

YOUR HOMEOWNER'S ASSOCIATION PROPERTY IMPROVEMENT HANDBOOK

Property Improvement Memo

PIM 11

RETAINING WALLS

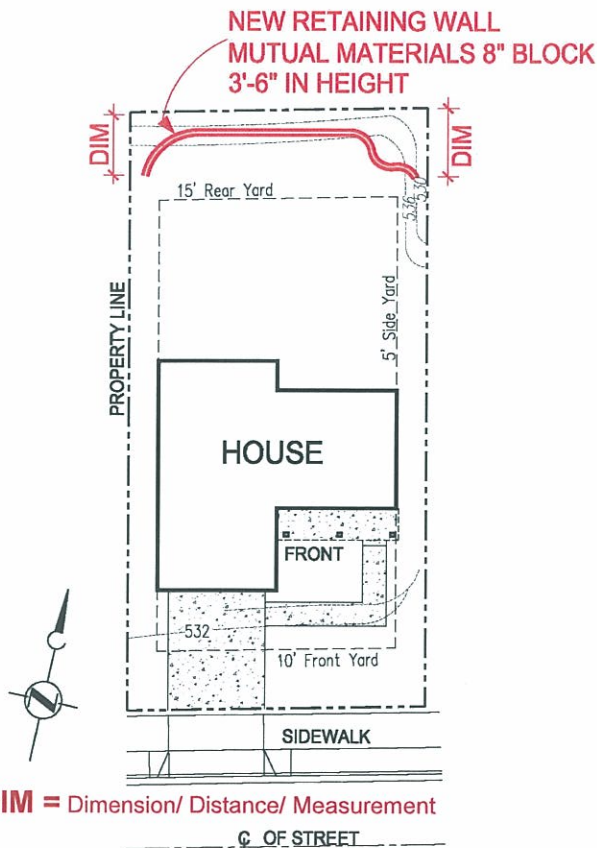
Application and Construction Requirements

The following Property Improvement Memo has been provided to assist Homeowners in preparing property improvement applications to the Association. It lists information which must appear on submitted applications.

Sample Site Plan

See Definitions for *Site Plan*.

The Sample Site Plan below shows additional information needed, in red, for application of retaining walls.



Application Requirements:

- Completed Application Form
- Site Plan - Please, use site plan of your actual property provided by your Developer/Builder as basis for application.

Please add to the Site Plan:

- Drawing of proposed location of retaining wall
- Setbacks and retaining wall dimensions indicated
- Height and material of retaining wall
- Photographs and manufacturer data on the materials being used including height data; engineer drawings, if needed

You may be required to provide additional information, including a professional survey, to meet specific requirements of the Property Improvement Committee.

We urge you to not begin construction until you receive all of the appropriate approvals.

Construction Requirements:

- Retaining walls 4'-0" in height and taller require an engineering design and a building permit.
- It is the homeowner's responsibility to check if the local municipality requires a building permit for your wall.
- If you purchased your property with rock (or concrete block) retaining walls in place, you may not remove or alter them without prior approval from the PIC. The rock (or concrete blocks) walls are designed to retain soil and prevent erosion while providing means for storm water to drain through the rocks. Retaining walls are integral part of the entire community grading and drainage system and cannot be disturbed.
- All retaining walls require property improvement application and approval.
- Retaining walls must not violate building setbacks or other requirements by the local jurisdiction.
- Applicants who propose to alter existing land forms with retaining wall must illustrate the drainage patterns resulting from this alteration.
- Dry stacking is preferable, to allow for water to pass through. Walls that are not dry stacked will require an engineer's approval and possibly a building permit.
- Railroad ties are not allowed, see Figure B.
- Retaining walls must be constructed so as not cause runoff and rain to drain into another homeowner's property.

Construction Recommendations:

- Materials for retaining walls must be of unpainted concrete

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Improvement Memo**

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Examples

Figure A

Retaining Walls RECOMMENDED



blocks with a "natural" or chiseled surface, which are specifically constructed for retaining walls. If natural rocks are used, the average size must be at least 2'-6" in width, or the proper size to retain the height you seek.

- If viewable from neighbors, or from the street, color and design must complement the design of your home.
- Multiple levels of retaining walls constructed from different materials is discouraged. See Figure B

You, the applicant, have the sole responsibility for ensuring full compliance with setbacks, easements, permits, fees, ordinances and restrictions associated with the modification of your property.

Washington law requires you to "Call Before You Dig", prior to any digging or excavation to protect you and underground utilities (www.callbeforeyoudig.com, 1-800-424-5555)

Approval by Property Improvement Committee does not constitute approval by any other jurisdiction, regulation or restriction.

You, the applicant, have the responsibility to submit for PIC approval even if your proposed improvement follows the requirements described in this Property Improvement Handbook.

Figure B

Retaining Walls NOT RECOMMENDED

