**LICENSE AND MAINTENANCE AGREEMENT WITH COMMUNITY TRANSIT RELATING TO THE OPERATION AND MAINTENANCE OF CATHCART PARK & RIDE FACILITY**

This License and Maintenance Agreement with Community Transit Relating to the Operation and Maintenance of Cathcart Park & Ride Facility (the "Agreement") is made by and between Snohomish County, a political subdivision of the State of Washington, through and on behalf of its Department of Public Works (the "County") and Snohomish County Public Transportation Benefit Area Corporation dba Community Transit ("Community Transit").

**RECITALS**

A. The County owns certain real property with an address of 14806 HWY 9 SE, Snohomish, WA (the "Property"). See Attachment A, incorporated herein by this reference, for a demonstrative overhead pictorial view of the Property. See Attachment B, incorporated herein by this reference, for the legal description of the Property.

B. The County originally purchased the Property in 2015 for use as a future park and ride facility. In April 2020 Snohomish County and Pacific Ridge-DRH, LLC ("Pacific Ridge") entered into a Real Estate Purchase and Sale Agreement wherein County agreed to sell to Pacific Ridge and Pacific Ridge agreed to purchase from County approximately 31 acres of land located at the southwest corner of the intersection of Cathcart Way and State Route 9 in unincorporated Snohomish County, identified as Snohomish County Assessor's Tax Parcel No. 280536001100. As part of the Purchase and Sale Agreement, Pacific Ridge agreed to construct a park and ride facility (the "Cathcart Park & Ride"), including related stormwater facilities, on the Property.

C. Community Transit provides public transit services throughout Snohomish County, including the operation of numerous park and ride facilities. Community Transit has communicated to the County its intent to maintain and operate the Cathcart Park & Ride on a scale and schedule that matches capacity and market demand for transit service. More specifically, Community Transit will adjust existing transit services operating on Cathcart Way and State Route 9 to serve the Cathcart Park & Ride. At such time as the transit market matures and Community Transit capacity allows, Community Transit will implement high-capacity transit along Cathcart Way, including appropriate supporting upgrades and enhancements to the Cathcart Park & Ride. All of these services will provide a benefit to the residents of Snohomish County in the form of public transportation, traffic relief, lower carbon emissions and more.

D. On July 15, 2022, Snohomish County, Community Transit and Pacific Ridge entered into a Park and Ride Agreement, included as Attachment D, which describes the project design, phasing, construction guidelines, requirements and procedures for the Cathcart Park & Ride.

E. The County and Community Transit wish to enter into an agreement that clearly defines each party's roles and responsibilities and sets forth conditions regarding the operation and maintenance of the Cathcart Park & Ride.

**AGREEMENT**

NOW THEREFORE, for and in consideration of the mutual promises and benefits described below, the parties agree as follows:

**1. GRANT OF LICENSE FOR FACILITY USE.**

**1.1 License.** The County hereby grants Community Transit, its agents, employees and contractors, a nonexclusive license (the "License") to enter upon, operate, repair and maintain year-round the Property as a public park and ride facility, commonly referred to as Cathcart Park & Ride, with approximately 150 parking stalls.

Community Transit's authority to use, operate, repair and maintain the Cathcart Park & Ride shall not be considered exclusive possession or control. The County may continue to use the Cathcart Park & Ride for its own purposes and at all times shall be considered the owner and occupier of the Cathcart Park & Ride. No illegal use shall be made on the Property nor shall any property that creates any nuisance or fire, explosive or other hazard be stored thereon. The County may enter the Cathcart Park & Ride at any time to determine whether Community Transit's use is improper or hazardous. Community Transit agrees that it will not interfere or obstruct the County's use of the Property during the term of this Agreement.

This License is personal to Community Transit and grants no interest in the real property. This License is intended to allow Community Transit limited use of the Cathcart Park & Ride only to the extent expressly authorized herein and no other use is permitted or allowed.

Community Transit and County agree that this License is not intended to create any benefit for or in any third party nor is it intended to create any right of action in any third party.

**1.2 License Duration.** The License shall become effective from the execution of this Agreement until such time that the parties terminate this Agreement as provided in Section 11 below.

**1.3 Utilities.** Community Transit shall pay all utilities associated with the Cathcart Park & Ride (including for parcel numbers 0040038-000-156-00, 004038-000-141-02 and 004038-000-141-00), including but not limited to Surface Water Management ("SWM") fees, electricity, and water and sewer. If the County adds impervious surface area to the Cathcart Park & Ride, the County shall be responsible for its corresponding percentage of SWM impervious surface fees.

## 2. COMMUNITY TRANSIT'S RESPONSIBILITIES.

### 2.1 Improvements.

2.1.1 Community Transit shall be responsible for any and all expenses and labor involved with the improvements, maintenance, and operation of the Cathcart Park & Ride including security cameras. Community Transit may not make additions, changes, alterations, or improvements to the Cathcart Park & Ride, or to any electrical, mechanical, or other systems or facilities located in or otherwise serving the Cathcart Park & Ride (collectively, the "Alterations") without first obtaining the prior written consent of the County. Community Transit shall provide the County with detailed plans and specifications detailing any proposed Alteration(s). Should the County consent to any proposed Alteration(s), such consent shall not be deemed a representation or warranty as to the adequacy of the architectural design or plans for such Alteration(s), and the County hereby expressly disclaims any responsibility or liability for the same.

2.1.2 All such Alterations shall be performed: (a) at Community Transit's sole cost and expense unless otherwise agreed to by the parties; (b) in a good and workmanlike manner, with all materials used being of a quality at least as good as those already in use at the Cathcart Park & Ride; (c)

in accordance with plans and specifications approved by the County pursuant to Section 2.1.1; and (d) in compliance with all applicable laws, including but not limited to those related to prevailing wages (see Chapter 39.12 RCW), retainage (see Chapter 60.28 RCW), bonding (see Chapter 39.08 RCW), use of licensed contractors (see Chapter 39.06 RCW), and competitive bidding (see Chapter 36.32 RCW and Chapter 35.21.278 RCW), and any/all applicable codes and regulations. In addition, the County may require that any or all Alterations be performed under the County's supervision; provided that any such supervision by the County shall not be deemed a representation or warranty as to the adequacy of the design, workmanship, quality of materials, or construction of the Alterations at issue, and the County hereby expressly disclaims any responsibility or liability for the same.

2.1.3 Community Transit shall bear the sole liability for any damage or injury occurring in, on, around, upon, or to the Cathcart Park & Ride due to the acts or omissions of Community Transit, its agents, employees, contractors, invitees, and/or any other persons who may be in, on, around, or upon the Cathcart Park & Ride, with the express or implied consent of Community Transit in connection with the performance of Alterations, and Community Transit shall indemnify and hold the County harmless from and against the same.

2.1.4 Upon the termination of this Agreement, all fixed Alterations shall remain in and be surrendered with the Cathcart Park & Ride as a part thereof, unless, with respect to any Alteration, the County specifies in its consent to the construction of such Alteration that such Alteration must be removed prior to surrender, in which case Community Transit shall, prior to surrender, remove the Alteration in question and repair any damage to the areas caused by such removal.

2.1.5 Community Transit shall keep the Cathcart Park & Ride free from any liens arising out of work performed for, materials furnished to, or obligations incurred by, or on behalf of, Community Transit. Any construction liens filed against the Property for work claimed to have been furnished to Community Transit will be discharged by Community Transit, by bond or otherwise, within ten (10) days after the filing of the claim or lien, at Community Transit's sole cost and expense. Should Community Transit fail to discharge any such construction lien, the County may, at its election, pay that claim or post a bond or otherwise provide security to eliminate the lien as a claim against title, and the cost to the County shall be immediately due and payable by Community Transit. Community Transit shall indemnify and hold the County harmless from and against any liability arising from any such lien.

**2.2 Access.** Community Transit shall have continuous access to the Cathcart Park & Ride for the duration of this Agreement.

**2.3 Maintenance.**

2.3.1 Community Transit shall maintain, at its own costs, the Cathcart Park & Ride, including but not limited to pavement overlays, sidewalks, parking stall, security cameras, spot filling with asphalt, sweeping, cleaning and maintenance of catch basins, landscaping, snow removal, collection and disposal of litter and trash, removal of graffiti, repairs due to vandalism, signage, striping, lighting, and any maintenance of other fixtures that support the function of the park and ride area. In addition, Community Transit's maintenance obligations, including all costs associated therewith, include leveling and maintenance of the shelter structures, operator's restroom and amenities, passenger amenities, lighting, utilities, and any other fixtures that support the function of the transit operations area within the Property. Community Transit will report on its maintenance activities to the County annually by January 15 for the previous year (refer to "Maintenance Checklist" Attachment C).

2.3.2 Community Transit shall be solely responsible for providing any on-site security at the Cathcart Park & Ride, as it deems appropriate in its sole discretion, and which may include contracted law enforcement services through the Snohomish County Sheriff's Department.

2.3.3 Community Transit shall keep the Cathcart Park & Ride in a neat and safe condition, and create no fire, health, or safety hazard within the Cathcart Park & Ride.

**3. GENERAL.**

3.1 If a catastrophic failure occurs, excluding earthquake or other natural disasters, within the Cathcart Park & Ride, including, but not limited to, pavement failure or drainage system failure, Community Transit shall cease to operate the site as a park and ride facility, and this Agreement shall terminate as provided in Section 11 below. The County shall be responsible for all costs in taking appropriate action to assure public health and safety. However, the County will not be responsible to reconstruct the Cathcart Park & Ride or other park and ride facility.

3.2 Community Transit shall observe and obey all applicable state and County laws, rules, and regulations, and amendments thereto in performance of this Agreement.

3.3 Community Transit shall obtain and maintain all permits and licenses required by law for on-going operations or Alterations. By executing this Agreement, the County does not warrant whether any other permits or licenses are necessary or sufficient.

3.4 Community Transit shall obtain and maintain insurance as set out in Section 9.1.

3.5 Community Transit shall remove from Cathcart Park & Ride, on or before termination of this Agreement, all of its personal property. If such property is not removed in a timely fashion, the County shall have the right to remove, store, sell, or otherwise dispose of it at Community Transit's expense. Community Transit expressly agrees that any sale, public or private, may occur not less than thirty (30) days afte the date of termination of this Agreement and may occur with or without notice from the County. The County shall not be liable to Community Transit for any loss or damage to Community Transit's property or any other property from theft, fire, or any other cause either before or after termination.

3.6 Community Transit shall comply with all rules and regulations of the County relating to the use of and conduct in the Park & Ride and require that its agents, employees, volunteers, invitees, or participants, comply with all rules and regulations of the County relating to the use of, and conduct in the Park & Ride.

**4. MUTUAL DUTIES.**

**4.1 Coordination Meetings.** The County and Community Transit shall meet as needed to exchange, review, and discuss policies, development plans, levels of scheduled use, and procedures for Cathcart Park & Ride and to ensure that both parties are adhering to the terms and conditions of this Agreement.

**4.2 Media Outreach.** Community Transit will work with the County's Public Works

Communications Supervisor and the County's Executive's Office Communications Director to coordinate media outreach, requests for interviews, and media events for all activities at the Cathcart Park & Ride.

**5. DISCLAIMER OF WARRANTIES.**

Acceptance of the Property for operations and maintenance purposes is subject to the Park & Ride facility being constructed in accordance with the Park & Ride Agreement dated July 15, 2020 (as amended) between Snohomish County, Community Transit, and Pacific Ridge – DRH, LLC, and in accordance with the Snohomish County Planning & Development Services Land Disturbing Activity permit issued for the facility construction. Construction warranties as a part of the Pacific Ridge – DRH, LLC permits to construct the Park & Ride facility will be enforceable by the County. The County shall not be bound by any warranty or representation as to the condition of the Property or the Cathcart Park & Ride, or in any other manner except as stated herein. Community Transit agrees to accept the Property and Cathcart Park & Ride without further payments, improvements, alterations or contributions from the County upon completion of Park & Ride facility construction in accordance with all approved permits and plans. SNOHOMISH COUNTY DISCLAIMS ANY FURTHER WARRANTIES, EXPRESSED OR IMPLIED.

**6. INCLEMENT WEATHER.** Community Transit is solely responsible for ensuring safe operation in and access to/from the Cathcart Park & Ride during periods of inclement weather.

**7. SIGNAGE AND NOTICES.**

7.1 Signs. Within the Cathcart Park & Ride, Community Transit shall have the right to install or post notices including: signs, kiosks, maps, route information, route schedules, rider alerts, transit agency information, public services, and similar public service information that may be of use or of interest to the general travelling public.

7.2 Powers of the County. Nothing contained in this Agreement shall be considered to diminish the governmental or police powers of the County.

**8. MANAGEMENT OF AGREEMENT.**

All communication, notices, coordination, and other tenets of this Agreement shall be managed by the following identified individuals:

On behalf of Snohomish County:

The County liaison for this Agreement ("Agreement Manager") is:

Brook Chesterfield, P.E, Special Projects Coordinator
Snohomish County Department of Public Works
3000 Rockefeller Ave M/S 607 Everett, WA. 98202
Phone425-261-9849 /
E-mail: brook.chesterfield@snoco.org

On behalf of Community Transit:

Community Transit liaison for this agreement is:

Sara Sowa, Director of Facilities Maintenance
2312 W. Casino Road
Everett, WA 98204
Phone: 425-438-6184
E-mail: sara.sowa@commtrans.org

Each party shall revise the designations as needed, including the replacement of the originally named representatives. Revisions shall be delivered to the other party's representative. All designations shall state the name of the replacement representative or operating liaison, his/her title, mailing address, phone number(s), e-mail address, and fax number.

## 9. INSURANCE

Community Transit, at its own cost, shall procure and maintain during the term of this Agreement, insurance or self-insurance as specified below in the Minimum Scope and Limits of Insurance. Community Transit shall furnish the County with a certificate of insurance and endorsement required by September 1 of each year of the Agreement. The County reserves the right to require complete, certified copies of all required insurance policies at any time. Each insurance policy shall be written on an "occurrence" form.

By requiring such minimum insurance coverage, the County shall not be deemed or construed to have assessed the risks that may be applicable to Community Transit under this Agreement. Community Transit shall assess its own risks and, if it deems appropriate and/or prudent, maintain greater limits and/or broader coverage.

Coverage shall not be suspended, voided, canceled, reduced in coverage or in limits, until after thirty (30) calendar days' prior written notice has been given to the County.

**9.1 Minimum Scope and Limits of Insurance.** Community Transit shall maintain limits no less than:

a) General Liability: $5,000,000 combined single limit per occurrence for bodily

b) Injury, personal injury and property damage, and for those policies with aggregate limits, a $5,000,000 aggregate limit. CG 00 01 current edition, including Products and Completed Operations and Participant Liability, if appropriate, unless otherwise approved by the County Risk Management.

c) Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage. CA 0001 current edition, Symbol 1, unless otherwise approved by the County Risk Management.

d) Workers' Compensation: Statutory requirements of the State of residency, and

e) Employers' Liability or "Stop Gap" coverage: $1,000,000.

**9.2 Other Insurance Provisions and Requirements.** The insurance coverage(s) required by this Agreement are to contain, or be endorsed to contain the following provisions:

a) Snohomish County, its officers, officials, agents and employees are to be named as additional insureds as respects liability arising out of or in connection with this Agreement and as respects activities performed on behalf of Community Transit. Such coverage shall be primary and non- contributory insurance as respects the County, its officers, officials, agents and employees. Additional Insured Endorsement shall be included with the Certificate of Insurance, "CG 20 26 04/13," or its equivalent is required.

b) Community Transit's insurance coverage shall apply separately to each insured against whom a claim is made and/or lawsuit is brought, except with respect to the limits of the insurer's liability.

c) The deductible and/or self-insured retention of the policies shall not limit or apply to Community Transit's liability to the County and shall be the sole responsibility of Community Transit

d) Insurance coverage is to be placed with insurers with a Bests' rating of no less than A: VIII, or, if not rated with Bests', with minimum surpluses the equivalent of Bests' surplus size VIII.

e) If at any time any of the foregoing policies fail to meet minimum requirements, Community Transit shall, upon notice to that effect from the County, promptly obtain a new policy, and shall submit the same to the County, with the appropriate certificates and endorsements, for approval.

**10. INDEMNIFICATION.**

Community Transit shall assume the risk of, be liable for, and pay all damages, losses, costs, and expenses of any party, including any of its employees, arising out of the performance of this Agreement, except that caused by negligence and/or willful misconduct of the County and its employees citing within the scope of their employment. Community Transit shall hold harmless from and indemnify the County against all claims, losses, suits, actions, costs, counsel fees, litigation costs, expenses, damages, judgments, or decrees by reason of damage to any property or business, and/or any death, injury, or disability to or of any person or party, including any employee, arising out of or suffered, directly or indirectly, by reason of or in connection with the performance of this Agreement or any act, error, or omission of Community Transit, Community Transit's employees, agents, or invitees, whether by negligence or otherwise.

This indemnification obligation shall include, but is not limited to, all claims against the County by an employee or former employee of Community Transit, by mutual negotiation, expressly waives all immunity and limitation on liability, as respects the County only, under any industrial insurance act, including Title 51 RCW, other Worker's Compensation act, disability benefit act, or other employee benefit act of any jurisdiction which would otherwise be applicable in the case of such claim.

In the event that the County incurs any judgment, award and/or cost including reasonable attorney's fees arising from the provisions of this subsection, or to enforce the provisions of this subsection, any such judgment, award, fees, expenses and costs shall be recoverable from Community Transit. In the event of litigation between the parties to enforce the rights under this subsection, reasonable attorney fees shall be allowed to the prevailing party.

## 11. TERMINATION and DISPUTE RESOLUTION.

**11.1 Termination.** This Agreement shall terminate upon (a) a change in ownership of the Property, (b) by either party giving one hundred eighty (180) days' written notice to the other party of intent to terminate this Agreement, or, (c) if the County determines, in its sole discretion that immediate termination is necessary to protect the public health, safety, or welfare.

**11.2 Dispute Resolution.** If either party claims that the other party has breached any term of this Agreement, the following procedures shall be followed if, and when, informal communications (such as telephone conversations) fail to satisfy the claiming party:

11.2.1 The claiming party's representative shall provide a written notice of the alleged breach to the other party's representative. The notice shall identify the act or omission at issue and the specific term(s) of the Agreement which the complaining party alleges was violated.

11.2.2 The responding party's representative shall respond to the notice in writing within seven (7) working days. The response shall state that party's position, as well as what corrective action, if any, the responding party agrees to take.

11.2.3 The claiming party shall reply in writing, indicating either satisfaction or dissatisfaction with the response. If satisfied, any corrective action shall be taken within fourteen (14) calendar days of the receipt of the responding party's reply. If dissatisfied, the claiming party shall call an in-person or virtual meeting. The meeting shall occur within a reasonable period of time and shall be attended by the designated representatives of each party, and such others as they individually invite. If the claiming party remains dissatisfied with the results of the meeting, it may pursue all available legal remedies.

**11.3 Restoration and Repair.** In the event that any damage of any kind is caused by Community Transit in the course of performing work authorized by this Agreement, Community Transit will repair the damage at its sole cost and expense on or before termination of this Agreement. If the Property or Cathcart Park & Ride is not restored at the expiration or termination of this Agreement, the County may complete the work and upon demand Community Transit shall pay to the County all reasonable and appropriate costs of such work, including materials and other expenses. Community Transit agrees not to disturb any pre-existing critical areas on the Property except as authorized under applicable County and State law, including but not limited SCC 30.62A.510. Any disturbance of critical areas by Community Transit except as permitted by law will require Community Transit to restore critical areas at Community Transit's sole cost and expense and upon final approval of the County.

The County may at any time do, order, or have done any and all work considered necessary to restore to a safe condition any real or personal property left by Community Transit in a condition that appears dangerous to life or property and upon demand Licensee shall pay to the Community Transit all reasonable and appropriate costs of such work, including materials and other expenses.

## 12. OTHER TERMS.

**12.1 Notices.** Any notice required by this Agreement, or by law, shall be given by registered or certified United States mail. Such communication or notice shall be deemed to have been given when deposited in the United States mail, properly addressed, with postage prepaid. Such notice shall be given as follows:

If to County:
Brook Chesterfield, PE
Special Projects Coordinator Dept of Public Works
3000 Rockefeller Ave M/S 607
Everett, WA. 98201
Telephone: 425-261-9849

If to COMMUNITY TRANSIT:
Sara Sowa, Director of Facilities Maintenance
Community Transit
2312 W. Casino Road
Everett, WA 98204
Telephone: 425-438-6184

The parties shall notify the other in writing of any change of address for notification purposes. The change shall not be effective until receipt of such notice.

**12.2 Non-Discrimination.** It is the policy of the County to reject discrimination which denies equal treatment to any individual because of his or her race, creed, color, national origin, families with children, sex, marital status, sexual orientation, age, honorably discharged veteran or military status, or the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability as provided in Washington's Law against Discrimination, Chapter 49.60 RCW, and the Snohomish County Human Rights Ordinance, Chapter 2.460 SCC, which is incorporated herein by this reference. Execution of this Agreement constitutes a certification by Community Transit of Community Transit's compliance with the requirement of Chapter 2.460 SCC. If Community Transit is found to have violated this provision or furnished false or misleading information in an investigation or proceeding conducted pursuant to Chapter 2.460 SCC, this Agreement may be subject to a declaration of default and termination at the County's discretion. This provision shall not affect Community Transit's obligations under other federal, state, or local laws against discrimination.

**12.3 Non-Assignment.** Community Transit shall not assign any rights or obligations under this Agreement.

**12.4 Modification.** This Agreement may only be modified by written agreement of the parties and executed with the same formalities as this Agreement.

**12.5 Non-Waiver.** The failure of the County to insist on strict performance of any term of this Agreement, or to exercise any option conferred by it, in any one or more instances, shall not be construed to be a waiver or relinquishment of that right or any right by the County, but the same shall be and remain in full force and effect.

**12.6 Right of Entry.** Community Transit acknowledges that the County and its officers and employees shall have and maintain access at all times to the Property, including, without limitation, to install, maintain and repair the County's security cameras on the Property, and may control any criminal activity, nuisance, or real or potential harm to persons or Property.

**12.7 Governing Law and Stipulation of Venue.** This Agreement shall be governed by the laws of the State of Washington. The parties stipulate that any lawsuit regarding this Agreement must be brought in Snohomish County, Washington.

**12.8 Entire Agreement.** This Agreement is the complete expression of the terms and conditions hereunder. Any oral or written representations or understandings not incorporated into this Agreement are specifically excluded.

SNOHOMISH COUNTY:

By: _____

Dave Somers, County Executive Date

COMMUNITY TRANSIT:

By: _____ 4/2/25

CEO Date

APPROVED INSURANCE DOCUMENTS

☑ Approved ☐ Other

By: Barker, Sheila Digitally signed by Barker, Sheila Date: 2025.04.10 13:14:17 -07'00'

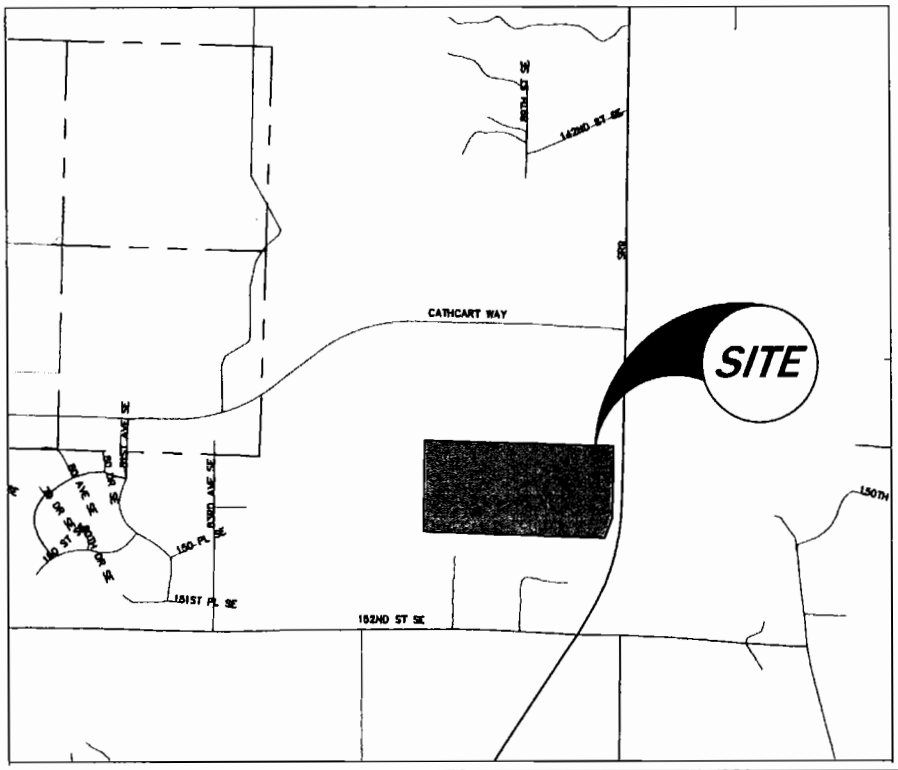
Risk Management Designee Date

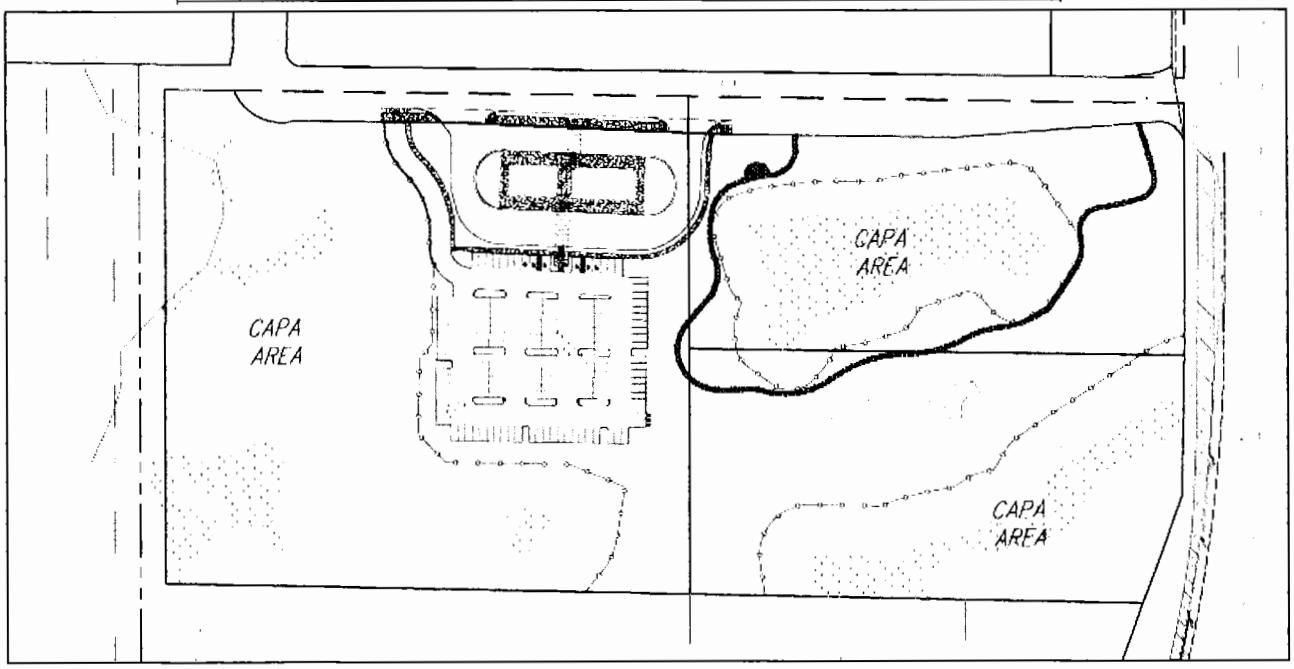
APPROVED AS TO FORM:

By: Guadamud, Rebecca Digitally signed by Guadamud, Rebecca Date: 2025.04.10 10:13:14 -07'00'

Deputy Prosecuting Attorney Date

**Attachment A**
**Pictorial Overview of Cathcart Park & Ride**



**Attachment B**
**Legal Description**

PARCEL A:
Tract 141 of Cathcart Addition, EXCEPT the North 300 feet thereof, according to Plat thereof recorded in Volume 9 of Plats, Pages 39 to 42, in Snohomish County, Washington;

EXCEPT that portion thereof conveyed to State of Washington for Secondary State Highway No. 1-A by Deeds recorded under Recording Numbers 639748 and 8107280065.

PARCEL B:
The North 300 feet of Tract 141, Cathcart Addition, according to Plat thereof recorded in Volume 9 of Plats, Pages 39 to 42, in Snohomish County, Washington.

EXCEPT that portion thereof conveyed to The State of Washington for Secondary State Highway No. 1-A by Deeds recorded under Recording Numbers 639748 and 8107280065.

PARCEL C:
Tract 156, Cathcart Addition, according to Plat thereof recorded in Volume 9 of Plats, Pages 39 to 42, in Snohomish County, Washington;

Situate in the County of Snohomish, State of Washington.

**Attachment C**
**Maintenance Checklist for Cathcart Park & Ride**

Please send this report in by January 15th of the following year to Brook.Chesterfield@snoco.org

**Make immediate contact with Snohomish County Public Works staff if any of these items put public, staff, or the environment at risk.**

| Item | Issues | Purposed or Acted Resolutions |
|---|---|---|
| **Parking Lot Lighting** | | |
| Bases | | |
| Fixture Operation (bulbs, timer) | | |
| Poles (integrity, damage, wire) | | |
| | | |
| **Bus Stop Structure** | | |
| Integrity (paint, roof, etc.) | | |
| Staff Restroom | | |
| | | |
| **Parking Stall Lines** | | |
| | | |
| **Crosswalk Markings** | | |
| | | |
| **Pavement** | | |
| | | |
| **Curbing** | | |
| | | |
| **Sidewalks** | | |
| | | |
| **Catch Basin*** | | |
| Sediment & Debris | | |
| Structural Damage | | |
| Settling or Misalignment | | |
| Contaminants or Pollutants | | |
| Access Cover | | |
| Grates | | |
| | | |

*Please use the Drainage Standards pg. 39, Snohomish County Drainage Manual Volume V Runoff Treatment BMPs: https://snohomishcountywa.gov/DocumentCenter/View/31223/Volume-V---RunoffControl-BMPs, Map of the catch basins is attached.

| CT Staff Name | Signature | Date Completed |
|---|---|---|
| | | |
| SnoCo Staff Name | Signature | Date Received |
| | | |

**Attachment D**

# PARK AND RIDE AGREEMENT

This PARK AND RIDE AGREEMENT ("Agreement") is entered into this 15 day of July, 2022, between Snohomish County, a political subdivision of the State of Washington ("County"), Snohomish County Public Transportation Benefit Area, a municipal corporation of the State of Washington ("Community Transit"), and Pacific Ridge-DRH, LLC, a Delaware limited liability company ("Pacific Ridge"), collectively referred to herein as the "Parties" and individually as a "Party."

## RECITALS

A. Snohomish County and Pacific Ridge previously entered into a Real Estate Purchase and Sale Agreement dated April 15, 2020, with First, Second, Third, Fourth, and Fifth Amendments thereto (the "Purchase and Sale Agreement"), wherein County agreed to sell to Pacific Ridge and Pacific Ridge agreed to purchase from County approximately 31 acres of land located at the southwest corner of the intersection of Cathcart Way and State Route 9 in unincorporated Snohomish County, identified as Snohomish County Assessor's Tax Parcel No. 280536001100 (the "Property").

B. As part of the Purchase and Sale Agreement, Pacific Ridge has agreed to construct a Park and Ride Facility, including related stormwater facilities ("Park & Ride") on County-owned adjoining property with Tax Parcel Nos. 004038-000-156-00, 004038-000-141-02 and 004038-000-141-01 (the "County Property"), in consideration for a reduced purchase price as provided for in the Purchase and Sale Agreement.

C. Pacific Ridge has submitted civil construction plans (the "Construction Plans") to Snohomish County Planning and Development Services ("PDS"), seeking approval of a Conditional Use Permit (application 21-113268CUP) and a Land Disturbing Activity permit (application 21-113267LDA). The Construction Plans are attached hereto and incorporated herein as Exhibit A. Prior to submitting the Construction Plans to PDS, the County's Public Works Department and Community Transit reviewed and approved the Construction Plans for purposes of the Purchase and Sale Agreement.

D. Based on the Construction Plans and pursuant to the Purchase and Sale Agreement, the Parties now seek to memorialize in this Agreement the terms and conditions for the construction of the Park and Ride.

E. Nothing in this Agreement shall be used to alter, amend or otherwise change the terms of the Purchase and Sale Agreement.

The parties therefore agree as follows:

# AGREEMENT

## 1. PROJECT DESIGN AND CONSTRUCTION

1.1 Construction of Park & Ride. In exchange for a reduction in the sale price in the Purchase and Sale Agreement, Pacific Ridge will construct, at its sole expense, the Park & Ride on the County Property, including but not limited to, clearing, grading, installation of utilities, storage of construction materials and equipment, installation of landscaping, mitigating for critical area and/or associated buffer as contained in the LDA permit application No. 21-113267LDA and as amended and as permitted by applicable government authorities, and installation of infrastructure, meaning Pacific Ridge's own construction materials and the materials needed by Community Transit for its bolt-in and above-ground improvements, necessary for constructing the Park & Ride and expanding the Park & Ride to within approximately 100 feet of the southern boundary line of the County Property. The Park & Ride will be constructed consistent with the Construction Plans ~~and the specifications described in Exhibit A.~~ found in Exhibit A and the specification described in Exhibit B. The Park & Ride shall be constructed in accordance with the requirements of this Agreement and with generally accepted practices prevailing in the western Washington region for the design and construction of transit infrastructure. Any materials or equipment used by Pacific Ridge, its agents and contractors, in connection with the construction of the Park & Ride shall be of good quality. Pacific Ridge represents that it is fully qualified to construct the Park & Ride, and the Park & Ride will be constructed in a competent and professional manner. When Pacific Ridge has completed any discrete portion of construction, Pacific Ridge shall verify that the work is free from errors and defects and otherwise conforms to the requirements of the Construction Plans and this Agreement. Pacific Ridge shall receive no additional discount under the Purchase and Sale Agreement for time spent correcting errors.

ST. RB 1/12/22

1.2 Permitting. Consistent with Recital C above, Pacific Ridge, at its sole expense, has submitted for and will obtain the necessary permits and approvals for construction of the Park & Ride based on Pacific Ridge's internal construction schedule. To the extent any other signatures or approvals are necessary from either the County or Community Transit to effectuate any application or permitting materials, the Parties agree to cooperate reasonably and not unreasonably withhold any necessary signatures, approvals or authorizations. In all events, Pacific Ridge shall obtain all permits and approvals, and construct the Park and Ride, prior to obtaining final occupancy permits for Phase 3 as set forth in the "Schedule 2 to Exhibit C Phasing Plan" map contained within the Fifth Amendment to the Purchase and Sale Agreement.

