



March 7, 2023

Emily Morgan  
City of Marysville  
Community Development Department  
501 Delta Avenue  
Marysville, WA 98270

**Re: PA22-015 - Colvin PRD – Technical Review 1  
CORE Project No. 21387**

Dear Emily:

The purpose of this letter is to provide a response to the review comments for PA22-015 - Colvin PRD – Technical Review 1 dated December 14, 2022. We have addressed each comment and revised the plan/documentation accordingly. This letter contains the review comments immediately followed by our response to each in bold lettering.

**Planning Department Comments**

Reviewer: Emily Morgan

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.

***Response: Updated per comments request.***

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.

***Response: Please review the revised landscape plans.***

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.

***Response: Please review the revised landscape plans.***

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.

***Response: Acknowledged.***

**Building Comments:**

Reviewer: Michael Snook

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.

***Response: Acknowledged.***

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.

***Response: Acknowledged.***

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.

***Response: Acknowledged.***

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.

***Response: All structures have been demolished at this time.***

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

*Response: Acknowledged. A Geotechnical report has been submitted.*

**2018 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.

*Response: Acknowledged.*

2. Please provide scaled floor plans with square footage of each room, open areas, and all levels throughout the building.

*Response: Acknowledged. This will be provided during building permit phase.*

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.

*Response: Acknowledged. This will be provided during building permit phase.*

4. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.

*Response: Acknowledged.*

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.

*Response: Acknowledged.*

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.

*Response: Acknowledged.*

**NPDES Review Comments:**

Reviewer: Brooke Ensor

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.

***Response: The access drive is proposed to be grasscrete and cement. Please see Sheet C3.32 for proposed cross section.***

2. Please check with Engineering to determine if the vault access road can come from Densmore Rd.

***Response: Based on previous conversations with the City it is our understanding that this will be acceptable since in the future Desnmore will still need to provide vehicle access to the lift station.***

3. The access road is rather long, with walls on either side. A turn around at the end may be necessary.

***Response: The access road is intended to be a through road which will eliminate the need for a turnaround.***

**Traffic Engineering Review Comments:**

Reviewer: Jesse Hannahs

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.

***Response: A sidewalk has been added to the south side of Tract C.***

2. Undergrounding of overhead utilities along frontage shall be required.

***Response: Acknowledged.***

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.

***Response: Acknowledged.***

- 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.

***Response: Acknowledged.***

- ii. Spacing of fixtures should be approximately 180'-220'.

***Response: Acknowledged.***

- 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

***Response: Acknowledged.***

- 2) Road B approximate location:
  - a) STA 11+50

***Response: Acknowledged.***

- 3) Road C approximate locations:
  - a) STA 21+00

***Response: Acknowledged.***

- b) STA 22+80

***Response: Acknowledged.***

- c) STA 24+60

***Response: Acknowledged.***

- iv. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information regarding PUD design.

***Response: Acknowledged.***

- 4. A signing and channelization plan shall be required as part of civil construction plans for residential street(s).
  - a. Signing:

- i. Street name signs at all intersections.
  - 1) Add street name sign at Densmore RD & Road B intersection.

***Response: This has been provided on sheet C7.01***

- 5. Variance Requests:
  - a. Permanent Hammerhead Turnaround:
    - i. Traffic Division does not object to variance.

***Response: Acknowledged.***

- 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.

***Response: The applicant is no longer requesting a 45' ROW.***

## **PLAN COMMENTS**

### Sheet C1.01

- 1. Please add PLSS Location of project.

***Response: This has been added to sheet c1.01***

- 2. Please Include the Proposed mailbox cluster location with USPS approval.

***Response: This has been included in this resubmittal.***

- 3. Please add project file number G22-0051 to all sheets.

***Response: This has been added to all sheets.***

### Sheet C1.02

- 4. Add "m" to stormwater

***Response: Revised as requested.***

### Sheet C1.04

- 5. Please note all trees/structures to remain or be removed.

