

**SITE INFORMATION:**

HORIZONTAL DATUM - BASIS OF BEARINGS:  
BASIS FOR BEARINGS FOR THIS PROJECT IS NAD 83 AS ESTABLISHED BY A LINE HELD BETWEEN W.C.C.S. POINT 328 AND W.C.C.S. POINT 326, BEING NORTH 01°10'09" EAST.

VERTICAL DATUM:  
VERTICAL DATUM FOR THIS SURVEY IS NAVD88.  
SITE BENCHMARK: WSDOT POINT "GP31009-196", EAST OF THE SITE NEAR SR-9, BEING 362.84 FEET AS SHOWN.

LOT AREA:  
100,156 ± S.F. (2.299± AC.)

ADDRESS:  
TBD

TAX PARCEL NUMBER:  
6542000300

FLOOD INFORMATION:  
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION:  
FLOOD INSURANCE RATE MAP (FIRM) NO. 53061C0740, PANEL 740 OF 1575, DATED NOVEMBER 8, 199. THE SUBJECT PROPERTY IS IN ZONE X (UNSHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGAL DESCRIPTION:  
(PER ABOVE TITLE REPORT REFERENCED HEREON)

LOTS 3 AND 4 OF BINDING SITE PLAN, RECORDED UNDER AUDITOR'S FILE NO. 202107205003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF LOT 319, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARKING:  
PARKING RATIO:  
MOTOR VEHICLE SERVICE - 2 PER SERVICE BAY PLUS 1 PER 1,000 SF OUTDOOR DISPLAY.

NO. OF SPACES REQUIRED:  
MOTOR VEHICLE SERVICE -  
5 SERVICE BAYS - 5 \* 2 = 10 PARKING SPACES  
>1,000 SF OUTDOOR DISPLAY - 0 SPACES

SPACES:  
TOTAL REQUIRED = 10 SPACES  
MAXIMUM ALLOWABLE PARKING SPACES = 10 \* 150% = 15 SPACES  
TOTAL PROVIDED = 11 SPACES  
MAX NO. OF SPACES ALLOWED: 50% MORE THAN NUMBER REQUIRED  
STANDARD STALL SIZE: 18' BY 8.5'

TOTAL PARKING PROVIDED: 12 SPACES  
STANDARD SPACES: 11 SPACES  
ADA DEDICATED SPACES: 1 SPACE

BICYCLE PARKING REQUIREMENTS:  
SHALL BE PROVIDED FOR ANY NEW USE WHICH REQUIRES 20 OR MORE AUTOMOBILE PARKING SPACES.

OPEN SPACE:  
OPEN SPACE AT A RATE OF 2% OF THE SITE, PLUS 1% OF THE BUILDING FLOOR AREA.

OPEN SPACE REQUIRED = (100,156 SF \* (2%)) + (6,285 SF \* (1%))  
= 2,065 SF  
PROVIDED = 2,100 SF

**EXISTING GROUND COVER:**

<b>ON-SITE</b>		
EXISTING IMPERVIOUS SURFACES	12,182 SF (0.28 AC)	
EXISTING LANDSCAPING	87,974 SF (2.02 AC)	
<b>TOTAL AREA</b>	<b>100,156± SF (2.30 AC)</b>	

**PROPOSED GROUND COVER:**

<b>ON-SITE</b>		
NEW AND REPLACED IMPERVIOUS SURFACES	59,645 SF (1.37 AC)	
ROOF/CANOPY SURFACE	8,503 SF (0.20 AC)	
PAVEMENT/CURB/WALKWAYS	51,142 SF (1.18 AC)	
EXISTING IMPERVIOUS SURFACES	11,854 SF (0.27 AC)	
LANDSCAPING	28,657 SF (0.66 AC)	
<b>TOTAL AREA</b>	<b>100,156 SF± (2.30 AC)</b>	

**ARCHITECT**

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

**LANDSCAPE ARCHITECT**

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CONTACT: JEFF VARLEY, R.L.A.

**APPLICANT/DEVELOPER**

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

**ENGINEER/SURVEYOR**

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CONTACT: ALEX WHITE, P.E./BRIAN GILLOOLY, P.L.S.

**PRELIMINARY SITE PLAN**

FOR

**BROWN BEAR CAR WASH**

SE 1/4 OF NW 1/4 OF SEC. 1, TWN. 29 N, RGE. 5 E, W.M.  
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

