COVER SHEET
FOR
PRELIMINARY PLAT OF EAGLEMONT 4
A PORTION OF NE1/4 OF, SEC. 36, TWP. 28 N., RANGE 06 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WA
15-PLPR-0001

1"=100'
0 50 100 200

DATUM
VERTICAL DATUM FOR THIS PROJECT IS NAVD88 PER WSDOT. WSDOT POINT DESIGNATION BM31002-66 WAS HELD, BEING A 3" BRASS DISK IN THE SIDEWALK AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF HIGHWAY 2 AND E. MAIN ST., WITH AN ELEVATION OF 72.241'(NAVD88)

BASIS OF BEARING
BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M. PER THE PLAT OF SINCLAIR HEIGHTS, RECORDED UNDER AUDITOR'S FILE NO. 200405075141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, TAKEN AS NORTH 00°37'13" EAST.

LEGAL DESCRIPTION
PARCEL A:
LOTS 4 AND 5 OF SURVEY RECORDED IN VOLUME 2 OF SURVEYS, PAGE 254 AND RECORDED UNDER RECORDING NO. 2396007 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN.

AND NEW PARCEL B OF CITY OF MONROE BOUNDARY LINE ADJUSTMENT NO. 13-BLA-0004, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 201403265004, BEING A PORTION OF LOTS 3 AND 6 OF SAID SURVEY RECORDED IN VOLUME 2 OF SURVEYS, PAGE 254 AND RECORDED UNDER RECORDING NO. 2396007 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:
THAT PORTION OF TRACT "B" OF THE PLAT OF EAGLEMONT DIVISION 1, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 201409165002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN;
THENCE SOUTH 00°37'13" WEST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 329.48 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89°34'43" EAST, 122.50 FEET;
THENCE SOUTH 00°37'13" WEST, 276.54 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, WHOSE RADIAL CENTER BEARS SOUTH 89°22'47" EAST, 176.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°34'04", AN ARC DISTANCE OF 78.54 FEET;
THENCE NORTH 89°22'47" WEST, 77.23 FEET;
THENCE SOUTH 00°37'13" WEST, 58.00 FEET;
THENCE NORTH 89°22'47" WEST, 62.50 FEET THE SAID WEST LINE OF SECTION 31;
THENCE NORTH 00°37'13" EAST, ALONG SAID WEST SECTION LINE, A DISTANCE OF 410.07 FEET TO THE POINT OF BEGINNING.

PARCEL C:
ADJUSTED LOT 1 OF CITY OF MONROE BOUNDARY LINE ADJUSTMENT NO. BLA 2016-02, RECORDED UNDER AUDITOR'S FILE NO.
201603165009, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST
QUARTER SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST W.M.
ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

EARTHWORK QUANTITIES
CUT= 100,000 CY
FILL= 100,000 CY
(EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY EXACT QUANTITIES PRIOR TO CONSTRUCTION.)

SITE ADDRESS
280636-001-011-00 - 13511 191ST AVE SE MONROE WA 98272
280636-001-044-00 - 19319 136TH ST SE MONROE WA 98272
280636-001-009-00 - ADDRESS UNKNOWN
280636-001-041-00 - ADDRESS UNKNOWN
280636-001-022-00 - ADDRESS UNKNOWN
0114190-000-201-00 - ADDRESS UNKNOWN

LOT RANGE AREAS

4,500 - 5,500 SF	45 LOTS	39.1%
5,501 - 6,500 SF	48 LOTS	41.7%
6,500 < SF	22 LOTS	19.1%

RECREATION AREA CALCULATION TABLE
MMC 18.84.080

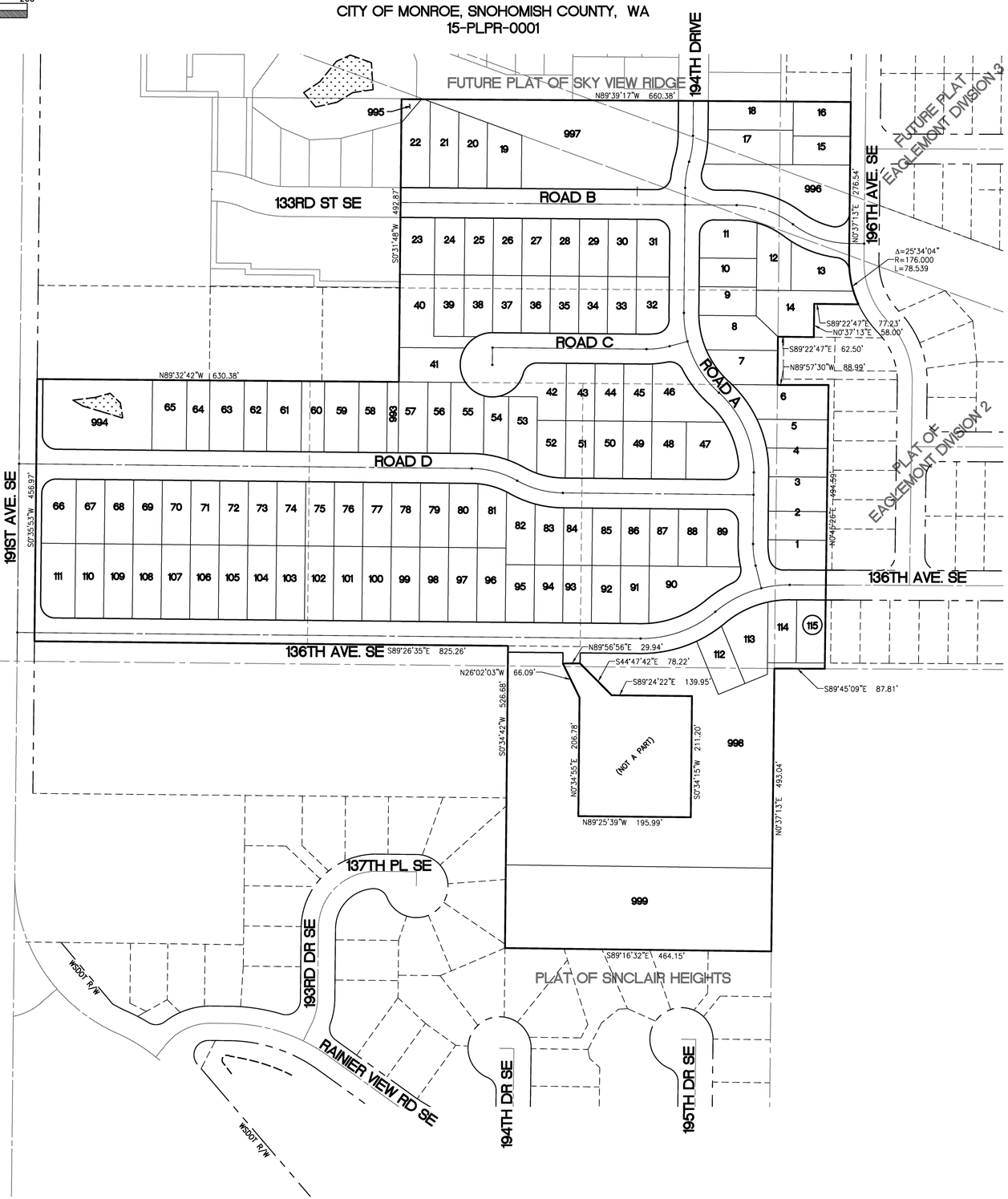
TRACT	NAME	PARK AREA	
997	PARK AND RECREATION USABLE OPEN SPACE	46,667 SF	1.07 AC
998	PARK AND RECREATION USABLE OPEN SPACE	124,133 SF	2.86 AC
PARK (RECREATION) AREA REQUIRED 115 LOTS @ 900 SF/LOT		103,500 SF	2.38 AC
PARK (RECREATION) AREA PROVIDED		170,957 SF	3.92 AC

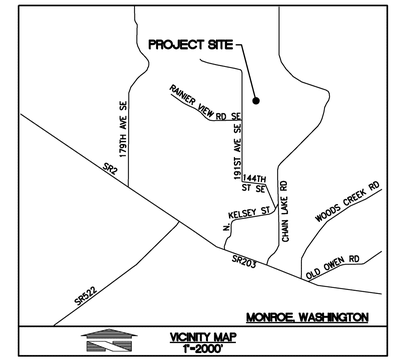
TRACT AREA TABLE

TRACT	AREA	USE
993	2,470 SF	UTILITIES
994	23,204 SF	N.G.P.A
995	714 SF	N.G.P.A
996	17,459 SF	OPEN SPACE
997	46,667 SF	PARK AND RECREATION USABLE OPEN SPACE
998	124,133 SF	PARK AND RECREATION USABLE OPEN SPACE
999	67,309 SF	DRAINAGE FACILITY
TOTAL TRACT AREA	281,957 SF, 6.47 AC	

SERVICES

WATER	CITY OF MONROE
SEWER	CITY OF MONROE
PUBLIC SCHOOLS	MONROE SCHOOL DISTRICT NO. 103
FIRE PROTECTION	MONROE F.P.D. #3
ELECTRICITY	SNOHOMISH COUNTY P.U.D. #1
NATURAL GAS	PUGET SOUND ENERGY SERVICES





NOTES
SITE AREA: 1,208,597± S.F. (27.75 AC.)
(TAX PARCEL: 280636-001-009-00, 280636-001-041-00, 280636-001-011-00, 280636-001-022-00, 2806360-010-044-00, 011419-000-201-00)

1. EXISTING USE: SINGLE FAMILY RESIDENCE ON 2806360010-4400. ALL OTHER PARCELS VACANT.
2. PROPOSED USE: 115 SINGLE FAMILY LOTS
3. EXISTING ZONING: R-4 (4 DU/ACRE)
4. EXISTING COMPREHENSIVE PLAN DESIGNATION: LOW DENSITY RESIDENTIAL
5. PROPOSED MIN. LOT WIDTH: 40 FEET
6. REQUIRED MIN. LOT WIDTH: 40 FEET
7. PROPOSED MINIMUM LOT AREA: 4,526 S.F.
8. REQUIRED MINIMUM LOT AREA: 4,500 S.F.
9. PROPOSED AVERAGE LOT SIZE 5,958 S.F.
10. MAXIMUM ALLOWABLE BASE DENSITY: 88.8 = 89 LOTS
11. BONUS DENSITY ALLOWED FOR PRD (88.8 x 1.3 = 115.4) = 115 LOTS
12. PROPOSED DENSITY: 115 LOTS
13. REQUIRED MIN. SETBACKS:
    FRONT/STREET: 10 FEET
    GARAGE: 20 FEET
    INTERIOR: 5 FEET
    REAR: 10 FEET
    CRITICAL AREA: 15 FEET
14. MAX BASE HEIGHT OF BUILDINGS: 35 FEET
15. MAX LOT COVERAGE: 60 PERCENT
16. TOTAL LOT AREA: 685,202 S.F. (15.73 AC)
17. TOTAL TRACT AREA: 281,957 S.F. (6.47 AC)
18. TOTAL R.O.W. AREA: 241,438 S.F. (5.54 AC)
19. SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, INC., APRIL 25, 2016

ENGINEER/PLANNER/SURVEYOR
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72nd AVE. SOUTH
KENT, WA 98032
(425) 251-6222
FAX (425) 251-8782
CONTACT: BARRY TALKINGTON, P.E./GEORGE NEWMAN, A.I.C.P./BRIAN GILLOOLY, P.L.S.