1.3 Temporary Construction Easement. The County shall provide a temporary construction easement, in a form to be mutually agreed upon by the Parties at a later date, to Pacific Ridge to construct the Park & Ride including associated stormwater facilities. The temporary construction easement shall permit construction of the Park & Ride as well as road improvements adjoining the existing 148th ST. SE (unopened ROW) to complete the ultimate road section to the satisfaction of Snohomish County in accordance with the proposed development and

Park & Ride plans submitted by Pacific Ridge. Pacific Ridge shall provide the legal description and easement diagram and shall further pay any recording fees necessary to finalize and record the temporary construction easement.

1.4 Operations and Maintenance Agreement. Community Transit and the County shall negotiate and enter into an Operations and Maintenance Agreement for the Park & Ride at a later date but prior to completion of the Park & Ride. At this time this is anticipated to be approximately March 2025.

1.5 Warranty. Pacific Ridge, on behalf of itself, its agents and contractors, warrants and guarantees for a period of one (1) year, as measured from the date of project completion as defined in Section 3.1 below, to County that all work on the Park & Ride will be in accordance with the Construction Plans and will not be defective. All warranties and guaranties from any materials or products used by Pacific Ridge, its agents and contractors, in construction of the Park & Ride shall run to the benefit of the County. At conclusion of the warranty period, Pacific Ridge shall at its cost promptly make all repairs arising out of defective materials, workmanship or equipment, upon the receipt of notice in writing from the County or Community Transit. During the warranty period, the County, within 30 days of discovery of any defect, shall notify Pacific Ridge of said defect. If Pacific Ridge fails to make or undertake the repairs with due diligence, as defined by the County or Community Transit, the County or Community Transit may make such repairs, and the expenses in connection therewith shall be charged to Pacific Ridge.

1.6 Covenant to Cooperate. During the term of this Agreement, should it become necessary or convenient for Pacific Ridge to enter in, on, over, under or above a right-of-way owned by WSDOT or any utility or impact any equipment owned by WSDOT or any utility, Pacific Ridge shall notify the County, and the County shall cooperate in Pacific Ridge's efforts to coordinate with WSDOT and/or the utility to obtain any required approvals and/or permits authorizing such activity.

## 2. OTHER TERMS

2.1 Conflicting Terms. Nothing in this Agreement shall be used to alter, amend or otherwise change the terms of the Purchase and Sale Agreement. In the event any term or agreement herein conflicts with the Purchase and Sale Agreement, the terms of the Purchase and Sale Agreement shall prevail.

2.2 Independent Contractor. Pacific Ridge agrees that Pacific Ridge will perform the services under this Agreement as an independent contractor and not as an agent, employee, or servant of the County or Community Transit. This Agreement neither constitutes nor creates an employer-employee relationship. The parties agree that Pacific Ridge is not entitled to any benefits or rights enjoyed by employees of the County or Community Transit. Pacific Ridge specifically has the right to direct and control Pacific Ridge's own activities in providing the agreed services in accordance with the specifications set out in this Agreement. The County shall only have the right to ensure performance.

Pacific Ridge shall furnish, employ and have exclusive control of all persons to be engaged in performing Pacific Ridge's obligations under this Agreement (the "Pacific Ridge personnel"), and shall prescribe and control the means and methods of performing such obligations by providing adequate and proper supervision. Such Pacific Ridge personnel shall for all purposes be solely the employees or agents of Pacific Ridge and shall not be deemed to be employees or agents of the County or Community Transit for any purposes whatsoever. With respect to Pacific Ridge personnel, Pacific Ridge shall be solely responsible for compliance with all rules, laws and regulations relating to employment of labor, hours of labor, working conditions, payment of wages and payment of taxes, including applicable contributions from Pacific Ridge personnel when required by law.

Because it is an independent contractor, Pacific Ridge shall be responsible for all obligations relating to federal income tax, self-employment or FICA taxes and contributions, and all other so-called employer taxes and contributions including, but not limited to, industrial insurance (workers' compensation). Pacific Ridge agrees to indemnify, defend and hold the County and Community Transit harmless from any and all claims, valid or otherwise, made to the County or Community Transit because of these obligations.

Pacific Ridge assumes full responsibility for the payment of all payroll taxes, use, sales, income, or other form of taxes, fees, licenses, excises or payments required by any city, county, federal or state legislation which are now or may during the term of the Agreement be enacted as to all persons employed by Pacific Ridge and as to all duties, activities and requirements by Pacific Ridge in performance of the work under this Agreement. Pacific Ridge shall assume exclusive liability therefor, and shall meet all requirements thereunder pursuant to any rules or regulations that are now or may be promulgated in connection therewith.

2.3 Assignment. Pacific Ridge shall not assign or delegate any of the rights, duties or obligations covered by this Agreement without prior express written consent of the County and Community Transit, such consent not to be unreasonably withheld.

2.4 Adequate Records. Pacific Ridge shall maintain adequate records to the purchase price reduction to the Purchase and Sale Agreement. Said records shall be maintained for a period of seven (7) years after completion of this Agreement by Pacific Ridge. The County or any of its duly authorized representatives shall have access at reasonable times to any books, documents, papers and records of Pacific Ridge which are directly related to this Agreement for the purposes of making audit examinations, obtaining excerpts, transcripts or copies, and ensuring compliance by the County with applicable laws.

2.5 County Non-discrimination. It is the policy of the County to reject discrimination which denies equal treatment to any individual because of his or her race, creed, color, national origin, families with children, sex, marital status, sexual orientation, age, honorably discharged veteran or military status, or the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability as provided in Washington's Law against

Discrimination, Chapter 49.60 RCW, and the Snohomish County Human Rights Ordinance, Chapter 2.460 SCC. These laws protect against specific forms of discrimination in employment, credit transactions, public accommodation, housing, county facilities and services, and county contracts.

Pacific Ridge shall comply with the substantive requirements of Chapter 2.460 SCC, which are incorporated herein by this reference. Execution of this Agreement constitutes a certification by Pacific Ridge of Pacific Ridge's compliance with the requirements of Chapter 2.460 SCC. If Pacific Ridge is found to have violated this provision, or to have furnished false or misleading information in an investigation or proceeding conducted pursuant to this Agreement or Chapter 2.460 SCC, this Agreement may be subject to a declaration of default and termination at the County's discretion. This provision shall not affect Pacific Ridge's obligations under other federal, state, or local laws against discrimination.

2.6 Federal Non-discrimination. The County assures that no persons shall on the grounds of race, color, and national origin as provided by Title VI of the Civil Rights Act of 1964 (Pub. L. No. 88-352), as amended, and the Civil Rights Restoration Act of 1987 (Pub. L. No. 100-259) be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any operation of Snohomish County Public Works. The County further assures that every effort will be made to ensure nondiscrimination in all of its operations, whether those programs and activities are federally funded or not. During the performance of this Agreement, the Parties agree to comply with all of the terms required by Appendices A, D and E, attached hereto and incorporated by this reference at Exhibit C.

2.7 Public Records Act. This Agreement and all public records associated with this Agreement shall be available from the County and Community Transit for inspection and copying by the public where required by the Public Records Act, Chapter 42.56 RCW (the "Act"). To the extent that public records then in the custody of Pacific Ridge are needed for the County or Community Transit to respond to a request under the Act, as determined by the County or Community Transit, Pacific Ridge agrees to make them promptly available to the County or Community Transit, as the case may be. If Pacific Ridge considers any portion of any record provided to the County or Community Transit under this Agreement, whether in electronic or hard copy form, to be protected from disclosure under law, Pacific Ridge shall clearly identify any specific information that it claims to be confidential or proprietary. If the County or Community Transit receives a request under the Act to inspect or copy the information so identified by Pacific Ridge and the County or Community Transit, as the case may be, determines that release of the information is required by the Act or otherwise appropriate, the County's and/or Community Transit's sole obligations shall be to notify Pacific Ridge (a) of the request and (b) of the date that such information will be released to the requester unless Pacific Ridge obtains a court order to enjoin that disclosure pursuant to RCW 42.56.540. If Pacific Ridge fails to timely obtain a court order enjoining disclosure, the County or Community Transit will release the requested information on the date specified.

The County and Community Transit have, and by this section assume, no obligation on behalf of Pacific Ridge to claim any exemption from disclosure under the Act. Neither the County nor Community Transit shall not be liable to Pacific Ridge for releasing records not clearly identified by Pacific Ridge as confidential or proprietary. Neither the County nor Community Transit shall not be liable to Pacific Ridge for any records that the County releases in compliance with this section or in compliance with an order of a court of competent jurisdiction.

2.8 Prevailing Wage. Pacific Ridge and any subcontractors engaged in performing work under this Agreement shall pay all workers, laborers, or mechanics an amount not less than the prevailing rate of wages established for each trade or occupation as established by the Washington Department of Labor and Industries. It is Pacific Ridge's responsibility to ensure compliance with all requirements of chapter 39.12 RCW and to determine the appropriate classifications and verify the applicable prevailing wage rates. A worker, laborer, or mechanic whose type of work is not covered by any of the prevailing wage classifications and rates established by the Department of Labor and Industries shall be paid not less than the rate of wage listed for the classification which most nearly corresponds to the type of work to be performed, or as determined by the Industrial Statistician of the Washington Department of Labor and Industries. Neither the County nor Community Transit guarantee that labor can be procured for the minimum wages provided for in the applicable prevailing wages.

Before commencing work on the Park & Ride, Pacific Ridge and all subcontractors shall file with the County a "Statement of Intent to Pay Prevailing Wages" approved by the Washington State Department of Labor and Industries certifying the rate of hourly wage to be paid each classification of worker, laborer, or mechanic to be employed by Pacific Ridge and any subcontractors. Such rates of hourly wage shall not be less than the prevailing wage rate. Following final acceptance of the Park & Ride, the County must receive from Pacific Ridge and each subcontractor a copy of the "Affidavit of Wages Paid" approved by the State Department of Labor and Industries. Pacific Ridge and each subcontractor shall pay all fees associated with and make all applications directly to the Department of Labor and Industries. Forms may be obtained from the Department of Labor and Industries.

Disputes regarding prevailing wage rates shall be referred for arbitration to the Director of the Department of Labor and Industries. The arbitration decision shall be final and conclusive and binding on all parties involved in the dispute as provided for by RCW 39.12.060.

2.9 Payment and Performance Bond; Retainage Bond. Prior to breaking ground on the Park and Ride, Pacific Ridge shall provide the County with (1) a payment and performance bond consistent with the requirements of RCW 39.08.010, and (2) a retainage bond consistent with the requirements of RCW 60.28.011. Both the payment and performance bond and the surety bond must be in a form and with a surety acceptable to the County. The bonding company (surety) must be registered with the Washington State Insurance Commissioner, appear on the current Authorized List in the State of Washington published by the Office of the Insurance

Commissioner, have a current rating of at least A-VII in A.M. Best's Key Rating Guide, and be included in the U.S. Department of the Treasury's Listing of Approved Sureties (Circular 570). The premium cost for the bonds provided under this Agreement shall be the sole responsibility of Pacific Ridge.

## 3. TERM AND TERMINATION

3.1 Term. This Agreement shall take full force and effect upon execution and shall remain in effect until the Park & Ride and associated stormwater facilities are completed or as otherwise provided for in the Purchase and Sale Agreement, PROVIDED, that the County's obligations after December 31, 2022, are contingent upon local legislative appropriation of necessary funds for this specific purpose in accordance with the County Charter and applicable law. The Park & Ride shall be completed prior to occupation of any residential structure within the third phase of the Project, as described in Section 1.2 above.

3.2 Termination for Breach. If Pacific Ridge breaches any of its obligations hereunder, and fails to cure the same within thirty (30) days of written notice to do so by the County, the County may terminate this Agreement. Termination by the County hereunder shall not affect the rights of any Party provided under any other section or paragraph herein, including the rights of the County under Section 2.9 above.The County's permitting obligations under this agreement extend only to the assistance Public Works is providing in applying for the permits and does not extend to any kind of guarantee that PDS will approve the permits as submitted. If the County breach any of their obligations hereunder, such as those described in Sections 1.2, 1.3, 1.4, and 1.6 above, and fail to cure the same within thirty (30) days of written notice to do so by Pacific Ridge, Pacific Ridge may seek any available legal remedies to ensure completion of the Park & Ride pursuant to the terms of this Agreement, including but not limited to declaratory judgment, injunctive relief, and specific performance or may terminate this Agreement. Termination does not waive, release or forego any legal remedy, including recovery for specific performance, for any violation, breach or non-performance of any of the provisions of this Agreement.

## 4. INSURANCE AND INDEMNIFICATION

Pacific Ridge shall ensure that all contractors, subcontractors, and consultants, and all work performed under this Agreement is insured consistent with industry best practices. Pacific Ridge shall obtain indemnification, defense and hold harmless agreements from all contractors, subcontractors, and consultants as provided for under the laws of the State of Washington in a manner so as to indemnify, defend and hold harmless the County, Pacific Ridge, and Community Transit for all work performed to complete the Project.

## 5. NOTICE

All communications regarding this Agreement shall be sent to the parties at the addresses specified in this Section 5. Any written notice shall become effective upon delivery, but in any event three (3) calendar days after the date of mailing by

registered or certified mail, and shall be deemed sufficiently given if sent to the addressee at the address stated in this section.

| | |
|---|---|
| To County: | JaNae Nelson<br>3000 Rockefeller Ave<br>Everett, WA 98201<br>Phone: (425) 388-3347 |
| Pacific Ridge: | Justin Goff<br>Pacific Ridge-DRH, LLC<br>17921 Bothell – Everett Highway, Ste 100<br>Bellevue, WA 98012<br>(425) 438-8715 |
| Community Transit: | Melissa Cauley<br>Community Transit<br>7100 Hardeson Road<br>Everett, WA 98203<br>(425) 348-7100 |

## 6. MISCELLANEOUS.

6.1 Compliance with Laws. The parties shall comply with all federal, state and local laws, rules and regulations throughout every aspect in the performance of this Agreement.

6.2 Nonwaiver of Breach. The failure of a party to insist upon strict performance of any of the terms and rights contained herein, or to exercise any option herein conferred in one or more instances, shall not be constructed to be a waiver or relinquishment of those terms and rights and they shall remain in full force and effect

6.3 Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Washington. The venue of any action arising out of this Agreement shall be in the Superior Court of the State of Washington, in and for Snohomish County.

6.4 Dispute Resolution. In the event differences between the parties should arise over the terms and conditions or the performance of this Agreement, the parties shall use their best efforts to resolve those differences on an informal basis. If those differences cannot be resolved informally, the matter shall be referred for mediation to a mediator mutually selected by the parties. If mediation is not successful, either of the parties may institute legal action for specific performance of this Agreement or for damages.

6.5 Attorney's Fees. To the extent not inconsistent with RCW 39.04.240, in any claim or lawsuit for damages arising from the parties' performance of this Agreement, each party shall be responsible for payment of its own legal costs and

attorney's fees incurred in defending or bringing such claim or lawsuit; however, nothing in this subsection shall limit a party's right to indemnification under Section 4 of this Agreement.

6.6 Modification. No waiver, alteration, or modification of any of the provisions of this Agreement shall be valid or binding unless in writing and executed by both parties.

6.7 Severability. If any one or more sections, sub-sections, or sentences of this Agreement are held to be unconstitutional or invalid, that decision shall not affect the validity of the remaining portion of this Agreement and the remainder shall remain in full force and effect.

6.8 Relationship. It is understood and agreed that no agency, employment, joint venture, co-employer or partnership is created by this Agreement. No party shall (i) have the power or authority to act for another in any manner to create obligations or debts which would be binding upon another, and; (ii) be responsible for any obligation or expense whatsoever of another.

6.9 Force Majeure. A party will not be in breach of this Agreement if unable to perform its respective obligations as a result of the occurrence of an event of "force majeure," which shall include, but not be limited to, acts of God, acts of the government of the United States or of any state or political subdivision thereof, strikes, civil riots or disturbances, fire, floods, explosions, earthquakes, wind, storms, hurricanes, lightning or other similar catastrophes or other causes beyond the parties' reasonable control. All work under this Agreement shall commence or recommence at a reasonably immediate time after any event of "force majeure."

6.10 Entire Agreement. The written provisions and terms of this Agreement, together with any attached Exhibits, supersede all prior verbal statements by any representative of the County, and those statements shall not be construed as forming a part of or altering in any manner this agreement. This Agreement and any attached Exhibits contain the entire Agreement between the parties. Should any language in any Exhibit to this Agreement conflict with any language contained in this Agreement, the terms of this Agreement shall prevail.

6.11 Binding Nature. The rights and responsibilities contained in this Agreement shall inure to the benefit of and are binding upon the Parties and their respective successors in interest and assigns.

6.12 Counterparts. The parties may sign this Agreement in several counterparts, each of which will be deemed an original but all of which together will constitute one instrument.

6.13 Effective date. This Agreement will become effective when all the parties have signed it. The date this agreement is signed by the last party to sign it will be deemed the date of this Agreement.

6.14 Corporate Approval of Buyer. Notwithstanding any other provision contained in this Agreement to the contrary, this Agreement shall not be a valid and enforceable obligation of Pacific Ridge unless it is executed by either one of Donald R. Horton, David Auld, Bill Wheat, Michael J. Murray or J. Matt Farris, each an officer of Pacific Ridge Homes, within 10 business days after the execution and delivery of this Agreement by and between Pacific Ridge and the County and Transit's representatives below.

*[The remainder of this page is left intentionally blank.]*

Each party is signing this Agreement on the date stated opposite that party's signature.

**SNOHOMISH COUNTY, a political subdivision of the State of Washington**

By: _____ Date: _____
JaNae Nelson
Its: Director of Facilities Management

APPROVED AS TO FORM:

By: _____
Snohomish County Deputy Prosecuting Attorney

**PACIFIC RIDGE-DRH, LLC, a Delaware limited liability company**

By: _____ Date: 7/15/2022
Justin Goff
Its: Division President

CORPORATE APPROVAL:

By: J. Matt Farris 5DADC15AC801429... Date: 7/15/2022

Its: West Region President
As an Officer of Pacific Ridge and Not
In His/Her Individual Capacity

6.14 Corporate Approval of Buyer. Notwithstanding any other provision contained in this Agreement to the contrary, this Agreement shall not be a valid and enforceable obligation of Pacific Ridge unless it is executed by either one of Donald R. Horton, David Auld, Bill Wheat, Michael J. Murray or J. Matt Farris, each an officer of Pacific Ridge Homes, within 10 business days after the execution and delivery of this Agreement by and between Pacific Ridge and the County and Transit's representatives below.

*[The remainder of this page is left intentionally blank.]*

Each party is signing this Agreement on the date stated opposite that party's signature.

**SNOHOMISH COUNTY, a political subdivision of the State of Washington**

By: _____ Date: 7-15-22
~~JaNae Nelson~~ STEVEN TEASE
Its: ~~Director~~ of Facilities Management
PROPERTY OFFICER

APPROVED AS TO FORM:

By:_____
Snohomish County Deputy Prosecuting Attorney

**PACIFIC RIDGE-DRH, LLC, a Delaware limited liability company**

By: _____ Date: _____
Justin Goff
Its: Division President

CORPORATE APPROVAL:

By: _____ Date: _____

Its: _____
As an Officer of Pacific Ridge and Not
in His/Her Individual Capacity

**SNOHOMISH COUNTY PUBLIC TRANSPORTATION BENEFIT AREA CORPORATION, a municipal corporation of the State of Washington,**

By: Roland Behee Date: 6/23/2022

Roland Behee
Its: Director of Planning and Development

APPROVED AS TO FORM:

By: Matthew R. Hendricks

DocuSign Envelope ID: C46C0410-3700-411F-B637-F6AFDA930424

# Exhibit A – Revised Construction and Phasing Plans

# CATHCART CROSSING PARK & RIDE

## CIVIL CONSTRUCTION PLANS

### SNOHOMISH, WA

## LEGAL DESCRIPTION

TRACT 141 OF CATHCART ADDITION, EXCEPT THE NORTH 300 FEET THEREOF, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 39 TO 42, INCLUSIVE;

EXCEPT THAT PORTION THEREOF CONVEYED TO STATE OF WASHINGTON FOR SECONDARY STATE HIGHWAY NO. 1-A.

SITUATE IN COUNTY OF SNOHOMISH, STATE OF WASHINGTON;

TOGETHER WITH:

THE NORTH 300 FEET OF TRACT 141 OF CATHCART ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 39 TO 42, INCLUSIVE;

EXCEPT THAT PORTION THEREOF CONVEYED TO STATE OF WASHINGTON FOR SECONDARY STATE HIGHWAY NO. 1-A.

SITUATE IN COUNTY OF SNOHOMISH, STATE OF WASHINGTON;

TOGETHER WITH:

TRACT 156 OF CATHCART ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 39 TO 42, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

## RESTRICTIONS

TITLE REPORT COMMITMENT NO. 500072477

1. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATTERS, IF ANY, AS SET FORTH ON SURVEY RECORDED UNDER RECORDING NUMBER 7807250327, RECORDS SNOHOMISH COUNTY, WASHINGTON, SAID SURVEY BEING A CORRECTION OF SURVEY RECORDED UNDER RECORDING NUMBER 7804280252, RECORDS SNOHOMISH COUNTY, WASHINGTON. (NOTED HERE, NOTHING TO PLOT)

2. THIS SITE IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY RECORDED UNDER RECORDING NUMBER 7812150261, RECORDS SNOHOMISH COUNTY, WASHINGTON. EASEMENT BEING A STRIP OF LAND 7 FEET WIDE, 3.5 FEET ON EITHER SIDE OF THE CENTERLINE, OF EXISTING FACILITIES. (NOTHING TO PLOT)

3. THIS SITE IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY RECORDED UNDER RECORDING NUMBER 7910310207, RECORDS SNOHOMISH COUNTY, WASHINGTON. EASEMENT BEING A STRIP OF LAND 10 FEET WIDE, 5 FEET ON EITHER SIDE OF THE CENTERLINE, OF EXISTING FACILITIES. (NOTHING TO PLOT)

4. THIS SITE IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY RECORDED UNDER RECORDING NUMBER 7910310208, RECORDS SNOHOMISH COUNTY, WASHINGTON. EASEMENT BEING A STRIP OF LAND 10 FEET WIDE, 5 FEET ON EITHER SIDE OF THE CENTERLINE, OF EXISTING FACILITIES. (NOTHING TO PLOT)

5. THIS SITE IS SUBJECT TO A WATER LINE EASEMENT RECORDED UNDER RECORDING NUMBER 8301110198, RECORDS SNOHOMISH COUNTY, WASHINGTON. SAID EASEMENT BEING A CORRECTION OF EASEMENT RECORDED UNDER RECORDING NUMBER 8112020079, RECORDS SNOHOMISH COUNTY, WASHINGTON. (PLOTTED HEREON)

6. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATTERS, IF ANY, AS SET FORTH ON AFFIDAVIT OF BOUNDARY LINE ADJUSTMENT 05-118349, RECORDED UNDER RECORDING NUMBER 200510170216, RECORDS SNOHOMISH COUNTY, WASHINGTON. (NOTHING TO PLOT)

7. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATTERS, IF ANY, AS SET FORTH ON BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 200510175206, RECORDS SNOHOMICH COUNTY, WASHINGTON. (NOTHING TO PLOT)

8. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATTERS, IF ANY, AS SET FORTH ON SURVEY RECORDED UNDER RECORDING NUMBER 200605315008, RECORDS SNOHOMISH COUNTY, WASHINGTON. (NOTHING TO PLOT)

9. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATTERS, IF ANY, AS SET FORTH ON SURVEY RECORDED UNDER RECORDING NUMBER 200904155003, RECORDS SNOHOMISH COUNTY, WASHINGTON. (NOTHING TO PLOT)

10. THIS SITE IS SUBJECT TO AN AGREEMENT BETWEEN SNOHOMISH COUNTY, CITY OF EVERETT AND SILVER LAKE WATER DISTRICT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NUMBER 200804230846, RECORDS SNOHOMISH COUNTY, WASHINGTON. (NOTHING TO PLOT)

## VERTICAL DATUM

NAVD 88 - PER GNSS OBSERVATIONS

NAVD 88 ELEVATION - 3.66 FEET = NGVD 29 (MSL) ELEVATION

## BASIS OF BEARINGS

N88°10'33"W BETWEEN THE SW CORNER AND THE SOUTH QUARTER CORNER OF SECTION 36-28-5 PER REF. 1

## BENCHMARK

TBM 'A' - SCRIBED 'X' IN BACK OF SIDEWALK ON NORTH SIDE OF CATHCART WAY NEAR EAST END OF GUARD RAIL.

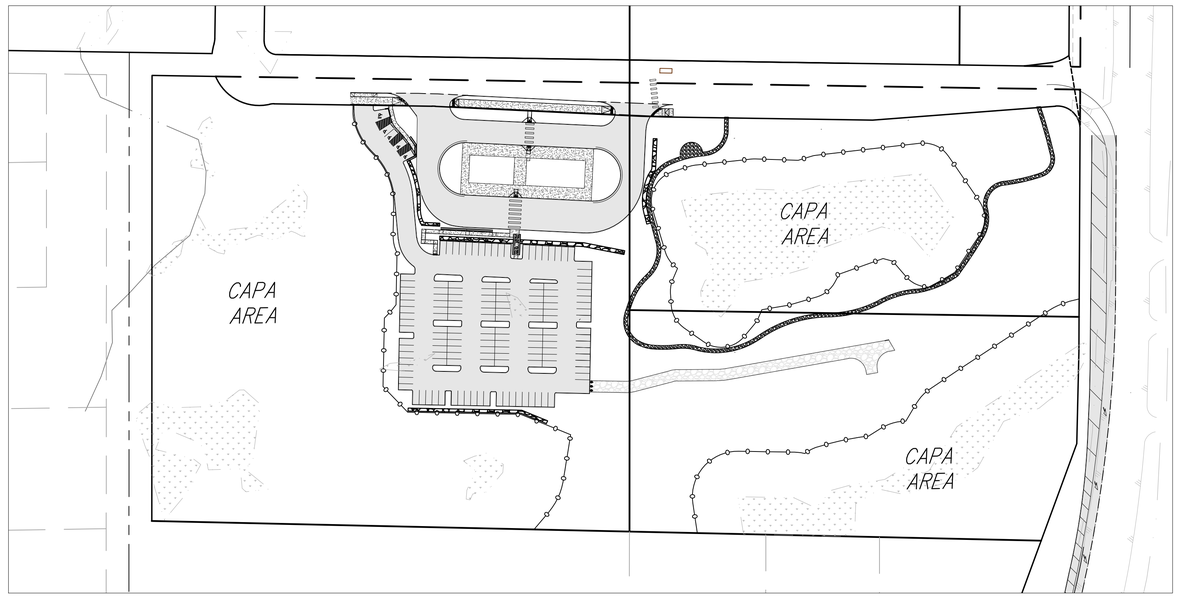
TBM 'A' EL=326.10

TBM 'B' - SET NAIL WITH WASHER STAMPED "CORE CONTROL" ON EAST EDGE OF PAVEMENT OF HIGHWAY 9, +/- 117 FEET SOUTH OF SOUTH QUARTER SECTION CORNER OF SEC. 1-27-5.

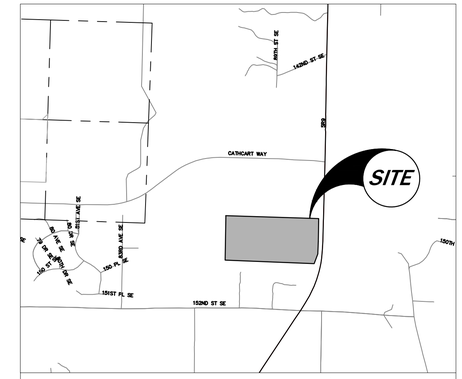
TBM 'B' EL=324.43

## REFERENCES

1. BOUNDARY LINE ADJUSTMENT AND RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 200510175206, RECORDS SNOHOMISH COUNTY, WASHINGTON.
2. PLAT OF LENORA STREET FILED IN BOOK 56 OF PLATS, PAGE 164, RECORDED UNDER RECORDING NUMBER 9402235003, RECORDS, SNOHOMISH COUNTY, WASHINGTON.
3. PLAT OF CATHCART FILED IN BOOK 9 OF PLATS, PAGE 39, RECORDED UNDER INSTRUMENT NUMBER 195698, RECORDS SNOHOMISH COUNTY, WASHINGTON.
4. RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 200904155003, RECORDS SNOHOMISH COUNTY, WASHINGTON.




SITE PLAN
SCALE: 1"=100'




VICINITY MAP
SCALE: 1"=1000'

## SHEET INDEX


| | |
|---|---|
| C1.01 | COVER SHEET |
| C1.02 | NOTES |
| C1.03-1.04 | BOUNDARY/TOPOGRAPHIC SURVEY |
| C1.05 | WSDOT FRONTAGE IMPROVEMENT PLAN |
| C2.01 | TESC PLAN |
| C2.31 | TESC DETAILS |
| C3.00 | OVERALL ROAD & GRADING PLAN |
| C3.01-C3.06 | ROAD & GRADING PLAN |
| C3.31-3.34 | ROAD & GRADING DETAILS |
| C4.00 | OVERALL STORMWATER PLAN |
| C4.01-C4.06 | STORMWATER PLAN |
| C4.21-C4.27 | ROAD AND STORM PROFILES |
| C4.31-C4.36 | STORM DRAINAGE NOTES AND DETAILS |
| C7.01 | HORIZONTAL CONTROL & SIGNAGE PLAN |
| L2.01 | COMPOSITE LANDSCAPE PLAN |
| L2.02-L2.05 | LANDSCAPE PLAN |
| L2.06 | PLANT SCHEDULE AND NOTES |
| L2.31-L2.32 | LANDSCAPE DETAILS |

SOUNDVIEW CONSULTANTS MITIGATION PLANS

| | |
|---|---|
| 1 | EXISTING CONDITIONS |
| 2 | PROPOSED SITE PLAN, IMPACTS & MITIGATION |
| 3 | PLANTING TYPICAL & PLANT LIST |
| 4 | DETAILS |


## GRADING

| | |
|---|---|
| CUT: | 36,869 CY |
| FILL: | 16,503 CY |
| NET: | 20,366 CY CUT |

## PROPERTY INFORMATION

| | |
|---|---|
| PARCEL NUMBERS: | 004038000156 00, 004038000141 02, 004038000141 01 |
| SITE ADDRESS: | 14806 HIGHWAY 9 SE, SNOHOMISH, WA 98290 |
| SITE AREA: | ±720,861 SF (±16.54 ACRES) |


## CESCL LEAD

PACIFIC RIDGE HOMES
STEVE GARKA
(425) 393-4349

## CIVIL ENGINEER/SURVEYOR

CORE DESIGN, INC
12100 NE 195TH ST, SUITE 300
BOTHELL, WA 98011
CONTACT: MICHAEL MOODY, P.E. (ENGINEER)
MATT STEFFANSON, P.E. (ENGINEER)
ROBERT D. WEST, P.L.S. (SURVEYOR)
(425) 885-7877

## OWNER

SNOHOMISH COUNTY PROPERTY MANAGEMENT

## APPLICANT

PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY,
SUITE 100
BOTHELL, WA 98012
CONTACT: JOHN MIRANTE
PHONE: (425) 939-1186

## ENVIRONMENTAL

SOUNDVIEW CONSULTANTS, LLC
2907 HARBORVIEW DRIVE, SUITE D
GIG HARBOR, WA 98335
CONTACT: MATT DeCARO
PHONE: (253) 514-8952

## LANDSCAPE ARCHITECT

CORE DESIGN, INC
12100 NE 195TH ST, SUITE 300
BOTHELL, WA 98011
CONTACT: LINDSEY B. SOLORIO, P.L.A.
(425) 885-7877

## GEOTECHNICAL ENGINEER

EARTH SOLUTIONS NW, LLC
15365 NE 90TH ST, SUITE 100
REDMOND, WA 98052
CONTACT: HENRY WRIGHT, PE
(425) 449-4704

## TRAFFIC

GIBSON TRAFFIC CONSULTANTS, INC
2813 ROCKEFELLER AVE B,
EVERETT WA, 98201
CONTACT: BRAD LINCOLN, PE
(425) 339-8266


FIRST PERMIT REVISION AUGUST 2024

ANY FIELD REVISIONS TO APPROVED CONSTRUCTION PLANS SHALL BE SUBMITTED TO PDS FOR APPROVAL PRIOR TO CONSTRUCTION, AND COMPLY WITH SCC 30.63A.825 & EDDS 10-01

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

**Snohomish County Planning & Development Services**
**APPROVED FOR CONSTRUCTION**
By: Michael Huey PE
R/W Permit No. N/A
Date: 9/3/24

| NO. | REVISIONS | DATE |
|---|---|---|
| 1 | REVISED PER COUNTY COMMENTS | 1/28/2022 |
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| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

07-22-2024


CORE DESIGN
12100 NE 195th St, Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963
ENGINEERING • PLANNING • SURVEYING


COVER SHEET
CATHCART CROSSING PARK & RIDE
PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | | |
|---|---|---|
| DATE | MARCH 2023 | |
| DESIGNED | MATT STEFANSSON, P.E. | |
| DRAWN | CHUCK FEMLING | |
| APPROVED | MICHAEL A. MOODY, P.E. | |
| | LINDSEY B. SOLORIO, P.L.A. | PROJECT MANAGER |

SHEET C1.01 OF 51

PROJECT NUMBER 20071P

## EROSION CONTROL NOTES

THE FOLLOWING STANDARD NOTES ARE SUGGESTED FOR USE IN EROSION CONTROL PLANS. PLANS SHOULD ALSO IDENTIFY WITH PHONE NUMBERS THE PERSON OR FIRM RESPONSIBLE FOR THE PREPARATION OF AND MAINTENANCE OF THE EROSION CONTROL PLAN.

STANDARD NOTES

APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES).

THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.

THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.

AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH SITE. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

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.

## CONSTRUCTION SEQUENCE

1. ALL WORK PERTAINING TO THIS PROJECT SHALL BE SUBJECT TO INSPECTION BY THE COUNTY INSPECTOR OR HIS DESIGNATED REPRESENTATIVE. PRIOR TO ANY SITE WORK, THE CONTRACTOR SHALL CONTACT THE COUNTY INSPECTOR AT (425) 388-3385 TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE.
2. FLAG LIMITS OF CLEARING AS INDICATED ON THIS PLAN.
3. CONSTRUCT PERIMETER FILTER FABRIC FENCES.
4. CLEAR & GRADE SITE WHILE EXTENDING TEMPORARY EROSION CONTROL MEASURES AS CONSTRUCTION PROCEEDS.
5. CONSTRUCT ASSOCIATED UTILITIES.
6. FINE GRADE THE SITE.
7. UPON COMPLETION OF GRADING ACTIVITIES, STABILIZE ALL DISTURBED AREAS. REMOVE ALL TEMPORARY EROSION/SEDIMENTATION CONTROL FACILITIES.

## GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE APPLICABLE EDITIONS OF THE SNOHOMISH COUNTY ENGINEERING DESIGN AND DEVELOPMENT STANDARDS (EDDS), SNOHOMISH COUNTY CODE, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION/AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, AND THE SNOHOMISH COUNTY DRAINAGE MANUAL.

2. THE PROJECT IS VESTED TO THE JANUARY 8, 2021 EDITION OF THE SNOHOMISH COUNTY ENGINEERING DESIGN AND DEVELOPMENT STANDARDS. THE CONTRACTOR SHALL KEEP A SET OF THE EDDS ON SITE AT ALL TIMES.

3. ALL WORK PERTAINING TO THIS PROJECT SHALL BE SUBJECT TO INSPECTION BY THE COUNTY INSPECTOR OR HIS DESIGNATED REPRESENTATIVE. PRIOR TO BEGINNING ANY SITE WORK, THE CONTRACTOR SHALL CONTACT THE COUNTY INSPECTOR AT (425) 388-3338 AND SCHEDULE A PRE-CONSTRUCTION CONFERENCE.

4. IF THE PROJECT SITE AS DEFINED IN SCC 30.63A.915.351 IS MORE THAN ONE ACRE, THE CESCL IDENTIFIED IN THE SWPPP NARRATIVE SHALL BE ON SITE OR ON CALL AT ALL TIMES (SCC30.63A.510).

5. THE CESCL SHALL NOTIFY THE COUNTY INSPECTOR IN WRITING ANY TIME A BMP PROVES TO BE INADEQUATE RESULTING IN AN ACTUAL DISCHARGE OF OR POSES A POTENTIAL TO DISCHARGE A SIGNIFICANT AMOUNT OF ANY POLLUTANT PURSUANT TO SCC 7.53 TO WATERS OF THE STATE OR THE COUNTY'S MS-4 DRAINAGE SYSTEM (SCC30.63A.510). SAID NOTIFICATION SHALL BE MADE WITHIN 24 HOURS OF THE DISCHARGE EVENT OR PROBLEM IDENTIFICATION.

6. IF INDIVIDUALS REVIEWING OR INSPECTING WORK ARE REPLACED DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE CIVIL ENGINEER, SOILS ENGINEER, CESCL OR THE ENGINEERING GEOLOGIST, WORK REQUIRING THEIR REVIEW SHALL BE STOPPED UNTIL ANOTHER QUALIFIED PERSON AGREES TO ACCEPT RESPONSIBILITY AND NOTIFIES PLANNING & DEVELOPMENT SERVICES IN WRITING (SCC 30.63A.855 AND SCC 30.63B.340(4)).

7. A ROW USE PERMIT IS REQUIRED FROM THE DPW FOR ANY LANE/ROAD CLOSURES WITHIN THE SNOHOMISH COUNTY ROW. CONTACT DPW AT LEAST 15 DAYS PRIOR TO CONSTRUCTION ACTIVITY WITHIN THE PUBLIC ROW. SNOHOMISH COUNTY DOES NOT HAVE JURISDICTION ON STATE ROUTES OR ROADWAYS WITHIN INCORPORATED CITIES, PRIVATE ROADS OR PRIVATE PROPERTY. FOR ANY ACTIVITY ENCROACHING ON SUCH PROPERTY THE APPLICANT SHALL OBTAIN PERMISSION FROM THE APPROPRIATE AUTHORITY.

8. FIELD CHANGES REQUIRING REDESIGN SHALL BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION.

9. ENGINEERED RECORD DRAWINGS SHALL BE REQUIRED PRIOR TO SITE APPROVAL (EDDS SECTION 10-05).

10. SURVEY MONUMENTS SHALL BE FOUND AND SET IN ACCORDANCE WITH SNOHOMISH COUNTY ENGINEERING DESIGN AND DEVELOPMENT STANDARDS (EDDS), CHAPTER 4-03, DETAIL 4-130. MONUMENTS AND PROPERTY CORNERS SHALL BE PROTECTED FROM DISTURBANCE DURING CONSTRUCTION. A LICENSED SURVEYOR SHALL OBTAIN A PERMIT FOR REMOVAL OR REPLACEMENT OF ANY ROW MONUMENTS, SURVEY MONUMENTS, OR PROPERTY CORNERS IN ACCORDANCE WITH STATE LAW AND WAC 332-120 PRIOR TO ANY DISTURBANCE TO THE CORNER. THE POINTS TO BE PROTECTED OR REPLACED SHALL BE RELOCATED BY A PROFESSIONAL LAND SURVEYOR AND SHOWN ON THE CONSTRUCTION PLANS.

11. REMOVE ABANDONED PIPES WITHIN THE RIGHT-OF-WAY.

12. ALL PIPES SHALL HAVE A MINIMUM OF 12" COVER AT THE TOP OF THE BELL, OR SHALL HAVE MINIMUM COVER PER THE MANUFACTURER'S SPECIFICATIONS, WHICHEVER IS GREATER. [EDDS 5-05.I.9.]

13. PRIOR TO PLACING ANY SURFACE MATERIALS ON THE ROADWAY, IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR UTILITY TO PROVIDE DENSITY TEST REPORTS (AS SPECIFIED IN EDDS) CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF WASHINGTON. [EDDS 8-05.]

14. APPROVED PERMANENT TRAFFIC CONTROL SIGNS AND MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY (ROW) SHALL BE INSTALLED BY COUNTY FORCES. THE DEVELOPER SHALL PAY FOR INSTALLATION OF ALL DEVICES. THE INSPECTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS (DPW) TRAFFIC OPERATIONS WHEN THE PROJECT IS READY FOR CHANNELIZATION AND SIGNING. IF COUNTY FORCES ARE UNAVAILABLE TO PERFORM THE STRIPING INSTALLATION WITHIN AN APPROPRIATE TIME FRAME, THE PERMIT HOLDER SHALL CONTRACT FOR THE STRIPING INSTALLATION. DPW TRAFFIC OPERATIONS SHALL BE CONTACTED AT LEAST 2 DAYS IN ADVANCE OF INSTALLATION TO VERIFY CHANNELIZATION LAYOUT.

15. DURING PROJECT CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY CONSTRUCTION SIGNS, TRAFFIC CONTROL SIGNS, DELINEATORS AND TEMPORARY MARKINGS AS REQUIRED. ALL SIGNS, TRAFFIC CONTROL SIGNS, DELINEATORS AND TEMPORARY MARKINGS SHALL BE ACCORDING TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

16. ACCESS BY EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

17. AFTER WORK WITHIN THE TRAVELED ROADWAY IS COMPLETED AT THE END OF EACH DAY, THE ROAD SHALL BE CLEARED OF DEBRIS AND EQUIPMENT, AND COMPLETELY OPEN TO TRAFFIC (UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY). LIGHTED BARRICADES OR BARRELS SHALL DELINEATE ALL AREAS WITHIN THE ROADWAY AFFECTED BY CONSTRUCTION (I.E. EDGE OF PAVEMENT, NEW CURB EDGES NOT ILLUMINATED BY STREET LIGHTS).

18. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR INTERIM TRAFFIC CONTROL DURING CONSTRUCTION ON OR ALONG TRAVELED COUNTY ROADWAYS. THE DEVELOPER/CONTRACTOR MUST SUBMIT A TRAFFIC CONTROL PLAN TO PUBLIC WORKS (PERMIT COUNTER) AND RECEIVE APPROVAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

19. THE WORKMANSHIP AND MATERIALS FOR ALL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE COUNTY R/W SHALL BE IN ACCORDANCE WITH EDDS SECTIONS 8-02, 8-04, 8-05, 8-09 AND THE MOST RECENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (WSDOT/APWA).

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

**Snohomish County Planning & Development Services**

**APPROVED FOR CONSTRUCTION**

By: Michael Huey PE
R/W Permit No. NA
Date: 9/3/24

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| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

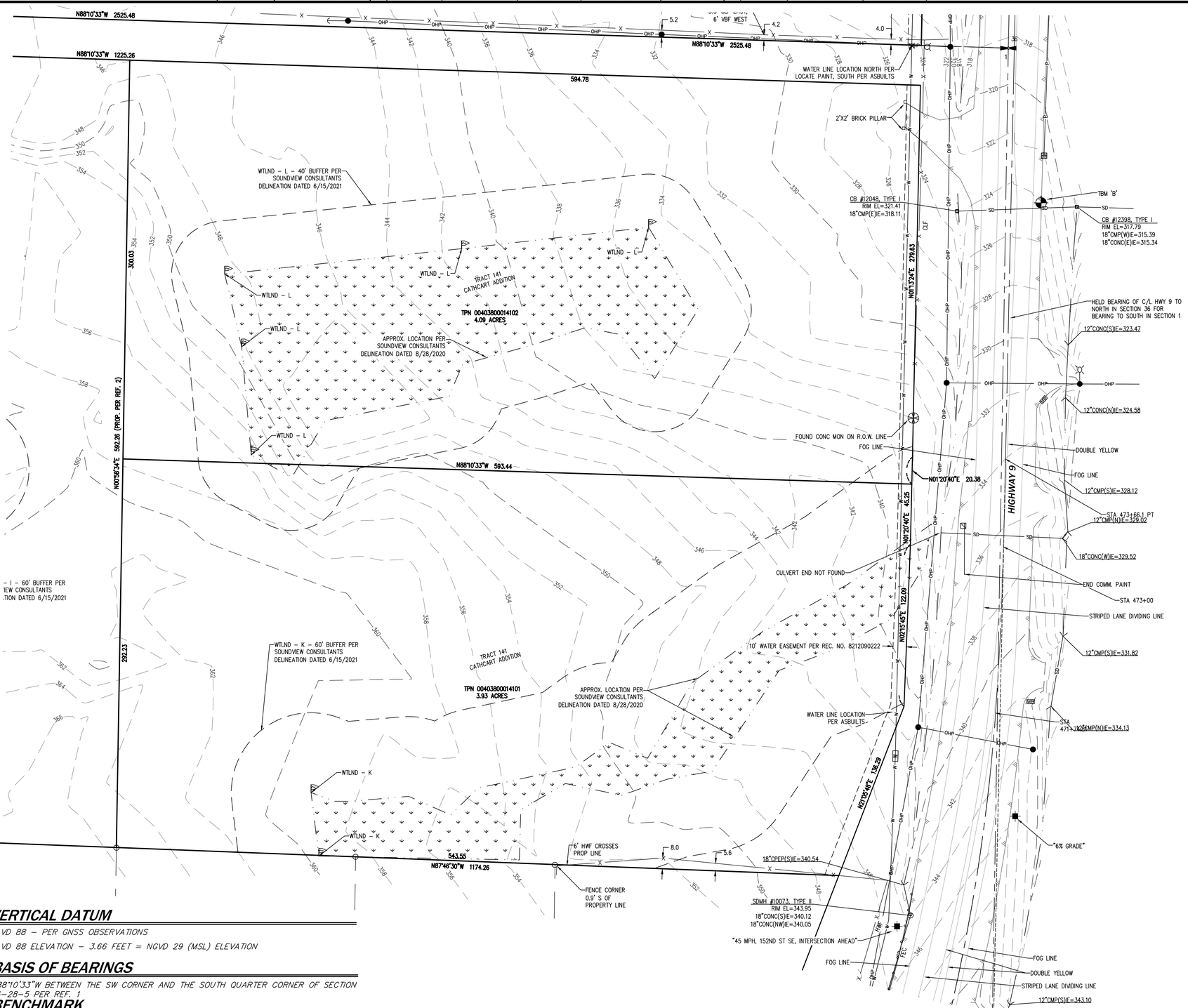
MICHAEL A. MOODY, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER, 41843
07-22-2024

CORE DESIGN
12100 NE 195th St, Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963
ENGINEERING · PLANNING · SURVEYING

**NOTES**
**CATHCART CROSSING PARK & RIDE**
**PACIFIC RIDGE - DRH, LLC**
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

DATE: MARCH 2023
DESIGNED: MATT STEFANSSON, P.E.
DRAWN: CHUCK FEMLING
APPROVED: MICHAEL A. MOODY, P.E.
LINDSEY B. SOLORIO, P.L.A.
PROJECT MANAGER

SHEET C1.02 OF 51
PROJECT NUMBER 20071P




SCALE: 1" = 40'

0 20 40 80

SEE SHEET C1.04 FOR CONTINUATION

## LEGEND

- FOUND SECTION CORNER, AS NOTED
- EXISTING SECTION CORNER, AS NOTED
- FOUND QUARTER CORNER, AS NOTED
- EXISTING QUARTER CORNER, AS NOTED
- FOUND SURVEY MONUMENT, AS NOTED
- FOUND SURVEY MARKER, AS NOTED
- SEWER MANHOLE
- CATCH BASIN TYPE I
- CATCH BASIN TYPE II
- STORM DRAIN MANHOLE
- CULVERT END
- FIRE HYDRANT
- WATER VALVE
- GAS MARKER
- UTILITY POLE
- LIGHT POLE
- SIGNAL POLE
- SIGNAL POLE (AS NOTED)
- POWER VAULT
- POWER METER
- POWER JUNCTION BOX
- COMMUNICATIONS MANHOLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- WETLAND FLAG, AS NOTED
- TRAFFIC SIGN, AS NOTED
- BOLLARD
- MAILBOX
- ROCKERY
- FVC – FLOWLINE VERTICAL CURB
- FEC – FLOWLINE EXTRUDED CURB
- D/W – DRIVEWAY
- CLF – CHAIN LINK FENCE
- VBF – VERTICAL BOARD FENCE
- HWF – HOGWIRE FENCE
- SS – SEWER LINE
- SD – STORM DRAINAGE LINE
- W – WATER LINE
- G – GAS LINE
- OHP – OVERHEAD POWER LINE
- OHT – OVERHEAD COMMUNICATIONS LINE
- P – UNDERGROUND POWER LINE
- CM – UNDERGROUND COMMUNICATIONS LINE
- X – FENCE LINE
- EDGE OF ASPHALT
- CONCRETE
- GRAVEL
- POWER TRANSFORMER
- DATA POINT
- WATER VAULT

## VERTICAL DATUM

NAVD 88 – PER GNSS OBSERVATIONS

NAVD 88 ELEVATION – 3.66 FEET = NGVD 29 (MSL) ELEVATION

## BASIS OF BEARINGS

N88°10'33"W BETWEEN THE SW CORNER AND THE SOUTH QUARTER CORNER OF SECTION 36–28–5 PER REF. 1

## BENCHMARK

TBM 'A' – SCRIBED 'X' IN BACK OF SIDEWALK ON NORTH SIDE OF CATHCART WAY NEAR EAST END OF GUARD RAIL.

TBM 'A' EL=326.10

TBM 'B' – SET NAIL WITH WASHER STAMPED "CORE CONTROL" ON EAST EDGE OF PAVEMENT OF HIGHWAY 9, +/– 117 FEET SOUTH OF SOUTH QUARTER SECTION CORNER OF SEC. 1–27–5.

TBM 'B' EL=324.43

## NOTE

POWER POLES AND OTHER ABOVE GROUND UTILITY OBJECTS MUST BE PLACED OUTSIDE OF CLEAR/CONTROL ZONE AREAS. INSTALLATION OF POWER POLES AND OTHER ABOVE GROUND UTILITY OBJECTS WILL NOT BE PERMITTED IN SIDEWALKS OR WALKWAYS. LOCATIONS OF POLES SHALL ALSO BE COMPATIBLE WITH DRIVEWAYS, INTERSECTIONS, AND OTHER ROADWAY FEATURES [EDDS 4–15, 8–03 & 8–06].

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
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1–800–424–5555 (811)

**Snohomish County Planning & Development Services**

**APPROVED FOR CONSTRUCTION**

By: Michael Huey PE

R/W Permit No. NA

Date: 9/3/24

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| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

NORTHWEST REGISTERED PROFESSIONAL LAND SURVEYOR DAVID WESLEY BORGEN STATE OF WASHINGTON 34653

10-6-20

CORE DESIGN
12100 NE 195th St, Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963
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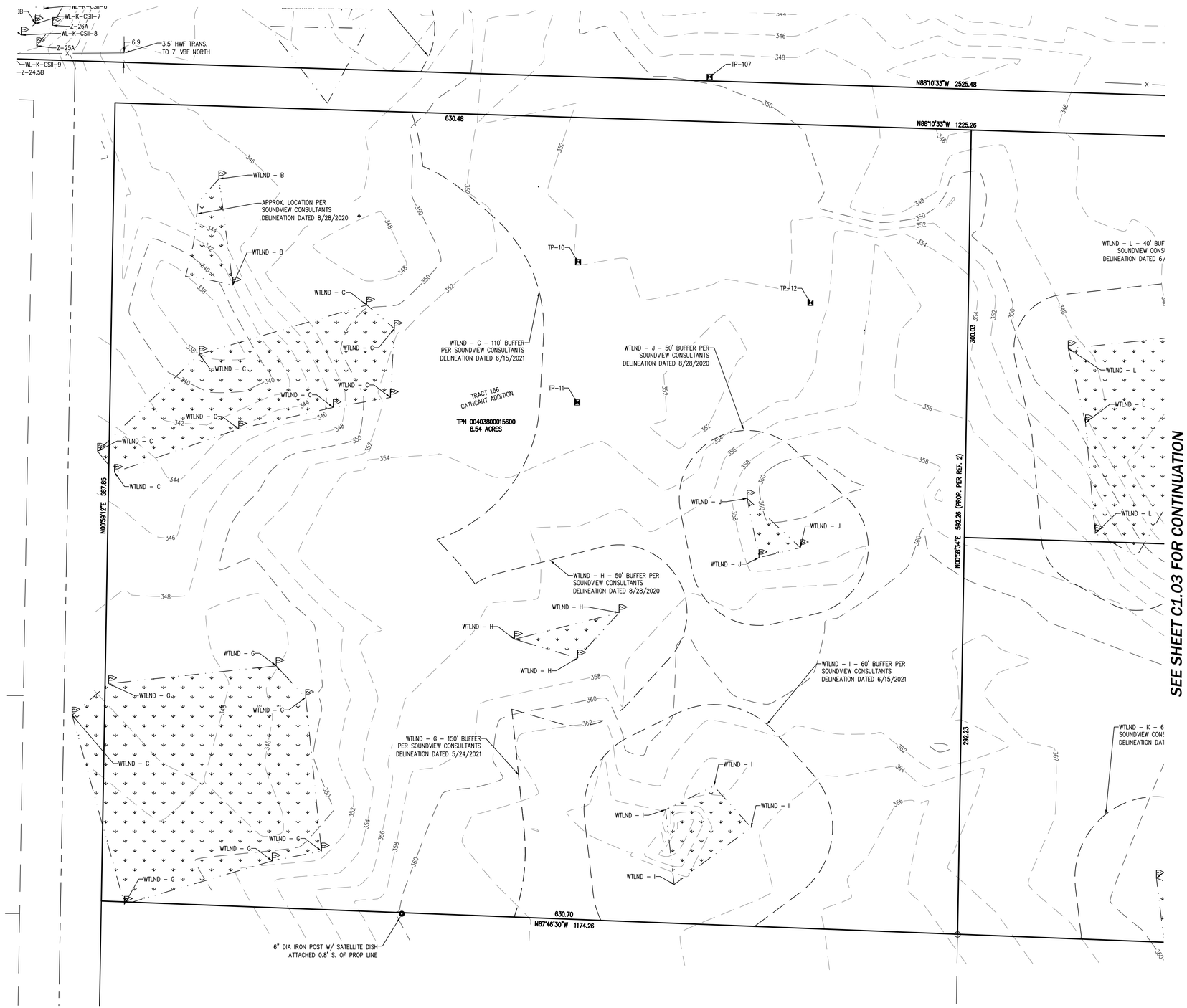
# BOUNDARY/TOPOGRAPHIC SURVEY
# CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
| DESIGNED | MATT STEFANSSON, P.E. |
| DRAWN | CHUCK FEMLING |
| APPROVED | MICHAEL A. MOODY, P.E. |
| | LINDSEY B. SOLORIO, P.L.A. |
| | PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C1.03 | 51 |

PROJECT NUMBER
20071P




## LEGEND

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- TEST PIT

## NOTE

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SEE SHEET C1.03 FOR CONTINUATION

**FILE NUMBERS:**
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**21-113267 LDA**

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**Snohomish County Planning & Development Services**
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NORMAN DAVID WEBB, STATE OF WASHINGTON, 44653, REGISTERED PROFESSIONAL LAND SURVEYOR
10-6-20

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| | |
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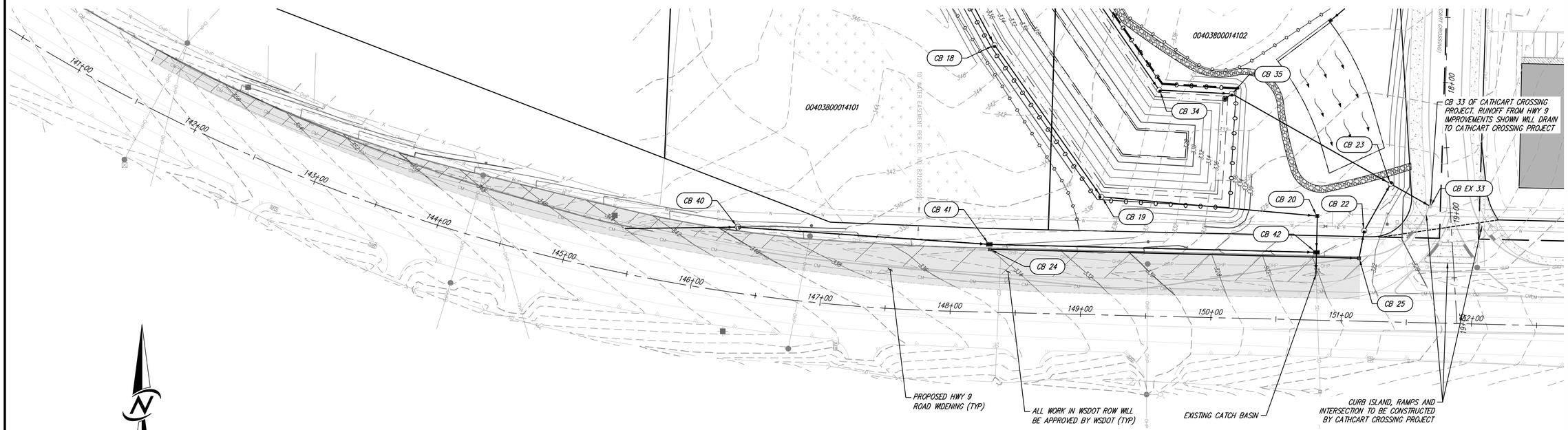
| DATE | MARCH 2023 |
| DESIGNED | MATT STEFANSSON, P.E. |
| DRAWN | CHUCK FEMLING |
| APPROVED | MICHAEL A. MOODY, P.E. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C1.04 | 51 |

PROJECT NUMBER
20071P




N

SCALE: 1" = 40'

0 20 40 80

WSDOT ROW NOTE:
WORK TO BE DONE IN WSDOT ROW WILL BE UNDER SEPARATE PERMIT.

**FILE NUMBERS:**
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| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

MICHAEL A. MOODY STATE OF WASHINGTON 48841 REGISTERED PROFESSIONAL ENGINEER

01-22-2024

CORE DESIGN
12100 NE 195th St, Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963
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# WSDOT FRONTAGE IMPROVEMENT PLAN
# CATHCART CROSSING PARK & RIDE

## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
| DESIGNED | MATT STEFANSSON, P.E. |
| DRAWN | CHUCK FEMLING |
| APPROVED | MICHAEL A. MOODY, P.E. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C1.05 | 51 |

PROJECT NUMBER
20071P

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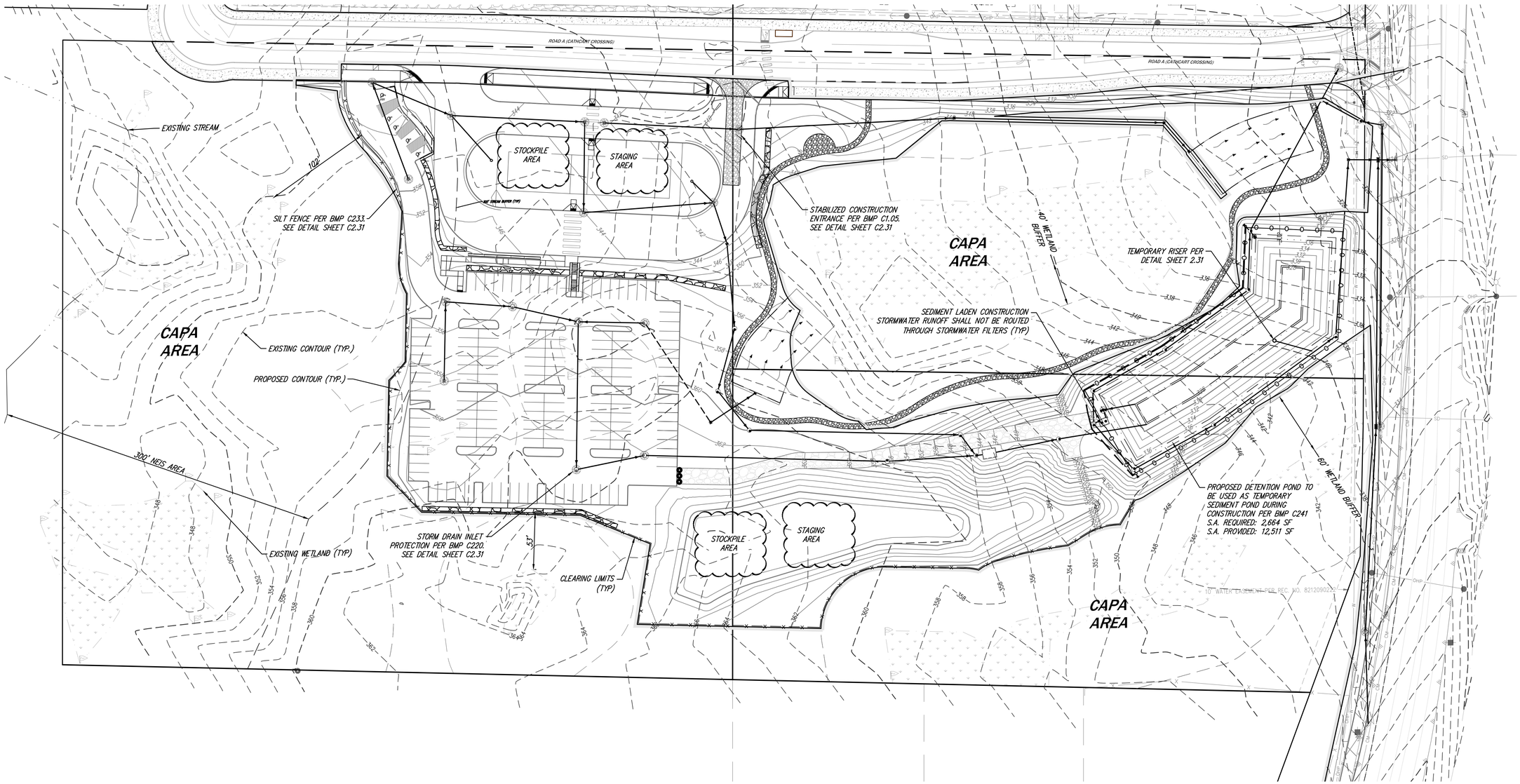


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SCALE: 1" = 50'

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## LEGEND

- CLEARING LIMITS LINE
- CLEARING LIMITS LINE
- SILT FENCE
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR
- EXISTING GRADE CONTOUR MAJR
- EXISTING GRADE CONTOUR MINR
- INLET PROTECTION

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

**Snohomish County Planning & Development Services**

**APPROVED FOR CONSTRUCTION**

By: Michael Huey PE

R/W Permit No. NA

Date: 9/3/24

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MICHAEL A. MOODY STATE OF WASHINGTON 48840 REGISTERED PROFESSIONAL ENGINEER

01-22-2024

CORE DESIGN
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Bothell, Washington 98011
425.885.7877 Fax 425.885.7963

**TESC PLAN**
**CATHCART CROSSING PARK & RIDE**
**PACIFIC RIDGE - DRH, LLC**
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

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| C2.01 | 51 |

PROJECT NUMBER 20071P

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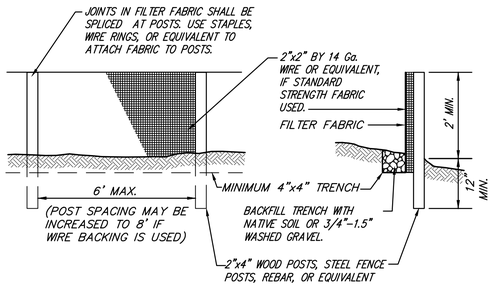



NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE

NOTES:

1. THE GEOTEXTILE USED MUST MEET THE STANDARDS LISTED BELOW. A COPY OF THE MANUFACTURER'S FABRIC SPECIFICATIONS MUST BE AVAILABLE ON SITE.

   AOS (ASTM D4751) = 30–100 SIEVE SIZE (0.60–0.15 MM) FOR SLIT FILM
   50–100 SIEVE SIZE (0.30–0.15 MM) FOR OTHER FABRICS

   WATER PERMITTIVITY (ASTM D4491) = 0.02 $SEC^{-1}$ MINIMUM

   GRAB TENSILE STRENGTH (ASTM D4632) = 180 LBS. MIN. FOR EXTRA STRENGTH FABRIC
   100 LBS. MIN. FOR STANDARD STRENGTH FABRIC

   GRAB TENSILE ELONGATION (ASTM D4632) = 30% MAX.

   ULTRAVIOLET RESISTANCE (ASTM D4355) = 70% MIN.

2. STANDARD STRENGTH FABRIC REQUIRES WIRE BACKING TO INCREASE THE STRENGTH OF THE FENCE. WIRE BACKING OR CLOSER POST SPACING MAY BE REQUIRED FOR EXTRA STRENGTH FABRIC IF FIELD PERFORMANCE WARRANTS A STRONGER FENCE.

3. WHERE THE FENCE IS INSTALLED, THE SLOPE SHALL BE NO STEEPER THAN 2H:1V.

4. IF A TYPICAL SILT FENCE IS USED, THE STANDARD 4 x 4 TRENCH MAY NOT BE REDUCED AS LONG AS THE BOTTOM 8 INCHES OF THE SILT FENCE IS WELL BURIED AND SECURED IN A TRENCH THAT STABILIZES THE FENCE AND DOES NOT ALLOW WATER TO BYPASS OR UNDERMINE THE SILT FENCE.

MAINTENANCE STANDARDS

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.

2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.

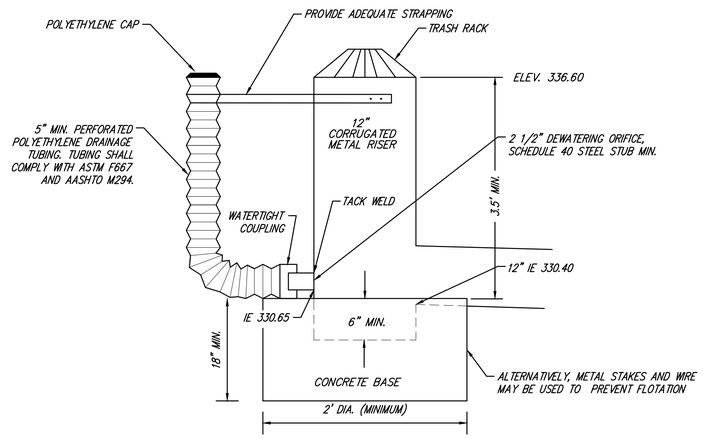
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.

4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6 INCHES HIGH.

5. IF THE FILTER FABRIC (GEOTEXTILE) HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

## SILT FENCE DETAIL

NO SCALE



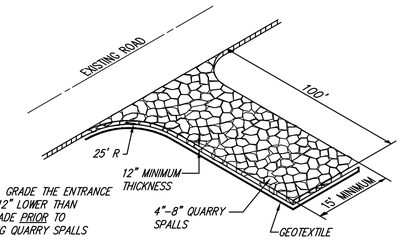

MAINTENANCE STANDARDS

1. SEDIMENT SHALL BE REMOVED FROM THE POND WHEN IT REACHES 1 FOOT IN DEPTH.

2. ANY DAMAGE TO THE POND EMBANKMENTS OR SLOPES SHALL BE REPAIRED.

## SEDIMENT POND RISER DETAIL

NO SCALE




NOTE: GRADE THE ENTRANCE AREA 12" LOWER THAN SUBGRADE PRIOR TO PLACING QUARRY SPALLS

MAINTENANCE STANDARDS

1. QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.

2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.

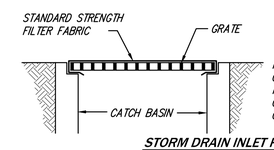
3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, A SMALL SUMP MUST BE CONSTRUCTED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP WHERE IT CAN BE CONTROLLED. WASH WATER MUST BE PUMPED BACK ONTO THE SITE AND CAN NOT DISCHARGE TO SYSTEMS TRIBUTARY TO SURFACE WATERS.

4. ANY QUARRY SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.

5. IF VEHICLES ARE ENTERING OR EXISTING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

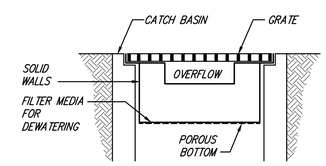
## TEMPORARY CONSTRUCTION ACCESS

NO SCALE




NOTE: ONLY TO BE USED WHERE PONDING OF WATER ABOVE THE CATCH BASIN WILL NOT CAUSE TRAFFIC PROBLEMS AND HERE OVERFLOW WILL NOT RESULT IN EROSION OF SLOPES.

STORM DRAIN INLET PROTECTION




NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE. THE MEANS TO DEWATER THE STORED SEDIMENT, AN OVERFLOW, AND CAN BE EASILY MAINTAINED.

CATCH BASIN INSERT

MAINTENANCE STANDARDS

1. ANY ACCUMULATED SEDIMENT ON OR AROUND INLET PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON SITE OR HAULED OFF SITE.

2. ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.

3. REGULAR MAINTENANCE IS CRITICAL FOR ALL FORMS OF CATCH BASIN/INLET PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.

