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PROJECT CONTACTS:

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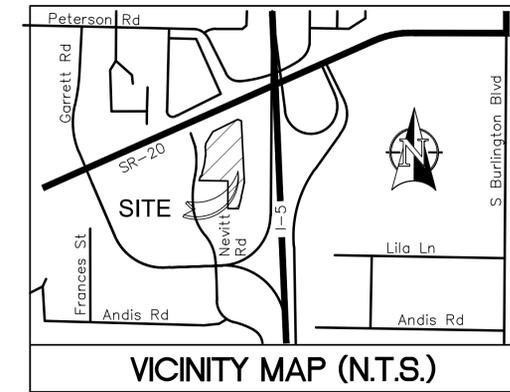
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**PRELIMINARY LANDSCAPE PLAN
FOR
CHICK-FIL-A BURLINGTON**

PTN OF GOV. LOT 2, SEC. 6, TWP 34 N., R 4 E, W.M.
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON STATE

Exhibit "3"



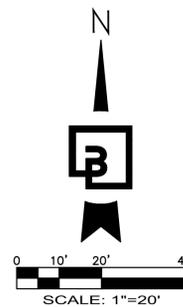
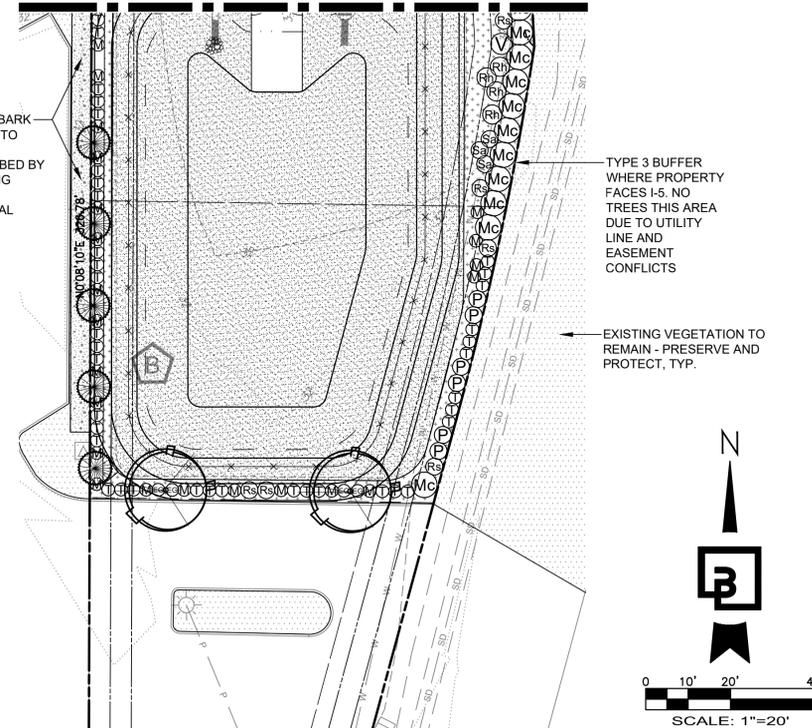
PROJECT DATA:

LOCATION: 680 HIGHWAY 20
BURLINGTON, WA 98233
ZONING: MUC-2 (COMMERCIAL)
LOT AREA: 46,740 S.F. (1.07 AC)
PARKING STALLS: 90

LANDSCAPE REQUIREMENTS:

1. **MINIMUM LANDSCAPED AREA:** PER 17.81.060, PROVIDE MINIMUM 15% OF GROSS SITE AREA.
2. **NATIVE PLANTS:** PER 17.81.060, AT LEAST 50% OF ALL PLANTS SHALL BE NATIVE, AND AT LEAST 25% OF REQUIRED TREES SHALL BE EVERGREEN CONIFERS.
3. **PARKING LOT LANDSCAPING:** PER BMC 17.81.090, 15 SF PARKING LOT LANDSCAPING REQUIRED PER EACH INTERIOR PARKING STALL THAT IS NOT ABUTTING A BUILDING OR SITE PERIMETER. 67 INTERIOR PARKING STALLS = 1,005 SF PARKING LOT LANDSCAPE REQUIRED, AND 4,574 SF PROVIDED. MINIMUM LANDSCAPED AREA SIZE IS 65 SF. ONE TREE REQUIRED PER 6 PARKING STALLS. TOTAL OF 65 STALLS / 6 = 11 PARKING LOT TREES REQUIRED, 13 PROVIDED.
4. **STREET FRONTAGE LANDSCAPING:** PROVIDE STREET TREES AT 30' OF STREET FRONTAGE. MINIMUM 10 FT. WIDTH PLANTED AREA ADJACENT TO R.O.W.s IS REQUIRED. PROVIDE A MIXTURE OF SMALL, MEDIUM AND LARGE SHRUBS WITH GROUNDCOVER.
5. **PERIMETER LANDSCAPING:** PER 17.81.080, ONE TREE PER EVERY 30 LF OF SITE PERIMETER IS REQUIRED. SITE PERIMETER. PERIMETER LANDSCAPING SHALL BE MINIMUM 5 FT. WIDTH WITH A MIXTURE OF DECIDUOUS AND EVERGREEN TREES WITH MAXIMUM 60% DECIDUOUS. SHRUBS AND GROUNDCOVER IN REMAINING AREA. A MIXTURE OF SHRUB SIZES IS PROVIDED WITH SPACING APPROPRIATE TO MATURE SHRUB SIZE. PER 17.81.110, A 10 FT. WIDE TYPE 3 "SEPARATION BUFFER" IS REQUIRED ALONG THE EAST PROPERTY LINE DUE TO THE FREEWAY.
6. **SCREENING:** PER 17.81.110, REQUIRED FOR TRASH ENCLOSURE.
7. **TREE REPLACEMENT:** PER 17.81.120, A TOTAL OF 7 SIGNIFICANT TREES ABOVE 18" DBH ARE PROPOSED TO BE REMOVED. THESE MUST BE REPLACED WITH 4 TREES EACH. 7 X 4 = 28 REPLACEMENT TREES. A TOTAL OF 4 SIGNIFICANT TREES BETWEEN 6" AND 18" DBH ARE PROPOSED TO BE REMOVED. THESE MUST BE REPLACED WITH 2 TREES EACH. 4 X 2 = 8 REPLACEMENT TREES. 28 + 4 = 32 TOTAL 2.5" CALIPER DECIDUOUS AND 8 FT. HT. CONIFER REPLACEMENT TREES ARE REQUIRED.
8. **EXISTING TREE PROTECTION:** PER 17.81.120, PROVIDE EXISTING TREE PROTECTION AS DIRECTED BY A CITY DESIGNATED ARBORIST.

