

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

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

Lindsay Project 1
 7530 172nd St. N.E., Arlington, WA 98223
 A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
 11400 SE 8th Street, Ste 200, Bellevue, WA 98004

Sheet List Table	
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Planning: P12	
P1	Cover Sheet
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P3	Preliminary Site Plan
P4	Open Space Plan
P5	Parking Plan
P6	Preliminary Plat Map Overview
P7	Preliminary Plat Map - West
P8	Preliminary Plat Map - East
P9	Utilities Plan
P10	Road Sections
P11	Existing Tree Retention Map
P12	Existing Tree Retention Table

PROJECT INFORMATION

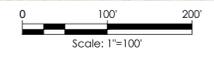
Tax Parcel Numbers	310525-002-006-00, 310526-001-001-00, 310526-001-002-00, 310526-001-022-00, 310526-001-023-00
Total Area	1,463,371 sf (32.26 ac)
GPP Designation	Lindsay Subarea
Existing Land Use	RULC (Residential Ultra Low Capacity)
Proposed Land Use	Single Family Residential
Number of Lots	171 Lots
Average Lot Size	3,794
Smallest Lot	3,600 sf
Net Lot Density	#

LOCAL SERVICES

Sewage Disposal:	City Of Arlington Sewer Service
Water District:	Arlington Water District
School District:	Arlington District #16
Fire District:	District #21
Post Office:	Arlington Post Office
Electric:	Snohomish County PUD
Phone:	Zipley Fiber
Cable:	Comcast
Gas:	PSE

SURVEYOR	CONTACT PERSON	SITE ADDRESS
North Peak Associates LLC Steven C. Berg, PLS 17270 Woodinville Redmond Road NE, Suite 705 Woodinville, WA 98072 206-601-4682	Land Technologies Inc. Marie Ash 18820 3rd Ave. NE Arlington, WA 98223 360.652.9727 meri@landtechway.com	8326 172nd St. NE Arlington, WA 98223

ENGINEER	APPLICANT
Land Technologies, Inc. Tyler S. Foster, P.E. 18820 3rd Ave NE Arlington, WA 98223 360.652.9727 tyler@landtechway.com	MJS Investors 11400 SE 8th Street, Ste 200 Bellevue, WA 98004 425.559.2726

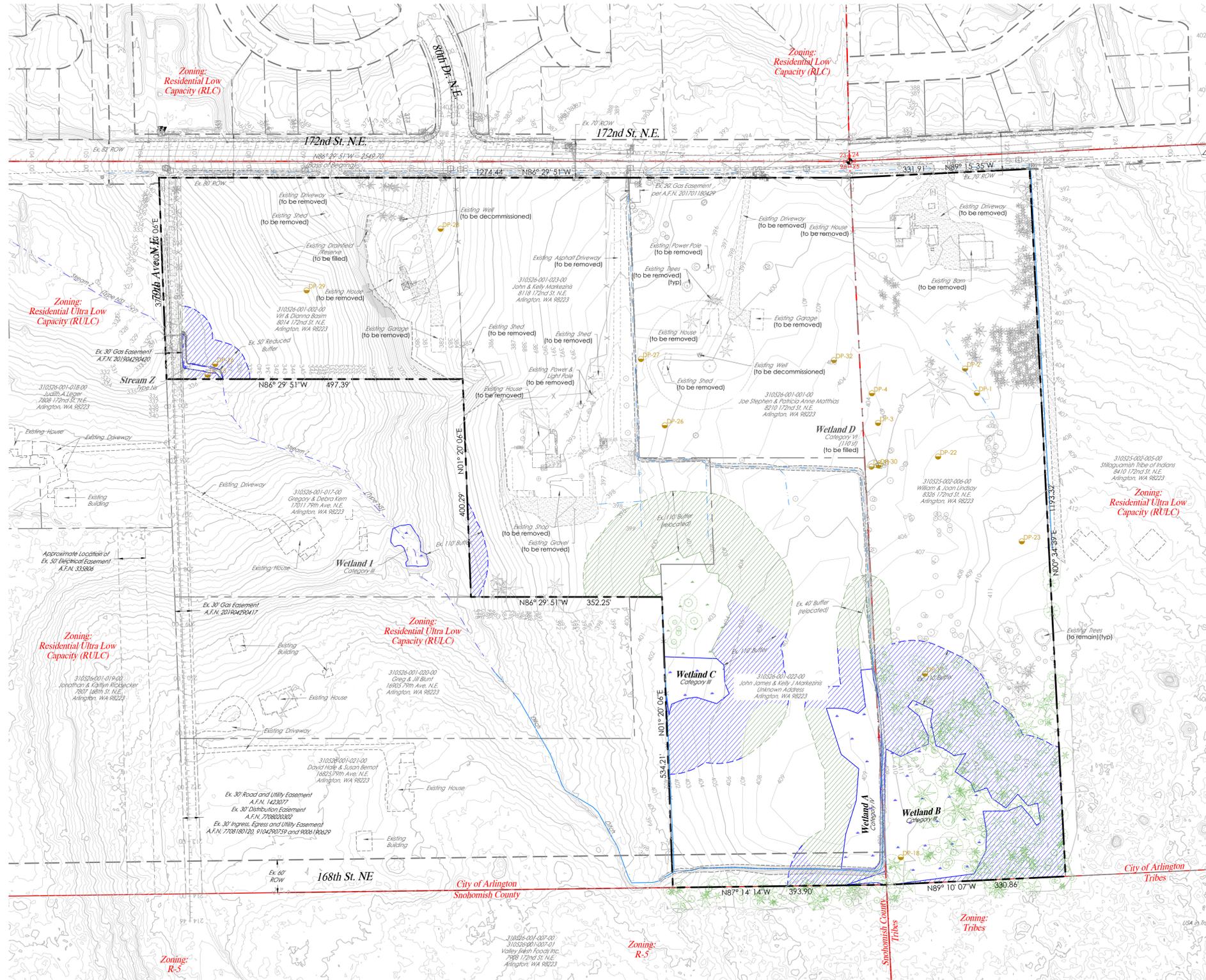


COVER SHEET (EAST OF 79TH AVE. NE)

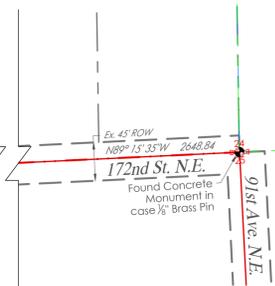
CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG
 1-800-424-5555

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 Sidewalk
	Existing Major Contour Line
	Existing Minor Contour Line
	Existing Storm Drainage Line
	Existing Creek line
	Existing Ditch line
	Existing Sanitary Sewer Line
	Existing Water Line
	Existing Fence
	Existing Power Line
	Existing Telephone Line
	Existing Gas Line
	Existing Wetland
	Existing Wetland (Removed)
	Existing Wetland Buffer (Removed)
	Existing Section Symbol
	Existing Monument
	Existing Type 1 Catch Basin
	Existing Sanitary Sewer Manhole
	Existing Water Hydrant
	Existing Water Meters
	Existing Water Fittings
	Existing Power Symbol
	Existing Telephone Symbol
	Existing Gas Symbol
	Existing Soil Log
	Existing Sign
	Existing Light
	Existing Mailbox
	Existing Trees (to remain)
	Existing Trees (to be removed)



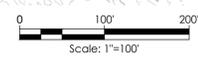
EXISTING CONDITIONS MAP (EAST OF 79TH AVE. N.E.)



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

SOILS
Tekul Gravelly Medial Loam;
Hydrologic Soil Group: B
McKenno Gravelly Silt Loam
Hydrologic Soil Group: D
Compact Fill Area to 98% Modified Proctor

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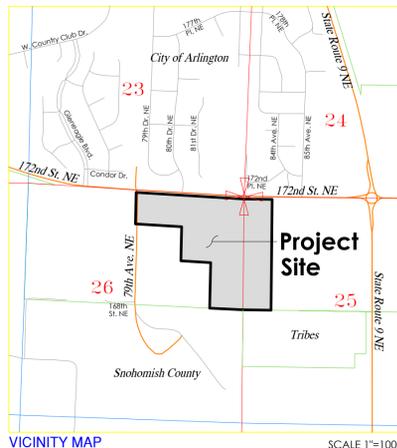
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18820 Third Avenue, N.E.
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 APPLICATION DATE: 11/15/2024
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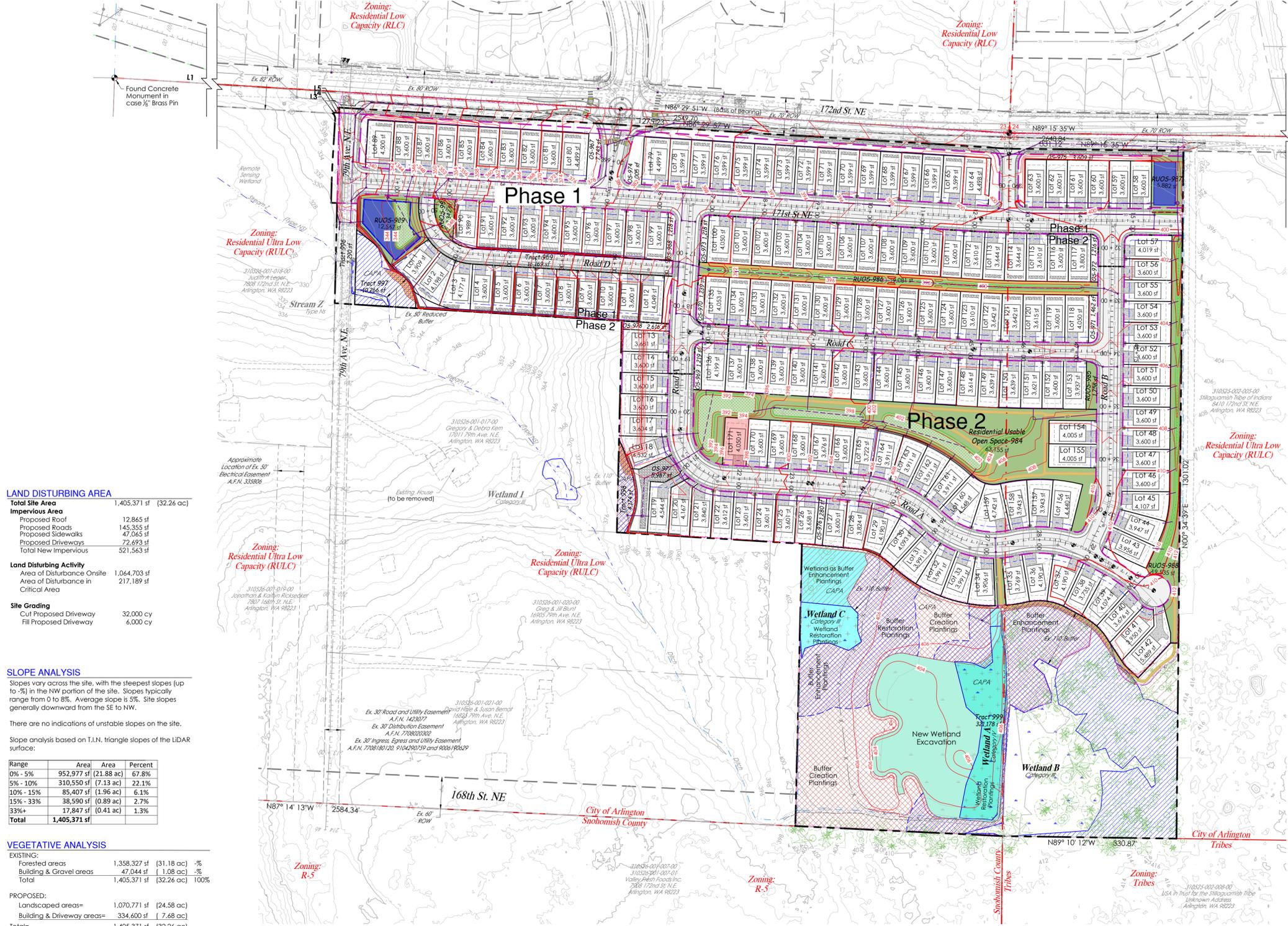
Lindsay Project 1
 8326 172nd St. NE, Arlington, WA 98223
 A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

