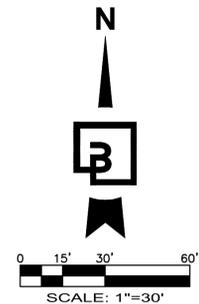


PRELIMINARY COVER SHEET

FOR
EAGLEMONT 8

A PORTION OF THE NE 1/4 OF SECTION 36, TOWNSHIP 28 N., RANGE 06 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON



DATUM

VERTICAL DATUM FOR THIS PROJECT IS NAVD88 ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) WITH NGS GEOID 2012B LOADED.

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, BEING NORTH 0°37'13" EAST.

LEGAL DESCRIPTION

PARCEL A:
THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:
THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL C:
THE EAST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

EARTHWORK QUANTITIES

CUT: 1,600 CY
FILL: 1,200 CY

(EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY EXACT QUANTITIES PRIOR TO CONSTRUCTION.)

SITE ADDRESS

13325 191ST AVENUE SOUTHEAST MONROE, WA 98272

TRACT AREA TABLE

TRACT	AREA	USE
998	8,701 SF	PRIVATE ACCESS
999	4,457 SF	DRAINAGE FACILITY
TOTAL TRACT AREA	13,158 SF, 0.30 AC	

SERVICES

WATER CITY OF MONROE
SEWER CITY OF MONROE
PUBLIC SCHOOLS MONROE SCHOOL DISTRICT NO.103
FIRE PROTECTION MONROE F.P.D. #7
ELECTRICITY SNOHOMISH COUNTY P.U.D. #1
NATURAL GAS PUGET SOUND ENERGY SERVICES

LEGEND:

EXISTING:	PROPOSED:	EXISTING:	PROPOSED:

PLAT OF
SKY VIEW RIDGE

PLAT OF
EAGLEMONT 6

191ST AVE SE

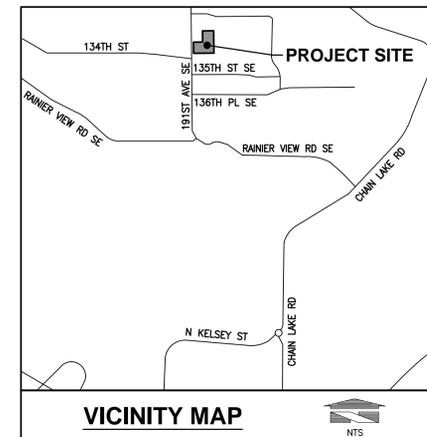
133RD ST SE

TRACT 999

DRAINAGE FACILITY

TRACT 998

SHARED ACCESS



NOTES

- SITE AREA: 76,404.24± S.F. (1.75± AC)
(TAX PARCEL: 28063600100100, 28063600100300, 28063600100600)
- EXISTING USE: SINGLE FAMILY RESIDENCE ON 28063600100600. SHED ON 28063600100100. ALL OTHER PARCELS VACANT.
 - PROPOSED USE: 7 SINGLE FAMILY LOTS
 - EXISTING ZONING: R4 (4 DU/ACRE)
 - EXISTING COMPREHENSIVE PLAN DESIGNATION: LOW DENSITY SFR
 - PROPOSED MIN. LOT WIDTH: 50 FEET
 - REQUIRED MIN. LOT WIDTH: 40 FEET
 - PROPOSED MINIMUM LOT AREA: 5,708 S.F.
 - PROPOSED AVERAGE LOT SIZE 6,815 S.F.
 - MAXIMUM ALLOWABLE BASE DENSITY: R4 ZONE (22.16.040 MMC) (1.75 X 4 = 7)
 - PROPOSED UNITS: 7 LOTS
 - REQUIRED MIN. SETBACKS: (22.16.040 MMC)
FRONT/LIVING AREA: 10 FEET
GARAGE: 20 FEET
FRONT/SIDEYARD: 5 FEET
REAR: 10 FEET
 - MAX BASE HEIGHT OF BUILDINGS: 35 FEET (22.16.040 MMC)
 - MAX LOT COVERAGE: 50 PERCENT (22.16.040 MMC)
 - TOTAL LOT AREA: 47,706 S.F. (1.10 AC)
 - TOTAL TRACT AREA: 13,331 S.F. (0.31 AC)
 - TOTAL R.O.W. AREA: 15,539 S.F. (0.36 AC)
 - SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, INC., DECEMBER 7, 2021.

ENGINEER/PLANNER/SURVEYOR

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
PHONE: (425) 251-6222
FAX: (425) 251-9782
CONTACTS: BARRY TALKINGTON P.E./GEORGE NEWMAN, A.I.C.P./MARK DUFFNER, P.L.S.

APPLICANT/OWNER

MAINVUE WA LLC
121 3RD AVENUE
KIRKLAND, WA 98033
PHONE: (425) 646-4022
FAX: (425) 646-4024
CONTACT: ALLISON ROTHSTEIN

SHEET INDEX:

- | | |
|--------|---------------------------------------|
| 1 OF 5 | PRELIMINARY COVER SHEET |
| 2 OF 5 | PRELIMINARY PLAT MAP |
| 3 OF 5 | PRELIMINARY GRADING AND DRAINAGE PLAN |
| 4 OF 5 | PRELIMINARY ROAD PROFILES AND DETAILS |
| 5 OF 5 | PRELIMINARY SEWER AND WATER PLANS |
| | |
| 1 OF 3 | PRELIMINARY LANDSCAPE PLAN |
| 1 OF 3 | PRELIMINARY IRRIGATION PLAN |
| 1 OF 3 | LANDSCAPE AND IRRIGATION DETAILS |

RECEIVED
04/20/2022
CITY OF MONROE

PRELIMINARY COVER SHEET
FOR
EAGLEMONT 8

Title:

MAINVUE WA LLC
121 3RD AVENUE
KIRKLAND, WA 98033

For:



Scale:	Horizontal	Vertical
	1"=30'	N/A
Designed	Drawn	Checked
By: JSK	By: JSK	By: JSK
Approved	Approved	Date
By: JSK	By: JSK	4/11/2022

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

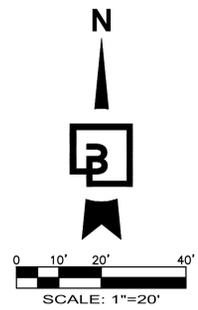


Job Number
22082
Sheet
1 of 5

PRELIMINARY PLAT MAP

FOR
EAGLEMONT 8

A PORTION OF THE NE 1/4 OF SECTION 36, TOWNSHIP 28 N., RANGE 06 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON



SITE ADDRESS

13325 191ST AVENUE SOUTHEAST MONROE, WA 98272

DATUM

VERTICAL DATUM FOR THIS PROJECT IS NAVD88 ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) WITH NGS GEOID 2012B LOADED.