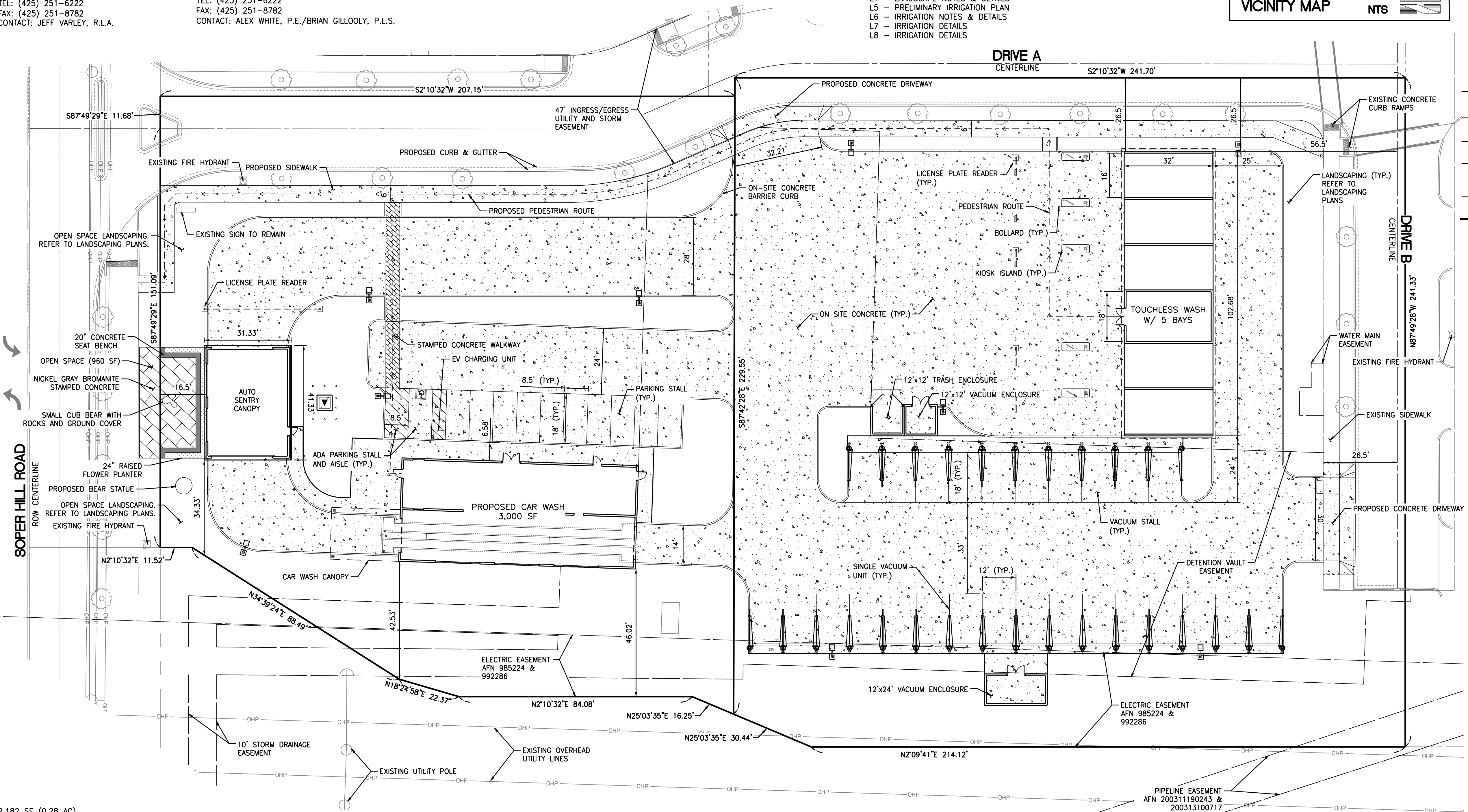
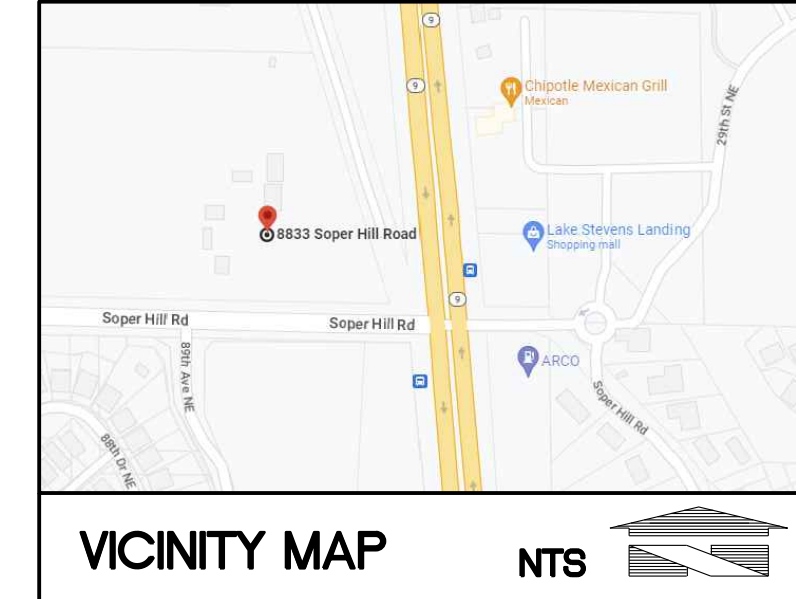
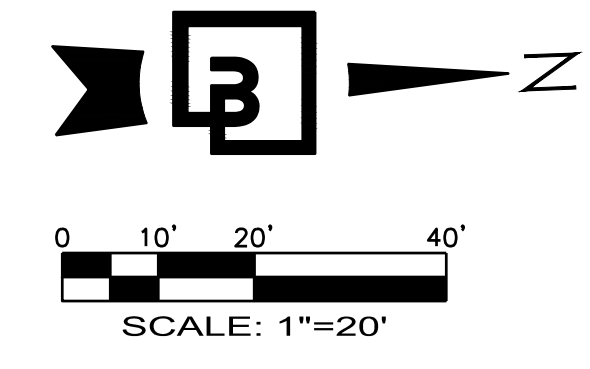
**SHEET INDEX**

- CIVIL
- C1.0 - PRELIMINARY SITE PLAN
- C2.0 - PRELIMINARY PARKING PLAN
- C3.0 - PRELIMINARY GRADING AND DRAINAGE
- C4.0 - PRELIMINARY UTILITY PLAN

