



Ideal Property Investments
14XXX Smokey Point Blvd Marysville, WA 98271

PN -

1st: June 2022

**Stormwater Site Plan
Report for
Ideal Industrial Park
Smokey Pt Blvd Early
Grading**

Prepared by:

Mier Zhou, E.I.T.

360-652-9727

Email: Mier@landtechway.com



06/20/2022

Reviewed by:

Tyler Foster, P.E.

360-652-9727

Email: Tyler@landtechway.com

Section 1 Table of Contents

Section 1 Table of Contents	i
Section 2 – Report Summary	1-1
2.1 Project Description	1-1
2.2 Project Data Summary.....	1-2
Section 3 - Minimum Requirements.....	3-3
3.1 Assessment of Minimum Requirements and Thresholds	3-3
3.2 MR #1: Preparation of Stormwater Site Plans	3-4
3.2.1 Site Location	3-4
3.2.2 Site Description, Existing Conditions.....	3-4
3.2.3 Existing Basin Analysis	3-4
3.2.4 Other Information on the Study Area	3-4
3.2.5 Critical Areas.....	3-5
3.2.6 Topography.....	3-5
3.2.7 Soils.....	3-5
3.2.8 Field Inspection	3-5
3.2.9 Upstream Analysis	3-5
3.2.10 Downstream Analysis	3-5
3.3 MR #2: Stormwater Pollution Prevention Plans (SWPPPs).....	3-6
3.4 MR #3: Source Control of Pollution.....	3-7
3.5 MR #4: Preservation of Natural Drainage Systems and Outfalls	3-8
3.6 MR #5: On-Site Stormwater Management	3-9
Section 4 - Maps & Figures	4-1
Section 5 - Support Data	5-1
5.1 Soils Data	5-1
Section 6 Works Cited.....	6-2
6.1 Topographic Data	6-2

Figures

Figure 1 - Vicinity Map	4-1
Figure 2 - Existing Conditions (not to scale)	4-2
Figure 3 – Downstream Flow Path.....	4-3
Figure 4 - Site Plan	4-4
Figure 5 – Soil Map (Not to Scale).....	4-5

Tables

Table 1 - Project Parcel Summary	1-2
Table 2 - Project Area Analysis & Activities Summary	1-2

Acronyms

The following acronyms and abbreviations may or may not be called out within the body of this report.

○ ASTM	- American Society for Testing and Materials
○ BMPs	- Best Management Practices
○ CB	- Catch Basin
○ CAO	- Critical Areas Ordinance
○ CESCL	- Certified Erosion and Sediment Control Lead
○ DOE	- Department of Ecology
○ EDDS	- Engineering Design & Development Standards
○ FEMA	- Federal Emergency Management Agency
○ HSPF	- Hydrological Simulation Program—Fortran
○ LiDAR	- Light Detecting And Ranging
○ LDA	- Land disturbing activity
○ LID	- Low Impact Development
○ LID Manual	- DOE 2005 LID Technical Guidance Manual for Puget Sound
○ MRs	- Minimum Requirements (for Stormwater Management)
○ MS4	- Municipal Separate Storm Sewer System
○ MSL	- Mean Sea Level
○ NAVD88	- North American Vertical Datum of 1888
○ NGVD29	- National Geodetic Vertical Datum of 1929
○ NPDES	- National Pollutant Discharge Elimination System
○ NRCS	- Natural Resources Conservation Service
○ NPGIS	- Non-Pollutant Generating Impervious Surface
○ O&M	- Operations and Maintenance
○ PGIS	- Pollutant Generating Impervious Surface
○ PGPS	- Pollutant Generating Pervious Surface
○ PLSS	- Public Land Survey System
○ POC	- Point of Compliance
○ RCW	- Revised Code of Washington
○ ROW	- Right-of-Way
○ SCDM-2010	- Snohomish County 2010 Drainage Manual
○ SMMWW	- DOE 2005 Stormwater Management Manual for Western Washington
○ SWPPP	- Stormwater Pollution Prevention Plan
○ TDA	- Threshold Discharge Area
○ TESC	- Temporary Erosion and Sediment Controls
○ USDA	- United States Department of Agriculture
○ US EPA	- United States Environmental Protection Agency
○ WSDOT	- Washington State Department of Transportation
○ WWHM	- Western Washington Hydrology Model

