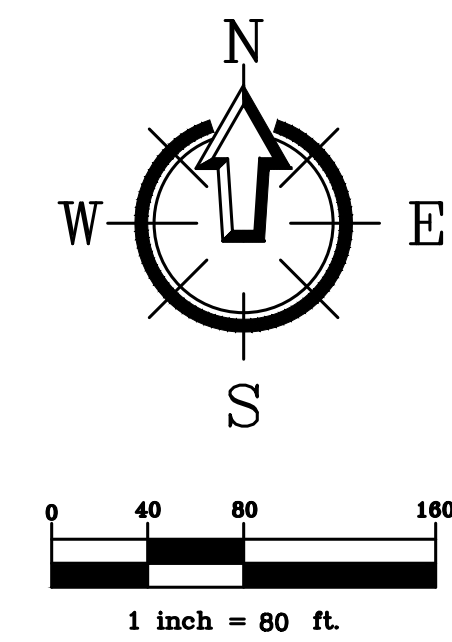
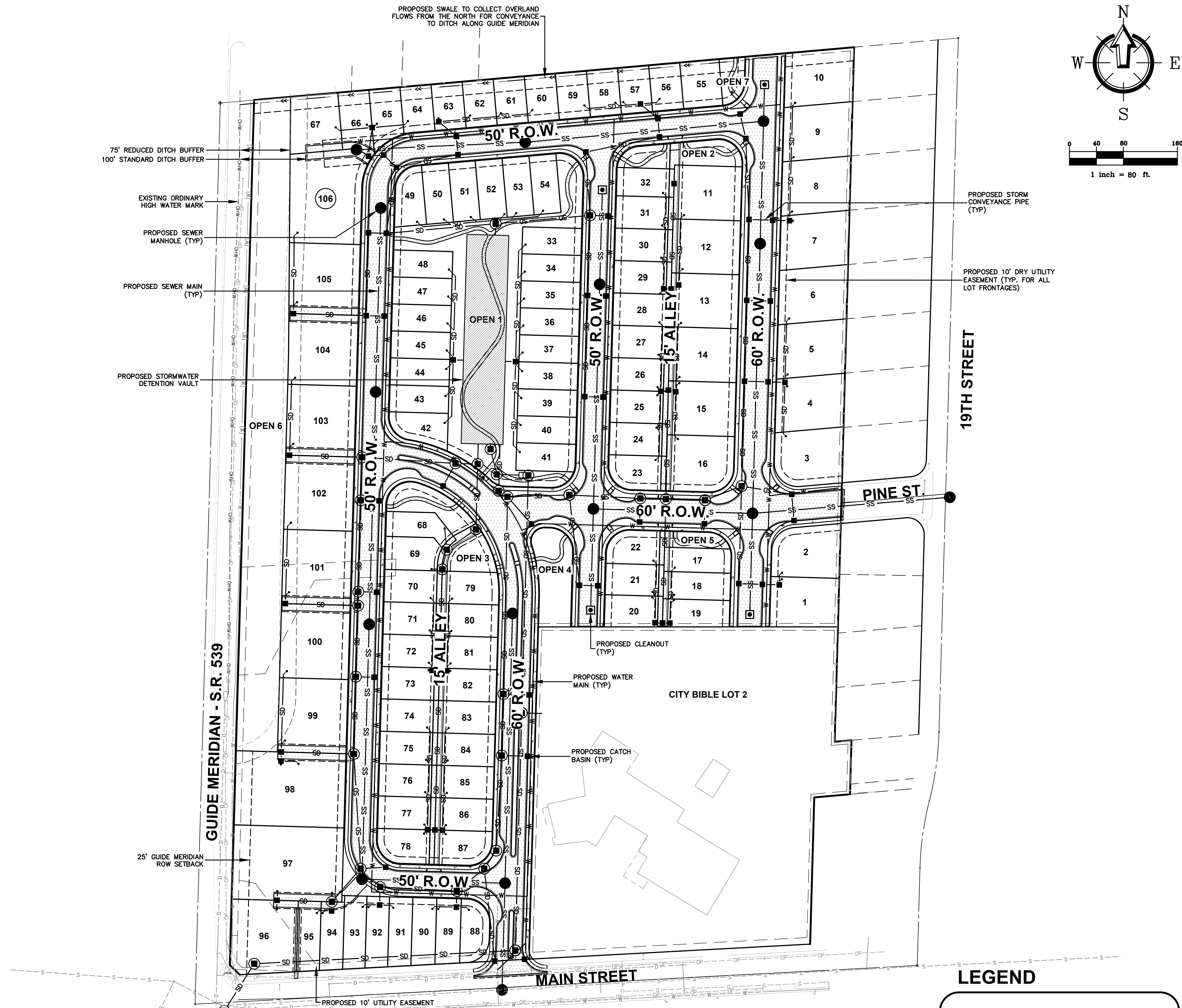


PARCEL AREA TABLE		
PARCEL #	AREA (SF)	LOT TYPE
CITY BIBLE LOT 2	209,206	-
LOT 1	7,411	SINGLE-FAMILY
LOT 2	7,431	SINGLE-FAMILY
LOT 3	8,047	SINGLE-FAMILY
LOT 4	8,039	SINGLE-FAMILY
LOT 5	8,140	SINGLE-FAMILY
LOT 6	8,139	SINGLE-FAMILY
LOT 7	8,139	SINGLE-FAMILY
LOT 8	8,138	SINGLE-FAMILY
LOT 9	8,138	SINGLE-FAMILY
LOT 10	8,139	SINGLE-FAMILY
LOT 11	8,000	SINGLE-FAMILY
LOT 12	8,000	SINGLE-FAMILY
LOT 13	8,000	SINGLE-FAMILY
LOT 14	8,000	SINGLE-FAMILY
LOT 15	8,000	SINGLE-FAMILY
LOT 16	8,037	SINGLE-FAMILY
LOT 17	3,547	SINGLE-FAMILY
LOT 18	4,011	SINGLE-FAMILY
LOT 19	4,001	SINGLE-FAMILY
LOT 20	4,000	SINGLE-FAMILY
LOT 21	4,001	SINGLE-FAMILY
LOT 22	4,049	SINGLE-FAMILY
LOT 23	4,072	SINGLE-FAMILY
LOT 24	4,080	SINGLE-FAMILY
LOT 25	4,080	SINGLE-FAMILY
LOT 26	4,080	SINGLE-FAMILY
LOT 27	4,080	SINGLE-FAMILY
LOT 28	4,080	SINGLE-FAMILY
LOT 29	4,080	SINGLE-FAMILY
LOT 30	4,080	SINGLE-FAMILY
LOT 31	4,080	SINGLE-FAMILY
LOT 32	3,570	SINGLE-FAMILY
LOT 33	3,500	SINGLE-FAMILY
LOT 34	3,500	SINGLE-FAMILY
LOT 35	3,500	SINGLE-FAMILY
LOT 36	3,500	SINGLE-FAMILY
LOT 37	3,500	SINGLE-FAMILY
LOT 38	3,500	SINGLE-FAMILY
LOT 39	3,500	SINGLE-FAMILY
LOT 40	3,500	SINGLE-FAMILY
LOT 41	3,581	SINGLE-FAMILY
LOT 42	3,652	SINGLE-FAMILY
LOT 43	3,500	SINGLE-FAMILY
LOT 44	3,500	SINGLE-FAMILY
LOT 45	3,500	SINGLE-FAMILY
LOT 46	3,500	SINGLE-FAMILY
LOT 47	3,500	SINGLE-FAMILY
LOT 48	3,500	SINGLE-FAMILY
LOT 49	3,538	SINGLE-FAMILY
LOT 50	3,500	SINGLE-FAMILY
LOT 51	3,500	SINGLE-FAMILY
LOT 52	3,500	SINGLE-FAMILY
LOT 53	3,500	SINGLE-FAMILY
LOT 54	3,500	SINGLE-FAMILY
LOT 55	4,000	SINGLE-FAMILY
LOT 56	3,170	ATTACHED SF

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	LOT TYPE
LOT 57	3,170	ATTACHED SF
LOT 58	3,170	ATTACHED SF
LOT 59	3,169	ATTACHED SF
LOT 60	3,169	ATTACHED SF
LOT 61	3,169	ATTACHED SF
LOT 62	3,169	ATTACHED SF
LOT 63	3,169	ATTACHED SF
LOT 64	3,175	ATTACHED SF
LOT 65	3,659	ATTACHED SF
LOT 66	4,167	ATTACHED SF
LOT 67	6,295	ATTACHED SF
LOT 68	3,570	SINGLE-FAMILY
LOT 69	4,090	SINGLE-FAMILY
LOT 70	4,080	SINGLE-FAMILY
LOT 71	4,080	SINGLE-FAMILY
LOT 72	4,080	SINGLE-FAMILY
LOT 73	4,080	SINGLE-FAMILY
LOT 74	4,080	SINGLE-FAMILY
LOT 75	4,080	SINGLE-FAMILY
LOT 76	4,080	SINGLE-FAMILY
LOT 77	4,080	SINGLE-FAMILY
LOT 78	4,072	SINGLE-FAMILY
LOT 79	4,035	SINGLE-FAMILY
LOT 80	4,077	SINGLE-FAMILY
LOT 81	4,077	SINGLE-FAMILY
LOT 82	4,077	SINGLE-FAMILY
LOT 83	4,077	SINGLE-FAMILY
LOT 84	4,077	SINGLE-FAMILY
LOT 85	4,078	SINGLE-FAMILY
LOT 86	4,078	SINGLE-FAMILY
LOT 87	4,070	SINGLE-FAMILY
LOT 88	3,526	ATTACHED SF
LOT 89	3,521	ATTACHED SF
LOT 90	3,529	ATTACHED SF
LOT 91	3,528	ATTACHED SF
LOT 92	3,519	ATTACHED SF
LOT 93	3,556	ATTACHED SF
LOT 94	3,515	ATTACHED SF
LOT 95	3,520	ATTACHED SF
LOT 96	10,640	DUPLEX
LOT 97	17,950	4-PLEX
LOT 98	17,951	4-PLEX
LOT 99	11,178	TRIPLEX
LOT 100	11,178	TRIPLEX
LOT 101	11,178	TRIPLEX
LOT 102	11,178	TRIPLEX
LOT 103	10,669	TRIPLEX
LOT 104	10,710	TRIPLEX
LOT 105	10,912	TRIPLEX
LOT 106	14,767	TRIPLEX
OPEN 1	48,345	-
OPEN 2	6,085	-
OPEN 3	8,772	-
OPEN 4	7,321	-
OPEN 5	2,096	-
OPEN 6	58,202	-
OPEN 7	2,205	-