PRELIMINARY PLAT PLAN

MJS Investors
 11400 SE 8th Street, Ste 200, Bellevue, WA 98004

APPLICANT
 MJS Investors
 11400 SE 8th Street, Ste 200
 Bellevue, WA 98004
 425.559.2726

Z:\MJS Investors - Lindsay Annexation Master Planning\Sheets\PL Preliminary Plat Plan.dwg 2/12/2024 10:12 AM



LAND DISTURBING AREA

Total Site Area	1,405,371 sf (32.26 ac)
Impervious Area	
Proposed Roof	12,865 sf
Proposed Roads	145,355 sf
Proposed Sidewalks	47,065 sf
Proposed Driveways	72,693 sf
Total New Impervious	521,563 sf
Land Disturbing Activity	
Area of Disturbance Onsite	1,064,703 sf
Area of Disturbance in Critical Area	217,189 sf
Site Grading	
Cut Proposed Driveway	32,000 cy
Fill Proposed Driveway	6,000 cy

SLOPE ANALYSIS

Slopes vary across the site, with the steepest slopes (up to -%) in the NW portion of the site. Slopes typically range from 0 to 8%. Average slope is 5%. Site slopes generally downward from the SE to NW.

There are no indications of unstable slopes on the site.

Slope analysis based on T.I.N. triangle slopes of the LIDAR surface:

Range	Area	Area	Percent
0% - 5%	952,977 sf (21.88 ac)	67.8%	
5% - 10%	310,550 sf (7.13 ac)	22.1%	
10% - 15%	85,407 sf (1.96 ac)	6.1%	
15% - 33%	38,590 sf (0.89 ac)	2.7%	
33%+	17,847 sf (0.41 ac)	1.3%	
Total	1,405,371 sf		

VEGETATIVE ANALYSIS

EXISTING:

Forested areas	1,358,327 sf (31.18 ac)	-%
Building & Gravel areas	47,044 sf (1.08 ac)	-%
Total	1,405,371 sf (32.26 ac)	100%

PROPOSED:

Landscaped areas=	1,070,771 sf (24.58 ac)
Cut & Driveway areas=	334,600 sf (7.68 ac)
Total=	1,405,371 sf (32.26 ac)

PRELIMINARY PLAT PLAN (EAST OF 79TH AVE. N.E.)

USABLE OPEN SPACE (AMC 20.44.032(f)(iv))

REQUIRED:

Total Area of Development	1,060,661 sf
10% of Total Area of Development	106,066 sf Usable Open Space Required

PROVIDED:

Residential Usable Open Space (RUOS)	121,979 sf
Open Space (OS)	40,445 sf
Total Provided	162,424 sf 15.26% of Area of Development

IMPERVIOUS AREAS

New Road Pavement Area	147,293 sf (3.38 ac)	10.5%
New Sidewalk Area	48,048 sf (1.10 ac)	3.4%
New Roof Area	264,000 sf (6.06 ac) 18.8%	
New Driveway Area (incl. Maint. Rds)	70,600 sf (1.62 ac)	5.0%
Existing Road Area	0 sf (0.00 ac)	0.0%
Existing Driveway Area	0 sf (0.00 ac)	0.0%
Existing Roof Area	0 sf (0.00 ac)	0.0%
Total Impervious Area	529,941 sf (12.17 ac) 37.7%	

TRACT DESIGNATION

Tract 999 - CAPA	321,034 sf (7.37 ac)	22.8%
Tract 998 - CAPA	4,174 sf (0.10 ac)	0.3%
Tract 997 - CAPA	10,266 sf (0.24 ac)	0.7%
Open Space in CAPA	344,710 sf (7.91 ac) 24.5%	
Tract 989 - Recreational Facilities, Stormwater Mgmt	12,567 sf (0.29 ac)	0.9%
Tract 988 - Recreational Facilities, Stormwater Mgmt	19,535 sf (0.45 ac)	1.4%
Tract 987 - Recreational Facilities, Stormwater Mgmt	5,882 sf (0.14 ac)	0.4%
Tract 986 - Recreational Facilities, Stormwater Mgmt	19,081 sf (0.44 ac)	1.4%
Tract 985 - Recreational Facilities, Stormwater Mgmt	1,758 sf (0.04 ac)	0.1%
Tract 984 - Recreational Facilities, Stormwater Mgmt	63,155 sf (1.45 ac)	4.5%
Tract 983 - Recreational Facilities, Stormwater Mgmt	2,342 sf (0.05 ac)	0.2%
Tract 979 - Open Space, Stormwater Mgmt	989 sf (0.02 ac)	0.1%
Tract 978 - Open Space, Stormwater Mgmt	2,616 sf (0.06 ac)	0.2%
Tract 977 - Open Space, Stormwater Mgmt	5,987 sf (0.14 ac)	0.4%
Tract 976 - Open Space, Stormwater Mgmt	1,280 sf (0.03 ac)	0.1%
Tract 975 - Open Space, Stormwater Mgmt	3,626 sf (0.08 ac)	0.3%
Tract 974 - Open Space, Stormwater Mgmt	10,441 sf (0.24 ac)	0.7%
Tract 973 - Open Space, Stormwater Mgmt	1,218 sf (0.03 ac)	0.1%
Tract 972 - Open Space, Stormwater Mgmt	1,216 sf (0.03 ac)	0.1%
Tract 971 - Open Space, Stormwater Mgmt	1,462 sf (0.03 ac)	0.1%
Tract 970 - Open Space, Stormwater Mgmt	1,239 sf (0.03 ac)	0.1%
Tract 969 - Open Space, Stormwater Mgmt	1,219 sf (0.03 ac)	0.1%
Tract 968 - Open Space, Stormwater Mgmt	1,218 sf (0.03 ac)	0.1%
Tract 967 - Open Space, Stormwater Mgmt	7,934 sf (0.18 ac)	0.6%
Tract 959 - Private Road Tract	16,169 sf (0.09 ac)	1.2%

SITE AREA ANALYSIS

Gross Site Area of Pending Project	1,405,371 sf (32.26 ac)	100.0%
Area to be Dedicated as ROW	239,346 sf (5.49 ac)	17.0%
Area in Lots	642,327 sf (14.75 ac)	45.7%
Area in Tracts	523,698 sf (12.02 ac)	37.3%
Total	1,405,371 sf (32.26 ac) 100.0%	

MINIMUM DENSITY (AMC.20.48.020)

Gross Site Area (ac)	1,405,371 sf 32.26 ac
minus Onsite Roads	147,293 sf 3.38 ac
minus CAS and Buffers	336,064 sf 7.71 ac
Net Area of Site	922,014 sf 21.17 ac
171 lots/Net Area (ac)	8 du/ac/Net Density

MAXIMUM YIELD (AMC.20.48.020)

Maximum Yield Gross Site / 3,600 sf = 390 lots	3,600 sf per lot
Gross Site Area 1,405,371 sf / 171 lots =	8,219 sf per lot

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low, Over 100

SOILS

Takul Gravely Medial Loam:
 Hydrologic Soil Group: B
 McKenna Gravely Sil Loam
 Hydrologic Soil Group: D
 Compact Fill Area to 95% Modified Proctor

Base	342	342 in driveways
Guest	0	
Total Parking	342	

All Parking spaces are Standard--No Compact Spaces Proposed

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

For code compliance, only 2 of the 4 available spaces have been counted. There will also be some steel parking on Roads A and B.

LEGAL DESCRIPTION

31052600100200
 LOT 1 OF LARGE TRACT SEGREGATION RECORDED UNDER RECORDING NO. 9003160385 BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

EXCEPT ANY PORTION WITHIN COUNTY ROAD KNOWN AS 172ND STREET NE.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

31052600102300
 LOT 4, LARGE TRACT SEGREGATION RECORDED UNDER RECORDING NO. 9003160385, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

EXCEPT ANY PORTION WITHIN COUNTY ROAD KNOWN AS 172ND STREET NE.

31052600102200
PARCEL A:
 LOT 5, LARGE TRACT SEGREGATION RECORDED UNDER RECORDING NO. 9003160385, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:
 AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN ON REAL ESTATE CONTRACT RECORDED UNDER RECORDING NO. 9306040107 AND DESCRIBED AS FOLLOWS:

THE EASEMENT 352.00 FEET OF THE WEST 898.00 FEET OF THE SOUTH 600.00 FEET OF THE NORTH 800.00 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., TOGETHER WITH THE EAST 60.00 FEET OF THE WEST 606.00 FEET OF THE NORTH 740.00 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER:

EXCEPT COUNTY ROAD.

31052600100100
 LOT 7, LARGE TRACT SEGREGATION RECORDED UNDER RECORDING NO. 9003160385, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

EXCEPT ANY PORTION WITHIN COUNTY ROAD KNOWN AS 172ND STREET NE.

31052500200600
 THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THEREFROM ANY PORTION WITHIN 172ND STREET NE (SISCO HEIGHTS ROAD).

DATUM & BENCHMARK

DATUM
 NAVD 88 (NGVD 29 = NAVD 88-3.71)

BENCHMARK
VERTICAL BENCHMARK
 WSDOT BENCHMARK
 MONUMENT ID: 3325 DESIGNATION: GP31531-162
 THE MARK IS A WSDOT BRASS DISK CEMENTED INTO A DRILL HOLE AND SET LEVEL WITH THE CONCRETE SURFACE. IT IS LOCATED IN THE NORTHEAST QUADRANT OF THE SR 531 INTERSECTION WITH 515 AVENUE NE NEAR THE SOUTHERLY END OF A CONCRETE SIDEWALK, 15.3 METERS @ 80 DEGREES FROM THE APPROXIMATE CENTERLINE OF 515 AVE NE.
 ELEVATION=125.06'

SURVEY NOTES

1.