Section 2 – Report Summary

2.1 Project Description

Ideal Property Investments is proposing to bring in fill material to 10.16-*acres* of land in northwest Marysville, WA on Smokey Point Blvd. Future development of the parcel is in the planning phase. Fill material will be required for the future development of the parcel.

There are currently single-family residences and associated improvements located on parcels.

Fill will be brought into the site from 150th Place NE at the north. A temporary construction entrance will be installed at the northern parcel line from 150th Place NE. Entrance to the site will be from the north in a one-way loop through the property and exit at the same location. Trucks will leave the site along a temporary gravel driveway and through the entrance location. Fill will be brought into the parcel along this route. The final site will contain no new impervious area. Temporary site will have a construction entrance of 1,886 sf.

The fill will have a maximum slope of 3:1. The fill slopes will be tracked, seeded, and mulched. The need for plastic covering, or other BMPs, should be anticipated and deployed before stockpiles become unsafe to do so.

The 2014 DOE Stormwater Management Manual for Western Washington will be used for stormwater management.

Per NRCS mappings, type “C/D” Custer fine sandy loam soils are found throughout the site.

2.2 Project Data Summary

Existing and proposed project areas are presented for determination of stormwater management requirements based on prescribed thresholds as outlined in the Marysville Municipal Code (MMC 22C) and the 2014 SMMWW Vol-1, Ch-2, Section 2.4 are summarized in the following tables.

Table 1 - Project Parcel Summary

Project Data:	
Applicant	Ideal Property Investments
Site Owner	Ideal Property Investments
Project Name	Ideal Industrial Park Smokey Pt Blvd Early Grading
Project T.S.R. Location	TwN 31 N, Rng 5 E, Sec 33, Qtr-NW
Project Address	14XXX Smokey Point Blvd Marysville, WA 98271
Parcel ID(s)	310533-002-022-00, 310533-002-023-00; 310533-002-024-00; 310533-002-105-00; 310533-002-025-00; 310533-003-006-00
Watershed	Snohomish
Basin	Snohomish
Sub-Basin	Quilceda Creek
WRIA Number	7
Analysis Standard	2014 DOE SMMWW

Table 2 - Project Area Analysis & Activities Summary

Existing Conditions:		
Total Site Area	442,418	sf (10.16 ac)
Proposed Activity:		
Proposed Activity	Grading Import	
Total Proposed Disturbance Area	414,134	sf (9.51 ac)
Proposed Grading Area	414,134	sf (9.51 ac)
Proposed New NPGIS (roof)	0	sf (0.00 ac)
Proposed New PGIS (temp. construction entrance)	1,886	sf (0.04 ac)
Proposed Replaced Impervious Area	0	sf (0.00 ac)
Native Vegetation convert to Lawn	0	sf (0.00 ac)
Native Vegetation convert to Pasture	0	sf (0.00 ac)
Total New Impervious Area	1,886	sf (0.04 ac)
Total Site Impervious Area (new+exist)	1,886	sf (0.04 ac)

Section 3 - Minimum Requirements

3.1 Assessment of Minimum Requirements and Thresholds

Minimum requirements and thresholds are established by City of Marysville Municipal Code 14.15.050 – Minimum Requirements. Minimum Requirements for new development and Redevelopment are based on a development’s disturbance area. Existing and proposed project areas for determination of stormwater management requirements are presented in Table 2.

