowed a significant increase in Medium Density Residential housing (8 to 12 per acre) and Commercial development in future zoning. However, the Comprehensive Plan does not contain descriptions of these Map changes or analyze their impacts.

Staff Recommendation:

These topics were addressed during the 2021 Comprehensive Plan Amendment cycle. Substantial public input and several public hearings and meetings where the inconsistencies between the 2009 Future Land Use Map (FLUM), 2019 adopted FLUM, and the current adopted zoning map were analyzed and discussed. Regarding the In-City Forest, the landowner maintains that the agreement for the City to possibly buy that land has expired. The parcel cannot be designated as Forestry, as such a designation does not exist. Furthermore, the land is privately owned and doing so would greatly diminish or potentially remove all development abilities from the land, which may be considered a taking and could be illegal without payment of just compensation.

Analysis and a recommendation for this request was completed with the 2021 Comprehensive Plan amendment by Planning Commission for the City Council. However, the 2020 Comprehensive Plan Amendments were going through an extensive appeal process and subsequently those amendments were appealed to the Growth Management Hearings Board (GMHB). The City Council repealed the 2020 Comprehensive Plan amendments, which essentially nullified the 2021 comprehensive plan amendments.

Analysis of the FLUM and Zoning map will occur as part of the 2024 periodic comprehensive plan update which will include new analysis for various topics, such as traffic/transportation. Due to the forthcoming Periodic Update, and the clear direction from the City Council to focus long-range planning efforts on the 2024 Periodic Update, City staff recommend that Item #2022-12 not be included on the 2022 Docket.

Planning Commission Recommendation:

The Planning Commission recommends that Item #2022-12 not be included on the final 2022 Docket.

ITEM #2022-15: AMEND THE LAND USE CHAPTER TO REMOVE POLICY LU-42

Requestors:

This item is requested by Angela Fettig, Gary Davis, Kelley Sauskojus, Kristen Bryant, Philip Acosta, and William Bryant.

Description:

The requestors ask that the Land Use chapter be amended to remove the following policy:

~~Land Use Policy LU-42: Retain and enhance the existing commercial areas while providing sites large enough to accommodate significant commercial uses.~~

The requestors offer the following rationale for the requested changes:

There are sufficient commercial spaces already developed in Black Diamond or permitted through the MPD's. Additionally, the Institute for Traffic Engineers recognizes that commercial and mixed-use development generate significant new traffic. Growth in neighboring cities shows that despite retail and commercial development, the vast majority of new residents commute outside the city. The City wishes to further mitigate transportation impacts from growth and to encourage commercial development in the master planned locations.

Staff Recommendation:

The request is contradictory. The requestors ask to remove a policy regarding retaining and enhancing existing commercial sites, and in the rationale state they would like to encourage commercial development in master planned locations – which are existing commercially designated areas.

Furthermore, this could be addressed in the next periodic update when the Land Use element is open for public comment. In light of the contradictory nature of the request, and in light of repeated Council statements prioritizing the attraction of new commercial enterprises and related revenue streams for the City, staff recommends that item #2022-15 not be included on the 2022 Docket.

Planning Commission Recommendation:

The Planning Commission recommends that Item #2022-15 not be included on the final 2022 Docket.

ITEM #2022-16: AMEND THE LAND USE CHAPTER TO AMEND POLICY 18 RELATING TO HISTORIC SITES

Requestors:

This item is requested by Angela Fettig, Gary Davis, Kelley Sauskojus, Kristen Bryant, Philip Acosta, and William Bryant.

Description:

The requestors ask that the Land Use chapter be amended to amend the following policy:

Land Use Policy LU-18: "Partner with county, state and tribal agencies to ensure preservation of archaeologically and historically significant sites."

The requestors offer the following rationale for the requested changes:

Black Diamond's historic heritage is visible in its layout and housing, but much of this is taken for granted. The city's historic homes are affordable but are at risk of redevelopment into bigger and more expensive houses. The city's historic streets, buildings, & natural areas should be evaluated to identify how they contribute to the city's small-town character and livability so that the beneficial aspects for residents and visitors are maintained. Existing code and policies are insufficient to ensure historic protection.

Staff Recommendation:

This item was requested as part of the 2021 Docket (Docket Item #2021-20). To remind the Commissioners and Council, the City already has a chapter in its Municipal code dedicated to preservation of historic landmarks (BDMC 15.38). The process for designating properties for landmark status is governed by Chapter 15.38, which in turn incorporates King County Code Chapter 20.62. See KCC 20.62.050. Amending the text of the Comprehensive Plan to include "historically significant" sites in addition to "archaeologically significant" sites for preservation efforts would be consistent with current City codes, as implemented through the City's partnership with the King County Landmarks Commission. However, ***City staff recommend that Item #2022-16 not be included on the 2022 docket and instead recommend this item be reviewed as part of the 2024 periodic update to amend Land Use Policy LU-18.***

Planning Commission Recommendation:

The Planning Commission recommends that Item #2022-16 not be included on the final 2022 Docket.

ITEM #2022-18: UPDATE THE HOUSING CHAPTER OF THE COMPREHENSIVE PLAN TO INCORPORATE RELEVANT COMPONENTS OF THE 2021 HOUSING ACTION PLAN

Requestor:

This item was suggested by Community Development Director Mona Davis.

Description:

In 2021 the City worked with a consultant, Blueline, to finalize the 2021 Housing Action Plan. This Plan started with data collected from a citywide housing needs assessment survey conducted by Blueline. Blueline's work incorporated this survey data into an overall plan that reflects realistic residential growth targets and provides insights into how the City can provide for the mix of housing that is likely to meet the needs of current and future populations. The Housing Action Plan creates three strategic objectives for meeting future housing needs in the City: (1) monitoring housing needs and demographic shifts as the City continues to grow; (2) increasing housing diversity while preventing displacement of current residents and preserving small-town feel; and (3) creating opportunity for investment in more housing for lower income brackets. The Housing Action plan should inform the Planning Commission and City Council's consideration of potential changes to the Housing element of the Comprehensive Plan.

Staff Recommendation:

The objectives and proposed action items from the Housing Action Plan should be harmonized with the Housing element of the Comprehensive Plan. This item was on the 2021 Docket and was not completed because the zoning and FLUM maps needed to be consistent before staff could further analyze the housing needs and locations. These inconsistencies are planned to be analyzed as part of the 2024 periodic update.

City staff recommend that Item #2022-18 not be included on the 2022 docket and instead recommend this item be reviewed as part of the 2024 periodic update.

Planning Commission Recommendation:

The Planning Commission recommends that Item #2022-10 not be included on the final 2022 Docket and instead recommend this item to be revisited during the 2024 periodic update.

ITEM #2022-19: UPDATE THE PARKS CHAPTER OF THE COMPREHENSIVE PLAN TO INCORPORATE RELEVANT COMPONENTS OF THE PROS PLAN

Requestor:

This item was suggested by Community Development Director Mona Davis.

Description:

The City is currently working to adopt the Parks, Recreation, & Open Space Plan (PROS Plan) in the next few months. This work included a survey that was sent out to seek input from residents and various public meetings to gather input. The PROS Plan assesses the City's current inventory of parks and recreation property and facilities and provides an evaluation of how those facilities may need to be expanded and improved to meet the needs and preferences of current and future residents of the City. The Parks element of the Comprehensive Plan should be updated to reflect the key findings and action items from the PROS Plan once it is adopted.

Staff Recommendation:

The objectives and proposed action items from the PROS Plan should be incorporated into the Parks element of the Comprehensive Plan. This item was on the 2021 Docket and was not completed because the PROS Plan needed to be completed and adopted first. Staff anticipates the PROS Plan going to Council in June 2022. City staff recommend that Item #2022-19 be included on the 2022 Docket.

Planning Commission Recommendation:

The Planning Commission recommends that Item #2022-10 be included on the final 2022 Docket.

2023 Docket

The 2023 Docket included three applications for amendments. The Planning Commission moved to only recommend the first item (an entire application) but it was not broken down into multiple items. Andrew has since broken down item #2023-01 into 16 separate parts.

ITEM #2023-01: SUGGESTED AMENDMENTS FROM KELLEY SAUSKOJUS (E-MAIL DATED 2-27-2023)

Requestor:

This item is requested by Kelley Sauskojus. Each “sub-item” is verbatim per the application.

Description:

The requestor has submitted nine suggested edits to the comprehensive plan pertaining to Schools, Zoning, Land Use, and Transportation (see Exhibit 1).

ITEM #2023-01-01

ITEM #2023-01-01-A

Draft new text in section on Schools: The education of the community's children is a top priority. As we experience significant growth, there is a great increase in the need for new school capacity in a short period of time. Typical school impact fee formulas used elsewhere (such as King County's formula) do not take this into account. Black Diamond seeks to make growth pay for growth, and developers who work in the city must support the community's students.

ITEM #2023-01-01-B

Draft Public Service (PS) Policy: School districts serving Black Diamond are encouraged to include all likely development in capital plans. The City should adopt the maximum allowed and legally defensible developer school impact fees under state law. Additional agreements to account for longer-term school impacts should seek school funding using SEPA or other available mechanisms.

ITEM #2023-01-02

The following parcels' Land Use Designations are changed in an area-wide action as follows because the current comprehensive plan's analysis of public services and impacts assumes NO build-out or change from their current use¹. Additionally, these changes will result in a match of the current zoning designation for these parcels.

Further, the developers of that land requested those designations indicating the likely near-term development instead of the previously unlikely development over the next 15 years. Further, the requests were made privately and never in public prior to the adoption of the changes. Owners must make the request and submit the required analysis.

Commented [AL7]: Since Planning Commission recommended them as a set, I'm not sure they can be broken down.

Commented [AL8]: "Generally, suggested amendments should be limited to proposals that broadly apply to the goals, policies and implementation strategies of the comprehensive plan rather than amendments designed to address site-specific issues of limited applicability."

These needed a complete application meeting the requirements of BDMC 16.10.050, including but not limited to **proof of the property owner's consent, non-project SEPA checklist, and application fees.**

¹ The applicant defines current use as, "What they are physically used for today, not what they could be built to at full intensity or within designated zoning/land use. Housing, transportation, utility analysis, etc. in the current Comprehensive Plan assume the listed parcels would not be further developed in the Plan's timeframe (to year 2035)."

The use of those parcels for the post-2019 land use did not follow any public process and the development of them is not contemplated in any of the comprehensive plan required analysis. Any item not previously done through public process must not remain in the land use map. Kombol/Butt stuff got in and the staff didn't tell anyone. There is still no analysis and the current comp plan must match the current analysis or we don't have a comp plan.

ITEM #2023-01-02-A

Parcels 1521069110, 1521069112, 1521069113, 1521069114, 1521069115, 1021069111 are designated as Light Industrial or B/IP (or "Mineral and Resource Extraction" if the city creates this as a designation).

Commented [AL9]: AKA Proposed Rezone #2

Commented [AL10]: Proposed Rezone #3

ITEM #2023-01-02-B

Parcels 1121069020, 1121069112, 1121069113, 1121069114 are designated as Light Industrial or B/IP (or "Forestry" if the city creates this as a designation).

Commented [AL11]: Properties owned by Palmer and north of the planned SE Loop Connector.

ITEM #2023-01-02-C

Parcel 1021069010 is designated "Low Density Residential" (LDR).

Commented [AL12]: Proposed Rezone #1

ITEM #2023-01-02-D

Parcels 1021069103 and 1021069105 are designated "Low Density Residential" (LDR).

Commented [AL13]: Two Palmer properties adjacent to Lake Sawyer Regional Park.

ITEM #2023-01-03

New Land Use Policy: Land Use Designations for Commercial are strongly discouraged until the Master Planned Development Retail and Commercial land uses are built.

ITEM #2023-01-04

ITEM #2023-01-04-A

Draft new text in Land Use section: The city should not pay for or conduct analysis in the comprehensive plan for future land uses that increase the development intensity over current use. This does not mean those land use designations can't change; however, the taxpayers will not pay for the analysis. The landowners who benefit will pay so that growth pays for growth.

ITEM #2023-01-04-B

New Land Use (LU) Policy: If a parcel's Land Use is "undesigned" then it will remain undesigned until a change application is submitted pursuant to BDMC 16.10.050.

ITEM #2023-01-05

ITEM #2023-01-05-A

Draft new text in Land Use section: Black Diamond's location within the Urban Growth Area is not close to transit hubs and has unique constraints outside the city. Environmentally there are valuable conservation and wildlife areas within and adjacent to the city. Further, the Puget Sound Regional Council's 2020 recommendations said Black Diamond should avoid further exceeding growth targets.

ITEM #2023-01-05-B

New Land Use (LU) Policy: The City seeks to avoid land use designations that make it more likely the city will significantly surpass growth targets in County-Wide Planning Policies.

ITEM #2023-01-06

New Transportation Policy: The City shall adopt transportation safety requirements aimed at encouraging pedestrian activity and enhancing small town and historic character.

ITEM #2023-01-07

New Land Use (LU) Policy: The city encourages land use and zoning that preserves our historic neighborhood character and historic building.

ITEM #2023-01-08

Draft new text in Land Use section: Land Use Designation of 1 residential unit per acre. This land use is for land adjacent to sensitive areas and conservation areas. This is consistent with Department of Ecology guidance on protecting wetlands and buffers.

ITEM #2023-01-09

ITEM #2023-01-09-A

Draft new text in Transportation Section: The Puget Sound Regional Council's 2020 review of Black Diamond's Comprehensive Plan recommended the city designate a "level of service" for active transportation.

ITEM #2023-01-09-B

New Transportation Policy: The City's level of service for sidewalks, trails, bikeways, and transit is [need to find an example from other city]. New development shall be required to include a concurrency analysis for these modes of transportation, showing how the Level of Service will be met.

Staff Recommendation:

The zoning, land use, and transportation issues will require extensive analysis and opportunities for public participation before final recommendations can be reached. In addition, traffic modeling will need to be completed as part of the 2024 Comprehensive Plan periodic update. City staff recommend that these suggested edits be evaluated as part of the periodic update with traffic modeling and analysis to be completed in the next 3-6 months. **City staff recommend that Item #2023-01 not be included on the 2023 Docket and be considered as part of the 2024 Periodic Update.**

Planning Commission Recommendation:

The Planning Commission recommends that Item #2023-01 be included on the final 2023 Docket.

