2707 Colby Avenue, Suite 900, Everett, WA 98201 | P 425.252.7700

To: Tom Boydell, Project Manager

From: Peter Battuello, Project Manager
Kern McGee, PE, Stormwater Engineer

Date: March 18, 2023

Re: PA23031; Marysville Riverwalk Waterfront Redevelopment

Background

The Marysville Riverwalk Waterfront Redevelopment project is a future mixed-use development with plans for multi-family luxury apartments, hotels, restaurants, sports facilities, public plaza, and open space connections to the Ebey Waterfront Trail and connecting commercial uses. The City of Marysville is seeking to obtain the relevant environmental permits for clearing and filling the site with enough material to bring the elevations of the lowest floor of new buildings to above base flood elevations (currently 13 feet). The clearing and grading plans will include approaches to mitigate for the existing jurisdictional ditch that will be filled as part of site development. This memo documents how the project will comply with stormwater standards.

The current site contains a single TDA. See the Area of Potential Effect (Figure 1. Below) for project location and extents. The clearing and filling of the site will occur in three phases and involve the temporary stockpiling of up to 100,000 cubic yards of material on the 60 State Avenue property until such time the Public Works operations on 80 Columbia Avenue are relocated and utilities re-configured. The filling will not change the existing TDA. It will simply raise the grade and a series of existing catch basins and reuse existing storm facilities. The subject of this memo is limited to the preliminary clearing and grading of the site and is not intended to cover future construction of the mixed-use development.

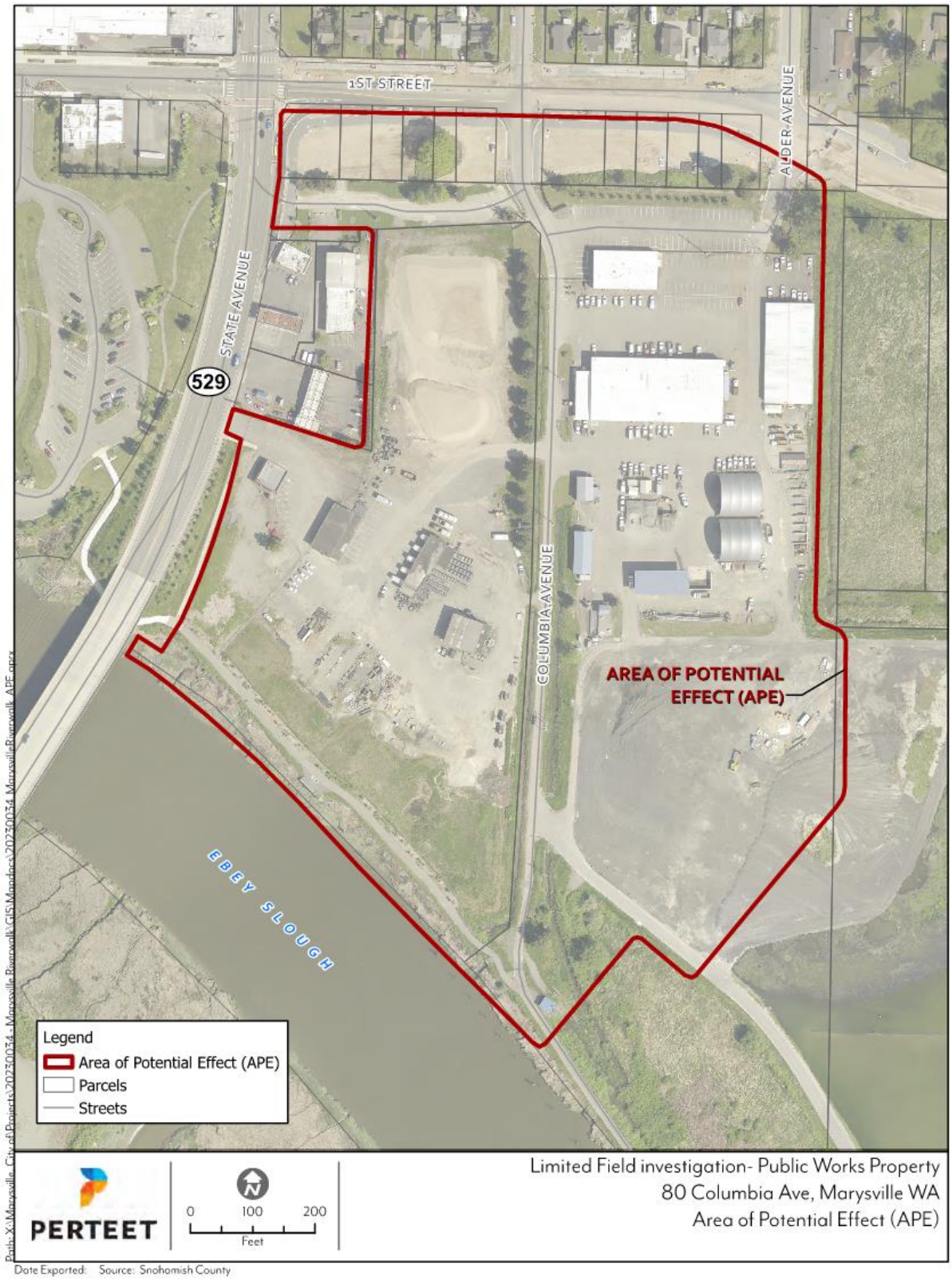


Figure 1. Vicinity Map.

