PRELIMINARY COVER PAGE
FOR
PRELIMINARY PLAT OF EAGLEMONT 7 PRD
A PORTION OF NW1/4 OF, SEC. 31, TWP. 28 N., RANGE 07 E., W.M.
A PORTION OF SW1/4 OF, SEC. 30, TWP. 28 N., RANGE 07 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WA

DATUM
WSDOT CONTROL POINT ID NO. 2423 (BM31002-66) AT THE SOUTHEAST QUADRANT OF SR2 AND MAIN STREET WAS HELD FOR ELEVATION, BEING 72.24'

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
TAX PARCEL: 28073000301300

THAT PORTION OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST W.M. DESCRIBED AS FOLLOWS:
THE NORTH 726 FEET AS MEASURED ALONG THE WEST LINE OF THAT PORTION OF THE EAST 660 FEET OF SAID GOVERNMENT LOT 1 LYING SOUTHWESTERLY OF TROMBLEY COUNTY ROAD (NOW KNOWN AS CHAIN LAKE);
EXCEPT THE WEST 30 FEET THEREOF AS CONVEYED BY DEED TO ARTHUR KECK BY DEED UNDER RECORDING NUMBER 2181540; AND EXCEPT THE EAST 96 FEET OF THAT PORTION OF THE NORTH 660 FEET LYING SOUTHWESTERLY OF SAID TROMBLEY ROAD;
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX PARCEL: 28073100202300

THAT PORTION OF GOVERNMENT LOT 4 OF SECTION 30, TOWNSHIP 28 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHWESTERLY OF THE TROMBLEY ROAD AND EASTERLY OF A LINE 660 FEET WESTERLY OF AND PARALLEL TO THE EAST LINE OF SAID LOT 4;
EXCEPT THE WEST 30 FEET THEREOF.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EARTHWORK QUANTITIES
CUT= 38,000 CY
FILL= 43,000 CY
(EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY EXACT QUANTITIES PRIOR TO CONSTRUCTION.)

SITE ADDRESS
280731-002-023-00 – 13202 CHAIN LAKE RD, MONROE WA 98272
280730-003-013-00 – 13107 197TH AVE SE, MONROE, WA 98272

LOT RANGE AREAS (18.84.080(N) MMC)
< 5,000	SF	23 LOTS	50%
5,000 – 5,999	SF	11 LOTS	24%
6,000 <	SF	12 LOTS	26%

18.84.080(N) MMC. A PRD LOCATED WITHIN THE R-4 ZONING DISTRICT CONTAINING SIX ARES OR MORE MUST CONTAIN A MINIMUM OF THREE LOT SIZES SEPARATED BY AT LEAST A ONE THOUSAND SQUARE FEET THRESHOLD. NO SINGLE LOT SIZE MAY MAKE UP MORE THAN 50% OR LESS THAN 15% OF THE TOTAL LOTS.

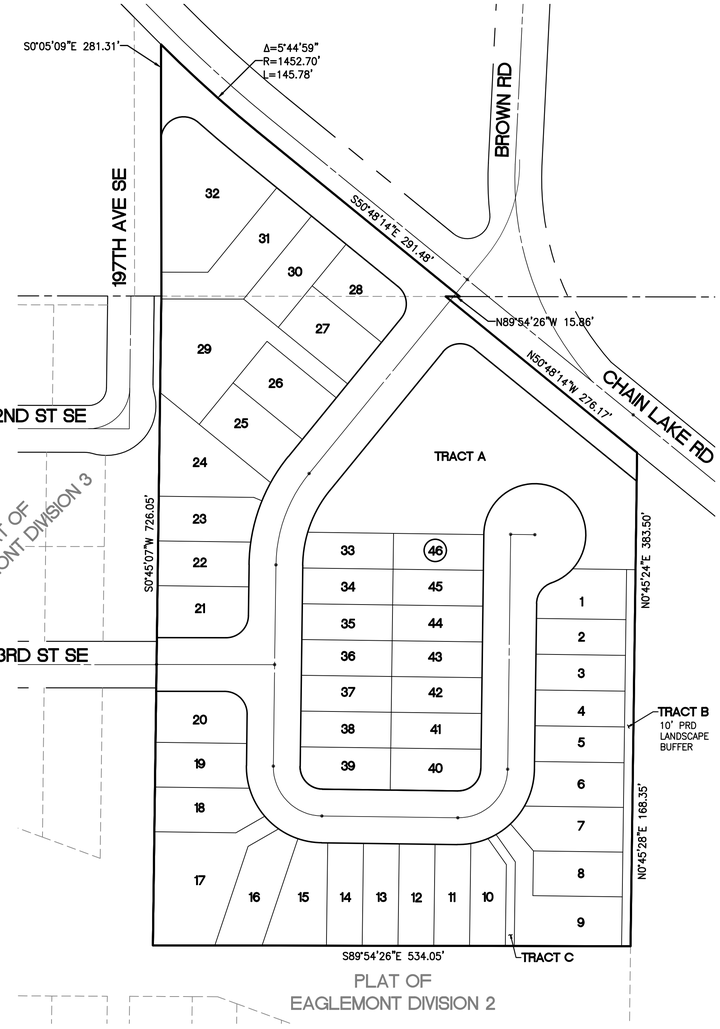
RECREATION AREA CALCULATION TABLE
MMC 18.84.080 (A) & (I)

TRACT NAME		PARK AREA	
A	PARK AND RECREATION USABLE OPEN SPACE	45,401 SF	1.04 AC
PARK (RECREATION) AREA REQUIRED 46 LOTS @ 900 SF/LOT		41,400 SF	0.95 AC
PARK (RECREATION) AREA PROVIDED		43,641 SF	1.00 AC
MINIMUM PARK AREA 0.75 AC (18.84.080(I) MMC)			

TRACT AREA TABLE
TRACT	AREA	USE
A	45,401 SF	DRAINAGE FACILITY/RECREATION
B	4,210 SF	OPEN SPACE
C	1,288 SF	PEDESTRIAN ACCESS
TOTAL TRACT AREA	**50,899 SF, 1.17 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

1"=80'
0 50 100 200



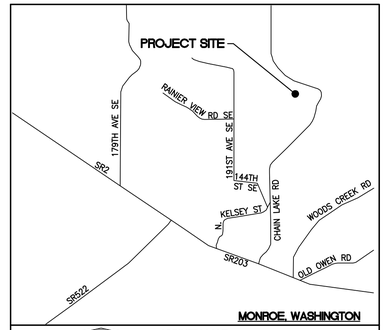
LEGEND:
EXISTING:		PROPOSED:
P	POWER VAULT	
	LUMINAIRE (LUM.)	
	POWER METER	
	POWER POLE JUNCTION BOX (AS NOTED)	
	CATCH BASIN (CB)	■
	STORM MANHOLE (SDMH)	■
	SANITARY SEWER MANHOLE (SSMH)	●
	GAS VALVE	
	WATER VALVE (WV) FIRE HYDRANT (FH)	■
	WATER METER	⊠
	SIGN	⊓
W	WELL	
	GUARD POST (GP) FLAG POLE (FP) MAILBOX	
	SURVEY MONUMENT (AS NOTED)	◉
	BENCHMARK	
	SECTION CORNER (AS NOTED)	
	FOUND REBAR/CAP (AS NOTED) FOUND LEAD/TACK	
	CONCRETE	
	GRAVEL	
	PAVEMENT	
W W	WATER LINE	W
	SANITARY SEWER LINE	
	STORM DRAINAGE LINE	
GAS GAS	GAS LINE	
T(UG)	TELEPHONE UNDERGROUND	
P(UG)	POWER UNDERGROUND	
P(OH)	POWER OVERHEAD	
X	CHAIN LINK FENCE	
	BARBED WIRE FENCE	
//	WOOD FENCE	
	ROCKERY RETAINING WALL	
	LOCK AND LOAD RETAINING WALL	
470	CONTOUR (MAJOR)	470
466	CONTOUR (MINOR)	466
	GUARD RAIL/CABLE FENCE	
	PROJECT BOUNDARY LINE	
	SECTION LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	PROPOSED LOT LINE	
	EASEMENT LINE	
	SAWCUT	

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
EARTH SOLUTIONS NW, LLC
1805 136TH PLACE NE, SUITE 201
BELLEVUE, WA 98005
(425) 449 4704
CONTACT: RAYMOND A, COGLAS, P.E.

APPLICANT/OWNER
MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
BELLEVUE, WA 98004
(425) 646-4022
CONTACT: MONA DAVIS

TRAFFIC
GIBSON TRAFFIC CONSULTANTS
2813 ROCKEFELLER AVE, SUITE B
EVERETT, WA. 98201
(425) 339-8266
CONTRACT: BRAD LINCOLN, P.E.



VICINITY MAP
1"=2000'

NOTES
SITE AREA:
(PHASING PURSUANT TO 18.84.190 MMC)

1. EXISTING USE: AREA 415,487 SF (9.54± AC.)
   (TAX PARCEL: 28073100202300, 28073000301300)
2. PROPOSED USE: 46
3. EXISTING ZONING: R4 (4 DU/ACRE)
4. EXISTING COMPREHENSIVE PLAN DESIGNATION: LOW DENSITY SFR
5. PROPOSED MIN. LOT WIDTH: 40 FEET
6. REQUIRED MIN. LOT WIDTH: 30 FEET
7. PROPOSED MINIMUM LOT AREA: 3,977
8. PROPOSED AVERAGE LOT SIZE 5,617 S.F.
9. MAXIMUM ALLOWABLE BASE DENSITY: R4 ZONE (18.10.010 MMC)
   (9.54 X 4 = 38.16)
10. BONUS DENSITY ALLOWED FOR PRD (18.84.080(K)(2) MMC)
    (38.16 x 1.3 = 49.16) = 50 UNITS
11. PROPOSED UNITS: 46
12. REQUIRED MIN. SETBACKS: (18.10.140 MMC)
    FRONT/LIVING AREA: 10 FEET
    GARAGE: 20 FEET
    FRONT/SIDEYARD: 5 FEET
    REAR: 10 FEET
13. MAX BASE HEIGHT OF BUILDINGS: 35 FEET (18.10.140 MMC)
14. MAX LOT COVERAGE: 60 PERCENT (18.10.140 MMC)
15. TOTAL LOT AREA: 258,367 S.F. (5.93 AC)
16. TOTAL TRACT AREA: 50,899 S.F. (1.17 AC)
17. TOTAL R.O.W. AREA: 105,332 S.F. (2.42 AC)
18. SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, INC., DECEMBER 4, 2017 AND JULY 6, 2018.

