

GENERAL NOTES

- SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT SPECIFIC SITEWORK SPECIFICATIONS AND CITY OF MILTON AND PIERCE COUNTY STANDARDS WHICH ARE HEREBY REFERENCED AS PART OF THESE PLANS.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THESE PLANS ARE BASED UPON THE SURVEY PREPARED BY HARMSEN LAND SURVEYING, DATED NOVEMBER 15, 2023. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR** THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THIS MAY INCLUDE POTHOLING, SCOPING, OR GROUND PENETRATING RADAR (GPR) AT THE CONTRACTOR'S EXPENSE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- SITE WORK FOR THIS PROJECT SHALL BE CONSTRUCTED PER THE APPROVED, SIGNED CONSTRUCTION PLANS. ELECTRONIC FILES SHALL NOT BE CONSIDERED CONSTRUCTION DOCUMENTS UNLESS SPECIFICALLY STATED AS SUCH AND HANDLED IN ACCORDANCE WITH THE BID DOCUMENTS. SIGNED PAPER PLANS SHALL TAKE PRECEDENCE OVER ELECTRONIC FILES.
- THE CONTRACTOR SHALL MAINTAIN A SET OF THE CONSTRUCTION PLANS ON-SITE AT ALL TIMES WHILE CONSTRUCTION IS IN PROGRESS.
- THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD A DETAILED AS-BUILT SURVEY FOR THE FOLLOWING SITE CONSTRUCTION IMPROVEMENTS:
 - ALL REVISIONS TO THE COB AND SKAGIT COUNTY PUD APPROVED CONSTRUCTION PLANS.
 - ALL UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO STORMWATER, SANITARY SEWER, WATER, ELECTRICAL, ETC.. PROVIDE RIM AND INVERT ELEVATIONS FOR ALL STORMWATER AND SANITARY STRUCTURES.
 - SPOT ELEVATIONS FOR ALL CURB RAMPS, ADA PARKING AND ACCESSIBLE ROUTES FROM THE BUILDING TO THE RIGHT-OF-WAY AND FROM PARKING AREAS TO THE BUILDING.

LEGAL DESCRIPTION

PER ALTA COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1193299-WA1 DATED SEPTEMBER 21, 2023.

PARCEL I:

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 198 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14;
 THENCE SOUTH 320 FEET;
 THENCE EAST 132 FEET;
 THENCE NORTH 320 FEET;
 THENCE WEST 132 FEET TO THE POINT OF BEGINNING;

EXCEPT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED IN VOLUME 568 OF DEEDS, PAGE 6, UNDER RECORDING NO. 1148158;

ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF 204TH STREET NORTHEAST (KENT-KANGLEY ROAD);

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF ARLINGTON FOR STREET PURPOSES BY DEED RECORDED SEPTEMBER 29, 1993 UNDER RECORDING NO. 9309290556.

PARCEL II:

PARCEL B, CITY OF ARLINGTON DUSKIN BOUNDARY LINE ADJUSTMENT CITY FILE NUMBER PLN #899, RECORDED MARCH 10, 2022 AS RECORDING NO. 202203105003, IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



7530 20TH ST NE
 ARLINGTON, WA 98223

SITE DATA

ZONING:	GENERAL COMMERCIAL (GC)
PARCEL NO'S:	31051400100600 (±0.76 AC) 31051400101000 (±0.76 AC)
PARCEL DIMENSIONS:	SEE ALTA/TOPO SURVEY
EXISTING USE:	OFFICE & VACANT LAND
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	±4,920 SF (BUILDING FOOTPRINT)
CAR WASH PAY CANOPY	
BUILDING HEIGHT:	±35'
TOTAL SITE AREA:	66,117 SF (1.518 AC) - BOTH PARCELS
IMPERVIOUS SITE AREA	34,383 SF (0.789 AC)
LANDSCAPE AREA	31,734 SF (0.729 AC)
IMPERVIOUS AREA COVERAGE	52%

DEVELOPMENT STANDARDS

ZONING	GC - GENERAL COMMERCIAL
MAXIMUM IMPERVIOUS SURFACE	NONE
MAX. BUILDING HEIGHT	45'
LOT COVERAGE	100%
BUILDING SETBACKS	
FRONT STREET	25'
SIDES	5'
REAR	20' (PRIMARY); 5' (ACCESSORY)

SCREENING

SOUTHERN LOT LINE:	TYPE B
EASTERN LOT LINE:	TYPE B
NORTHERN LOT LINE:	TYPE B
WESTERN LOT LINE:	TYPE B

FLOOD PLAIN

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
 FLOOD INSURANCE RATE MAP: SNOHOMISH COUNTY, WASHINGTON AND INCORPORATED AREAS
 PANEL 392 OF 1575
 COMMUNITY: CITY OF ARLINGTON - NUMBER: 530271
 PANEL NO. 0932, SUFFIX F
 MAP NUMBER: 5306100392F
 EFFECTIVE DATE: JUNE 19, 2020

ROAD CLASSIFICATION

204TH ST NE:	MINOR ARTERIAL
77TH AVE NE:	LOCAL STREET
SR-9:	HIGHWAY

OWNER

CHARLES CHAFFEE
 23594 135TH AVE NE
 ARLINGTON, WA 98223

DEVELOPER

WET RABBIT LLC
 3213 W. WHEELER ST. #750
 SEATTLE, WA 98199
 (206) 284-8200
 CONTACT: CHRIS MCCLURE

ARCHITECT

SDH ARCHITECT, LLC
 2242 NW RESERVE CAMP CT
 BEND, OR 97703
 (206) 369-8881
 CONTACT: SCOTT HARRIS, NCARB, LEED AP

CIVIL

PACLAND-SEATTLE
 6814 GREENWOOD AVE N
 SEATTLE, WA 98103
 (206) 522-9510
 CONTACT: SEAN MALLON, P.E.
 TRAVIS CHESHIRE, P.E.

LANDSCAPE

LYON LANDSCAPE ARCHITECTS, LLC
 1211 S C ST
 TACOMA, WA 98402
 (253) 209-4053
 CONTACT: MOGHAN LYON, ASLA, CLARB, RLA

PARKING DATA

PARKING REQUIRED:	1 STALL PER EMPLOYEE RESERVOIR CAPACITY EQUAL TO 5x THE CAPACITY OF THE WASHING OPERATION
PARKING PROVIDED - CAR WASH	
STANDARD STALLS (9'X19')	= 3 STALLS*
ACCESSIBLE STALLS (8'X19')	= 1 STALL
TOTAL STALLS	= 4 STALLS
VACUUM STALLS	= 13 STALLS
* EMPLOYEE PARKING FOR CAR WASH TO UTILIZE PARKING ON ADJACENT PARCEL.	
WASH TUNNEL RESERVOIR CAPACITY PROVIDED (MAX. 3 VEHICLES IN WASH OPERATION)	
TOTAL RESERVOIR	= 15 VEHICLES

