

CITY OF ARLINGTON PLAT OF LINDSAY PROJECT 1 PN: -

Sheet Number	Sheet Title
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P2	Subdivision Plat Map - Northwest
P3	Subdivision Plat Map - Northeast
P4	Subdivision Plat Map - South
P5	Subdivision Site Plan

LEGEND	
	Boundary Line
	Existing Section Line
	Proposed Right-of-Way Line
	Existing Right-of-Way Line
	Proposed Tract Line
	Proposed Lot Line
	Existing Lot Line
	Proposed Easement Line
	Existing Easement Line
	Proposed Road Centerline
	Existing Road Centerline
	Proposed Edge of Asphalt
	Proposed Sidewalk
	Proposed Residential Usable Space
	Proposed Open Space
	Proposed Landscape Strip along road
	Proposed Lot Lawn

IMPERVIOUS AREAS/ TOTAL LOT COVERAGE		
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%

NUMBER OF PARKING SPACES REQUIRED (AMC 20.72.130)		
Lots Proposed	171 Lots	
2 Parking Spaces per Lot Required	342	
	Required	Provided
Base	342	342 in driveways
Guest	0	0
Total Parking	342	342

All Parking Spaces are Standard--No Compact Spaces Proposed

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, 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
Use Classification	Residential
Number of Lots	171 Lots
Residential Net Density	8 du/ac
Building Height	35 ft

LOCAL SERVICES	
Sewage Disposal:	City Of Arlington Sewer Service
Water District:	Arlington Water District
School District:	Arlington District #16
Fire District:	District #21
Airport Protection District:	C

CONTACT PERSON	SITE ADDRESS
Land Technologies Inc. Merle Ash 18820 3rd Ave. NE Arlington, WA 98223 360.652.9727 merle@landtechway.com	8326 172nd St. NE Arlington, WA 98223

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

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

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MAKING A "WAY" OUT OF "NO WAY"

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

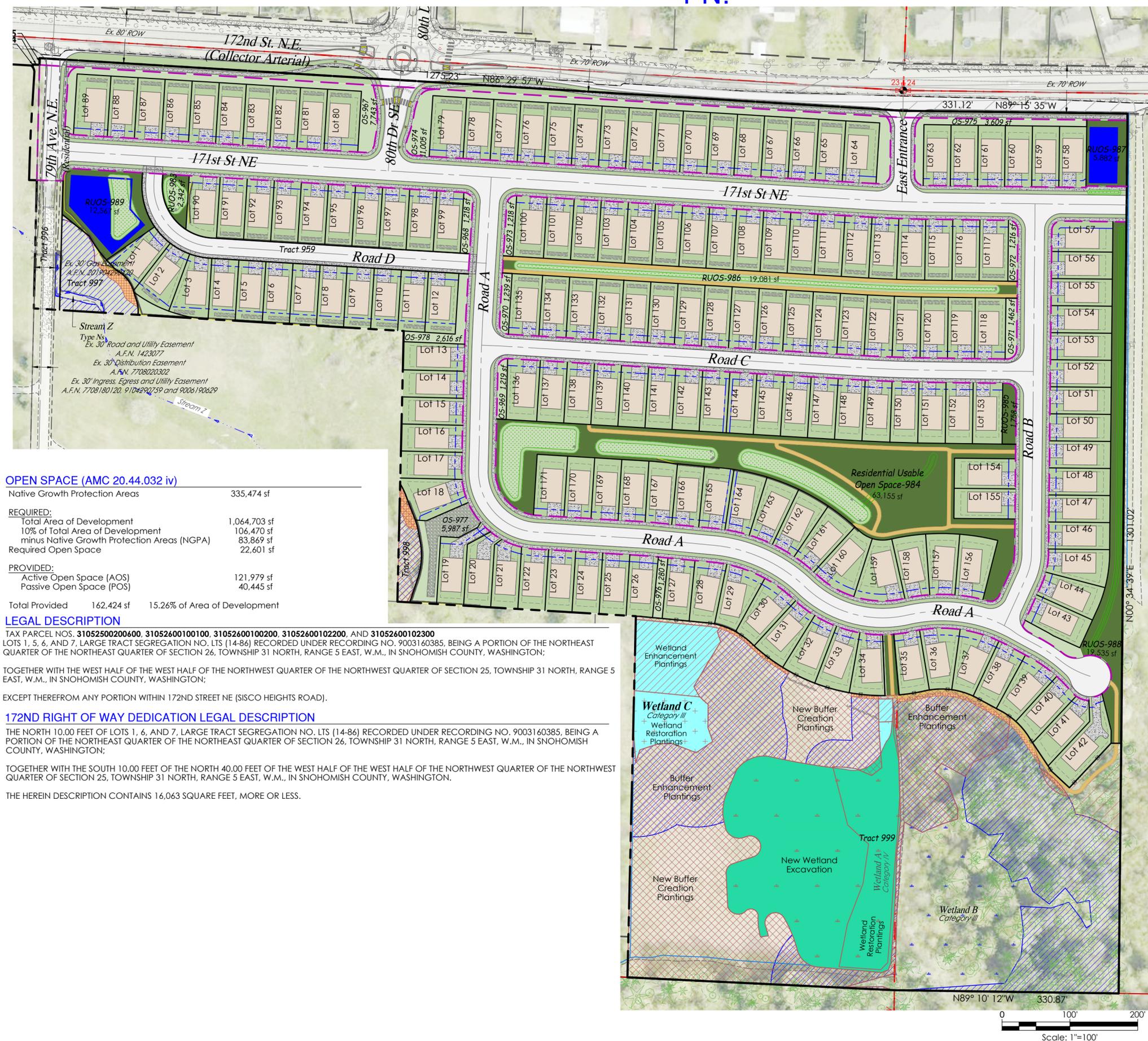
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Lindsay Project 1

