



Lindsay Investments, LLC.  
8118 172nd St NE, Arlington, WA 98223  
PFN # \_\_\_\_\_  
SubArea Plan Submittal: February 2025

**Stormwater Site Plan Report  
for  
Lindsay Subarea Plan  
Lindsay Investments, LLC.**

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# Section 1 – Summary and Minimum Requirements

## 1.1 Project Description

Lindsay Annexation, is a proposed subarea plan development that will reside on 87.5-acres in the City of Arlington. The parcels are owned by various entities and individuals. The eastern portion of the site is owned by Lindsay Investments, LLC. and will be developed separately once the subarea plan has been approved. The subarea plan is located on fifteen different Parcels and bears the address 8118 172nd St NE, Arlington, WA 98223 for the eastern portion of the site. The development will contain around 45-acres impervious surface of which 25-acres will be pollution generating and 20-acres will be non-pollution generating impervious surface.

The purpose of this report and submittal is for a Subarea-wide document to analyze the site, soils, drainages, and elements necessary for a residential development in the Lindsay Subarea. Once this subarea plan has been approved, individual projects may be pursued and developed.

The development of the subarea will consist of apartments, townhomes, single family homes, roads, drive aisles, parking, driveways, and recreational park features. The development will be accessed off of 172<sup>nd</sup> St NE. The proposed neighborhood will include LID stormwater management features and conform to the requirements set forth in Arlington Municipal Code (AMC).

The project will incorporate the preferred options for On-site Stormwater Management to the maximum extent feasible in accordance with the 2019 Stormwater Management Manual for Western Washington (SMMWW). The most preferred option from the Manual is Full Dispersion, BMP T5.30. A portion of the site will incorporate Full Dispersion. The second preferred option for non-pollution generating impervious surface is Rooftop Infiltration BMPs which are not feasible due to the Till soils. Rooftops will be routed to Downspout Dispersion Trenches (BMP T5.10B) where applicable or Bioretention Cells. Pollution Generating Impervious Surfaces are managed with Bioretention Cells (BMP T7.30) to expose stormwater to the native soil column to preserve natural infiltration pathways to the broadest application possible. This is the second preferred option for PGHS. See Minimum Requirement #5 for complete feasibility analysis.

Stormwater generated onsite will be managed via LID BMPs under Minimum Requirement #5 to the maximum extent feasible. Stormwater generated from surfaces exceeding the criteria for Runoff Treatment Control (MR#6) and Flow Control (MR #7) will be first directed to On-Site stormwater BMPs and then managed through conventional stormwater techniques. Stormwater leaving the developed sites will comply with all Minimum Requirements to the maximum extent feasible.

## 1.2 Project Data Summary

Existing and proposed project areas are presented in Table 2 for determination of stormwater management requirements based on prescribed thresholds as outlined in the AMC Section 13.28. Since this is a Preliminary Plat submittal only a Targeted Drainage Report is necessary which addresses MR's 1-5 only.

**Table 1 – Project Location Data**

|                         |   |
|-------------------------|---|
| <b>Project Data:</b>    |   |
| Applicant               | Lindsay Investments, LLC.                 |
| Project Name            | Lindsay Annexation                        |
| Project T.S.R. Location | Section 25, 26, Township 31 N, Range 5 W  |
| Project Address         | 8118 172nd St NE, Arlington, WA 98223     |
| Parcel ID(s)            | 310525-001- #,                            |
| Watershed               | Snohomish, Stillaguamish                  |
| WRIA number             | 7, 5                                      |
| Basin                   | Quilceda Creek, Lower Stillaguamish       |
| Sub-Basin               | Middle Fork Quilceda Creek, Portage Creek |