MATCHLINE- SEE LEFT FOR CONTINUATION



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



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



PRELIMINARY
NOT FOR CONSTRUCTION

CHICK-FIL-A
I-5 & HWY 20
680 HWY 20
BURLINGTON, WA 98233

FSR#05689

BUILDING TYPE / SIZE: RELEASE:

NO.	DATE	DESCRIPTION
1	01/01/25	PER SITE PLAN TR

CONSULTANT PROJECT # 23306

PRINTED FOR DATE 2025-01-31

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SHEET PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1 OF 7



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PLANT SCHEDULE FOR CHICK-FIL-A BURLINGTON

PTN OF GOV. LOT 2, SEC. 6, TWP 34 N., R 4 E, W.M.
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON STATE



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



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PRELIMINARY
NOT FOR CONSTRUCTION

CHICK-FIL-A
I-5 & HWY 200
680 HWY 20
BURLINGTON, WA 98233

FSR#05689

BUILDING TYPE / SIZE:
RELEASE:

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	01/31/25	PER SITE PLAN TR

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SHEET
PLANT SCHEDULE

SHEET NUMBER

L2 OF 7

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	
DECIDUOUS TREES					
	6	ACER CIRCINATUM / VINE MAPLE NATIVE	B & B	7' MIN. HT.	
	5	ACER GINNALA / AMUR MAPLE	B & B	2.5" CAL	
	12	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	B & B	2.5" CAL	
	5	AMELANCHIER X GRANDIFLORA / APPLE SERVICEBERRY 'AUTUMN BRILLIANCE' OR APPROVED EQUAL.	B & B	2.5" CAL	
	18	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE HONEY LOCUST	B & B	2.5" CAL	
	4	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER CALLERY PEAR	B & B	2.5" CAL	
	3	QUERCUS GARRYANA / OREGON WHITE OAK NATIVE	B & B	2.5" CAL	
EVERGREEN TREES					
	9	CALOCEDRUS DECURRENS / INCENSE CEDAR NATIVE	B & B	8' MIN. HT.	
	3	PICEA ABIES 'COLUMNARIS' / COLUMNAR NORWAY SPRUCE	B & B	6' MIN. HT.	
	13	PSEUDOTSUGA MENZIESII 'FASTIGIATA' / COLUMNAR DOUGLAS FIR NATIVE	B & B	8' MIN. HT.	
	6	THUJA PLICATA / WESTERN RED CEDAR NATIVE	B & B	8' MIN. HT.	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	SPACING
FERNS					
	12	POLYSTICHUM MUNITUM / WESTERN SWORD FERN NATIVE	1 GAL.		42" o.c.
GRASSES					
	27	MISCANTHUS SINENSIS 'YAKU JIMA' / YAKU JIMA EULALIA GRASS	1 GAL.		42" o.c.
	39	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL.		36" o.c.
LARGE SHRUBS					
	33	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE NATIVE	5 GAL.		72" o.c.
	28	RIBES SANGUINEUM / RED FLOWERING CURRANT NATIVE	5 GAL.		48" o.c.
	57	THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE 5'-6' HT.	5 GAL.		36" o.c.
	14	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY NATIVE	5 GAL.		60" o.c.
MEDIUM SHRUBS					
	44	MAHONIA AQUIFOLIUM / OREGON GRAPE NATIVE	3 GAL.		54" o.c.
	26	PINUS MUGO 'PUMILIO' / MUGO PINE	3 GAL.		60" o.c.
	27	PRUNUS LAUROCERASUS 'NANA' / DWARF ENGLISH LAUREL NATIVE	3 GAL.		60" o.c.
	19	RHODODENDRON X 'ANAH KRUSCHKE' / ANAH KRUSCHKE RHODODENDRON	3 GAL.		54" o.c.
	33	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY NATIVE	3 GAL.		48" o.c.
SMALL SHRUBS					
	12	AZALEA X 'HINO CRIMSON' / HINO CRIMSON AZALEA	1 GAL.		42" o.c.
	16	CISTUS X HYBRIDUS / WHITE ROCKROSE	1 GAL.		48" o.c.
	38	EUONYMUS FORTUNEI 'EMERALD GAIETY' TM / EMERALD GAIETY WINTERCREEPER	1 GAL.		36" o.c.
	55	MAHONIA NERVOSA / OREGON GRAPE NATIVE	1 GAL.		36" o.c.
	43	NANDINA DOMESTICA 'LEMON LIME' / LEMON LIME NANDINA	1 GAL.		42" o.c.
	32	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL	1 GAL.		48" o.c.
GROUND COVERS					
	1,270	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK NATIVE	1 GAL.		36" o.c.

LANDSCAPE LEGEND

SYM.	DESCRIPTION	QUANTITY
	TURFGRASS LAWN SEED OR SOD. COMMERCIAL SEED MIX TOLERANT OF PACIFIC NORTHWEST CLIMATE	12,124 SF
	ROCK MULCH 24" WIDTH AND 3-4" DEPTH OF WASHED DRAIN ROCK ADJACENT TO BUILDING. INSTALL OVER WEED BARRIER FABRIC	1,631 SF
	ORGANIC MULCH SEE LANDSCAPE NOTES & DETAILS	1,992 SF
	EXISTING VEGETATION TO REMAIN PRESERVE AND PROTECT EXISTING VEGETATION TO REMAIN, TYP.	
	EROSION CONTROL HYDROSEED WA. ST. D.O.T. EROSION CONTROL MIX O.A.E., 80-120 LBS. PER ACRE	9,030 SF

GENERAL NOTES:

- THIS PLAN SET FOR LANDSCAPE IMPROVEMENTS SHALL BE USED IN CONJUNCTION WITH THE FOLLOWING PLANS ALSO PREPARED FOR THIS PROJECT AND SITE:
 - * SITE SURVEY
 - * CIVIL ENGINEERING PLANS
 - * ARCHITECTURAL PLANS
 IF DISCREPANCIES ARE FOUND BETWEEN THIS PLAN SET AND THOSE REFERENCED ABOVE, SUCH DISCREPANCIES SHALL BE COORDINATED WITH BARGHAUSEN CONSULTING ENGINEERS, INC. AND RESOLVED PRIOR TO CONSTRUCTION ACTIVITIES.
- ALL PROPOSED PLANTINGS WILL BE IRRIGATED WITH A WATER-WISE AUTOMATIC IRRIGATION SYSTEM.