- SURVEY
- 1 OF 2 - ALTA/NSPS LAND TITLE SURVEY
- 2 OF 2 - ALTA/NSPS LAND TITLE SURVEY

**LANDSCAPE**

- L1 - PRELIMINARY LANDSCAPE PLAN
- L2 - OPEN SPACE PLAN
- L3 - PLANT SCHEDULE
- L4 - LANDSCAPE NOTES & DETAILS
- L5 - PRELIMINARY IRRIGATION PLAN
- L6 - IRRIGATION NOTES & DETAILS
- L7 - IRRIGATION DETAILS
- L8 - IRRIGATION DETAILS



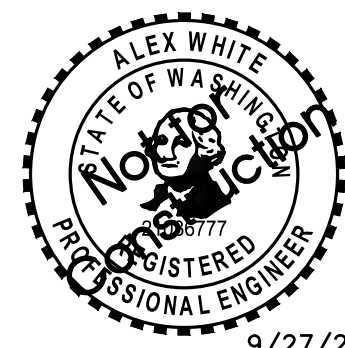
LEGEND			
	EXISTING	PROPOSED	
CURB AND GUTTER	[Symbol]	[Symbol]	
BARRIER CURB	[Symbol]	[Symbol]	
CONCRETE	[Symbol]	[Symbol]	
ASPHALT	[Symbol]	[Symbol]	
PAINT STRIPING	[Symbol]	[Symbol]	
DIRECTIONAL ARROW	[Symbol]	[Symbol]	
SAWCUT	[Symbol]	[Symbol]	
BOLLARD	[Symbol]	[Symbol]	
			STORM LINE
			CATCH BASIN TYPE 1
			CATCH BASIN TYPE 2
			SANITARY SEWER LINE
			SANITARY SEWER MANHOLE
			CLEANOUT (AS NOTED)
			POWER OVERHEAD
			POWER UNDERGROUND

LEGEND			
	EXISTING	PROPOSED	
SIGN	[Symbol]	[Symbol]	
BUILDING LINE	[Symbol]	[Symbol]	
CONTOURS	[Symbol]	[Symbol]	
WATER LINE	[Symbol]	[Symbol]	
FIRE HYDRANT	[Symbol]	[Symbol]	
WATER METER	[Symbol]	[Symbol]	
WATER VALVE	[Symbol]	[Symbol]	
FIRE DEPARTMENT CONN.	[Symbol]	[Symbol]	
POST INDICATOR VALVE	[Symbol]	[Symbol]	
PEDESTRIAN ACCESS PATH	[Symbol]	[Symbol]	
FENCE	[Symbol]	[Symbol]	
			POWER METER
			UTILITY POLE
			JUNCTION BOX (TYPE 1,2,3)
			LUMINAIRE
			YARD LIGHT
			TELEPHONE
			GAS
			GAS METER
			GAS VALVE
			PROPERTY LINE

Revision  
No. Date By Ctd. Appr.

**PRELIMINARY SITE PLAN FOR BROWN BEAR MARYSVILLE**

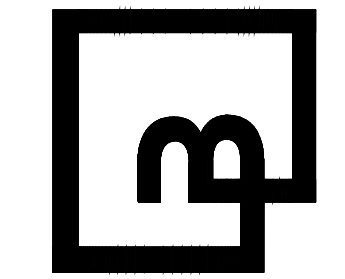
**CAR WASH ENTERPRISES, INC.**  
3977 LEARY WAY N.W.  
SEATTLE, WASHINGTON 98107



Scale: Horizontal 1" = 20', Vertical N.A.

Designed: JDF  
Drawn: JDF  
Checked: ADW  
Approved: CRJ  
Date: 9/27/23

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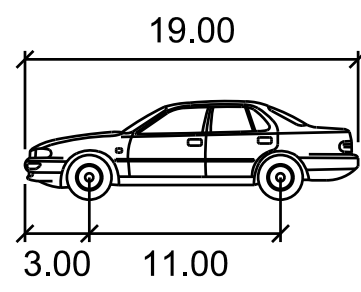
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Sheet: C1.0 of 4