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LEGAL DESCRIPTION

PARCEL A:
THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:
THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;
EXCEPT THE WEST 30 FEET FOR COUNTY ROAD, BY DEEDS RECORDED UNDER AUDITOR'S FILE NUMBER 978587 AND 2365388, IN SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL C:
THE EAST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

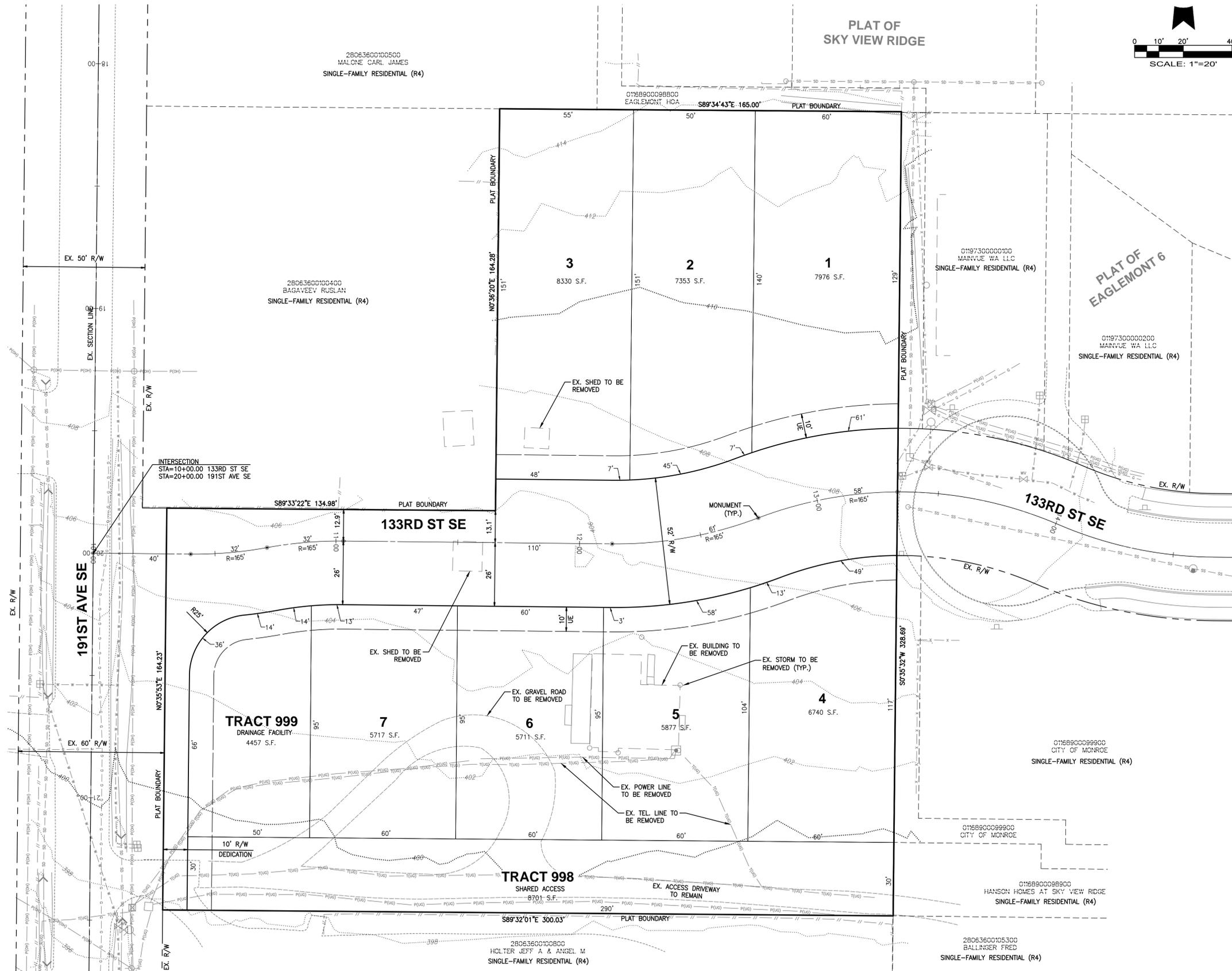
NOTES

SITE AREA: 76,404.24± S.F. (1.75± AC)
(TAX PARCEL: 28063600100100, 28063600100300, 28063600100600)

- EXISTING USE: SINGLE FAMILY RESIDENCE ON 28063600100600. SHED ON 28063600100100. ALL OTHER PARCELS VACANT.
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- SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, INC., DECEMBER 7, 2021.

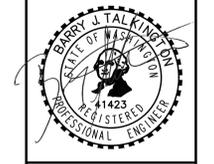
ABBREVIATIONS:

UE UTILITY EASEMENT (ALL UTILITIES PUBLIC AND PRIVATE)
R/W RIGHT-OF-WAY
SF SQUARE FEET



Revision: _____
Appr. _____
Ckd. _____
By _____
Date _____
Title: **PRELIMINARY PLAT MAP FOR EAGLEMONT 8**

For: **MAINVUE WA LLC
121 3RD AVENUE
KIRKLAND, WA 98033**



Scale:	Horizontal	Vertical
	1"=20'	N/A
Designed	JSK	JSK
Drawn	JSK	JSK
Checked	JSK	JSK
Approved	JSK	JSK
Date	4/11/2022	

Bargausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 bargausen.com

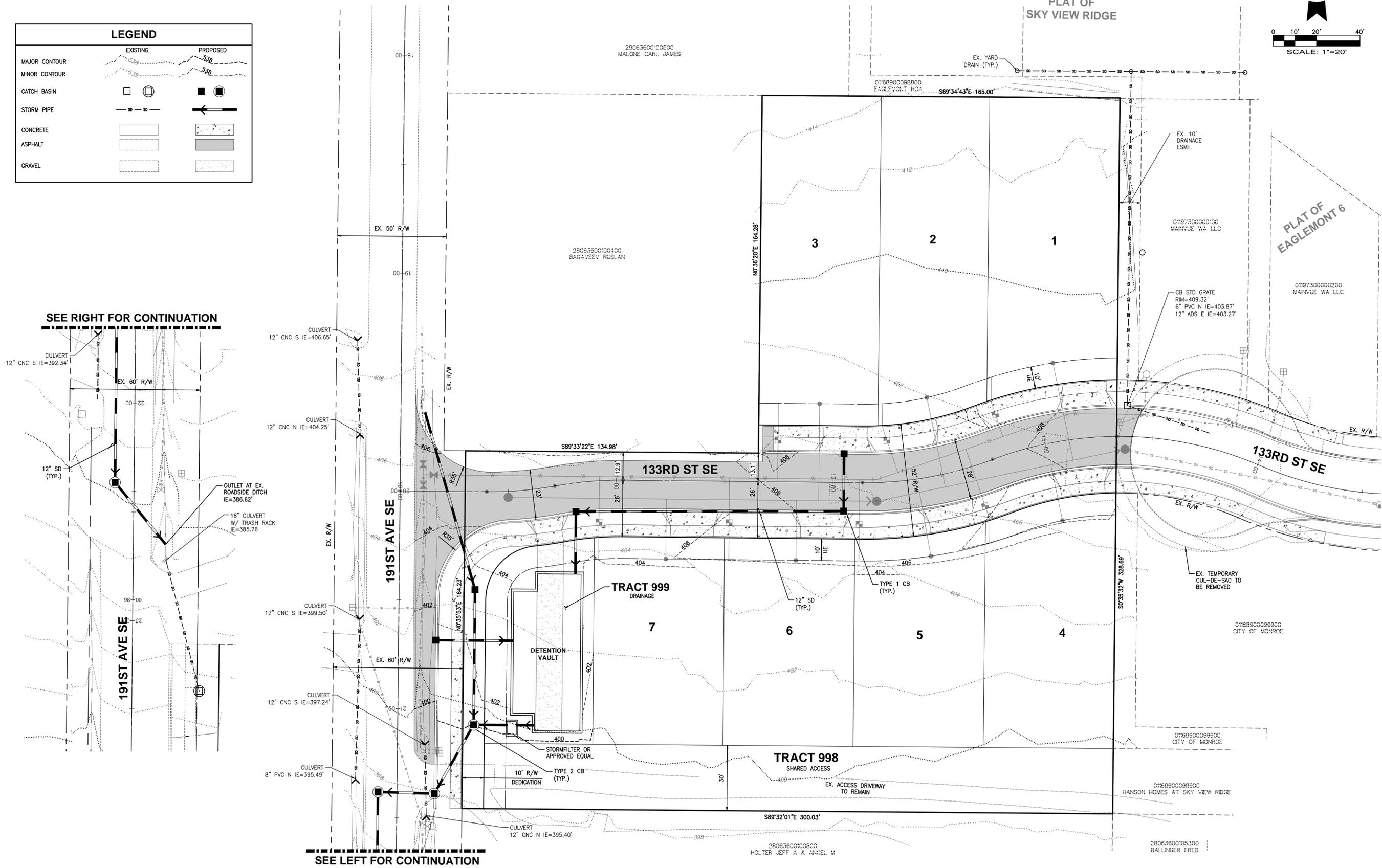
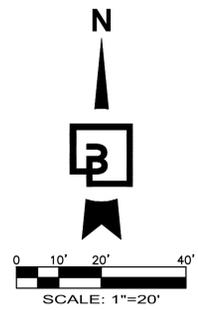
Job Number: **22082**
Sheet: **2** of **5**

