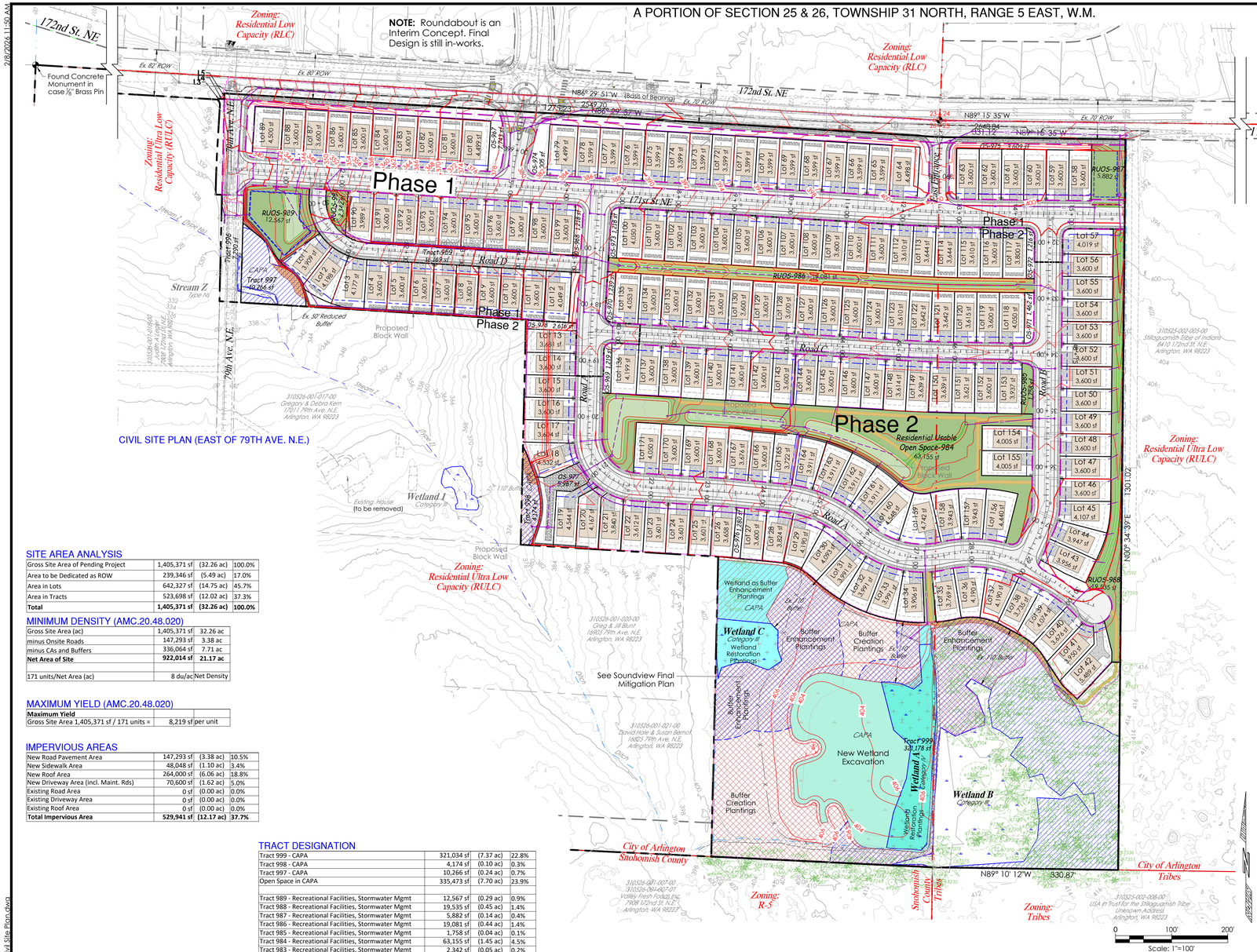
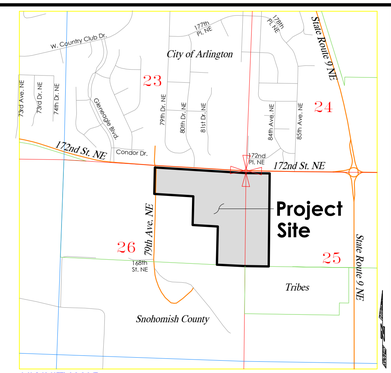
2/6/2026 11:50 AM

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



CIVIL SITE PLAN (EAST OF 79TH AVE. N.E.)



VICINITY MAP SCALE 1"=1000'

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 units/Net Area (ac)	8 du/ac	Net Density

MAXIMUM YIELD (AMC.20.48.020)

Maximum Yield		
Gross Site Area 1,405,371 sf / 171 units =	8,219 sf	per unit

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	335,473 sf	(7.70 ac)	23.9%
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	(0.00 ac)	0.1%
Tract 972 - Open Space, Stormwater Mgmt	1,216 sf	(0.09 ac)	0.1%
Tract 971 - Open Space, Stormwater Mgmt	1,462 sf	(0.00 ac)	0.1%
Tract 970 - Open Space, Stormwater Mgmt	1,239 sf	(0.09 ac)	0.1%
Tract 969 - Open Space, Stormwater Mgmt	1,219 sf	(0.00 ac)	0.1%
Tract 968 - Open Space, Stormwater Mgmt	1,218 sf	(0.00 ac)	0.1%
Tract 967 - Open Space, Stormwater Mgmt	7,934 sf	(0.09 ac)	0.6%
Tract 959 - Private Road Tract	16,169 sf	(0.09 ac)	1.2%
Tract 996 - Temporary in construction	7,290 sf	(0.00 ac)	0.5%

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low, Over 100

SOILS

Tokul Gravelly Medial Loam:
Hydrologic Soil Group: B
McKenna Gravelly Silt Loam
Hydrologic Soil Group: D
Compact Fill Area to 95% Modified Proctor

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

Sheet List Table

Sheet Number	Sheet Title
C1	Civil Site Plan
C2	Construction Notes
C3	Existing Conditions Map
C4	Clearing & TESC Plan
C5	Grading Plan Overview
C6	Grading Plan - Northwest
C7	Grading Plan - Northeast
C8	Grading Plan - South
C9	Wetland Creation Grading and Sections
C10	Grading & TESC Details
C11	Site Cross Sections
C12	172nd St.NE Frontage Improvements
C13	79th Ave. NE Plan and Profile
C14	80th Dr. SE & East Entrance Plans and Profiles
C15	171st St. NE Plan and Profile
C16	171st St. NE Plan and Profile
C17	Road A Plan and Profile
C18	Road A Plan and Profile
C19	Road B Plan and Profile
C20	Road C Plan and Profile
C21	Road D Plan and Profile
C22	Road Details
C23	Stormwater Management Overview Plan
C24	Stormwater Management Plan - West
C25	Stormwater Management Plan and Profiles - West 1
C26	Stormwater Management Plan and Profiles - West 2
C27	Stormwater Management Plan and Profiles - West 3
C28	Stormwater Management Plan - Southwest, Northeast & South
C29	Stormwater Management Plan and Profiles - Northeast
C30	Stormwater Management Plan and Profiles - Southwest A
C31	Stormwater Management Plan and Profiles - Southwest B
C32	Stormwater Management Plan and Profiles - Southwest C
C33	Stormwater Management Plan and Profiles - South
C34	Stormwater Management Details
C35	Stormwater Management Details
C36	Water Plan
C37	Sewer Plan
C38	79th Ave. NE Sewer Plan and Profile
C39	171st St. NE Sewer Plan and Profile
C40	171st St. NE Sewer Plan and Profile
C41	Road A Sewer Plan and Profile
C42	Road A Sewer Plan and Profile
C43	Road B Sewer Plan and Profile
C44	Road C Sewer Plan and Profile
C45	Road D Sewer Plan and Profile
C46	City of Arlington Standard Sewer & Water Details

LEGAL DESCRIPTION

31052400100200
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 POTION 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 60.00 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 51ST AVENUE NE NEAR THE SOUTHERLY END OF A CONCRETE SIDEWALK. 15.3 METERS @ 80 DEGREES FROM THE APPROXIMATE CENTERLINE OF 51ST AVE NE.
ELEVATION=125.06'

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	#
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	8 du/ac

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:	-
Electric:	
Phone:	
Cable:	
Gas:	

CONTACT PERSON

Land Technologies Inc.
Merle Ash
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
merle@landtechway.com

ENGINEER

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

SITE ADDRESS

8326 172nd St. NE
Arlington, WA 98223

APPLICANT

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

SURVEYOR

North Peak Associates LLC
Steven C. Berg, PLS
17270 Woodinville Redmond Road NE, Suite 705
Woodinville, WA 98072
206.601.4682

CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE CITY OF ARLINGTON CODES AND ORDINANCES. CONFORMANCE OF THE DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS AND/OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ARMY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

BY:_____ DATE:_____
DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER 18 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL.

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

MAKING A "WAY" OUT OF "NO WAY"

ELLER S. FOSTER
STATE OF WASHINGTON
23720
REGISTERED PROFESSIONAL ENGINEER
02 / 08 / 2026

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: Myer, Alex
DESIGN: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
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

CIVIL SITE PLAN

SHEET
C1 of C46
22x34
-

Z:\MJS Investors - Lindsay Annexation Master Planning\Sheets\C1 Civil Site Plan.dwg

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

LEGEND

- Boundary Line
- Design Right-of-Way Line
- Existing Right-of-Way Line
- Design Major Contour Line
- Existing Major Contour Line
- Design Minor Contour Line
- Existing Minor Contour Line
- Phase Line
- Design Tract Line
- Design Lot line
- Existing Lot Line
- Design Easement Line
- Existing Easement Line
- Design Road Centerline
- Existing Road Centerline
- Site Benchmark
- Existing Benchmark
- Design Edge of Asphalt
- Existing Edge of Asphalt
- Design Sidewalk
- Existing Sidewalk
- Design Driveway Line/Hatch
- Existing Path
- Design Building
- Existing Building
- Design Building Setback Line
- Design Storm Drainage Line
- Existing Storm Drainage Line
- Design/Existing Type 1 Catch Basin
- Design/Existing Type 2 Catch Basin
- Design/Existing Storm Drain Clean-out
- Design Yard Drain Line
- Design Yard Drain Catch Basin
- Design Yard Drain Clean-out
- Design Shed Dispersion
- Design Drainage Basin
- Design Swale Line
- Existing Ditch line
- Design Sanitary Sewer Line
- Existing Sanitary Sewer Line
- Design/Existing Sanitary Sewer Manhole
- Design/Existing Sanitary Sewer Clean-out
- Design Sanitary Side Sewer
- Design Path
- Design Water Line
- Existing Water Line
- Design/Existing Water Hydrants
- Design/Existing Water Fittings
- Design Drainfield
- Design Fence
- Existing Fence
- Existing Wetland Line/Hatch
- Design Buffer Line/Hatch
- Existing Buffer Line/Hatch
- Existing Section Line
- Existing Section Symbol
- Existing Power Line
- Existing Power Symbol
- Existing Telephone Line
- Existing Telephone Symbol
- Existing Gas Line
- Existing Gas Symbol
- Existing Flow Path
- Existing Tree Drip Line
- Design Area of Disturbance
- Design Temporary Silt Fence
- Temporary Construction Entrance
- Existing Soil Log
- BMP Designations
- Designed Bio-Retention Cell
- Designed Bio-Retention Cell Lined
- Road Drain Dispersion w/100' Flow Path
- NGPA signs

ADA CONSTRUCTION NOTES:

ADA NOTES:
The following notes shall apply to hardscape facilities within the public Right-of-Way.

1. Unless otherwise specified on the plans, or directed by the City Engineer, cross slopes of sidewalks shall be nominal 1.5%, cross slopes shall not be less than 1% nor exceed 2%.
2. Maximum slopes shown on the plans represent the maximum allowable slopes permitted by current ada requirements. The Contractor shall take into consideration construction tolerances when placing sidewalks to insure maximum slopes are not exceeded.
3. Completed sidewalks or other hardscape elements that exceed maximum specified slopes or are less than minimum specified slopes shall be removed and replaced by the Contractor at the Contractor's expense.

CONTRACTOR NOTE:

It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities.

CITY OF ARLINGTON STORM DRAINAGE NOTES:

1. All storm drainage improvements shall be constructed in accordance with these approved plans and City Standards and specifications. Any deviation from these plans will require prior approval from the owner, the City Engineer, and other appropriate public agencies.
2. All pipe materials shall meet the requirements of the City Standards and Specifications. Acceptable storm drainage pipe materials include concrete, pvc, hdpe, and ductile iron. Corrugated metal pipes (galvanized aluminum or steel) are not accepted by the City. All pipe joints must have gaskets and shall be water tight unless otherwise directed by the City.
3. Pipe bedding material shall be 5/8-inch minus crushed gravel for all pipe types, except ductile iron. Bedding material for ductile iron pipe shall meet the requirements of the City's Standards and Specifications (Chapter 4).
4. All trench backfill in areas of pavement or structural loading shall be compacted to at least 95% of the maximum dry density. All other areas shall be compacted to at least 90% of maximum dry density.
5. All pipe shall be placed on stable earth. If in the opinion of the city inspector, the existing trench foundation is unsatisfactory, then it shall be excavated below grade and backfilled with gravel bedding material to support the pipe.
6. Lot drainage systems, stub-outs and any drains behind the sidewalk must be installed as required prior to sidewalk construction. Stub-outs shall be marked with a 2"x4" with 3 feet visible above grade and marked "STORM". Location and depth of these installations shall be shown on the as-built plans submitted to the City.
6. All catch basins shall be type 1 unless otherwise shown on the plans and approved by the City. The use and installation of inlets is discouraged.
7. All catch basins with a depth of 5 feet (rim to invert) or greater shall be type 2 catch basins equipped with 3/4-inch diameter safety manhole steps or a manhole ladder per City Standard Details.
8. All grates shall be marked "outfall to stream - dump no pollutants", all solid cover shall be marked "drain", all catch basins and manholes shall be equipped with locking frames and lids or grates per City Standard Details.
9. All grates located in the gutter flow line (inlet and catch basin) shall be "flush" with pavement level.
10. The Contractor shall be responsible for adjusting all manhole, inlet and catch basin frames and grates/covers to grade just prior to curb installation and/paving.
11. All retention/detention facilities shall be installed and in operation prior to, or in conjunction with, all construction activity, unless otherwise approved by the City.
12. Detention/retention ponds with side slopes steeper than 3:1 or with a maximum water depth greater than 3 feet shall be enclosed with a vinyl coated chain link fence.
12. Bio-filtration swales and/or filter strips shall be constructed, bedded or seeded and in operation prior to, or sodded in conjunction with, asphalt paving. The vegetation in the bio-swale must be well established before paving begins.
13. Storm water retention/detention facilities, storm drainage pipe and catch basins shall be flushed and cleaned by the Developer prior to the City's acceptance of the project.
14. When infiltration facilities are constructed, compaction of soil is not allowed, as the design is based on natural soil in the original location. Vehicles shall not be driven over the infiltration area during construction.
15. If the contractor encounters groundwater or soil conditions different from that shown in the plans during infiltration system installation, the contractor shall notify the city inspector.

CONSTRUCTION SEQUENCE

1. Arrange and attend a pre-construction meeting with City of Arlington staff, the on-site erosion control specialist, the design engineer, and owner.
2. Contractor shall have a copy of the City's design standards and all standard details on hand at all times.
3. Identify clearing limits as required with flagging and/or temporary orange construction fence. Locate tree protection fencing boundaries.
4. Grade and install construction entrance(s).
5. Place silt fence, straw bales, etc. as necessary to prevent sediment-laden runoff from leaving site.
6. Provide protection for existing offsite catch basins and other drainage facilities.
7. Grade swales.
8. Install Bridge system and entrance. Sewer boring and connection into site beneath stream.
9. Grade and stabilize roads in conjunction with clearing and grading activity.
10. Install/maintain temporary sedimentation measures.
11. Clear any vegetation on site. Complete mass grading. Stockpile top soil for redistribution to minimize export. Reconstruct sediment-trapping measures as grading progresses. Relocate surface water controls and erosion control measures, or install new measures as site conditions change so as to maintain compliance with City of Arlington standards.
12. Locate and excavate Bioretention systems and associated stormwater conveyance.
13. Install Water and Sewer.
14. Final grade, construct and pave roadways.
15. Construct bioretention facilities once site is predominately stabilized and no construction water will be introduced to system. Bioretention systems may need to be plastic lined and protected until site is completely stabilized. Ensure bioretention soil media and underlying layers meet minimum specifications. Vegetation shall be established and vigorous prior to introduction of stormwater to system, regardless of time of year.
16. Ensure that the permanent drainage system is complete and functional.
17. Remove any temporary sediment controls when permanent drainage is complete and erosion measures are in place and functional. Add topsoil to planting areas. Plant wetland area in accordance with landscape and wetland mitigation plans.
18. Remove remaining temporary erosion control measures when danger of erosion has passed and site is stabilized with final City of Arlington approval.

GENERAL NOTES

1. All work and materials shall conform to the current edition of the City of Arlington Public Works Standards and Specifications, and the current edition of the Washington State Department of Transportation (WSDOT) Standard Specifications for road, bridge, and municipal construction. A copy of these documents shall be on site during construction.
2. It is the sole responsibility of the Developer/Contractor to obtain a grading permit, right-of-way permit, and utility permits, from the City. All required permits from other agencies must also be obtained by the Developer/Contractor.
3. Prior to any construction activity, the Developer/Contractor shall attend a pre-construction conference with the City. The Constractor shall schedule the pre-construction conference by calling (360) 403-3500. Prior to scheduling, the Contractor must submit and receive approval for the traffic control plan, city permits, temporary erosion and sediment control plan, performance bond, copy of other agency permits, a copy of the contractor's license, and proof of insurance coverage.
4. A copy of the approved construction plans must be on the job site when construction is in progress.
5. All site work shall be constructed in accordance with the approved plans. Any deviation from the approved plans will require prior approval from the Owner, the City Engineer, and other appropriate public agencies.
6. All of the locations of the existing utilities shown in the plans have been established by field survey or obtained from available records and shall therefore be considered approximate and not necessarily complete. It is the sole responsibility of the Contractor to independently verify the accuracy of all utility locations.
7. The Contractor shall locate and protect all castings and utilities during construction and shall contact the underground utilities locate service (1-800-424-5555 or 811) at least 48 hours prior to construction.
8. Inspection and acceptance of all work will be accomplished by representatives of the City of Arlington, it shall be the Contractor's responsibility to coordinate and schedule appropriate inspections, allowing proper advance notice. The Inspector may require removal and replacement of items that do not meet City Standards or were constructed without inspection.
9. The Contractor shall keep the on-site and off-site streets clean at all times by cleaning with a sweeping and/or vacuum truck. Washing of these streets will not be allowed without prior approval from the City Inspector.
10. The Contractor shall maintain two (2) sets of "as- built" plans showing all field changes and modifications. Immediately after construction completion, the Contractor shall deliver both copies of red-lined plans to the City. The City will forward one of the copies to the design Engineer.

EROSION/SEDIMENTATION CONTROL NOTES:

1. Approval of the Temporary Erosion/Sediment Control (TESC) plan does not constitute an approval of permanent road or storm drainage design.
2. A TESC plan meeting the DOE Storm Water Management Manual adopted by the City shall be submitted to the City for approval prior to any work on the site. An approved copy must be maintained on-site and be readily available to the City Inspector at their request.
3. The TESC BMP's shown on the plan must be installed prior to all other clearing and grading activities, and in such a manner as to ensure that sediment-ladden water does not enter the drainage system, leave the site, or violate applicable water quality standards, maintenance, repalcement, and upgrading of the TESC plan is the responsibility of the Contractor until all construction is complete and approved by the City.
4. The boundaries of the clearing limits, shown on the TESC plan, shall be clearly fenced or flagged in the field prior to starting construction. No disturbance beyond the fenced or flagged clearing limits shall be permitted. The fencing and/or flagging shall be maintained by the Contractor for the duration of the construction project.
5. The TESC facilities shown on the plans are the minimum requirements for the anticipated site construction. During the construction period, these TESC facilities shall be upgraded and added to as needed, for unexpected storm events and to reflect changed conditions, as required by the City.
6. The Contractor shall provide the city a 24-hour emergency contact phone number of the Contractor's certified erosion control supervisor prior to starting construction.
7. The TESC facilities shall be inspected daily by the Contractor and maintained as necessary to ensure continued function and operation.
8. Between October 1 and April 30, disturbed areas that are to be left unworked for more than two (2) days shall be immediately covered by mulch, sod or plastic covering, between may 1 and September 30, disturbed areas that are to be left unworked for more than seven (7) days shall be immediately covered by seeding or other approved methods.
9. Sediment deposits shall be removed from all Catch Basins, Pre-treatment/sediment Pond, and sediment Traps upon reaching a depth of 12 inches.
10. any permanent retention/detention facility used as a temporary settling basin shall be modified with the necessary erosion control measures, shall provide adequate storage capacity, and shall be cleaned out entirely once the site is stabilized. If the permanent facility is to ultimately function as an infiltration system, the facility shall not be used as a temporary settling basin.
11. where seeding for temporary erosion control is required, fast germinating grasses shall be applied at an approximate rate of 120 lbs per acre.
12. where straw mulch for temporary erosion control is required, it shall be applied at a minimum thickness of 3 inches, or 3,000 pounds per acre.
13. Soil stockpiles shall be stabilized within 24 hours. When actively working with the soil stockpile, stabilization BY GROUND COVER BMPS shall occur at the end of each work day.
14. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to insure that all paved areas are kept clean for the duration of the project.
15. Maintenance and repair of TESC facilities and structures shall be conducted immediately upon recognition of a problem or when the TESC measures become damaged.
16. Upon completion of the project, all bmp's shall be removed from the site and right of way. If bmp's are required to remain in place for further protection, arranements for removal shall be made with the city inspector.

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

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

ELLER S. FOSTER
STATE OF WASHINGTON
23726
REGISTERED
PROFESSIONAL ENGINEER
02/08/2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
ISSUE: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
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

CONSTRUCTION NOTES

SHEET
C2 of C46

22x34

-

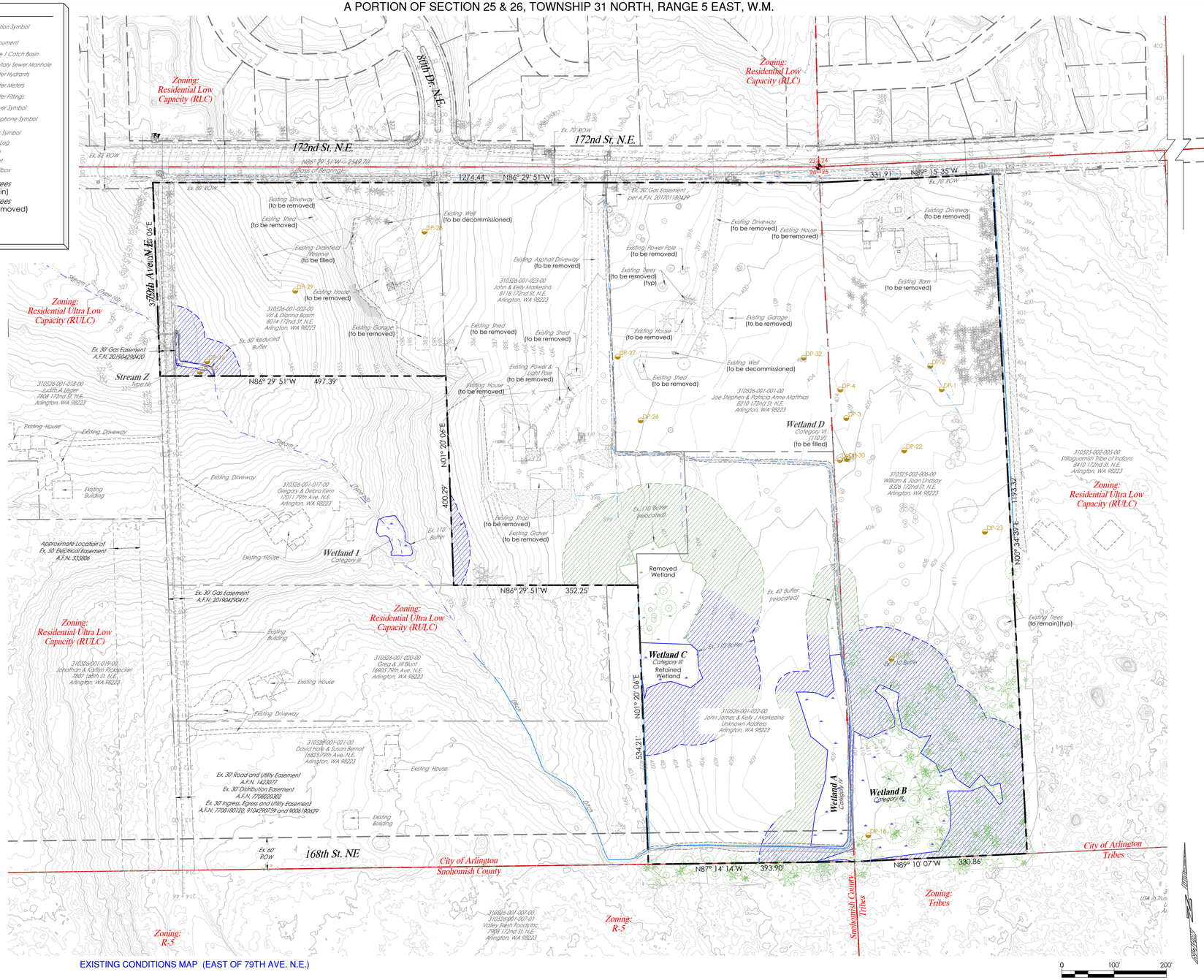
Z:\MJS Investors - Lindsay Annexation Master Planning\Sheets\C2 Construction Notes.dwg

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

2/8/2026 11:50 AM

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
- Existing Wetland Buffer (Removed)
- Existing Section Symbol
- Existing Monument
- Existing Type 1 Catch Basin
- Existing Sanitary Sewer Manhole
- Existing Water Hydrants
- 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

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

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

P:\MJS Investors - Lindsay Annexation\Master Planning\Sheets\C3 Existing Conditions Map.dwg

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

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MAKING A "WAY" OUT OF "NO WAY"

02/08/2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
DATE: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
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

EXISTING CONDITIONS MAP

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

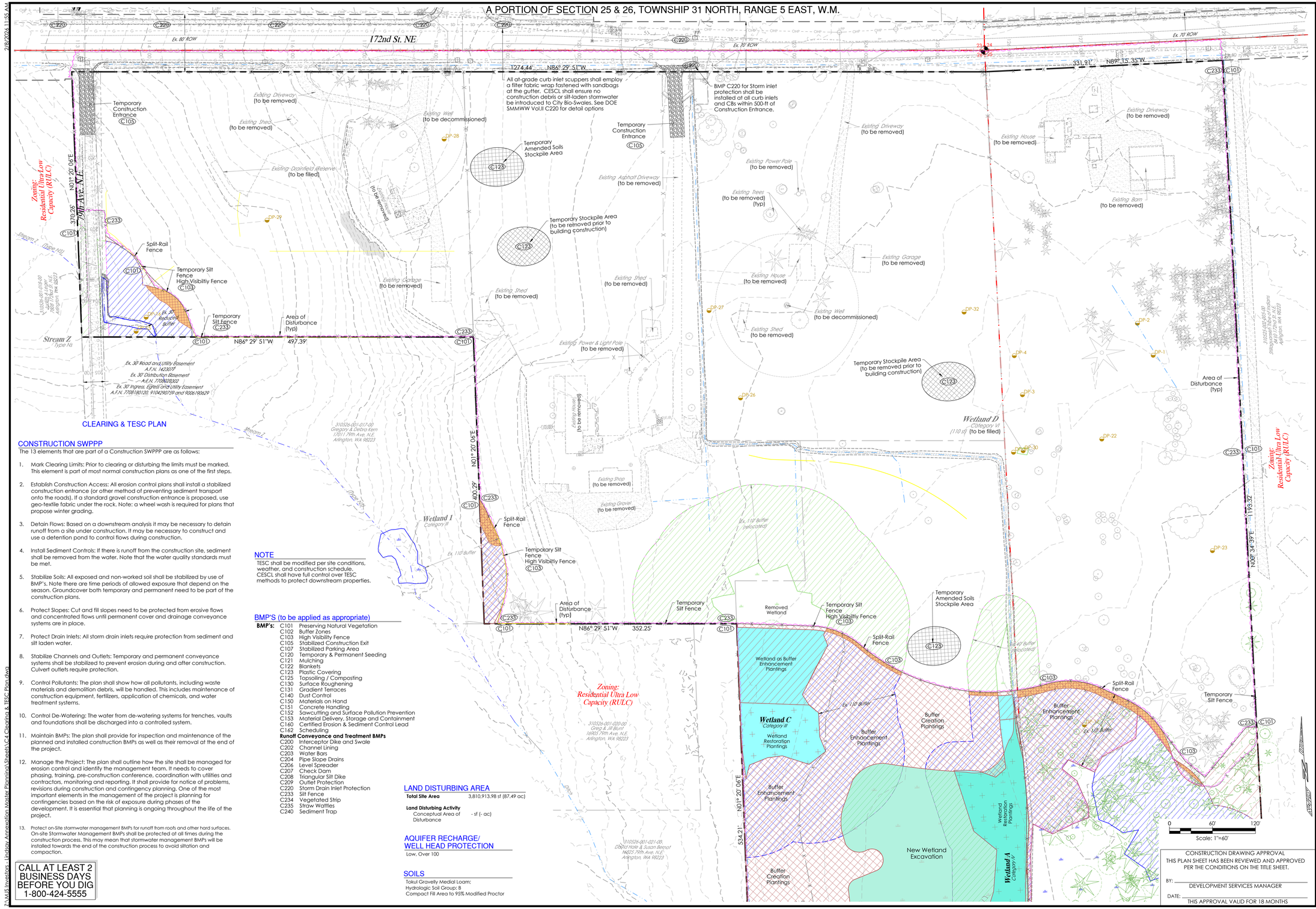
SHEET C3 of C46

22x34

-

2/8/2026 11:55 AM

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



CONSTRUCTION SWPPP

The 13 elements that are part of a Construction SWPPP are as follows:

1. Mark Clearing Limits: Prior to clearing or disturbing the limits must be marked. This element is part of most normal construction plans as one of the first steps.
2. Establish Construction Access: All erosion control plans shall install a stabilized construction entrance (or other method of preventing sediment transport onto the roads). If a standard gravel construction entrance is proposed, use geo-textile fabric under the rock. Note: a wheel wash is required for plans that propose winter grading.
3. Detain Flows: Based on a downstream analysis it may be necessary to detain runoff from a site under construction. It may be necessary to construct and use a detention pond to control flows during construction.
4. Install Sediment Controls: If there is runoff from the construction site, sediment shall be removed from the water. Note that the water quality standards must be met.
5. Stabilize Soils: All exposed and non-worked soil shall be stabilized by use of BMP's. Note there are time periods of allowed exposure that depend on the season. Groundcover both temporary and permanent need to be part of the construction plans.
6. Protect Slopes: Cut and fill slopes need to be protected from erosive flows and concentrated flows until permanent cover and drainage conveyance systems are in place.
7. Protect Drain Inlets: All storm drain inlets require protection from sediment and silt laden water.
8. Stabilize Channels and Outlets: Temporary and permanent conveyance systems shall be stabilized to prevent erosion during and after construction. Culvert outlets require protection.
9. Control Pollutants: The plan shall show how all pollutants, including waste materials and demolition debris, will be handled. This includes maintenance of construction equipment, fertilizers, application of chemicals, and water treatment systems.
10. Control De-Watering: The water from de-watering systems for trenches, vaults and foundations shall be discharged into a controlled system.
11. Maintain BMPs: The plan shall provide for inspection and maintenance of the planned and installed construction BMPs as well as their removal at the end of the project.
12. Manage the Project: The plan shall outline how the site shall be managed for erosion control and identify the management team. It needs to cover phasing, training, pre-construction conference, coordination with utilities and contractors, monitoring and reporting. It shall provide for notice of problems, revisions during construction and contingency planning. One of the most important elements in the management of the project is planning for contingencies based on the risk of exposure during phases of the development. It is essential that planning is ongoing throughout the life of the project.
13. Protect on-Site stormwater management BMPs for runoff from roofs and other hard surfaces. On-site Stormwater Management BMPs shall be protected at all times during the construction process. This may mean that stormwater management BMPs will be installed towards the end of the construction process to avoid siltation and compaction.

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

NOTE

TESC shall be modified per site conditions, weather, and construction schedule. CESCL shall have full control over TESC methods to protect downstream properties.

BMP'S (to be applied as appropriate)

BMP's:
- C101 Preserving Natural Vegetation
- C102 Buffer Zones
- C103 High Visibility Fence
- C105 Stabilized Construction Exit
- C107 Stabilized Parking Area
- C120 Temporary & Permanent Seeding
- C121 Mulching
- C122 Blankets
- C123 Plastic Covering
- C125 Topsoiling / Composting
- C130 Surface Roughening
- C131 Gradient Terraces
- C140 Dust Control
- C150 Materials on Hand
- C151 Concrete Handling
- C152 Sawcutting and Surface Pollution Prevention
- C153 Material Delivery, Storage and Containment
- C160 Certified Erosion & Sediment Control Lead
- C162 Scheduling

Runoff Conveyance and Treatment BMPs
- C200 Interceptor Dike and Swale
- C202 Channel Lining
- C203 Water Bars
- C204 Pipe Slope Drains
- C206 Level Spreader
- C207 Check Dam
- C208 Triangular Silt Dike
- C209 Outlet Protection
- C220 Storm Drain Inlet Protection
- C233 Silt Fence
- C234 Vegetated Strip
- C235 Straw Wattles
- C240 Sediment Trap

LAND DISTURBING AREA

Total Site Area	3,810,913.98 sf (87.49 ac)
Land Disturbing Activity	
Conceptual Area of Disturbance	- sf (- ac)

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low, Over 100

SOILS

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

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____ DEVELOPMENT SERVICES MANAGER

DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS

LAND TECHNOLOGIES
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Arlington, WA 98223
360-652-9727

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MAKING A "WAY" OUT OF "NO WAY"

ELLIS S. FOSTER — STATE OF WASHINGTON — 23726 — REGISTERED PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: Mende
CHECKED BY: Tyler
DRAWN BY: Mien, Alex
DATE:
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
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

CLEARING & TESC PLAN

SHEET
C4 of C46
22x34
-

X:\MJS Investors - Lindsay Annexation Master Planning\Sheets\C4 Clearing & TESC Plan.dwg

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

MATCHLINE - GRADING PLAN NORTHWEST
GRADING PLAN NORTHEAST

MATCHLINE - GRADING PLAN NORTHWEST
GRADING PLAN SOUTH

MATCHLINE - GRADING PLAN NORTHEAST
GRADING PLAN SOUTH

MATCHLINE - GRADING PLAN SOUTH
WETLAND CREATION GRADING AND SECTIONS

GRADING PLAN OVERVIEW

Phase 1
Phase 1
Phase 2
Phase 1
Phase 2
Phase 2

Zoning: Residential Low Capacity (RLC)
Zoning: Residential Ultra Low Capacity (RULC)
Zoning: Residential Ultra Low Capacity (RULC)
Zoning: Residential Low Capacity (RLC)
Zoning: Residential Low Capacity (RLC)
Zoning: Residential Ultra Low Capacity (RULC)
Zoning: Residential Ultra Low Capacity (RULC)
Zoning: R-5
Zoning: Tribes

172nd St. NE
171st St NE
79th Ave. NE
Road A
Road B
Road C
Road D

Proposed Gravity Block Wall
Proposed Gravity Block Wall
Proposed Gravity Block Wall

Wetland 1 Category II
Wetland C Category III
Wetland A Category II
Wetland B Category II

Stream Z Type N5
Stream Y Type F
Stream T Type Np

Buffer Enhancement Plantings
Buffer Creation Plantings
Wetland Restoration Plantings
Wetland Creation
CAPA

RUOS-989
RUOS-988
RUOS-985
RUOS-986

Tract 998 4,119 sf
Tract 999 321,034 sf
Tract 997 CAPA

City of Arlington
Snohomish County
Tribes
Snohomish County
City of Arlington
Tribes

Ex. 82' ROW
Ex. 80' ROW
Ex. 70' ROW
Ex. 60' ROW
Ex. 30' Reduced Buffer
Ex. 30' Road and Utility Easement A.F.N. 1423077
Ex. 30' Distribution Edsement A.F.N. 7708020302
Ex. 30' Ingress, Egress and Utility Easement A.F.N. 7708180120, 9104290759 and 9006190629
Ex. 110' Buffer

N86° 29' 51"W 2549.70'
N86° 29' 51"W 274.44'
N89° 15' 35"W 2648.84'
N89° 15' 35"W 331.97'
N01° 20' 06"E 370.26'
N01° 20' 06"E 400.29'
N01° 20' 06"E 534.21'
N00° 34' 39"E 1193.3'
N00° 34' 39"E 1009.98'
N86° 29' 51"W 497.39'
N86° 29' 51"W 352.25'
N87° 14' 14"W 393.90'
N89° 10' 07"W 330.86'

310526-001-018-00 Judith A Legen 2868 172nd St. NE, Arlington, WA 98223
310526-001-020-00 Greg & Jill Blunt 16905 79th Ave. NE Arlington, WA 98223
310526-001-017-00 Gregory & Debra Kern 17911 79th Ave. NE Arlington, WA 98223
310526-001-021-00 David Hale & Susan Beinot 16825 79th Ave. NE Arlington, WA 98223
310525-002-005-00 Stillaguamish Tribe of Indians 3942 172nd St. NE Arlington, WA 98223
310525-003-006-00 USA in Trust for the Stillaguamish Tribe Unknown Address Arlington, WA 98223
310526-004-007-00 310525-004-007-00 Valley Fresh Foods Inc. 7908 172nd St. N.E. Arlington, WA 98223

Scale: 1"=100'

LAND DISTURBING AREA

Total Site Area	1,405,371 sf (32.26 ac)
Land Disturbing Activity	
Conceptual Area of Disturbance	1,064,703 sf
Conceptual Area of Disturbance (Critical Area)	217,189 sf
Conceptual Area of Disturbance (ROW)	48,302 sf

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low, Over 100

SOILS

Tokul Gravelly Medial Loam:
Hydrologic Soil Group: B
McKenna Gravelly Silt Loam
Hydrologic Soil Group: D
Compact Fill Area to 95% Modified Proctor

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

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____ DEVELOPMENT SERVICES MANAGER

DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS

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Arlington, WA 98223
360-652-9727

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MAKING A "WAY" OUT OF "NO WAY"

ELLER S. FOSTER STATE OF WASHINGTON 23726 REGISTERED PROFESSIONAL ENGINEER

02 / 08 / 2026

PROJECT LEAD: Mandie
CHECKED BY: Tyler
DRAWN BY: Myer, Alex
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
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