**Table 2 - Project Theshhold Data Summary**

|   |                                   |
|---|-----------------------------------|
| <b>Project Data:</b>                      |                                   |
| Project Name                              | Lindsay Annexation                |
| <b>Existing Conditions:</b>               |                                   |
| Total Site Area                           | 3,810,914 sf (87.5ac)             |
| <b>Proposed Activity:</b>                 |                                   |
| Proposed Activity                         | Subarea Plan                      |
| Proposed Clearing Area (Total)            | 2,000,000 sf (45.9 ac)            |
| Proposed Grading Area (Total)             | 2,000,000 sf (45.9 ac)            |
| Allowable New NPGIS (Total)               | 889,001 sf (20.4 ac)              |
| Allowable New PGIS (Total)                | 1,069,398 sf (24.55 ac)           |
| Proposed Replaced Impervious Area         | 0 sf (0.0000 ac)                  |
| Native Vegetation convert to Lawn         | 0 sf (0.0000 ac)                  |
| Native Vegetation convert to Pasture      | 0 sf (0.0000 ac)                  |
| Total New Impervious Area (Total Allowed) | <b>1,958,269 sf (44.96 ac)</b>    |
| Proposed Disturbance Area                 | <b>2,000,000 sf (45.9 ac)</b>     |
| <b>Project Qualification:</b>             |                                   |
| Development Type                          | <b>Conceptual New Development</b> |
| Minimum Requirements                      | <b>1 thru 5</b>                   |

## 1.3 Minimum Requirements and Thresholds

The project qualifies as new development under Volume I, Chapter 2 of the 2019 DOE Stormwater Management Manual for Western Washington (SMMWW). The SMMWW is specified as the governing document for stormwater management per AMC 13.28.150. This specifies compliance with Minimum Requirements 1-5 of the SMMWW for the Concept Preliminary Plat Subarea Plan approvals. Individual project plats will require demonstration of all MR's. Feasible locations of stormwater facilities and BMPs are provided in this document and project plans.

Lindsay Annexation requires a targeted stormwater site plan and compliance with minimum requirements 1-5 set forth in the SMMWW for the Subarea project plans. This coincides with state code for "neat and approximate" demonstration for conceptual Preliminary Plat plans.

A full construction SWPPP is required under MR#2. The SWPPP is provided as a separate stand-alone document titled **Construction Stormwater Pollution Prevention Plan for Lindsay Annexation**

### Minimum Requirements

1. Preparation of Stormwater Site Plans
2. Construction Stormwater Pollution Prevention
3. Source Control of Pollution
4. Preservation of Natural Drainage Systems and Outfalls
5. On-site Stormwater Management

These are addressed sequentially in this document.

## Section 2 - MR-1: PREPARE STORMWATER SITE PLAN

### 2.1 Existing Site Conditions

#### 2.1.1 Site Location

The project is located in Section 25, 26 in Township 31 North, Range 5 West. The site's centroid address is nearest 8118 172nd St NE, Arlington, WA 98223. The site is configured from multiple parcels encompassing the Lindsay Subarea.

The location of the site is shown in Figure 1 below. The site is located south of 172<sup>nd</sup> St NE and west of Highway 9. Access to the site will be from the 172<sup>nd</sup> St NE Right-of-way. The project is located in the Snohomish and Stillaguamish watershed (WRIA-7 & WRIA-5), in the Quilceda Creek and Portage Creek Sub-Basin's. The majority of the development will be within the Snohomish Watershed. Only a small portion of the site, along the northeast corner, is within the Stillaguamish Watershed (WRIA-5).

#### 2.1.2 Site Description

The site has a total area of 3,810,914-*square feet* (87.5-*acres*). The property is zoned Residential Ultra Low Capacity (RULC) and its current use is listed as single-family residences and Vacant.

#### 2.1.3 Vegetative Cover

The development area is pasture with trees scattered throughout the site. Forested areas exist along the southern portions of the subarea. An aerial photo can be seen in Section 7.1 as Figure 2. Mitigation of removed trees within the development area will be replanted at the rate required in City of Arlington Municipal Code.