Schedule for 2023 Docket Consideration (tentative)

May 9, 2023	Planning Commission meeting and public hearing to consider the 2023 preliminary docket and staff report
June 7, 2023	Planning Commission recommendations for 2023 Docket transmitted to City Council
June 15, 2023	City Council holds public meeting to consider and establish final 2023 Docket
June 2023-June 2024	Planning Commission holds meeting(s) and public hearing(s) to deliberate on 2024 2023 Docket items
July-October 2024	Planning Commission transmits recommended amendments to the Comprehensive Plan to City Council for adoption Staff provides draft comprehensive plan amendments transmitted to state agencies for comment SEPA Threshold Determination on proposed amendments issued
November-December 2024	City Council holds public hearing(s) to review and consider final adoption of 2024 2023 amendments to the Comprehensive Plan-Periodic Update
December 2024	Adopted amendments transmitted to Department of Commerce

Commented [AL14]: Prior dockets suggest this should say Jul-Sep 2023

Commented [AL15]: Prior dockets suggest this should say Oct 2023

Commented [AL16]: Prior dockets suggest this should say Nov-Dec 2023

Code requires, "The council's final action on the docket must be taken by the second regular council meeting in December of each year."

Commented [AL17]: Needs to be December 2023

Staff Report and Recommendations to the Planning Commission

2023 Comprehensive Plan Amendments Preliminary Docket

CITY OF BLACK DIAMOND

Mona Davis, Community Development Director
May 9, 2023



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Introduction

This report is prepared pursuant to Black Diamond Municipal Code (BDMC) 16.10.140(B). Each of the preliminary docket items that were timely received by the City, or suggested by the City staff or Council, are described below. For each of these preliminary docket items, this report includes a recommendation as to whether the item should, or should not, be included on the final docket, to be set by the City Council, for consideration during the 2023 Comprehensive Plan amendment cycle.

Overview of 2023 Docket Process

Under RCW 36.70A.130(2), cities may consider proposed amendments to their comprehensive plans no more frequently than once per year, with certain limited exceptions. So that proposed amendments can be considered in an orderly and holistic manner, the state Growth Management Act (GMA) directs cities to create an annual docket that lists all proposed amendments to be considered during this once-per-year review process. The docket comprises the proposed changes to the Comprehensive Plan and development regulations that the City has resolved to evaluate during the annual update cycle. By preparing an annual docket, the City ensures that all proposed amendments are considered concurrently so that their cumulative effect can be ascertained and evaluated.¹

Proposed amendments to the Comprehensive Plan and City development regulations may be suggested by private citizens or by members of the City staff and City Council.² Under BDMC 16.10.130(D), all privately initiated amendments to the Comprehensive Plan or development regulations must be submitted by March 1 of each year. City Councilmembers may suggest amendments be added to the docket at any time before the final docket is set. For 2023, there are 3 privately initiated amendments.

After the March 1 submission deadline has passed, a preliminary docket is prepared by the Community Development Director (Director). The preliminary docket consists of all timely suggestions for Comprehensive Plan and development regulation amendments received for the annual review cycle.³

The Director is charged with preparing a report summarizing the proposed docket items and making a recommendation to the Planning Commission about which, if any, of the proposed items should be included on the final docket to be approved by the City Council.⁴ The Director's recommendations to the Planning Commission are informed by the following factors, as laid out in BDMC 16.10.140(B):

- The need, urgency, and appropriateness of the suggested amendments;
- The availability of sufficient planning staff to substantively review the suggested amendments and to manage the public participation process; and
- The anticipated costs and budget impacts associated with processing the suggested amendments.

The Planning Commission is then required to hold a public hearing on the preliminary docket and to make a recommendation to the City Council as to which, if any, of the suggested amendments from the

¹ BDMC 16.10.130(c)

² BDMC 16.10.130(B)

³ BDMC 16.10.140(A)

⁴ BDMC 16.10.140(B)

preliminary docket should be included on the final docket.⁵ The City Council then considers the Planning Commission's recommendations before adopting a final docket by resolution.⁶ The City Council may adopt the docket as recommended, or add to, subtract from, or modify the recommendations from the Planning Commission.⁷ However, if the Council decides to add to, subtract from, or modify the suggested amendments, it may first be required to hold a public hearing under RCW 36.70A.035(2)(a) and BDMC 16.10.230(B).

The final docket—which consists of all suggested amendments that the City Council elects in its discretion to include on the docket, as well as any complete applications for site-specific amendments that were timely submitted by an applicant—serves as the road map for the City's consideration of amendments to the Comprehensive Plan and development regulations during the annual review cycle.

- Note: The fact that an item is included on the final docket does not mean that the item will result in any changes to the Comprehensive Plan or development regulations (BDMC 16.10.190). Rather, it is a commitment by the City to study the requested amendment during the annual review cycle.

Once the City Council has established the final docket, the items on the docket will be studied by City staff and the Planning Commission over a series of months, with meetings and public hearings convened to receive public testimony and deliberate on each of the docketed items.⁸ These deliberations include careful consideration of the impacts of the proposed amendments on long-term planning goals and potential environmental impacts.

When the Planning Commission has completed its review of the docketed items, it will transmit a report to the City Council with a list of recommended amendments to the Comprehensive Plan and/or development regulations for final adoption.⁹ The Director will also prepare a SEPA determination for the recommended amendments.¹⁰ The City Council will then deliberate on the Planning Commission's recommendations and vote in a public meeting to adopt, reject, or modify the proposed amendments, as required by BDMC 16.10.120(A) and 16.10.230.

A tentative schedule for finalizing the docket and considering the docketed items is set forth at the end of this report.

⁵ BDMC 16.10.160

⁶ BDMC 16.10.170, 16.10.230

⁷ BDMC 16.10.230

⁸ BDMC 16.10.120(A)

⁹ BDMC 16.10.210

¹⁰ BDMC 16.10.200

Proposed Amendments for the 2023 Docket

There were no formal comprehensive plan amendments submitted with an application fee. Staff received three e-mails with suggested items on the preliminary docket for the proposed 2023 amendments to the Black Diamond Comprehensive Plan, which are described below. For ease of reference, a Summary of all City staff recommendations begins on page 7 of this report.

ITEM #2023-01: SUGGESTED AMENDMENTS FROM KELLEY SAUSKOJUS
(E-MAIL DATED 2-27-2023)

Requestor

This item is requested by Kelley Sauskojus.

Description

The requestor has submitted nine suggested edits to the comprehensive plan pertaining to Schools, Zoning, Land Use, and Transportation (see Exhibit 1).

Recommendation

The zoning, land use, and transportation issues will require extensive analysis and opportunities for public participation before final recommendations can be reached. In addition, traffic modeling will need to be completed as part of the 2024 Comprehensive Plan periodic update. City staff recommend that these suggested edits be evaluated as part of the periodic update with traffic modeling and analysis to be completed in the next 3-6 months. **City staff recommend that Item #2023-01 not be included on the 2023 Docket and be considered as part of the 2024 Periodic Update.**

ITEM #2023-02: SUGGESTED AMENDMENTS FROM FRIENDS OF BLACK DIAMOND
(E-MAIL DATED 3-1-2023)

Requestor

This item is requested by Friends of Black Diamond (Kristen Bryant, William Bryant, Gary Davis, Angela Fettig).

Description

The requestor has submitted and endorsed the nine suggested edits to the comprehensive plan outlined in Item #2023-01 pertaining to Schools, Zoning, Land Use, and Transportation (see Exhibit 2). The requestor also makes a plea to complete the land use and zoning maps in 2023 and not put off this work until 2024.

Recommendation

The zoning, land use, and transportation issues will require extensive analysis and opportunities for public participation before final recommendations can be reached. In addition, traffic modeling and the transportation element will need to be completed as part of the 2024 Comprehensive Plan periodic update, and prior to the land use and zoning elements, to effectively update the FLUM and zoning maps. City staff recommend that these suggested edits be evaluated as part of the periodic update with traffic modeling and analysis to be completed in the next 3-6 months. **City staff recommend that Item #2023-02 not be included on the 2023 Docket and be considered as part of the 2024 Periodic Update.**

ITEM #2023-03: SUGGESTED AMENDMENTS FROM LISA WINTERS
(E-MAIL DATED 3-1-2023)

Requestor

This item is requested by Lisa Winters.

Description

The requestor asks that a new land use zoning designation of Residential Conservation or R-35,000 (1 unit/35,000 square feet) be added. She requested that her parcel be rezoned from MDR-8 (Medium Density Residential 8 units/acre) to a 35,000 square foot minimum lot size (see Exhibit 3).

The requestor offers the following rationale for the requested changes:

The land use designation of 1 house per acre will allow the city to fulfill its goals to better protect the environment and the waters and limit impervious surfaces next to sensitive areas, allowing space for trees and wildlife without further strain on public services or utilities.

Recommendation

The reclassification of a single parcel is tantamount to a “spot zone” and designations similar to those that are described by the petitioner are inconsistent with the urban densities that the City is required to accommodate under the Growth Management Act. Regulations pertaining to sensitive areas, tree preservation, and impervious surface limitations already exist within the Black Diamond Municipal Code (BDMC). Design standards and specifications are not appropriate to be put in the Comprehensive Plan, which is a guiding policy document. **City staff recommend that Item #2023-03 not be included on the 2023 Docket.**

Summary of Recommendations

Staff is recommending that the suggested items received as part of the 2023 docketing process be incorporated into the 2024 Comprehensive Plan, and the City not try and take a shorter amendment through this year with all the work that needs to be completed for the periodic update.

City staff have not lost sight of the 23 suggested amendments received in 2021 that went through numerous public hearings and meetings with the Planning Commission, yet never completed due to an appeal of the non-project SEPA threshold determination. Additionally, the City received 19 suggested amendments for the 2022 docket, that were recommended by Council to be postponed and analyzed in 2023 with the 2024 periodic update.

City staff recommends further public outreach this year, including public hearings and holding joint workshops with the Planning Commission and City Council to establish a Work Plan for completing the 2024 Periodic Update to the Comprehensive Plan, without taking on a formal Comprehensive Plan amendment in 2023.

Schedule for 2023 Docket Consideration (tentative)

May 9, 2023	Planning Commission meeting and public hearing to consider the 2023 preliminary docket and staff report
June 7, 2023	Planning Commission recommendations for 2023 Docket transmitted to City Council
June 15, 2023	City Council holds public meeting to consider and establish final 2023 Docket
June 2023 – June 2024	Planning Commission holds meeting(s) and public hearing(s) to deliberate on 2024 Docket items
July - October 2024	Planning Commission transmits recommended amendments to the Comprehensive Plan to City Council for adoption Staff provides draft comprehensive plan amendments transmitted to state agencies for comment SEPA Threshold Determination on proposed amendments issued
November – December 2024	City Council holds public hearing(s) to review and consider final adoption of 2024 amendments to the Comprehensive Plan Periodic Update
December 2024	Adopted amendments transmitted to Department of Commerce

Attachments

1. Exhibit 1 – E-mail from Kelley Sauskojus dated February 27, 2023
2. Exhibit 2 – E-mail from Friends of Black Diamond dated March 1, 2023
3. Exhibit 3 – E-mail from Lisa Winters dated March 1, 2023



City of Black Diamond **PLANNING COMMISSION**

May 22, 2023

Mayor Carol Benson,
Councilmember Tamie Deady,
Councilmember Brad Douglass,
Councilmember Therron Smith,
Councilmember Leih Mulvihill,
Councilmember Kristina de Leon,
Councilmember Nathan Jones,
Councilmember Debbie Page

RE: The City of Black Diamond 2023 Comprehensive Plan Amendments

Dear Mayor and Council,

On behalf of the Black Diamond Planning Commission, I am submitting our recommendations for the 2023 Comprehensive Plan Preliminary Docket. As required, the Planning Commission held a Public Hearing on May 9, 2023, to hear testimony and gather public input on the items that were submitted. This meeting was attended by six of the seven members of the Planning Commission.

Mona Davis, Community Development Director, presented a brief overview and presented a staff report and recommendations. Public testimony and written comments were submitted by several members of the public. After the public hearing, the Planning Commission deliberated on items #2023-01 through #2023-03. Following a lengthy discussion, the Planning Commission recommends the following:

Item #2023-01 – Suggested Amendments from Kelly Sauskojus

Planning Commission Recommendation:

*The Planning Commission **recommends** Item #2023-01 be included in the preliminary docket.*

COMMISSIONERS

John Olson	Chair
Carol Morgan	V. Chair
Kelley Sauskojus	POSN 1
Steve Jensen	POSN 2
Knut Syverson	POSN 3
Pam McCain	POSN 4



City of Black Diamond
PLANNING COMMISSION

Item #2023-02 – Suggested Amendments from Friends of Black Diamond (Kristen Bryant, Williams Bryant, Gary Davis, Angela Fettig)

Planning Commission Recommendation:

The planning commission recommends Items #2023-02, NOT be included in the preliminary docket.

Item #2023-03 – Suggested Amendments from Lisa Winters

Planning Commission Recommendation:

The planning commission recommends Item #2023-03 NOT be included in the preliminary docket.

Based on the presentation and information provided by City staff, public comments, and the Commissions deliberations, the Planning Commission officially recommends and transmits the adoption of this 2023 Comprehensive Plan Preliminary Docket.

Sincerely,

A handwritten signature in black ink, appearing to read "JOHN OLSON".

John Olson
Chair
Black Diamond Planning Commission

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: A resolution authorizing a contract with Secure Pacific Corporation for security systems installation at the Community Gym, Police Department and Water Tower, including doors, alarms, and cameras.	Agenda Date: June 15, 2023 AB23-028	
	Mayor Carol Benson	
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev – Mona Davis	
	Finance – May Miller	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
	Public Works – Scott Hanis	
Cost Impact (see also Fiscal Note): \$45,216	Court – Tawnya Parks	
Fund Source: City Hall Improvements Budget	IT – Rob Reed	X
Timeline: July 2023		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Resolution; Secure Pacific Proposal		
SUMMARY STATEMENT: Security features need to be installed at the Community Gym, Police Department and Water Tower. The water tower and gym need to be set up with alarms, secure doorways, and cameras. The PD will get secure doors, updated alarms, and updated cameras. Secure Pacific has done work this last year at the City Hall Campus and can do this work. This work will be connected to the existing infrastructure. The costs are Police Building: 24,617.00 and 521 per month. The approx. 200 dollars we spend now will be replaced. The gym: 12,478.00 and 217 per month. The water tower: 8,121.00 and 161.00 per month. We recommend completing all three but can be done separately. The public works and pump station will be up next. FISCAL NOTE (Finance Department): These costs are budgeted in the City Hall Campus Improvements project.		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:		
RECOMMENDED ACTION: MOTION to approve Resolution No. 23-1549, authorizing the Mayor to implement a contract from Secure Pacific Corporation for the installation of security systems at Community Gym, Police Department and Water Tower.		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
June 15, 2023		

RESOLUTION NO. 23-1549

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON AUTHORIZING A CONTRACT WITH SECURE PACIFIC CORPORATION FOR THE INSTALLATION OF SECURITY SYSTEMS AT THE COMMUNITY GYM, POLICE DEPARTMENT AND WATER TOWER.

WHEREAS, the Community Gym, Police Department and Water Tower are in need of security upgrades; and

WHEREAS, the City has budgeted for improvements to the City Hall campus;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The Mayor is hereby authorized to execute a contract with Secure Pacific Corporation for the installation of security systems at the Community Gym, Police Department and Water Tower.

PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 15TH DAY OF JUNE, 2023.

CITY OF BLACK DIAMOND:

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk

Verified Peace of Mind[®]



Intrusion | Video Surveillance | Managed Access Control | Fire Detection

Systems Proposal

for

City of Black Diamond

COBD - Community Gym - Intrusion & Access Control & Cameras

Prepared For:

Rob Reed

City Of Black Diamond Police Department

(253) 631-1012

rreed@blackdiamondwa.gov

Prepared By:

Taylor Peacocke

Security Consultant

Secure Pacific Corporation

(425) 258-3655

tpeacocke@seacurepacific.com

Proposal Number: 46796-1-0

Date: May 30, 2023



As an Addendum to the Agreement between Secure Pacific and the client it is agreed:

1. **Warranty.** Beginning after seven (7) consecutive days from installation and operation in Client's premises of Secure Pacific security devices and equipment, Secure Pacific warrants to Client that said Secure Pacific security devices and equipment which are monitored by a Secure Pacific central station will detect and the central station will report to the proper agency any burglary by forcible intrusion into the interior areas of the Client's facility actually protected by the Secure Pacific Security System (the "Protected Facility"). In the event the Client's telephone line is inoperative during the burglary by forcible intrusion, then in lieu of the above warranty, Secure Pacific warrants to Client that if properly activated by Client, any audible device that is part of the Secure Pacific Security System at the Protected Facility will sound upon any burglary by forcible intrusion through a protected entry point into the Protected Facility. The Warranty set forth above shall be subject to and conditioned upon all terms contained in the Agreement and this Addendum.
2. **Scope of Warranty.** This Warranty is operative only in the event of loss or damage to Covered Goods (defined below) due to a burglary by forcible intrusion through a protected point of entry into the Protected Facility which is undetected or unreported by the Secure Pacific Security System if said burglary occurs at a time the Secure Pacific Security System has been properly activated by the Client and at a time the Protected Facility is not occupied by Client or other authorized occupant ("Covered Event"). Covered Goods shall mean the Client's own tangible property and fixtures. It is further understood and agreed that the Warranty is not intended to enhance, negate or in any way modify any manufacturer's warranty between the Client and the manufacturers of the various devices or equipment used in the Secure Pacific Security System and any such rights, limitations and responsibilities remain solely between those parties.
3. **Exclusions.** This Warranty does not extend to, and Secure Pacific or its agent shall have no liability for, the following: (a) loss or damage to property resulting from vandalism, malicious mischief, exterior facility damage from point of entry, casualty or other events not a Covered Event; (b) loss or damage to cash, coins, negotiable instruments, gold or silver ingots or bars, manuscripts, books of account or other records, intangibles, stamps or other collectibles, or other property not Covered Goods; (c) loss or damage which occurs at a time when the Protected Facility is occupied by a Client or other authorized occupant, or at a time when the Secure Pacific Security System has not been properly activated by the Client or operated in accordance with the instructions given to Client, or at a time when the Secure Pacific Security System is inoperative due to riots, floods, fire, earthquake, general utility service interruption or any other cause beyond the control of Secure Pacific; (d) loss or damage occurring during a period of time that the Client has been previously notified by Secure Pacific or its agent that the Secure Pacific Security System would be inoperative; (e) loss or damage that occurs by reason of entry to the Protected Facility via an unsecured or unlocked point of access, including but not limited to unlocked doors or windows; or (f) loss or damage occurring in premises or a location other than the Protected Facility, such as satellite buildings, warehouses, garages, utility rooms, storage buildings, sheds, rooms added on, or any other premises not actually protected by the Secure Pacific Security System.
4. **Maximum Liability.** The maximum liability under this Warranty shall be Five Thousand Dollars (\$5,000) for the entire Protected Facility. If Covered Goods are lost or damaged as a result of a Covered Event, Secure Pacific or its agent may, at its option, elect (a) to replace the lost or damaged Covered Goods with goods of equivalent function and value; (b) to pay the loss in cash to Client; or (c) to arrange for the repair or restoration of damaged Covered Goods. In the event payment of cash is selected, the amount to be paid shall be the lesser of Actual Cash Value (replacement cost less depreciation), the wholesale purchase price, or the actual cost to Client without regard to profit markup of lost or damaged Covered Goods. The maximum amount to be paid for lost or damaged Covered Goods which are jewelry is Fifty Dollars (\$50.00) per item of jewelry.
5. **Conditions to Warranty.** This Warranty, and any liability hereunder, is contingent upon the happening of the following conditions: (a) the activation and operation of the Secure Pacific Security System by Client in strict accordance with the instructions delivered to Client; and (b) any Covered Event must be promptly reported by Client to the police authorities and to Secure Pacific, and within seven (7) days after a Covered Event Client shall submit to Secure Pacific or its agent a complete and detailed inventory of all Covered Goods which have been lost or damaged, specifying the Client's original cost of each item, and any other information deemed necessary or desirable regarding such goods.
6. **Termination.** Secure Pacific or its agent may terminate or amend this Warranty at any time upon ten (10) days prior written notice to Client. This Warranty is for the exclusive benefit of and is personal to Client and shall not inure to the benefit of any party (including insurers) other than Client.
7. **Waiver of Subrogation.** For the benefit of Secure Pacific or its agent, Client hereby waives any rights of subrogation against Secure Pacific that any insurer of Client may have, provided, however, that if this waiver shall cause the applicable insurance coverage of Client, if any, to be invalidated, this waiver shall be void and of no effect.
8. **Effect on Agreement.** Nothing in this addendum, unless specifically stated otherwise, shall modify or supersede the terms of the principal Agreement.

THIS LIMITED WARRANTY IS EXPRESSLY MADE IN LIEU OF ANY AND ALL OTHER WARRANTIES EXPRESSED OR IMPLIED, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

SIGNED THIS _____ DAY OF _____, YEAR OF _____

SECURE PACIFIC

CLIENT

By: _____

LOCATION: _____

Proposal Number: 46796-1-0

Date: May 30, 2023



Scope Of Work

Customer Details:

Site: 25511 Lawson St., , Gym Black Diamond, WA, 98010

Billing: PO Box 599, Black Diamond, WA, 98010

Contact: Rob Reed (253) 631-1012, rreed@blackdiamondwa.gov

- **Materials** - Our security solution includes all labor, wire and miscellaneous materials necessary to install the proposed system in a workmanship like manner. The installation will be in accordance to industry standards, regulations and codes.
- **Electric** - The client will provide the company with access to necessary electric (120VAC) connections.
- **Electric, Direct Connect** - Connections to panels and devices which require a 120VAC direct connect (do not plug in) will be made by a licensed high voltage electrician.
- **IP Communications** - The client will provide and maintain any required broadband public internet connection needed for monitoring or remote access to the system. The client will be responsible to provide a static IP address if required by the system. Secure Pacific Corporation will need to work with the client's IT professional to establish the needed IP addresses, subnet mask, default gateway and open ports as well as any firewall routing to enable the system communications. The client will make available the physical port connections to the network. Installation will begin after the needed connections and information is provided to the installing technician. Internet connection fees are the responsibility of the client.
- **Availability of Connections** - Required power, phone line, network and internet connections not available at the time of installation may result in an additional trip charge which will be invoiced separately.
- **Taxes** - All work and service are subject to sales tax unless client provides company with tax exemption form.
- **Alarm Permits** - Many jurisdictions require permits for the use of operation of an alarm system. Any permit fees are not included in proposal and will be billed separately if required.
- **Electrical Permits** - Many jurisdictions require permits for the use of installation of an alarm system. Any permit fees are not included in proposal and will be billed separately if required.

Initials: _____

Proposal Number: 46796-1-0
Date: May 30, 2023



Investment Summary

Customer Details:

Client: City of Black Diamond
Site: 25511 Lawson St., , Gym Black Diamond, WA, 98010
Contact: Rob Reed
Phone #: 2536311012

Security Consultant:

Name: Taylor Peacocke
Cell: 425.258.3655
Email: tpeacocke@seacurepacific.com

Community Gym - Access Control \$4,665.00

QTY	Description
1	Access Power Supply
1	Voltage Splitter
2	Battery Back up
2	Multiclass Mullion Reader
2	Access Module
2	Lock and Exit Device Connction

Community Gym - Cameras \$3,314.00

QTY	Description
1	Bullet Camera Back Box
1	4 MP Bullet 2.8-12mm
3	Dome Indoor Wall Mount
3	4 MP Indoor Micro Dome 2.8mm

Community Gym - Verified Intrusion \$4,500.00

QTY	Description
1	Secure Pacific XR550 Panel
1	Battery Back up
1	Cellular Module
1	Cellular cable adapter
1	Graphic Touchscreen
1	Wireless Receiver for XR Panel
7	Wireless Contact
3	Wireless Pet Immune Motion Sensor
1	5 Port w/4 Port POE Switch
1	Graphic Touchscreen

Investment Summary

Total System Investment: \$12,478.00
Monthly Investment: \$217.00

This proposal does not include sales tax, if applicable.
Client Owns all Equipment

This proposal does not constitute a sales agreement. Price quoted above in effect for 30 days from date submitted. Acceptance of this security system quotation is subject to all terms and conditions of Secure Pacific Corporation's standard client agreement which must be executed prior to installation.

Proposal Number: 46796-1-0
Date: May 30, 2023



Security Consultant Signature: _____ Date: _____

Security System Quotation Approved: _____ Date: _____
(Customer Signature)

Secure Pacific Corporation
Federal Tax ID No. 20-8966510

Verified Peace of Mind[®]



Intrusion | Video Surveillance | Managed Access Control | Fire Detection

Systems Proposal

for

City of Black Diamond

COBD - Police Department - Intrusion, Access Control & Cameras

Prepared For:

Rob Reed

City Of Black Diamond Police Department

(253) 631-1012

rreed@blackdiamondwa.gov

Prepared By:

Taylor Peacocke

Security Consultant

Secure Pacific Corporation

(425) 258-3655

tpeacocke@seacurepacific.com

Proposal Number: 46798-1-0
Date: May 30, 2023



As an Addendum to the Agreement between Secure Pacific and the client it is agreed:

1. **Warranty.** Beginning after seven (7) consecutive days from installation and operation in Client's premises of Secure Pacific security devices and equipment, Secure Pacific warrants to Client that said Secure Pacific security devices and equipment which are monitored by a Secure Pacific central station will detect and the central station will report to the proper agency any burglary by forcible intrusion into the interior areas of the Client's facility actually protected by the Secure Pacific Security System (the "Protected Facility"). In the event the Client's telephone line is inoperative during the burglary by forcible intrusion, then in lieu of the above warranty, Secure Pacific warrants to Client that if properly activated by Client, any audible device that is part of the Secure Pacific Security System at the Protected Facility will sound upon any burglary by forcible intrusion through a protected entry point into the Protected Facility. The Warranty set forth above shall be subject to and conditioned upon all terms contained in the Agreement and this Addendum.
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3. **Exclusions.** This Warranty does not extend to, and Secure Pacific or its agent shall have no liability for, the following: (a) loss or damage to property resulting from vandalism, malicious mischief, exterior facility damage from point of entry, casualty or other events not a Covered Event; (b) loss or damage to cash, coins, negotiable instruments, gold or silver ingots or bars, manuscripts, books of account or other records, intangibles, stamps or other collectibles, or other property not Covered Goods; (c) loss or damage which occurs at a time when the Protected Facility is occupied by a Client or other authorized occupant, or at a time when the Secure Pacific Security System has not been properly activated by the Client or operated in accordance with the instructions given to Client, or at a time when the Secure Pacific Security System is inoperative due to riots, floods, fire, earthquake, general utility service interruption or any other cause beyond the control of Secure Pacific; (d) loss or damage occurring during a period of time that the Client has been previously notified by Secure Pacific or its agent that the Secure Pacific Security System would be inoperative; (e) loss or damage that occurs by reason of entry to the Protected Facility via an unsecured or unlocked point of access, including but not limited to unlocked doors or windows; or (f) loss or damage occurring in premises or a location other than the Protected Facility, such as satellite buildings, warehouses, garages, utility rooms, storage buildings, sheds, rooms added on, or any other premises not actually protected by the Secure Pacific Security System.
4. **Maximum Liability.** The maximum liability under this Warranty shall be Five Thousand Dollars (\$5,000) for the entire Protected Facility. If Covered Goods are lost or damaged as a result of a Covered Event, Secure Pacific or its agent may, at its option, elect (a) to replace the lost or damaged Covered Goods with goods of equivalent function and value; (b) to pay the loss in cash to Client; or (c) to arrange for the repair or restoration of damaged Covered Goods. In the event payment of cash is selected, the amount to be paid shall be the lesser of Actual Cash Value (replacement cost less depreciation), the wholesale purchase price, or the actual cost to Client without regard to profit markup of lost or damaged Covered Goods. The maximum amount to be paid for lost or damaged Covered Goods which are jewelry is Fifty Dollars (\$50.00) per item of jewelry.
5. **Conditions to Warranty.** This Warranty, and any liability hereunder, is contingent upon the happening of the following conditions: (a) the activation and operation of the Secure Pacific Security System by Client in strict accordance with the instructions delivered to Client; and (b) any Covered Event must be promptly reported by Client to the police authorities and to Secure Pacific, and within seven (7) days after a Covered Event Client shall submit to Secure Pacific or its agent a complete and detailed inventory of all Covered Goods which have been lost or damaged, specifying the Client's original cost of each item, and any other information deemed necessary or desirable regarding such goods.
6. **Termination.** Secure Pacific or its agent may terminate or amend this Warranty at any time upon ten (10) days prior written notice to Client. This Warranty is for the exclusive benefit of and is personal to Client and shall not inure to the benefit of any party (including insurers) other than Client.
7. **Waiver of Subrogation.** For the benefit of Secure Pacific or its agent, Client hereby waives any rights of subrogation against Secure Pacific that any insurer of Client may have, provided, however, that if this waiver shall cause the applicable insurance coverage of Client, if any, to be invalidated, this waiver shall be void and of no effect.
8. **Effect on Agreement.** Nothing in this addendum, unless specifically stated otherwise, shall modify or supersede the terms of the principal Agreement.