Conditions and Requirements Summary

The Marysville Riverwalk Waterfront Redevelopment project will be designed to meet the requirements outlined in the *2019 Stormwater Management Manual for Western Washington* (the Manual), adopted by the City of Marysville with Ordinance 3218. According to the Manual, this project will be subject to Minimum Requirements #1 through #5 only and is exempt from MR #7 – Flow Control because it discharges directly to the Ebey Slough. A summary of which requirements will be required or exempt and why is provided below.

Table 1. Explanation of Minimum Requirements.

Minimum Requirement (MR)	Required or Exempt?	Explanation
MR #1 – Preparation of Stormwater Site Plans	Required	Project results in 2,000 square feet, or more, of new plus replaced hard surface area; OR has land disturbing activity of 7,000 square feet or greater.
MR #2 – Construction Stormwater Pollution Prevention	Required	No exemptions to this requirement.
MR #3 – Source Control of Pollution	Required	Project results in 2,000 square feet, or more, of new plus replaced hard surface area; OR has land disturbing activity of 7,000 square feet or greater.
MR #4 – Preservation of Natural Drainage Systems and Outfalls	Required	Project results in 2,000 square feet, or more, of new plus replaced hard surface area; OR has land disturbing activity of 7,000 square feet or greater.
MR #5 – On-Site Stormwater Management	Required	Project results in 2,000 square feet, or more, of new plus replaced hard surface area; OR has land disturbing activity of 7,000 square feet or greater.
MR #6 – Runoff Treatment	Exempt	Project does NOT add 5,000 square feet or more of new hard surface.
MR #7 – Flow Control	Exempt	Direct discharge to Snohomish River. Project does NOT add 5,000 square feet or more of new hard surface.
MR #8 – Wetlands Protection	Exempt	Project does NOT add 5,000 square feet or more of new hard surface.
MR #9 – Operation and Maintenance	Exempt	Project does NOT add 5,000 square feet or more of new hard surface and does NOT add any new stormwater facilities or BMPs.

Minimum Requirements

Projects which result in 2,000 square feet or more of new plus replaced hard surface, or which disturb 7,000 square feet or more of land, must comply with Minimum Requirements #1 through #5 of the Manual.

The total disturbed land area (consisting of fill soil and drainage system modifications) is 1,039,256 SF.

Projects which add 5,000 square feet or more of new hard surface must comply with all Minimum Requirements (#1 through #9).

This project does not add new hard surface and removes all existing hard surface. Therefore, only Minimum Requirements #1 through #5 are applicable.

This section describes each minimum requirement and how it is being met.

MR #1: Preparation of Stormwater Site Plans

Projects shall prepare a Stormwater Site Plan for local government review.

This Technical Memorandum, along with the Grading and TESC Plan, serve as the Stormwater Site Plan for this project.

MR #2: Construction Stormwater Pollution Prevention (SWPP)

Projects must prepare a Construction SWPP Plan (SWPPP) as part of the Stormwater Site Plan. The SWPPP shall be implemented beginning with initial land disturbance until final stabilization. Sediment and Erosion Control BMPs shall be consistent with the BMPs contained in Chapters 3 and 4 of Volume II of the Manual.

A Construction SWPP Plan will be provided by the contractor once the project has been awarded.

MR #3: Source Control of Pollution

All known, available, and reasonable source control BMPs must be applied to all projects. Source control BMPs must be selected, designed, and maintained according to the manual.

Source control BMPs will be implemented during construction in accordance with Chapter 4 of the Manual. Permanent structural source control BMPs are not applicable because the project will not create sources of pollution targeted by this Minimum Requirement.

MR #4: Preservation of Natural Drainage Systems and Outfalls

Natural drainage patterns shall be maintained, and discharges from the project site shall occur at the natural location, to the maximum extent practicable.

Stormwater runoff from the project area is collected in catch basins and conveyed in pipes to on-site ditches. These ditches convey stormwater to the south, and discharge to Ebey Slough through culverts. Site hydrology will be modified to capture runoff from the proposed fill using existing catch basins and pipes that will be modified to the new elevations. This system will tie into the existing culverts discharging to the Ebey Slough. Drainage patterns are expected to remain unchanged, with no net increase in runoff volume or duration.