#### 2.1.4 Topography

The pre-developed existing topography both onsite and offsite was evaluated using survey drone LiDAR, survey point files, and augmented with DNR LiDAR for areas outside of the project area. The surfaces were combined to create one large conglomerate surface. The average slope as indicated by the LiDAR model is 5.6% throughout the parcel.

The site topography is generally moderate to steep with some upland flat areas. Topography is diverse but no significant geological hazard areas exist. The ESNW geotechnical report refers to minor

geologically hazardous areas that may be regraded to effectively eliminate any potential risk. (Earth Solutions NW, LLC., 2024)

### **2.1.5 Critical Areas**

Eleven existing wetlands are located through the Lindsay Subarea and surrounding area. There are three streams identified in the Lindsay subarea as well. Two of the three streams are identified as Type Ns Streams and the easternmost stream, Stream 1, is listed as Type F. Wetland A, B, and C of the MJS pending project area within the eastern portion of the subarea are proposed to be connected through wetland creation. These wetlands may have been connected at one time but have been divided through ditching and diking for the agricultural use of the site. The MJS pending project area will increase the wetland area and provide increased wetland hydrology through the alteration of ground surface to accept stormwater flow. Stormwater will be kept higher in the basin than the existing condition which will help maintain summer stream flows. See Critical Areas report by Soundview Consultants. (Soundview Consultants, 2024)

An existing conditions map is presented in Figure 2.

### **2.1.6 Soils**

The NRCS Soil mappings for the site consist of Tokul gravelly medial loams. NRCS aerial photography of the soil mappings can be seen in Figure 3. USGS maps indicate the site is underlain by glacial Till soils which are confirmed by onsite soil investigations from ESNW. (Earth Solutions NW, LLC., 2024) Infiltration is not feasible due to the till soils which have a reduced infiltration capacity.

Soil log locations are shown in Figure 4. Analysis of the site indicates a large portion of the site as silty sand increasing in density with depth. This is typical of geologic studies of the site which define the site as Quaternary Vashon glacial till.

Soil explorations of the area corroborate with the NRCS soil mappings.

Groundwater elevation is found to be deep with review of well logs in the vicinity of the site. Stormwater which has percolated through top soil becomes mantled above the impermeable Till layer. This water is referred to as interflow and flows laterally along the underlying topography typically expressing itself at the surface in stream valleys or wetlands. (Minard, 1985)

### **2.1.7 Existing Basin Analysis**

The project falls within both the Portage Creek Sub-Basin that is a portion of the Stillaguamish Watershed and the Middle Fork Quilceda Creek Sub-Basin that is in the Snohomish Watershed. A high point running from NW to SE separates the two basins. The Portage Creek portion resides in the NE corner of the site and is roughly 4.5 *acres*. The remaining site is within the Quilceda Creek Basin.

It is assumed and highly likely that the entirety of this area is drained through surface runoff and shallow interflow. Very little infiltration will occur through the cemented Till soils. Surface and subsurface flow patterns likely follow the existing topography unless buried stormwater systems exist on site. Agricultural activities have been noted in the past with irrigation and ditching existing

in place. The majority of this work appears to be located in the eastern portion of the Lindsay Subarea. The project plans to restore some of the hydrology which existed prior to these agricultural efforts.

Portage Creek drains to the Stillaguamish River before reaching Puget Sound. There are no known drainage deficiencies or drainage complaints downstream from the project site.

Stormwater management design is reflective of the discharges to each basin in an effort to maintain natural hydrologic patterns.

### **2.1.8 Upstream Analysis**

There is a significant upstream area to the Subarea site. The upstream areas typically flow through the project site channelized within one of the streams or drainages which flow from the southeast to the northeast. This flow reaches Edgecombe/Quilceda Creek at the northwest corner of the subarea at 172<sup>nd</sup> St. Upstream runoff that reaches the project site not already in a channelized corridor is minimal and in a dispersed state. This flow may only exist along the eastern boundary line and will be capture and discharged in its natural state. The southern boundary may have intermittent dispersed flows enter into the site. An existing driveway along the southern boundary captures most of this flow and channelizes it into culverts which convey to creeks and drainages north of this existing gravel drive.