GRADING PLAN OVERVIEW

SHEET C5 of C46

22x34

-

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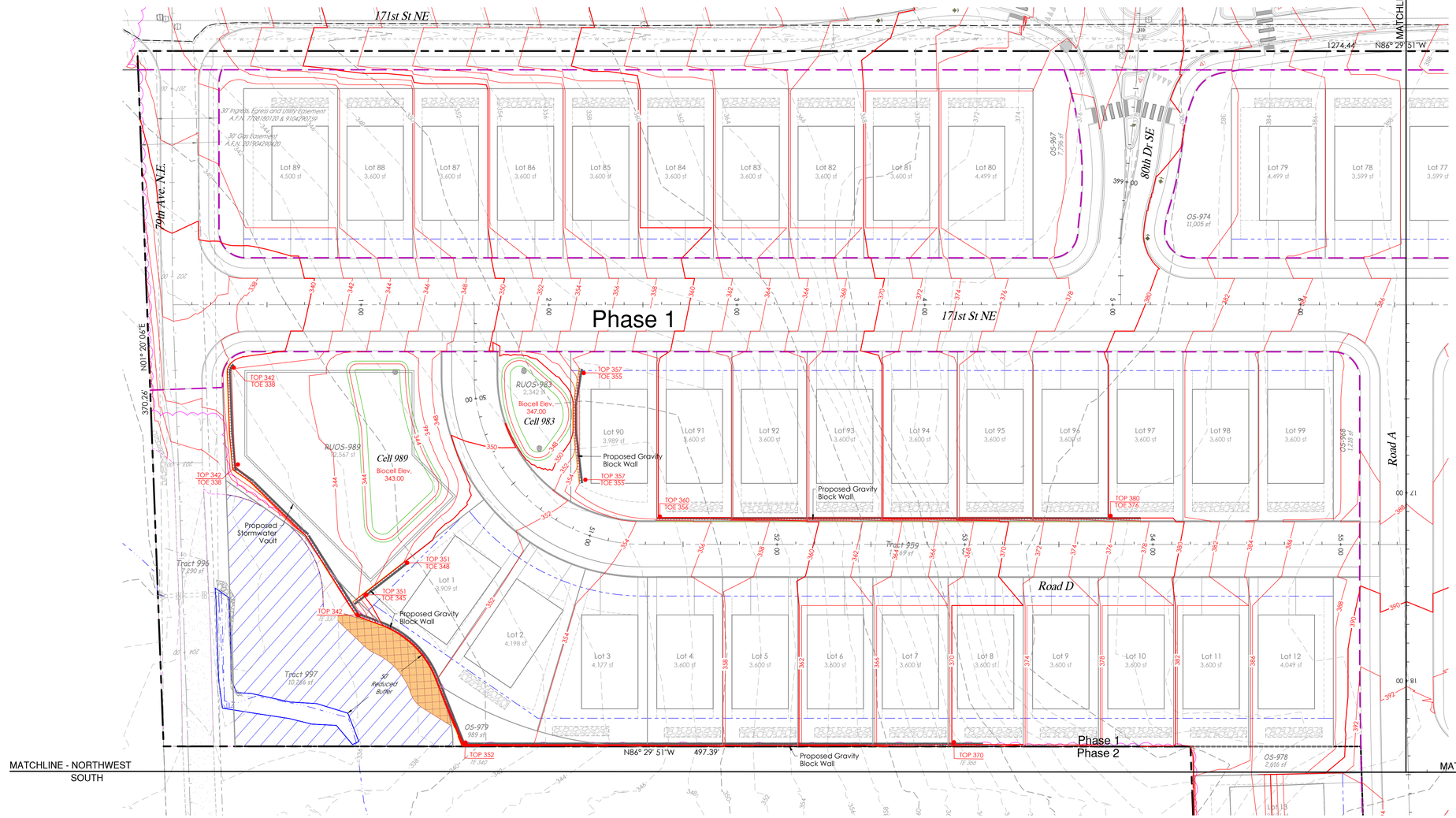

GRADING PLAN - NORTHWEST

AQUIFER RECHARGE/
WELL HEAD PROTECTION

Low. Over 100

SOILS

Tokul Gravelly Medial Loam;
Hydrologic Soil Group: B
McKenna Gravelly Silt Loam
Hydrologic Soil Group: D
Compact Fill Area to 93% Modified Proctor

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

CONSTRUCTION DRAWING APPROVAL
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DEVELOPMENT SERVICES MANAGER

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MAKING A "WAY" OUT OF "NO WAY"

ELLER S. FOSTER
STATE OF WASHINGTON
23726
REGISTERED
PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: Monte
CHECKED BY: Tyler
DRAWN BY: Marc, Alex
AS BUILT: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -

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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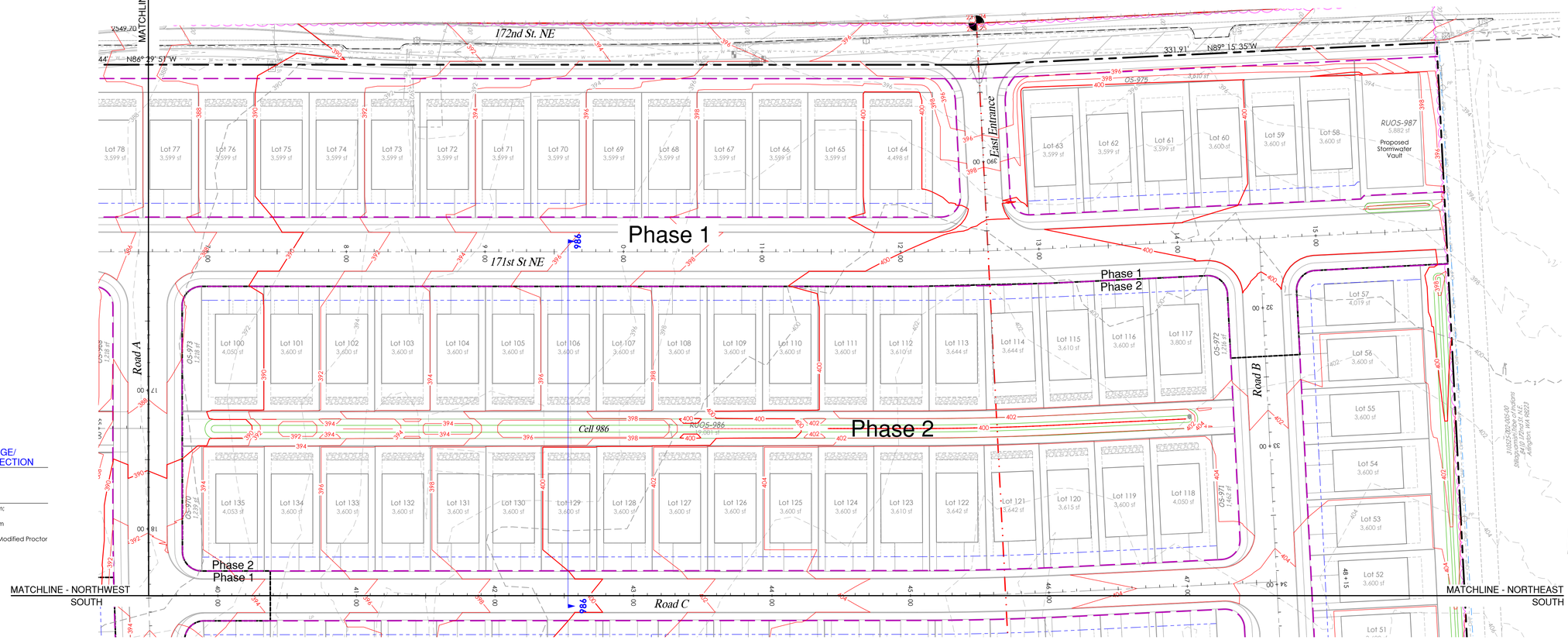
GRADING PLAN - NORTHWEST

SHEET
C6 of C46

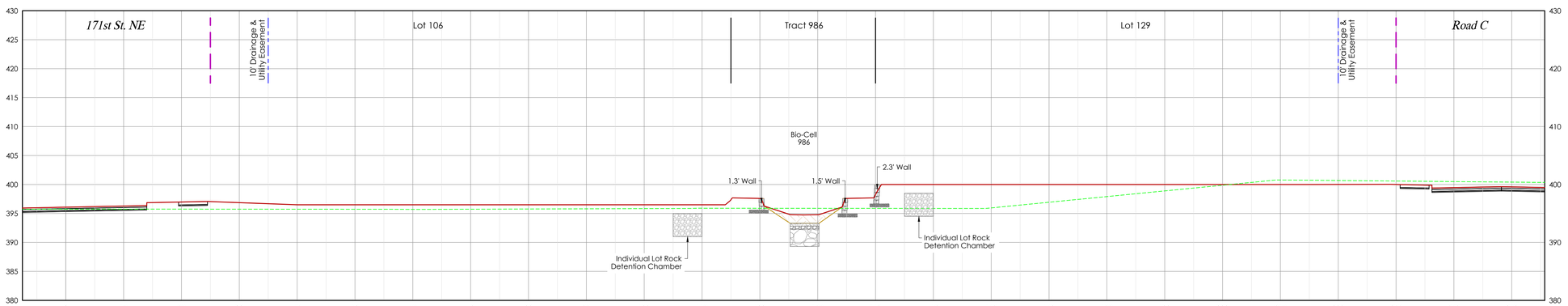
22x34

-

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



GRADING PLAN - NORTHEAST



AQUIFER RECHARGE/
WELL HEAD PROTECTION
Low, Over 100

SOILS
Tokul Gravelly Medial Loam;
Hydrologic Soil Group: B
McKenna Gravelly Silt Loam
Hydrologic Soil Group: D
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BUSINESS DAYS
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1-800-424-5555

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STATE OF WASHINGTON
23720
REGISTERED
PROFESSIONAL ENGINEER
02/08/2026

PROJECT LEAD: Mardie
CHECKED BY: Tyler
DRAWN BY: Myers, Alex
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Lindsay Project 1
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GRADING PLAN - NORTHEAST

SHEET
C7 of C46
22x34
-

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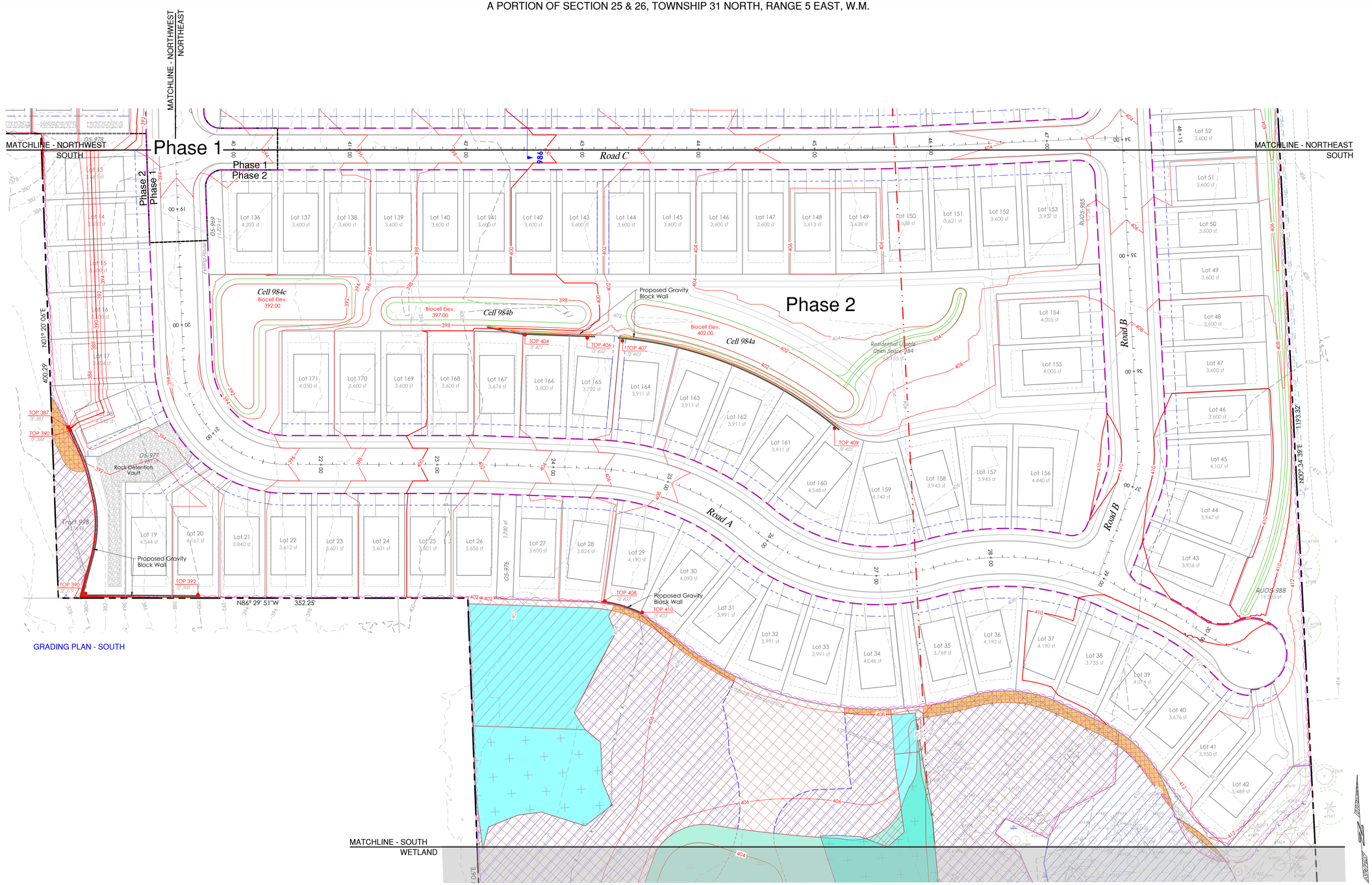
Z:\MJS Investors - Lindsay Annexation Master Planning\Sheets\C8 Grading Plan - South.dwg



AQUIFER RECHARGE/
WELL HEAD PROTECTION
Low, Over 100

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

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

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PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____
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MAKING A "WAY" OUT OF "NO WAY"

ELLIS S. FOSTER
STATE OF WASHINGTON
23726
REGISTERED
PROFESSIONAL ENGINEER
02/08/2026

PROJECT LEAD: Monte
CHECKED BY: Tyler
DRAWN BY: Myer, Alex
DATE:
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
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

GRADING PLAN - SOUTH

SHEET
C8 of C46
22x34
-

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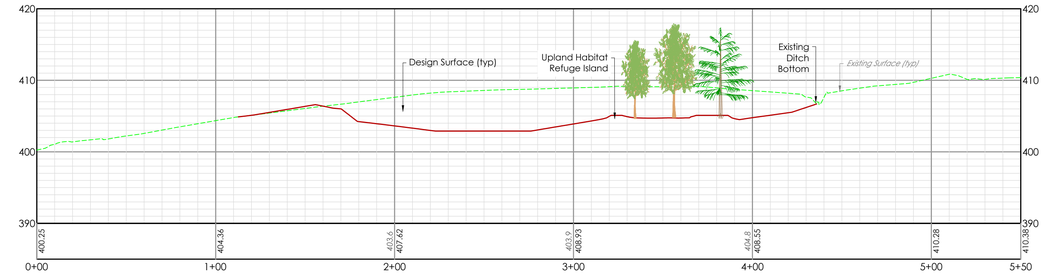
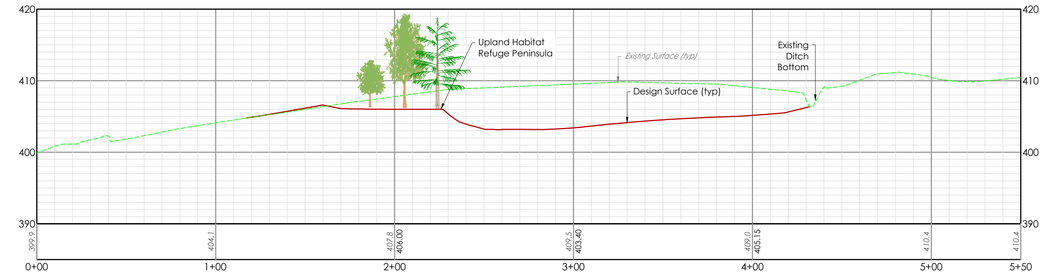


AA - SECTION

SCALE: Horz 1"=40'
(4:1) Vert 1"=10'



BB - SECTION

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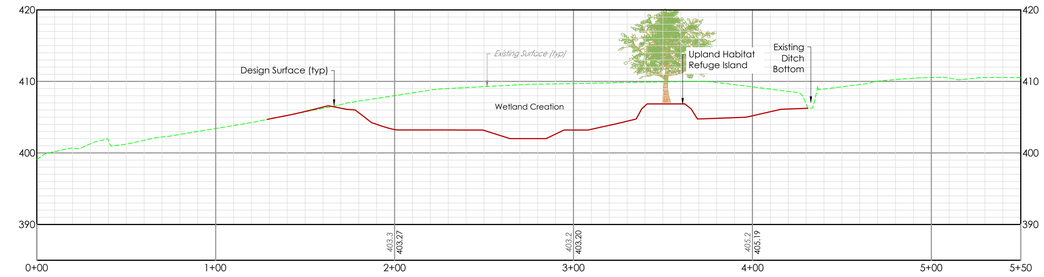
(4:1) Vert 1"=10'



CC - SECTION

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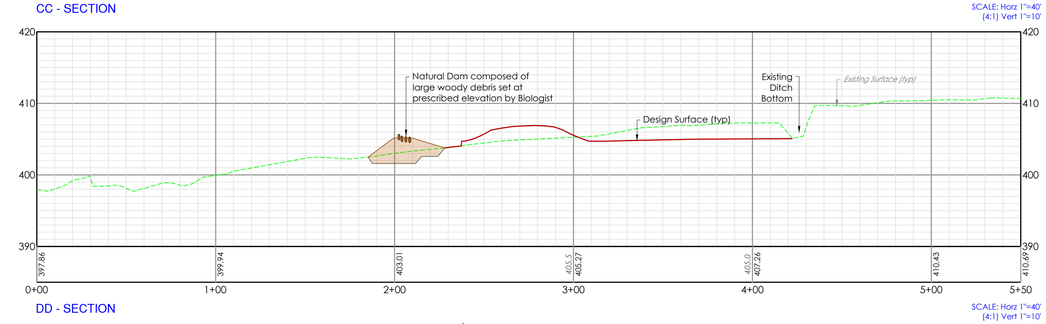
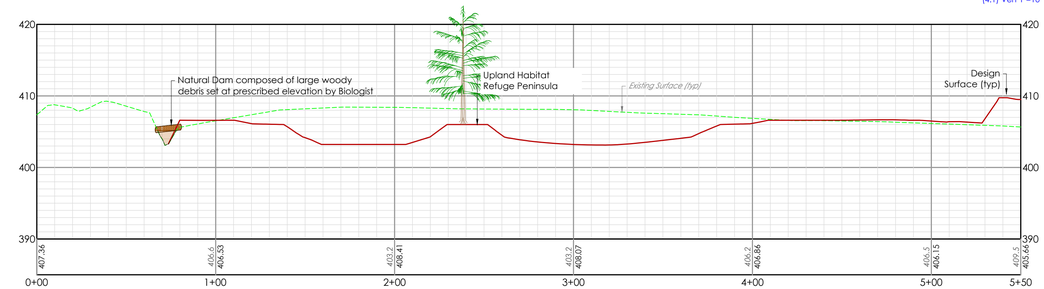
(4:1) Vert 1"=10'



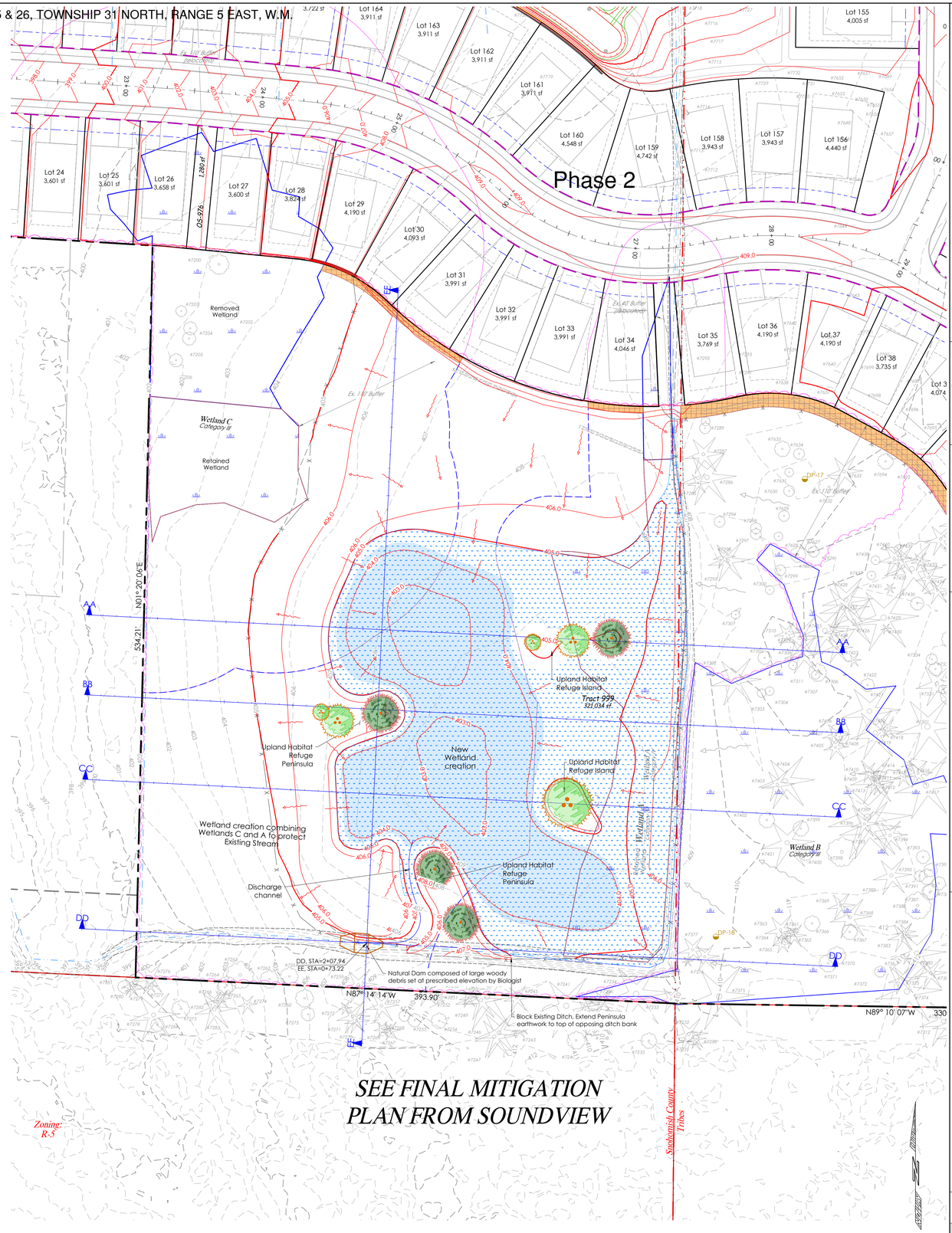
DD - SECTION

SCALE: Horz 1"=40'
(4:1) Vert 1"=10'



EE - SECTION

SCALE: Horz 1"=40'
(4:1) Vert 1"=10'



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LAND TECHNOLOGIES — MAKING A "WAY OUT OF NO WAY"

TYLER S. FOSTER — STATE OF WASHINGTON — 53726 — REGISTERED PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: Merl, Alex
APPLICATION DATE: -
SITE APPROVAL: - -
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.

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

WETLAND CREATION GRADING AND SECTIONS

SHEET
C9 of C46

24x36

2/8/2024, 12:01 PM

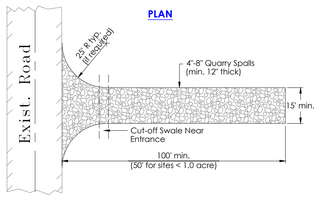
Z:\MJS Investors - Lindsay Annexation Master Planning\Sheets\C9 Wetland Creation Grading and Sections.dwg

BMP C105

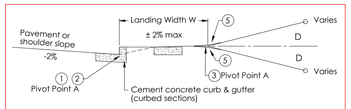
NOTES:

1. The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto public right-of-ways. This may require top dressing, repair and/or cleanout of any measures used to trap sediment.
2. When necessary, wheels shall be cleaned prior to entrance onto public right-of-way.
3. When washing is required, it shall be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.

PLAN



1 Stabilized Construction Entrance
SCALE: nts Adopted from 2019 SMMWW Vol-2 Fig. 4.2



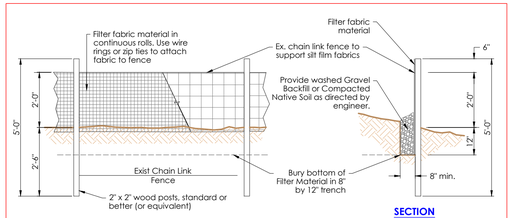
NOTES:

1. See STD Dwg 4-1 '1 0 for Curb Details.
2. When accessing shouldered roadways, maintain shoulder slope to pivot point A.
3. Access point grade shall be measured from pivot point B.
4. Landing width W may be reduced subject to approval of the engineer in accordance with Section 1-05 of these standards.
5. A vertical curve shall be constructed to transition the landing to the access approach. The vertical separation between the curve and a 10-foot chord of the curve shall not exceed 3.25 inches (where D is positive) or 2.00 inches (where D is negative).
6. Grade across rural landing may be ±5%.

See Text Section 2-07

TYPE OF ACCESS	ACCESSING	LANDING WIDTH W 5	ACCESS GRADE D
RESIDENTIAL (URBAN)	NON -ARTERIAL	1'5'	± 15% MAX.
RESIDENTIAL (URBAN)	ARTERIAL	1'5'	± 7% MAX.
RESIDENTIAL (RURAL)	ALL	5' ®	± 15% MAX.
COMMERCIAL/INDUSTRIAL	NON-ARTERIAL	30'	± 8% MAX.
COMMERCIAL/INDUSTRIAL	ARTERIAL	30'	± 5% MAX

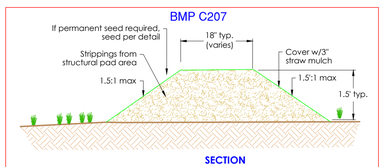
2 Access Point Grades
SCALE: nts -----



3 Silt Fence Detail
SCALE: nts per 2019 SMMWW Vol. 2 Ch. 4.2

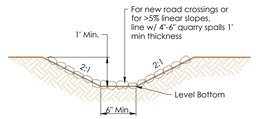
BMP C233

BMP C207



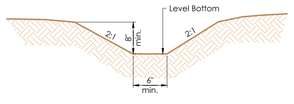
4 Soil Filter Dam
SCALE: nts -----

BMP C200



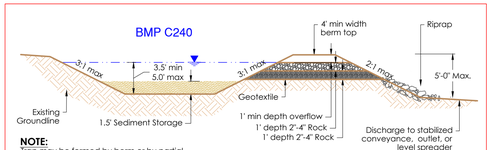
5 Temporary Cut-Off Swale
SCALE: nts per 2019 SMMWW Vol. 2 Ch. 4.2

BMP C200



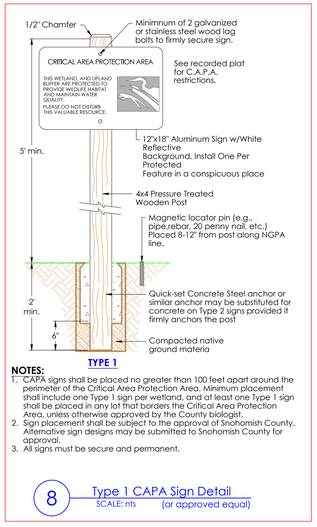
6 Temporary Interceptor Swale
SCALE: nts per 2019 SMMWW Vol. 2 Ch. 4.2

BMP C240



NOTE:
Trap may be formed by berm or by partial or complete excavation.

7 Temporary Sediment Trap Detail
SCALE: nts per 2019 SMMWW Vol. 2 BMP C240

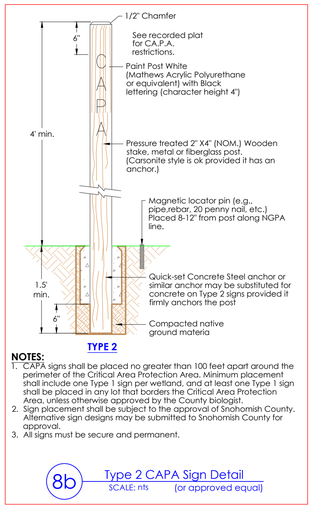


TYPE 1

NOTES:

1. CAPA signs shall be placed no greater than 100 feet apart around the perimeter of the Critical Area Protection Area. Minimum placement shall include one Type 1 sign per wetland, and at least one Type 1 sign shall be placed in any lot that borders the Critical Area Protection Area, unless otherwise approved by the County biologist.
2. Sign placement shall be subject to the approval of Snohomish County. Alternative sign designs may be submitted to Snohomish County for approval.
3. All signs must be secure and permanent.

8 Type 1 CAPA Sign Detail
SCALE: nts (or approved equal)

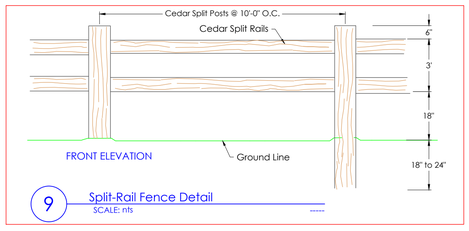


TYPE 2

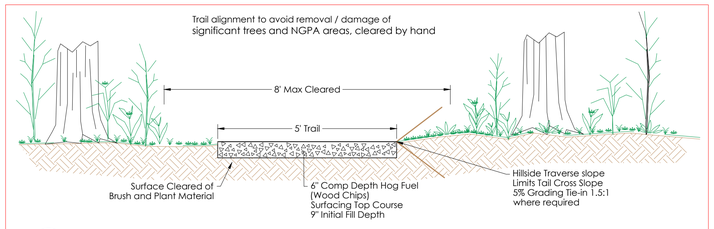
NOTES:

1. CAPA signs shall be placed no greater than 100 feet apart around the perimeter of the Critical Area Protection Area. Minimum placement shall include one Type 1 sign per wetland, and at least one Type 1 sign shall be placed in any lot that borders the Critical Area Protection Area, unless otherwise approved by the County biologist.
2. Sign placement shall be subject to the approval of Snohomish County. Alternative sign designs may be submitted to Snohomish County for approval.
3. All signs must be secure and permanent.

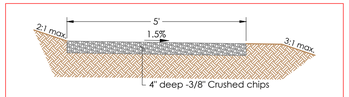
8b Type 2 CAPA Sign Detail
SCALE: nts (or approved equal)



9 Split-Rail Fence Detail
SCALE: nts -----



10 Hog Fuel Path
SCALE: nts -----



11 Gravel Path Section
SCALE: nts -----

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____ DEVELOPMENT SERVICES MANAGER

DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS

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Arlington, WA 98223
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MAKING A "WAY" OUT OF "NO WAY"

ELLER S. FOSTER — STATE OF WASHINGTON — 23729 — REGISTERED PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
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

GRADING & TESC DETAILS

SHEET
C10 of C46
22x34
-

2/8/2026 11:55 AM
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2/8/2026 11:53 AM

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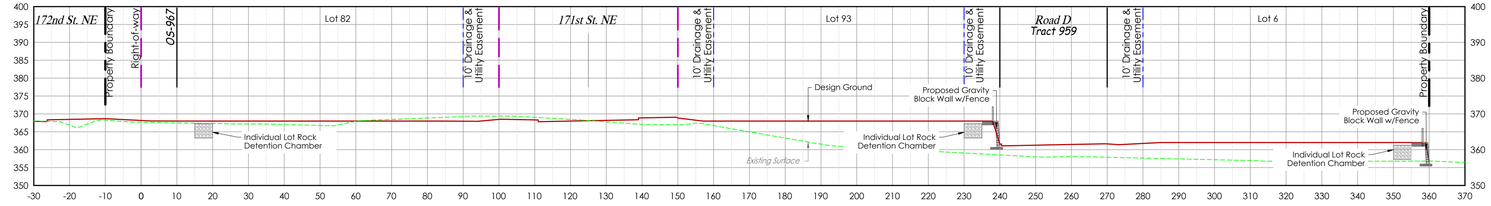
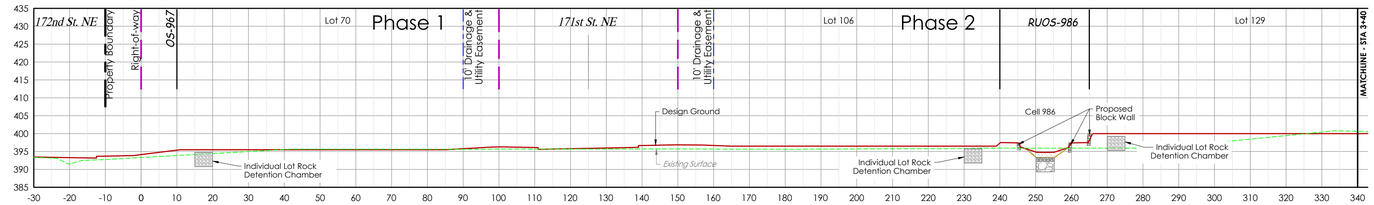
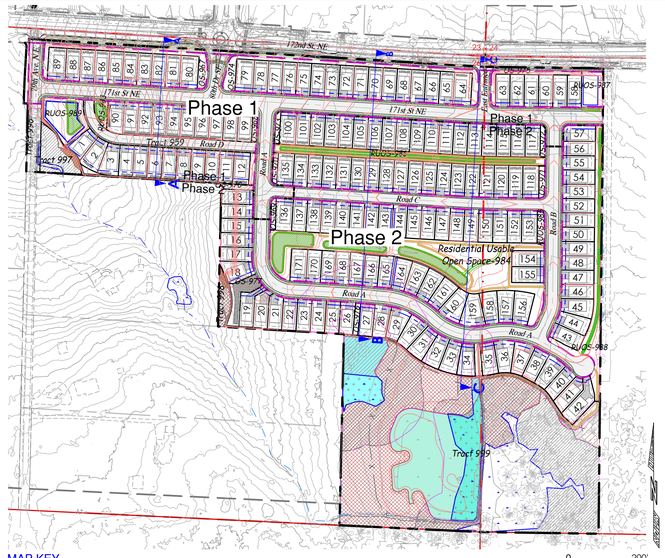


SECTION A-A (STA 3+75)



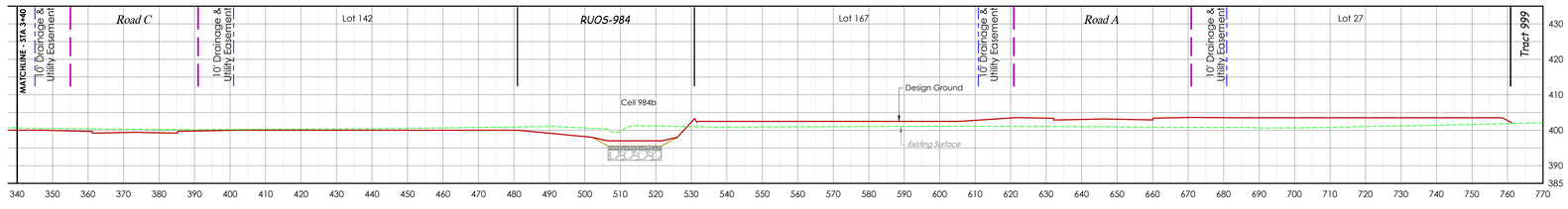
SECTION B-B (STA 9+70)

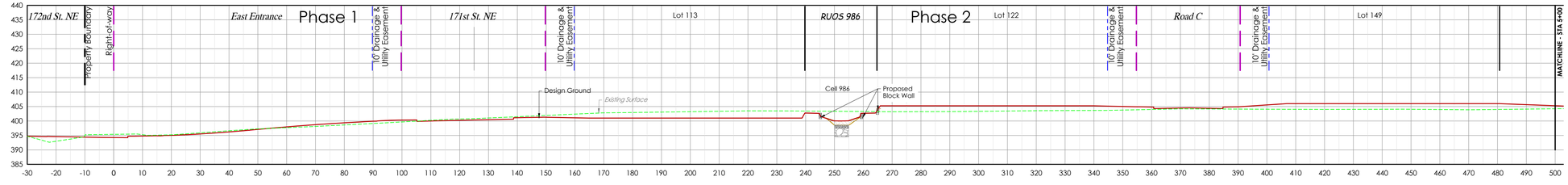


MAP KEY

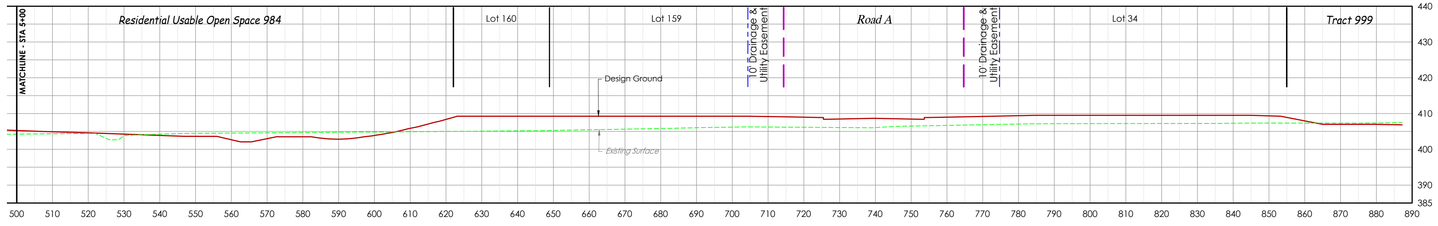
0 200'

Scale: 1"=200'





SECTION C-C (STA 12+62)



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MAKING A "WAY" OUT OF "NO WAY"

EILER S. FOSSUM — STATE OF WASHINGTON — 23737 — REGISTERED PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
DESIGN: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
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

SITE CROSS SECTIONS

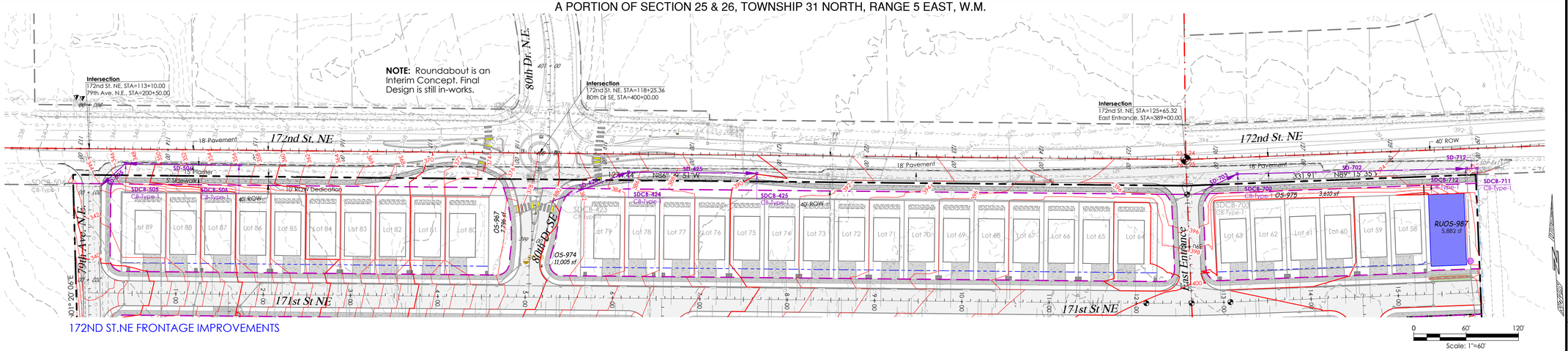
SHEET
C11 of C46

22x34

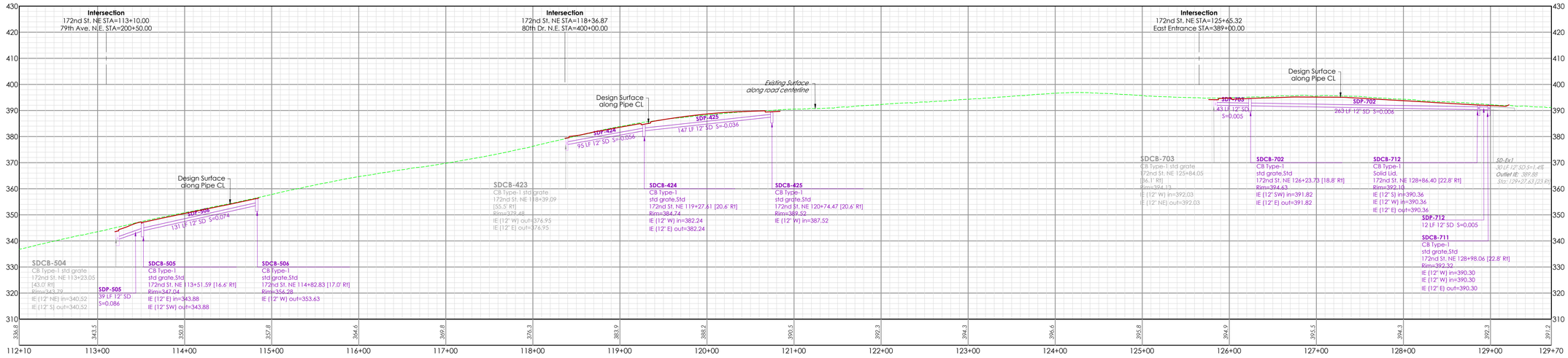
-

Z:\MJS Investors - Lindsay Annexation Master Planning\Sheets\C9 Site Cross Sections.dwg