7530 172nd St. N.E., Arlington, WA 98223

Subdivision Cover Sheet

SHEET of P5
18x24



OPEN SPACE (AMC 20.44.032 iv)

Native Growth Protection Areas	335,474 sf
REQUIRED:	
Total Area of Development	1,064,703 sf
10% of Total Area of Development	106,470 sf
minus Native Growth Protection Areas (NGPA)	83,869 sf
Required Open Space	22,601 sf
PROVIDED:	
Active Open Space (AOS)	121,979 sf
Passive Open Space (POS)	40,445 sf
Total Provided	162,424 sf
	15.26% of Area of Development

LEGAL DESCRIPTION

TAX PARCEL NOS. 31052500200600, 31052600100100, 31052600100200, 31052600102200, AND 31052600102300 LOTS 1, 5, 6, AND 7, LARGE TRACT SEGREGATION NO. LTS (14-86) 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;

TOGETHER WITH 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;

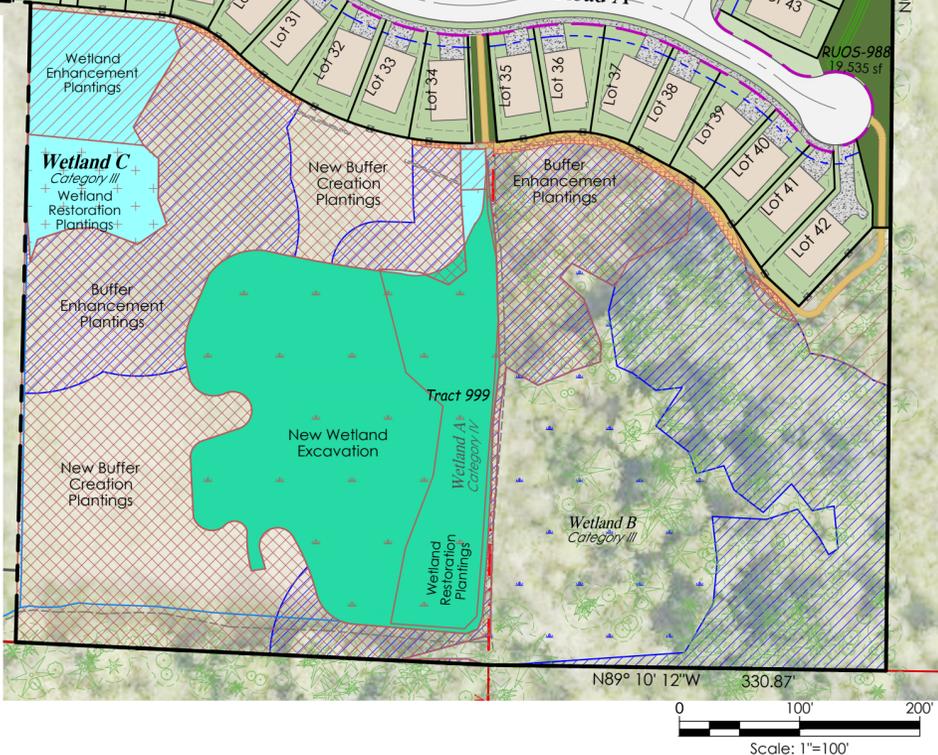
EXCEPT THEREFROM ANY PORTION WITHIN 172ND STREET NE (SISCO HEIGHTS ROAD).

172ND RIGHT OF WAY DEDICATION LEGAL DESCRIPTION

THE NORTH 10.00 FEET OF LOTS 1, 6, AND 7, LARGE TRACT SEGREGATION NO. LTS (14-86) 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;

TOGETHER WITH THE SOUTH 10.00 FEET OF THE NORTH 40.00 FEET OF 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.

THE HEREIN DESCRIPTION CONTAINS 16,063 SQUARE FEET, MORE OR LESS.

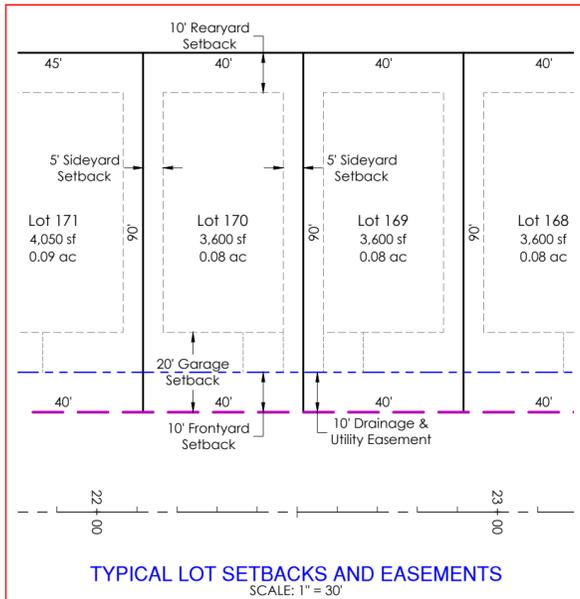
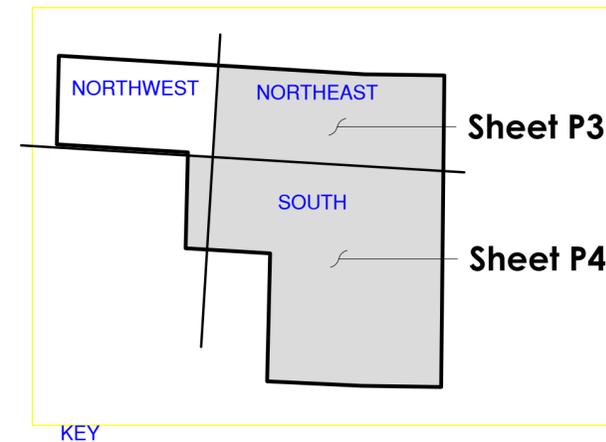