THIS LIMITED WARRANTY IS EXPRESSLY MADE IN LIEU OF ANY AND ALL OTHER WARRANTIES EXPRESSED OR IMPLIED, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

SIGNED THIS _____ DAY OF _____, YEAR OF _____

SECURE PACIFIC

CLIENT

By: _____

LOCATION: _____



Scope Of Work

Customer Details:

Site: 25510 Lawson Street, Black Diamond, WA, 98010

Billing: PO Box 599, Black Diamond, WA, 98010

Contact: Rob Reed (253) 631-1012, reed@blackdiamondwa.gov

- **Materials** - Our security solution includes all labor, wire and miscellaneous materials necessary to install the proposed system in a workmanship like manner. The installation will be in accordance to industry standards, regulations and codes.
- **Electric** - The client will provide the company with access to necessary electric (120VAC) connections.
- **Electric, Direct Connect** - Connections to panels and devices which require a 120VAC direct connect (do not plug in) will be made by a licensed high voltage electrician.
- **IP Communications** - The client will provide and maintain any required broadband public internet connection needed for monitoring or remote access to the system. The client will be responsible to provide a static IP address if required by the system. Secure Pacific Corporation will need to work with the client's IT professional to establish the needed IP addresses, subnet mask, default gateway and open ports as well as any firewall routing to enable the system communications. The client will make available the physical port connections to the network. Installation will begin after the needed connections and information is provided to the installing technician. Internet connection fees are the responsibility of the client.
- **Availability of Connections** - Required power, phone line, network and internet connections not available at the time of installation may result in an additional trip charge which will be invoiced separately.
- **Taxes** - All work and service are subject to sales tax unless client provides company with tax exemption form.
- **Alarm Permits** - Many jurisdictions require permits for the use of operation of an alarm system. Any permit fees are not included in proposal and will be billed separately if required.
- **Electrical Permits** - Many jurisdictions require permits for the use of installation of an alarm system. Any permit fees are not included in proposal and will be billed separately if required.

Initials: _____

Secure Pacific to upgrade verified intrusion detection system
Secure Pacific to give full credit for current 8-CH NVR

Proposal Number: 46798-1-0
Date: May 30, 2023



Investment Summary

Customer Details:

Client: City of Black Diamond
Site: 25510 Lawson Street, Black Diamond, WA, 98010
Contact: Rob Reed
Phone #: 2536311012

Security Consultant:

Name: Taylor Peacocke
Cell: 425.258.3655
Email: tpeacocke@seacurepacific.com

Evidence Room - Separate Panel and Reader \$4,159.00

QTY	Description
1	Secure Pacific XR550 Panel
1	Battery Back up
1	Cellular Module
1	Cellular cable adapter
1	Graphic Touchscreen
1	Single Door Contact Sensor
1	Access Module
1	Multiclass Thin Reader
1	Lock and Exit Device Connection

New Intrusion Parts \$3,332.00

QTY	Description
10	Wireless Contact
6	Wireless Pet Immune Motion Sensor

Police Department - Access Control \$11,341.00

QTY	Description
1	Voltage Splitter
2	Battery Back up
6	Multiclass Mullion Reader
6	Access Module
6	Lock and Exit Device Connection
1	8 Door Lock Power Supply

Police Department - Upgrade Intrusion \$2,083.00

QTY	Description
1	Secure Pacific XR550 Panel
1	Battery Back up
1	Cellular Module
1	Cellular cable adapter
5	Graphic Touchscreen
1	Wireless Receiver for XR Panel
3	Wireless Pet Immune Motion Sensor
6	Wireless Contact

Police Department - Upgrade NVR and Cameras \$3,703.00

QTY	Description
1	Reprogram Existing Cameras (9)
1	Up to 64 camera, 30 day NVR
2	4 MP Bullet 2.8-12mm
2	Bullet Camera Back Box
1	Move 2 Existing Cameras
1	4 MP Indoor Micro Dome 2.8mm
2	Wall Mount

Proposal Number: 46798-1-0
Date: May 30, 2023



Police Department - Upgrade NVR and Cameras

\$3,703.00

QTY Description

1 4 MP Mini Dome 2.8mm
1 16 Port PoE Switch

Investment Summary

Total System Investment: \$24,617.00

Monthly Investment: \$521.00

This proposal does not include sales tax, if applicable.

Client Owns all Equipment

This proposal does not constitute a sales agreement. Price quoted above in effect for 30 days from date submitted. Acceptance of this security system quotation is subject to all terms and conditions of Secure Pacific Corporation's standard client agreement which must be executed prior to installation.

Security Consultant Signature: _____ Date: _____

Security System Quotation Approved: _____ Date: _____
(Customer Signature)

Secure Pacific Corporation
Federal Tax ID No. 20-8966510

Verified Peace of Mind[®]



Intrusion | Video Surveillance | Managed Access Control | Fire Detection

Systems Proposal

for

City of Black Diamond

COBD - Water Tower - Verified Intrusion Exterior Monitoring_no ACC

Prepared For:

Rob Reed

City Of Black Diamond Police Department

(253) 631-1012

rreed@blackdiamondwa.gov

Prepared By:

Taylor Peacocke

Security Consultant

Secure Pacific Corporation

(425) 258-3655

tpeacocke@seacurepacific.com

Proposal Number: 46914-4-0
Date: May 30, 2023



As an Addendum to the Agreement between Secure Pacific and the client it is agreed:

1. **Warranty.** Beginning after seven (7) consecutive days from installation and operation in Client's premises of Secure Pacific security devices and equipment, Secure Pacific warrants to Client that said Secure Pacific security devices and equipment which are monitored by a Secure Pacific central station will detect and the central station will report to the proper agency any burglary by forcible intrusion into the interior areas of the Client's facility actually protected by the Secure Pacific Security System (the "Protected Facility"). In the event the Client's telephone line is inoperative during the burglary by forcible intrusion, then in lieu of the above warranty, Secure Pacific warrants to Client that if properly activated by Client, any audible device that is part of the Secure Pacific Security System at the Protected Facility will sound upon any burglary by forcible intrusion through a protected entry point into the Protected Facility. The Warranty set forth above shall be subject to and conditioned upon all terms contained in the Agreement and this Addendum.
2. **Scope of Warranty.** This Warranty is operative only in the event of loss or damage to Covered Goods (defined below) due to a burglary by forcible intrusion through a protected point of entry into the Protected Facility which is undetected or unreported by the Secure Pacific Security System if said burglary occurs at a time the Secure Pacific Security System has been properly activated by the Client and at a time the Protected Facility is not occupied by Client or other authorized occupant ("Covered Event"). Covered Goods shall mean the Client's own tangible property and fixtures. It is further understood and agreed that the Warranty is not intended to enhance, negate or in any way modify any manufacturer's warranty between the Client and the manufacturers of the various devices or equipment used in the Secure Pacific Security System and any such rights, limitations and responsibilities remain solely between those parties.
3. **Exclusions.** This Warranty does not extend to, and Secure Pacific or its agent shall have no liability for, the following: (a) loss or damage to property resulting from vandalism, malicious mischief, exterior facility damage from point of entry, casualty or other events not a Covered Event; (b) loss or damage to cash, coins, negotiable instruments, gold or silver ingots or bars, manuscripts, books of account or other records, intangibles, stamps or other collectibles, or other property not Covered Goods; (c) loss or damage which occurs at a time when the Protected Facility is occupied by a Client or other authorized occupant, or at a time when the Secure Pacific Security System has not been properly activated by the Client or operated in accordance with the instructions given to Client, or at a time when the Secure Pacific Security System is inoperative due to riots, floods, fire, earthquake, general utility service interruption or any other cause beyond the control of Secure Pacific; (d) loss or damage occurring during a period of time that the Client has been previously notified by Secure Pacific or its agent that the Secure Pacific Security System would be inoperative; (e) loss or damage that occurs by reason of entry to the Protected Facility via an unsecured or unlocked point of access, including but not limited to unlocked doors or windows; or (f) loss or damage occurring in premises or a location other than the Protected Facility, such as satellite buildings, warehouses, garages, utility rooms, storage buildings, sheds, rooms added on, or any other premises not actually protected by the Secure Pacific Security System.
4. **Maximum Liability.** The maximum liability under this Warranty shall be Five Thousand Dollars (\$5,000) for the entire Protected Facility. If Covered Goods are lost or damaged as a result of a Covered Event, Secure Pacific or its agent may, at its option, elect (a) to replace the lost or damaged Covered Goods with goods of equivalent function and value; (b) to pay the loss in cash to Client; or (c) to arrange for the repair or restoration of damaged Covered Goods. In the event payment of cash is selected, the amount to be paid shall be the lesser of Actual Cash Value (replacement cost less depreciation), the wholesale purchase price, or the actual cost to Client without regard to profit markup of lost or damaged Covered Goods. The maximum amount to be paid for lost or damaged Covered Goods which are jewelry is Fifty Dollars (\$50.00) per item of jewelry.
5. **Conditions to Warranty.** This Warranty, and any liability hereunder, is contingent upon the happening of the following conditions: (a) the activation and operation of the Secure Pacific Security System by Client in strict accordance with the instructions delivered to Client; and (b) any Covered Event must be promptly reported by Client to the police authorities and to Secure Pacific, and within seven (7) days after a Covered Event Client shall submit to Secure Pacific or its agent a complete and detailed inventory of all Covered Goods which have been lost or damaged, specifying the Client's original cost of each item, and any other information deemed necessary or desirable regarding such goods.
6. **Termination.** Secure Pacific or its agent may terminate or amend this Warranty at any time upon ten (10) days prior written notice to Client. This Warranty is for the exclusive benefit of and is personal to Client and shall not inure to the benefit of any party (including insurers) other than Client.
7. **Waiver of Subrogation.** For the benefit of Secure Pacific or its agent, Client hereby waives any rights of subrogation against Secure Pacific that any insurer of Client may have, provided, however, that if this waiver shall cause the applicable insurance coverage of Client, if any, to be invalidated, this waiver shall be void and of no effect.
8. **Effect on Agreement.** Nothing in this addendum, unless specifically stated otherwise, shall modify or supersede the terms of the principal Agreement.

THIS LIMITED WARRANTY IS EXPRESSLY MADE IN LIEU OF ANY AND ALL OTHER WARRANTIES EXPRESSED OR IMPLIED, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

SIGNED THIS _____ DAY OF _____, YEAR OF _____

SECURE PACIFIC

CLIENT

By: _____

LOCATION: _____

Proposal Number: 46914-4-0
Date: May 30, 2023



Scope Of Work

Customer Details:

Site: 26200 Lawson St, Black Diamond, WA, 98010

Billing: PO Box 599, Black Diamond, WA, 98010

Contact: Rob Reed (253) 631-1012, reed@blackdiamondwa.gov

- **Materials** - Our security solution includes all labor, wire and miscellaneous materials necessary to install the proposed system in a workmanship like manner. The installation will be in accordance to industry standards, regulations and codes.
- **Electric** - The client will provide the company with access to necessary electric (120VAC) connections.
- **IP Communications** - The client will provide and maintain any required broadband public internet connection needed for monitoring or remote access to the system. The client will be responsible to provide a static IP address if required by the system. Secure Pacific Corporation will need to work with the client's IT professional to establish the needed IP addresses, subnet mask, default gateway and open ports as well as any firewall routing to enable the system communications. The client will make available the physical port connections to the network. Installation will begin after the needed connections and information is provided to the installing technician. Internet connection fees are the responsibility of the client.
- **Taxes** - All work and service are subject to sales tax unless client provides company with tax exemption form.
- **Alarm Permits** - Many jurisdictions require permits for the use of operation of an alarm system. Any permit fees are not included in proposal and will be billed separately if required.
- **Electrical Permits** - Many jurisdictions require permits for the use of installation of an alarm system. Any permit fees are not included in proposal and will be billed separately if required.

Initials: _____

Proposal Number: 46914-4-0
Date: May 30, 2023



Investment Summary

Customer Details:

Client: City of Black Diamond
Site: 26200 Lawson St, Black Diamond, WA, 98010
Contact: Rob Reed
Phone #: 2536311012

Security Consultant:

Name: Taylor Peacocke
Cell: 425.258.3655
Email: tpeacocke@seacurepacific.com

Exterior Monitoring

QTY	Description
2	Bullet Camera Back Box
2	4 MP Bullet 2.8-12mm
2	Outdoor Wired 80'X8'
1	8-Port PoE Switch

Verified Intrusion

QTY	Description
1	Graphic Touchscreen
8	Wireless Contact
1	XT50 Network Panel
1	Battery Back up
1	Transformer
1	Cellular Module
1	Graphic Touchscreen
1	Keypad Enclosur Enclosure
4	Wireless Pet Immune Motion Sensor
1	Industrial Door Sensor

Investment Summary

Total System Investment: \$8,121.00
Monthly Investment: \$161.00

This proposal does not include sales tax, if applicable.
Client Owns all Equipment

This proposal does not constitute a sales agreement. Price quoted above in effect for 30 days from date submitted. Acceptance of this security system quotation is subject to all terms and conditions of Secure Pacific Corporation's standard client agreement which must be executed prior to installation.

Security Consultant Signature: _____ Date: _____

Security System Quotation Approved: _____ Date: _____
(Customer Signature)

Secure Pacific Corporation
Federal Tax ID No. 20-8966510

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: Purchase of SIEM tool for OnPrem and cloud system security.	Agenda Date: June 15, 2023 AB23-029	
	Mayor Carol Benson	
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev – Mona Davis	
	Finance – May Miller	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
	Public Works – Scott Hanis	
Cost Impact (see also Fiscal Note): 14,863.86	Court – Tawnya Parks	
Fund Source: General Fund	IT – Rob Reed	X
Timeline: ASAP		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Resolution; Agreement; Quote		
SUMMARY STATEMENT: This tool gathers all our audit logs from the many sources (Office 365, Adobe, Zoom, our servers, and computers) that we use at the city. It then actively searches them with a powerful database / AI to find security issues. Basic example is if someone is trying to access accounts, has used a login for something abnormal, knows you are here so you cannot be overseas at the same time, and much more. We need a tool like this to resolve an audit finding for our CJIS compliance. Also, it's a matter of time before a tool like this will be required by insurance companies and other agencies. There are already examples in the country of this happening. We have obtained three quotes from major vendors they are not all direct comparisons but close. Attached is the best value for service and features. There are cheaper options that will meet the minimum requirements but that's it. There is a managed solution that is available also. Staff is recommending moving forward with this vendor. FISCAL NOTE (Finance Department): The 2023 budget has the funds available for this purchase.		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:		
RECOMMENDED ACTION: MOTION to approve Resolution No. 23-1550, authorizing the Mayor to execute a contract with Rapid7 for SIEM software.		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
June 15, 2023		

RESOLUTION NO. 23-1550

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BLACK DIAMOND, KING COUNTY, WASHINGTON
AUTHORIZING THE PURCHASE OF SIEM SOFTWARE
FROM RAPID7**

WHEREAS, the City is in need of SIEM software; and

WHEREAS, the city solicited three quotes from major vendors; and

WHEREAS, it was determined that Rapid7 was the best value for service and features;
and

WHEREAS, the City will purchase 12 months of SIEM software from Rapid7; and

WHEREAS, fund the agreement through reseller DCW; and

WHEREAS, the IT Department is recommending DCW as an authorized reseller;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND,
WASHINGTON, DOES RESOLVE AS FOLLOWS:**

Section 1. The City Council approves the purchase and authorizes the Mayor to sign
the agreement with Rapid7 for one year of service.

**PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND,
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 15TH DAY OF JUNE,
2023.**

CITY OF BLACK DIAMOND:

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk

Rapid7 General Terms and Conditions

These General Terms and Conditions (the “Agreement”), effective on the date of last signature below (the “Effective Date”), are made by and between Rapid7 LLC (for customers located in the United States) or Rapid7 International Limited (for customers located outside the United States) (as applicable, “Rapid7”) and the customer signing this Agreement (“Customer”). The parties agree to be bound by the following terms and conditions in connection with the Rapid7 Offering as defined herein. Pursuant to this Agreement, Customer may receive the right to use various Offerings as further described in the attached schedules (each, a “Schedule”). Terms related to the provision of Managed Services or Professional Services are described in Schedule A (Managed and Professional Services). Terms related to Customer’s use of Cloud-Hosted Services are described in Schedule B (Cloud-Hosted Services). Terms related to Customer’s use of Distributed Software are described in Schedule C (Distributed Software). Terms related to Customer’s use of the Threat Intelligence Service are described in Schedule D (Threat Intelligence Service).

1. DEFINITIONS

- 1.1. *Content* means any of Customer’s data gathered through the provision of the Offering or made available by Customer to Rapid7 for use in connection with the Offering. Depending on the Offering, this data may be stored within the Customer’s environment, within the Rapid7 environment, or a combination of both.
- 1.2. *Distributed Software* means those Rapid7 products listed on the applicable Ordering Document to be deployed in Customer’s on-premise environment.
- 1.3. *Documentation* means the documentation for the Offering generally supplied by Rapid7 to assist its customers in their use of the Offering, including user and system administrator guides, manuals, and the software functionality specifications.
- 1.4. *Cloud-Hosted Software* means the software-as-a-subscription identified on an Ordering Document.
- 1.5. *Offering* means the Software, Cloud-Hosted Software, Managed Services, Professional Services and any other products and/or services indicated on the applicable Ordering Document.
- 1.6. *Ordering Document* means Rapid7’s order form or other ordering document signed or referenced by Customer and Rapid7 or its authorized partner which identifies the specific Offering ordered, the Volume Limitations, term, and the price agreed upon by the parties.
- 1.7. *Schedule* means the specific terms and conditions related to the Offering that supplement this Agreement.
- 1.8. *Software* means Cloud-Hosted Software and Distributed Software.
- 1.9. *Service(s)* means the consulting, testing, managed, or other services described in an SOW or other Ordering Document that Rapid7 provides.
- 1.10. *Term* means the period of time set forth in the applicable Ordering Document during which (i) Customer is allowed to use the Software, or (ii) Services may be performed.
- 1.11. *Volume Limitations* means the capacity indicated on the Ordering Document, including unique assets, applications, number of scans, number of billable cloud resources, gigabytes, or workflows, as applicable.

2. USE OF OFFERING

- 2.1. *Rapid7 Offering*. Rapid7 retains ownership of all right, title, and interest in and to all intellectual property in and about the Offering including the Documentation, modifications and derivative works thereto including all rights to patent, copyright, trade secret, trademark, and other proprietary or intellectual property rights.
- 2.2. *Volume Limitations*. In the event that the Offering is used in excess of the Volume Limitations, following a reasonable notification period by Rapid7, Customer shall be liable for, and Rapid7 reserves the right to invoice for, the fees for such excess usage at Rapid7’s then current list rates, or as otherwise set forth on the Ordering Document, notwithstanding the limitation on liability in Section 7 of the Agreement.
- 2.3. *Customer Systems*. Customer represents and warrants that (a) it has the appropriate authorizations from the owner of the networks, systems, IP addresses, assets, and/or hardware on which it deploys the Service, or which it targets, scans, monitors, or tests with the Offering(s), and (b) Customer has obtained all necessary rights to permit Rapid7 to collect and process Content from Customer, including, without limitation, data from endpoints, servers, cloud applications, and logs.

- 2.4. Use by Affiliates. Customer may make the Offering(s) available to its Affiliates under these terms, provided that Customer is liable for any breach of this Agreement by any of its Affiliates. "Affiliate(s)" means any entity now existing that is directly or indirectly controlled by Customer. For purposes of this definition, "control" means the direct possession of a majority of the outstanding voting securities of an entity.

3. FEES; PAYMENT TERMS

- 3.1 If Customer purchases the Offering through a Rapid7 authorized partner, then the fees shall be as set forth between Customer and partner and the applicable fees shall be paid directly to such partner and section 3.2 shall not apply.
- 3.2 Customer agrees to pay the fees, charges and other amounts in accordance with the applicable Ordering Document. Rapid7 will invoice Customer upon execution of an Ordering Document or the reference to an Ordering Document in a customer's Purchase Order, unless otherwise agreed by the parties. All fees are non-refundable unless otherwise stated herein or in the applicable Ordering Document. In the event an Ordering Document requires travel by Rapid7 to a Customer designated site, Customer shall also reimburse Rapid7 for all reasonable out-of-pocket expenses incurred by Rapid7 in connection with delivery of the Offering. Customer shall be responsible for remitting all taxes levied on any transaction under this Agreement, including, without limitation, all federal, state, and local sales taxes, levies and assessments, and local withholding taxes in Customer's jurisdiction, if any, excluding, however, any taxes based on Rapid7's income. In the event Customer is required to withhold taxes from its payment or withholding taxes are subsequently required to be paid to a local taxing jurisdiction, Customer is obligated to pay such tax, and Rapid7, as applicable, will receive the Ordering Document payment amount as agreed to net of any such taxes. Customer shall provide to Rapid7 written evidence that such withholding tax payment was made.

4. CONFIDENTIALITY, PRIVACY, AND SECURITY

- 4.1. Confidential Information. "Confidential Information" means information provided by one party to the other party which is designated in writing as confidential or proprietary, as well as information which a reasonable person familiar with the disclosing party's business and the industry in which it operates would know is of a confidential or proprietary nature. A party will not disclose the other party's Confidential Information to any third party without the prior written consent of the other party, nor make use of any of the other party's Confidential Information except in its performance under this Agreement. Each party accepts responsibility for the actions of its agents or employees and shall protect the other party's Confidential Information in the same manner as it protects its own Confidential Information, but in no event with less than reasonable care. The parties expressly agree that the terms and pricing of this Agreement are Confidential Information. A receiving party shall promptly notify the disclosing party upon becoming aware of a breach or threatened breach hereunder and shall cooperate with any reasonable request of the disclosing party in enforcing its rights.
- 4.2. Exclusions. Information will not be deemed Confidential Information if such information: (i) is known prior to receipt from the disclosing party, without any obligation of confidentiality; (ii) becomes known to the receiving party directly or indirectly from a source other than one having an obligation of confidentiality to the disclosing party; (iii) becomes publicly known or otherwise publicly available, except through a breach of this Agreement; or (iv) is independently developed by the receiving party without use of the disclosing party's Confidential Information. The receiving party may disclose Confidential Information pursuant to the requirements of applicable law, legal process, or government regulation.
- 4.3. Content. To the extent that Rapid7 processes personal data about any individual in the course of providing the Offering, Customer agrees to Rapid7's Data Processing Agreement, located at <https://www.rapid7.com/legal/dpa/>. Customer retains ownership of all rights, title, and interest in and to all Content, and Customer is solely responsible for all Content. Rapid7 does not guarantee the accuracy, integrity, or quality of such Content. Except as provided in this Agreement, Customer shall be solely responsible for providing, updating, uploading, and maintaining all Content, as applicable. Rapid7 may use Content solely as necessary to: (i) provide the Offering to Customer; (ii) generate statistics and produce reports in anonymized and aggregated form that does not or cannot be used to identify Customer or any Content;; and (iii) collect data and analytics about use of the Offering in order to continue to improve the development and delivery of the Offering.
- 4.4. Data Security. Rapid7 shall implement appropriate technical and organizational measures to protect Content from accidental or unlawful destruction, loss, or alteration, unauthorized disclosure of, or access to Content. Such measures may include, as appropriate (a) the encryption of Content; (b) the ability to ensure the ongoing

confidentiality, integrity, availability and resilience of systems and services; (c) a process for regularly testing, assessing, and evaluating the effectiveness of technical and organizational measures for ensuring the security of Content.

5. **WARRANTIES**

EXCEPT FOR THE WARRANTIES IN THIS AGREEMENT OR AS SET FORTH IN THE SCHEDULE(S), RAPID7 MAKES NO OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, THOSE OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT OF THIRD PARTY RIGHTS. RAPID7 MAKES NO WARRANTY THAT ALL SECURITY RISKS, INCIDENTS, OR THREATS WILL BE DETECTED OR REMEDIATED BY USE OF THE SERVICES OR THAT THERE WILL NOT BE FALSE POSITIVES.

6. **INDEMNIFICATION**

- 6.1. **By Rapid7.** Rapid7 will indemnify Customer from and against all costs, liabilities, losses, and expenses (including, but not limited to, reasonable attorneys' fees) (collectively, "Losses") arising out of a third party claim alleging that the Offering infringes or misappropriates any intellectual property rights of such third party. Notwithstanding the foregoing, in no event shall Rapid7 have any obligations or liability under this Section arising from: (i) use of any Offering in combination with materials not furnished by Rapid7, and (ii) any content, information, or data provided by Customer or other third parties. If the Offering is or is likely to become subject to a claim of infringement or misappropriation, then Rapid7 will, at its sole option and expense, either: (i) obtain for the Customer the right to continue using the Offering; (ii) replace or modify the Offering to be non-infringing and substantially equivalent to the infringing Offering; or (iii) if options (i) and (ii) above cannot be accomplished despite the reasonable efforts of Rapid7, then Rapid7 may terminate Customer's rights to use the infringing Offering and will refund pro-rata any prepaid fees for the infringing portion of the Offering. THE RIGHTS GRANTED TO CUSTOMER UNDER THIS SECTION SHALL BE CUSTOMER'S SOLE AND EXCLUSIVE REMEDY FOR ANY ALLEGED INFRINGEMENT BY THE OFFERING OF ANY PATENT, COPYRIGHT, OR OTHER PROPRIETARY RIGHT.
- 6.2. **By Customer.** Customer will indemnify, defend, and hold harmless Rapid7 from and against all Losses arising out of a third party claim regarding: (i) Customer's violation of any representations and warranties made in Section 2.3 of this Agreement; or (ii) Customer's violation of applicable law.

7. **LIMITATION OF LIABILITY**

- 7.1. **Exclusion of Certain Damages.** NEITHER PARTY WILL BE LIABLE UNDER THIS AGREEMENT FOR LOST REVENUES OR INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, OR PUNITIVE DAMAGES, EVEN IF THE PARTY KNEW OR SHOULD HAVE KNOWN THAT SUCH DAMAGES WERE POSSIBLE.
- 7.2. **Limitation on Amount of Liability.** NEITHER PARTY WILL BE LIABLE UNDER THIS AGREEMENT FOR MORE THAN THE TOTAL AMOUNT PAID OR PAYABLE BY CUSTOMER FOR THE RELEVANT OFFERING DURING THE TWELVE MONTHS IMMEDIATELY PRIOR TO THE EVENT GIVING RISE TO LIABILITY, EXCEPT THAT THE LIMITATION IN THIS SECTION 7.2 SHALL NOT APPLY TO: (I) VIOLATIONS OF A PARTY'S INTELLECTUAL PROPERTY RIGHTS BY THE OTHER PARTY; OR (II) A PARTY'S EXPRESS INDEMNIFICATION OBLIGATIONS UNDER THIS AGREEMENT.

8. **TERM AND TERMINATION**

- 8.1. **Term.** The Term will automatically renew for an additional one year term at the rate listed on the applicable Ordering Document unless (i) otherwise indicated on the Ordering Document or (ii) either party provides the other with written notice of its election not to renew at least 30 days prior to the anniversary date. Any renewal will be invoiced at the rate indicated on the applicable Order Form. In connection with any renewal term, Rapid7 reserves the right to change the rates, applicable charges and usage policies and to introduce new charges for any subsequent Software Term, upon providing Customer written notice thereof (which may be provided by e-mail) at least 60 days prior to the end of the applicable term. The term of each Services order will be as set forth on the Ordering Document.
- 8.2. **Termination.** Either party may terminate this Agreement or any Ordering Document (i) in the event of a material breach of this Agreement or any such Ordering Document by the other party that is not cured within thirty days of written notice thereof from the other party, (ii) immediately in the event of an incurable, material breach, or (iii) immediately if the other party ceases doing business, or is the subject of a voluntary or involuntary bankruptcy, insolvency or similar proceeding that is not dismissed within sixty days of filing. All provisions of this Agreement which by their nature are intended to survive the termination of this Agreement shall survive such termination.

- 8.3. *Effect of Termination.* Upon any termination or expiration of this Agreement or any applicable Ordering Document, Rapid7 shall no longer provide the applicable Offering to Customer and Customer must cease using the Offering and send no further Content to Rapid7. Termination of this Agreement or an Ordering Document shall not relieve Customer of its obligation to pay all fees that have accrued or have become payable by Customer hereunder. Customer agrees that following termination of Customer's account and/or use of the Offering, Rapid7 may immediately deactivate Customer's account and that following a reasonable period not to exceed 90 days, shall be entitled to delete Customer's account and all Content.