MR #5: On-Site Stormwater Management

Projects shall employ on-site stormwater management BMPs to infiltrate, disperse, and retain stormwater runoff on-site to the extent feasible without causing flooding or erosion impacts. The project site is not exempt from MR #5 in accordance with Section 1-3.2 of Chapter 2 of Volume I of the Manual; therefore, soil quality and dispersion must be considered.

BMPs were considered for each surface type from List #3 in Table 1-3.2 of Chapter 2 of Volume I of the Manual. However, because the site will be fully graded with stabilized soils, only BMP T5.13: Post Construction Soil Quality and Depth must be considered. Runoff will be captured in new and existing catch basins and piped to existing outfalls to the Ebey Slough.

See **Table 2**, below, for a breakdown of surface type, BMPs and feasibility.

Table 2. On-Site Stormwater Management BMPs, List 3.

Surface Type	BMP Description	Is it Feasible?
Lawn and Landscaped Areas	Post-Construction Soil Quality and Depth in accordance with BMP T5.13 in Chapter 11 of Volume V of the Manual.	Yes.

ATTACHMENT A

Grading and TESC Plans

CITY OF MARYSVILLE

PUBLIC WORKS DEPARTMENT

MARYSVILLE RIVERWALK

CITY PERMIT PA23031

CITY OFFICIALS:

MAYOR:
JON NEHRING

COUNCIL MEMBERS:

KAMILLE NORTON
PETER CONDYLES
MARK A. JAMES
TOM KING
MICHAEL A. STEVENS
KELLY RICHARDS
STEPHEN C. MULLER

RECOMMENDED FOR APPROVAL:

TRAFFIC ENGINEER

PROJECT ENGINEER

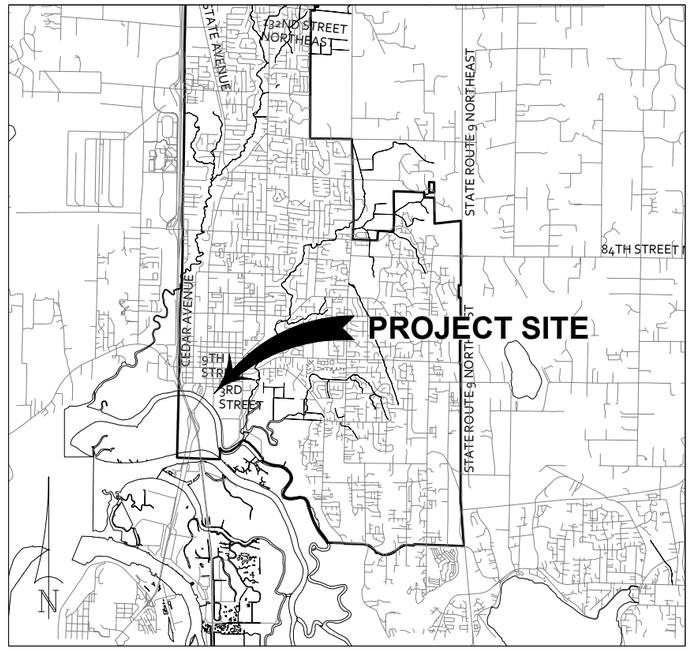
CONSTRUCTION MANAGER

MAINTENANCE SUPERINTENDENT

APPROVED BY:

DIRECTOR

CITY ENGINEER



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET TITLE	DRAWING #	SHEET #
COVER	–	–
LEGEND AND ABBREVIATIONS	LG1	1
TESC PLAN	SP1	2
GRADING AND DRAINAGE PLAN	GR1	3

KERN CAMERON MCGEE
STATE OF WASHINGTON
21019074
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SEC. 33, T. 30 N, R. 5 E, W.M.

WATER SYMBOLS

SYMBOL

EXIST.	PROP.	DESCRIPTION
		CAP/PLUG
		COUPLING
		GUARD POST
		REDUCER
		THRUST BLOCKING
		WATER METER
		FIRE HYDRANT 2-NOZZLE
		FIRE HYDRANT 3-NOZZLE
		FLANGE/BLIND FL (FL) (BL FL)
		MECHANICAL JOINT (MJ)
		PUSH-ON/HUB
		THREAD
		AIR RELIEF VALVE
		BLOW-OFF VALVE
		BUTTERFLY VALVE
		CHECK VALVE
		GATE/GENERAL VALVE
		PLUG VALVE

GAS/POWER/TELEPHONE SYMBOLS

SYMBOL

EXIST.	PROP.	DESCRIPTION
		GAS METER
		GAS VALVE
		PAD MOUNTED TRANSFORMER
P	P	POWER VAULT
		TRANSMISSION TOWER
		UTILITY POLE
		UTILITY POLE ANCHOR
		TELEPHONE RISER
T	T	TELEPHONE VAULT

