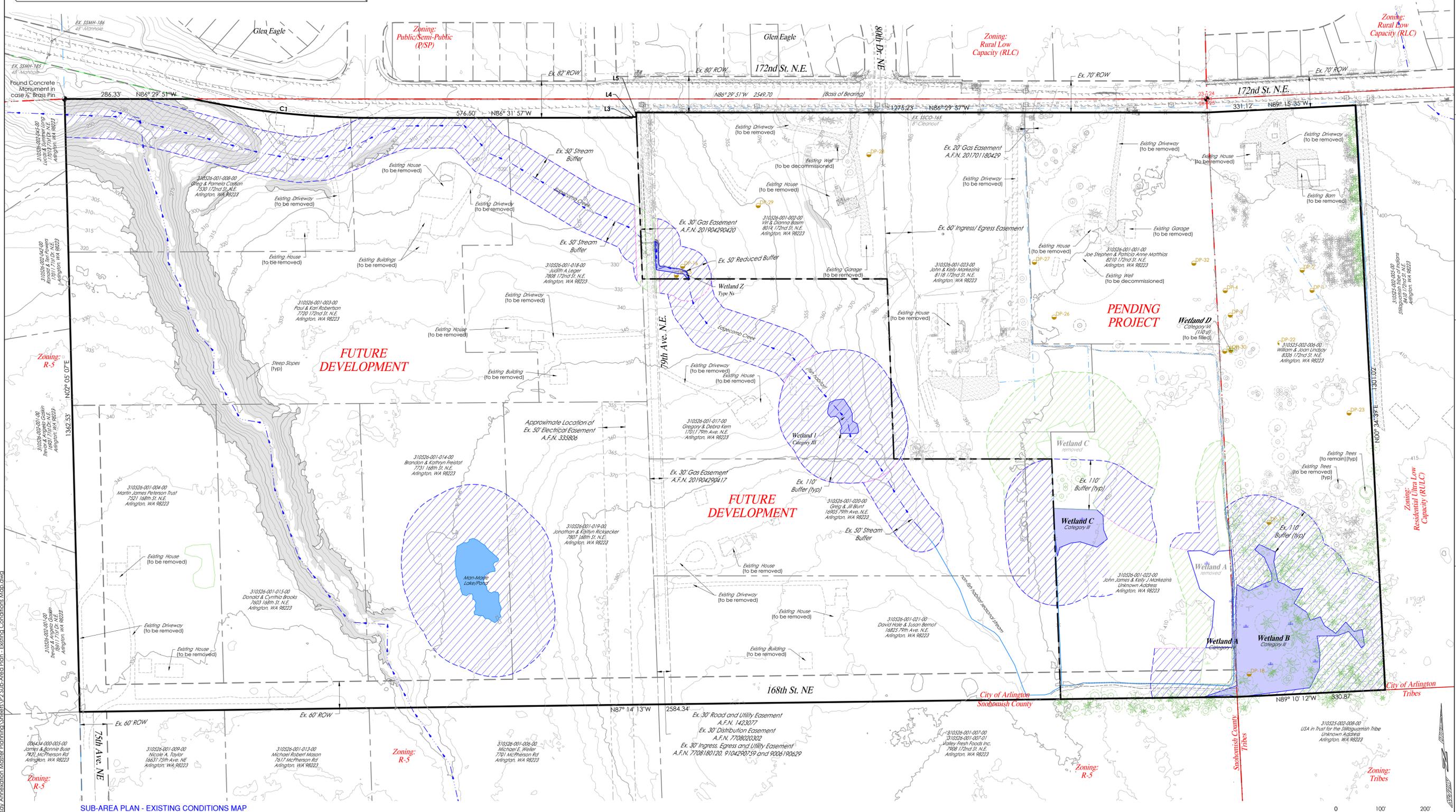




A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND			
	Sub-Area Boundary Line		Existing Wetland
	Pending Project Boundary Line		Existing Wetland Removed
	Existing Section Line		Existing Wetland Buffer
	Existing Right-of-Way Line		Existing Wetland Buffer Removed
	Existing Lot Line		Existing Section Symbol
	Existing Easement Line		Existing Monument
	Existing Road Centerline		Existing Type 1 Catch Basin
	Existing Edge of Asphalt		Existing Sanitary Sewer Manhole
	Existing Sidewalk		Existing Water Hydrant
	Existing Major Contour Line		Existing Water Meters
	Existing Minor Contour Line		Existing Water Filings
	Existing Storm Drainage Line		Existing Power Line
	Existing Creek Line		Existing Telephone Line
	Existing Ditch Line		Existing Gas Line
	Existing Sanitary Sewer Line		Existing Telephone Symbol
	Existing Water Line		Existing Gas Symbol
	Existing Fence		Existing Soil Log
	Existing Power Line		Existing Sign
	Existing Telephone Line		Existing Light
	Existing Gas Line		Existing Mailbox
	Existing Wetland		Existing Trees (to remain)
	Existing Wetland Buffer		Existing Trees (to be removed)
	Existing Wetland Buffer Removed		

Property Line & Curve Table			
Line #/Curve #	Length	Direction/Delta	Radius
C1	406.80	011.956	1949.550
L3	1.69	N03° 28' 03"E	
L4	9.65	N86° 29' 51"W	
L5	10.01	N01° 20' 06"E	

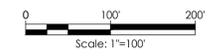


SUB-AREA PLAN - EXISTING CONDITIONS MAP

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG  
1-800-424-5555

**SOILS**  
Tukul Gravelly Medial Loam;  
Hydrologic Soil Group: B  
McKenna Gravelly Silt Loam  
Hydrologic Soil Group: D  
Compact Fill Area to 95% Modified Proctor

**AQUIFER RECHARGE/  
WELL HEAD PROTECTION**  
Low, Over 100



**LAND TECHNOLOGIES**  
18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727

PROJECT LEAD: Merie  
CHECKED BY: Tyler  
DRAWN BY: Merie, Alex  
APPLICATION DATE:  
SITE APPROVAL DATE:  
REVISION DATE:  
LDA APPROVAL:  
LDA ASUILT:

Lindsay Subarea Plan  
7530 172nd St. N.E. Arlington, WA 98223  
A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors  
11201 SE 8th Street, Bellevue, WA 98004

SHEET  
P2 of P11  
24x36

A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

**LEGEND**

- Property in Contract
- Boundary Line
- Existing Section Line
- Existing Right-of-Way Line
- Existing Lot Line
- Existing Easement Line
- Existing Road Centerline
- Existing Edge of Asphalt
- Existing Wetland
- Existing Wetland Removed
- Wetland Addition
- Existing Wetland Excavation
- Existing Wetland Buffer
- Existing Wetland Buffer Removed
- Wetland Buffer Addition
- Residential Usable Open Space (RUOS)
- Unqualified Open Space (OS)
- Private Open Space



SUB-AREA PLAN - OPEN SPACE

**TRACT ACRONYMS**

SWM Stormwater Management

**TRACT ANALYSIS**

Tract	Description	Area (sf)	Area (ac)	SWM
Tract 989	Residential Usable Open Space, SWM	12,718	(0.29 ac)	0.3%
Tract 988	Residential Usable Open Space, SWM	989	(0.02 ac)	0.0%
Tract 987	Residential Usable Open Space, SWM	19,248	(0.44 ac)	0.5%
Tract 986	Residential Usable Open Space, SWM	19,081	(0.44 ac)	0.5%
Tract 985	Residential Usable Open Space, SWM	1,219	(0.03 ac)	0.0%
Tract 984	Residential Usable Open Space, SWM	63,155	(1.45 ac)	1.7%
Tract 983	Residential Usable Open Space, SWM	2,342	(0.05 ac)	0.1%
Tract 893	Residential Usable Open Space, SWM	36,362	(0.83 ac)	1.0%
Tract 892	Residential Usable Open Space, SWM	49,679	(1.14 ac)	1.3%
Tract 891	Residential Usable Open Space, SWM	14,994	(0.34 ac)	0.4%
Tract 890	Residential Usable Open Space, SWM	13,917	(0.32 ac)	0.4%
Tract 889	Residential Usable Open Space, SWM	10,007	(0.23 ac)	0.3%
Tract 888	Residential Usable Open Space, SWM	27,550	(0.63 ac)	0.8%
Tract 887	Residential Usable Open Space, SWM	29,472	(0.68 ac)	0.8%
Tract 886	Residential Usable Open Space, SWM	10,587	(0.24 ac)	0.3%
Tract 885	Residential Usable Open Space, SWM	2,088	(0.05 ac)	0.1%
Tract 884	Residential Usable Open Space, SWM	1,929	(0.04 ac)	0.1%
Tract 883	Residential Usable Open Space, SWM	1,625	(0.04 ac)	0.0%
Tract 882	Residential Usable Open Space, SWM	102,670	(2.36 ac)	2.7%
Tract 881	Residential Usable Open Space, SWM	17,219	(0.40 ac)	0.5%
Tract 880	Residential Usable Open Space, SWM	27,400	(0.63 ac)	0.7%
Tract 879	Residential Usable Open Space, SWM	2,889	(0.07 ac)	0.1%
Tract 878	Residential Usable Open Space, SWM	4,985	(0.11 ac)	0.1%
<b>TOTAL RUOS &amp; SWM</b>		<b>454,406</b>	<b>(10.43 ac)</b>	<b>11.9%</b>
Tract 979	Unqualified Open Space, SWM	1,357	(0.03 ac)	0.0%
Tract 978	Unqualified Open Space, SWM	10,158	(0.23 ac)	0.3%
Tract 977	Unqualified Open Space, SWM	9,679	(0.22 ac)	0.3%
Tract 976	Unqualified Open Space, SWM	10,441	(0.24 ac)	0.3%
Tract 975	Unqualified Open Space, SWM	1,218	(0.03 ac)	0.0%
Tract 974	Unqualified Open Space, SWM	1,216	(0.03 ac)	0.0%
Tract 973	Unqualified Open Space, SWM	1,462	(0.03 ac)	0.0%