All upstream contribution to the site should be collected, managed, and discharged following the requirements of Minimum Requirement #4- Preservation of natural drainage pathways.

### **2.1.9 Existing Drainage**

The site topography trends northward. Due to the presence of “C” type soils, surface runoff is expected to occur. There is considerable ditching and land alteration of the existing sites which have altered the natural drainage patterns and courses. The project intends to restore the natural drainage pathways through dispersion without causing flooding or downstream erosion problems.

### **2.1.10 Downstream Analysis**

Stormwater developed onsite will follow the existing drainage channels and streams. Nearly all stormwater generated onsite will be discharged to the streams and channels due to the onsite Till soils which prevents or retards infiltration.

The majority of the site stormwater will leave the subarea in the northwest corner. A small portion of the site will discharge to the northeast corner within a different drainage basin.

#### ***Northwest Downstream Route (Quilceda Creek Basin)***

Stormwater discharged within the western portion of the site leaves the site within Edgecombe Creek at the northwest corner of the site. Edgecombe Creek parallels 172<sup>nd</sup> St to the 67<sup>th</sup> Ave intersection where it passes beneath 67<sup>th</sup> through a 60-*inch* diameter culvert. Flow continue traveling west for a few feet before crossing beneath the railroad through a 24-*inch* diameter culvert. The railroad crossing is 2,600 *feet* from the project site. Edgecombe Creek flows through a rechanneled stream corridor following 67<sup>th</sup> Ave.

#### ***Northeast Downstream Route (Portage Creek Basin)***

Stormwater leaves the Northeast corner of the project site alongside 172<sup>nd</sup> St NE. Stormwater flows through a neighboring 12-inch driveway culvert and roughly 150-*feet* of open ditch before reaching a 30 *inch* culvert that flows north beneath 172<sup>nd</sup> St. Water then flows beneath 172<sup>nd</sup> PI NE through an arch culvert before continuing northwest. Flows continue through wetlands and evegetated areas for 1,300 -*feet* before reaching an existing pond at 178<sup>th</sup> PI NE. Water continues to the northwest through the Glen Eagle residential development.

There are no known flooding or erosion concerns adjacent to the site.

## Section 3 – MR-2: Stormwater Pollution Prevention Plan

### 3.1 Storm Water Pollution Prevention Plan

A Storm Water Pollution Prevention Plan (SWPPP) has been prepared for this project and presented as a separate document titled “**Stormwater Pollution Prevention Plan for Lindsay Annexation**”, **10-Feb-2025**

## Section 4 - MR-3: Source Control of Pollution

The 2019 SMWW Volume-I, Ch-2.5.3 require source control BMPs for all development projects for the intended purpose to prevent stormwater from coming in contact with pollutants. The activities and the associated source control BMPs are listed in Volume-IV of the manual. These are primarily commercial industrial developments that involve significant pollutant generation potential. The proposed stormwater facilities addressed in this report manage stormwater generated from passenger vehicle parking, driveways, roads and non-pollution generating rooftop. No source control BMPs apply to these facilities controlling stormwater from these surfaces.

No Volume-IV source control BMPs are specified.

For construction activities, source control BMPs prescribed in Volume-II are specified and described in the construction SWPPP per MR#2.

## **Section 5 - MR-4: Preserve Natural Drainage Systems and Outfalls**

All drainage courses are to be preserved to the maximum extent feasible. All outfalls will remain in their current locations. Natural drainage patterns as they once existed shall be retained. Pre-developed conditions experience a sheet flow drainage pattern to the northwest and northeast. The developed site is designed to disperse flows to maintain the existing pattern to the west and east. Stormwater in the eastern portion of the site will be managed through Full Dispersion by excavating and recreating the existing natural hydrology and wetland hydrology that existed before the agricultural drainage systems were installed. Wetlands will be hydrated to the maximum extent feasible while meeting the stream protection duration requirements.