GOVERNING AGENCY

CITY OF ARLINGTON
 238 N OLYMPIC AVE
 ARLINGTON, WA 98223
 (360) 403-3551

SURVEYING

HARMSEN
 2822 COLBY AVE, SUITE 300
 EVERETT, WA 98201
 (425) 252-1884
 CONTACT: ANDREW MCLEAN, PLS

GEOTECH

ZIPPER GEO
 19019 36TH AVE W, SUITE E
 LYNNWOOD, WA 98036
 (425) 582-9928
 CONTACT: JAMES P. GEORGIS, PE
 ROBERT A. ROSS, PE

TRANSPORTATION

TRANSPROGROUP
 12131 113TH AVE NE, #203
 KIRKLAND, WA 98034
 (425) 896-5208
 CONTACT: MIKE SWENSON, PE

UTILITY LOCATES

UTILITY NOTIFICATION CENTER
 CALL BEFORE YOU DIG
 (800) 424-5555 OR 811

UTILITY PROVIDERS

STORM
 ARLINGTON CITY STORMWATER DEPARTMENT
 154 W COX ST
 ARLINGTON, WA 98223
 (360) 403-3526

WATER
 ARLINGTON CITY WATER UTILITY DEPARTMENT
 154 W COX ST
 ARLINGTON, WA 98223
 (360) 403-3526

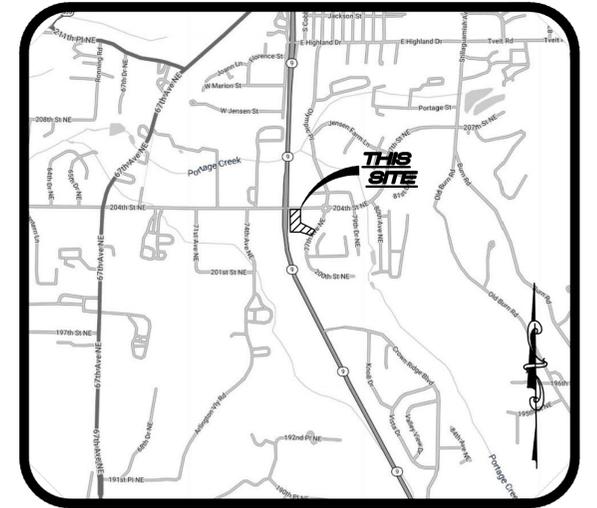
SEWER
 ARLINGTON CITY SEWER DEPARTMENT
 154 W COX ST
 ARLINGTON, WA 98223
 (360) 403-3526

ELECTRIC
 SNOPOD
 2320 CALIFORNIA STREET
 EVERETT, WA 98201
 (425) 783-8272

NATURAL GAS
 CASCADE NATURAL GAS
 1520 S 2ND ST
 MT VERNON, WA 98273
 (888) 522-1130

ABBREVIATIONS

AASHTO AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	FFL FINISHED FLOOR ELEVATION	RD ROAD REQUIREMENTS
AFN ASSESSOR'S FILE NUMBER	FL FLOW LINE	REQS REQUIREMENTS
APN ASSESSOR'S PARCEL NUMBER	FT FEET	S SOUTH
ARCH ARCHITECTURAL	HDPE HIGH-DENSITY POLYETHYLENE	SD STORM DRAIN
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS	HORIZ HORIZONTAL	SDR STANDARD DIMENSION RATIO
AVE AVENUE	HP HIGH POINT	SF SQUARE FEET
BMP BEST MANAGEMENT PRACTICE	HWY HIGHWAY	SS SANITARY SEWER
BW BOTTOM OF WALL	IE INVERT ELEVATION	ST STREET
CB CATCH BASIN	LP LOW POINT	STD STANDARD
CL CLASS	MAX MAXIMUM	SW SIDEWALK
CO CLEANOUT	MEP MECHANICAL / ELECTRICAL / PLUMBING	TC TOP OF CURB
COA CITY OF ARLINGTON	MH MANHOLE	TG TOP OF GROUND
CY CUBIC YARDS	MIN MINIMUM	TP TOP OF PAVEMENT
DIA DIAMETER	MJ MECHANICAL JOINT	TW TOP OF WALL
DR DRIVE	MUTCD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	TYP TYPICAL
DTL DETAIL	N NORTH	VERT VERTICAL
E EAST	NTS NOT TO SCALE	W WEST
ESAL EQUIVALENT SINGLE-AXLE LOAD	OSHA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION	WA WATER
ESC EROSION AND SEDIMENT CONTROL	PE POLYETHYLENE	WSDOT WASHINGTON DEPARTMENT OF TRANSPORTATION
EX EXISTING	POC POINT OF CONNECTION	
FCMH FLOW CONTROL MANHOLE	PVC POLYVINYL CHLORIDE	



VICINITY MAP

NOT TO SCALE

DRAWING INDEX

SHEET NO	DRAWING TITLE
CV-1.0	COVER SHEET
C-1.0	SITE PLAN
L1.00	LANDSCAPE PLAN, SCHEDULE & NOTES
L1.01	PLANTING DETAILS
L1.02	PLANT IMAGES
SHEET 1 OF 2	ALTA/TOPO SURVEY
SHEET 2 OF 2	ALTA/TOPO SURVEY

No.	Date	By	Revision Description

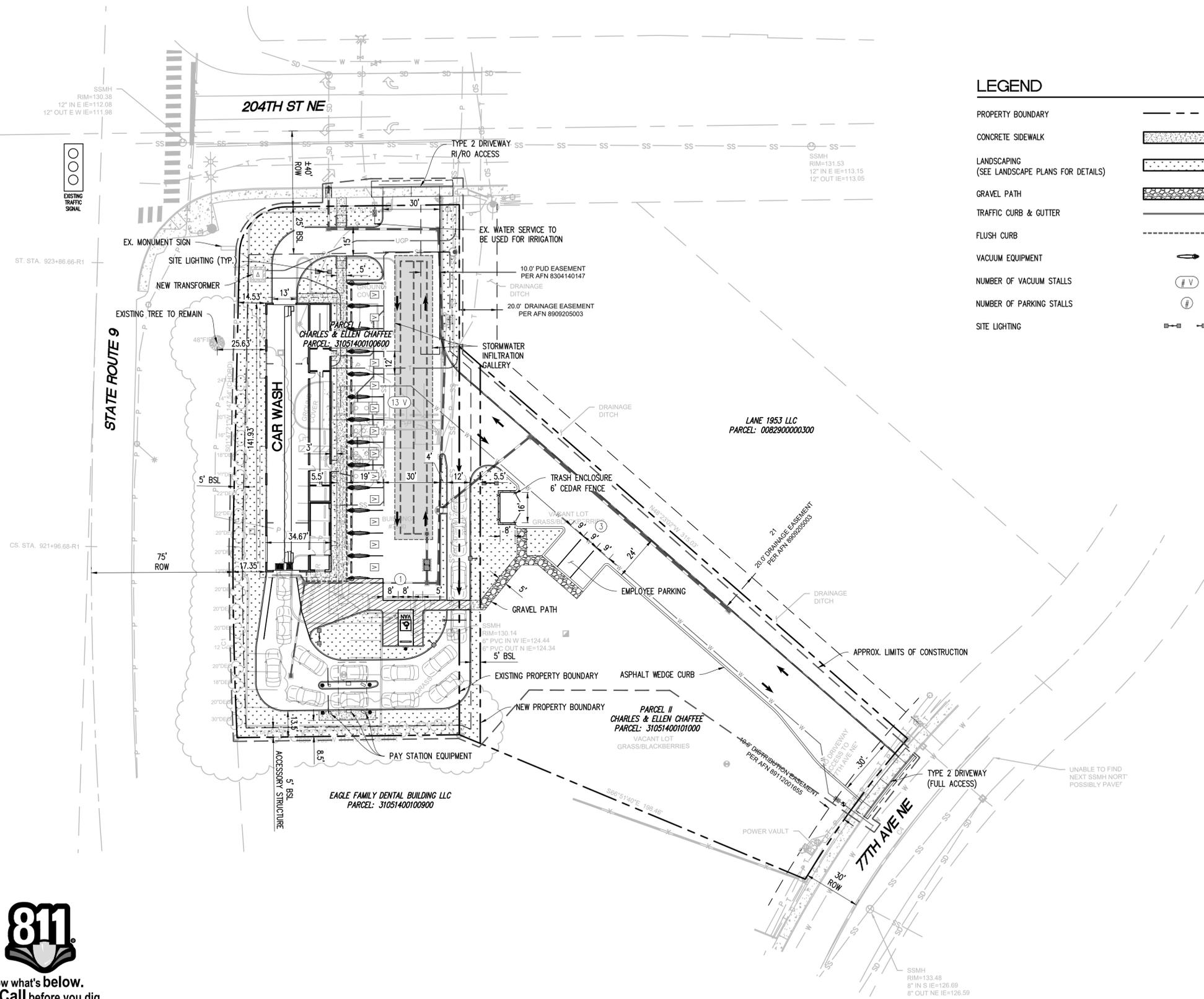
Designed By:	TAC	Issue Date:	12/20/2023
Drawn By:	TAC	Project No.:	
Checked By:	SMM		