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

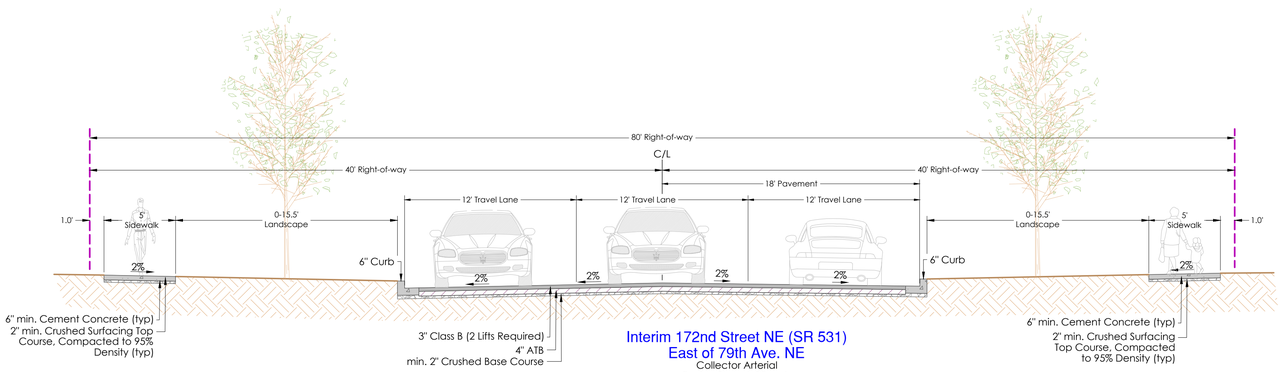


172ND ST.NE FRONTAGE IMPROVEMENTS



172nd St. NE - PROFILE

SCALE: Horz 1"=60'
(3:1) Vert 1"=20'



Interim 172nd Street NE (SR 531)
East of 79th Ave. NE
Collector Arterial
Design Speed: 35 mph
STA: 113+00 to 129+00
SCALE: 1" = 5'

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DEVELOPMENT SERVICES MANAGER

DATE: _____
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MAKING A "WAY" OUT OF "NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
22726
REGISTERED PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
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

172ND ST.NE FRONTAGE IMPROVEMENTS

SHEET
C12 of C46
22x34
-

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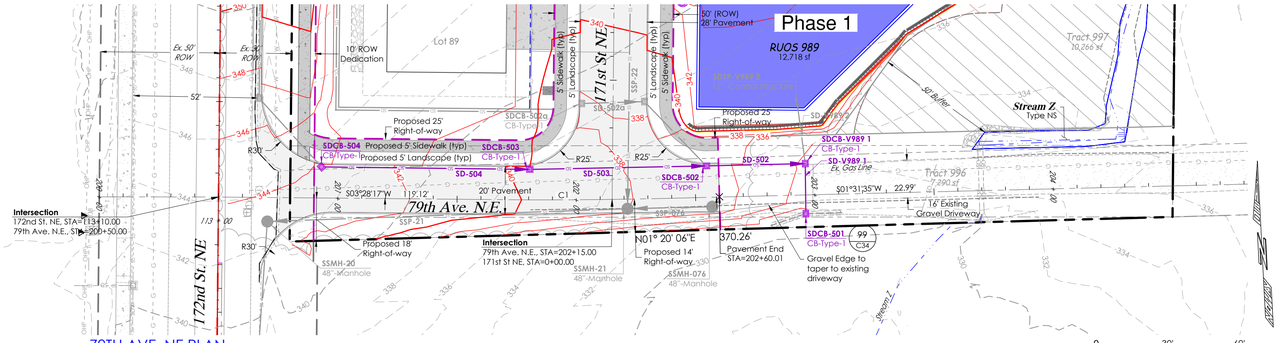
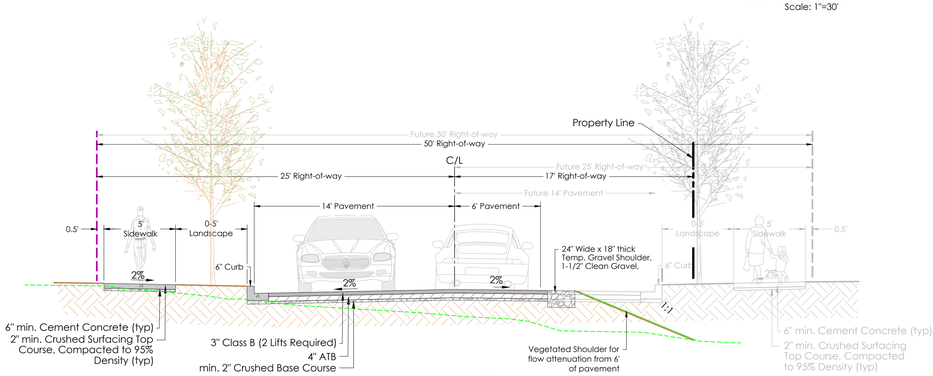


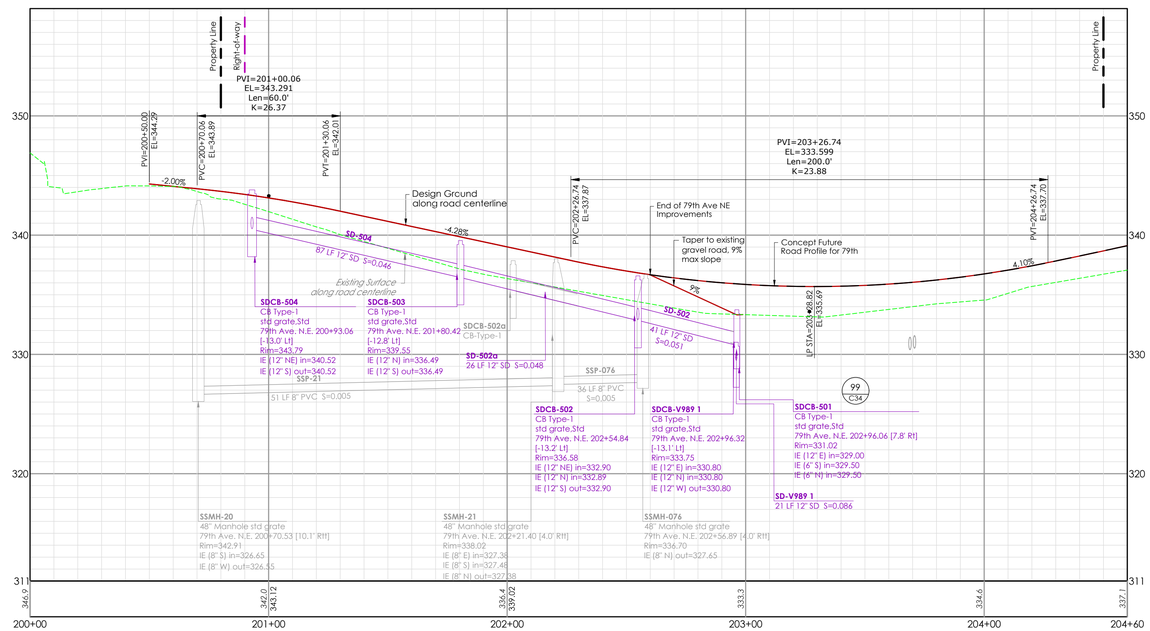
79TH AVE. NE PLAN

ROAD HORIZONTAL CURVE TABLE							
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C1	202+03.08	2000.00	67.90	52° 29' 56.05"W	201+69.12	202+37.02	33.952



79th Ave. NE
Proposed Residential Street
SCALE: 1" = 5'

Future Improvements for Neighboring Developments



79TH AVE. N.E. - PROFILE

SCALE: Horz 1"=30'
(5:1) Vert 1"=6'

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DEVELOPMENT SERVICES MANAGER

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TYLER S. FOSTER
STATE OF WASHINGTON
33720
REGISTERED
PROFESSIONAL ENGINEER
02/08/2026

PROJECT LEAD: Monte
CHECKED BY: Tyler
DRAWN BY: Myer, Alex
DATE:
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Lindsay Project 1
7530 172nd St. N.E., Arlington, WA 98223
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MJS Investors
11400 SE 8th Street, Ste 200, Bellevue, WA 98004

79TH AVE. NE PLAN AND PROFILE

SHEET
C13 of C46
22x34
-

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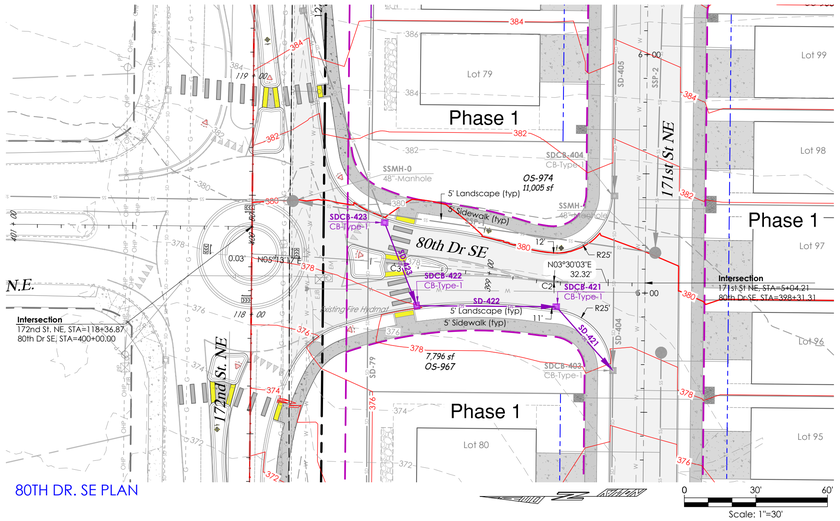
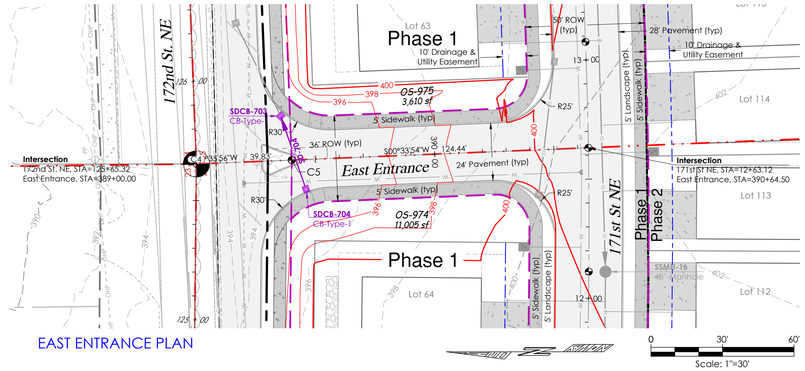
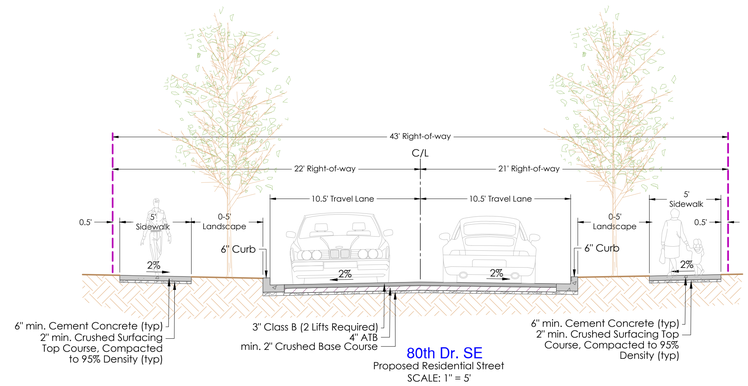
2/8/2026 11:54 AM



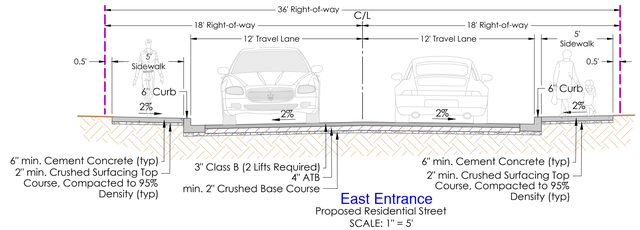
80TH DR. SE PLAN



EAST ENTRANCE PLAN



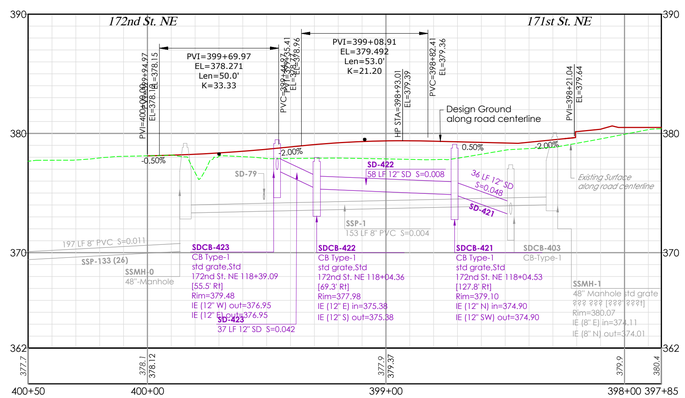
80th Dr. SE
Proposed Residential Street
SCALE: 1" = 5'



East Entrance
Proposed Residential Street
SCALE: 1" = 5'

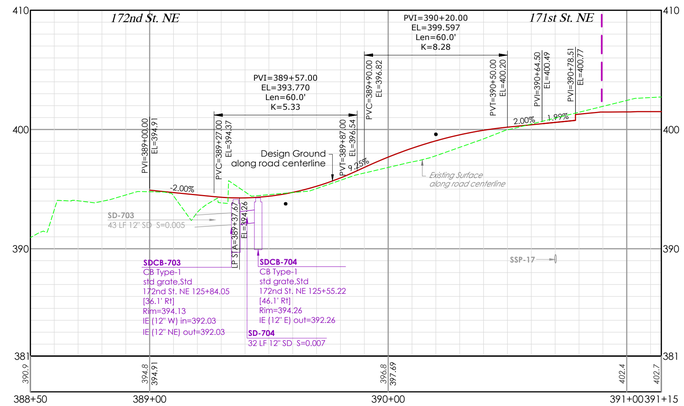
ROAD HORIZONTAL CURVE TABLE

Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C2	398+72.77	90.00	11.81	N7° 15' 39.12"E	398+66.86	398+78.67	5.915
C3	399+39.37	1198.43	121.31	N8° 07' 15.79"E	398+78.67	399+99.98	60.706
C4	389+00.00	200.00	0.21	S0° 34' 06.24"W	388+99.89	389+00.11	0.107
C5	389+40.00	200.00	0.12	S0° 34' 55.16"W	389+39.94	389+40.06	0.059



80th Dr SE - PROFILE

SCALE: Horz 1"=30'
(5:1) Vert 1"=6'



EAST ENTRANCE - PROFILE

SCALE: Horz 1"=30'
(5:1) Vert 1"=6'

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BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____
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MAKING A "WAY" OUT OF "NO WAY"

ELLER S. FOSTER
STATE OF WASHINGTON
23726
REGISTERED
PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Lindsay Project 1
7530 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

80TH DR. SE & EAST ENTRANCE PLANS AND PROFILES

SHEET
C14 of C46
22x34
-

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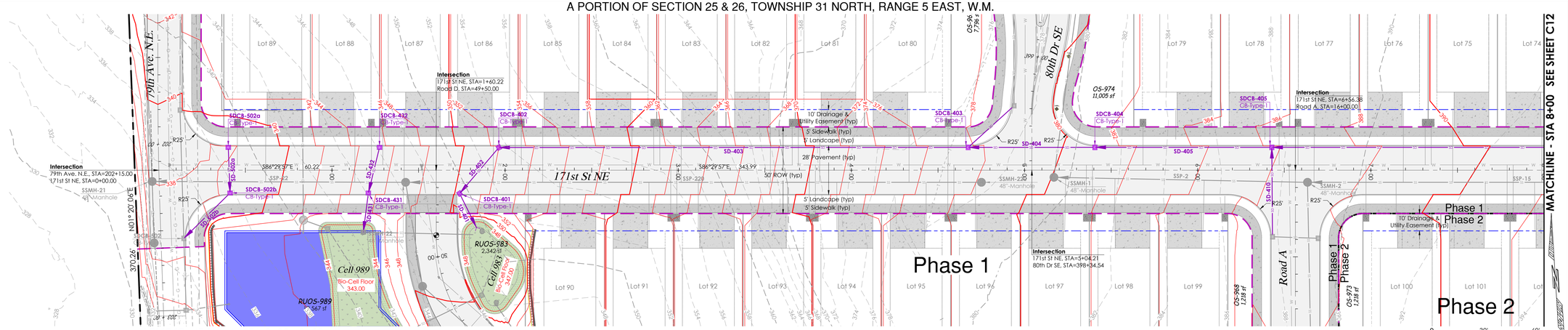
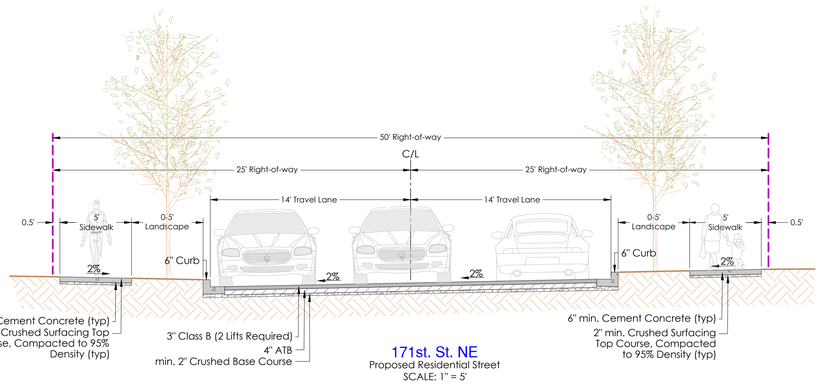
A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



171ST ST. NE PLAN - STA 0+00 - 8+00



171st. St. NE
Proposed Residential Street
SCALE: 1" = 5'

171st St NE - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

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

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Arlington, WA 98223
360-652-9727

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MAKING A "WAY" OUT OF "NO WAY"

ELLER S. FOSTER
STATE OF WASHINGTON
21372
REGISTERED
PROFESSIONAL ENGINEER

02 / 08 / 2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Lindsay Project 1
7530 179th 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

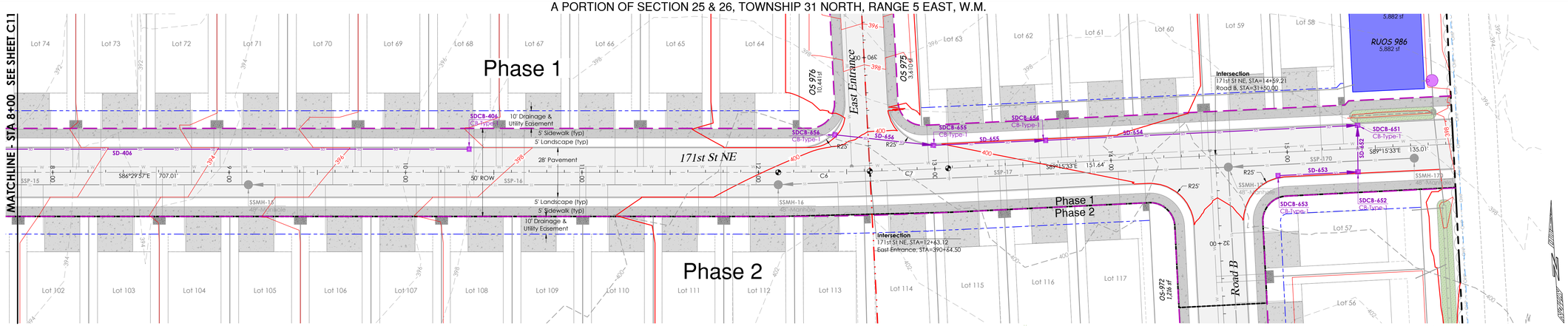
171ST ST. NE PLAN AND PROFILE

SHEET
C15 of C46
22x34
-

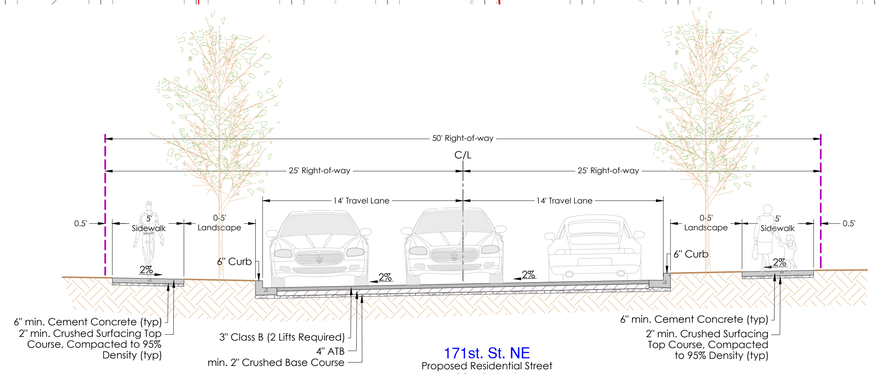
2/8/2026 11:51 AM
Z:\MJS Investors - Lindsay Annexation Master Planning\Sheets\C16_171st St. NE Plan and Profile.dwg

2/8/2026 11:53 AM

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



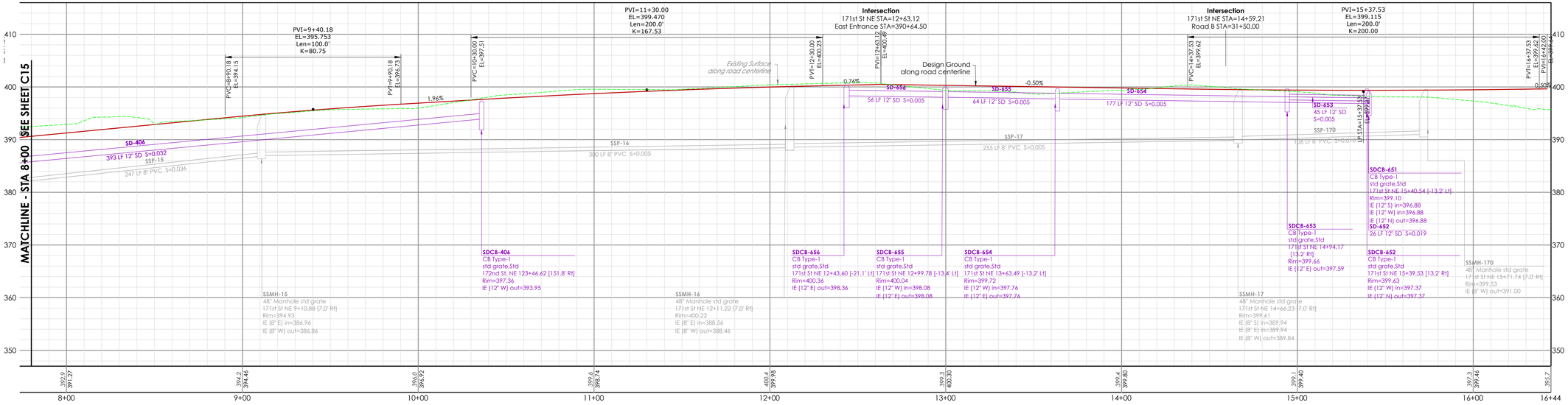
171ST ST. NE PLAN - STA 8+00 - 15+93



171st. St. NE
Proposed Residential Street
SCALE: 1" = 5'

ROAD HORIZONTAL CURVE TABLE

Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C6	12+37.17	2000.00	51.90	S87° 14' 33.15"E	12+11.22	12+63.12	25.952
C7	12+85.34	2000.00	44.44	S88° 37' 21.29"E	12+63.12	13+07.57	22.223



SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

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

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

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Arlington, WA 98223
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MAKING A "WAY" OUT OF "NO WAY"

ELLER S. FOSTER
STATE OF WASHINGTON
23726
REGISTERED
PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
ISSUE: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
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

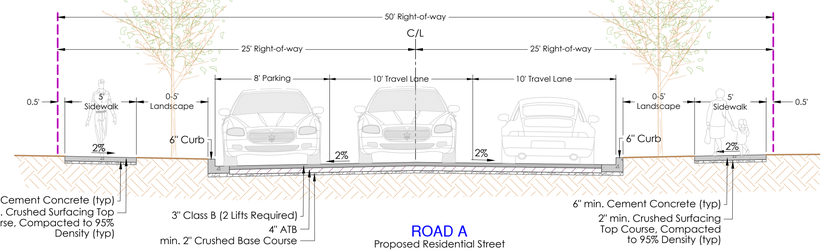
171ST ST. NE PLAN AND PROFILE

SHEET
C16 of C46
22x34
-

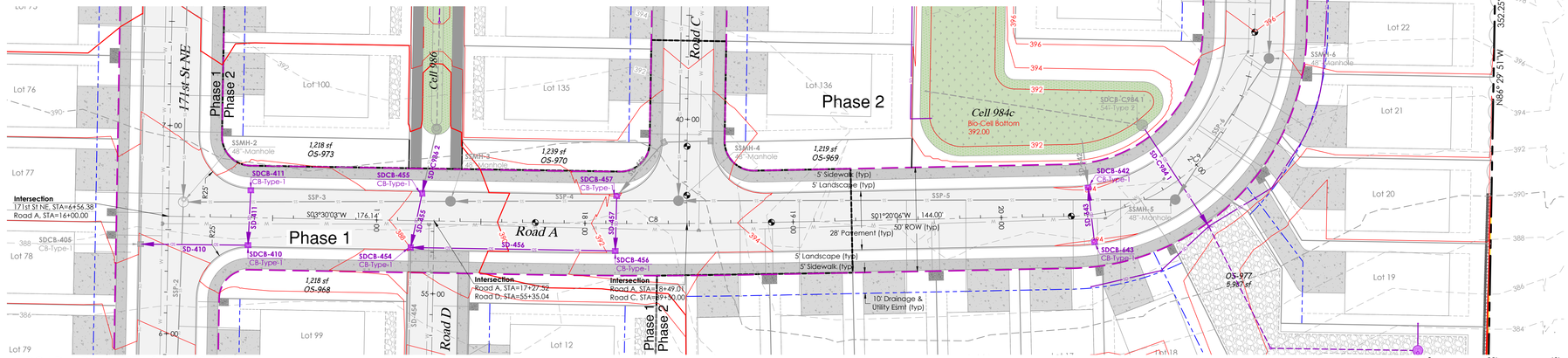
P:\MJS Investors - Lindsay Annexation Master Planning\Sheets\C16 171st St. NE Plan and Profile.dwg

ROAD HORIZONTAL CURVE TABLE

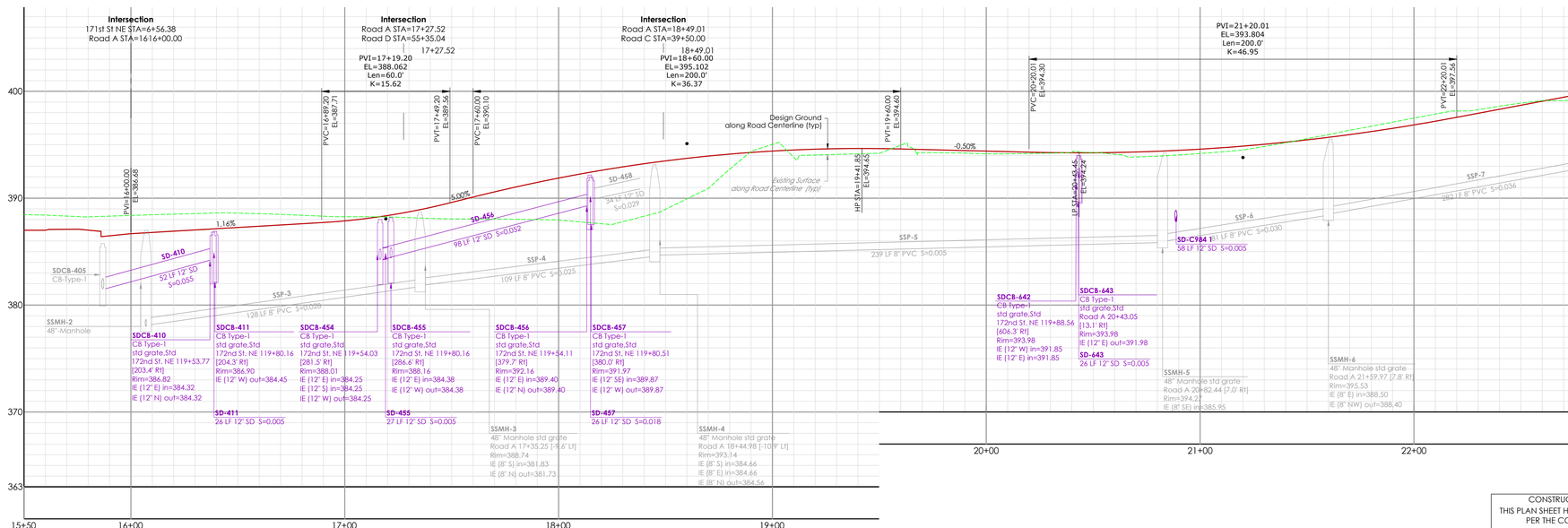
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C8	18+32.84	3000.00	113.40	52° 25' 04.72"W	17+76.14	18+89.54	56.708
C9	21+20.20	90.00	137.98	S42° 35' 03.82"E	20+33.54	21+71.51	86.668
C10	23+35.32	225.00	7.78	S85° 30' 49.65"E	23+31.43	23+39.21	3.888
C11	25+13.32	225.00	150.32	S65° 23' 04.97"E	24+35.23	25+85.55	78.085
C12	26+74.43	165.00	163.05	S74° 33' 20.76"E	25+85.55	27+48.60	88.881
C13	28+08.36	225.00	116.81	S87° 59' 33.19"E	27+48.60	28+65.42	59.756
C14	28+89.69	140.00	48.08	S63° 16' 53.82"E	28+65.42	29+13.49	24.277
C15	29+19.80	90.00	12.58	S57° 26' 59.17"E	29+13.49	29+26.08	6.303
C16	29+71.71	221.00	39.60	S56° 19' 18.04"E	29+51.85	29+91.45	19.856
C17	30+16.77	135.06	50.05	S61° 48' 16.21"E	29+91.45	30+41.51	25.317



ROAD A
Proposed Residential Street
SCALE: 1" = 5'



ROAD A PLAN - STA 0+00 - 23+00



ROAD A - PROFILE

SCALE: Horz 1"=30'
(5:1) Vert 1"=6'

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

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

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Arlington, WA 98223
360-652-9727

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MAKING A "WAY" OUT OF "NO WAY"

ELLER S. FOSTER STATE OF WASHINGTON 23726 REGISTERED PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: *Mandie*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
- REVISION 1: -
- REVISION 2: -
- REVISION 3: -
- REVISION 4: -
- 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

ROAD A PLAN AND PROFILE

SHEET
C17 of C46
22x34
-

2/18/2026 11:57 AM

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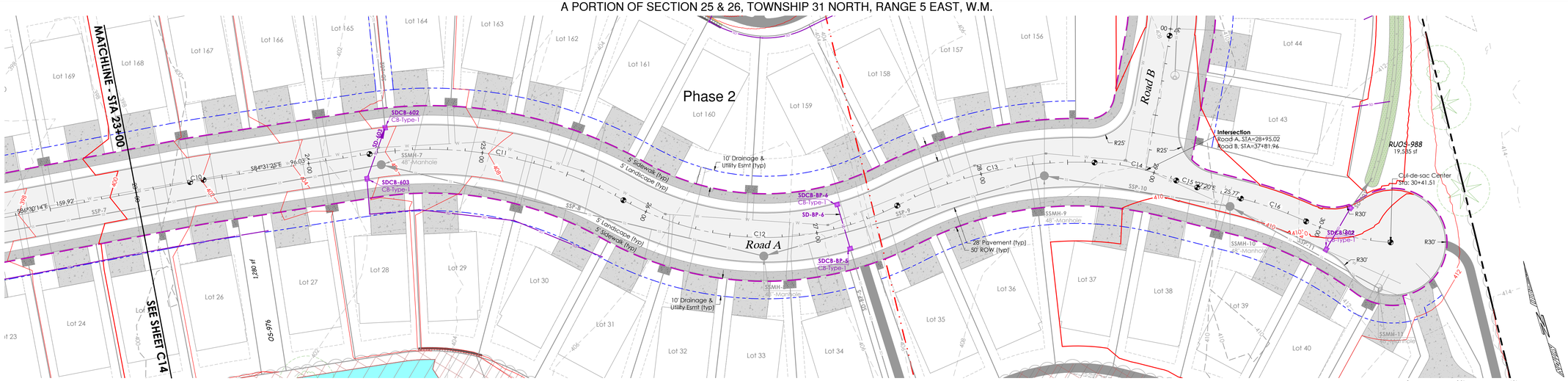
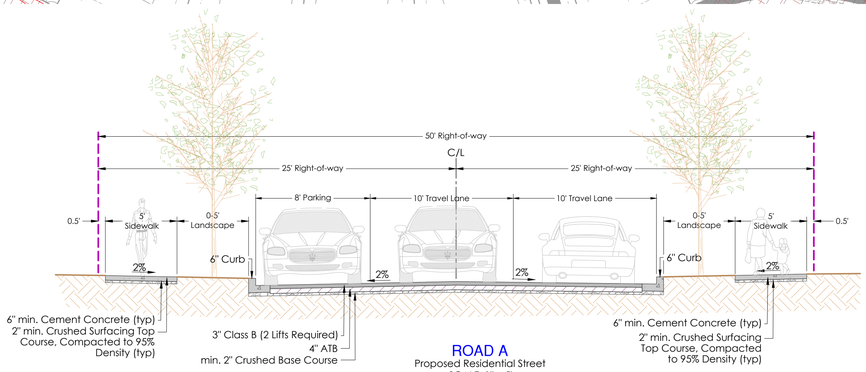


ROAD A PLAN - STA 23+00 - 30+93



ROAD A
Proposed Residential Street
SCALE: 1" = 5'

ROAD HORIZONTAL CURVE TABLE						
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C8	18+32.84	3000.00	113.40	52° 25' 04.72"W	17+76.14	18+89.54	56.708
C9	21+20.20	90.00	137.98	542° 35' 03.82"E	20+33.54	21+71.51	86.668
C10	23+35.32	225.00	7.78	585° 30' 49.65"E	23+31.43	23+39.21	3.888
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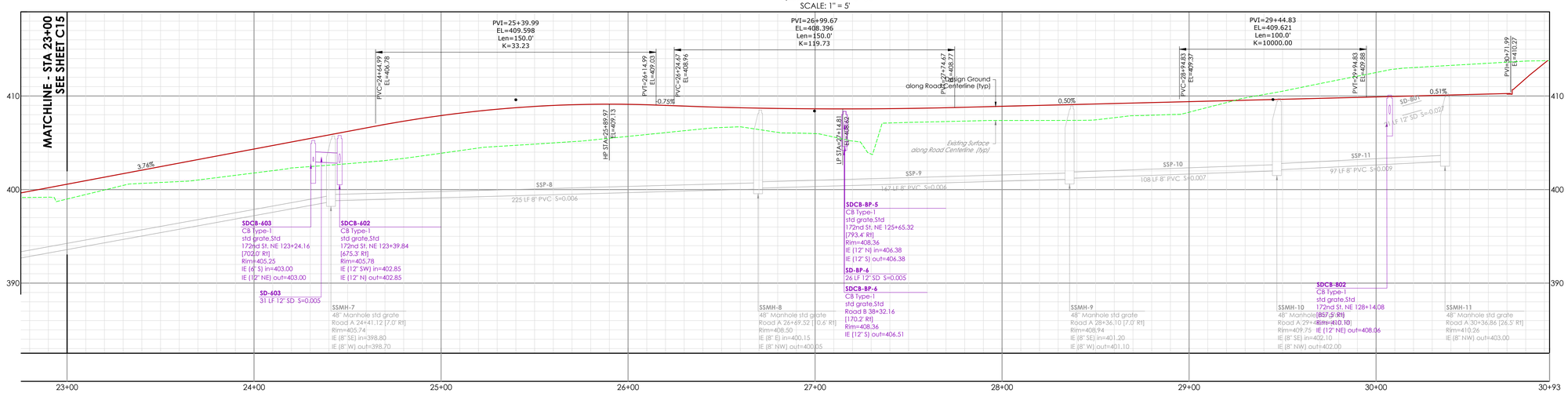
C13	28+08.36	225.00	116.81	587° 59' 33.19"E	27+48.60	28+65.42	59.756
C14	28+89.69	140.00	48.08	563° 16' 53.82"E	28+65.42	29+13.49	24.277
C15	29+19.80	90.00	12.58	557° 26' 59.17"E	29+13.49	29+26.08	6.303
C16	29+71.71	221.00	39.60	556° 19' 18.04"E	29+51.85	29+91.45	19.856
C17	30+16.77	135.06	50.05	561° 48' 16.21"E	29+91.45	30+41.51	25.317



SCALE: Horz 1"=30'
[5:1] Vert 1"=6

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

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MAKING A "WAY" OUT OF "NO WAY"

02/08/2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Lindsay Project 1
7530 179th St SW, 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

ROAD A PLAN AND PROFILE

SHEET
C18 of C46
22x34
-

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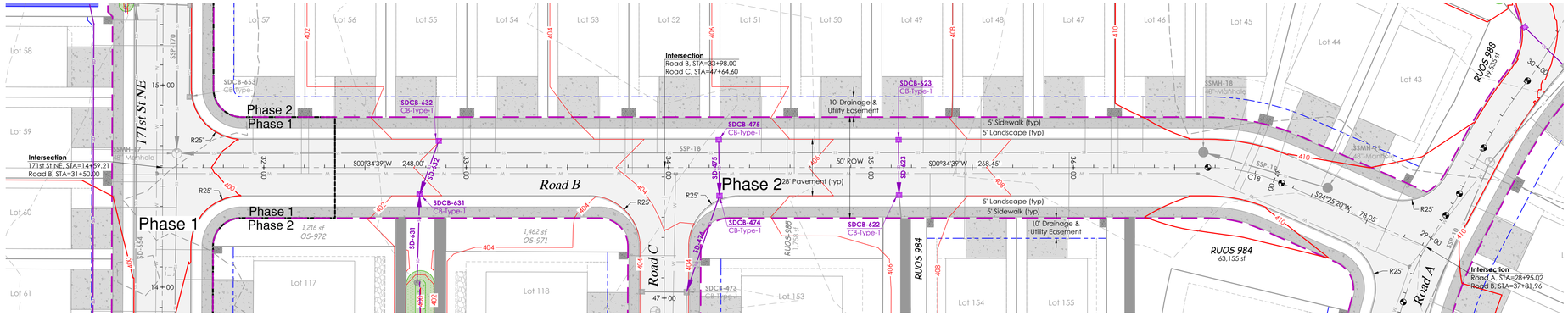
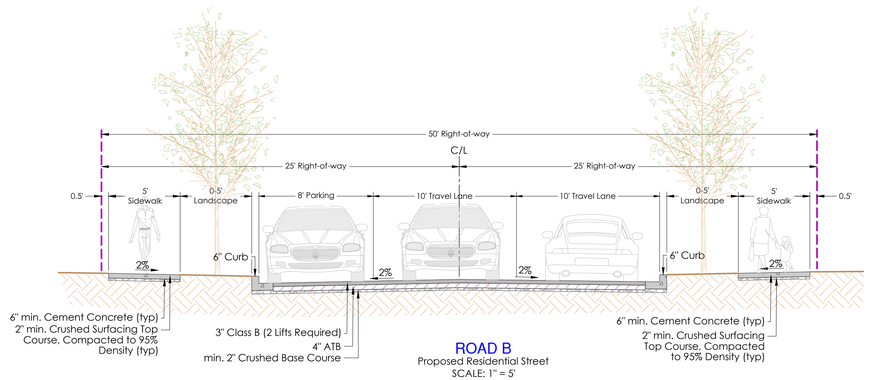


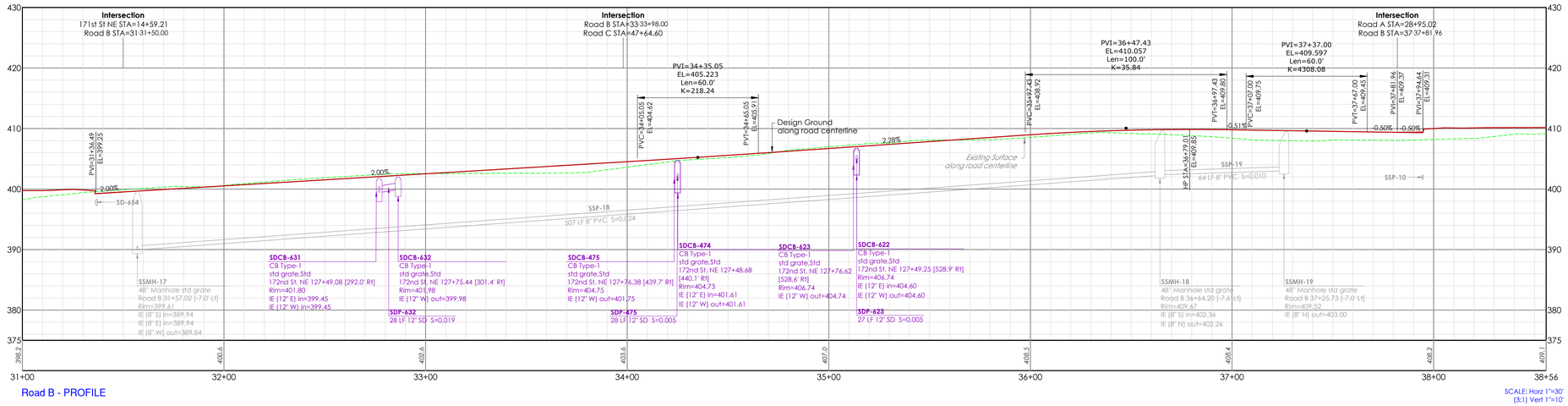
ROAD B PLAN



ROAD B
Proposed Residential Street
SCALE: 1" = 5'

ROAD HORIZONTAL CURVE TABLE

Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C18	36+85.45	90.00	37.46	S12° 29' 59.25"W	36+66.45	37+03.91	19.003



Road B - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

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

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____ DEVELOPMENT SERVICES MANAGER

DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS

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LAND TECHNOLOGIES — MAKING A "WAY" OUT OF "NO WAY"

TYLER S. FOSTER — STATE OF WASHINGTON — 21637 — REGISTERED PROFESSIONAL ENGINEER — 02/17/26

02/08/2026

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: Merl, Alex
APPROVAL 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.