Tract 972	Unqualified Open Space, SWM	1,239	(0.03 ac)	0.0%
Tract 971	Unqualified Open Space, SWM	1,770	(0.04 ac)	0.0%
Tract 970	Unqualified Open Space, SWM	1,218	(0.03 ac)	0.0%
Tract 969	Unqualified Open Space, SWM	7,934	(0.18 ac)	0.2%
Tract 877	Unqualified Open Space, SWM	1,760	(0.04 ac)	0.0%
Tract 876	Unqualified Open Space, SWM	1,800	(0.04 ac)	0.0%
Tract 875	Unqualified Open Space, SWM	1,597	(0.04 ac)	0.0%
Tract 874	Unqualified Open Space, SWM	901	(0.02 ac)	0.0%
Tract 873	Unqualified Open Space, SWM	902	(0.02 ac)	0.0%
Tract 872	Unqualified Open Space, SWM	905	(0.02 ac)	0.0%
Tract 871	Unqualified Open Space, SWM	901	(0.02 ac)	0.0%
Tract 870	Unqualified Open Space, SWM	900	(0.02 ac)	0.0%
Tract 869	Unqualified Open Space, SWM	1,758	(0.04 ac)	0.0%
Tract 868	Unqualified Open Space, SWM	2,128	(0.05 ac)	0.1%
Tract 867	Unqualified Open Space, SWM	20,885	(0.48 ac)	0.5%
Tract 866	Unqualified Open Space, SWM	1,739	(0.04 ac)	0.0%
Tract 865	Unqualified Open Space, SWM	1,048	(0.02 ac)	0.0%
Tract 864	Unqualified Open Space, SWM	984	(0.02 ac)	0.0%
Tract 863	Unqualified Open Space, SWM	859	(0.02 ac)	0.0%
Tract 862	Unqualified Open Space, SWM	1,152	(0.03 ac)	0.0%
Tract 861	Unqualified Open Space, SWM	3,930	(0.09 ac)	0.1%
Tract 860	Unqualified Open Space, SWM	2,479	(0.06 ac)	0.1%
Tract 859	Unqualified Open Space, SWM	1,758	(0.04 ac)	0.0%
Tract 858	Unqualified Open Space, SWM	5,022	(0.12 ac)	0.1%
Tract 857	Unqualified Open Space, SWM	1,062	(0.02 ac)	0.0%
Tract 856	Unqualified Open Space, SWM	1,616	(0.04 ac)	0.0%
Tract 855	Unqualified Open Space, SWM	967	(0.02 ac)	0.0%
Tract 854	Unqualified Open Space, SWM	1,012	(0.02 ac)	0.0%
Tract 853	Unqualified Open Space, SWM	1,042	(0.02 ac)	0.0%
Tract 852	Unqualified Open Space, SWM	8,475	(0.19 ac)	0.2%
<b>TOTAL UOS &amp; SWM</b>		<b>1,036,802</b>	<b>(23.80 ac)</b>	<b>27.2%</b>

Tract 999	Critical Area	322,985	(7.41 ac)	8.5%
Tract 998	Critical Area	4,174	(0.10 ac)	0.1%
Tract 997	Critical Area	10,266	(0.24 ac)	0.3%
Tract 899	Critical Area	445,578	(10.23 ac)	11.7%
Tract 898	Critical Area	109,629	(2.52 ac)	2.9%
Tract 897	Critical Area	236,053	(5.42 ac)	6.2%
<b>TOTAL CRITICAL AREA</b>		<b>1,128,685</b>	<b>(25.91 ac)</b>	<b>29.6%</b>
25% of 10% of Total Area of Development				
		95,273	(2.19 ac)	2.5%
Tract 896	Utility Easement/Distribution Line, SWM	54,603	(1.25 ac)	1.4%
Tract 895	Utility Easement/Distribution Line, SWM	25,708	(0.59 ac)	0.7%
Tract 894	Utility Easement/Distribution Line, SWM	15,042	(0.35 ac)	0.4%
<b>TOTAL UTILITY EASEMENTS</b>		<b>95,353</b>	<b>(2.19 ac)</b>	<b>2.5%</b>
Tract 966	Drive Aisle Tract	16,169	(0.37 ac)	0.4%
Tract 965	Private Road Tract	4,655	(0.11 ac)	0.1%
Tract 965	Private Road Tract	4,664	(0.11 ac)	0.1%
Tract 851	Drive Aisle Tract	31,882	(0.73 ac)	0.8%
Tract 850	Private Road Tract	35,194	(0.83 ac)	0.9%
Tract 849	Private Road Tract	8,013	(0.18 ac)	0.2%
Tract 848	Private Road Tract	3,113	(0.07 ac)	0.1%
Tract 847	Private Road Tract	9,442	(0.22 ac)	0.2%
Tract 846	Private Road Tract	7,145	(0.16 ac)	0.2%
<b>TOTAL PRIVATE ROAD TRACTS</b>		<b>121,276</b>	<b>(2.78 ac)</b>	<b>3.2%</b>

**OPEN SPACE ANALYSIS - AMC 20.52.024**

Open Space	Percent (%)	Required	Provided
<b>Total Site Area - Sub-Area</b>		<b>3,810,914</b>	
<b>Open Space</b>	<b>10.00%</b>	<b>381,091</b>	
Residential Usable Open Space	11.92%		454,406
Unqualified Open Space	27.21%		1,036,802
Total Critical Area	29.62%		1,128,685
25% of 10% of Total Area of Development	2.50%		95,273
Utility Easement	2.50%		95,353
<b>TOTAL OPEN SPACE PROVIDED</b>	<b>76.93%</b>		<b>2,931,795</b>
<b>TOTAL RESIDENTIAL USABLE OPEN SPACE PROVIDED</b>	<b>14.42%</b>		<b>549,679</b>

**CRITICAL AREA ANALYSIS**

Wetland A (Cat. III)	22,644	(0.52 ac)	1.6%
Wetland B (Cat. III)	44,557	(1.02 ac)	3.2%
Wetland C (Cat. III)	29,727	(0.68 ac)	2.1%
Wetlands A/C Addition	42,889	(0.98 ac)	3.1%
New Wetlands A/C (Cat. III)	95,259	(2.19 ac)	6.8%
Wetland I (Cat. III)	3,024	(0.07 ac)	0.2%
Wetland Z (Cat. IV)	1,079	(0.02 ac)	0.1%
<b>Total Wetland Area</b>	<b>143,919</b>	<b>(3.30 ac)</b>	<b>10.2%</b>
Wetlands A/B Buffer (Existing)	96,027	(2.20 ac)	6.8%
Wetland C Buffer (Existing)	63,341	(1.45 ac)	4.5%
Wetlands A/B/C Addition	66,400	(1.52 ac)	4.7%
New Wetlands A/B/C Buffer	225,768	(5.18 ac)	16.1%
Wetland I Buffer (Existing)	64,137	(1.47 ac)	4.6%
Wetland Z Buffer (Existing)	13,607	(0.31 ac)	1.0%
Stream Z Buffer (Existing)	177,811	(4.08 ac)	12.7%
Wetlands C/1/2/Stream Addition	113,259	(2.60 ac)	8.1%
New Wetlands C/1/2/Stream Buffer	368,813	(8.47 ac)	26.2%
<b>Total Wetland Buffer Area</b>	<b>594,581</b>	<b>(13.65 ac)</b>	<b>42.3%</b>
<b>Total Wetland &amp; Buffer Area</b>	<b>738,500</b>	<b>(16.95 ac)</b>	<b>52.5%</b>
25% of 10% Development Area used as RUOS	95,273	(2.19 ac)	6.8%

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1-800-424-5555

**LAND TECHNOLOGIES**  
18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727

**LAND TECHNOLOGIES**  
MAKING A WAY OUT OF NO WAY

PROJECT LEAD: Merie  
CHECKED BY: Tyler  
DRAWN BY: Merie, Alex  
APPLICATION DATE: -  
SITE APPROVAL DATE: -  
REVISION DATE: -  
LDA APPROVAL: -  
AS BUILT: -

