

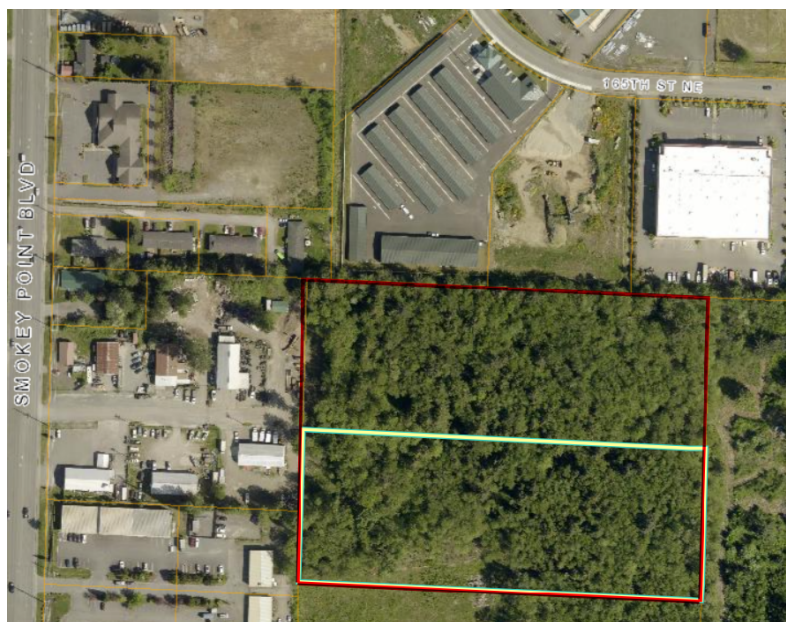
Smokey Point 4 Grade for Fill
Ownership: 163 Business Park, LLC
Site Address: unaddressed; 163XX Smokey Point Blvd.
Parcel Numbers: 310528-003-016-00, 310528-003-017-00
Zoning: General Commercial
Designation: General Commercial
Shoreline: NA
Flood Plain Designation: NA
Area: 435,813 sf (10.0 acres)
Section 28, Township 31N, Range 05 East

Early Grade for Fill Narrative

Prologue: Smokey Point 4 is a 10-acre site in the City of Marysville. It is zoned General Commercial and designs for that purpose are in the planning process. For separation from high groundwater, considerable structural fill is needed as has been common in this area known as the “Marysville Trough”. This application is for a Grading Permit to fill the site with structural materials in anticipation of the needs of a final Site Plan. Any future use consistent with zoning and the comprehensive plan will need this fill.

Site Summary: The proposed project is located on the east side of Smokey Point Boulevard approximately in the 16300 block. The project area is about 1.04 acres. The property is zoned and designated General Commercial.

Access to the site will be through an existing easement off of Smokey Point Boulevard.



PROJECT DESCRIPTION

Existing Site Use: The existing site is vacant undeveloped wooded land.

Proposed Site Use: Future development of the parcel is in the planning phase. Fill material will be required for any future development of the parcel.

Zoning/Land Use: General Commercial is the zoning and comprehensive plan designation. Surrounding uses are consistent with this zoning.

Stormwater Management/LID: Natural drainage patterns as they once existed shall be retained. The existing site has a very slight slope to an onsite wetland at the southeast corner of the site. Any rains heavy enough to create runoff and not infiltrate will sheet flow to the wetland.

The top pad of the fill will be graded to direct runoff to the wetland. The site existed as forest, the 'final' configuration will be pasture. The conglomeration of all early grading permits and fills in this area will move water to the existing drainage location at the wetland. Natural drainage systems and outfalls will be preserved. This early grade for fill project uses a detention pond to temporarily store stormwater generated on site.

SITE DESCRIPTION

Soils

The majority of the site is situated on Custer fine sandy loam soils, a hydrologic Type-C/D soil per the NRCS mapping. Custer fine sandy loam soils have a 0 to 9 inch first layer of fine sandy loam with the remaining profile being sand. Much surface runoff is attributed to the fine sandy loam layer. Infiltration increases significantly with depth.

Drainage

Natural drainage patterns as they once existed shall be retained. The existing site has a very slight slope to an onsite wetland at the southeast corner of the site. Any rains heavy enough to create runoff and not infiltrate will sheet flow to the wetland.

The top pad of the fill will be graded to direct runoff to the wetland. Natural drainage systems and outfalls will be preserved.

Topography

Slopes average in the range of 0 to 2 percent for the majority of the developable area. The site has an average slope of 0.5%.

Wetlands

There is one Category III wetland in the southeastern portion of the site. No work will be done in the wetland or its buffer.

Streams

An un-named Type F stream lies approximately 145 feet east of the site. Buffer for this stream crosses a small sliver of the northeast corner of the site. This stream drains into Hayho Creek

Vegetation

The site is a vacant undeveloped property. The site is mostly wooded with a cleared area in the southwestern corner. Vegetation includes a canopy of western red cedar, hemlock, fir and paper birch.

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 General Commercial and land use is consistent with that zoning.

Traffic Patterns

The project accesses Smokey Point Boulevard by way of a 60-foot wide ingress, egress and utility easement that currently exists.

Nearest Schools

Marysville School District

Bus Stops

Public transit does serve the area with a stop along Smokey Point Boulevard at 166th Pl NE.

Walkways

There are existing walkways along Smokey Point Boulevard.

Other Unique Characteristics of Site

NA