Stormwater is intended to be dispersed along the perimeter of all critical area buffers to the maximum extent feasible to replenish natural hydrology through the soil column.

Level spreader dispersion trenches will deposit stormwater to the natural soil column allowing water to diffuse below ground. Higher flows will express stormwater across the surface.

The combination of implemented BMP controls for stormwater generated from the development will mimic the natural stormwater routes and mechanisms though all known, available, and reasonable methods of control and treatment. (Full Dispersion, Bioretention, Downspout Dispersion, etc.) Conventional detention systems will discharge to the native corridors with level spreaders.

## Section 6 - MR-5: On-site Stormwater Management

Minimum Requirement #5 specifies requirements for on-site stormwater BMPs. This requirement mandates that on-site stormwater runoff be infiltrated, dispersed, and/or retained to the maximum extent feasible without causing flooding or erosion impacts. Projects triggering Minimum Requirements 1 through 5 must use On-site stormwater management BMPs from List #1 for all surfaces or demonstrate compliance with the LID Performance Standard. Projects triggering Minimum Requirements 1 through 9 must meet the requirements of Table 2.5.1 in Vol. 1 of the 2019 SMMWW. Table 2.5.1 specifies the requirements for new or redevelopment depending on UGA and parcel size to meet the requirements of the LID Performance Standard and/or List #2. List #1 and List #2 specify stormwater BMPs in order of preference. The first BMP determined feasible is required.

This project triggers MR's 1-5 for the Preliminary Plat Submittal and Subarea plan. Subsequent projects specific to development and construction will require compliance with MR's 1-9. This project is within the City's UGA. This project is required to adhere to the LID Performance Standard or List #2 per Table 2.5.1.

List #1 and #2 contain appropriate BMPs to mitigate a particular developed surface. The surfaces included in the list are Lawn and Landscaped Areas, Roofs, and other hard (impervious) surfaces (road/driveway/parking).

Lawn/Landscape is required to utilize BMP T5.13, Post-Construction Soil Quality and Depth.

Roofs are required to employ BMP T5.30 Full Dispersion or Downspout Infiltration, Rain Gardens or Bioretention, BMP T5.10A Downspout Dispersion Systems, or perforated stub-out connections. The first feasible BMP in this list must be used.

Other Hard surfaces (Roads, Driveways, Parking Lots, Etc.) must utilize BMP T5.30 Full Dispersion, BMP T5.15 Permeable Pavement, Bioretention, Sheet Flow Dispersion, or Concentrated Flow Dispersion. The first feasible BMP in this list must be used.

All lawn/landscape and native vegetation rehydration areas will meet the requirements of BMP T5.13.

In some limited cases, roofs adjacent to the stream buffer will be able to provide BMP T5.30 Full Dispersion. Full Dispersion requires 100 *foot* flow paths within native areas on slopes which do not exceed 15%. The east portion of the site will be topographically modified to provide flow paths meeting this requirement through areas replanted with native vegetation. A recreated wetland area will be provided downstream from the full dispersion and serve to rehydrate the surrounding wetlands that have been altered during farming.

Rooftops adjacent to buffers and native areas may be dispersed through the application of BMP T5.10B to the maximum extent feasible. Steep slopes may preclude their installations in some scenarios. Areas subject to flow control may be required to convey rooftops to detention facilities. These rooftops may be connected to the conveyance system through perforated stub-out connections BMP T5.10C. The intent of the perforated stub-out connection is to allow stormwater as many chances as possible to be reintroduced to the native soil column and replenish natural hydrologic pathways. Rooftops will be managed following the indented feasibility list above.