Lindsay Subarea Plan  
2530 172nd St. N.E. Arlington, WA 98223  
A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors  
11201 SE 8th Street, Bellevue, WA 98004

**SUB-AREA PLAN - OPEN SPACE**

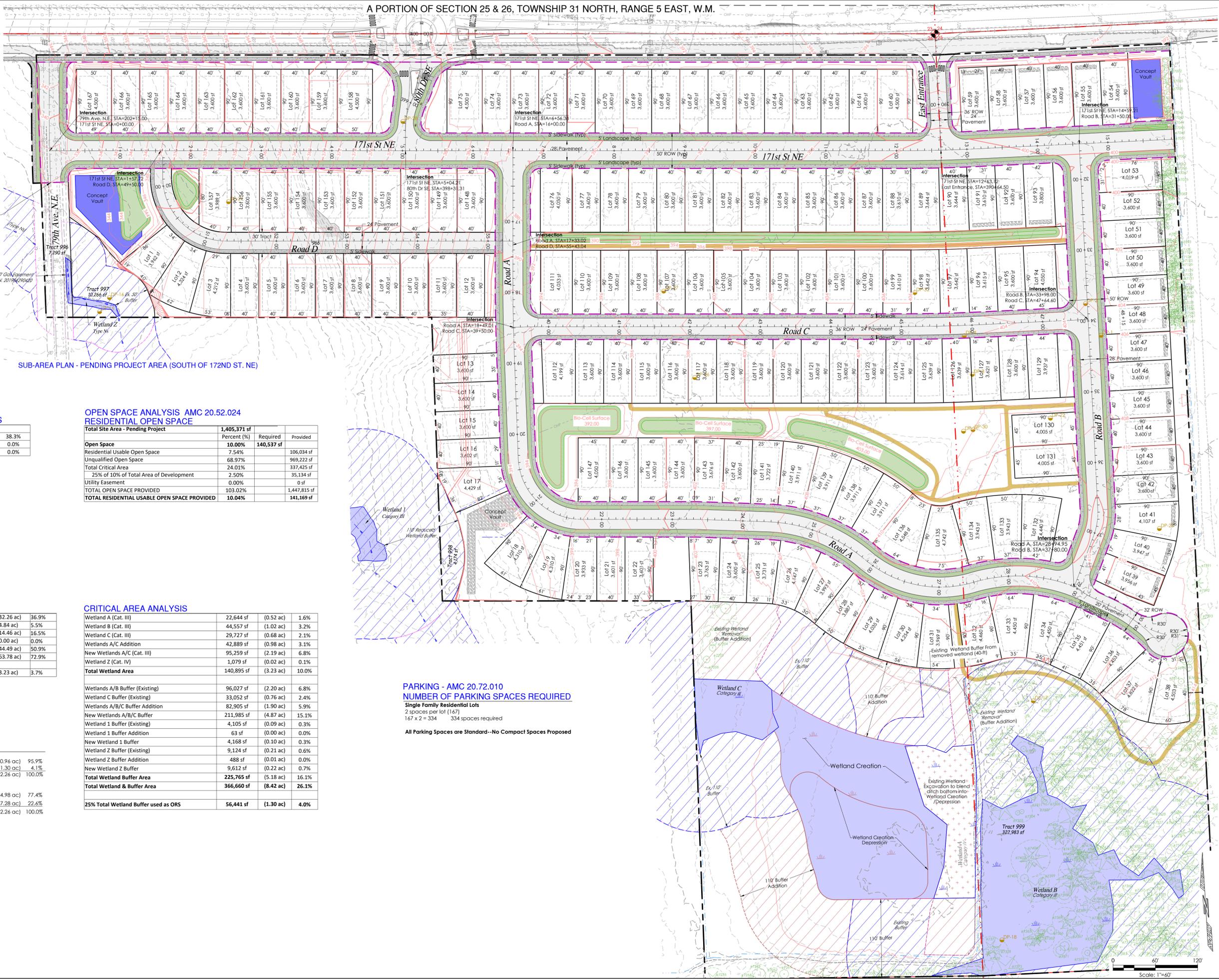
SHEET  
P3 of P11  
24x36

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A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

**LEGEND**

- Boundary Line
- Existing Section Line
- Existing Right-of-Way Line
- Existing Lot Line
- Existing Easement Line
- Existing Road Centerline
- Existing Edge of Asphalt
- Existing Major Contour Line
- Existing Minor Contour Line
- Existing Wetland
- Wetland Addition
- Existing Wetland Excavation
- Existing Wetland Buffer
- Wetland Buffer Addition



SUB-AREA PLAN - PENDING PROJECT AREA (SOUTH OF 172ND ST. NE)

**UNIT COUNTS AND PERCENTAGES**

Pending Project Unit Yields		
SFR's on Small Lots	167 Units	38.3%
Townhomes	0 Units	0.0%
Multi-Family	0 Units	0.0%

**OPEN SPACE ANALYSIS AMC 20.52.024 RESIDENTIAL OPEN SPACE**

Total Site Area - Pending Project	1,405,371 sf		
Open Space	10.00%	140,537 sf	Provided
Residential Usable Open Space	7.54%	106,034 sf	
Unqualified Open Space	68.97%	969,222 sf	
Total Critical Area	24.01%	337,425 sf	
25% of 10% of Total Area of Development	2.50%	35,134 sf	
Utility Easement	0.00%	0 sf	
TOTAL OPEN SPACE PROVIDED	103.02%	1,447,815 sf	
TOTAL RESIDENTIAL USABLE OPEN SPACE PROVIDED	10.04%	141,169 sf	

**SITE AREA ANALYSIS**

Gross Site Area of Pending Project	1,405,371 sf	(32.26 ac)	36.9%
Area to be Dedicated as ROW	210,650 sf	(4.84 ac)	5.5%
Area in Lots	629,716 sf	(14.46 ac)	16.5%
Area in Units	sf	(0.00 ac)	0.0%
Area in Tracts	1,937,861 sf	(44.49 ac)	50.9%
Total	2,778,227 sf	(63.78 ac)	72.9%
10% of Total Area of Development	140,537 sf	(3.23 ac)	3.7%

**CRITICAL AREA ANALYSIS**

Wetland A (Cat. III)	22,644 sf	(0.52 ac)	1.6%
Wetland B (Cat. III)	44,557 sf	(1.02 ac)	3.2%
Wetland C (Cat. III)	29,727 sf	(0.68 ac)	2.1%
Wetlands A/C Addition	42,889 sf	(0.98 ac)	3.1%
New Wetlands A/C (Cat. III)	95,259 sf	(2.19 ac)	6.8%
Wetland Z (Cat. IV)	1,079 sf	(0.02 ac)	0.1%
<b>Total Wetland Area</b>	<b>140,895 sf</b>	<b>(3.23 ac)</b>	<b>10.0%</b>
Wetlands A/B Buffer (Existing)	96,027 sf	(2.20 ac)	6.8%
Wetland C Buffer (Existing)	33,052 sf	(0.76 ac)	2.4%
Wetlands A/B/C Buffer Addition	82,905 sf	(1.90 ac)	5.9%
New Wetlands A/B/C Buffer	211,985 sf	(4.87 ac)	15.1%
Wetland 1 Buffer (Existing)	4,105 sf	(0.09 ac)	0.3%
Wetland 1 Buffer Addition	63 sf	(0.00 ac)	0.0%
New Wetland 1 Buffer	4,168 sf	(0.10 ac)	0.3%
Wetland 2 Buffer (Existing)	9,124 sf	(0.21 ac)	0.6%
Wetland 2 Buffer Addition	488 sf	(0.01 ac)	0.0%
New Wetland 2 Buffer	9,612 sf	(0.22 ac)	0.7%
<b>Total Wetland Buffer Area</b>	<b>225,765 sf</b>	<b>(5.18 ac)</b>	<b>16.1%</b>
<b>Total Wetland &amp; Buffer Area</b>	<b>366,660 sf</b>	<b>(8.42 ac)</b>	<b>26.1%</b>
<b>25% Total Wetland Buffer used as ORS</b>	<b>56,441 sf</b>	<b>(1.30 ac)</b>	<b>4.0%</b>

**PARKING - AMC 20.72.010**  
**NUMBER OF PARKING SPACES REQUIRED**  
 Single Family Residential Lots  
 2 spaces per lot (167)  
 167 x 2 = 334 334 spaces required  
 All Parking Spaces are Standard--No Compact Spaces Proposed

**VEGETATIVE ANALYSIS**

EXISTING:			
Forested areas=	1,348,536.0 sf	(30.96 ac)	95.9%
Building & Gravel areas=	56,835.0 sf	(1.30 ac)	4.1%
Total=	1,405,371.0 sf	(32.26 ac)	100.0%
PROPOSED:			
Landscaped areas=	1,088,071.0 sf	(24.98 ac)	77.4%
Building & Driveway areas=	317,300.0 sf	(7.28 ac)	22.6%
Total=	1,405,371.0 sf	(32.26 ac)	100.0%

