

# 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 Cascade Industrial Center

Shoreline: NA

Flood Plain Designation: NA

Area: 297,539 SF (6.83 acres)

Section 04, Township 30N, Range 05 East

## Site Plan Approval 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 have been headquartered in Kenmore, WA and have moved to Marysville, WA. An equipment storage and pickup yard is proposed at the NE corner of Smokey Point Boulevard and 136<sup>th</sup> St NE to complement the warehouse and office space existing on the site.



**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 and storage if necessary.

The existing accesses 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 has been brought in to the site to posture the storm facilities above the water table within the limits of the stormwater manual. Fill was brought in under permit G22-0021 – Early Grading.

**Previous Work/Reports:** There has been site reconnaissance for possible wetlands and a Geotechnical Evaluation has been prepared. Early Grading plans have been approved (G22-0021) and near complete.

## 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. The site has been cleared and filled with soil for the future yard operations under an early grading permit, G22-0021. The site is currently being worked.

**Proposed Site Use:** The 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. The site will be surfaced with a combination layer of clean, rock free of fines. The clean rock will abate any dust and provide the variable surfacing required for auction items. The gravel section will be 1-1/4” clean, crushed rock with a layer of 5/8” clean rock placed above. This will provide support for operations, eliminate dust, and provide a layer sufficient for forklift maneuvering.

**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 has been filled to allow for LID and infiltration. Stormwater consists of bioretention systems.

## **SITE DESCRIPTION**

### **Soils**

Primary soils are mapped by the Natural Resources Conservation Service (NRCS) as a mix of Custer Fine Sandy Loam and Norma Loam.

### **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. The site stormwater generated from new impervious will be fully infiltrated and this connection will not be used.

### **Topography**

The site is relatively flat with relief of about 5 feet

### **Wetlands**

There appears to be no wetlands per recent site reconnaissance .

### **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