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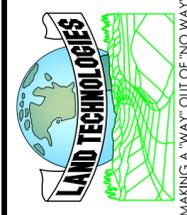
A PORTION OF SECTION 25 & 26, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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	Existing Road Centerline
	Existing Section Symbol
	Existing Monument



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02/01/2026

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

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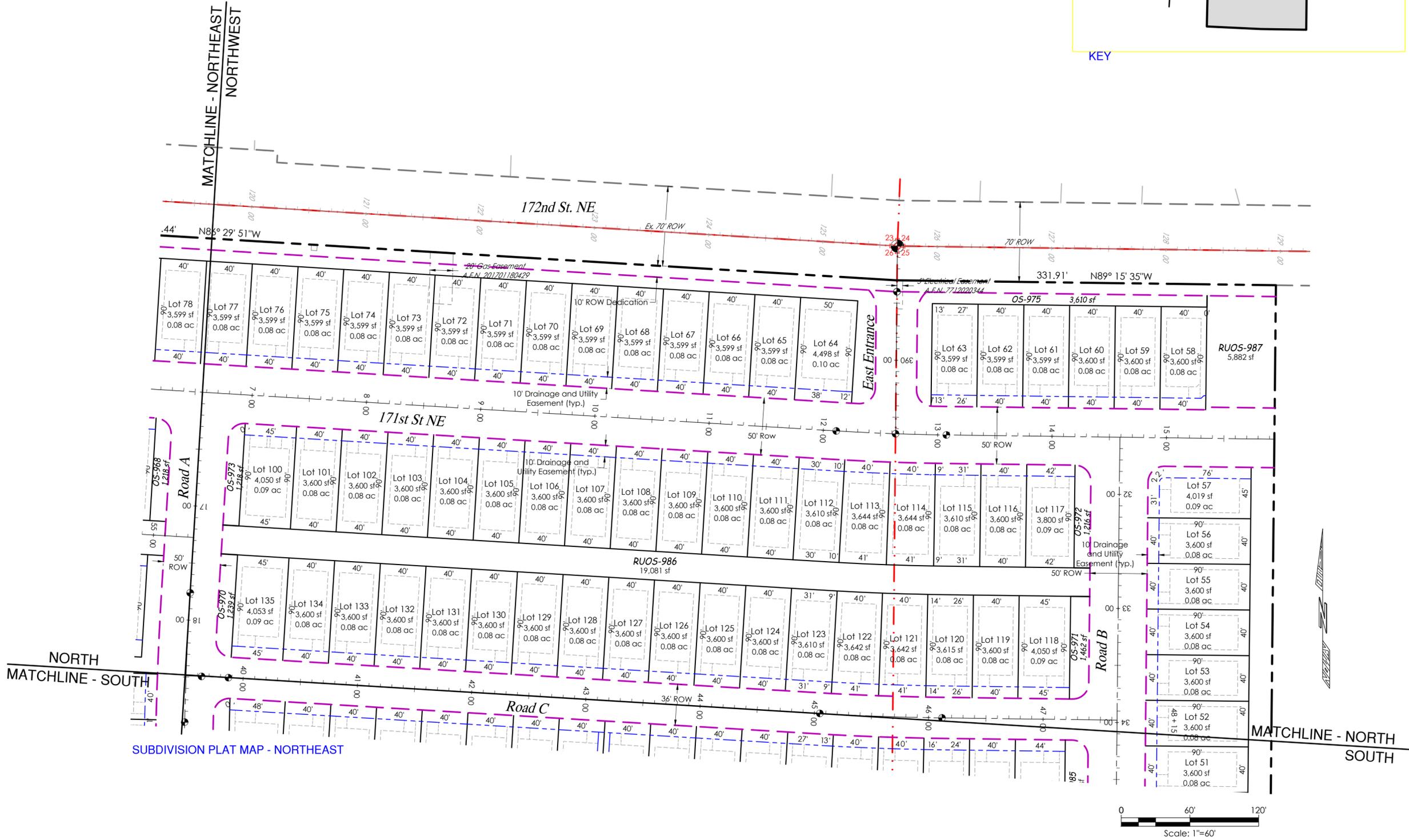
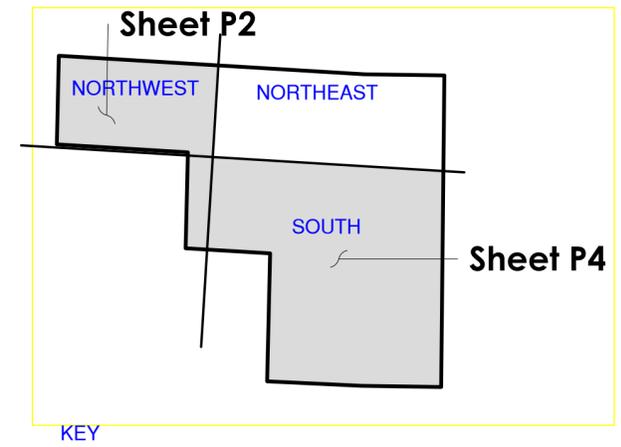
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STEVEN C. BENNETT
 STATE OF WASHINGTON
 LICENSE NO. 53385
 REGISTERED PROFESSIONAL LAND SURVEYOR

