

<p>Received Stamp</p>	 <p>City of Duvall Small Town. Real Life.</p>	<p>Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov</p>
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Preliminary Long Subdivision

This form must be completed (clearly printed or typed) and submitted to the City to file an application along with the Master Permit Application. In addition, the applicant shall provide all information as required by the attached checklist and all fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY		
File No.:	Received By:	Date Received:

APPLICANT:

Applicant Name: Rio Vista Investments LLC / Rio Vista Joint Venture

Applicant Address: PO Box 1930, Woodinville, WA 98072

Applicant Phone # (425) 837 3811

Signature:  Date: 7-6-15
Morgan memo

Project / Development Name: Rio Vista Subdivision

Project Address (including nearest intersections): Between NE 3rd and 272nd Avenue NE on NE 143rd Street, Duvall

Description of Proposal: Subdivision of approx. 12.72 acres into 67 building lots

Assessor / Tax Parcel Number(s): 732580-0150, 0160, 0170 and 0180

- A. Explain how the project conforms with the following principles set out in DMC 14.34.020:**
1. **A unifying organization that takes into account site conditions (e.g., topography, slopes, streams, wetlands) and adjacent uses;**
The site has been designed in a holistic manner to take into consideration preservation of wetlands and their buffers and to provide for recreational uses in open spaces adjacent to critical area buffers. The site has been designed so as to provide developed residential densities that are complimentary to the surrounding zoning and existing land uses.

 2. **Convenient and connected pedestrian and vehicular circulation, including a range of street types, pedestrian pathways, and trails that support a variety of street and frontage types;**
The project provides for connectivity between the developed areas by means of both pedestrian and vehicular circulation. The Project provides for appropriate vehicular circulation and provides from appropriate types of frontage improvements for all areas of the property where access to the project exists.

- 3. A variety of building types, with assorted floor plans and elevations that complement the village character of Duvall and enhance adjacent uses and buildings;**

The site has been designed to provide for residential building types that meet the City's design criteria.

- 4. Façade designs, landscaping, usable open space and other common amenities that serve to organize the site, create points for community gathering, and incorporate screening, environmental mitigation, utilities, and drainage as positive amenities in the overall site design;**

The site has been designed to provide for usable open space and common amenities that create a focal community gathering and recreational location. Appropriate levels of screening and environmental mitigation have been incorporated into the site design. Utilities and drainage facilities have been designed and incorporated into the overall site plan in a cohesive and complimentary manner.

- 5. Where abutting developed land provides road stub-outs, easements, or other methods to provide the opportunity for future road connections, the interior street, sidewalk and trail network of new development shall be designed to link up to those connections and provide a clear public path of travel for both vehicles and pedestrians, unless there are site constraints such as topography or sensitive areas that make such connections infeasible.**

The site design provides for the potential for future road connections and to provide for a public path of travel for both vehicles and pedestrians.

- B. In addition to the listed criteria above, all preliminary long subdivisions shall conform to DMC 14.66.050 Subdivision Standards.**