

**163 RV Storage**

**Ownership:** 163 Business Park, LLC

**Site Address:** unaddressed; 163XX Smokey Point Blvd.

**Parcel Numbers:** 310528-003-016-00, 310528-003-017-00

**Zoning:** Light Industrial with General Commercial Overlay

**Designation:** Light Industrial with General Commercial Overlay

**Shoreline:** NA

**Flood Plain Designation:** NA

**Area:** 435,813 sf (10.0 acres)

**Section 28, Township 31N, Range 05 East**

**163 RV Narrative - Site Plan Approval**

**Prologue:** 163 RV Storage is a 10-acre site in the City of Marysville. The proposed development plan is for a covered RV Storage site along with standard storage units along the perimeter. The property is zoned Light Industrial with a General Commercial Overlay. The proposed use is compatible with zoning and the comprehensive plan. For separation from high groundwater, considerable structural fill is needed as has been common in this area known as the “Marysville Trough”. A previous application and permit has been granted to fill the site with structural materials in anticipation of the needs of this proposed Site Plan.

**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 10 acres. The property is zoned and designated Light Industrial with a General Commercial Overlay.

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:** 332 RV and Boat Storage units are proposed along with a Leasing Office. The RV and Boat units will be a mixture of Enclosed Storage, Covered Canopy Storage and 6 open spaces. 35 Self-Storage units will occupy the NW corner of the site.

**Zoning/Land Use:** Light Industrial with a General Commercial Overlay 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 East-Southeast side of the site. Any rains heavy enough to create runoff and not infiltrate will sheet flow to the wetland.

The site will be graded to direct runoff to a bioretention swale located adjacent to the wetland. Rooftop downspouts will be connected to infiltration trench BMPs. Stormwater will be 100% infiltrated. No surface flows are directed to the wetland as modeled by the WWHM. Natural drainage systems and outfalls will be preserved.

## 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 east-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 a bioretention swale located adjacent 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 166<sup>th</sup> Pl NE.

**Walkways**

There are existing walkways along Smokey Point Boulevard.

**Other Unique Characteristics of Site**

NA