GEOTECH
ASSOCIATED EARTH SCIENCE, INC
911 FIFTH AVENUE
KIRKLAND, WA 98033
(425) 827-7701
CONTACT: JON SONDERGAARD

WETLANDS
WETLAND RESOURCES, INC.
9509 19TH AVE. S.E. #106
EVERETT, WASHINGTON 98208
(425) 337-3174
CONTACT: SCOTT BRAINARD

TRAFFIC
GIBSON TRAFFIC CONSULTANTS
2802 WETMORE AVENUE #220
EVERETT, WA. 98201
(425) 339-8266
CONTRACT: EDWARD KOLTONOWSKI

APPLICANT/OWNER
MAINVUE WA LLC
11100 MAIN STREET, SUIT 100
BELLEVUE, WA 98004
(425) 646-4022
CONTACT: BARBARA YARINGTON

SHEET INDEX

1 OF 13	COVER SHEET
2 OF 13	PLAT MAP
3 OF 13	PLAT MAP
4 OF 13	GRADING AND DRAINAGE PLAN
5 OF 13	GRADING AND DRAINAGE PLAN
6 OF 13	OFFSITE DRAINAGE PLAN
7 OF 13	ROAD PROFILE
8 OF 13	ROAD PROFILE
9 OF 13	ROAD PROFILE
10 OF 13	DETENTION POND PLAN AND PROFILE
11 OF 13	DETENTION POND PROFILE
12 OF 13	WATER AND SEWER PLANS
13 OF 13	WATER AND SEWER PLANS
L-1 OF 6	STREET TREE PLAN - NORTH
L-2 OF 6	STREET TREE PLAN - SOUTH
L-3 OF 6	RECREATION PLAN - TRACT 996 AND 997
L-4 OF 6	RECREATION PLAN - TRACT 998
L-5 OF 6	LANDSCAPE PLAN - TRACT 999
L-6 OF 6	LANDSCAPE NOTES AND DETAILS

No.	Date	By	Ckd.	Appr.	Revision
1	8/18/16	BJT	BJT	BJT	REVISED PER CITY REVIEW

Title: COVER SHEET FOR PRELIMINARY PLAT AND PRD OF EAGLEMONT 4

For: MAINVUE WA LLC. 11100 MAIN STREE, SUIT 100 BELLEVUE, WA 98004 CONTACT: BARBARA YARINGTON (425) 646-4022

STATE OF WASHINGTON BARRY J. TALKINGTON 41423 REGISTERED PROFESSIONAL ENGINEER 8/25/16

Scale: Horizontal 1"=100' Vertical N/A

Designed TJS Drawn TJS Checked BJT Approved BJT Date 8/25/2016

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 17841 Sheet 1 of 13

File:P:\17000s\17841\preliminary\17841-po.dwg Date/Time:8/24/2016 8:45 AM Scale:1" = 1' BTALKINGTON Xref: ----

PLAT MAP
FOR

PRELIMINARY PLAT OF EAGLEMONT 4

A PORTION OF NE1/4 OF, SEC. 36, TWP. 28 N., RANGE 06 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WA

1"=50'
0 25 50 100

LEGEND

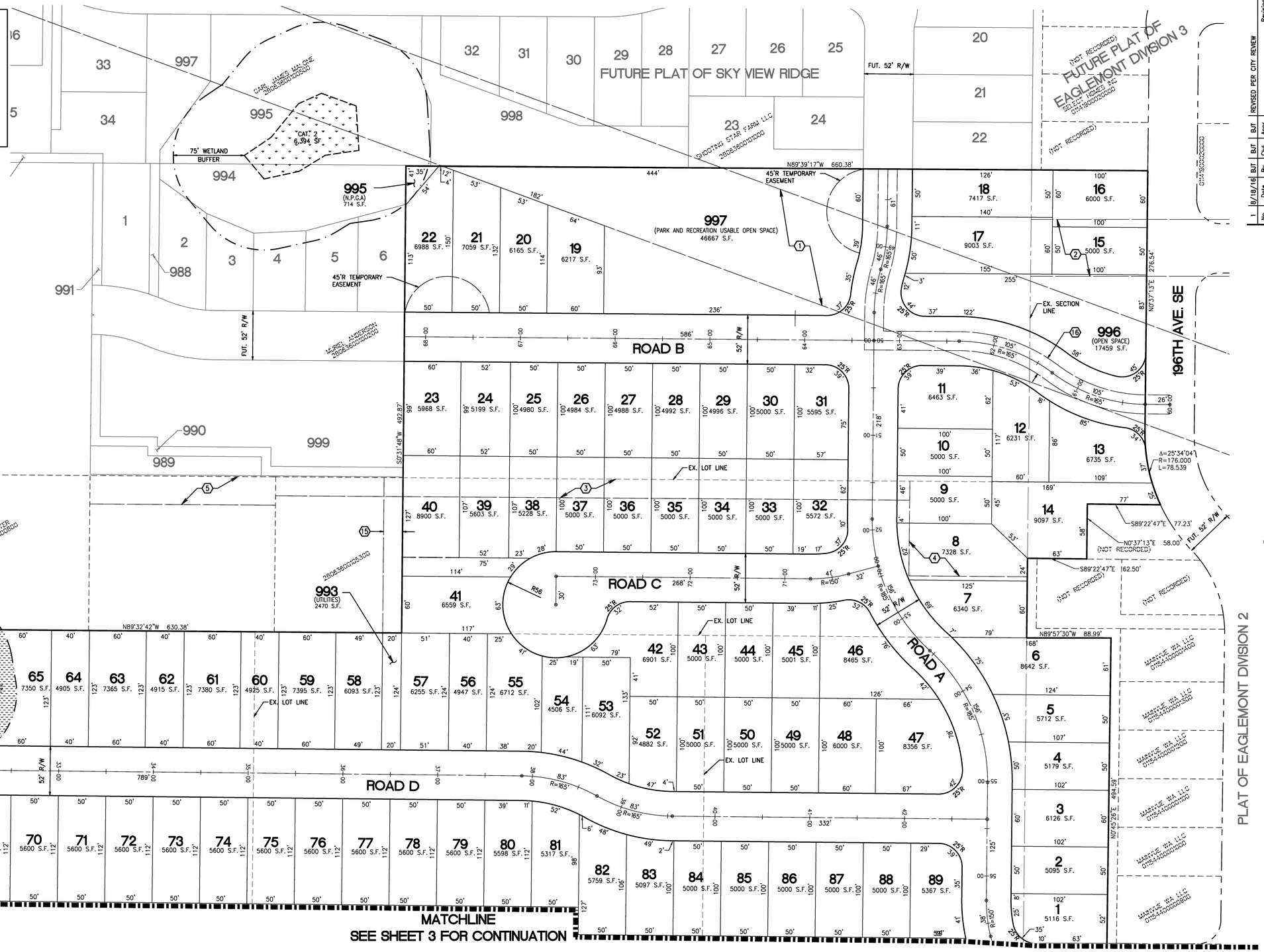
	OFFSITE	ONSITE
PROJECT BOUNDARY LINE		
EXISTING SECTION LINE		
PROPOSED RIGHT-OF-WAY		
EXISTING RIGHT-OF-WAY		
PROPOSED CENTERLINE		
EXISTING CENTERLINE		
PROPOSED LOT LINE		
EXISTING LOT LINE		
PROPOSED EASEMENT LINE		
EXISTING EASEMENT LINE		

ABBREVIATIONS:

UE	UTILITY EASEMENT (ALL UTILITIES PUBLIC AND PRIVATE)
SDE	PUBLIC STORM DRAINAGE EASEMENT
PSDE	PRIVATE STORM DRAINAGE EASEMENT
WLE	PUBLIC WATERLINE EASEMENT
SSE	PUBLIC SANITARY SEWER EASEMENT
R/W	RIGHT-OF-WAY
SAT	SENSITIVE AREA TRACT
BSBL	BUILDING SETBACK LINE
SF	SQUARE FEET
SWE	SIDEWALK EASEMENT

EXISTING EASEMENTS

1. 100' TRANSMISSION LINE EASEMENT AFN.504886, AFN.492307, AFN.496103 & USE AGREEMENT AFN.201507080532
2. EASEMENT AFN.2396007 TO BE RELINQUISHED
3. 20' SEWER EASEMENT AFN.201207185001 TO BE RELINQUISHED
4. 100' X 125' DRAIN FIELD EASEMENT AFN.201207185001 TO BE RELINQUISHED
5. 30' SEWER EASEMENT AFN.201207185001 TO BE RELINQUISHED
15. 20' DRAINAGE EASEMENT AFN.201607110449
16. 20' SEWER EASEMENT AFN.201607110448 TO BE RELINQUISHED



WETLAND BUFFER TABLE

	BUFFER REDUCTION AREA	6,750 S.F.
	BUFFER ENHANCEMENT AREA	6,832 S.F.

No.	Date	By	Ckd.	Appr.	Revision
1	8/18/16	BJT	BJT	BJT	REVISED PER CITY REVIEW

Title: PLAT MAP FOR PRELIMINARY PLAT AND PRD OF EAGLEMONT 4

For: MAINVUE WA LLC. 11100 MAIN STREE, SUIT 100 BELLEVUE, WA 98004 CONTACT: BARBARA YARINGTON (425) 646-4022

BARRY J. TALKINGTON STATE OF WASHINGTON 41423 REGISTERED PROFESSIONAL ENGINEER 8/25/16

Scale: Horizontal 1"=50' Vertical N/A

Designed TJS Drawn TJS Checked BJT Approved BJT Date 8/25/2016

BARGHAUSEN CONSULTING ENGINEERS, INC.
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Job Number 17841

Sheet 2 of 13

File:P:\17000s\17841\preliminary\17841-pp1.dwg Date/Time:8/25/2016 4:06 PM Scale:1" = 1' BTALKINGTON Xref: ----