**SOILS**  
 Tokul Gravelly Medial Loam;  
 Hydrologic Soil Group: B  
 Tokul-Winston Gravelly Loam;  
 Hydrologic Soil Group: C  
 Compact Fill Area to 95%  
 Modified Proctor

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Lindsay Subarea Plan  
 7530 172nd St. N.E., Arlington, WA 98223  
 A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors  
 11201 SE 8th Street, Bellevue, WA 98004

**SUB-AREA PLAN - PENDING PROJECT AREA**

P4 SHEET  
 of P11  
 24x36

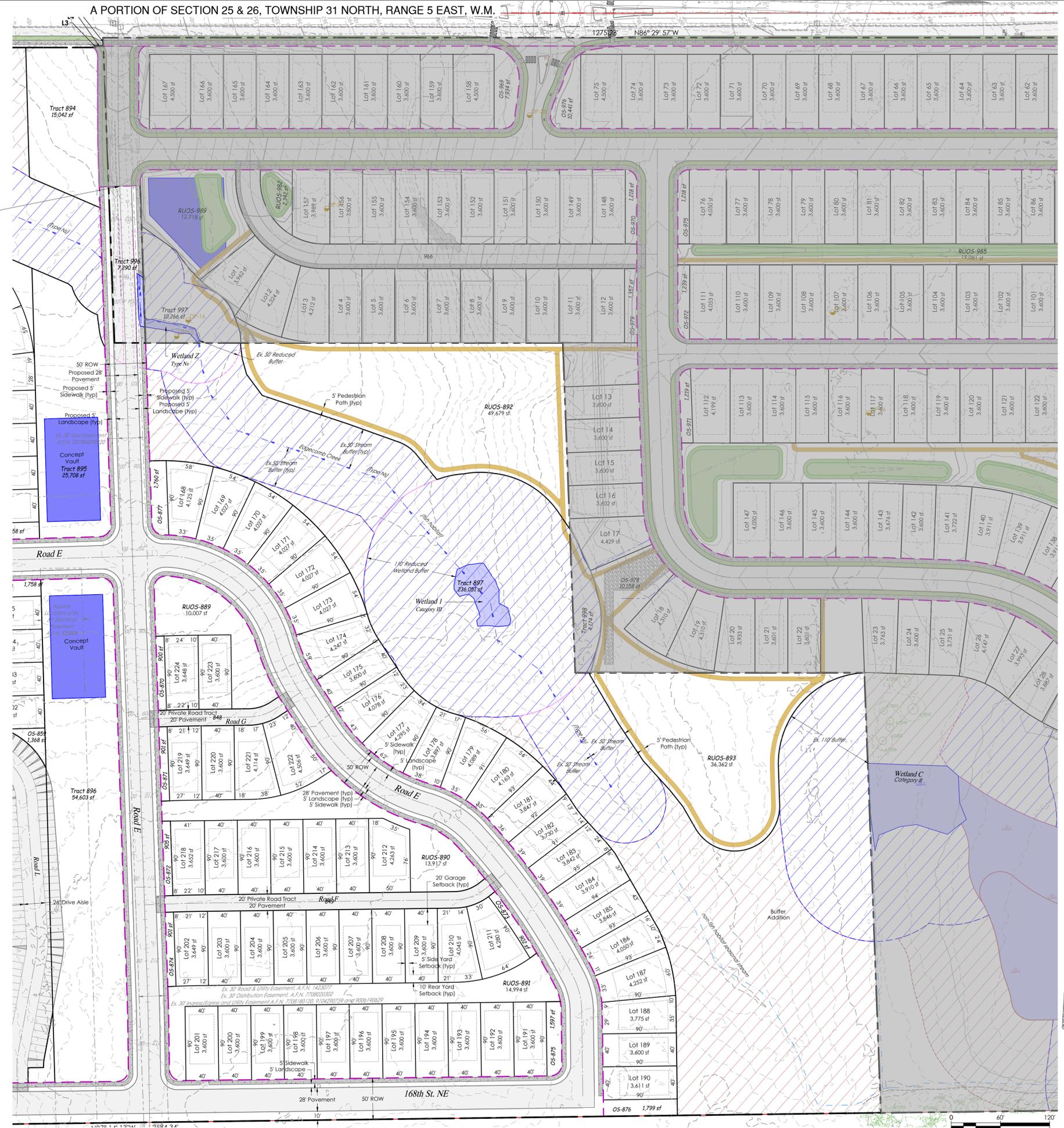
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2/10/2025 9:03 AM

**LEGEND**

- Property in Contract Boundary Line
- Existing Section Line
- Existing Right-of-Way Line
- Existing Lot Line
- Existing Easement Line
- Existing Road Centerline
- Existing Edge of Asphalt
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- Existing Wetland Removed
- Existing Wetland Buffer
- Wetland Buffer Addition
- Existing Wetland Buffer Removed

A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



**UNIT COUNTS AND PERCENTAGES (FUTURE)**

Future Development Unit Yields	Count	Percentage
SFR's on Small Lots	138 Lots	31.7%
Townhomes	87 Units	20.0%
Multi-Family	44 Units	9.9%

**OPEN SPACE ANALYSIS AMC 20.52.024 RESIDENTIAL OPEN SPACE**

Total Site Area - Future Project	2,405,543 sf	Percent (%)	Required	Provided
Open Space	10.00%		240,554 sf	
Residential Usable Open Space	14.48%			348,372 sf
Unqualified Open Space	2.81%			67,580 sf
Total Critical Area	32.89%			791,260 sf
25% of 10% of Total Area of Development	2.50%			60,139 sf
Utility Easement	3.96%			95,353 sf
TOTAL OPEN SPACE PROVIDED	56.65%			1,362,704 sf
TOTAL RESIDENTIAL USABLE OPEN SPACE PROVIDED	16.98%			408,511 sf

**PARKING - AMC 20.72.010 NUMBER OF PARKING SPACES REQUIRED**

**Single Family Residential Lots**  
2 spaces per lot (138)  
138 x 2 = 276 276 spaces required

**Townhomes**  
16' wide units = 2.25 spaces per unit (87 units)  
87 x 2.25 = 195.75 196 spaces required 174 tandem spaces provided

1 additional space for every 4 units in the development.  
87 / 4 = 21.75 guest spaces required

Base	Required	Provided
Base	196	174 in garages
Guest	22	87 in driveways
<b>Total Parking</b>	<b>218</b>	<b>261</b>

**All Parking Spaces are Standard--No Compact Spaces Proposed**

**Apartments**  
2.25 spaces per unit (44 units)  
44 x 2.25 = 99 99 spaces required

1 additional space for every 4 units in the building.  
44 / 4 = 11 guest spaces required

Base	Required	Provided
Base	99	XX
Guest	11	XX
<b>Total Parking</b>	<b>110</b>	<b>XX</b>

**All Parking Spaces are Standard--No Compact Spaces Proposed**

**SITE AREA ANALYSIS**

Gross Site Area of Future Project	2,405,543 sf	(55.22 ac)	63.1%
Area to be Dedicated as ROW <td>343,893 sf</td> <td>(7.89 ac)</td> <td>9.0%</td>	343,893 sf	(7.89 ac)	9.0%
Area in Lots <td>536,024 sf</td> <td>(12.31 ac)</td> <td>14.1%</td>	536,024 sf	(12.31 ac)	14.1%
Area in Units <td>152,769 sf</td> <td>(3.51 ac)</td> <td>4.0%</td>	152,769 sf	(3.51 ac)	4.0%
Area in Tracts <td>51 sf</td> <td>(0.00 ac)</td> <td>0.0%</td>	51 sf	(0.00 ac)	0.0%
<b>Total</b>	<b>1,032,687 sf</b>	<b>(23.71 ac)</b>	<b>27.1%</b>
10% of Total Area of Development	240,554 sf	(5.52 ac)	6.3%

**CRITICAL AREA ANALYSIS**

FUTURE PROJECT	Area	Acres	Percentage
Wetland I (Cat. III)	3,024 sf	(0.07 ac)	0.2%
Stream Z (Cat. IV)	1,079 sf	(0.02 ac)	0.1%
<b>Total Wetland Area</b>	<b>4,103 sf</b>	<b>(0.09 ac)</b>	<b>0.3%</b>
Wetland C Buffer (Existing)	29,911 sf	(0.69 ac)	2.1%
Wetland 1 Buffer (Existing)	63,055 sf	(1.45 ac)	4.5%
Wetland 2 Buffer (Existing)	4,483 sf	(0.10 ac)	0.3%
Wetland Stream Buffer (Existing)	177,811 sf	(4.08 ac)	12.7%
Wetlands C/1/2/Stream Addition	113,259 sf	(2.60 ac)	8.1%
New Wetlands C/1/2/Stream Buffer	275,261 sf	(6.32 ac)	19.6%
<b>Total Wetland Buffer Area</b>	<b>305,172 sf</b>	<b>(7.01 ac)</b>	<b>21.7%</b>
<b>Total Wetland &amp; Buffer Area</b>	<b>309,275 sf</b>	<b>(7.10 ac)</b>	<b>22.0%</b>