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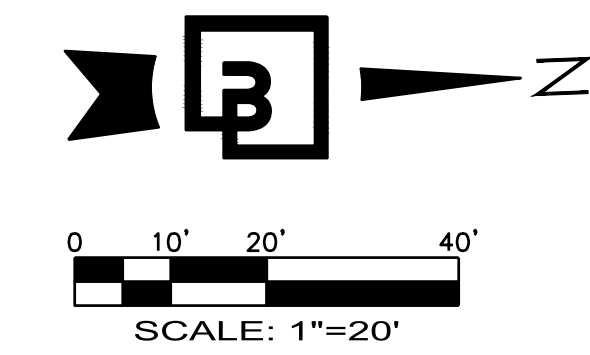
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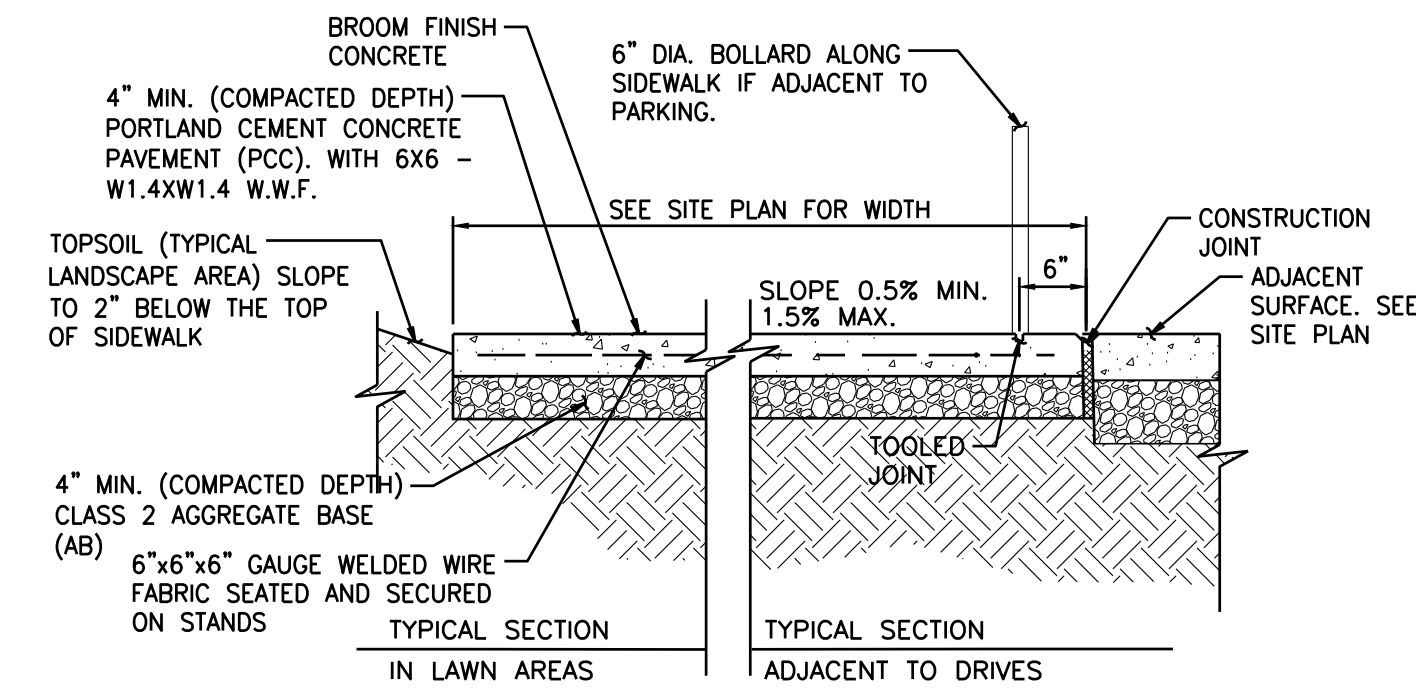
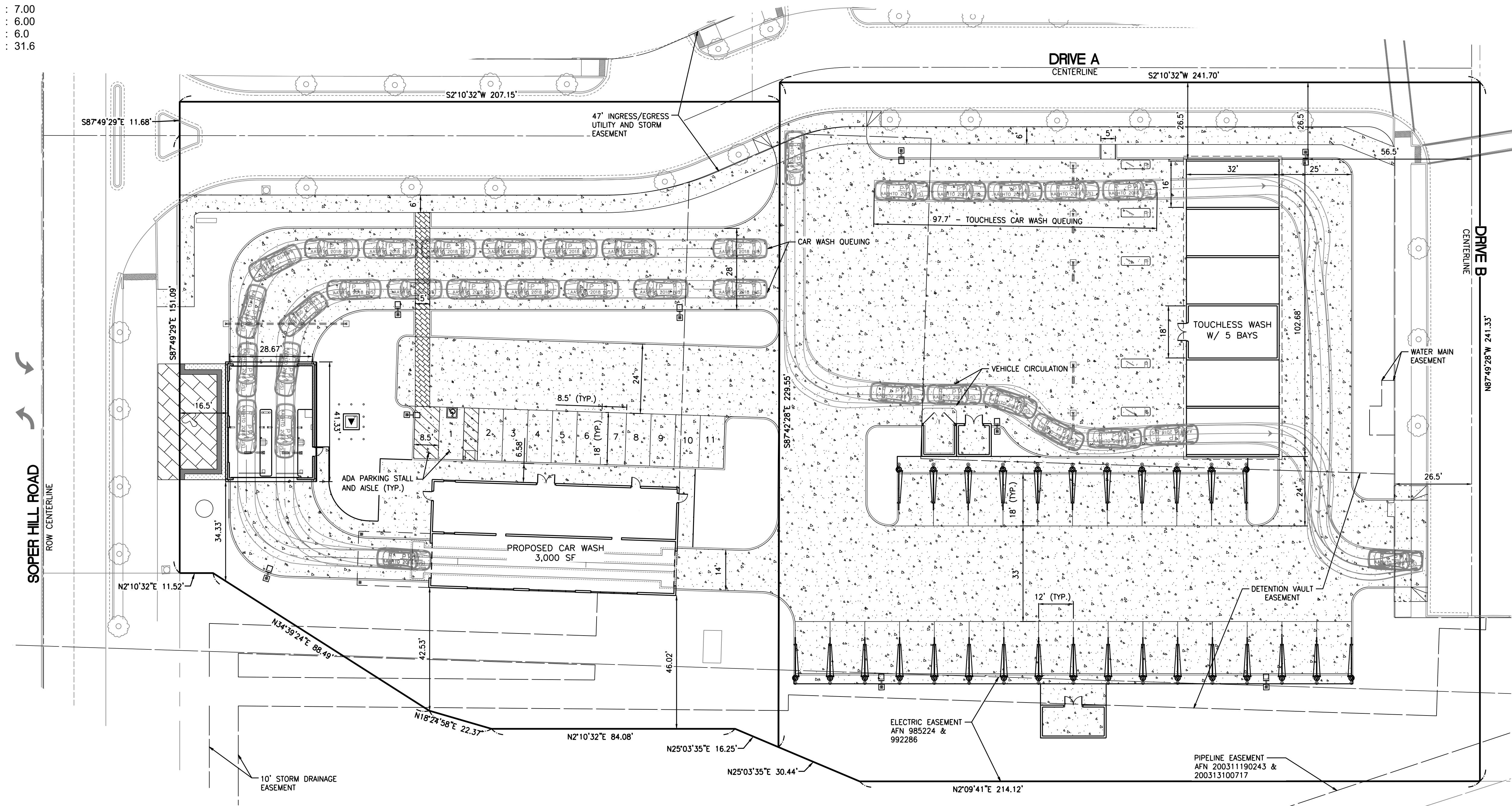
# PRELIMINARY PARKING PLAN FOR BROWN BEAR CAR WASH