PLANT SCHEDULE NOTES

- ALL TREES SHALL BE FULL, WELL BRANCHED AND SYMMETRICAL WITH SINGLE, STRAIGHT, UNCUT CENTRAL LEADER.
- DECIDUOUS TREES SHALL BE BRANCHED AT 5 FT. MINIMUM EXCEPT WHERE NOTED OTHERWISE.
- CONIFERS SHALL BE FULL TO BASE.
- WHERE TREE CANOPIES OVERHANG PUBLIC WALKWAYS, BRANCHING SHALL BE 8 FT. HT. MINIMUM. WHERE TREE CANOPIES OVERHANG PUBLIC ROADWAYS, BRANCHING SHALL BE 12 FT. HT. MINIMUM.
- TREES WITHIN STREET ROW, PARKING LOT TREES AND TREES OF SAME SPECIES GROUPED TOGETHER SHALL BE MATCHED SPECIMENS.
- PRESERVE AND PROTECT ALL EXISTING TREES TO REMAIN PER CITY OF BURLINGTON TREE PROTECTION STANDARDS.
- STAKE AND GUY ALL TREES FOR ONE GROWING SEASON.
- REMOVE ALL WEEDS FROM PLANT ROOT BALLS AND CONTAINERS PRIOR TO PLANTING. REMOVE ALL WEEDS AND NOXIOUS PLANTS PRIOR TO PLACING SOILS, MULCH AND PLANTING.
- ALL GROUNDCOVERS SHALL BE WELL ROOTED WITH FULL TOP GROWTH, AND BE PLANTED WITH TRIANGULAR SPACING. VINE TYPE GROUNDCOVERS SHALL HAVE MINIMUM 3 RUNNERS. SEE DETAIL ON L3.
- ALL SHRUBS SHALL BE WELL ROOTED, SYMMETRICAL, AND BE FULL AND BUSHY.
- ALL FERNS AND GRASSES SHALL BE WELL ROOTED, SYMMETRICAL, WITH FULL TOP GROWTH. ALL FERNS SHALL HAVE A MINIMUM OF 3 FRONDS.
- ALL PLANTS SHALL BE NURSERY GROWN, NOT COLLECTED.
- APPLY MINIMUM 3" AFTER SETTLEMENT OF ORGANIC TOP-DRESSING MULCH TO THE SURFACES OF ALL SHRUB AND GROUNDCOVER BEDS, EXCEPT WHERE ROCK MULCH IS INDICATED.
- ALL PROPOSED NEW PLANTS SHALL BE IRRIGATED WITH A WATER-WISE AUTOMATIC IRRIGATION SYSTEM.
- MAINTAIN NEW PLANTS IN A HEALTHY CONDITION THROUGH THE ONE YEAR GUARANTEE PERIOD.



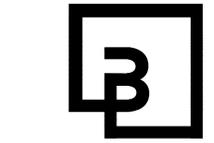
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LANDSCAPE NOTES & DETAILS FOR CHICK-FIL-A BURLINGTON

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CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON STATE



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680 HWY 20
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FSR#05689

BUILDING TYPE / SIZE:
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SHEET
LANDSCAPE NOTES & DETAILS

SHEET NUMBER

L3 OF 7

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 30-DAY MAINTENANCE.

QUALIFICATIONS:
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEAR'S EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:
SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. 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 NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS:
DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

GUARANTEE:
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

30-DAY MAINTENANCE:
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 30 DAYS FOLLOWING STORE OPENING. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

SUBMITTALS:
SUBMIT THE FOLLOWING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:

- DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED.
- TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS.
- TREE STAKING AND GUYING MATERIALS.
- ONE (1) QUART SIZE OF TOPSOIL AND MULCH.
- PLANTING SCHEDULE INCLUDING DATES AND TIMES.
- MAINTENANCE INSTRUCTIONS FOR ONE (1) FULL YEAR.

MATERIALS:

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "CAL" INDICATES CALIPER AT 6" ABOVE SOIL LINE; "GAL" INDICATES GALLON.

A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.

B) QUALITY:

PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION, PLANTS TO BE FULLY LIVE, VIGOROUS, 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 LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. 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.

C) SUBSTITUTION:

NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.

D) 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.

E) DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (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.

SOIL PREPARATION:
TOPSOIL, AMENDMENT, AND BACKFILL, ARE GENERAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BID PRICE BASIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:
AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO A SOIL TESTING LABORATORY. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONERS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.

A) TOPSOIL:
CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED HERE-IN. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULTING FROM CONTAMINATED OFF SITE SOURCES.

B) TOPSOIL TO CONSIST OF 1/3 BY VOLUME SANDY LOAM, 1/3 BY VOLUME COMPOSTED GARDEN MULCH, AND 1/3 BY VOLUME COARSE WASHED SAND OR EQUIVALENT.

- C) TOPSOIL PREPARATION AND INSTALLATION:
- VERIFY SUBGRADES TO -9 INCHES IN LANDSCAPE AREAS OR AS INDICATED ON PLANS. THIS ACCOMMODATES TOPSOIL, AMENDMENTS, AND MULCH. 6" IMPORTED TOPSOIL FOR LANDSCAPE BEDS.
 - ERADICATE ANY SURFACE VEGETATION ROOTED IN THE SUB-GRADE PRIOR TO SUB-GRADE PREPARATION.
 - REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES FROM ALL SUB-GRADE PRIOR TO PLACEMENT OF SPECIFIED TOPSOIL.
 - REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREAS.

- D) TOPSOIL PLACEMENT:
- PROVIDE A TOTAL FINISH COURSE OF 6 INCHES OF TOPSOIL FOR LANDSCAPE AREAS.
 - PLACE ADDITIONAL TOPSOIL AND SOIL MIX AS REQUIRED TO MEET FINISH ELEVATIONS.

MULCH (TOPDRESSING):
MEDIUM HEM-FIR BARK MULCH

STAKES:
2-INCH DIAMETER BY 8-FOOT MINIMUM LODGEPOLE PINE STAKES.

GUY MATERIAL:
1-INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES; OR, 3/8" DIAMETER RUBBER. NO WIRE.

EXECUTION:

CONTAMINANTS:
VERIFY THAT ALL SOIL CONTAMINANTS (E.G., PAINT, SEALANTS, SOLVENTS, OILS, GREASES, CONCRETE/ASPHALT SPOILS, ETC.) HAVE BEEN SATISFACTORY REMOVED FROM ALL PLANTING AREAS. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

FINISH GRADES:
FINE GRADE AND REMOVE ROCKS, DEBRIS, AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 3 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS AND 1-INCH BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWN AREAS. FINISH GRADE REFER TO GRADES PRIOR TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS. MOISTEN PREPARED AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.

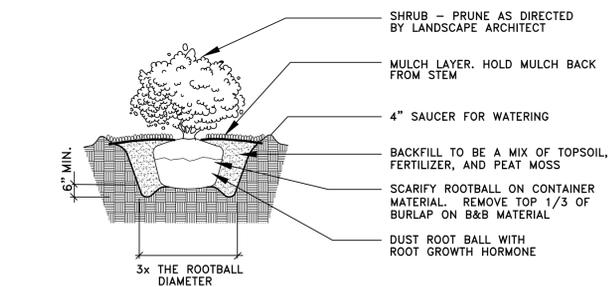
TREES AND SHRUBS:
ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

GROUNDCOVERS:
EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

MULCH:
MULCH ALL LANDSCAPE AREAS. MATCH DEPTH OF EXISTING MULCH. AT A MINIMUM, APPLY SUFFICIENT QUANTITY TO PROVIDE A 3-INCH DEPTH.

