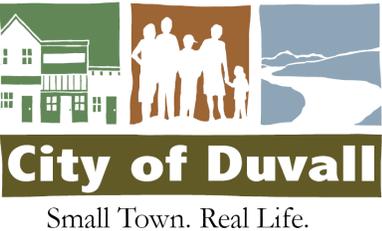


<p>Received Stamp</p>		<p>Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov</p>
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Departure Request from DMC14.34 Design Guidelines

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 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 Name: Rio Vista Investments, LLC

Phone # (425) 785-3651

Signature:

Project / Development Name:

Rio Vista

Assessor / Tax Parcel Number(s): 782580-0150, -0160, -0170 & -0180

The Planning Director may require or allow departures from required standards in the following circumstances:

1. Where unique natural features or unique lot configuration makes it extraordinarily difficult to conform to the standards;

Explain how this circumstance has been met: **See attached sheet.**

2. Where the project is equal or superior in design to that allowed under the general application of these standards and is consistent with the design standards, as well as all other city standards.

Explain how this circumstance has been met: **See attached sheet.**

3. In each case above, the applicant must utilize other methods per the planning director's satisfaction that meet the intent of the applicable standard(s); and

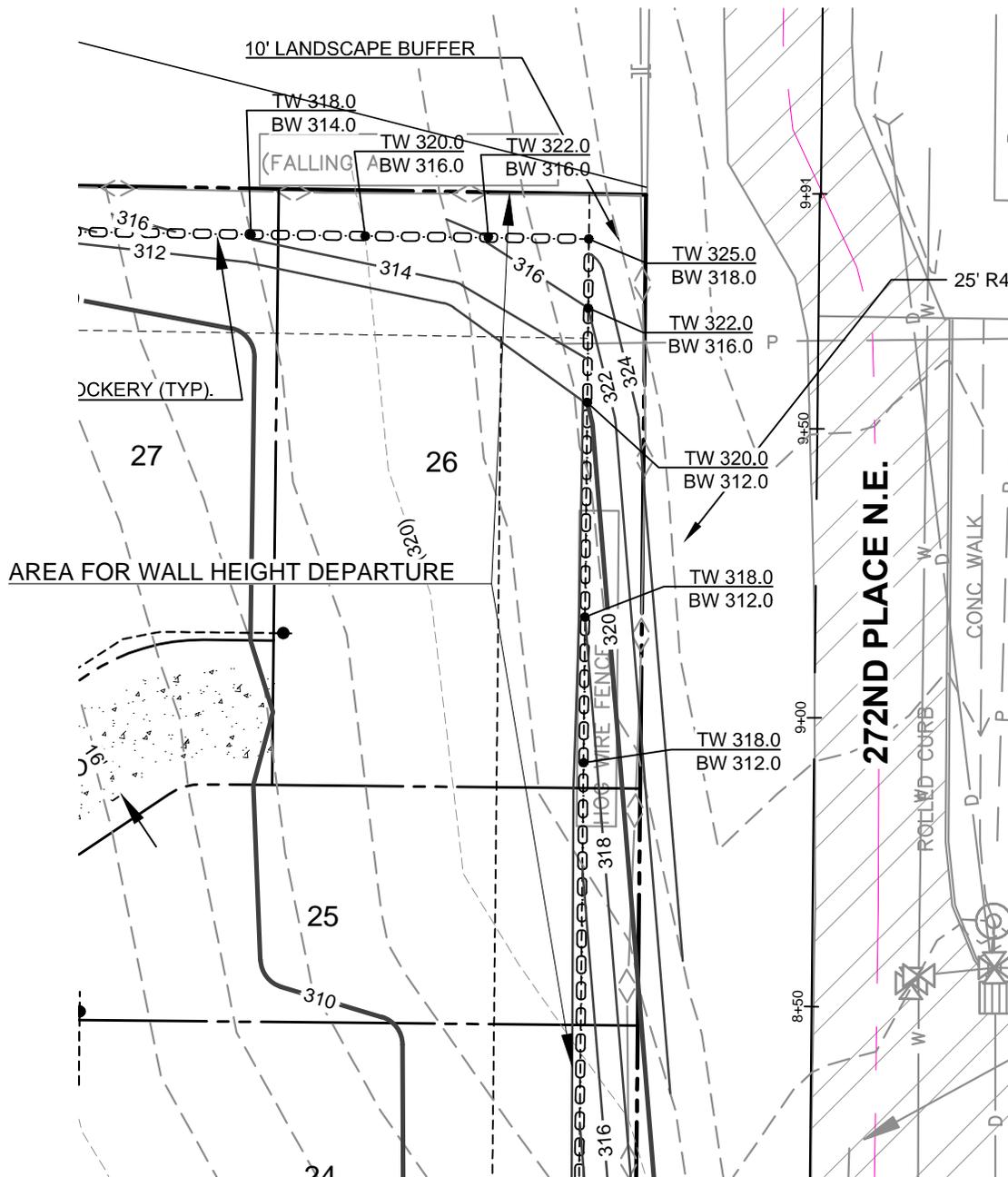
Explain how this circumstance has been met: **See attached sheet.**