SURVEY SYMBOLS

SYMBOL

EXIST.	PROP.	DESCRIPTION
		ANGLE POINT
		BENCH MARK
		BLOCK CORNER
		IRON PIPE
		MONUMENT (IN CASE)
		MONUMENT (SURFACE)
		OWNERSHIP TIE
		SECTION CENTER
		SECTION CORNER
		QUARTER CORNER
		SIXTEENTH CORNER
		CLOSING CORNER
MC	MC	MEANDER CORNER
WC	WC	WITNESS CORNER
		SOIL BORING/POTHOLING
		SPOT ELEVATION
XXX		TAX LOT/PARCEL NUMBER

SIGNALIZATION SYMBOLS

SYMBOL

EXIST.	PROP.	DESCRIPTION
		AERIAL DISCONNECT
		AERIAL TERMINAL COMPARTMENT
		DIPOLE DETECTOR
		QUADRAPOLE DETECTOR
		ROUND LOOP DETECTOR
		PEDESTRIAN DETECTOR
		INDICATOR LIGHT
		OPTICOM SENSOR
		OPTICOM SENSOR W/ INDICATOR LIGHTS
		FLASHING WARNING SYSTEM
		JUNCTION BOXES (TYPE I, II, III)
		PEDESTRIAN PUSHBUTTON POST W/ PUSHBUTTON
		PEDESTRIAN SIGNAL HEAD
		SIGNAL POLE NOTE
		R/R CROSSING GATE
		R/R CROSSING SIGNAL
		SIGNAL CONTROLLER
		SIGNAL LOAD CENTER
		STREET LIGHT ASSEMBLY
		TRAFFIC SIGN-BRIDGE
		TRAFFIC SIGN-CANTILEVERED
		TRAFFIC SIGN-SINGLE POST
		TRAFFIC SIGN-DOUBLE POST
		TRAFFIC SIGNAL POLE
		TRAFFIC SIGNAL POLE W/ LUMINAIRE
		TRAFFIC SIGNAL SUPPORT POLE
		VEHICLE SIGNAL HEAD
		VEHICLE SIGNAL HEAD W/ ARROW INDICATOR
		WIRE NOTE

SANITARY/STORM SEWER SYMBOLS

SYMBOL

EXIST.	PROP.	DESCRIPTION
		SANITARY SEWER CLEAN OUT
		SANITARY SEWER MANHOLE
		STORM DRAIN CATCH BASIN (TYPE 1)
		STORM DRAIN CULVERT
		STORM DRAIN CATCH BASIN (TYPE 2)
		STORM DRAIN MANHOLE
		ENERGY DISSIPATOR
		OVERFLOW STRUCTURE

CHANNELIZATION SYMBOLS

SYMBOL

EXIST.	PROP.	DESCRIPTION
		BIKE PATH
		HANDICAP SYMBOL
		H.O.V. LANE SYMBOL
ONLY	ONLY	ONLY
R X R	R X R	RAILROAD CROSSING
SCHOOL	SCHOOL	SCHOOL
STOP	STOP	STOP
		STRAIGHT ARROW
		LT.RT.STR. ARROW
		LEFT-RIGHT ARROW
		2-WAY LEFT TURN
		LEFT TURN ARROW
		RIGHT TURN ARROW
		LEFT-STRAIGHT ARROW
		RIGHT-STRAIGHT ARROW
		LANE MARKER TYPE I
		LANE MARKER TYPE II

SURFACE FEATURES/LANDSCAPING

SYMBOL

EXIST.	PROP.	DESCRIPTION
BUS	BUS	BUS STOP
		EMBANKMENT
		MAIL BOX
		RIP RAP
		ROCKERY
		SHRUB
		SIGN
		TREE (CONIFER)
		TREE (DECIDUOUS)
		FENCE POST
		CURB RAMP
		YARD LIGHT