CLEANUP AND PROTECTION:
DURING LANDSCAPE WORK, KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGE LANDSCAPE WORK AS DIRECTED BY THE OWNER.

PLANTING MAINTENANCE:
PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLERS. CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTling 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. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.

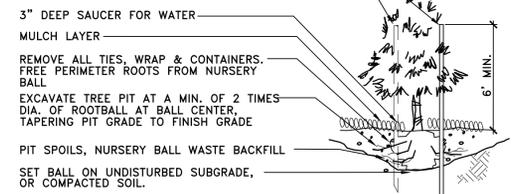


NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP OF PLANTING MIX.
PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT. CUT AND REMOVE BURLAP FROM ROOT BALL.

SHRUB PLANTING DETAIL

NOT TO SCALE

(2) LODGEPOLE STAKES; TIE AT APPROX. 1/3 TO 1/2 HEIGHT OF TREE WITH FLEXIBLE RUBBER TIE IN FIGURE EIGHT PATTERN. STAKES AND TREE TO BE PLUMB



NOTE:
LIGHT FERTILIZER OVER PLANTING BED AFTER BACKFILL ONLY; NO FERTILIZER IN PLANTING PIT. WORK PERIMETER ROOTS FREE OF NURSERY BALL. BALL & PIT TO BE COURSELY SCARIFIED.

EVERGREEN TREE PLANTING/STAKING DETAIL

NOT TO SCALE

PRUNE DAMAGED TWIGS AFTER PLANTING
PLACE IN VERT. POSITION: DOUBLE LEADERS WILL BE REJECTED

NOTE:
KEEP ROOTBALL MOIST AND PROTECTED AT ALL TIMES. HOLD CROWN OF ROOTBALL AT OR JUST ABOVE FINISH GRADE. PROTECT TRUNK AND LIMBS FROM INJURY. BACKFILL TO BE SETTLED USING WATER ONLY - NO MECHANICAL COMPACTION. REMOVE ALL WRAP, TIES & CONTAINERS, REGARDLESS OF MATERIAL.

(2) LODGEPOLE STAKES, PLUMB WITH ELASTIC CHAIN-LOCK TYPE OR RUBBER GUYS TIED IN FIGURE EIGHT; REMOVE AFTER ONE GROWING SEASON

PROTECTIVE WRAPPING DURING SHIPMENT TO SITE AND INSTALLATION REMOVE AT COMPLETION OF PLANTING

LAWN PLANTING: PROVIDE 3" Ø "NO GRASS" TREE RING AND 2" DEEP MULCH LAYER IN WELL. HOLD BACK FROM TRUNK 8" TO 10"

FINISH GRADE

PREPARE PLANTING BED PER SPEC'S: AT MIN., LOSSEN AND MIX SOIL TO 18" OR DEPTH OF ROOTBALL AND 2 TIMES BALL DIAMETER

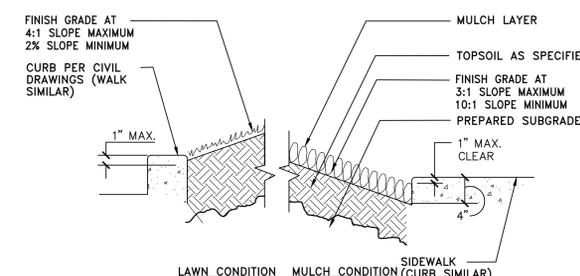
REMOVE ALL WRAP, TIES, AND CONTAINERS SCORE ROOTBALL AND WORK NURSERY SOIL AWAY FROM PERIMETER ROOTS

SET BALL ON UNDISTURBED BASE OR COMPACTED MOUND UNDER BALL

PENETRATION TO SUBBASE (+) 24"

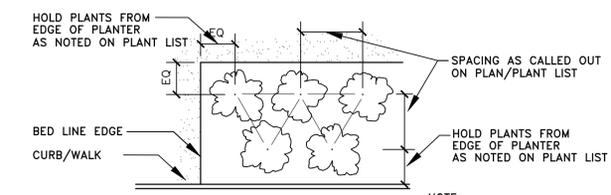
DECIDUOUS TREE PLANTING/STAKING DETAIL

NOT TO SCALE



PLANTER SECTION DETAIL

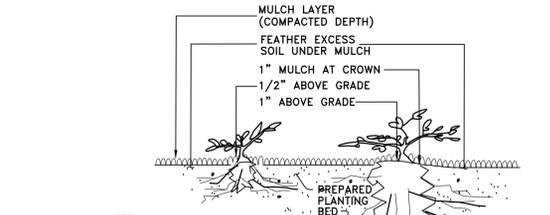
NOT TO SCALE



NOTE:
THIS SPACING APPLIES TO GROUNDCOVER AND FORMAL SHRUB ROW PLACEMENT.

PLANT MATERIAL SPACING DETAIL

NOT TO SCALE



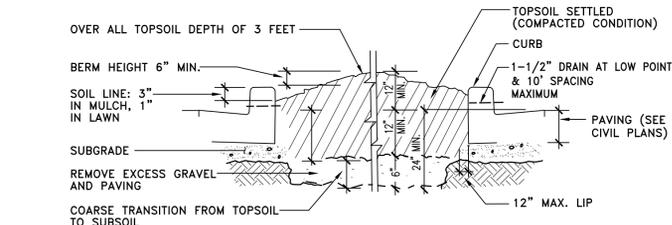
NOTE:
REMOVE CONTAINER & WORK ROOTS FREE OF SOIL. BACKFILL TO BE SETTLED USING WATER ONLY. SEE PLANT LIST FOR PLANT SPACING

LESS THAN 1 GAL. (PLANTED BEFORE MULCH)

1 GAL. CONTAINER and LARGER (PLANTED BEFORE MULCH)

GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

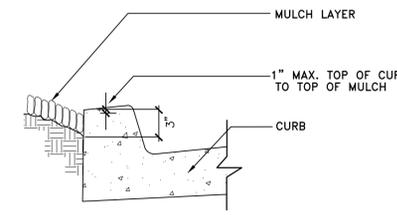


NOTE:
OVER EXCAVATE PARKING LOT PLANTERS TO LOOSEN COMPACTED SUBBASE

SOIL DEPTH FOR PARKING LOT PLANTER DETAIL

NOT TO SCALE

DEDUCT ALT #1: IF LANDSCAPE CONTRACTOR CAN DEMONSTRATE THAT PLANTER ISLANDS ARE NOT FULL OF NON-SOIL MATERIALS (CONCRETE WASTE, LUMBER, ROAD BASE, GRAVEL), FULL EXCAVATION AND REPLACE WITH 18"-21" OF TOPSOIL CAN BE ELIMINATED AND IN ITS PLACE, 6" OF COMPOST CAN BE PLACED ON SUB-GRADE AND CULTIVATED INTO TOP 12" OF EXISTING SOIL. TOP OF FINISH GRADE AND DEPTH OF MULCH STILL APPLIES



MULCH AT CURB DETAIL

NOT TO SCALE



Know what's below.
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Or 1-800-424-5555

IRRIGATION NOTES & DETAILS FOR CHICK-FIL-A BURLINGTON

PTN OF GOV. LOT 2, SEC. 6, TWP 34 N., R 4 E, W.M.
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON STATE



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



Barghausen Consulting Engineers, Inc.