PLAT MAP

FOR

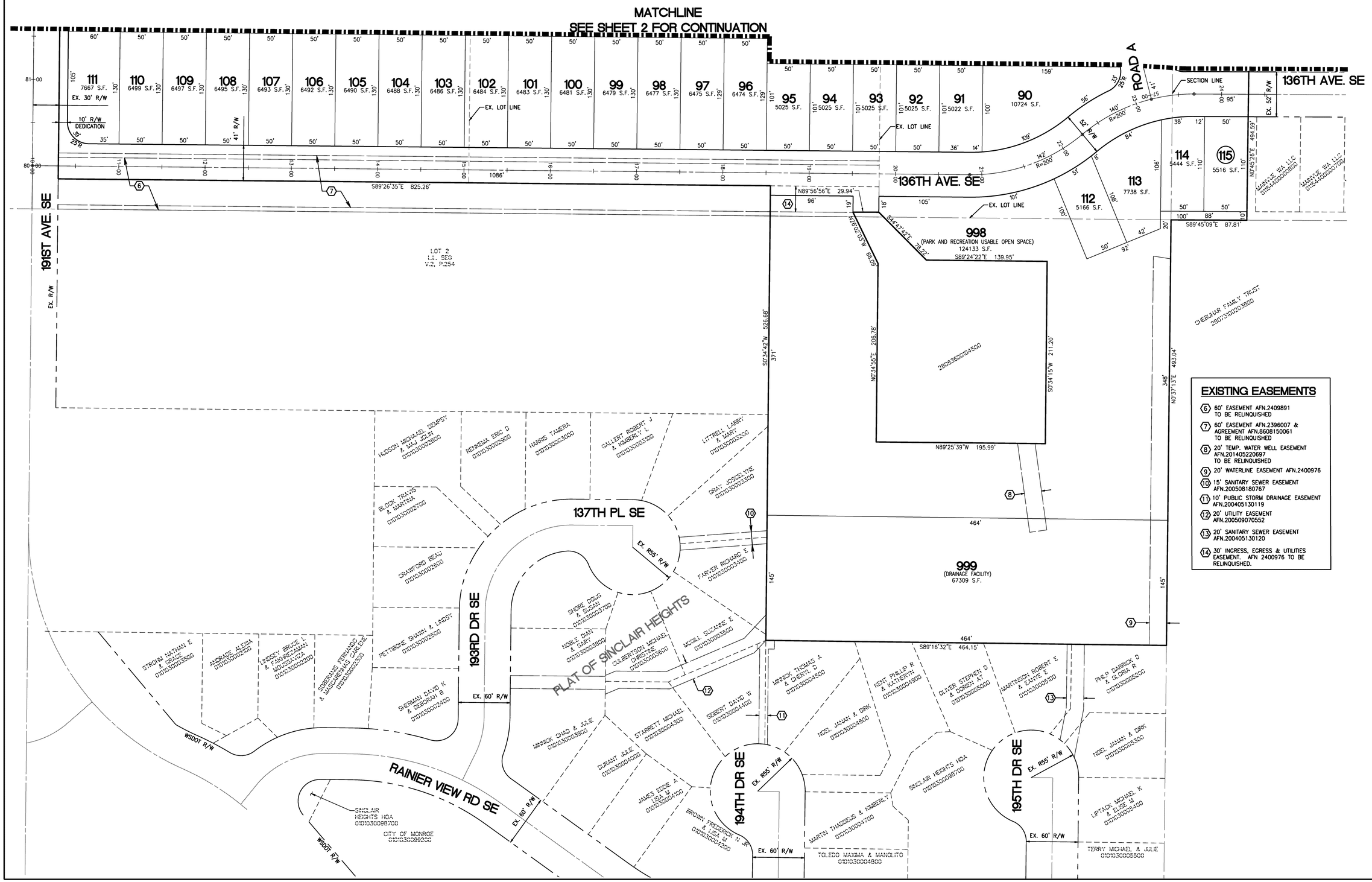
PRELIMINARY PLAT OF EAGLEMONT 4

A PORTION OF NE1/4 OF, SEC. 36, TWP. 28 N., RANGE 06 E., W.M.

CITY OF MONROE, SNOHOMISH COUNTY, WA

1"=50'

0 25 50 100



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STATE OF WASHINGTON BARRY J. TALKINGTON 41423 REGISTERED PROFESSIONAL ENGINEER 8/25/16

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BARGHAUSEN CONSULTING ENGINEERS, INC.

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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 17841

Sheet 3 of 13

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GRADING AND DRAINAGE PLAN
FOR
PRELIMINARY PLAT OF EAGLEMONT 4
A PORTION OF NE1/4 OF, SEC. 36, TWP. 28 N., RANGE 06 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WA

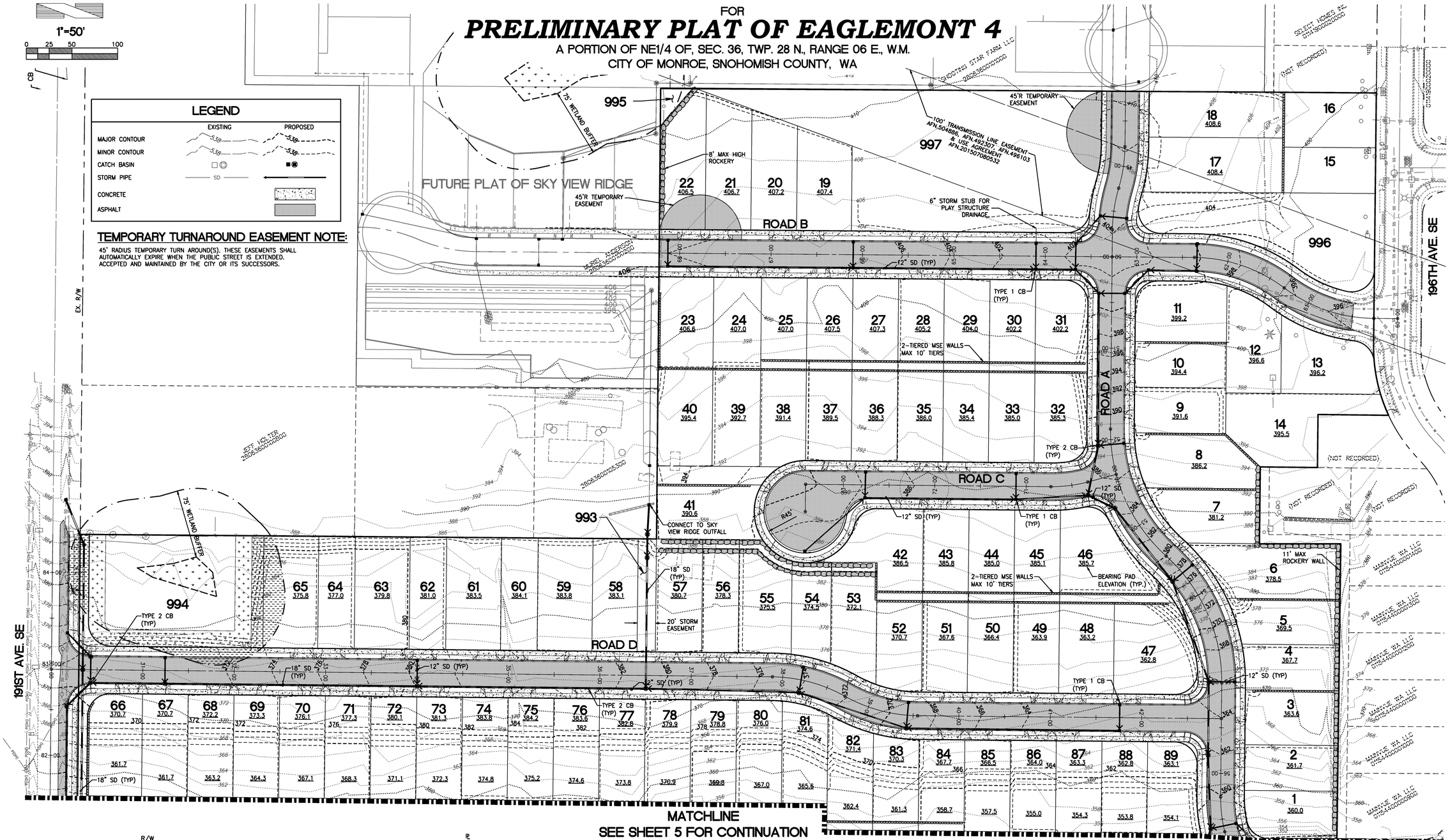
1"=50'
0 25 50 100

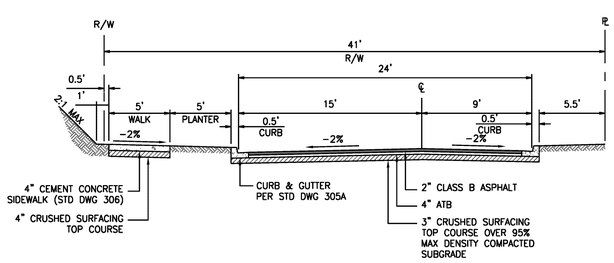
LEGEND

	EXISTING	PROPOSED
MAJOR CONTOUR	539	539
MINOR CONTOUR	539	539
CATCH BASIN		
STORM PIPE	SD	
CONCRETE		
ASPHALT		

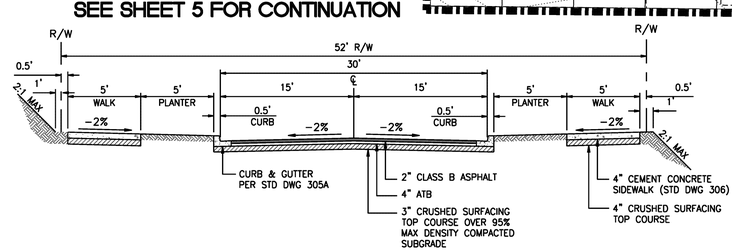
TEMPORARY TURNAROUND EASEMENT NOTE:

45' RADIUS TEMPORARY TURN AROUND(S). THESE EASEMENTS SHALL AUTOMATICALLY EXPIRE WHEN THE PUBLIC STREET IS EXTENDED. ACCEPTED AND MAINTAINED BY THE CITY OR ITS SUCCESSORS.

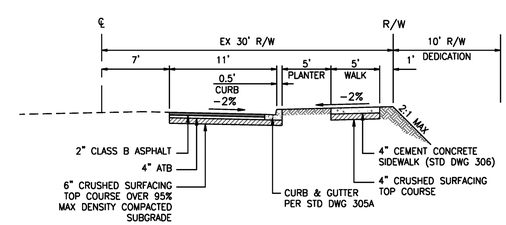




41' R/W TYPICAL ROAD SECTION
136TH AVE SE STA 10+43 TO 18+55
NOT TO SCALE



52' R/W TYPICAL ROAD SECTION
ROAD A, B, C & D
136TH AVE SE STA 18+55 TO 24+63
NOT TO SCALE



FRONTAGE TYPICAL ROAD SECTION
191TH AVE SE
NOT TO SCALE

No.	Date	By	Ckd.	Appr.	Revision
1	8/18/16	BJT	BJT	BJT	REVISED PER CITY REVIEW

Title: GRADING AND DRAINAGE PLAN FOR PRELIMINARY PLAT AND PRD OF EAGLEMONT 4

For: MAINVUE WA LLC.
11100 MAIN STREE, SUIT 100
BELLEVUE, WA 98004
CONTACT: BARBARA YARINGTON (425) 646-4022

STATE OF WASHINGTON 41423 REGISTERED PROFESSIONAL ENGINEER BARRY L. TALKINGTON 8/25/16

Scale: Horizontal 1"=50' Vertical N/A

Designed TJS
Drawn TJS
Checked BJT
Approved BJT
Date 8/25/2016

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES
BARGHAUSEN CONSULTING ENGINEERS, INC.