WET RABBIT EXPRESS CAR WASH
 7530 204TH ST NE
 ARLINGTON, WA 98223

COVER SHEET

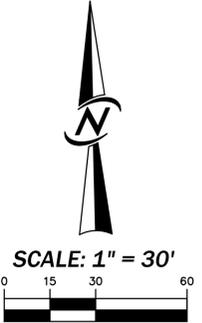
CV-1.0



LEGEND

- PROPERTY BOUNDARY
- CONCRETE SIDEWALK
- LANDSCAPING (SEE LANDSCAPE PLANS FOR DETAILS)
- GRAVEL PATH
- TRAFFIC CURB & GUTTER
- FLUSH CURB
- VACUUM EQUIPMENT
- NUMBER OF VACUUM STALLS
- NUMBER OF PARKING STALLS
- SITE LIGHTING

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No.	Date	By	Revision Description

Designed By:	Issue Date:
TAC	12/20/2023
Drawn By:	LAND USE PERMIT
TAC	
Checked By:	Project No.:
SMM	



WET RABBIT EXPRESS CAR WASH
 7530 204TH ST NE
 ARLINGTON, WA 98223

SITE PLAN

C-10

LANDSCAPE SPECIFICATIONS & NOTES

1. GENERAL NOTES

- a. The contractor and owner are responsible for reading the plans, specifications and notes
- b. The contractor shall maintain a qualified supervisor on the site at all times during construction through completion of final punchlist acceptance, unless otherwise requested by the owner
- c. The contractor shall be in charge of securing any required permits
- d. The contractor shall verify and confirm all on-site conditions prior to construction

2. SCOPE OF WORK

- a. The landscaping and irrigation work is part of a larger site project resulting in disturbance to the site, landscape and irrigation. As such, the landscape contractor shall coordinate all work with the general contractor, both before any construction begins, and during the course of construction.

3. MATERIALS

- a. Topsoil. Topsoil shall be a 3 way blend of the following products; sandy loam (40% by volume), sand (40%) and organic compost (20%). Topsoil shall be screened of all weeds and weed seed materials.
- b. Mulch. Mulch shall be basalt mulch, applied to a 2" compacted depth on all beds, excluding bio-retention ponds and otherwise noted.
- c. Fertilizer. Agraform 21-gram tablet time release fertilizer shall be used in all plantings. Place 1 for each ground cover, 2 for each shrub and 4 for each tree. They shall be placed in the plant pits as detailed. Also, top dress all plants with a suitable 'starter' fertilizer.
- d. Tree Stakes. Tree stakes shall be 2" diameter x 8' length Lodgepole pine. Fasteners shall be 1" PVC Chain-Lock, placed as detailed.
- e. Root Barrier. Deeproot UB24-2 or similar.

4. SOIL PREPARATION

- a. Prior to any landscape work, contractor shall remove, or have removed, all debris from the other building trades from the landscape surfaces. NO landscape work shall commence until the areas are cleared of other trades debris.
- b. Cultivate the existing ground surface to a minimum depth of 8" and remove all rocks over 1", existing roots and other debris.
- c. Fine grade the subgrade to adjoining surfaces in preparation of adding specified topsoil.
- d. Beds. Place a minimum of 6" of specified topsoil on all beds and till or cultivate the topsoil a minimum depth of 8". Remove all rock and debris which may surface. Finished grade of topsoil shall be 2.5" below adjoining paved surfaces, allowing 2" for mulch. Therefore, finished grade shall be 1/2" below paved surface.

5. PLANTING OF TREES, SHRUBS AND GROUNDCOVERS

- a. Contractor responsible to verify quantities.
- b. Contractor is to confirm that all beds are prepared and ready for planting, without interference with other trades.
- c. Layout all plants as per plan and approval by the Owner's Rep, making sure the plants are orientated to give best appearance to the viewer.
- d. Pit plant all plants into prepared soil and plant per the details. While planting, water the plants into the plant pits thoroughly soaking the root balls and soil. Place fertilizer tablets as specified, filling plant pits with specified topsoil. Top dress fertilize when completed.
- e. Shrubs shall be a minimum of 24 inches high at the time of planting. Shrubs and groundcover shall be planted to attain coverage of 90% of the planting area within 3 years.
- f. Trees along street ROW shall include a root barrier, installed 24" below finished grade at edge of sidewalk

6. SOD PREPARATION

- a. Place approx. 4" of specified soil mix to prepare the areas prior to placing sod, filling all depressions and removing all high spots. Compact uniformly with a water filled drum.
- b. Install sod, making sure the sides and ends are butted tightly together. After sod is installed, roll it with a water filled drum.
- c. Installed sod must be flush with plant beds and adjoining concrete surfaces.
- d. Water with automatic irrigation to assure well rooting and growth of the lawn.
- e. Fence off areas from foot traffic or others through establishment period and until final approval.
- f. Mow a minimum of 2x before when lawn is long enough for mowing prior to final approval.

7. LAWN ESTABLISHMENT

- a. Confirm a full coverage, working automatic irrigation system, prior to installation of lawn. Mow every 7-10 days until established and approved.