Driveways, roadways, and sidewalk surfaces for the development site are predominately managed through bioretention cells. There will be a small area in the east which manages the roads and driveways through Full Dispersion. Permeable Pavement will not be feasible due to the consolidated nature of Till soils which preclude infiltration. Driveway Sheet flow dispersion, BMP T5.12, will also not be feasible due to the urban road section requirements. In areas of the site adjacent to native vegetation with flow paths exceeding 50-*feet* and slopes less than 15%, this BMP may be applied. There are very few locations where this may be acceptable and project site specific proposals will need to identify these areas.

Full Dispersion requires native open space to be retained at a ratio of 65 to 10. The project will be able to maintain the 65:10 open space to impervious surface ratio within the portion of the site defined as Full Dispersion. Not all urban developments are capable of achieving Full Dispersion. Unfortunately, the entire site cannot be accommodated with Full Dispersion but as much of the site will be managed with this primary preferred method as possible.

Bioretention used to meet MR #5 is designed in accordance with BMP T7.30 per Page 7-3 of Vol. V of the 2019 SMMWW. Stormwater is released to the bioretention cells through sheet flow or a bubble-up conveyance system. The bubble-up system is designed to reduce erosion of the bioretention soil media at the surface of the cell.

A site plan showing the stormwater management and development can be seen in Figure 4.