Job Number 17841
Sheet 4 of 13

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GRADING AND DRAINAGE PLAN

FOR

PRELIMINARY PLAT OF EAGLEMONT 4

A PORTION OF NE1/4 OF, SEC. 36, TWP. 28 N., RANGE 06 E., W.M.

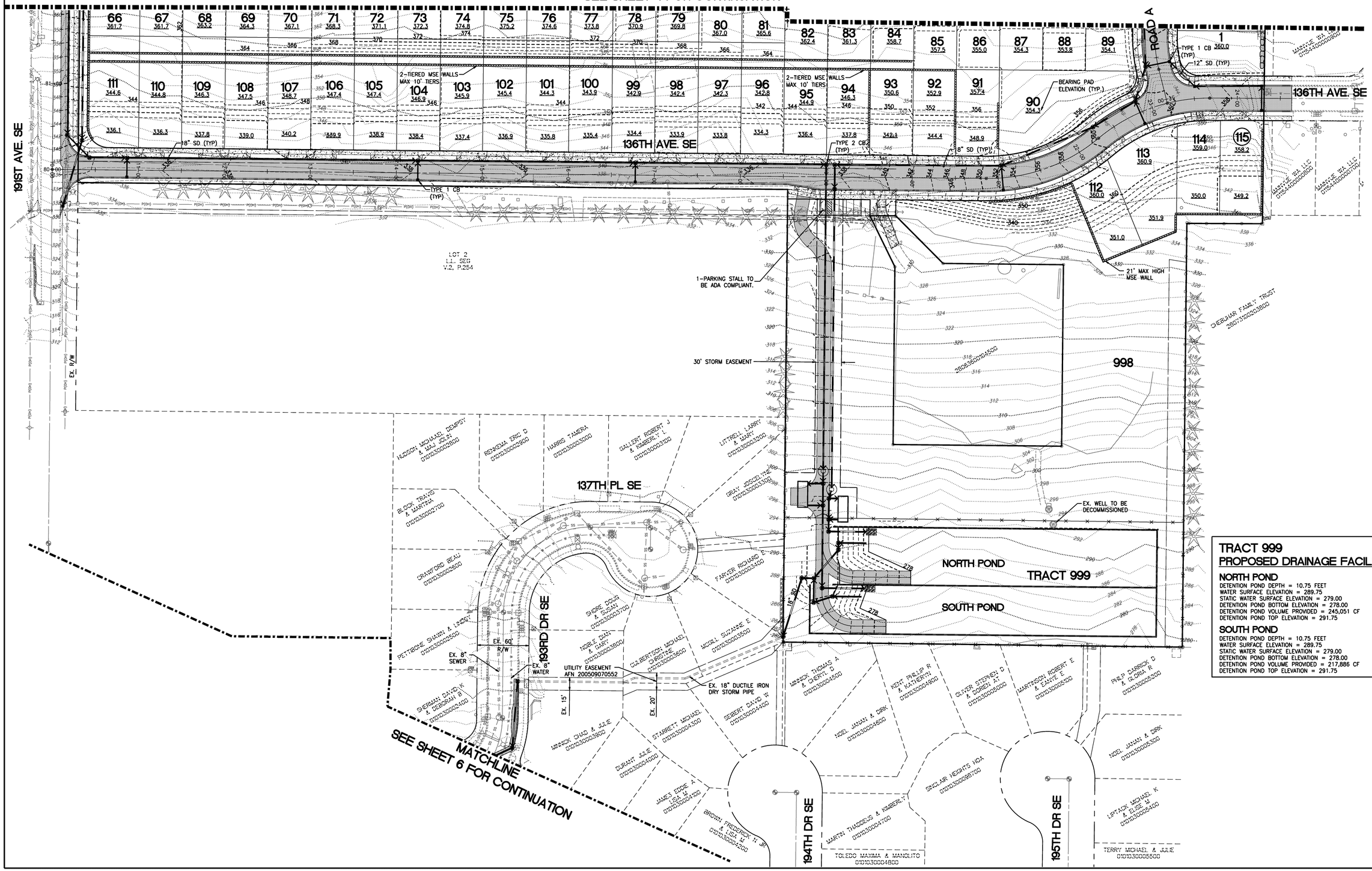
CITY OF MONROE, SNOHOMISH COUNTY, WA

1"=50'

0 25 50 100

MATCHLINE

SEE SHEET 4 FOR CONTINUATION



TRACT 999
PROPOSED DRAINAGE FACILITY

NORTH POND

DETENTION POND DEPTH = 10.75 FEET
WATER SURFACE ELEVATION = 289.75
STATIC WATER SURFACE ELEVATION = 279.00
DETENTION POND BOTTOM ELEVATION = 278.00
DETENTION POND VOLUME PROVIDED = 245,051 CF
DETENTION POND TOP ELEVATION = 291.75

SOUTH POND

DETENTION POND DEPTH = 10.75 FEET
WATER SURFACE ELEVATION = 289.75
STATIC WATER SURFACE ELEVATION = 279.00
DETENTION POND BOTTOM ELEVATION = 278.00
DETENTION POND VOLUME PROVIDED = 217,886 CF
DETENTION POND TOP ELEVATION = 291.75

No.	Date	By	Ckd.	Appr.	Revision
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For: MAINVUE WA LLC.
11100 MAIN STREE, SUIT 100
BELLEVUE, WA 98004
CONTACT: BARBARA YARINGTON (425) 646-4022

BARRY J. TALKINGTON, STATE OF WASHINGTON, 41423, REGISTERED PROFESSIONAL ENGINEER, 8/25/16

Scale: Horizontal 1"=50'; Vertical N/A

Designed TJS
Drawn TJS
Checked BJT
Approved BJT
Date 8/25/2016

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 17841

Sheet 5 of 13

File:P:\17000s\17841\preliminary\17841-peg2.dwg Date/Time:8/19/2016 1:43 PM Scale:1" = 1' BTALKINGTON Xref: ----

OFFSITE DRAINAGE PLAN

FOR

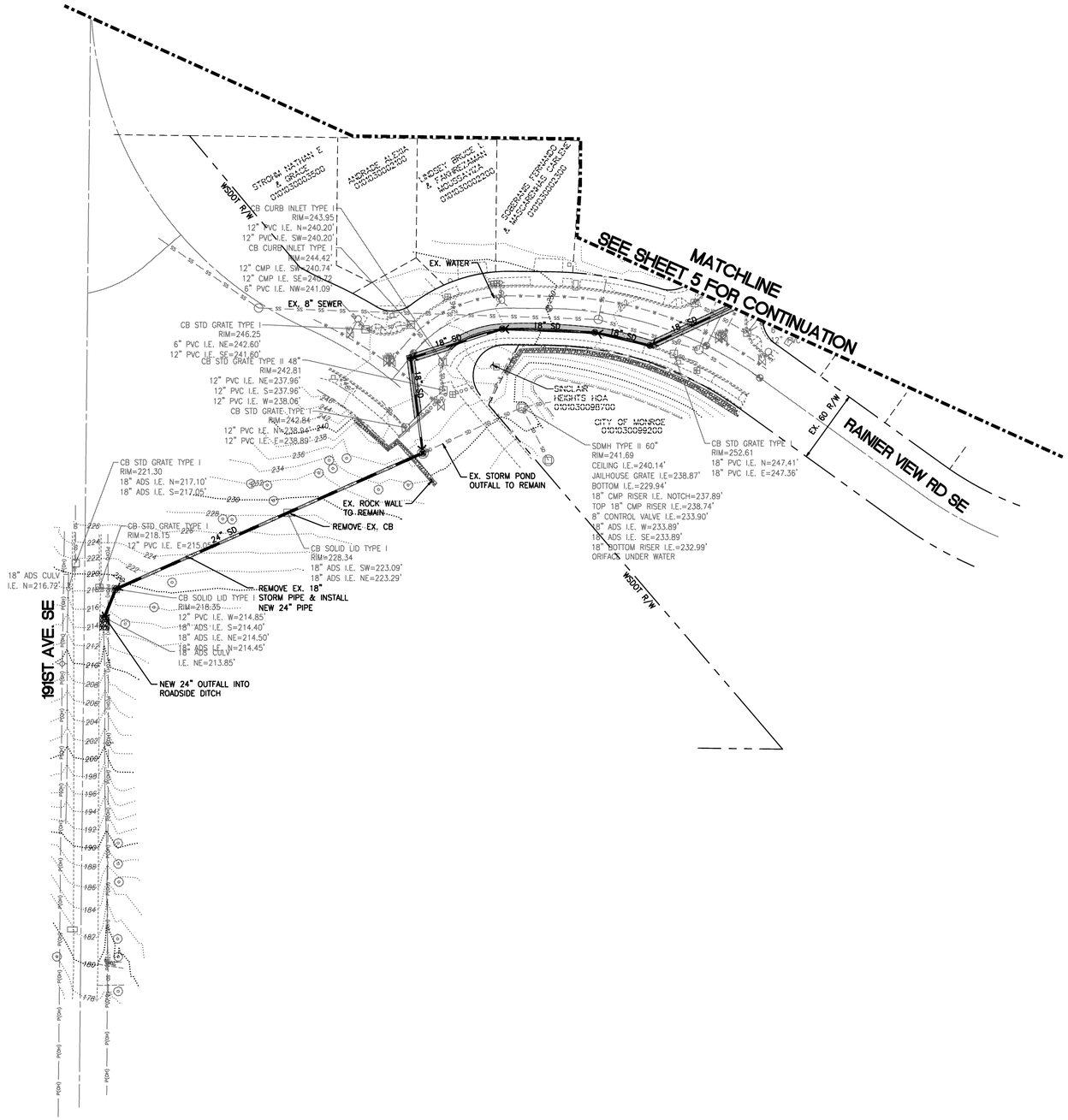
PRELIMINARY PLAT OF EAGLEMONT 4

A PORTION OF NE1/4 OF, SEC. 36, TWP. 28 N., RANGE 06 E., W.M.

CITY OF MONROE, SNOHOMISH COUNTY, WA

1"=50'

0 25 50 100



No.	Date	By	Ckd.	Appr.	Revision
1	8/18/16	BJT	BJT		REVISED PER CITY REVIEW

Title: OFFSITE DRAINAGE PLAN FOR PRELIMINARY PLAT AND PRD OF EAGLEMONT 4

For: MAINVUE WA LLC. 11100 MAIN STREE, SUIT 100 BELLEVUE, WA 98004 CONTACT: BARBARA YARINGTON (425) 646-4022

BARGHAUSEN CONSULTING ENGINEERS, INC.

