



December 14, 2022

Ryan Larsen
Land Pro Group, Inc
10515 29th St SE, Suite 202
Lake Stevens, WA 98258

Re: PA22-015 - Colvin PRD – Technical Review 1

Dear Ryan,

After preliminary review of the above referenced proposal, the Planning Division has the following comment(s):

1. The revised civil plans and site plans indicate that shared access is proposed for Lots 21 – 25. Revise plans to identify the proposed driveway locations off of Tracts C and D. As noted in the applicant's resubmittal letter, driveway drop locations are identified on C3.01, however, with the topography layers, the driveway locations are difficult to view.
2. Per MMC 22C.120.140(2)(a), street trees are required along city streets and access easements. Update landscaping plan to include street trees along Tract C and D.
3. Based on the proposed height of the retaining wall along the east boundary adjacent to Densmore, revise landscape plan to include some landscaping, such as trees, along the base of the wall to provide some alleviation from massing.
4. **Please note, pending Civil Review comments from Kacey Simon, Civil Plan Reviewer, will include more detail regarding necessary revisions for proposed retaining walls and proposed Tract C and D.**

After you have had an opportunity to review, please let me know what technical review comments you need clarification on. Once received I can set up a conference meeting with all of the applicable city and agency representatives, if needed. If you have any questions, please do not hesitate to contact me at 360.363.8216, or by e-mail at emorgan@marysvillewa.gov.

Sincerely,

Emily Morgan

Senior Planner

ecc: Chris Holland, Planning Manger
Ben Madeo, Core Design, INC

MEMORANDUM

Date: **November 30, 2022**

PA22-041

To: **Emily Morgan, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Colvin PRD

Applicant: MainVue WA, LLC

Proposal: Planned Residential Development (PRD) and preliminary Binding Site Plan approval to construct 29 single-family detached units on 4.15 acres, utilizing MMC Chapter 22C.090 *Residential Density Incentives*, to increase the base density from 20-29 units.

Two Administrative EDDS Variances have been requested, including reducing the PRD road ROW width from 50' to 45' and installation of a permanent hammerhead turnaround in lieu of a temporary cul-de-sac.

Address: 3920 Densmore Rd

In response to your request for review of the above project. Please see requirements below:

1. Applicant shall comply with any and or all provisions the 2018 Edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, and current Washington State Amendments.
2. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, Geotech Report, and 2018 Washington State Energy Code work sheets.
3. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.
4. If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report will be required for each demo permit.
5. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
 - Soil Classification
 - Required Drainage Systems
 - Soil Compaction Requirements
 - Type of Footings, Foundations, and Slabs Allowed
 - Erosion Control Requirements
 - Retaining Walls
 - Fill and Grade
 - Final Grade

Please provide the below information in regards to the 2018 International Building requirements:

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.

2. Please provide scaled floor plans with square footage of each room, open areas, and all levels throughout the building.
3. All Mechanical Equipment shall be screened from public view under MMC Provisions. Please indicate how this will be achieved on your building plan, elevation submittal sheets.
4. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.
5. Per the Marysville Municipal Code, Chapter 14.10, Cross-connection devices are required on the domestic and fire sprinkler water supply. Prior to final acceptance, all required backflow devices are to be tested by an independent third party testing agency.
6. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.

Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.

We look forward to your project coming to our City!

If I may be of any further assistance, please feel free to contact me.

Michael Snook, Building Official, 360-363-8210 or msnook@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan, Senior Planner
FROM: Brooke Ensor, NPDES Coordinator
DATE: 12/5/2022
SUBJECT: PA22-015 Colvin PRD

1. The access drive to the vault is not adequate for a vactor truck to perform maintenance. Please use a reinforced surface, like the grasscreeet for the whole width of the drive. Please include details on the plan notes or in the drainage report to demonstrate that the material will hold up under the weight of a loaded truck.
2. Please check with Engineering to determine if the vault access road can come from Densmore Rd.
3. The access road is rather long, with walls on either side. A turn around at the end may be necessary.

If you have questions regarding these comments, please contact me at 360-363-8288 or bensor@marysvillewa.gov.

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan – Senior Planner
FROM: Jesse Hannahs, P.E. – Traffic Engineering Manager
DATE: December 8, 2022
SUBJECT: PA 22-015 – Colvin PRD

I have reviewed the Site Plan for the proposed Colvin PRD at 3920 Densmore RD and have the following comments:

- 1) Road B:
 - a. Sidewalk shall be required upon at a minimum one side of “Road B” to provide a future public pedestrian connection to the Densmore multi-use trail when roadway is turned into the trail.
 - i. Proposed private meandering trail will not be acceptable as public trail connection.
- 2) Undergrounding of overhead utilities along frontage shall be required.
- 3) Per EDDS 3-506, street lighting will be required as part of civil construction plans.
 - a. Street Lighting upon 83rd Ave NE shall be PUD installed fiberglass pole installation type street lighting.
 - b. Street Lighting upon public residential streets shall be PUD installed fiberglass pole installation type street lighting.
 - i. Street shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.
 - ii. Spacing of fixtures should be approximately 180’-220’.
 - iii. As part of civil construction approval proposed PUD street lighting locations will be provided by the City to the developer for submission to PUD and incorporation into the PUD site electrical plans.
 1. Road A approximate location:
 - a. STA 1+00
 2. Road B approximate location:
 - a. STA 11+50
 3. Road C approximate locations:
 - a. STA 21+00
 - b. STA 22+80
 - c. STA 24+60
 - iv. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information regarding PUD design.
- 4) A signing and channelization plan shall be required as part of civil construction plans for residential street(s).

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

a. Signing:

i. Street name signs at all intersections.

1. Add street name sign at Densmore RD & Road B intersection.

5) Variance Requests:

a. Permanent Hammerhead Turnaround:

i. Traffic Division does not object to variance.

b. 45' ROW with landscape strip removed.

i. Traffic Division does not support variance request given feasibility of constructing sidewalk to ADA standards and desire to not allow rolled curbing which encourages parking upon sidewalks.