

2 October 2023

Vlad Pyatak & Pavel Krykun
2309 119th Street SW, Unit B
Everett, WA 98204

Re: PA23-008, Krykun's Duplex - *Technical Review 2*
Location: 10408 Shoultes Road

Dear Mr. Pyatak,

The Planning Division has reviewed the above referenced application and has the following comments:

1. On Sheet A01.1 label the 125' wetland buffer as "125' wetland buffer" rather than "125' critical zone buffer".
2. The blue line on Sheet A01.1 is not labeled or identified in the legend. This appears to represent the 200-foot Shoreline Management Zone. Clarify what this line represents.
3. A set of revised preliminary civil drawings was not provided. Per item 3 of the first technical review letter provide updated drawings clearly showing on sheets C3, C4, C6, and C8 the 200 foot shoreline management zone, 125 foot wetland setback, 20 foot steep slope setback (per geotechnical engineer's recommendation) and 15 foot building setback line. Clearly show the infiltration trenches relative to the buffers and setbacks.
4. Update Sheet L1 to show the 200 foot shoreline management zone, 125 foot wetland setback, 20 foot steep slope setback (per geotechnical engineer's recommendation) and 15 foot building setback line.
5. Modify Sheet L1 to provide additional details for the shrubs and ground covers, including species, sizes, and placements to demonstrate that the property will be attractively landscaped. If needed, species substitutions can be considered prior to installation.
6. Sheet L1 shall be amended to demonstrate compliance with the landscaping standards outlined in [MMC 22C.010.400 Duplex performance and design standards](#).
7. Item 4 of the *Technical Review Comments 1* letter requested that the *Critical Areas Study* prepared by Eastside Environmental Pros be updated to provide mitigation sequencing addressing the placement of infiltration trenches in the wetland buffer. Your response letter states "by others", but no revised study was received with your submittal.
8. Pursuant to [MMC 22C.010.400 Duplex performance and design standards](#), "each duplex structure shall have horizontal or vertical variation within each dwelling unit's front building face *and between the front building faces of all adjacent units/structures* to provide visual diversity to the duplex structures and *individual identity to duplex units.*" Modify the units so that the siding on each unit is unique.
9. Your response letter and revisions only addressed the comments from Community Development. Please revise as necessary to address the comments from the other departments.
10. Per memorandum from Kacey Simon, Civil Plan Reviewer (6/12/23), you will need to revise to provide only a single driveway for both duplex units.
 - a. Provide updated building elevations that reflect this change.
 - b. Update the impervious surface and building coverage as needed.

If you have any questions regarding the above comments, feel free to contact me at (360)-363-8232 or kbird@marysvillewa.gov.

Sincerely,

Kathryn Bird

Kathryn Bird
Associate Planner

e-Cc: Chris Holland, Planning Manager