

# LAND TECHNOLOGIES, INC.

PLANNING • PERMITTING • ENGINEERING



## James G. Murphy Auctioneers

Site Address: 3803 & 3821 136th St NE, Marysville 98270

Parcel Numbers: 300504-002-005-00, 300504-002-002-00

Zoning: Light Industrial

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

Shoreline: NA

Flood Plain Designation: NA

Area: 297,162 SF (6.82 acres)

Section 04, Township 30N, Range 05 East

## Early Grade for Fill Narrative

**Prologue:** James G. Murphy Co. is an online public used equipment auction and heavy equipment sales company that has conducted auctions throughout the United States since 1970. They are headquartered in Kenmore, WA. An equipment storage and pickup yard is proposed at the NE corner of Smokey Point Boulevard and 136<sup>th</sup> St NE. Considerable structural fill is needed as has been common in this area know as the “Marysville Trough” to achieve separation from high groundwater. This application is for an Early Grading Permit to fill the site with structural materials in anticipation of the needs of the final Site Plan. Any future use consistent with zoning and the comprehensive plan will need this fill.



**Site Summary:** The site consists of two parcels, 3803 & 3821 136<sup>th</sup> St NE. The properties total 6.82 acres located on the east side of Smokey Point Boulevard just north of 136<sup>nd</sup> St NE. There is an existing building on the site that is to remain. Existing access to 136<sup>th</sup> St NE is to remain.

The site currently houses a warehousing and storage business in the southeast corner of the property with associated paved parking. The remainder of the site is cleared mowed pasture area. The adjacent parcel is vacant but once was a single family residence. This parcel to the east will occasionally be used for overflow parking if necessary.

The existing access to 136<sup>th</sup> St NE is to remain.

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 2.25 to 2.75 feet from the surface during the winter. 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.

Fill material will be required for the future development of the parcel. Approximately 3 to 8 feet of clean structural fill will be brought into the site from 136<sup>th</sup> St NE at the south. A temporary construction entrance and exit will be installed along this route. Entrance to the site will be from the south in a loop through the property and exit at the same location. A 1,000 sf temporary construction entrance will be removed at the conclusion of grading. The final filled site will contain no new impervious area.

The fill will have a maximum compacted slope of 3:1. A 10-foot vegetated buffer will extend from the toe of the slope to the property boundary.

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

## PROJECT DESCRIPTION

**Existing Site Use:** The existing site houses a warehouse building in the southeastern corner with paved access and parking. Current access to the site is off of 136<sup>th</sup> St NE. There is also a driveway access off of Smokey Point Boulevard near the northwestern corner and an old driveway access in the southeastern corner off of 136<sup>th</sup> St NE. The rest of the site is mowed vegetation with just a few trees in the northwestern corner.

**Proposed Site Use:** The (final) proposed use is for an auction yard storage & pickup yard. Auctions are held online and this site will only have periodic weekday traffic during Auction pick up. Customer vehicles will enter the south property boundary along 136<sup>th</sup> St and be directed from the portable site office to the location of their item. A team member will be dispatched from the portable office to assist in loading. A wide array of auction items are typical and the site is a dynamic operation depending on the current auction participant. Clear travel paths throughout the yard for streamlined pick-up is a requirement of James G. Murphy operations.

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

**Stormwater Management/LID:** The site will be filled to allow for LID and infiltration. Stormwater may consist of a combination of permeable pavement, infiltration chambers, 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. The Existing Parking and Building are directly connected to the existing ROW Stormwater system.

### **Topography**

The site is flat at about elevation 93' 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 March 30, 2022, found no evidence of wetland hydrology despite being observed during record rainfall amount for the previous two months.

### **Streams**

There are no streams within 300' of the site.

### **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 136<sup>th</sup> St NE. This access point is to remain.

**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.