



COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ♦ Marysville, WA 98270
(360) 363-8000

February 7, 2024

Land Resolutions
Attn: Jen Haugen
3605 Colby Ave
Everett, WA 98201

Re: SP23-006 – Linscott-Kirk Short Plat – Technical Review 2
9803 48th Dr NE – APN(s): 00538500001200

Dear Jen,

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

1. Staff has reviewed the revised materials and finds them acceptable to proceed with project review and approval.
2. Attached are the received comments from Kacey Simon, Civil Plan Reviewer.

Please amend site plan to remove the proposed driveway for proposed Lot 1 to 48th Dr NE; only (1) driveway access is allowed.

Enclosed are copies of comments received from other City departments and reviewing agencies. Revised application materials must be accompanied with a written response detailing how each of the items outlined above and attached hereto have been addressed, and what sheet the change(s) can be found on.

If you have any questions regarding the comments outlined above, please contact me at 360.363.8216, or by e-mail at emorgan@marysvillewa.gov.

Sincerely,

Emily Morgan

Emily Morgan
Senior Planner

ecc: Chris Holland, Planning Manger
Robert Linscott, Applicant
Kacey Simon, Civil Plan Review



MARYSVILLE

WASHINGTON

MARYSVILLE CIVIC CAMPUS
501 Delta ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Emily Morgan, Senior Planner

From: Kacey Simon, Civil Plan Reviewer

RE: Linscott-Kirk Short Plat, File# SP23-006
3 lot short plat
9803 48th DR NE & Parcel # 00538500001200

Date: 1/31/2024

The following comments are offered after review of the above referenced application.

1. **Access:**

- a. I'm not sure if lot 1 was submitted intending to have 2 driveway locations but we will not allow the driveway access off of 48th DR NE. The driveway must be off the new access tract.
- b. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Curb cuts shall be limited to a 20 foot maximum.
- c. The new roads shall be constructed to SP 3-202-004.

Standard Comments:

2. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
3. Fire flow will need to be completed prior to 1st civil plan review and submitted with 1st civil plan review.
4. Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.
5. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
6. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$648.00. ROW permit fees must be paid before right of way permit issuance.

7. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site they need to be decommissioned based on Department of Ecology standards.
8. Please refer to MMC 22G.030.020 for applicable plan review and construction inspection fees.
9. **All civil construction plan submittals are to be routed directly to Kacey Simon, Civil Plan Reviewer.** The first *civil construction* plan submittal is to consist of a completed grading permit application, a plan set, a copy of the drainage report and a copy of the geotechnical report. **Once the documents are ready to be submitted, we will provide you a link to where the materials can be uploaded to.**
 - a. Review timing:
 - i. First review = 5 weeks
 - ii. Second review = 3 weeks
 - iii. Third review = 3 week
 - iv. Subsequent reviews will be 3 weeks.
10. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

If you have additional questions regarding the above comments, please contact me at ksimon@marysvillewa.gov or at (360) 363-8280.

cc: Josh King, PE, Engineering Services Manager