The existing impervious area is less than 35% so this project qualifies as ‘new development’. The proposed condition of the fully developed site will have impervious area less than 5,000 sf. The project does not convert more than 2.5 *acres* of native vegetation to pasture. The project does cause more than 7,000 *square feet* of land disturbing activity. This requires construction activities and stormwater management to comply with Minimum Requirements 1 through 5. A full construction SWPPP is also required.

Minimum Requirements per the SMMWW:

MR-1: Prepare Stormwater Site Plan. MMC 14.15.050 (1)

MR-2: Stormwater Pollution Prevention Plan (SWPPP). MMC 14.15.050 (2)

MR-3: Water pollution source control for new development. MMC 14.15.050 (3)

MR-4: Preservation of natural drainage systems and outfalls. MMC 14.15.050 (4)

MR-5: On-site stormwater management. MMC 14.15.050 (5)

Each Minimum Requirements is described in the following sections. There are no additional requirements to be met.

3.2 MR #1: Preparation of Stormwater Site Plans

This document is the Stormwater Site Plan Report that addresses the requirements of MR-1. This section presents the portion of the Stormwater Site Plan that includes recommendations, calculations, and procedures required to adhere to Minimum Requirement #1. The evaluation of the existing site conditions follows.

3.2.1 Site Location

The site is located in the NW quarter of Section 33 of Township 31 North, Range 5 East. The street address is 14XXX Smokey Point Blvd Marysville, WA 98271 and the parcel is located on the east side of Smokey Point Blvd. See Figure 1 for a vicinity map.

3.2.2 Site Description, Existing Conditions

The project site is 10.16-acres made up from six parcels. The parcels are owned by Ideal Property Investments. The Snohomish County parcel number is 310533-002-022-00, 310533-002-023-00; 310533-002-024-00; 310533-002-015-00; 310533-002-025-00; 310533-003-006-00. They are zoned Light Industrial and are in Snohomish County.

There are single-family homes located on those parcels. The existing drainage system(s) are undetermined but largely surface runoff over the top silt layer and some infiltration.

The site is pasture with some sparse trees in the center of the site.

All maps and figures are presented in the Support Data section of this document.

A vicinity map that shows the site location is shown as Figure 1.

A site map that shows the property lines is shown in Figure 2.

A topographic map that shows the site boundaries, study area boundaries, and the downstream flow-paths is also presented in Figure 3.

3.2.3 Existing Basin Analysis

The project is defined by the development within the subject parcel. Existing project flow paths are shown in Figure 2.

The study area is located in the Quilceda Creek sub-basin of the Snohomish Basin in the Snohomish watershed (WRIA-7), which drains to the Puget Sound.

All existing flow assessment and site related basin delineations were established by tracing analysis of a LIDAR surface model.

3.2.4 Other Information on the Study Area

The site is not in or adjacent to a USEPA Sole Source Aquifer.

The site is not in a well-head protection area.

The site is not in a floodway or floodplain.

3.2.5 Critical Areas

There are no known critical areas on site or adjacent to the site. A non-regulated ditch is located along the western boundary of the site.

3.2.6 Topography

The site and surrounding topography was analyzed using survey topographic points provided by the Puget Sound Lidar Consortium and Benchmark Surveying. A 3D surface model was generated of the early grade – pre-filled site.

The site has mostly flat slopes with a low point around 104 *feet* MSL along the south property boundary. The site slopes up to the north to a high point of 106 *feet*.

Slopes average in the range of 0 to 1 percent for the majority of the developable area. The site has an average slope of 0.5%.

3.2.7 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 0-9 *inch* first layer of fine sandy loam with the remaining profile being sandy. Much surface runoff is attributed to the fine sandy loam layer of the native soils.

Detailed physical and chemical properties of these soils are presented in Section 5.1. The NRCS mapping can be seen in Figure 5.

3.2.8 Field Inspection

The site has not been visited recently.

3.2.9 Upstream Analysis

There is no discrete natural or existing high point located adjacent to the site. The site will be a local high point with the addition of fill ~112 *feet* MSL.