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Designed TJS
Drawn TJS
Checked BJT
Approved BJT
Date 8/25/2016

Scale: Horizontal 1"=50' Vertical N/A

Job Number 17841

Sheet 6 of 13

File:P:\17000s\17841\preliminary\17841-peg3.dwg Date/Time:8/19/2016 10:21 AM Scale:1" = 1' BTALKINGTON Xref: ----

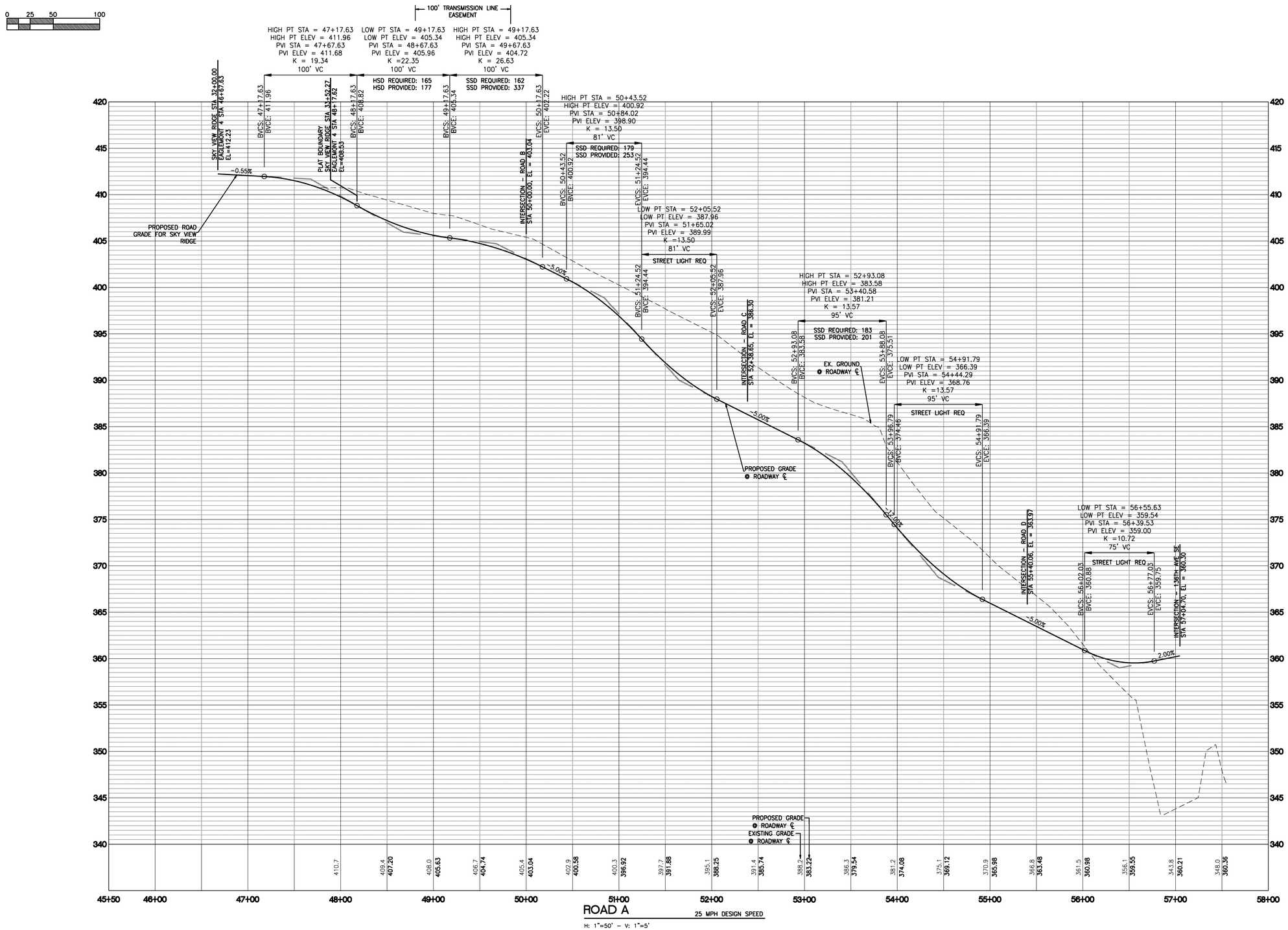
ROAD PROFILE

FOR

PRELIMINARY PLAT OF EAGLEMONT 4

A PORTION OF NE1/4 OF, SEC. 36, TWP. 28 N., RANGE 06 E., W.M.

CITY OF MONROE, SNOHOMISH COUNTY, WA



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Title: ROAD PROFILE FOR PRELIMINARY PLAT AND PRD OF EAGLEMONT 4

For: MAINVUE WA LLC.
11100 MAIN STREE, SUIT 100
BELLEVUE, WA 98004
CONTACT: BARBARA YARINGTON (425) 646-4022

BARRY J. TALKINGTON
STATE OF WASHINGTON
41423
REGISTERED PROFESSIONAL ENGINEER
8/25/16

Scale: Horizontal 1"=50' Vertical 1"=5'

Designed TJS
Drawn TJS
Checked BJT
Approved BJT
Date 8/25/16

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
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(425)251-6222
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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 17841

Sheet 7 of 13

File:P:\17000s\17841\preliminary\17841-pp3.dwg Date/Time:8/19/2016 9:50 AM Scale:1" = 1' BTALKINGTON Xref: ----

ROAD PROFILE

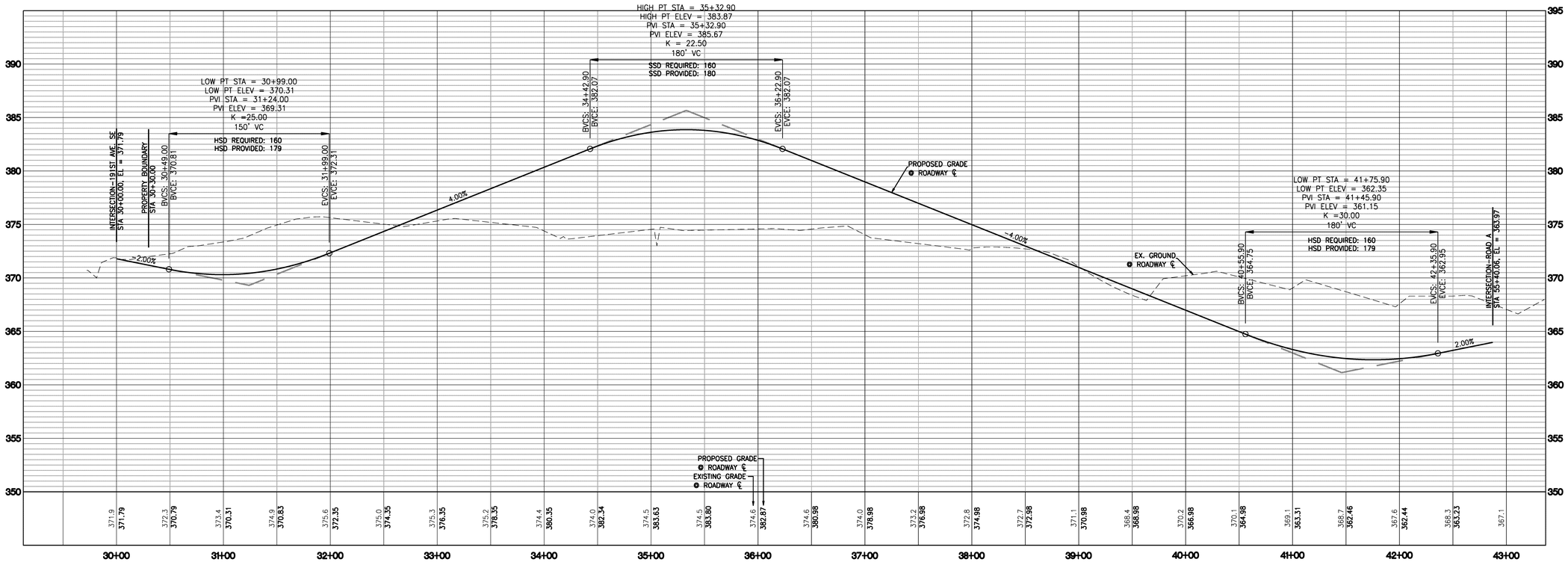
FOR

PRELIMINARY PLAT OF EAGLEMONT 4

A PORTION OF NE1/4 OF, SEC. 36, TWP. 28 N., RANGE 06 E., W.M.

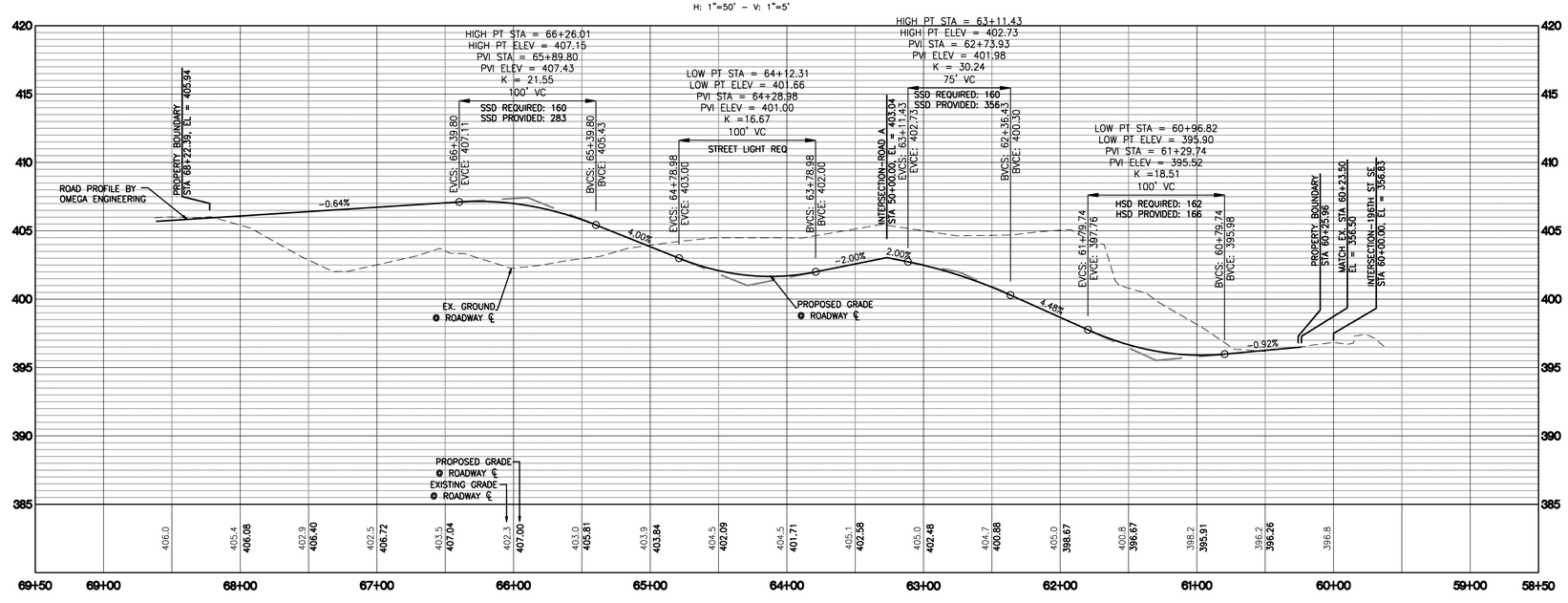
CITY OF MONROE, SNOHOMISH COUNTY, WA

0 25 50 100



ROAD D 25 MPH DESIGN SPEED

H: 1"=50' - V: 1"=5'