SHEET INDEX

1 OF 7	PRELIMINARY COVER PAGE
2 OF 7	PRELIMINARY PLAT MAP
3 OF 7	PRELIMINARY GRADING AND DRAINAGE PLAN
4 OF 7	PRELIMINARY ROAD A PROFILE
5 OF 7	PRELIMINARY 133RD ST SE PROFILE AND DETAILS
6 OF 7	PRELIMINARY SEWER AND WATER PLANS
7 OF 7	PRELIMINARY OFFSITE SEWER EXTENTION
L1 OF 4	PRELIMINARY COVER PAGE
L2 OF 4	PRELIMINARY LANDSCAPE PLAN (CENTRAL)
L3 OF 4	PRELIMINARY LANDSCAPE PLAN (SOUTH)
L4 OF 4	LANDSCAPE NOTES AND DETAILS

RECEIVED
03/28/2019
CITY OF MONROE

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY COVER PAGE FOR PRELIMINARY PLAT OF EAGLEMONT 7 PRD

For: MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
CONTACT: MONA DAVIS
BELLEVUE, WA 98004

BARRY J. TALKINGTON
STATE OF WASHINGTON
41423
REGISTERED
PROFESSIONAL ENGINEER
3/22/19

Scale: Horizontal 1"=80' Vertical N/A

Designed TJS Drawn TJS Checked BJT Approved BJT Date 3/22/19

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 18537 Sheet 1 of 7

File:P:\18000s\18537\preliminary\CHAIN LAKE\18537-po.dwg Date/time:3/22/2019 8:42 AM TSKODA Xref: ----

PRELIMINARY PLAT MAP

FOR

PRELIMINARY PLAT OF EAGLEMONT 7 PRD

A PORTION OF NW1/4 OF, SEC. 31, TWP. 28 N., RANGE 07 E., W.M.
A PORTION OF SW1/4 OF, SEC. 30, TWP. 28 N., RANGE 07 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WA

1"=50'

0 25 50 100

Δ=5°44'59"
R=1452.70'
L=145.78'

AF# 7808080272 & 7812050183
EX 30' ACCESS EASEMENT
AF# 760812086
PLAT BOUNDARY
EX 30' ACCESS EASEMENT
197TH AVE SE
S0°05'09"E 281.31'
S50°48'14"E 291.48'
OWNER: JAMES CARSWELL APN 28073000303400
EX 60' R/W
BROWN ROAD
EX R/W LINE
EX 50' R/W
R/W DEDICATION
S50°48'14"E 291.48'
INTERSECTION
STA=20+00.00 ROAD A
STA=87+60.66 CHAIN LAKE RD
OWNER: EAGLESONG E GARDINER APN 28073000300600
DAIS LONNIE J & SUSAN APN 28073000300600
OWNER: SELECT HOMES INC APN.01141900020200
GAS LINE EASEMENT AF#200312300445 AF#201507080531
10'
4.1'
SECTION LINE (TYP)
N89°54'26"W 15.86'
SECTION LINE (TYP)
EX CENTERLINE (TYP)
N50°48'14"W 278.17'
EX 52' R/W
EX 66' R/W
CHAIN LAKE ROAD
OWNER: RANDEN HENDRICKS APN 28073100201200
APN 28073100200600
ROAD A
R/W CENTER LINE
R/W DEDICATION
EX R/W LINE
TRACT A
(DRAINAGE FACILITY/RECREATION)
45401 S.F.
20' SSE
10' UE
R57'
R25'
R85'
R/W
60' R/W
132ND PL SE
133RD ST SE
EX 52' R/W
60' EASEMENT AFN.2396007
MONUMENT (TYP)
INTERSECTION
STA=25+12 ROAD A
STA=35+23.01 133RD ST SE
S0°45'07"W 726.05'
PLAT BOUNDARY
N0°45'24"E 383.50'
S0°45'24"W 168.35'
N89°54'26"W 534.05'
TRACT B
(OPEN SPACE)
4210 S.F.
TRACT C
(PEDESTRIAN ACCESS/UTILITIES)
1288 S.F.
100' TRANSMISSION LINE EASEMENT AFN.504886, AFN.492307, AFN.496103, 1459858 & USE AGREEMENT AFN.201507080532
OWNER: EAGLEMONT HOA APN.01162300099400
OWNER: EAGLEMONT HOA APN 01154400898900
OWNER: MONRY CHARLES APN 28073100202400
OWNER: GILLON JESSICA R & ERIC R APN 28073100201300
APN 28073100201300
APN 28073100200200
APN 28073100200500
SECTION LINE (TYP)

LOT	AREA	DIMENSIONS
1	5012 S.F.	100' x 56'
2	4001 S.F.	100' x 40'
3	4001 S.F.	100' x 40'
4	4001 S.F.	100' x 40'
5	4001 S.F.	100' x 40'
6	5141 S.F.	111' x 37'
7	5741 S.F.	100' x 50'
8	5000 S.F.	100' x 50'
9	8397 S.F.	120' x 55'
10	4434 S.F.	94' x 40'
11	4539 S.F.	114' x 40'
12	4550 S.F.	114' x 40'
13	4569 S.F.	114' x 40'
14	4587 S.F.	114' x 40'
15	6195 S.F.	115' x 54'
16	6456 S.F.	126' x 53'
17	11955 S.F.	127' x 69'
18	5540 S.F.	91' x 60'
19	5131 S.F.	106' x 50'
20	5736 S.F.	102' x 57'
21	5744 S.F.	102' x 58'
22	5114 S.F.	102' x 50'
23	5437 S.F.	104' x 50'
24	8222 S.F.	106' x 77'
25	6037 S.F.	103' x 60'
26	6000 S.F.	100' x 60'
27	6000 S.F.	100' x 60'
28	5866 S.F.	100' x 75'
29	14255 S.F.	105' x 92'
30	6000 S.F.	120' x 60'
31	8208 S.F.	120' x 90'
32	14848 S.F.	122' x 90'
33	3977 S.F.	101' x 37'
34	4040 S.F.	101' x 40'
35	4040 S.F.	101' x 40'
36	4040 S.F.	101' x 40'
37	4040 S.F.	101' x 40'
38	4040 S.F.	101' x 40'
39	4613 S.F.	76' x 47'
40	4613 S.F.	76' x 47'
41	4040 S.F.	101' x 40'
42	4040 S.F.	101' x 40'
43	4040 S.F.	101' x 40'
44	4040 S.F.	101' x 40'
45	4040 S.F.	101' x 40'
46	4040 S.F.	101' x 40'

OWNER: ANDRIICHUK MYKHAILO & EVGENIIA APN 01162300001300
OWNER: KHUN TINA & KHUN JESSE APN 01162300001400
OWNER: CORY SHERRI & ROBERT APN 01162300001500
OWNER: HORNACE JACE M & NEZNIA APN 01162300001600
OWNER: GOVERDHANA RAMA & SITA APN 01162300002000
OWNER: GUERNES ANDREW R APN 01162300001900
OWNER: KRUITHOF ROBERT & BACHELOR GIZZI R APN 01162300001850
OWNER: VANN BIKRAM & BISHPAL JASMEET K APN 01162300001700
OWNER: MAINVUE WA LLC APN 01162300002300
OWNER: MAINVUE WA LLC APN 01162300002200
OWNER: MAINVUE WA LLC APN 01162300002100
OWNER: MAINVUE WA LLC APN 01162300002000
OWNER: MAINVUE WA LLC APN 01162300001900
OWNER: MAINVUE WA LLC APN 01162300001800
OWNER: MAINVUE WA LLC APN 01162300002900
OWNER: EAGLEMONT HOA APN 01162300099400

994

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

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY PLAT MAP FOR PRELIMINARY PLAT OF EAGLEMONT 7 PRD

For: MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
CONTACT: MONA DAVIS
BELLEVUE, WA 98004

GARY J. TALKINGTON — STATE OF WASHINGTON — 41423 — REGISTERED PROFESSIONAL ENGINEER — 3/22/19

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

Designed TJS Drawn TJS Checked BJT Approved BJT Date 3/22/19

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

Job Number 18537

Sheet 2 of 7

File:P:\18000s\18537\preliminary\CHAIN LAKE\18537-pp-prd.dwg Date/time:1/16/2019 4:44 PM TSKODA Xref: -----

PRELIMINARY GRADING AND DRAINAGE PLAN
FOR
PRELIMINARY PLAT OF EAGLEMONT 7 PRD
A PORTION OF NW1/4 OF, SEC. 31, TWP. 28 N., RANGE 07 E., W.M.
A PORTION OF SW1/4 OF, SEC. 30, TWP. 28 N., RANGE 07 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WA

1"=50'