9. GENERAL PROVISIONS

- 9.1. *Offering-Related Professional Services.* To the extent Customer purchases Professional Services, or Services are included in the Offering, Customer may reschedule the Services up to ten business days prior to the start of the Services at no cost. If Customer reschedules the Services with less than ten business days' notice, Customer will forfeit the portion of the Services equal to the number of days that were rescheduled without the required notice. If Customer reschedules the Services after they have begun, Customer will forfeit five days of Services, or the number of days remaining on the Services, whichever is fewer. Customer will also be responsible for any out-of-pocket expenses incurred by Rapid7 due to such rescheduling. If performance of the Professional Services is delayed by Customer's acts or omissions, including Customer's failure to meet the requirements set forth in an SOW, Customer will forfeit the duration of such delay from its Professional Services time. Customer will have twelve months from the date of order to use or schedule any Professional Services, after which time any remaining, unscheduled Professional Services time will be forfeited.
- 9.2. *Rapid7 Personnel.* Rapid7 shall have sole discretion in staffing the Services and may assign the performance of any portion of the Services to any subcontractor, except that Customer may request the use of Rapid7 personnel in any Ordering Document or at the time Customer schedules the Services. In the event that Rapid7 subcontracts any portion of the Services, Rapid7 shall be fully responsible for the acts and omissions of any such subcontractor.
- 9.3. *Miscellaneous.* (a) This Agreement shall be construed in accordance with and governed for all purposes by the laws of the State of Washington (for customers located in North America), or England & Wales (for customers located outside of North America), each excluding its respective choice of law provisions and each party consents and submits to the jurisdiction and forum of the state and federal courts in the State of Washington (for customers located in North America) or London, England (for customers located outside of North America) all questions and controversies arising out of this Agreement and waives all objections to venue and personal jurisdiction in these forums for such disputes; (b) this Agreement, along with the accompanying Schedules, Addenda, and Ordering Document(s) constitute the entire agreement and understanding of the parties hereto with respect to the subject matter hereof and supersedes all prior agreements and undertakings, both written and oral; (c) this Agreement and each Ordering Document may not be modified except by a writing signed by each of the parties; (d) in case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions of this Agreement but rather this Agreement shall be construed as if such invalid, illegal, or other unenforceable provision had never been contained herein; (e) Customer shall not assign its rights or obligations hereunder without Rapid7's advance written consent; (f) subject to the foregoing subsection (e), this Agreement shall be binding upon and shall enure to the benefit of the parties hereto and their successors and permitted assigns; (g) no waiver of any right or remedy hereunder with respect to any occurrence or event on one occasion shall be deemed a waiver of such right or remedy with respect to such occurrence or event on any other occasion; (h) nothing in this Agreement, express or implied, is intended to or shall confer upon any other person any right, benefit or remedy of any nature whatsoever under or by reason of this Agreement, including but not limited to any of Customer's own clients, customers, or employees; (i) the headings to the sections of this Agreement are for ease of reference only and shall not affect the interpretation or construction of this Agreement; (j) terms in an Ordering Document have precedence over conflicting terms in this Agreement or Schedules,, but have applicability only to that particular Ordering Document; (k) the terms in a Schedule have precedence over conflicting terms in this Agreement, but have applicability only to that particular Schedule; and (l) this Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
- 9.4. *Injunctive Relief.* Notwithstanding any other provision of this Agreement, both parties acknowledge that any breach of this Agreement may cause the other party irreparable and immediate damage for which remedies other than injunctive relief may be inadequate. Therefore, the parties agree that, in addition to any other remedy to which a

party may be entitled hereunder, at law or equity, each party shall be entitled to seek an injunction to restrain such use in addition to other appropriate remedies available under applicable law.

- 9.5. **Relationship of the Parties.** Rapid7 and Customer are independent contractors, and nothing in this Agreement shall be construed as making them partners or creating the relationships of principal and agent between them, for any purpose whatsoever. Neither party shall make any contracts, warranties, or representations or assume or create any obligations, express or implied, in the other party's name or on its behalf.
- 9.6. **US Government Restricted Rights.** This Section applies to all acquisitions of the Offering by or for the US federal government, or by any prime contractor or subcontractor (at any tier) under any contract, grant, cooperative agreement, or other activity with the federal government for the Government's end use. The Offerings are "commercial items" as that term is defined at FAR 2.101. If Customer is an Executive Agency (as defined in FAR 2.101) of the U.S. Federal Government ("Government"), Rapid7 provides the Offering, including any related technical data and/or professional services in accordance with the following: If a right to access the Offering is procured by or on behalf of any Executive Agency (other than an Executive Agency within the Department of Defense (DoD)), the Government is granted, in accordance with FAR 12.211 (Technical Data) and FAR 12.212 (Computer Software), only those rights in technical data and software customarily provided to Rapid7's customers as such rights are described in this Agreement. If a right to access the Offering is procured by or on behalf of any Executive Agency within the DoD, the Government is granted, in accordance with DFARS 227.7202-3 (Rights in commercial computer software or commercial computer software documentation), only those rights in technical data and software that are customarily provided to Rapid7's customers as such rights are described in this Agreement. In addition, DFARS 252.227-7015 (Technical Data – Commercial Items) applies to technical data provided by Rapid7 to an Executive Agency within the DoD. Note, however, that Subpart 227.72 does not apply to computer software or computer Offering documentation acquired under GSA schedule contracts. Except as expressly permitted under this Agreement, no other rights or licenses are granted to the Government. Any rights requested by the Government and not granted under this Agreement must be separately agreed in writing with Rapid7. This Section 8.9 of the Agreement is in lieu of, and supersedes, any other FAR, DFARS, or other clause, provision, or supplemental regulation that addresses Government rights in the Offering.
- 9.7. **Force Majeure.** Other than payment obligations hereunder, neither party will be liable for any inadequate performance to the extent caused by a condition that was beyond the party's reasonable control (including, but not limited to, natural disaster, act of war or terrorism, riot, global health crisis, acts of God, or government intervention), except for mere economic hardship, so long as the party continues to use commercially reasonable efforts to resume performance.
- 9.8. **No Reliance.** Customer represents that it has not relied on the availability of any future feature or version of the Offering or any future product or service in executing this Agreement or purchasing any Offering hereunder.
- 9.9. **Publicity.** Customer acknowledges that Rapid7 may use Customer's name and logo for the purpose of identifying Customer as a customer of Rapid7 Offerings. Rapid7 will cease using Customer's name and logo upon written request.
- 9.10. **Notices.** Unless specified otherwise herein, (i) all notices must be in writing and addressed to the attention of the other party's legal department and primary point of contact and (ii) notice will be deemed given: (a) when verified by written receipt if sent by personal courier, overnight courier, or when received if sent by mail without verification of receipt; or (b) when verified by automated receipt or electronic logs if sent by email. When sent by email, notices to Rapid7 must be sent to notices@rapid7.com
- 9.11. **Compliance with Law.** Each party agrees to comply with all applicable federal, state, and local laws and regulations including but not limited to export law, and those governing the use of network scanners, vulnerability assessment software products, encryption devices, user monitoring, and related software in all jurisdictions in which systems are scanned, scanning is controlled, or users are monitored.

Rapid7 and Customer have caused these Rapid7 Terms and Conditions to be executed by their duly authorized representatives as of the Effective Date.

Customer: _____

Rapid7

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date Signed: _____

Date Signed: _____

Schedule B: Cloud-Hosted Software

This Cloud-Hosted Software Schedule (the “Hosted Software Schedule”) governs the terms and conditions in connection with the subscription to and use of Rapid7 Hosted Software as defined herein. In the event of a conflict between this Hosted Software Schedule and the Agreement, this Hosted Software Schedule will prevail with respect to the Hosted Software only.

1. **License.** Rapid7 hereby grants to Customer, during the Term, a non-exclusive, non-transferable, non-sublicensable right to use and access the Hosted Software (in object code only): (i) solely for Customer’s internal business purposes; (ii) within the Volume Limitations; and (iii) as described in this Agreement. The parties also agree to be bound by any further license restrictions set forth on the Ordering Document. Access to the Hosted Software may require software to be downloaded or installed locally on Customer systems. If applicable, Customer must allow the downloaded and locally deployed software to integrate with such programs and devices necessary to provide data to the Hosted Software. In the event Customer elects to transmit its data to Rapid7 without encryption, the Customer assumes all risks for failure to encrypt.
2. **Restrictions.** Except as may be expressly permitted by applicable law, Customer will not, and will not permit or authorize third parties to: (i) reproduce, modify, translate, enhance, decompile, disassemble, reverse engineer, create derivative works of the Service, or merge the Hosted Software into another program; (ii) resell, rent, lease, or sublicense the Hosted Software or access to it including use of the Software for timesharing or service bureau purposes; (iii) circumvent or disable any security or technological features or measures in the Hosted Software; nor (iv) access the Hosted Software in order to build a competitive product or service, for competitive analysis, or to copy any ideas, features, functions, or graphics of the Hosted Software. Customer is responsible for its employees’ compliance with this Agreement. If Customer identifies a vulnerability in the Hosted Software, all information and analysis regarding the vulnerability must be disclosed through the Rapid7 contact form, found at www.rapid7.com/disclosure/. Customer shall not: (i) upload or otherwise transmit, display, or distribute any Content to the Hosted Software that infringes any trademark, trade secret, copyright, or other proprietary or intellectual property rights of any person; (ii) upload or otherwise transmit to the Hosted Software any material that contains software viruses or any other computer code, files, or programs designed to interrupt, destroy or limit the functionality of any computer software or hardware or telecommunications equipment; or (iii) interfere with or disrupt the Hosted Software.
3. **Evaluation Licenses.** If Customer’s access to the Hosted Software is for a trial or evaluation only, then the Term shall be thirty days, or the Term specified on the Ordering Document. Customer may not utilize the same Hosted Software for more than one trial or evaluation term in any twelve month period, unless otherwise agreed to by Rapid7. Rapid7 may revoke Customer’s trial or evaluation access at any time and for any reason. Sections 4 of this Hosted Software Schedule (Warranty) and 6.1 of the Agreement (Indemnification) shall not be applicable to any evaluation or trial license.
4. **Warranty.** Rapid7 warrants that, during the Term: (i) the Hosted Software will conform, in all material respects, with the applicable Documentation; and (ii) it will not materially decrease the overall functionality of the Hosted Software. For any breach of the above warranty, Rapid7 will, at no additional cost to Customer, use commercially reasonable efforts to provide remedial services necessary to enable the Hosted Software to conform to the warranty. Customer will provide Rapid7 with a reasonable opportunity to remedy any breach and reasonable assistance in remedying any defects. If Rapid7 is unable to restore such functionality, Customer may terminate the applicable Ordering Document and receive a pro rata refund of the fees paid for the terminated portion of the then-current Term. Rapid7 makes no warranty regarding third party features or services. The remedies set out in this subsection are Customer’s sole remedies for breach of the above warranties.
- 4.1 **Automation Disclaimer.** **Customer is responsible for implementing appropriate internal procedures and oversight to the extent it utilizes the configuration of workflows and processes, including but not limited to containment actions, quarantine actions, kill processes, and similar functionalities (“Orchestration and Automation Functionality”). EXCEPT FOR THE WARRANTY IN SECTION 4, THE ORCHESTRATION AND AUTOMATION FUNCTIONALITY IS MADE AVAILABLE BY RAPID7 ON AN “AS-IS” BASIS TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW. Rapid7’s Orchestration and Automation Functionality is not designed, intended, or licensed for use in hazardous environments or other applications where a malfunction could cause property damage or personal injury, and Rapid7 specifically disclaims any liability in connection with any such use. Customer assumes all risks in using third-party products or services in connection with the Orchestration and Automation Functionality.**
5. **Suspension of Service.** Rapid7 reserves the right to suspend Customer’s access to the Hosted Software upon notification, if Customer is more than thirty days late with respect to any payments due hereunder. Upon such suspension, Customer shall still be liable for all payments that have accrued prior to the date of suspension and that will accrue throughout the

remainder of the Term. Rapid7 will not be obligated to restore access to the Hosted Software until Customer has paid all fees owed to Rapid7.

6. Availability. Subject to this Agreement and the Service Level Agreement located at <https://www.rapid7.com/legal/sla/>, Rapid7 shall use commercially reasonable efforts to provide the Hosted Software twenty-four hours a day, seven days a week throughout the Term. Customer agrees that from time to time the Hosted Software may be inaccessible or inoperable for various reasons, including: (i) equipment malfunctions; (ii) periodic maintenance procedures or repairs which Rapid7 may undertake from time to time; or (iii) causes beyond the control of Rapid7 or which are not reasonably foreseeable by Rapid7, including interruption or failure of telecommunication or digital transmission links, hostile network attacks or network congestion, or other failures (collectively "Downtime"). Rapid7 shall use commercially reasonable efforts to provide twenty-four hour advance notice to Customer in the event of any scheduled Downtime. Rapid7 shall have no obligation during performance of such operations to mirror Content or to transfer Content. Rapid7 shall use commercially reasonable efforts to minimize any disruption, inaccessibility, and/or inoperability of the Hosted Software in connection with Downtime, whether scheduled or not.
7. Support Services. Rapid7 shall provide support during any Term, or else as otherwise set forth on the applicable Ordering Document subject to Rapid7's support policy, located at <http://www.rapid7.com/docs/customers-support-guidebook.pdf>.



DATA CENTER WAREHOUSE

23041 Avenida De La Carlota, Suite 325
Laguna Hills, CA 92653
Phone: 732-865-5241

Rapid7

Number: **Q-44875**

Date: **05/26/2023**

Bill To:

Rob Reed
City of Black Diamond WA
24301 Roberts Dr WA
Black Diamond, WA 98010
Phone: (253)258-1844
Email: rreed@blackdiamondwa.gov

Ship To:

Rob Reed
City of Black Diamond WA
24301 Roberts Dr WA
Black Diamond, WA 98010
Phone: (253)258-1844
Email: rreed@blackdiamondwa.gov

Item #	Mfr. Part	Description	Price	Qty.	Extended
1	IDR-ADV-SUB	InsightIDR Advanced Subscription 12 month contract term. Rapid7 LLC - IDR-ADV-SUB Mfr: RapidDeploy, Inc Notes: OMNIA PARTNERS	\$ 54.66	250	\$ 13,665.00
2	PSIDRDEP_SM	InsightIDR - Quickstart (up to 1,000 Assets) - Up to 8 Hours of Implementation Service Rapid7 LLC - PSIDRDEP_SM Mfr: Notes: OMNIA PARTNERS	\$ 0.00	1	\$ 0.00
2 item(s)			Sub-Total		\$ 13,665.00
			Freight		as applicable
			Tax @ 8.7%		\$ 1,188.86
			Total		\$ 14,853.86

Quote Valid Until: 06/25/2023

Payment Details

Pay by: Company PO
Payment Term 30 days

Terms and Conditions

Please visit <http://datacenterwarehouse.com/terms-and-conditions/> for terms and conditions.

Prepared by: **Alex Melore**

Email: **Alex.Melore@4dcw.com**

Phone: **732-865-5241**

Shipping and Delivery Details

Shipping via: UPS Ground

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: Discussion and possible action on Skatepark Agreement with the Enumclaw School District	Agenda Date: June 15, 2023 AB23-030	
	Mayor Carol Benson	
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev – Mona Davis	X
	Finance – May Miller	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
Cost Impact (see also Fiscal Note):	Public Works – Scott Hanis	
Fund Source:	Court – Tawnya Parks	
Timeline:		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Agreement		
SUMMARY STATEMENT: Community Development Director Davis will be addressing this item with Council.		
FISCAL NOTE (Finance Department):		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:		
RECOMMENDED ACTION: For discussion and possible action		
RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
June 15, 2023		

GROUND LEASE FOR RECREATIONAL FACILITIES

This Ground Lease for Recreational Facilities (“Agreement”) is entered into this ____ day of ___, 2023, between the City of Black Diamond, a Washington municipal corporation (“Lessee” or “City”), and the Enumclaw School District #216 (“Lessor” or “District”), each of which are a “Party” and together the “Parties” to this Agreement. Pursuant to the authority provided in Chapter 39.33 RCW, the Parties hereby agree as follows:

1. **Premises.** Lessor is the owner of a parcel of land of approximately 4.63 acres located in the City of Black Diamond, County of King, State of Washington, identified in the records of King County as Tax Parcel No. 142106-9065 (the “Site”) and commonly known as the Black Diamond ballfields. The Site is more particularly described by its legal description and depiction shown in **Exhibit A** attached hereto and incorporated herein by reference. The Site is located immediately adjacent to Tax Parcel No. 0844000325, upon which sits Lessor’s Black Diamond Elementary School (the “School”), and Lessor uses portions of the Site for outdoor educational purposes and play areas associated with the School. Lessor hereby leases to Lessee an approximately 1.22-acre portion of the Site commonly referred to as the skate park and tennis courts (the “Premises”), as described and depicted in **Exhibit B** attached hereto and incorporated herein by reference.