ROAD B 25 MPH DESIGN SPEED

H: 1"=50' - V: 1"=5'

No.	Date	By	Ckd.	Appr.	Revision
1	8/18/16	BJT	BJT	BJT	REVISED PER CITY REVIEW

Title: ROAD PROFILE FOR PRELIMINARY PLAT AND PRD OF EAGLEMONT 4

For: MAINVUE WA LLC.
11100 MAIN STREE, SUIT 100
BELLEVUE, WA 98004
CONTACT: BARBARA YARINGTON (425) 646-4022

BARRY J. TALKINGTON, STATE OF WASHINGTON, 41423, REGISTERED PROFESSIONAL ENGINEER, 8/25/16

Scale: Horizontal 1"=50' Vertical 1"=5'

Designed TJS
Drawn TJS
Checked BJT
Approved BJT
Date 8/25/2016

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 17841

Sheet 8 of 13

File:P:\17000s\17841\preliminary\17841-pp2.dwg Date/Time:8/19/2016 10:21 AM Scale:1" = 1' BTALKINGTON Xref: ----

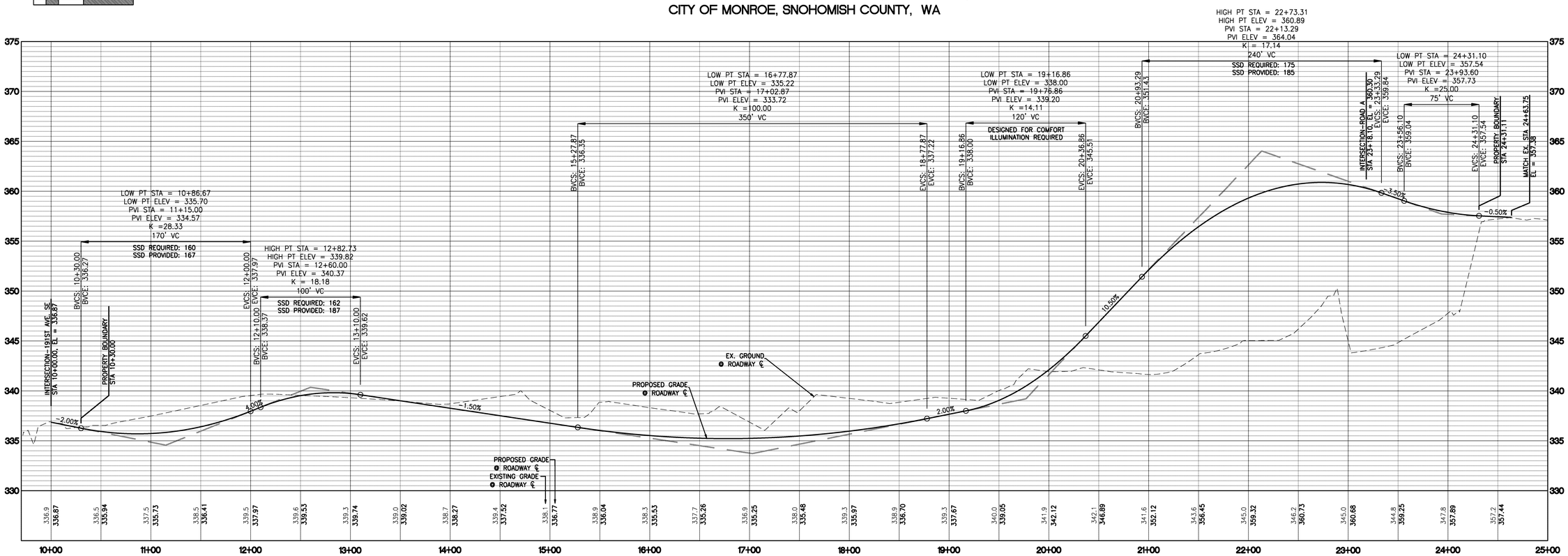
ROAD PROFILE

FOR

PRELIMINARY PLAT OF EAGLEMONT 4

A PORTION OF NE1/4 OF, SEC. 36, TWP. 28 N., RANGE 06 E., W.M.

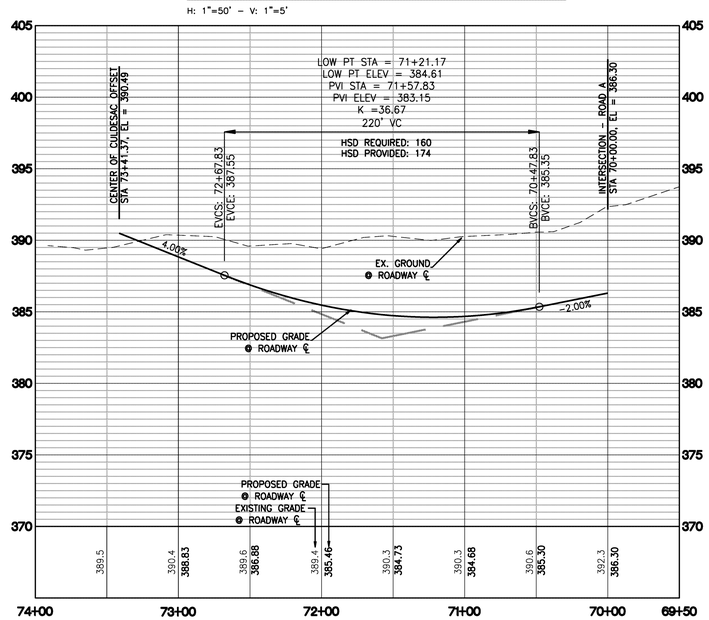
CITY OF MONROE, SNOHOMISH COUNTY, WA



136TH AVE. SE

25 MPH DESIGN SPEED

H: 1"=50' - V: 1"=5'



ROAD C

25 MPH DESIGN SPEED

H: 1"=50' - V: 1"=5'

No.	Date	By	Ckd.	Appr.	Revision
1	8/18/16	BJT	BJT	BJT	REVISED PER CITY REVIEW

Title: ROAD PROFILE FOR PRELIMINARY PLAT AND PRD OF EAGLEMONT 4

For: MAINVUE WA LLC.
11100 MAIN STREE, SUIT 100
BELLEVUE, WA 98004
CONTACT: BARBARA YARINGTON (425) 646-4022

BARRY J. TALKINGTON — STATE OF WASHINGTON — 41423 — REGISTERED PROFESSIONAL ENGINEER — 8/25/16

Scale: Horizontal 1"=50' Vertical 1"=5'

Designed TJS
Drawn TJS
Checked BJT
Approved BJT
Date 8/25/2016

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KENT, WA 98032
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Job Number 17841

Sheet 9 of 13

File:P:\17000s\17841\preliminary\17841-pp1.dwg Date/Time:8/19/2016 10:21 AM Scale:1" = 1' BTALKINGTON Xref: ----

DETENTION POND PLAN AND PROFILE

FOR

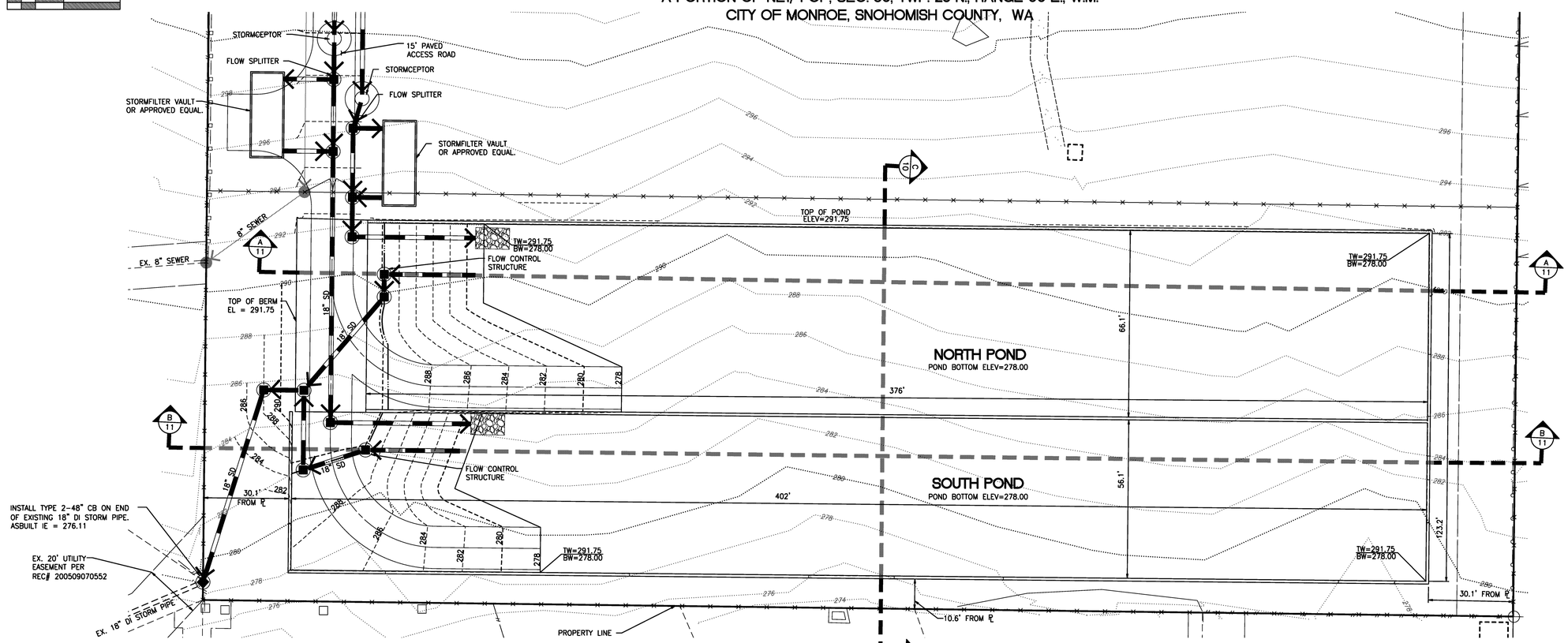
PRELIMINARY PLAT OF EAGLEMONT 4

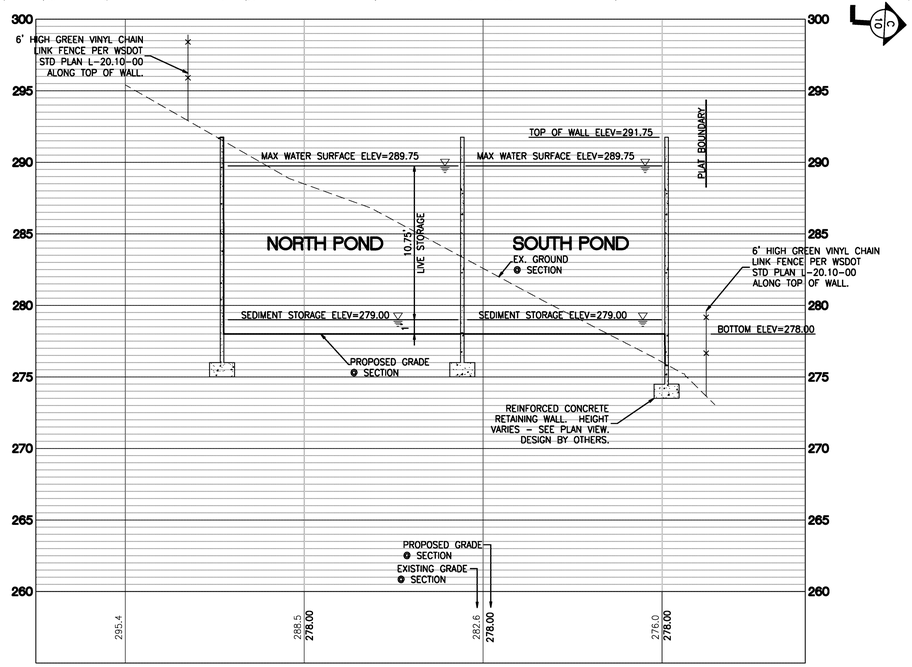
A PORTION OF NE1/4 OF, SEC. 36, TWP. 28 N., RANGE 06 E., W.M.