NORTH ARROW

ABBREVIATIONS

ADJ	ADJUST
ALIGN	ALIGNMENT
ALT	ALTERNATE
AP	ANGLE POINT
APPROX	APPROXIMATELY
ASPH	ASPHALT
AVE	AVENUE
AVG	AVERAGE
BM	BENCH MARK
BOT	BOTTOM
BTWN	BETWEEN
CB	CATCH BASIN
CB1	CATCH BASIN TYPE 1
CB2	CATCH BASIN TYPE 2
CG	CURB & GUTTER
C/L, CL, ℄	CENTERLINE
COM	COMMON
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT
CONT	CONTINUED/CONTINUOUS
DET	DETAIL
DWG	DRAWING
E	EAST, VERTICAL DISTANCE BETWEEN PVI AND ROAD SURFACE
EA	EACH
EL	ELEVATION
EX, EXIST	EXISTING
FH	FIRE HYDRANT
FT	FEET/FOOT
G	GAS LINE
GE	GROUND ELEVATION
GV	GAS VALVE
HORIZ	HORIZONTAL
HPS	HIGH PRESSURE SODIUM
HT	HEIGHT
IE	INVERT ELEVATION
IN	INCH/INCHES
INT, INTX	INTERSECTION
K	RATE OF VERTICAL CURVATURE (LENGTH (FT) PER % DIFF. IN GRADE)
L	LENGTH OF ARC
LB	POUND
LBS	POUNDS
LF	LINEAL FOOT/FEET
LT	LEFT
LUMIN	LUMINAIRE
MAX	MAXIMUM
MB	MAILBOX
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
N	NORTH
NA	NOT APPLICABLE
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
NO.	NUMBER
NTS	NOT TO SCALE
OPP	OPPOSITE
PC	POINT OF CURVE
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE / POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENT
R	RADIUS/RANGE
REF	REFERENCE
RR	RAILROAD
RT	RIGHT
R/W, ROW	RIGHT OF WAY
S	SOUTH
SD	STORM DRAIN
SEC	SECTION
SLJB	STREET LIGHTING JUNCTION BOX
SPEC	SPECIFICATION
STD	STANDARD
STLT	STREET LIGHT
SR	STATE ROUTE
SS	SANITARY SEWER
ST	STREET
STA	STATION
S/W	SIDEWALK
T	TOWNSHIP
TOC	TOP OF CURB
TV	TELEVISION
UTIL	UTILITY
VERT	VERTICAL
W	WEST, WATER LINE
W/	WITH
WA	WASHINGTON
WM	WILLAMETTE PRINCIPAL MERIDIAN

DATUM

DATUM

LINETYPES

LINETYPE	DESCRIPTION
	SURFACE FEATURES:
	EXISTING BUILDING LINE
	PROPOSED BUILDING LINE
	EXISTING DITCH
	PROPOSED DITCH
	EXISTING CURB/PAVEMENT/SIDEWALK
	PROPOSED CURB/PAVEMENT/SIDEWALK
	EXISTING FENCE LINE
	PROPOSED FENCE LINE
	EXISTING GRAVEL
	EXISTING GUARDRAIL
	PROPOSED GUARDRAIL
	LAKE/POND
	WETLAND/SWAMP PERIMETER
	RAILROAD
	EXISTING RETAINING WALL
	PROPOSED RETAINING WALL
	RIVERBANK/SHORELINE
	VEGETATION LINE
	SURVEY:
	EXISTING CENTERLINE
	PROPOSED CENTERLINE
	EXISTING CONTOUR (INTERMEDIATE)
	EXISTING CONTOUR (INDEX)
	PROPOSED CONTOUR (INTERMEDIATE)
	PROPOSED CONTOUR (INDEX)
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY CENTERLINE
	EXISTING RIGHT OF WAY
	EXISTING RIGHT OF WAY (USED)
	PROPOSED RIGHT OF WAY
	SECTION LINE
	QUARTER SECTION LINE
	16TH SECTION LINE
	UTILITIES (EXISTING)
G	EXISTING GAS LINE
OP	EXISTING AERIAL POWER
BP	EXISTING BURIED POWER
SD	EXISTING STORM DRAIN
FM	EXISTING FORCE MAIN
SS	EXISTING SANITARY SEWER
OT	EXISTING AERIAL TELEPHONE
BT	EXISTING BURIED TELEPHONE
W	EXISTING WATER LINE
	UTILITIES (PROPOSED)
G	PROPOSED GAS LINE
OP	PROPOSED AERIAL POWER
BP	PROPOSED BURIED POWER
SD	PROPOSED STORM DRAIN
FM	PROPOSED FORCE MAIN
SS	PROPOSED SANITARY SEWER
OT	PROPOSED AERIAL TELEPHONE
BT	PROPOSED BURIED TELEPHONE
W	PROPOSED WATER LINE
	CUSTOM:
CUT	CUT LINE
FILL	FILL LINE
	SILT FENCE
	CONSTRUCTION FENCE

PA23031 PERMIT SUBMITTAL
REVISION 3/12/2024

No.	Date	Revision	By	Appr.
1	2/14/24	REVISION 1 TO PERMIT SUBMITTAL	NH	PB

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KERRI CAMERON MEGEE
STATE OF WASHINGTON
21019074
REGISTERED
PROFESSIONAL ENGINEER