25% Total Wetland Buffer used as ORS  
76,293 sf (1.75 ac) 5.4%

**SOILS**

Tokul Gravelly Medial Loam;  
Hydrologic Soil Group: B  
Tokul-Winston Gravelly Loam;  
Hydrologic Soil Group: C  
Compact Fill Area to 95%  
Modified Proctor

**AQUIFER RECHARGE/  
WELL HEAD PROTECTION**  
Low, Over 100

CALL AT LEAST 2  
BUSINESS DAYS  
BEFORE YOU DIG  
1-800-424-5555

**LAND TECHNOLOGIES**  
18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727

MAKING A WAY OUT OF NO WAY

PROJECT LEAD: Merie  
CHECKED BY: Tyler  
DRAWN BY: Mer, Alex  
APPLICATION DATE: -  
SITE APPROVAL DATE: -  
REVISION DATE: -  
LDA APPROVAL: -  
AS BUILT: -

Lindsay Subarea Plan  
7530 172nd St. N.E. Arlington, WA 98223  
A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors  
11201 SE 8th Street, Bellevue, WA 98004

SHEET  
P5 of P11  
24x36

SUB-AREA PLAN - FUTURE DEVELOPMENT AREA (EAST) (SOUTH OF 172ND ST. NE)

Scale: 1"=60'

2/10/2025 9:03 AM

Z:\MJS Investors - Lindsay Annexation Master Planning\Sheets\PS Sub-Area Plan - Future Development Areas (West).dwg

**LEGEND**

- Property in Contract Boundary Line
- Existing Section Line
- Existing Right-of-Way Line
- Existing Lot Line
- Existing Easement Line
- Existing Road Centerline
- Existing Edge of Asphalt
- Existing Major Contour Line
- Existing Minor Contour Line
- Existing Wetland
- Wetland Addition
- Existing Wetland Removal
- Existing Wetland Buffer
- Wetland Buffer Addition
- Existing Wetland Buffer Removal

**UNIT COUNTS AND PERCENTAGES**

Future Development Unit Yields		
SFR's on Small Lots	138 Lots	31.7%
Townhomes	87 Units	20.0%
Multi-Family	44 Units	9.9%

**OPEN SPACE ANALYSIS AMC 20.52.024 RESIDENTIAL OPEN SPACE**

Total Site Area - Future Project	2,405,543 sf		
Open Space	Percent (%)	Required	Provided
Residential Usable Open Space	14.48%	348,372 sf	67,580 sf
Unqualified Open Space	2.81%	791,260 sf	60,139 sf
Total Critical Area	32.89%	60,139 sf	95,353 sf
25% of 10% of Total Area of Development	2.50%	95,353 sf	1,362,704 sf
Utility Easement	3.96%	95,353 sf	408,511 sf
TOTAL OPEN SPACE PROVIDED	56.65%	1,362,704 sf	
TOTAL RESIDENTIAL USABLE OPEN SPACE PROVIDED	16.98%	408,511 sf	

**PARKING - AMC 20.72.010 NUMBER OF PARKING SPACES REQUIRED**

**Single Family Residential Lots**  
2 spaces per lot (138)  
138 x 2 = 276 276 spaces required

**Townhomes**  
16' wide units = 2.25 spaces per unit (87 units)  
87 x 2.25 = 195.75 196 tandem spaces provided

1 additional space for every 4 units in the development.  
87 / 4 = 21.75 guest spaces required

Base	Required	Provided
Guest	176	174 in garages
Guest	22	87 in driveways
<b>Total Parking</b>	<b>218</b>	<b>261</b>

All Parking Spaces are Standard--No Compact Spaces Proposed

**Apartments**  
2.25 spaces per unit (44 units)  
44x2.25 = 99 99 spaces required

1 additional space for every 4 units in the building.  
44 / 4 = 11 guest spaces required

Base	Required	Provided
Guest	99	99
Guest	11	11
<b>Total Parking</b>	<b>110</b>	<b>110</b>

All Parking Spaces are Standard--No Compact Spaces Proposed

**SITE AREA ANALYSIS**

Gross Site Area of Future Project	2,405,543 sf	(55.22 ac)	63.1%
Area to be Dedicated as ROW	343,893 sf	(7.89 ac)	9.0%
Area in Lots	536,024 sf	(12.31 ac)	14.1%
Area in Units	152,769 sf	(3.51 ac)	4.0%
Area in Tracts	sf	(0.00 ac)	0.0%
Total	1,032,687 sf	(23.71 ac)	27.1%
10% of Total Area of Development	240,554 sf	(5.52 ac)	6.3%

**CRITICAL AREA ANALYSIS**

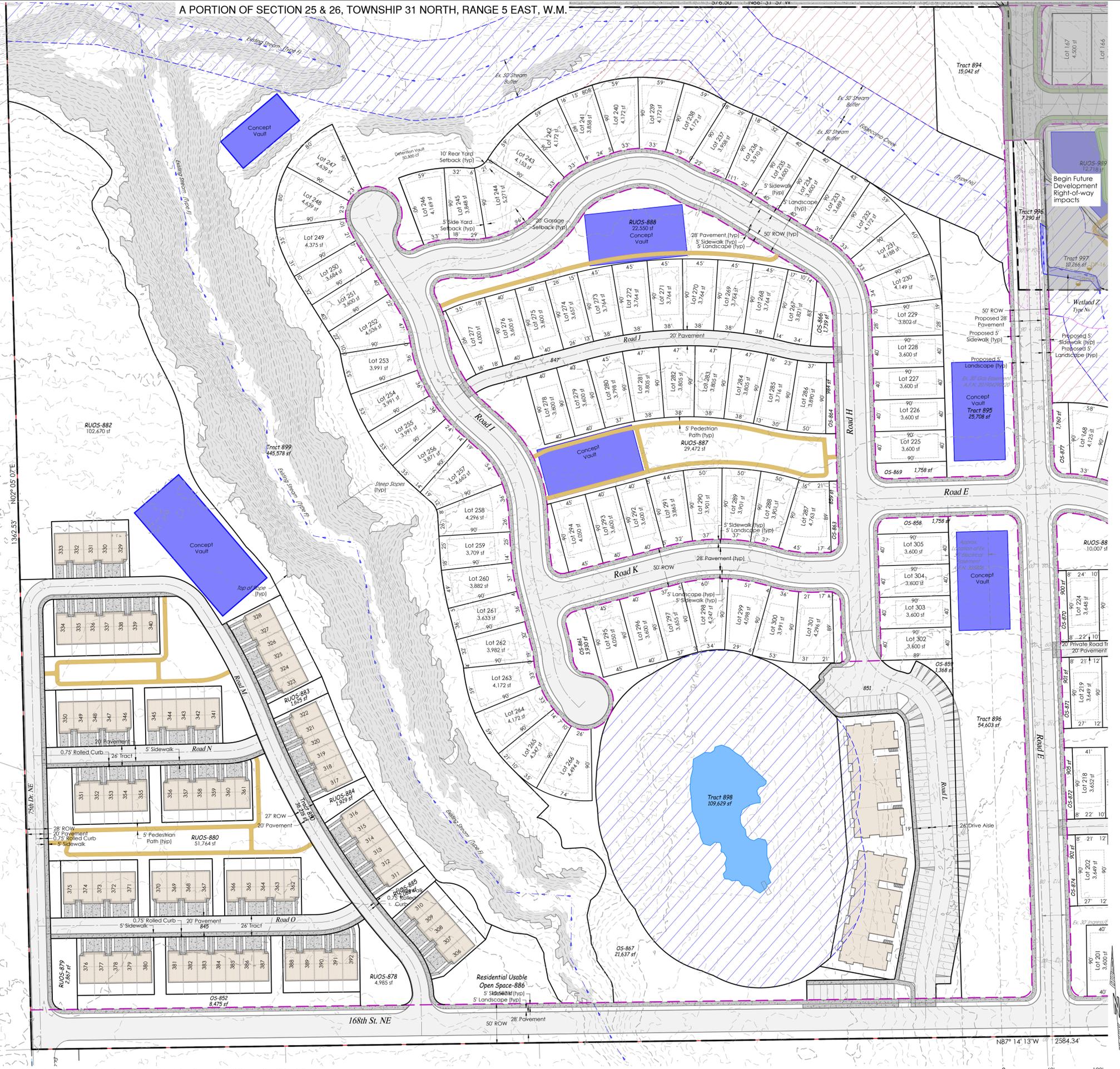
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Modified Proctor

**AQUIFER RECHARGE/  
WELL HEAD PROTECTION**  
Low, Over 100

A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



SUB-AREA PLAN - FUTURE DEVELOPMENT AREAS (WEST) (SOUTH OF 172ND ST. NE)