MPRD AREA TABLE	
	PLAT AREA (SF)
GROSS PLAT AREA	951,048
RESERVE TRACTS*	133,026
CRITICAL AREAS (INCLUDING BUFFERS)	79,037
RIGHT OF WAYS (ROWs)	261,432
OTHER INFRASTRUCTURE	0
NET DEVELOPABLE	477,553
PERCENT ROW AND INFRASTRUCTURE	27.50%

*THIS AREA INCLUDE ALL OPEN SPACE AREAS



LEGEND	
■	= PROPOSED STORM DRAIN CATCH BASIN
□	= PROPOSED SEWER CLEANOUT
●	= PROPOSED SEWER MANHOLE
— W — W —	= PROPOSED WATER LINE
— SS — SS —	= PROPOSED SANITARY SEWER LINE
— SD — SD —	= PROPOSED STORM DRAIN LINE
▨	= PROPOSED STORM DETENTION



BY:	
DESCRIPTION:	
REV:	
DATE:	

CLIENT:
CITY BIBLE CHURCH
 9200 NE FREMONT ST
 PORTLAND, OR 97220-3610
 CALL BEFORE YOU DIG
 FOR BURIED UTILITY LOCATIONS
 1-800-424-5655

PROJECT LOCATION:
LIONSGATE PLAT
 1986 MAIN STREET
 LYNDEN, WA 98264
 DRAWING #: 21098SP6.DWG
 DESIGNED BY: MDB
 DRAWN BY: SKE
 CHECKED BY: MDB

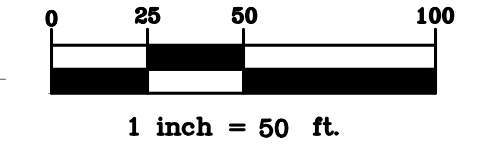
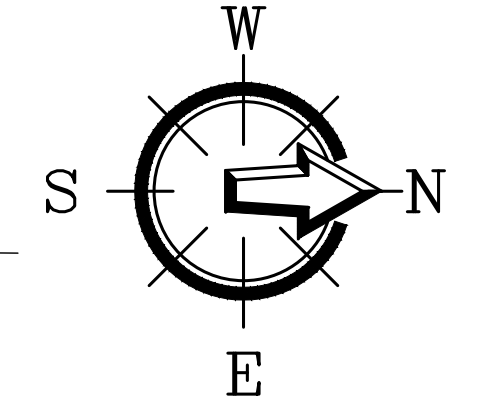
SHEET CONTENTS:
PRELIMINARY SITE PLAN



JOB #: 21098
 DATE: 06-23-2022
 SHEET:

PRE1

GUIDE MERIDIAN - S.R. 539



220 West Champion Street, Suite 200
Bellevue, WA 98005
F: 360.650.1401

FREELAND & ASSOCIATES

REV.	DATE	DESCRIPTION

CLIENT: **CITY BIBLE CHURCH**
9200 NE FREMONT ST.
PORTLAND, OR 97220-3610
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1-800-424-5655

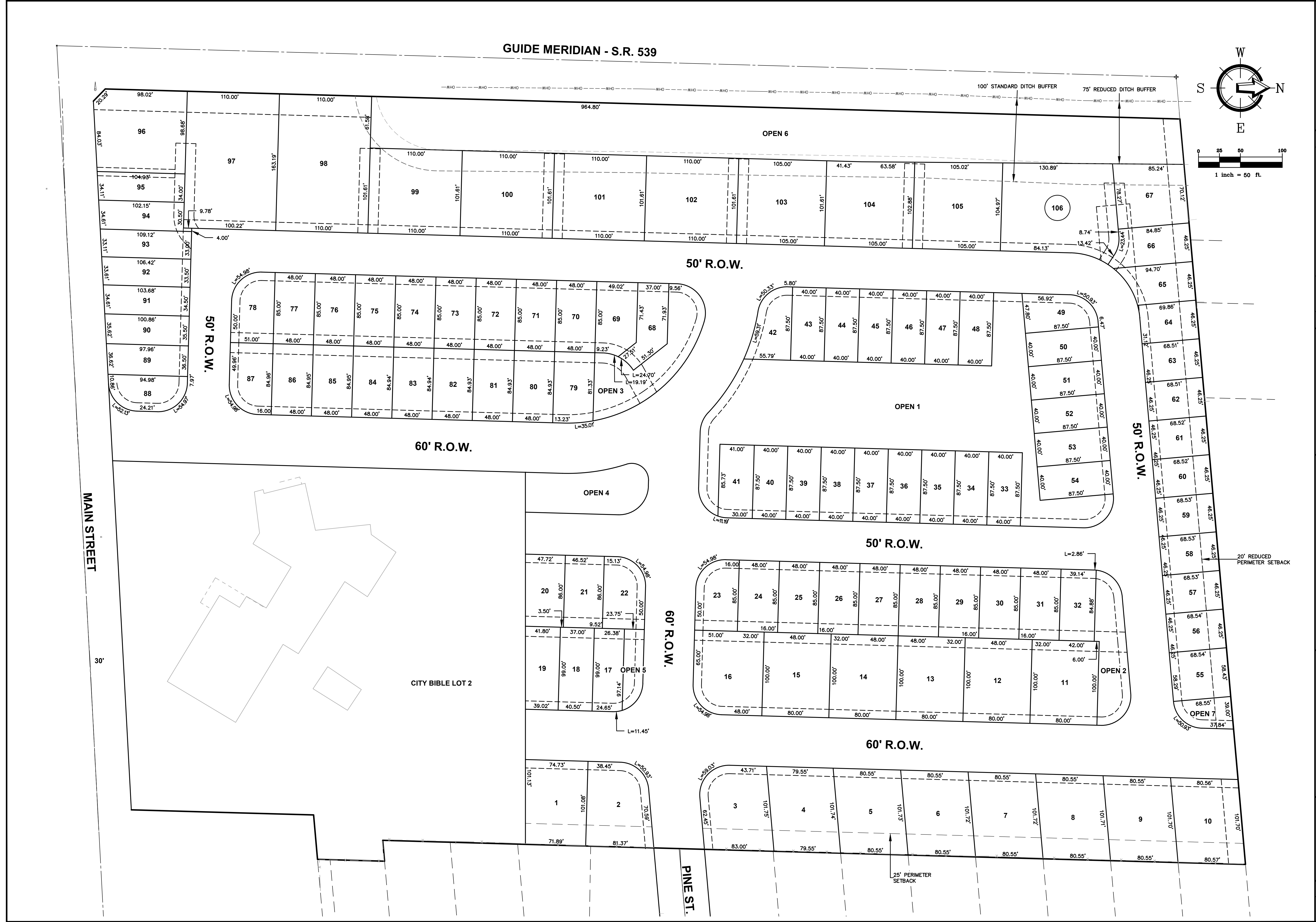
PROJECT LOCATION: **LIONSGATE PLAT**
1986 MAIN STREET
LYNDEN, WA 98264
DRAWING #: 21098SP6.DWG
DESIGNED BY: MDB
DRAWN BY: SKE
CHECKED BY: MDB

SHEET CONTENTS: **LOT DIMENSIONS**



JOB #: 21098 DATE: 06-23-2022

SHEET: **PRE2**





220 West Champion Street, Suite 200
Bellevue, WA 98005
t: 360.650.1408
f: 360.650.1401

BY:	
DESCRIPTION:	
DATE:	
REV:	

