

# LAND TECHNOLOGIES, INC.

PLANNING • PERMITTING • ENGINEERING



## **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**

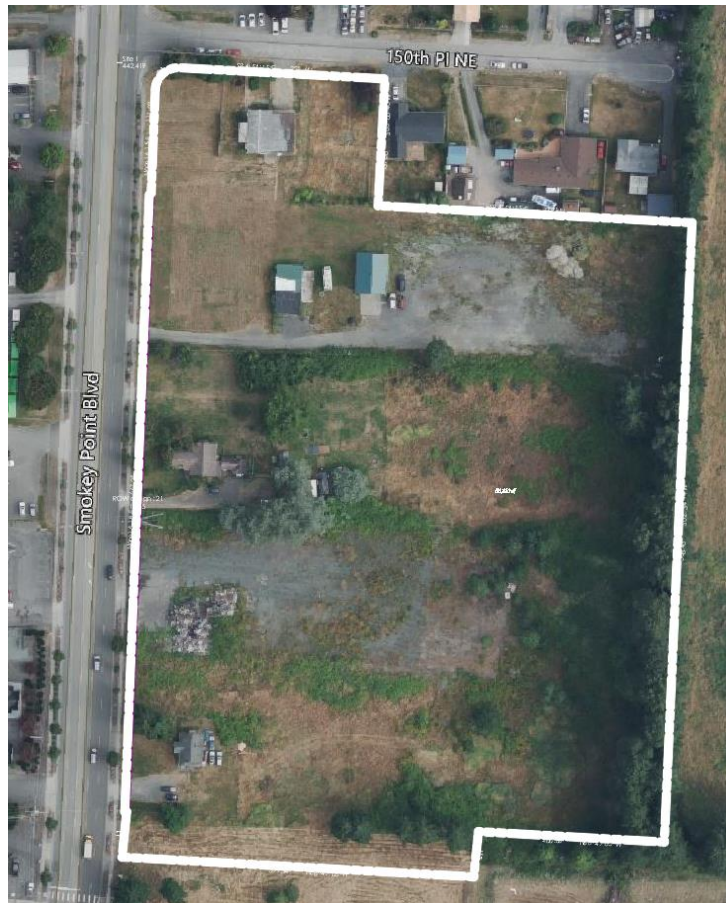
Flood Plain Designation: **NA**

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

**Section 33, Township 31N, Range 05 East**

## **Early Grade for Fill Narrative**

**Prologue:** Ideal Industrial Park is a future proposed Light Industrial Park-Binding Site Plan along Smokey Point Boulevard and 150<sup>th</sup> PI 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 for the Industrial Park. Any future use consistent with zoning and the comprehensive plan will need this fill.



**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 150<sup>th</sup> Pl NE. The properties total 10.16 acres located on the east side of Smokey Point Boulevard just south of 150<sup>th</sup> Pl NE. There are several existing buildings on the site that will be demolished. Existing access to 136<sup>th</sup> 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.

The existing access at 150<sup>th</sup> Pl NE and Smokey Point Blvd is to remain for Early Grading operations. Final configuration of accesses will be theorized during site plan approval process for the Industrial Park binding site plan.

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. 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 150<sup>th</sup> Pl NE at the north or Smokey Point Blvd along the West. A temporary construction entrance and exit will be installed along this route. Entrance to the site will be from the north 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, 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 150<sup>th</sup> 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 a binding site plan industrial park. The current proposed use will bring fill material into the site for the future development. At the conclusion of this interim stage, the site will be vacant pasture.

**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 may consist of a combination of permeable pavement, infiltration trenches, 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, 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 150<sup>th</sup> 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.