3.2.10 Downstream Analysis

The downstream area was established by tracing analysis of a LIDAR surface model and evaluation of various GIS data, aerial imagery, and City of Marysville Drainage Inventory. The development will flow to a non-regulated ditch along western boundary of the site. After travelling around 600 ft, the ditch turns south and then east for around 2,700 ft. The ditch becomes Hayho Creek around 3,400 ft downstream of the site.

Figure 3 shows a portion of the downstream flow path.

3.3 MR #2: Stormwater Pollution Prevention Plans (SWPPPs)

MMC 14.15.050 (2) specifies the requirements for development and redevelopment projects are responsible for preventing erosion and discharge of sediment and other pollutants into receiving waters. Volume I, Chapter 2.5.2 of the 2014 SMMWW specifies that all new development and redevelopment implement a Stormwater Pollution Prevention Plans (SWPPP), which is a list of 13 elements that present measures and methods for all permanent and temporary erosion and sediment control (TESC), pollution prevention, inspection/monitoring activities, and recordkeeping required during the proposed construction project.

Based on the MR#2 thresholds, this project generates more than 2,000 *square feet* of impervious area, so a full SWPPP is required. Required elements for the SWPPP:

- SWPPP element 1: Preserve vegetation/mark clearing limits
- SWPPP element 2: Establish construction access
- SWPPP element 3: Control flow rates
- SWPPP element 4: Install sediment controls
- SWPPP element 5: Stabilize soils
- SWPPP Element 6: Protect slopes
- SWPPP element 7: Protect permanent drain inlets
- SWPPP element 8: Stabilize channels and outlets
- SWPPP element 9: Control pollutants
- SWWP element 10: Control dewatering
- SWPPP element 11: Maintain best management practices
- SWPPP element 12: Manage the project
- SWPPP element 13: Protect On-Site Stormwater Management BMPs for Runoff from Roofs and Other Hard Surfaces

The SWPPP is assembled as a separate document for portability and reproduction purposes. The document is titled “**Stormwater Pollution Prevention Plan for Ideal Property Investments**”, dated 3 June 2022. This document will be provided with Construction Plan Submittal.

3.4 MR #3: Source Control of Pollution

MMC 14.15.050 (3) specifies the requirements for water pollution source control for new development or redevelopment activities in accordance with Volume IV of the SMMWW. These activities are primarily commercial industrial developments that represent significant pollutant generation potential and the associated source control BMPs are designed to suit those activities.

Per Chapter 2.5.3, MR#3 does not apply to fills, hence such source controls are not specified for this project.

3.5 MR #4: Preservation of Natural Drainage Systems and Outfalls

MMC 14.15.050 (4) specifies the requirements for preservation of natural drainage systems or outfalls for all new development and redevelopment activities under Minimum Requirement 4 in the 2014 SMMWW.

Natural drainage patterns as they once existed shall be retained. Existing conditions experience a sheet drainage pattern to the site's southeast property boundary. Stormwater generated onsite reaches the property boundary through manmade conveyance.

The proposal is to bring in fill material on to the site for future development potential without changing the natural flow characteristic of the parcel and surrounding area.

Natural drainage systems and outfalls will be preserved.

3.6 MR #5: On-Site Stormwater Management

MMC 14.15.050 (5) specifies requirements for on-site stormwater BMPs. This requirement mandates that on-site stormwater runoff be infiltrated, dispersed, and/or retained to the maximum extent feasible without causing flooding or erosion impacts. Projects triggering Minimum Requirements 1 through 5 must use On-site stormwater management BMPs from List #1 for all surfaces or demonstrate compliance with the LID Performance Standard. Projects triggering Minimum Requirements 1 through 9 must meet the requirements of Table 2.5.1 in Vol. 1 of the 2014 SMMWW. Table 2.5.1 specifies the requirements for new or redevelopment depending on UGA and parcel size to meet the requirements of the LID Performance Standard and/or List #2. List #1 and List #2 specify stormwater BMPs in order of preference. The first BMP determined feasible is required.