CLIENT:
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9200 NE FREMONT ST.
PORTLAND, OR 97220-3610
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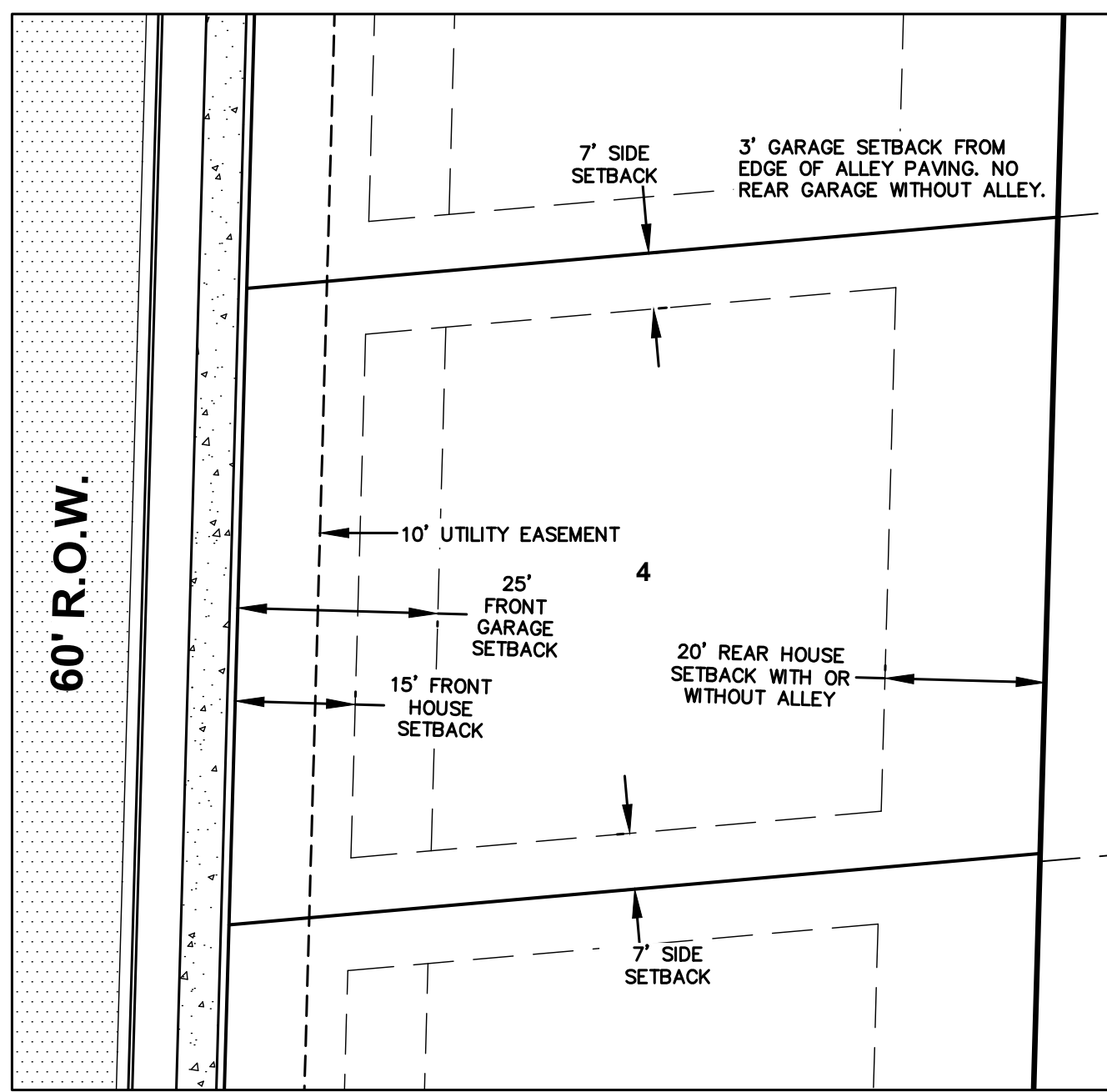
PROJECT LOCATION:
LIONSGATE PLAT
1886 MAIN STREET
LYNDEN, WA 98264
DRAWING #: 21098SP6.DWG
DESIGNED BY: MDB
DRAWN BY: SKE
CHECKED BY: MDB