PROJECT INFORMATION

Tax Parcel Numbers	310525-002-006-00, 310526-001-001-00, 310526-001-002-00, 310526-001-022-00, 310526-001-023-00
Total Area	1,405,371 sf (32.26 ac)
GPP Designation	Lindsay Subarea
Existing Zoning	RULC (Residential Ultra Low Capacity)
Existing Land Use	Single Family Residential
Proposed Land Use	Single Family Residential
Number of Lots	171 Lots
Average Lot Size	3,794
Smallest Lot	3,600 sf
Net Lot Density	#

LOCAL SERVICES

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Fire District:	District # 21
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Phone:	Zipley Fiber
Cable:	Comcast
Gas:	PSE

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SITE ADDRESS
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 Arlington, WA 98223

LEGEND

- Boundary Line
- Existing Section Line
- Proposed Right-of-Way Line
- Existing Right-of-Way Line
- Proposed Tract Line
- Proposed Lot Line
- Existing Lot Line
- Proposed Easement Line
- Existing Easement Line
- Proposed Road Centerline
- Existing Road Centerline
- Existing Major Contour Line
- Existing Minor Contour Line
- Proposed Edge of Asphalt
- Proposed Sidewalk
- Proposed Residential Usable Space (RUOS)
- Proposed Open Space (OS)
- Proposed Landscape Strip along road
- Proposed Lot Lawn



OPEN SPACE PLAN

USABLE OPEN SPACE (AMC 20.44.032)(iv)

REQUIRED:

Total Area of Development	1,060,661 sf
10% of Total Area of Development	106,066 sf Usable Open Space Required

PROVIDED:

Residential Usable Open Space (RUOS)	121,979 sf
Open Space (OS)	40,445 sf
Total Provided	162,424 sf 15.26% of Area of Development

Open Space in CAPA 344,710 sf (7.91 ac) 24.5%

TRACT DESIGNATION

TRACT	AREA (sf)	AREA (ac)	PERCENT
Tract 999 - CAPA Open Space	321,034	(7.37 ac)	22.8%
Tract 998 - CAPA Open Space	4,174	(0.10 ac)	0.3%
Tract 997 - CAPA Open Space	10,266	(0.24 ac)	0.7%
Open Space in CAPA	335,473	(7.70 ac)	23.9%
Tract 989 - Residential Usable Open Space, Stormwater Mgmt	12,567	(0.29 ac)	0.9%
Tract 988 - Residential Usable Open Space, Stormwater Mgmt	19,535	(0.45 ac)	1.4%
Tract 987 - Residential Usable Open Space, Stormwater Mgmt	5,882	(0.14 ac)	0.4%
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Tract 979 - Open Space, Stormwater Mgmt	989	(0.02 ac)	0.1%
Tract 978 - Open Space, Stormwater Mgmt	2,616	(0.06 ac)	0.2%
Tract 977 - Open Space, Stormwater Mgmt	5,987	(0.14 ac)	0.4%
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Tract 975 - Open Space, Stormwater Mgmt	3,626	(0.08 ac)	0.3%
Tract 974 - Open Space, Stormwater Mgmt	10,443	(0.24 ac)	0.7%
Tract 973 - Open Space, Stormwater Mgmt	1,218	(0.00 ac)	0.1%
Tract 972 - Open Space, Stormwater Mgmt	1,216	(0.09 ac)	0.1%
Tract 971 - Open Space, Stormwater Mgmt	1,462	(0.00 ac)	0.1%
Tract 970 - Open Space, Stormwater Mgmt	1,239	(0.09 ac)	0.1%
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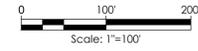
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CONCEPT CORRIDOR OPEN SPACE



Zoning:
Residential Ultra Low
Capacity (RULC)

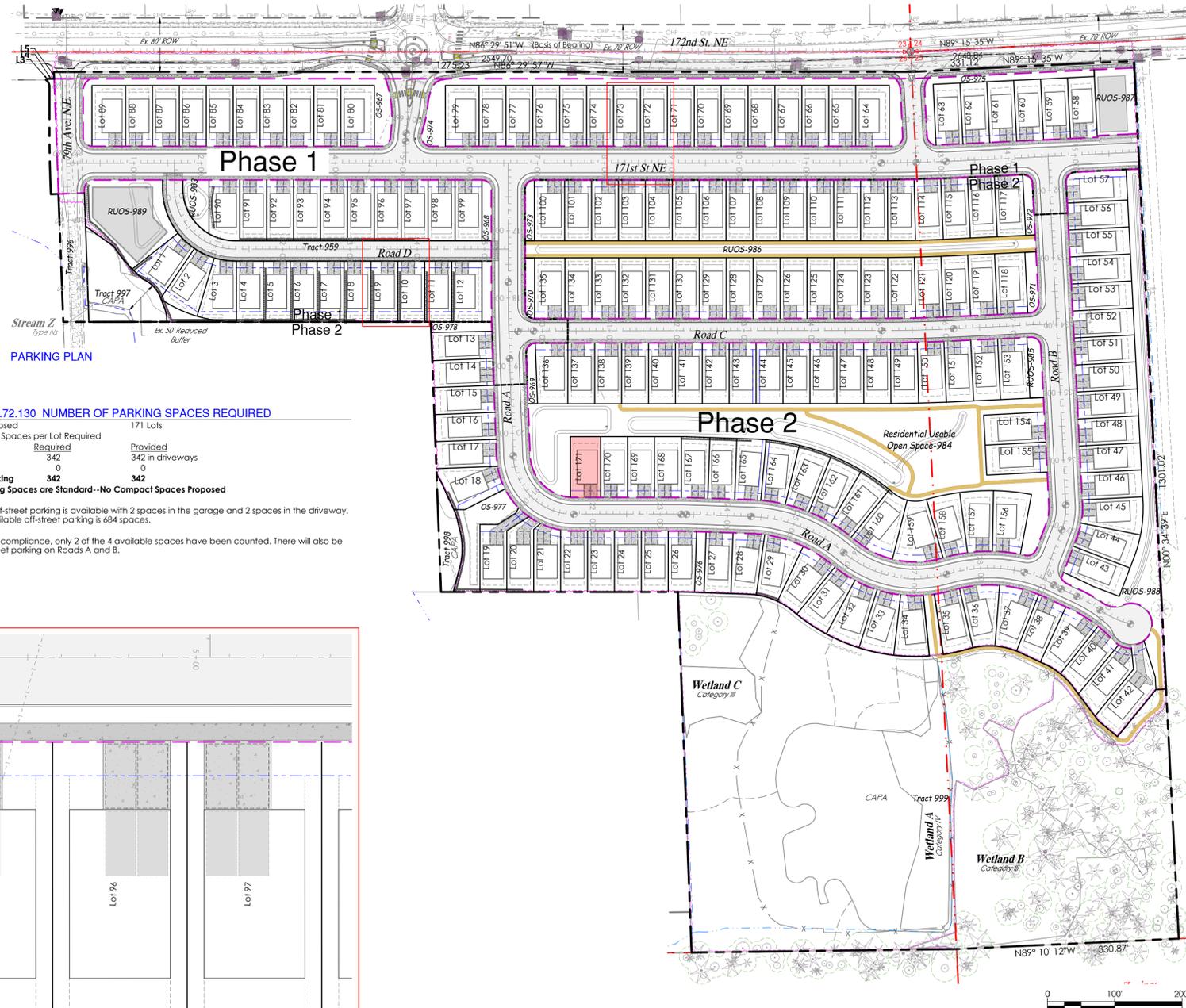


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PARKING PLAN

AMC 20.72.130 NUMBER OF PARKING SPACES REQUIRED

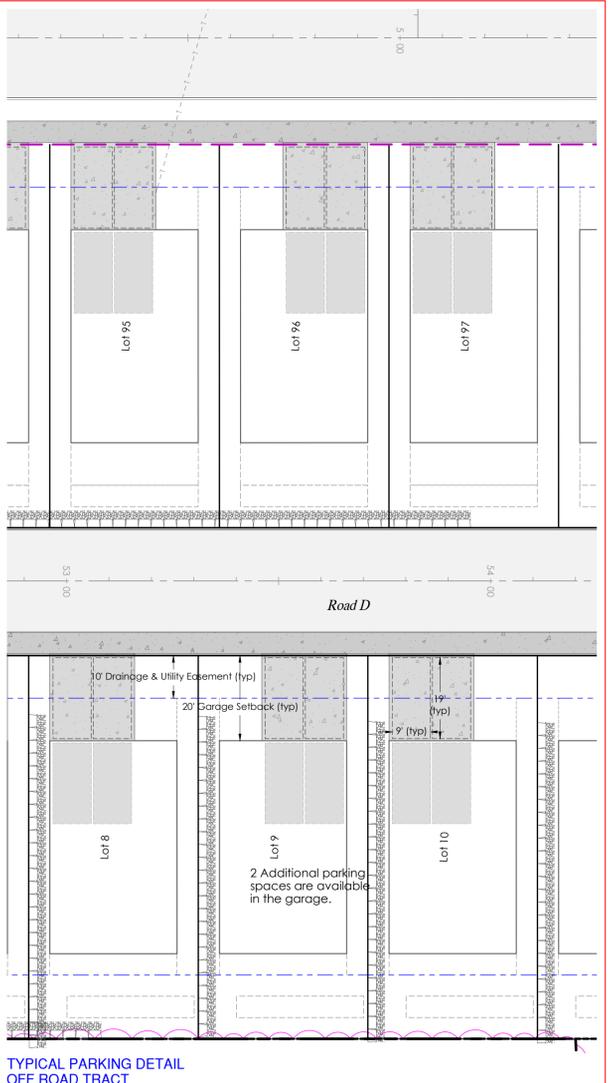
Lots Proposed	171 Lots
2 Parking Spaces per Lot Required	
Base	342
Guest	0
Total Parking	342
Provided	342 in driveways
	0 in driveways
	0 in driveways
	0 in driveways

All Parking Spaces are Standard--No Compact Spaces Proposed

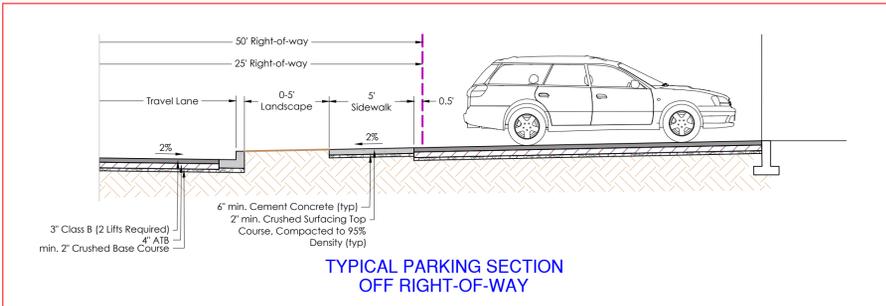
NOTE: Off-street parking is available with 2 spaces in the garage and 2 spaces in the driveway. Total available off-street parking is 684 spaces.

For code compliance, only 2 of the 4 available spaces have been counted. There will also be some street parking on Roads A and B.

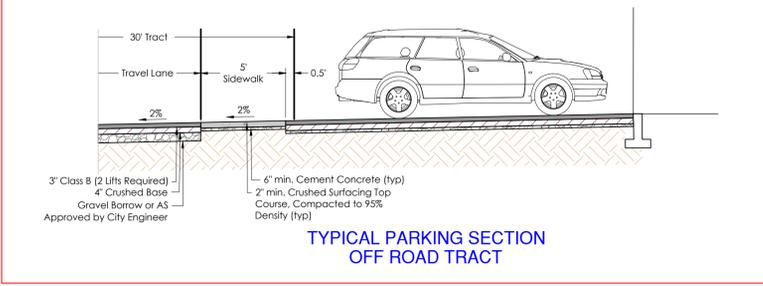
NOTE: Street Parking is available, but not counted on Roads A and B.