Drawn By	Date
Designed By	
Checked By	
Approved By	

Project Number 20230034

CITY OF MARYSVILLE
MARYSVILLE RIVERWALK

LEGEND AND ABBREVIATIONS

Drawing No. LG1
Sheet No. 1 of 3 of Total

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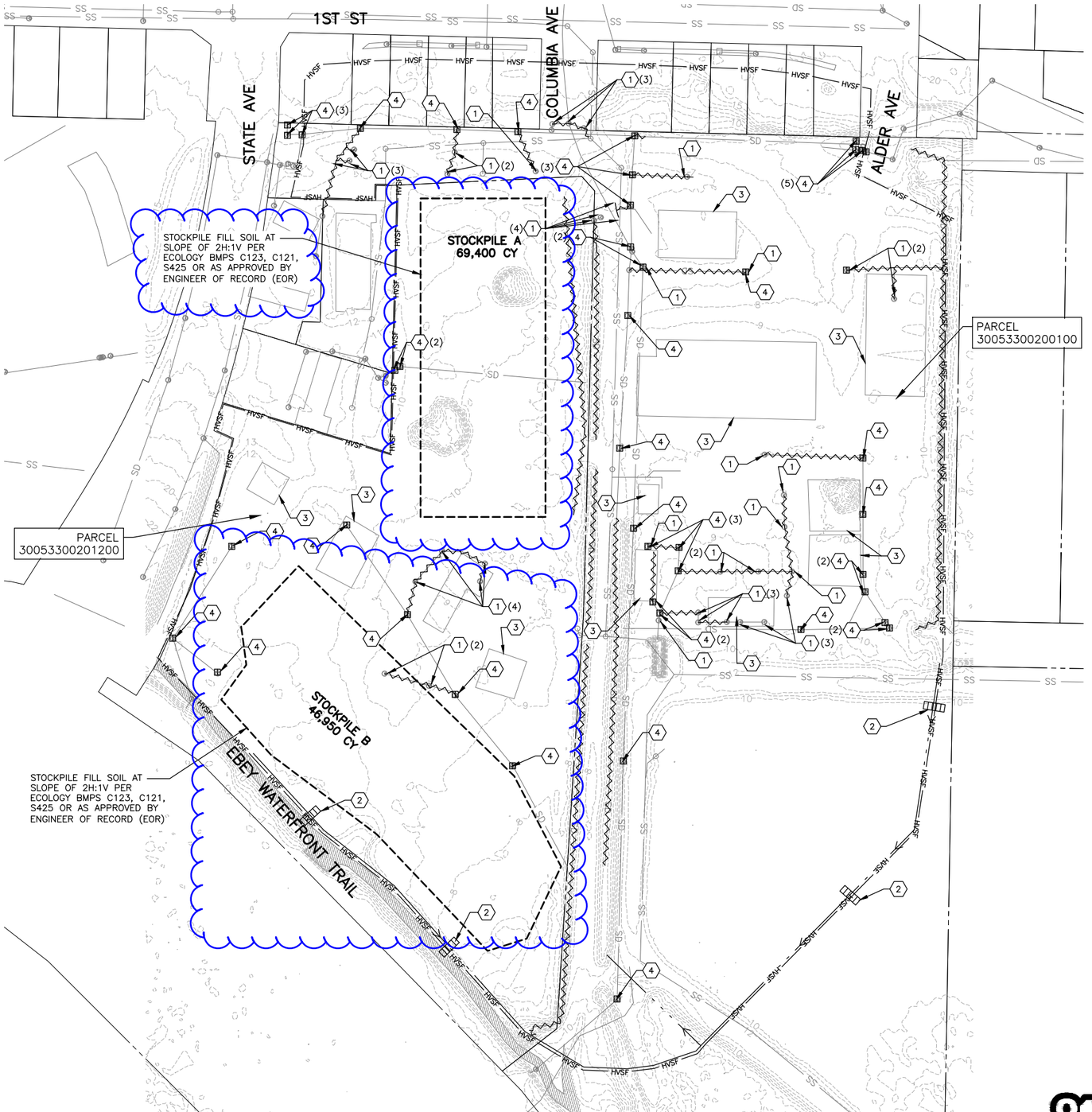

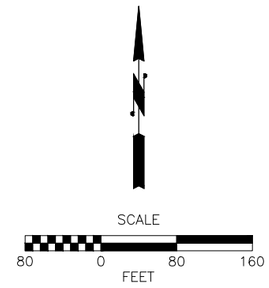

CONSTRUCTION NOTES:

1. ABANDON EXISTING MANHOLE OR CATCH BASIN.
2. INSTALL ROCK CHECK DAMS AT FLOWLINE OF DITCH, PER CITY OF MARYSVILLE STANDARD PLAN 4-040-013.
3. BUILDING DEMOLITION BY OTHERS.
4. INSTALL INLET PROTECTION.