## STORM DRAIN INLET PROTECTION

NO SCALE

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

**Snohomish County Planning & Development Services**
**APPROVED FOR CONSTRUCTION**
By: Michael Huey PE
R/W Permit No. NA
Date: 9/3/24

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**TESC DETAILS**
**CATHCART CROSSING PARK & RIDE**
**PACIFIC RIDGE - DRH, LLC**
17921 BOTHELL-EVERETT HWY., SUITE 100
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| APPROVED | MICHAEL A. MOODY, P.E. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

SHEET C2.31 OF 51

PROJECT NUMBER 20071P

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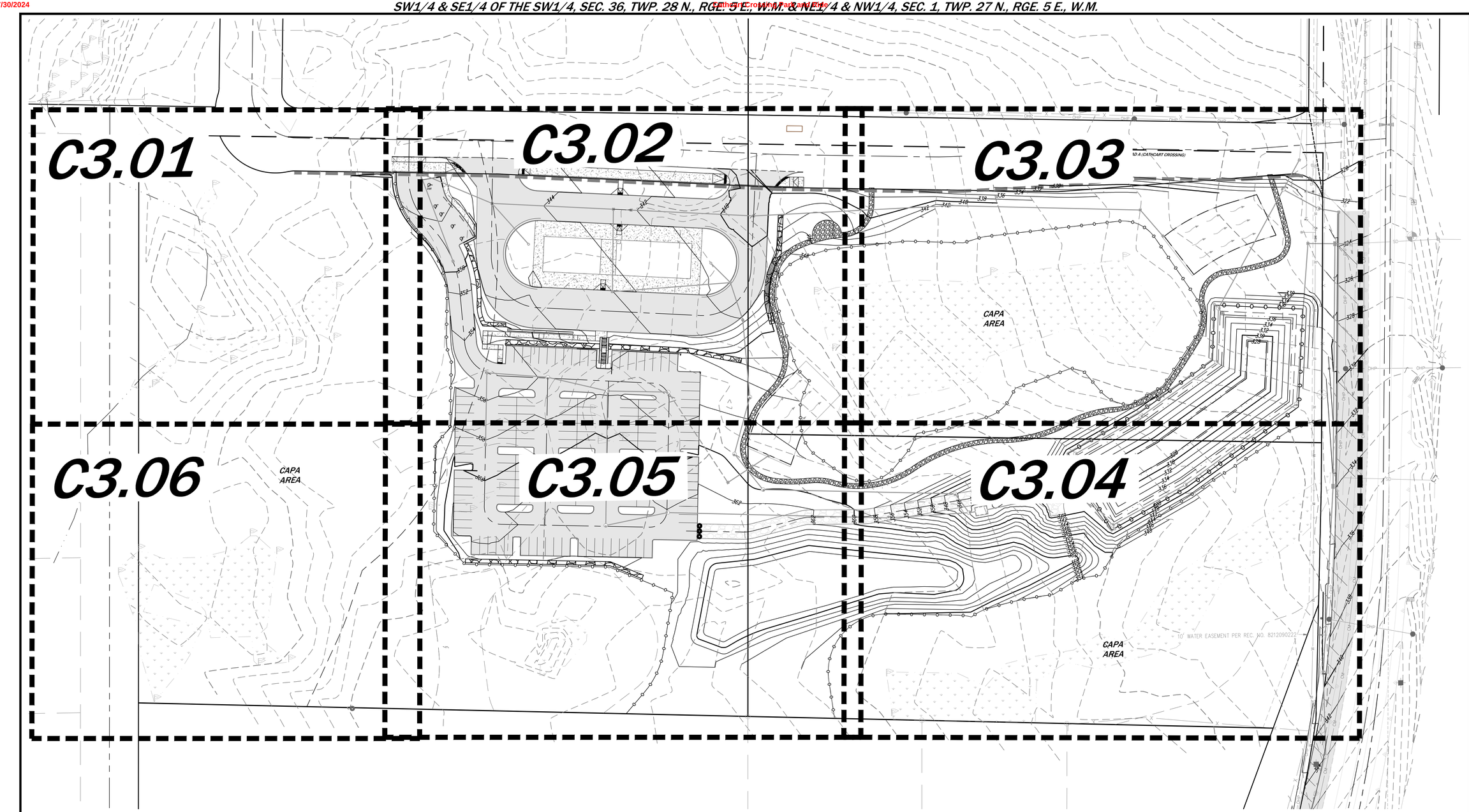


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MICHAEL A. MOODY STATE OF WASHINGTON 48843 REGISTERED PROFESSIONAL ENGINEER

01-22-2024

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12100 NE 195th St, Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963

# OVERALL ROAD & GRADING PLAN
# CATHCART CROSSING PARK & RIDE

## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

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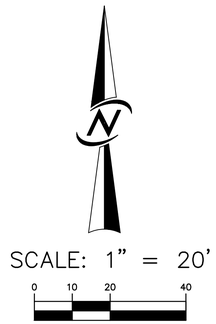


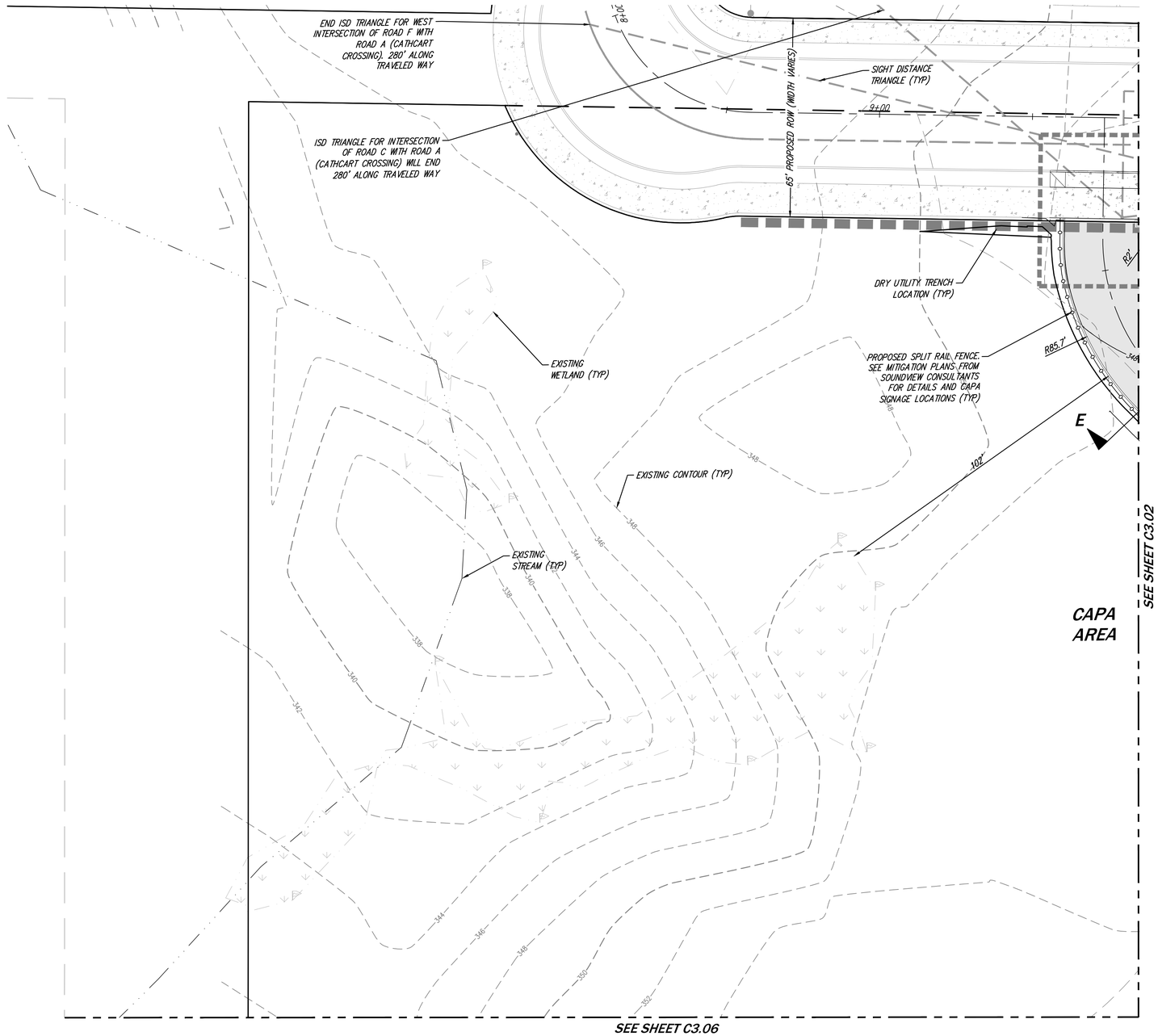


## LEGEND

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| EXISTING CONTOUR | |
| PROPOSED CONTOUR | |
| PROPOSED PAVEMENT | |
| PROPOSED CONCRETE | |
| PROPOSED GRAVEL | |
| CURB | |

SPOT GRADE NOTE:
SPOT GRADES SHOW ALONG CURB LINE ARE FLOWLINE GRADES UNLESS OTHERWISE NOTED

ROAD A/148TH ST SE NOTE:
ROAD A (148TH ST SE) IMPROVEMENTS ADJOINING TO THE SITE WILL BE CONSTRUCTED BY THE CATHCART CROSSING PROJECT (PFN: 21-107654 BSP/SPA, 21-107481 LDA)

RESTORATION NOTE:
SEE SNOHOMISH COUNTY GENERAL ROW USE RESTORATION REQUIREMENTS, SHEET C3.32.

SOIL QUALITY & DEPTH NOTE:
POST CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13 WILL BE IMPLEMENTED FOR ALL DISTURBED PERVIOUS AREAS TO BE LANDSCAPED.

IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW.

- LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
- AMEND DISTURBED SOIL ACCORDING TO THE FOLLOWING PROCEDURES:
  1. SCARIFY SUBSOIL TO A DEPTH OF ONE FOOT
  2. IN PLANTING BEDS, PLACE THREE INCHES OF COMPOST AND TILL IN TO AN EIGHT-INCH DEPTH.
  3. IN TURF AREAS, PLACE TWO INCHES OF COMPOST AND TILL IN TO AN EIGHT-INCH DEPTH.
  4. APPLY TWO TO FOUR INCHES OF ARBORIST WOOD CHIP, COARSE BARK MULCH, OR COMPOST MULCH TO PLANTING BEDS AFTER FINAL PLANTING.
- AMEND 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.
- 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 THE PREVIOUS BULLET.

Label contains broken referen

KEYMAP
SCALE: 1"=300'

FILE NUMBERS:
21-113268 CUP
21-113267 LDA

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# ROAD AND GRADING PLAN
# CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
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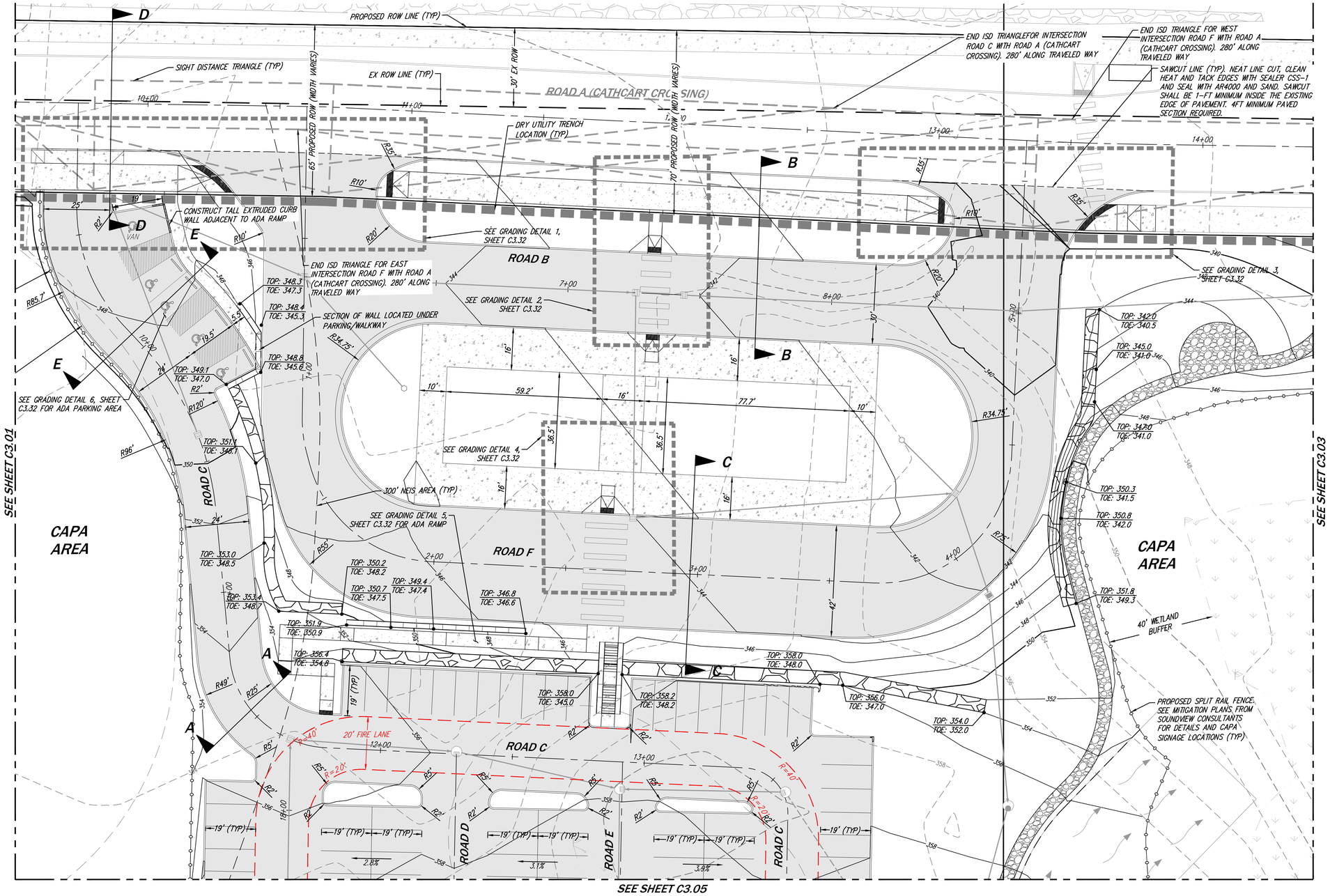


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RESTORATION NOTE:
SEE SNOHOMISH COUNTY GENERAL ROW USE RESTORATION REQUIREMENTS, SHEET C3.32.

SCALE: 1" = 20'

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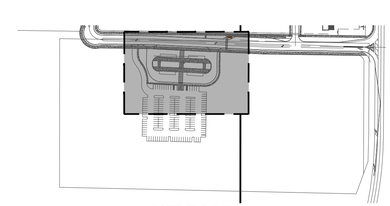

KEYMAP
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# ROAD AND GRADING PLAN
# CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
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| | LINDSEY B. SOLORIO, P.L.A. | PROJECT MANAGER |

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|---|---|
| C3.02 | 51 |

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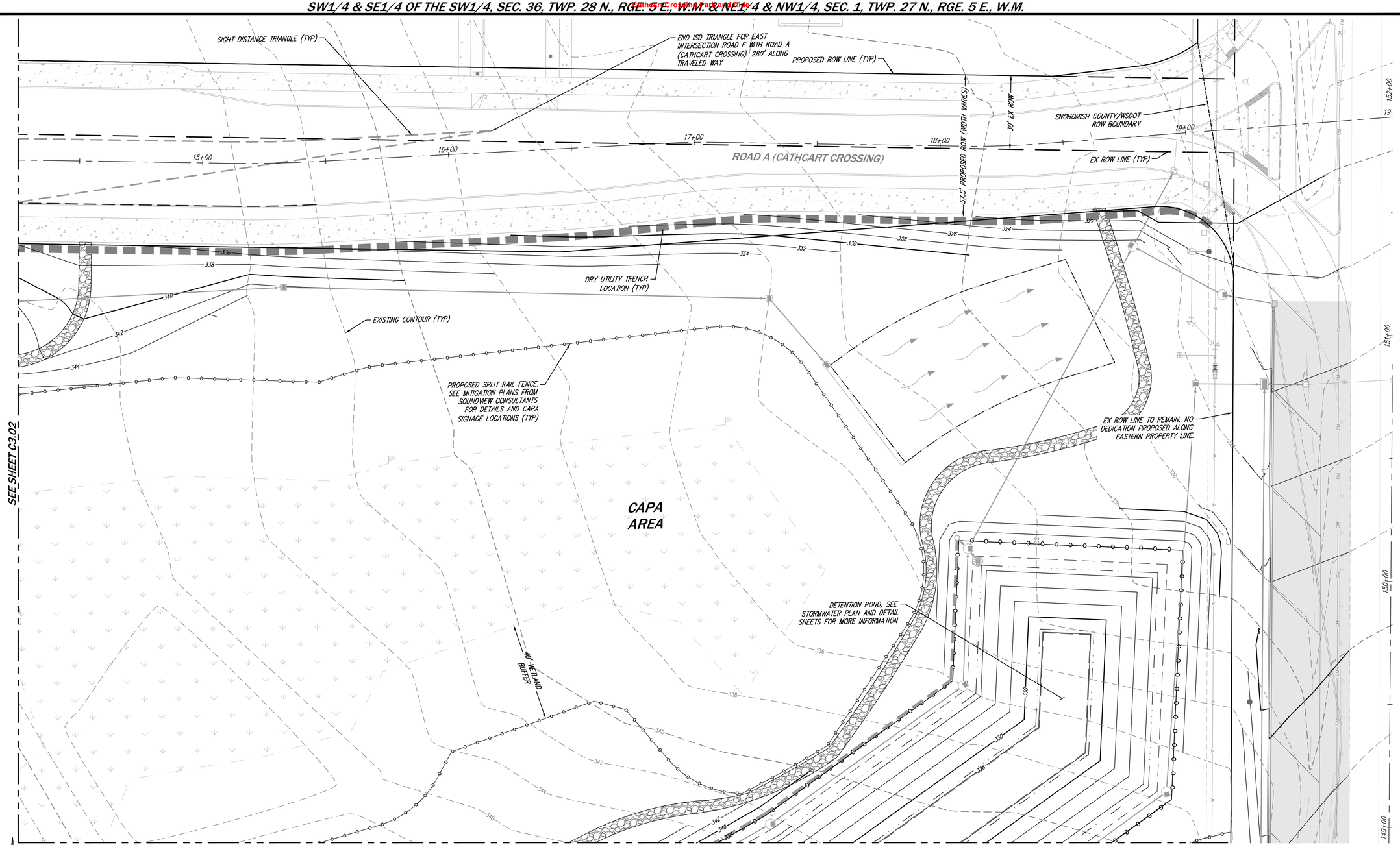


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- PROPOSED CONTOUR
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- CURB

**SPOT GRADE NOTE:**
SPOT GRADES SHOW ALONG CURB LINE ARE FLOWLINE GRADES UNLESS OTHERWISE NOTED

**WSDOT ROW NOTE:**
WORK TO BE DONE IN WSDOT ROW WILL BE UNDER SEPARATE PERMIT.

**ROAD A/148TH ST SE NOTE:**
ROAD A (148TH ST SE) IMPROVEMENTS ADJOINING TO THE SITE WILL BE CONSTRUCTED BY THE CATHCART CROSSING PROJECT (PFN: 21-107654 BSP/SPA, 21-107481 LDA)

**RESTORATION NOTE:**
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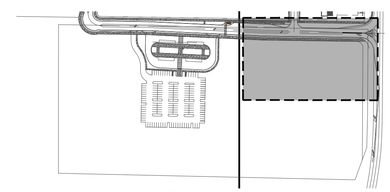
N

SCALE: 1" = 20'

0 10 20 40



**KEYMAP**
SCALE: 1"=300'

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

**Snohomish County Planning & Development Services**

**APPROVED FOR CONSTRUCTION**
By: Michael Huey PE
R/W Permit No. NA
Date: 9/3/24

| NO. | REVISIONS | DATE |
|---|---|---|
| 1 | REVISED PER COUNTY COMMENTS | 1/28/2022 |
| 2 | REVISED PER COUNTY COMMENTS | 3/7/2022 |
| 3 | REVISED PER COUNTY COMMENTS | 8/5/2022 |
| 4 | REVISED PER COUNTY COMMENTS | 5/10/2023 |
| 5 | REVISED PER COUNTY COMMENTS | 6/10/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

MICHAEL A. MOODY, STATE OF WASHINGTON, 48843, REGISTERED PROFESSIONAL ENGINEER

01-22-2024

12100 NE 195th St, Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

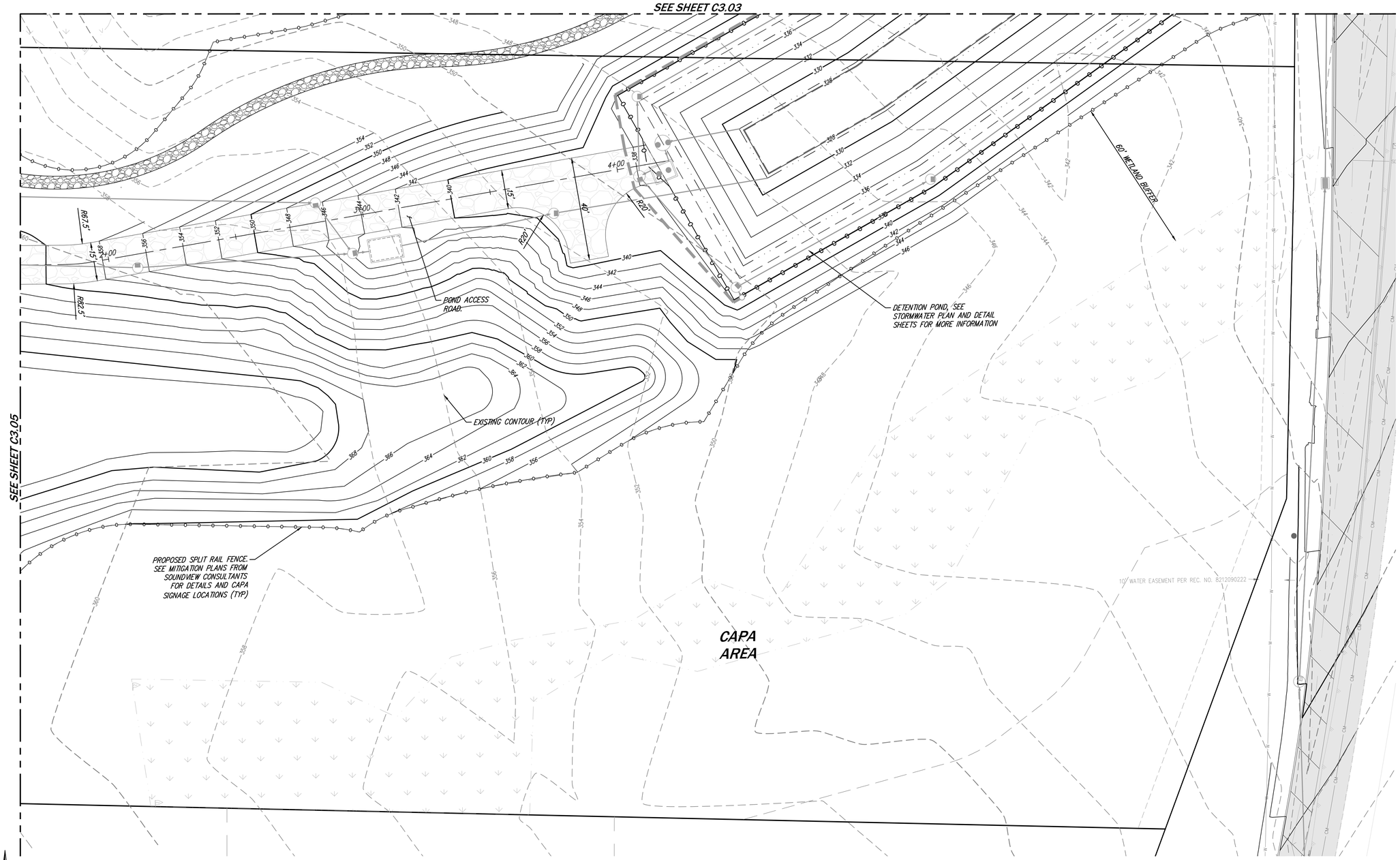
# ROAD AND GRADING PLAN
# CATHCART CROSSING PARK & RIDE
# PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
| DESIGNED | MATT STEFANSSON, P.E. |
| DRAWN | CHUCK FEMLING |
| APPROVED | MICHAEL A. MOODY, P.E. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C3.03 | 51 |

PROJECT NUMBER
20071P

7/22/2024 6:39 PM J:\2020\20071P\ENGINEERING\FINAL REVISED\SHEETS\20071P C3.01.DWG




## LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- CURB

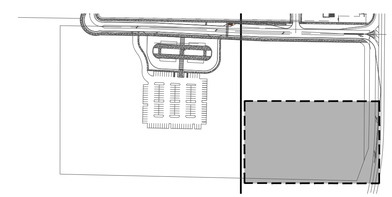
SPOT GRADE NOTE:
SPOT GRADES SHOW ALONG CURB LINE ARE FLOWLINE GRADES UNLESS OTHERWISE NOTED

WSDOT ROW NOTE:-
WORK TO BE DONE IN WSDOT ROW WILL BE UNDER SEPARATE PERMIT.

N

SCALE: 1" = 20'

0 10 20 40



KEYMAP
SCALE: 1"=300'

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

**Snohomish County Planning & Development Services**

**APPROVED FOR CONSTRUCTION**

By: Michael Huey PE

R/W Permit No. NA

Date: 9/3/24

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| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

MICHAEL A. MOODY STATE OF WASHINGTON 48840 REGISTERED PROFESSIONAL ENGINEER

01-22-2024

CORE DESIGN
12100 NE 195th St, Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963
ENGINEERING · PLANNING · SURVEYING

# ROAD AND GRADING PLAN
# CATHCART CROSSING PARK & RIDE

## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY, SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
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| DRAWN | CHUCK FEMLING |
| APPROVED | MICHAEL A. MOODY, P.E. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C3.04 | 51 |

PROJECT NUMBER
20071P

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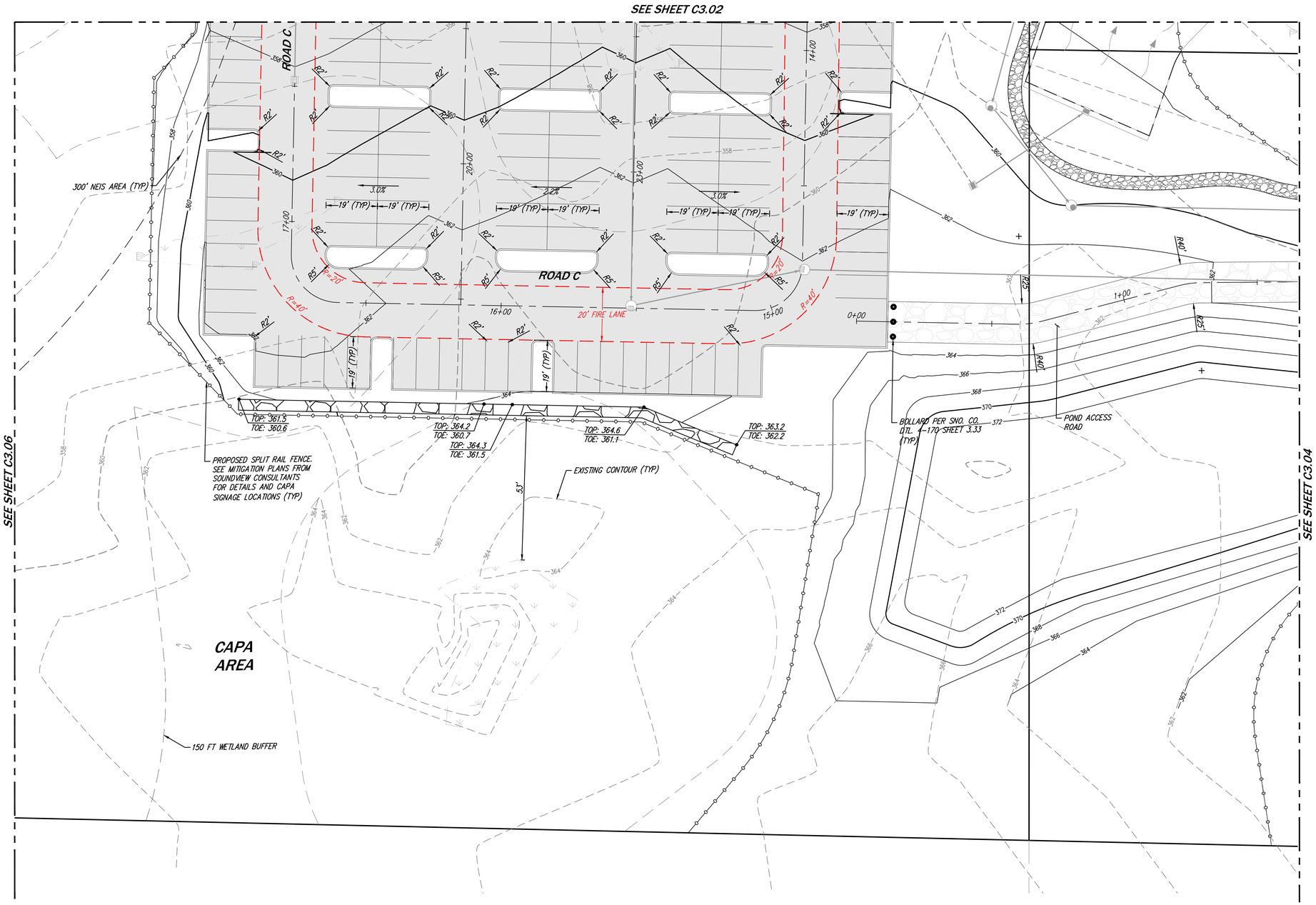


## LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- CURB

SPOT GRADE NOTE:
SPOT GRADES SHOW ALONG CURB LINE ARE FLOWLINE GRADES UNLESS OTHERWISE NOTED

N

SCALE: 1" = 20'

0 10 20 40

SOIL QUALITY & DEPTH NOTE:
POST CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13 WILL BE IMPLEMENTED FOR ALL DISTURBED PERVIOUS AREAS TO BE LANDSCAPED.

IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW.

- LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
- AMEND DISTURBED SOIL ACCORDING TO THE FOLLOWING PROCEDURES:

1. SCARIFY SUBSOIL TO A DEPTH OF ONE FOOT
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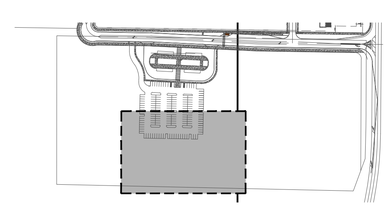
3. IN TURF AREAS, PLACE TWO INCHES OF COMPOST AND TILL IN TO AN EIGHT-INCH DEPTH.
4. APPLY TWO TO FOUR INCHES OF ARBORIST WOOD CHIP, COARSE BARK MULCH, OR COMPOST MULCH TO PLANTING BEDS AFTER FINAL PLANTING.

- AMEND 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.
- 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 THE PREVIOUS BULLET.



