

**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, SUNNY SIDE 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: 11 SPACES  
STANDARD SPACES: 10 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	60,219 SF (1.38 AC)	
ROOF/CANOPY SURFACE	8,874 SF (0.20 AC)	
PAVEMENT/CURB/WALKWAYS	51,345 SF (1.18 AC)	
EXISTING IMPERVIOUS SURFACES	11,854 SF (0.27 AC)	
LANDSCAPING	28,083 SF (0.65 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, R.A.

**LANDSCAPE ARCHITECT**

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

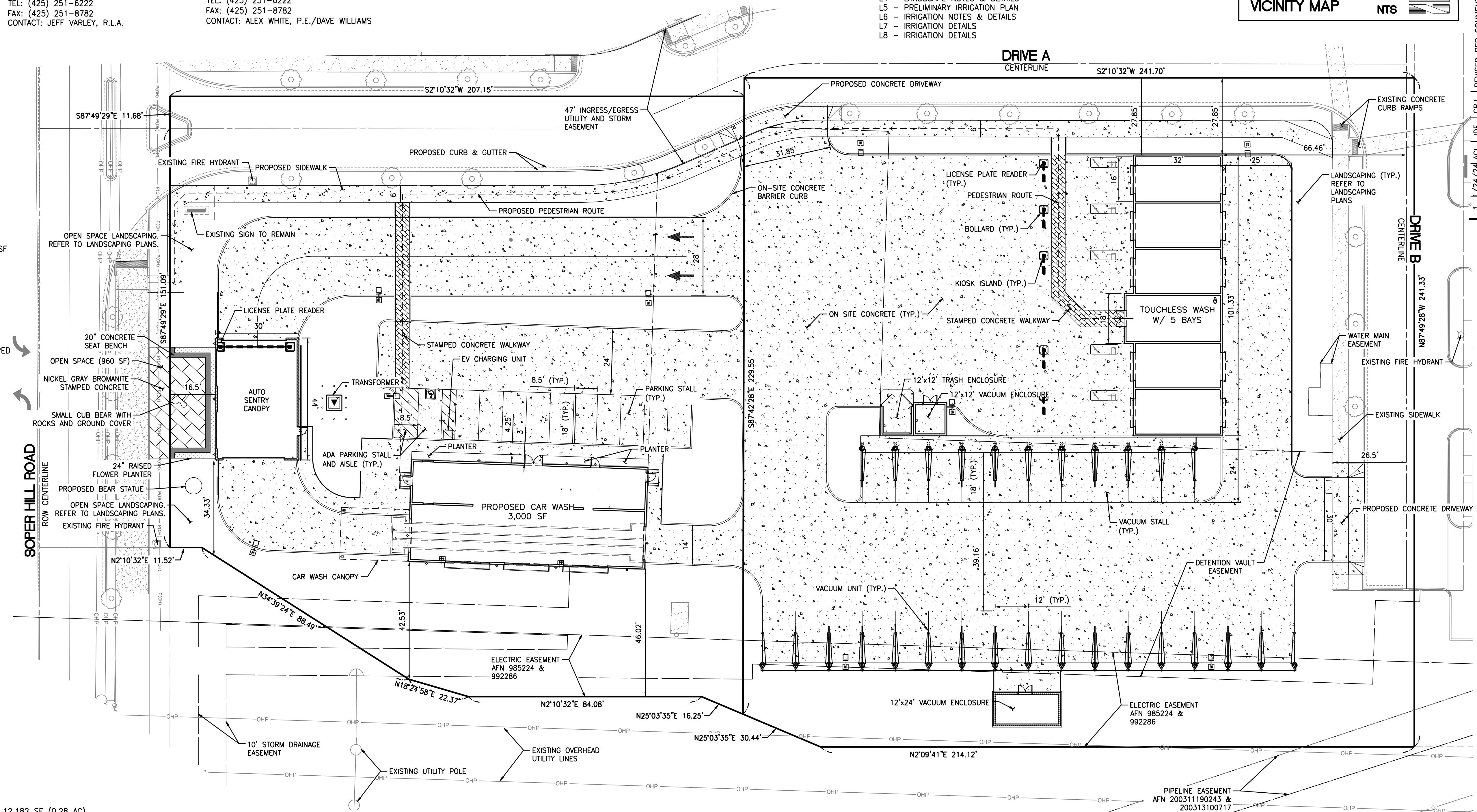
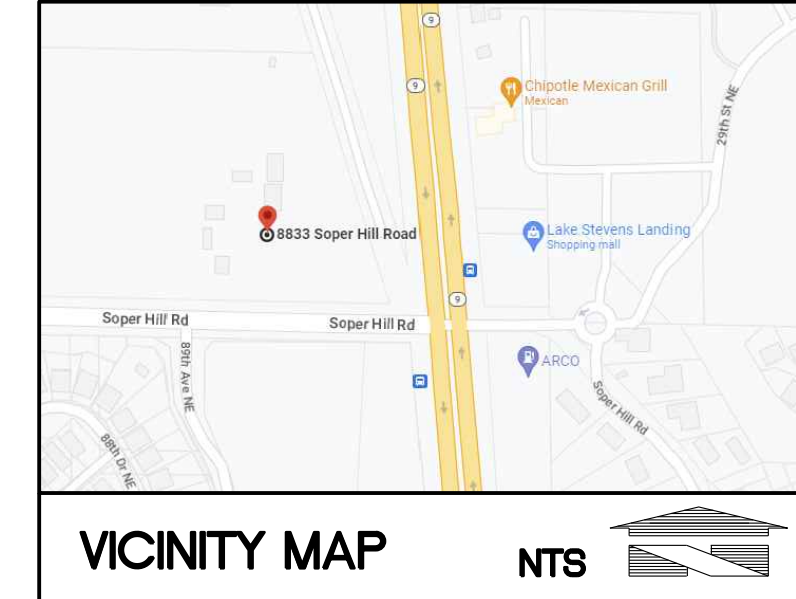
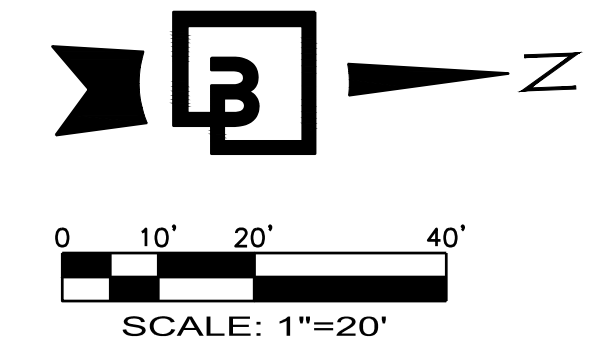
**ENGINEER/SURVEYOR**