-

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

ROAD B PLAN AND PROFILE

SHEET C19 of C46

24x36

- -

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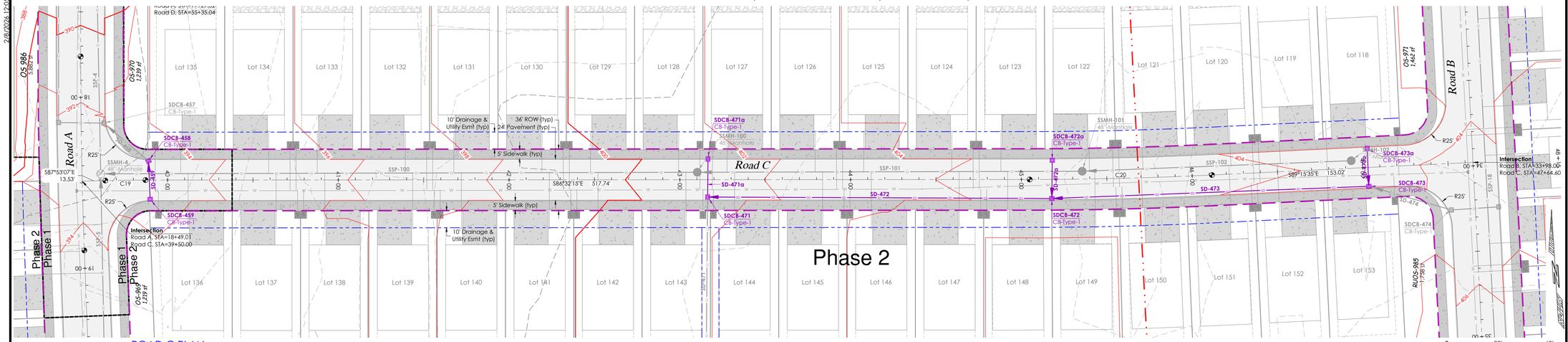
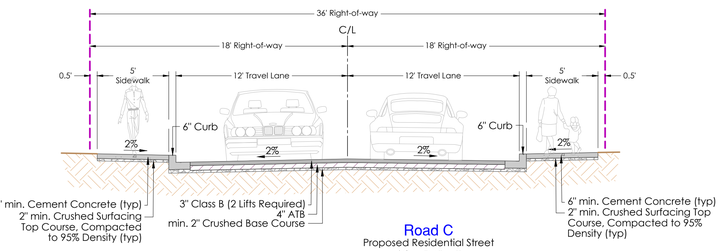


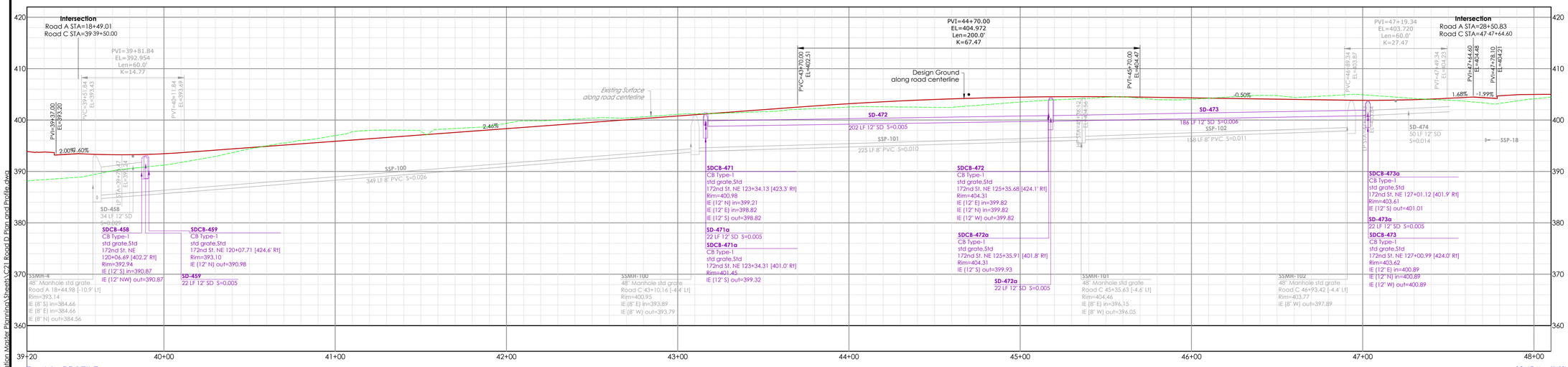
ROAD C PLAN

0 30' 60'
Scale: 1"=30'

ROAD HORIZONTAL CURVE TABLE							
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C19	39+75.29	1000.00	23.52	S87° 12' 40.99"E	39+63.53	39+87.05	11.761
C20	45+58.20	2247.74	106.79	S87° 53' 54.98"E	45+04.79	46+11.58	53.405



Road C
Proposed Residential Street
SCALE: 1" = 5'



Road C - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

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

CONSTRUCTION DRAWING APPROVAL
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BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

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Arlington, WA 98223
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MAKING A "WAY" OUT OF "NO WAY"

ELLER S. FOSTER
STATE OF WASHINGTON
23726
REGISTERED
PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
DATE: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Lindsay Project 1
7530 172nd St. N.E., Arlington, WA 98223
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MJS Investors
11400 SE 8th Street, Ste 200, Bellevue, WA 98004

ROAD C PLAN AND PROFILE

SHEET
C20 of C46
22x34
-

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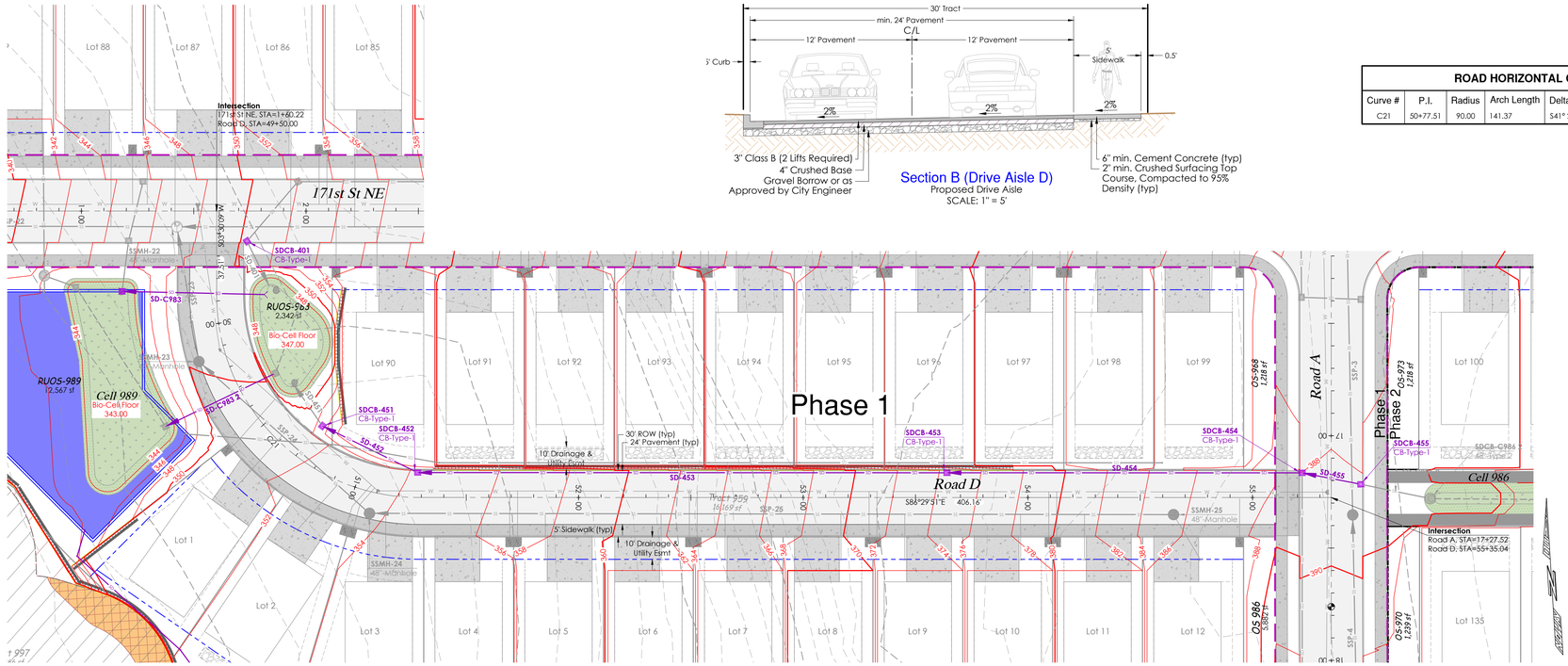
2/8/2026 12:00 PM

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



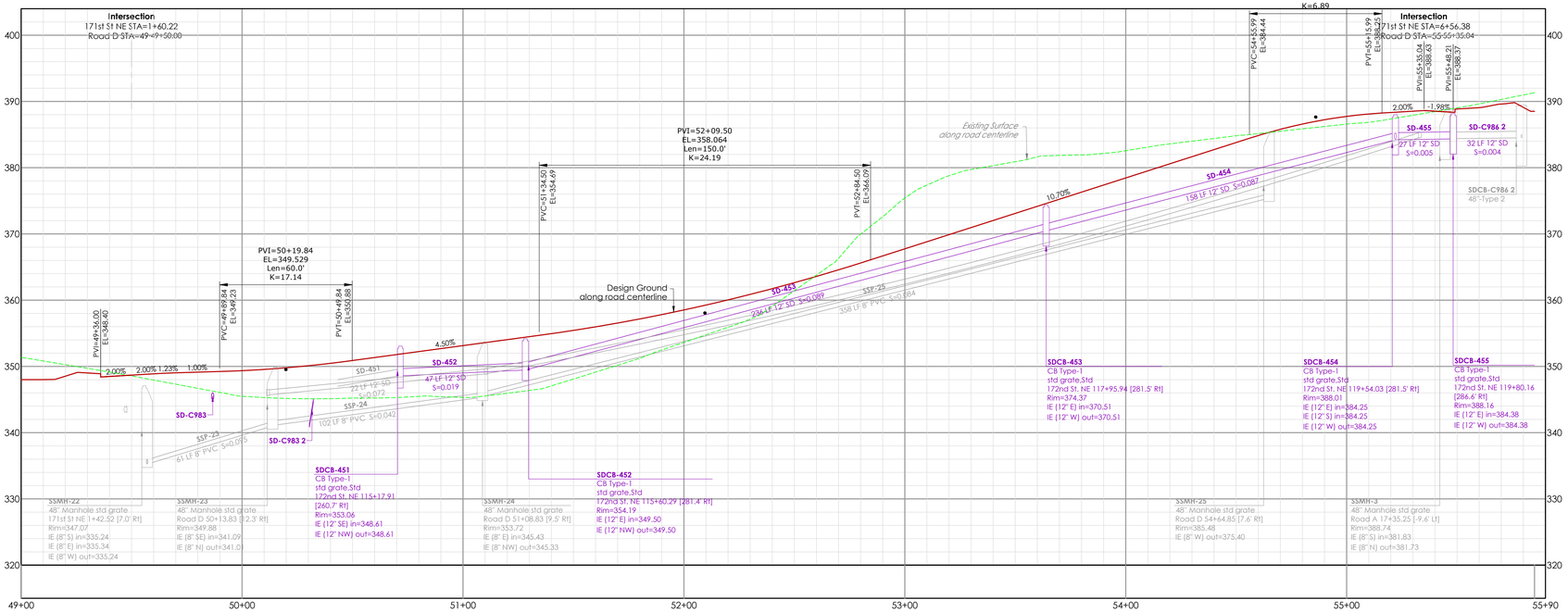
ROAD D PLAN

Section B (Drive Aisle D)
Proposed Drive Aisle
SCALE: 1" = 5'

ROAD HORIZONTAL CURVE TABLE

Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C21	50+77.51	90.00	141.37	S41° 29' 50.64"E	49+87.51	51+28.88	90.000

0 30' 60'
Scale: 1"=30'



Road D - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

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

CONSTRUCTION DRAWING APPROVAL
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MAKING A WAY OUT OF NO WAY

ELLERS S. FOSTER
STATE OF WASHINGTON
23726
REGISTERED
PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
ISSUE: -
REVISION 1: -
REVISION 2: -
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REVISION 4: -
AS-BUILT: -

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

ROAD D PLAN AND PROFILE

SHEET
C21 of C46

22x34

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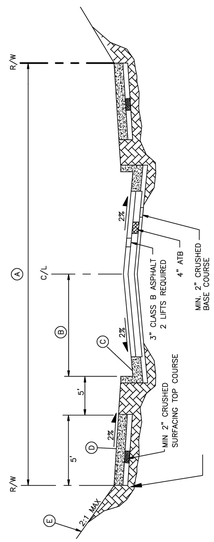


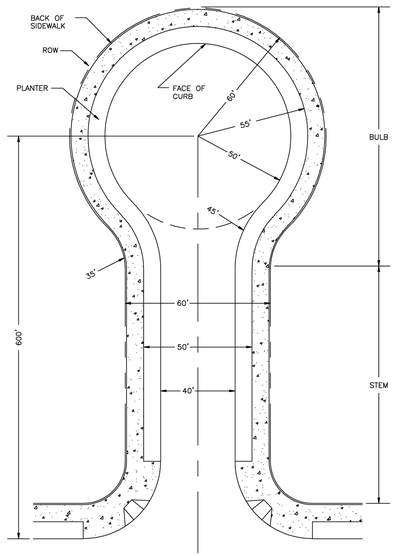
STANDARD ROADWAY SECTION

(A) RIGHT OF WAY REQUIREMENTS – 60'
(B)(C) PAVEMENT WIDTH – 20'
CONCRETE CURB AND GUTTER TYPE 1
SEE STD DETAIL R-180
(D) CONCRETE SIDEWALK
SEE STD DETAIL R-170
(E) CONSTRUCTION EASEMENT REQUIRED

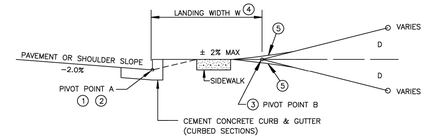
NOTES:

1. IN WIDENING AREAS, THE EXISTING PAVEMENT EDGE SHALL BE SAW-CUT TO LEAVE A JOIN POINT, ANY TRAFFIC STRIPING REMOVED OR DAMAGED DURING WIDENING WORK SHALL BE REPLACED IN KIND OR AS DIRECTED BY THE CITY ENGINEER.
2. COMPACTION TESTS ON SUBGRADE AND SURFACING ARE REQUIRED. THE NUMBER OF TESTS SHALL BE AT THE DISCRETION OF THE CITY ENGINEER. TESTS SHALL BE PERFORMED BY A LICENSED TESTING LABORATORY. THE MINIMUM COMPACTION SHALL BE 95% OF MAXIMUM DENSITY ON BOTH SUBGRADE AND SURFACING.
3. ADJUSTMENT OF CATCH BASIN LIDS OR GRATES, MONUMENTS CASES, VALVE BOXES, MANHOLE COVERS, ETC SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER AS REQUIRED ROADWAY SECTION MAY BE ADJUSTED WITH THE APPROVAL OF THE CITY ENGINEER UPON SUBMITTAL OF SUBSTANTIAL EVIDENCE INDICATING SUBSURFACE CONDITIONS DIFFERENT THAN ASSUMED. THE MINIMUM THICKNESS OF CLASS B ASPHALT SHALL BE 3" COMPACTED DEPTH. COMPACTION SHALL BE AN AVERAGE OF 92% OF DRY, DENSITY PER WSDOT TEST METHOD 728.

CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	TYPICAL ROADWAY SECTION LOCAL ACCESS STREET	R-010
	REF STD SPEC			



CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	TYPICAL CUL-DE-SAC	R-070
	REF STD SPEC			

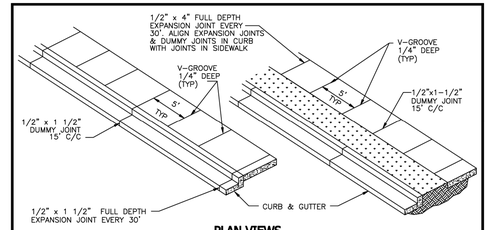


TYPE OF ACCESS	ACCESSING	LANDING WIDTH W (4)	ACCESS GRADE D
RESIDENTIAL (URBAN)	NON-ARTERIAL	15'	± 15% MAX.
RESIDENTIAL (URBAN)	ARTERIAL	15'	± 7% MAX.
COMMERCIAL/INDUSTRIAL	NON-ARTERIAL	30'	± 8% MAX.
COMMERCIAL/INDUSTRIAL	ARTERIAL	30'	± 5% MAX.

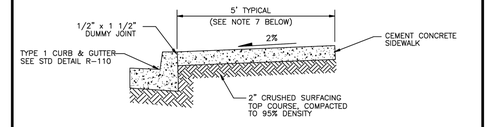
NOTES:

(1) SEE STD DETAIL R-180 FOR CURB DETAILS.
(2) WHEN ACCESSING SHOULDERED ROADWAYS, MAINTAIN SHOULDER SLOPE TO PIVOT POINT A.
(3) ACCESS POINT GRADE SHALL BE MEASURED FROM PIVOT POINT B.
(4) LANDING WIDTH W MAY BE REDUCED SUBJECT TO APPROVAL OF THE CITY ENGINEER.
(5) A VERTICAL CURVE SHALL BE CONSTRUCTED TO TRANSITION THE LANDING TO THE ACCESS APPROACH. THE VERTICAL SEPARATION BETWEEN THE CURVE AND A 10-FOOT CHORD OF THE CURVE SHALL NOT EXCEED 3.25 INCHES (WHERE D IS POSITIVE) OR 2.00 INCHES (WHERE D IS NEGATIVE).

CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	ACCESS POINT GRADES	R-090
	REF STD SPEC			



PLAN VIEWS

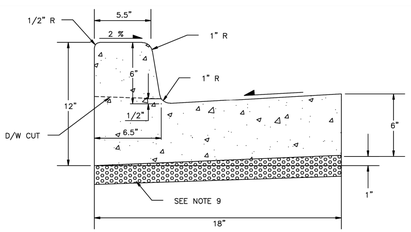


TYPICAL SECTION

NOTES:

1. SIDEWALKS SHALL BE A MINIMUM OF 4" THICK, AND SHALL BE CLASS 3000 CEMENT CONCRETE, WITH AIR ENTRAINMENT (MIN 4.5% – MAX 6.5%).
2. FULL EXPANSION JOINTS SHALL GENERALLY BE PLACED TO MATCH THOSE PLACED IN ADJACENT CURB & GUTTER, WITH MAXIMUM SPACING OF 30 FEET, FINAL SPACING DETERMINATION SHALL BE DECIDED BY THE INSPECTOR IN THE FIELD.
3. SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY.
4. SIDEWALK SHALL BE AT LEAST 6" THICK IN DRIVEWAYS.
5. THE FINISHED SIDEWALK SHALL BE SPRAYED WITH A TRANSPARENT CURING COMPOUND COVERED BY WATERPROOF PAPER OR PLASTIC SHEETING IN THE EVENT OF RAIN OR OTHER INCLEMENT WEATHER. CURING TIME SHALL BE FOR A MINIMUM OF 72 HOURS.
6. ALL JOINTS SHALL BE CLEANED AND EDGED WITH AN EDGER HAVING A 1/4" RADIUS.
7. SIDEWALKS ARE TYPICALLY 5' WIDE, WIDER SIDEWALK MAY BE REQUIRED BY THE CITY.

CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	CEMENT CONCRETE SIDEWALK	R-170
	REF STD SPEC			

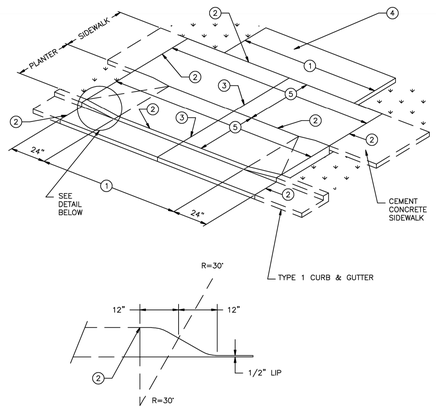


TYPICAL SECTION

NOTES:

1. FORMS SHALL BE TRUE TO LINE AND GRADE AND SECURELY STAKED.
2. DUMMY JOINTS SHALL BE PLACED 15 FEET ON CENTERS. DUMMY JOINTS SHALL BE 1/2" x 1-1/2".
3. THRU JOINTS SHALL BE PLACED ADJACENT TO CATCH BASINS, INLETS AND AT POINTS OF TANGENCY ON STREETS, ALLEY AND DRIVEWAY RETURNS. MAXIMUM SPACING SHALL BE 30 FT. PRE-MOLDED JOINT FILLER SHALL BE 1/2" WIDE AND CONFORM TO AASHTO DESIGN M213.
4. ALL JOINTS SHALL BE CLEAN AND EDGED.
5. CONCRETE SHALL BE CEMENT CONCRETE, CLASS 3000.
6. STEEL FORMS ONLY SHALL BE USED ON TANGENT SECTIONS. WOOD FORMS MAY BE USED ON CURVED SECTIONS.
7. FINISH SHALL BE LIGHT BROOM FINISH.
8. THE FINISHED CURB SHALL BE SPRAYED WITH A TRANSPARENT CURING COMPOUND AND COVERED BY WATERPROOF PAPER OR PLASTIC MEMBRANE IN THE EVENT OF RAIN OR OTHER INCLEMENT WEATHER. CURING TIME SHALL BE A MINIMUM OF 72 HOURS.
9. ALL CURB AND GUTTER SHALL BE PLACED ON A MIN OF 2" OF CRUSHED SURFACING TOP COURSE.
10. DUMMY JOINT 1/2" x 1 1/2" BETWEEN TYPE 1 CURB AND GUTTER AND THE SIDEWALK.

CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	CEMENT CONCRETE CURB AND GUTTER TYPE 1	R-180
	REF STD SPEC			

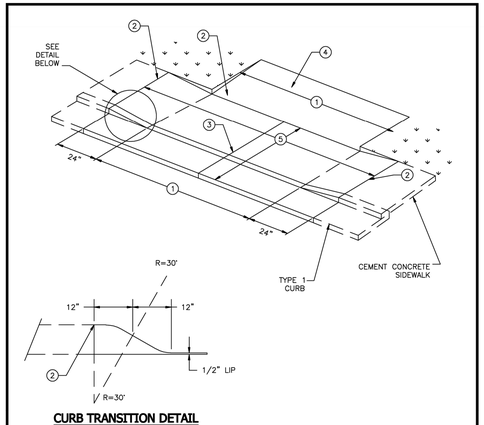


CURB TRANSITION DETAIL

NOTES:

(1) WIDTH OF DRIVEWAY AT PROPERTY LINE.
(2) 1/2" WIDE FULL DEPTH EXPANSION JOINT.
(3) FULL DEPTH EXPANSION JOINT IF (1) IS 15' OR GREATER
(4) DRIVEWAY TO BE SURFACED WITH ASPHALT OR CONCRETE.
(5) DRIVEWAY CEMENT CONCRETE SHALL BE A MIN OF 6" THICK IN RESIDENTIAL AREAS, 8" THICK IN COMMERCIAL AREAS, AND IS TO BE PLACED ON A MINIMUM OF 2" CRUSHED SURFACING TOP COURSE COMPACTED TO 95% MAXIMUM DENSITY.

CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	CEMENT CONCRETE DRIVEWAY APPROACH TYPE 1	R-220
	REF STD SPEC			

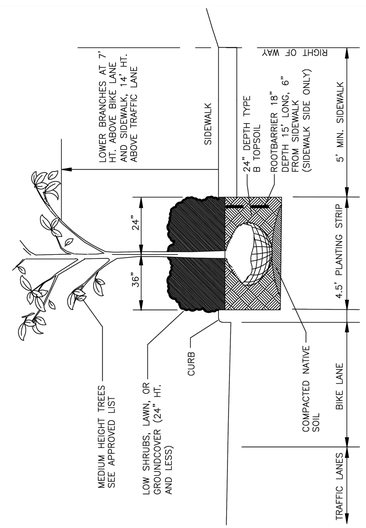


CURB TRANSITION DETAIL

NOTES:

(1) WIDTH OF DRIVEWAY AT PROPERTY LINE.
(2) 1/2" WIDE FULL DEPTH EXPANSION JOINT.
(3) FULL DEPTH EXPANSION JOINT IF (1) IS 15' OR GREATER.
(4) DRIVEWAY TO BE SURFACED WITH ASPHALT OR CONCRETE.
(5) DRIVEWAY CEMENT CONCRETE SHALL BE A MIN OF 6" THICK IN RESIDENTIAL AREAS, 8" THICK IN COMMERCIAL AREAS, AND IS TO BE PLACED ON A MINIMUM OF 2" CRUSHED SURFACING TOP COURSE COMPACTED TO 95% MAXIMUM DENSITY.

CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	CEMENT CONCRETE DRIVEWAY APPROACH TYPE 2	R-230
	REF STD SPEC			



CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	PLANTING STRIP	R-260
	REF STD SPEC			

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CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

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Arlington, WA 98223
360-652-9727

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LAND TECHNOLOGIES — MAKING A "WAY" OUT OF "NO WAY"

TYLER S. FOSTER — STATE OF WASHINGTON — 23729 — REGISTERED PROFESSIONAL ENGINEER
02/08/2026

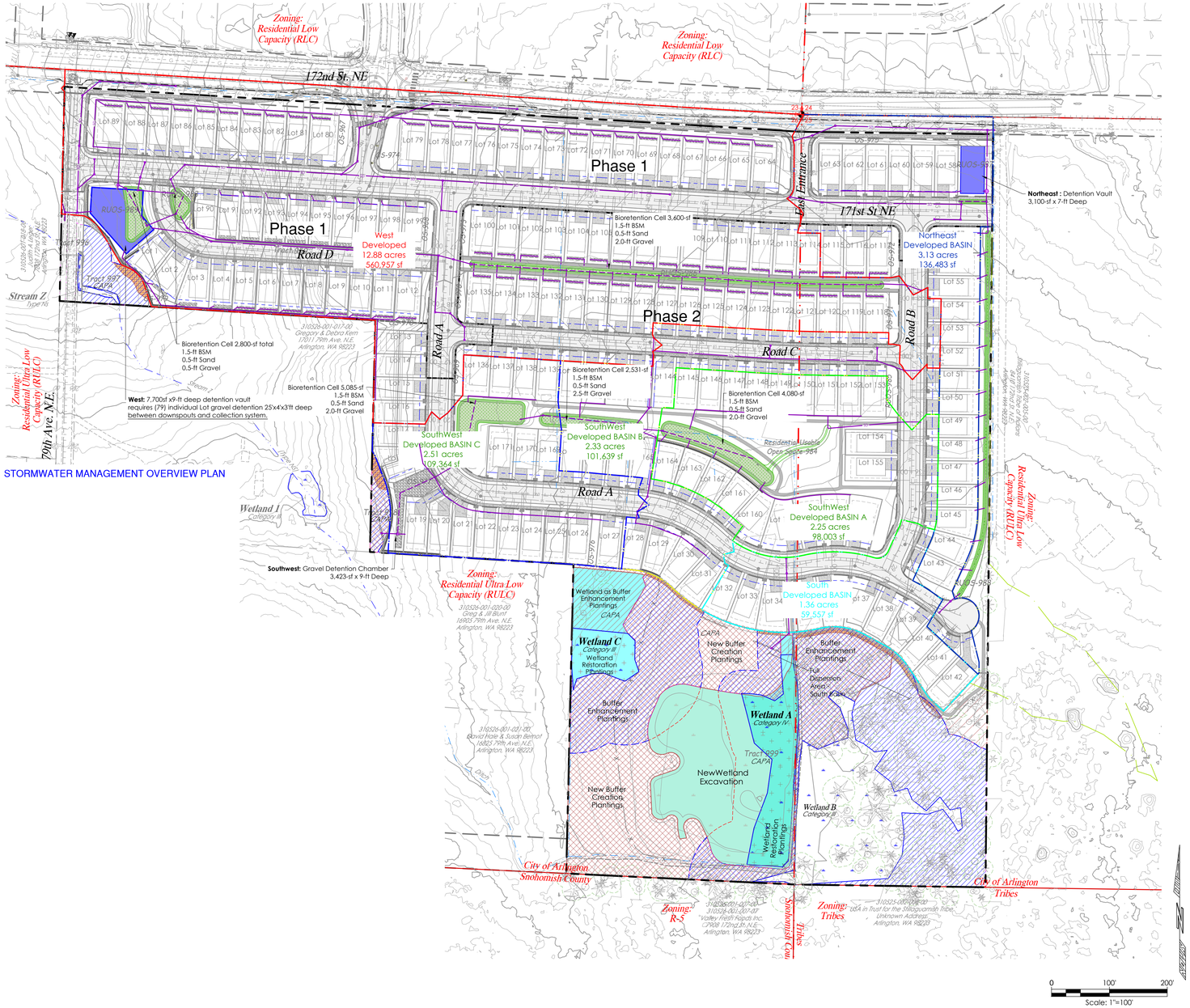
PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
DATE: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

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

ROAD DETAILS

SHEET
C22 of C46
22x34
-



STORMWATER MANAGEMENT OVERVIEW PLAN

AQUIFER RECHARGE/
WELL HEAD PROTECTION

Low, Over 100

SOILS

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

CALL AT LEAST 2
BUSINESS DAYS
BEFORE YOU DIG
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MAKING A "WAY" OUT OF "NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
23720
REGISTERED
PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: *Mandie*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
DATE:
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

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STORMWATER MANAGEMENT OVERVIEW PLAN

SHEET
C23 of C46
22x34
-

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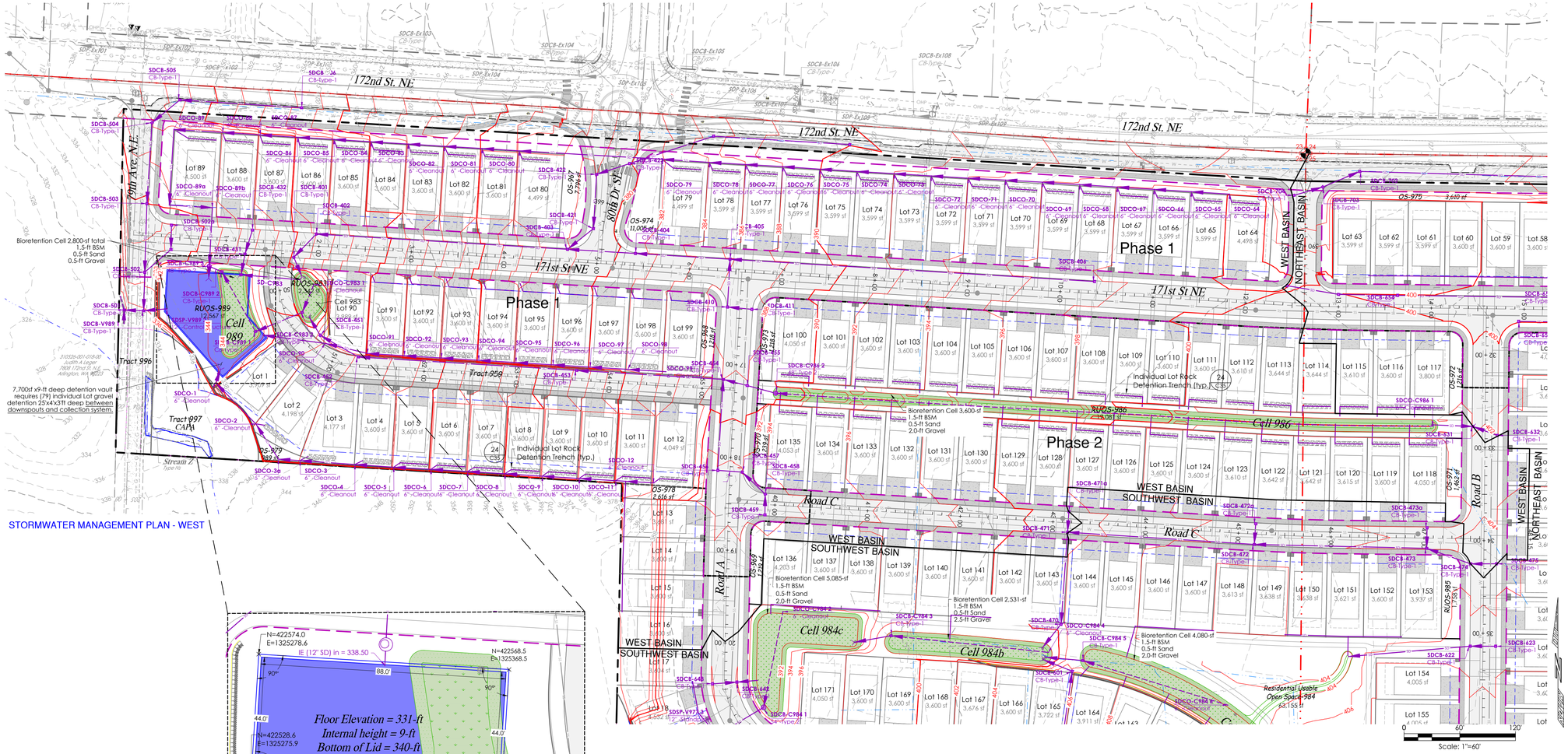
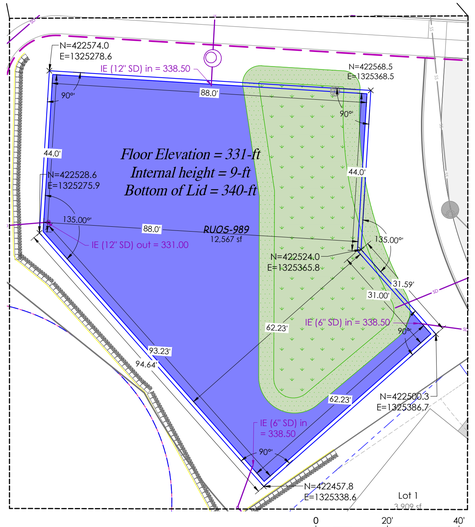


STORMWATER MANAGEMENT PLAN - WEST



AQUIFER RECHARGE/
WELL HEAD PROTECTION

Low, Over 100

SOILS

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

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

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TYLER S. FOSTER
STATE OF WASHINGTON
23726
REGISTERED
PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: *Mardie*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

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STORMWATER MANAGEMENT PLAN - WEST