LEGEND:

- INLET PROTECTION
- HVSF — HVSF — HIGH VISIBILITY SILT FENCE
- GENERAL NOTE #3
- PROPOSED FLOWLINE
- CHECK DAM
- EXISTING CATCH BASIN

GENERAL NOTES:

1. ALL NEW CATCH BASINS WHICH WILL RECEIVE SURFACE FLOW PRIOR TO PROJECT COMPLETION SHALL BE PROVIDED WITH INLET PROTECTION.
2. ALL CATCH BASINS WITH GRATED LIDS LOCATED DOWN GRADIENT WITHIN 500' OF THE PROJECT LIMITS SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES. THIS INCLUDES CATCH BASINS LOCATED ON PRIVATE PROPERTY.
3. ABANDON EXISTING PIPES INDICATED BY ZIGZAG LINE, REMOVE IF NECESSARY.
4. CONTRACTOR TO CONSTRUCT SEDIMENT TRAPS PER ECOLOGY BMP C240 AS NEEDED TO ASSIST INLET PROTECTION WITH SEDIMENT CONTROL.

PA23031 PERMIT SUBMITTAL
REVISION 3/12/2024

No.	Date	Revision	By	Appr.
1	2/14/24	REVISION 1 TO PERMIT SUBMITTAL	NH	PB
2	3/12/24	REVISION 2 TO PERMIT SUBMITTAL	MC	PB

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KERN CAMERON MCGEE
STATE OF WASHINGTON
21019074
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PROFESSIONAL ENGINEER

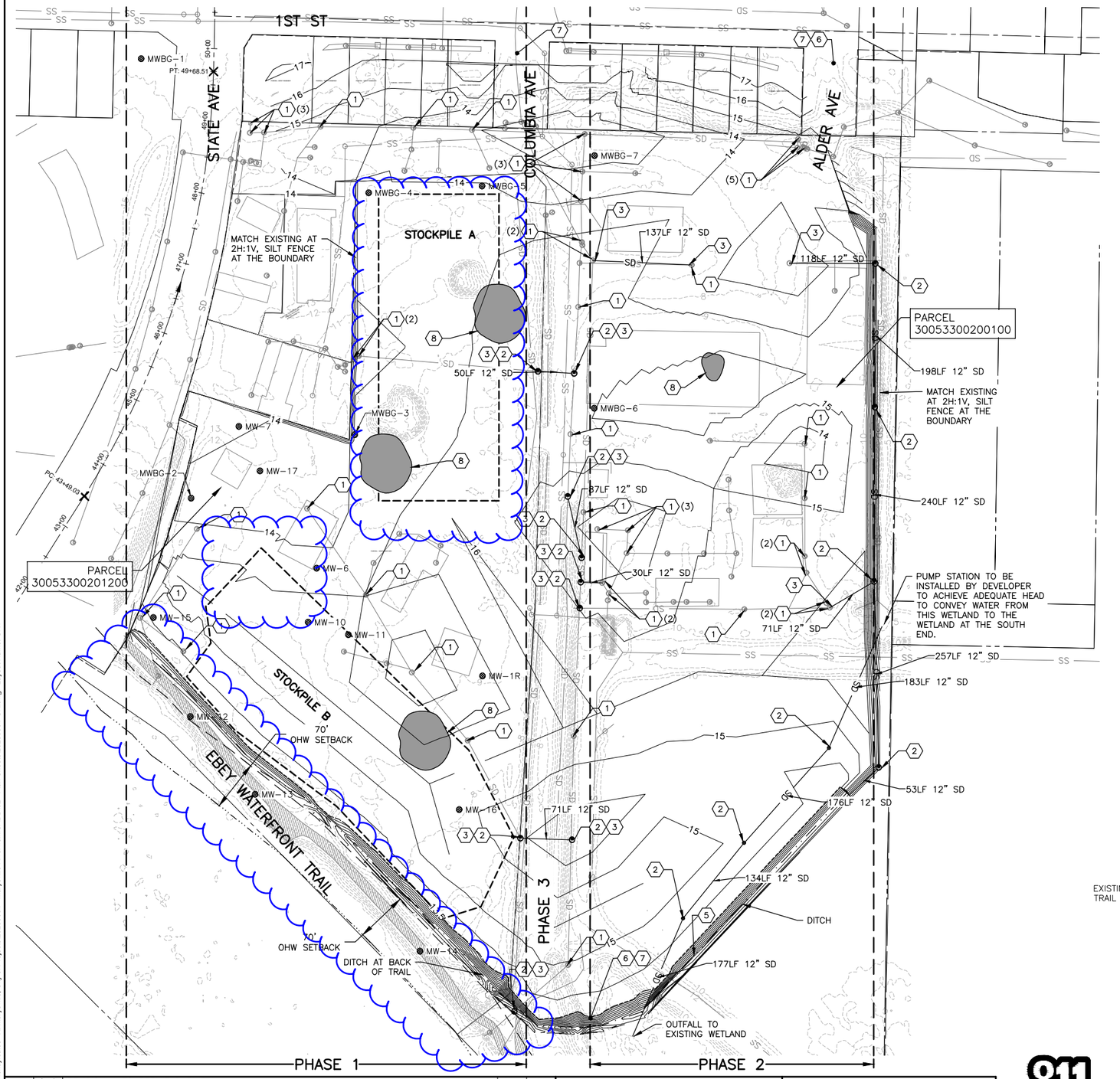
Drawn By	MC	Date 2/14/2024
Designed By	NH	2/14/2024
Checked By	KM	2/14/2024
Approved By	--	2/14/2024