SE 1/4 OF NW 1/4 OF SEC. 1, TWN. 29 N, RGE. 5 E, W.M.  
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



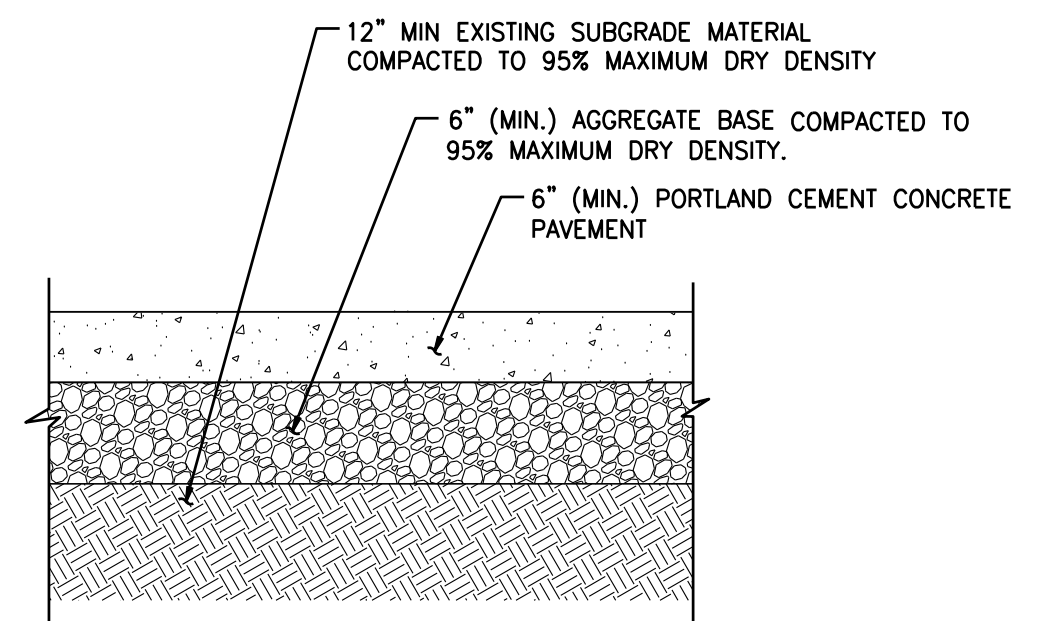
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Width : 7.00  
Track : 6.00  
Lock to Lock Time : 6.0  
Steering Angle : 31.6

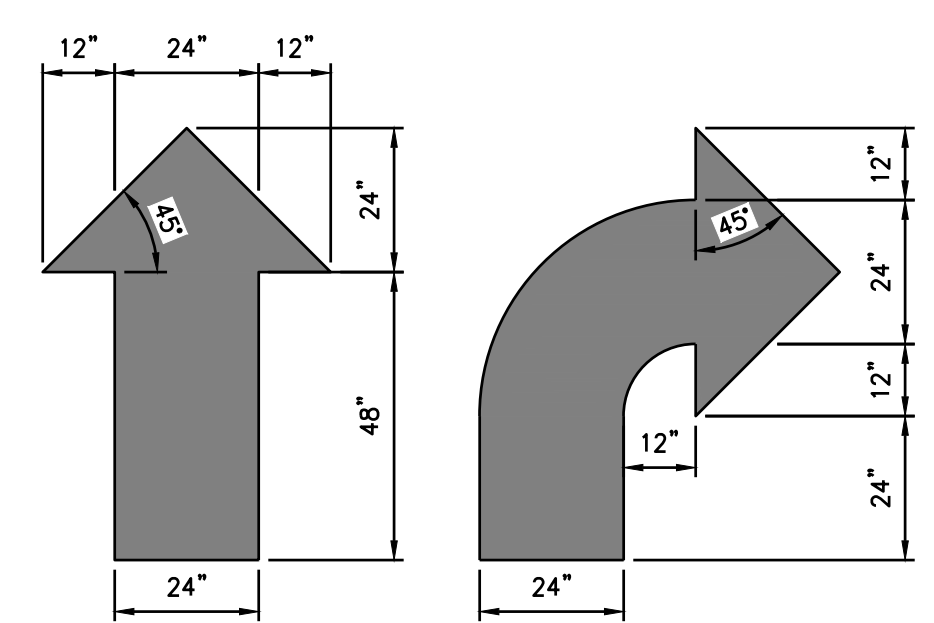


- NOTE:**
- Joints at 5'-0" O.C. TOOLED 1/2" WIDE, 1" DEEP OR MAX. D/4 DEEP WHICHEVER IS GREATER. EXPANSION JOINTS AT 20' MAX. & ALL P.C.s. UNLESS APPROVED OR INDICATED OTHERWISE ON PLAN VIEW JOINT PATTE.
  - WHEN WALK IS ADJACENT TO THE BUILDING PROVIDE 3/8" x 4" IMPREGNATED FIBERBOARD.
  - PROVIDE EXPANSION JOINTS AT 10' O.C. MAXIMUM