4. Where departures involve site grading or other engineering issues, the departure shall be reviewed and approved by the planning and public works directors. (Ord. 1056 § 1 Exh. A (part), 2007)

Explain how this circumstance has been met: **See attached sheet.**

Duvall municipal Code Section 14.34.010(E)

Description of Departure **Construct a retaining wall over 4' high along lots 25 and 26.**



WALL HEIGHT DEPARTURE
RIO VISTA

DA Planning, Engineering, Project Management
 Land Development Advisors, LLC 12865 SE 47th Place
 Bellevue, WA 98006 425-466-5203

DWN. BY: JWN	DATE: 3/17/16	JOB NO. REID004
CHKD. BY: J. NELSON	SCALE: AS SHOWN	FIG. 1

PLANNING DEPARTURE REQUEST FROM DMC 14.34 DESIGN STANDARDS TO CONSTRUCT A RETAINING WALL OVER 4 FEET IN HEIGHT ON LOTS 25 AND 26

Applicant's Response:

Applicant hereby requests a planning departure for constructing a singular retaining wall in excess of four (4) feet in height on Lots 25 and 26 per accordance with DMC 14.34.030(B)(2) and in accordance with DMC 14.34.010(E). A completed Planning Departure Request is attached to this cover letter. We request that the following response to the Planning Departure criteria be incorporated into the Departure Request justification.

Basis for Planning Departure Request:

The site has significant wetlands and buffers which impact the ability to situate minimum density under the R-12 zone to which this subdivision proposal is vested. As a result of the site's critical areas and natural features, developable density must be clustered to the NE, west and south. Mass clearing and grading of the site to depth is thus necessary to situate minimum density.

Eliminating the set-back normally required between four (4) foot walls and allowing a singular retaining wall on Lots 25 and 26 facilitates situating the required density in the NE quadrant of the Project to the greatest degree feasible.

A planning departure request is made to construct retaining walls in excess of four (4) feet as a singular wall without setback. The construction of retaining walls in excess of four (4) feet as a singular wall without setback in this location is made in order to facilitate grading of the site to meet the minimum density required under the R-12 zone applicable to the Property.

Criteria for Planning Departure Approval:

DMC 14.34.010(E): Departures. The planning director may require or allow departures in the following circumstances:

1. Where unique natural features or unique lot configuration make it extraordinarily difficult to conform to the standards.
2. Where the Project is equal to or superior in design to that allowed under the general application of these standards, as well as other city standards.
3. In each case above, the Applicant must utilize other methods per the planning director's satisfaction that meet the intent of the applicable standards; and
4. Where departures involve site grading or other engineering issues, the departure shall be reviewed and approved by the planning and public works directors.

Justification of Planning Departure Request:

The proposed planning departure meets the requirements of DMC 14.34.010(E) as follows:

Criteria #1 is met due to the necessity to cluster buildable density on the Project because of extensive critical areas and their buffers.

Criteria #2 is met because an equal or superior design is achieved. To address any concerns regarding ensuring appropriate design and materials for the construction of said wall, Applicant is amenable to the City establishing a condition of preliminary subdivision approval requiring the design of the retaining walls to conform to the City's Design Standards (DMC 14.34) at final construction document approval.

Criteria #3 is met by using appropriate design and materials for construction of said wall to the planning director's satisfaction as a condition of construction plan approval.

Criteria #4 will be met by final review and approval of said retaining wall plans at final construction plan approval.