Project Number 20230034

CITY OF MARYSVILLE
MARYSVILLE RIVERWALK
TESC PLAN

Drawing No. SP1
Sheet No. 2 of 3 Total

SEC. 33, T. 30 N, R. 5 E, W.M.



SCALE
80 0 80 160
FEET

CONSTRUCTION NOTES:

1. ADJUST MANHOLES AND CATCH BASINS TO GRADE.
2. CATCH BASIN TYPE 2 PER CITY OF MARYSVILLE STANDARD PLAN 4-080-009.
3. CONNECT TO EXISTING DRAINAGE STRUCTURE.
4. INSTALL SOLID COVER PER CITY OF MARYSVILLE STANDARD PLAN 4-080-024.
5. DITCH PER DETAIL ON THIS SHEET.
6. MAINTAIN VEHICLE INGRESS/EGRESS FROM ALDER TO WWTP ACCESS ROAD THROUGHOUT CONSTRUCTION.
7. INSTALL CONSTRUCTION ENTRANCE.
8. AREA OF KNOWN CONTAMINATED SOIL. CITY TO TEST, CONTRACTOR TO EXCAVATE AND DISPOSE.

LEGEND

- XXXX — STREET ADDRESS NUMBER
- SD — PROPOSED STORM PIPE
- PROPOSED CATCH BASIN TYPE 2
- SWALE
- EXISTING CATCH BASIN
- APPROXIMATE STOCKPILE BOUNDARY
- GROUNDWATER MONITORING WELL
- CONTAMINATED SOIL AREA
- APPROXIMATE OHWM
- 70' SETBACK FROM OHWM

GENERAL NOTES

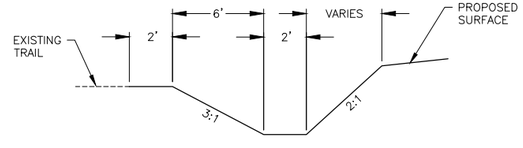
1. ALL PROPOSED CATCH BASINS SHALL HAVE VANED GRATES PER CITY OF MARYSVILLE STANDARD PLAN 4-080-016 UNLESS OTHERWISE NOTED.
2. ALL EXCAVATED SOILS TO BE SEGREGATED FOR SCREENING FOR CONTAMINANTS.
3. ALL EXISTING FEATURES ARE FROM PUBLICLY AVAILABLE GIS DATA.
4. ALL COMPACTED SURFACES SHALL BE TEMPORARILY MULCHED AND HYDROSEEDED WHEN WEATHER ALLOWS (SPRING OR FALL).
5. ALL COMPACTED SURFACES SHALL BE PER WSDOT STANDARD SPECIFICATION 2-03.3(14)C METHOD B.
6. ALL FILL SOIL TO BE DELIVERED AND PLACED OR STOCKPILED BY DEC. 15, 2025.

PHASING NOTES

PHASE 1: DEMOLISH BUILDINGS AND FILL TO PROPOSED GRADE WEST OF COLUMBIA AVE, AND SLOPE DOWN TO COLUMBIA AVE.

PHASE 2: DEMOLISH PUBLIC WORKS FACILITIES, FILL TO PROPOSED GRADE EAST OF COLUMBIA AVE, AND SLOPE DOWN TO COLUMBIA AVE.

PHASE 3: FILL IN COLUMBIA AVE, AND ADJUST UTILITIES AS NECESSARY.



DITCH DETAIL
N.T.S.

PA23031 PERMIT SUBMITTAL
REVISION 3/12/2024

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KERRY CAMERON MCGEE — 21019074 — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER

Drawn By: MC	Date: 2/14/2024	
Designed By: NH	Date: 2/14/2024	
Checked By: KM	Date: 2/14/2024	
Approved By: ---	Date: 2/14/2024	

Project Number: 20230034

CITY OF MARYSVILLE
MARYSVILLE RIVERWALK
GRADING AND DRAINAGE PLAN

Drawing No. GR1
Sheet No. 3 of Total 3

Mar 12, 2024 - 3:10pm mickey.cales X:\Marysville, City of\Projects\20230034 - Marysville Riverwalk\CADD\02 - Plan Sheets\20230034-GR.dwg Layout Name: GR1