

LAND TECHNOLOGIES, INC.

PLANNING • PERMITTING • ENGINEERING



MAKING A "WAY" OUT OF "NO WAY"

Ideal Industrial Park – Ideal Property Investments

Site Address: 14805, 14821, 14919, & 14925 Smokey Point Blvd, Marysville 98270

Parcel Numbers: 310533-003-006-00, 310533-002-015-00, -022-00, -023-00, -024-00, -025-00

Zoning: **Light Industrial**

Designation: **Light Industrial – Part of the Smokey Point Master Plan Area**

Shoreline: **NA**

Flood Plain Designation: **NA**

Area: **442,418 SF (10.16 acres)**

Section 33, Township 31N, Range 05 East

Narrative – Ideal Industrial Park

Prologue: Ideal Industrial Park is a future proposed Light Industrial Park-Commerical Site Plan along Smokey Point Boulevard and 150th PI NE.

An early grading permit is underway to import considerable structural fill to achieve separation from high groundwater. This application is for the Site Plan for the Industrial Park. The proposed future use of the site is consistent with zoning and the comprehensive plan.



COURTESY OF: 1 - LANCE MUELLER AND ASSOCIATES, 2022

Site Summary: The site consists of six parcels, Five of these parcels have direct access to Smokey Point Boulevard. The northern most parcel accesses from 150th PI NE. The properties total 10.16 acres located on the east side of Smokey Point Boulevard just south of 150th PI NE. There are several existing buildings on the site that will be demolished. Existing access to 136th St NE is to remain.

The site is currently made up of several houses and a few large, graveled parking areas. The remainder of the site is cleared mowed pasture area. Early grading is underway and these existing structures may be removed at any time.

The site will access Smokey Point Blvd in two locations and one location along 150th Pl. The 150th Pl access is a backdoor entry to the site and will not likely be used by any significant truck traffic.

The Site is in the “Marysville Trough” and is consistent with other sites in the region. Soils are identified as Custer Fine Loams at the surface grading to fine sands about 16 inches deep. The Water Table is measured to be 2.3 to 3.6 feet from the surface during the winter. Full Infiltration will be utilized for stormwater management. Fill material will be brought in to the site to posture the storm facilities above the water table within the limits of the stormwater manual.

Three buildings will be created for leasing and each will have the capability of internal division for several different leaseholders or a single occupant. Building A is in the northwest corner of the site and has a dual truck ramp/well and at-grade truck access along the east side of building. Building B is located adjacent to Smokey Point Blvd which will contain office space to the west and vehicle access at-grade along the east via roll-up doors. Building C is the largest of the three and located along the east side of site. This building has at-grade pedestrian entry along the east. Truck wells and access ramps for forklifts are located along the western side of the building.

Previous Work/Reports: A Critical Areas Report, Geotechnical Report, Stormwater Management Report, and SEPA Environmental Checklist have been prepared.

PROJECT DESCRIPTION

Existing Site Use: The existing site is made up of several vacant and occupied lots with single family homes. Current access to the site is predominately from Smokey Point Blvd with 5 of the 6 parcels each with independent accesses. The sixth parcel accesses from 150th Pl NE. Aside from the single-family homes, several parcels have large graveled areas for parking or storage. The rest of the site is mowed vegetation with just a few trees scattered throughout.

Proposed Site Use: The final proposed use is for an industrial park with the three buildings.

Zoning/Land Use: Light Industrial is the zoning and the comprehensive plan designation. This site is in the Smokey Point Master Plan area. Light Industrial Parks are permitted in this zoning.

Stormwater Management/LID: The site will be filled to allow for LID and infiltration. Stormwater will consist of a combination of infiltration trenches and bioretention systems.

SITE DESCRIPTION

Soils

Primary soils are mapped by the Natural Resources Conservation Service (NRCS) as Custer fine sandy loam. It is a moderately deep and well-drained soil. Infiltration

rates are high in this sandy soil. A layer of silt resides at the top of the soil column and often prevents stormwater from infiltrating.

Drainage

The site is essentially flat with very little slope for horizontal drainage. There are storm conveyance lines in the street along the frontage that have inverts about 3 feet below grade. A drainage stub is provided to this site but its capacity is not well documented in the Smokey Point Blvd construction documents. It is presumed that the majority of the site stormwater be infiltrated and this connection will only be used for emergency overflow situations, if any.

Topography

The site is flat at about elevation 106' across the entire site.

Wetlands

There are no wetlands onsite per a review of natural resource inventory maps, including the City of Marysville mapping website and the National Wetland Inventory Map. Sewall Wetland Consulting, Inc. Critical Area Report dated August 15, 2022, found no evidence of wetland hydrology.

Streams

There are no streams within 300' of the site. There is an unregulated ditch, however.

Vegetation

Vegetation is primarily mowed grasses, with some blackberry vines, bushes, and sparse trees.

Wildlife

Only common wildlife found in the area; no protected species known to be on or near the site.

Surrounding Land Use

The surrounding zoning is Light Industrial.

Traffic Patterns

Access to the site is from Smokey Point Blvd and 150th Pl NE. Access points are to remain for now.

Nearest Schools

Marysville School District

Bus Stops

Community Transit does have a service line on Smokey Point Boulevard adjacent to the site.

Walkways

All existing streets adjacent to the proposed project have sidewalks. No school traffic will be created by this proposal

Other Unique Characteristics of Site

NA

Thank you

Merle Ash
Land Technologies Inc.