02/01/2026

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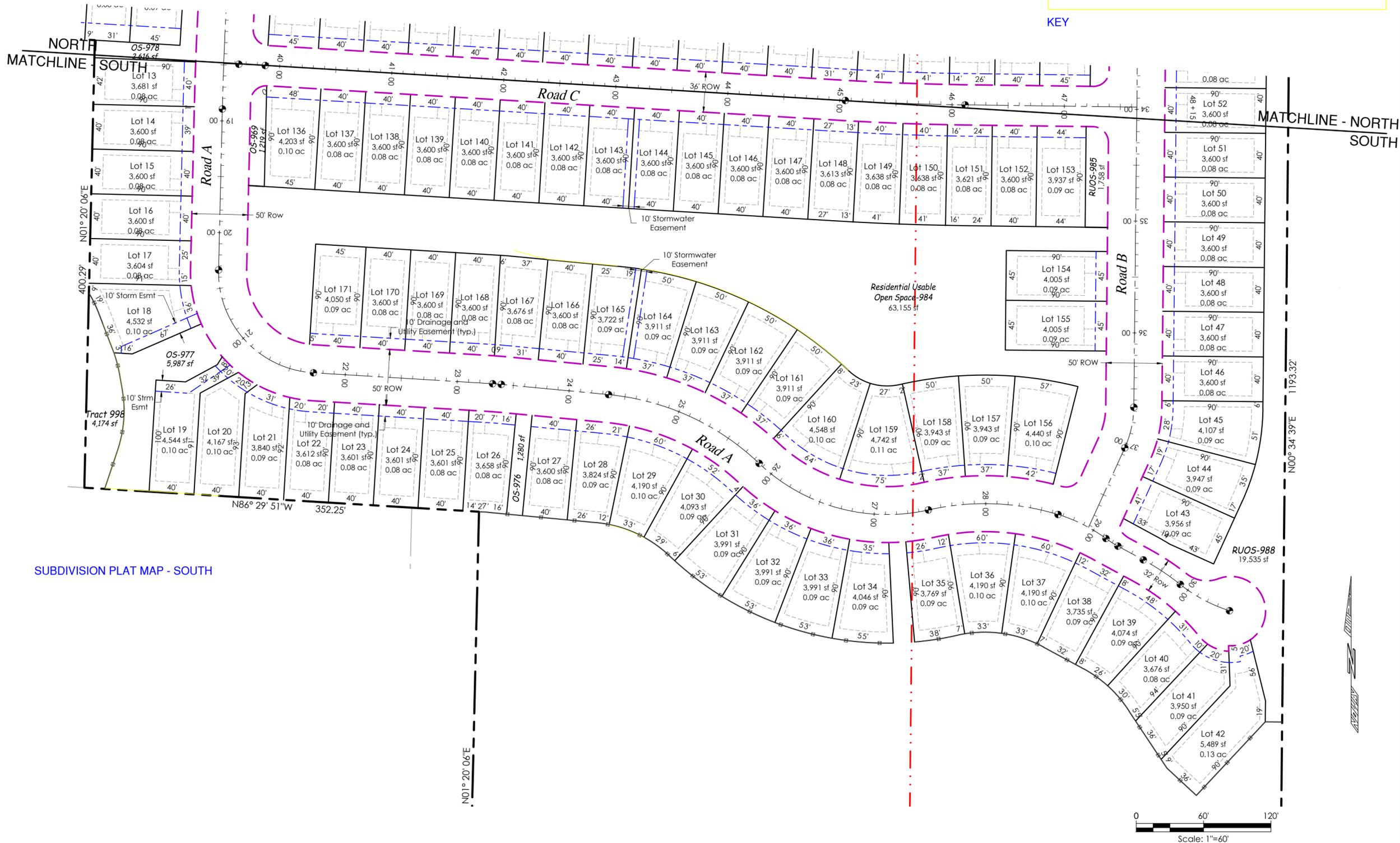
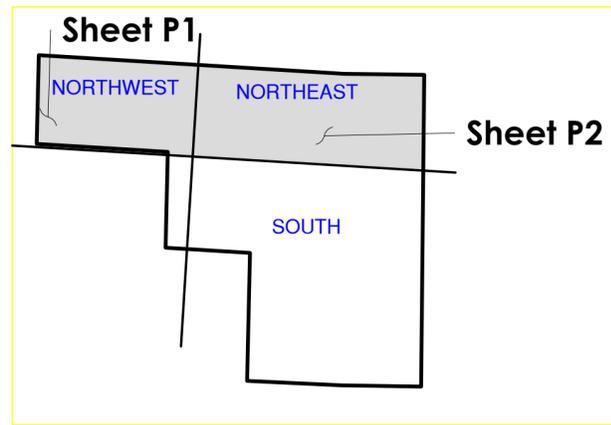
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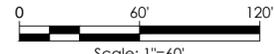
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SUBDIVISION PLAT MAP - SOUTH