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



PRELIMINARY
NOT FOR CONSTRUCTION

CHICK-FIL-A
I-5 & HWY 200

680 HWY 20
BURLINGTON, WA 98233

FSR#05689

BUILDING TYPE / SIZE:
RELEASE:

NO.	DATE	DESCRIPTION
1	01/31/25	PER SITE PLAN TR

CONSULTANT PROJECT # 23306

PRINTED FOR

DATE 2025-01-31

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SHEET
IRRIGATION NOTES & DETAILS

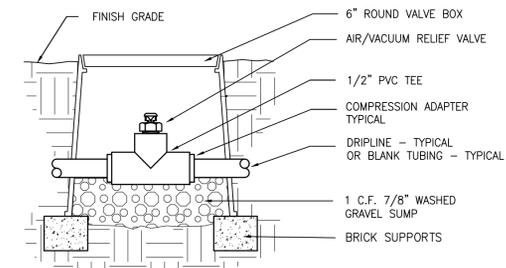
SHEET NUMBER

L5 OF 7

LANDSCAPE IRRIGATION NOTES

- GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE:
 - INSTALLATION OF 110V ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO AUTOMATIC CONTROLLER, INCLUDING WIRE HOOK-UP INTO MOUNTED CONTROLLER. 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), UNLESS AN EXISTING METER IS USED. 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.
 - 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.
- RADIUS 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 3576-7B, 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.

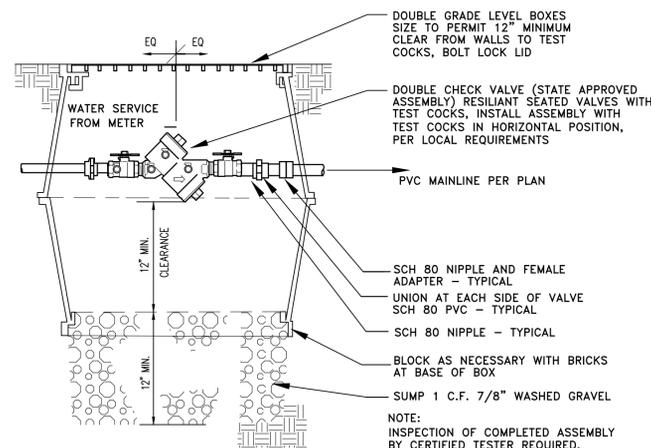
- CONTRACTOR TO PROVIDE SYSTEM WINTERIZATION/SPRING SERVICE WHEN INSTALLATION HAS BEEN COMPLETED WITHIN 90 DAYS OF NOVEMBER 1 FOR WINTERIZATION, OR MAY 15 FOR SPRING SERVICE. SERVICE TO BE PERFORMED AS NEAR AS PRACTICAL TO THE ABOVE DATES, OR AS FREEZE/PRECIPITATION CONDITIONS DETERMINE SERVICE NEED.
- IRRIGATION SCHEDULING:
THE IRRIGATION CONTROLLER CONTAINS A WATER BUDGET FEATURE. PERIODIC (WEEKLY) ADJUSTMENT OF THE WATER SCHEDULE IS INTENDED TO BE MADE VIA BUDGET ADJUSTMENT. RE-ADJUST WATERING DAYS AT 100 PERCENT BUDGET WHEN ADJUSTMENT EXCEEDS 30%. SET CONTROLLER FOR HIGHEST ET_o WATER SCHEDULE, BASED ON PUBLISHED LOCAL EVAPOTRANSPIRATION DATA. SYSTEM HAS BEEN DESIGNED FOR 50 TO 80 PERCENT DISTRIBUTION UNIFORMITY. LAWN ZONES SHOULD BE SCHEDULED FOR 100 PERCENT REPLACEMENT FACTOR ON A TYPICAL MINIMUM 3-DAY CYCLE. SHRUB ZONES SHOULD BE PROGRAMMED AT 40 TO 70 PERCENT OF THE MONTHLY LAWN WATER REQUIREMENT ON A ONCE PER WEEK CYCLE. ALL WATERING IN EXCESS OF THE LOCAL ET_o ("FIELD RECHARGE") TO BE COMPLETED DURING THE CONSTRUCTION PHASE WHILE THE CONTRACTOR IS ON THE JOB SITE. OVER WATERING OF LANDSCAPE DUE TO CONTROLLER SCHEDULING TO BE GROUNDS FOR CONTRACTOR TO REPAIR ANY RESULTANT DAMAGES AT CONTRACTOR'S OWN EXPENSE.
- SUBSTITUTION OF IRRIGATION MATERIAL/EQUIPMENT TO BE MADE ONLY UPON WRITTEN APPROVAL OF OWNER'S REPRESENTATIVE.
- ALL ZONES TO PASS A MINIMUM DISTRIBUTION UNIFORMITY OF 62 PERCENT, AS TESTED THROUGH AN IRRIGATION ASSOCIATION CERTIFIED WATER AUDIT.
- CLEANUP AND PROTECTION: DURING IRRIGATION WORK, KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT IRRIGATION WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE AND IRRIGATION OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGE LANDSCAPE AND IRRIGATION WORK AS DIRECTED BY THE OWNER.



NOTE:
AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.
FOR USE ON ZONES OF 7 GPM OR LESS ONLY (PLUMBED TO TUBING).

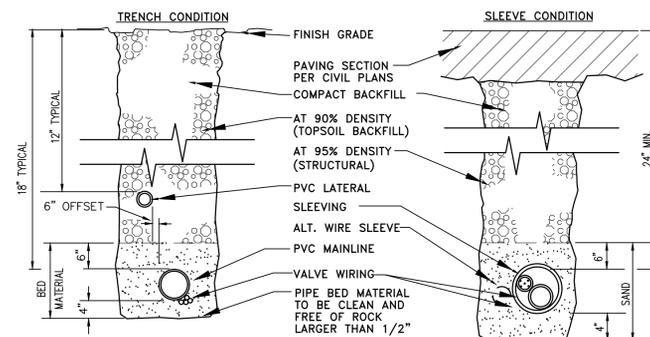
1/2" AIR/VACUUM RELIEF VALVE DETAIL

NOT TO SCALE



CHECK VALVE ASSEMBLY DETAIL

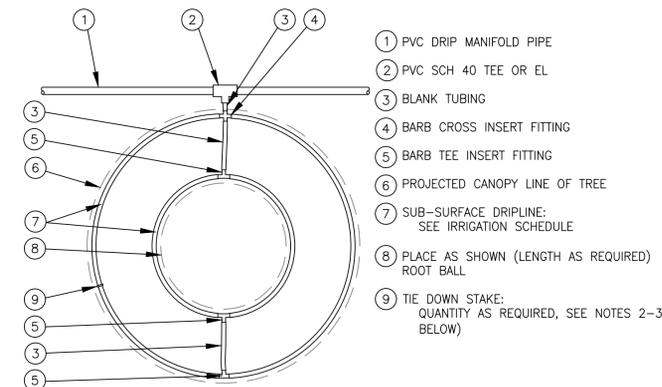
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NOTE:
DIMENSIONS ARE MIN. CLEARANCES.
ALL IRRIGATION SLEEVING TRENCH BACKFILL MATERIAL SHALL BE CLASS "B" OR BETTER (MAX. OF 10% PASSING NO.40 SCREEN) AND BE COMPACTED TO MIN. 95% OPTIMUM DENSITY PER ASTM D-1557-70 (MODIFIED PROCTOR)