**LAND TECHNOLOGIES**  
18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727

**LAND TECHNOLOGIES**  
MAKING A WAY OUT OF NO WAY

PROJECT LEAD: Meric  
CHECKED BY: Tyler  
DRAWN BY: Meric, Alex  
APPLICATION DATE: -  
SITE APPROVAL DATE: -  
REVISION DATE: -  
LDA APPROVAL: -  
AS BUILT: -

**MJS Investors**  
11201 SE 8th Street, Bellevue, WA 98004

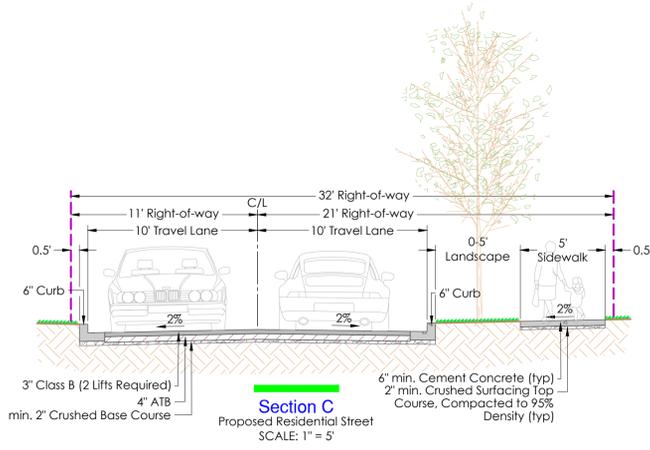
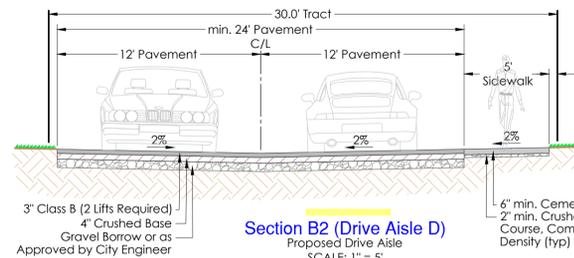
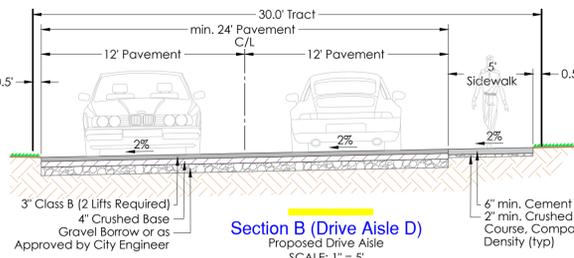
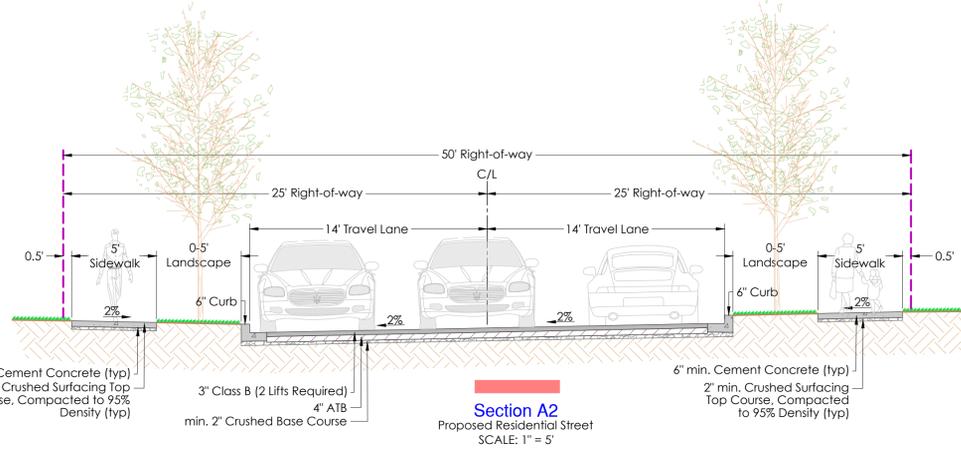
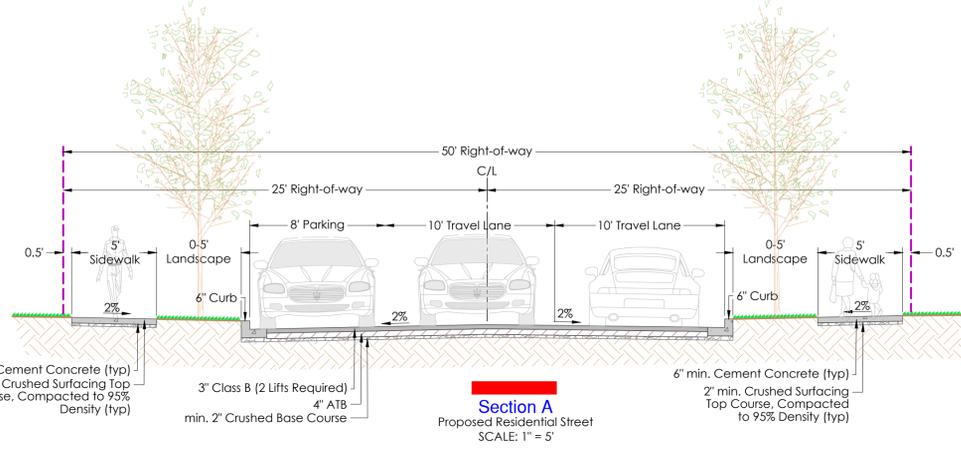
Lindsay Subarea Plan  
7530 172nd St. NE, Arlington, WA 98223  
A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

**SUB-AREA PLAN - FUTURE DEVELOPMENT AREAS (WEST)**

SHEET  
P6 of P11  
24x36

Scale: 1"=60'

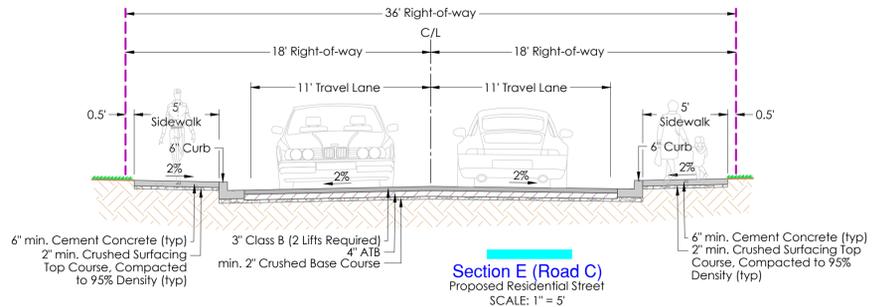
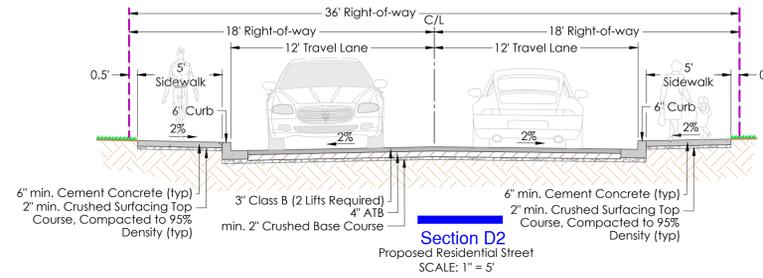
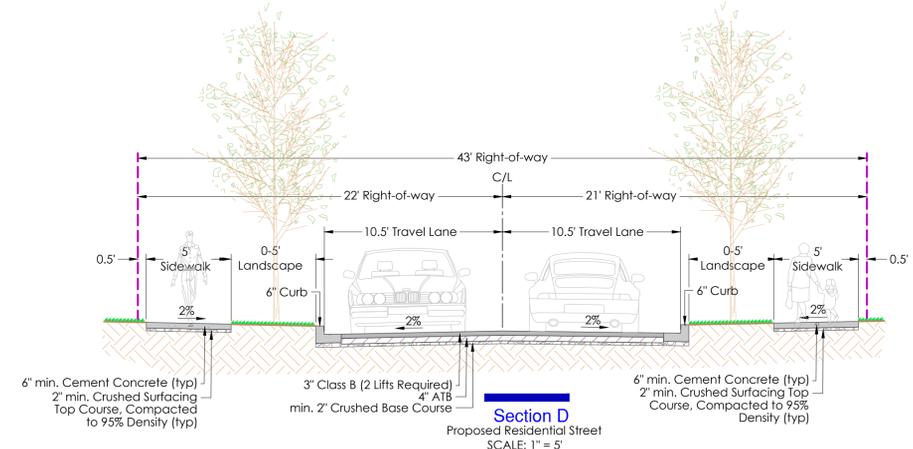
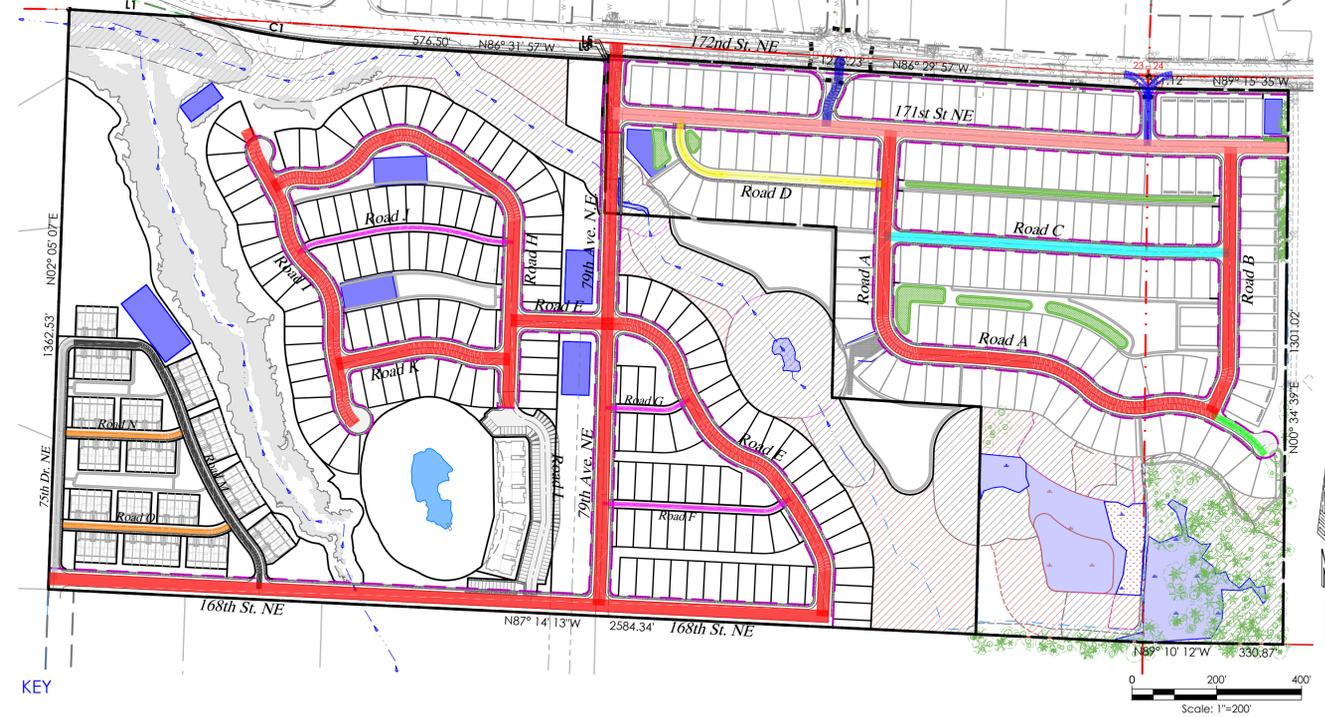




