

PLANTING NOTES:
 -ACTUAL PLANT COUNTS TAKE PRECEDENCE OVER PLANT SCHEDULE QUANTITIES.
 -PLANT PLACEMENT SHALL BE INSPECTED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 -PLANT ALL SHRUBS WITH A MINIMUM 6" TOPSOIL MIX AROUND ROOT BALL. PLANT ALL TREES WITH A MINIMUM 12" TOPSOIL MIX AROUND ROOT BALL. MIX TOPSOIL 50% WITH EXISTING SOIL.
 -USE THREE WAY OR BETTER FOR ALL IMPORTED TOPSOIL.
 -USE FINE BARK MULCH 4" DEEP OVER ALL PLANT BEDS NOT SPECIFIED AS TURF OR PLAY CHIP AREAS.
 -SET ALL NEW PLANTINGS 3" ABOVE PLANTED ROUGH GRADE TO ALLOW FOR THE ADDITION OF MULCH OR CHIPS. SET CROWN OF ROOT BALL AT FINISH GRADE.
 -LIGHTLY SEPARATE BOUND ROOTS FOR PLANTS REMOVED FROM CONTAINERS AND POTS PRIOR TO PLANTING.
 -AFTER PLANTING 1 GAL. AND LARGER PLANTS, COVER ALL PLANT BEDS WITH 4" FINE BARK MULCH -SPREAD GREEN OR MINORAL-GROW WEED AND FEED HERBICIDE WITH TRIFLURLINE PER MANUFACTURERS SPECS UNDER MULCH AND WATER. PRIOR TO APPLYING MULCH. APPLY AGAIN AFTER MULCH APPLICATION AND WATER TO ACTIVATE.
 -ALL PLANT MATERIAL SHALL BE AVAILABLE ON SITE FOR INSPECTION BY OWNER OR PROJECT MANAGER PRIOR TO PLANTING.
 -NO SUBSTITUTION FOR PLANT MATERIAL SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION FROM DESIGNER.
 -ALL PLANT MATERIAL SHALL BE FREE OF PEST AND DISEASES AND WITHOUT DAMAGE TO ROOT OR FOLIAGE.

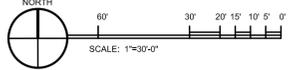
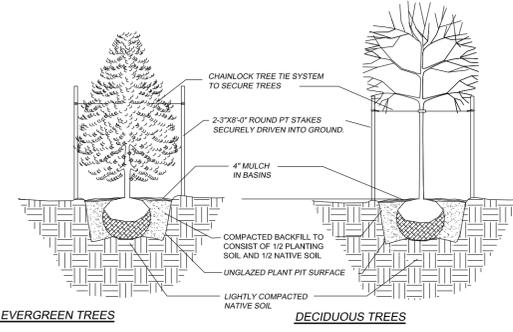
TURF NOTES:
LAWN SEED MIX NOTES:
 -SET ROUGH GRADE WITHIN 2"-4" OF FINISH GRADE.
 -SPREAD 4" THREE WAY MIX TOPSOIL OR BETTER, OR 2" STEERCO OR EQ. OVER LAWN BED AREA.
 -APPLY DOLOMITE LIME AT RATE OF 50 LBS. PER 1000 S.F. AND TILL TO A DEPTH OF 6" OVER ALL DISTURBED AREAS.
 -FLOAT AND RAKE FREE OF DEBRIS LARGER THAN 1".
 -ROLL WITH 200 LB. ROLLER, TWO DIRECTIONS, LIGHTLY RAKE SURFACE.
 -HYDROSEED WITH COUNTRY GREEN, PREMIUM SHADE TOLERANT SEED MIX OR EQ. WITH MINIMUM 50% OF TWO VARIETIES FESCUE SEED MIX, AND MAXIMUM 20% PERENNIAL RYE GRASS.
 -APPLY AT RATE OF 12 LBS. SEED PER 1000 S.F. APPLY WITH GROUND TEMP. ABOVE 55 DEGREES F. AND NO LATER THAN OCTOBER 15TH.

IRRIGATION NOTES:
 ALL PLANT BEDS AND TURF AREAS TO BE IRRIGATED BY PERMANENT UNDERGROUND SPRINKLER OR DRIP WATER SYSTEM WITH AUTOMATIC CONTROLS.
 IRRIGATION SYSTEM SHALL BE ADEQUATE TO PROVIDE APPROPRIATE WATER SUFFICIENT TO MAINTAIN PLANTING.
 IRRIGATION ZONES SHALL BE SIZED FOR PROPOSED 1" SERVICE METER, NUMBER OF ZONES SHALL BE SIZED PER SERVICE METER CAPACITY.
 AN AS-BUILT IRRIGATION DRAWING TO SCALE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR RELEASE OF PERFORMANCE SECURITY.
 PLANS SHALL SHOW METHOD OF IRRIGATION FOR ALL LANDSCAPED AREAS ILLUSTRATING LOCATION OF SPRINKLER HEADS, WATER SOURCE, VALVES, APPROVED BACK FLOW ASSEMBLY AND CONTROLS.