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22x34
-

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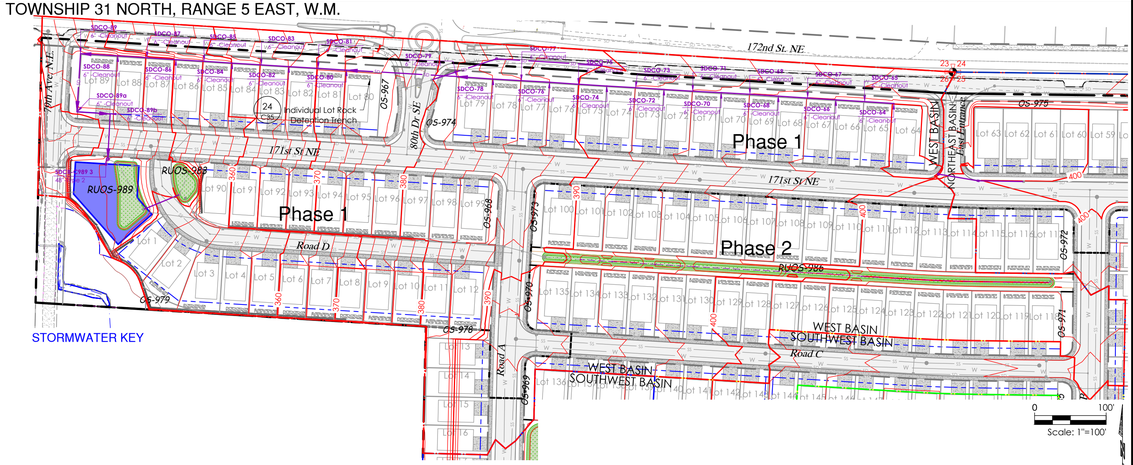
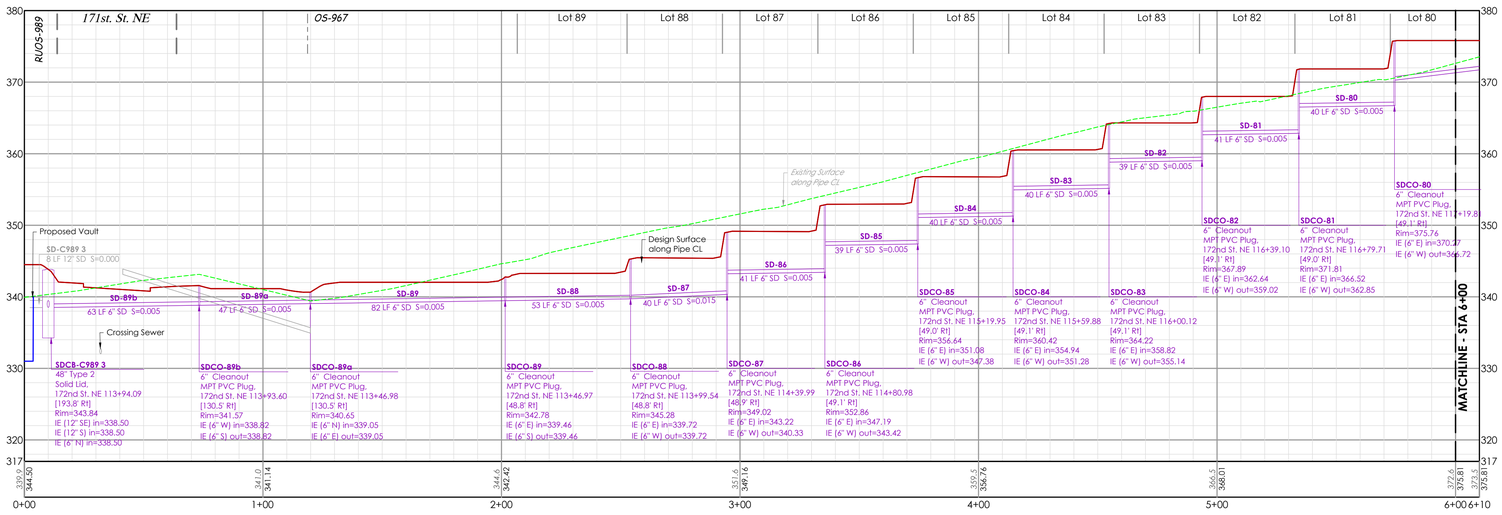
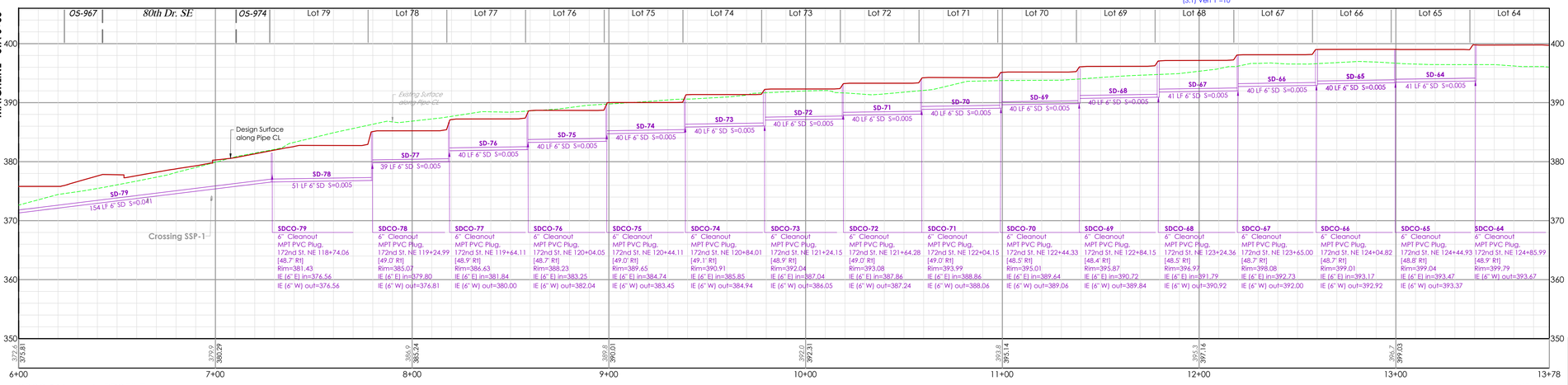




SDCO 64 to Vault - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'



SDCO 64 to Vault - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

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STATE OF WASHINGTON
22372
REGISTERED
PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -
DATE: -

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STORMWATER MANAGEMENT PLAN AND PROFILES - WEST 1

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22x34
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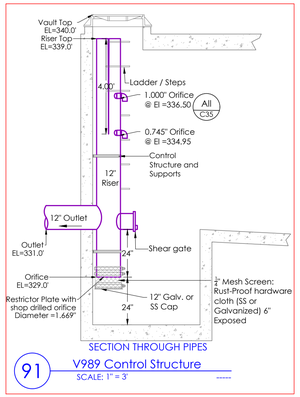
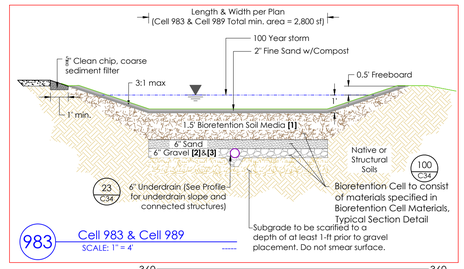
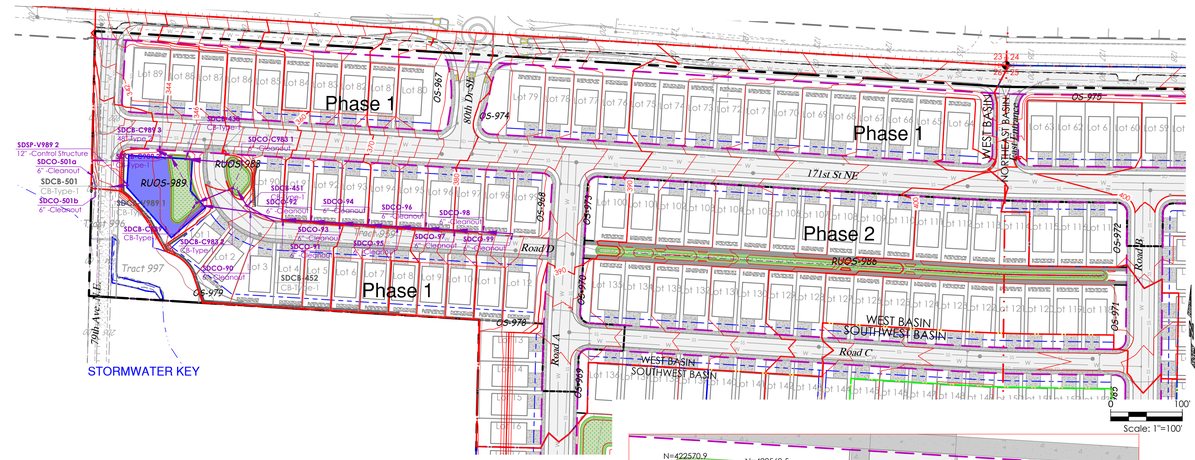
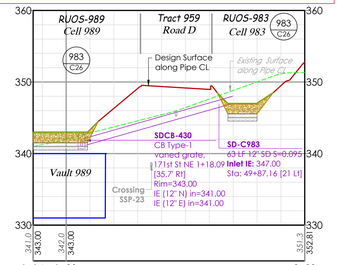






STORMWATER KEY

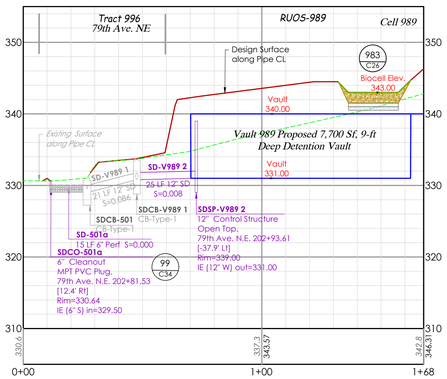


C983 TO C989 - PROFILE

SCALE: Horz 1"=30' (3:1) Vert 1"=10'

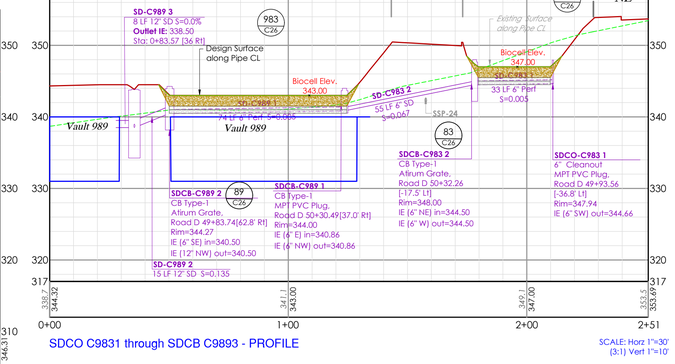
Structure Table	
Structure Name	Structure Details
SDCO - 501b 6" Cleanout MPT PVC Plug	Rim = 331.29 N = 422515.7 E = 1325232.3 501b INV IN = 329.500

Pipe Table		
Pipe Name	Detail	Outlet
PERF -501b	15 LF 6" SD S=0.000	**Outlet IE**: 329.50



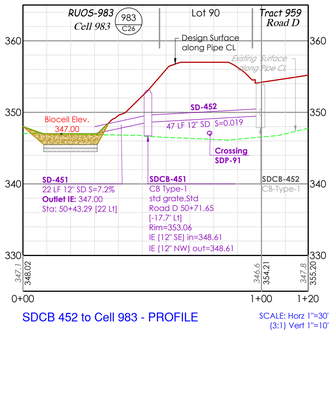
SDSP V9892 to Outlet - PROFILE

SCALE: Horz 1"=30' (3:1) Vert 1"=10'



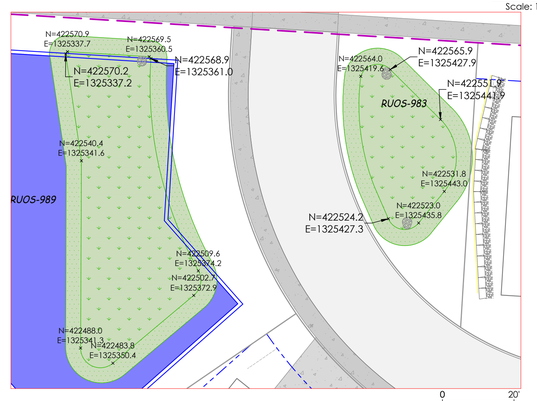
SDCO C9831 through SDCB C9893 - PROFILE

SCALE: Horz 1"=30' (3:1) Vert 1"=10'

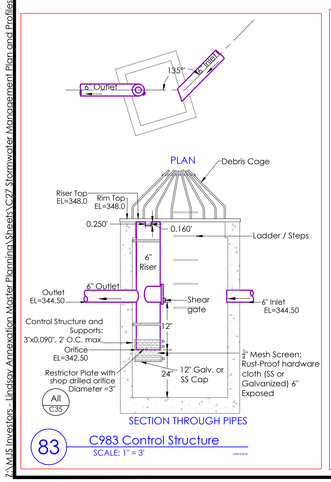


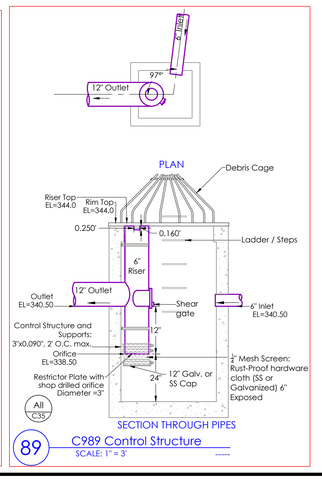
SDCB 452 to Cell 983 - PROFILE

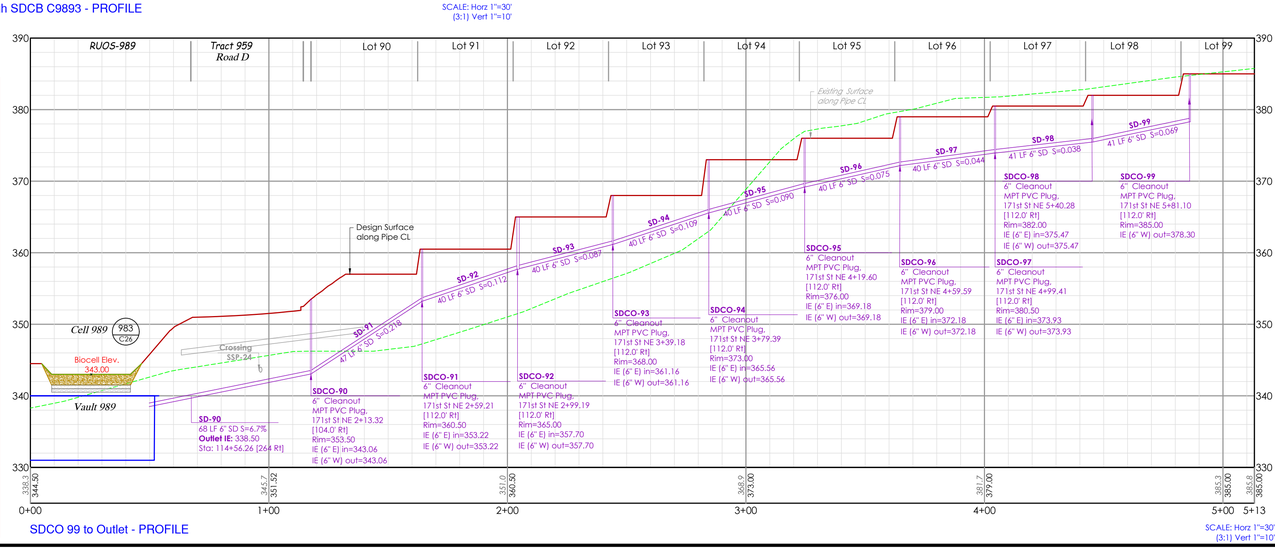
SCALE: Horz 1"=30' (3:1) Vert 1"=10'



BIOCELLS DETAIL







SDCO 99 to Outlet - PROFILE

SCALE: Horz 1"=30' (3:1) Vert 1"=10'

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

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BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____
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Arlington, WA 98223
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MAKING A "WAY" OUT OF "NO WAY"

ELLER S. FOSTER
STATE OF WASHINGTON
23720
REGISTERED PROFESSIONAL ENGINEER
02/08/2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Lindsay Project 1
7530 172nd St. N.E., Arlington, WA 98223
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MJS Investors
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STORMWATER MANAGEMENT PLAN AND PROFILES - WEST 2

SHEET
C26 of C46
22x34
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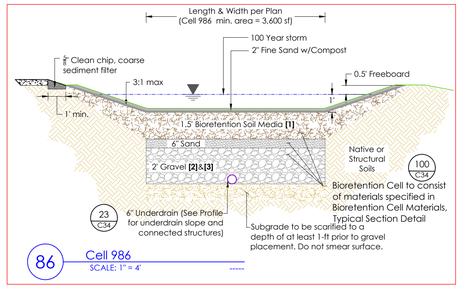
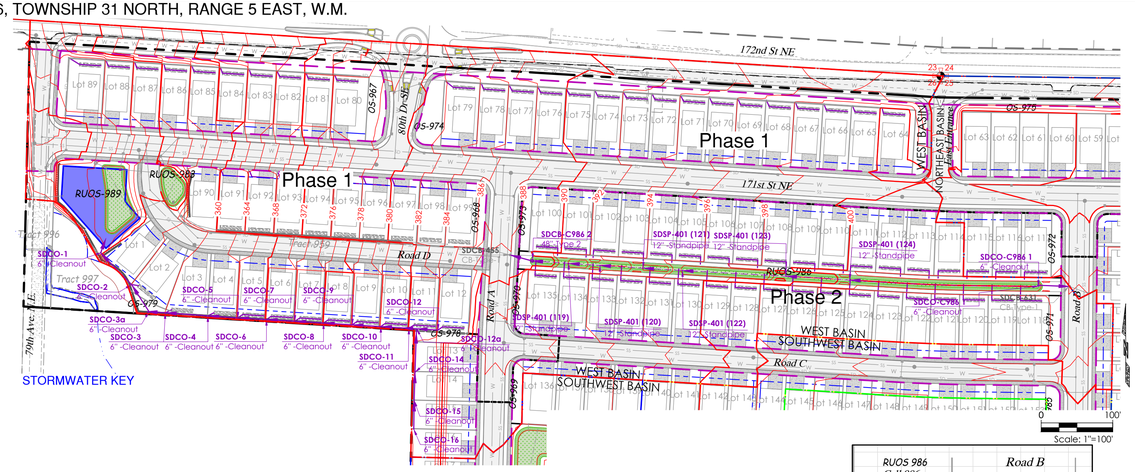
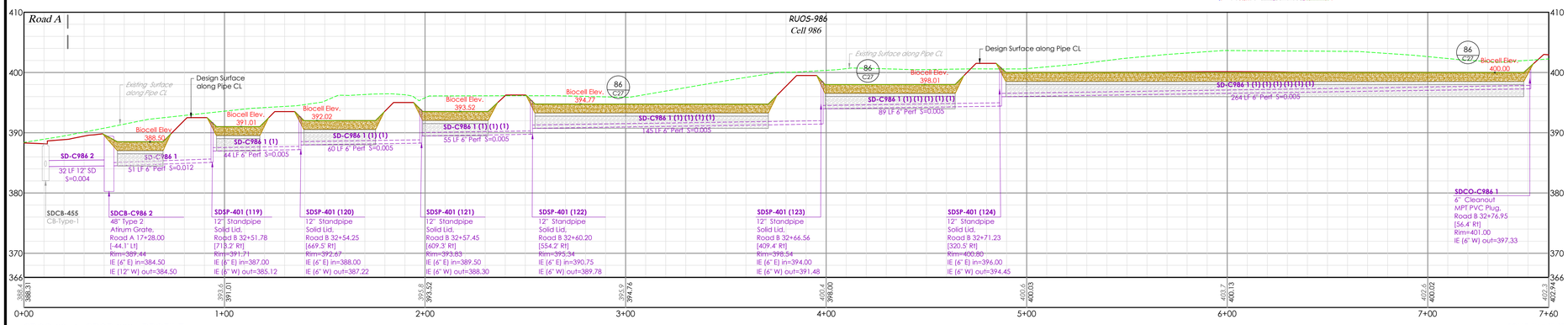
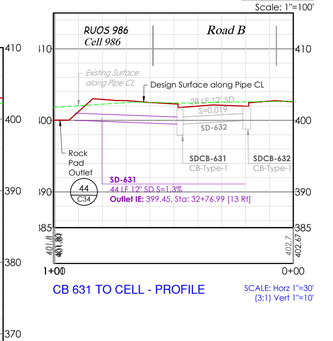






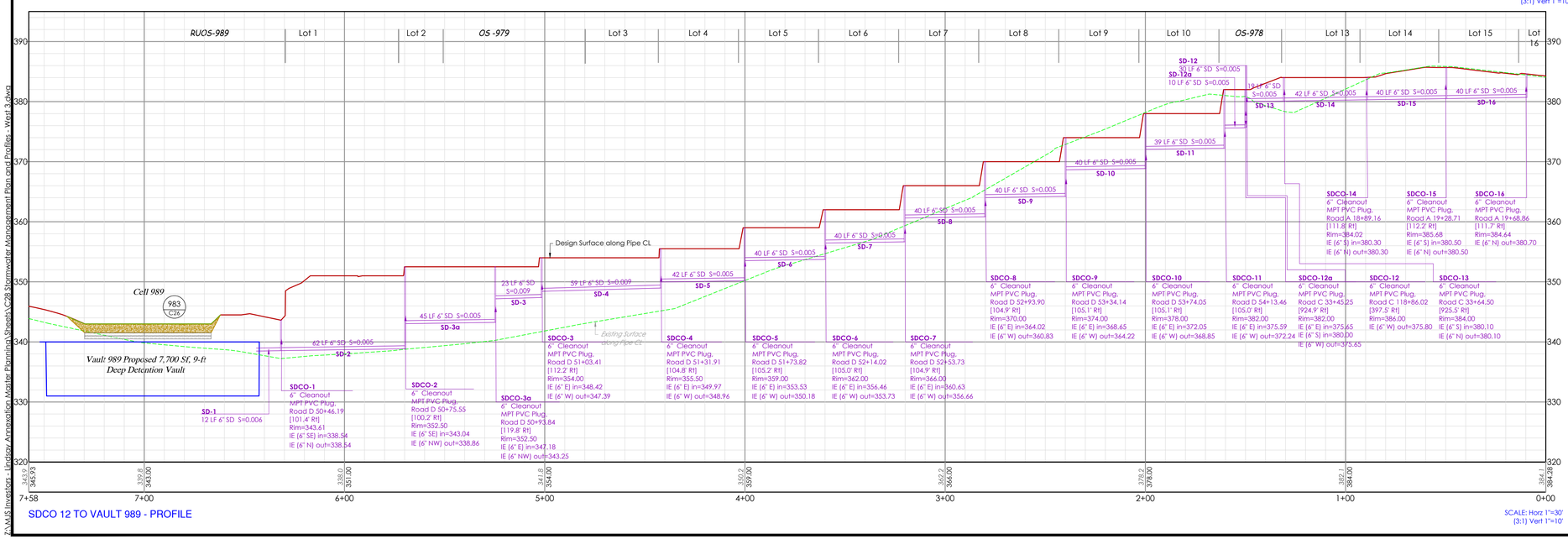
SDCO-331 to SDCB-203 - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'



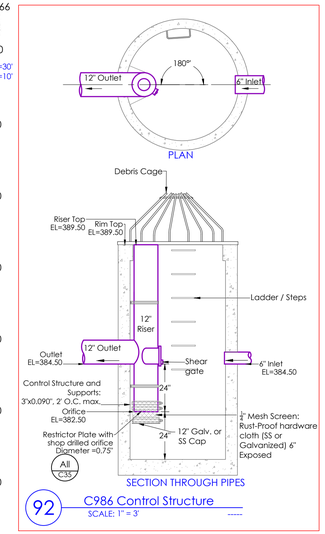
CB 631 TO CELL - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'



SDCO 12 TO VAULT 989 - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'



92 C986 Control Structure
SCALE: 1" = 3'

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CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____
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360-652-9727

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ELLEN S. FOSTER
STATE OF WASHINGTON
23726
REGISTERED
PROFESSIONAL ENGINEER

02/08/2026

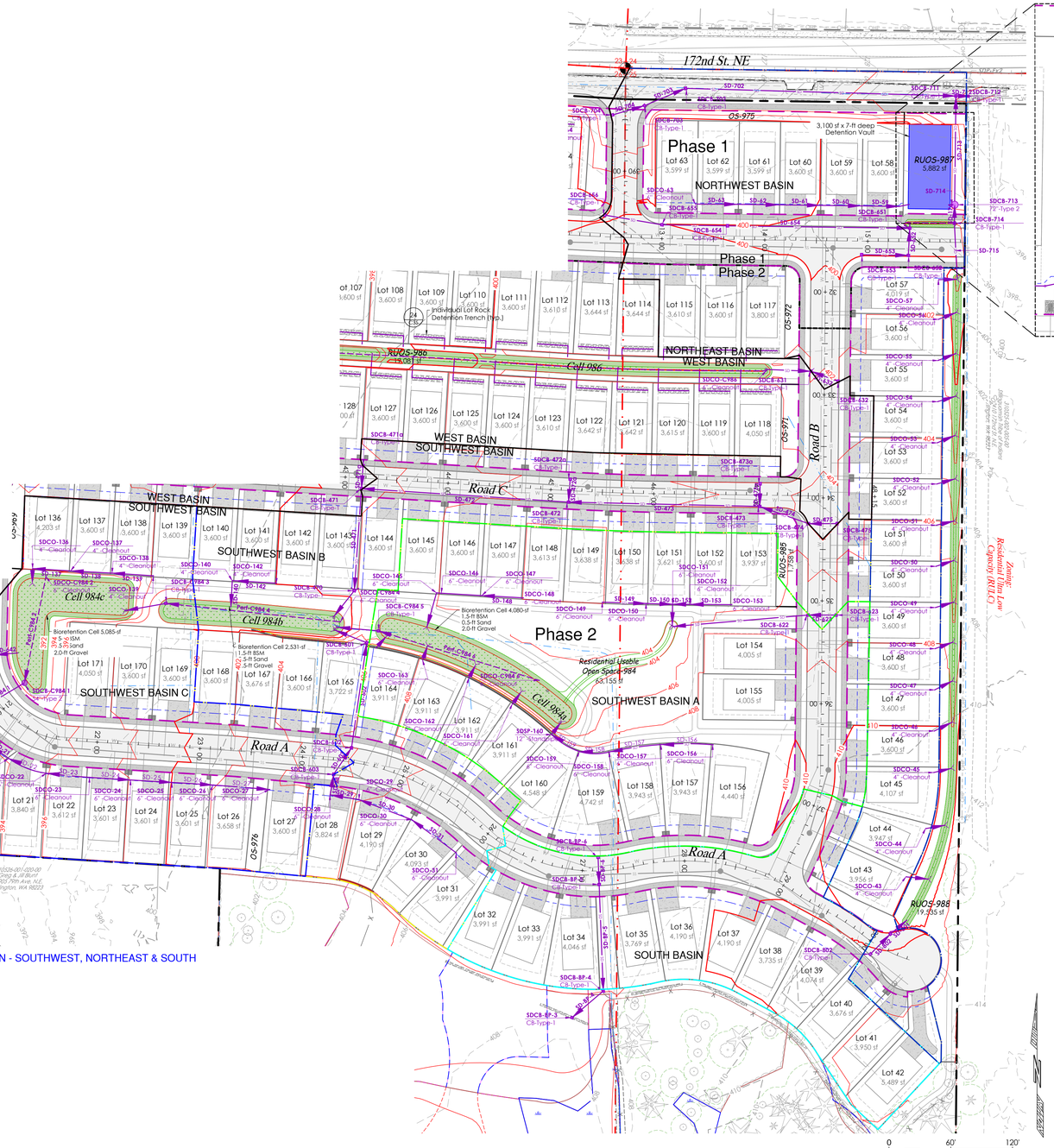
PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Lindsay Project 1
7530 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

STORMWATER MANAGEMENT PLAN AND PROFILES - WEST 3

SHEET
C27 of C46
22x34
-



STORMWATER MANAGEMENT PLAN - SOUTHWEST, NORTHEAST & SOUTH

AQUIFER RECHARGE/
WELL HEAD PROTECTION
Low, Over 100

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

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BUSINESS DAYS
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1-800-424-5555

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MAKING A "WAY" OUT OF "NO WAY"

ELLER S. FOSTER
STATE OF WASHINGTON
33726
REGISTERED
PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: *Mandie*
CHECKED BY: *Tyler*
DRAWN BY: *Myers, Alex*
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
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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STORMWATER MANAGEMENT PLAN - SOUTHWEST, NORTHEAST & SOUTH

SHEET
C28 of C46

22x34

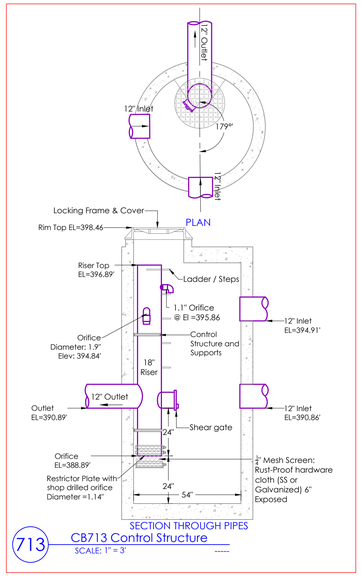
-

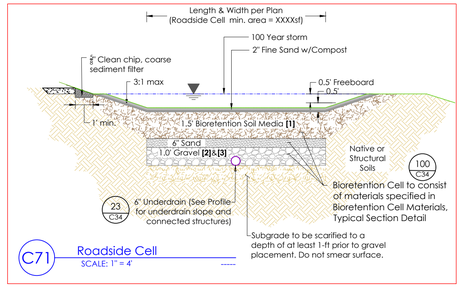
2/8/2026 11:57 AM
M:\MJS Investors - Lindsay Annexation Moeller Planning\Sheets\C-25 Stormwater Management Plan - Southwest Northeast & South.dwg

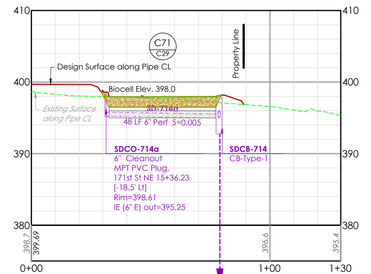
A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

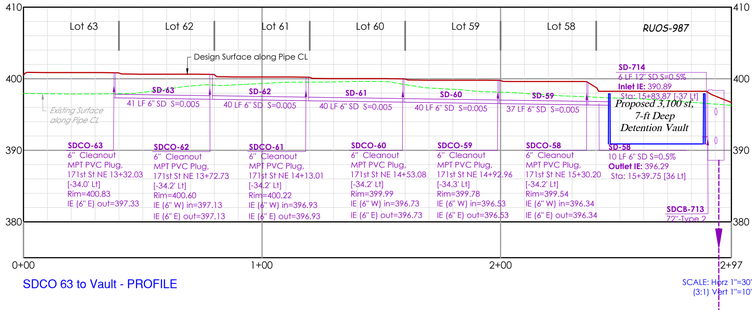
Structure Table	
Structure Name	Structure Details
SDCO - 43 4" Cleanout MPT PVC Plug	Rim = 410.00 N = 421913.7 E = 1326777.5 IE (4")out = 408.50
SDCO - 44 4" Cleanout MPT PVC Plug	Rim = 410.25 N = 421960.6 E = 1326796.5 IE (4")out = 408.40
SDCO - 45 4" Cleanout MPT PVC Plug	Rim = 410.25 N = 422015.1 E = 1326804.2 IE (4")out = 408.35
SDCO - 46 4" Cleanout MPT PVC Plug	Rim = 410.25 N = 422055.3 E = 1326804.8 IE (4")out = 408.00
SDCO - 47 4" Cleanout MPT PVC Plug	Rim = 409.50 N = 422095.3 E = 1326805.2 IE (4")out = 407.35
SDCO - 48 4" Cleanout MPT PVC Plug	Rim = 408.50 N = 422135.3 E = 1326805.6 IE (4")out = 406.50
SDCO - 49 4" Cleanout MPT PVC Plug	Rim = 407.50 N = 422175.3 E = 1326806.0 IE (4")out = 405.80
SDCO - 50 4" Cleanout MPT PVC Plug	Rim = 407.00 N = 422215.3 E = 1326806.4 IE (4")out = 405.25
SDCO - 51 4" Cleanout MPT PVC Plug	Rim = 406.00 N = 422255.3 E = 1326806.8 IE (4")out = 404.00
SDCO - 52 4" Cleanout MPT PVC Plug	Rim = 405.00 N = 422295.3 E = 1326807.2 IE (4")out = 402.50
SDCO - 53 4" Cleanout MPT PVC Plug	Rim = 404.00 N = 422335.3 E = 1326807.6 IE (4")out = 401.50
SDCO - 54 4" Cleanout MPT PVC Plug	Rim = 403.50 N = 422375.3 E = 1326808.0 IE (4")out = 400.50
SDCO - 55 4" Cleanout MPT PVC Plug	Rim = 402.50 N = 422415.3 E = 1326808.4 IE (4")out = 399.50
SDCO - 56 4" Cleanout MPT PVC Plug	Rim = 402.00 N = 422455.3 E = 1326808.8 IE (4")out = 399.00
SDCO - 57 4" Cleanout MPT PVC Plug	Rim = 401.00 N = 422493.9 E = 1326809.1 IE (4")out = 398.00

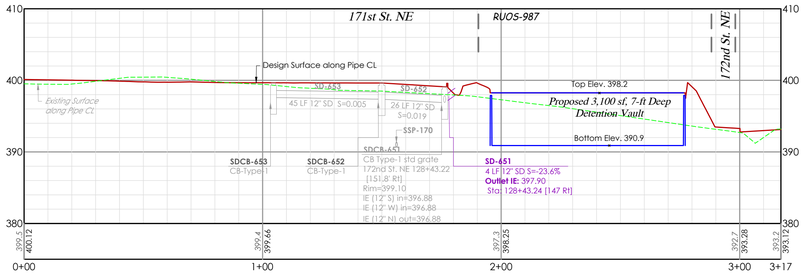
Pipe Table		
Pipe Name	Detail	Outlet
SD -43	22 LF 4" SD S=0.005	**Outlet IE:** 408.40 N = 421911.5 E = 1326799.0
SD -44	19 LF 4" SD S=0.005	**Outlet IE:** 408.30 N = 421963.8 E = 1326815.2
SD -45	17 LF 4" SD S=0.006	**Outlet IE:** 408.25 N = 422019.0 E = 1326821.2
SD -46	19 LF 4" SD S=0.005	**Outlet IE:** 407.90 N = 422064.0 E = 1326822.2
SD -47	19 LF 4" SD S=0.005	**Outlet IE:** 407.25 N = 422104.0 E = 1326822.6
SD -48	18 LF 4" SD S=0.005	**Outlet IE:** 406.40 N = 422141.6 E = 1326822.9
SD -49	18 LF 4" SD S=0.005	**Outlet IE:** 405.70 N = 422180.6 E = 1326823.7
SD -50	18 LF 4" SD S=0.014	**Outlet IE:** 405.00 N = 422221.0 E = 1326823.8
SD -51	18 LF 4" SD S=0.007	**Outlet IE:** 403.87 N = 422259.4 E = 1326824.2
SD -52	19 LF 4" SD S=0.005	**Outlet IE:** 402.40 N = 422300.3 E = 1326825.0
SD -53	19 LF 4" SD S=0.008	**Outlet IE:** 401.35 N = 422342.5 E = 1326825.0
SD -54	18 LF 4" SD S=0.009	**Outlet IE:** 400.33 N = 422380.6 E = 1326825.5
SD -55	19 LF 4" SD S=0.027	**Outlet IE:** 399.00 N = 422422.1 E = 1326825.8
SD -56	19 LF 4" SD S=0.013	**Outlet IE:** 398.75 N = 422462.0 E = 1326826.4
SD -57	17 LF 4" SD S=0.023	**Outlet IE:** 397.60 N = 422494.2 E = 1326826.6

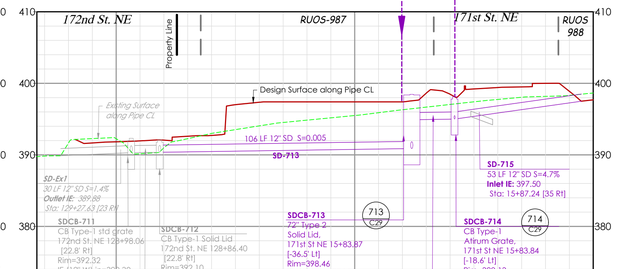


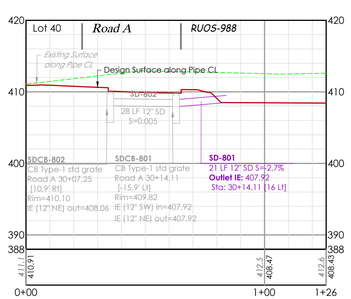


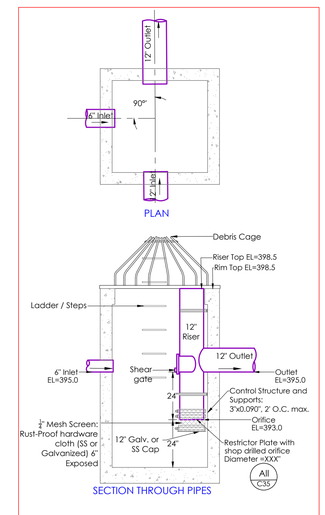


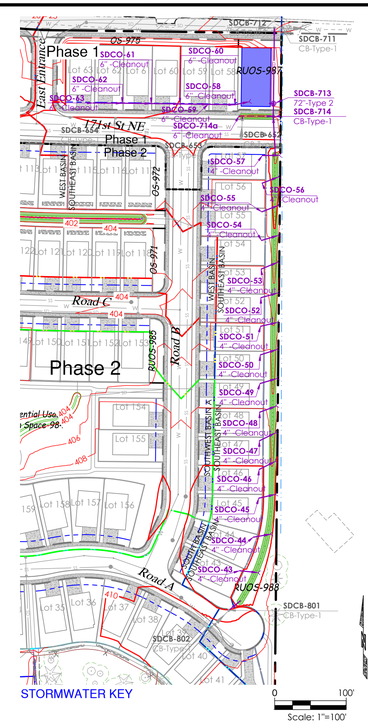












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ELLEN S. FOSTER
STATE OF WASHINGTON
23720
REGISTERED
PROFESSIONAL ENGINEER
02/08/2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
AS-BUILT: -

REVISION 1:	-
REVISION 2:	-
REVISION 3:	-
REVISION 4:	-
AS-BUILT:	-

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STORMWATER MANAGEMENT PLAN AND PROFILES - NORTHEAST

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C29 of C46
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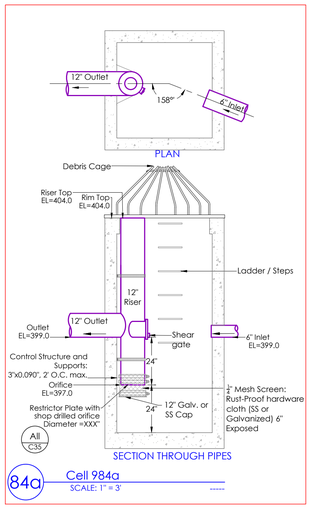
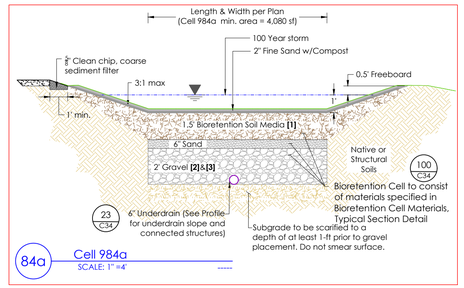
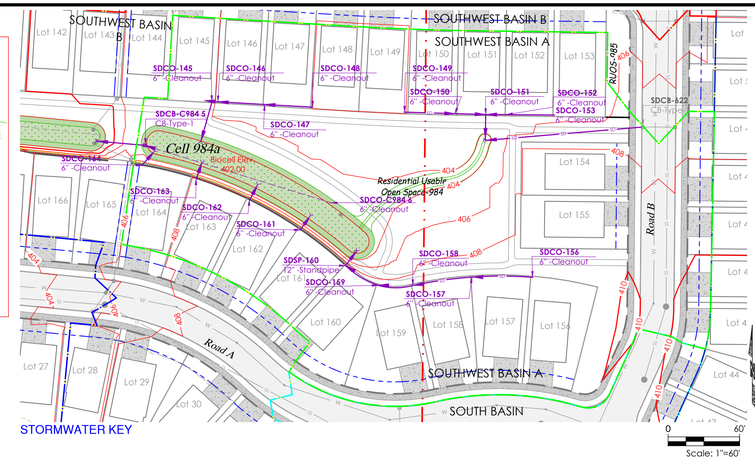
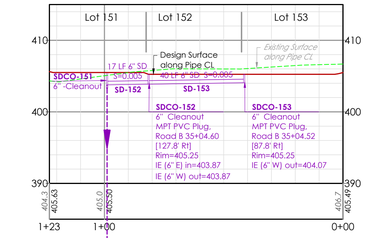