KEYMAP
SCALE: 1"=300'

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

UNDERGROUND LOCATOR SERVICE
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Snohomish County Planning & Development Services
APPROVED FOR CONSTRUCTION
By: Michael Huey PE
R/W Permit No. NA
Date: 9/3/24

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MICHAEL A. MOODY STATE OF WASHINGTON 48843 REGISTERED PROFESSIONAL ENGINEER
01-22-2024

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Bothell, Washington 98011
425.885.7877 Fax 425.885.7963
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# ROAD AND GRADING PLAN
# CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY, SUITE 100
BOTHELL, WA 98012

| | | |
|---|---|---|
| DATE | MARCH 2023 | |
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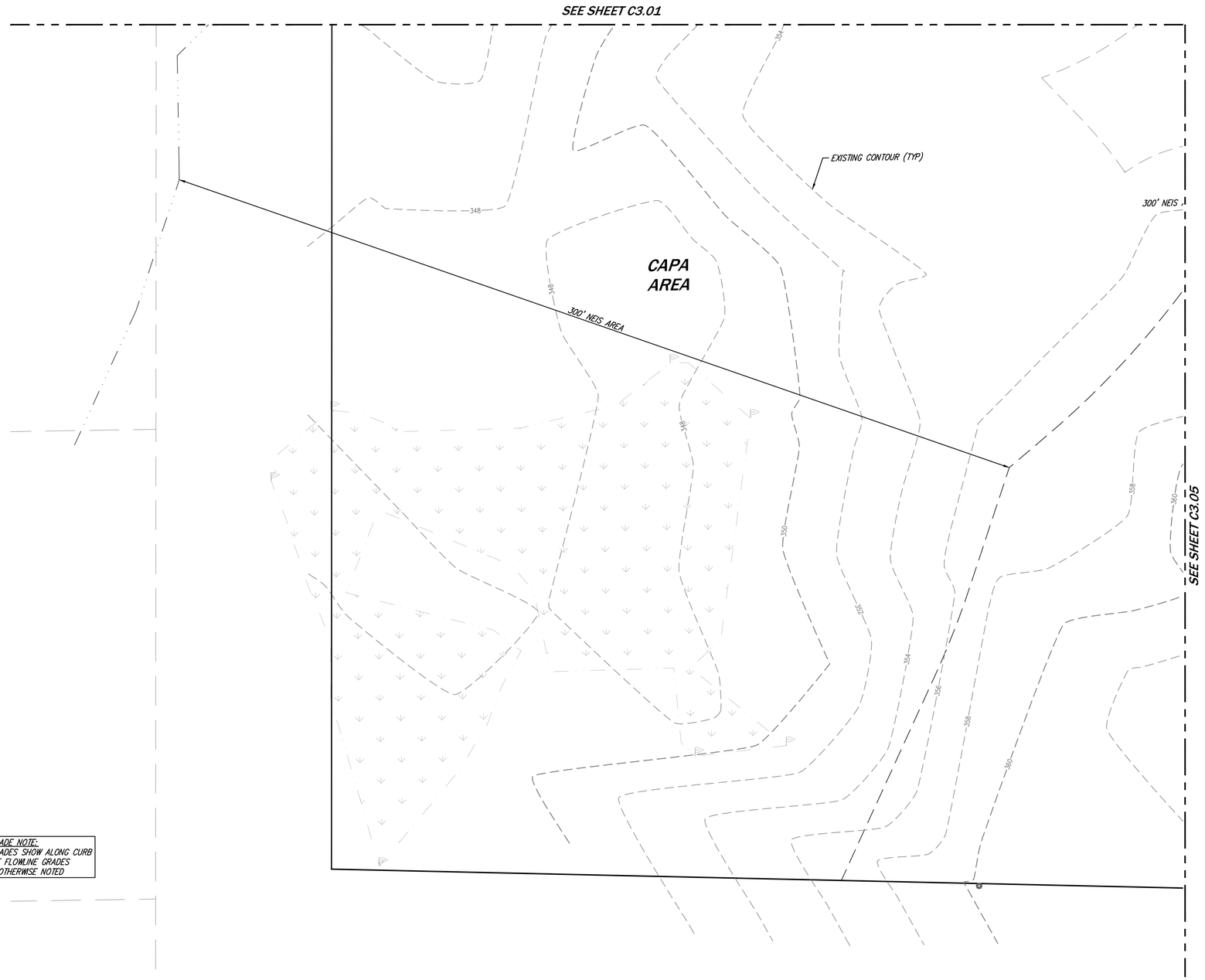
| DRAWN | CHUCK FEMLING | |
| APPROVED | MICHAEL A. MOODY, P.E. | |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER | |

| SHEET | OF |
|---|---|
| C3.05 | 51 |

PROJECT NUMBER 20071P




N

SCALE: 1" = 20'

0 10 20 40

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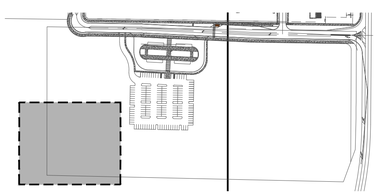

KEYMAP
SCALE: 1"=300'

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
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Snohomish County Planning & Development Services

APPROVED FOR CONSTRUCTION

By: Michael Huey PE

R/W Permit No. NA

Date: 9/3/24

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| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

MICHAEL A. MOODY STATE OF WASHINGTON 48840 REGISTERED PROFESSIONAL ENGINEER

01-22-2024

CORE DESIGN
12100 NE 195th St, Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963
ENGINEERING • PLANNING • SURVEYING

# ROAD AND GRADING PLAN
# CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY, SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
| DESIGNED | MATT STEFANSSON, P.E. |
| DRAWN | CHUCK FEMLING |
| APPROVED | MICHAEL A. MOODY, P.E. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C3.06 | 51 |

PROJECT NUMBER 20071P

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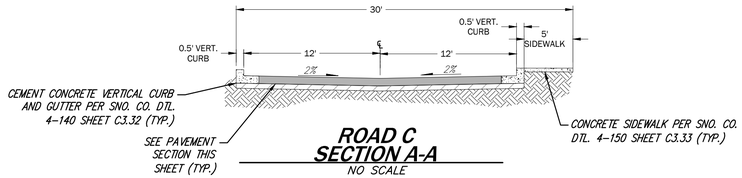
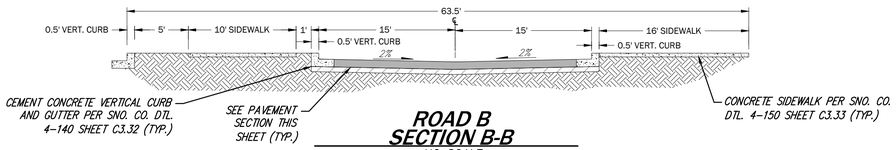
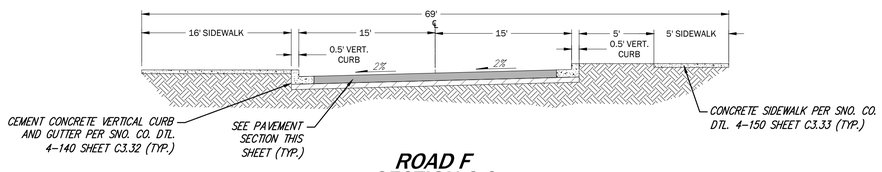



## ROAD C SECTION A-A
NO SCALE




## ROAD B SECTION B-B
NO SCALE

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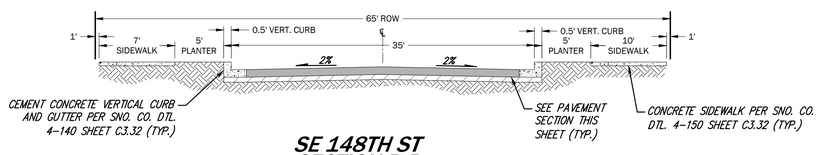


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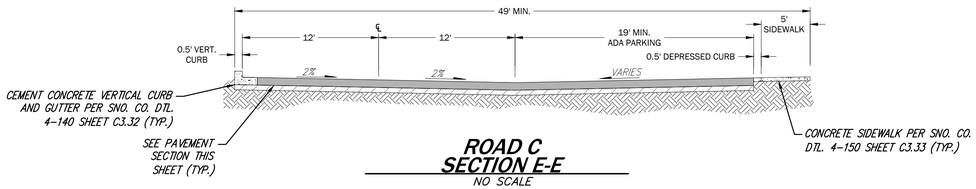
RESIDENTIAL/SUBCOLLECTOR DESIGN SPEED 25 MPH




## ROAD C SECTION E-E
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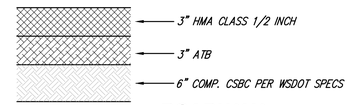
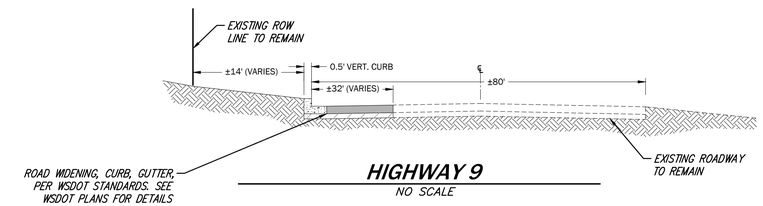



## ROADWAY PAVEMENT SECTION
NO SCALE

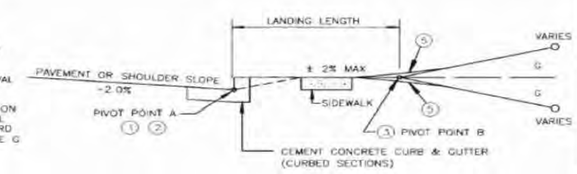



## HIGHWAY 9
NO SCALE

**NOTES:**

1. SEE STD DWG 4-140 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 LENGTH MAY BE REDUCED SUBJECT TO APPROVAL OF AN EDDS DEVIATION.
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 G IS POSITIVE) OR 2.00 INCHES (WHERE G IS NEGATIVE).
6. GRADE ACROSS RURAL LANDING MAY BE ±5%.
7. ACCESS POINTS FOR RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL DEVELOPMENT DETERMINED TO BE A FIRE LANE SHALL HAVE A MINIMUM WIDTH OF 25 FEET FOR A LENGTH OF AT LEAST 30 FEET FROM THE FACE OF CURB LINE (URBAN) OR EDGE OF PAVEMENT (RURAL OR URBAN SECTION WITHOUT CURB) OF THE INTERSECTING ROAD NETWORK ELEMENT.

SEE TEXT SECTION 2-07




| TYPE OF ACCESS | ACCESSING | MAX. NO. OF DWELLINGS SERVED | LANDING LENGTH (4) | ACCESS GRADE G |
|---|---|---|---|---|
| RESIDENTIAL (URBAN) | NON-ARTERIAL | ≤12 | 15'(7) | ± 15% MAX. |
| | | >12 | 15'(7) | ± 7% MAX. |
| RESIDENTIAL (URBAN) | ARTERIAL | ≤6 | 30'(7) | ± 15% MAX. |
| | | >6 | 30'(7) | ± 7% MAX. |
| RESIDENTIAL (RURAL) | ALL | NA | 5' (7) | ± 15% MAX. |
| COMMERCIAL/INDUSTRIAL (R&U) | NON-ARTERIAL | NA | 30' | ± 8% MAX. |
| COMMERCIAL/INDUSTRIAL (R&U) | ARTERIAL | NA | 30' | ± 5% MAX. |

SNOHOMISH COUNTY PUBLIC WORKS
2-070 ACCESS POINT GRADES
APPROVED BY: Douglas W. McCormick 8/6/18
COUNTY ROAD ENGINEER DATE

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
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**Snohomish County Planning & Development Services**
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# ROAD SECTIONS & DETAILS
## CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY, SUITE 100
BOTHELL, WA 98012

| | | |
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| DATE | MARCH 2023 | |
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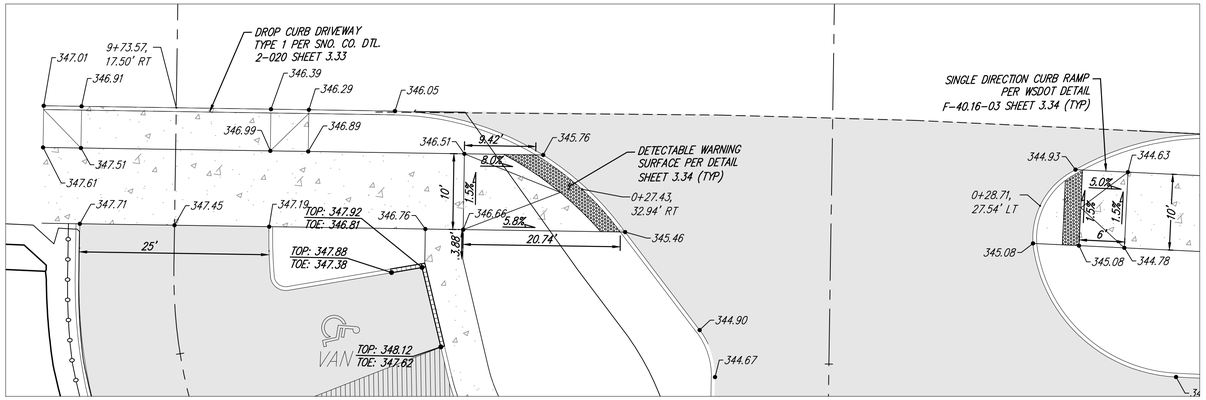
| DRAWN | CHUCK FEMLING | |
| APPROVED | MICHAEL A. MOODY, P.E. | |
| | LINDSEY B. SOLORIO, P.L.A. | PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C3.31 | 51 |

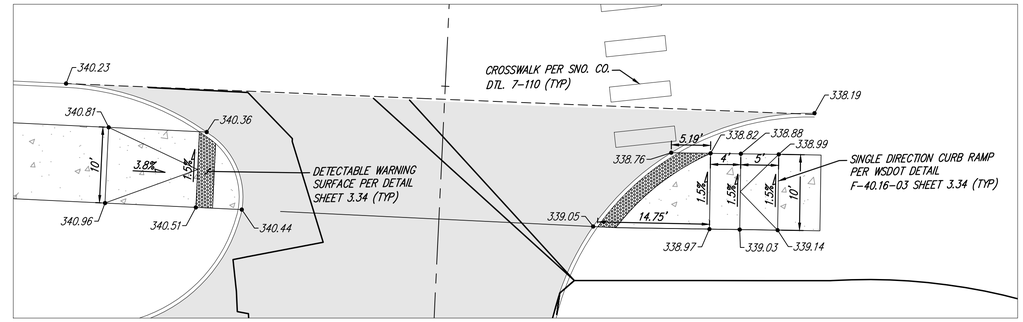
PROJECT NUMBER
20071P

7/22/2024 6:40 PM J:\2020\20071P\ENGINEERING\FINAL REVISED\SHEETS\20071P C3.30.DWG



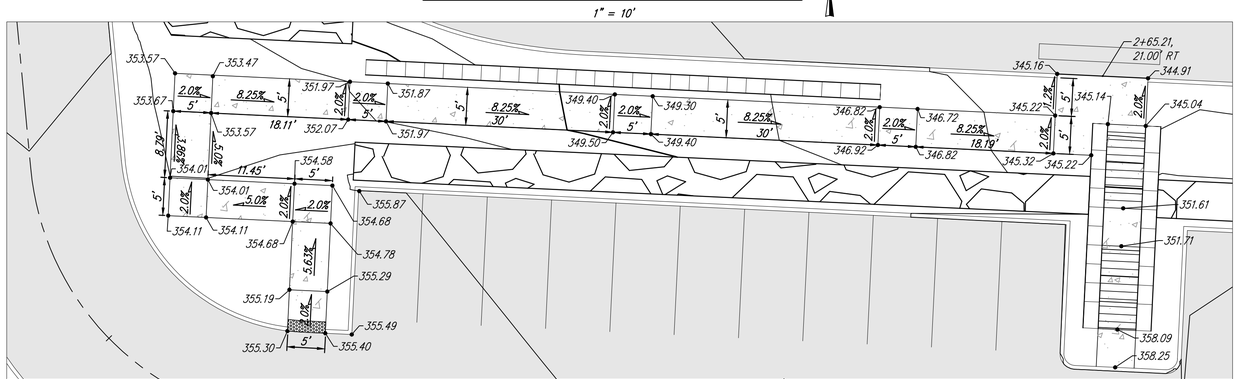

## GRADING DETAIL 1

1" = 10'



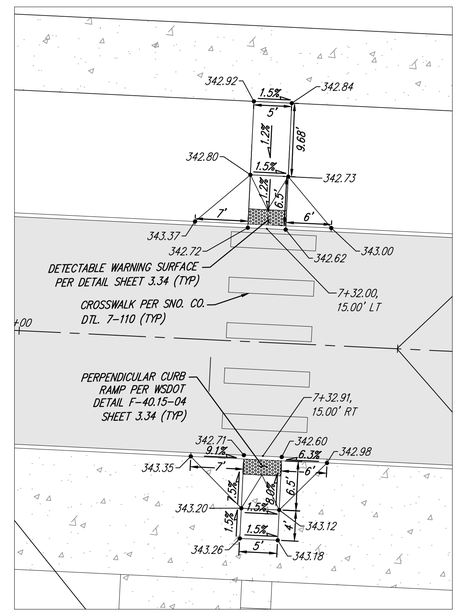

## GRADING DETAIL 3

1" = 10'



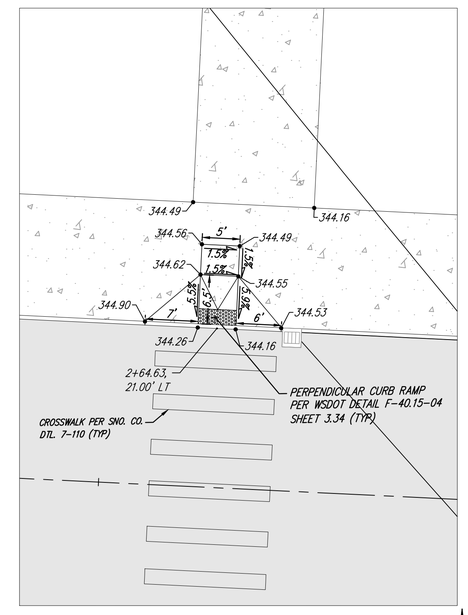

## GRADING DETAIL 5

1" = 10'



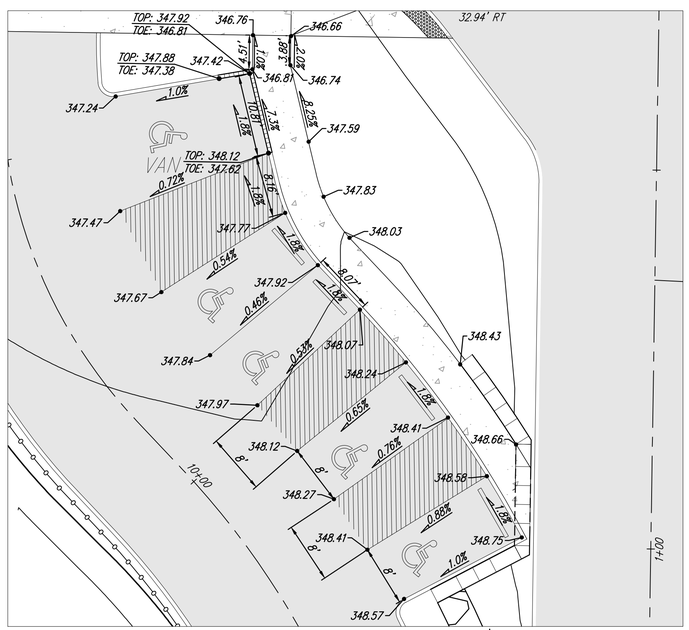

## GRADING DETAIL 2

1" = 10'




## GRADING DETAIL 4

1" = 10'




## GRADING DETAIL 6

1" = 10'

**FILE NUMBERS:**
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**21-113267 LDA**

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1-800-424-5555 (811)

**Snohomish County Planning & Development Services**
**APPROVED FOR CONSTRUCTION**
By: Michael Huey PE
R/W Permit No. NA
Date: 9/3/24

| NO. | REVISIONS | DATE |
|---|---|---|
| 1 | REVISED PER COUNTY COMMENTS | 1/28/2022 |
| 2 | REVISED PER COUNTY COMMENTS | 3/7/2022 |
| 3 | REVISED PER COUNTY COMMENTS | 8/5/2022 |
| 4 | REVISED PER COUNTY COMMENTS | 5/10/2023 |
| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

MICHAEL A. MOODY STATE OF WASHINGTON 48843 REGISTERED PROFESSIONAL ENGINEER
01-22-2024

CORE DESIGN
12100 NE 195th St, Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963
ENGINEERING · PLANNING · SURVEYING

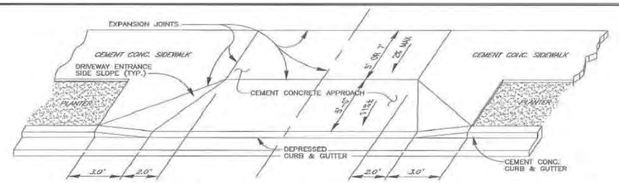
# ROAD SECTIONS & DETAILS
# CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY, SUITE 100
BOTHELL, WA 98012

| | | |
|---|---|---|
| DATE | MARCH 2023 | |
| DESIGNED | MATT STEFANSSON, P.E. | |
| DRAWN | CHUCK FEMLING | |
| APPROVED | MICHAEL A. MOODY, P.E. | |
| | LINDSEY B. SOLORIO, P.L.A. | PROJECT MANAGER |

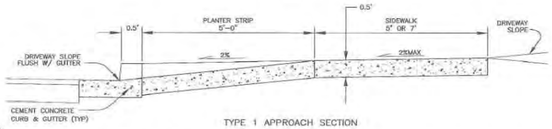
| SHEET | OF |
|---|---|
| C3.32 | 51 |

PROJECT NUMBER 20071P

7/22/2024 6:40 PM J:\2020\2007TP\ENGINEERING\FINAL REVISED\SHEETS\20071P C3.30.DWG




DROP CURB DRIVEWAY APPROACH – TYPE 1
(WITH PLANTER)
NTS




TYPE 1 APPROACH SECTION

NOTES:

1. RECOMMEND SIDEWALK CROSS-SLOPES BE DESIGNED AT 1.5% OR LESS TO ENSURE ADA COMPLIANCE. SEE EDDS 4-05 FOR DETAILS
2. SEE STD DWG 2-028 FOR NOTES.

| SNOHOMISH COUNTY PUBLIC WORKS | | APPROVED BY: |
|---|---|---|
| 2-020 | DROP CURB DRIVEWAY – TYPE 1 | COUNTY ROAD ENGINEER — DATE 1/7/13 |

NOTES:

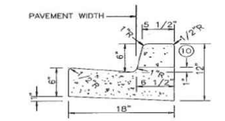
1. SEE STD DWG 2-010 TO DETERMINE THE APPLICABLE ACCESS POINT DESIGN AND SPECIFICATIONS.
2. SEE EDDS 4-04 AND WSDOT STD PLANS F-10.12 AND F-10.16 FOR CURB DETAILS.
3. SEE EDDS 4-05 AND STD DWG 4-150 FOR SIDEWALK SPECIFICATIONS. NOTE DESIGN GUIDANCE TO ENSURE ADA COMPLIANCE IN CONSTRUCTION.
4. ALL COMMERCIAL OR INDUSTRIAL ACCESS POINTS, INCLUDING THE CURB, GUTTER AND SIDEWALK, SHALL MEET AASHTO HL-93 LOADING REQUIREMENTS.
5. DRIVEWAY CEMENT CONCRETE DEPTH SHALL BE A MINIMUM OF 6 INCHES AND PLACED ON COMPACTED GRADE.
6. THE DROP CURB DRIVEWAY SECTION BETWEEN A SIDEWALK AND THE CURB AND GUTTER SHALL BE CONCRETE.
7. CONCRETE SHALL BE AIR-ENTRAINED CONCRETE CLASS 4000 PER WSDOT STD SPECIFICATION 6-06.3.
8. ALL JOINTS SHALL BE CLEANED AND EDGED.
9. FOR A DRIVEWAY WIDTH EXCEEDING 15 FEET, A FULL DEPTH EXPANSION JOINT WITH 3/8-INCH JOINT FILLER IS REQUIRED ALONG THE DRIVEWAY CENTERLINE. PARALLEL EXPANSION JOINTS ARE REQUIRED AT 15 FT MAXIMUM SPACING FOR DRIVEWAY WIDTHS EXCEEDING 30 FEET. REFER TO WSDOT STANDARD PLAN F-30.10 AND STANDARD SPECIFICATION 5-05.3(8).
10. STANDARD 3/8-INCH EXPANSION JOINTS SHALL BE PLACED AT BACK, FRONT AND SIDES OF DRIVEWAY APPROACHES AS SHOWN ON STD DWGS.
11. AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF DRIVEWAY ENTRANCES.

| SNOHOMISH COUNTY PUBLIC WORKS | | APPROVED BY: |
|---|---|---|
| 2-028 | DROP CURB DRIVEWAY NOTES | COUNTY ROAD ENGINEER — DATE 1/7/13 |

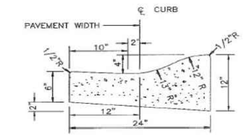
NOTES:

1. VERTICAL CURB WILL BE REQUIRED EXCEPT AS NOTED IN SECTION 4-04.
2. CONSTRUCTION OF CURB DETAILS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND THE AMERICAN PUBLIC WORKS ASSOCIATION. (WSDOT/APWA SPECIFICATIONS) UNLESS OTHERWISE MODIFIED BELOW.
3. ALL CONCRETE SHALL BE COMMERCIAL CLASS PER WSDOT/APWA SPECIFICATIONS.
4. FORMS SHALL BE TRUE TO LINE AND GRADE AND SECURELY STAKED. STEEL FORMS ONLY SHALL BE USED ON TANGENT SECTIONS. WOOD FORMS MAY BE USED ON CURVED SECTIONS.
5. FULL DEPTH EXPANSION JOINTS CONSISTING OF 3/8 INCH MINIMUM PREMOLDED JOINT MATERIAL SHALL BE PLACED ADJACENT TO CATCH BASINS, INLETS AND AT POINTS OF TANGENCY ON STREETS AND DRIVEWAY RETURNS. MAXIMUM SPACING SHALL BE 20 FEET.
6. CONTRACTION JOINTS (DUMMY JOINTS) CONSISTING OF 3/8" MIN. X 2" OF PREMOLDED JOINT MATERIAL SHALL BE CONSTRUCTED AT INTERVALS OF 10 FEET.
7. ALL JOINTS SHALL BE CLEAN AND EDGED.
8. FINISH SHALL BE A LIGHT BROOM FINISH.
9. FINISHED CURBS AND GUTTERS SHALL BE SPRAYED WITH A CLEAR CURING COMPOUND.
10. TOP OF CURB AT ACCESS POINT APPROACH.
11. SUBGRADE COMPACTION FOR CURBS AND GUTTERS SHALL MEET A MINIMUM 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH SEC. 2-03.3(14) OF THE WSDOT/APWA SPECIFICATIONS.

SEE TEXT SECTION 4-04




CEMENT CONCRETE
VERTICAL CURB AND GUTTER



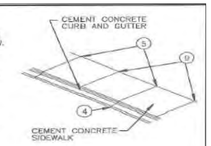

CEMENT CONCRETE
ROLLED CURB AND GUTTER

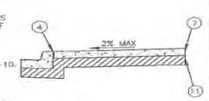
| SNOHOMISH COUNTY PUBLIC WORKS | | APPROVED BY: |
|---|---|---|
| 4-140 | CURB DETAILS | COUNTY ROAD ENGINEER — DATE 10-1-24 |

NOTES:

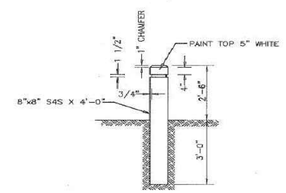
1. CONSTRUCTION OF SIDEWALKS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND THE AMERICAN PUBLIC WORKS ASSOCIATION (WSDOT/APWA SPECIFICATIONS) UNLESS OTHERWISE MODIFIED BELOW.
2. ALL CONCRETE SHALL BE COMMERCIAL CLASS CONCRETE PER WSDOT/APWA SPECIFICATIONS.
3. FORMS SHALL BE TRUE TO LINE AND GRADE AND SECURELY STAKED. STEEL FORMS ONLY SHALL BE USED ON TANGENT SECTIONS. WOOD FORMS MAY BE USED ON CURVED SECTIONS.
4. EXPANSION JOINTS CONSISTING OF 3/8" FULL DEPTH PREMOLDED JOINT MATERIAL SHALL BE PLACED AROUND FIRE HYDRANTS, POLES, METER BOXES AND OTHER OBSTRUCTIONS AND ALONG WALLS OR STRUCTURES IN PAVED AREAS. EXPANSION JOINTS SHALL ALSO BE PLACED AT THE BEGINNING AND THE END OF EACH CURVE, ON EACH SIDE OF STRUCTURES, DROP CURB DRIVEWAYS AND CURB RAMPS, BETWEEN SIDEWALK AND BACK OF CURB WHEN POURED SEPARATELY, AND AT OTHER LOCATIONS AS DIRECTED BY THE ENGINEER. FULL EXPANSION JOINTS SHALL GENERALLY BE PLACED TO MATCH THOSE PLACED IN ADJACENT CURB WITH A MAXIMUM SPACING OF 20 FEET.
5. CONTRACTION JOINTS (DUMMY JOINTS) CONSISTING OF 3/8" X 2" OF PREMOLDED JOINT MATERIAL SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10 FEET. WHEN SIDEWALKS ARE PLACED BY SLIP-FORMING, A PREMOLDED STRIP OF 3/8" THICK AND UP TO FULL DEPTH MAY BE USED. CONTRACTION JOINTS (DUMMY JOINTS) IN SIDEWALKS SHALL BE LOCATED SO AS TO MATCH THE JOINTS IN THE CURB WHETHER SIDEWALK IS ADJACENT TO CURB OR SEPARATED BY A PLANTING STRIP. JOINT SEALANTS FOR SAWED CONSTRUCTION JOINTS SHALL MEET THE REQUIREMENTS OF SECTION 9-04.2 OF THE WSDOT/APWA SPECIFICATIONS.
6. ALL JOINTS SHALL BE CLEAN AND EDGED.
7. CEMENT CONCRETE SIDEWALK THICKNESS IS SPECIFIED IN TEXT SECTION 4-05C. SEE ALSO STANDARD DRAWINGS 2-020 AND 2-025 FOR DRIVEWAY DETAILS.
8. THE WIDTH OF SIDEWALK SHALL BE 5 FEET MIN. FOR SINGLE FAMILY RESIDENTIAL PROPERTY USES AND 7 FEET MIN. FOR COMMERCIAL/INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL PROPERTY USES.
9. SCORE MARKS, 1/4" DEEP, ARE TO BE PLACED ON 5 FOOT CENTERS, AND TO CORRESPOND TO THE MARKINGS IN EXISTING SIDEWALKS. WHEN THE SIDEWALK WIDTH EXCEEDS 6 FEET, A LONGITUDINAL SCORE AT THE CENTER OF THE SIDEWALK SHALL BE PROVIDED.
10. FINISH SHALL BE A LIGHT BROOM FINISH.
11. 6 INCHES OF GRAVEL BORROW OR EQUIVALENT. SEE STANDARD DRAWINGS 3-020, 3-050 AND SECTION 4-10.
12. SUBGRADE COMPACTION FOR SIDEWALKS SHALL MEET A MINIMUM 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH SEC. 2-03.3(14) OF THE WSDOT/APWA SPECIFICATIONS.
13. PLANTER STRIPS REQUIRED BUT NOT SHOWN. SEE STANDARD DRAWINGS 3-020 AND 3-050 FOR LOCATION OF PLANTERS.

SEE TEXT SECTION 4-05.

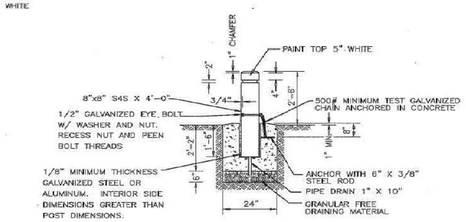



| SNOHOMISH COUNTY PUBLIC WORKS | | APPROVED BY: |
|---|---|---|
| 4-150 | SIDEWALK DETAILS | COUNTY ROAD ENGINEER — DATE 1/4/13 |




FIXED BOLLARD




REMOVABLE BOLLARD

NOTES:

1. ALL WOOD SHALL BE PRESSURE TREATED.
2. STEEL TUBE SHALL CONFORM TO ASTM A53 OR ASTM A53 GRADE A.
3. NUTS, BOLTS & WASHERS SHALL CONFORM TO ASTM A307.
4. ALL STEEL PARTS SHALL BE GALVANIZED.
5. COMMERCIAL CLASS CONCRETE SHALL BE USED.
6. FOR ACCEPTABLE ALTERNATE BOLLARD DESIGNS, SEE WSDOT/APWA PLANS H-13 AND H-13A.

SEE TEXT SECTION 4-11

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| SNOHOMISH COUNTY PUBLIC WORKS | | APPROVED BY: |
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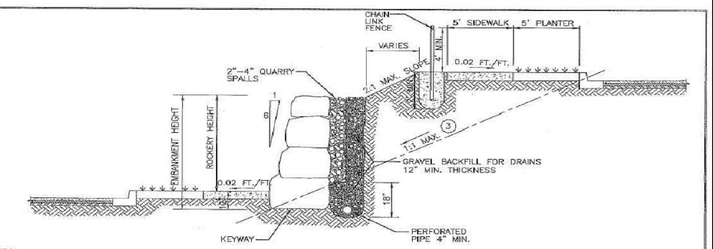
| 4-170 | BOLLARDS | COUNTY ROAD ENGINEER — DATE 2-25-03 |




NOTES:

1. SEE TEXT SECTION 4-17. ROCKERIES SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER IF EMBANKMENT HEIGHT EXCEEDS 6 FT. IN A CUT SECTION OR 4 FT. IN A FILL SECTION.
2. GRAVEL BACKFILL SHALL MEET WSDOT/APWA STANDARD SPECIFICATION 9-03.12[4]
3. FLATTER SLOPE MAY BE REQUIRED IN LESS STABLE SOIL.
4. CHAIN LINK FENCE, TYPE NO. 4 OR 6 (WSDOT/APWA STANDARD), REQUIRED WHEN ROCKERY HEIGHT IS 30 INCHES OR GREATER. VINYL-COATED FENCING IN A DARK, NATURAL COLOR MAY BE USED TO IMPROVE VISUAL APPEARANCE.
5. TRAFFIC BARRIERS MAY BE REQUIRED ON ROADS WITH SPEED LIMITS OF 40 MPH OR GREATER, WHERE ROCKERY HEIGHTS EXCEED 6'. SEE CHAPTER 7 OF THE WSDOT DESIGN MANUAL.
6. IF ROCKERY IS BEHIND A ROLLED CURB OR A RURAL SHOULDER SECTION, THE ROCKERY FACE SHALL BE A MINIMUM OF 10 FT FROM EDGE OF TRAVELED WAY.

| SNOHOMISH COUNTY PUBLIC WORKS | | APPROVED BY: |
|---|---|---|
| 4-210 | ROCKERY | COUNTY ROAD ENGINEER — DATE 10-1-24 |

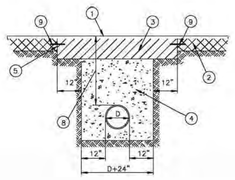
ASPHALT OR CONCRETE PAVEMENT:

1. A 2" HMA OVERLAY IS REQUIRED PER EDDS 8-05.C
2. EXISTING PAVEMENT.
3. TRENCH – 6" OF HMA OR MATCH EXISTING ASPHALT, WHICHEVER IS GREATER, PER WSDOT STANDARD SPECIFICATIONS SECTION 5-04. IF CONCRETE, RESTORATION SHALL BE IN ACCORDANCE WITH SECTION 5-05 OF THE WSDOT/APWA SPECIFICATIONS.
4. NATIVE MATERIAL, BANK RUN GRAVEL, CSTC OR CONTROL DENSITY FILL (CDF) A MINIMUM OF 8" FROM TOP OF EXISTING ASPHALT.
5. NEAT LINE CUT, CLEAN, HEAT & TACK EDGES WITH SEALER CSS-1 & SEAL WITH HOT ASPHALT CEMENT.
6. TEMPORARY RESTORATION OF TRENCHES FOR OVERNIGHT USE SHALL BE ACCOMPLISHED BY USING ASPHALT, OR STEEL PLATES.
7. PATCH SHALL BE MACHINE ROLLED FLUSH WITH EXISTING PAVEMENT AND SHALL BE PLACED PER WSDOT STANDARD SPECIFICATIONS SECTION 5-04.
8. COVER DEPTH OVER UNDERGROUND UTILITIES SHALL CONFORM TO FEDERAL AND STATE REGULATIONS.
9. TRENCHES IN CONCRETE PAVEMENT SHALL BE RESTORED USING TIE BARS OR DOWEL BARS IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS SECTION 5-04.

SEE TEXT SECTIONS 8-02, 8-04, 8-05, 8-07.

