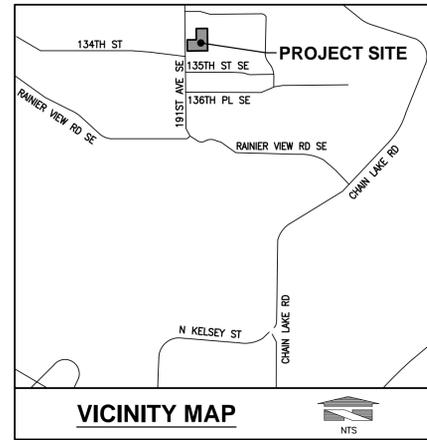


PRELIMINARY COVER SHEET

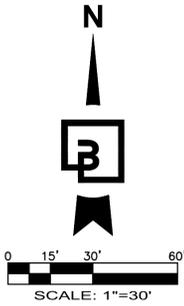
FOR
EAGLEMONT 8

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



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.



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.)

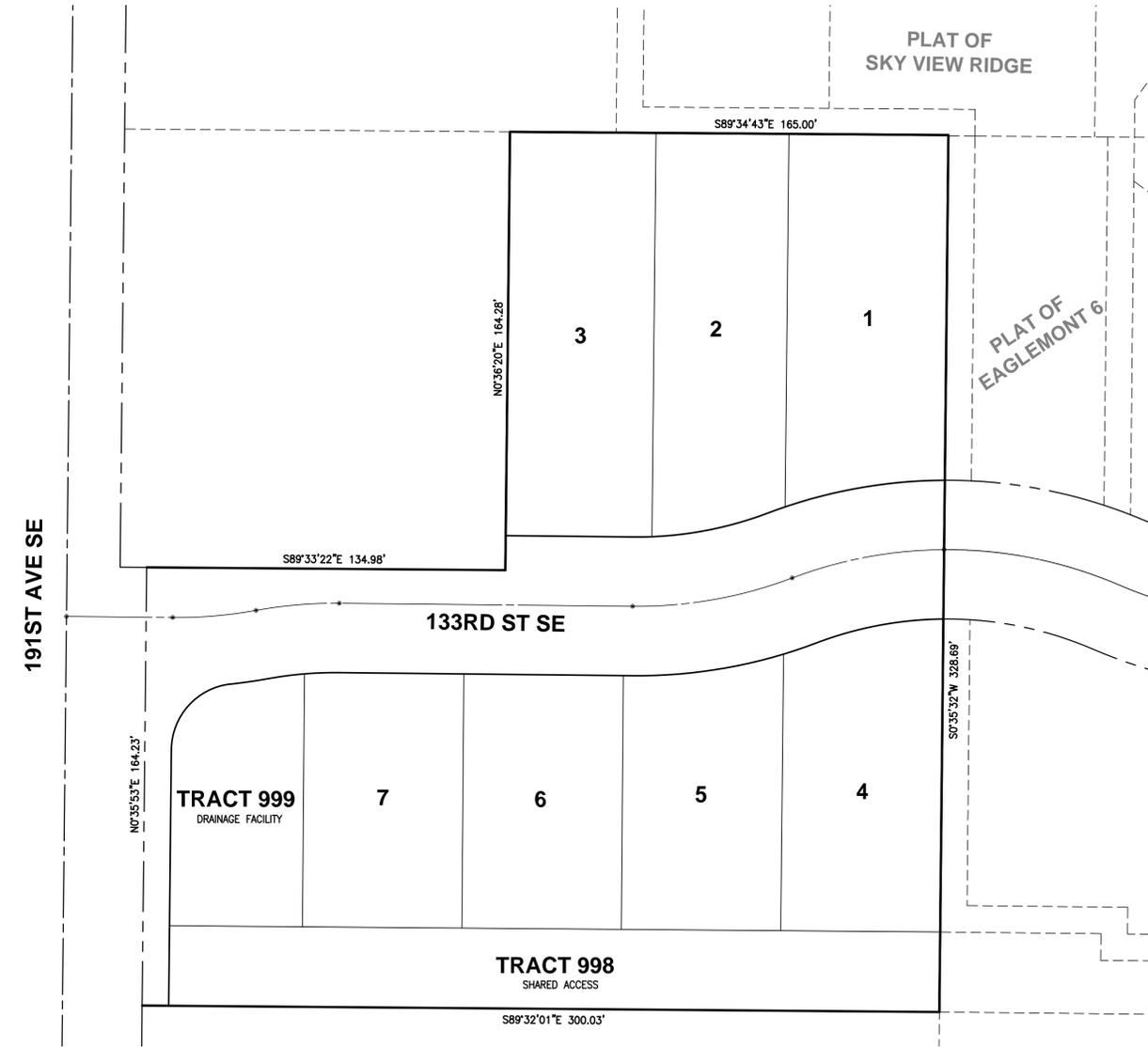
SITE ADDRESS

13325 191ST AVENUE SOUTHEAST MONROE, WA 98272

TRACT	AREA	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



ENGINEER/PLANNER/SURVEYOR

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
PHONE: (425) 251-6222
FAX: (425) 251-3782
CONTACTS: BARRY TALKINGTON P.E./GEORGE NEWMAN, A.I.C.P./MARK DUFFNER, P.L.S.

APPLICANT

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

GEOTECH

EARTH SOLUTIONS NW, LLC
15365 NORTHEAST 90TH STREET, SUITE 100
REDMOND, WA 98052
PHONE: (425) 449-4704
FAX: (425) 449-4711

SHEET INDEX:

- | | |
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| 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 |

LEGEND:

EXISTING:	PROPOSED:	EXISTING:	PROPOSED:

No.	Date	By	Appr.	Revision
2	6/21/22	VV	BJT	REVISED PER CITY COMMENTS
1	5/23/22	VV	BJT	REVISED PER CITY COMMENTS

Title:

PRELIMINARY COVER SHEET

FOR
EAGLEMONT 8

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



Scale:
Horizontal 1"=30'
Vertical N/A

Designed	Drawn	Checked	Approved	Date
BJT	BJT	BJT	BJT	6/21/2022

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



Job Number
22082
Sheet
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