SHEET CONTENTS:
TYPICAL SETBACK EXHIBIT

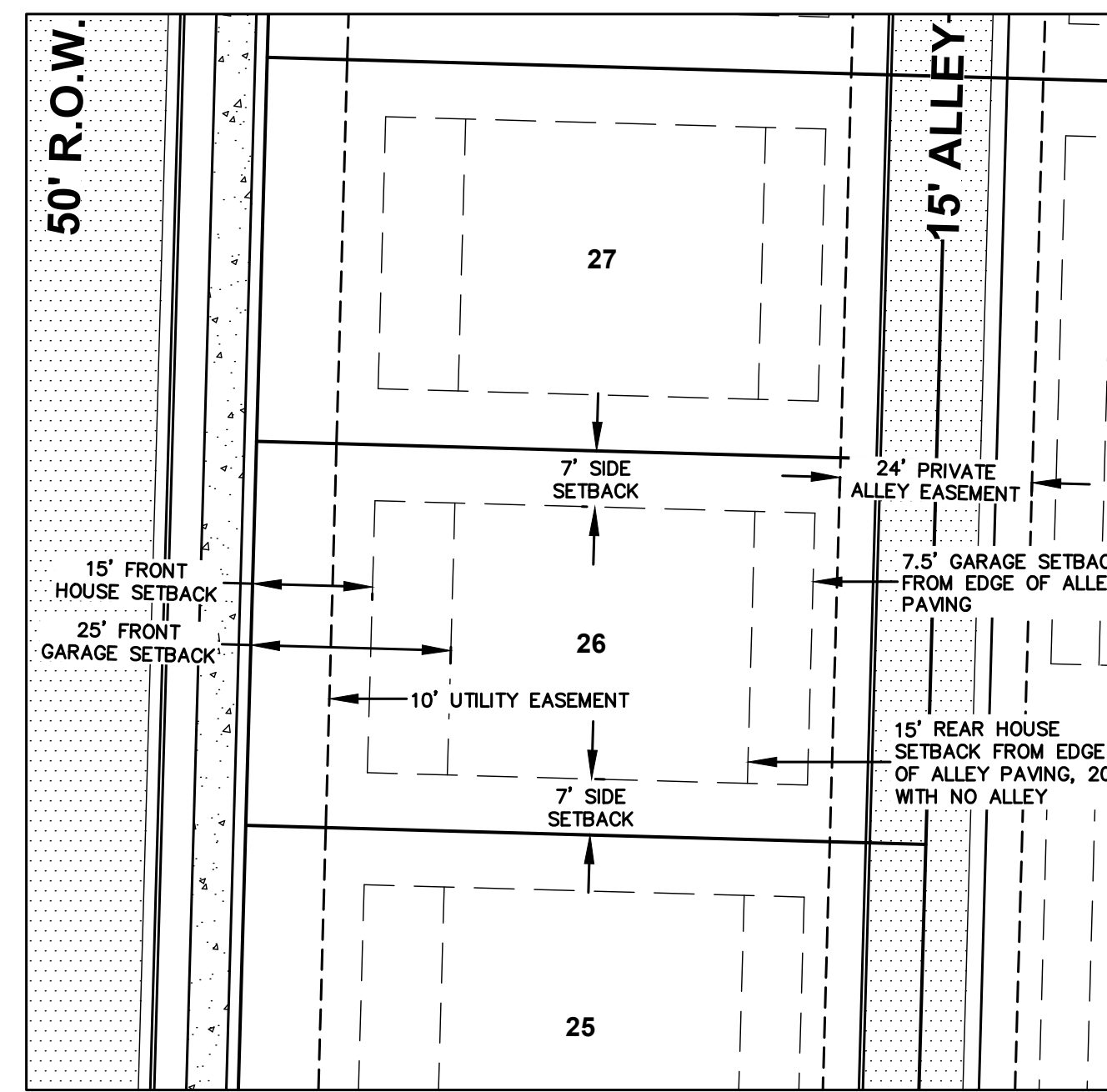


JOB #: 21098
DATE: 06-23-2022

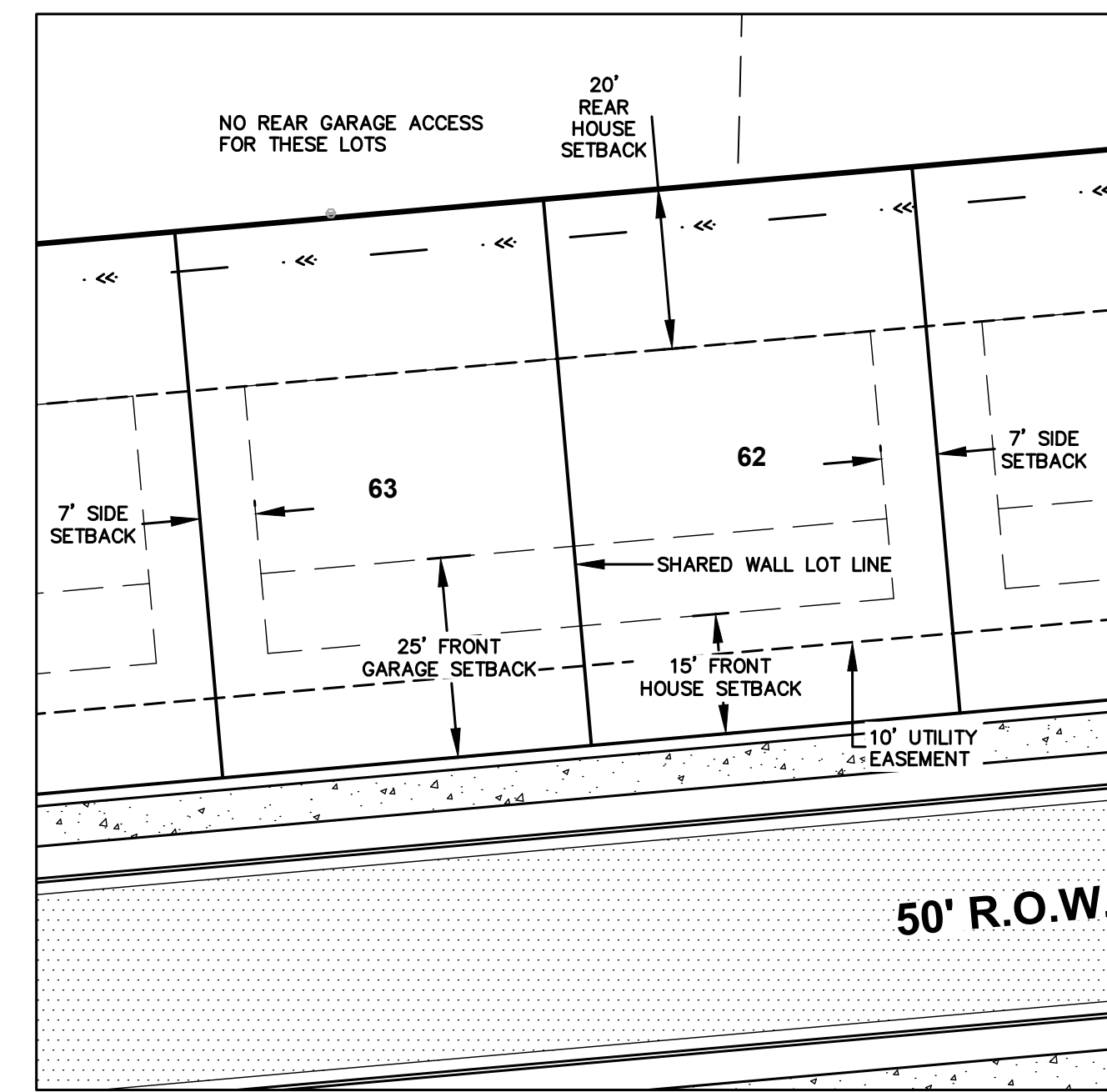
SHEET: **PRE3**



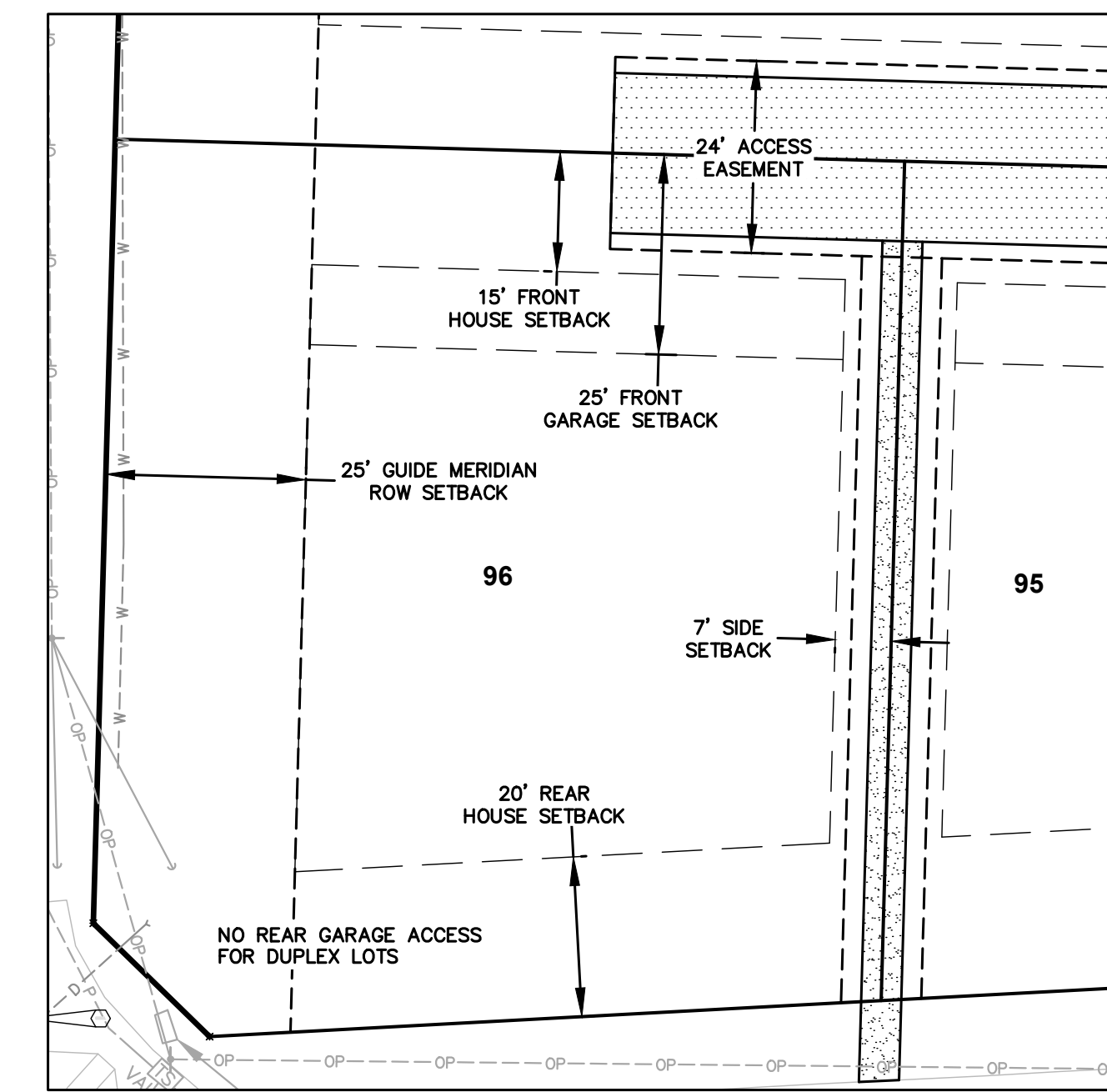
TYPICAL 7,200 SF + LOT SETBACKS (LOTS 1-16)



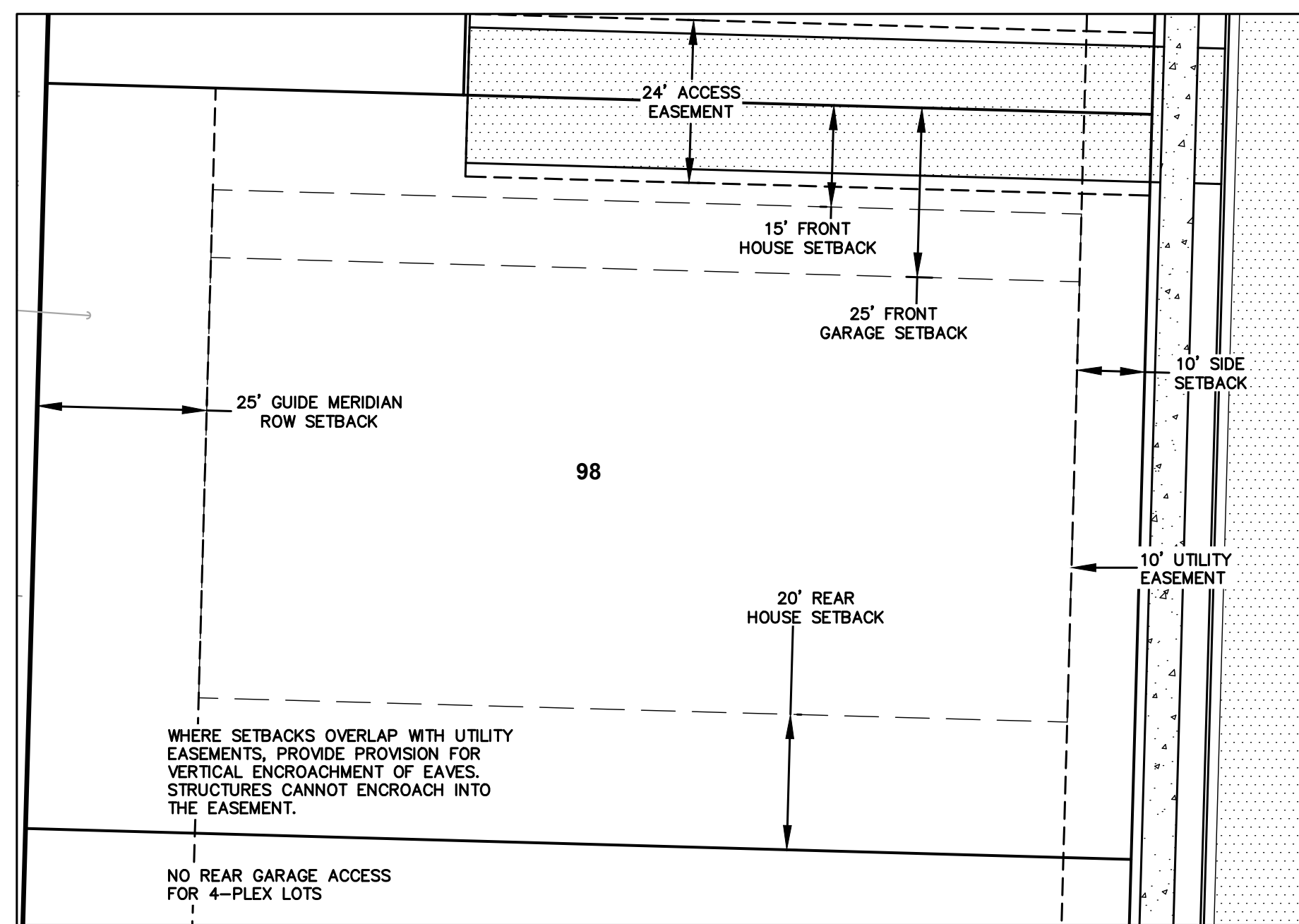
TYPICAL 3,500 - 4,500 SF LOT SETBACKS (LOTS 17-55, 68-87)