PERMEABLE PAVEMENT:

10. TRENCHES IN PERMEABLE PAVEMENT SHALL BE RESTORED WITH THE SAME PERMEABLE PAVEMENT AND CROSS-SECTION, UNLESS APPROVED OTHERWISE BY THE ENGINEER.




| SNOHOMISH COUNTY PUBLIC WORKS | | APPROVED BY: |
|---|---|---|
| 8-030 | UTILITY TRENCH RESTORATION AND BACKFILL | COUNTY ROAD ENGINEER — DATE 6/1/2020 |

GENERAL R/W USE RESTORATION REQUIREMENTS

1. AT THE ENGINEER'S DISCRETION, PRIOR TO COMMENCING ANY CONSTRUCTION, PHOTOGRAPHS DEPICTING PRE-EXISTING ROADWAY CONDITIONS WILL BE REQUIRED EVERY 50 FEET IN PAVED AREAS OR ANY OTHER LOCATION AS SPECIFIED BY THE ENGINEER.
2. SIGNING, FLAGGING AND TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THESE STANDARDS, THE WSDOT TRAFFIC MANUAL AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
3. ONE LANE OF TRAFFIC SHALL REMAIN OPEN AT ALL TIMES, ATTENDED BY FLAGMEN AND APPROPRIATE CONSTRUCTION SIGNING PROVIDED. THE ROAD SHALL BE RESTORED TO TWO-WAY TRAFFIC AT THE END OF EACH WORKING DAY. APPLICATIONS FOR TOTAL ROAD CLOSURES MUST BE FILED WITH SNOHOMISH COUNTY PUBLIC WORKS AT LEAST 5 DAYS PRIOR TO THE ANTICIPATED CLOSURE.
4. EXISTING DRAINAGE DITCHES, CULVERTS, ETC., SHALL BE KEPT CLEAN AT ALL TIMES. TEMPORARY DIVERSION OF ANY DRAINAGE SYSTEM WILL NOT BE PERMITTED WITHOUT THE CONSENT OF THE ENGINEER. ANY DRAINAGE CULVERT, CATCHBASIN, MANHOLE OR OTHER DRAINAGE STRUCTURE DISTURBED BY EXCAVATION SHALL BE REPLACED WITH NEW MATERIAL OR REPAIRED TO THE SATISFACTION OF THE ENGINEER. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES SHALL BE EMPLOYED TO PROTECT ADJACENT PROPERTY AND STORM DRAINAGE FACILITIES.
5. GRAVEL SHOULDERS DISTURBED BY EXCAVATION SHALL BE SHAPED TO COUNTY STANDARDS AND PROVIDED WITH A MINIMUM OF 6 INCHES COMPACTED CRUSHED SURFACING TOP COURSE.
6. IF IN THE OPINION OF THE ENGINEER, WEATHER CONDITIONS DETERIORATE TO THE POINT WHERE THE TRAVELED ROADWAYS ARE UNSAFE FOR THE PUBLIC OR DETRIMENTAL TO THE RESTORATION OF THE ROADWAY, EXCAVATION SHALL CEASE IMMEDIATELY AND CLEANUP SHALL BE PROMPTLY ACCOMPLISHED.
7. ALL PIPE OR OTHER MATERIAL STORED ALONG COUNTY RIGHT-OF-WAY MUST BE PLACED AT A SAFE DISTANCE FROM THE TRAVELED ROADWAY IN SUCH A MANNER AS TO AVOID FALLING ONTO THE ROADWAY.
8. NO EXCESS OR UNSUITABLE MATERIAL SHALL BE WASTED ON COUNTY RIGHT-OF-WAY. ANY SUCH MATERIAL DUMPED ON PRIVATE PROPERTY MAY REQUIRE A GRADING PERMIT. VERIFICATION WITH SNOHOMISH COUNTY PLANNING & DEVELOPMENT SERVICES IS REQUIRED.
9. STREET SURFACES SHALL BE CLEANED AT THE END OF EACH DAY'S OPERATION WITH A POWER BROOM OR OTHER APPROVED MEANS.
10. NO OPEN CUT CROSSING OF COUNTY ROADS OR STREETS SHALL BE MADE WITHOUT THE APPROVAL OF THE ENGINEER.
11. MAXIMUM AMOUNT OF OPEN TRENCH IN ROADS SHALL BE 400 LINEAL FEET. AT THE END OF EACH DAY, ALL DITCHES MUST BE BACKFILLED OR COVERED WITH STEEL PLATES AND BARRICADED WITH FLASHING WARNING LIGHTS TO PREVENT PEOPLE OR ANIMALS FROM FALLING INTO THE TRENCH.
12. FINAL CLEANUP INCLUDING COMPLETE RESTORATION OF SHOULDERS, CLEANING OF DITCHES, CULVERTS AND CATCHBASINS, AND REMOVAL OF LOOSE MATERIAL FROM BACK SLOPES OF DITCHES SHALL NOT EXCEED 1500 L.F. BEHIND EXCAVATING OPERATIONS OR AS REQUIRED BY THE ENGINEER.

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| SNOHOMISH COUNTY PUBLIC WORKS | | APPROVED BY: |
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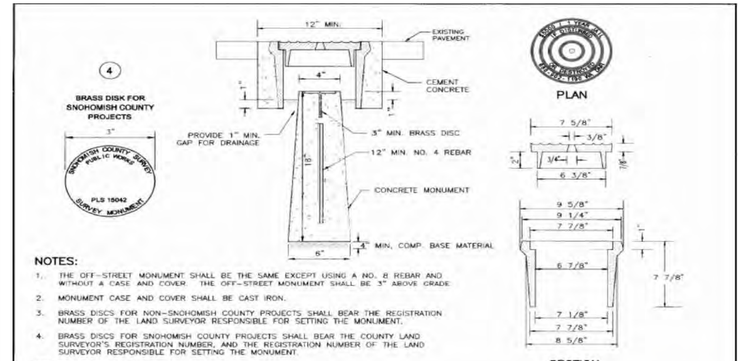
| 8-040 | GENERAL R/W RESTORATION REQUIREMENTS | COUNTY ROAD ENGINEER — DATE 2-10-03 |




NOTES:

1. THE OFF-STREET MONUMENT SHALL BE THE SAME EXCEPT USING A NO. 8 REBAR AND WITHOUT A CASE AND COVER. THE OFF-STREET MONUMENT SHALL BE 3" ABOVE GRADE
2. MONUMENT CASE AND COVER SHALL BE CAST IRON.
3. BRASS DISCS FOR NON-SNOHOMISH COUNTY PROJECTS SHALL BEAR THE REGISTRATION NUMBER OF THE LAND SURVEYOR RESPONSIBLE FOR SETTING THE MONUMENT.
4. BRASS DISCS FOR SNOHOMISH COUNTY PROJECTS SHALL BEAR THE COUNTY LAND SURVEYOR'S REGISTRATION NUMBER, AND THE REGISTRATION NUMBER OF THE LAND SURVEYOR RESPONSIBLE FOR SETTING THE MONUMENT.

SEE TEXT SECTION 4-03

| SNOHOMISH COUNTY PUBLIC WORKS | | APPROVED BY: |
|---|---|---|
| 4-130 | MONUMENT CASE AND COVER | COUNTY ROAD ENGINEER — DATE 8/6/18 |

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
*CALL BEFORE YOU DIG!*
*1-800-424-5555 (811)*

***Snohomish County Planning & Development Services***

**APPROVED FOR CONSTRUCTION**

By: Michael Huey PE

R/W Permit No. NA

Date: 9/3/24

| NO. | REVISIONS | DATE |
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| 1 | REVISED PER COUNTY COMMENTS | 1/28/2022 |
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| 5 | REVISED PER COUNTY COMMENTS | 6/16/2022 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

01-22-2024

12100 NE 195th St, Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963

CORE DESIGN
ENGINEERING · PLANNING · SURVEYING

**ROAD SECTIONS & DETAILS**
**CATHCART CROSSING PARK & RIDE**

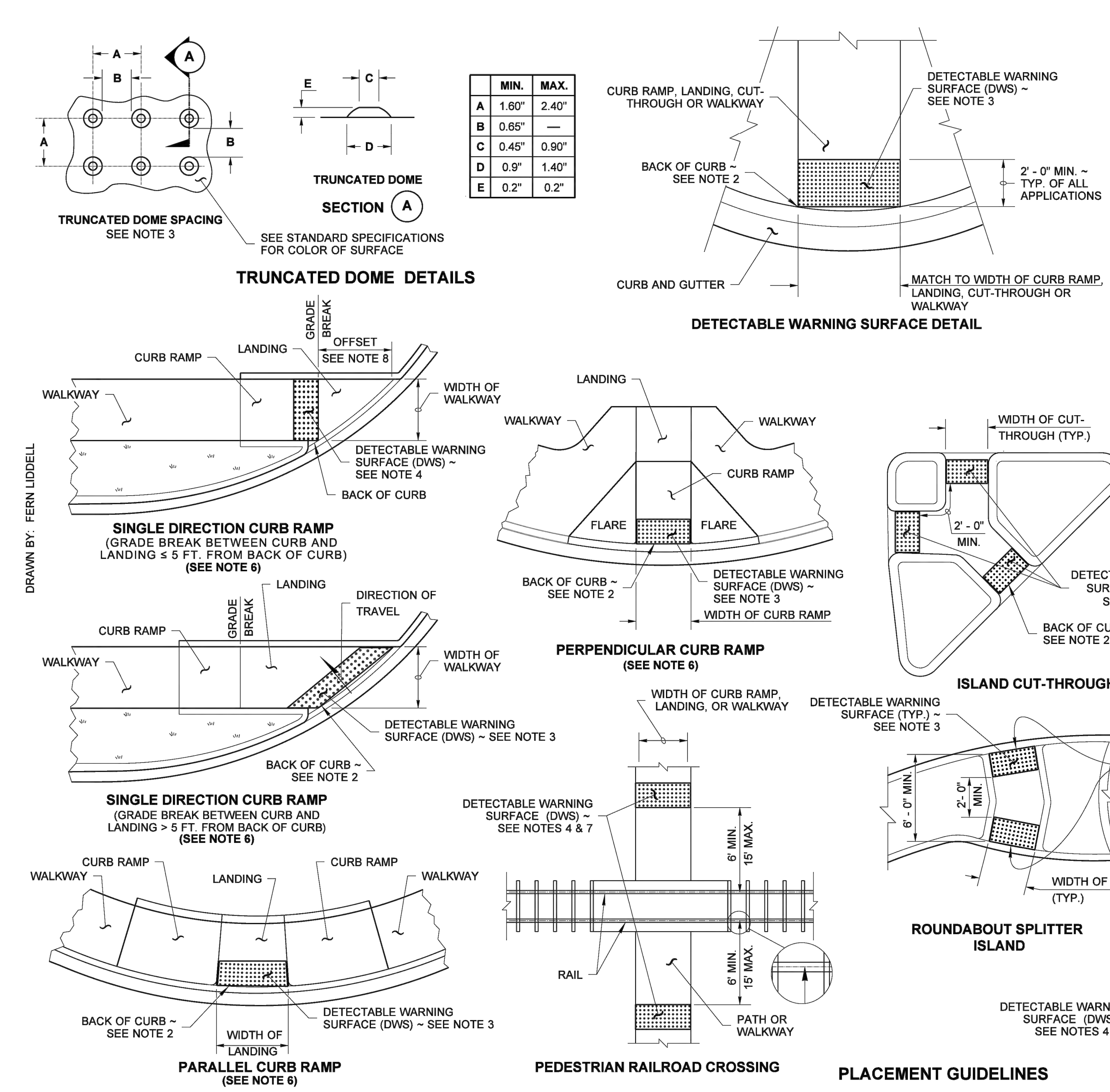
**PACIFIC RIDGE - DRH, LLC**
17921 BOTHELL-EVERETT HWY, SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
| DESIGNED | MATT STEFANSSON, P.E. |
| DRAWN | CHUCK FEMLING |
| APPROVED | MICHAEL A. MOODY, P.E. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C3.33 | 51 |

PROJECT NUMBER
20071P

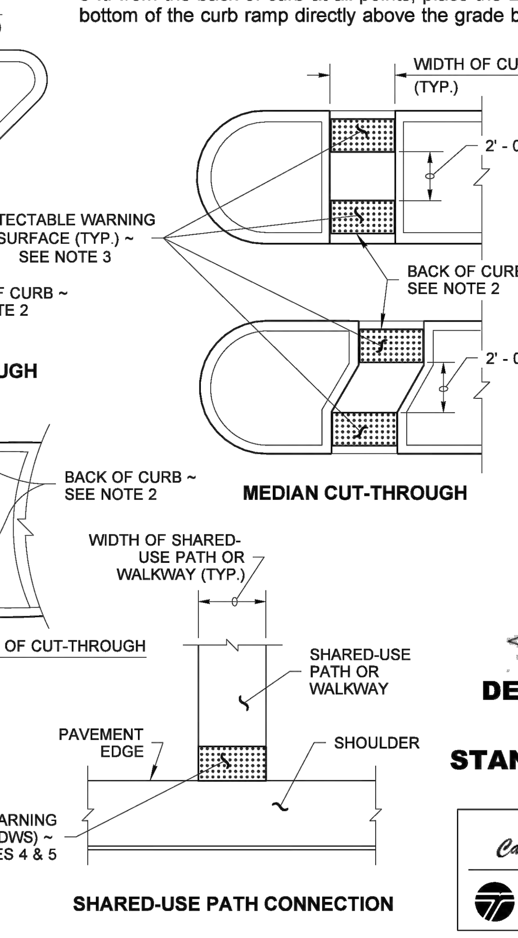
7/22/2024 6:40 PM J:\2020\2007P\ENGINEERING\FINAL REVISED\SHEETS\2007P C3.30.DWG




|  | MIN. | MAX. |
|---|---|---|
| A | 1.60" | 2.40" |
| B | 0.65" | — |
| C | 0.45" | 0.90" |
| D | 0.9" | 1.40" |
| E | 0.2" | 0.2" |

**NOTES**

1. The Detectable Warning Surface (DWS) shall extend the full width of the curb ramp, landing, or other roadway entrance as applicable. Exception: If the Manufacturer of the DWS requires a concrete border around the DWS, a variance of up to 2 inches on each side of the DWS is permitted.
2. The Detectable Warning Surface (DWS) shall be placed at the back of curb, with the two leading corners of the DWS panel placed adjacent to the back of the curb, and with no more than a 2 inch gap between the DWS and the back of the curb measured at the center of the DWS panel. Exception: If the Manufacturer of the selected DWS requires a concrete border around the DWS, a variance of up to 2 inches from the back of the curb is permitted (measured at the leading corners of the DWS panel).
3. The rows of truncated domes shall be aligned to be perpendicular to the grade break at the back of curb.
4. The rows of truncated domes shall be aligned to be parallel to the direction of travel.
5. If curb and gutter are not present, such as a shared-use path connection, the Detectable Warning Surface shall be placed at the pavement edge.
6. See **Standard Plans** for sidewalk and curb ramp details.
7. If a curb ramp is required, the location of the Detectable Warning Surface must be at the bottom of the ramp and within the required distance from the rail.
8. When the grade break between the curb ramp and the landing is less than or equal to 5 ft. from the back of curb at all points, place the Detectable Warning Surface on the bottom of the curb ramp directly above the grade break.



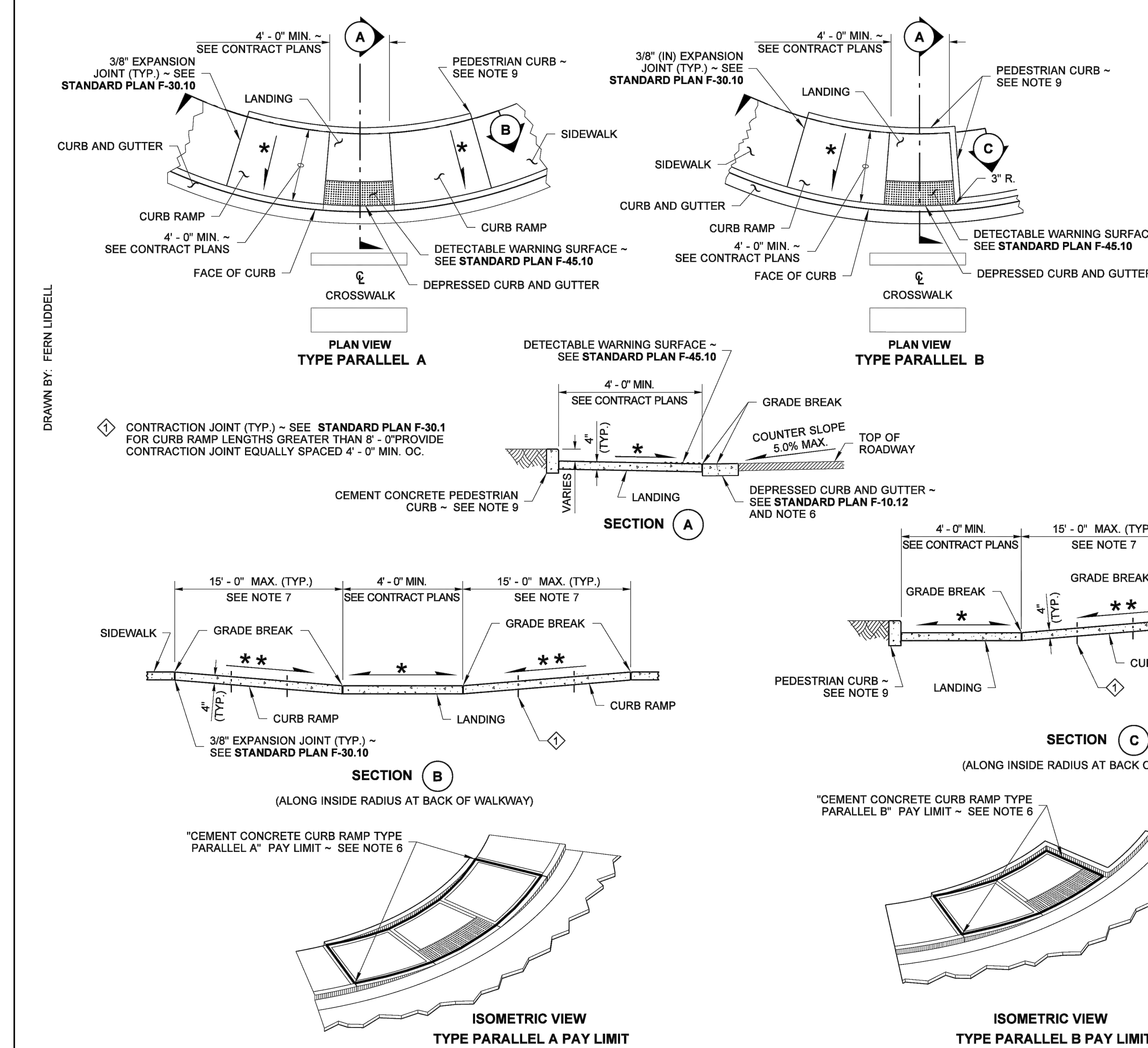

R. SCOTT ZELLER STATE OF WASHINGTON 28680 REGISTERED PROFESSIONAL ENGINEER
Zeller, Scott
Jul 12 2016 4:25 PM

**DETECTABLE WARNING SURFACE**

**STANDARD PLAN F-45.10-02**

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Carpenter, Jeff — Carpenter, Jeff Jul 15 2016 2:26 PM
STATE DESIGN ENGINEER
Washington State Department of Transportation




**NOTES**

1. At marked crosswalks, the connection between the landing and the roadway must be contained within the width of the crosswalk markings.
2. Where "GRADE BREAK" is called out, the entire length of the grade break between the two adjacent surface planes shall be flush.
3. Do not place Gratings, Junction Boxes, Access Covers, or other appurtenances on any part of the Curb Ramp or Landing, or in the Depressed Curb and Gutter where the Landing connects to the roadway.
4. See Contract Plans for the curb design specified. See **Standard Plan F-10.12** for Curb, Curb and Gutter, Depressed Curb and Gutter, and Pedestrian Curb details.
5. See **Standard Plan F-30.10** for Cement Concrete Sidewalk Details. See Contract Plans for width and placement of sidewalk.
6. The Bid Item "Cement Concrete Curb Ramp Type __" does not include the adjacent Curb, Curb and Gutter, Depressed Curb and Gutter, and Pedestrian Curb, or Sidewalks.
7. The Curb Ramp length is not required to exceed 15 feet (unless otherwise shown in the Contract Plans). When applying the 15-foot max. length, the running slope of the curb ramp is allowed to exceed 8.3%. Use a single constant slope from bottom of ramp to top of ramp to match into the sidewalk over a horizontal distance of 15 feet. Do not include abutting landing(s) in the15-foot max. measurement. When a ramp is constructed on a radius, the 15-foot max. length is measured on the inside radius along the back of the walkway.
8. Curb Ramps and Landings shall receive a broom finish. See **Standard Specifications 8-14.**
9. Pedestrian Curb may be omitted if the ground surface at the back of the Curb Ramp and/or Landing will be at the same elevation as the Curb Ramp or Landing and there will be no material to retain.

**LEGEND**

- ⟷ SLOPE IN EITHER DIRECTION
- * 1.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (2% MAX.)
- ** 7.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (8.3% MAX.) ~ SEE NOTE 7

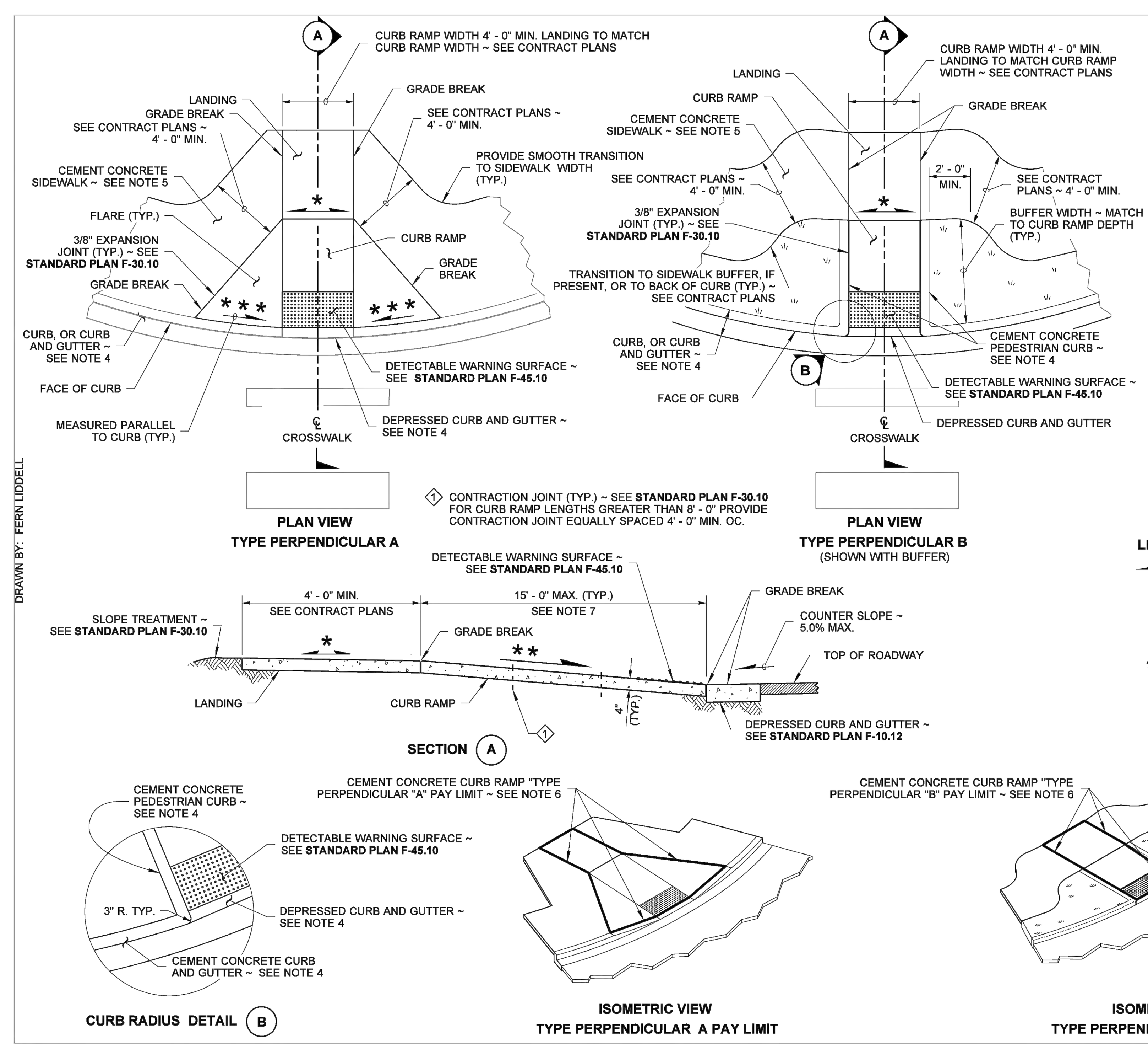
R. SCOTT ZELLER STATE OF WASHINGTON 28680 REGISTERED PROFESSIONAL ENGINEER
Zeller, Scott
Jun 24 2016 7:19 AM

**PARALLEL CURB RAMP**

**STANDARD PLAN F-40.12-03**

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Carpenter, Jeff — Carpenter, Jeff Jun 29 2016 2:27 PM
STATE DESIGN ENGINEER
Washington State Department of Transportation




**NOTES**

1. At marked crosswalks, the connection between the curb ramp and the roadway must be contained within the width of the crosswalk markings.
2. Where "GRADE BREAK" is called out, the entire length of the grade break between the two adjacent surface planes shall be flush.
3. Do not place Gratings, Junction Boxes, Access Covers, or other appurtenances on any part of the Curb Ramp or Landing, or in front of the Curb Ramp where it connects to the roadway.
4. See Contract Plans for the curb design specified. See **Standard Plan F-10.12** for Curb, Curb and Gutter, Depressed Curb and Gutter, and Pedestrian Curb details.
5. See **Standard Plan F-30.10** for Cement Concrete Sidewalk Details. See Contract Plans for width and placement of sidewalk.
6. The Bid Item "Cement Concrete Curb Ramp Type __" does not include the adjacent Curb, Curb and Gutter, Depressed Curb and Gutter, Pedestrian Curb, or Sidewalks.
7. The Curb Ramp length is not required to exceed 15 feet (unless shown otherwise in the Contract Plans). When applying the 15-foot max. length, the running slope of the Curb Ramp is allowed to exceed 8.3%. Use a single constant slope from bottom of ramp to top of ramp to match into the landing over a horizontal distance of 15 feet. Do not include the abutting landing in the 15-foot max. measurement.
8. Curb Ramps and Landings shall receive a broom finish. See **Standard Specifications 8-14.**
9. Pedestrian Curb may be omitted if the ground surface at the back of the Curb Ramp and/or Landing will be at the same elevation as the Curb Ramp or Landing and there will not be material to retain.

**LEGEND**

- ⟷ SLOPE IN EITHER DIRECTION
- * 1.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (2% MAX.)
- ** 7.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (8.3% MAX.)
- *** 9.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (10% MAX.)

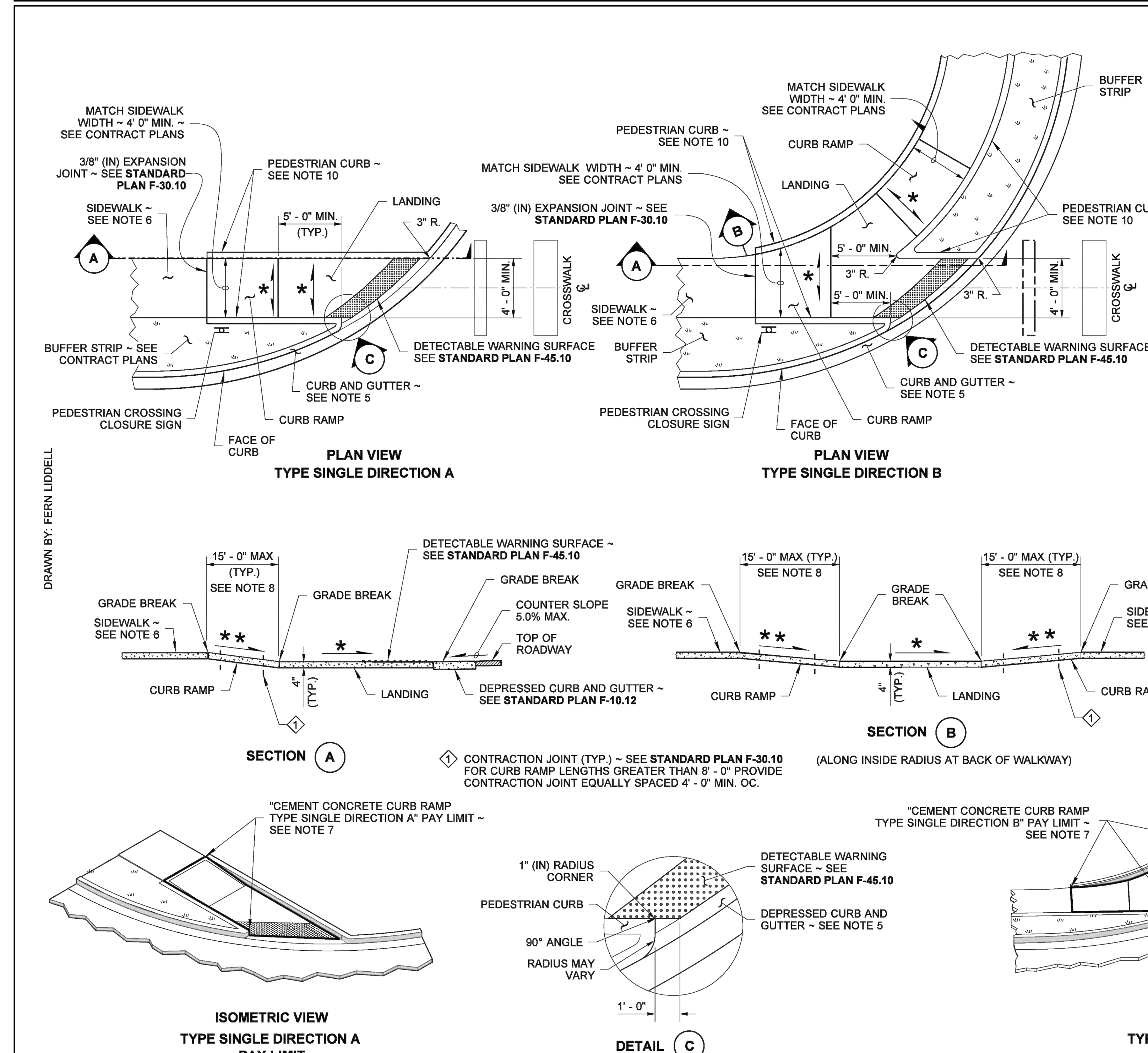
R. SCOTT ZELLER STATE OF WASHINGTON 28680 REGISTERED PROFESSIONAL ENGINEER
Digitally signed by R. Scott Zeller
Date: 2020.09.22 13:23:53 -07'00'

**PERPENDICULAR CURB RAMP**

**STANDARD PLAN F-40.15-04**

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Date: 2020.09.25
14:44:37 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation




**NOTES**

1. This plan is to be used where pedestrian crossing in one direction is not permitted.
2. At marked crosswalks, the connection between the Landing and the roadway must be contained within the width of the crosswalk markings.
3. Where "GRADE BREAK" is called out, the entire length of the grade break between the two adjacent surface planes shall be flush.
4. Do not place Gratings, Junction Boxes, Access Covers, or other appurtenances on any part of the Curb Ramp or Landing or in the Depressed Curb and Gutter where the Landing connects to the roadway.
5. See Contract Plans for the curb design specified. See **Standard Plan F-10.12** for Curb, Curb and Gutter, Depressed Curb, Gutter and Pedestrian Curb details.
6. See **Standard Plan F-30.10** for Cement Concrete Sidewalk Details. See Contract Plans for width and placement of sidewalk.
7. The Bid Item "Cement Concrete Curb Ramp Type __" does not include the adjacent Curb, Curb and Gutter, Depressed Curb and Gutter, Pedestrian Curb, or Sidewalks.
8. The Curb Ramp length is not required to exceed 15 feet (unless shown otherwise in the Contract Plans). When applying the 15-foot max. length (measured from back of sidewalk) the running slope of the curb ramp is allowed to exceed 8.3%. Use a single constant slope from bottom of ramp to top of ramp to match into the sidewalk over a horizontal distance of 15 feet.
9. Curb Ramps and Landings shall receive a broom finish. See **Standard Specifications 8-14.**
10. Pedestrian Curb may be omitted if the ground surface at the back of the Curb Ramp and/or Landing will be at the same elevation as the Curb Ramp or Landing and there will not be material to retain.