Figure 2 - Existing Conditions

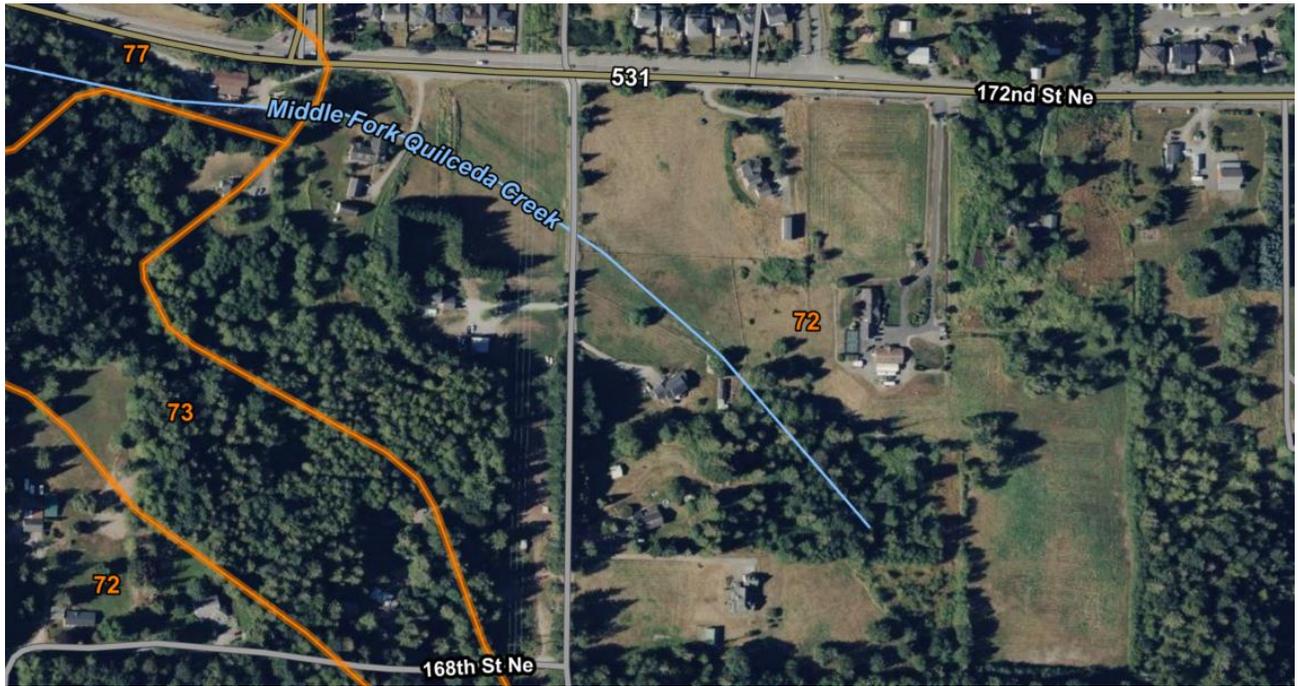


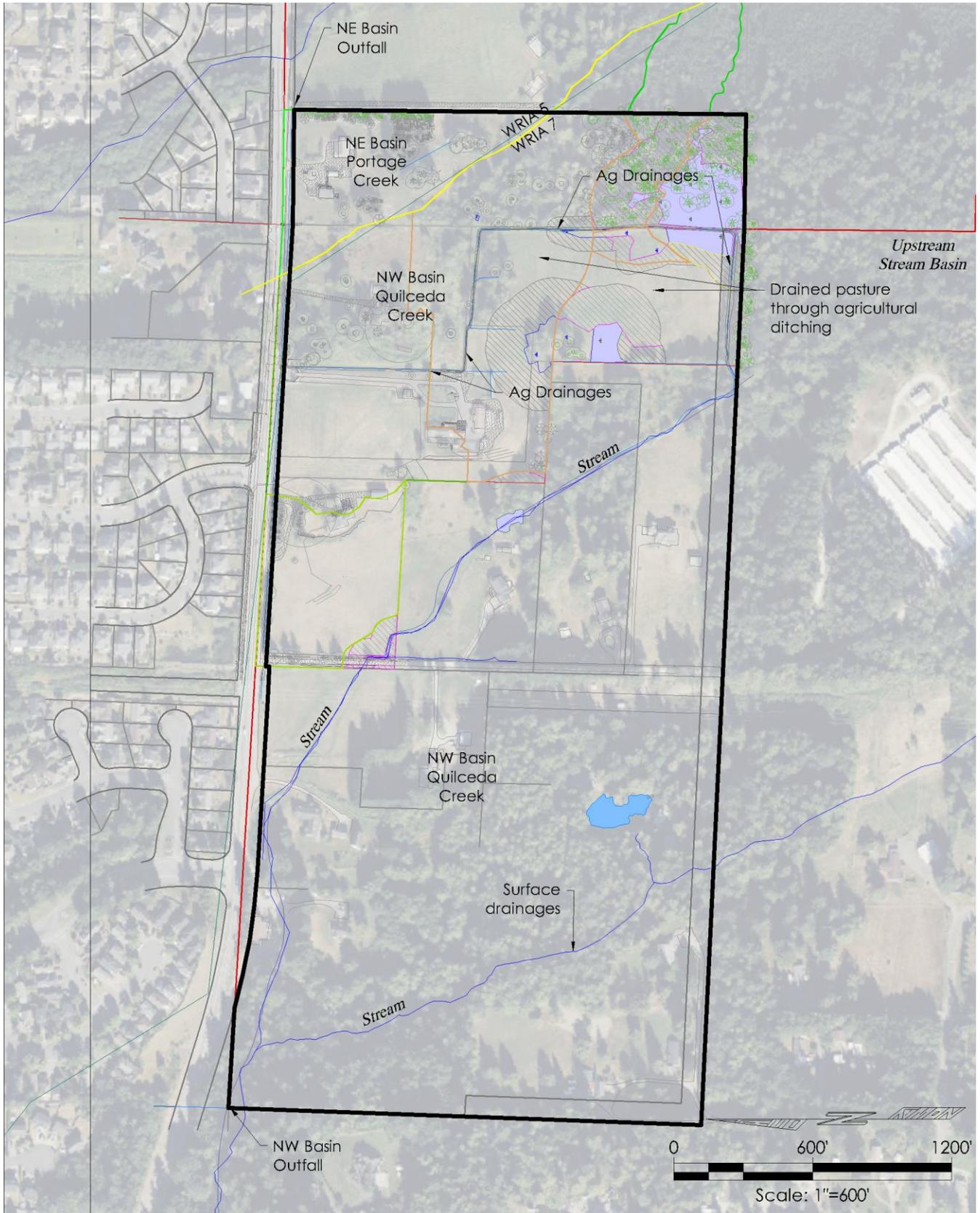
Figure 3 - NRCS Soil Map (Not to Scale)