TYPICAL PARKING DETAIL OFF ROAD TRACT



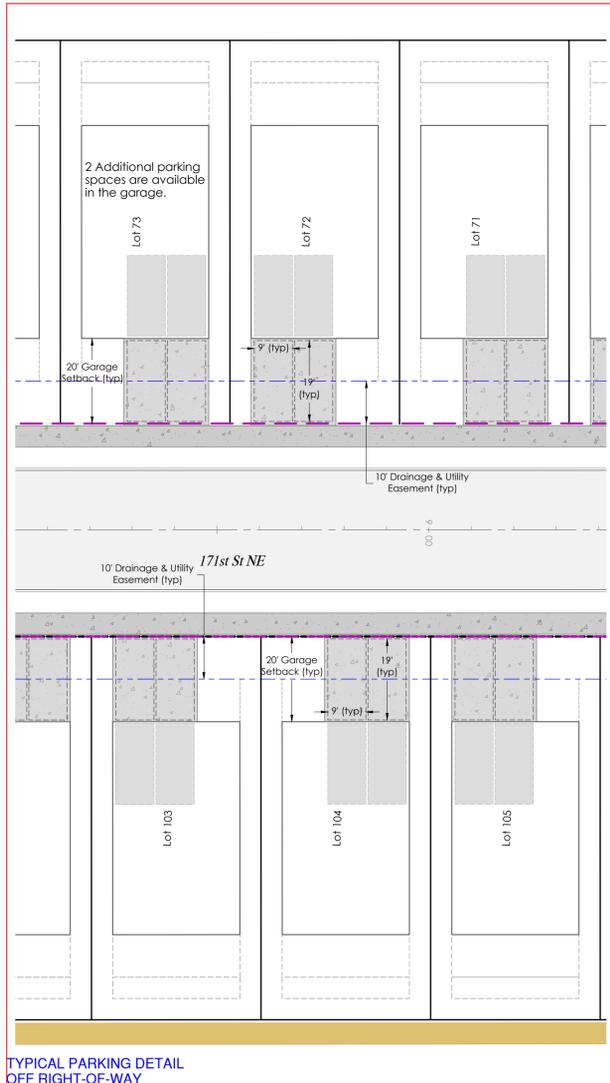
TYPICAL PARKING SECTION OFF RIGHT-OF-WAY



TYPICAL PARKING SECTION OFF ROAD TRACT



TYPICAL STREET PARKING DETAIL

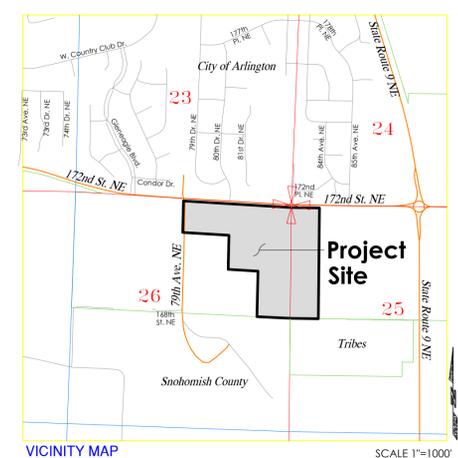
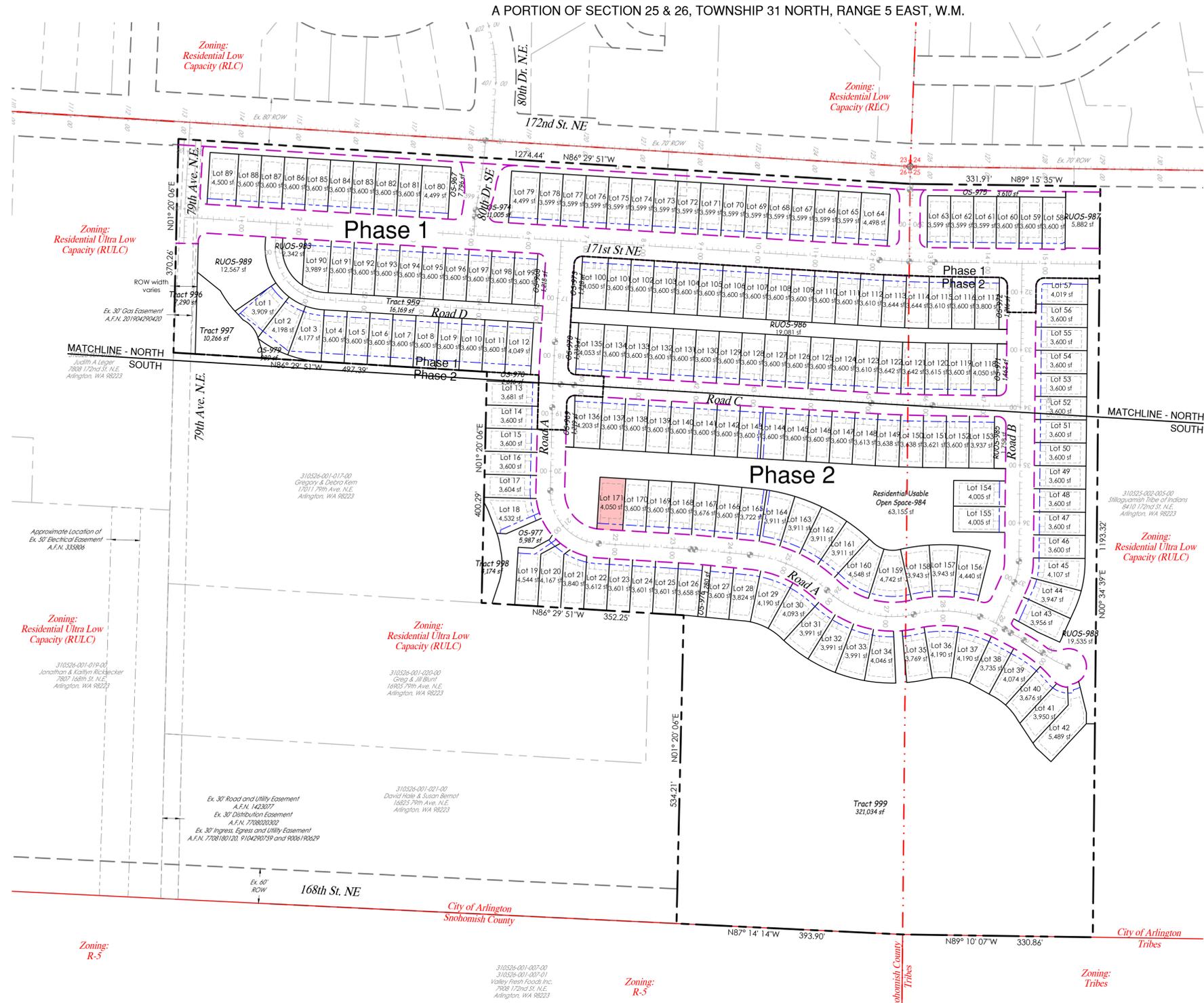


TYPICAL PARKING DETAIL OFF RIGHT-OF-WAY

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

LEGEND

- Boundary Line
- Zoning Line
- Existing Section Line
- Proposed Right-of-Way Line
- Existing Right-of-Way Line
- Proposed Tract Line
- Proposed Lot Line
- Existing Lot Line
- Proposed Easement Line
- Existing Easement Line
- Existing Road Centerline
- Existing Section Symbol
- Existing Monument



LEGAL DESCRIPTION

31052600100200
 LOT 1 OF LARGE TRACT SEGREGATION RECORDED UNDER RECORDING NO. 9003160385 BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., EXCEPT ANY PORTION WITHIN COUNTY ROAD KNOWN AS 172ND STREET NE; SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

31052600102300
 LOT 6, LARGE TRACT SEGREGATION RECORDED UNDER RECORDING NO. 9003160385, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; EXCEPT ANY PORTION WITHIN COUNTY ROAD KNOWN AS 172ND STREET NE.

31052600102200
PARCEL A:
 LOT 5, LARGE TRACT SEGREGATION RECORDED UNDER RECORDING NO. 9003160385, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
PARCEL B:
 AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN ON REAL ESTATE CONTRACT RECORDED UNDER RECORDING NO. 9306040107 AND DESCRIBED AS FOLLOWS:
 THE EASEMENT 352.00 FEET OF THE WEST 898.00 FEET OF THE SOUTH 600.00 FEET OF THE NORTH 800.00 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; TOGETHER WITH THE EAST 60.00 FEET OF THE WEST 606.00 FEET OF THE NORTH 740.00 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;
 EXCEPT COUNTY ROAD.

31052600100100
 LOT 7, LARGE TRACT SEGREGATION RECORDED UNDER RECORDING NO. 9003160385, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; EXCEPT ANY PORTION WITHIN COUNTY ROAD KNOWN AS 172ND STREET NE.

31052600200600
 THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; EXCEPT THEREFROM ANY PORTION WITHIN 172ND STREET NE (SISCO HEIGHTS ROAD).

DATUM & BENCHMARK

DATUM
 NAVD 88 (NGVD 29 = NAVD 88-3.71)

BENCHMARK
VERTICAL BENCHMARK
 MONUMENT ID: 3325 DESIGNATION: GP31531-162
 THE MARK IS A WSDOT BRASS DISK CEMENTED INTO A DRILL HOLE AND SET LEVEL WITH THE CONCRETE SURFACE. IT IS LOCATED IN THE NORTHEAST QUADRANT OF THE S31 INTERSECTION WITH 51ST AVENUE NE NEAR THE SOUTHERLY END OF A CONCRETE SIDEWALK, 15.3 METERS @ 80 DEGREES FROM THE APPROXIMATE CENTERLINE OF 51ST AVENUE NE. ELEVATION=125.06'

SURVEY NOTES

1. -

SITE AREA ANALYSIS

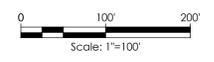
Gross Site Area of Pending Project	1,405,371 sf	(32.26 ac)	100.0%
Area to be Dedicated as ROW	239,346 sf	(5.49 ac)	17.0%
Area in Lots	642,327 sf	(14.75 ac)	45.7%
Area in Tracts	523,698 sf	(12.02 ac)	37.3%
Total	1,405,371 sf	(32.26 ac)	100.0%

MINIMUM DENSITY (AMC 20.48.20)

Gross Site Area (ac)	1,405,371 sf	32.26 ac
minus Onsite Roads	147,293 sf	3.38 ac
minus C&S and Buffers	336,054 sf	7.71 ac
Net Area of Site	922,014 sf	21.17 ac
171 units/Net Area (ac)	8 du/ac/Net Density	

MAXIMUM YIELD (AMC 20.48.020)

Maximum Yield Gross Site / 3,600 sf = 390 lots	3,600 sf per lot
Gross Site Area 1,405,371 sf / 171 lots =	8,219 sf per lot



PRELIMINARY PLAT MAP OVERVIEW (EAST OF 79TH AVE. N.E.)