**LEGEND**

- ⟷ SLOPE IN EITHER DIRECTION
- * 1.5 OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (2% MAX.)
- ** 7.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (8.3% MAX.) SEE NOTE 7

R. SCOTT ZELLER STATE OF WASHINGTON 28680 REGISTERED PROFESSIONAL ENGINEER
Zeller, Scott
Jun 24 2016 7:21 AM

**SINGLE DIRECTION CURB RAMP**

**STANDARD PLAN F-40.16-03**

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Carpenter, Jeff — Carpenter, Jeff Jun 29 2016 2:29 PM
STATE DESIGN ENGINEER
Washington State Department of Transportation

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

**Snohomish County Planning & Development Services**

**APPROVED FOR CONSTRUCTION**

By: Michael Huey PE
R/W Permit No. NA
Date: 9/3/24

| NO. | REVISIONS | DATE |
|---|---|---|
| 1 | REVISED PER COUNTY COMMENTS | 1/28/2022 |
| 2 | REVISED PER COUNTY COMMENTS | 3/7/2022 |
| 3 | REVISED PER COUNTY COMMENTS | 8/5/2022 |
| 4 | REVISED PER COUNTY COMMENTS | 5/19/2023 |
| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

MICHAEL A. MOODY STATE OF WASHINGTON 44843 REGISTERED PROFESSIONAL ENGINEER
07-22-2024

CORE DESIGN
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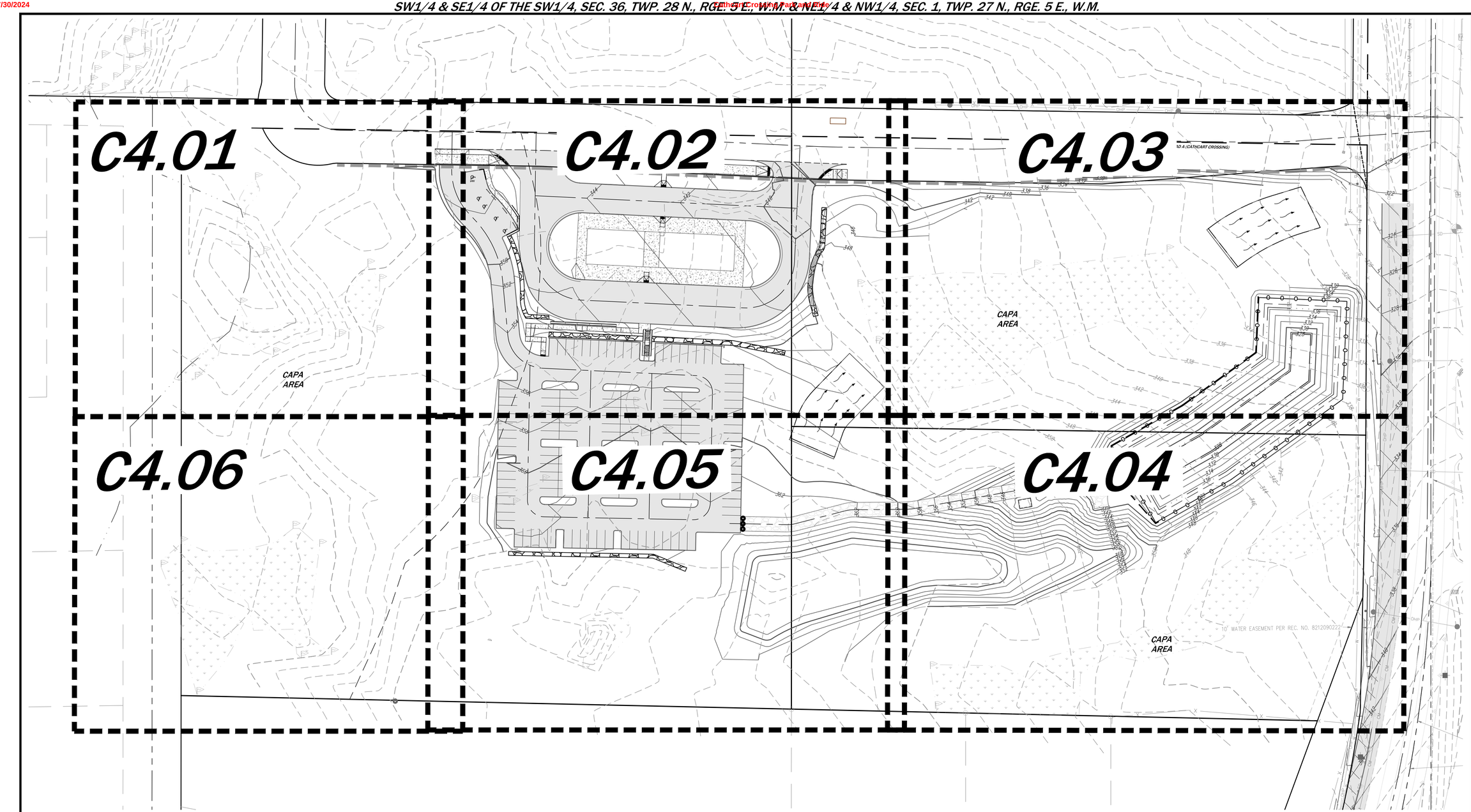
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963

**ROAD SECTIONS & DETAILS**
**CATHCART CROSSING PARK & RIDE**

**PACIFIC RIDGE - DRH, LLC**
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
| DESIGNED | MATT STEFANSSON, P.E. |
| DRAWN | CHUCK FEMLING |
| APPROVED | MICHAEL A. MOODY, P.E. |
| PROJECT MANAGER | LINDSEY B. SOLORIO, P.L.A. |

SHEET C3.34 OF 51
PROJECT NUMBER 20071P




SCALE: 1" = 50'

0 25 50 100

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
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**Snohomish County Planning & Development Services**
**APPROVED FOR CONSTRUCTION**
By: Michael Huey PE
R/W Permit No. NA
Date: 9/3/24

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| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

01-22-2024

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# OVERALL STORMWATER PLAN
## CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
| DESIGNED | MATT STEFANSSON, P.E. |
| DRAWN | CHUCK FEMLING |
| APPROVED | MICHAEL A. MOODY, P.E. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

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|---|---|
| C4.00 | 51 |

PROJECT NUMBER 20071P

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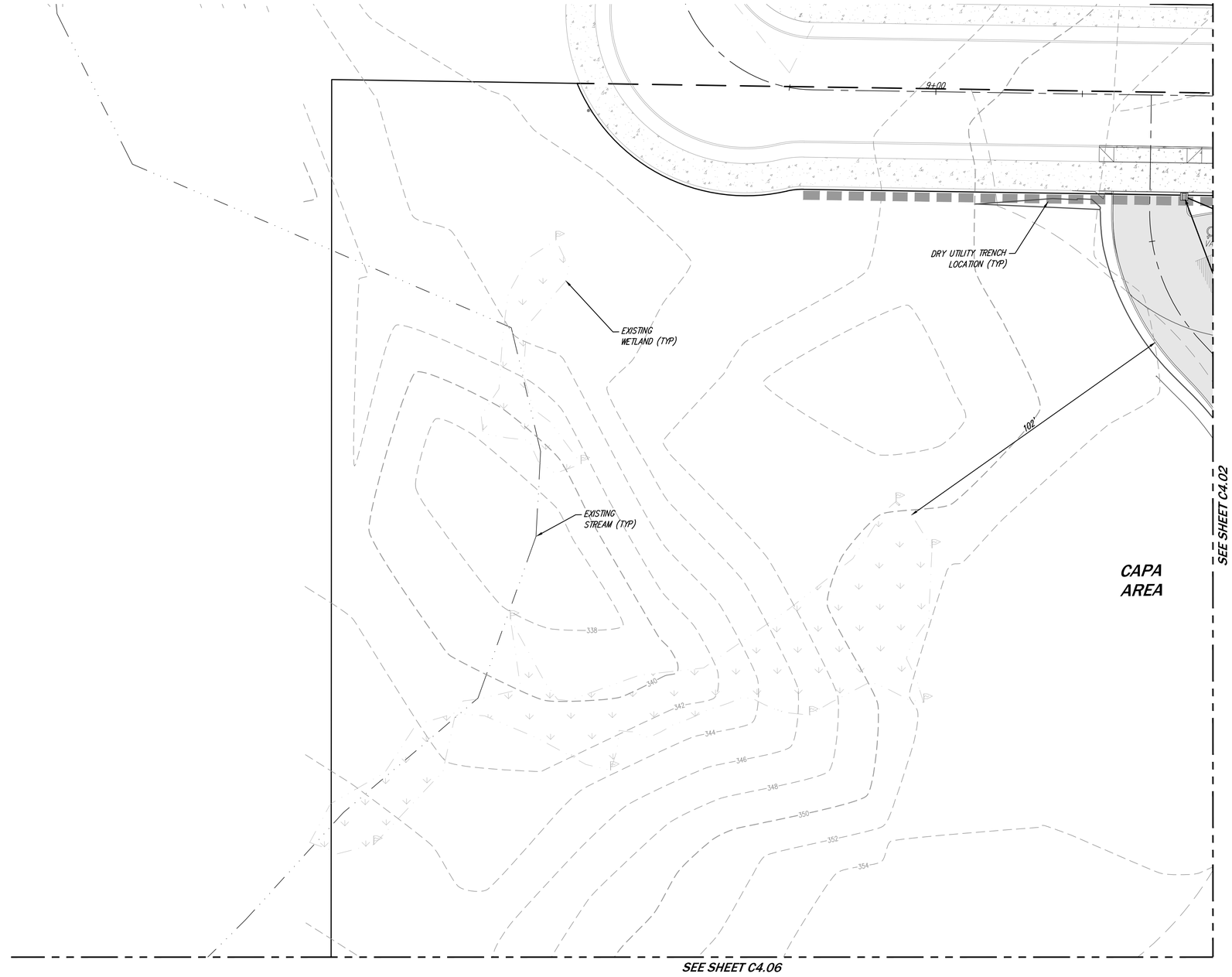



## LEGEND

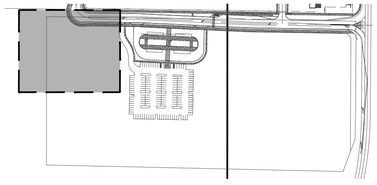
- STORM PIPE
- STORM STRUCTURE
- STORM PIPE FLOW ARROW
- EXISTING STORM PIPE
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR
- EXISTING GROUND CONTOUR MAJR
- EXISTING GROUND CONTOUR MINR

SOIL QUALITY & DEPTH NOTE:
POST CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13 WILL BE IMPLEMENTED FOR ALL DISTURBED PERVIOUS AREAS TO BE LANDSCAPED.

N

SCALE: 1" = 20'

0 10 20 40



KEYMAP
SCALE: 1"=300'

FILE NUMBERS:
21-113268 CUP
21-113267 LDA

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
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Snohomish County Planning & Development Services
APPROVED FOR CONSTRUCTION
By: Michael Huey PE
R/W Permit No. NA
Date: 9/3/24

| NO. | REVISIONS | DATE |
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| 4 | REVISED PER COUNTY COMMENTS | 5/10/2023 |
| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

MICHAEL A. MOODY STATE OF WASHINGTON 48843 REGISTERED PROFESSIONAL ENGINEER
01-22-2024

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STORMWATER PLAN
CATHCART CROSSING PARK & RIDE
PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
| DESIGNED | MATT STEFANSSON, P.E. |
| DRAWN | CHUCK FEMLING |
| APPROVED | MICHAEL A. MOODY, P.E. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C4.01 | 51 |

PROJECT NUMBER 20071P

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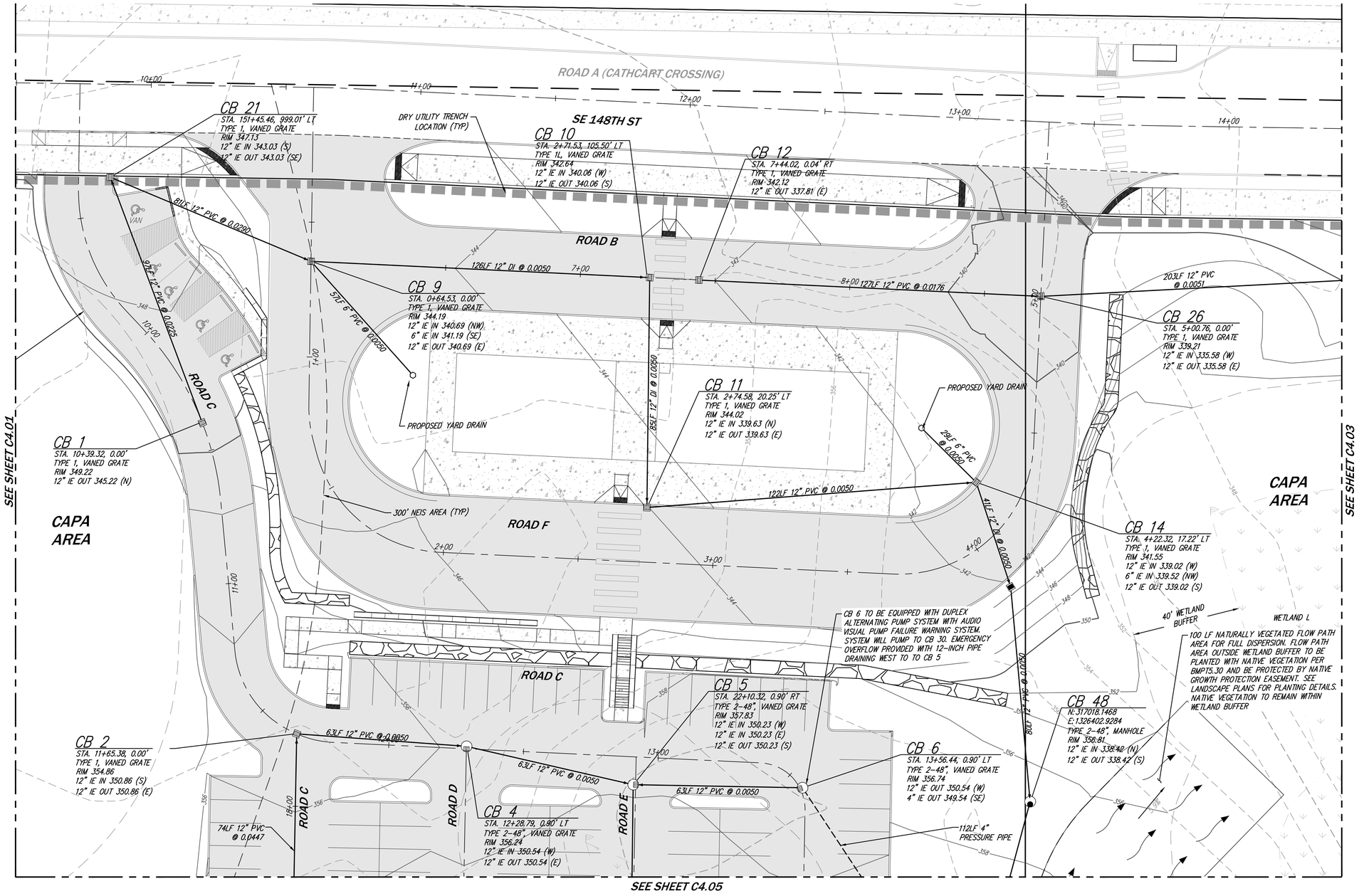


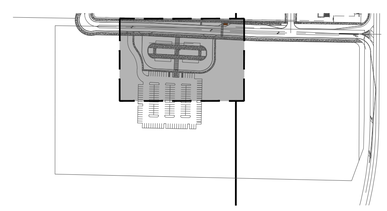

## LEGEND

- STORM PIPE
- STORM STRUCTURE
- STORM PIPE FLOW ARROW
- EXISTING STORM PIPE
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR
- EXISTING GROUND CONTOUR MAJR
- EXISTING GROUND CONTOUR MINR

SOIL QUALITY & DEPTH NOTE:
POST CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13 WILL BE IMPLEMENTED FOR ALL DISTURBED PERVIOUS AREAS TO BE LANDSCAPED.

SCALE: 1" = 20'

0 10 20 40



KEYMAP
SCALE: 1"=300'

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

UNDERGROUND LOCATOR SERVICE
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Snohomish County Planning & Development Services
APPROVED FOR CONSTRUCTION
By: Michael Huey PE
R/W Permit No. NA
Date: 9/3/24

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| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

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# STORMWATER PLAN
## CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
| DESIGNED | MATT STEFANSSON, P.E. |
| DRAWN | CHUCK FEMLING |
| APPROVED | MICHAEL A. MOODY, P.E. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C4.02 | 51 |

PROJECT NUMBER 20071P

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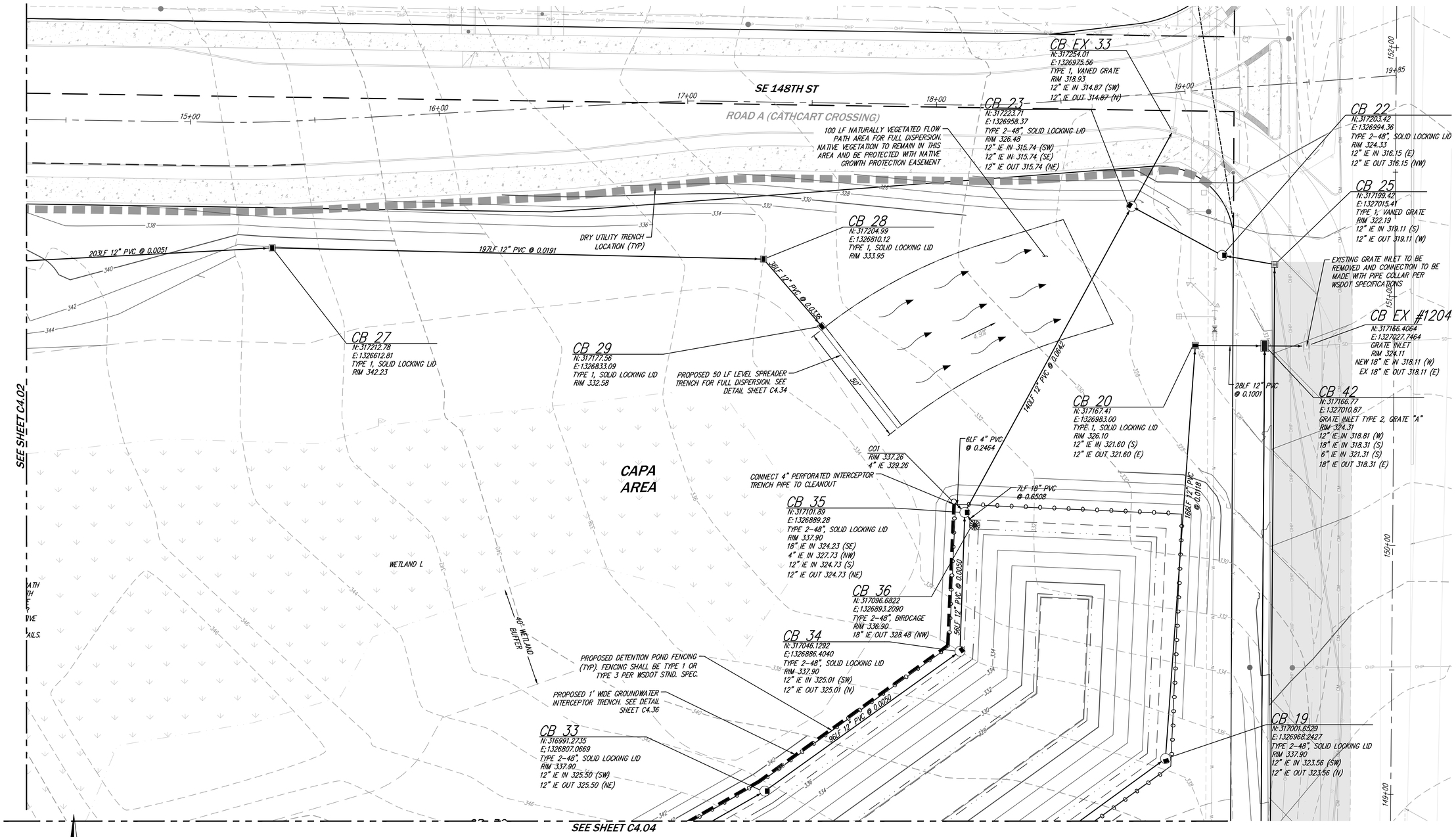



## LEGEND

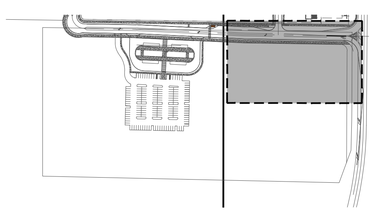
- STORM PIPE
- STORM STRUCTURE
- STORM PIPE FLOW ARROW
- EXISTING STORM PIPE
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR
- EXISTING GROUND CONTOUR MAJR
- EXISTING GROUND CONTOUR MINR

SCALE: 1" = 20'

0 10 20 40

**SOIL QUALITY & DEPTH NOTE:**
POST CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13 WILL BE IMPLEMENTED FOR ALL DISTURBED PERVIOUS AREAS TO BE LANDSCAPED.

**WSDOT ROW NOTE:**
WORK TO BE DONE IN WSDOT ROW WILL BE UNDER SEPARATE PERMIT.



**KEYMAP**
SCALE: 1"=300'

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
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**Snohomish County Planning & Development Services**
**APPROVED FOR CONSTRUCTION**
By: Michael Huey PE
R/W Permit No. NA
Date: 9/3/24

| NO. | REVISIONS | DATE |
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| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

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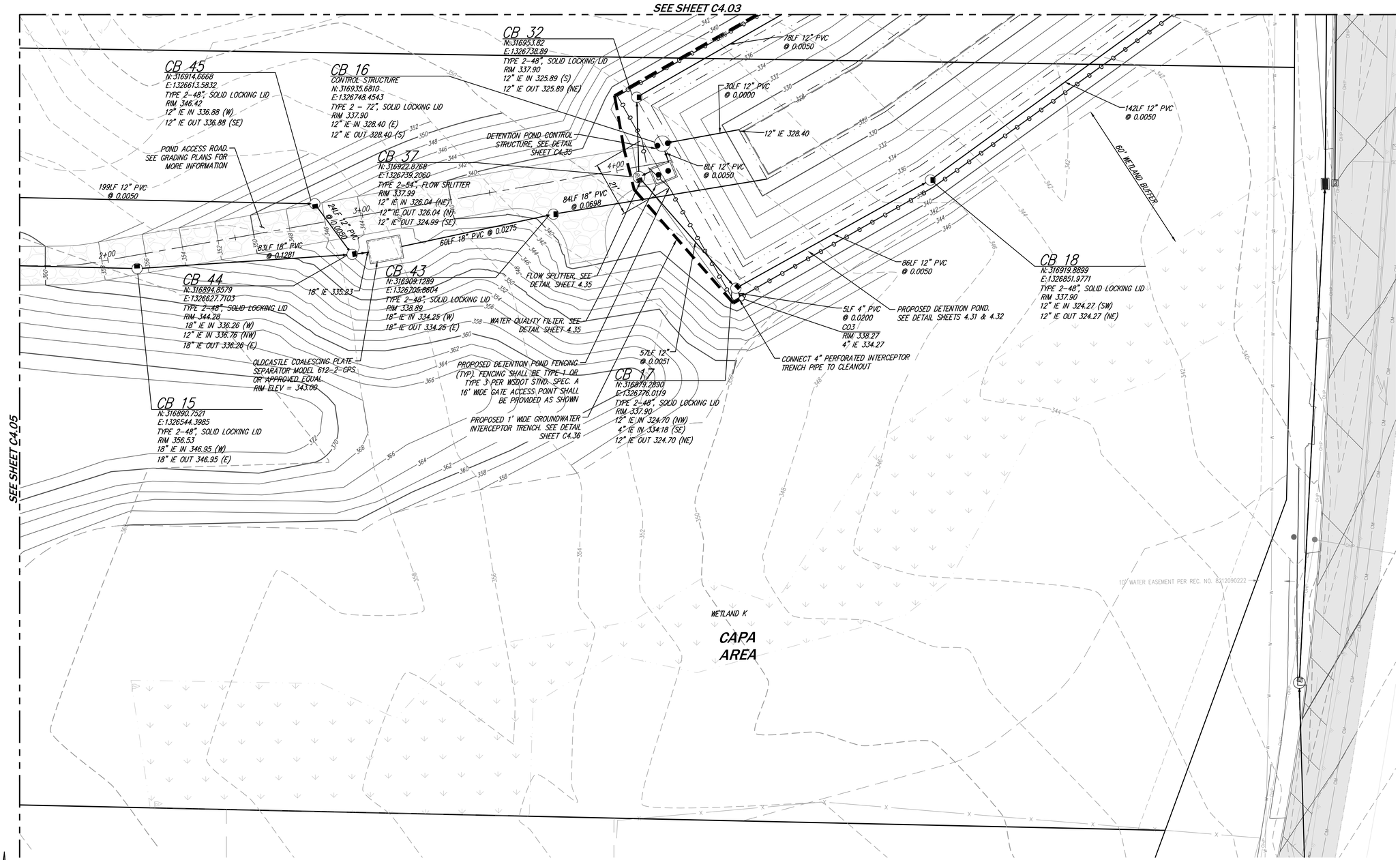
# STORMWATER PLAN
## CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY, SUITE 100
BOTHELL, WA 98012

| | | |
|---|---|---|
| DATE | MARCH 2023 | |
| DESIGNED | MATT STEFANSSON, P.E. | |
| DRAWN | CHUCK FEMLING | |
| APPROVED | MICHAEL A. MOODY, P.E. | |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER | |

| SHEET | OF |
|---|---|
| C4.03 | 51 |

PROJECT NUMBER
20071P

7/22/2024 6:42 PM J:\2020\2007TP\ENGINEERING\FINAL REVISED\SHEETS\2007TP C4.01.DWG




## LEGEND

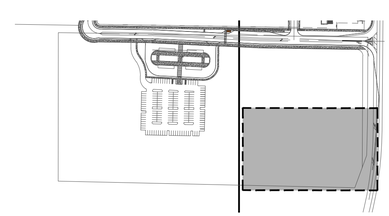
- STORM PIPE
- STORM STRUCTURE
- STORM PIPE FLOW ARROW
- EXISTING STORM PIPE
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR
- EXISTING GROUND CONTOUR MAJR
- EXISTING GROUND CONTOUR MINR

SCALE: 1" = 20'

0 10 20 40

**SOIL QUALITY & DEPTH NOTE:**
POST CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13 WILL BE IMPLEMENTED FOR ALL DISTURBED PERVIOUS AREAS TO BE LANDSCAPED.

**WSDOT ROW NOTE:**
WORK TO BE DONE IN WSDOT ROW WILL BE UNDER SEPARATE PERMIT.



KEYMAP
SCALE: 1"=300'

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

**Snohomish County Planning & Development Services**
**APPROVED FOR CONSTRUCTION**
By: Michael Huey PE
R/W Permit No. NA
Date: 9/3/24

| NO. | REVISIONS | DATE |
|---|---|---|
| 1 | REVISED PER COUNTY COMMENTS | 1/28/2022 |
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| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

MICHAEL A. MOODY STATE OF WASHINGTON 48840 REGISTERED PROFESSIONAL ENGINEER
01-22-2024

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Bothell, Washington 98011
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# STORMWATER PLAN
## CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY, SUITE 100
BOTHELL, WA 98012

| | | |
|---|---|---|
| DATE | MARCH 2023 | |
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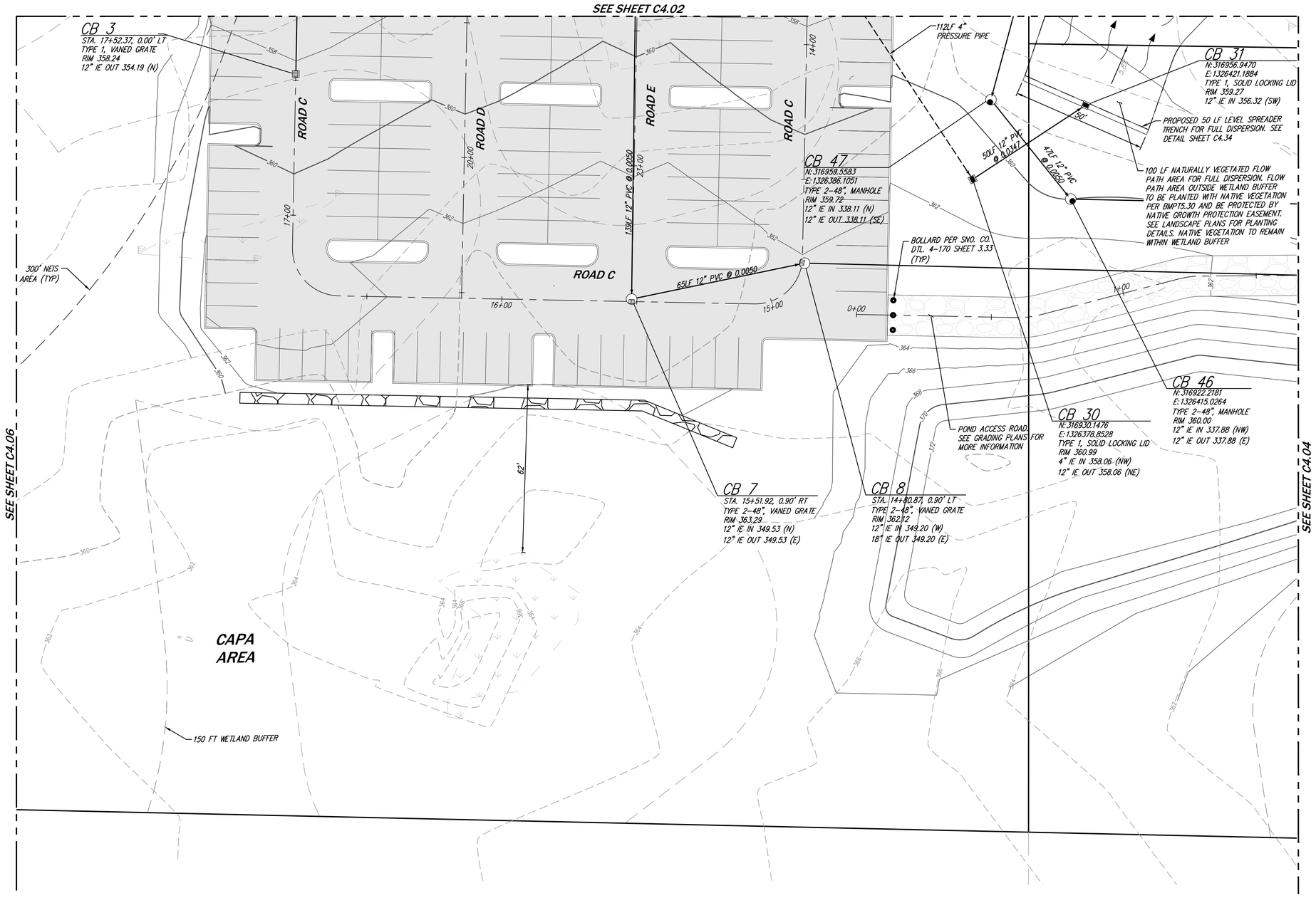
| DRAWN | CHUCK FEWLING | |
| APPROVED | MICHAEL A. MOODY, P.E. | |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER | |

| SHEET | OF |
|---|---|
| C4.04 | 51 |

PROJECT NUMBER 20071P



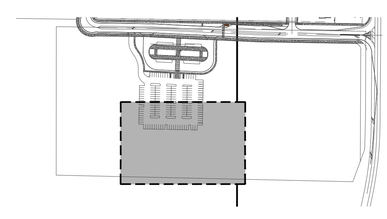

## LEGEND

- STORM PIPE
- STORM STRUCTURE
- STORM PIPE FLOW ARROW
- EXISTING STORM PIPE
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR
- EXISTING GROUND CONTOUR MAJR
- EXISTING GROUND CONTOUR MINR

SOIL QUALITY & DEPTH NOTE:
POST CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13 WILL BE IMPLEMENTED FOR ALL DISTURBED PERVIOUS AREAS TO BE LANDSCAPED.

SCALE: 1" = 20'

0 10 20 40



KEYMAP
SCALE: 1"=300'

FILE NUMBERS:
21-113268 CUP
21-113267 LDA

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

Snohomish County Planning & Development Services
APPROVED FOR CONSTRUCTION
By: Michael Huey PE
R/W Permit No. NA
Date: 9/3/24

| NO. | REVISIONS | DATE |
|---|---|---|
| 1 | REVISED PER COUNTY COMMENTS | 1/28/2022 |
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| 3 | REVISED PER COUNTY COMMENTS | 8/5/2022 |
| 4 | REVISED PER COUNTY COMMENTS | 5/10/2023 |
| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

01-22-2024

12100 NE 195th St, Suite 300
Bothell, Washington 98011
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CORE DESIGN
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# STORMWATER PLAN
# CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY, SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
| DESIGNED | MATT STEFANSSON, P.E. |
| DRAWN | CHUCK FEMLING |
| APPROVED | MICHAEL A. MOODY, P.E. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C4.05 | 51 |

PROJECT NUMBER 20071P

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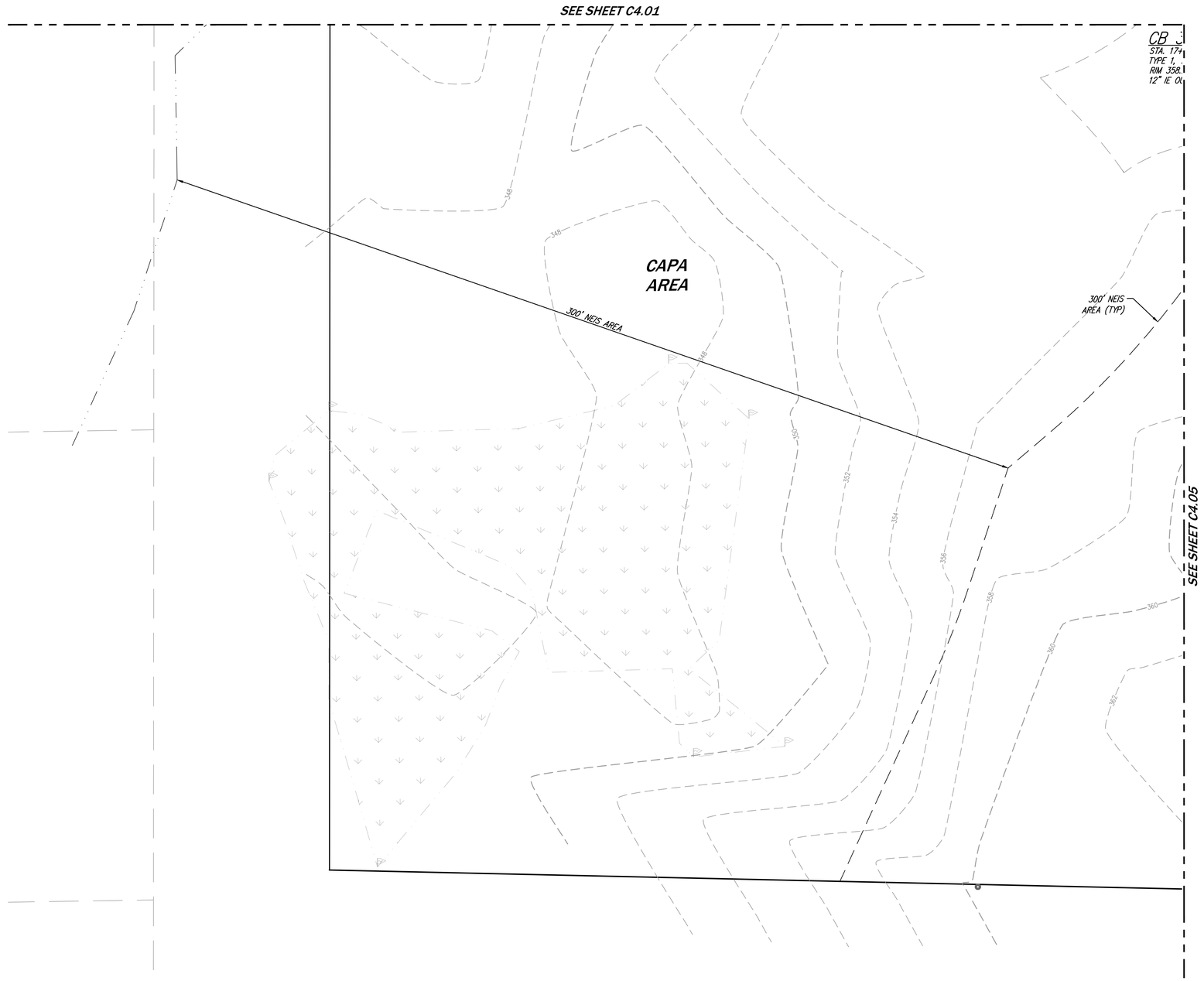


## LEGEND

- STORM PIPE
- STORM STRUCTURE
- STORM PIPE FLOW ARROW
- EXISTING STORM PIPE
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR
- EXISTING GROUND CONTOUR MAJR
- EXISTING GROUND CONTOUR MINR

SOIL QUALITY & DEPTH NOTE:
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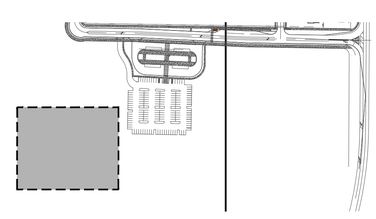
N

SCALE: 1" = 20'

0 10 20 40



KEYMAP
SCALE: 1"=300'

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

Snohomish County Planning & Development Services
APPROVED FOR CONSTRUCTION
By: Michael Huey PE
R/W Permit No. NA
Date: 9/3/24

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| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

MICHAEL A. MOODY STATE OF WASHINGTON 48840 REGISTERED PROFESSIONAL ENGINEER
01-22-2024

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# STORMWATER PLAN
## CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY, SUITE 100
BOTHELL, WA 98012

| | | |
|---|---|---|
| DATE | MARCH 2023 | |
| DESIGNED | MATT STEFANSSON, P.E. | |
| DRAWN | CHUCK FEMLING | |
| APPROVED | MICHAEL A. MOODY, P.E. | |
| | LINDSEY B. SOLORIO, P.L.A. | PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C4.06 | 51 |