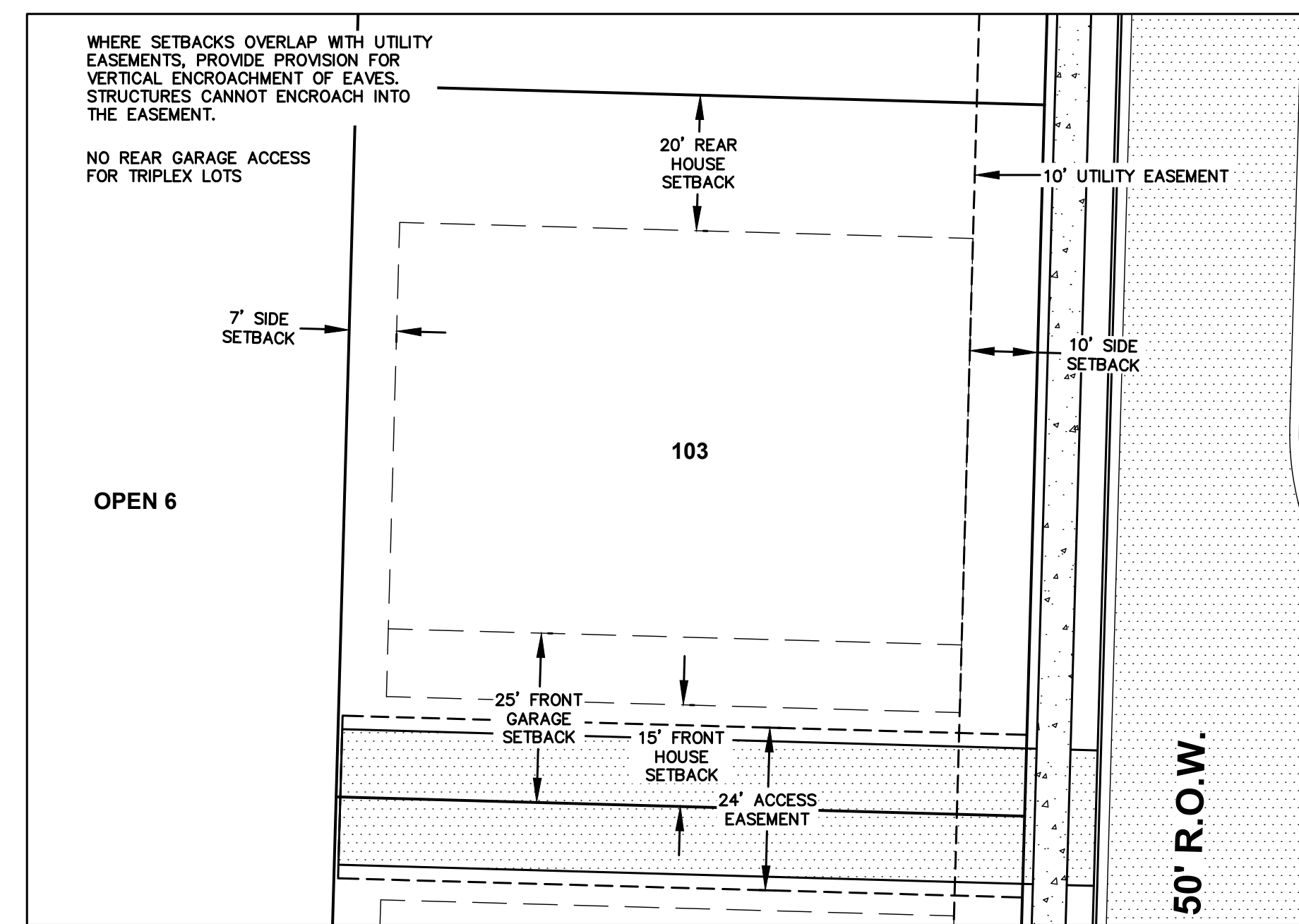
TYPICAL 3,000 SF ATTACHED LOT SETBACKS (LOTS 56-67)



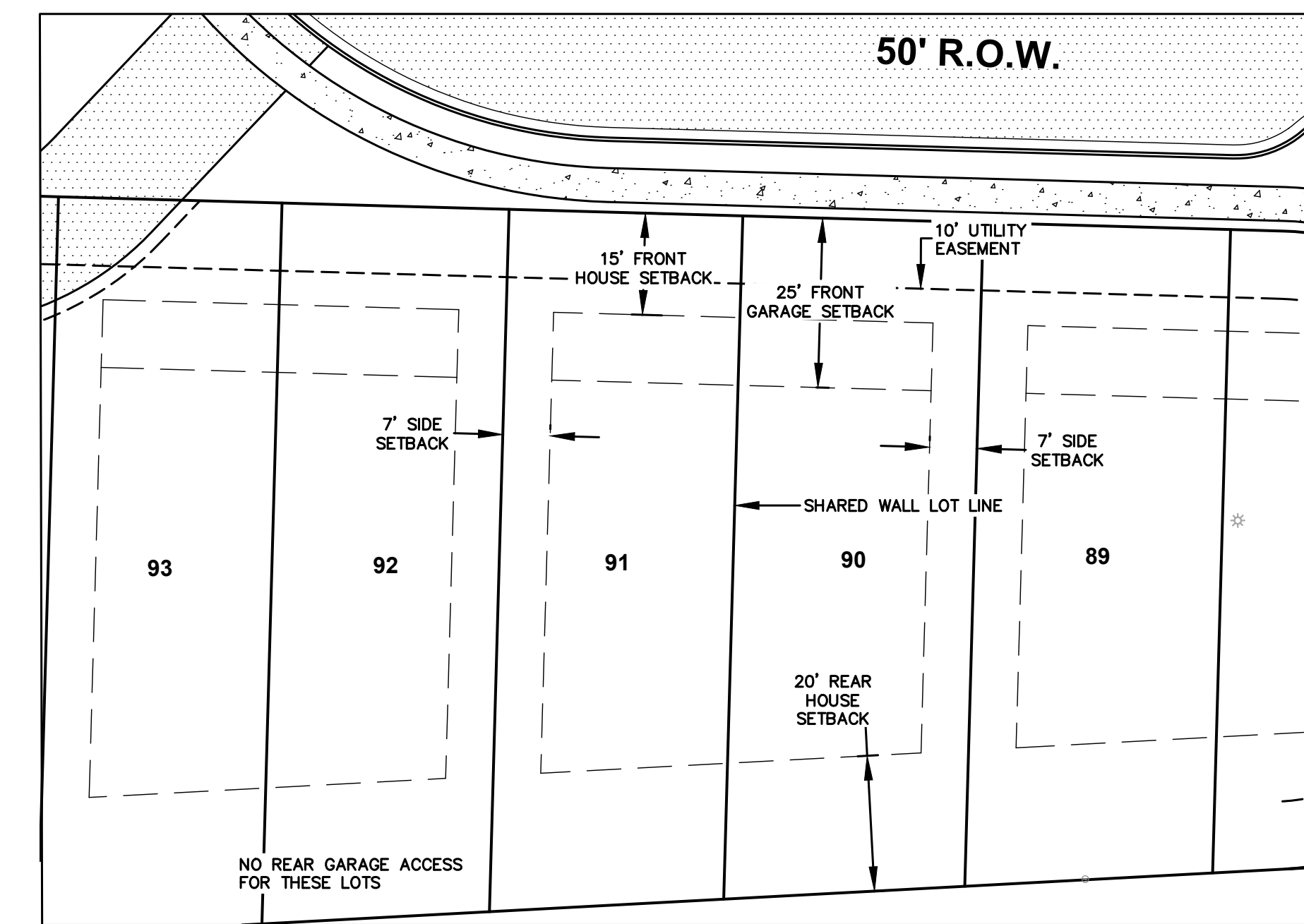
TYPICAL DUPLEX LOT SETBACKS (LOT 96)



TYPICAL 4-PLEX LOT SETBACKS (LOTS 97-98)



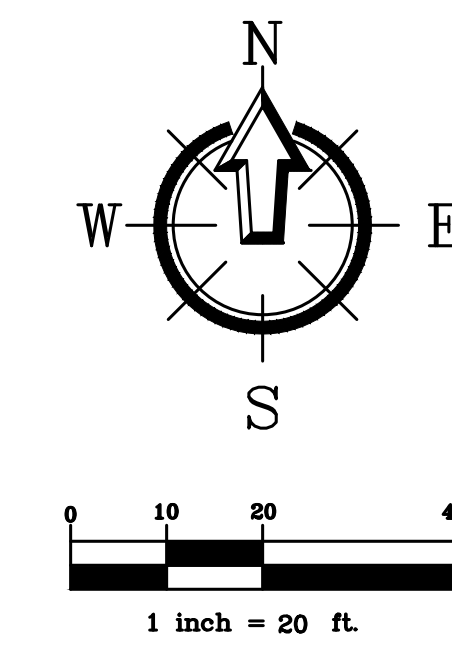
TYPICAL TRIPLEX LOT SETBACKS (LOTS 98-106)