**1 ON-SITE CONCRETE SIDEWALK SECTION**  
SCALE: NTS



- NOTE:**
- THE SECTION SHOWN HERE IS THE MINIMUM REQUIRED BY BP. THE SECTION WILL BE REVISE ACCORDINGLY TO THE GEOTECHNICAL ENGINEER RECOMMENDATIONS BUT IN NO CASE USE LESS THAN WHAT IS SHOWN.
- 2 ON-SITE CONCRETE SECTION**  
SCALE: NTS

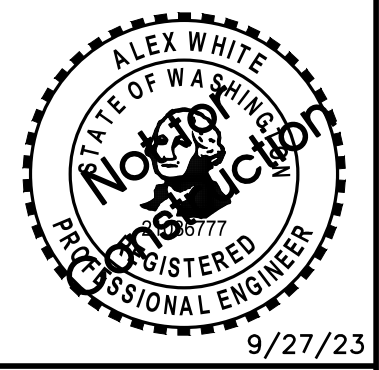


**3 DIRECTIONAL ARROW DIMENSIONS**  
SCALE: NTS

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**Title:**  
PRELIMINARY PARKING PLAN  
FOR  
BROWN BEAR MARYSVILLE

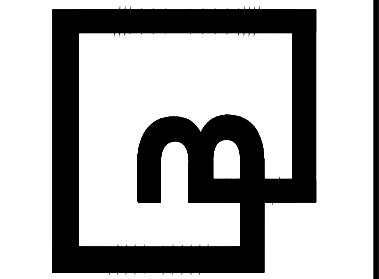
**For:**  
CAR WASH ENTERPRISES, INC.  
3977 LEARY WAY N.W.  
SEATTLE, WASHINGTON 98107



Scale:  
Horizontal 1" = 20'  
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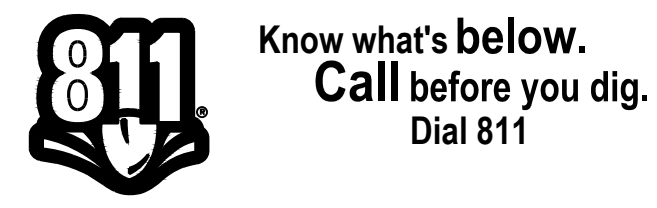
Designed	JDF
Drawn	ADW
Checked	CRJ
Approved	CRJ
Date	9/27/23

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**22681**

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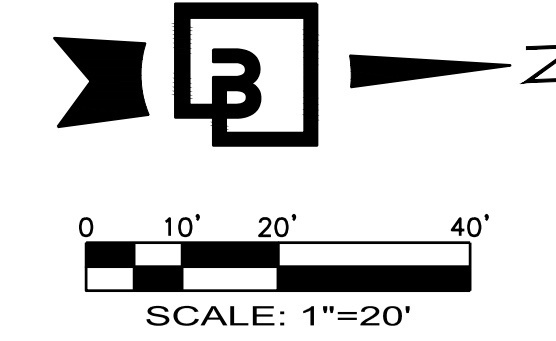
# Preliminary Not For Construction

# PRELIMINARY GRADING AND DRAINAGE

FOR

## BROWN BEAR CAR WASH

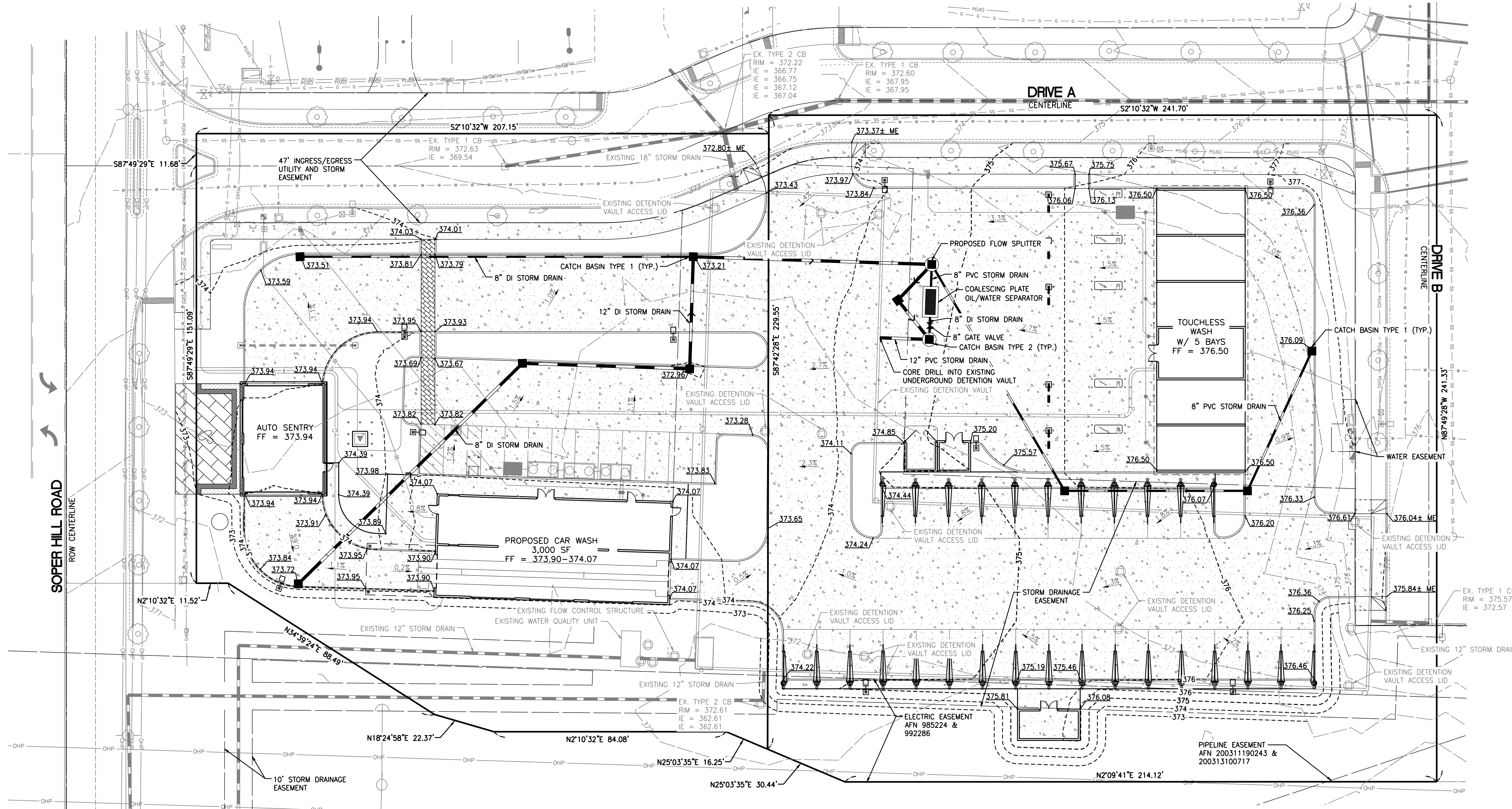
SE 1/4 OF NW 1/4 OF SEC. 1, TWN. 29 N, RGE. 5 E, W.M.  
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