2. **Use.**

(a) The Premises may be used by Lessee for planning, designing, engineering, permitting, constructing, operating, inspecting, repairing, replacing, and maintaining public recreational facilities, including a new skate park (“Skate Park”), subject to the provisions herein. The Skate Park and associated facilities are described in **Exhibit C** attached hereto.

(b) All improvements and equipment for the Skate Park shall be constructed and installed at Lessee’s expense. It is understood and agreed that Lessee’s ability to use the Premises is contingent upon its obtaining all permits other approvals (collectively the “Governmental Approvals”) that may be required by any federal, state, or local authorities to locate and construct the Skate Park on the Premises. Lessor agrees to cooperate with Lessee, at Lessee’s sole expense and subject to prompt reimbursement by Lessee of any Lessor costs related thereto, in making application for and obtaining all licenses, permits, and any other Government Approvals that may be required for Lessee’s intended use of the Premises.

(c) Subject to Section 4(b) below, Lessee may engage in maintenance and repair of its Skate Park facilities on the Premises without prior approval of Lessor. Lessee may not install or construct additional improvements or equipment on the Premises for purposes not connected with the use and operation of the Skate Park without prior consent of Lessor, which shall not be unreasonably withheld unless Lessor determines, in its sole discretion, that such additional improvements or equipment would conflict with the educational operations on the Premises. Notwithstanding the foregoing, Lessee’s addition of any such approved additional improvements or equipment shall be

subject to terms of this Agreement and such improvements shall be identified specifically with an amendment to this Agreement.

(d) Nothing contained within this Agreement shall infringe upon the District's right to use the Site upon which the Skate Park is constructed, provided that such use does not unreasonably interfere with the City's use of the Premises for construction, installation, operation, maintenance, inspection, repair, and replacement of the Skate Park and City facilities associated therewith. The Parties hereto expressly agree that Lessor's use of the Site for outdoor educational purposes and play areas associated with the School does not constitute an interference with the City's use of the Premises. The District acknowledges that the Site is subject to a restriction pursuant to that deed recorded under King County Recording No. 2948321 which restricts the use of the Site to athletic and recreational purposes and reserves to the citizens of Black Diamond the right to use the Site for public recreation in a manner that will not damage or interfere with the District's ability to utilize the Site for its School purposes. Pursuant to this Agreement, the District agrees that the use of the Premises, for the term of the Agreement and subject to the provisions herein, is secondary to the public use of the Premises, and the District's construction, operation, maintenance, and/or any other use of the Site for school purposes shall not interfere with the Skate Park activities including but not limited to, skateboarding and other related sporting activities, tournaments, special events, playground use, summer recreational programs, and City rentals of the Skate Park facilities; provided that, all access to the Premises, including without limitation any access related to planning, design, construction, and maintenance, shall be from the Park Street side of the Premises and not over or through the Site adjacent to the School.

3. **Testing, Planning, and Design.** Subject to at least two (2) business days' notice to the Lessor, and subject to the terms of Section 4(b) herein, Lessee and its agents and contractors shall have the right at any time following the full execution of this Agreement to enter upon the Premises for the purpose of planning, making appropriate engineering and boundary surveys, inspections, soil test borings, Skate Park design work, and other reasonably necessary tests and inspections for purposes of planning for the construction of the Skate Park and related improvements. Lessee and its agents and contractors shall not access the Premises from the School property at any time without prior written consent of Lessor. Upon Lessor's request, Lessee agrees to provide to Lessor, at Lessor's sole cost and expense, copies of all plans, specifications, and surveys for the Skate Park facilities and related improvements installed or constructed on the Premises if Lessee has the requested plans, specifications, and surveys in its possession.

4. **Construction, Maintenance, and Repair.** Lessee and its agents and contractors (collectively, the "Lessee") shall have the right to construct and install all improvements and equipment deemed appropriate by Lessee for the creation of the Skate Park on the Premises, all as subject to the terms herein.

(a) Construction and installation activities shall occur on a schedule to be coordinated between Lessee and Lessor once the design is complete. The schedule shall provide a 12-month window during which such construction and installation activities may be commenced and

completed, with construction activities continuing without suspension once commenced. Lessor and Lessee shall cooperate in good faith to modify or extend the construction window as needed to minimize burdens and expenses to both Parties. To the extent feasible and practicable without undue expense, Lessee shall conduct as much of the construction activity as possible during the summer months when school is not in session. Lessee shall give Lessor at least thirty (30) days' written notice before commencement of any construction (including earth-moving) activities on the Premises.

(b) Lessee's actions under Section 3 above, this Section 4, and any other section herein wherein Lessee is performing work on the Site shall be subject to the following:

- i. Lessee shall be responsible, at its sole cost and expense, for all costs related to its work at the Premises and any of Lessee's obligations hereunder.
- ii. Lessor shall have the right to have a representative on site during any of Lessee's entry and work and to review and confirm that the location and performance of work consistent with this Agreement. Notwithstanding the foregoing, Lessor's rights hereunder shall not lessen or otherwise affect the obligations on Lessee as otherwise set forth herein.
- iii. Lessee shall coordinate with Lessor and take due care to not interfere or interrupt school site operations including, without limitation, arrivals and departures of students and staff, whether by school bus or private vehicle.
- iv. Lessee shall not be permitted to use any portion of the Site outside of the Premises for construction staging, parking, or stockpiling of any sort, without prior written consent.
- v. Lessee shall, at all times when active work on the Skate Park is suspended, even if for a few hours, secure the Premises from third party access and secure any open ditches, trenches, holes, or similar openings with plating or similar stable materials. In the event that Lessee starts but suspends temporarily its work, Lessee shall inform Lessor of the estimated length of such suspension. Lessee shall be solely responsible for the safety and security of its own work and Lessor shall have no obligation with regard to same.
- vi. Lessee shall restore any portion of the Site not improved for the Skate Park to a condition as nearly as reasonably possible to its condition prior to any such material disturbance from Lessee's activities at the Skate Park.
- vii. Lessee shall, at a minimum, remove any trash on the site at the end of each work day.
- viii. Lessee shall be required at all times to ensure that Lessee and any party acting by or through Lessee complies with the prohibition on the use of all tobacco products on public school property consistent with RCW 28A.210.310 and that no such person has been found guilty of any felony crime as specified in RCW 28A.400.330, generally regarding crimes against children.
- ix. Lessee shall not permit the attachment of any liens or claims to the Premises or the Site.

(c) After completion of the Skate Park construction and installation, Lessee may continue to use the Premises while this Agreement remains in effect for all maintenance, repair, replacement, and reconstruction activities deemed appropriate and advisable by Lessee.

5. Term of Lease.

(a) The term of this Agreement (the “Term”) shall commence on the first (1st) day of the month following the execution of this Agreement by both Parties (“Commencement Date”) and shall expire on the later of (i) the twentieth (20th) anniversary of the Commencement Date or (ii) twenty (20) years after the date on which the Washington State Recreation and Conservation Office accepts the Skate Park project as complete, unless otherwise terminated as provided in Section 10, below. At the end of the Term, the Parties may extend this Agreement for an additional period of five (5) years (the “Renewal Term”), subject to approval of the governing bodies of each Party.

6. Rent. In addition, to other consideration as stated herein, Lessee shall pay to Lessor Ten Dollars (\$10.00) per year (“Rent”) during the Term of this Agreement and any Renewal Term. Rent is due on or before the thirtieth (30th) day of January of each year this Agreement remains in effect.

7. Facilities; Utilities; Access.

(a) In addition to the Skate Park facilities described in Exhibit C hereto, Lessee has the right to erect, maintain, and operate on the Premises: utility lines, power lines, standby power generators, shelters, air conditioning and heating equipment, electronic equipment, communications equipment, and supporting equipment (collectively, “Facilities”) as Lessee deems appropriate for purposes related to the Skate Park only. For purposes of this Agreement, Facilities does not include any cell towers, lattice structures, monopoles, or any other antenna or equipment support structures unless the District provides prior written consent. Lessee has the right to do all work necessary to prepare and maintain the Premises for Lessee’s Skate Park operations and to install communication and utility lines as deemed necessary in Lessee’s sole discretion after consultation with the Washington State Recreation and Conservation Office. Lessee’s Facilities shall be erected and maintained at the expense of Lessee at its sole risk and expense. All of Lessee’s construction and installation work shall be performed at Lessee’s sole cost and expense and in a good and workmanlike manner. Title to Lessee’s Facilities shall be held by Lessee. All of Lessee’s Facilities shall remain the personal property of Lessee and are not fixtures. Lessee has the right to remove all of Lessee’s Facilities at its sole expense on or before the expiration or termination of this Agreement, subject to the terms of Section 11, Facilities Removal.

(b) Lessee shall pay for the electricity and any other utilities it consumes in its operations on the Premises at the rate charged by the servicing utility company. Lessee shall have the right to draw electricity and other utilities from any utility company that will provide service to the premises (including a standby power generator for Lessee’s exclusive use). Lessor agrees to sign such documents or easements as may be reasonably required by said utility companies to provide such service to the Premises, including the grant to Lessee or to the servicing utility company, of a license or easement in, over, across, under, or through the Site as required by such servicing utility company to provide utility services to the Premises to meet Lessee’s reasonable operating

needs for the Skate Park and related improvements. However, the location of any such utility easement on the subject property shall require the District's written approval and consent, which shall not be unreasonably withheld, delayed, or conditioned; provided that, the District may, in its sole discretion, disapprove of any location of any such utility easement that would cross the Site outside of the Premises or affect the School site.

(c) Lessee shall maintain all landscaping installed or required to be installed in connection with Lessee's use of the Premises.

(d) Lessee shall keep the Premises clean and free of garbage and other debris at all times.

(e) Lessor agrees that officials, employees, or designees of the Washington State Recreation and Conservation Office (RCO) may enter the Premises at any time, without advance notice, to inspect Lessee's facilities. Lessor further acknowledges and agrees that Lessee will erect or post signage on the Premises in conformance with RCO sign requirements.

8. Interference. Lessee shall operate the Skate Park in a manner that will not cause interference to Lessor and other lessees or licensees of the Site. Likewise, Lessor will continue to operate the remainder of the Site in a manner that will not cause interference with Lessee's or the general public's use of the Premises for a Skate Park and related recreational activities.

9. Fees and Taxes. Lessee shall (i) pay promptly, and before they become delinquent, all taxes on all merchandise, personal property, and improvements owned or placed by Lessee on the Premises; (ii) pay all license fees and public utility charges related to the conduct of the Skate Park on the Premises; (iii) pay for all permits, licenses, and zoning approvals relating to the construction and operation of the Skate Park on the Premises by Lessee; (iv) pay any other taxes owed to another government entity as a result of Skate Park operations (v) ensure payment of all contractors for labor and materials used in construction of the Skate Park and related improvements on the Premises.

10. Termination.

(a) **For cause.** This Agreement may be terminated by either Party for cause if the other Party fails to cure a material breach within thirty (30) days after written notice by the non-breaching Party of the material breach and the non-breaching Party's intent to terminate at the conclusion of the 30-day cure period. If with reasonable diligence the breach cannot reasonably be cured to the non-breaching Party's satisfaction within the allotted 30 days, the notice of termination shall not be effective unless the breaching Party fails to commence an agreed-upon course of action to cure the breach and diligently pursues the cure to completion within a reasonable period of time after the allotted 30 days.

(b) **Without cause.** Except as provided in subsection (c) below, this Agreement is irrevocable and may not be terminated without cause prior to expiration of the Term.

(c) **Recapture of the Site or Premises for School Purposes.** Pursuant to RCW 28A.335.040(1), if, at any time before expiration of the Term, Lessor, by resolution enacted by its Board of Directors, determines the need to use the Site and/or the Premises for school purpose in a manner that Lessor reasonably anticipates would impact Lessee's use and enjoyment of the Premises ("Recapture"), Lessor shall provide Lessee with at least 18 months' notice prior to the Recapture. At the time Lessor retakes possession of all or a portion of the Premises subject to the Recapture, Lessor shall reimburse Lessee the present amortized value of Lessee's improvements on the Premises, based on a 20-year amortization period; provided that, if the Recapture includes only a portion of the Premises and such Recapture will not impact the continued use of Lessee's improvements, as determined by Lessee in its reasonable discretion, no reimbursement shall be required. Capital improvements that are subject to this reimbursement requirement include, but are not limited to, improvements that were funded in whole or in part by grants from other agencies. Lessee shall not make any capital improvements after receiving notice of Lessor's Recapture resolution. Upon Lessee's receipt from Lessor of the reimbursement required hereunder, Lessee shall consult with the Washington State Recreation and Conservation Office ("RCO") to ensure consistency with applicable RCO policies for use of the reimbursement funds for a replacement facility.

(d) **Holdover.** If Lessee's tenancy remains after the termination of this Agreement, the occupancy of the Premises after the termination shall be that of a tenancy at sufferance. Lessee's occupancy of the Premises during the holdover period shall be subject to all the terms and provisions of this Agreement. No holdover by Lessee may be construed to extend the Term nor may it be construed to waive any applicable terms of the Agreement or prevent Lessor from immediate recovery of possession of the Premises at the end of the Term (or Renewal Term) by summary proceedings or otherwise. Nothing herein shall be construed as Lessor's consent to Lessee's holding over.

11. Facilities Removal.

(a) Upon expiration of the Term (and any Renewal Term) and holdover period, Lessee shall, upon Lessor's written request, remove its Skate Park facilities, including all related improvements and equipment, and all other personal property and restore the Premises to its original condition, reasonable wear and tear excepted. Lessor agrees and acknowledges that all of the equipment and all other personal property of Lessee shall remain the personal property of Lessee, who shall have the right to remove the same at any time during the Term. If such time for removal causes Lessee to remain on the Premises after expiration of the Term (or any Renewal Term), Lessee shall continue to pay Rent consistent with Section 5, above, until such time as the removal of the personal property is completed. If Lessee maintains any equipment or other improvements or facilities on the Premises longer than ninety (90) days after the expiration of the Term (and any Renewal Term), then Lessor may, at its sole option, remove Lessee's personal property and dispose of Lessee's equipment at Lessee's sole reasonable cost and expense.

(b) Ownership of any of Lessee's Skate Park facilities, equipment, or other improvements that cannot be removed without undue burden and expense at the conclusion of the Term (and any Renewal Term) may be conveyed to Lessor; provided that, Lessor shall assess whether such facilities, equipment, or other improvements are in a condition acceptable for such conveyance and, in Lessor's discretion, Lessor may require Lessee to conduct remediation activities necessary to assure site safety.