TREE ROOT BARRIER NOTES:
 -FOR ALL TREES WITHIN 10' ADJACENT TO PAVING AND SIDEWALKS, AND TREES PLANTED IN PLANTING BEDS WITHIN PAVED AREAS, A 24" DEEP ROOT BARRIER SHALL BE INSTALLED.
 -FOR TREES MEETING ABOVE REQUIREMENTS, PLANT TREES WITH NDS-EP-2450, ROOT BARRIER OR EQUAL. PLACE ROOT BARRIER ADJACENT TO PAVING AND SIDEWALKS WHERE APPLICABLE, WITHIN EIGHT FEET OF TREE. DO NOT ENCIRCLE THE TREE. FOLLOW MANUFACTURERS SPECIFICATIONS.

RECREATION SPACE NOTE:
 THE OPEN SPACE REQUIREMENT WILL BE MET AND INCLUDED IN THE FINAL DESIGN OF THE BUILDINGS.

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
20	ACG	ACER GRiseum	PAPERBARK MAPLE	2" CAL	AS NOTED
9	AROG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" CAL	3' O.C.
133	BTN	BERBERIS THUNBERGII ATROPURPUREA NANA'	NANA DWF. JAP. BARBERRY	2 G.	AS NOTED
202	CARS	CAREX STRICTA BOWLES GOLDEN	GOLDEN SEDGE	1 G.	24" O.C.
16	CEA	CEANOTHUS VICTORIA'	WILD LILAC	5 G.	5' O.C.
62	CH	CTISTUS HYBRIDUS	WHITE ROOSE	5 G.	4' O.C.
3	CNO	CORNUS KOUSA 'CHINENSIS'	KOREAN DOGWOOD	2" CAL	AS NOTED
2	CNO	CHAMMACEYPARIS NOOTKATENSIS	WEEPING ALASKA CEDAR	8"	AS NOTED
69	CTS	CHOYSIA TERNATA 'SLUNDANCE'	GOLDEN MEXICAN ORANGE	5 G.	4' O.C.
63	D	HEMEROCALLIS HYBRIDS	STELLA DORO	1 G.	2' O.C.
18	FG	FOTHERGILLA GARDENII	FOTHERGILLA	5 G.	4' O.C.
94	FOG	FESTUCA OVINA GLAUCA	BLUE FESCUE	1 G.	12" O.C.
5	FSA	FAGUS SYLVATICA 'PURPUREA'	COPPER BEECH	2" CAL	AS NOTED
28	HM	HYDRANGEA MACROPHYLLA	NCCO BLUE	5 G.	4' O.C.
107	HML	HYDRANGEA MACROPHYLLA 'BLUE WAVE'	LACECAP HYDRANGEA	5 G.	5' O.C.
37	HR	HELICTOT RICHON SEMPERVIRENS	BLUE OAT GRASS	1 G.	3' O.C.
70	LAMUN	LAVENDULA ANGUSTIFOLIA 'MUNSTED'	MUNSTED LAVENDER	2 G.	3' O.C.
222	LIR	LIRIOPE MUSCARI SILVERLY 'SUNPROOF'	VARGAETED LILLY	1 G.	2' O.C.
17	LIT	LITHOSPERMUM DIFFUSA	SAME	1 G.	18" O.C.
5	MA	MAMONIA AQUIFOLIUM	OREGON GRAPE	5 G.	4' O.C.
60	NDGS	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO	5 G.	4' O.C.
26	PEN	PENISTEUM ALOPECUROIDES 'LITTLE BUNNY'	MINIATURE FOUNTAIN SHRUB	1 G.	AS NOTED
21	PJ	PIERIS JAPONICA 'OLYMPIC FIRE'	LILY OF THE VALLEY SHRUB	5 G.	4' O.C.
53	PLU	PRUNUS LUSITANICA	PORTUGUESE LAUREL	5 G.	7' O.C.
70	PYCRS	PYRUS CALLERYANA 'RED SPIRE'	COLUMNAR FLOWERING PEAR	2" CAL	AS NOTED
39	SAR	SARCOCCOCCO RUSCIFOLIA	NONE	2 G.	3' O.C.
41	SED	SEDUM SPECTABILIS 'BRILLIANT'	SEDUM	2 G.	3' O.C.
74	SPGF	SPIDREA JAPONICA 'GOLD FLAME'	GOLDEN SPIREA	5 G.	4' O.C.
60	TPGG	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-7"	8' O.C.
	VAO	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 G.	3' O.C.



REVISIONS:

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26915 US HWY 101
 SUITE 101
 STANWOOD WA 98292
 PH: 360.629.3441
 FX: 360.629.6159

LANKFORD ASSOCIATES
 LANDSCAPE ARCHITECTURE



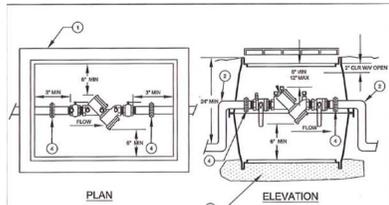
BLUEBERRY MEADOWS
 Snohomish County
 18900 Block of Blueberry Lane
 Monroe, WA 98272

LANDSCAPE
 PLANTING / LAYOUT PLAN

PERMIT SET

DATE: 7-6-18
 DESIGNED: RSL
 DRAFTED: LEO
 JOB NO:
 SHEET:

[1.1]



LEGEND:

- IN NON-TRAFFIC AREAS USE: PRECAST CONCRETE VAULT (UTILITY VAULT CO 228-A, OR APPROVED EQUAL) OR PLASTIC VAULT BOX (UTILITY VAULT CO 124-12L OR APPROVED EQUAL)
- IN TRAFFIC AREAS: A TRAFFIC LOADED BOX MUST BE USED AND LOCATION APPROVED BY THE CITY OF MONROE PRIOR TO INSTALLATION.
- PIPE BENDS SHALL BE OUTSIDE OF THE BOX.
- PROVIDE FREE DRAINING GRAVEL (6" MIN).
- INSTALL UNIONS.

