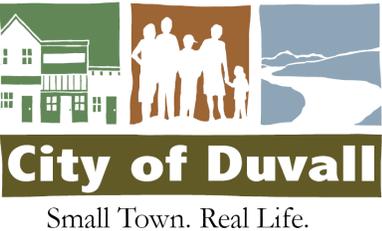


<p>Received Stamp</p>		<p>Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov</p>
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Departure Request from DMC14.34 Design Guidelines

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 **Eliminate planter strip and construct a retaining wall over 4' high for a portion of roadway on SE 272nd Street**

PLANNING DEPARTURE REQUEST FROM DMC 14.34 DESIGN STANDARDS FOR ELIMINATING PLANTER STRIP AND CONSTRUCT A RETAINING WALL OVER 4 FEET IN HEIGHT FOR A PORTION OF 272ND Place SE

Applicant hereby requests a planning departure to a) construct a singular rockery retaining wall greater than 4 feet in height south of Lot #4 on the west side of 272nd Place SE and b) eliminate the landscaping strip per comment 43.c (as shown in the Departure Request). 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 northeast, west and southeast portions of the Property. 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 a) construct a retaining wall in excess of four (4) feet as a singular wall without setback along that portion of 272nd Place SE south of Lot #4 and b) to eliminate the planter strip along the 272nd Place SE right-of-way in this area.

The construction of retaining walls in excess of four (4) feet as a singular wall without setback 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. The area where this retaining wall is located is immediately adjacent to a wetland area and its buffer. Reducing the retaining wall to a singular wall in this location minimizes impact on the wetland and buffer area. The retaining wall is located downhill from the building lots and 272nd Place SE right-of-way; as such, there is no visual impact associated with the wall.

The elimination of the planting strip along this portion of 272nd Place SE is appropriate, because a) 272nd Place SE is a dead-end and will not be extended southerly by the Project; and b) The Project does not create any road, vehicular or pedestrian impacts southerly of Lot #4.

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.

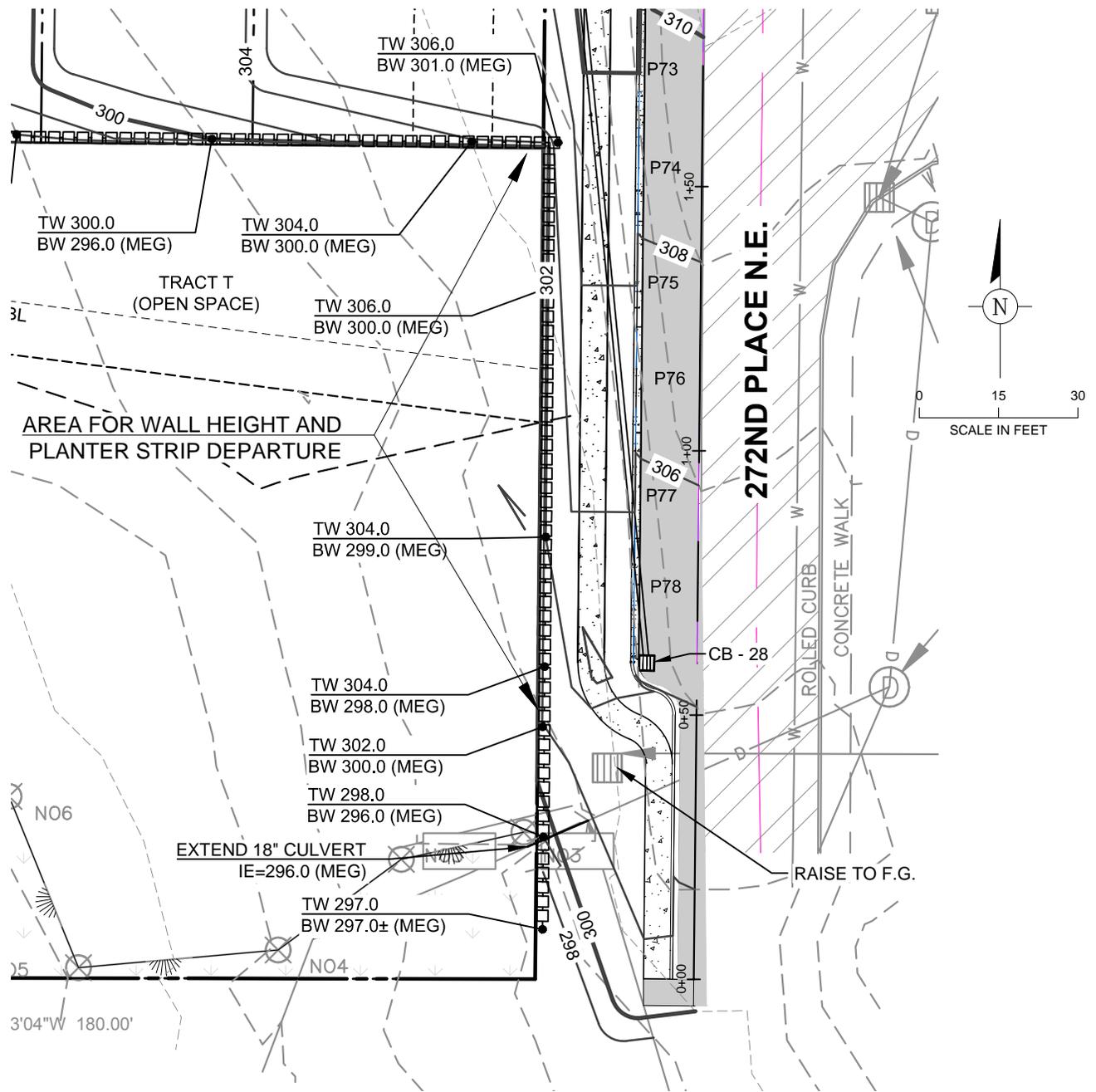
Justification for Planning Departure Request:

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.



WALL HEIGHT AND PLANTER STRIP WIDTH 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