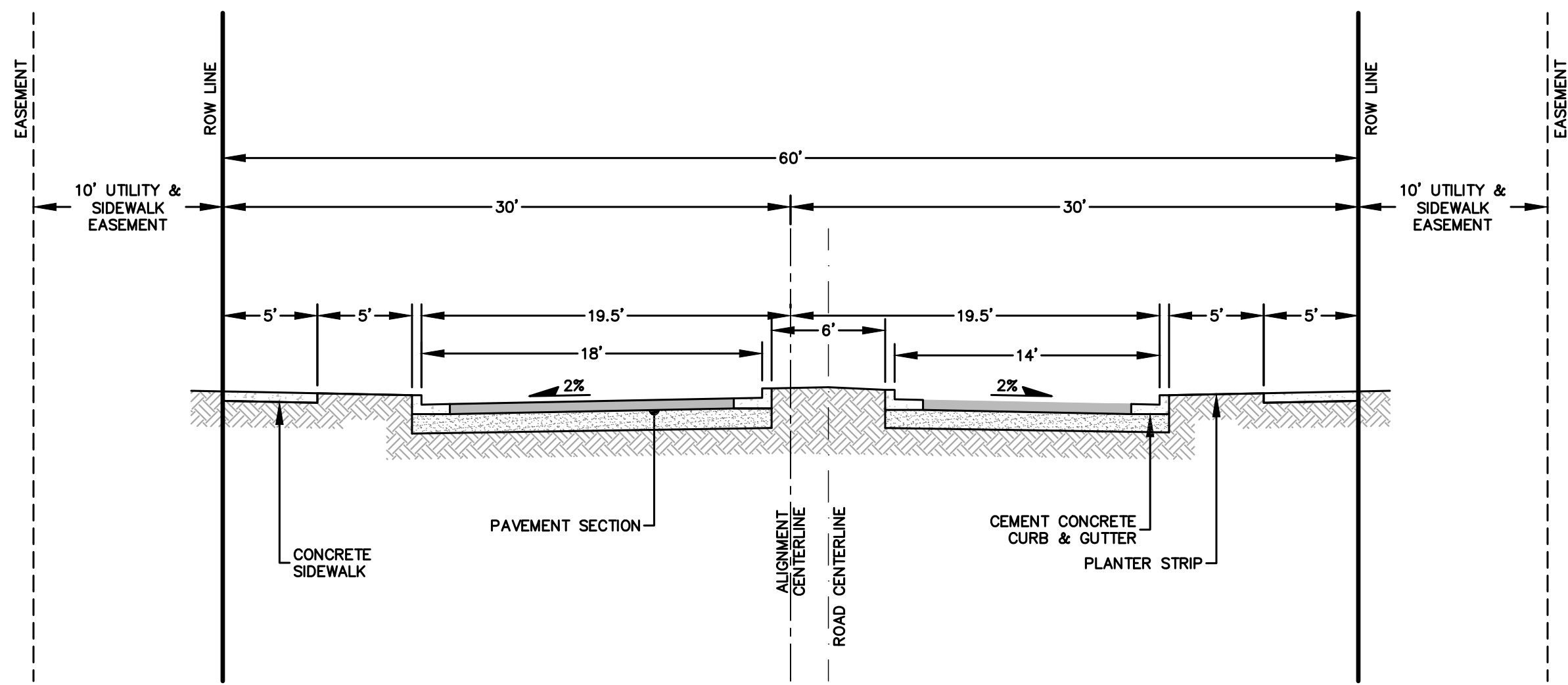


TYPICAL 3,500 SF ATTACHED LOT SETBACKS (LOTS 88-95)

PROPOSED SETBACKS TABLE							
	7,200+ SF LOT	3,500 - 4,500 SF LOT	3,000 SF ATTACHED LOT	DUPLEX LOT	TRIPLEX LOT	4-PLEX LOT	3,500 SF ATTACHED LOT
SIDE YARD	7'	7'	7' (0' AT SHARED WALL LOT LINE)	7'	7'	7'	7' (0' AT SHARED WALL LOT LINE)
FRONT HOUSE	15'	15'	15'	15'	15'	15'	15'
FRONT GARAGE	25'	25'	25'	25'	25'	25'	25'
REAR HOUSE	20'	15' FROM EDGE OF ALLEY, 20' IF NO ALLEY ACCESS	20'	20'	20'	20'	20'
REAR GARAGE	3' FROM EDGE OF ALLEY, IF APPLICABLE	3' FROM EDGE OF ALLEY, IF APPLICABLE	-	-	-	-	-

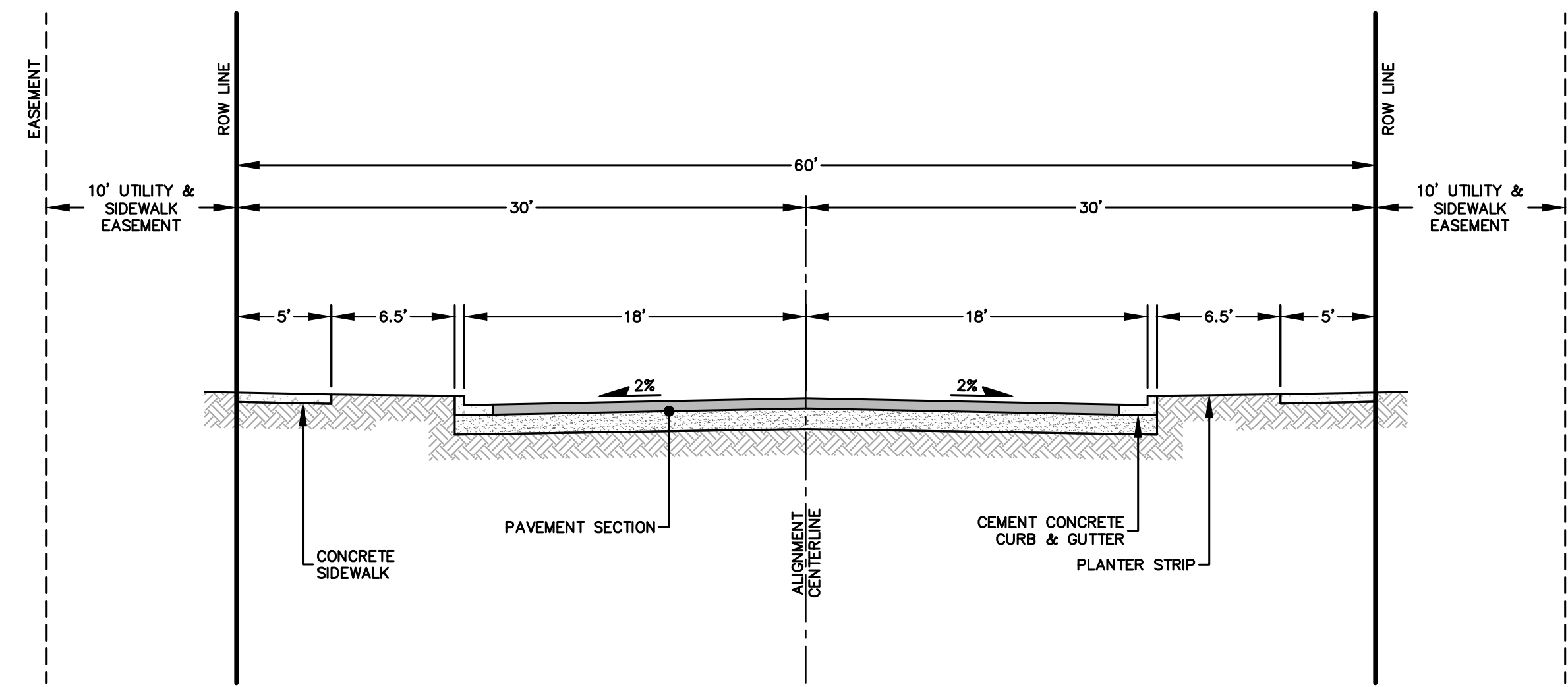
NOTE: ALL LOTS TO MEET APPLICABLE STANDARDS IN LMC 19.29 (PRD) AND LMC 19.16 (RMD), EXCEPT AS NOTED ON THESE PLANS IN THE PLANNING COMMISSION RESOLUTION #20-07, AND IN CITY COUNCIL RESOLUTION APPROVING MPRD #20-01, DATED 09-22-2020.