8. WARRANTY

- b. All landscaping and irrigation shall be warranted for one year from FINAL ACCEPTANCE. Plants requiring replacement shall be of the original variety and size as specified herein. Irrigation components shall be replaced if damaged or defective

9. IRRIGATION

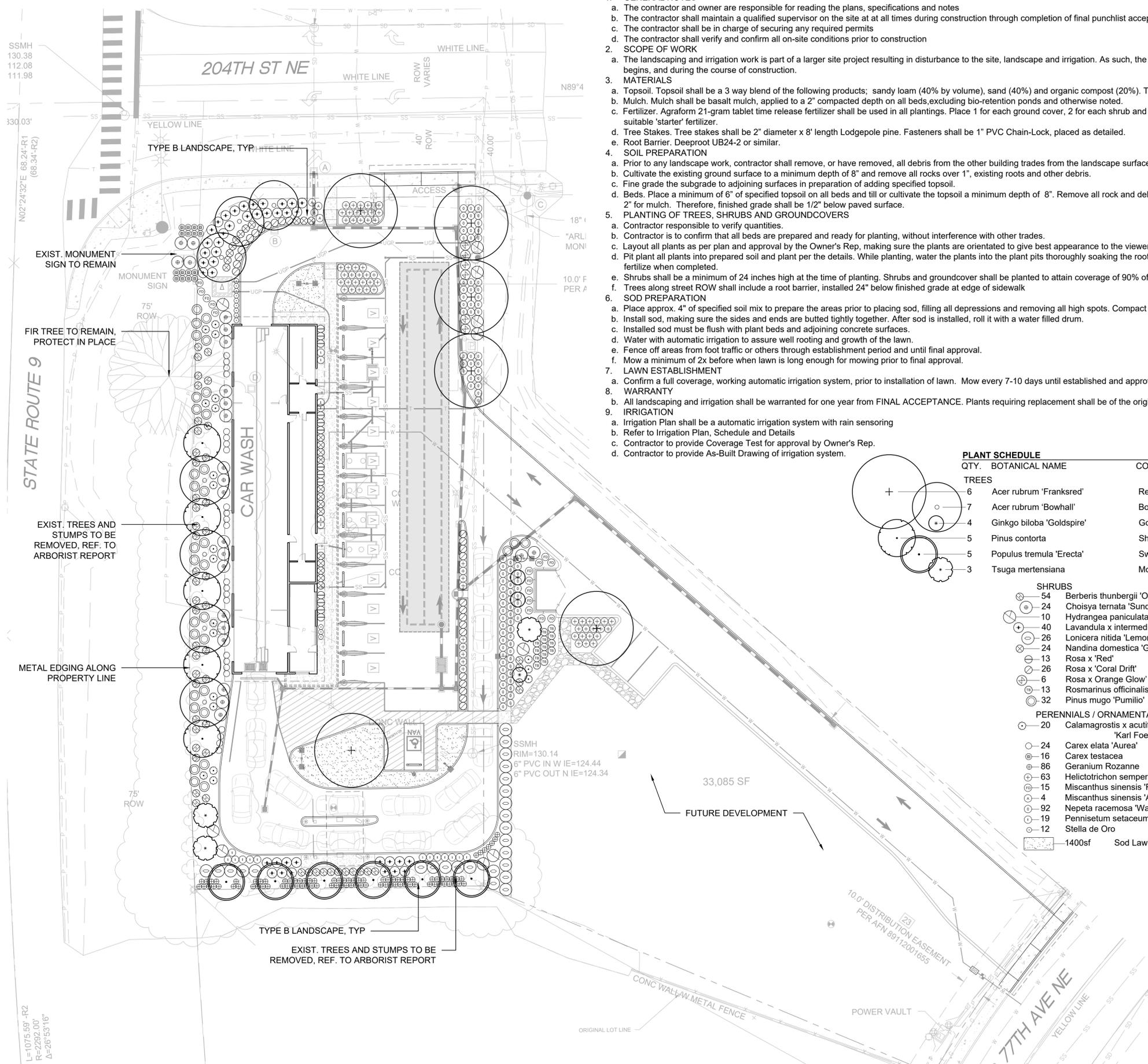
- a. Irrigation Plan shall be a automatic irrigation system with rain sensing
- b. Refer to Irrigation Plan, Schedule and Details
- c. Contractor to provide Coverage Test for approval by Owner's Rep.
- d. Contractor to provide As-Built Drawing of irrigation system.

PLANT SCHEDULE

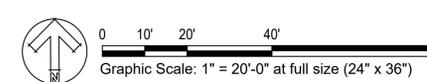
QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING, NOTES
TREES			
6	Acer rubrum 'Franksred'	Red Sunset Maple	2" cal min, branching at 5' ht, fully branched & uniform, B&B
7	Acer rubrum 'Bowhall'	Bowhall Maple	2" cal min, spacing as shown, fully branched & uniform, B&B
4	Ginkgo biloba 'Goldspire'	Goldspire Ginkgo	15 gal min, fully branched & uniform, spacing as shown, B&B, male
5	Pinus contorta	Shore Pine	8'-10' ht min, 30' OC, fully branched & uniform, B&B
5	Populus tremula 'Erecta'	Swedish Columnar Aspen	2" cal min, spacing as shown, fully branched & uniform, B&B
3	Tsuga mertensiana	Mountain Hemlock	4'-6' ht min, fully branched & uniform, B&B
SHRUBS			
54	Berberis thunbergii 'Orange Rocket'	Orange Rocket Barberry	2 gal @ 3' OC
24	Choisya ternata 'Sundance'	Sundance Mexican Orange Blossom	2 gal @ 5' OC
10	Hydrangea paniculata 'Candy Apple'	Candy Apple Hydrangea	5 gal @ 5' OC
40	Lavandula x intermedia 'Niko'	Niko French Lavender	2 gal @ 4' OC
26	Lonicera nitida 'Lemon Beauty'	Lemon Beauty Honeysuckle	3 gal @ 5' OC
24	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	2 gal @ 3' OC
13	Rosa x 'Red'	Red Drift Rose	2 gal @ 3' OC
26	Rosa x 'Coral Drift'	Coral Drift Rose	2 gal @ 3' OC
6	Rosa x 'Orange Glow'	Orange Glow Knockout Rose	2 gal @ 4' OC
13	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	2 gal @ 3' OC
32	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	3 gal @ 4' OC
PERENNIALS / ORNAMENTAL GRASSES / GROUNDCOVERS			
20	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	2 gal @ 3' OC
24	Carex elata 'Aurea'	Bowles Golden Sedge	1 gal @ 30" OC
16	Carex testacea	Orange New Zealand Sedge	1 gal @ 2' OC
86	Geranium Rozanne	Rozanne Cranesbill	4" pot @ 2' OC
63	Helictotrichon sempervirens	Blue Oat Grass	1 gal @ 3' OC
15	Miscanthus sinensis 'Fire Dragon'	Fire Dragon Maiden Grass	2 gal @ 3' OC
4	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	2 gal @ 3' OC
92	Nepeta racemosa 'Walker's Low'	Walkers Low Catmint	1 gal @ 3' OC
19	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	1 gal @ 3' OC
12	Stella de Oro	Stella de Oro Daylily	1 gal @ 2' OC
1400sf	Sod Lawn Area	Perfect Blend Sod	Country Green Farms

PARKING & VEHICLE ACCOMMODATION SHADE AREAS (AZC 20.76.130)