CITY OF MONROE, SNOHOMISH COUNTY, WA

1"=20'

0 10 20 40





SECTION C-C

H: 1"=20' - V: 1"=5'

NORTH POND

DETENTION POND
MINIMUM TOP OF POND EL=291.75
DESIGN WATER SURFACE EL=289.75
STATIC WATER SURFACE EL=279.00
BOTTOM OF POND EL=278.00

ELEVATION (FT)	AREA (SF)	INC VOLUME (CF)	TOTAL VOLUME (CF)
279	21,136	0	0
280	21,464	21,300	21,300
281	21,781	21,623	42,923
282	22,094	21,938	64,861
283	22,399	22,247	87,107
284	22,699	22,549	109,656
285	22,994	22,847	132,503
286	23,287	23,141	155,643
287	23,575	23,431	179,075
288	23,867	23,721	202,796
289	24,186	24,027	226,823
289.75	24,423	18,228	245,051

DETENTION POND VOLUME PROVIDED= 245,051 CF

SOUTH POND

DETENTION POND
MINIMUM TOP OF POND EL=291.75
DESIGN WATER SURFACE EL=289.75
STATIC WATER SURFACE EL=279.00
BOTTOM OF POND EL=278.00

ELEVATION (FT)	AREA (SF)	INC VOLUME (CF)	TOTAL VOLUME (CF)
279	18,775	0	0
280	19,043	18,909	18,909
281	19,304	19,174	38,083
282	19,559	19,432	57,515
283	19,808	19,684	77,199
284	20,050	19,929	97,127
285	20,318	20,184	117,311
286	20,611	20,464	137,776
287	20,980	20,795	158,571
288	21,442	21,211	179,782
289	21,840	21,641	201,423
289.75	22,064	16,464	217,886

DETENTION POND VOLUME PROVIDED= 217,886 CF

No.	Date	By	Ckd.	Appr.	Revision
1	8/18/16	BJT	BJT		REVISED PER CITY REVIEW

Title: DETENTION POND PLAN AND PROFILE FOR PRELIMINARY PLAT AND PRD OF EAGLEMONT 4

For: MAINVUE WA LLC. 11100 MAIN STREE, SUIT 100 BELLEVUE, WA 98004 CONTACT: BARBARA YARINGTON (425) 646-4022

BARRY J. TALKINGTON STATE OF WASHINGTON 41423 REGISTERED PROFESSIONAL ENGINEER 8/25/16

Scale: Horizontal 1"=20' Vertical 1"=5'

Designed TJS Drawn TJS Checked BJT Approved BJT Date 8/25/2016

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 17841

Sheet 10 of 13

File:P:\17000s\17841\preliminary\17841-pp5.dwg Date/Time:8/19/2016 1:37 PM Scale:1" = 1' BTALKINGTON Xref: ----

DETENTION POND PROFILE

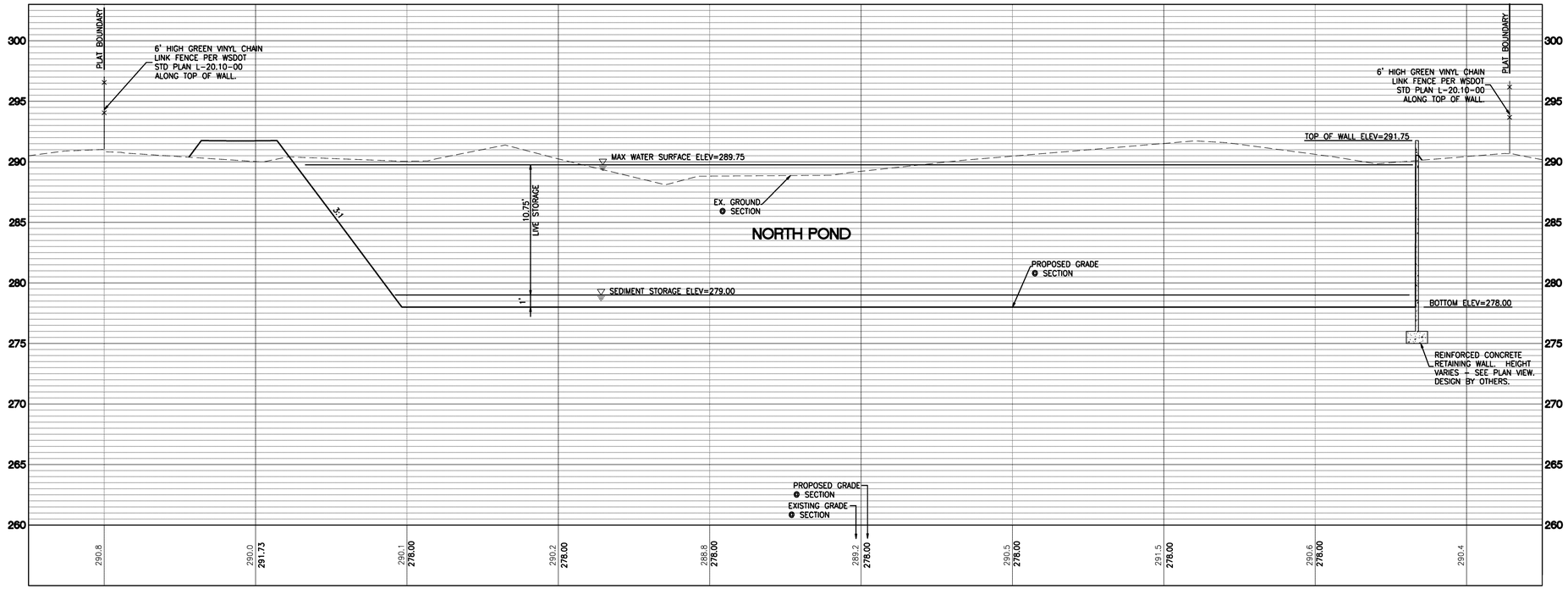
FOR

PRELIMINARY PLAT OF EAGLEMONT 4

A PORTION OF NE1/4 OF, SEC. 36, TWP. 28 N., RANGE 06 E., W.M.

CITY OF MONROE, SNOHOMISH COUNTY, WA

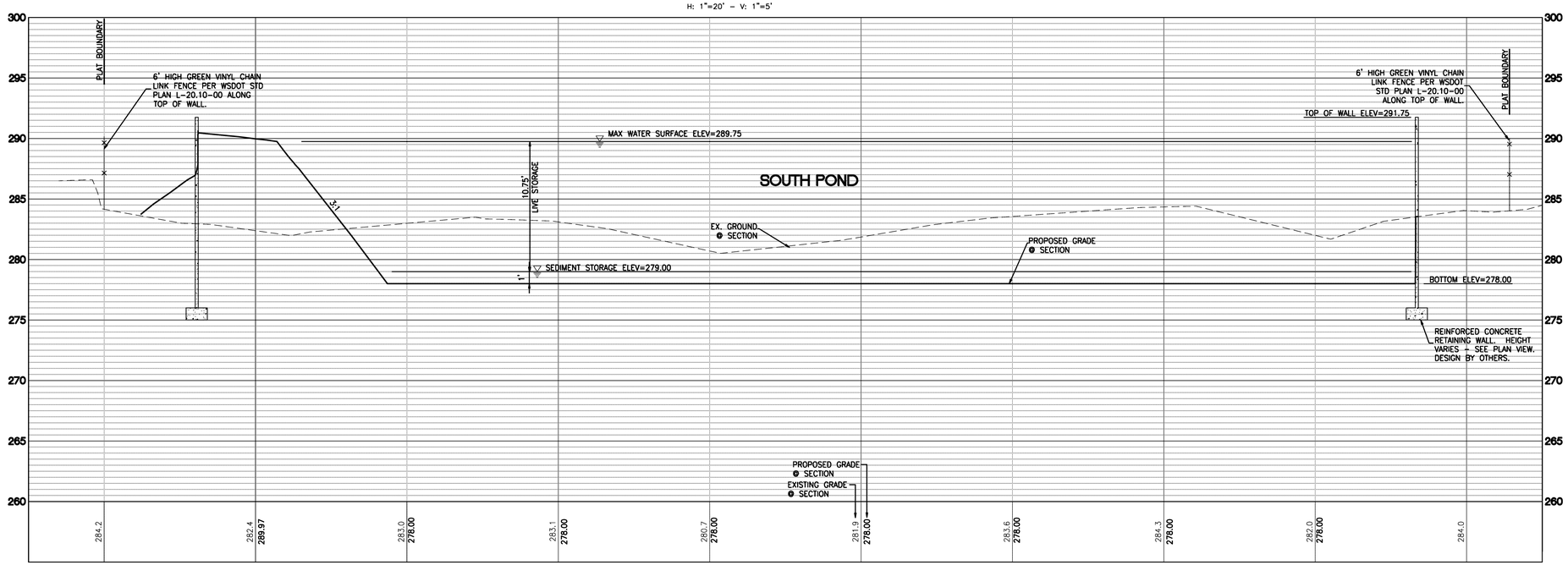
0 10 20 40



SECTION A-A

(SHEET 10 OF 13)

H: 1"=20' - V: 1"=5'



SECTION B-B

(SHEET 10 OF 13)

H: 1"=20' - V: 1"=5'

No.	Date	By	Ckd.	Appr.	Revision
1	8/18/16	BJT	BJT	BJT	REVISED PER CITY REVIEW

Title: DETENTION POND PROFILE FOR PRELIMINARY PLAT AND PRD OF EAGLEMONT 4

For: MAINVUE WA LLC. 11100 MAIN STREE, SUIT 100 BELLEVUE, WA 98004 CONTACT: BARBARA YARINGTON (425) 646-4022

STATE OF WASHINGTON BARRY J. TALKINGTON 41423 REGISTERED PROFESSIONAL ENGINEER 8/25/16

Scale: Horizontal 1"=20' Vertical 1"=5'