PROJECT INFORMATION

Tax Parcel Numbers	310525-002-006-00, 310526-001-001-00, 310526-001-002-00, 310526-001-023-00, 1,405,371 sf (32.26 ac)
Total Area	Lindsay Subarea
GPP Designation	RULC (Residential Ultra Low Capacity)
Existing Land Use	Single Family Residential
Proposed Land Use	Single Family Residential
Number of Lots	171 Lots
Average Lot Size	3,794
Smallest Lot	3,600 sf
Net Lot Density	#

LOCAL SERVICES

Sewage Disposal:	City Of Arlington Sewer Service
Water District:	Arlington Water District
School District:	Arlington District # 16
Fire District:	District #21
Post Office:	Arlington Post Office
Electric:	Snohomish County PUD
Phone:	Zipley Fiber
Cable:	Comcast
Gas:	PSE

SURVEYOR
 North Peak Associates LLC
 Tyler S. Foster, P.E.
 17270 Woodinville Redmond Road NE, Suite 705
 Woodinville, WA 98072
 206-601-4682

CONTACT PERSON
 Land Technologies Inc.
 Marie Ash
 18820 3rd Ave. NE
 Arlington, WA 98223
 360.652.9727
 marie@landtechway.com

SITE ADDRESS
 8326 172nd St. NE
 Arlington, WA 98223

ENGINEER
 Land Technologies Inc.
 Tyler S. Foster, P.E.
 18820 3rd Ave NE
 Arlington, WA 98223
 360.652.9727
 tyler@landtechway.com

APPLICANT
 MJS Investors
 11400 SE 8th Street, Ste 200
 Bellevue, WA 98004
 425.559.2726

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

LAND TECHNOLOGIES
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Lindsay Project 1
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 A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
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PRELIMINARY PLAT MAP OVERVIEW

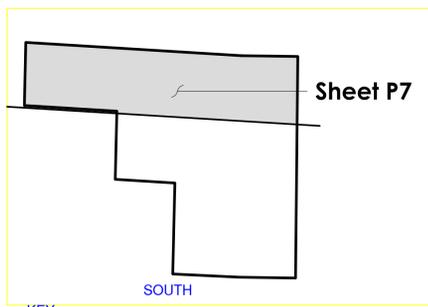
PROJECT LEAD: Marie
CHECKED BY: Tyler
DRAWN BY: Alex
APPLICATION DATE:
SITE APPROVAL:
REVISION DATE:
LDA APPROVAL:
AS-BUILT:

SHEET
 P6 of P12
 24x36

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

LEGEND

- Boundary Line
- Zoning Line
- Existing Section Line
- Proposed Right-of-Way Line
- Existing Right-of-Way Line
- Proposed Tract Line
- Proposed Lot Line
- Existing Lot Line
- Proposed Easement Line
- Existing Easement Line
- Existing Road Centerline
- Existing Road Centerline
- Existing Section Symbol
- Existing Monument



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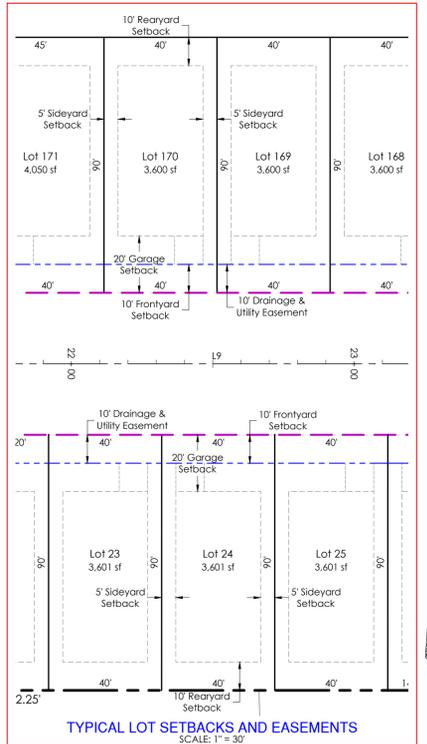
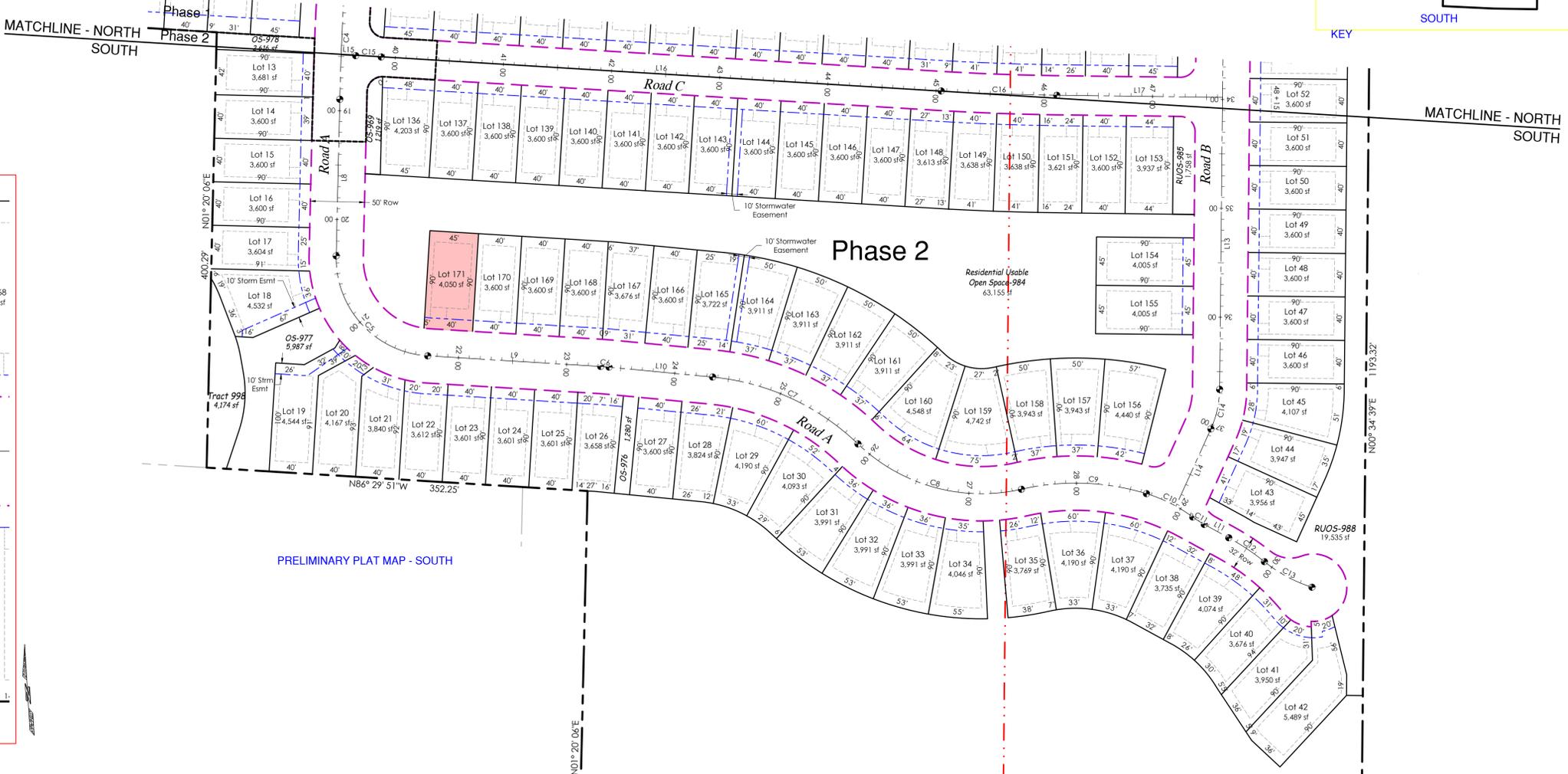
PROJECT LEAD: Merie
 CHECKED BY: Tyler
 DRAWN BY: Merie
 APPLICATION DATE: -
 SITE APPROVAL DATE: -
 REVISION DATE: -
 LDA APPROVAL: -
 AS BUILT: -

Lindsay Project 1
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 A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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SHEET
 P8
 of
 P12

24x36

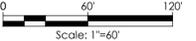


ROAD HORIZONTAL LINE TABLE

Line #	Length	Bearing
L1	119.125	S03°28'17"W
L2	160.223	S86°29'57"E
L3	343.989	S86°29'57"E
L4	707.009	S86°29'57"E
L5	151.642	S89°15'33"E
L6	135.012	S89°15'33"E
L7	176.135	S03°30'03"W
L8	143.998	S01°20'06"W
L9	159.918	S86°30'14"E
L10	96.026	S84°31'25"E
L11	25.771	S61°27'20"E
L12	248.003	S00°34'39"W
L13	268.448	S00°34'39"W
L14	78.053	S24°25'20"W
L15	13.525	S87°53'07"E
L16	517.745	S86°32'15"E
L17	153.020	S89°15'33"E
L18	37.505	S03°30'07"W
L19	406.162	S86°29'51"E
L20	32.316	N03°30'03"E
L21	0.027	N05°13'17"E
L22	39.834	S00°35'56"W
L23	124.444	S00°33'54"W

