

DUVALL VET SENSITIVE AREAS RECONNAISSANCE LETTER AND MITIGATION PLAN

To: CITY OF DUVALL PLANNING DEPARTMENT
15535 MAIN STREET, NE
DUVALL, WA 98019

From: KATE CUDNEY

Date: MARCH 02, 2021

Two sensitive areas can be documented on Parcel 213170-0260. A portion of the existing property and building appears to be within the 200' stream buffer from Coe-Clemons Creek. Portions of the property also have steep slopes or setbacks from steep slopes on neighboring properties. This letter will first outline the extent of the impact of the two sensitive areas and then outline our proposed mitigation.

Coe-Clemons Creek Buffer Reconnaissance

Our team utilized GIS data overlaid with the topographic survey of the site to establish the location of Coe-Clemons Creek and its associated buffer. Existing topography and vegetation made accessing the creek prohibitive for surveyors. The GIS data shows that the 200' buffer from the creek overlaps the south west corner of the existing building by approximately 6'. See attached diagram (MU A0.3) for location of buffer. Buffer overlap is also documented on site plan MU A0.1.

Coe-Clemons Creek Buffer Mitigation

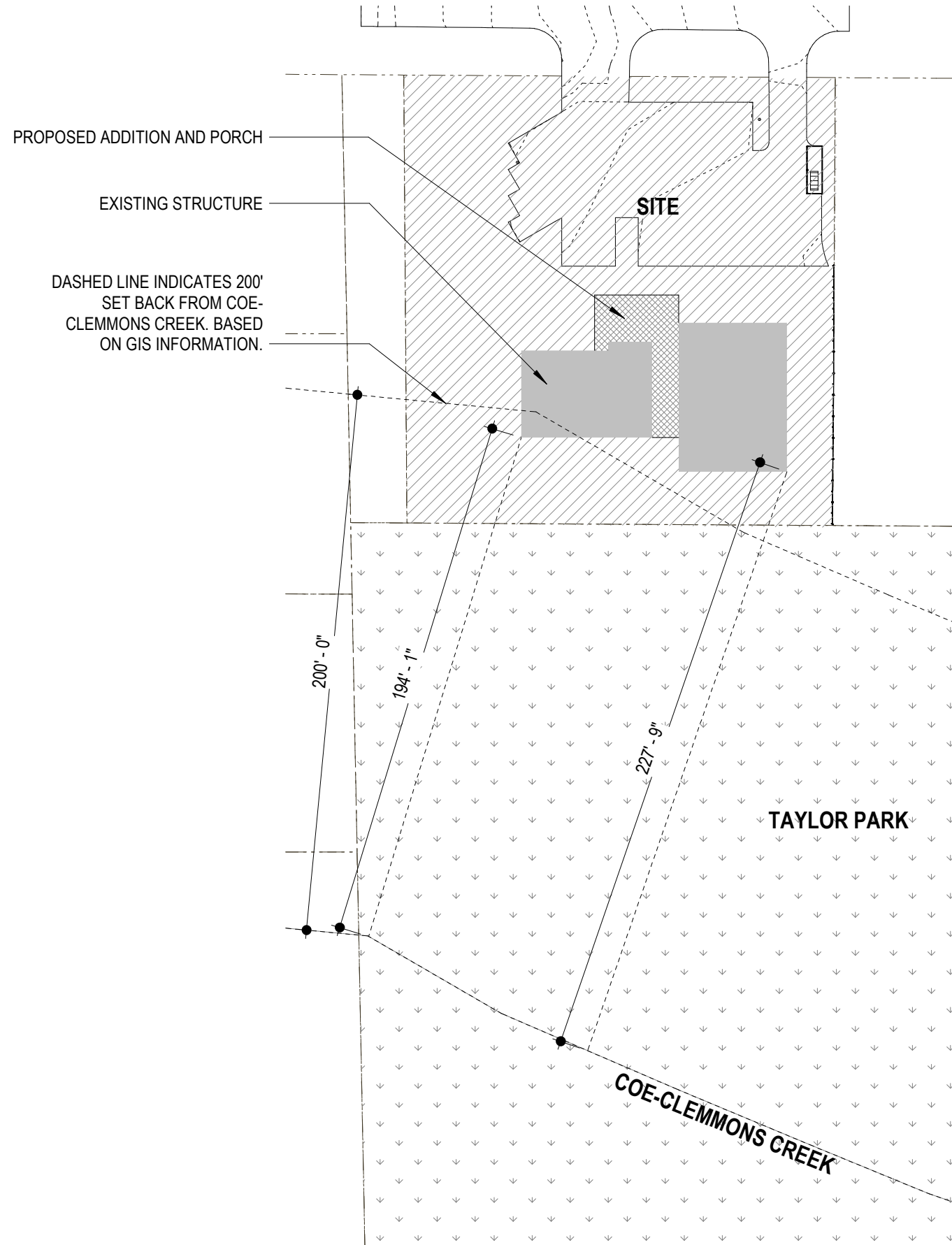
The overlap of the buffer with the existing building is an existing non-conforming condition. The existing non-conforming building will be lifted approximately 16" and the interior will be renovated. The exterior of the portion of the building within the buffer will be painted. There is no proposed site work or change of footprint within the buffer. Because the proposed project does not increase or worsen this existing non-conformity, there is not proposed mitigation for this condition.

Steep Slope/Erosion Hazard Reconnaissance

The topographic survey done for this project identified a steep slope to the south of the existing buildings. This slope has a 40% grade with greater than 10' of elevation change. This slope along with a 40' setback has been indicated on the site plan on MU A0.1. The geotechnical borings and analysis in the area of the proposed addition identified the soil structure, and evidence of groundwater. See the Geotech report for a full description of the analysis and findings.

Steep Slope/Erosion Hazard Mitigation

As indicated on the site plan, portions of the existing buildings fall within the 40' steep slope setback. The new addition between the buildings also falls within the setback. The current project does not propose to increase the non-conformity by pushing the building envelope closer to the setback. Per the geotechnical report, any structures being added within the 40' setback can utilize a structural setback - including deep footings or pilings. There are no proposed changes to the existing foundations. In areas where new foundations fall within the setback, they will be designed per the recommendations outlined in the geotechnical report. Documentation of structural and foundation design will be provided as part of the building permit application.



PROJECT NAME: **DUVALL VET**

PROJECT ADDRESS: 26415 NE VALLEY ST
DUVALL, WA 98019

DRAWING NAME: SENSITIVE AREAS STUDY

SCALE: 1" = 50'-0"

DATE: 01/04/21

NORTH