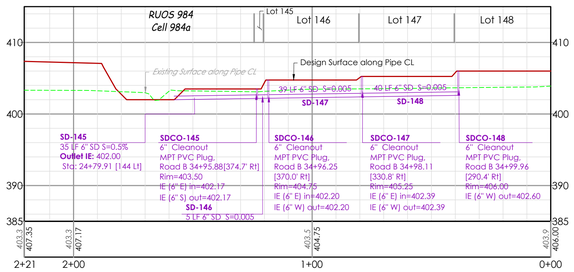






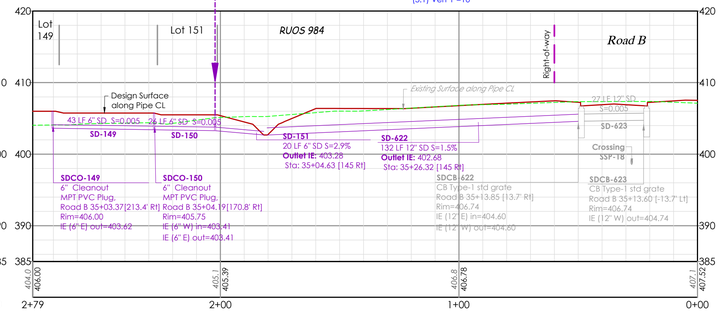
SDCO 153 TO 151 - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'



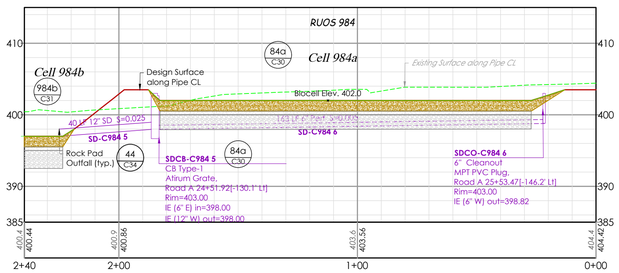
LOT 148 TO C984A - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'



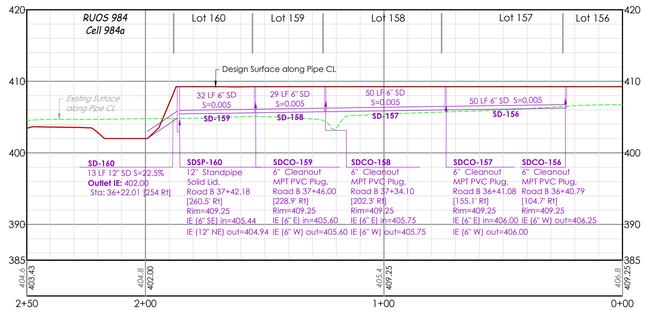
CB 662 TO C984A - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'



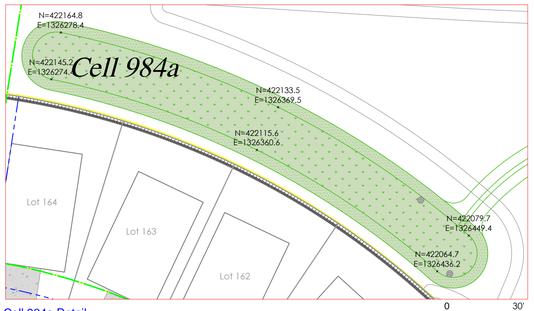
CELL 984A - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'



LOT 156 TO BIOCELL 984A - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'



Cell 984a Detail

Structure Table	
Structure Name	Structure Details
SDCO - 161 6" Cleanout MPT PVC Plug	Rim = 409.25 N = 422081.7 E = 1326395.2 IE (4")out = 406.92
SDCO - 162 6" Cleanout MPT PVC Plug	Rim = 409.00 N = 422107.1 E = 1326352.9 IE (4")out = 406.67
SDCO - 163 6" Cleanout MPT PVC Plug	Rim = 408.00 N = 422124.4 E = 1326308.1 IE (4")out = 405.67
SDCO - 164 6" Cleanout MPT PVC Plug	Rim = 407.00 N = 422135.9 E = 1326262.5 IE (4")out = 404.67

Pipe Table		
Pipe Name	Detail	Outlet
SD -161	12 LF 4" SD S=0.419	**Outlet IE:** 402.00 N = 422091.3 E = 1326402.0
SD -162	11 LF 4" SD S=0.423	**Outlet IE:** 402.00 N = 422116.9 E = 1326358.0
SD -163	12 LF 4" SD S=0.316	**Outlet IE:** 402.00 N = 422135.4 E = 1326311.8
SD -164	14 LF 4" SD S=0.192	**Outlet IE:** 402.00 N = 422146.2 E = 1326271.7

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ELLERS S. FOSTER
STATE OF WASHINGTON
237726
REGISTERED
PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: *Monte*
CHECKED BY: -
DRAWN BY: *Myer, Alex*
QA: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

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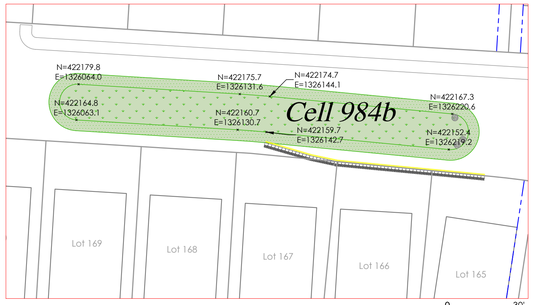
STORMWATER MANAGEMENT PLAN AND PROFILES - SOUTHWEST A

SHEET
C30 of C46

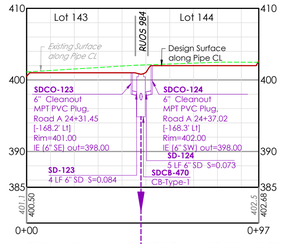
22x34

-

A:\MJS Investors - Lindsay Annexation Master Planning\Sheets\C29 Stormwater Management Plan and Profiles - Southwest A.dwg



Cell 984b Detail



SDCo 143 to 144 - PROFILE

SCALE: Horz 1"=30'
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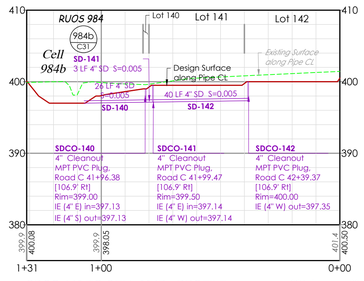
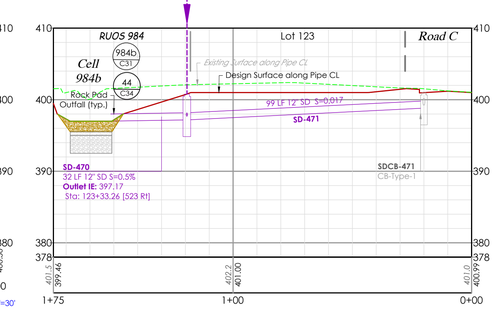


SDCO 142 TO CELL 984B - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'



CB 471 TO CELL 984B - PROFILE

SCALE: Horz 1"=30'
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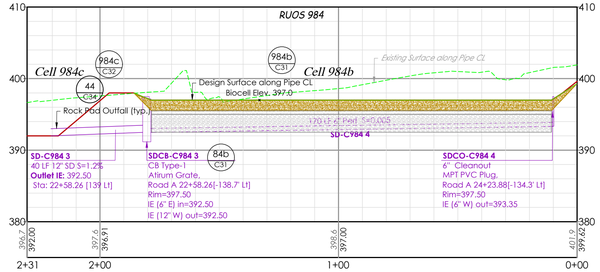

C9844 TO CELL 984C - PROFILE

SCALE: Horz 1"=30'
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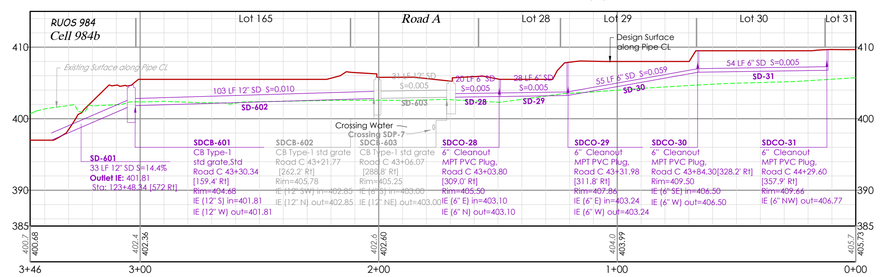

CB 602 TO CELL 984B - PROFILE

SCALE: Horz 1"=30'
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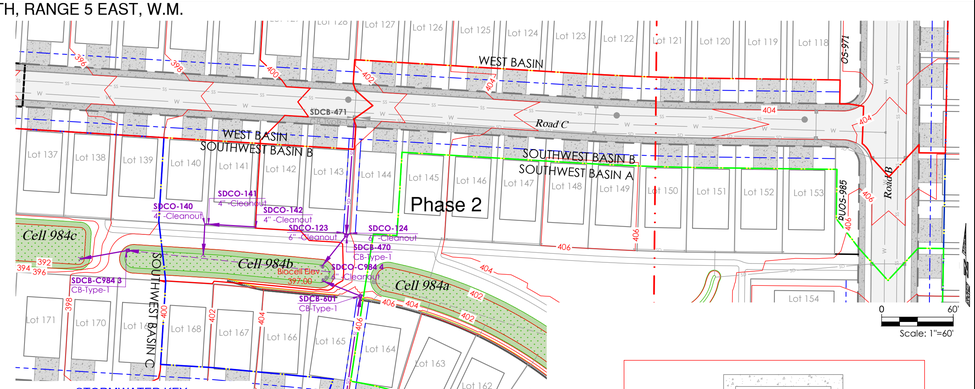
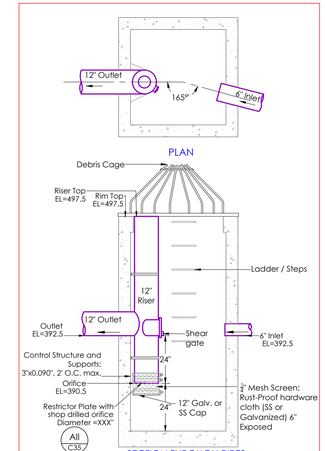
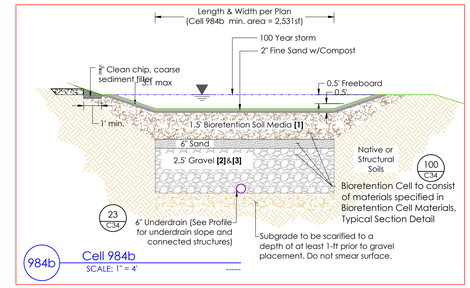


STORMWATER KEY





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DEVELOPMENT SERVICES MANAGER

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Arlington, WA 98223
360-652-9727

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MAKING A "WAY" OUT OF "NO WAY"

ELLER S. FOSTER
STATE OF WASHINGTON
23726
REGISTERED
PROFESSIONAL ENGINEER

02 / 08 / 2026

PROJECT LEAD: Monte
CHECKED BY: Tyler
DRAWN BY: Myer, Alex
ISSUE: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
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

STORMWATER MANAGEMENT PLAN AND PROFILES - SOUTHWEST B

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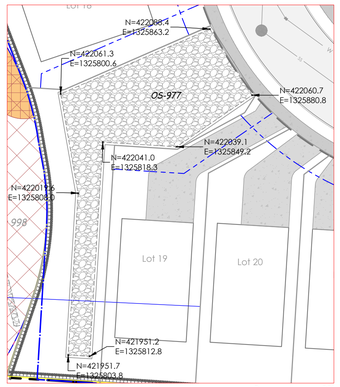
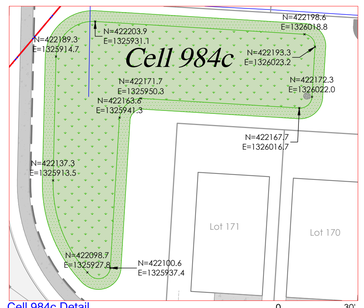


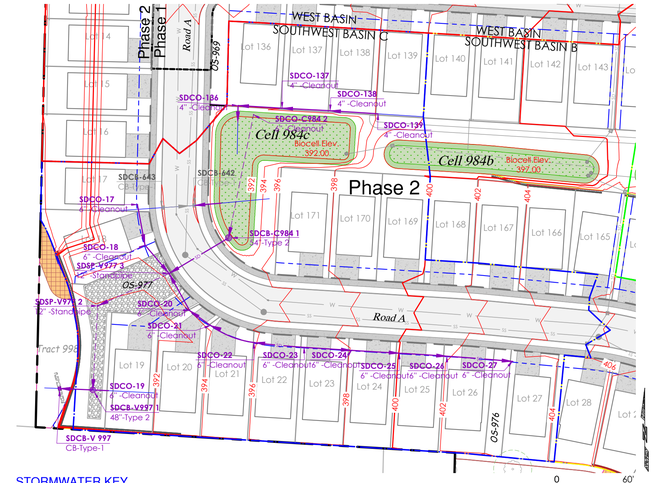
977 Rockbed Detail

Scale: 1"=30'

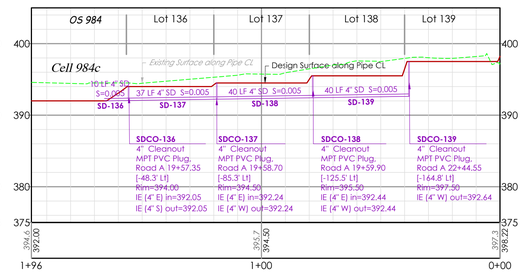


Cell 984c Detail

Scale: 1"=30'



STORMWATER KEY

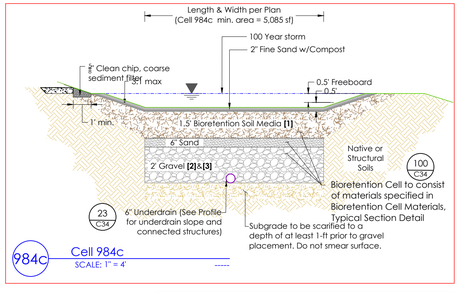


CB 643 to Cell 984c - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

SDCO 139 TO CELL 984C - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

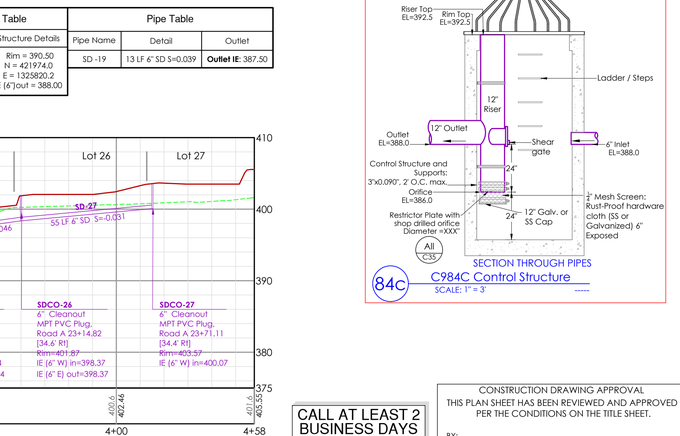


C9842 TO OUTLET - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

Structure Table	
Structure Name	Structure Details
SDCO - 19 6" Cleanout MPT PVC Plug	Rim = 390.50 N = 421974.0 E = 1325820.2 IE (6")out = 388.00

Pipe Table		
Pipe Name	Detail	Outlet
SD -19	13 LF 6" SD S=0.039	**Outlet IE**: 387.50



SDCO 17 to 27 - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

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ELLER S. FOSTER
STATE OF WASHINGTON
33726
REGISTERED
PROFESSIONAL ENGINEER
02/08/2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
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REVISION 3: -
REVISION 4: -
AS-BUILT: -

MJS Investors

Lindsay Project 1

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STORMWATER MANAGEMENT PLAN AND PROFILES - SOUTHWEST C

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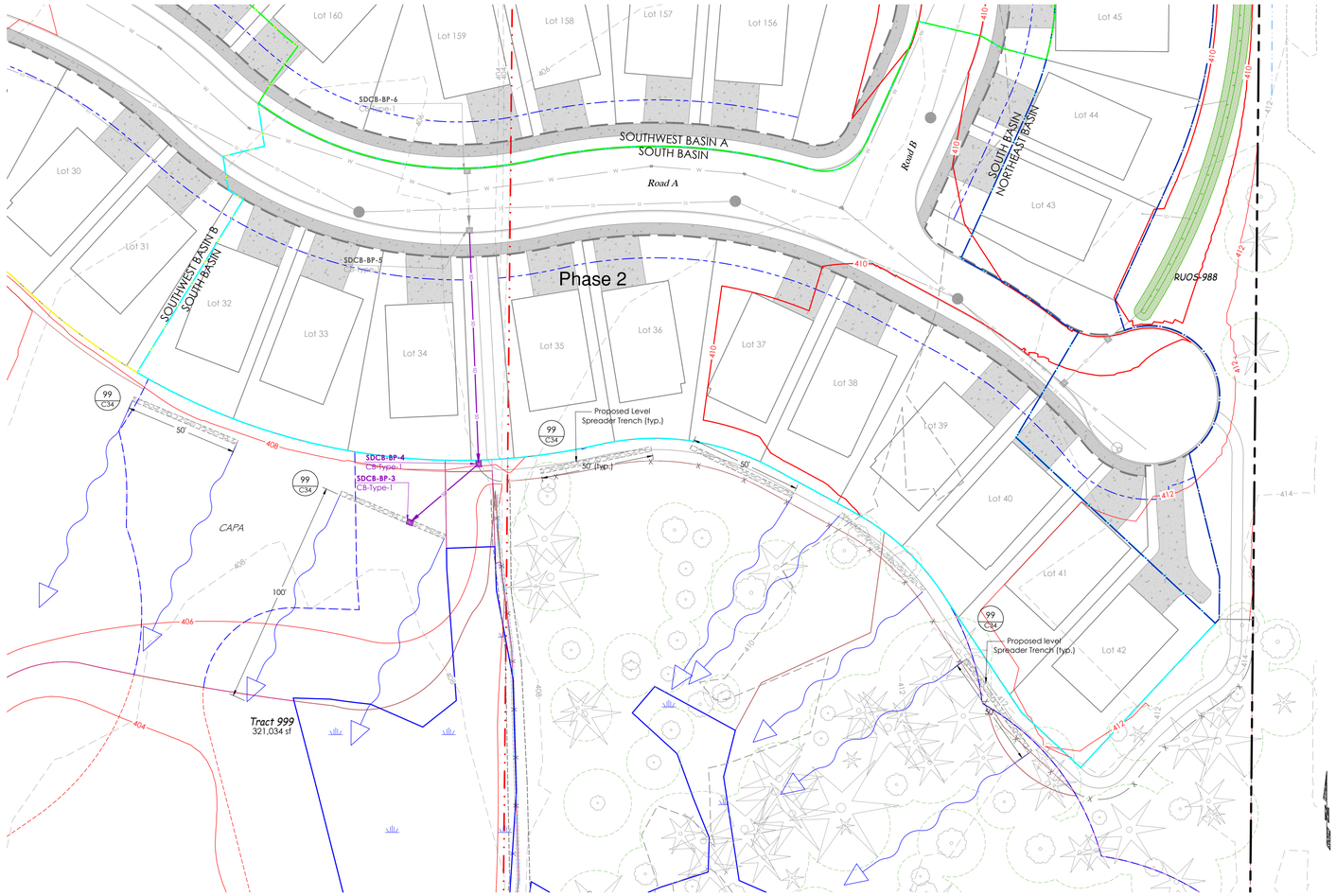
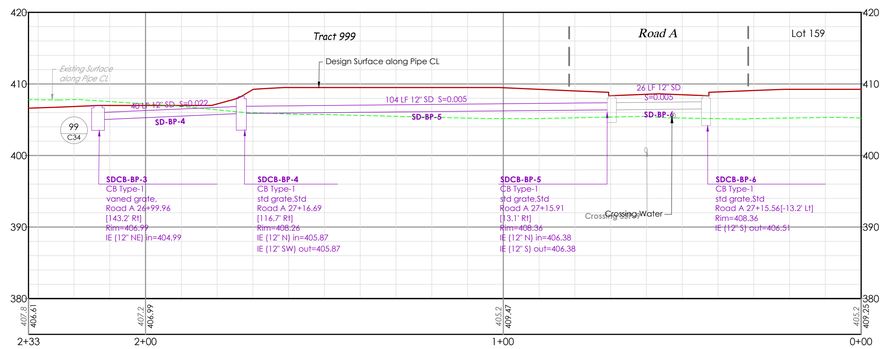


STORMWATER PLAN



BP 5 TO OUTLET - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'

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TYLER S. FOSTER
STATE OF WASHINGTON
23726
REGISTERED
PROFESSIONAL ENGINEER
02/08/2026

PROJECT LEAD: *Mandie*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
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REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

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7530 172nd St. N.E., Arlington, WA 98223
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11400 SE 8th Street, Ste 200, Bellevue, WA 98004

STORMWATER MANAGEMENT PLAN AND PROFILES - SOUTH

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BIORETENTION SOIL MEDIA PROCEDURE NOTE:
Two acceptable criteria for Bioretention Soil Media (BSM or CAS):
- Default Bioretention Soil Media
- Custom Bioretention Soil Mix.

Default Bioretention Soil Media

Projects which use the following requirements for the bioretention soil media do not have to test the media for its saturated hydraulic conductivity

Mineral Aggregate
Percent Fines: A range of 2 to 4 percent passing the #200 sieve is ideal and fines should not be above 5 percent for a proper functioning specification according to ASTM D422.

Aggregate Gradation
The aggregate portion of the BSM should be well-graded. According to ASTM D 2487-98 (Classification of Soils for Engineering Purposes (Unified Soil Classification System)), well-graded sand should have the following gradation coefficients:
- Coefficient of Uniformity (Cu = D60/D10) equal to or greater than 4, and
- Coefficient of Curve (Cc = (D30)2/D60 x D10) greater than or equal to 1 and less than or equal to 3.

The sand gradation below is often supplied as a well-graded utility or screened. With compost this blend provides enough fines for adequate water retention, hydraulic conductivity within recommended range (see below), pollutant removal capability, and plant growth characteristics for meeting design guidelines and objectives. Where existing soils meet the aggregate gradation below, those soils may be amended rather than importing mineral aggregate.

General Guideline for Mineral Aggregate Gradation	
Sieve Size	Percent Passing
3/8"	100
#4	95-100
#10	75-90
#40	25-40
#100	4-10
#200	2-5

Compost to Aggregate Ratio, Organic Matter Content, Cation Exchange Capacity
- Compost to aggregate ratio: 60-65 percent mineral aggregate, 35 - 40 percent compost.
- Organic matter content: 5 - 8 percent by weight.
- Cation Exchange Capacity (CEC) must be > 5 milliequivalents/100 g dry soil Note: Soil mixes meeting the above specifications do not have to be tested for CEC. They will readily meet the minimum CEC.

Compost
To ensure that the BSM will support healthy plant growth and root development, contribute to biofiltration of pollutants, and not restrict infiltration when used in the proportions cited herein, the following compost standards are required.
- Meets the definition of "composted materials" in WAC 173-350-220 (including contaminant levels and other standards), available online at http://www.ecy.wa.gov/programs/swfa/organics/soil.html
- Produced at a composting facility permitted by the WA Department of Ecology. A current list of permitted facilities is available at http://www.ecy.wa.gov/programs/swfa/compost/
- The compost product must originate a minimum of 65 percent by volume from recycled plant waste as defined in WAC 173-350-100 as "Type I Feedstocks." A maximum of 35 percent by volume of other approved organic waste as defined in WAC 173-350-100 as "Type III", including postconsumer food waste, but not including biosolids, may be substituted for recycled plant waste. Type II and IV feedstocks shall not be used for the compost going into bioretention facilities or rain gardens.
- Stable (low oxygen use and CO2 generation) and mature (capable of supporting plant growth) by tests shown below. This is critical to plant success in a bioretention soil mixes.
- Moisture content range: no visible free water or dust produced when handling the material.
- Tested in accordance with the U.S. Composting Council "Testing Methods for the Examination of Compost and Composting" (TMECC), as established in the Composting Council's "Seal of Testing Assurance" (STA) program. Most Washington compost facilities now use these tests.
- Screened to the size gradations for Fine Compost under TMECC test method 02.02-B (gradations are shown in the specification in an appendix of the ***Low Impact Development Technical Guidance Manual for Puget Sound***)
- pH between 6.0 and 8.5 (TMECC 04.11-A). If the pH falls outside of the acceptable range, it may be modified with lime to increase the pH or iron sulfate plus sulfur to lower the pH. The lime or iron sulfate must be mixed uniformly into the soil prior to use in the bioretention area.
- Manufactured inert content less that 1% by weight (TMECC 03.08-A)
- Minimum organic matter content of 40% (TMECC 05.07-A)
- Soluble salt content less than 4.0 mmhos/cm (TMECC 04.10-A)
- Maturity greater than 80% (TMECC 05.05-A "Germination and Vigor")
- Stability of 7 or below (TMECC 05.08-B "Carbon Dioxide Evolution Rate")
- Carbon to nitrogen ratio (TMECC 04.01 "Total Carbon" and 04.02D "Total Kjeldahl Nitrogen") of less than 25:1. The C:N ratio may be up to 35:1 for plantings composed entirely of Puget Sound Lowland native species and up to 40:1 for coarse compost to be used as a surface mulch (not in a soil mix).

54 Bioretention Soil Media
SCALE: NTS

Design Criteria for Custom Bioretention Soil Mixes

Projects which prefer to create a custom Bioretention Soil Mix rather than using the default requirements above must demonstrate compliance with the following criteria using the specified test method:

- CEC ≥ 5 meq/100 grams of dry soil; USEPA 9081
- pH between 5.5 and 7.0
- 5 - 8 percent organic matter content before and after the saturated hydraulic conductivity test; ASTM D2974(Standard Test Method for Moisture, Ash, and Organic Matter of Peat and Other Organic Soils)
- 2-5 percent fines passing the 200 sieve; TMECC 04.11-A
- Measured (Initial) saturated hydraulic conductivity of less than 12 inches per hour; ASTM D 2434 (Standard Test Method for Permeability of Granular Soils (Constant Head)) at 85% compaction per ASTM D 1557 (Standard Test Method s for Laboratory Compaction Characteristics of Soil Using Modified Effort). Also, use Appendix V-B, Recommended Procedures for ASTM D 2434 When Measuring Hydraulic Conductivity for Bioretention Soil Mixes.
- Design (long-term) saturated hydraulic conductivity of more than 1 inch per hour. Note: Design saturated hydraulic conductivity is determined by applying the appropriate infiltration correction factors as explained above under "Determining Bioretention soil mix infiltration rate."
- If compost is used in creating the custom mix, it must meet all of the specifications listed below for compost.

Infiltration rates for the initial placement of Bioretention Soil Media is to be within 6 to 12 inches per hour to ensure vegetation survival.

Design Criteria:

Soil Retention: The duff layer and native topsoil should be retained in an undisturbed state to the maximum extent practicable. In any areas requiring grading remove and stockpile the duff layer and topsoil on site in a designated, controlled area, not adjacent to public resources and critical areas, to be reapplied to other portions of the site where feasible.

Soil quality: The resulting soil should be conducive to the type of vegetation to be established. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:
- A topsoil layer with a minimum organic matter content of ten percent dry weight in planting beds, and 5% organic matter content (based on a loss-on-ignition test) in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible.
- Planting beds must be mulched with 2 inches of organic material.
- Quality of compost and other materials used to meet the organic content requirements:
  1. The organic content for "pre-approved" amendment rates can be met only using compost meeting the compost specification for Bioretention (BMP T7.30), with the exception that the compost may have up to 35% biosolids or manure.
  2. Compost used in bioretention areas should be stable, mature and derived from yard debris, wood waste, or other organic materials that meet the intent of the organic soil amendment specification. Biosolids and manure composts can be higher in bioavailable phosphorus than compost derived from yard or plant waste and therefore are not allowed in bioretention areas due to the possibility of exporting bio-available phosphorus in effluent.
  3. The compost must also have an organic matter content of 35% to 65%, and a carbon to nitrogen ratio below 25:1.
  4. The carbon to nitrogen ratio may be as high as 35:1 for plantings composed entirely of plants native to the Puget Sound Lowlands region.
- Calculated amendment rates may be met through use of composted material meeting the requirements above; or other organic materials amended to meet the carbon to nitrogen ratio requirements, and not exceeding the contaminant limits identified in Table 220-B, Testing Parameters, in WAC 173-350-220.

Implementation Options:

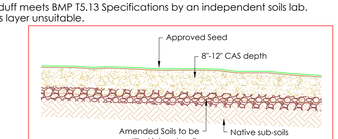
Option 1: Leave native soil undisturbed, and protect from compaction during construction.
Option 1 is only applicable to sites that have the original, undisturbed soil native to the site. This will most often be forested land that is being left undisturbed in the current project.

Option 2: Amend disturbed soil according to the following procedures:
a. Scarify subsoil to a depth of one foot.
b. In planting beds, place three inches of compost and till in to an eight-inch depth.
c. In turf areas, place two inches of compost and till in to an eight-inch depth.
d. Apply two to four inches of arborist wood chip, coarse bark mulch, or compost mulch to planting beds after final planting.
(Alternatively, disturbed soil can be amended on a site-customized manner so that it meets the soil quality criteria set forth above, as determined by a licensed engineer, geologist, landscape architect, or other person as approved by Snohomish County).

Option 3: Disturbed Soil.
Stockpile existing topsoil during grading and replace it prior to planting. Stockpiled topsoil must be amended if needed to meet the organic matter and depth requirements by following the procedures in option (4). Remove forest duff layer and topsoil and stockpile separately, in an approved location prior to grading. Cover soil and duff piles with woven weed barrier (available from nursery supply stores) that sheds moisture yet allows airflow.

Option 4: Import topsoil mix with 10% min soil organic matter content.
Import topsoil mix of sufficient organic content and depth to meet the organic matter and depth requirements.

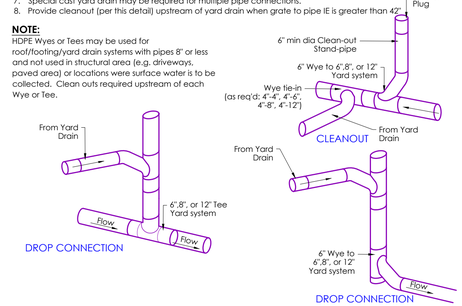
NOTE: All yards, landscape areas, or disturbed areas to receive 18 inches of Compost Amended Soils meeting the criteria of BMP T5.13. Careful removal of 9 inches of the onsite Forest Duff** could meet this requirement if properly protected and cared for during the Construction Process.
**Ignition testing of organics shall confirm that forest duff meets BMP T5.13 Specifications by an independent soils lab.
Note: Grading with Heavy Equipment may render this layer unsuitable.

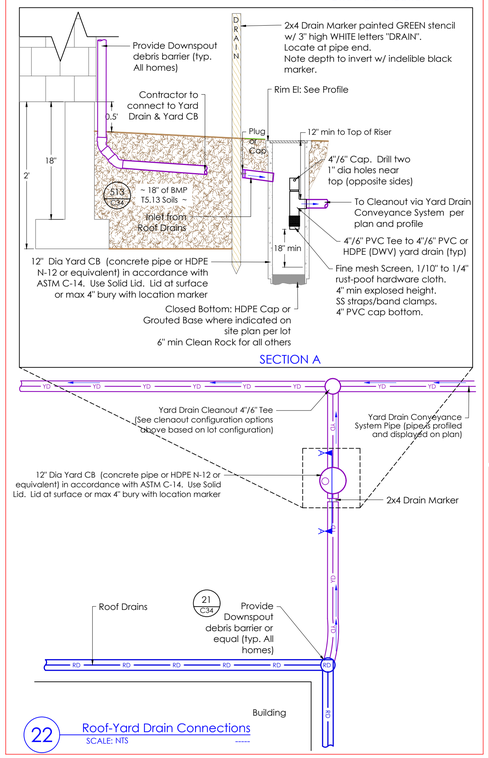


513 Compoast Amended Soils
SCALE: NTS

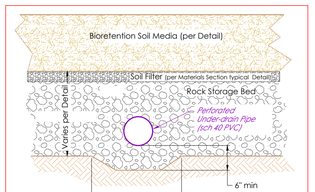
NOTES:
1. Yard drains to be constructed from High Density Polyehtylene (HDPE) in accordance with ASTM C-14 otherwise shown on the plans or noted in the specifications.
2. Cutout hole size is equal to outlet pipe outside diameter plus yard drain wall thickness.
3. Connection to outlet pipe to be mortared and made flush with inside of the yard drain wall.
4. Cast iron bell grate. Fits into bell recess and extends flush with face of bell. The grate shall have slots (holes) that constitute 50 percent open area for drainage unless otherwise specified on the plans or noted in the specifications. Inlet bell area shall be finished to assure non-rocking fit with any cover position.
5. Washed drain rock. 6 inches minimum depth.
6. Varies, 12 inches for 4"-8" pipe, 18 inches for larger pipe.
7. Special cast yard drain may be required for multiple pipe connections.
8. Provide cleanout (per this detail) upstream of yard drain when grate to pipe IE is greater than 42"

NOTE:
HDPE Wyes or Tees may be used for roof/footing/yard drain systems with pipes 8" or less and not used in structural area (e.g. driveways, paved area) or locations were surface water is to be collected. Clean outs required upstream of each Wye or Tee.





22 Roof-Yard Drain Connections
SCALE: NTS



23 Typical Underdrain Section
SCALE: NTS

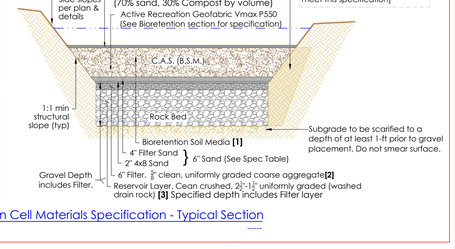
NOTES
[1]. Soils per Bioretention Soil Media detail. Mix to be certified prior to placement. Compact to 80% proctor.
[2]. Uniformly graded coarse aggregate WSDOT spec 9-03.1(4)C 'crushed washed stone' - AASHTO size number 67, (or equivalent)
[3]. Uniformly graded coarse aggregate, with a wash loss of no more than 0.5%, WSDOT spec 9-03.12(5) 'Gravel Backfill for Drywells', (or equivalent)
[4]. Fine Sand. WSDOT spec 9-03.2(1) 'Grading for Surface Finishing applications,' or equivalent

Filter Sand Specification Table	
U.S. Sieve Number	Percent Passing
#4	95-100
#8	70-100
#16	40-90
#30	25-75
#50	5-30
#100	<2
#200	<1

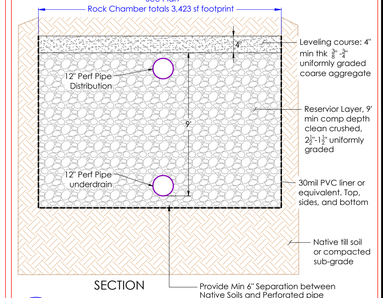
4x8 Sand Specification Table	
U.S. Sieve Number	Percent Passing
3/8"	100
#4	90-100
#8	0-10
#10	0-5
#100	0-0.5
#200 (wet sieve)	0-0.5

Where lining is required, build 12" min thick side-wall liner ** outside of storage volume area (in surrounding soils). Liner not to be installed above pond bottom elevation.

** Facility Lining per DOE V-5, 4.4.3 - compacted till or clay liner, 12" min thk, compact 95% proctor.
(Most of onsite soils in lower area meet this specification)



100 Bioretention Cell Materials Specification - Typical Section
SCALE: NTS



997 V997 Rock Detention Chamber
SCALE: 1' = 3'

SPECIES	WGT/PERCENT
Primary Option-for Bio-cells	
**PT 799 Microclover®	2 lbs per 1000 sf
Secandary Option-for Bio-cells	
PT 769 R&R Eco-Turf Mix with Microclover	5-7lbs per 1000sf
Quatro Tetraploid Sheep Fescue	
Banfield Perennial Ryegrass	
Eureka II Hard Fescue	
Microclover	
Secandary Option-for swales	
PT 870 Clean Water Services Low Grow Swale Mix	7 lbs per 1000 sf
Turf Type Tall Fescue	
Perennial Ryegrasses	
Creeping Red Fescue	
Colonial Bentgrass	
*Then overseed with **Microclover at*	*1 lb per 1000 sf*

NOTE: Any Substitutions must be approved by Design Engineer before any application is made that deviates from these specifications. Substitutions are allowable but must be pre-approved.

APPLICATION: Evenly disperse seed mix by hand-operated Spreader at the rate specified for the seed mix being spread. Hydro-mulch at the rate of 50 lbs. per 1000 sf over the seed. Hydroseed tanks and equipment to be cleaned of all prior seed and other materials before use.

Microclover must be coated with Rhizobium leguminosarum bv Trifolii. (Seed by ProTime comes pre-coated.)

SOURCE: Pro Time Lawn Seed, Portland Oregon 503-239-7518 www.ptlawnseed.com

101 Bioretention Cell Seed Mix
SCALE: NTS

RainHarvest Systems, LLC
6075 Parkway North Drive
Cumming, GA 30040
Tel: 770-889-2533
Fax: 770-889-2577
http://www.rainharvest.com/
/filtration/pre-filtration/downspout-filters.asp

Features
Integrated flow directional gutter outlet which directs the flow of water from the gutters onto an adjustable elliptical primary screen.

How it works
The steep angle of primary screen enables the action of the water to wash the screen and minimize maintenance. A secondary stainless steel screen keeps mosquitoes and vermin out of downpipes. With the removal of the secondary screen, the Leaf Beater is ideal for use purely as a debris removing device even when rainwater is not being collected.

Four settings can be applied to vary the angle at which the elliptical primary screen faces to adjust for various intensities of rainfall and amounts of debris. After observing the performance of the Leaf Beater®, the screen can be adjusted until the best operating setting is achieved.

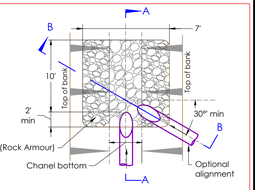
Installation
The Leaf Beater® is usually mounted directly under the roof gutter, however it can be mid-mounted on a wall to make it easier to access for cleaning.
The Leaf Beater® range includes three variants and connects with PVC and metal downpipes:
1. For rectangular downpipes – 2" x 3
2. For round downpipes – 3" and 4" round.

21 Downspout Debris Screen
SCALE: NTS

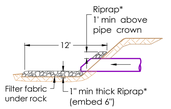
* RIPRAP: Crushed or Broken Rock meeting WSDOT 9-13.4(2) Class A "Well-Graded" (or equivalent)

CLASS A	
Approx Size[1]	Percent Passing
(in)	(Smaller)
18.000	100.000
16.000	80-95
12.000	50-80
8.000	15-50
4.000	15 max.

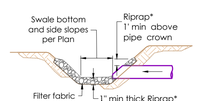
[1] Approximate Size is determined by the following calculation:
Size = (Length + Width + Thickness)/3



PLAN VIEW

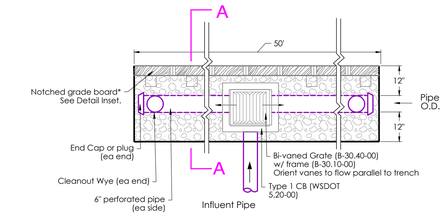


SECTION A-A
(OR POINT DISPERSION PAD)

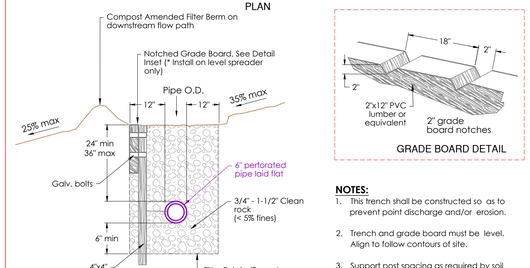


SECTION B-B

44 RIPRAP PAD (PIPE OUTFALL ARMOURING)
SCALE: NTS per 2019 SMMWW, Vol.V, Ch.4.5.2



PLAN



SECTION A-A

NOTES:
1. This trench shall be constructed so as to prevent point discharge and/or erosion.
2. Trench and grade board must be level. Align to follow contours of site.
3. Support post spacing as required by soil conditions to ensure grade board remains level.