DETENTION VAULT DATA

DETENTION
 LIVE STORAGE DEPTH = 11.0 FEET
 TOP OF VAULT LID ELEVATION = 401.0
 MAX WATER SURFACE ELEVATION = 399.5
 STATIC WATER SURFACE ELEVATION = 388.5
 BOTTOM OF VAULT ELEVATION = 388.0
 DETENTION VOLUME REQUIRED = 22,000 CF
 DETENTION VOLUME PROVIDED = 22,704 CF

LEGEND	
EXISTING	PROPOSED
MAJOR CONTOUR	
MINOR CONTOUR	
CATCH BASIN	
STORM PIPE	
CONCRETE	
ASPHALT	
GRAVEL	

PRELIMINARY GRADING AND DRAINAGE PLAN
 FOR
EAGLEMONT 8
 A PORTION OF THE NE 1/4 OF SECTION 36, TOWNSHIP 28 N., RANGE 06 E., W.M.
 CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON



SEE RIGHT FOR CONTINUATION

SEE LEFT FOR CONTINUATION

Revision
 Title:
PRELIMINARY GRADING AND DRAINAGE PLAN
 FOR
EAGLEMONT 8

For:
MAINVUE WA LLC
121 3RD AVENUE
KIRKLAND, WA 98033



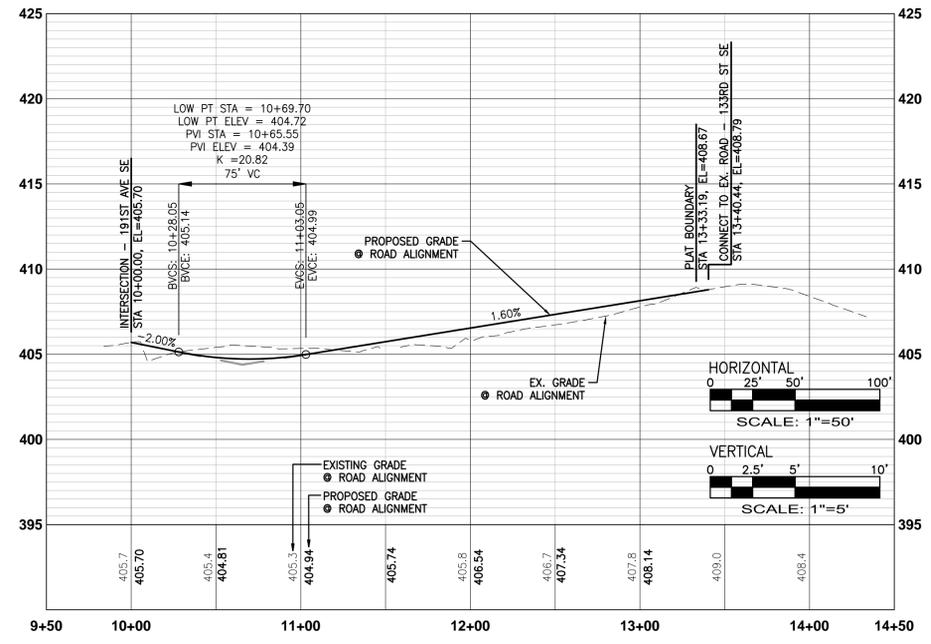
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Designed	JSK	Checked	BJT	Approved	BJT	Date	4/11/2022

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

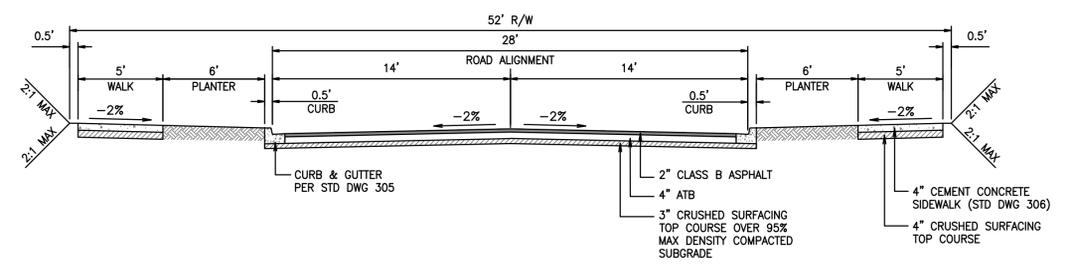
Job Number
22082
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3 of **5**

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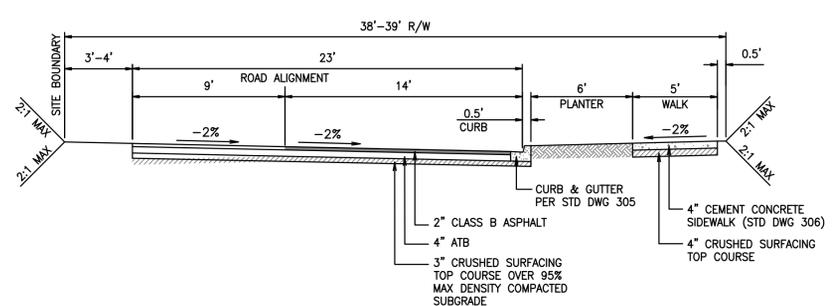
PRELIMINARY ROAD PROFILES AND DETAILS
 FOR
EAGLEMONT 8
 A PORTION OF THE NE 1/4 OF SECTION 36, TOWNSHIP 28 N., RANGE 06 E., W.M.
 CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON



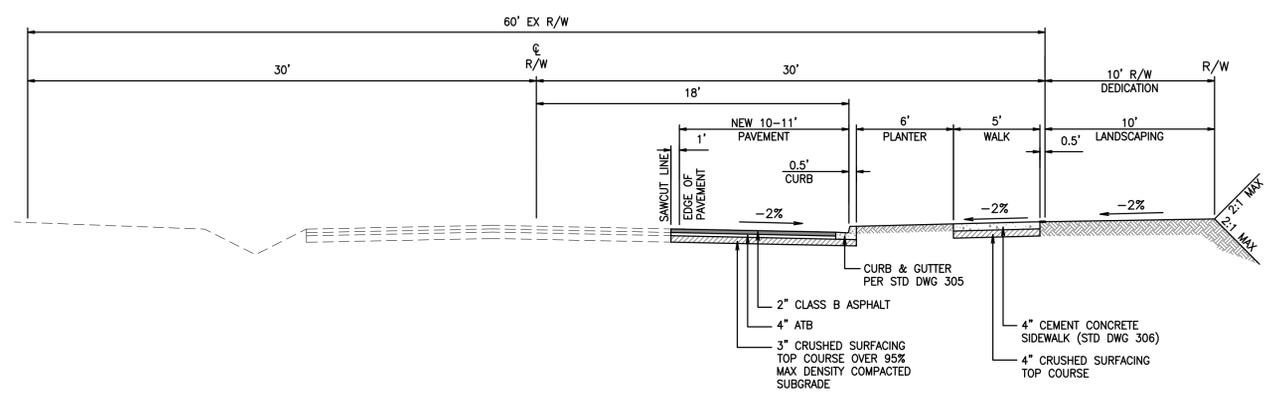
133RD ST SE 25 MPH DESIGN SPEED
 H = 1"=50' V = 1"=5'



133RD ST SE STA 11+67.36 - 13+33.19
 NOT TO SCALE



133RD ST SE STA 10+50.00 - 11+67.36
 NOT TO SCALE



191ST AVE SE
 NOT TO SCALE

No.	Date	By	Chd.	Appr.	Revision

PRELIMINARY ROAD PROFILES AND DETAILS
 FOR
EAGLEMONT 8

MAINVUE WA LLC
 121 3RD AVENUE
 KIRKLAND, WA 98033



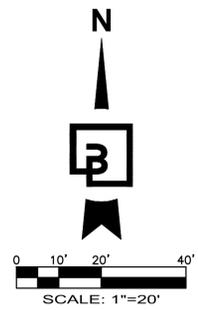
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Designed	JSK	Drawn	JSK	Checked	BJT	Approved	BJT	Date	4/11/2022

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 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222 barghausen.com

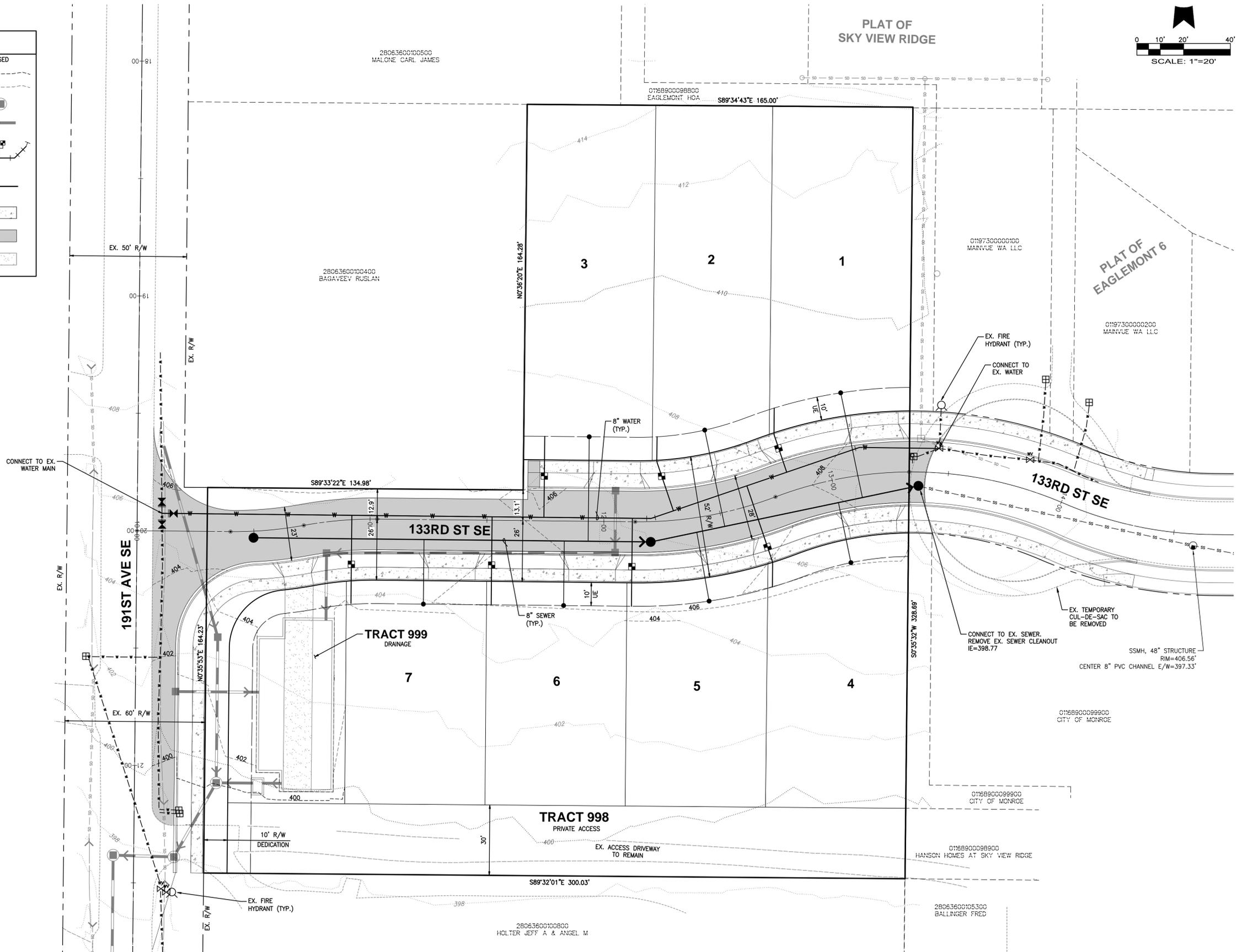


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PRELIMINARY SEWER AND WATER PLANS
 FOR
EAGLEMONT 8
 A PORTION OF THE NE 1/4 OF SECTION 36, TOWNSHIP 28 N., RANGE 06 E., W.M.
 CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON



LEGEND		
EXISTING	PROPOSED	
MAJOR CONTOUR		
MINOR CONTOUR		
CATCH BASIN		
STORM PIPE		
WATER		
SEWER		
CONCRETE		
ASPHALT		
GRAVEL		



No.	Date	By	Chk.	Appr.	Revision

Title: **PRELIMINARY SEWER AND WATER PLANS FOR EAGLEMONT 8**

For: **MAINVUE WA LLC
 121 3RD AVENUE
 KIRKLAND, WA 98033**



Designed	Drawn	Checked	Approved	Date
JSK	JSK	BJT	BJT	4/11/2022

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



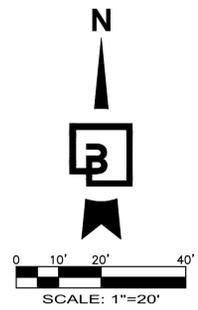
Job Number: **22082**
 Sheet: **5** of **5**
 Date: **4/11/2022**