NOTES:

- A PLUMBING PERMIT IS REQUIRED. OBTAIN PERMIT FROM CITY OF MONROE.
- THOROUGHLY FLUSH LINES PRIOR TO INSTALLATION OF BACKFLOW PREVENTER.
- DEVICE MUST BE PROTECTED FROM FREEZING CONDITIONS.
- THE BACKFLOW ASSEMBLY SHALL BE A MODEL APPROVED BY THE STATE.
- ALL TEST COPIES ARE REQUIRED TO BE CARRIED.
- MAXIMUM HEIGHT OF INDOOR ASSEMBLIES SHALL BE FIVE FEET UNLESS AN OSHA APPROVED PLATFORM IS PROVIDED.
- DEVICE MUST BE TESTED AFTER INSTALLATION AND ANNUALLY THEREAFTER BY A WASHINGTON STATE CERTIFIED BACKFLOW TESTER. TEST RESULTS SHALL BE SENT TO THE CITY OF MONROE PUBLIC WORKS DEPARTMENT.

DCVA 2" AND SMALLER
NOT TO SCALE
REVISED DEC 4, 2013
517S

IRRIGATION SCHEDULE

SYMBOL	TYPE	MAKE	MODEL	SIZE	COMMENTS
☒	controller	hunter	ACC-1200	12 station	Expandable modules. ACC-PED. Verify location with P.M.
⊗	gate valve	champion	100RS-100	1"	Place in valve box with top access
⊕	backflow preventer	febco	850	1"	Place in valve box with top access
○	spray head	hunter	PROS-06	6" pop up	Use for shrub beds. Adjust in field for full coverage.
○	spray head	hunter	PROS-04	4" pop up	Use for lawn areas. Adjust in field for full coverage.
↑	quick coupler blow out	rainbird	3-RC	3/4"	Place in valve box with top access
⊕	electric valve	hunter	ICV-101G	1"	Number in valve corresponds to valve schedule
⊕	rain sensor	hunter	RFC	NA	Rain freeze sensor. Verify location in field with P.M.
---	mainline	PVC SCH. 40		1"	Bury 12" depth minimum
---	lateral line	PVC SCH. 200		1"	Bury 12" depth minimum
---	irrigation sleeve	PVC SCH. 40		4"	Bury 18" depth under paving and hardscapes

Note: Mount controller ACC-1200 to pedestal ACC-PED to concrete pad. Allow for routing of control wire through concrete.

VALVE SCHEDULE

VALVE #	REGION	FLOW RATE	TYPE
1	North lawn open area	16.38 gpm	Lawn zone
2	North lawn open area	16.38 gpm	Lawn zone
3	North lawn open area	18.20 gpm	Lawn zone
4	Central lawn area	17.25 gpm	Lawn zone
5	Central lawn area	16.28 gpm	Lawn zone
6	Playground lawn area	17.17 gpm	Lawn zone
7	North and NE lawn area	17.39 gpm	Lawn zone
8	E lawn area	17.68 gpm	Lawn zone
9	E Perimeter Hedge	17.60 gpm	Shrub zone
10	NE Perimeter Hedge	17.60 gpm	Shrub zone
11	N Perimeter Hedge	17.60 gpm	Shrub zone
12	NW Perimeter Hedge	17.60 gpm	Shrub zone
13	W Perimeter Hedge	17.60 gpm	Shrub zone
14	W Townhome Shrub Bed	17.60 gpm	Shrub zone
15	W Townhome Lawn	15.06 gpm	Lawn zone
16	SW Perimeter Hedge	17.60 gpm	Shrub zone