**LEGEND**

- 50' RIGHT-OF-WAY - SECTION A
- 50' RIGHT-OF-WAY - SECTION A2
- 30' TRACT - SECTION B (Drive Aisle D)
- 30' TRACT - SECTION B2 (Drive Aisle D)
- 32' RIGHT-OF-WAY - SECTION C
- 36' RIGHT-OF-WAY - SECTION D
- 36' RIGHT-OF-WAY - SECTION D2
- 43' RIGHT-OF-WAY - SECTION E (Road C)

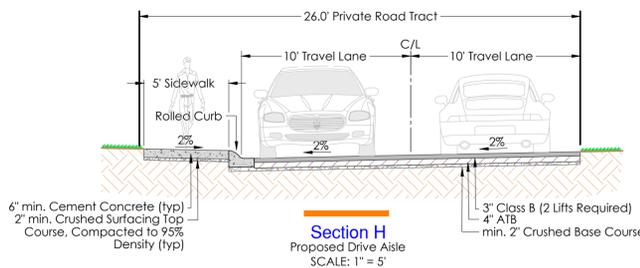
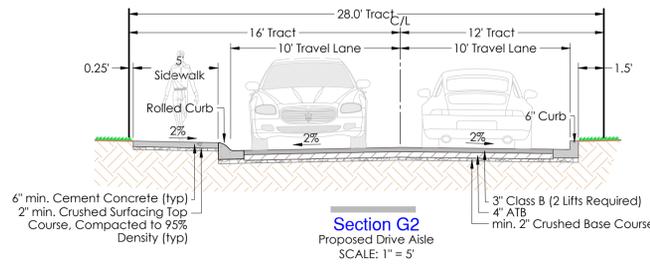
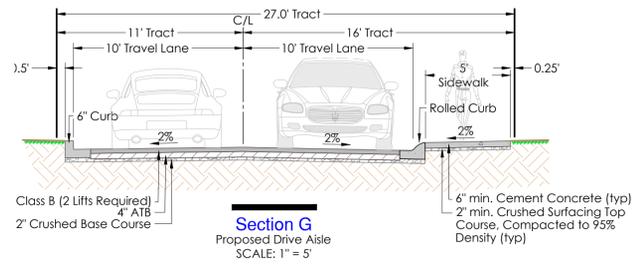
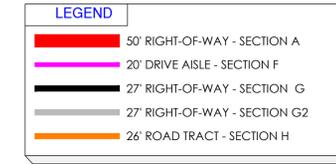
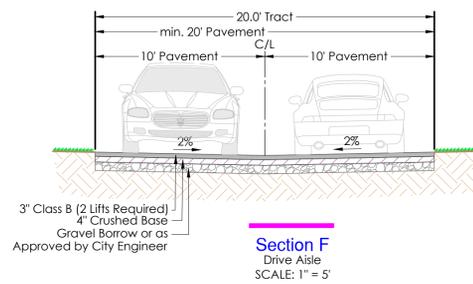
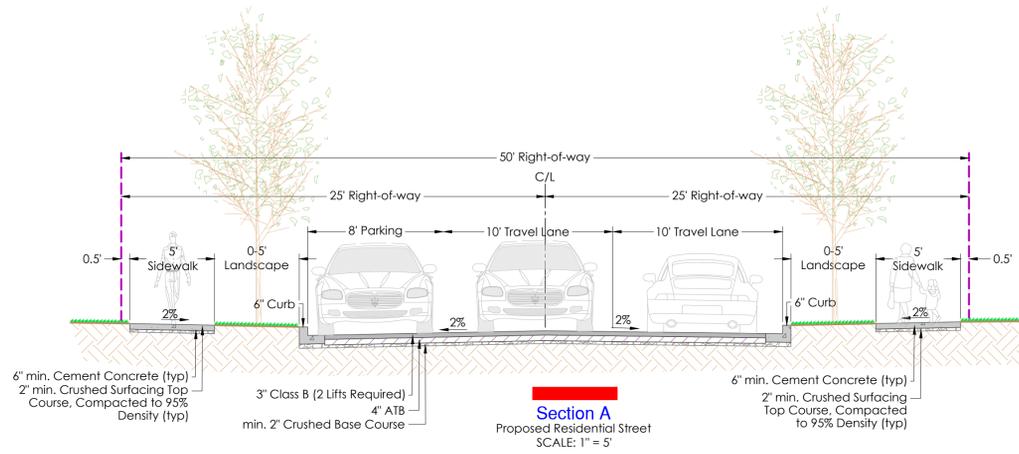
KEY



PROJECT LEAD: Alexie  
 CHECKED BY: Tyler  
 DRAWN BY: Alex  
 APPLICATION DATE: -  
 SITE APPROVAL DATE: -  
 REVISION DATE: -  
 LDA APPROVAL: -  
 AS-BUILT: -

Lindsay Subarea Plan  
 7350 172nd St. NE, Arlington, WA 98223  
 A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors  
 11201 SE 8th Street, Bellevue, WA 98004



**LAND TECHNOLOGIES**  
18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727

PROJECT LEAD: Merie  
CHECKED BY: Tyler  
DRAWN BY: Mer, Alex  
APPLICATION DATE: -  
SITE APPROVAL DATE: -  
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LDA APPROVAL: -  
AS-BUILT: -