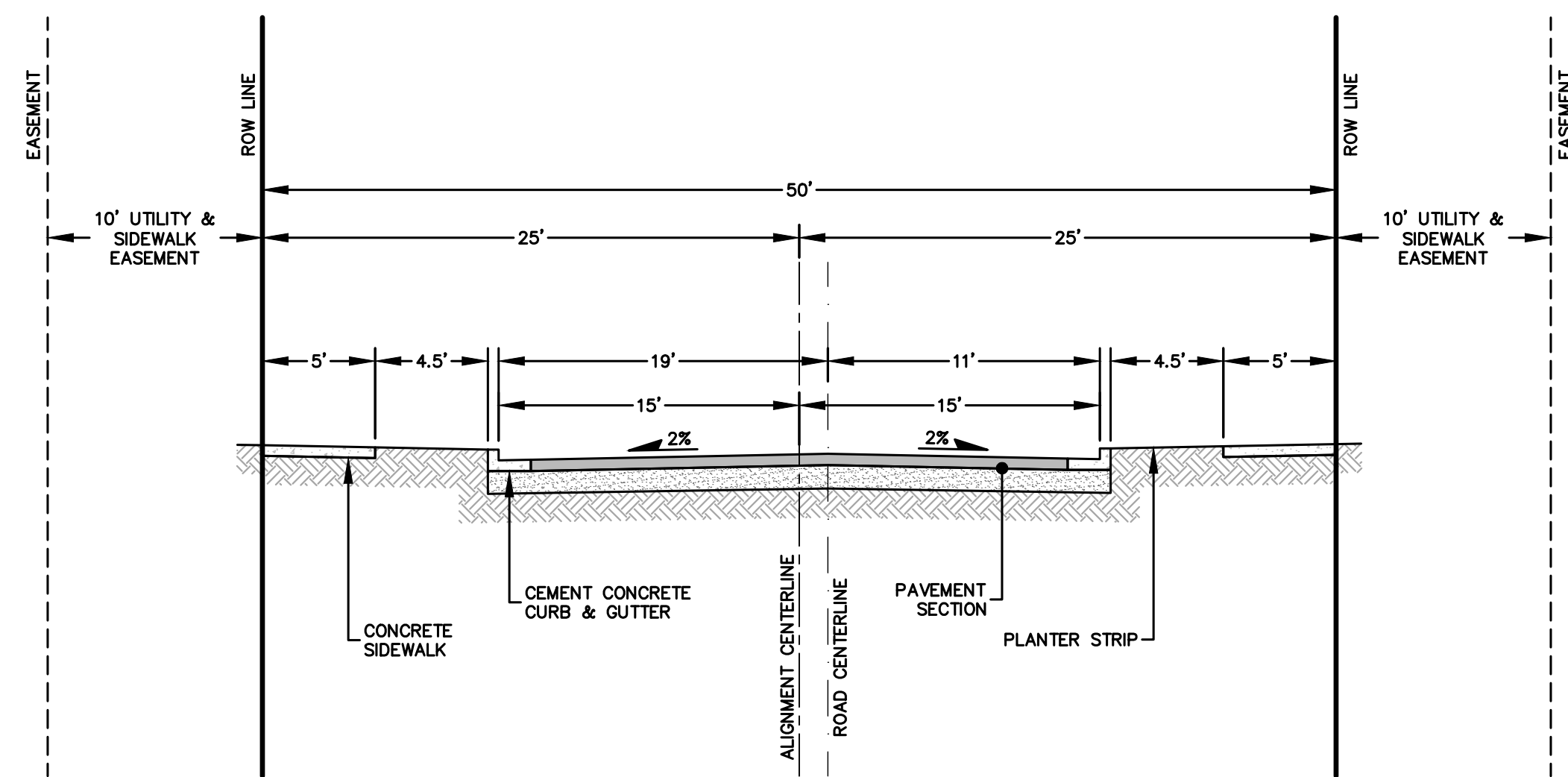


NOTE:
EAST LANE TO DELINEATE 4-FOOT WIDE
URBAN SHOULDER FOR BICYCLE TRAVEL.

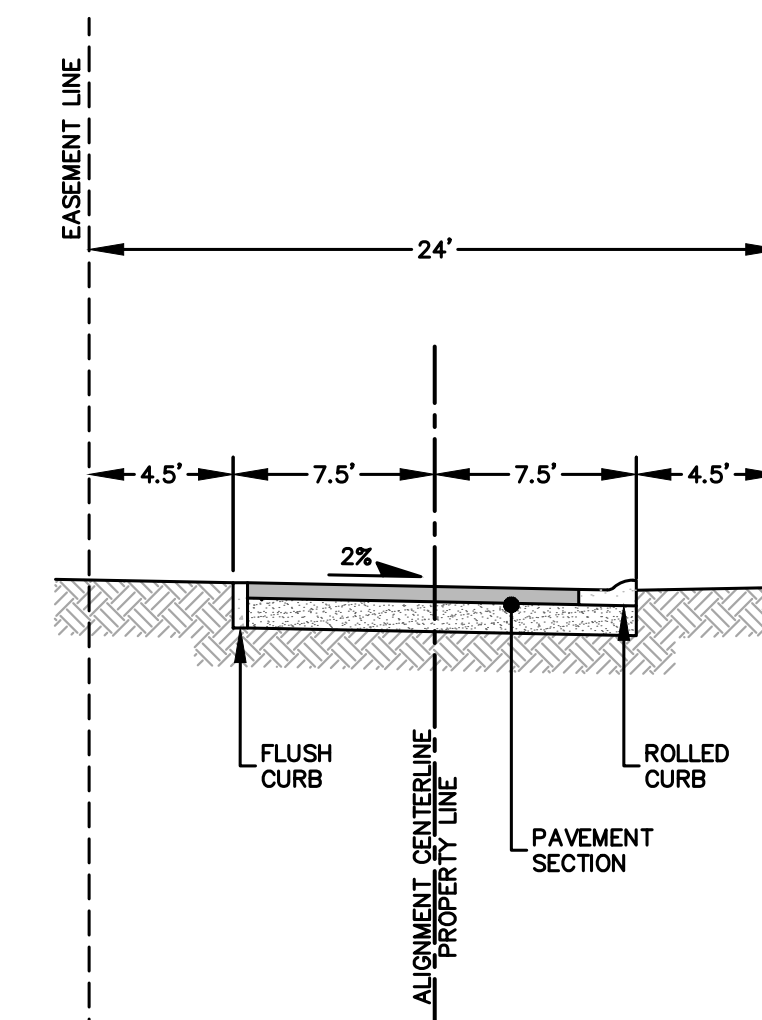
A 60' ROW STREET SECTION W/ MEDIAN
N.T.S.



B 60' ROW STREET SECTION
N.T.S.



C 50' ROW STREET SECTION
N.T.S.



D 15' ALLEY SECTION
N.T.S.



220 West Champion Street, Suite 200
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f: 360.650.1401
FREELAND & ASSOCIATES

REV.	DATE	DESCRIPTION

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PORTLAND, OR 97220-3610
CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-5655

PROJECT LOCATION:
LIONSGATE PLAT
1986 MAIN STREET
LYNDEN, WA 98264
DRAWING #:
21098SP6.DWG
DESIGNED BY: MDB
DRAWN BY: SKE
CHECKED BY: MDB

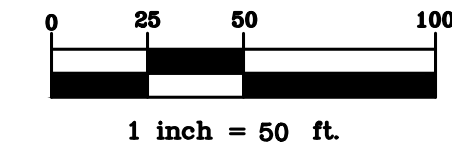
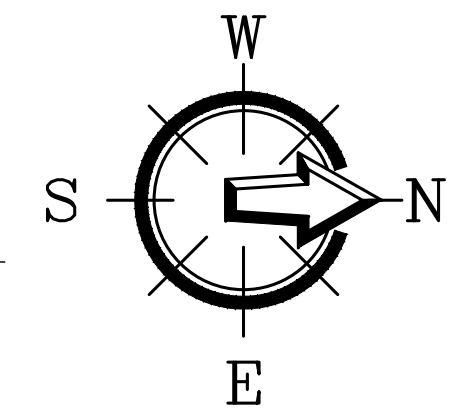
SHEET CONTENTS:
TYPICAL SETBACK EXHIBIT



JOB #:
21098
DATE:
06-23-2022

SHEET:
PRE4

GUIDE MERIDIAN - S.R. 539



BUFFER ENHANCEMENT AREA - PLANTING SCHEDULE PER BIOLOGIST MITIGATION PLAN RECOMMENDATIONS (TBD)

PROPOSED STREET TREE, TYP. SPACED EVERY 50'

LANDSCAPED OPEN SPACE, TYP.

50' R.O.W.

50' R.O.W.

60' R.O.W.

50' R.O.W.

50' R.O.W.

60' R.O.W.

60' R.O.W.

MAIN STREET

PINE ST.

OPEN SPACE AREA TABLE		
	REQUIRED	PROPOSED
OPEN SPACE (PERCENT OF TOTAL SITE)	7.5%	14.0%
ACTIVE OPEN SPACE (PERCENT OF TOTAL OPEN SPACE)	30%	56.3%

- CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARITY WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES. VERIFY ALL UTILITY LOCATIONS, PADS, AND APPURTENANCES PRIOR TO PLANTING ACTIVITY. DO NOT BLOCK ACCESS TO UTILITY STRUCTURES. IDENTIFY DISCREPANCIES IMMEDIATELY TO LANDSCAPE ARCHITECT.
- ESTABLISH SUB-GRADE ELEVATIONS THAT WILL ACCOMMODATE FULL PLANTING SOIL DEPTHS AS SPECIFIED IN SOIL PREPARATION SPECIFICATIONS THIS SHEET, ACCOMMODATE DEPTHS TO ALLOW FOR COMPOST ADDED FOR SUBGRADE PREPARATION AND SUBGRADE OPERATIONS.
- LANDSCAPE AREAS SHALL BE AMENDED PER BMP TS.13. PLANTING SOIL SHALL BE PLACED IN TWO EQUAL LIFTS. THE FIRST LIFT SHALL BE INCORPORATED/ROTILLED INTO PREPARED SUBGRADE TO A MINIMUM 4" DEPTH. ALL AREAS SHALL BE FINAL GRADED TO AVOID HIGH OR LOW SPOTS, AND PROVIDE POSITIVE DRAINAGE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN (NOT FIELD COLLECTED), CONTAINERIZED OR BALLED AND BURLAPPED. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS, FREE OF DEFECTS, DISEASE, AND ALL FORMS OF INFESTATION. MEASUREMENTS, CALIPER, BRANCHING, GRADING QUALITY, BALLING AND BURLAPPING PLANT MATERIAL SHALL CONFORM TO CITY OF LYNDEN DESIGN STANDARDS, LATEST EDITION.
- ALL CONTAINER GROWN NURSERY STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED, AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS GROWN. CONTAINER GROWN NURSERY STOCK SHALL HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED, BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
- PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY. PRUNE PLANTS ONLY AFTER PLANTING AND ACCORDING TO STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF THE TREE. REMOVE ALL DEAD WOOD, SUCKERS AND BROKEN OR BADLY BRUISED BRANCHES. USE ONLY CLEAN SHARP TOOLS.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY AND SHALL CONFORM TO SPECIFIED MEASUREMENTS, HOWEVER, LARGER PLANTS MAY BE USED IF APPROVED BY LANDSCAPE ARCHITECT. CALIPER MEASUREMENT SHALL BE TAKEN AT A POINT ON THE TRUNK 6 INCHES ABOVE THE NATURAL GROUND LINE FOR TREES UNDER 4 INCHES IN CALIPER, AND AT A POINT 12 INCHES ABOVE THE GROUND FOR TREES 4 INCHES OR GREATER IN CALIPER. IF A RANGE OF SIZES IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NO LESS THAN 40% OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED. PRIOR TO INSTALLATION, ALL PLANT MATERIAL PROPOSED FOR USE ON THE PROJECT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AT THE TIME OF DELIVERY TO THE SITE FOR CONFORMANCE WITH THE REQUIREMENTS OF THE PLANT SCHEDULE, PLANT SPECIFICATIONS, AND STORAGE AND HANDLING REQUIREMENTS. CONTRACTOR IS TO PROVIDE A MINIMUM OF TWO WEEKS NOTICE PRIOR TO DELIVERY TO THE LANDSCAPE ARCHITECT.
- TREES SHALL BE PLACED FIRST, THEN SHRUBS, AND THEN GROUNDCOVERS. TREES SHALL BE STAKED OR GUYED PER CITY OF LYNDEN STANDARD DETAILS WITHIN 24 HOURS OF INSTALLATION. TREE TRUNKS SHALL BE LOCATED NO CLOSER THAN 5' FROM BUILDING WALLS. SHRUBS SHALL BE LOCATED SO THAT AT MATURITY THERE WILL BE A MINIMUM 3' CLEAR BETWEEN TRUNK AND BUILDING WALL.
- FINISH GRADE (TOP OF MULCH) IN PLANTING BEDS AND FINISH GRADE OF TURF SHALL BE 1/2" BELOW FINISHED SURFACE OF ADJACENT WALK OR PAVED AREAS.
- ALL AREAS OF BARE SOIL, OR AREAS IMPACTED BY VEHICULAR USE OF ANY KIND, OR STORAGE OF MATERIALS OUTSIDE OF THE CLEARING LIMITS SHALL RECEIVE FULL SUBGRADE PREPARATION, INCLUDING COMPOST AMENDMENTS AND SHALL RE-ESTABLISH FINAL DESIGN CONDITION AND SHALL BE AT CONTRACTOR'S COST.
- THE CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY FOLLOWING PLANT INSTALLATION. THE CONTRACTOR SHALL MAINTAIN THE PLANTED AREAS FOR 90 DAYS AFTER ACHIEVING COMPLETION OF PLANTING.
- STANDARD COMMERCIAL GRADE FERTILIZERS AND HERBICIDES SHALL NOT BE APPLIED UNLESS THE CONTRACTOR HAS DEEMED IT NECESSARY TO PROMOTE HEALTHY AND SUSTAINABLE GROWTH. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE APPLYING FERTILIZERS AND HERBICIDES.

GENERAL PLANTING NOTES



220 West Champion Street, Suite 200
Bellevue, WA 98005
T: 360.650.1408
F: 360.650.1401

FREELAND & ASSOCIATES

BY:	
DESCRIPTION:	
REV:	
DATE:	

CLIENT:
CITY BIBLE CHURCH
9200 NE FREMONT ST.
PORTLAND, OR 97220-3610
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FOR BURIED UTILITY LOCATIONS
1-800-424-5655

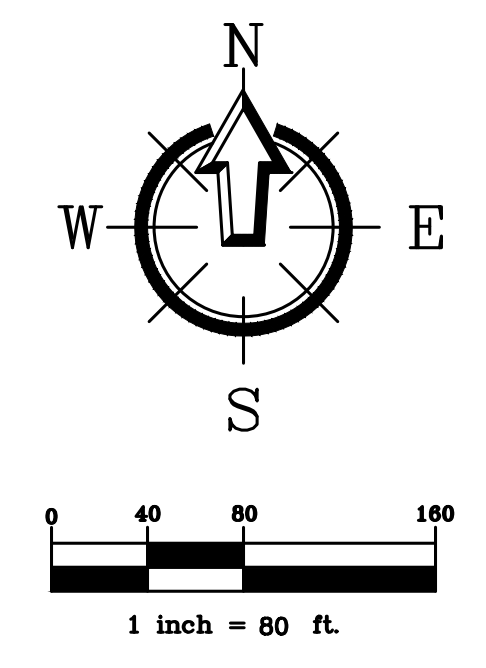
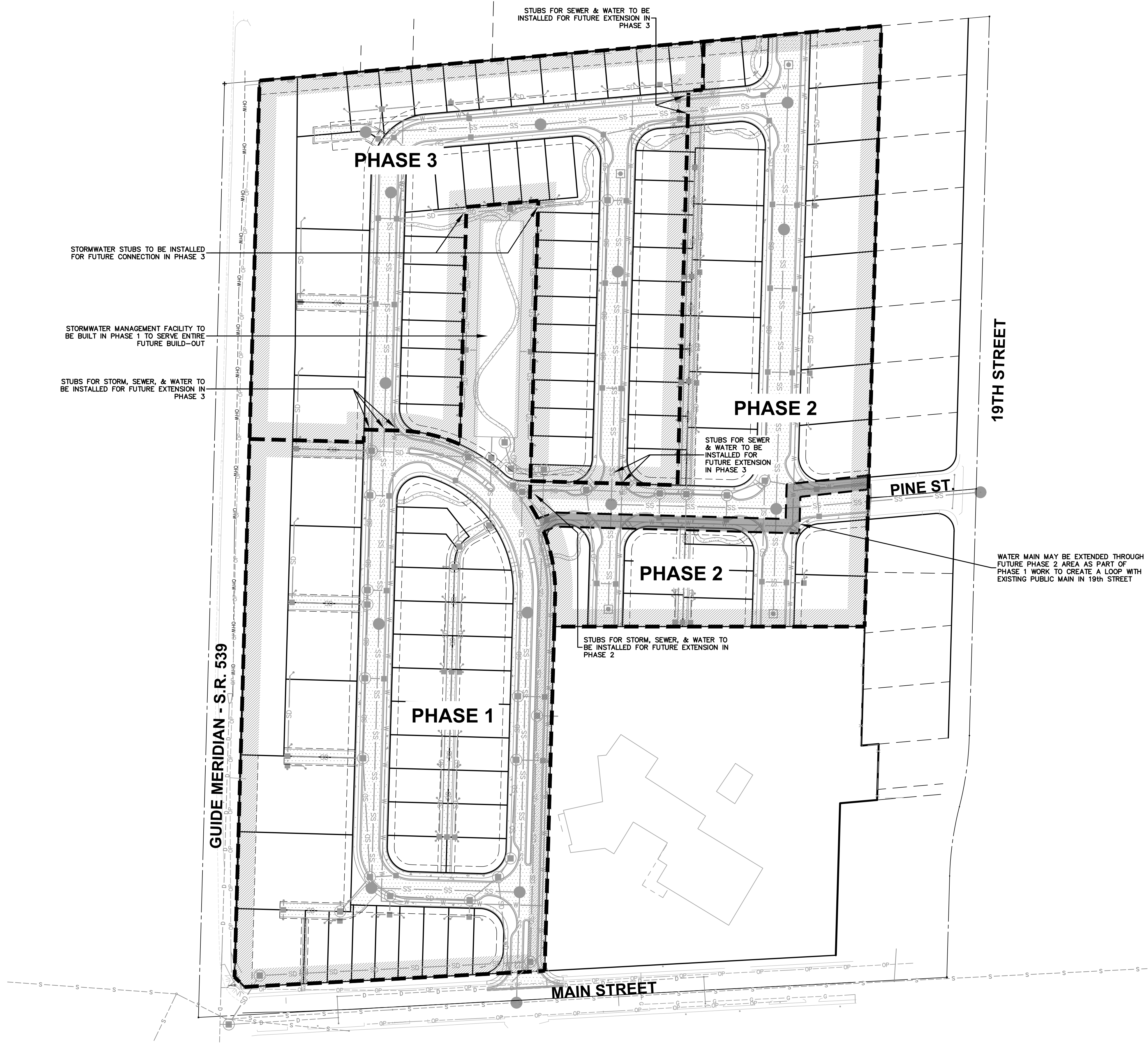
PROJECT LOCATION:
LIONSGATE PLAT
1986 MAIN STREET
LYNDEN, WA 98264
DRAWING #: 21098SP6.DWG
DESIGNED BY: MDB
DRAWN BY: SKE
CHECKED BY: MDB

SHEET CONTENTS:
**PRELIMINARY LANDSCAPING
AND TREE PLANTING PLAN**



JOB #: 21098
DATE: 06-23-2022

SHEET: **PRE5**



220 West Champion Street, Suite 200
 Bellingham, WA 98225
FREELAND & ASSOCIATES

REV.	DATE	DESCRIPTION

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 1-800-424-5655

PROJECT LOCATION:
LIONSGATE PLAT
 1986 MAIN STREET
 LYNDEN, WA 98264

DRAWING #: 21098SP6.DWG
DESIGNED BY: MDB
DRAWN BY: SKE
CHECKED BY: MDB

SHEET CONTENTS:
PHASING PLAN



JOB #: 21098
DATE: 06-23-2022

SHEET: PRE6