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PRELIMINARY LANDSCAPE PLAN

FOR
EAGLEMONT 8

A PORTION OF THE NE 1/4 OF SECTION 36, TOWNSHIP 28 N., RANGE 06 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON



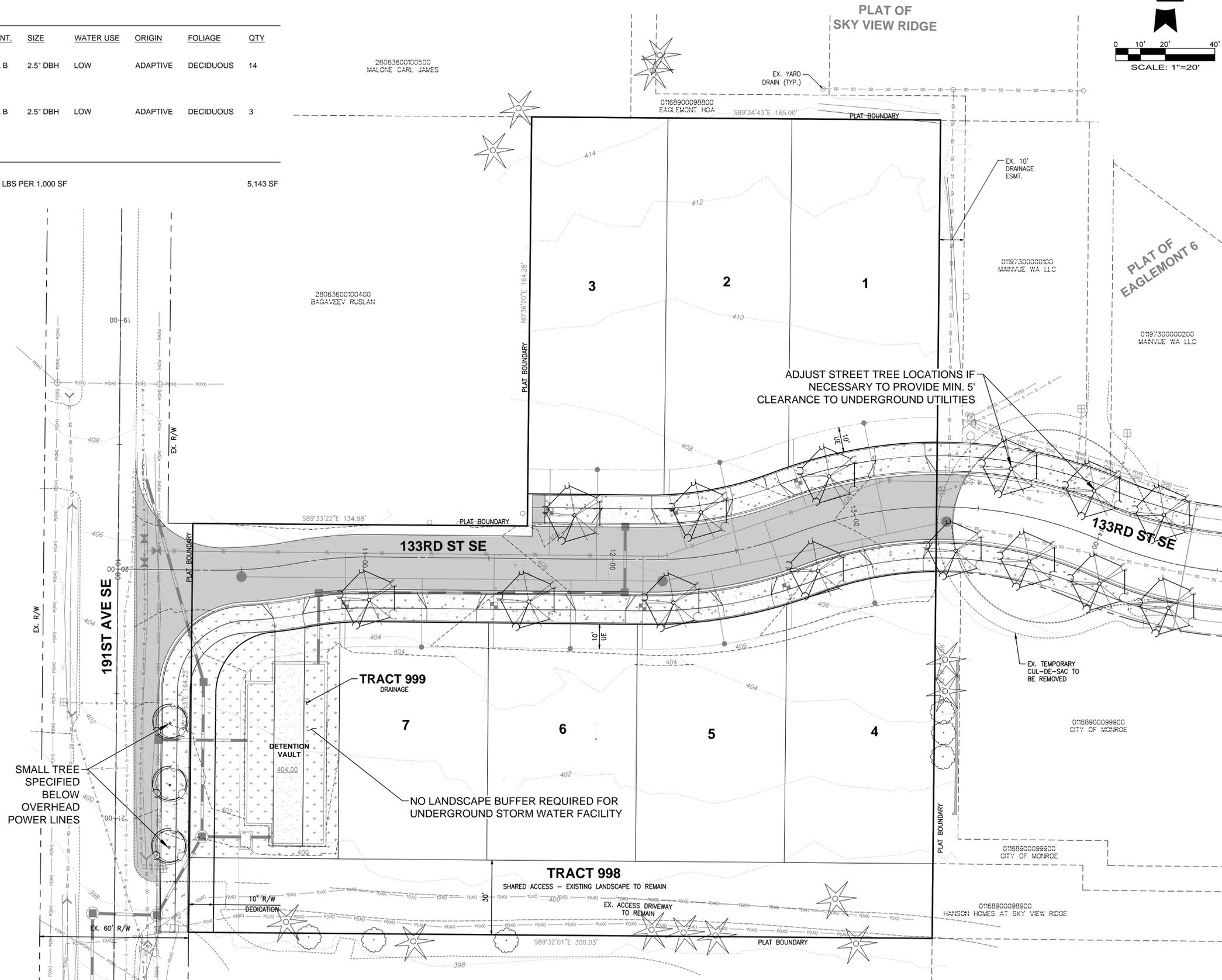
PLANT SCHEDULE

STREET TREES	BOTANICAL / COMMON NAME	CONT.	SIZE	WATER USE	ORIGIN	FOLIAGE	QTY
	ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE NURSERY GROWN FOR STREET TREE USE, BRANCHING AT 5'. STAKE AND GUY ONE GROWING SEASON.	B & B	2.5" DBH	LOW	ADAPTIVE	DECIDUOUS	14
	STYRAX JAPONICUS / JAPANESE SNOWBELL SMALL TREE FOR USE UNDER OVERHEAD POWER LINES. NURSERY GROWN FOR STREET TREE USE, BRANCHING AT 5'. STAKE AND GUY ONE GROWING SEASON.	B & B	2.5" DBH	LOW	ADAPTIVE	DECIDUOUS	3
	TURFGRASS LAWN, SOD OR HYDROSEED COUNTRY GREEN PREMIUM SOD SEED MIXTURE OAE	5-6 LBS PER 1,000 SF					5,143 SF

LEGEND



EXISTING ONSITE OR OFFSITE TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION.



Revision
No. Date By Ckd. Appr.