SLEEVE/TRENCHING DETAIL

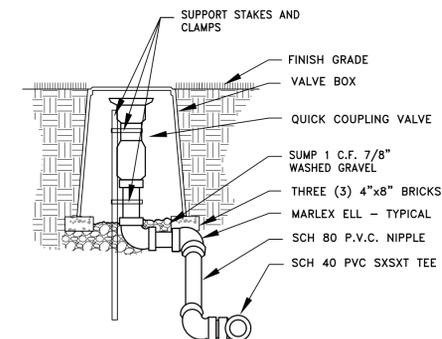
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NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE MANUFACTURER DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

DRIPLINE AROUND TREE

NOT TO SCALE



QUICK COUPLING VALVE DETAIL

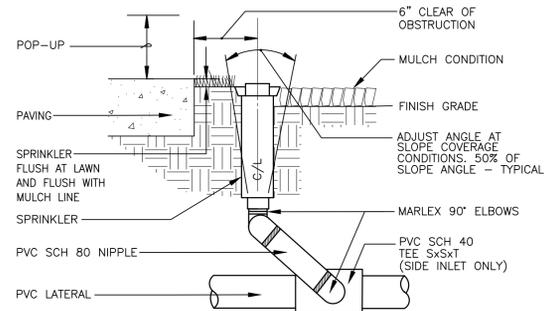
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LANDSCAPE DETAILS FOR CHICK-FIL-A BURLINGTON

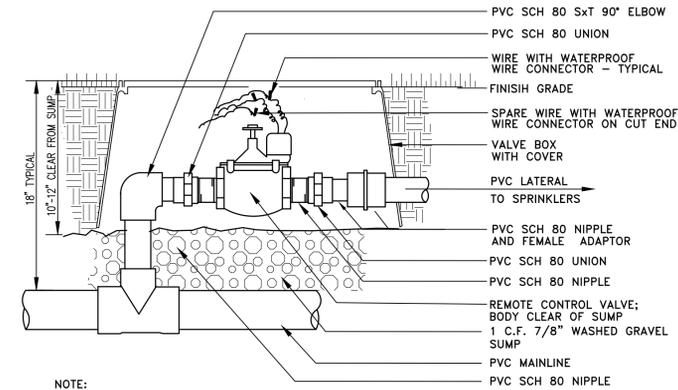
PTN OF GOV. LOT 2, SEC. 6, TWP 34 N., R 4 E, W.M.
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON STATE



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

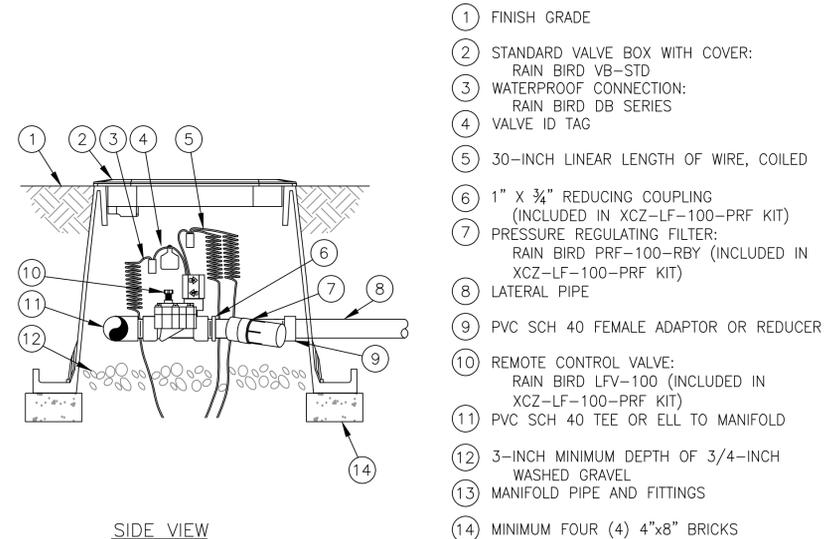
NOT TO SCALE



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

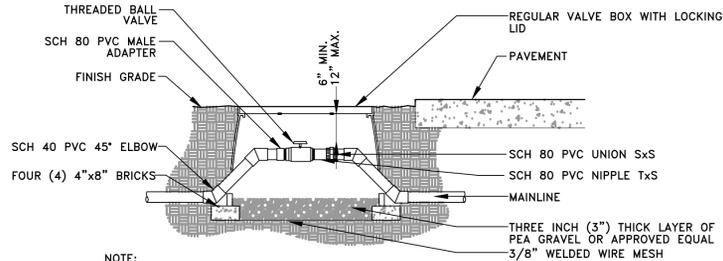
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SIDE VIEW

DRIP IRRIGATION VALVE

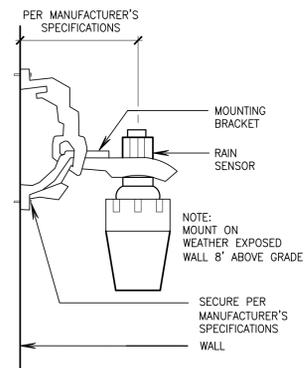
NOT TO SCALE



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.