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Subdivision Plat Map - South

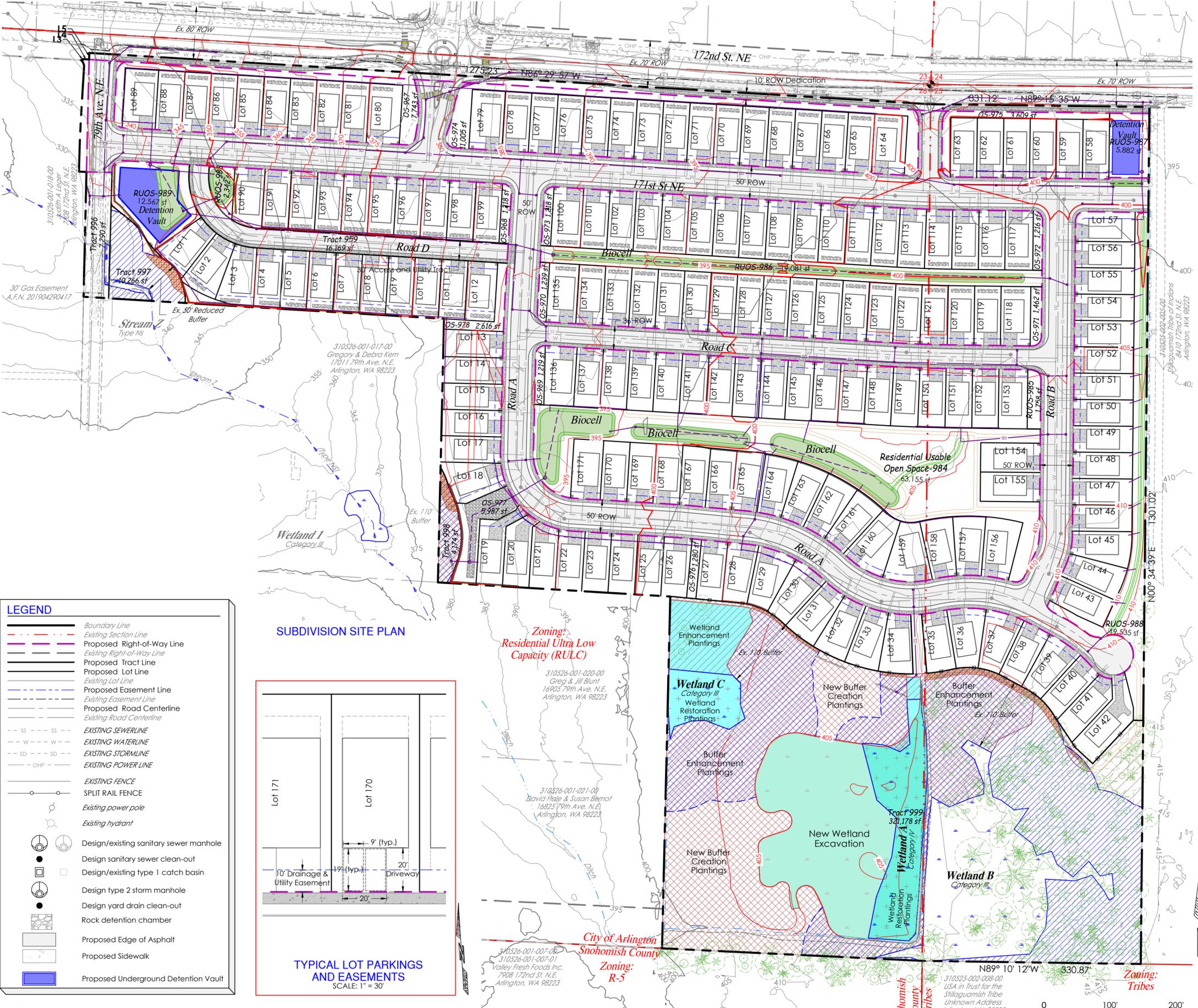
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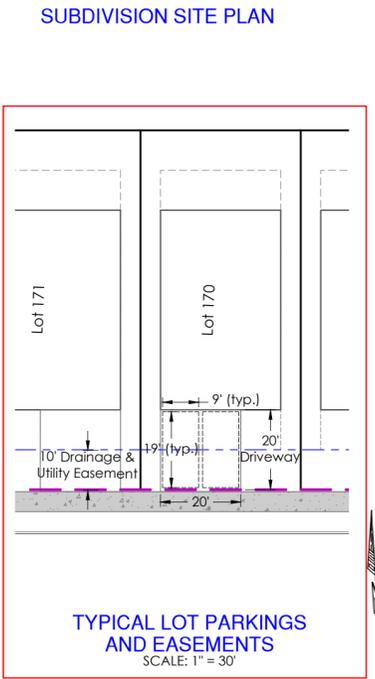
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- Existing Road Centerline
- EXISTING SEWERLINE
- EXISTING WATERLINE
- EXISTING STORMLINE
- EXISTING POWER LINE
- EXISTING FENCE
- SPLIT RAIL FENCE
- Existing power pole
- Existing hydrant
- Design/existing sanitary sewer manhole
- Design sanitary sewer clean-out
- Design/existing type 1 catch basin
- Design type 2 storm manhole
- Design yard drain clean-out
- Rock detention chamber
- Proposed Edge of Asphalt
- Proposed Sidewalk
- Proposed Underground Detention Vault



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