Designed TJS Drawn TJS Checked BJT Approved BJT Date 8/25/2016

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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 17841

Sheet 11 of 13

File:P:\17000s\17841\preliminary\17841-pp5.dwg Date/Time:8/19/2016 10:21 AM Scale:1" = 1' BTALKINGTON Xref: ----

WATER AND SEWER PLANS

FOR

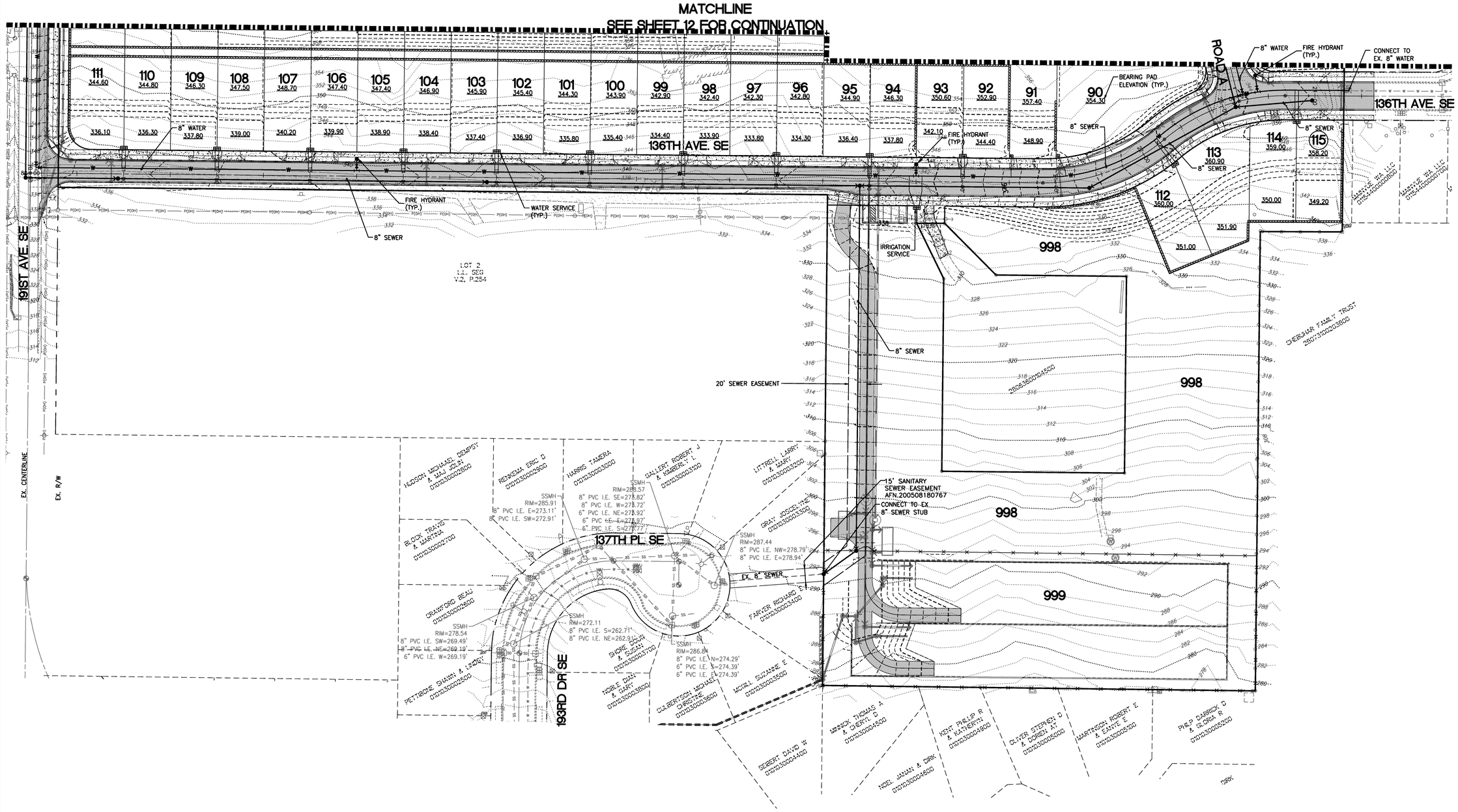
PRELIMINARY PLAT OF EAGLEMONT 4

A PORTION OF NE1/4 OF, SEC. 36, TWP. 28 N., RANGE 06 E., W.M.

CITY OF MONROE, SNOHOMISH COUNTY, WA

1"=50'

0 25 50 100



No.	Date	By	Ckd.	Appr.	Revision
1	8/18/16	BJT	BJT	BJT	REVISED PER CITY REVIEW

Title: WATER AND SEWER PLANS FOR PRELIMINARY PLAT AND PRD OF EAGLEMONT 4

For: MAINVUE WA LLC.
11100 MAIN STREE, SUIT 100
BELLEVUE, WA 98004
CONTACT: BARBARA YARINGTON (425) 646-4022

STATE OF WASHINGTON BARRY J. TALKINGTON 41423 REGISTERED PROFESSIONAL ENGINEER 8/25/16

Scale: Horizontal 1"=50' Vertical N/A

Designed TJS
Drawn TJS
Checked BJT
Approved BJT
Date 8/25/2016

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18215 72ND AVENUE SOUTH
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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 17841

Sheet 13 of 13

File:P:\17000s\17841\preliminary\17841-pws2.dwg Date/Time:8/19/2016 1:38 PM Scale:1" = 1' BTALKINGTON Xref: ----

WATER AND SEWER PLANS

FOR

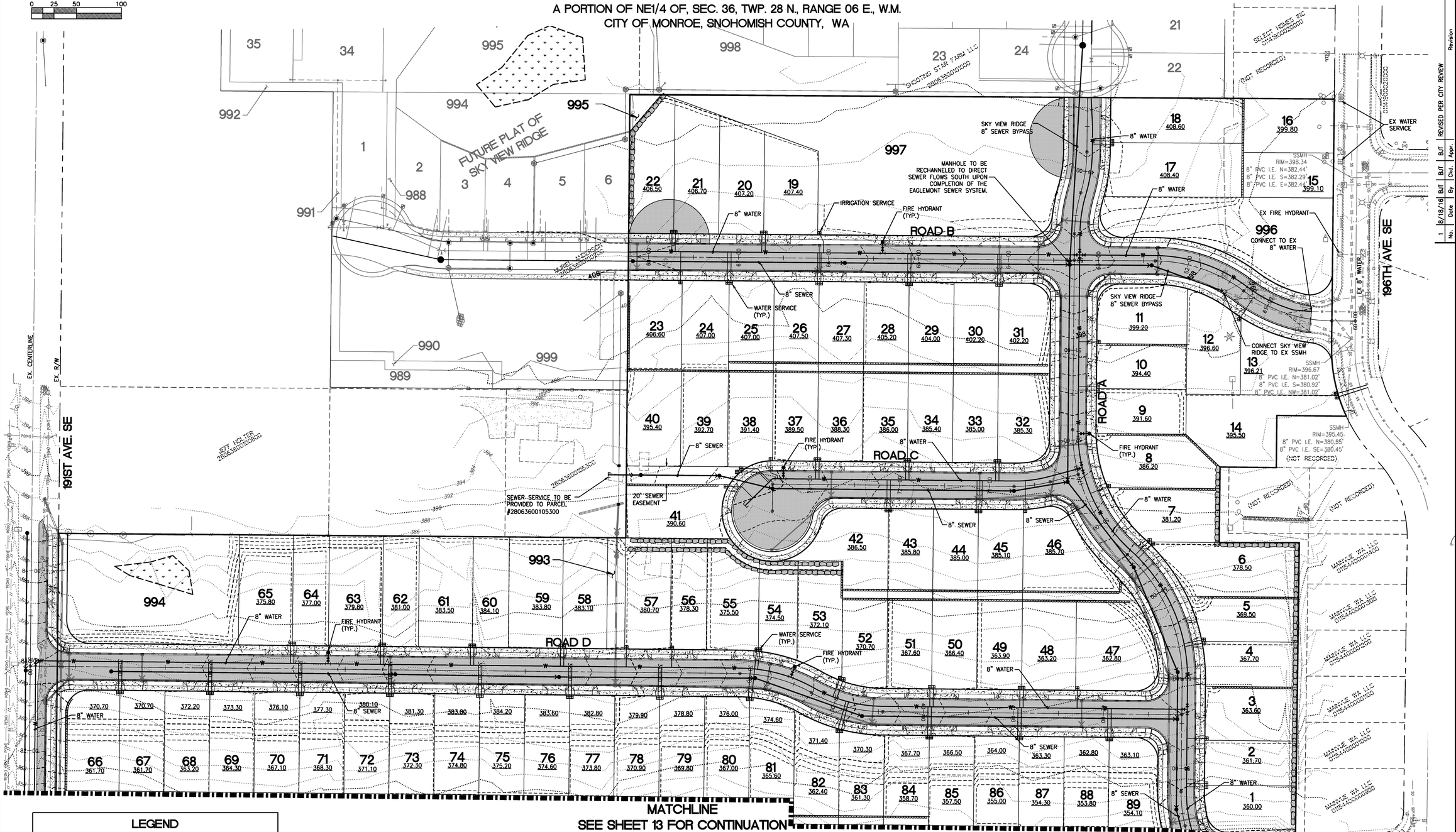
PRELIMINARY PLAT OF EAGLEMONT 4

A PORTION OF NE1/4 OF, SEC. 36, TWP. 28 N., RANGE 06 E., W.M.

CITY OF MONROE, SNOHOMISH COUNTY, WA

1"=50'

0 25 50 100



LEGEND

	EXISTING	PROPOSED
MAJOR CONTOUR	538	538
MINOR CONTOUR	538	538
CATCH BASIN		
STORM PIPE	SD	
WATER	-W- -W- -W-	
SEWER		
CONCRETE		
ASPHALT		

SPECIAL NOTE:

LOTS 14 & 40 SHALL BE PROTECTED WITH A RESIDENTIAL FIRE SPRINKLER.

No.	Date	By	Ckd.	Appr.	Revision
1	8/18/16	BJT	BJT	BJT	REVISED PER CITY REVIEW

Title: WATER AND SEWER PLANS FOR PRELIMINARY PLAT AND PRD OF EAGLEMONT 4

For: MAINVUE WA LLC. 11100 MAIN STREE, SUIT 100 BELLEVUE, WA 98004 CONTACT: BARBARA YARINGTON (425) 646-4022

BARRY J. TALKINGTON STATE OF WASHINGTON 41423 REGISTERED PROFESSIONAL ENGINEER 8/25/16

Scale: Horizontal 1"=50' Vertical N/A

Designed TJS Drawn TJS Checked BJT Approved BJT Date 8/25/2016

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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 17841

Sheet 12 of 13

File:P:\17000s\17841\preliminary\17841-pws1.dwg Date/Time:8/23/2016 4:05 PM Scale:1" = 1' BTALKINGTON Xref: ----