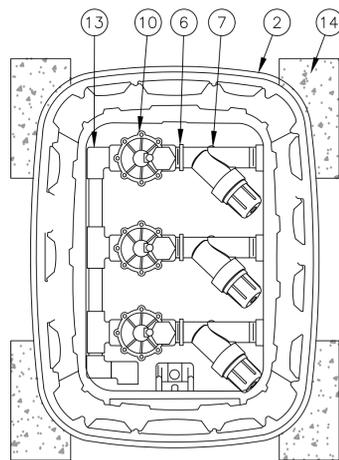
BALL VALVE DETAIL

NOT TO SCALE

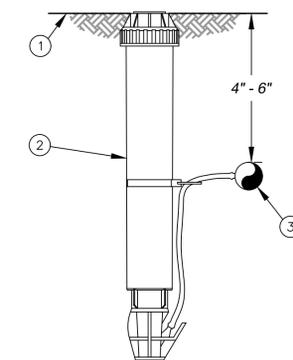


RAIN SENSOR DETAIL

NOT TO SCALE



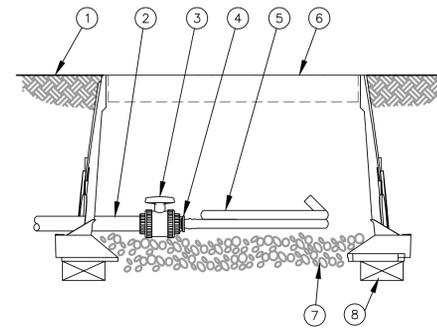
TOP VIEW



NOTE:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM
THE NOZZLE, SET THE ARC TO 1/4 PATTERN. THE FLOW FROM THE NOZZLE, 0.3
GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

DRIP IRRIGATION DRIPLINE INDICATOR

NOT TO SCALE

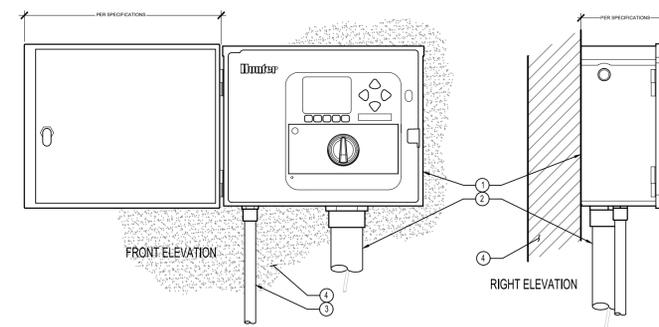


FINISH GRADE
PVC DRIP MANIFOLD PIPE
PVC 1" X 3/4" TRUE UNION
BALL VALVE
EASY FIT MALE X BARB
ADAPTER:
RAIN BIRD XFF-MA-075

⑤ SUB-SURFACE DRIPLINE:
RAIN BIRD XF SERIES
BLANK TUBING
⑥ 12-INCH VALVE BOX WITH
COVER:
RAIN BIRD VB-STD
⑦ 3-INCH MINIMUM DEPTH
OF 3/4" WASHED GRAVEL
⑧ BRICK (1 OF 2)

FLUSH POINT WITH BALL VALVE

NOT TO SCALE



LEGEND:
① IRRIGATION CONTROLLER (ACC. PER PLAN)
② IRRIGATION CONTROL WIRE IN CONDUIT
SIZE AND TYPE PER LOCAL CODES
③ ELECTRICAL SUPPLY CONDUIT
CONNECT TO POWER SOURCE, J-BOX INSIDE
CONTROLLER
④ ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE:
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL.
CONTROLLER SHALL BE HARD-WIRED TO GROUND
110 VAC POWER SOURCE

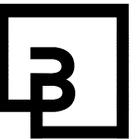
IRRIGATION CONTROLLER, WALL MOUNT

NOT TO SCALE

① FINISH GRADE/TURF
② OPERATION INDICATOR
③ SUB-SURFACE DRIPLINE:
SEE IRRIGATION SCHEDULE



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-
2998



Barghausen
Consulting Engineers, Inc.

18215 72nd Avenue South
Kent, WA 98032
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PRELIMINARY
NOT FOR CONSTRUCTION

CHICK-FIL-A
I-5 & HWY 200
680 HWY 20
BURLINGTON, WA 98233

FSR#05689

BUILDING TYPE / SIZE:
RELEASE:

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
1	01/01/25	PER SITE PLAN TR

CONSULTANT PROJECT # 23306

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SHEET
LANDSCAPE DETAILS

SHEET NUMBER

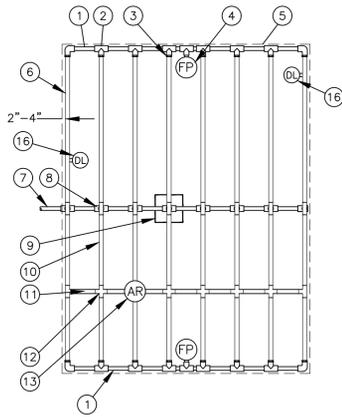
L6 OF 7



Know what's below.
Call before you dig.
Dial 811
Or 1-800-424-5555

LANDSCAPE DETAILS FOR CHICK-FIL-A BURLINGTON

PTN OF GOV. LOT 2, SEC. 6, TWP 34 N., R 4 E, W.M.
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON STATE

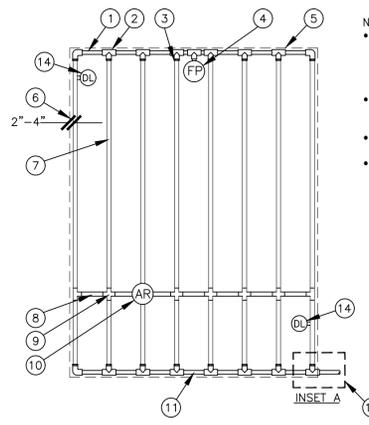


- 1 PVC EXHAUST HEADER
- 2 PVC SCH 40 TEE OR EL (TYPICAL)
- 3 BARB X MALE FITTING
- 4 FLUSH POINT (TYPICAL) SEE DETAIL
- 5 PERIMETER OF AREA
- 6 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- 7 PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 8 PVC SUPPLY MANIFOLD
- 9 CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL) - SEE INSET A
- 10 SUB-SURFACE DRIPLINE
- 11 BLANK TUBING
- 12 BARB X BARB INSERT TEE OR CROSS:
- 13 1/2" AIR RELIEF VALVE
- 14 BARB X FEMALE FITTING:
- 15 3/4" PVC NIPPLE, LENGTH AS NECESSARY
- 16 DRIPLINE INDICATOR. SEE DETAIL FOR ADDITIONAL INFORMATION

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Normal Flow (gph)	Nominal Flow (gph)	Normal Flow (gph)	Nominal Flow (gph)	Normal Flow (gph)
15	273	155	314	250	424	322
20	316	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE IRRIGATION SCHEDULE FOR SPACING.
 - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 - AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
 - WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

DRIPLINE CENTER FEED LAYOUT
NOT TO SCALE

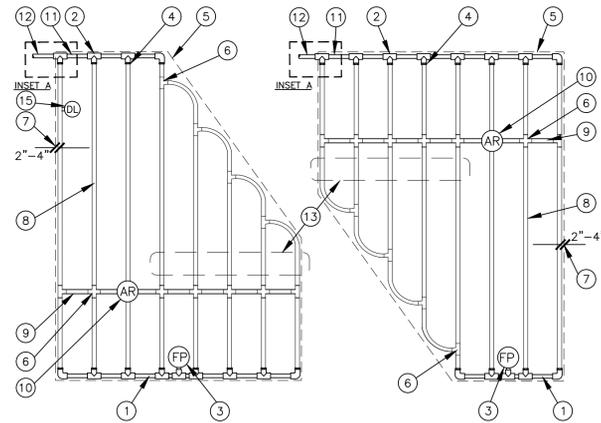


- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
 - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 - AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
 - WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