99 LEVEL SPREADER TRENCH
SCALE: NTS adapted per 2019 SMMWW Vol-III Fig 3.7, and Vol V, Fig. 4.5.8

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

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.
BY: _____ DEVELOPMENT SERVICES MANAGER
DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS

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

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MAKING A "WAY" OUT OF NO WAY

ELLERS S. FOSTER — STATE OF WASHINGTON — 23726 — REGISTERED PROFESSIONAL ENGINEER
02/08/2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

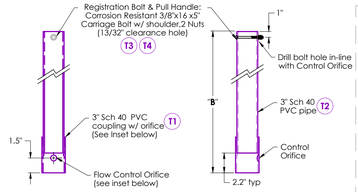
Lindsay Project 1
7530 172nd St. N.E. Arlington, WA 98223
A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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

STORMWATER MANAGEMENT DETAILS

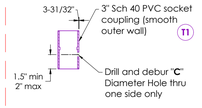
SHEET
C34 of C46
22x34
-

P:\MJS Investors - Lindsay Annexation\Master Planning\Sheets\C34 Stormwater Management Details.dwg



ORIFICE TUBE (removable part tha fits inside of tube holder shown below)

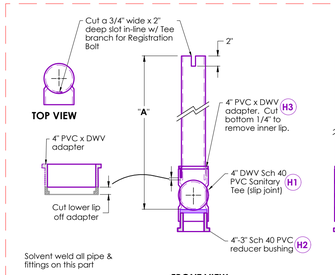
TUBE DIMENSIONS	"A"	"B"	"C"
Individual Rock Bed	XX"	XX"	0.25"



PARTS LIST (recommended pieces)

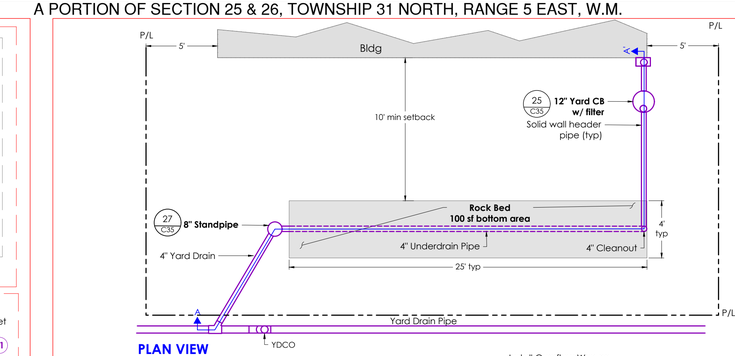
[Equivalent parts must meet dimensional requirements]

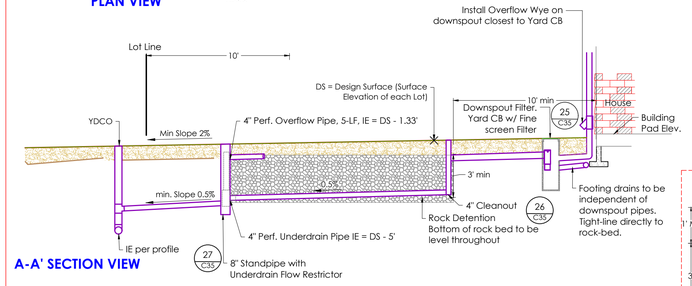
Item	PART DESCR	MFG	PART-NO	QTY
ORIFICE TUBE				
T1	3" PVC Sch-40 Coupler	Spears	429-030	1
T2	3" PVC Sch-40 Pipe	-	SCH-40 PVC	len "A"
T3	5/16"x5" Carriage Bolt, shldr	-	-	1
T4	5/16" Nut	-	-	2
ORIFICE TUBE HOLDER				
H1	4" DWV Sanitary Tee	Spears	P400-040	1
H2	4"-3" PVC Sch-40 Adapter	Spears	437-422	2
H3	4" PVCxDWV Bushing	Plastic Trends	P-1208	1
H4	4" PVC 2729 Solid Pipe	-	2729 PVC	len "B"
H5	Tank to Bowl Gasket	Fluidmaster	6100	1



ORIFICE TUBE HOLDER (connects to underdrain)

28 Underdrain Flow Restrictor
SCALE: NTS





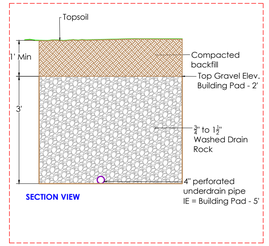
24 Individual Lot Gravel Detention
SCALE: NTS

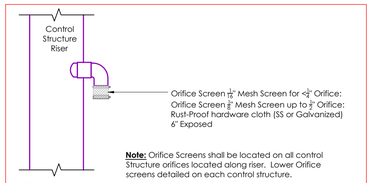
Perforated Pipe Notes:

1. All Perf Pipe within rock-bed, shall be 4" ADS Dual Wall HDPE Perforated Pipe, (AASHTO Class II Perforation). All headers or pipe outside of rock-bed shall be 4" solid wall pipe.
2. Space distribution pipes to provide even (equal) distribution area per pipe.

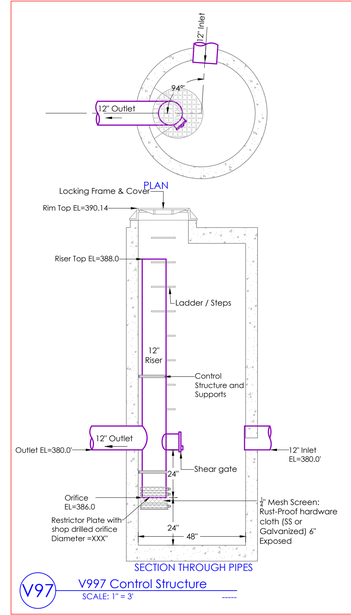
Individual Rock Detention Notes:

1. Bed length and width can vary to suite Lot. Maintain minimum bottom area of 100 sq. ft.
2. Depth 36" minimum.
3. Drain rock to be ¾" to 1 ½" Washed Drain Rock
4. Bottom of rock bed to be level throughout

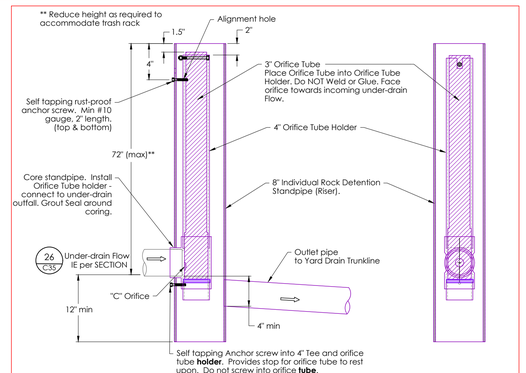




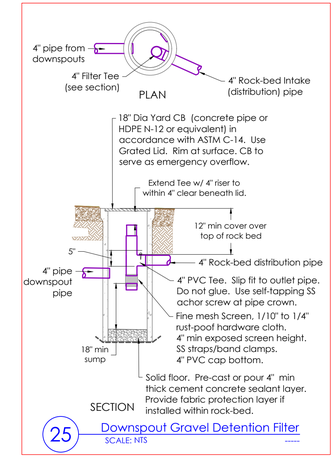
All Orifice Screen
SCALE: 1" = 4"



V97 V997 Control Structure
SCALE: 1" = 3'



27 Standpipe with Underdrain Flow Restrictor
SCALE: NTS



25 Downspout Gravel Detention Filter
SCALE: NTS

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CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____
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Arlington, WA 98223
360-652-9727

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02/08/2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
DES:
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
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

STORMWATER MANAGEMENT DETAILS

SHEET
C35 of C46
22x34
-

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

2/9/2026 8:24 AM

Zoning: Residential Low Capacity (RLC)

Zoning: Residential Ultra Low Capacity (RULC)

Zoning: Residential Ultra Low Capacity (RULC)

Zoning: Residential Ultra Low Capacity (RULC)

172nd St. NE

171st St NE

70th Ave NE

Road A

Road B

Road C

Road D

Phase 1

Phase 2

Tee-11
172nd St. NE 113+15 [22 Rt]
1-8" DI Tee (MJxFLxFL)
2-8" DI Gate Valves (FLxMJ)
Thrust Blocking

Tee-12
172nd St. NE 118+11 [23 Rt]
1-8" DI Tee (MJxFLxFL)
2-8" DI Gate Valves (FLxMJ)
Thrust Blocking

Tee-14
172nd St. NE 125+57 [20 Rt]
1-8" DI Tee (MJxFLxFL)
2-8" DI Gate Valves (FLxMJ)
Thrust Blocking

Tee-36
172nd St. NE 113+17 [162 Rt]
1-8" DI Tee (MJxFLxFL)
2-8" DI Gate Valves (FLxMJ)
Thrust Blocking

Tee-37
172nd St. NE 114+62 [162 Rt]
1-8" DI Tee (MJxFLxFL)
1-8" DI 22.5° Bend (FLxFL)
2-8" DI Gate Valves (FLxMJ)
Thrust Blocking

Tee-22
172nd St. NE 119+63 [162 Rt]
1-8" DI Tee (MJxFLxFL)
2-8" DI Gate Valves (FLxMJ)
Thrust Blocking

Tee-16
172nd St. NE 127+59 [162 Rt]
1-8" DI Tee (MJxFLxFL)
2-8" DI Gate Valves (FLxMJ)
Thrust Blocking

Tee-15
172nd St. NE 125+63 [162 Rt]
1-8" DI Tee (MJxFLxFL)
2-8" DI Gate Valves (FLxMJ)
Thrust Blocking

Tee-13
172nd St. NE 118+11 [162 Rt]
1-8" DI Tee (MJxFLxFL)
2-8" DI Gate Valves (FLxMJ)
Thrust Blocking

Tee-21
172nd St. NE 119+65 [290 Rt]
1-8" DI Tee (MJxFLxFL)
2-8" DI Gate Valves (FLxMJ)
Thrust Blocking

Tee-23
172nd St. NE 119+65 [420 Rt]
1-8" DI Tee (MJxFLxFL)
2-8" DI Gate Valves (FLxMJ)
Thrust Blocking

Tee-17
172nd St. NE 127+60 [419 Rt]
1-8" DI Tee (MJxFLxFL)
2-8" DI Gate Valves (FLxMJ)
Thrust Blocking

Tee-18
172nd St. NE 127+14 [781 Rt]
1-8" DI Tee (MJxFLxFL)
2-8" DI Gate Valves (FLxMJ)
Thrust Blocking

BEND
172nd St. NE 114+72 [227 Rt]
1-45° 8" DI Bend(MJxMJ)
Thrust Blocking

BEND
172nd St. NE 115+43 [290 Rt]
1-45° 8" DI Bend(MJxMJ)
Thrust Blocking

BEND
172nd St. NE 119+74 [615 Rt]
1-23° 8" DI Bend(MJxMJ)
Thrust Blocking

BEND
172nd St. NE 119+93 [643 Rt]
1-23° 8" DI Bend(MJxMJ)
Thrust Blocking

BEND
172nd St. NE 120+55 [682 Rt]
1-45° 8" DI Bend(MJxMJ)
Thrust Blocking

BEND
172nd St. NE 123+34 [686 Rt]
1-23° 8" DI Bend(MJxMJ)
Thrust Blocking

BEND
172nd St. NE 123+94 [694 Rt]
1-23° 8" DI Bend(MJxMJ)
Thrust Blocking

BEND
172nd St. NE 124+88 [754 Rt]
1-23° 8" DI Bend(MJxMJ)
Thrust Blocking

BEND
172nd St. NE ??? [??? ???]
1-23° 8" DI Bend(MJxMJ)
Thrust Blocking

BEND
172nd St. NE 126+30 [764 Rt]
1-23° 8" DI Bend(MJxMJ)
Thrust Blocking

BEND
172nd St. NE 127+40 [677 Rt]
1-23° 8" DI Bend(MJxMJ)
Thrust Blocking

345 LF 8" DI
349 LF 8" DI
152 LF 8" DI
599 LF 8" DI
202 LF 8" DI
133 LF 8" DI
423 LF 8" DI
495 LF 8" DI
319 LF 8" DI
355 LF 8" DI
194 LF 8" DI
279 LF 8" DI
60 LF 8" DI
93 LF 8" DI
90 LF 8" DI
134 LF 8" DI
97 LF 8" DI
127 LF 8" DI
44 LF 8" DI
141 LF 8" DI
1274.44' N86° 29' 51"W
331.91' N89° 15' 35"W
497.39' N86° 29' 51"W
352.25' N86° 29' 51"W
370.26' N01° 20' 06"E
400.29' N01° 20' 06"E
534.21' N01° 20' 06"E
1193.32' N00° 34' 39"E

Lot 1 4,198 sf
Lot 2 4,198 sf
Lot 3 4,177 sf
Lot 4 3,600 sf
Lot 5 3,600 sf
Lot 6 3,600 sf
Lot 7 3,600 sf
Lot 8 3,600 sf
Lot 9 3,600 sf
Lot 10 3,600 sf
Lot 11 3,600 sf
Lot 12 4,049 sf
Lot 13 3,600 sf
Lot 14 3,600 sf
Lot 15 3,600 sf
Lot 16 3,600 sf
Lot 17 3,600 sf
Lot 18 3,600 sf
Lot 19 3,600 sf
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Lot 21 3,640 sf
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Lot 24 3,601 sf
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Lot 169 3,600 sf
Lot 170 3,600 sf
Lot 171 4,050 sf
Tract 996 4,174 sf
Tract 997 10,266 sf
Tract 999 321,034 sf
Tract 000

OS-973 2,226 sf
OS-968 1,239 sf
OS-974 11,005 sf
OS-975 3,610 sf
OS-976 1,404 sf
OS-977 1,465 sf
OS-972 2,556 sf
RUOS-989 12,567 sf
RUOS-987 5,882 sf
RUOS-988 9,335 sf
RUOS-986 2,556 sf
RUOS-985 1,755 sf
Residential Usable Open Space-984 63,155 sf

48" Manhole Rim=336.70 IE (E' E) in=327.63 IE (E'S) in=327.48 IE (S' N) out=327.38
48" Manhole Rim=347.07 IE (E' S) in=335.24 IE (E' E) in=335.34 IE (S' W) out=335.24
48" Manhole Rim=349.86 IE (E' S) in=339.76 IE (E' N) out=339.66
48" Manhole Rim=353.73 IE (E' E) in=345.43 IE (S' N) out=345.33
48" Manhole Rim=396.05 IE (E' S) in=376.15 IE (E' W) out=376.05
48" Manhole Rim=403.74 IE (E' S) in=384.64 IE (E' W) out=384.54
48" Manhole Rim=399.53 IE (E' S) in=380.43 IE (E' W) out=380.33

CAPA
Wetland Enhancement Plantings
Buffer Restoration Plantings
Buffer Creation Plantings
Buffer Enhancement Plantings

Wetland C
Category III

Wetland A
Category IV

Wetland I
Category III

Stream Z
Type Ns

Stream I
Type Np

Ditch

310526-001-010-00
Gregory & Debra Kem
17011 79th Ave. N.E.
Arlington, WA 98223

310526-001-020-00
Greg & Jill Blunt
16905 79th Ave. N.E.
Arlington, WA 98223

310526-001-021-00
David Hole & Susan Bernot
16825 79th Ave. N.E.
Arlington, WA 98223

AQUIFER RECHARGE/
WELL HEAD PROTECTION
Low, Over 100

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

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0 60' 120'
Scale: 1"=60'

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THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____ DEVELOPMENT SERVICES MANAGER

DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS

WATER PLAN

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

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MAKING A "WAY" OUT OF "NO WAY"

ELLIS S. FOSTER STATE OF WASHINGTON 21720 REGISTERED PROFESSIONAL ENGINEER

02/09/2026

PROJECT LEAD: Monte
CHECKED BY: Tyler
DRAWN BY: Myer, Alex
DATE: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Lindsay Project 1

MJS Investors

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

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

WATER PLAN

SHEET
C36 of C46
22x34
-

P:\MJS Investors - Lindsay Annexation Master Planning\Sheets\C36 Water Plan.dwg

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

2/9/2026 8:27 AM

Zoning: Residential Low Capacity (RLC)

Zoning: Residential Ultra Low Capacity (RULC)

Zoning: Residential Ultra Low Capacity (RULC)

Zoning: Residential Ultra Low Capacity (RULC)

SSMH-20 48" Manhole Rim=342.91 IE (8" S) in=326.65 IE (8" W) out=326.55

SSMH-21 48" Manhole Rim=338.02 IE (8" E) in=327.38 IE (8" S) in=327.48 IE (8" N) out=327.38

SSMH-22 48" Manhole Rim=347.07 IE (8" S) in=335.24 IE (8" E) in=335.34 IE (8" W) out=335.24

SSMH-23 48" Manhole Rim=349.88 IE (8" SE) in=341.09 IE (8" N) out=341.01

SSMH-24 48" Manhole Rim=353.72 IE (8" E) in=345.43 IE (8" NW) out=345.33

SSMH-25 48" Manhole Rim=385.48 IE (8" W) out=375.40

SSMH-0 48" Manhole Rim=379.17 IE (8" S) in=373.33

SSMH-1 48" Manhole Rim=386.07 IE (8" E) in=374.11 IE (8" N) out=374.01

SSMH-220 48" Manhole Rim=377.70 IE (8" W) out=367.20

SSMH-2 48" Manhole Rim=388.77 IE (8" S) in=378.16 IE (8" E) in=378.30 IE (8" W) out=378.00

SSMH-3 48" Manhole Rim=388.74 IE (8" S) in=381.83 IE (8" N) out=381.73

SSMH-4 48" Manhole Rim=393.14 IE (8" S) in=384.66 IE (8" E) in=384.44 IE (8" N) out=384.56

SSMH-15 48" Manhole Rim=394.93 IE (8" E) in=386.96 IE (8" W) out=386.86

SSMH-16 48" Manhole Rim=400.22 IE (8" E) in=388.90 IE (8" W) out=388.46

SSMH-170 48" Manhole Rim=399.53 IE (8"W) out=391.00

SSMH-37 48" Manhole Rim=399.61 IE (8" E) in=389.94 IE (8" E) in=389.94 IE (8" W) out=389.84

SSMH-100 48" Manhole Rim=400.95 IE (8" E) in=391.89 IE (8" W) out=391.79

SSMH-101 48" Manhole Rim=404.46 IE (8" E) in=396.15 IE (8" W) out=396.05

SSMH-102 48" Manhole Rim=403.77 IE (8" W) out=397.89

SSMH-5 48" Manhole Rim=394.27 IE (8" SE) in=385.95 IE (8" N) out=385.85

SSMH-6 48" Manhole Rim=393.53 IE (8" E) in=388.50 IE (8" NW) out=388.40

SSMH-7 48" Manhole Rim=405.74 IE (8" SE) in=398.80 IE (8" W) out=398.70

SSMH-8 48" Manhole Rim=408.50 IE (8" E) in=400.15 IE (8" NW) out=400.05

SSMH-9 48" Manhole Rim=408.94 IE (8" SE) in=401.09 IE (8" W) out=401.00

SSMH-10 48" Manhole Rim=407.75 IE (8" SE) in=402.10 IE (8" NW) out=402.00

SSMH-18 48" Manhole Rim=409.47 IE (8" S) in=402.36 IE (8" N) out=402.26

SSMH-19 48" Manhole Rim=409.02 IE (8" N) out=403.00

SSMH-11 48" Manhole Rim=410.26 IE (8"NW) out=403.00

171st St NE

N86° 29' 51"W 1274.44'

N86° 15' 35"W 331.91'

N01° 20' 06"E 370.26'

N01° 20' 06"E 400.29'

N00° 34' 39"E 1193.32'

N86° 29' 51"W 497.39'

N86° 29' 51"W 352.25'

N01° 20' 06"E 534.21'

Phase 1

Phase 2

Road A

Road B

Road C

Road D

Tract 996 10,266 sf

Tract 997 10,266 sf

Tract 999 321,034 sf

CAPA

Wetland 1 Category III

Wetland C Category III

Wetland A Category IV

Stream 1 Type Ns

Stream 2 Type Ns

Wetland Enhancement Plantings

Wetland Restoration Plantings

Buffer Restoration Plantings

Buffer Creation Plantings

Buffer Enhancement Plantings

Residential Usable Open Space-984 sf

Residential Usable Open Space-1,155 sf

RUOS-923 2,342 sf

RUOS-987 5,882 sf

RUOS-988 2,259 sf

RUOS-869 1,285 sf

310326-001-020-00 Greg & Jill Blunt 16805 79th Ave. N.E. Arlington, WA 98223

310326-001-010-00 Gregory & Debra Kem 17011 79th Ave. N.E. Arlington, WA 98223

310326-001-021-00 David Hole & Susan Bernot 16825 79th Ave. N.E. Arlington, WA 98223

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low, Over 100

SOILS

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

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

SEWER PLAN

0 60' 120'

Scale: 1"=60'

CONSTRUCTION DRAWING APPROVAL

THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____ DEVELOPMENT SERVICES MANAGER

DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS

LAND TECHNOLOGIES
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Arlington, WA 98223
360-652-9727

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MAKING A "WAY" OUT OF "NO WAY"

EYLER S. FOSTER STATE OF WASHINGTON 13726 REGISTERED PROFESSIONAL ENGINEER

02/09/2026

PROJECT LEAD: Monte
CHECKED BY: Tyler
DRAWN BY: Myer, Alex
DATE:
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
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

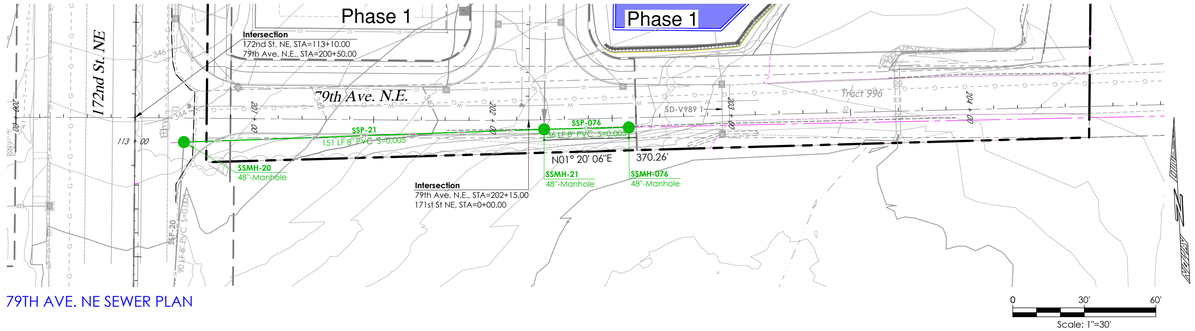
SEWER PLAN

SHEET C37 of C46

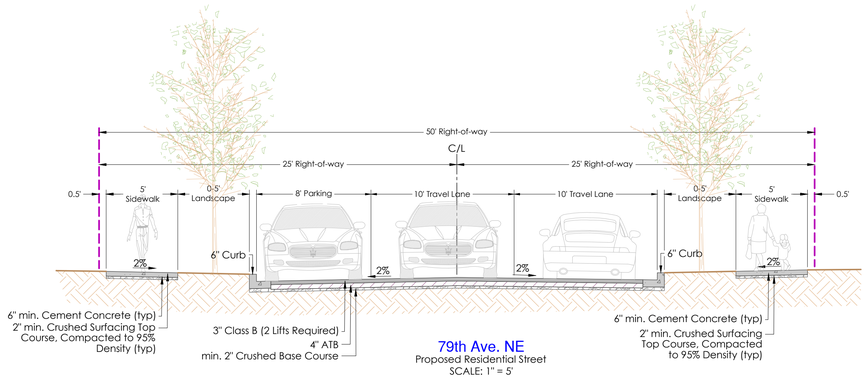
22x34

-

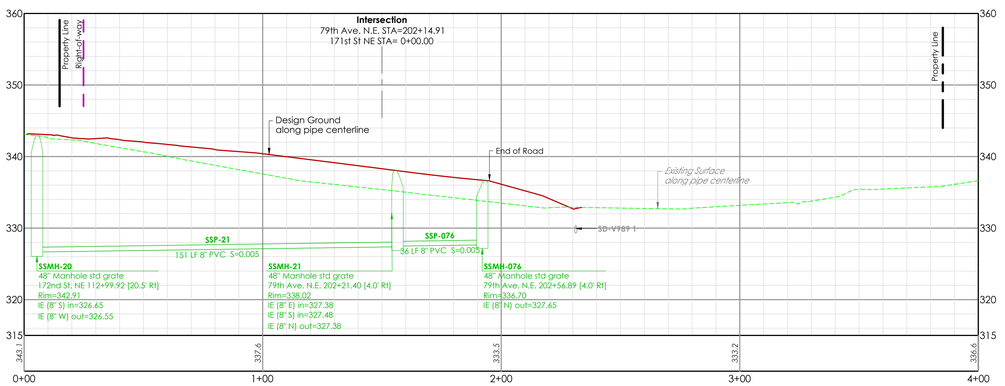
P:\MJS Investors - Lindsay Annexation Master Planning\Sheets\C37 Sewer Plan.dwg



79TH AVE. NE SEWER PLAN



79th Ave. NE
Proposed Residential Street
SCALE: 1" = 5'



79th Ave. NE Sewer - PROFILE

Profile follows pipe centerline.
Structure stationing per alignment named.

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

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

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____
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Arlington, WA 98223
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MAKING A "WAY" OUT OF "NO WAY"

ELLER S. FOSTER
STATE OF WASHINGTON
23726
REGISTERED
PROFESSIONAL ENGINEER

02/06/2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
DES: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
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

79TH AVE. NE SEWER PLAN AND PROFILE

SHEET
C38 of C46
22x34
-

2/6/2026 11:53 AM

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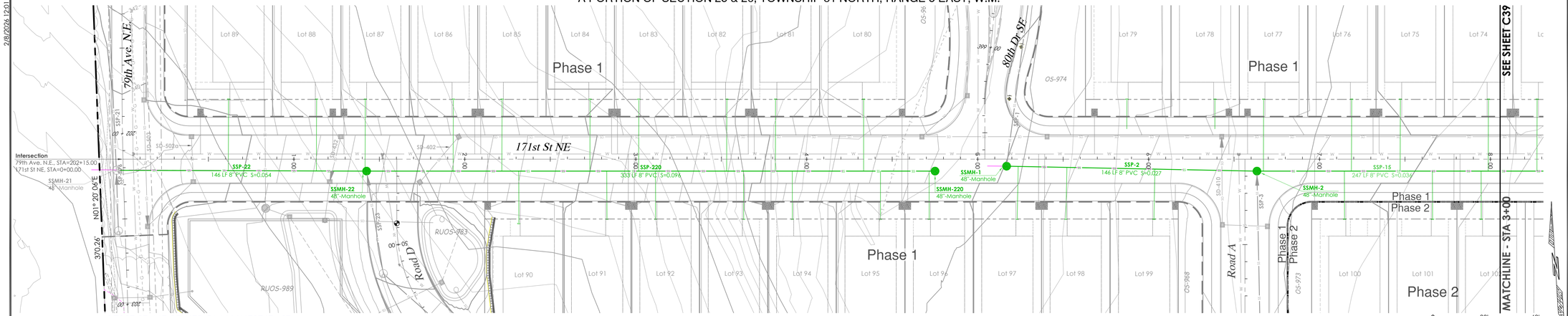
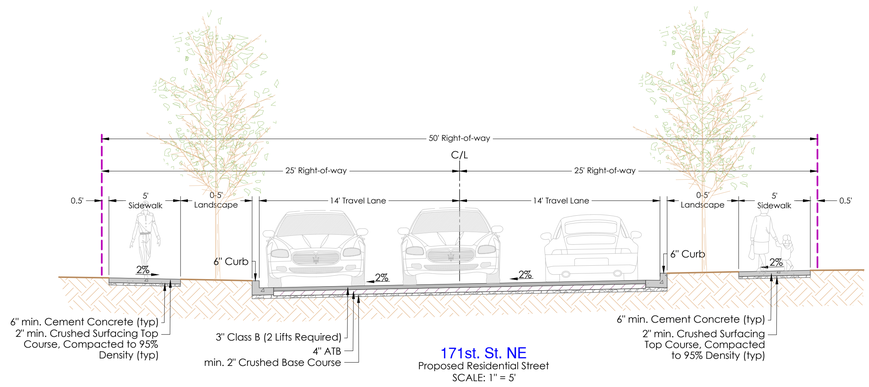
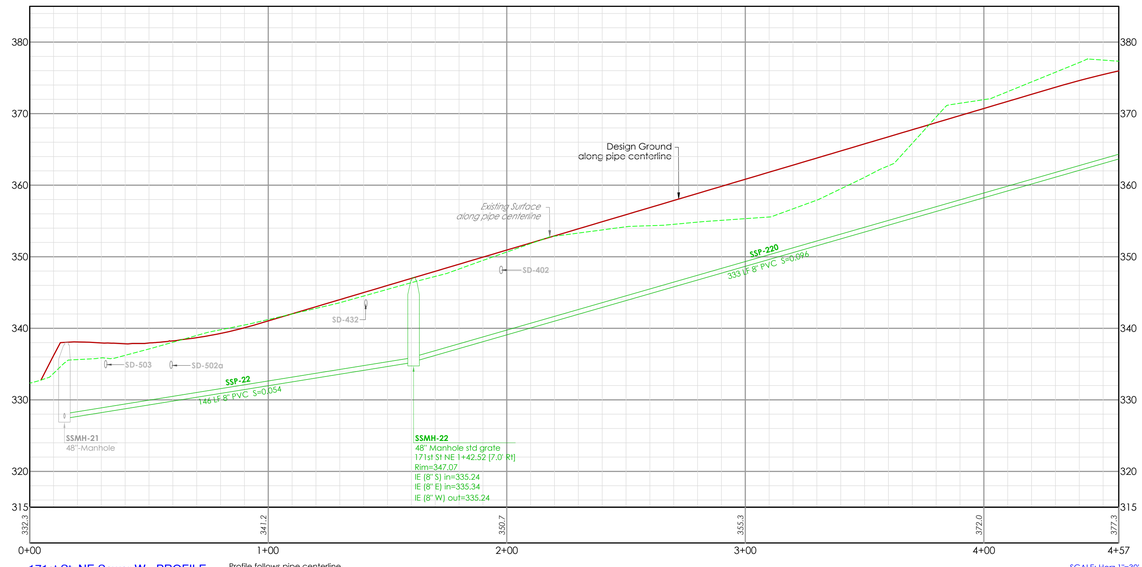


171ST ST. NE SEWER PLAN WEST/EAST



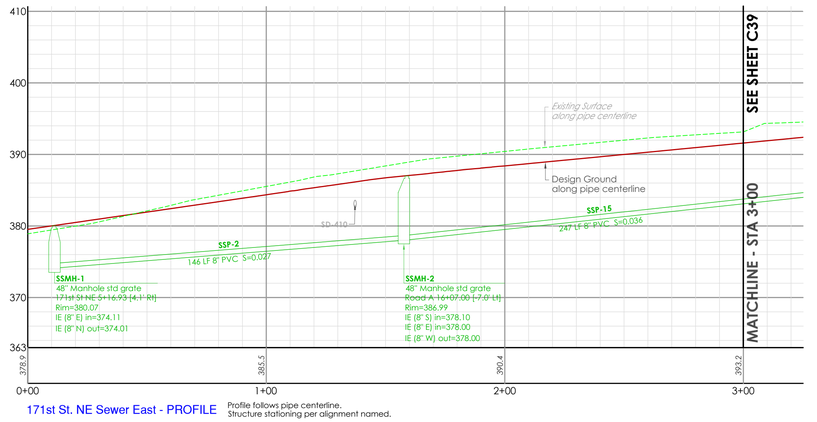
171st. St. NE
Proposed Residential Street
SCALE: 1" = 5'



171st St. NE Sewer W - PROFILE

Profile follows pipe centerline.
Structure stationing per alignment named.

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'



171st St. NE Sewer East - PROFILE

Profile follows pipe centerline.
Structure stationing per alignment named.

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

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____
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MAKING A "WAY" OUT OF "NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
23726
REGISTERED
PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: *Mende*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
DATE: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
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 6th Street, Ste 200, Bellevue, WA 98004

171ST ST. NE SEWER PLAN AND PROFILE

SHEET
C39 of C46
22x34
-

2/8/2026 12:01 PM

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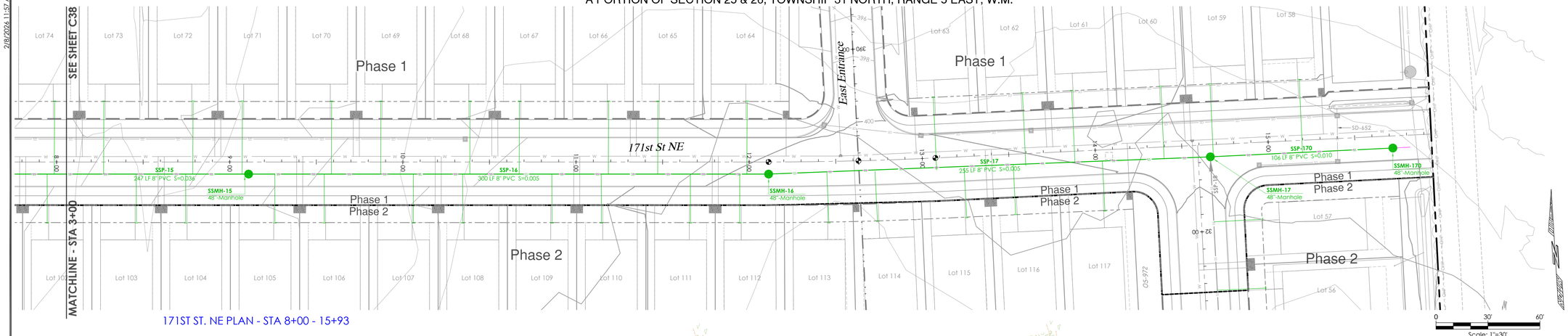
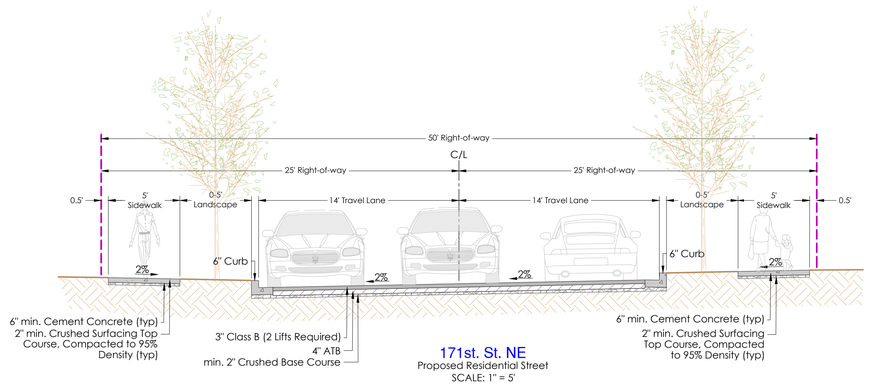
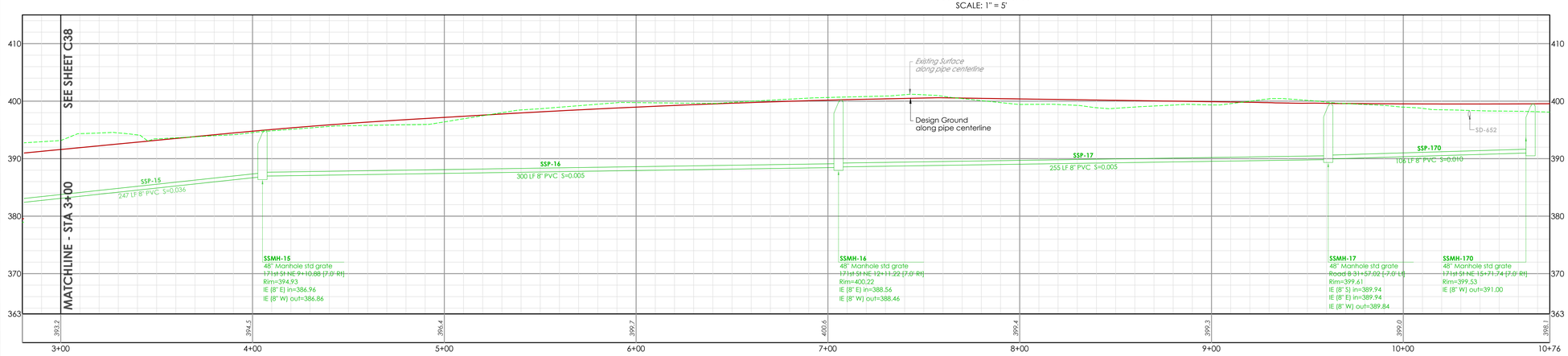


171ST ST. NE PLAN - STA 8+00 - 15+93



171st. St. NE
Proposed Residential Street
SCALE: 1" = 5'



171st St. NE Sewer East - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

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

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____
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MAKING A "WAY" OUT OF "NO WAY"

EYLER S. FOSTER
STATE OF WASHINGTON
22726
REGISTERED
PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: *Monte*
CHECKED BY: *Tyler*
DRAWN BY: *Myer, Alex*
DATE:
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
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

171ST ST. NE SEWER PLAN AND PROFILE

SHEET
C40 of C46

22x34

-

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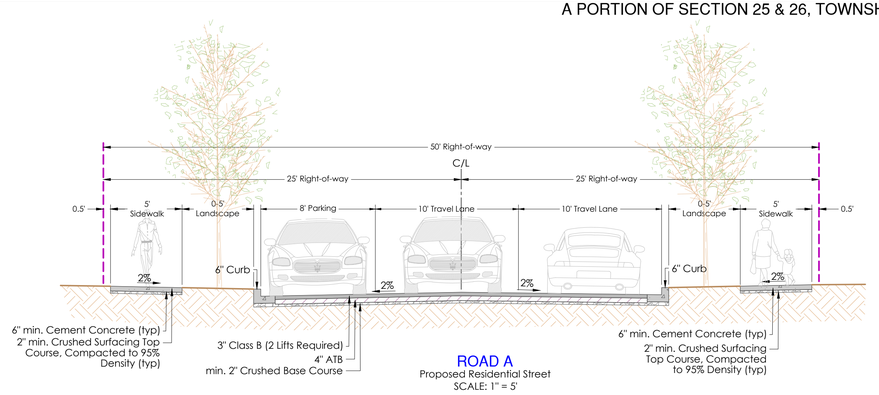
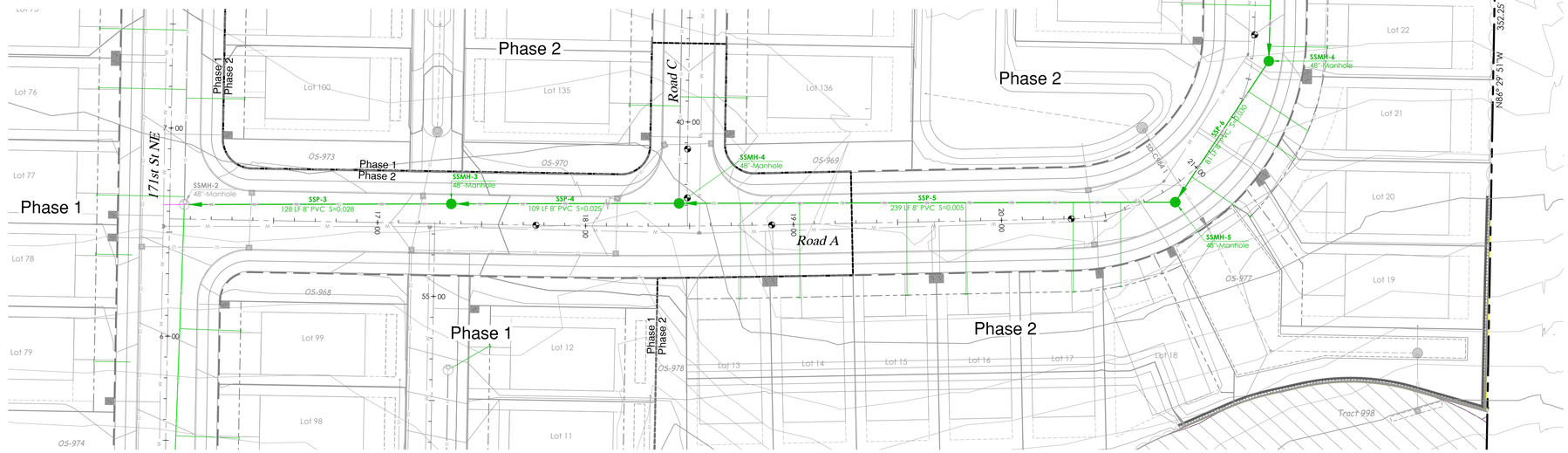
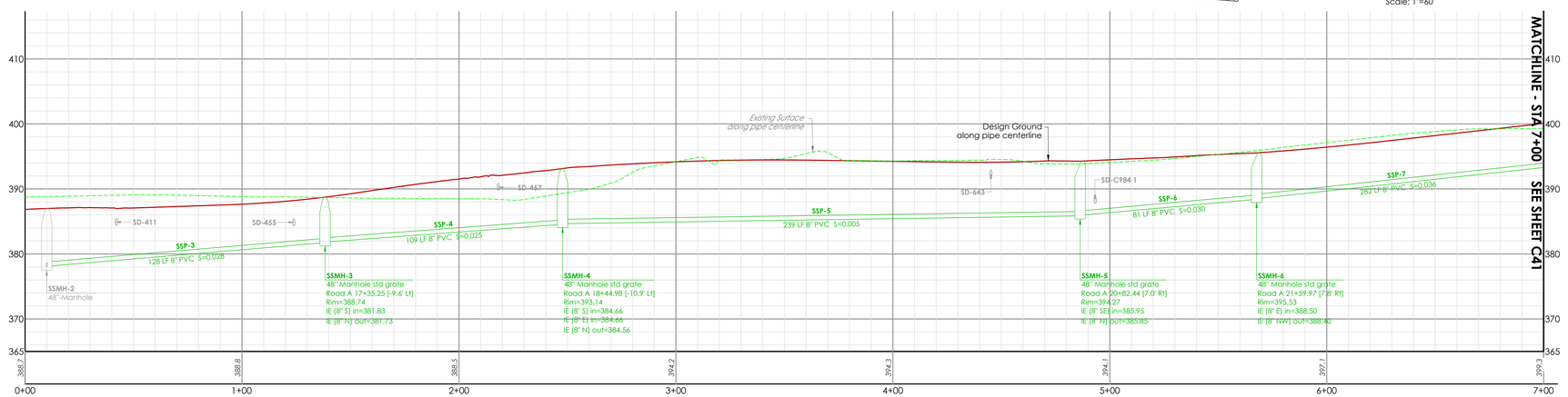


ROAD A
Proposed Residential Street
SCALE: 1" = 5'



ROAD A SEWER PLAN - STA 0+00 - 7+00

Scale: 1"=60'



Road A Sewer - PROFILE

Profile follows pipe centerline.
Structure stationing per alignment named.