VALVE SCHEDULE

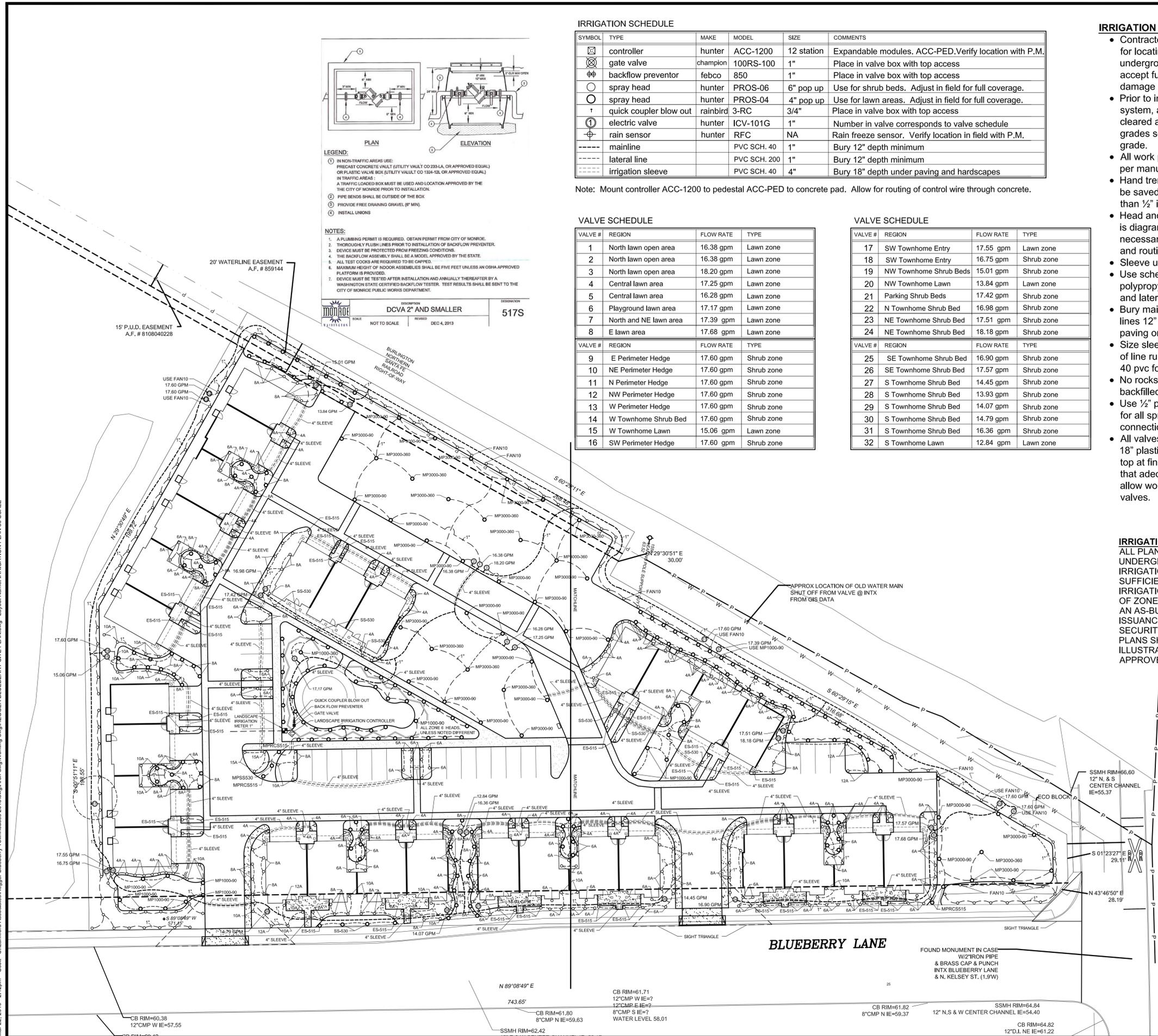
VALVE #	REGION	FLOW RATE	TYPE
17	SW Townhome Entry	17.55 gpm	Lawn zone
18	SW Townhome Entry	16.75 gpm	Shrub zone
19	NW Townhome Shrub Beds	15.01 gpm	Shrub zone
20	NW Townhome Lawn	13.84 gpm	Lawn zone
21	Parking Shrub Beds	17.42 gpm	Shrub zone
22	N Townhome Shrub Bed	16.98 gpm	Shrub zone
23	N Townhome Shrub Bed	17.51 gpm	Shrub zone
24	NE Townhome Shrub Bed	18.18 gpm	Shrub zone
25	SE Townhome Shrub Bed	16.90 gpm	Shrub zone
26	SE Townhome Shrub Bed	17.57 gpm	Shrub zone
27	S Townhome Shrub Bed	14.45 gpm	Shrub zone
28	S Townhome Shrub Bed	13.93 gpm	Shrub zone
29	S Townhome Shrub Bed	14.07 gpm	Shrub zone
30	S Townhome Shrub Bed	14.79 gpm	Shrub zone
31	S Townhome Shrub Bed	16.36 gpm	Shrub zone
32	S Townhome Lawn	12.84 gpm	Lawn zone

