

January 21, 2022

City of Marysville
Community Development Department
80 Columbia Ave
Marysville, WA 98270

**M-51 Industrial
Early Clearing and Grading - SEPA and Clearing and Grading Plan Review
Project Narrative**

This application is for environmental (SEPA) review and the early clearing and grading application for the M-51 project site located in North Marysville. The purpose for the application is to prepare the site for a proposed light industrial building and associated parking and utilities, to be permitted later. The proposed development is summarized by the following:

Property Address:	16329 51st Ave NE, Marysville, WA 98271
Tax Parcel Number:	31052700301100, 31052700300100, 31052700201000, 31052700200700
Property Zoning:	LI (Light Industrial)
Project Area:	75.84 acres
Proposed Development:	Clearing and grading to support future development of warehouse facility
Cut:	715 cubic yards
Fill:	836,440 cubic yards
Total Disturbed Area:	71.39 acres (3,109,847 square feet)

Site Description

The site is made up of four parcels located in the Arlington-Marysville Manufacturing/Industrial Center (MIC) and its approximal 75.84 acres. The project site is zoned LI and currently has a vacant house and farm structures on it, all of which will be demolished as part of this proposal. Physically, the site is flat, with no on site critical areas. Surrounding the site there are some single-family homes, farmland, and light industrial/commercial uses all of which are within the MIC.

Critical Areas

A portion of Edgecomb Creek and its runs alongside the project site's eastern boundary. There are also three category III wetlands on the parcel to the north of the site. Edgecomb Creek's required 150' buffer and the three off site wetlands required 75' buffers all protrude onto the project site. There are no construction activities located in buffer.

Drainage

The project proposes porous pavement and to wholly infiltrate all stormwater as an interim measure. Roof downspouts will be directed into the rock reservoir beneath the pavement. The project is in compliance with LID (Low Impact Development) manual published by the Puget Sound Action Team and WSU Pierce County Extension in January 2005.

Phasing

Clearing and grading of the site will occur as phase 1 of the overall project. Any work that is not permitted under this early clearing and grading permit will be applied for using the appropriate permit application when that portion of the project is ready to move forward.

Sincerely,

LDC, Inc.



Joe Hopper, PM
Senior Project Manager
HQ Office