GRADING LEGEND:	
PROPOSED CONTOUR	--- 30 ---
EXISTING CONTOUR	— 30 —
PROPOSED GRADING SLOPE	1.00%
SPOT ELEVATION	30.01
MATCH EXISTING ELEVATION	30.01± ME

### GRADING NOTES:

1. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED. (ME = MATCH EXISTING ELEVATIONS, FC = FLUSH CURB, FL = FLOW LINE, GB = GRADE BREAK)
2. FILL MATERIAL AND COMPACTION SHALL CONFORM TO THE GEOTECHNICAL REPORT AND CITY OF MARYSVILLE REQUIREMENTS.
3. CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CITY OF MARYSVILLE REQUIREMENTS.
4. RAISE AND ADJUST PROPOSED SANITARY SEWER CLEANOUTS LIDS TO FINAL GRADE AS NECESSARY. CLEANOUTS WITHIN ADA ACCESSIBLE PATHS SHALL BE ADJUSTED TO FINAL ELEVATIONS IN COMPLIANCE WITH CURRENT ADA REQUIREMENTS.
5. RAISE AND ADJUST ALL EXISTING AND PROPOSED CATCH BASIN RIMS TO FINAL GRADE AS NECESSARY. CATCH BASINS WITHIN ADA ACCESSIBLE PATHS SHALL BE ADJUSTED TO FINAL ELEVATIONS IN COMPLIANCE WITH CURRENT ADA STANDARDS.



### ACCESSIBLE PATH OF TRAVEL NOTE:

WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL (1) SHALL BE CONTINUOUSLY ACCESSIBLE, (2) ARE MINIMUM 44" IN WIDTH, (3) HAVE A MAXIMUM 1.5% CROSS SLOPE, AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% LONGITUDINALLY (i.e., 1:20) SHALL HAVE RAMPES COMPLYING WITH ADA STANDARDS, SECTION 405. WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN PEDESTRIAN AREAS AND VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING, COMPLYING WITH ADA STANDARDS, SECTION 406.8.

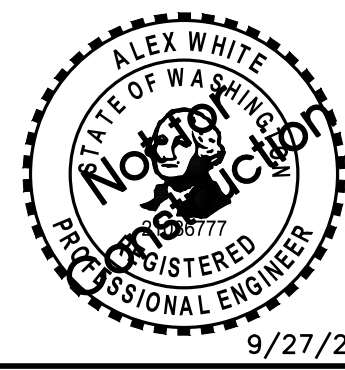
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Revision

No. Date By Ctd. Appr.

Title: **PRELIMINARY GRADING AND DRAINAGE**  
FOR  
**BROWN BEAR MARYSVILLE**

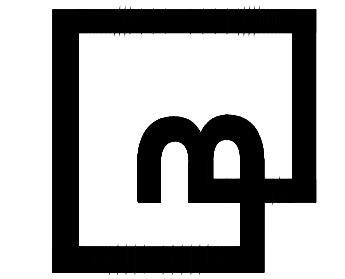
For: **CAR WASH ENTERPRISES, INC.**  
**3977 LEARY WAY N.W.**  
**SEATTLE, WASHINGTON 98107**



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Designed JDF  
Drawn JDF  
Checked ADW  
Approved CRJ  
Date 9/27/23