This project trigger MR's 1-5. This project is within the City's UGA. This project is required to adhere to List #1 per Table 2.5.1.

List #1 and #2 contain appropriate BMPs to mitigate a particular developed surface. The surfaces included in the list are Lawn and Landscaped Areas, Roofs, and other hard surfaces (road/driveway/parking).

Lawn/Landscape is required to utilize BMP T5.13, Post-Construction Soil Quality and Depth.

No roofs are proposed.

No driveways are proposed.

A site plan showing the stormwater management and development can be seen in Figure 4.

Section 4 - Maps & Figures

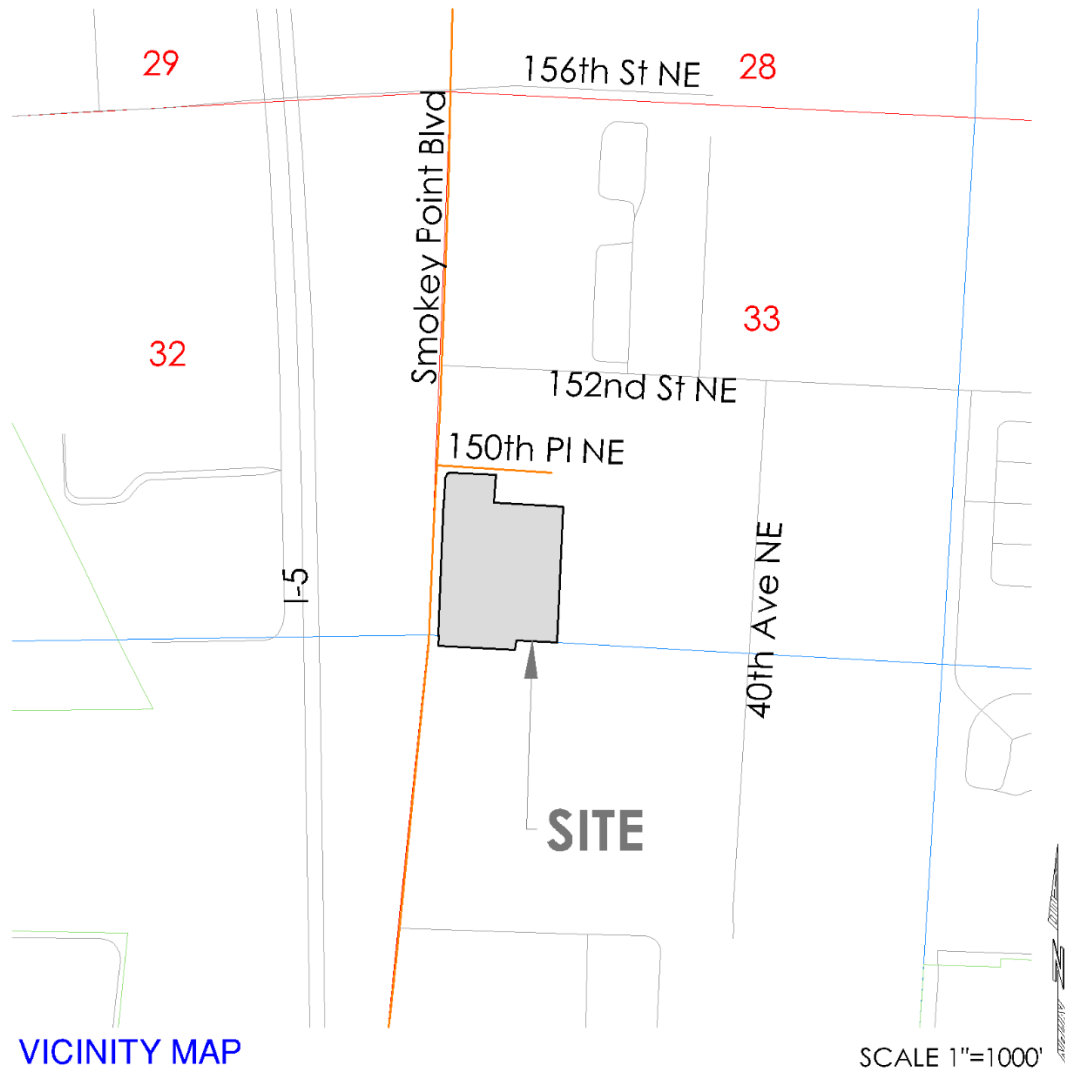


Figure 1 - Vicinity Map



Figure 2 - Existing Conditions (not to scale)