ROAD HORIZONTAL CURVE TABLE

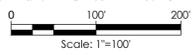
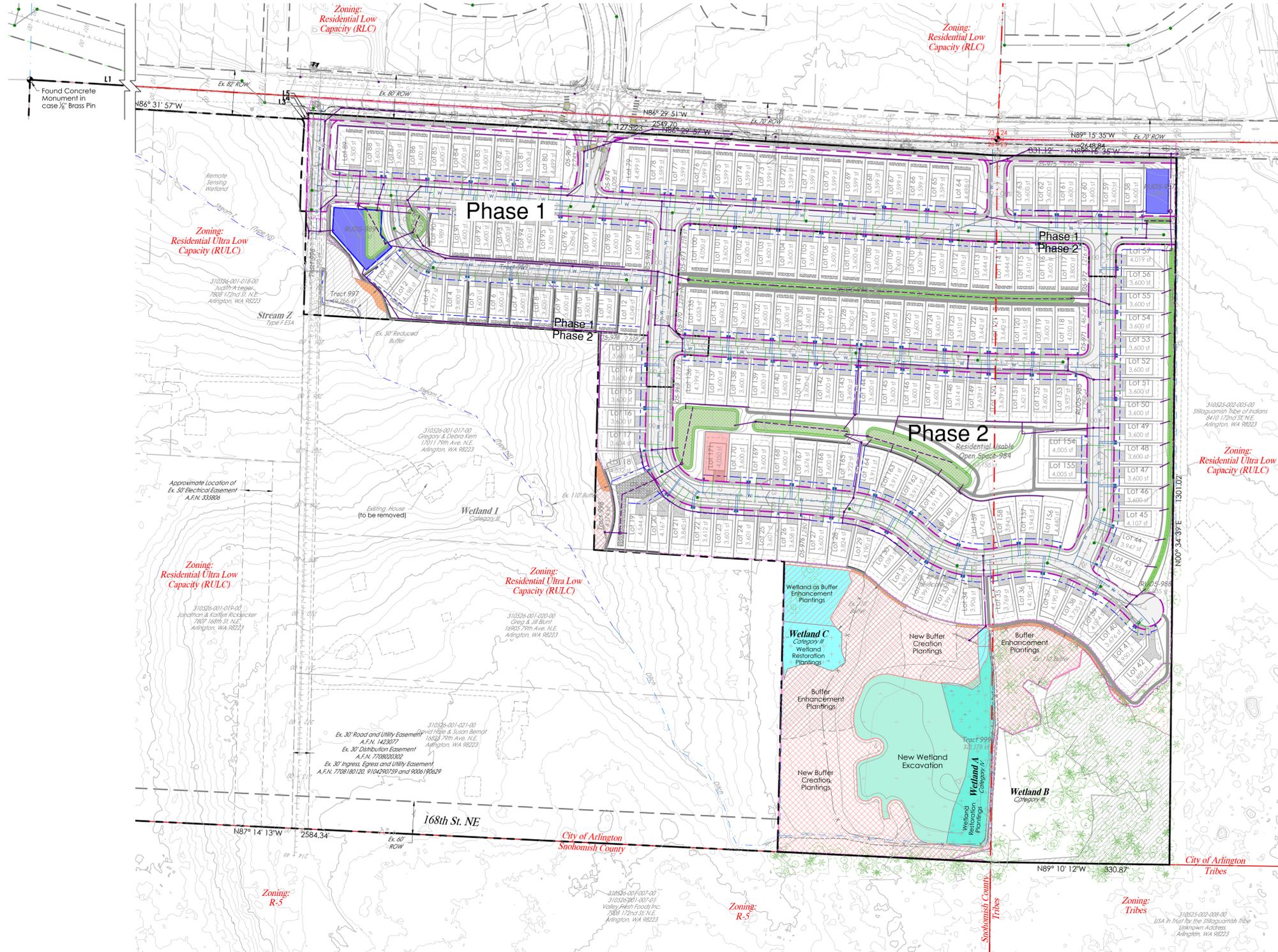
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C1	202+03.08	2000.00	67.90	S2° 29' 56.05"W	201+69.12	202+37.02	33.952
C2	12+37.17	2000.00	51.90	S87° 14' 33.15"E	12+11.22	12+63.12	25.952
C3	12+85.34	2000.00	44.44	S88° 37' 21.29"E	12+63.12	13+07.57	22.223
C4	18+32.84	3000.00	113.40	S2° 25' 04.72"W	17+76.14	18+89.54	56.708
C5	21+20.20	90.00	137.98	S42° 35' 03.82"E	20+33.54	21+71.51	86.668
C6	23+35.32	225.00	7.78	S85° 30' 49.65"E	23+31.43	23+39.21	3.888
C7	25+13.32	225.00	150.32	S65° 23' 04.97"E	24+35.23	25+85.55	78.085
C8	26+74.43	165.00	163.05	S74° 33' 20.76"E	25+85.55	27+48.60	88.881
C9	28+08.36	225.00	116.81	S87° 59' 33.19"E	27+48.60	28+65.42	59.756
C10	28+89.69	140.00	48.08	S63° 16' 53.82"E	28+65.42	29+13.49	24.277
C11	29+19.80	90.00	12.58	S57° 26' 59.17"E	29+13.49	29+26.08	6.303
C12	29+71.71	221.00	39.60	S56° 19' 18.04"E	29+51.85	29+91.45	19.856
C13	30+16.77	135.00	50.05	S61° 48' 16.21"E	29+91.45	30+41.51	25.317
C14	36+85.45	90.00	37.46	S12° 29' 59.25"W	36+66.45	37+03.91	19.003
C15	39+75.29	1000.00	23.52	S87° 12' 40.99"E	39+63.53	39+87.05	11.761
C16	45+58.20	2247.74	106.79	S87° 53' 54.98"E	45+04.79	46+11.58	53.405
C17	50+77.51	90.00	141.37	S41° 29' 50.44"E	49+87.51	51+28.88	90.000
C18	398+72.77	90.00	11.81	N7° 15' 39.12"E	398+66.86	398+78.67	5.915
C19	399+39.37	1198.43	121.31	N8° 07' 15.79"E	398+78.67	399+99.98	60.706
C20	389+00.00	200.00	0.21	S0° 34' 06.24"W	388+99.89	389+00.11	0.107
C21	389+40.00	200.00	0.12	S0° 34' 55.16"W	389+39.94	389+40.06	0.059



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Z:\MJS Investors - Lindsay Annexation Master Planning\Sheets\Pre Preliminary Plat Map - South.dwg

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



UTILITIES PLAN

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

SOILS
Tokul Gravelly Medium Loam;
Hydrologic Soil Group: B
McIntenna Gravelly Silty Loam
Hydrologic Soil Group: D
Compact Fill Area to 95% Modified Proctor

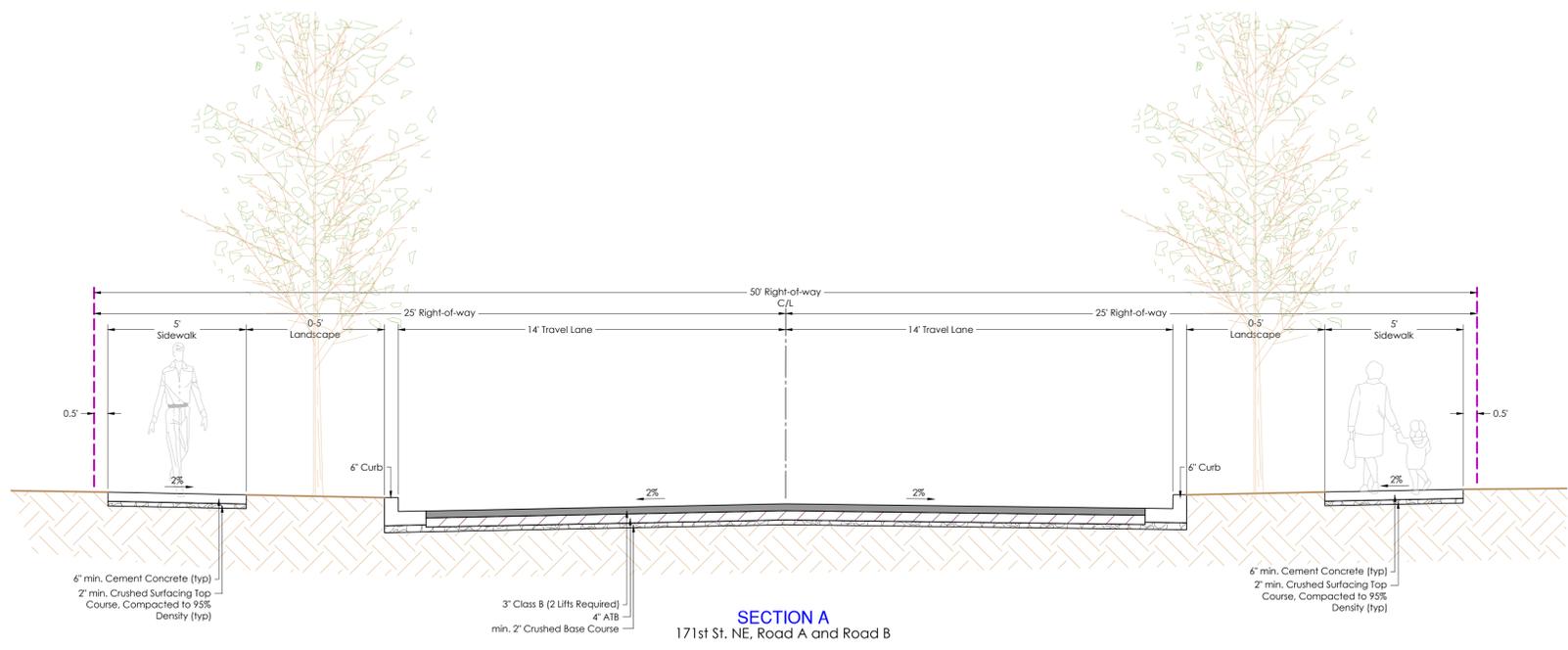
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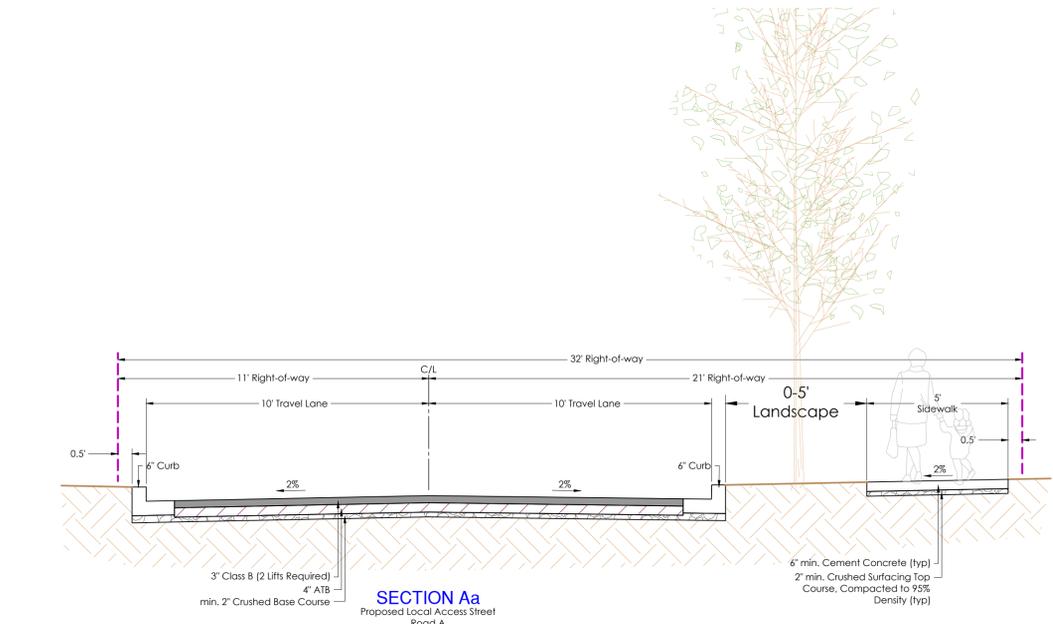
PROJECT LEAD: Merie
CHECKED BY: Tyler
DRAWN BY: Merie, Alex
APPLICATION DATE: -
SITE APPROVAL DATE: -
REVISION DATE: -
LDA APPROVAL: -
AS-BUILT: -

Lindsay Project 1
8326 172nd St. NE, Arlington, WA 98223
A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

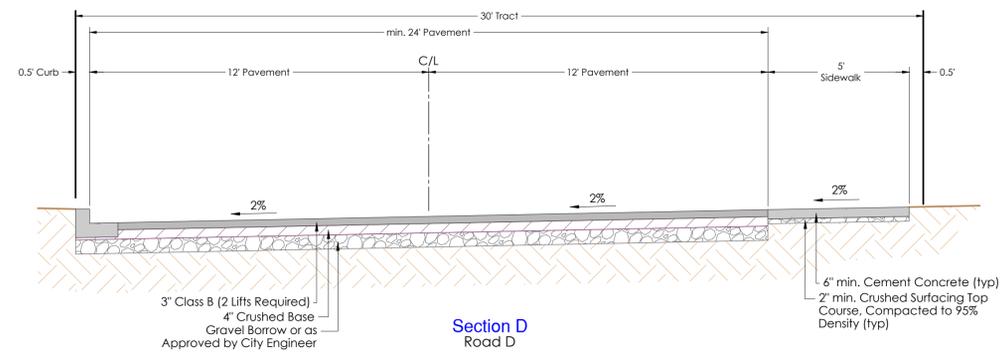
MJS Investors
11400 SE 8th Street, Ste 200, Bellevue, WA 98004