0 25 50 100

DISCHARGE TO EX ROADSIDE DITCH EL = 351.41
12" ADS CULV. I.E. SE=351.41'
AF# 7808080272 & 7812050183
EX 30' ACCESS EASEMENT
AF# 760812086
OWNER: SELECT HOMES INC APN.01141900020200
DAVIS, LONNIE J & SUSAN APN 280730000300600
197TH AVE SE
EX 30' R/W
BAYFILTER VAULT OR APPROVED EQUAL
OWNER: JAMES CASWELL APN 280730000304400
NORTH TANK (2) 160 LF OF 92-INCH DIA CMP
35' R/W DEDICATION
BROWN ROAD
EX 60' R/W
OWNER: EXCELESONG E GARDENER APN 280730000308600
BEARING PAD EL (TYP)
BROWN ROAD AND CHAIN LAKE ROAD REALIGNMENT
OWNER: RAGEN HENDRICKS APN 280731002017200
N50°48'14"W 278.17'
CHAIN LAKE ROAD
EX CENTERLINE
EX 52' R/W
PLAT OF EAGLEMONT DIVISION 3
132ND PL SE
ROAD A
NORTH VAULT
SOUTH VAULT
TRACT A 388.00
TYPE 2 CB (TYP)
25' R/W DEDICATION
10' UE
BAYFILTER VAULT OR APPROVED EQUAL
DISCHARGE TO EX ROADSIDE DITCH EL = 373.58
12" CNC CULV. I.E. NW=373.58'
R44'
S0°45'07"W 796.05'
EAGLEMONT HOA APN.01623000994
133ND PL SE
60' R/W
60' EASEMENT AFN.2396007
N0°45'24"E 383.50'
S0°45'24"W 168.35'
N89°54'26"W 534.05'
TRACT B
TRACT C
OWNER: EAGLEMONT HOA APN.01154400098900
OWNER: GILON JESSICA R & ERIC K APN 280731002001300
OWNER: MOSLEY CHARLES APN 280731002402400
APN 280731002002000
100' TRANSMISSION LINE EASEMENT AFN.504886, AFN.492307, AFN.496103, 1459858 & USE AGREEMENT AFN.201507080532
OWNER: MOSLEY HEATHER R & RICHARD APN.01162300003500
OWNER: LIBERTO JOHN WALSH & JOHANN APN.01162300003600
PLAT OF EAGLEMONT DIVISION 2

32	381.10	
31	381.10	
30	381.10	
28	370.30	
29	381.10	
27	372.30	
26	379.10	
25	384.80	
24	387.90	
23	391.20	
22	394.30	
21	396.30	
20	399.20	
19	398.40	
18	397.00	
17	396.00	
16	395.50	
15	394.80	
14	393.80	
13	393.40	
12	392.80	
11	392.72	
10	392.30	
33	392.00	
34	396.10	
35	397.70	
36	399.25	
37	399.60	
38	399.10	
39	398.20	
46	389.20	
45	389.60	
44	390.00	
43	390.30	
42	390.80	
41	391.10	
40	391.50	
1	389.80	
2	390.10	
3	390.60	
4	390.40	
5	391.40	
6	391.60	
7	392.00	
8	390.10	
9	390.10	

OWNER: REED LEONARD & DEVONTA APN.01162300002200
OWNER: RIVA PREEP R & DASH MALIK APN.01162300002300
OWNER: GOKOPHANA RANGA & SITA APN 01162300002400
OWNER: GERMISS ANDRIN R APN 01162300001800
OWNER: JEEUTHOS ROBERT & BHAMINI GUZZI R APN 01162300001900
OWNER: MANI BHGAM & BENGAL JASMEET K APN 01162300001700
OWNER: MINNIE WA LLC APN.01162300002400
OWNER: MINNIE WA LLC APN.01162300002500
OWNER: MINNIE WA LLC APN. 01162300002600
OWNER: MINNIE WA LLC APN. 01162300002700
OWNER: MINNIE WA LLC APN 01162300002800
OWNER: MINNIE WA LLC APN.01162300003400
OWNER: MINNIE WA LLC APN.01162300003300
OWNER: MINNIE WA LLC APN 01162300003200
OWNER: MINNIE WA LLC APN 01162300003100
OWNER: MINNIE WA LLC APN 01162300003000
OWNER: MINNIE WA LLC APN 01162300002900
OWNER: BARTLE CRAIG W & ERICK EDORAINE APN.01162300001200
OWNER: BIOTT DYLAN & ELLEN APN.01162300001200
OWNER: ANDRICHUK MYKHAILO & GUIOMA APN 01162300001300
OWNER: KWON TUA & MOT, KAYLA DENICE APN 01162300001400
OWNER: CORY SHERRI & ROBERT APN 01162300001500
OWNER: HORNAGE JACE M & NEZHA APN 01162300001600

KEY NOTES
1. LOCK AND LOAD RETAINING WALLS, MAX 11'
2. LOCK AND LOAD RETAINING WALLS, MAX 8'
3. LOCK AND LOAD RETAINING WALLS, MAX 5'
4. LOCK AND LOAD RETAINING WALLS, MAX 21'
5. ROCKERY RETAINING WALLS, MAX 9'
6. EXPOSED VAULT FACE, MAX 10'

LEGEND

	EXISTING	PROPOSED
MAJOR CONTOUR	538	538
MINOR CONTOUR	538	538
CATCH BASIN	□	■
STORM PIPE		
CONCRETE		
ASPHALT		
GRAVEL		

PROPOSED NORTH DRAINAGE FACILITY
DETENTION VAULT
MINIMUM TOP OF VAULT EL = 370.00
MAX WATER SURFACE EL = 369.00
STATIC WATER SURFACE EL = 360.50
BOTTOM OF VAULT EL = 360.00
DETENTION VAULT VOLUME PROVIDED = 83,230 CF

DETENTION TANK
MINIMUM TOP OF VAULT EL = 361.50
MAX WATER SURFACE EL = 361.00
STATIC WATER SURFACE EL = 354.00
BOTTOM OF VAULT EL = 353.50
DETENTION VAULT VOLUME PROVIDED = 14,800 CF

PROPOSED SOUTH DRAINAGE FACILITY
DETENTION VAULT
MINIMUM TOP OF VAULT EL = 386.00
DESIGN WATER SURFACE EL = 384.50
STATIC WATER SURFACE EL = 377.75
BOTTOM OF VAULT EL = 376.80
DETENTION VAULT VOLUME PROVIDED = 78,310 CF

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY GRADING AND DRAINAGE PLAN FOR PRELIMINARY PLAT OF EAGLEMONT 7 PRD

For: MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
CONTACT: MONA DAVIS
BELLEVUE, WA 98004

GARY J. TAUKINGTON — STATE OF WASHINGTON — 41423 — REGISTERED PROFESSIONAL ENGINEER — 3/22/19

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

Designed TJS Drawn TJS Checked BJT Approved BJT Date 3/22/19

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

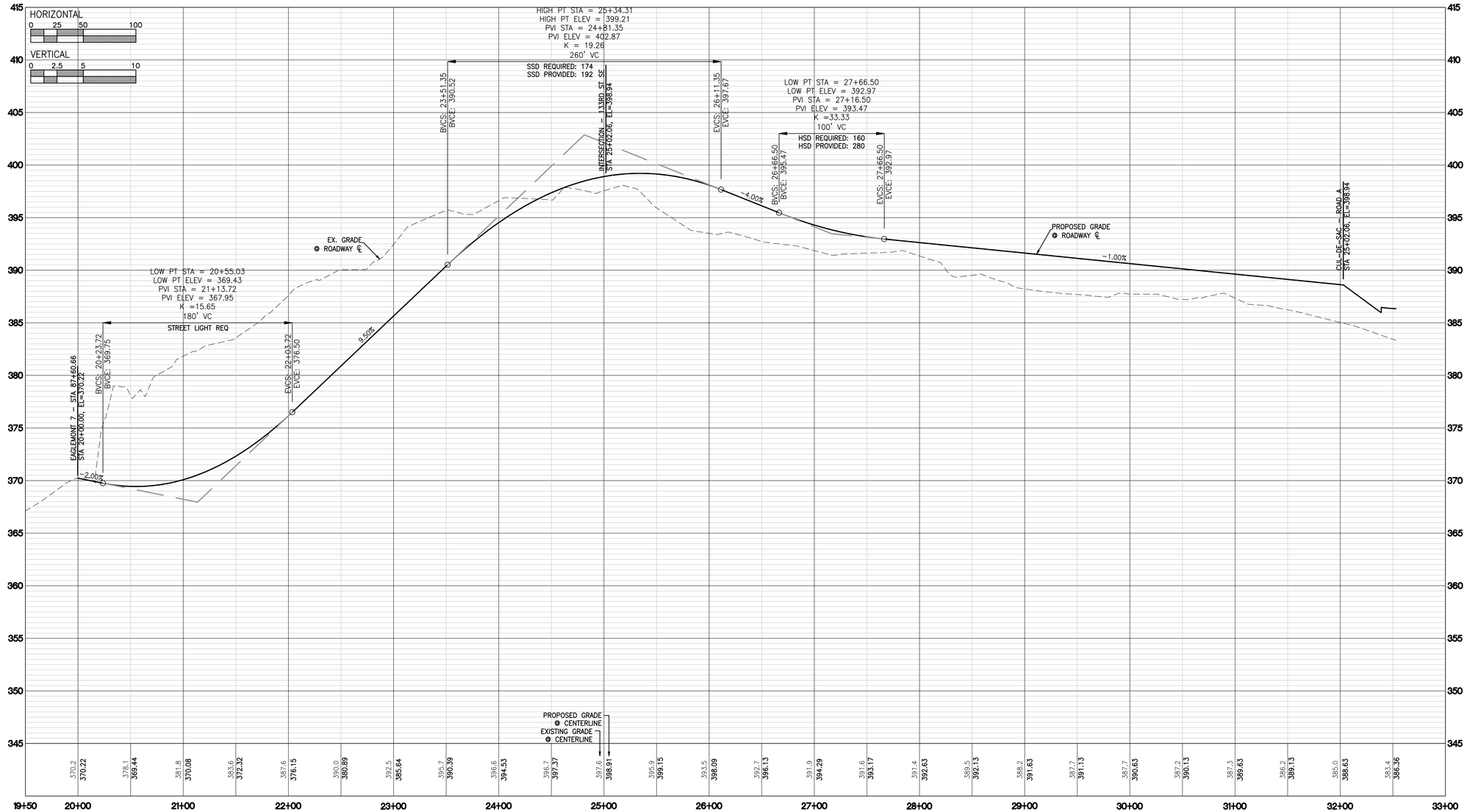
Job Number 18537 Sheet 3 of 7

PRELIMINARY ROAD A PROFILE

FOR

PRELIMINARY PLAT OF EAGLEMONT 7 PRD

A PORTION OF NW1/4 OF, SEC. 31, TWP. 28 N., RANGE 07 E., W.M.
A PORTION OF SW1/4 OF, SEC. 30, TWP. 28 N., RANGE 07 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WA