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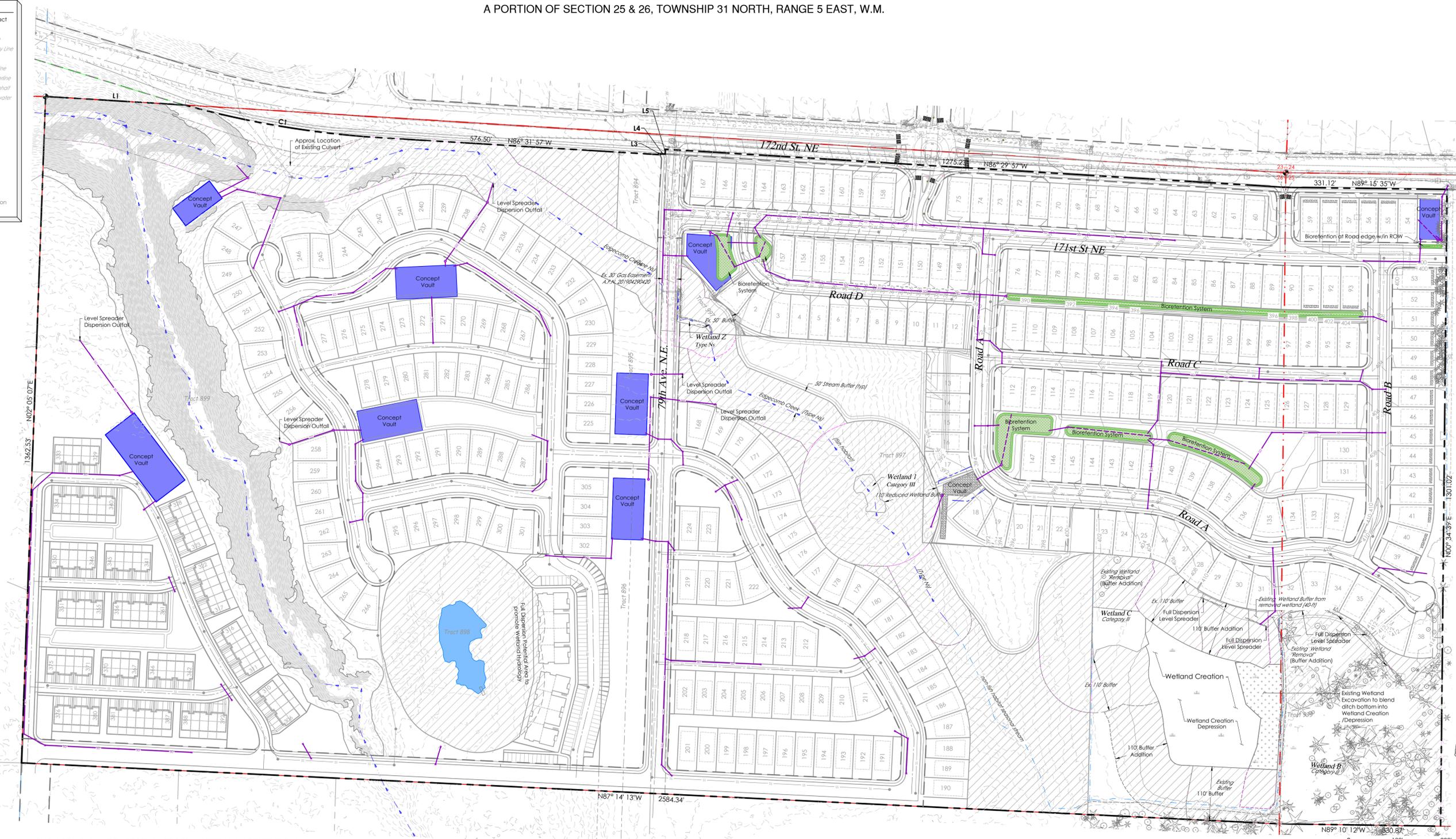
SUB-AREA PLAN - ROAD SECTIONS (FUTURE DEVELOPMENT)

SHEET  
P9 of P11  
24x36

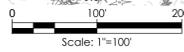
A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

**LEGEND**

- Property in Contract
- Boundary Line
- Existing Section Line
- Existing Right-of-Way Line
- Existing Lot Line
- Existing Easement Line
- Existing Road Centerline
- Existing Edge of Asphalt
- Conceptual Stormwater
- Conceptual Sewer
- Conceptual Water
- Existing Wetland
- Wetland Addition
- Existing Wetland Excavation
- Existing Wetland Buffer
- Wetland Buffer Addition



SUB-AREA PLAN - CONCEPTUAL STORMWATER MANAGEMENT PLAN



Z:\MJS Investors - Lindsay Annexation Master Planning\Sheets\P10 Sub-Area Plan - Conceptual Stormwater Management Plan.dwg

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7530 172nd St. N.E., Arlington, WA 98223  
A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

**SUB-AREA PLAN - CONCEPTUAL STORMWATER MANAGEMENT PLAN**

PROJECT LEAD: Merice  
CHECKED BY: Tyler  
DRAWN BY: Meri, Alex  
APPLICATION DATE: -  
SITE APPROVAL DATE: -  
REVISION DATE: -  
LDA APPROVAL: -  
AS-BUILT: -

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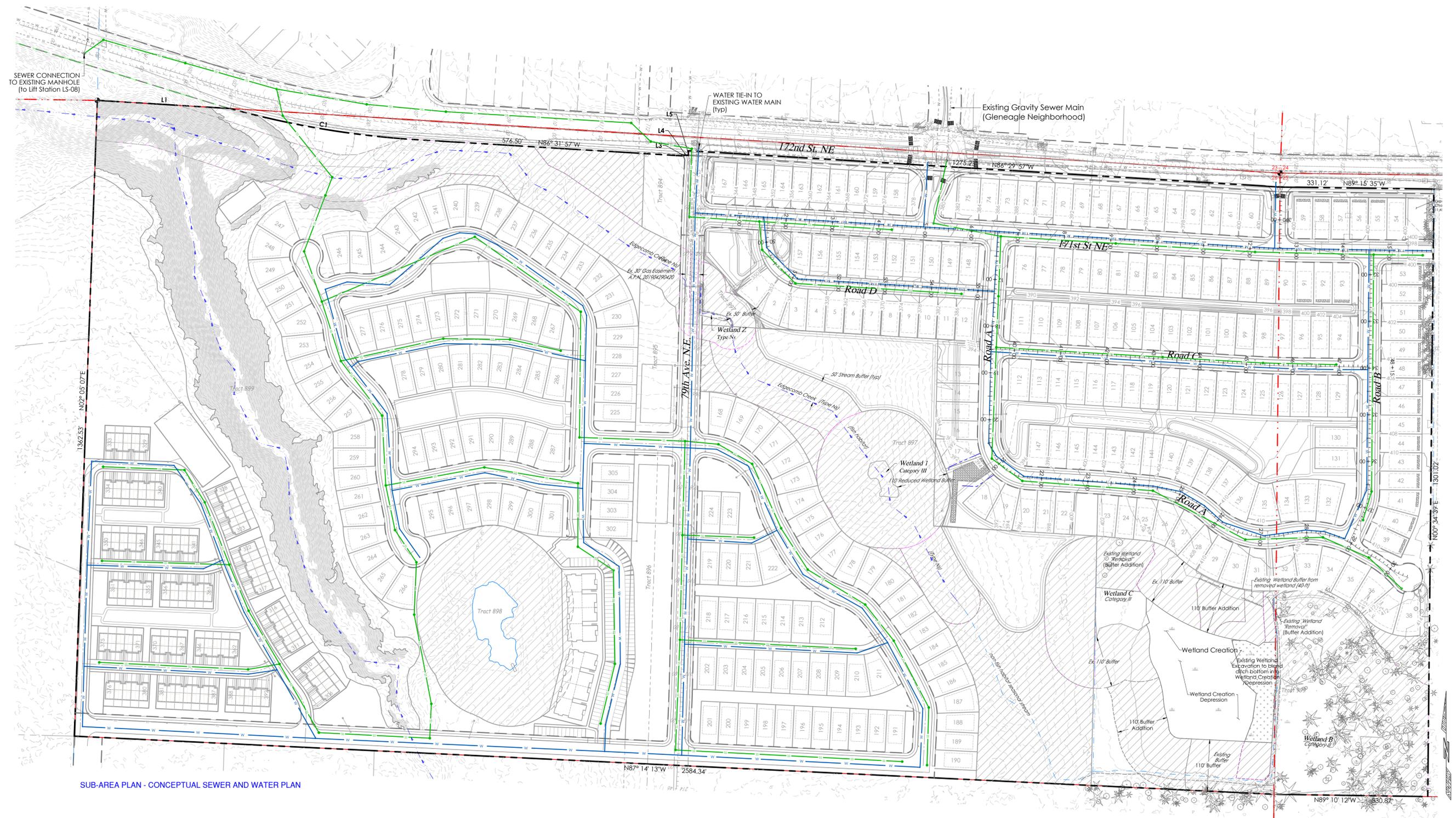
SHEET  
P10 of P11  
24x36

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A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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LEGEND	
	Property in Contract
	Boundary Line
	Existing Section Line
	Existing Right-of-Way Line
	Existing Lot Line
	Existing Easement Line
	Existing Road Centerline
	Existing Edge of Asphalt
	Conceptual Sewer
	Conceptual Water
	Conceptual Stormwater
	Existing Wetland
	Wetland Addition
	Existing Wetland Excavation
	Existing Wetland Buffer
	Wetland Buffer Addition



SUB-AREA PLAN - CONCEPTUAL SEWER AND WATER PLAN

Z:\MJS Investors - Lindsay Annexation Master Planning\Sheets\P11 Sub-Area Plan - Conceptual Sewer and Water Plan.dwg

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

**LAND TECHNOLOGIES**  
 18820 Third Avenue, N.E.  
 Arlington, WA 98223  
 360-652-9727

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SUB-AREA PLAN - CONCEPTUAL SEWER AND WATER PLAN

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