IRRIGATION NOTES

- Contractor shall be responsible for locating and protecting all underground utilities, and shall accept full responsibility for any damage due to negligence.
- Prior to installation of irrigation system, all plant beds shall be cleared and grubbed and sub grades set to within 4-6" of finish grade.
- All work per local codes. Install per manufactures specifications.
- Hand trench around all plants to be saved. Cut no roots larger than 1/2" in diameter.
- Head and pipe positioning on plan is diagrammatic, adjust in field as necessary for adequate coverage and routing.
- Sleeve under all hard surfaces.
- Use schedule 40 pvc, or polypropylene pipe for all main and lateral lines.
- Bury mainline 18" deep and lateral lines 12" deep. Sleeve under all paving or rocky.
- Size sleeving 2 1/2 times diameter of line running through. Use Sch. 40 pvc for all sleeving.
- No rocks or debris shall be backfilled over pipe.
- Use 1/2" polypropylene funny pipe for all spray head to lateral line connections.
- All valves shall be placed in 6" or 18" plastic box with snap lid. Set top at finish grade. Set box so that adequate room is provided to allow work or maintenance on valves.
- All valve clusters or manifolds shall have slip, compression unions to allow replacement or maintenance without cutting pipe, and shall be set on 3" deep drain gravel for drainage.
- Use 14 gauge wire for controller to valve hookup.
- Contractor shall verify with Project Manager location and 110v. hookup of controller. All 110v. controller connections shall be to code and if placed outside, to be set in weather tight, lockable installation.
- Owner is responsible for providing 110v hookup location for irrigation controller.
- Contractor shall verify with Landscape Architect location of rain sensor and place so that sensor is not under eaves or planting that may interfere with accurate reading.
- All irrigation lines shall be fully flushed to remove debris prior to installation of spray head nozzles.
- Owner is responsible for yearly maintenance, winterization, and periodic adjustment to system to account for plant growth and site changes.
- Contractor is responsible for setup of initial program and shall provide owner with operation instructions or owners manuals, and instruct owner of proper winterization procedure for system.
- Contractor shall review initial irrigation program timing with Landscape Architect prior to substantial completion.

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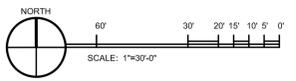
LANKFORD ASSOCIATES LANDSCAPE ARCHITECTURE
26915 103RD DR. NW SUITE 101 STANWOOD WA 98292
PH: 360.629.3441 FX: 360.629.6159

BLUEBERRY MEADOWS
Snohomish County
18900 Block of Blueberry Lane
Monroe, WA 98272

IRRIGATION PLAN
30 SCALE PLAN

PERMIT SET

DATE: 7-6-18
DESIGNED: RSL
DRAFTED: LEO
JOB NO:
SHEET: **L1.2**



Mar 22, 2019 - 2:12pm Scott U:\Lankford Associates\Hegger\Blueberry Townhouses 2018\dwg\Arch-dwg\Working-dwg\Hegger-Blueberry SITE PLAN.dwg Layout Name: IRRIGATION PLAN 30 SCALE

IRRIGATION SCHEDULE

SYMBOL	TYPE	MAKE	MODEL	SIZE	COMMENTS
☒	controller	hunter	ACC-1200	12 station	Expandable modules. ACC-PED. Verify location with P.M.
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⊕	backflow preventor	febco	850	1"	Place in valve box with top access
○	spray head	hunter	PROS-06	6" pop up	Use for shrub beds. Adjust in field for full coverage.
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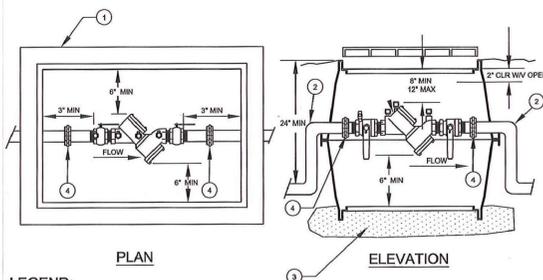
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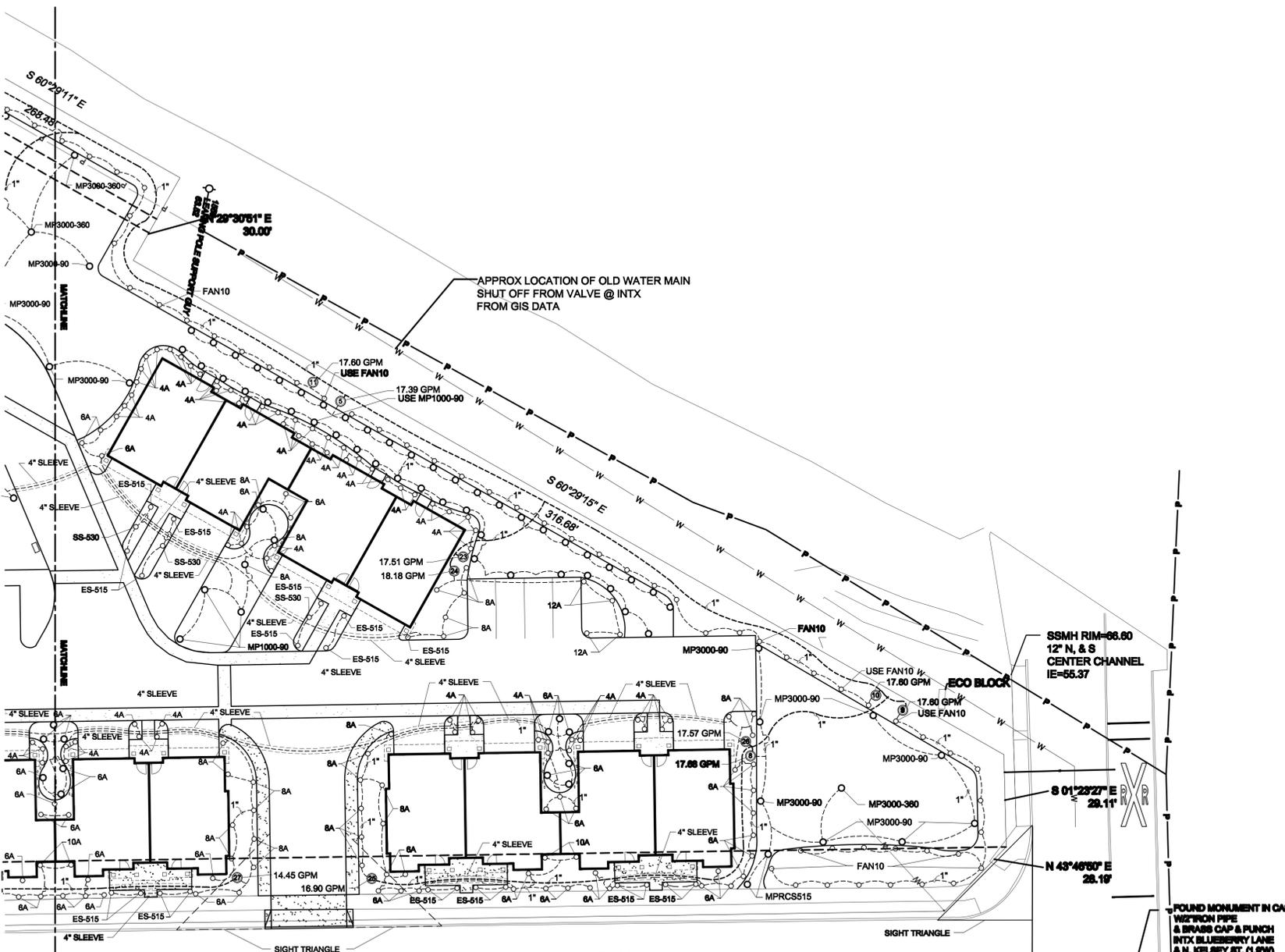