PRELIMINARY LANDSCAPE PLAN
FOR
EAGLEMONT 8

Title:
MAINVUE WA LLC
121 3RD AVENUE
KIRKLAND, WA 98033



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

Designed TOR
Drawn TOR
Checked JMV
Approved JMV
Date 4/11/22

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

Job Number
22082
Sheet
L-1 of 3

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PRELIMINARY IRRIGATION PLAN

FOR
EAGLEMONT 8

A PORTION OF THE NE 1/4 OF SECTION 36, TOWNSHIP 28 N., RANGE 06 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

LANDSCAPE IRRIGATION NOTES

- GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE:
 - BATTERY OPERATED CONTROLLER. INSTALLATION OF ELECTRICAL SERVICE TO CONTROLLER NOT REQUIRED. IRRIGATION CONTRACTOR WILL MOUNT CONTROLLER PER DESIGN AND COORDINATE WITH GENERAL CONTRACTOR.
 - INSTALLATION OF IRRIGATION/SERVICE METER AND STUB TO IRRIGATION POINT OF CONNECTION, PER UTILITY PLAN(S). PROVIDE STANDARD THREADED STUB-OUT WITH THREADED CAP ON DISCHARGE SIDE OF METER. STUB-OUT TO BE INSTALLED APPROXIMATELY 18 INCHES BELOW FINISH GRADE.
 - VERIFICATION OF STATIC WATER PRESSURE AT POINT-OF-CONNECTION (P.O.C.) CONTRACTOR SHALL NOTIFY OWNER AND BARGHAUSEN CONSULTING ENGINEERS, INC., OF ANY VARIATION IN STATIC PRESSURE OVER 5 PSI GREATER/LESS THAN DESIGN PRESSURE.
 - INSTALLATION OF SLEEVING.
- PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, AND SERVICES NECESSARY TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS AND/OR NOTES. PROVIDE A ONE (1) YEAR WARRANTY/GUARANTEE FROM FINAL ACCEPTANCE AGAINST ALL DEFECTS IN MATERIALS, EQUIPMENT, AND WORKMANSHIP.
- COORDINATE IRRIGATION INSTALLATION WITH GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, LANDSCAPE CONTRACTOR, OWNER, ARCHITECT, AND LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO TEST AVAILABLE WATER PRESSURE PRIOR TO BEGINNING ANY WORK. PROVIDE LANDSCAPE ARCHITECT WITH WRITTEN PSI RESULTS.
- ALL WORK PER LOCAL CODE. INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
- CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS, FEES, AND REQUIRED CITY INSPECTIONS.
- SUBMITTALS:
 - SUBMIT EACH ITEM LISTED BELOW FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.
 - PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.
 - CONTROL WIRING PATH DIAGRAM.
 - "AS-BUILT" DRAWINGS.
 - OPERATION AND MAINTENANCE MANUALS.
- PROVIDE AND KEEP UP TO DATE A COMPLETE "AS-BUILT" RECORD SET OF PRINTS WHICH ARE TO BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS AND NOTES AND EXACT "AS-BUILT" LOCATIONS, SIZES AND KIND OF EQUIPMENT. THIS SET OF DRAWINGS ARE TO BE KEPT ON SITE AND ARE TO BE USED ONLY AS THE RECORD SET. ALL WORK IS TO BE NEAT AND LEGIBLE ANNOTATIONS THEREON DAILY AS THE WORK PROCEEDS, SHOWING WORK AS ACTUALLY INSTALLED. DIMENSION FORM TWO (2) PERMANENT POINTS OF REFERENCE, BUILDING CORNERS, WALKS, OR ROAD INTERSECTIONS, ETC., THE LOCATION OF THE FOLLOWING:
 - CONNECTION TO WATER LINES (P.O.C.).
 - CONNECTIONS TO ELECTRICAL POWER.
 - GATE VALVE, QUICK COUPLERS, AND REMOTE CONTROL VALVE.
 - ROUTING OF MAINLINE (DIMENSION MAXIMUM 100' ALONG ROUTING).
 - ROUTING OF CONTROL WIRING.
 - OTHER RELATED EQUIPMENT AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- PREPARE AND PROVIDE PRIOR TO COMPLETION OF CONSTRUCTION, A THREE RING BINDER CONTAINING THE FOLLOWING INFORMATION:
 - INDEX SHEET STATING CONTRACTOR'S ADDRESS, TELEPHONE NUMBER, FAX, E-MAIL AND A LIST OF EQUIPMENT WITH NAME AND ADDRESS OF LOCAL MANUFACTURER'S REPRESENTATIVES.
 - CATALOG AND PARTS SHEETS ON EVERY MATERIAL AND EQUIPMENT INSTALLED UNDER THIS CONTRACT.
 - GUARANTEE STATEMENT.
 - COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS ON ALL MAJOR EQUIPMENT.
 - CONSTRUCTION DETAILS FROM THE PROJECT.
 - COMPLETE TROUBLE-SHOOTING GUIDE TO COMMON IRRIGATION PROBLEMS.
 - WINTERIZATION AND SPRING START-UP PROCEDURES.
 - CHART OF APPROXIMATE WATERING TIMES FOR SPRING, SUMMER, AND FALL.
 - A COPY OF THE "AS-BUILT" DRAWINGS AND CONTROLLER CHART.
- ALL VALVES TO BE PLACED IN "CARSON" GRADE LEVEL BOXES WITH BOLT-LOCK LIDS (OR APPROVED EQUIVALENT). SET BOXES 2 INCHES HIGHER THAN FINISH GRADE IN MULCH AREAS AND FLUSH WITH FINISH GRADE IN LAWN AREAS. JUMBO BOX FOR CHECK VALVE, 10" ROUND BOX FOR GATE/QUICK COUPLER/WIRE SPLICES, AND 12" STANDARD FOR CONTROL VALVES. PROVIDE BOX EXTENSIONS AS REQUIRED.
- MAINLINE PIPE TO BE BURIED 18 INCHES, LATERALS 12 INCHES, AND SLEEVES 24" INCHES BELOW FINISH GRADE. NO ROCK OR DEBRIS TO BE BACKFILLED OVER PIPE.
- HEAD AND LINE POSITIONING IS DIAGRAMMATIC ON PLAN. ADJUST IN FIELD AS NECESSARY FOR 100 PERCENT COVERAGE. VALVES TO BE POSITIONED ADJACENT TO PAVEMENT/CURBS, IN SHRUB BEDS WHERE POSSIBLE.
- FAMILIARIZE OWNERS FACILITY OPERATOR WITH IRRIGATION SYSTEM FUNCTION, CONTROLLER PROGRAMMING, SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS.
- SPRINKLERS ON RISERS WILL NOT BE ALLOWED UNLESS NOTED ON PLANS.
- SPRINKLER REDUCTION TO BE MADE BY USE OF PRESSURE ADJUSTMENT, SCREENS, AND/OR ALTERNATE NOZZLES. IN-NOZZLE ADJUSTMENT IS LIMITED TO 10 PERCENT FOR SPRAY HEADS AND PER MANUFACTURER'S LIMITS FOR OTHER SPRINKLERS. SPRINKLER SPACING NOT EXCEED 60% OF THE DIAMETER OF THE PUBLISHED DATA.
- ALL CONTROL WIRE SPLICES TO BE MADE AT VALVE BOXES WITH WATER TIGHT ELECTRICAL SPLICES, 3M, SCOTT'S LOCK SEAL TACK 3576-78, OR EQUIVALENT.
- EACH VALVE BOX TO CONTAIN A MINIMUM OF TWO (2) SPARE ORANGE CONTROL WIRES FOR JACKETED WIRE. ROUTE SPARE WIRES FROM THE CONTROLLER TO THE LAST VALVE OF EACH MAINLINE BRANCH. COMMON WIRE TO BE WHITE. SINGLE STRAND WIRE TO BE A MINIMUM OF 14 GAUGE.
- ALL ELECTRICAL EQUIPMENT TO BE U.L. TESTED AND APPROVED, AND BEAR THE U.L. LABEL.
- CROSS CONNECTION PROTECTION INSPECTION REQUIRED. THE BACKFLOW DEVICE TO BE TESTED UPON THE ORIGINAL INSTALLATION. THE TESTING TO BE PERFORMED BY A PERSON HOLDING A CURRENT CERTIFICATE AS A BACKFLOW TESTER. THE TEST REPORT TO BE SUBMITTED TO THE LOCAL WATER DISTRICT, OR PURVEYOR, AND OWNER WITH A COPY TO BARGHAUSEN CONSULTING ENGINEERS, INC. CONTRACTOR TO INCLUDE TESTING IN THE SCOPE OF WORK. OWNER IS RESPONSIBLE FOR ANNUAL INSPECTIONS AFTER THE INTIAL INSPECTION.
- CONTRACTOR TO PROVIDE SYSTEM WINTERIZATION/SPRING SERVICE WHEN INSTALLATION HAS BEEN COMPLETED WITHIN 90 DAYS OF NOVEMBER 1 FOR WINTERIZATION, OR MAY 15 FOR SPRING SERVICE. SERVICE TO BE PERFORMED AS NEAR AS PRACTICAL TO THE ABOVE DATES, OR AS FREEZE/PRECIPITATION CONDITIONS DETERMINE SERVICE

IRRIGATION SCHEDULE

DESCRIPTION

SYMBOL	NOZZLE	PSI	GPM	RADIUS
SPRINKLER HEADS: HUNTER MP ROTATOR WITH PRO-SPRAY POP-UP BODY AND CV DRAIN CHECK VALVE, 4" LAWN, 6" SHRUB				
●	HUNTER-6Q and 6H H, Q SERIES	30	0.98, 0.51	6'
○	HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	35	0.65, 0.48, 0.37, 0.32, 0.16	8'
○	HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	35	0.65, 0.48, 0.37, 0.32, 0.16	10'
○	HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	35	0.65, 0.48, 0.37, 0.32, 0.16	12'
▷	HUNTER-2000 13-21 F, TQ, TT, H, Q SERIES	30	1.29, 0.95, 0.74, 0.63, 0.33	15'
■	HUNTER ES515, SS530 SERIES	35	1.41, 0.65	5'x30' 5'x15'
○	HUNTER-3000 22-30 F, TQ, TT, H, Q SERIES	35	2.88, 2.19, 1.68, 1.44, 0.69	0.43 22'
●	SPRAY IRRIGATION: HUNTER ICV 101/151G REMOTE CONTROL VALVE, IN VALVE BOX, ONE VALVE PER BOX MAXIMUM 2 VALVES PER BOX			
◇	HUNTER XC HYBRID CONTROLLER 6, 12 STATIONS, BATTERY OPERATED. ATTACH CONTROLLER TO PRESSURE-TREATED 4X4 POST SET IN GROUND. CONTROLLER TO BE MAX. 4' HT. ABOVE FINISH GRADE			