**Figure 4 - Site Plan**



**Figure 5 - Stormwater Basin Map for Proposed Facilities**



**Figure 6 – Existing PreDeveloped Basin Map**

## Section 8 **Support Data**

This appendix contains the following support data as applicable to this report:

- Soils Data
- Reference Documents
- Topographic Data
- Continuous Simulation Modeling
- Software Output

## 8.1 Soils

The following data was extracted from Web Soil Survey, National Cooperative Soil Survey:

**Table 3 - Soil Table**

### **72-74—Tokul gravelly medial loam, 0 to 30 percent slopes**

#### **Map Unit Setting**

*National map unit symbol:* 2t61m

*Elevation:* 160 to 1,640 feet

*Mean annual precipitation:* 45 to 70 inches

*Mean annual air temperature:* 46 to 52 degrees F

*Frost-free period:* 140 to 200 days

*Farmland classification:* Farmland of statewide importance

#### **Map Unit Composition**

*Tokul and similar soils:* 70 percent

*Minor components:* 30 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### **Description of Tokul**

##### **Setting**

*Landform:* Hillslopes, till plains

*Landform position (two-dimensional):* Footslope

*Landform position (three-dimensional):* Side slope, tread

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Parent material:* Volcanic ash mixed with loess over glacial till

##### **Typical profile**

*Oi - 0 to 1 inches:* slightly decomposed plant material

*Oa - 1 to 2 inches:* highly decomposed plant material

*A - 2 to 6 inches:* gravelly medial loam

*Bs1 - 6 to 9 inches:* gravelly medial loam

*Bs2 - 9 to 17 inches:* gravelly medial loam

*Bs3 - 17 to 24 inches:* gravelly medial loam

*BC - 24 to 33 inches:* gravelly medial fine sandy loam

*2Bsm - 33 to 62 inches:* cemented material

##### **Properties and qualities**

*Slope:* 15 to 30 percent

*Depth to restrictive feature:* 20 to 39 inches to cemented horizon; 20 to 39 inches to densic material

*Natural drainage class:* Moderately well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.06 in/hr)

*Depth to water table:* About 18 to 36 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Moderate (about 8.7 inches)

##### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4e

*Hydrologic Soil Group:* B

*Forage suitability group:* Limited Depth Soils (G002XF303WA), Unnamed (G002XN303WA)

*Hydric soil rating:* No

### **Data Source Information**

#### **Natural Resources Conservation Service**

Web Soil Survey, National Cooperative Soil Survey

7/23/2014

Soil Survey Area: Arlington, Washington (Snohomish County)

## 8.2 Reference Documents

Earth Solutions NW, LLC. (2024). *Geotechnical Engineering Study Lindsay Annexation*. Redmond.

Minard, J. (1985). *Geologic Map of the Arlington East Quadrangle, Snohomish County, Washington*. USGS.

Soundview Consultants. (2024). *Master Planned Neighborhood District Critical Areas and Proposed Preliminary Mitigation*. Gig Harbor: Soundview Consultants.

## 8.3 Topographic Data

- Snohomish County 2005 LiDAR survey was used to augment the existing site topography and the downstream and surrounding areas. Citation: LiDAR Bare Earth DEM Files: be\_48122b22.zip. Available: Puget Sound LiDAR Consortium, Seattle, WA
- Modeled coordinate system: Lateral - Washington State Plan Plane - North, FIPS 4601; Vertical – NAVD 88