ROAD A — 25 MPH DESIGN SPEED

H – 1"=50' V – 1"=5'

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY ROAD A PROFILE FOR PRELIMINARY PLAT OF EAGLEMONT 7 PRD

For: MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
CONTACT: MONA DAVIS
BELLEVUE, WA 98004

BARRY J. TALKINGTON — STATE OF WASHINGTON — 41423 — REGISTERED PROFESSIONAL ENGINEER — 3/22/19

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

Designed TJS | Drawn TJS | Checked BJT | Approved BJT | Date 3/22/19

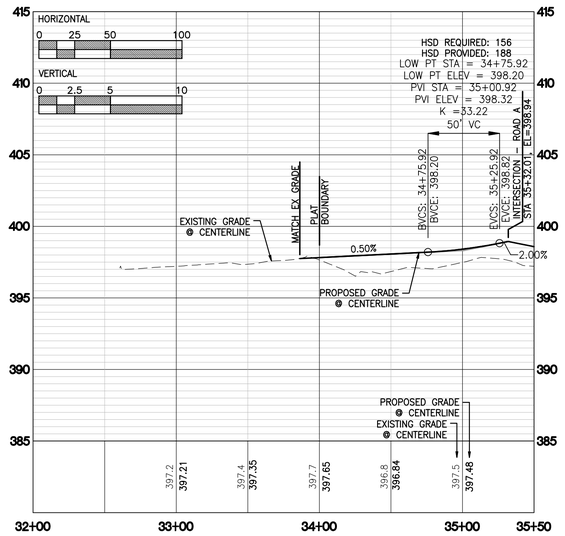
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

File:P:\18000s\18537\preliminary\CHAIN LAKE\18537-prm.dwg Date/time:12/19/2018 3:40 PM TSKODA Xref: ----

Job Number 18537

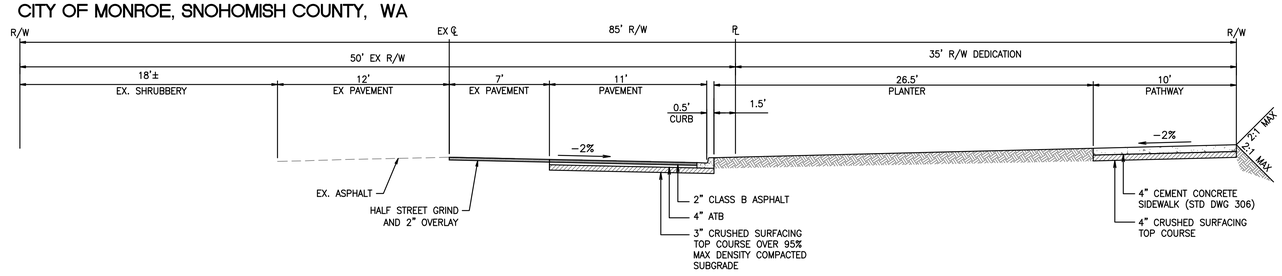
Sheet 4 of 7

PRELIMINARY 133RD ST SE PROFILE AND DETAILS
FOR
PRELIMINARY PLAT OF EAGLEMONT 7 PRD
A PORTION OF NW1/4 OF, SEC. 31, TWP. 28 N., RANGE 07 E., W.M.
A PORTION OF SW1/4 OF, SEC. 30, TWP. 28 N., RANGE 07 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WA



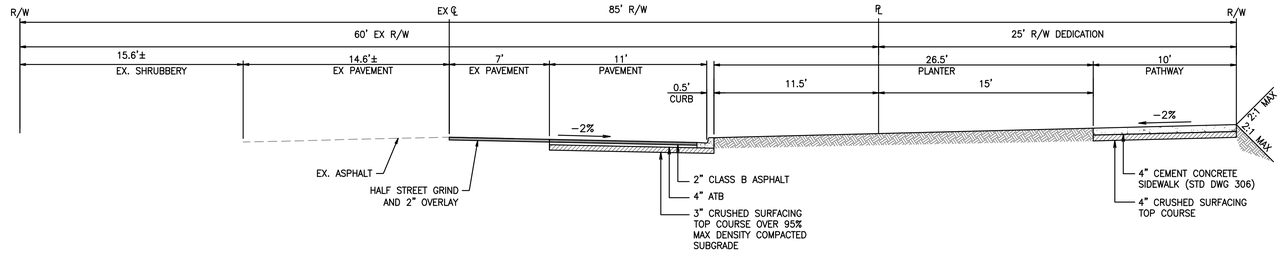
133RD ST SE

H – 1"=50" V – 1"=5'



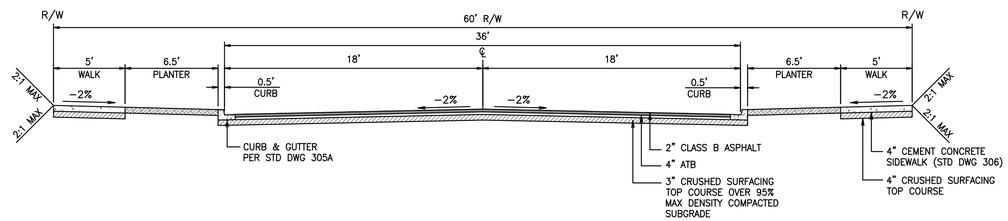
CHAIN LAKE ROAD TYPICAL SECTION
STA 83+31 TO 87+61

NOT TO SCALE



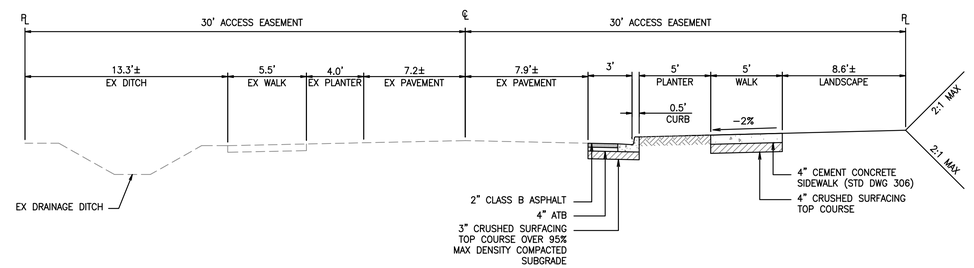
CHAIN LAKE ROAD TYPICAL SECTION
STA 87+61 TO 90+30

NOT TO SCALE



ROAD A/133RD ST SE
60' R/W TYPICAL ROAD SECTION

NOT TO SCALE



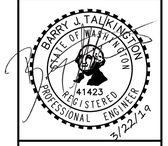
197TH AVE SE ROAD SECTION

NOT TO SCALE

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY 133RD ST SE PROFILE AND DETAILS FOR PRELIMINARY PLAT OF EAGLEMONT 7 PRD

For: MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
CONTACT: MONA DAVIS
BELLEVUE, WA 98004



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

Designed TJS Drawn TJS Checked BJT Approved BJT Date 3/22/19

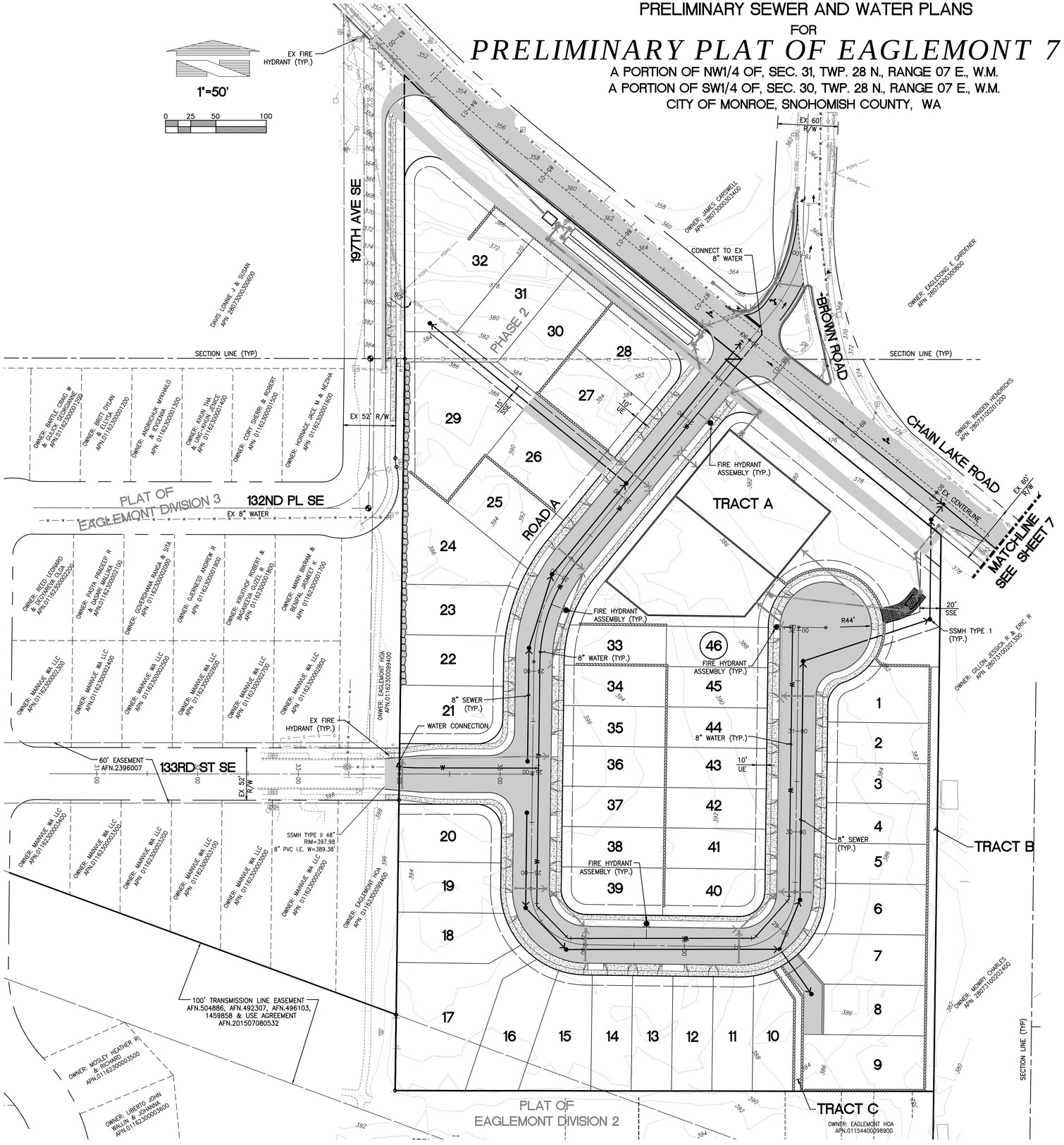
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 18537 Sheet 5 of 7