P.O.C. [Symbol]

WILKINS 950 XLT- 1-1/4" DOUBLE CHECK VALVE (STATE APPROVED); TEST AND CERTIFICATION BY LICENSED BACKFLOW TESTER
WILKINS 850 - BALL VALVE, SIZE TO MATCH PIPE
CARSON INDUSTRIES #1730 (TWO AT P.O.C.) GRADE LEVEL VAULT WITH BOLT LOCK LID

▶ PLASTIC BALL VALVE, MATCH LINE SIZE, IN VALVE BOX

--- MAINLINE - SCH 40 PVC (18" COVER); SIZE PER PLAN, 2" SIZE MINIMUM

— LATERAL - SCH 40 PVC (12" COVER); SIZE PER PLAN, 3/4" SIZE MINIMUM

===== SLEEVE - SCH 40 PVC; 24" MINIMUM COVER AT VEHICLE CROSSINGS AND 18" MINIMUM COVER IN LANDSCAPE AREAS, 6" SIZE WHERE IRRIGATION MAINLINE TRAVELS THROUGH PIPE AND UNDER ALL ROADS. 4" SIZE WHERE ONLY LATERALS TRAVEL THROUGH PIPE

IRRIGATION SHOWN DIAGRAMMATICALLY FOR PLAN CLARITY. COMMON TRENCH AND PLACE EQUIPMENT IN LANDSCAPE; MANIFOLD GROUPED VALVES IN ADJACENT SHRUB AREAS WHERE FEASIBLE.

SCH 40 PIPE SIZING CHART

PIPE SIZE	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	
FLOW GPM	1-8	8.1-13	13.1-23	23.1-32	32.1-53	53.1-74	GPM (MAX.)

LOCATE IRRIGATION EQUIPMENT IN LANDSCAPE BEDS, TYP. SHOWN HERE FOR PLAN CLARITY

IRRIGATION POINT OF CONNECTION WITH NEW 3/4" WATER METER AND 1-1/4" BACKFLOW PREVENTION ASSEMBLY

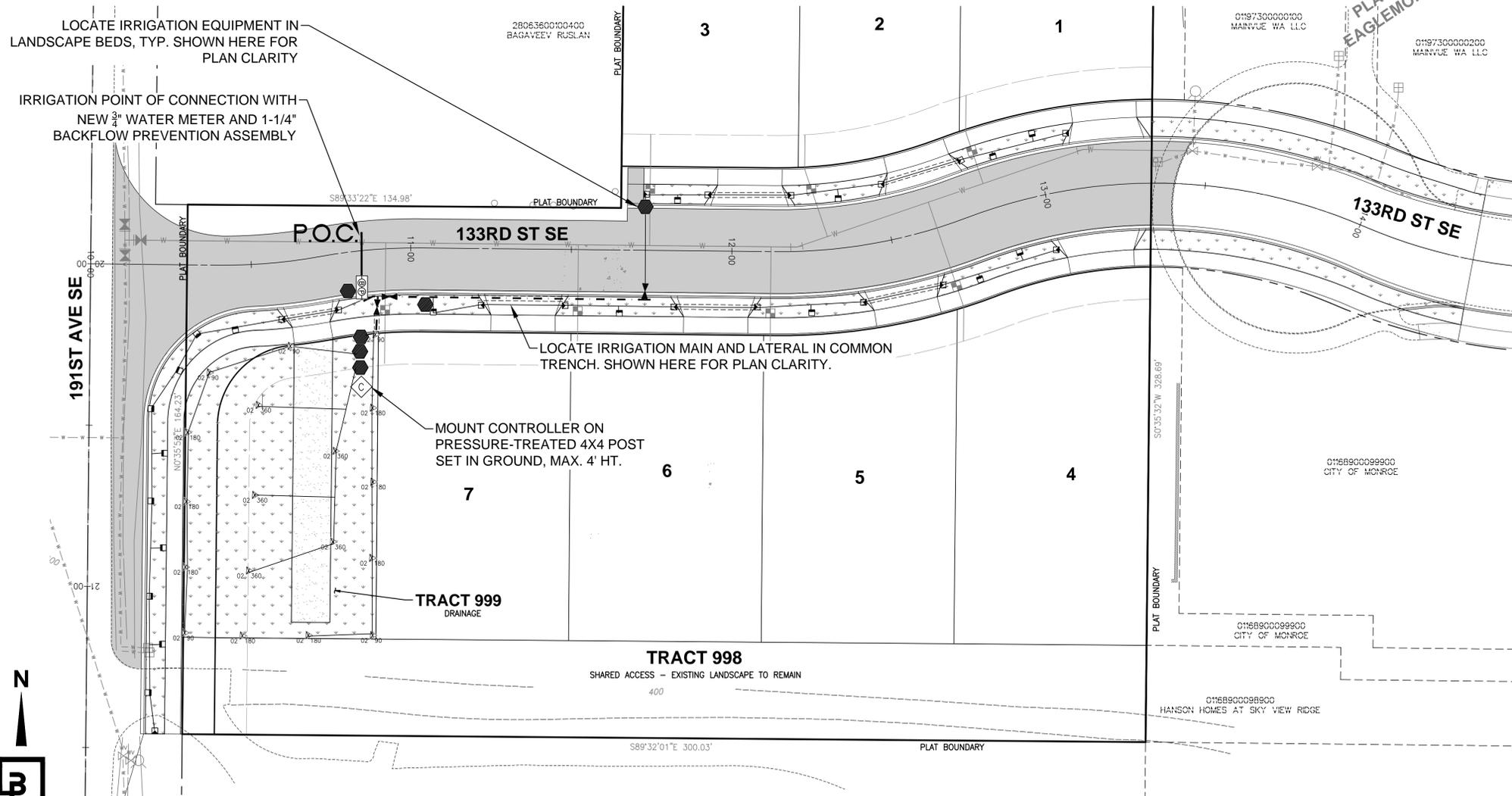
LOCATE IRRIGATION MAIN AND LATERAL IN COMMON TRENCH. SHOWN HERE FOR PLAN CLARITY.

MOUNT CONTROLLER ON PRESSURE-TREATED 4X4 POST SET IN GROUND, MAX. 4' HT.

TRACT 999 DRAINAGE

TRACT 998

SHARED ACCESS - EXISTING LANDSCAPE TO REMAIN



Revision
No. Date By Ckd. Appr.

