

Access and Circulation

The proposed single car wash tunnel with 13 vacuum stations is estimated to generate 18 net new primary weekday PM peak hour trips. Access to the site is proposed via an existing right-in right-out two-way stop-controlled driveway located approximately 130 feet east of the SR-9/204th Street NE as well as a proposed full access two-way stop-controlled driveway located on 77th Avenue NE. Additionally, there is internal connectivity along the east side of the proposed car wash parcel to the future development parcel located east and south of the car wash site. During peak hours of operation, it is anticipated that a maximum of five (5) vehicles will be staged within the queue reservoir with reference to the point-of-sale. The proposed queue reservoir capacity, with reference to point-of-sale, is ten (10) vehicles. Therefore, the car wash operations are not anticipated to impact City roads or internal circulation of the site.

Landscaping

The site will include a mix of native, native-adapted and ornamental trees, shrubs, grasses and groundcovers to increase plant diversity and habitat. Landscape elements will meet or exceed City of Arlington requirements to reduce Heat Island Effect and other city requirements.

Stormwater Management

Stormwater runoff will be collected within catch basin inlets strategically placed at low points. Runoff generated from both parcels will then be conveyed via underground storm piping to an O/W separator for pretreatment prior to entering the gravel filled infiltration trench/gallery where 100% of the stormwater runoff will be infiltrated to meet the DOE flow control requirements. The native soils below the infiltration facility will complete the water quality treatment process as they meet DOE requirements with respect to SSC-6 Soil physical and Chemical Suitability for Treatment. A piped emergency overflow will be connected to the municipal system within 204th St NE as an emergency overflow during extreme storm events.

Conclusion

The responses above and application materials demonstrate that the Wet Rabbit Express Car Wash development meets the City of Arlington regulation criteria for Design Review and Zoning Permit approval. The City's approval of this application is respectfully requested.