***Response: All structures have been removed at this time. All trees are proposed to be removed. Please see landscape plans for replanting proposal.***

6. Please note where septic system is located.

***Response: The septic system has been removed at this time.***

7. Please add “811 Call before you dig” to all sheets.

***Response: This has been added.***

Sheet C1.05

8. Please revise TRACT D to span through the intersection to access lot 21. Revise TRACT C to encompass only the eastern edge of this area adjacent to Densmore Road.

***Response: Revised as requested.***

9. This temporary hammerhead section must be paved at least 24’ wide for emergency vehicle turnaround.

***Response: The temporary hammerhead is proposed to be 24’ wide.***

10. End pavement at the northern edge of lots 20 and 26 and make ALL of TRACT D and C scored concrete.

***Response: Plan has been revised per comments request.***

11. A 5’ sidewalk and a reduced sized 3’ planter strip is needed on the north side of this road. With the addition of the sidewalk/planter, the pavement width can be reduced to 24’.

***Response: This has been added to the south side of Tract D and C.***

Sheet C2.01

12. Please show accurate size/shape and specify water surface and floor elevations.

***Response: Revised as requested.***

Sheet C3.01

13. Please indicate proposed pavement grind/overlay limits including tack/seal notes.

***Response: Updated per request.***

14. Please revise these walls behind lots 12 – 20 to not be terraced and just a single wall. This will add more area for the storm run from CB-4 to CB-5.

***Response: Revised per request.***

15. Please add note about fall protection required on walls greater than 30'.

***Response: Updated per request.***

16. A conceptual profile is needed to demonstrate this future road extension that will eventually go through to 87<sup>th</sup> Ave NE is accessible.

***Response: This has been provided on sheet as a separate exhibit with this resubmittal.***

17. One of these walls must be moved back to ensure a 10' wide corridor is available for utilities.

***Response: The southern wall has been moved per this request.***

Sheet C3.31

18. Please edit these TRACTS to align with other details. It appears they are swapped.

***Response: Updated per request.***

19. Please show detailed curb return and ADA ramp designs with the addition of sidewalk on the north side of TRACT C/D with temporary pedestrian ramp.

***Response: The sidewalk has been placed along the south side of Tract C/D. An ADA ramp detail has been added.***

Sheet C3.32

20. Vault access road must be minimum of 15' wide since the road is curved.

***Response: Vault access road is proposed to be 15' wide.***

Sheet C4.01

21. 15' Easement will be needed for storm run between CB4-CB5.

***Response: An easement has been added as requested.***

22. Should be considered bypass in the drainage model.

***Response: This area has now been considered as bypass. Please review report and plans.***

23. 5' private drainage easement needed for these wall drains.



***Response: Easement has been added per request.***

24. Should be considered bypass in the drainage model.

***Response: This area has now been considered as bypass. Please review report and plans.***

25. These must be thru-curb inlets.

***Response: Revised as requested.***

26. How is the upstream flow being collected and routed through the site.

***Response: Information regarding this has now been added to this sheet and sheet C4.25.***

Sheet C4.31

27. Not familiar with a 6'x11' access grate. Please provide manufacturers cut sheet or revise to 5'x10'.

***Response: Access grates now proposed to be 5'x10'.***

Sheet C4.35

28. Must be 8" shear gate.

***Response: Updated per request.***

Sheet C5.01

29. Please extend this manhole to the south to leave approximately only a 10' stub or install a cleanout at the end of the run.

***Response: Updated per request.***

Sheet C6.01

30. Please provide these details upon next submittal.

***Response: Details have been provided.***

31. Please note air-vac assemblies at all high points.

***Response: with this redesign it is our understanding that air-vac assemblies will not be necessary. Please review the plans for confirmation.***

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32. This is the required wetpool storage. Please revise Table 4.3.

***Response: Revised as requested.***

Sincerely,  
**CORE DESIGN, INC.**

A handwritten signature in black ink, appearing to read "Ben A. Madeo". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ben A. Madeo  
Project Manager