File:P:\18000s\18537\preliminary\CHAIN LAKE\18537-prm1.dwg Date/time:11/14/2018 4:37 PM TSKODA Xref: ----

PRELIMINARY SEWER AND WATER PLANS
FOR
PRELIMINARY PLAT OF EAGLEMONT 7 PRD

A PORTION OF NW1/4 OF, SEC. 31, TWP. 28 N., RANGE 07 E., W.M.
A PORTION OF SW1/4 OF, SEC. 30, TWP. 28 N., RANGE 07 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WA



LEGEND

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

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY SEWER AND WATER PLANS FOR PRELIMINARY PLAT OF EAGLEMONT 7 PRD

For: MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
CONTACT: MONA DAVIS
BELLEVUE, WA 98004

BARRY J. TALKINGTON, STATE OF WASHINGTON, 41423, REGISTERED PROFESSIONAL ENGINEER, 3/22/19

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

Designed TJS
Drawn TJS
Checked BJT
Approved BJT
Date 3/22/19

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 18537

Sheet 6 of 7

File:P:\18000s\18537\preliminary\CHAIN LAKE\18537-psw-prd-chain lake.dwg Date/Time:1/16/2019 4:49 PM TSKODA Xref: ----

PRELIMINARY OFFSITE SEWER EXTENTION

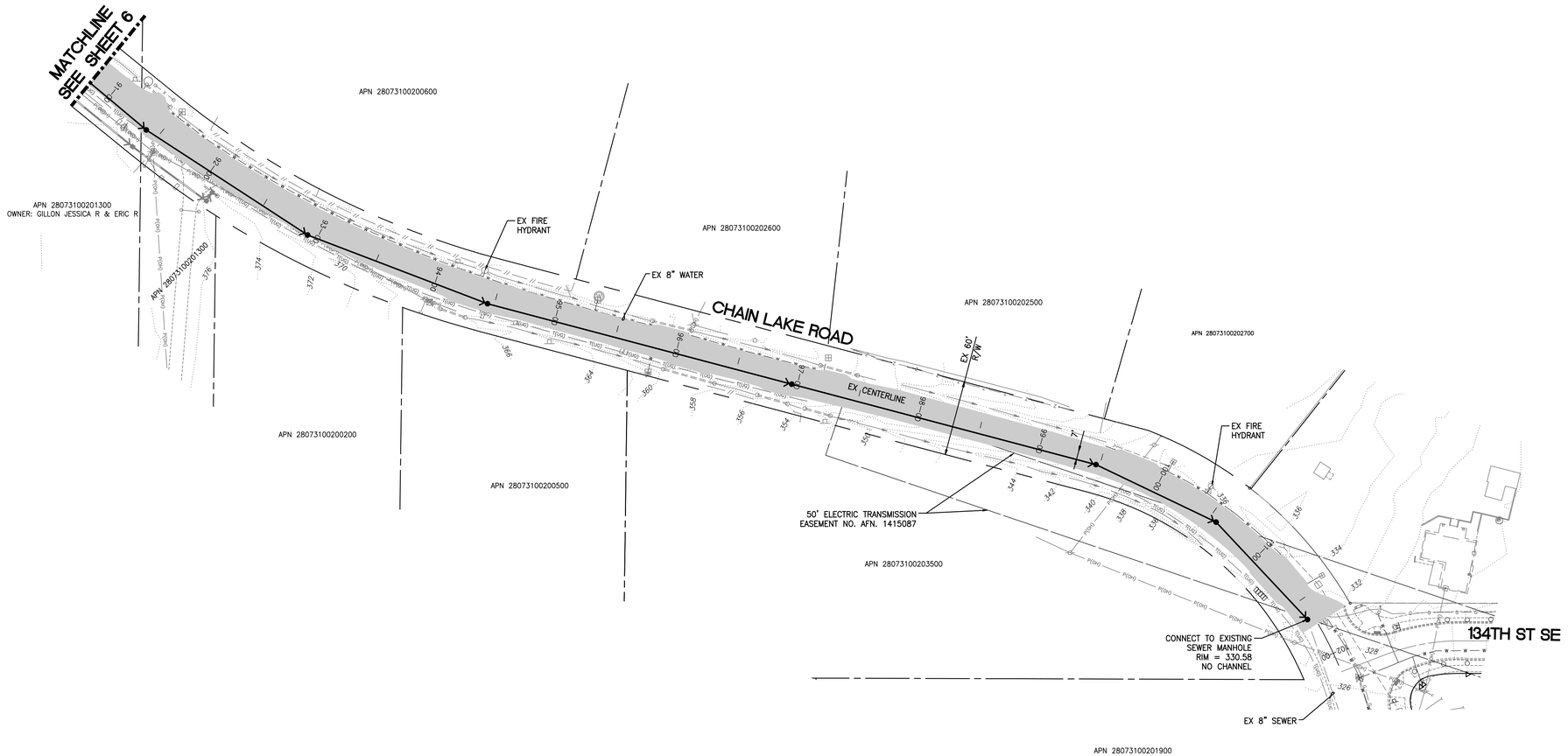
FOR

PRELIMINARY PLAT OF EAGLEMONT 7 PRD

A PORTION OF NW1/4 OF, SEC. 31, TWP. 28 N., RANGE 07 E., W.M.
A PORTION OF SW1/4 OF, SEC. 30, TWP. 28 N., RANGE 07 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		
WATER		
SEWER		
CONCRETE		
ASPHALT		

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY OFFSITE SEWER EXTENTION FOR PRELIMINARY PLAT OF EAGLEMONT 7 PRD

For: MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
CONTACT: MONA DAVIS
BELLEVUE, WA 98004

BARRY J. TALKINGTON — STATE OF WASHINGTON — 41423 — REGISTERED PROFESSIONAL ENGINEER — 3/22/19

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

Designed TJS Drawn TJS Checked BJT Approved BJT Date 3/22/19

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 18537

Sheet 7 of 7

File:P:\18000s\18537\preliminary\CHAIN LAKE\18537-psw-prd-chain lake-1.dwg Date/time:1/17/2019 8:36 AM TSKODA Xref: ----

Know what's **below.**
Call before you dig.
Dial 811

1"=20'

0 10 20 40

PRELIMINARY LANDSCAPE PLAN (NORTH)

FOR

EAGLEMONT DIV 7

A PORTION OF NW1/4 OF, SEC. 31, TWP. 28 N., RANGE 07 E., W.M.
A PORTION OF SW1/4 OF, SEC. 30, TWP. 28 N., RANGE 07 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WA

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	WATER USE	ORIGIN	FOLIAGE	QTY	REMARKS
	CALOCEDRUS DECURRENS / INCENSE CEDAR	B & B	6` MIN HT	LOW	NATIVE		41	
	CRATAEGUS X LAVALLEI / HAWTHORN	B & B	1.5" CAL.	LOW	HYBRID	SEMI-EVERGREEN	9	
	MAGNOLIA VIRGINIANA `MOON GLOW` / SWEET BAY	B & B	1.5" CAL.	MEDIUM	N. AM. NATIVE	EVERGREEN	16	
	QUERCUS GARRYANA / OREGON OAK	B & B	1.5"	LOW	NATIVE		27	

CODE REQUIRED LANDSCAPE

RECREATION SPACE REQUIRED PER MMC 18.84.080(A)

