

PRELIMINARY COVER SHEET

FOR

BROWN BEAR CAR WASH

SEC. 28, TWN. 31 N., RGE. 5 E. W.M.

CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

SITE INFORMATION:

ADDRESS: 17110 43RD AVE NE, ARLINGTON, WA 98223

ZONING: HIGHWAY COMMERCIAL (HC)

AIRPORT PROTECTION DISTRICT: AIRPORT PROTECTION SUB-DISTRICT B

USE CLASSIFICATION: CAR WASH

LEGAL DESCRIPTION:
 LOT 2 OF CITY OF ARLINGTON SHORT PLAT NO. PLN 651, RECORDED UNDER RECORDING NUMBER 202011175004, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

TAX PARCEL NUMBER: 31052800207700

MAX BUILDING HEIGHT: 50 FT (PROPOSE BUILDING HEIGHT = 31.50 FT)

BUILDING SETBACK:
 - NON-ARTERIAL STREET ROW: 10 FEET FOR BUILDINGS LESS THAN 10,000 SQUARE FEET

MAX IMPERVIOUS ALLOWED: 100% (PROVIDED 83%)

RECREATIONAL AND OPEN SPACE: NA

PARKING:
 - REQUIRED PARKING SPACE (CONVEYOR TYPE CAR WASH): 1 SPACE FOR EVERY 6 EMPLOYEES ON THE MAXIMUM SHIFT, PLUS RESERVOIR CAPACITY EQUAL TO FIVE TIMES THE CAPACITY OF THE WASHING OPERATION. MINIMUM REQUIRED 6 SPACES
 - PROVIDED: 12 SPACES

REQUIRED BIKE RACK: NA

SCREENING TYPES PROVIDED:

CRITICAL AREA TYPES LOCATED ON-SITE: NA

SHORELINE CLASSIFICATION: NA

FEMA:
 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: NO FIRM (FLOOD INSURANCE RATE MAP) MAP, THE ENTIRE MAP AREA LIES IN ZONE X (UNSHADED), AREAS OF MINIMAL FLOOD HAZARD.

LOT COVERAGE SUMMARY

NEW/REPLACED HARD SURFACE	17,821 SF (0.41 AC)
ROOF/CANOPY	4,250 SF (0.10 AC)
ASPHALT/CONCRETE/CURB	13,571 SF (0.31 AC)
EX. HARD SURFACES	4,036 SF (0.09 AC)
PERVIOUS SURFACES	3,233 SF (0.07 AC)
EX. PERVIOUS SURFACES	710 SF (0.02 AC)
TOTAL	25,800 SF (0.59 AC)

OWNER/APPLICANT:

CAR WASH ENTERPRISES, INC.
 3977 LEARY WAY NORTHWEST
 SEATTLE, WASHINGTON 98107
 CONTACT: JOE GIUSEFFI
 EMAIL: Joe.Giuseffi@brownbear.com

SURVEYOR

BARGHAUSEN CONSULTING ENGINEERS, INC.
 18215 72ND AVE. SOUTH
 KENT, WA 98032
 TEL: (425) 251-6222
 FAX: (425) 251-8782
 CONTACT: OWEN B. HILLE, P.L.S.

ENGINEER:

BARGHAUSEN CONSULTING ENGINEERS, INC.
 18215 72ND AVE. SOUTH
 KENT, WA 98032
 TEL: (425) 251-6222
 FAX: (425) 251-8782
 CONTACT: ALEX WHITE, P.E.

LANDSCAPE ARCHITECT:

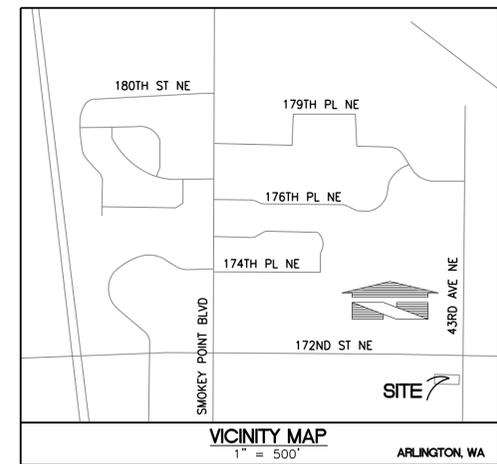
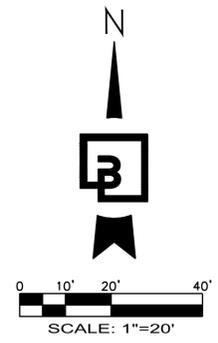
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 18215 72ND AVE. SOUTH
 KENT, WA 98032
 TEL: (425) 251-6222
 FAX: (425) 251-8782
 CONTACT: JEFF VARLEY, R.L.A.

ARCHITECT:

BARGHAUSEN CONSULTING ENGINEERS, INC.
 18215 72ND AVE. SOUTH
 KENT, WA 98032
 TEL: (425) 251-6222
 FAX: (425) 251-8782
 CONTACT: DAN GOALWIN

UTILITY AGENCY:

AGENCY	PHONE	ADDRESS
CITY OF MARYSVILLE (SEWER)	(360) 363-8100	80 COLUMBIA AVE. MARYSVILLE, WA 98270
CITY OF MARYSVILLE (WATER)	(360) 363-8100	80 COLUMBIA AVE. MARYSVILLE, WA 98270



SHEET INDEX

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LANDSCAPE

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SURVEY INFORMATION:

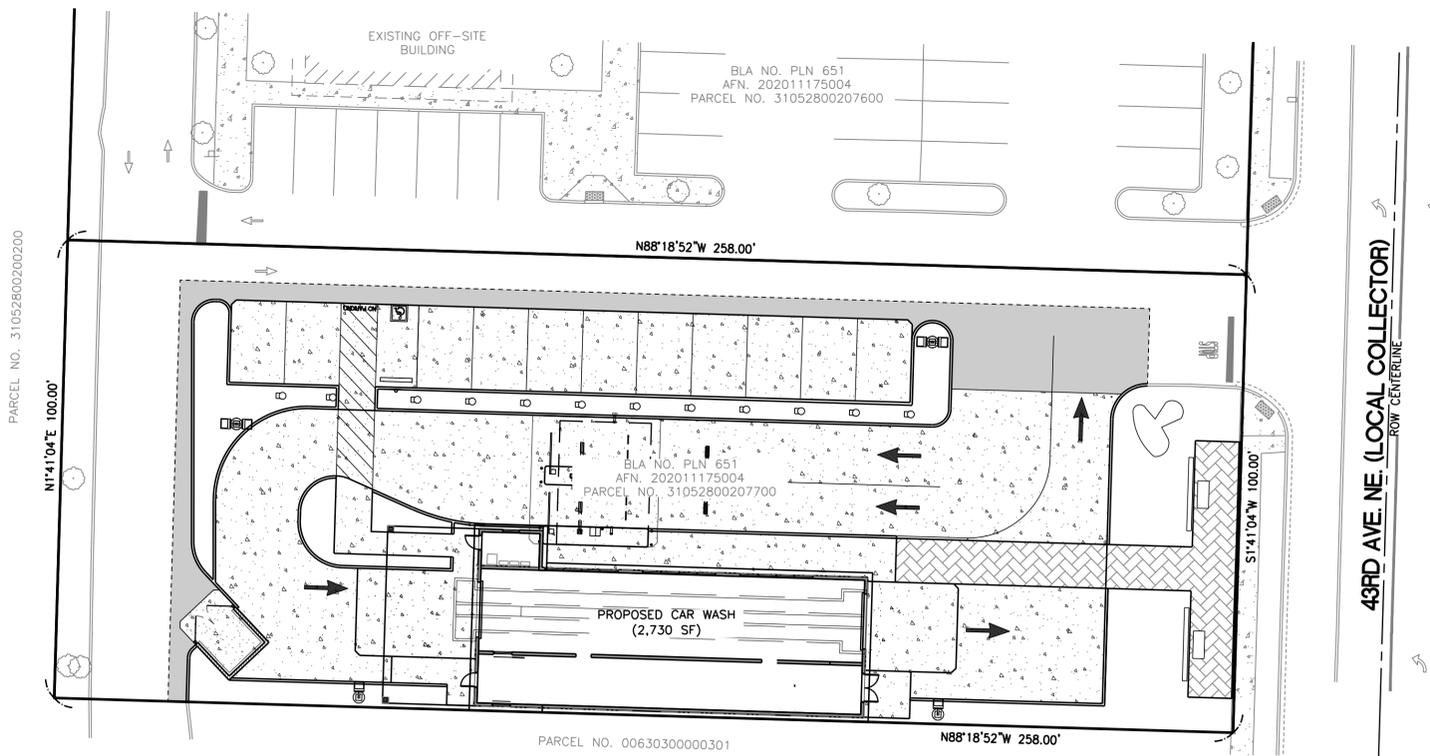
HORIZONTAL DATUM:
 NAD 83/11
 PER WSDOT CONTROL POINT No. GP31531-162 WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT NO. GP31531-162 AND CONTROL POINT No. GP31531-163 WAS HELD FOR ROTATION, BEING SOUTH 86°54'34" EAST.

VERTICAL DATUM:
 NAVD88 ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK WITH NGS GEOID 2012B LOADED AND CHECKED TO WSDOT CONTROL POINT No. GP31531-162, BEING A WSDOT BRASS DISK IN CONCRETE SURFACE AT N.W. QUADRANT OF SR531 & 51ST AVENUE N.E.
 ELEV.= 125.06 US FEET

SITE BENCHMARK: FOUND MAGNAIL & WASHER IN THE BACK OF SIDEWALK AT S.E. CORNER OF SITE.
 ELEVATION = 126.70 US FEET

BOUNDARY NARRATIVE:
 THIS SURVEY IS AN ENTRANCEMENT OF HERITAGE BANK SHORT PLAT No. PLN 651, RECORDED IN 2020, UNDER AFN. 202011175004. FOUND CONTROL FOR THIS SURVEY AGREES WITH SAID SURVEY UNLESS OTHERWISE NOTED.

- REFERENCE SURVEYS
 1. CITY OF ARLINGTON BLA No. Z-06-036-BLA - AFN. 200610035220
 2. CITY OF ARLINGTON BLA No. PLN 651 - AFN. 202011175004



Revision									
No.	Date	By	Ckt.	Appr.					
<p style="text-align: center;">Title: PRELIMINARY COVER SHEET BROWN BEAR CAR WASH 17110 43RD AVE NE ARLINGTON, WASHINGTON 98223</p>									
<p style="text-align: center;">For: CAR WASH ENTERPRISES, INC. 3977 LEARY WAY NW SEATTLE, WA 98107</p>									
		Scale:		Horizontal 1" = 20'		Vertical N.A.			
Designed	JDF	Drawn	JDF	Checked	ADW	Approved	CRU	Date 8/4/23	
<p style="text-align: center;">Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com</p>									
Job Number									
21860									
Sheet									
C1.0 of 2									

Preliminary Not For Construction

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