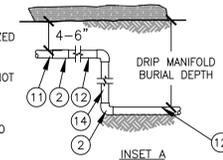
- 1 PVC EXHAUST HEADER
- 2 PVC SCH 40 TEE OR EL (TYPICAL)
- 3 BARB X MALE FITTING
- 4 FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL 'FLUSH POINT WITH BALL VALVE'
- 5 PERIMETER OF AREA
- 6 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- 7 SUB-SURFACE DRIPLINE
- 8 BLANK TUBING
- 9 BARB X BARB INSERT TEE OR CROSS:
- 10 1/2" AIR RELIEF VALVE
- 11 PVC SUPPLY HEADER
- 12 PVC DRIP MANIFOLD FROM CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 13 PVC SCH 40 RISER PIPE
- 14 DRIPLINE INDICATOR. SEE DETAIL FOR ADD'L INFO

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Normal Flow (gph)	Nominal Flow (gph)	Normal Flow (gph)	Nominal Flow (gph)	Normal Flow (gph)
15	273	155	314	250	424	322
20	316	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

DRIPLINE END FEED LAYOUT
NOT TO SCALE

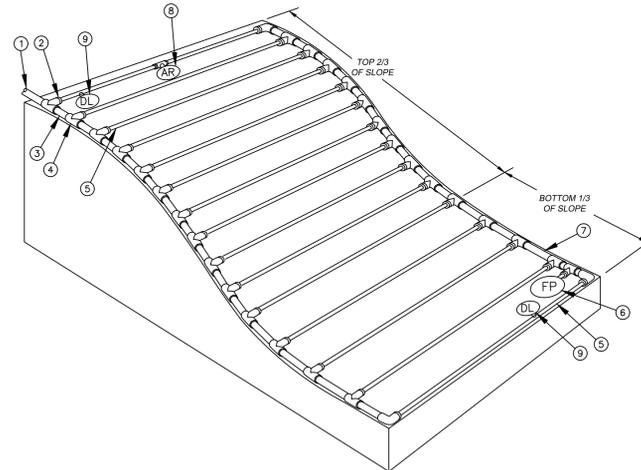


- 1 PVC EXHAUST HEADER
- 2 PVC SCH 40 TEE OR EL (TYPICAL)
- 3 FLUSH POINT (TYPICAL) SEE DETAIL
- 4 BARB X MALE FITTING
- 5 PERIMETER OF AREA
- 6 BARB X BARB INSERT TEE OR CROSS
- 7 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- 8 SUB-SURFACE DRIPLINE: SEE IRRIGATION SCHEDULE
- 9 BLANK TUBING
- 10 1/2" AIR RELIEF VALVE: SEE DETAIL
- 11 PVC SUPPLY MANIFOLD
- 12 PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 13 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- 14 PVC SCH 40 RISER PIPE
- 15 DRIPLINE INDICATOR. SEE DETAIL FOR ADD'L INFO



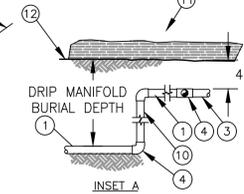
- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE MANUFACTURER DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
 - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 - AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
 - WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

DRIPLINE IRREGULAR SHAPED LAYOUT
NOT TO SCALE

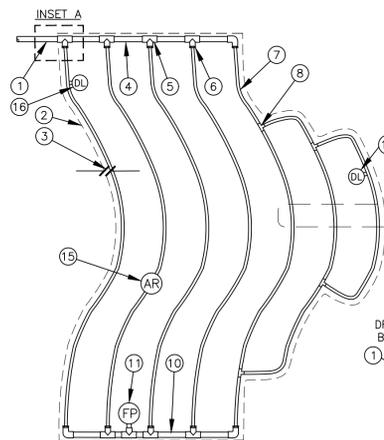


- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED GREATER THAN OPTIMAL ROW DISTANCE. SEE MANUFACTURER DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
 - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 - WHEN ELEVATION CHANGE EXCEEDS 8 FEET IT IS RECOMMENDED THAT A NEW DRIPLINE ZONE BE CREATED.
 - INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
 - WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

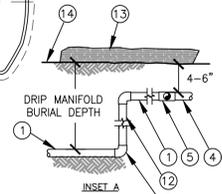
- 1 PVC DRIP MANIFOLD FROM CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 2 BARB X MALE FITTING
- 3 PVC SUPPLY HEADER
- 4 PVC SCH 40 TEE OR EL (TYPICAL)
- 5 SUB-SURFACE DRIPLINE: SEE IRRIGATION SCHEDULE
- 6 FLUSH POINT: SEE DETAIL
- 7 PVC FLUSH HEADER
- 8 1/2" AIR RELIEF VALVE: RSEE DETAIL
- 9 DRIPLINE INDICATOR. SEE DETAIL FOR ADDITIONAL INFORMATION
- 10 PVC RISER PIPE
- 11 TURF OR MULCH
- 12 FINISH GRADE



DRIPLINE SLOPED LAYOUT
NOT TO SCALE



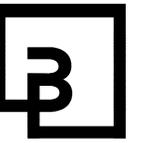
- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS FOR SPACING
 - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
 - INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
 - WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.
- 1 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
 - 2 PERIMETER OF AREA
 - 3 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
 - 4 PVC SUPPLY MANIFOLD
 - 5 PVC SCH 40 TEE OR EL (TYPICAL)
 - 6 BARB X MALE FITTING
 - 7 SUB-SURFACE DRIPLINE: SEE IRRIGATION SCHEDULE
 - 8 BARB X BARB INSERT TEE
 - 9 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
 - 10 PVC FLUSH HEADER
 - 11 FLUSH POINT: SEE DETAIL
 - 12 PVC RISER PIPE
 - 13 TURF OR MULCH
 - 14 FINISH GRADE
 - 15 1/2" AIR RELIEF VALVE: SEE DETAIL
 - 16 DRIPLINE INDICATOR. SEE DETAIL FOR ADD'L INFO



DRIPLINE ODD CURVES LAYOUT
NOT TO SCALE



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



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Kent, WA 98032
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PRELIMINARY
NOT FOR CONSTRUCTION

CHICK-FIL-A
I-5 & HWY 20
680 HWY 20
BURLINGTON, WA 98233

FSR#05689

BUILDING TYPE / SIZE:
RELEASE:

NO.	DATE	DESCRIPTION
1	01/31/25	PER SITE PLAN TR

CONSULTANT PROJECT #	23306
PRINTED FOR	
DATE	2025-01-31
DRAWN BY	LRP/TCR

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SHEET
LANDSCAPE DETAILS

SHEET NUMBER
L7 OF 7