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

**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

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C3.0 - PRELIMINARY GRADING AND DRAINAGE  
C4.0 - PRELIMINARY UTILITY PLAN
- SURVEY**  
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2 OF 2 - ALTA/NSPS LAND TITLE SURVEY
- LANDSCAPE**  
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L2 - OPEN SPACE PLAN  
L3 - PLANT SCHEDULE  
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L5 - PRELIMINARY IRRIGATION PLAN  
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L7 - IRRIGATION DETAILS  
L8 - IRRIGATION DETAILS



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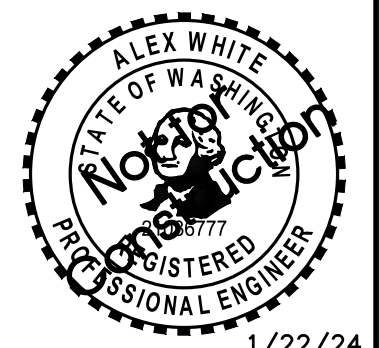
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	EXISTING	PROPOSED	
CURB AND GUTTER	[Symbol]	[Symbol]	
BARRIER CURB	[Symbol]	[Symbol]	
CONCRETE	[Symbol]	[Symbol]	
ASPHALT	[Symbol]	[Symbol]	
PAINT STRIPING	[Symbol]	[Symbol]	
DIRECTIONAL ARROW	[Symbol]	[Symbol]	
SAWCUT	[Symbol]	[Symbol]	
BOLLARD	[Symbol]	[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]	POWER METER
BUILDING LINE	[Symbol]	[Symbol]	UTILITY POLE
CONTOURS	[Symbol]	[Symbol]	JUNCTION BOX (TYPE 1,2,3)
WATER LINE	[Symbol]	[Symbol]	LUMINAIRE
FIRE HYDRANT	[Symbol]	[Symbol]	YARD LIGHT
WATER METER	[Symbol]	[Symbol]	TELEPHONE
WATER VALVE	[Symbol]	[Symbol]	GAS
FIRE DEPARTMENT CONN.	[Symbol]	[Symbol]	GAS METER
POST INDICATOR VALVE	[Symbol]	[Symbol]	GAS VALVE
PEDESTRIAN ACCESS PATH	[Symbol]	[Symbol]	PROPERTY LINE
FENCE	[Symbol]	[Symbol]	

PA23-021

**PRELIMINARY SITE PLAN**  
FOR  
**BROWN BEAR MARYSVILLE**

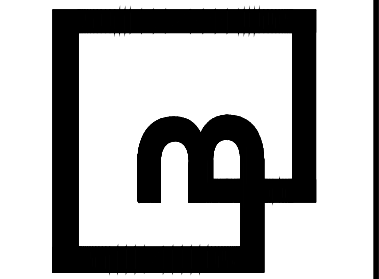
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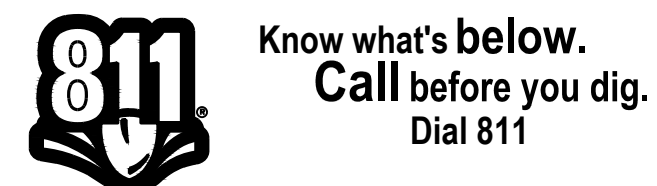
Scale:  
Horizontal 1" = 20'  
Vertical N.A.

Designed: JDF  
Drawn: JDF  
Checked: ADW  
Approved: CRJ  
Date: 1/22/24

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com



Job Number: 22681  
Sheet: C1.0 of 4



**Preliminary Not For Construction**

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