Figure 3 – Downstream Flow Path

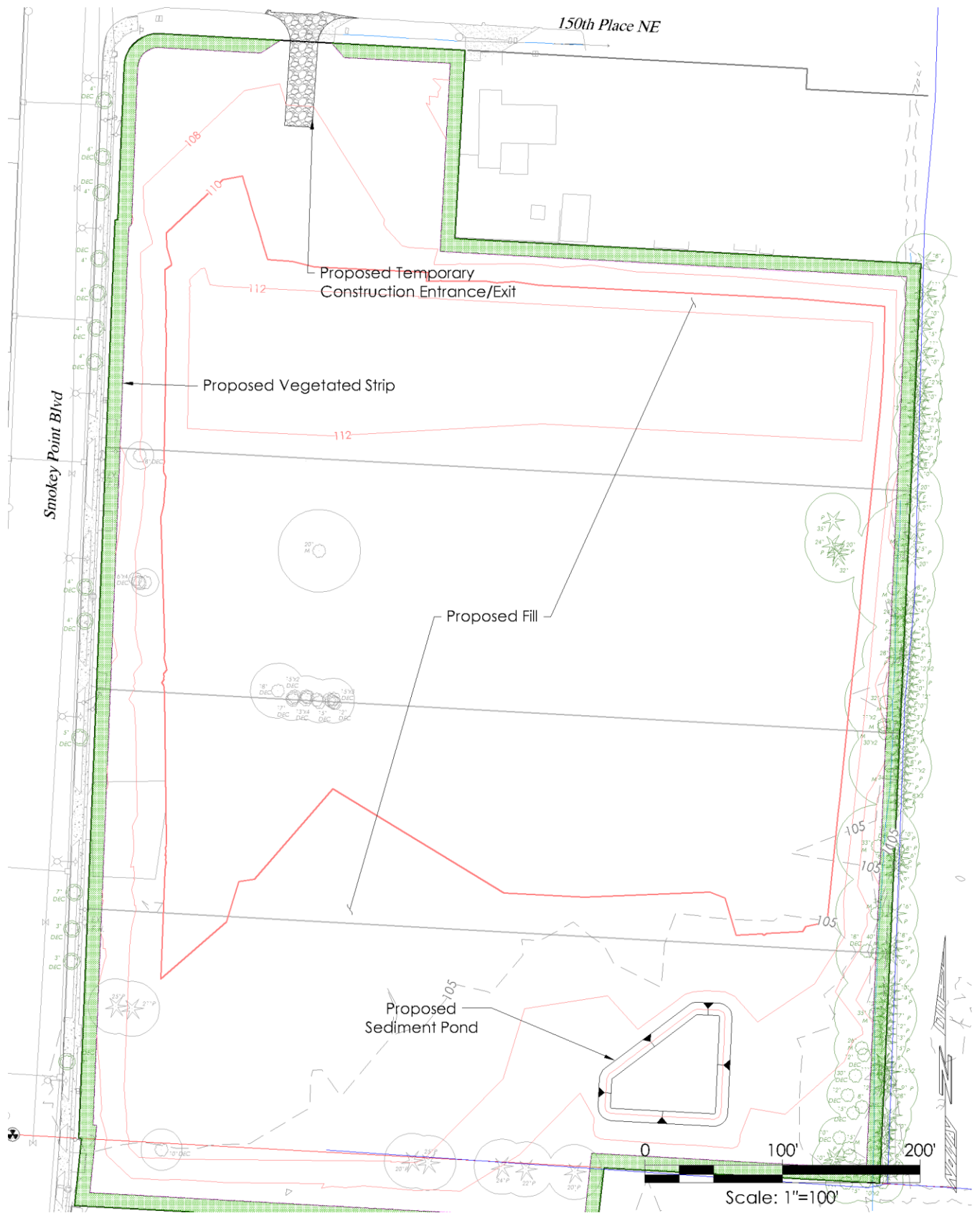


Figure 4 - Site Plan



Figure 5 – Soil Map (Not to Scale)

Section 5 - Support Data

5.1 Soils Data

13—Custer fine sandy loam

Map Unit Setting

National map unit symbol: 2hy0

Elevation: 0 to 150 feet

Mean annual precipitation: 32 to 50 inches

Mean annual air temperature: 48 to 50 degrees F

Frost-free period: 150 to 200 days

Farmland classification: Prime farmland if irrigated and drained

Map Unit Composition

*Custer, undrained, and similar soils:*85 percent

*Minor components:*15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Custer, Undrained

Setting

*Landform:*Outwash plains

*Parent material:*Glacial outwash

Typical profile

H1 - 0 to 9 inches: fine sandy loam

H2 - 9 to 35 inches: sand

H3 - 35 to 60 inches: sand

Properties and qualities

*Slope:*0 to 2 percent

*Depth to restrictive feature:*20 to 40 inches to strongly contrasting textural stratification

*Drainage class:*Poorly drained

*Capacity of the most limiting layer to transmit water (Ksat):*Moderately high (0.20 to 0.57 in/hr)

*Depth to water table:*About 0 to 12 inches

*Frequency of flooding:*None

*Frequency of ponding:*None

*Maximum salinity:*Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Available water capacity:*Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 5w

Hydrologic Soil Group: C/D

Forage suitability group: Wet Soils (G002XN102WA)

Other vegetative classification: Wet Soils (G002XN102WA)