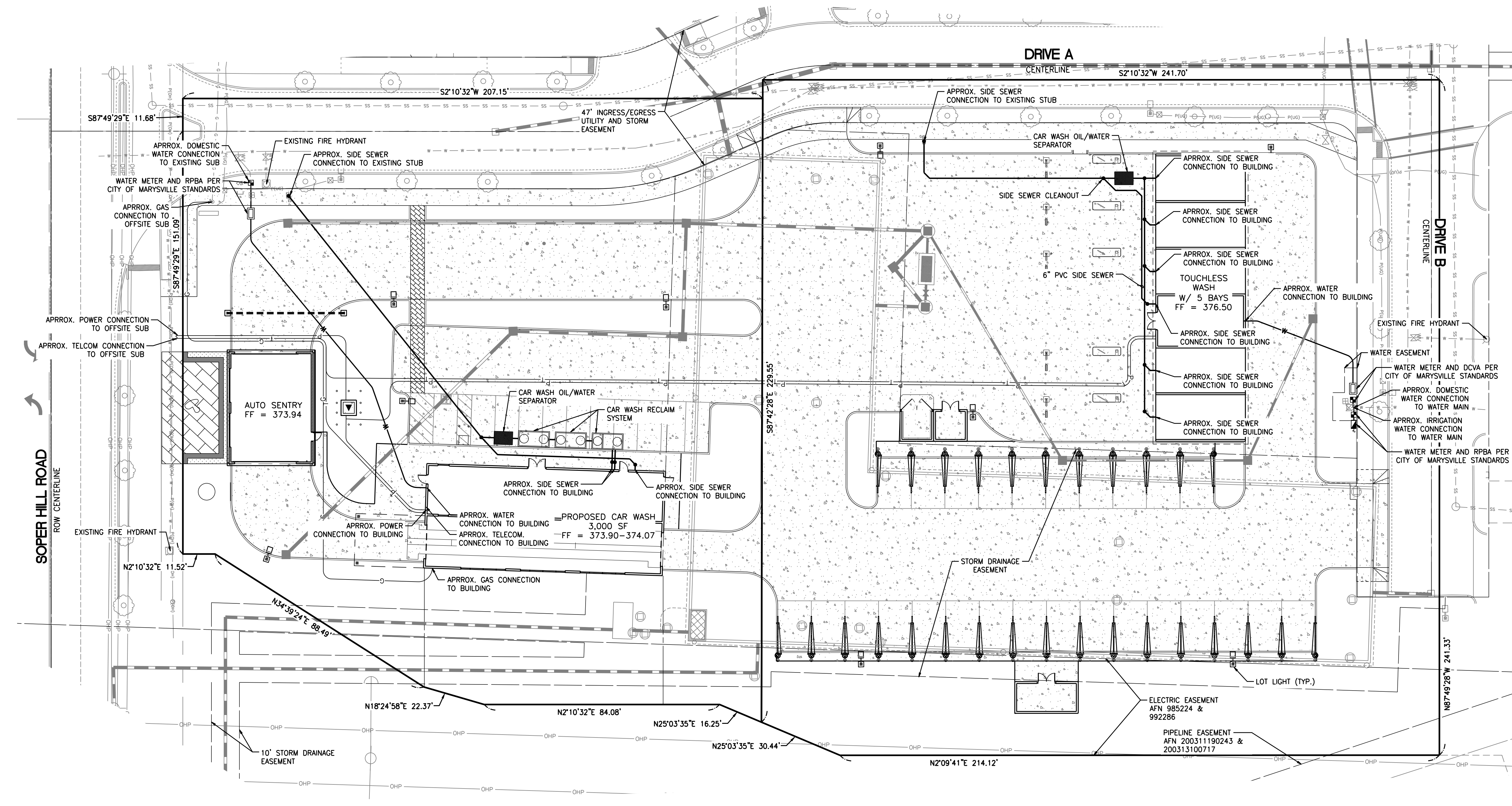
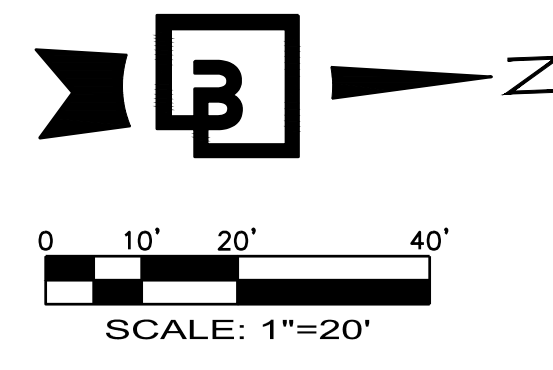
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Sheet: **4**  
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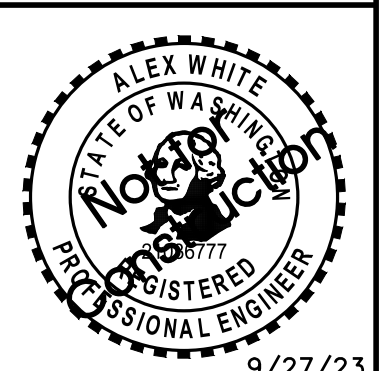
**PRELIMINARY UTILITY PLAN**  
 FOR  
**BROWN BEAR CAR WASH**  
 SE 1/4 OF NW 1/4 OF SEC. 1, TWN. 29 N, RGE. 5 E, W.M.  
 CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



No.	Date	By	Cd.	Appr.

**PRELIMINARY UTILITY PLAN**  
 FOR  
**BROWN BEAR MARYSVILLE**

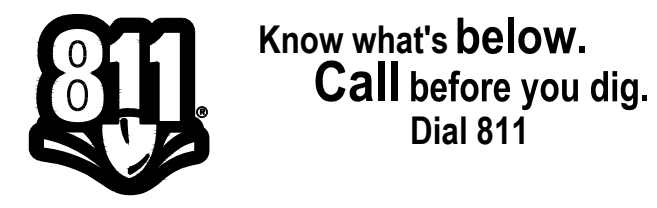
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Approved CRJ	Date 9/27/23	

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Job Number <b>22681</b>	Sheet <b>C40</b>	of <b>4</b>
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