PHASE 1	PHASE 2	TOTAL REQ	PROPOSED
34,200 SF	5,400 SF	36,600 SF	42,581 SF

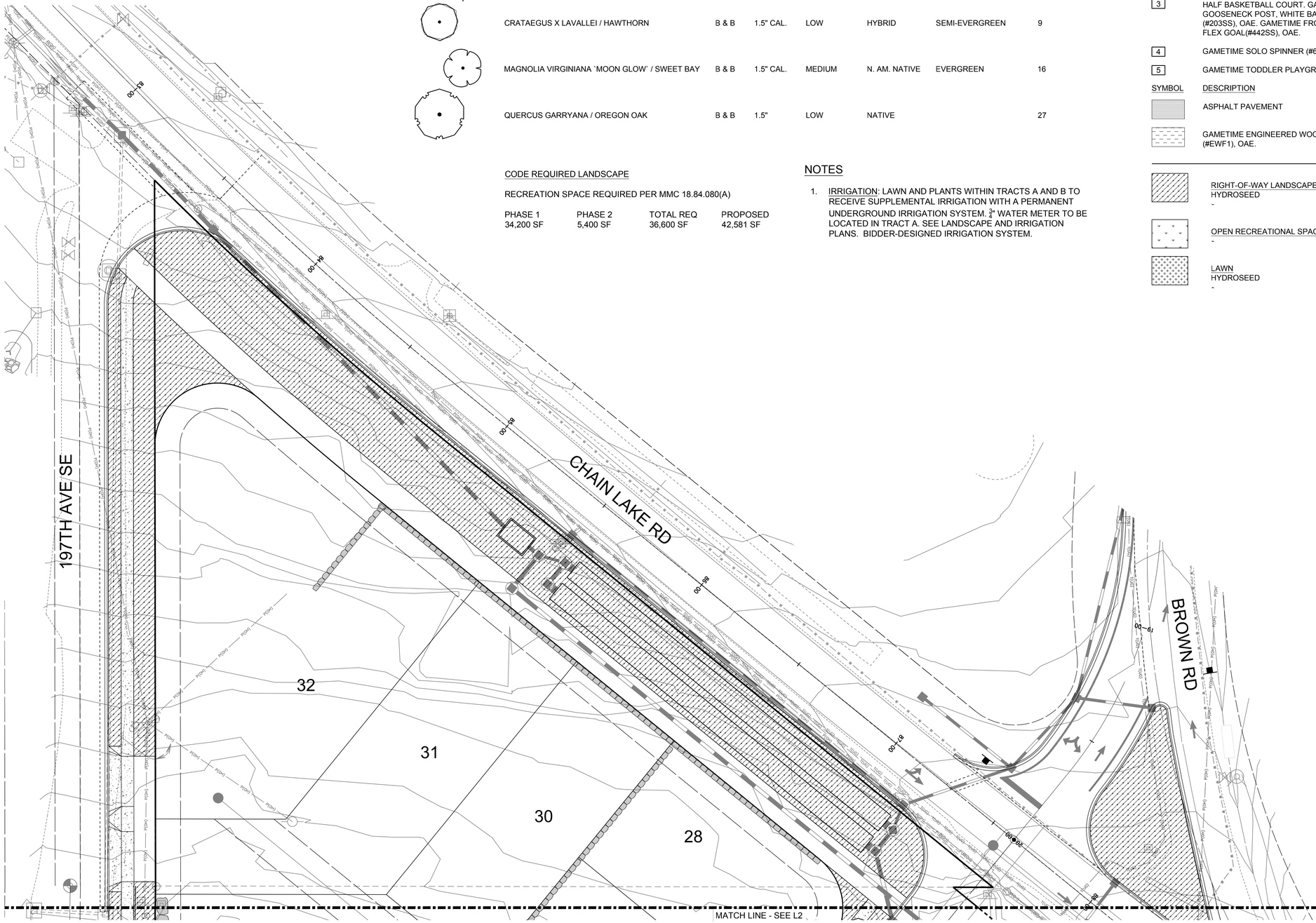
NOTES

1. IRRIGATION: LAWN AND PLANTS WITHIN TRACTS A AND B TO RECEIVE SUPPLEMENTAL IRRIGATION WITH A PERMANENT UNDERGROUND IRRIGATION SYSTEM. $\frac{3}{4}$" WATER METER TO BE LOCATED IN TRACT A. SEE LANDSCAPE AND IRRIGATION PLANS. BIDDER-DESIGNED IRRIGATION SYSTEM.

LEGEND

SYMBOL	DESCRIPTION
1	GAMETIME WELDED LEG WOOD BENCH (#4046), OAE
2	GAMETIME HEAVY DUTY, SOUTHERN YELLOW PINE SLAT PICNIC TABLE (#P766), OAE.
3	HALF BASKETBALL COURT. GAMETIME OFFSET GOOSENECK POST, WHITE BACKBOARD, DOUBLE RIM (#203SS), OAE. GAMETIME FRONT MOUNT DOUBLE RIM FLEX GOAL(#442SS), OAE.
4	GAMETIME SOLO SPINNER (#6246), OAE.
5	GAMETIME TODDLER PLAYGROUND 2 (#20002), OAE.

SYMBOL	DESCRIPTION
	ASPHALT PAVEMENT
	GAMETIME ENGINEERED WOOD FIBER PLAY CHIPS (#EWF1), OAE.
	RIGHT-OF-WAY LANDSCAPE HYDROSEED -
	OPEN RECREATIONAL SPACE -
	LAWN HYDROSEED -



No.	Date	By	Chkd.	Appr.	Revision

Title: PRELIMINARY LANDSCAPE
PRELIMINARY LANDSCAPE PLAN (NORTH)
FOR
EAGLEMONT PHASE 7

For: MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
BELLEVUE, WA 98004
CONTACT: MONA DAVIS

STATE OF WASHINGTON
JESSICA LEE BARNES
LAND
No. 1495
REGISTERED LANDSCAPE ARCHITECT

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

Designed JLB Drawn JLB Checked JLB Approved BJT Date 1/23/19

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 18537

Sheet L1 of 4

File:P:\18000s\18537\preliminary\18537-pl.dwg Date/Time:1/23/2019 10:30 AM Scale:0.3868863 jBARNES Xref: ~~~

Know what's **below.**
Call before you dig.
Dial 811

1"=20'

0 10 20 40

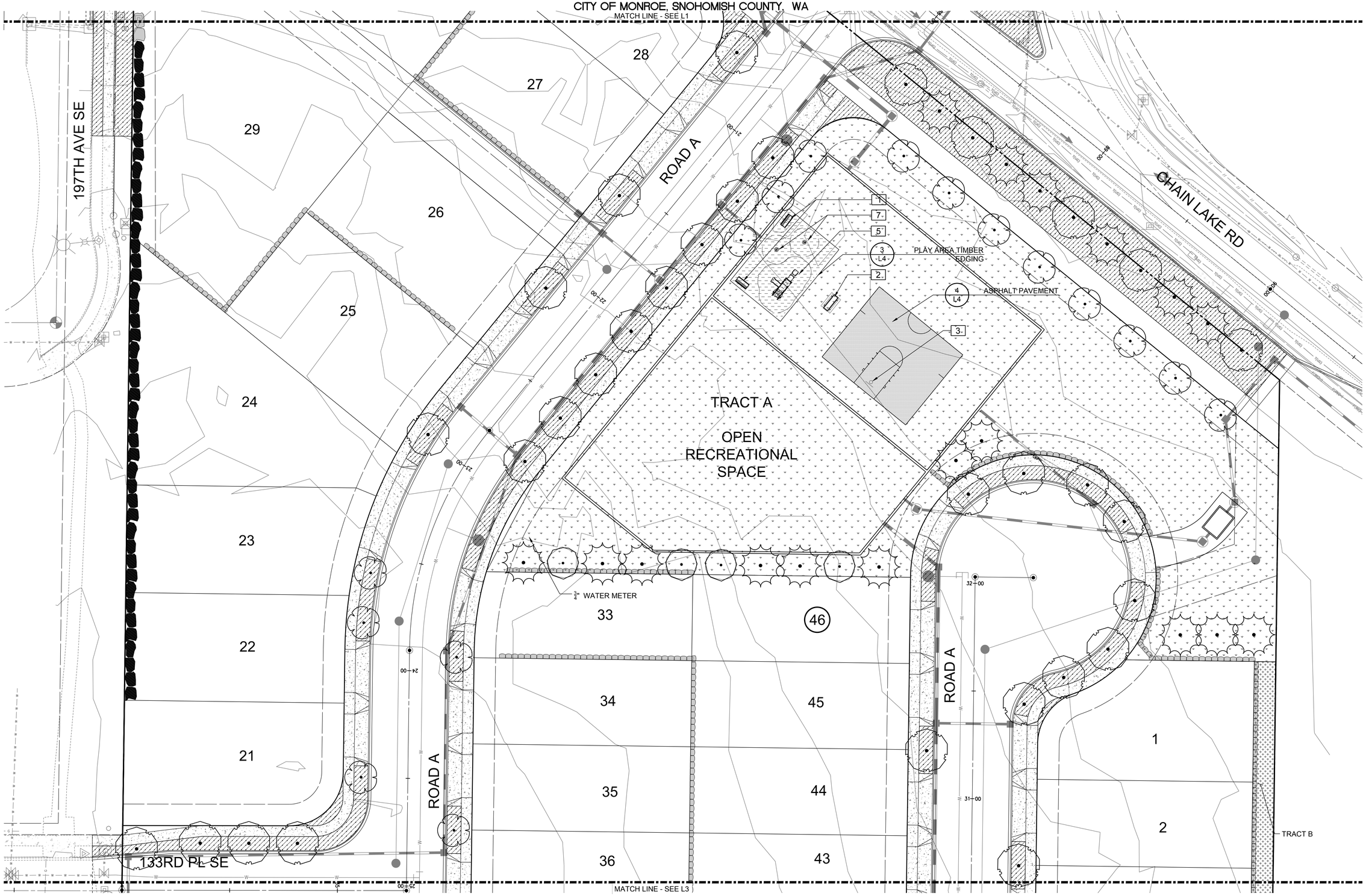
PRELIMINARY LANDSCAPE PLAN (CENTRAL)

FOR

EAGLEMONT DIV 7

A PORTION OF NW1/4 OF, SEC. 31, TWP. 28 N., RANGE 07 E., W.M.
A PORTION OF SW1/4 OF, SEC. 30, TWP. 28 N., RANGE 07 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WA

NOTES
1. SEE L1 FOR LEGEND AND PLANT SCHEDULE.
2. SEE L4 FOR LANDSCAPE NOTES AND DETAILS.