12. **Destruction or Condemnation.** If the Premises or Lessee's facilities on the Premises are damaged or destroyed by a third-party or event outside of Lessee's control, or condemned or conveyed under threat of condemnation, Lessee may elect to terminate this Agreement as of the date of the damage, destruction, condemnation, or conveyance by giving notice to Lessor no more than thirty (30) days following the date of such damage, destruction, condemnation, or conveyance in lieu of condemnation. If Lessee chooses not to terminate this Agreement, Rent shall continue to be due to the City without reduction or proration. In any condemnation proceeding (including any such proceeding initiated by one of the Parties), each Party shall be entitled to make a claim against the condemning authority for just compensation.

13. **Insurance.**

(a) Lessee maintains, and shall maintain for so long as Lessee in any way occupies the Premises, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the acts or omissions of Lessee. Lessee shall provide a copy of its coverage agreement with the Association of Washington Cities – Risk Management Service Agency to the Lessor upon request

(b) Upon receipt of notice from its insurer(s), Lessee shall provide the Lessor with thirty (30) days' prior written notice of any termination or cancellation of any insurance policy required pursuant to this Section 13. Lessee shall, prior to the effective date of such termination or cancellation, obtain appropriate replacement insurance policies.

(c) Lessee's maintenance of insurance as required by this Section 13 shall not be construed to limit Lessor's recourse to any other remedy available at law or equity.

14. **Indemnification.**

(a) Except to the extent caused by the breach of this Agreement by the District or from the sole negligence or willful misconduct of the District, its officers, officials, employees, volunteers, or agents, the City agrees to indemnify, defend, and hold harmless the District, its officers, officials, employees, agents, and volunteers from any and all claims, costs, judgments, awards, or liabilities to any person for injury or death of any person or damage to property caused by or arising out of any acts or omissions of the City, its employees, officials, officers, volunteers, or agents in connection with this Agreement and any rights granted in this Agreement. These indemnification obligations shall extend to claims that are not reduced to a suit and any claims that may be

compromised, with City's prior written consent, prior to the culmination of any litigation or the institution of any litigation.

(b) The District shall promptly notify the City of any claim or suit and request in writing that the City indemnify the District. The District's failure to so notify and request indemnification shall not relieve the City of any liability that the City may have, except to the extent that such failure prejudices the City's ability to defend such claim or suit. Each Party agrees to cooperate with the other Party and to cause its employees and agents to cooperate with the other Party in the defense of any such claim, and the relevant records of each Party shall be available to the other Party with respect to any such defense.

(c) If a court of competent jurisdiction or other tribunal voluntarily agreed to by the Parties determines that damages arising out of bodily injury to persons or damages to property were caused by the concurrent negligence of the Parties (including their officers, officials, employees, volunteers, or agents), then the liability of each Party under this Section 13 shall be only to the extent of that Party's own negligence.

(d) It is further specifically and expressly understood that the indemnification provided constitutes the City's waiver of immunity under Title 51 RCW. This waiver has been mutually negotiated by the Parties.

(e) The provisions of this Section 14, Indemnification, shall survive the expiration, revocation, or termination of this Agreement.

15. **Assignment.** Lessee may not assign or otherwise transfer all or any part of its interest in this Agreement or in the Premises without the prior written consent of Lessor. Lessor may assign this Agreement upon written notice to Lessee, subject to the assignee assuming all of Lessor's obligations herein and further subject to all obligations imposed by law or contract or condition recorded on title.

16. **Repairs.** Lessee shall be required to make repairs to the Premises or Site if such repairs are necessitated by reason of the use of the Premises by Lessee or the activities of public users of the Premises for recreational purposes, or the default or neglect of the City in using or maintaining the Premises for said purposes.

17. **Additional Consideration to Lessor.** Lessor acknowledges the benefits conferred by Lessee's construction of the proposed Skate Park improvements on the Premises. As additional consideration to Lessor for its agreement to permit Lessee's exclusive use of the Premises for the Skate Park pursuant to this Agreement, the Parties agree as follow:

- (a) Upon the commencement of the Term and at each subsequent one (1) year anniversary during the Term, subject to the alternative consideration described in this Section 17, Lessee shall pay to Lessor the amount of Eight Thousand Dollars (\$8,000.00) (the "Annual

Leasehold Payment”) representing the appraised annual leasehold value of the Premises. The total of the Annual Leasehold Payments over the Term reflects the fair market value of a twenty-year leasehold interest in the Premises to be leased to Lessee under this Agreement.

- (b) In the event during the Term that Lessor files an application for Site Plan Review for the development of a paved parking lot to be constructed on Tax Parcel Nos. 084400405 and 084400415 (collectively, the “Parking Site”) to be used for parking facilities related to the School (the “School Parking”), Lessee shall contribute, on a reimbursement basis, up to a total of One Hundred Sixty Thousand Dollars (\$160,000.00), less (i) the cumulative amounts of any previously paid Annual Leasehold Payments and (ii) the value of any materials, equipment, and/or labor contributed by the City during the Term, toward the design and construction of said School Parking if the District, in its sole discretion, accepts such materials, equipment, and/or labor. Lessee’s contribution of said funds shall be due and payable upon Lessor’s presentation of an invoice(s) to Lessee reflecting costs actually incurred by Lessor for the planning, design, and/or construction of the School Parking (including stormwater management facilities, landscaping, and other related improvements). It is understood by the Parties that the School Parking shall include requirements of the then-current and applicable City of Black Diamond regulations and design standards.
- (c) The District will provide the City with secured parking rights in the School Parking consistent with the following: during regular weekday school hours and any scheduled after-school activities, the School Parking will be exclusively reserved for use by Lessor for school purposes. During weekday evenings and weekends, unless needed for scheduled after-school/weekend activities, the School Parking will be available for general use by the public for the benefit of the City.
- (d) After approval of the Site Plan and before issuance of any construction permits, Lessor and Lessee shall negotiate in good faith to develop a joint use and maintenance plan that fairly and equitably apportions the costs of ongoing maintenance of the School Parking.

18. Miscellaneous.

- (a) **Entire Agreement; Amendments.** This Agreement constitutes the entire agreement and understanding between the Parties with respect to Lessee’s use of the Site, and supersedes all offers, negotiations, and other agreements, written or otherwise, between them concerning the subject matter contained herein. Any amendments to this Agreement must be in writing and executed by both Parties.
- (b) **Severability.** If a court of competent jurisdiction holds this Agreement to be illegal, invalid, or otherwise unenforceable, in whole or in part, the remaining terms, covenants, and provisions shall remain in force and effect to the fullest extent possible and will in no way be impaired, affected, or invalidated.

(c) **Binding Effect.** This Agreement shall be binding on and inure to the benefit of the successors and permitted assignees of the respective Parties.

(d) **Notices.** Any notice or demand required to be given herein shall be made by (i) certified or registered mail, return receipt requested, or (ii) reliable overnight courier to the address of the respective parties set forth below:

Lessor: Enumclaw School District #216
2929 McDougall Ave
Enumclaw, WA 98022
Attn: Superintendent

Lessee: City of Black Diamond
Attn: Mayor
24301 Roberts Drive
P.O. Box 599
Black Diamond, Washington 98010

Lessee and Lessor may from time to time designate any other address for this purpose by written notice to the other party. All notices hereunder shall be deemed received upon actual receipt.

(e) **Applicable Law/Venue.** This Agreement shall be governed by the laws of the State of Washington, without regard to its choice-of-law rules. Exclusive venue and jurisdiction for any judicial proceedings arising out of or related to this Agreement shall be in the King County Superior Court.

(f) **Memorandum of Agreement.** Lessor acknowledges that a memorandum of Agreement in the form amended hereto as **Exhibit D** shall be recorded by Lessee in the official records of King County.

(g) **Compliance with all Applicable Laws.** Lessee agrees to comply with all laws, ordinances, rules, and regulations of the public authorities with jurisdiction in performing any and all work upon the Site or Premises.

(h) **Non-Release of Obligations Upon Termination.** No termination, forfeiture, or cancellation of this Agreement shall release Lessee from any liability or obligation with respect to any matter occurring prior to such termination, default, or cancellation, nor shall termination, default, or cancellation release Lessee from its obligation and liability as described in Section 11 (Facilities Removal) above to remove its facilities upon request and restore the Premises to its original condition or better.

(i) **Title Insurance.** Lessee may obtain title insurance on its interest in the Site. Lessor shall cooperate by executing documentation required by the title insurance company.

(j) **Exhibits Incorporated.** All riders and exhibits annexed hereto form material parts of this Agreement.

(k) **Counterparts.** This Agreement may be executed in duplicate counterparts, each of which shall be deemed to be an original.

(l) **Nonwaiver.** The failure of a Party to insist upon strict performance of any of the covenants or agreements within this Agreement, or to exercise any option herein conferred in any one or more instances, shall not be construed to be a waiver or relinquishment of any such covenant, agreement, or option, or any other covenant agreement or option.

(m) **No Third Party Beneficiaries.** There are no third party beneficiaries to this Agreement.

(n) **Attorneys' Fees.** If a suit or other action is instituted in connection with any controversy arising out of this Agreement, the prevailing party ("Prevailing Party") shall be entitled to recover its costs and expenses including reasonable attorneys' fees, in such sum as set by the Court, including fees upon appeal of any judgment or ruling.

(o) **Survival.** The following Sections shall survive termination or expiration of this Agreement: 10 (Termination); 11 (Facilities Removal); 14 (Indemnification); and 18(e) (Applicable Law/Venue). Further, any provisions of this Agreement that require performance subsequent to the termination or expiration of this Agreement shall also survive such termination or expiration.

IN WITNESS THEREOF, the Parties have executed this Agreement as of the date first above written.

LESSEE

City of Black Diamond

By: _____

Name: Carol Benson

Title: Mayor

Date: _____

LESSOR

Enumclaw School District

By: _____

Name: _____

Title: _____

Date: _____

ATTEST:

Brenda Martinez, City Clerk

APPROVED AS TO FORM:

David A. Linehan, City Attorney

INSERT NOTARY PAGE

Exhibit A- Legal Description and Depiction of the Site

King County Parcel No. 142106-9065:

BEG 1741.24 FT S & 279.88 FT E OF N 1/4 COR TH S 41.25 FT TH S 80-00-00 W 103.30 FT TH N 10-00-00 W 52.05 FT TH N 79-54-14 E 110.61 FT TH N 10-19-22 W 528.89 FT TH N 79-00-00 E 351.34 FT M/L TO INTSN WITH WLY BDY LN OF FRANKLIN HOWARD RD TH SLY ALG SD BDY 543.68 FT TH S 79-27-48 W 370.34 FT M/L TO BEG LESS ALL C/M RGTS & POR VAC ST

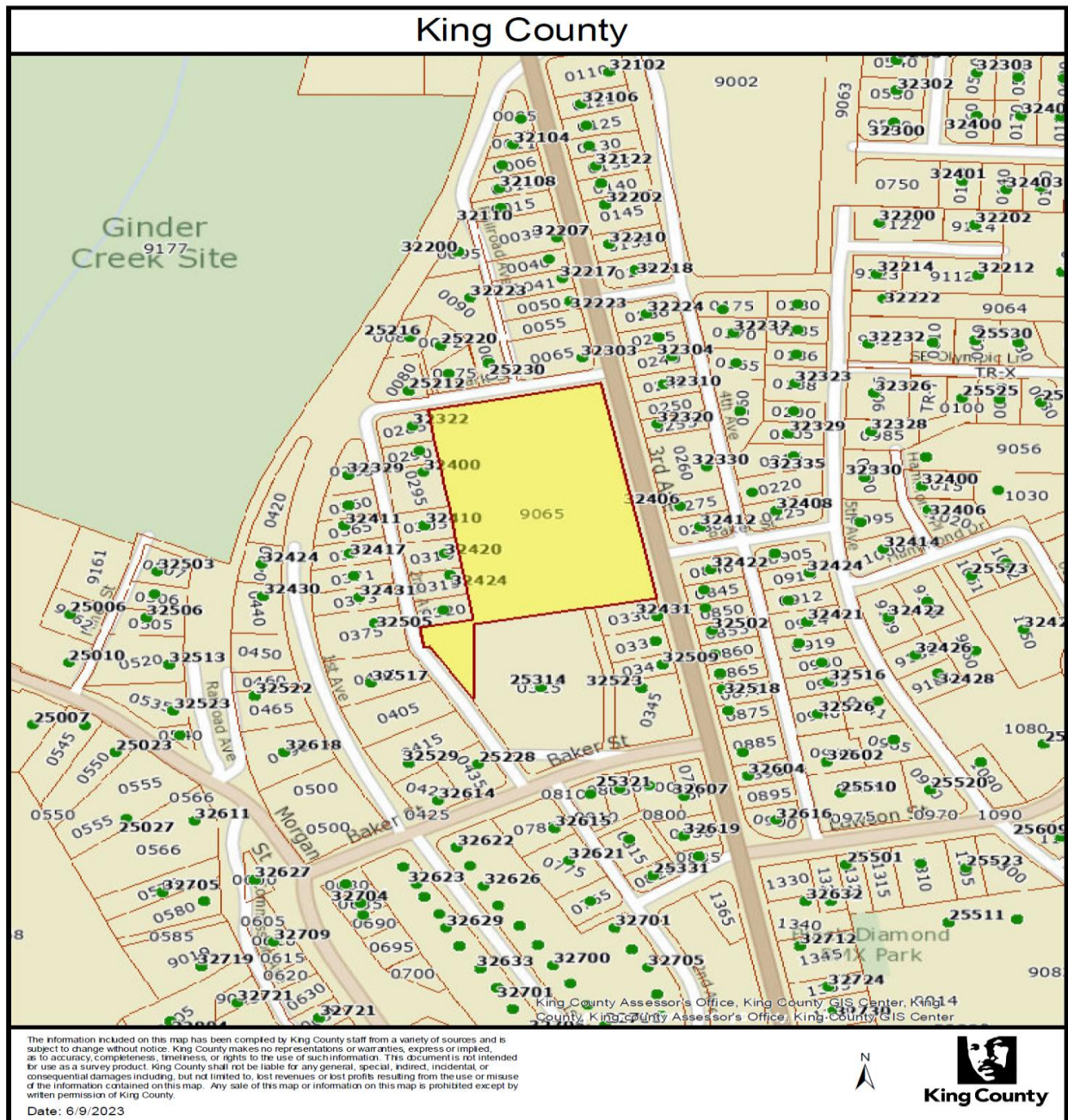


Exhibit B – Description/Depiction of the Leased Premises

A 1.22 acre (53,143 sq. ft.) portion of King County Parcel No. 142106-9065, depicted generally in the area shaded below (adjacent to Park Street):



Exhibit C – Skate Park Facilities

Exhibit D - Memorandum of Agreement