- LEGEND:**
- ① IN NON-TRAFFIC AREAS USE: PRECAST CONCRETE VAULT (UTILITY VAULT CO 2333-LA, OR APPROVED EQUAL) OR PLASTIC VALVE BOX (UTILITY VAULT CO 1324-12L OR APPROVED EQUAL) IN TRAFFIC AREAS: A TRAFFIC LOADED BOX MUST BE USED AND LOCATION APPROVED BY THE CITY OF MONROE PRIOR TO INSTALLATION.
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 - ③ PROVIDE FREE DRAINING GRAVEL (6" MIN).
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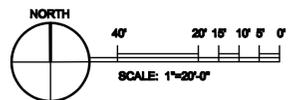
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 3. DEVICE MUST BE PROTECTED FROM FREEZING CONDITIONS.
 4. THE BACKFLOW ASSEMBLY SHALL BE A MODEL APPROVED BY THE STATE.
 5. ALL TEST COCKS ARE REQUIRED TO BE CAPPED.
 6. MAXIMUM HEIGHT OF INDOOR ASSEMBLIES SHALL BE FIVE FEET UNLESS AN OSHA APPROVED PLATFORM IS PROVIDED.
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 - All work per local codes. Install per manufacturer specifications.
 - Hand trench around all plants to be saved. Cut no roots larger than 1/2" in diameter.
 - Head and pipe positioning on plan is diagrammatic, adjust in field as necessary for adequate coverage and routing.
 - Sleeve under all hard surfaces.
 - Use schedule 40 pvc, or polypropylene pipe for all main and lateral lines.
 - Bury mainline 18" deep and lateral lines 12" deep. Sleeve under all paving or rocky.
 - Size sleeving 2 1/2 times diameter of line running through. Use Sch. 40 pvc for all sleeving.
 - No rocks or debris shall be backfilled over pipe.
 - Use 1/2" polypropylene furry pipe for all spray head to lateral line connections.
 - All valves shall be placed in 6" or 18" plastic box with snap lid. Set top at finish grade. Set box so that adequate room is provided to allow work or maintenance on valves.
 - All valve clusters or manifolds shall have airp, compression unions to allow replacement or maintenance without cutting pipe, and shall be set on 3" deep drain gravel for drainage.
 - Use 14 gauge wire for controller to valve hookup.
 - Contractor shall verify with Project Manager location and 110v. hookup of controller. All 110v. controller connections shall be to code and if placed outside, to be set in weather tight, lockable installation.
 - Owner is responsible for providing 110v hookup location for irrigation controller.
 - Contractor shall verify with Landscape Architect location of rain sensor and place so that sensor is not under eaves or planting that may interfere with accurate sensing.
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BLUEBERRY LANE



PERMIT SET

- REVISIONS:**
- 1.
 - 2.
 - 3.
 - 4.
 - 5.