No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY LANDSCAPE PLAN (CENTRAL)

PRELIMINARY LANDSCAPE PLAN (CENTRAL) FOR EAGLEMONT PHASE 7

For: MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
BELLEVUE, WA 98004
CONTACT: MONA DAVIS

STATE OF WASHINGTON
JESSICA LEE BARNES
CERTIFICATE NO. 1495
REGISTERED LANDSCAPE ARCHITECT

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

Designed JLB Drawn JLB Checked JLB Approved BJT Date 1/23/19

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

File:P:\18000s\18537\preliminary\18537-pL.dwg Date/time:1/23/2019 10:30 AM Scale:0.366863 JBARNES Xref: ~~~~

Job Number 18537

Sheet L2 of 4

Know what's below. Call before you dig. Dial 811

1"=20'

0 10 20 40

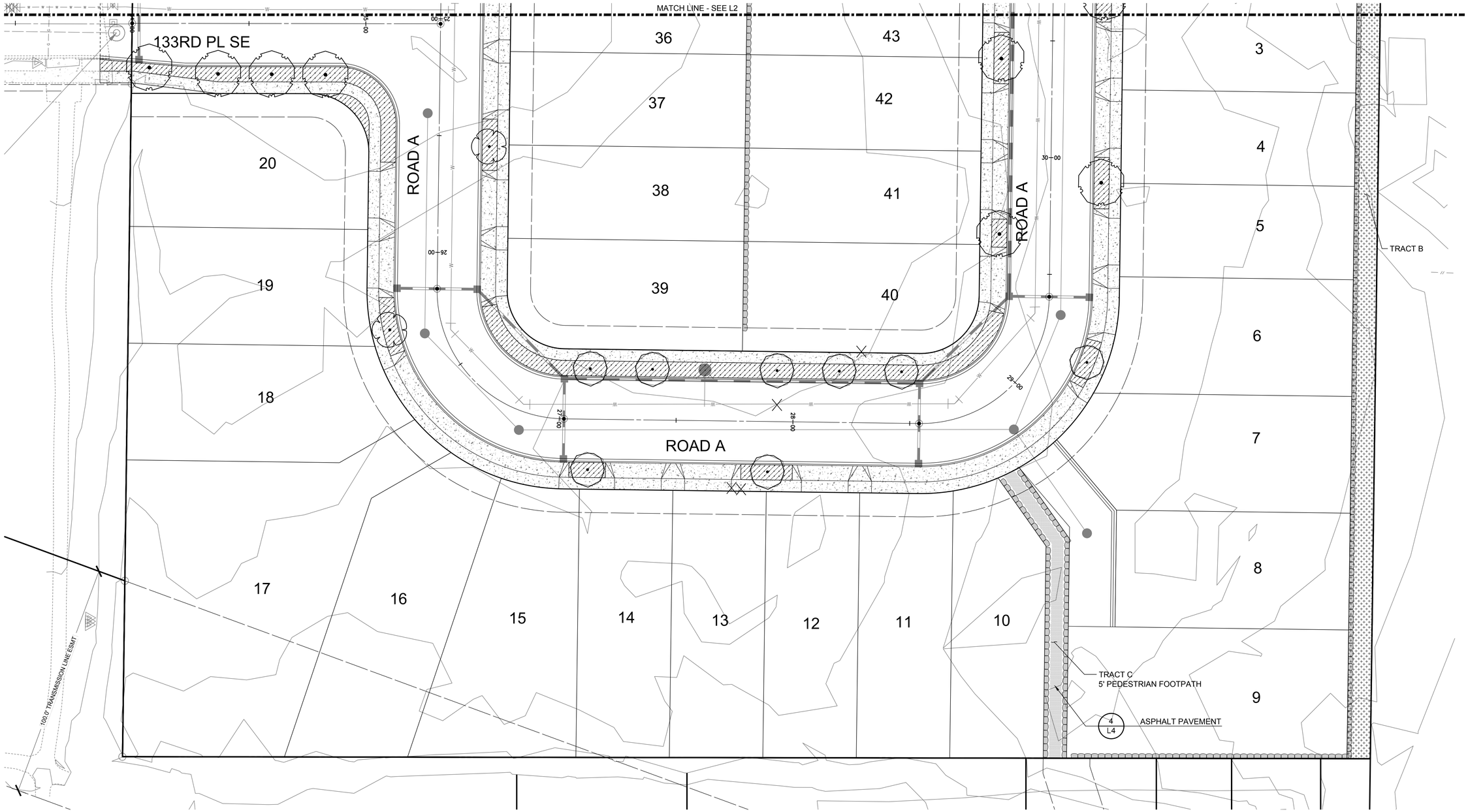
PRELIMINARY LANDSCAPE PLAN (SOUTH)

FOR

EAGLEMONT DIV 7

A PORTION OF NW1/4 OF, SEC. 31, TWP. 28 N., RANGE 07 E., W.M.
A PORTION OF SW1/4 OF, SEC. 30, TWP. 28 N., RANGE 07 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WA

NOTES
1. SEE L1 FOR LEGEND AND PLANT SCHEDULE.
2. SEE L4 FOR LANDSCAPE NOTES AND DETAILS.



No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY LANDSCAPE PRELIMINARY LANDSCAPE PLAN (SOUTH) FOR EAGLEMONT PHASE 7

For: MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
BELLEVUE, WA 98004
CONTACT: MONA DAVIS

STATE OF WASHINGTON
JESSICA LEE BARNES
No. 1495 Exp. 01/21/20
REGISTERED LANDSCAPE ARCHITECT

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

Designed JLB Drawn JLB Checked JLB Approved BJT Date 1/23/19

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 18537

Sheet L3 of 4

File:P:\18000s\18537\preliminary\18537-pl.dwg Date/Time:1/23/2019 10:30 AM Scale:0.3868853 JBARNES Xref: ~~~~

Know what's **below.**
Call before you dig.
Dial 811

PRELIMINARY LANDSCAPE NOTES AND DETAILS

FOR

EAGLEMONT DIV 7

A PORTION OF NW1/4 OF, SEC. 31, TWP. 28 N., RANGE 07 E., W.M.
A PORTION OF SW1/4 OF, SEC. 30, TWP. 28 N., RANGE 07 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WA

GENERAL LANDSCAPE NOTES AND REQUIREMENTS

1. CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEARS OF EXPERIENCE INSTALLING SIMILAR WORK.
2. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.
3. CONTRACTOR TO REVIEW THE SITE AND CONSTRUCTION DOCUMENTS AND REPORT DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
4. CONTRACTOR TO FURNISH ALL MATERIALS, LABOR, EQUIPMENT, AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT, AND PREPARATION OF SOIL, FINISH GRADE, PLACEMENT OF SPECIFIED PLANT MATERIALS, COMPOST, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90 DAYS MAINTENANCE PER TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT - STANDARD PRACTICES, LATEST EDITION (ANSI A300).
5. ALL LANDSCAPE MATERIALS AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE.
6. COORDINATE SPECIFICATIONS WITH DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
7. CONTRACTOR SHALL USE FULL SIZE CONSTRUCTION DOCUMENTS IN THE FIELD AT ALL TIMES.
8. REPAIR AREAS DAMAGED DUE TO CONSTRUCTION INCLUDING DAMAGE TO EXISTING IRRIGATION SYSTEMS, IF PRESENT, TO MATCH CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
9. KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND TRESPASSERS.
10. MAINTAIN LANDSCAPE PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED BY OWNER'S REPRESENTATIVE.

SUBMITTALS

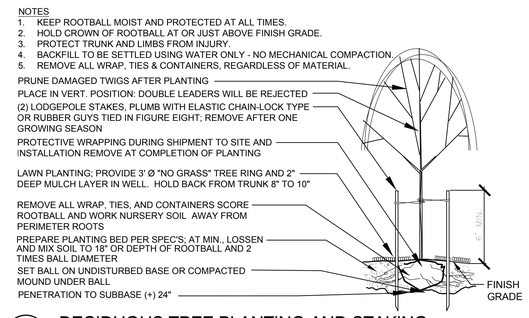
11. SUBMIT FIVE (5) COPIES OF THE FOLLOWING TO THE OWNER'S REP FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:
    A. DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED
    B. TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS
    C. TREE STAKING AND GUYING MATERIALS
    D. ONE (1) QUART SIZE OF TOPSOIL AND MULCH
    E. PLANTING SCHEDULE INCLUDING DATES AND TIMES
    F. MAINTENANCE INSTRUCTIONS FOR ONE (1) FULL YEAR

UTILITIES

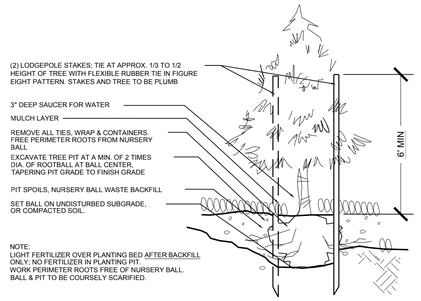
14. VERIFY ALL UTILITY LOCATIONS, PADS, AND APPURTENANCES PRIOR TO CONSTRUCTION. DO NOT BLOCK ACCESS TO UTILITY STRUCTURES. REPORT DISCREPANCIES IMMEDIATELY TO OWNER'S REP.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARITY WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
16. TREE LOCATIONS TO BE COORDINATED WITH EXISTING AND PROPOSED UNDERGROUND UTILITIES TO ACHIEVE SEPARATION PER JURISDICTIONAL REQUIREMENTS. IF NO JURISDICTIONAL REQUIREMENTS, ALL TREES TO BE LOCATED MIN 10 FT FROM ALL UNDERGROUND UTILITIES. VERIFY UTILITY LOCATIONS PRIOR TO PLANTING TREES. NOTIFY OWNER'S REP IMMEDIATELY IF PROPOSED TREE LOCATIONS CONFLICT WITH UTILITY LOCATIONS.