Total Parking Area (17 stalls):	3,500 sf
Parking Area required to be shaded by deciduous trees:	700 sf (20%)
Total Paved Area Coverage by new deciduous trees:	1,495 sf (43%)



Zoning Permit: PLN #1160
Design Review submittal: PLN #1161



REVISIONS:
REV 1:
REV 2:
REV 3:

PROJECT ADDRESS:
WET RABBIT EXPRESS CAR WASH
7530 204TH ST NE
ARLINGTON, WA 98223

DESIGN: MUL
DRAWN: MUL
CHECKED: EW

DATE: December 20, 2023

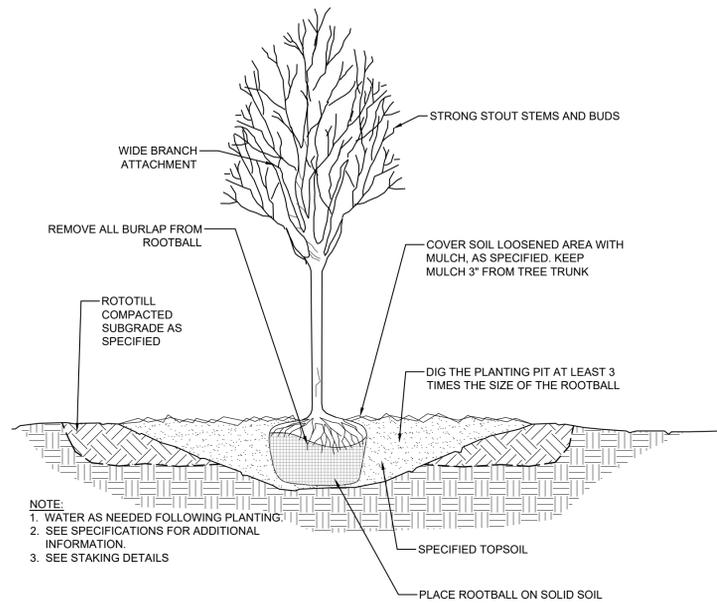
PROJECT: Wet Rabbit - Arlington

NUMBER: LLA0464.23

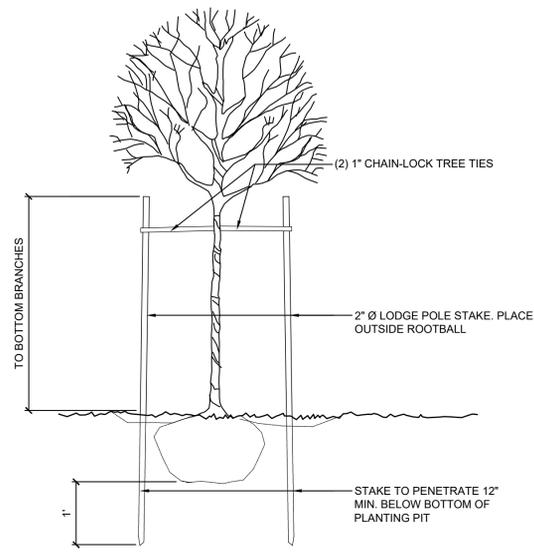
SCALE: 1" = 20'-0"

TITLE:
LANDSCAPE PLAN, SCHEDULE & NOTES

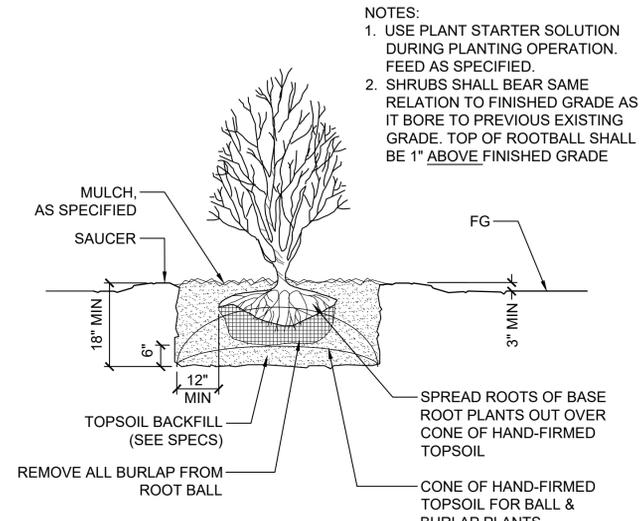
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1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS

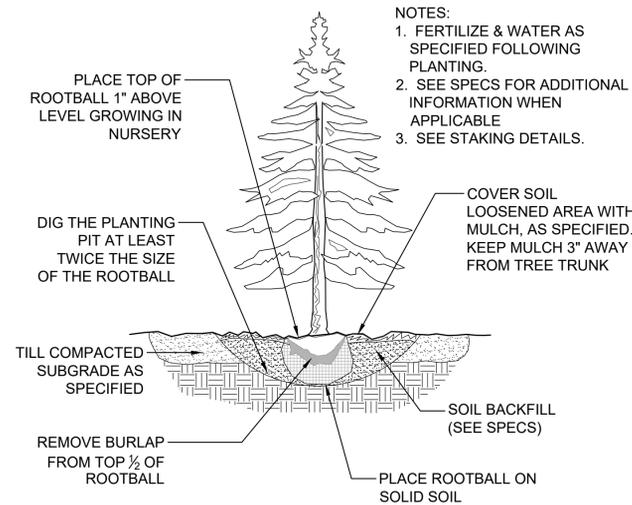


2 DECIDUOUS TREE STAKING DETAIL
SCALE: NTS

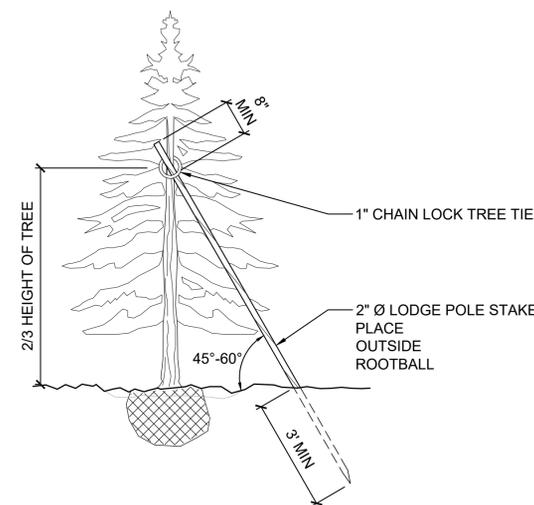


3 SHRUB PLANTING DETAIL
SCALE: NTS

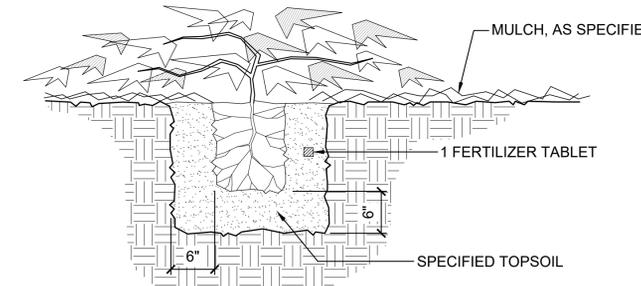
NOTES:
1. USE PLANT STARTER SOLUTION DURING PLANTING OPERATION. FEED AS SPECIFIED.
2. SHRUBS SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE



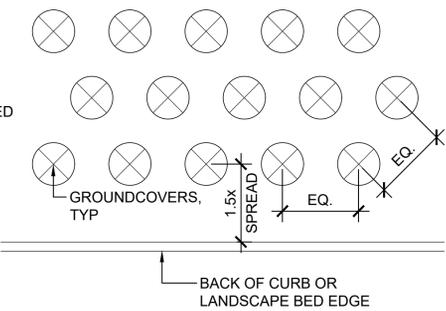
4 CONIFER PLANTING DETAIL
SCALE: NTS



5 CONIFER TREE STAKING
SCALE: NTS



6 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



7 TREE & SHRUB SLOPE PLANTING DETAIL
SCALE: NTS

NOTE:
1. ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS PER PLAN, UNLESS SHOWN OTHERWISE
2. SET GROUNDCOVER BACK FROM CURB OR WALKWAY AT LEAST 1-1/2 TIMES THE SPREAD OF SUCH GROUNDCOVER

Zoning Permit: PLN #1160
Design Review submittal: PLN #1161

TREES / DECIDUOUS



SWEDISH ASPEN



RED SUNSET MAPLE



BOWHALL MAPLE



GOLDSPIRE GINKGO

EVERGREEN



MOUNTAIN HEMLOCK



SHORE PINE

SHRUBS



DWARF MUGO PINE



MEXICAN ORANGE BLOSSOM



CANDY APPLE HYDRANGEA



LEMON BEAUTY HONEYSUCKLE



HEAVENLY BAMBOO



ORANGE GLOW KNOCKOUT ROSE



ORANGE ROCKET BARBERRY



TUSCAN BLUE ROSEMARY



NIKO FRENCH LAVENDER



RED DRIFT ROSE



CORAL DRIFT ROSE



ROZANNE GERANIUM



BOWLES GOLDEN SEDGE

PERENNIALS / ORNAMENTAL GRASSES / GROUNDCOVERS



KARL FOERSTER GRASS



BLUE OAT GRASS



PURPLE FOUNTAIN GRASS



MAIDEN GRASS VAR



WALKERS LOW CATMINT



STELLA DE ORO DAYLILY



ORANGE NEW ZEALAND SEDGE

Zoning Permit: PLN #1160
Design Review submittal: PLN #1161



Know what's below.
Call before you dig.

DRAWING SET:
**PRELIMINARY
SUBMITTAL**

REVISIONS:
REV 1:
REV 2:
REV 3:

PROJECT ADDRESS:

WET RABBIT EXPRESS CAR WASH
7530 204TH ST NE
ARLINGTON, WA 98223

DESIGN: MUL
DRAWN: MUL
CHECKED: EW
DATE: December 20, 2023
PROJECT: Wet Rabbit - Arlington
NUMBER: LLA0464.23

SCALE: As Shown
TITLE:

PLANT IMAGES

SHEET:

L1.02

A PORTION OF THE NW 1/4, NE 1/4 OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



VICINITY MAP
SCALE: 1" = 2,000'

LEGAL DESCRIPTION

PER ALTA COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1193299-WA1 DATED SEPTEMBER 21, 2023.

PARCEL I:

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 198 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14;
THENCE SOUTH 320 FEET;
THENCE EAST 132 FEET;
THENCE NORTH 320 FEET;
THENCE WEST 132 FEET TO THE POINT OF BEGINNING;

EXCEPT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED IN VOLUME 568 OF DEEDS, PAGE 6, UNDER RECORDING NO. 1148158;

ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF 204TH STREET NORTHEAST (KENT-KANGLEY ROAD);

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF ARLINGTON FOR STREET PURPOSES BY DEED RECORDED SEPTEMBER 29, 1993 UNDER RECORDING NO. 9309290556.

PARCEL II:

PARCEL B, CITY OF ARLINGTON DUSKIN BOUNDARY LINE ADJUSTMENT CITY FILE NUMBER PLN #899, RECORDED MARCH 10, 2022 AS RECORDING NO. 202203105003, IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TABLE A NOTES

- MONUMENTS SET OR RECOVERED AT ALL MAJOR CORNERS OF PROPERTY. (SEE MAP)
- ADDRESSES OF SURVEYED PROPERTY IN SITE DATA BELOW
- FLOOD ZONE CLASSIFICATION SHOWN BELOW
- GROSS LAND AREA SHOWN IN SITE DATA SHOWN BELOW
- VERTICAL RELIEF WITH SOURCE OF INFORMATION SHOWN ON MAP PAGE.
- (a) EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL SHOWN ON MAP.
- SUBSTANTIAL FEATURES ARE SHOWN ON MAP.
- NUMBER AND TYPE OF PARKING SPACES SHOWN BELOW.
- (a) LOCATIONS OF EXISTING UTILITIES ARE SHOWN ON MAP BASED ON OBSERVED SURFACE FEATURES, AS-BUILTS MAPS AND UTILITY PAINT MARKS.
- (b) SEE UTILITY NOTES FOR UTILITY PAINT MARKING DETAILS.
- NAMES OF ADJOINING PROPERTY OWNERS ARE SHOWN ON MAP.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ON SUBJECT PARCEL.

UTILITY NOTES

BASIS FOR UTILITY LINES SHOWN: FIELD OBSERVATIONS, AS-BUILT MAPS, & UTILITY PAINT MARKINGS ON OCTOBER 13-14, 2023.

PAINT MARKINGS PROVIDED BY:
APPLIED PROFESSIONAL SERVICES
CONTACT: DANIEL HERRERA
PHONE: 425-386-5527

IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING CONDITION OR CAPACITY OF ANY UTILITY EXISTING ON THIS SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE TAKEN FROM A COMPILATION OF PUBLIC RECORDS AND VISIBLE FIELD EVIDENCE. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THE PUBLIC RECORDS. UNDERGROUND UTILITY LOCATIONS ARE ONLY APPROXIMATE. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN VISIBLE SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. FIELD VERIFICATION IS NECESSARY PRIOR TO OR DURING ANY CONSTRUCTION.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

TITLE REPORT SPECIAL EXCEPTIONS INDICATES SHOWN ON MAP

PER ALTA COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1193299-WA1 DATED SEPTEMBER 21, 2023.

(ITEMS 1-13, 22, 24-27 AND 29-35 ARE NOT SURVEY RELATED OR INTENTIONALLY DELETED AND ARE NOT SHOWN BELOW)

14. RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR, TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY CONSTRUCTED ON LANDS CONVEYED BY DOCUMENT IN FAVOR OF THE STATE OF WASHINGTON. (NOT PLOTTABLE)

RECORDED: JUNE 17, 1955
RECORDING NO.: 1148158
(AFFECTS PARCEL I)

15. RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR, TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY CONSTRUCTED ON LANDS CONVEYED BY DOCUMENT IN FAVOR OF THE STATE OF WASHINGTON. (NOT PLOTTABLE)

RECORDED: AUGUST 17, 1955
RECORDING NO.: 1156647
(AFFECTS PARCEL II)

16. RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR, TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY CONSTRUCTED ON LANDS CONVEYED BY DOCUMENT IN FAVOR OF THE STATE OF WASHINGTON. (NOT PLOTTABLE)

RECORDED: AUGUST 17, 1955
RECORDING NO.: 1156646
(AFFECTS PARCEL II)

17. WAIVER AND RELINQUISHMENT OF ALL CLAIMS FOR DAMAGE ARISING FROM THE ESTABLISHMENT OF A PUBLIC ROAD AS SET FORTH BY INSTRUMENT. (NOT PLOTTABLE)

RECORDED: SEPTEMBER 8, 1960
RECORDING NO.: 1418185
(AFFECTS PARCEL II)

18. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: (SHOWN ON MAP)

RECORDING DATE: APRIL 14, 1983
RECORDING INFORMATION: 8304140147
IN FAVOR OF: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AFFECTS: (PARCEL I) AS DESCRIBED THEREIN.

19. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED SEPTEMBER 09, 1983 AS RECORDING NO. 8309095005 OF SURVEYS, IN SNOHOMISH COUNTY, WASHINGTON. (NOTHING TO PLOT) (AFFECTS PARCEL I)

20. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED OCTOBER 08, 1985 AS RECORDING NO. 8510085005 OF SURVEYS, IN SNOHOMISH COUNTY, WASHINGTON. (NOTHING TO PLOT) (AFFECTS PARCEL II)

21. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF ARLINGTON SHORT PLAT RECORDED SEPTEMBER 20, 1989 AS RECORDING NO. 8909295003 AND REVISED RECORDED NOVEMBER 07, 1989 AS RECORDING NO. 8911075003, IN SNOHOMISH COUNTY, WASHINGTON. (EASEMENT SHOWN ON MAP)

CITY OF ARLINGTON SHALL BE HELD HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES FOR INJUNCTIVE RELIEF WHICH MAY BE OCCASIONED NOW OR IN THE FUTURE TO ADJACENT LAND OR IMPROVEMENTS BY REASON OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM AND HEREBY WAIVE AND RELEASE THE CITY OF ARLINGTON FROM ANY AND ALL CLAIMS FOR DAMAGES, EXCLUDING DAMAGE CAUSED SOLELY BY AN ACT OR OMISSION OF SAID CITY AND INJUNCTIVE RELIEF WHICH THE OWNER, OR THEIR SUCCESSORS AND ASSIGNS MAY THEMSELVES HAVE NOW OR IN THE FUTURE BY REASONS OF THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAID DRAINAGE SYSTEM. (AFFECTS PARCEL I)

23. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: (SHOWN ON MAP)

RECORDING DATE: NOVEMBER 20, 1989
RECORDING INFORMATION: 8911200165
IN FAVOR OF: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
FOR: RIGHT TO ENTER SAID PREMISES TO OPERATE, MAINTAIN AND REPAIR UNDERGROUND OR OVERHEAD ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION SYSTEM, TOGETHER WITH THE RIGHT TO REMOVE BRUSH, TREES AND LANDSCAPING WHICH MAY CONSTITUTE A DANGER TO SAID LINES
AFFECTS: (PARCEL II) AS DESCRIBED THEREIN.

28. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) PLN #899: (NOTHING TO PLOT)

RECORDED: MARCH 10, 2022
RECORDING INFORMATION: 202203105003
(AFFECTS PARCEL II)

FLOOD ZONE DESIGNATION

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN. FLOOD INSURANCE RATE MAP: SNOHOMISH COUNTY, WASHINGTON AND INCORPORATED AREAS
PANEL 382 OF '1575
COMMUNITY: CITY OF ARLINGTON - NUMBER: 530271
PANEL NO. 0932, SUFFIX F
MAP NUMBER: 53061C0392F
EFFECTIVE DATE: JUNE 19, 2020

SITE DATA

SITE ADDRESS: 7530 204TH ST NE ARLINGTON, WA98223
TAX PARCEL NO(S): 31051400100600, 31051400101000
GROSS SITE AREA: +/- 66,118 SQ. FT. (1.52 ACRES)

ON SITE PARKING

REGULAR PARKING SPACES: 27
HANDICAPPED PARKING SPACES: 2
TOTAL PARKING SPACES: 29

SURVEYOR'S CERTIFICATION

TO LEAN GOAT VENTURES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 8, 9, 11(A)(B), 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 18, 2023.

SIGNATURE:

ANDREW JASON MCLEAN

REGISTRATION NO. 22019143

DATE: 11/15/2023

WEBSITE: www.harmseilc.com
EMAIL: andym@harmseilc.com



2822 COLBY AVE, SUITE 300
EVERETT, WA 98201

(425) 252-1884
(360) 794-7811

ALTA/NSPS LAND TITLE SURVEY FOR

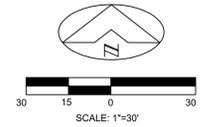
LEAN GOAT VENTURES, LLC

NW 1/4, NE 1/4 OF SECTION 14,
TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON

REVISIONS: 11-14-2023 UPDATED PARCEL AREAS	PREP: 10-20-2023
11-15-2023 FIXED SECTION, TOWNSHIP, RANGE (CBS)	REV: 11-15-2023
	AJM
	AJM
	1 OF 2
	23-312

A PORTION OF THE NW 1/4, NE 1/4 OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



FOUND MON IN CASE
3" BRASS DISK W/2 PUNCHES
HELD WESTERN PUNCH
(PUNCH WITH CROWSFOOT NOT USED)
DOWN 1.2"
VISITED 10-16-2023

SSMH
RIM=130.38
12" IN E IE=112.08
12" OUT E W IE=111.98

FOUND MON IN CASE
2" BRASS DISK W/PUNCH
"LS 12716 1988"
DOWN 1.6"
VISITED 10-16-2023

BASIS OF BEARING
N89°46'39"E BETWEEN FOUND MONUMENTS ALONG 204TH ST NE PER SHORT SUBDIVISION FOR GRANT JENSON AFN 8309095005

DATUM NAVD 88
BENCHMARK
SET MAG NAIL & WASHER STAMPED "HARMSEN CONTROL" IN ASPHALT DRIVEWAY TO BUILDING #7530 ON SOUTH SIDE OF 204TH ST NE. POINT LIES 1 FOOT SOUTH OF BACK OF SIDEWALK AND 1 FACE WEST OF FACE OF CURB.
ELEV. = 129.56'
ELEVATION ESTABLISHED BY GPS OBSERVATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK.

SURFACE NOTES
THIS SURFACE IS DERIVED FROM AN ACTUAL SURVEY ON THE GROUND.
CONTOURS ARE SHOWN AT 1' INTERVALS.
VERTICAL ACCURACY IS PER UNITED STATES NATIONAL MAP ACCURACY STANDARDS.