Title:
PRELIMINARY IRRIGATION PLAN FOR EAGLEMONT 8

For:
**MAINVUE WA LLC
121 3RD AVENUE
KIRKLAND, WA 98033**



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

Designed TOR
Drawn TOR
Checked JMV
Approved JMV
Date 4/11/22

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



Job Number
22082

Sheet
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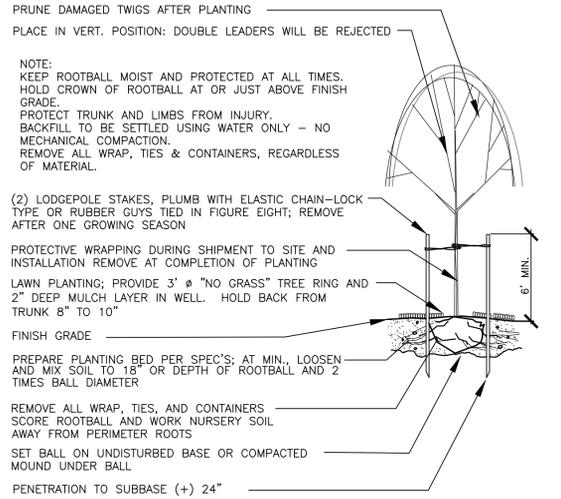
P:\220082\22082\preliminary\22082-pl.dwg 4/11/2022 10:33 AM TROBERTS

LANDSCAPE AND IRRIGATION DETAILS

FOR
EAGLEMONT 8

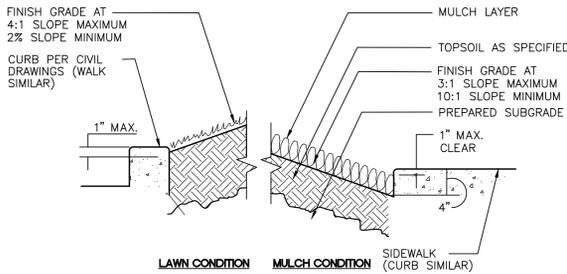
A PORTION OF THE NE 1/4 OF SECTION 36, TOWNSHIP 28 N., RANGE 06 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

RECEIVED
04/27/2022
CITY OF MONROE



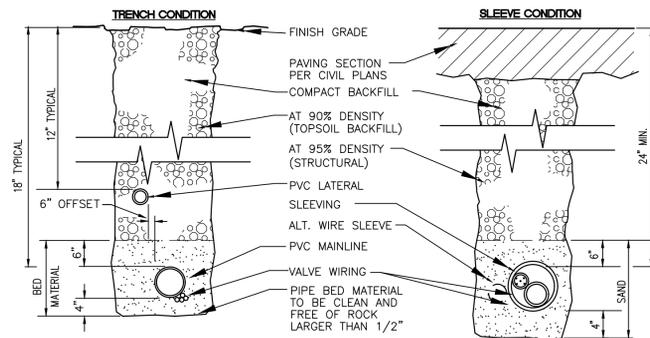
DECIDUOUS TREE PLANTING/STAKING DETAIL

NOT TO SCALE



PLANTER SECTION DETAIL

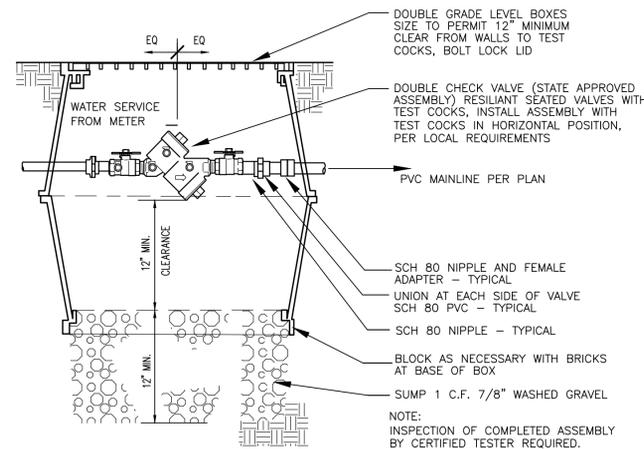
NOT TO SCALE



NOTE:
SLEEVING MATERIAL SHALL BE PVC CLASS 160(SDR-26). DIMENSIONS ARE MIN. CLEARANCES.
ALL IRRIGATION SLEEVING TRENCH BACKFILL MATERIAL SHALL BE CLASS "B" OR BETTER (MAX. OF 10% PASSING NO.40 SCREEN) AND BE COMPACTED TO MIN. 95% OPTIMUM DENSITY PER ASTM D-1557-70 (MODIFIED PROCTOR)

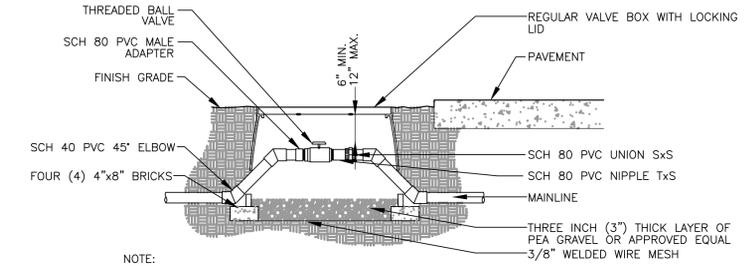
SLEEVE/TRENCHING DETAIL

NOT TO SCALE



CHECK VALVE ASSEMBLY DETAIL

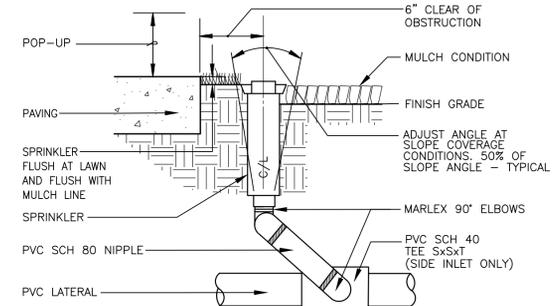
NOT TO SCALE



NOTE:
1. LOCATE VALVE BOXES IN PLANTING AREAS.
2. WRAP VALVE BOX WITH A MINIMUM OF 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL THREADED CONNECTIONS TO BE MADE USING TEFLON TAPE.
4. ALL CHANGES IN ELEVATION SHALL BE MADE USING SCH 40 PVC 45° ELBOWS.

BALL VALVE DETAIL

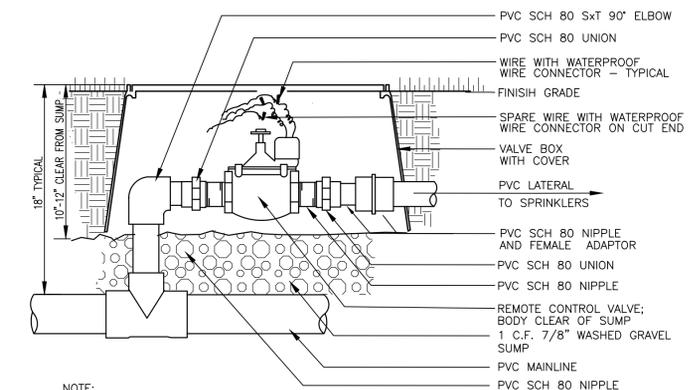
NOT TO SCALE



NOTE:
MANUFACTURER'S LIMITS PREVAIL FOR INSTALLATION AND ADJUSTMENTS.
PROVIDE SWING JOINT RISERS AT WALKS AND CURBS. 24" FLEXIBLE RISERS ACCEPTABLE ELSEWHERE.

POP-UP RISER ASSEMBLY

NOT TO SCALE



NOTE:
ONE VALVE PER BOX.
PROVIDE EXTRA COILS (18") OF EACH WIRE IN VALVE BOX.
COMPACT SOIL AROUND VALVE BOX.
USE TEFLON OR FLOWABLE SEALANT IN ALL THREADED FITTINGS, PER MANUFACTURER'S SPEC'S.

REMOTE CONTROL VALVE ASSEMBLY

NOT TO SCALE

Revision
Title: **LANDSCAPE AND IRRIGATION DETAILS FOR EAGLEMONT 8**

For: **MAINVUE WA LLC
121 3RD AVENUE
KIRKLAND, WA 98033**

Scale:
Horizontal N/A
Vertical N/A



Designed TOR
Drawn TOR
Checked JMV
Approved JMV
Date 4/11/22

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



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Sheet
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