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

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

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____
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MAKING A "WAY" OUT OF "NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
237-26
REGISTERED
PROFESSIONAL ENGINEER

02/08/2026

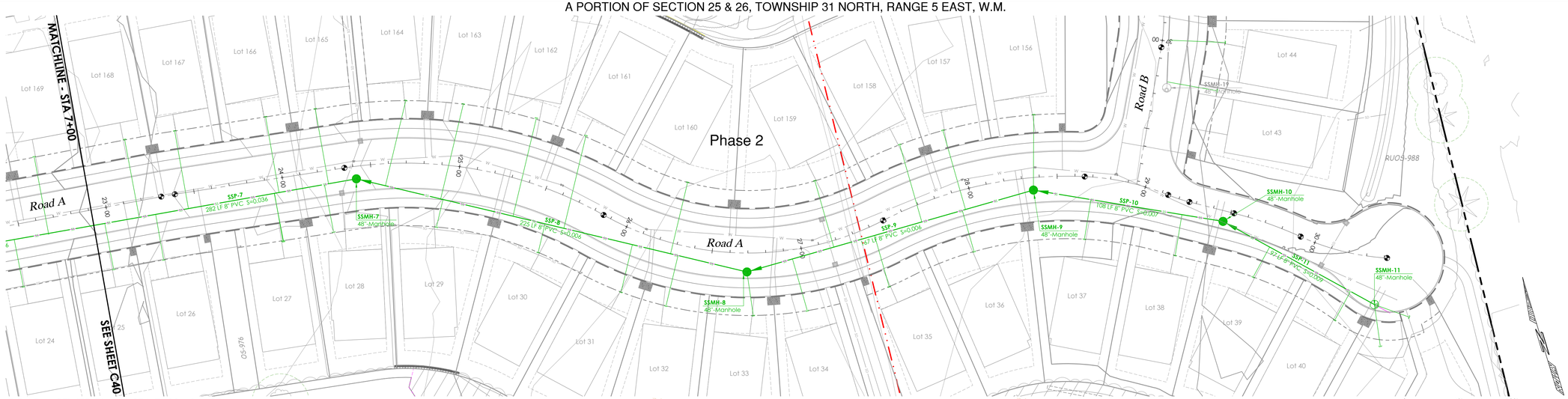
PROJECT LEAD: *Mandie*
CHECKED BY: *Tyler*
DRAWN BY: *Marc, Alex*
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

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.

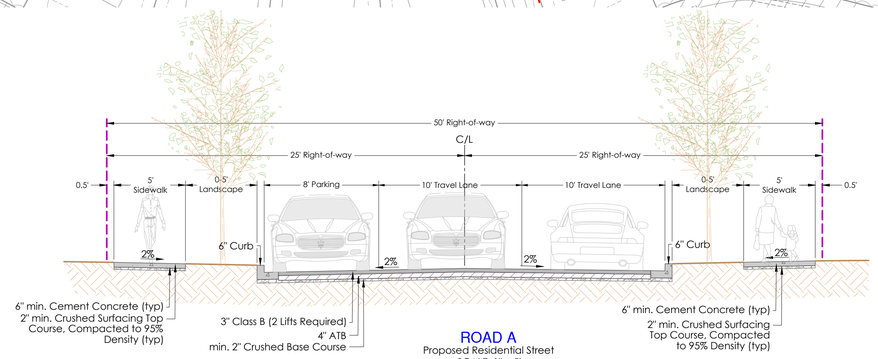
MJS Investors
11400 SE 8th Street, Ste 200, Bellevue, WA 98004

ROAD A SEWER PLAN AND PROFILE

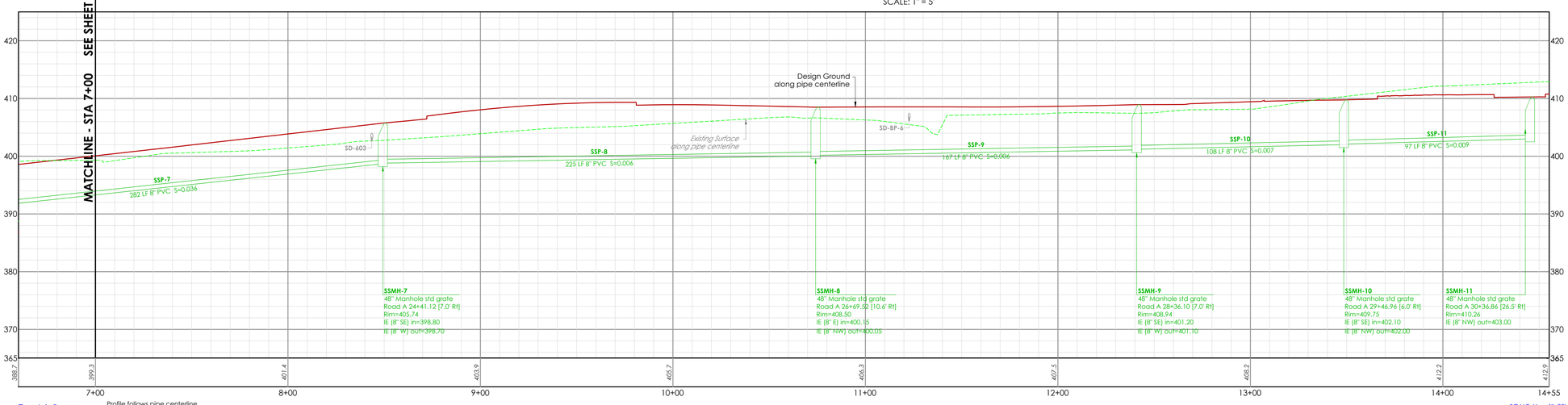
SHEET
C41 of C46
22x34
-



ROAD A SEWER PLAN - STA 7+00 - 14+55



ROAD A
Proposed Residential Street
SCALE: 1" = 5'



Road A Sewer - Profile follows pipe centerline. Structure stationing per alignment named.

SCALE: Horz 1"=30' (3:1) Vert 1"=10'

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

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____
DEVELOPMENT SERVICES MANAGER

DATE: _____
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Arlington, WA 98223
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MAKING A "WAY" OUT OF "NO WAY"

ELLER S. FOSTER
STATE OF WASHINGTON
33726
REGISTERED
PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: Monte
CHECKED BY: Tyler
DRAWN BY: Myers, Alex
DATE:
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Lindsay Project 1
7530 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

ROAD A SEWER PLAN AND PROFILE

SHEET
C42 of C46

22x34

-

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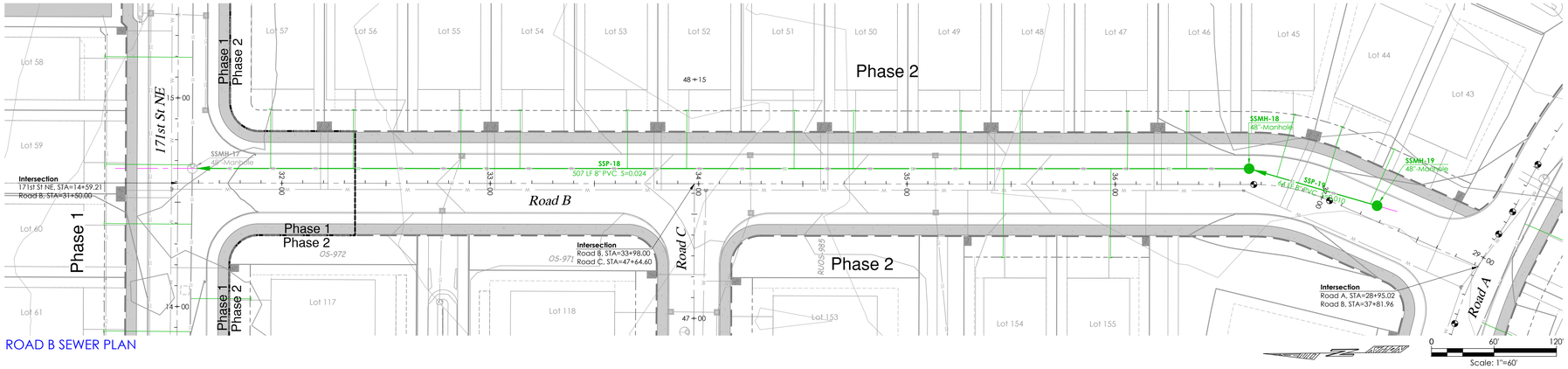
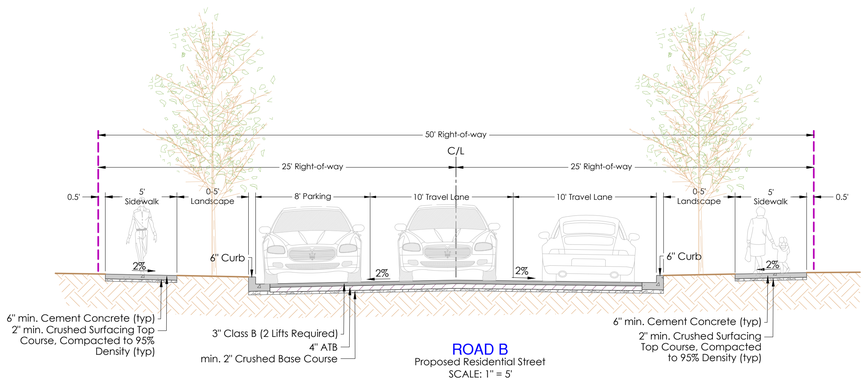
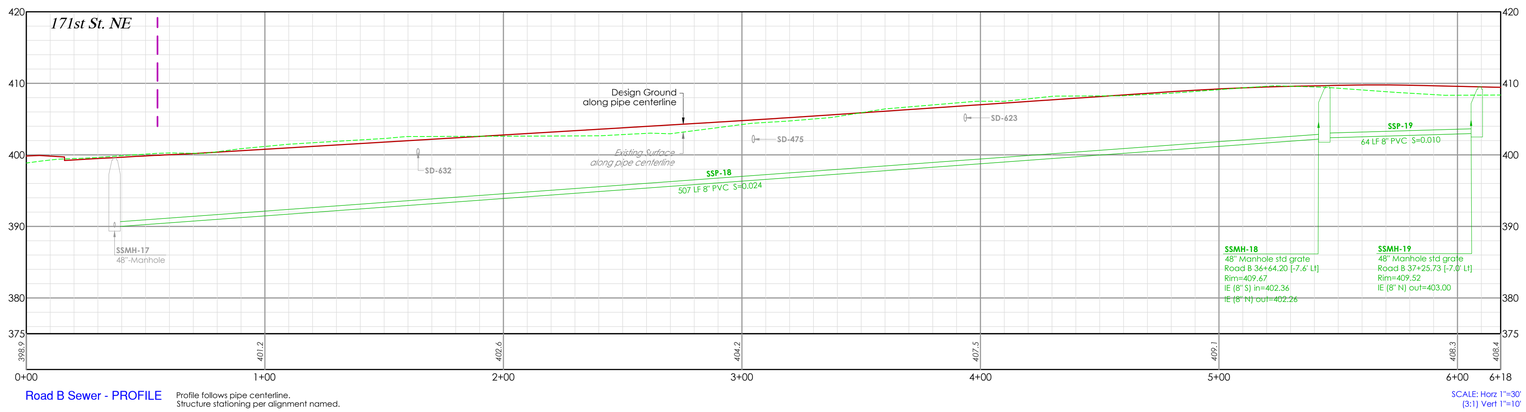


ROAD B SEWER PLAN



ROAD B
Proposed Residential Street
SCALE: 1" = 5'



Road B Sewer - PROFILE

Profile follows pipe centerline.
Structure stationing per alignment named.

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

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

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____ DEVELOPMENT SERVICES MANAGER

DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS

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MAKING A WAY OUT OF "NO WAY"

TYLER S. FOSTER
STATE OF WASHINGTON
21537
REGISTERED PROFESSIONAL ENGINEER
02/08/2026

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: Merl, Alex
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.

-
11400 SE 6th Street, Ste 200, Bellevue, WA 98004

ROAD B SEWER PLAN AND PROFILE

SHEET
C43 of C46

24x36

- -

2/8/2026 11:54 AM

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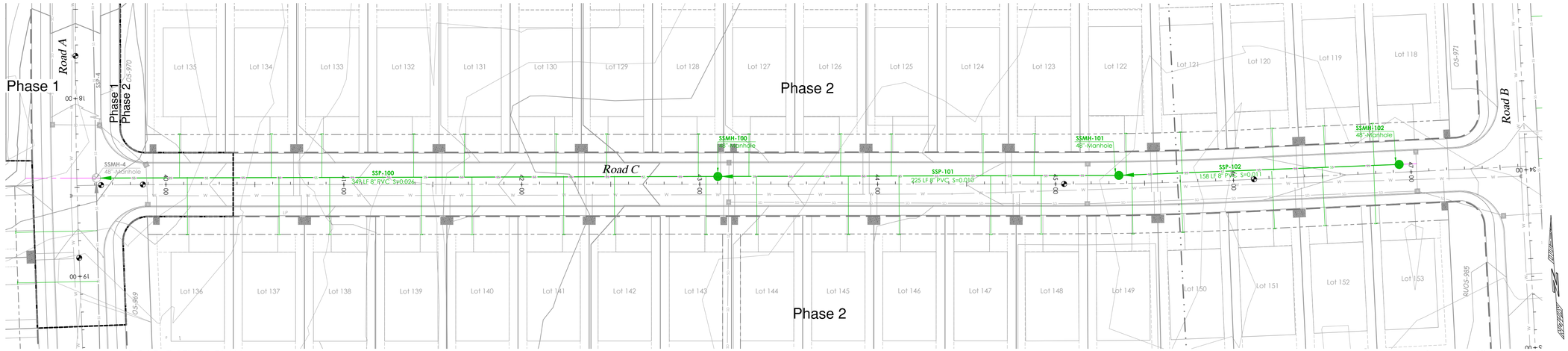
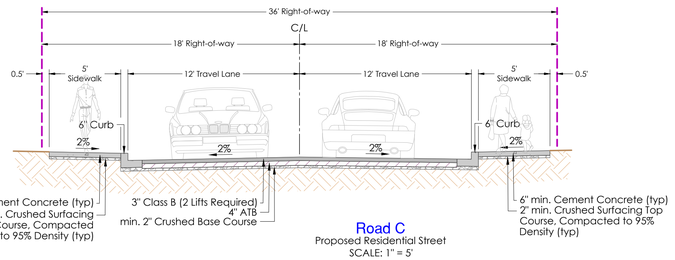
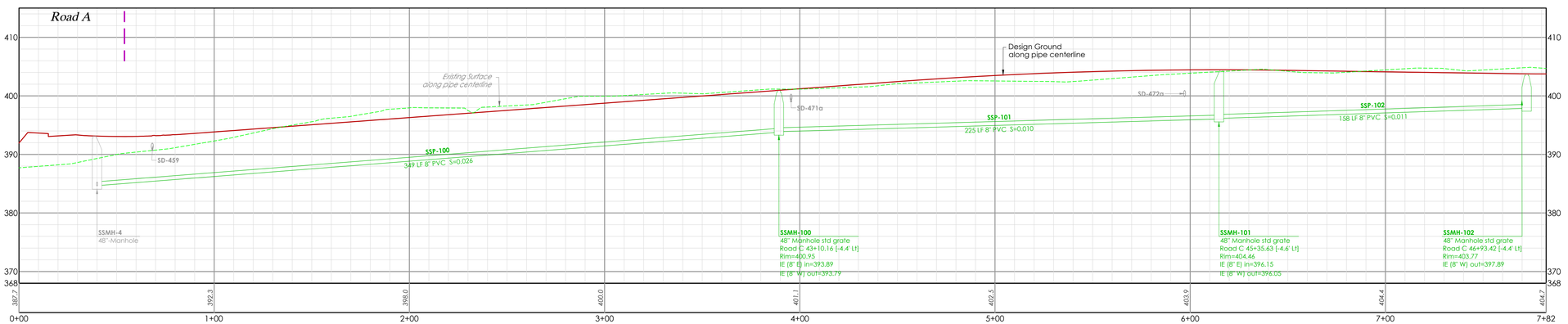


ROAD C SEWER PLAN



Road C
Proposed Residential Street
SCALE: 1" = 5'



Road C Sewer - PROFILE

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

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

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.
BY: _____ DEVELOPMENT SERVICES MANAGER
DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS

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

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MAKING A "WAY" OUT OF "NO WAY"

ELLER S. FOSTER
STATE OF WASHINGTON
23727
REGISTERED
PROFESSIONAL ENGINEER

02/08/2026

PROJECT LEAD: Monte
CHECKED BY: Tyler
DRAWN BY: Myer, Alex
DESIGN: -
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
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.

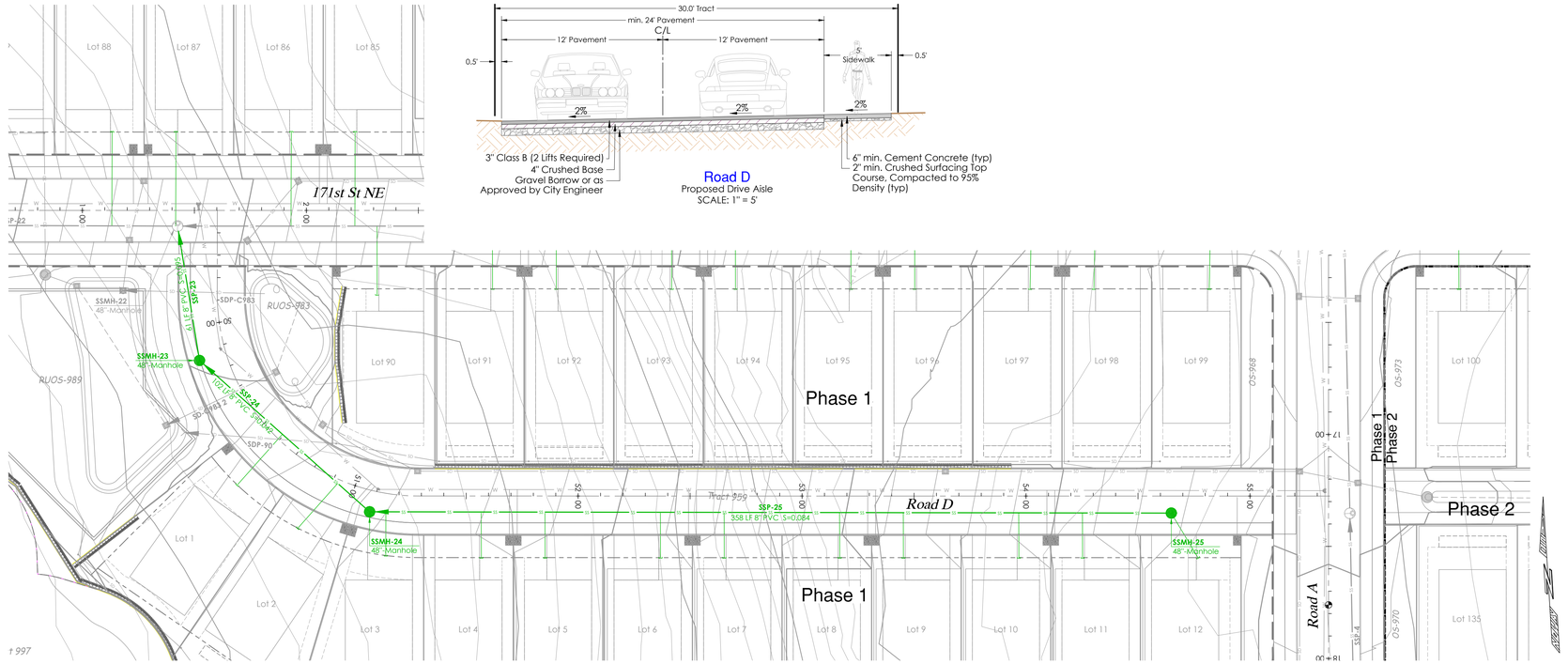
MJS Investors
11400 SE 8th Street, Ste 200, Bellevue, WA 98004

ROAD C SEWER PLAN AND PROFILE

SHEET
C44 of C46
22x34
-

2/8/2026 11:55 AM

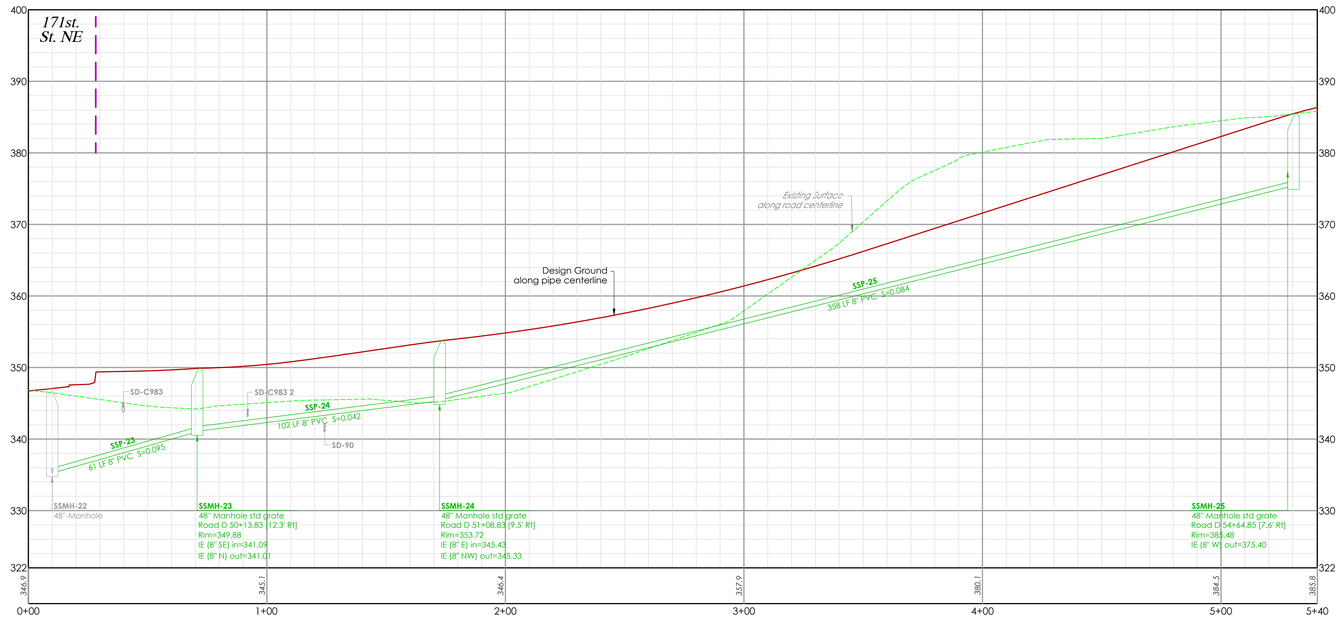
X:\MJS Investors - Lindsay Annexation Moeller Planning\Sheets\C-45 Road D Sewer Plan and Profile.dwg



Road D
Proposed Drive Aisle
SCALE: 1" = 5'

ROAD D SEWER PLAN

0 30' 60'
Scale: 1"=30'



Road D Sewer - PROFILE
Profile follows pipe centerline.
Structure stationing per alignment named.

SCALE: Horz 1"=30'
(3:1) Vert 1"=10'

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23726
REGISTERED
PROFESSIONAL ENGINEER

02/08/2026

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ISSUE:
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ROAD D SEWER PLAN AND PROFILE

SHEET
C45 of C46
22x34
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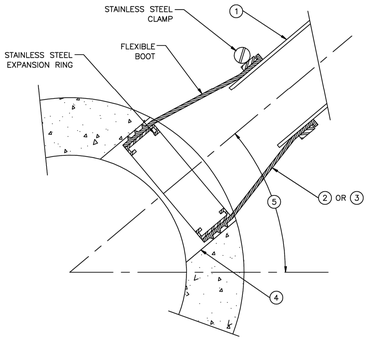
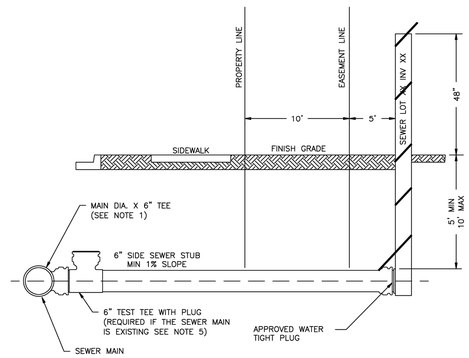


NOTES:

1. PVC SIDE SEWER. FOR REMAINDER OF PVC SERVICE SEE SS-090.
2. ROMAC STYLE CB TAPPING SADDLE OR APPROVED EQUAL ON ALL PIPE.
3. CORE-DRILLING WITH INSERT-A-TEE MAY ALSO BE USED ON ALL PIPE.
4. CORE DRILL EXISTING MAINLINE PIPE PER MFG'S SPECIFICATIONS.
5. 35' MIN, 45' MAX.

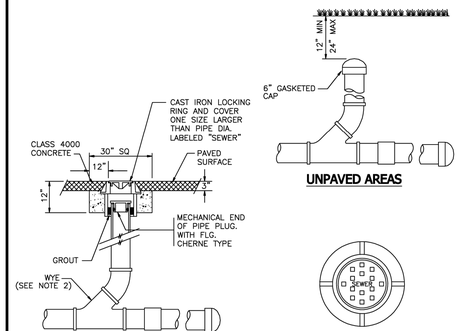
CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	STANDARD DETAIL	
	REF STAD SPEC		NEW SERVICE ON EXISTING MAIN	SS-100



NOTES:

1. AT THE CONNECTION TO THE SEWER MAIN A MAIN DIA. X 6" TEE IS REQUIRED FOR NEW SEWER MAINS AND A ROMAC TAPPING TEE OR CORE DRILLED INSERT-A-TEE REQUIRED FOR AN EXISTING SEWER MAIN.
2. 2x4 PRESSURE TREATED MARKER POST SHALL BE PAINTED WHITE WITH BLACK LETTERS "SEWER LOT # INVERT DEPTH".
3. 12 GAUGE WIRE SHALL BE CONNECTED TO PIPE AT INVERT AND WRAPPED AROUND MARKER POST.
4. DETECTOR TAPE REQUIRED FROM SEWER MAIN TO MARKER POST.
5. TEST TEE SHALL BE INSTALLED AT THE SEWER MAIN WHEN A SIDE SEWER IS CONNECTED TO AN EXISTING SEWER MAIN.

CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	STANDARD DETAIL	
	REF STAD SPEC		SIDE SEWER STUB	SS-090



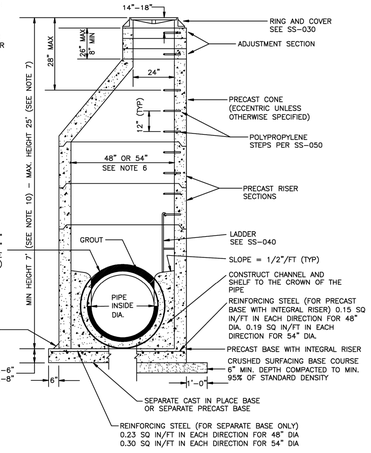
NOTES:

1. CLEAN-OUT PIPE AND FITTINGS SHALL BE THE SAME MATERIAL AS THE SEWER MAIN.
2. A SANITARY TEE, SWEEP, OR STRAIGHT TEE IS NOT ACCEPTABLE.
3. SEWER STUB WILL BE EXTENDED 10' BEYOND PROPERTY LINE AND 5' BEYOND UTILITY EASEMENTS TO PREVENT DAMAGE TO CLEAN-OUT AND MINIMIZE CONFLICTS WITH OTHER UTILITIES WHEN SERVICE TO BUILDING IS ACCOMPLISHED.

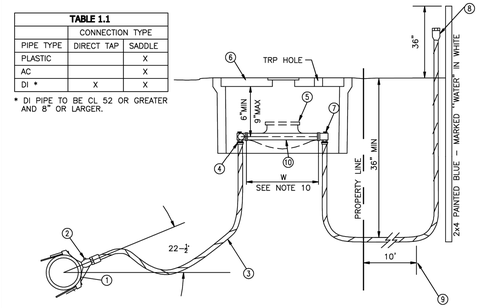
CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	STANDARD DETAIL	
	REF STAD SPEC		SEWER CLEANOUT	SS-080

NOTES:

1. MANHOLES TO BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M-199 (ASTM C 478) UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN STANDARD SPECIFICATIONS.
2. ALL REINFORCED CAST IN PLACE CONCRETE SHALL BE CLASS 4000. NON-REINFORCED CONCRETE IN CHANNEL AND SHELF SHALL BE CLASS 3000. ALL PRECAST CONCRETE SHALL BE CLASS 4000.
3. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS.
4. ALL BASE REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1" MINIMUM CLEARANCE.
5. CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAMETER PLUS MANHOLE WALL THICKNESS. MAXIMUM PIPE SIZE IS 12" FOR 48" MANHOLE, 24" FOR 54" MANHOLE. MINIMUM DISTANCE BETWEEN HOLES IS 8"(MEASURED ON THE INSIDE OF THE MANHOLE).
6. MANHOLE SIZE DEPENDS ON SIZES, LOCATION AND NUMBERS OF HOLES FOR PIPES. MANHOLE DESIGN AND SIZE SHALL BE APPROVED AND WARRANTED BY THE MANHOLE SUPPLIER.
7. FOR DEPTHS OVER 25' MANHOLE BASE SLAB DESIGN SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
8. ALL INTERIOR AND EXTERIOR JOINTS TO BE GROUTED (SEE GROUT SPECIFICATIONS). GROUT TO BE 1/2" THICK MINIMUM AND 3" EACH SIDE OF JOINT MINIMUM. THEY MUST BE INSPECTED PRIOR TO BACKFILL.
9. CORE DRILLING ONLY, HAMMERING KNOCKOUTS WILL NOT BE ALLOWED. KOR-N-SEAL FACTORY INSTALLED BOOTS ARE ALLOWED.
10. MANHOLES 5'-7' DEEP MUST BE FLAT TOPS.



CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	STANDARD DETAIL	
	REF STAD SPEC		MANHOLE TYPE I	SS-010



NOTES AND MATERIALS:

1. 1" CC SERVICE SADDLE W/DOUBLE STAINLESS STEEL STRAP OR DIRECT TAP CC THREAD CORP SEE TABLE 1.1 ABOVE.
2. 1" BALL VALVE CORPORATE STOP CC X COMPRESSION WITH KEY FACING UP, MUELLER OR FORD ONLY.
3. 1" HDPE CTS CLASS 200 HIGH SERVICE PIPE (200 PSI RATING) WITH STAINLESS STEEL STIFFENER AND 10 GAUGE COATED COPPER TRACER WIRE WRAPPED AROUND THE PIPE AND ATTACHED ON BOTH ENDS.
4. FOR 5/8"X3/4" METER, A 1" COMPRESSION ANGLE METER BALL VALVE x 5/8" METER IS REQUIRED. FOR 1" METER, A 1" COMPRESSION ANGLE METER BALL VALVE x 1" METER IS REQUIRED. BALL VALVES ARE LOCKABLE.
5. METER SHALL BE INSTALLED BY CITY UTILITIES DIVISION AT OWNER'S EXPENSE.
6. METER BOX SHALL BE MIDSTATES PLASTICS 1324-12 W/SOLID DI LID WITH 1 3/4" HOLE FOR TOUCH READ PAD (TRP).
7. 5/8" x 3/4" METERS REQUIRE A 3/4" ANGLE METER CHECK COUPLING x 5/8" METER WITH A 3/4" MIPT x 1" COMPRESSION ADAPTER. 1" METER REQUIRES A 1" ANGLE METER CHECK COUPLING x 1" METER.
8. 1" COMPRESSION x FIPT ADAPTER WITH 1" PLASTIC PLUG.
9. EXTEND SERVICE PIPE 10' BEYOND PROPERTY LINE AND AN ADDITIONAL 5' BEYOND EASEMENT LINE.
10. METER LENGTH BLANK STUB.

CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
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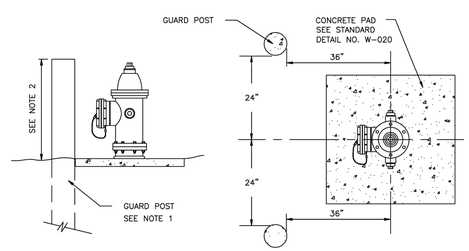
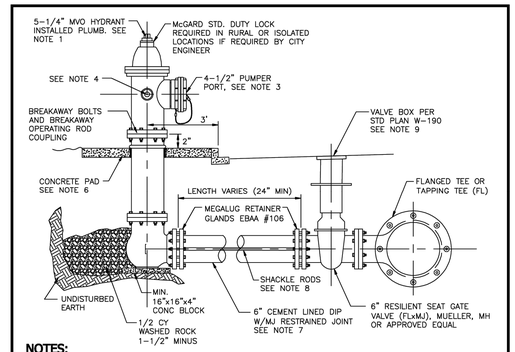
	REF STAD SPEC		5/8" x 3/4" & 1" RESIDENTIAL WATER SERVICE	W-040



NOTES:

1. GUARD POSTS SHALL BE 8' LONG, 6" DIAMETER, CONCRETE FILLED CLASS 52 D.I. PIPE OR 8' LONG 8" DIAMETER REINFORCED CONCRETE. PAINTED WITH TWO COATS OF HIGH GLOSS CATERPILLAR YELLOW (RUST-OLEUM) TYPE PAINT.
2. TOP OF GUARD POST SHALL BE LEVEL WITH TOP OF OPERATING NUT.

CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	STANDARD DETAILS	
	REF STAD SPEC		FIRE HYDRANT GUARD POST	W-030



NOTES:

1. HYDRANTS AND ALL MATERIALS SHALL CONFORM TO AWWA STANDARDS AND SHALL BE OF STANDARD MANUFACTURE (M&H 929 RELIANT OR MUELLER SUPER CENTURION 250 ONLY).
2. THE CENTER OF THE HYDRANT SHALL BE 3' FROM FACE OF CURB. IF THERE IS NO CURB, THE CENTER OF HYDRANT SHALL BE 3' FROM RIGHT-OF-WAY AND A MINIMUM OF 5' FROM TRAVELED LANE.
3. ONE 5" TO 4-1/2" PUMPER PORT W/N.S.T. AND STORZ ADAPTER ASSEMBLY. PUMPER PORT TO BE FACING STREET OR ROADWAY FOR THE FIRE ENGINE ACCESS.
4. TWO 2-1/2" HOSE PORTS W/N.S.T. AND 1-1/4" OPERATING NUTS.
5. PROVIDE GUARD POSTS FOR VEHICULAR TRAFFIC PROTECTION IF REQUIRED BY CITY ENGINEER PER STD. DETAIL W-030.
6. INSTALL 3'x3'x4" CONCRETE PAD (3000 PSI) AROUND HYDRANT IN UNPAVED AREAS INCLUDING PLANTER STRIPS. COMPLETELY SURROUND HYDRANT W/FULL DEPTH OF CONCRETE PAD WITH 1/4" JOINT MATERIAL BEFORE PLACING CONCRETE.
7. HYDRANT RUN TO BE 6" CEMENT LINED DUCTILE IRON PIPE CLASS 52 WITH RESTRAINED JOINTS (MEGALUG OR APPROVED EQUAL). HYDRANT RUN LONGER THAN 50 FEET SHALL BE 8" DIA. OR LARGER.
8. ¾" GALV. SHACKLE RODS WITH THE EYE BOLTS AT BOTH ENDS REQUIRED FROM VALVE TO HYDRANT.
9. FIRE HYDRANTS SHALL BE PAINTED WITH TWO COATS OF HIGH GLOSS EQUIPMENT YELLOW "RUST-OLEUM" TYPE PAINT.
10. INSTALL 24"x24"x4" CONCRETE PAD (3000 PSI) AROUND VALVE BOX AND 48"x48"x4" FOR MULTIPLE VALVE BOXES IN UNPAVED AREA.

CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
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	REF STAD SPEC		FIRE HYDRANT ASSEMBLY	W-010

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CITY OF ARLINGTON STANDARD SEWER & WATER DETAILS

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