SURVEY NOTES
EQUIPMENT: 3" OR LESS TOTAL STATION
METHOD: FIELD TRAVERSE AND
THE CLOSURES OF THE FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED IN WAC 332-130-090.
THE TOPOGRAPHIC ELEMENTS AS SHOWN MEET OR EXCEED THOSE REQUIREMENTS STATED IN WAC 332-130-145.
THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

SURVEY REFERENCES
R- RECORD OF SURVEY AFN 8309095005
SP- SHORT SUBDIVISION FOR GRANT JENSON AFN 8909205003
P- PLAT OF JAY THREE TWO AFN 9405315002
BOUNDARY LINE ADJUSTMENT AFN 9805065005
R1- RECORD OF SURVEY AFN 200209115002
R2- BOUNDARY LINE ADJUSTMENT AFN 202203105003
R3- WSDOT SR9 ARLINGTON VICINITY RIGHT OF WAY MAP DATED JUNE 29, 1954

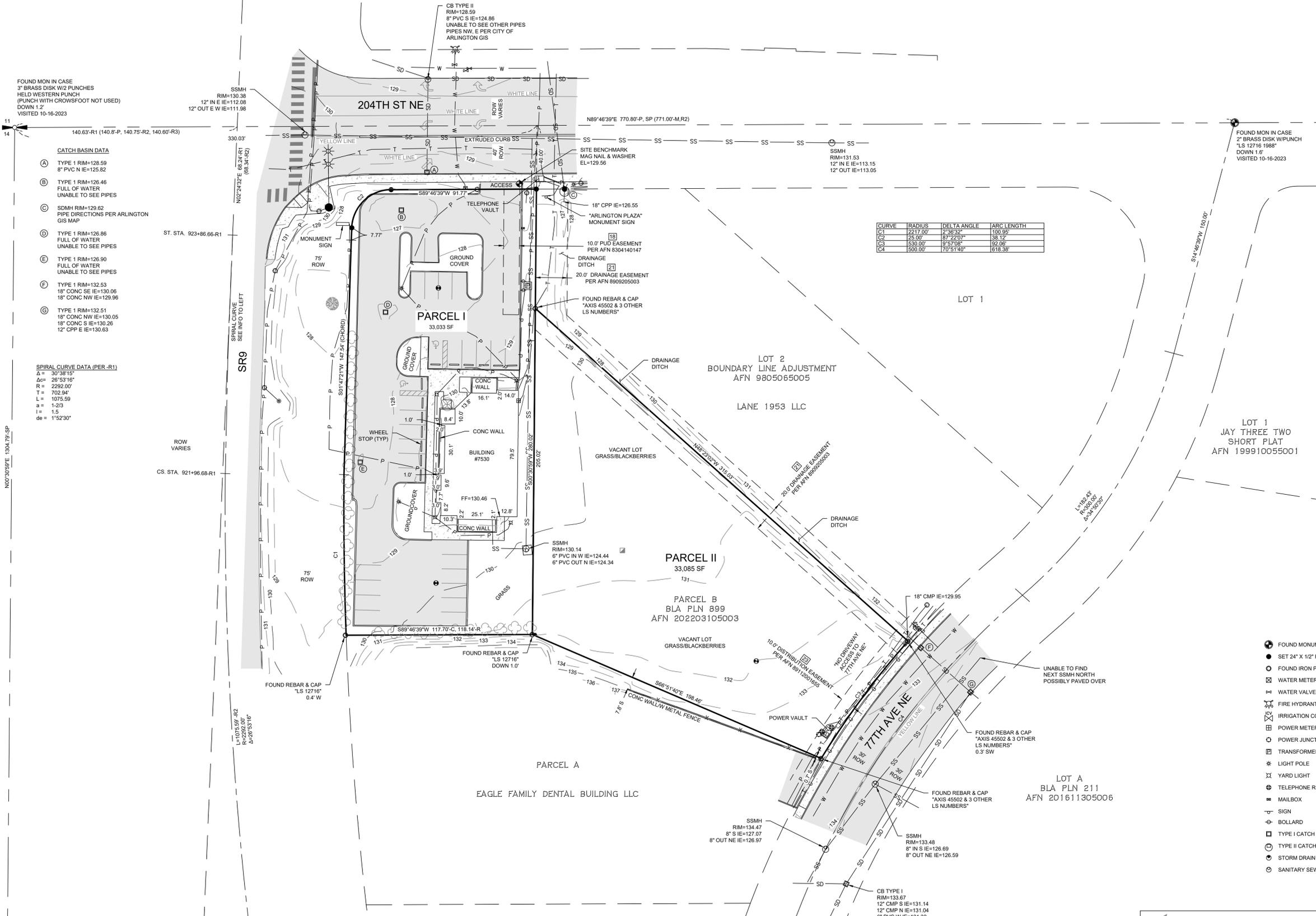
LEGEND

●	FOUND MONUMENT AS NOTED	— X —	FENCE (TYPE NOTED)
●	SET 24" X 1/2" REBAR WITH CAP STAMPED "LS 22019143"	— G —	GAS
○	FOUND IRON PIPE OR REBAR AND CAP (RBC) AS NOTED	— SD —	STORM DRAIN
⊗	WATER METER	— W —	WATER
⊕	WATER VALVE	— P —	OVERHEAD UTILITIES
⊗	FIRE HYDRANT	— SS —	SANITARY SEWER
⊗	IRRIGATION CONTROL VALVE	— T —	TELEPHONE LINE
⊗	POWER METER	⊗	SOIL LOG/TEST PIT
⊗	POWER JUNCTION BOX	⊗	MONITOR WELL
⊗	TRANSFORMER	⊗	DECIDUOUS
⊗	TELEPHONE RISER	⊗	CEDAR (-C)
⊗	MAILBOX	⊗	FIR (F)
⊗	SIGN	⊗	CONCRETE
⊗	BOLLARD	⊗	ASPHALT
⊗	TYPE I CATCH BASIN		
⊗	TYPE II CATCH BASIN		
⊗	STORM DRAIN MANHOLE		
⊗	SANITARY SEWER MANHOLE		

- CATCH BASIN DATA**
- (A) TYPE 1 RIM=128.59
8" PVC N IE=125.82
 - (B) TYPE 1 RIM=126.46
FULL OF WATER
UNABLE TO SEE PIPES
 - (C) SDMH RIM=129.62
PIPE DIRECTIONS PER ARLINGTON GIS MAP
 - (D) TYPE 1 RIM=126.86
FULL OF WATER
UNABLE TO SEE PIPES
 - (E) TYPE 1 RIM=126.90
FULL OF WATER
UNABLE TO SEE PIPES
 - (F) TYPE 1 RIM=132.53
18" CONC SE IE=130.06
18" CONC NW IE=129.96
 - (G) TYPE 1 RIM=132.51
18" CONC SW IE=130.26
12" CPP E IE=130.63

SPIRAL CURVE DATA (PER R1)
Δ = 30°38'15"
Δc = 26°53'16"
R = 2292.00'
T = 702.94'
L = 1075.59'
a = 1-2/3
l = 1.5
de = 1°52'30"

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	2217.00'	2°28'52"	100.95'
C2	25.00'	8°22'07"	38.12'
C3	530.00'	9°57'08"	92.06'
C4	500.00'	70°51'40"	616.38'





HARMSEN
LAND SURVEYING • CIVIL ENGINEERING • LAND USE PLANNING
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ALT/NSPS LAND TITLE SURVEY
FOR
LEAN GOAT VENTURES, LLC

NW 1/4, NE 1/4 OF SECTION 14,
TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON

PREP: 10-20-2023
REV: 11-14-2023
AJM
AJM
2 OF 2
23-312