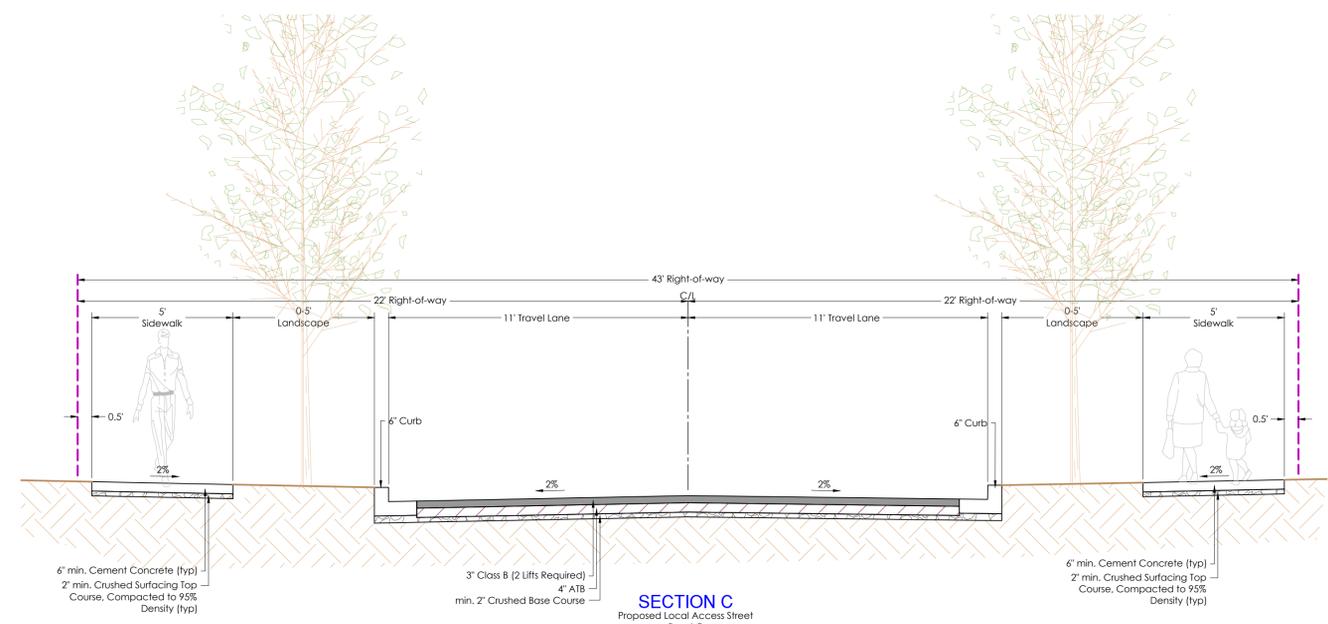
SECTION A
171st St. NE, Road A and Road B



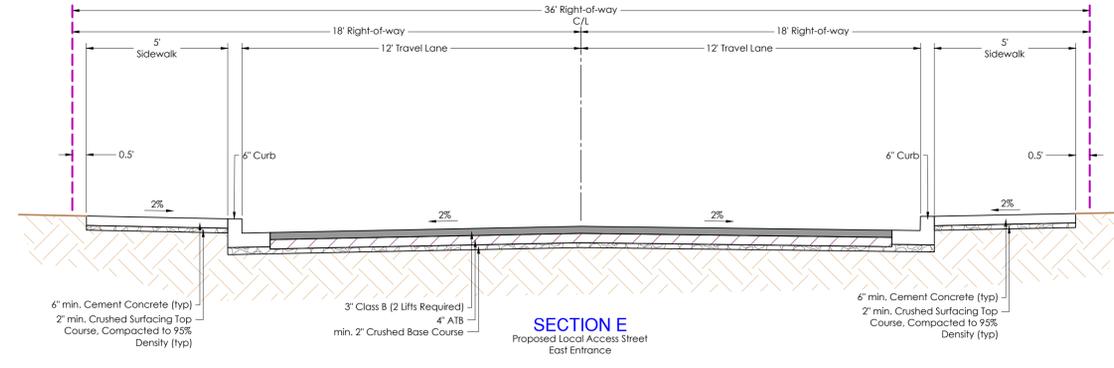
SECTION Aa
Proposed Local Access Street
Road A



Section D
Road D

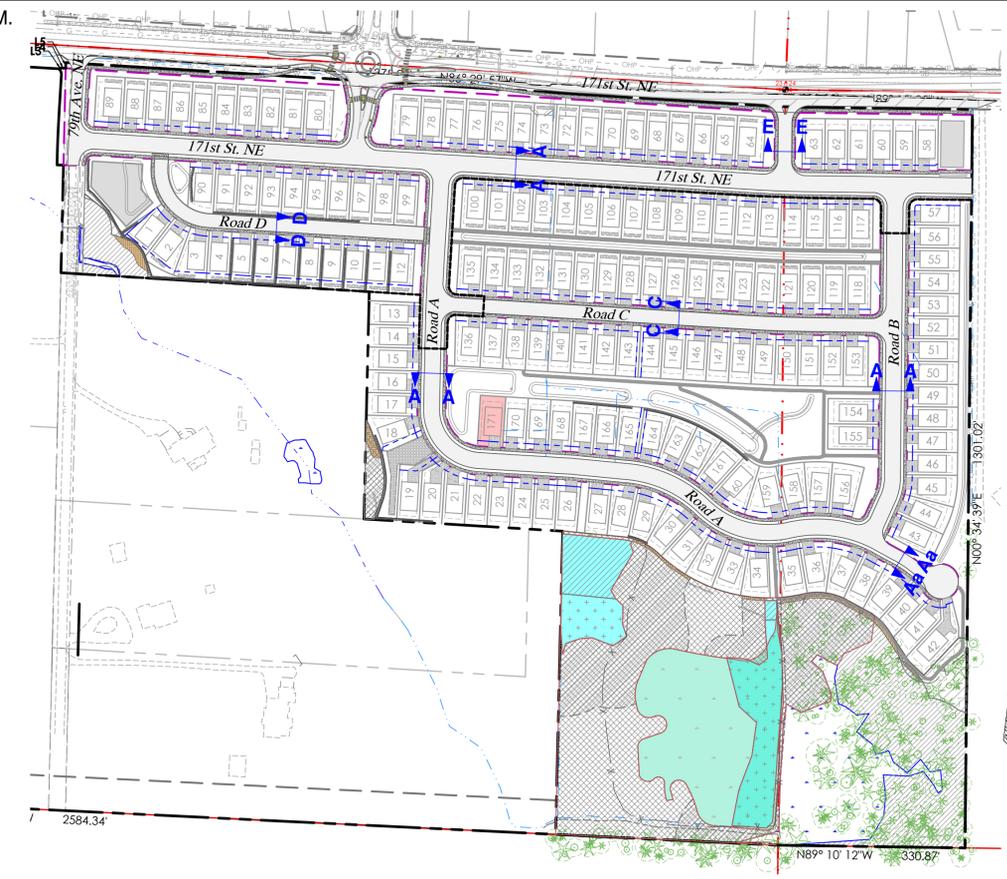


SECTION C
Proposed Local Access Street
Road C



SECTION E
Proposed Local Access Street
East Entrance

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

STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
No. 23736

Lindsay Project 1
7530 172nd St. N.E., Arlington, WA 98223
A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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ROAD SECTIONS

SHEET
P10 of **P12**
24x36

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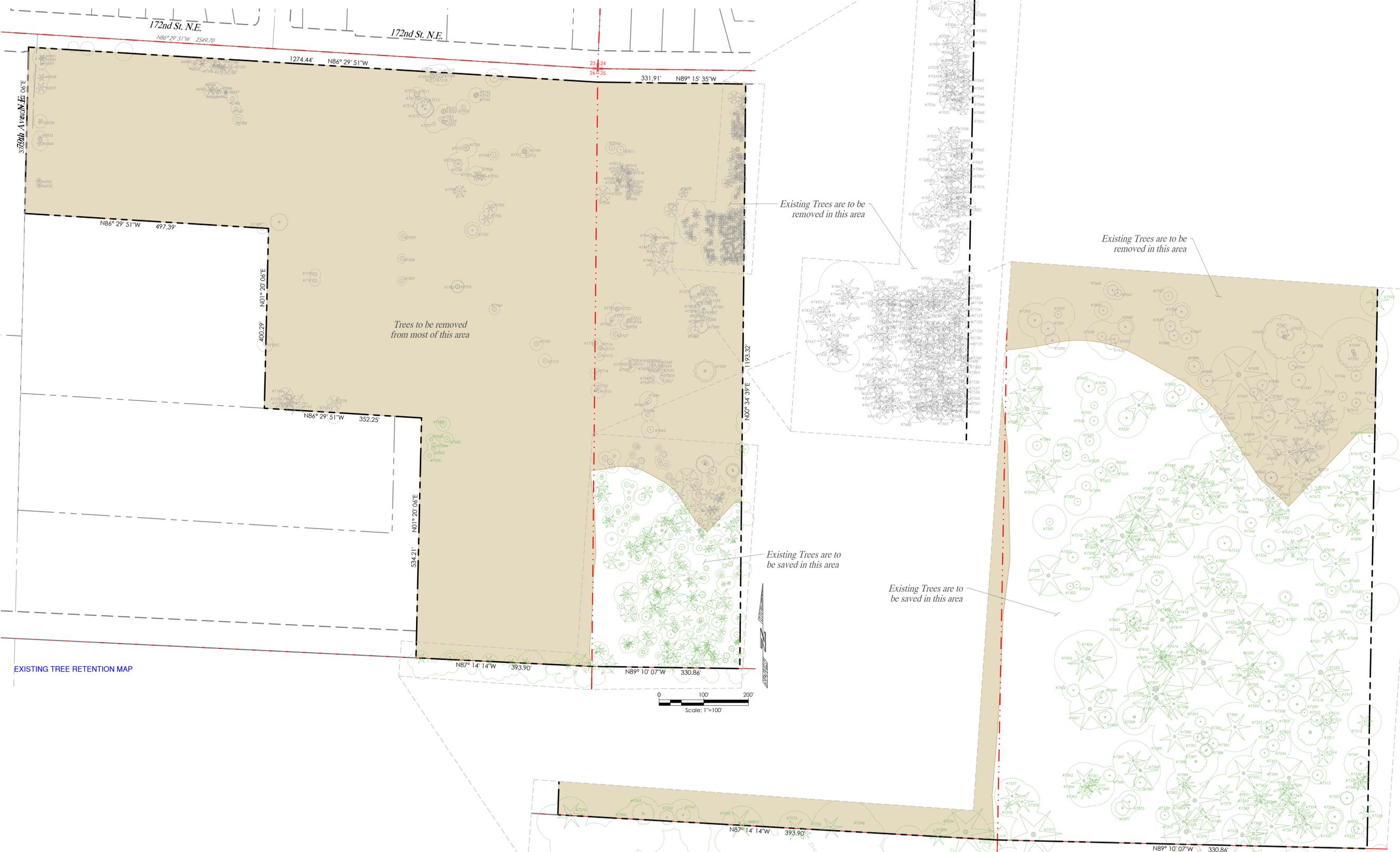
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A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND

- Boundary Line
- Existing Section Line
- Existing Right-of-Way Line
- Existing Lot Line
- Existing Section Symbol
- Existing Trees (to remain)
- Existing Trees (to be removed)



EXISTING TREE RETENTION MAP

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Arlington, WA 98223
360-652-9727

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

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P11 SHEET of P12
24x36

Z:\MJS Investors - Lindsay Annexation Master Planning\Sheets\P11 Existing Tree Retention Map.dwg 2/2/2024 10:12 AM

MAKING A WAY OUT OF NO WAY

###

EXISTING TREE RETENTION MAP

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

TREE COUNT DESCRIPTION

Tree #	DBH (in.)	Tree Type	Approx Drip Line	Tree #	DBH (in.)	Tree Type	Approx Drip Line	Tree #	DBH (in.)	Tree Type	Approx Drip Line	Tree #	DBH (in.)	Tree Type	Approx Drip Line
6934	16	Conifer	36'	7085	22	Fir	20'	7292	16	Ald	30'	7600	48	Ald	40'
6935	12	Conifer	30'	7086	14	Fir	16'	7293	8	Ald	30'	7601	12	Ald	30'
6936	14	Conifer	30'	7087	14	Fir	12'	7441	18	Fir	40'	7602	12	Ald	30'
6937	24	Conifer	30'	7089	14	Fir	20'	7442	12	Fir	40'	7603	24	Fir	30'
6938	18	Conifer	36'	7090	12	Fir	20'	7443	24	Fir	40'	7604	14	Ald	30'
6940	16	Conifer	40'	7091	12	Fir	16'	7444	20	Fir	40'	7605	26	Fir	30'
6941	16	Conifer	40'	7092	12	Fir	10'	7445	20	Fir	40'	7606	12	Ald	20'
6942	12	Conifer	30'	7093	18	Fir	16'	7446	60	Fir	40'	7607	10	Ald	20'
6943	20	Conifer	30'	7094	18	Fir	12'	7447	20	Fir	50'	7608	50	Ced	50'
6944	20	Conifer	36'	7095	14	Fir	16'	7448	20	Fir	40'	7609	36	Ced	30'
6945	14	Conifer	28'	7096	14	Fir	16'	7449	14	Fir	30'	7610	22	Fir	30'
6946	12	Conifer	24'	7098	14	Fir	16'	7450	16	Fir	40'	7611	24	Fir	30'
6948	14	Fir	36'	7099	14	Fir	16'	7451	16	Fir	40'	7612	12	Fir	30'
6950	18	Fir	32'	7100	12	Fir	10'	7452	12	Fir	30'	7613	14	Fir	30'
7001	16	Fir	20'	7101	12	Fir	12'	7453	12	Fir	30'	7614	10	Ald	20'
7002	20	Fir	4'	7102	12	Fir	10'	7454	12	Fir	30'	7615	10	Ald	20'
7003	25	Fir	26'	7103	12	Fir	16'	7455	12	Fir	30'	7616	10	Ald	20'
7004	20	Fir	24'	7104	18	Fir	16'	7456	20	Fir	30'	7636	12	Ald	28'
7005	13	Fir	12'	7105	18	Fir	20'	7457	12	Fir	30'	7637	10	Ald	28'
7006	13	Fir	14'	7107	16	Fir	12'	7458	12	Fir	40'	7638	10	Ald	28'
7007	12	Fir	14'	7108	12	Fir	16'	7459	14	Fir	30'	7639	10	Ald	16'
7008	12	Fir	12'	7109	12	Fir	10'	7461	16	Fir	30'	7640	16	Ald	16'
7010	16	Fir	28'	7110	12	Fir	12'	7462	12	Fir	20'	7641	8	Ald	12'
7011	20	Dec	26'	7112	12	Fir	16'	7463	12	Fir	20'	7642	12	Ald	16'
7015	12	Fir	16'	7114	14	Fir	12'	7464	12	Fir	20'	7643	18	Ald	40'
7016	12	Fir	16'	7117	12	Fir	10'	7465	12	Fir	20'	7644	12	Ald	28'
7017	12	Fir	16'	7118	12	Fir	10'	7468	12	Fir	20'	7645	8	Ald	20'
7018	12	Fir	20'	7119	12	Fir	16'	7469	12	Fir	20'	7646	16	Ald	40'
7026	14	Fir	10'	7123	16	Fir	16'	7473	12	Fir	20'	7647	8	Ald	12'
7027	24	Fir	30'	7124	14	Fir	12'	7474	12	Fir	20'	7648	10	Ald	24'
7028	20	Fir	20'	7125	18	Fir	12'	7475	12	Fir	20'	7649	10	Ald	16'
7031	12	Fir	16'	7126	16	Fir	16'	7476	14	Fir	20'	7650	10	Ald	16'
7033	32	Fir	20'	7127	12	Fir	16'	7477	12	Fir	20'	7651	10	Ald	16'
7034	32	Fir	34'	7128	12	Fir	12'	7478	12	Fir	20'	7652	10	Ald	16'
7036	12	Fir	20'	7129	16	Fir	16'	7479	12	Fir	20'	7653	10	Ald	16'
7037	12	Fir	12'	7130	14	Fir	20'	7480	20	Fir	20'	7654	10	Ald	16'
7039	12	Fir	10'	7131	16	Fir	12'	7481	12	Fir	20'	7655	10	Ald	16'
7040	12	Fir	10'	7132	14	Fir	10'	7483	12	Fir	20'	7656	10	Ald	16'
7041	12	Fir	12'	7133	18	Fir	10'	7488	12	Fir	20'	7657	12	Ald	30'
7042	12	Fir	12'	7142	12	Fir	12'	7498	12	Fir	20'	7663	14	Ald	24'
7043	12	Fir	12'	7145	14	Fir	16'	7499	12	Fir	20'	7665	14	Ald	16'
7044	12	Fir	14'	7146	12	Fir	10'	7540	24	Fir	30'	7666	28	Fir	32'
7046	14	Fir	10'	7147	12	Fir	16'	7550	12	Fir	16'	7667	22	Fir	36'
7048	12	Fir	10'	7151	14	Fir	10'	7556	12	Fir	16'	7668	22	Fir	36'
7049	12	Fir	10'	7152	12	Fir	12'	7557	12	Fir	16'	7669	24	Fir	36'
7050	12	Fir	12'	7155	12	Fir	12'	7558	12	Fir	16'	7670	8	Ald	12'
7052	15	Fir	10'	7159	12	Fir	12'	7560	12	Fir	16'	7671	16	Fir	30'
7053	12	Fir	10'	7160	14	Fir	20'	7561	12	Fir	16'	7672	12	Ald	12'
7054	16	Fir	10'	7163	12	Fir	16'	7562	20	Fir	16'	7695	14	Ald	16'
7055	16	Fir	14'	7165	14	Fir	16'	7564	12	Fir	16'	7696	14	Ald	16'
7056	12	Fir	10'	7166	14	Fir	12'	7565	20	Fir	16'	7697	12	Ald	20'
7057	22	Fir	10'	7171	14	Fir	10'	7570	12	Fir	16'	7698	12	Ald	20'
7058	12	Fir	10'	7172	12	Fir	10'	7571	10	Fir	16'	7699	12	Ald	20'
7059	12	Fir	10'	7173	12	Fir	10'	7572	14	Fir	16'	7700	14	Ald	20'
7060	14	Fir	10'	7174	12	Fir	14'	7573	12	Fir	16'	7701	10	Ald	20'
7061	12	Fir	10'	7175	12	Fir	14'	7574	8	Ald	30'	7712	12	Ald	28'
7062	16	Fir	16'	7176	13	Fir	16'	7575	8	Ald	30'	7713	10	Ald	20'
7063	18	Fir	14'	7178	12	Fir	12'	7576	8	Ald	30'	7714	10	Ald	40'
7064	12	Fir	16'	7179	18	Ced	28'	7577	48	Ald	40'	7715	12	Ald	12'
7065	14	Fir	10'	7181	16	Ced	28'	7578	8	Ald	30'	7716	12	Ald	24'
7066	12	Fir	12'	7182	12	Ced	28'	7579	12	Ald	40'	7717	10	Ald	16'
7067	14	Fir	12'	7183	16	Ced	32'	7580	12	Ald	40'	7718	8	Ald	16'
7068	14	Fir	16'	7184	16	Ced	32'	7581	48	Ald	30'	7721	12	Ald	16'
7069	12	Fir	14'	7185	18	Fir	32'	7582	12	Ald	40'	7722	10	Ald	16'
7070	24	Fir	20'	7186	12	Fruit	24'	7583	10	Ald	30'	7723	12	Ald	16'
7071	18	Fir	16'	7187	10	Fruit	24'	7584	10	Ald	30'	7724	10	Ald	16'
7072	12	Fir	12'	7188	16	Fruit	24'	7585	12	Ald	30'	7725	10	Ald	30'
7073	16	Fir	16'	7190	10	Fruit	24'	7586	12	Ald	30'	7726	8	Ald	36'
7074	14	Fir	16'	7191	10	Fruit	24'	7587	10	Ald	30'	7727	14	Ald	30'
7075	12	Fir	12'	7192	48	Ced	36'	7588	36	Ald	30'	7728	10	Ald	50'
7076	16	Fir	10'	7193	38	Ced	36'	7589	24	Ald	30'	7729	8	Ald	12'
7077	12	Fir	12'	7194	24	Ced	36'	7590	60	Ald	40'	7730	8	Ald	30'
7078	14	Fir	12'	7195	28	Ald	30'	7594	36	Ald	60'	7731	12	Ald	24'
7079	12	Fir	10'	7196	24	Hem	32'	7595	36	Ald	60'				
7081	14	Fir	10'	7197	8	Ald	24'	7596	12	Birch	40'				
7082	16	Fir	16'	7198	30	Ced	36'	7597	16	Ald	40'				
7083	16	Fir	16'	7290	16	Ald	30'	7598	22	Ald	40'				
7084	18	Fir	24'	7291	16	Ald	30'	7599	10	Ald	30'				

Total Diameter **309 Significant Trees To Be Removed**
4,687 inches
927 Replacement Trees Required



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

PROJECT LEAD: *Merve*
 CHECKED BY: *Tyler*
 DRAWN BY: *Marc*
 APPLICATION DATE: -
 SITE APPROVAL: -
 REVISION DATE: -
 LDA APPROVAL: -
 AS-BUILT: -

Lindsay Project 1
 7530 172nd St. N.E., Arlington, WA 98223
 A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

MJS Investors
 11400 SE 8th Street, Ste 200, Bellevue, WA 98004

SHEET
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24x36