Hydric soil rating: Yes

Minor Components

Norma, undrained

*Percent of map unit:*5 percent

*Landform:*Depressions

*Other vegetative classification:*Wet Soils (G002XN102WA)

Hydric soil rating: Yes

Indianola

*Percent of map unit:*5 percent

Hydric soil rating: No

Custer, drained

*Percent of map unit:*5 percent

*Landform:*Depressions

*Other vegetative classification:*Soils with Few Limitations (G002XN502WA)

Hydric soil rating: Yes

Section 6 Works Cited

Puget Sound Action Team. (2005, January). Low Impact Development Technical Guidance Manual for Puget Sound. *Publication No. PSAT 05-03*. Washington: Washington State University - Pierce County Extension.

Puget Sound LIDAR Consortium. (2003, April). LIDAR Bare Earth DEM File. q47121h24be.e00. Snohomish County, Washington. Retrieved May 2013, from <http://pugetsoundlidar.ess.washington.edu/index.htm>

Snohomish County Planning and Development Services. (2007, October 1). Aquifer Recharge/Wellhead Protection. Everett, WA.

Snohomish County Surface Water Management Division. (2002, December). Snohomish UGA Drainage Needs Report. Everett, Washington.

6.1 Topographic Data

- The various on and off site topography, utilities, and drainage elements were professionally surveyed by Benchmark Surveying in 2020.
- Snohomish County 2003 LiDAR survey was used to augment the existing site topography and the downstream and surrounding areas.

The modeled coordinate system:

Lateral - Washington State Plan Plane - North, FIPS 4601;

Vertical – NAVD 88