LANKFORD ASSOCIATES LANDSCAPE ARCHITECTURE
 26915 102ND DR. NW SUITE 101 STANWOOD, WA 98282
 PH: 360.659.8441 FX: 360.659.6159



BLUEBERRY MEADOWS
 Snohomish County
 18900 Block of Blueberry Lane
 Monroe, WA 98272

IRRIGATION PLAN EAST

DATE: 7-6-18
 DESIGNED: RSL
 DRAFTED: LEO
 JOB NO:

SHEET: **1.3**

Mar 22, 2019 - 2:15pm Bost L:\Landscape\Huggins\Blueberry Townhomes 2018\dwg\working\dwg\IRRI\EGGERS BLUEBERRY SITE PLAN.dwg Layout Name: IRRIGATION PLAN WEST

IRRIGATION NOTES:
 ALL PLANT BEDS AND TURF AREAS TO BE IRRIGATED BY PERMANENT UNDERGROUND SPRINKLER OR DRIP WATER SYSTEM WITH AUTOMATIC CONTROLS. IRRIGATION SYSTEM SHALL BE ADEQUATE TO PROVIDE APPROPRIATE WATER SUFFICIENT TO MAINTAIN PLANTING.
 IRRIGATION ZONES SHALL BE SIZED FOR PROPOSED 1" SERVICE METER. NUMBER OF ZONES SHALL BE SIZED PER SERVICE METER CAPACITY.
 AN AS-BUILT IRRIGATION DRAWING TO SCALE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR RELEASE OF PERFORMANCE SECURITY.
 PLANS SHALL SHOW METHOD OF IRRIGATION FOR ALL LANDSCAPED AREAS ILLUSTRATING LOCATION OF SPRINKLER HEADS, WATER SOURCE, VALVES, APPROVED BACK FLOW ASSEMBLY AND CONTROLS.

15' P.U.D. EASEMENT
 A.F. # 8108040228

20' WATERLINE EASEMENT
 A.F. # 859144



IRRIGATION SCHEDULE

SYMBOL	TYPE	MAKE	MODEL	SIZE	COMMENTS
⊠	controller	hunter	ACC-1200	12 station	Expandable modules. ACC-PED. Verify location with P.M.
⊠	gate valve	champion	100RS-100	1"	Place in valve box with top access
⊠	backflow preventor	febcoc	850	1"	Place in valve box with top access
○	spray head	hunter	PROS-06	6" pop up	Use for shrub beds. Adjust in field for full coverage.
○	spray head	hunter	PROS-04	4" pop up	Use for lawn areas. Adjust in field for full coverage.
⊠	quick coupler blow out	rainbird	3-RC	3/4"	Place in valve box with top access
⊠	electric valve	hunter	ICV-101G	1"	Number in valve corresponds to valve schedule
⊠	rain sensor	hunter	RFC	NA	Rain freeze sensor. Verify location in field with P.M.
---	mainline		PVC SCH. 40	1"	Bury 12" depth minimum
---	lateral line		PVC SCH. 200	1"	Bury 12" depth minimum
---	irrigation sleeve		PVC SCH. 40	4"	Bury 18" depth under paving and hardscapes

Note: Mount controller ACC-1200 to pedestal ACC-PED to concrete pad. Allow for routing of control wire through concrete.

VALVE SCHEDULE

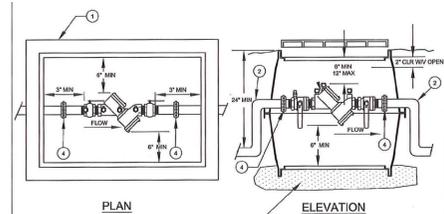
VALVE #	REGION	FLOW RATE	TYPE
1	North lawn open area	16.38 gpm	Lawn zone
2	North lawn open area	16.38 gpm	Lawn zone
3	North lawn open area	18.20 gpm	Lawn zone
4	Central lawn area	17.25 gpm	Lawn zone
5	Central lawn area	16.28 gpm	Lawn zone
6	Playground lawn area	17.17 gpm	Lawn zone
7	North and NE lawn area	17.39 gpm	Lawn zone
8	E lawn area	17.68 gpm	Lawn zone
9	E Perimeter Hedge	17.60 gpm	Shrub zone
10	NE Perimeter Hedge	17.60 gpm	Shrub zone
11	N Perimeter Hedge	17.60 gpm	Shrub zone
12	NW Perimeter Hedge	17.60 gpm	Shrub zone
13	W Perimeter Hedge	17.60 gpm	Shrub zone
14	W Townhome Shrub Bed	17.60 gpm	Shrub zone
15	W Townhome Lawn	15.06 gpm	Lawn zone
16	SW Perimeter Hedge	17.60 gpm	Shrub zone

VALVE SCHEDULE

VALVE #	REGION	FLOW RATE	TYPE
17	SW Townhome Entry	17.55 gpm	Lawn zone
18	SW Townhome Entry	16.75 gpm	Shrub zone
19	NW Townhome Shrub Beds	15.01 gpm	Lawn zone
20	NW Townhome Lawn	13.84 gpm	Lawn zone
21	Parking Shrub Beds	17.42 gpm	Shrub zone
22	N Townhome Shrub Bed	16.98 gpm	Shrub zone
23	NE Townhome Shrub Bed	17.51 gpm	Shrub zone
24	NE Townhome Shrub Bed	18.18 gpm	Shrub zone
25	SE Townhome Shrub Bed	16.90 gpm	Shrub zone
26	SE Townhome Shrub Bed	17.57 gpm	Shrub zone
27	S Townhome Shrub Bed	14.45 gpm	Shrub zone
28	S Townhome Shrub Bed	13.93 gpm	Shrub zone
29	S Townhome Shrub Bed	14.07 gpm	Shrub zone
30	S Townhome Shrub Bed	14.79 gpm	Shrub zone
31	S Townhome Shrub Bed	16.36 gpm	Shrub zone
32	S Townhome Lawn	12.84 gpm	Lawn zone