MAINTENANCE

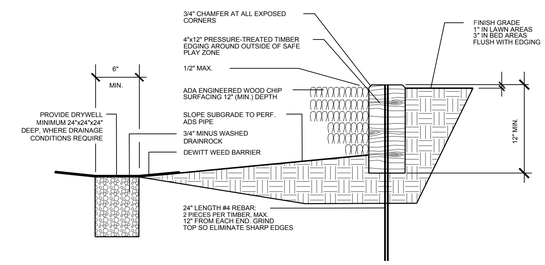
17. GUARANTEE ALL LANDSCAPE AND PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF THE WORK BY OWNER'S REP.
18. REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE, AND RE-MULCHING TO SPECIFIED DEPTH PER (ANSI A300).
19. BEGIN MAINTENANCE IMMEDIATELY FOLLOWING INSTALLATION. MAINTAIN THE PLANTING AREAS FOR ONE (1) YEAR AFTER ACCEPTANCE OF INSTALLATION BY OWNER'S REP.
20. PLANT ESTABLISHMENT PROCEDURES INCLUDE WATERING, PROTECTION FROM INSECTS OR DISEASE, WEEDING, PRUNING, MOWING, AND OTHER ACTIVITIES AS REQUIRED AND AS IDENTIFIED IN NOTES. IMMEDIATELY REPLACE DEFECTIVE MATERIALS AS DETERMINED BY OWNER'S REP WITH PLANT MATERIALS OF THE SAME SPECIES AT A SIZE TO MATCH EXISTING ADJACENT MATERIALS.
21. UPON COMPLETION OF THE WARRANTY/PLANT ESTABLISHMENT PERIOD, APPLY 3" ARBORIST CHIPS TO ALL PLANTED AREAS EXCEPT FOR THE RAINGARDEN/BIORETENTION AREAS. RAINGARDENS/BIORETENTION AREAS SHALL RECEIVE 3" COMPOST MULCH.
22. UPON COMPLETION OF THE WARRANTY PERIOD, SUBMIT A WRITTEN REQUEST FOR FINAL INSPECTION TO THE OWNER'S REP. CONTRACTOR TO REPLACE OR REPAIR DEFICIENT ITEMS NOTED IN THE INSPECTION. CONTRACTOR ATTENDANCE IS REQUIRED AT SECOND INSPECTION WITH OWNER'S REP. OWNER'S REP TO ISSUE NOTICE OF ACCEPTANCE TO THE CONTRACTOR WHEN ALL WORK IS COMPLETED AND ACCEPTED.
23. CONTRACTOR TO PROVIDE OWNER'S REP WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 90 DAYS FOLLOWING COMPLETION OF PROJECT (ACCEPTANCE) OF FACILITY BY OWNER'S REP.
24. ANTI-DESICCANT TO BE "WILT-PROOF," FOURTY-EIGHT (48) HOURS PRIOR TO SHIPMENT TO SITE FROM JUNE 1ST THROUGH SEPTEMBER 30TH, THOROUGHLY ROOT WATER PLANTS PRIOR TO DELIVERY. PLANT MATERIAL DELIVERED TO SITE TO BE KEPT CONTINUALLY MOIST PRIOR THROUGH INSTALLATION.
25. PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLERS. CONTRACTOR TO MAINTAIN LANDSCAPE THROUGH COMPLETED INSTALLATION AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING, REPAIRING OF TREE GUYS AND/OR STAKES, RESETTING PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES, AND MOWING LAWNS WEEKLY AFTER LAWN ESTABLISHMENT. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
26. CONTRACTOR TO REPLACE DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY AT NO ADDITIONAL COST TO OWNER.



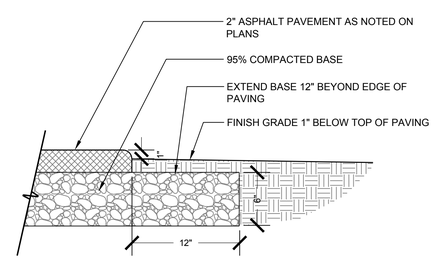
1 DECIDUOUS TREE PLANTING AND STAKING
NOT TO SCALE



2 EVERGREEN TREE PLANTING AND STAKING
NOT TO SCALE



3 PLAY AREA TIMBER EDGING
NOT TO SCALE



4 ASPHALT PAVEMENT
1 1/2" = 1'-0"

GENERAL PLANTING NOTES

1. ALL PLANTING SHALL BE IN COMPLIANCE WITH LOCAL JURISDICTIONAL REQ.
2. SEE PLANT SCHEDULE FOR SPECIES AND QUANTITIES OF PLANT MATERIAL.
3. PRECON MEETING BETWEEN GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, AND OWNER'S REP REQUIRED PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS TO REVIEW CONDITIONS AND IDENTIFY COORDINATION REQ.
4. PRESERVE AND PROTECT EXISTING TREES AND PLANT MATERIAL, UON.
5. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS THAT CONFLICT HAVE BEEN COMPLETED.
6. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED, DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER'S REP.
7. HANDLE PLANTS WITH CARE. DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK OR WORK THAT IS NOT IN COMPLIANCE WITH PLANS AND NOTES AS DIRECTED BY OWNER'S REP AT NO ADDITIONAL COST TO THE OWNER.
8. LAYOUT OF PLANTING AREAS AND PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS SHALL BE APPROVED BY THE OWNER'S REP PRIOR TO INSTALLATION.
9. TREES SHALL BE PLACED FIRST; SHRUBS SECOND; AND GROUNDCOVERS THIRD. TREES SHALL BE STAKED OR GUYED PER DETAILS WITHIN TWENTY-FOUR (24) HOURS OF INSTALLATION.
10. GROUNDCOVER SHALL BE LOCATED MIN 24" FROM FIRE HYDRANTS AND UTILITY VAULTS.
11. SHRUBS SHALL BE LOCATED MIN 3' FROM BUILDING WALLS AND MIN 8' FROM FIRE HYDRANTS AND UTILITY VAULTS.
12. TREE TRUNKS SHALL BE LOCATED MIN 15' FROM BUILDING WALLS AND STREET LIGHTS, MIN 10' FROM UNDERGROUND UTILITIES, AND MIN 3' FROM EDGE OF PLANTING AREA.
13. TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UTILITIES, BUILDING ENTRANCES, OR WINDOWS. ADJUSTMENTS GREATER THAN 15' OC MUST BE APPROVED BY OWNER'S REP.
14. STAKES TO BE MIN 8' LENGTH LODGEPOLE PINE STAKES WITH 2" DIA.
15. GUY MATERIAL TO BE 1" WIDE POLYETHYLENE CHAIN LOCK TYPE TIES OR $\frac{3}{8}$" DIA RUBBER. NO WIRE MAY BE USED.
16. ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER PLANS. EXCAVATE PIT, PLANT, AND STAKE OR GUY AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION IS PERMITTED.
17. EXCAVATE PITS FOR GROUNDCOVERS TO A MIN 3" BELOW AND TWICE THE ROOT BALL DIA. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE AS DETAILED.

PLANT MATERIAL

18. PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION. PLANTS TO BE FULLY ALIVE, VIGOROUS, AND WELL-FORMED WITH WELL-DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY OWNER'S REP TO HAVE DAMAGE, DEFORMITIES OF STEM, BRANCHES, OR ROOTS, LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET MINIMUM STANDARDS OF (AAN) AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION (ANSI Z60.1) WILL BE REJECTED.
19. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
20. NO SUBSTITUTION OF PLANT MATERIAL, SPECIES, OR VARIETY WILL BE PERMITTED UNLESS WRITTEN EVIDENCE OF LACK OF PLANT MATERIAL IS SUBMITTED TO THE OWNER'S REP FROM TWO (2) QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS THAT ARE PERMITTED ARE TO BE IN WRITING FROM THE LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES, AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL OF A REVISED LANDSCAPE PLAN FOR CITY APPROVAL.
21. LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.
22. DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAS BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FOR WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP, OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
23. SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE
24. ALL PLANT MATERIAL SHALL BE NURSERY GROWN (NOT FIELD COLLECTED), CONTAINERIZED, OR BALLED AND BURLAPPED. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE OF DEFECTS, DISEASE, AND ALL FORMS OF INFESTATION. MEASUREMENTS, CALIPER, BRANCHING, GRADING QUALITY, BALLING AND BURLAPPING MATERIAL SHALL CONFORM TO MINIMUM STANDARDS OF ANSI Z60.1, LATEST EDITION.
25. ALL CONTAINER GROWN NURSERY STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED, AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS GROWING. CONTAINER GROWN NURSERY STOCK SHALL HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
26. PRIOR TO INSTALLATION, ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REP AT THE TIME OF DELIVERY TO THE SITE FOR CONFORMANCE WITH THE REQUIREMENTS OF THE PLANT SCHEDULE, PLANT SPECIFICATIONS, AND STORAGE AND HANDLING REQUIREMENTS. CONTRACTOR IS TO PROVIDE A MINIMUM OF TWO (2) WEEKS NOTICE PRIOR TO DELIVERY TO THE OWNER'S REP.
27. PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION (ANSI Z60.1). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT" INDICATES CONTAINER; "GAL" INDICATES GALLON.
28. LAWN TO BE COMMERCIAL SEED AS INDICATED ON PLANS.

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY LANDSCAPE
PRELIMINARY LANDSCAPE NOTES AND DETAILS
FOR
EAGLEMONT PHASE 7

For:
MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
BELLEVUE, WA 98004
CONTACT: MONA DAVIS

STATE OF WASHINGTON
JESSICA LEE BARGHAUSEN
CERTIFICATE NO. 1495
REGISTERED LANDSCAPE ARCHITECT

Scale: Horizontal VARIES; Vertical VARIES

Designed JLB; Drawn JLB; Checked JLB; Approved BJT; Date 1/23/19

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

Job Number 18537

Sheet L4 of 4

File:P:\18000s\18537\preliminary\18537-pp.dwg Date/Time:1/23/2019 10:30 AM Scale:0.386863 JBARNES Xref: ----