IRRIGATION NOTES

- Contractor shall be responsible for locating and protecting all underground utilities, and shall accept full responsibility for any damage due to negligence.
- Prior to installation of irrigation system, all plant beds shall be cleared and grubbed and sub grades set to within 4-6" of finish grade.
- All work per local codes. Install per manufacturer specifications.
- Hand trench around all plants to be saved. Cut no roots larger than 1/2" in diameter.
- Head and pipe positioning on plan is diagrammatic, adjust in field as necessary for adequate coverage and routing.
- Sleeve under all hard surfaces.
- Use schedule 40 pvc, or polypropylene pipe for all main and lateral lines.
- Bury mainline 18" deep and lateral lines 12" deep. Sleeve under all paving or rocky.
- Size sleeving 2 1/2 times diameter of line running through. Use Sch. 40 pvc for all sleeving.
- No rocks or debris shall be backfilled over pipe.
- Use 1/2" polypropylene furry pipe for all spray head to lateral line connections.
- All valves shall be placed in 6" or 18" plastic box with snap lid. Set top at finish grade. Set box so that adequate room is provided to allow work or maintenance on valves.
- All valve clusters or manifolds shall have slip, compression unions to allow replacement or maintenance without cutting pipe, and shall be set on 3" deep drain gravel for drainage.
- Use 14 gauge wire for controller to valve hookup.
- Contractor shall verify with Project Manager location and 110v. hookup of controller. All 110v. controller connections shall be to code and if placed outside, to be set in weather tight, lockable installation.
- Owner is responsible for providing 110v. hookup location for irrigation controller.
- Contractor shall verify with Landscape Architect location of rain sensor and place so that sensor is not under eave or planting that may interfere with accurate reading.
- All irrigation lines shall be fully flushed to remove debris prior to installation of spray head nozzles.
- Owner is responsible for yearly maintenance, winterization, and periodic adjustment to system to account for plant growth and site changes.
- Contractor is responsible for setup of initial program and shall provide owner with operation instructions or owners manuals, and instruct owner of proper winterization procedure for system.
- Contractor shall review initial irrigation program timing with Landscape Architect prior to substantial completion.



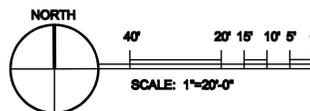
LEGEND:

- ① IN NON-TRAFFIC AREAS USE: PRECAST CONCRETE VAULT (UTILITY VAULT CO 233-LA, OR APPROVED EQUAL) OR PLASTIC VALVE BOX (UTILITY VAULT CO 1324-12L, OR APPROVED EQUAL)
- ② IN TRAFFIC AREAS: A TRAFFIC LOADED BOX MUST BE USED AND LOCATION APPROVED BY THE CITY OF MONROE PRIOR TO INSTALLATION.
- ③ PIPE BENDS SHALL BE OUTSIDE OF THE BOX
- ④ PROVIDE FREE DRAINING GRAVEL (6" MIN.)
- ⑤ INSTALL UNIONS

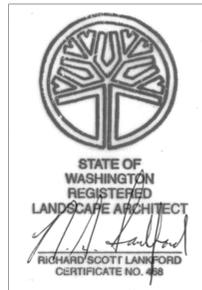
NOTES:

- A PLUMBING PERMIT IS REQUIRED. OBTAIN PERMIT FROM CITY OF MONROE.
- THOROUGHLY FLUSH LINES PRIOR TO INSTALLATION OF BACKFLOW PREVENTER.
- DEVICE MUST BE PROTECTED FROM FREEZING CONDITIONS.
- THE BACKFLOW ASSEMBLY SHALL BE A MODEL APPROVED BY THE STATE.
- ALL TEST COCKS ARE REQUIRED TO BE CAPPED.
- MAXIMUM HEIGHT OF INDOOR ASSEMBLIES SHALL BE FIVE FEET UNLESS AN OSHA APPROVED PLATFORM IS PROVIDED.
- DEVICE MUST BE TESTED AFTER INSTALLATION AND ANNUALLY THEREAFTER BY A WASHINGTON STATE CERTIFIED BACKFLOW TESTER. TEST RESULTS SHALL BE SENT TO THE CITY OF MONROE PUBLIC WORKS DEPARTMENT.

MONROE	DESCRIPTION: DCVA 2" AND SMALLER	DESIGNATION: 517S
SCALE: NOT TO SCALE	REVISED: DEC 4, 2013	



BLUEBERRY LANE



PERMIT SET

REVISIONS:

1.
2.
3.
4.
5.

26915 102ND DR. NW
 SUITE 101
 STANWOOD, WA 98282
 PH: 360.659.8441
 FX: 360.659.8159

LANKFORD ASSOCIATES
 LANDSCAPE ARCHITECTURE



BLUEBERRY MEADOWS

Snohomish County
 18900 Block of Blueberry Lane
 Monroe, WA 98272

IRRIGATION PLAN WEST

DATE: 7-8-18
 DESIGNED: RSL
 DRAFTED: LEO
 JOB NO:

SHEET:

1.4