PROJECT NUMBER
20071P

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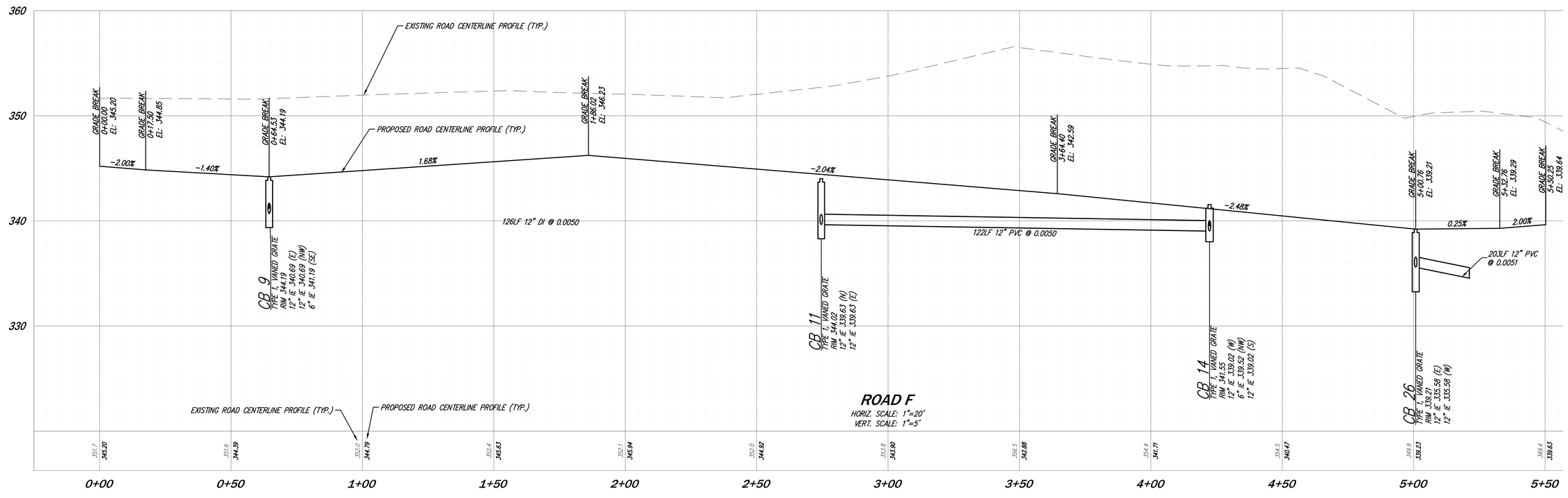


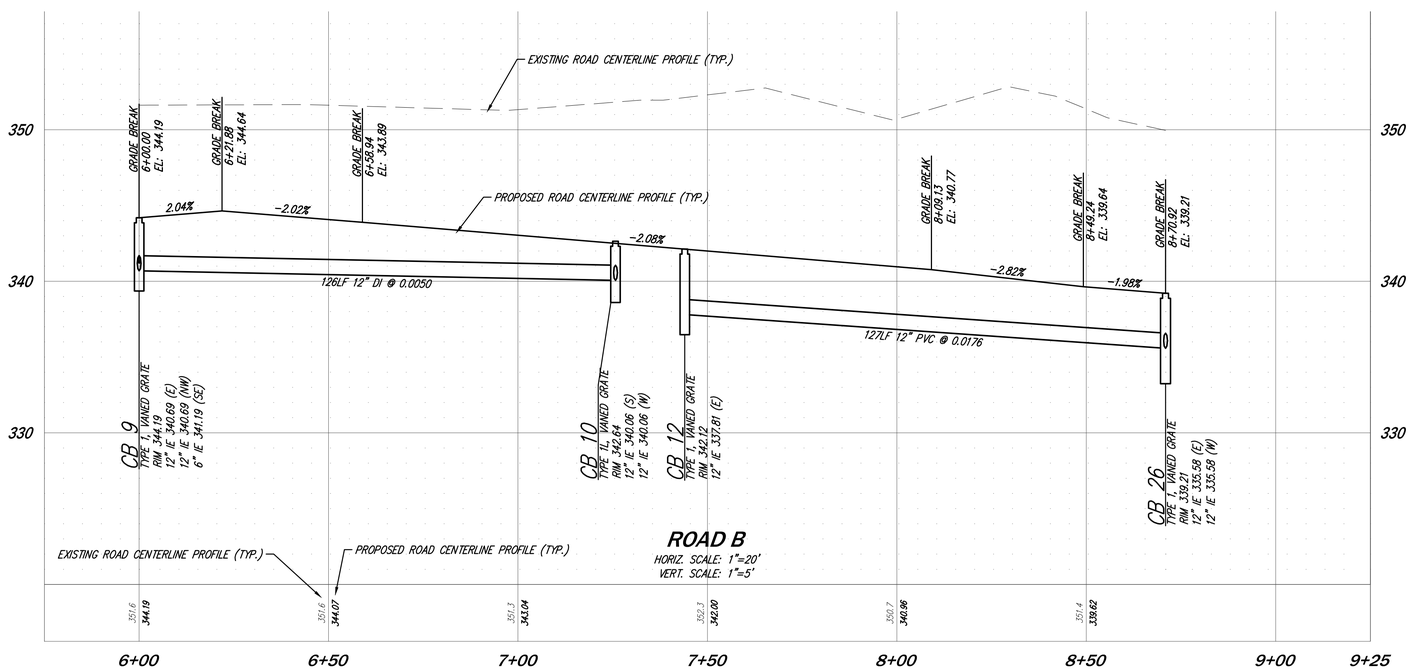


**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
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1-800-424-5555 (811)

**Snohomish County Planning & Development Services**

**APPROVED FOR CONSTRUCTION**
Michael Huey PE
By: _____
R/W Permit No. NA
Date: 9/3/24

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**ROAD AND STORM PROFILE**
**CATHCART CROSSING PARK & RIDE**
**PACIFIC RIDGE - DRH, LLC**
17921 BOTHELL-EVERETT HWY, SUITE 100
BOTHELL, WA 98012

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| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C4.21 | 51 |

PROJECT NUMBER 20071P

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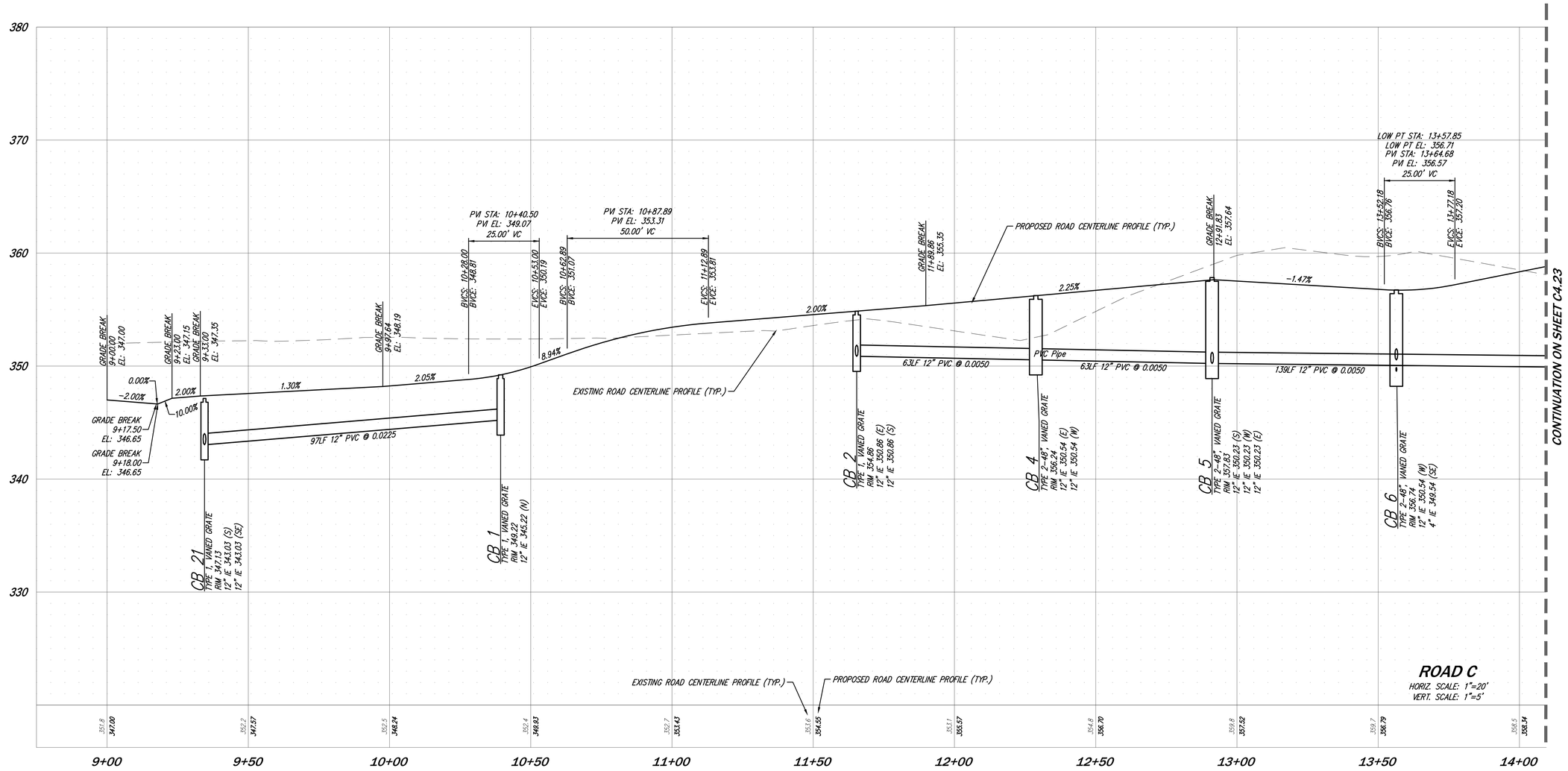


**FILE NUMBERS:**
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**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
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**ROAD AND STORM PROFILE**
**CATHCART CROSSING PARK & RIDE**
**PACIFIC RIDGE - DRH, LLC**
17921 BOTHELL-EVERETT HWY, SUITE 100
BOTHELL, WA 98012

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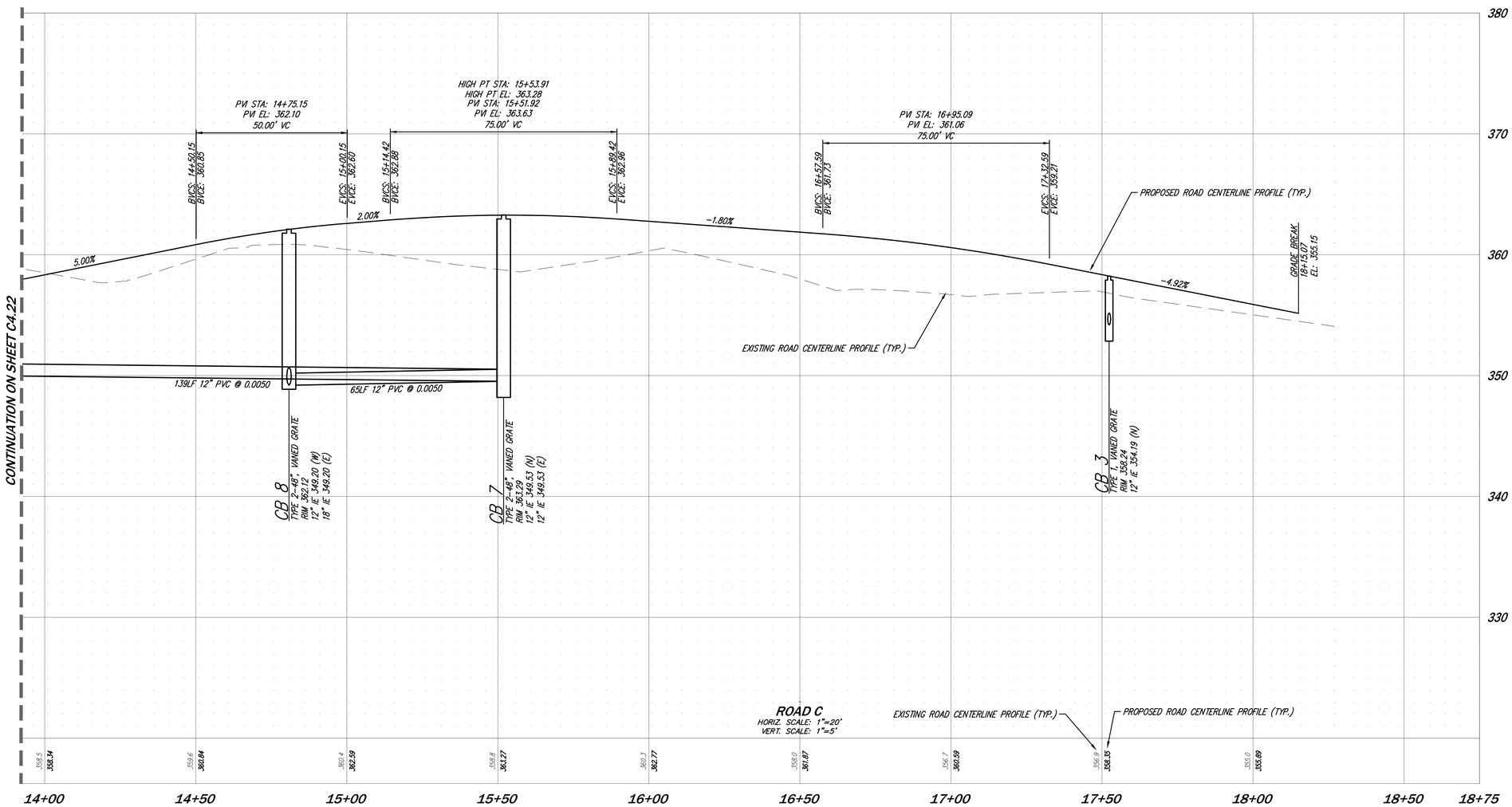
| SHEET | OF |
|---|---|
| C4.22 | 51 |

PROJECT NUMBER 20071P




**FILE NUMBERS:**
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**21-113267 LDA**

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**Snohomish County Planning & Development Services**

**APPROVED FOR CONSTRUCTION**

By: Michael Huey PE

R/W Permit No. NA

Date: 9/3/24

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| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

MICHAEL A. MOODY STATE OF WASHINGTON 38315 REGISTERED PROFESSIONAL ENGINEER

01-22-2024

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**ROAD AND STORM PROFILE**
**CATHCART CROSSING PARK & RIDE**

**PACIFIC RIDGE - DRH, LLC**
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | | |
|---|---|---|
| DATE | MARCH 2023 | |
| DESIGNED | MATT STEFANSSON, P.E. | |
| DRAWN | CHUCK FEWLING | |
| APPROVED | MICHAEL A. MOODY, P.E. | |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER | |

| SHEET | OF |
|---|---|
| C4.23 | 51 |

PROJECT NUMBER
20071P

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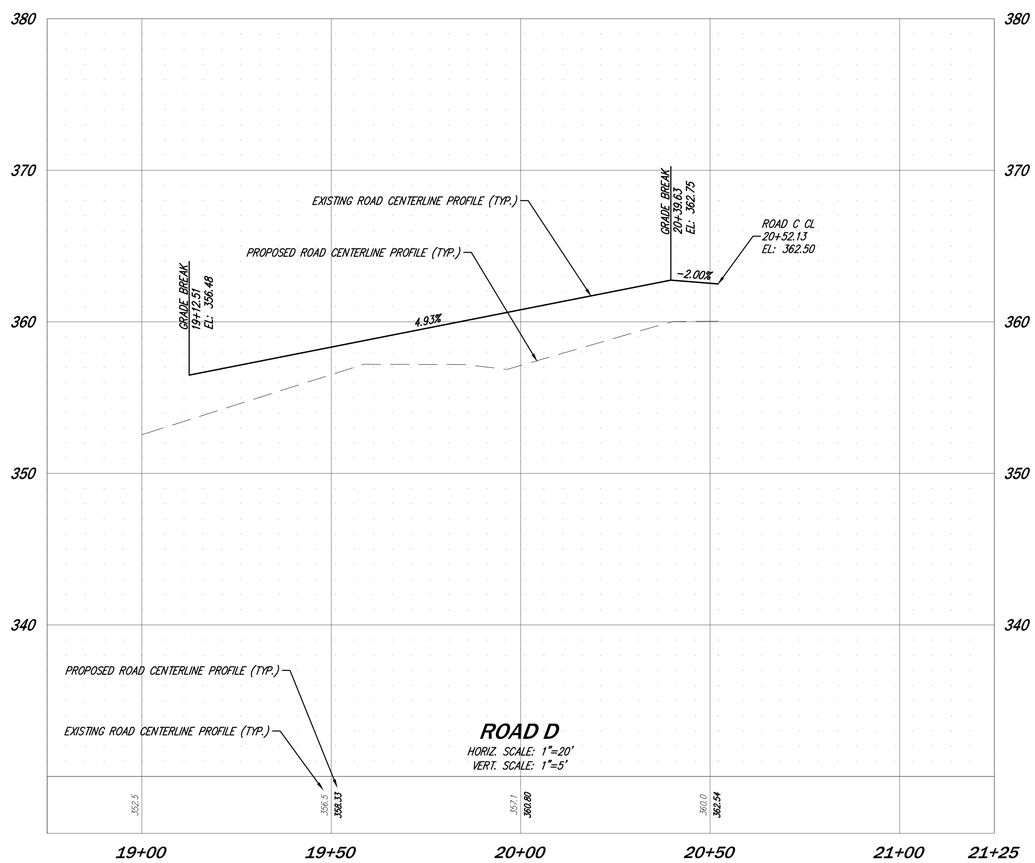


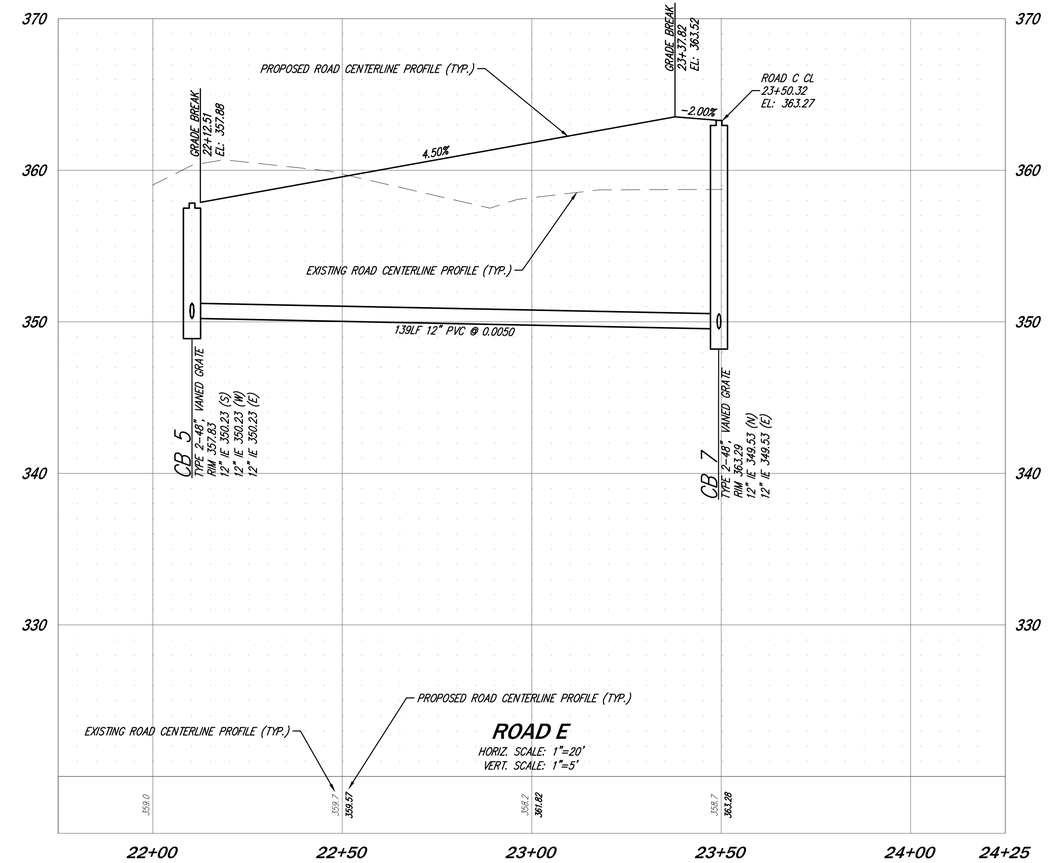


**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
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**Snohomish County Planning & Development Services**

**APPROVED FOR CONSTRUCTION**

By: Michael Huey PE

R/W Permit No. NA

Date: 9/3/24

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MICHAEL A. MOODY STATE OF WASHINGTON 48840 REGISTERED PROFESSIONAL ENGINEER

01-22-2024

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# ROAD AND STORM PROFILE
# CATHCART CROSSING PARK & RIDE

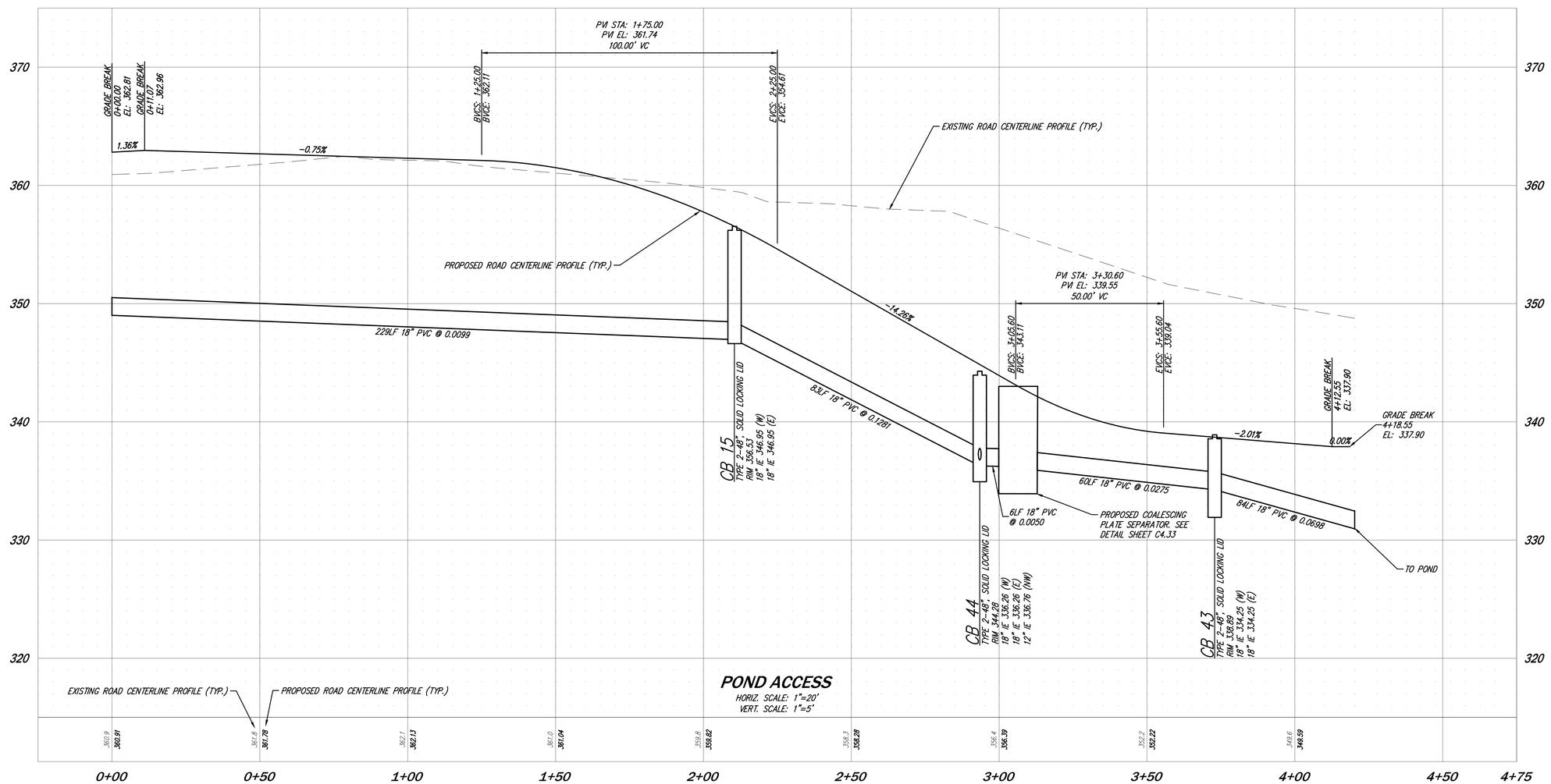
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
| DESIGNED | MATT STEFANSSON, P.E. |
| DRAWN | CHUCK FEWLING |
| APPROVED | MICHAEL A. MOODY, P.E. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C4.24 | 51 |

PROJECT NUMBER
20071P

7/22/2024 6:43 PM J:\2020\20071P\ENGINEERING\FINAL REVISED\SHEETS\20071P C4.20.DWG




**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
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**Snohomish County Planning & Development Services**

**APPROVED FOR CONSTRUCTION**
By: Michael Huey PE
R/W Permit No. NA
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| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

MICHAEL A. MOODY STATE OF WASHINGTON 48841 REGISTERED PROFESSIONAL ENGINEER

01-22-2024

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# ROAD AND STORM PROFILE
# CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
| DESIGNED | MATT STEFANSSON, P.E. |
| DRAWN | CHUCK FEMLING |
| APPROVED | MICHAEL A. MOODY, P.E. |
| | LINDSEY B. SOLORIO, P.L.A. — PROJECT MANAGER |

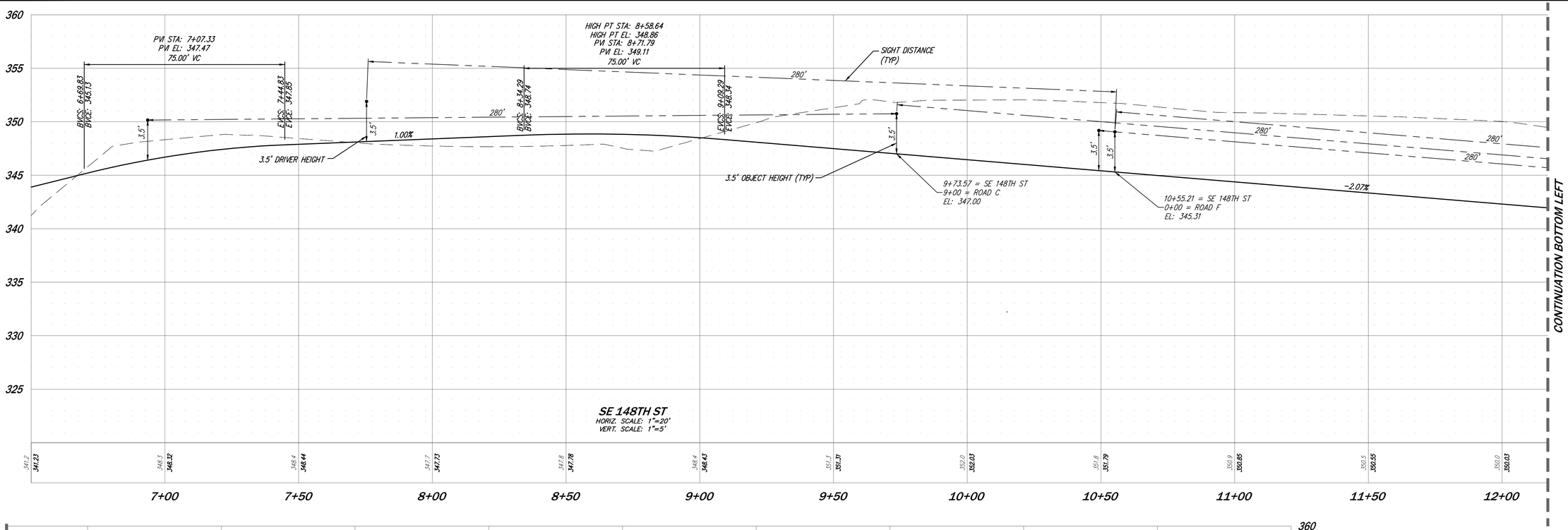
| SHEET | OF |
|---|---|
| C4.25 | 51 |

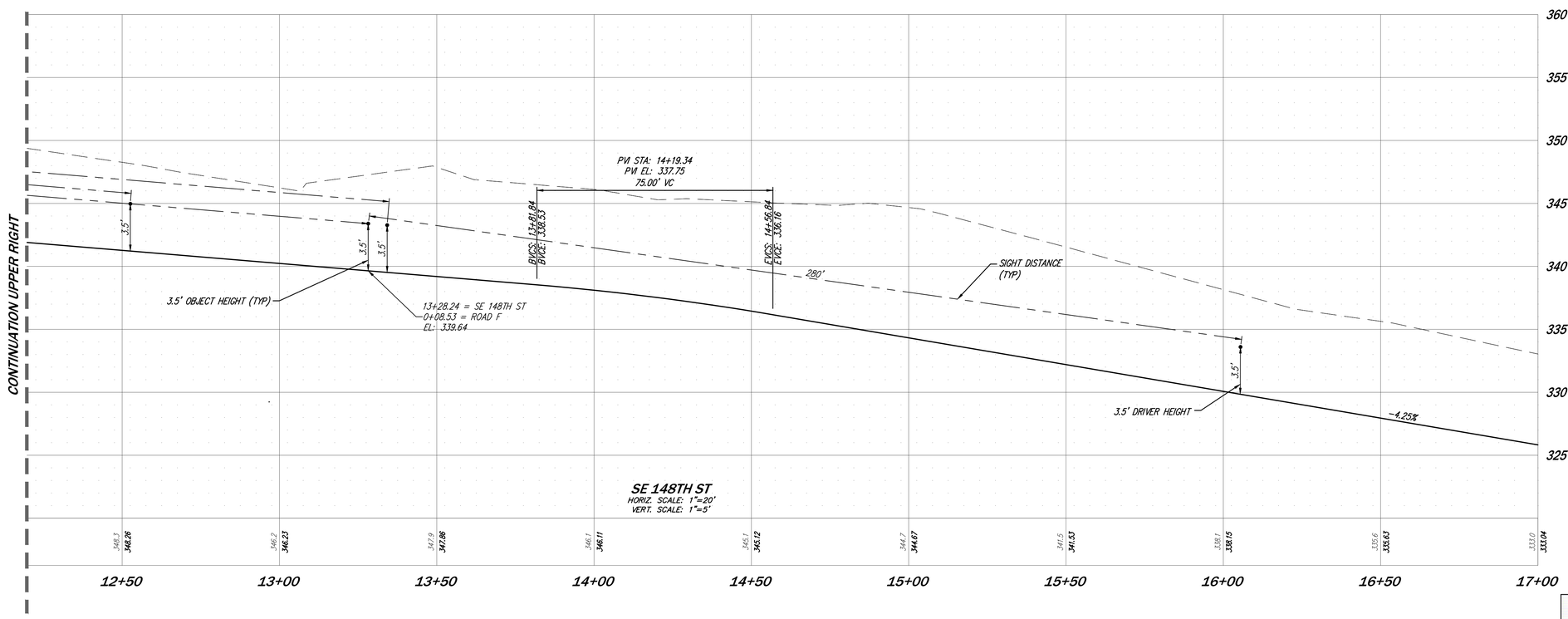
PROJECT NUMBER
20071P

7/22/2024 6:43 PM u:\2020\20071P\ENGINEERING\FINAL REVISED\SHEETS\20071P C4.20.DWG

# SW1/4 & SE1/4 OF THE SW1/4, SEC. 36, TWP. 28 N., RGE. 5 E., W.M. & NE1/4 & NW1/4, SEC. 1, TWP. 27 N., RGE. 5 E., W.M.

Enhanced rendering has been applied




**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
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1-800-424-5555 (811)

**Snohomish County Planning & Development Services**

**APPROVED FOR CONSTRUCTION**

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## ROAD AND STORM PROFILE
## CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
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| DRAWN | CHUCK FEWLING |
| APPROVED | MICHAEL A. MOODY, P.E. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C4.26 | 51 |

PROJECT NUMBER 20071P

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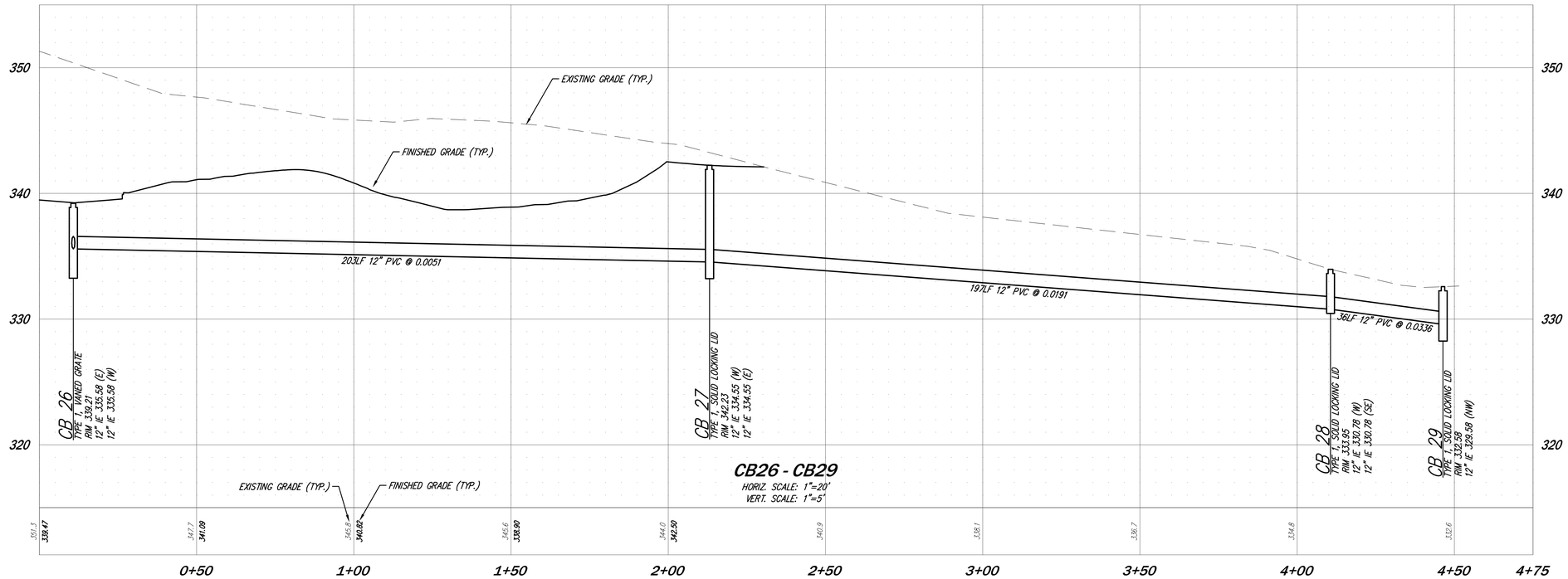


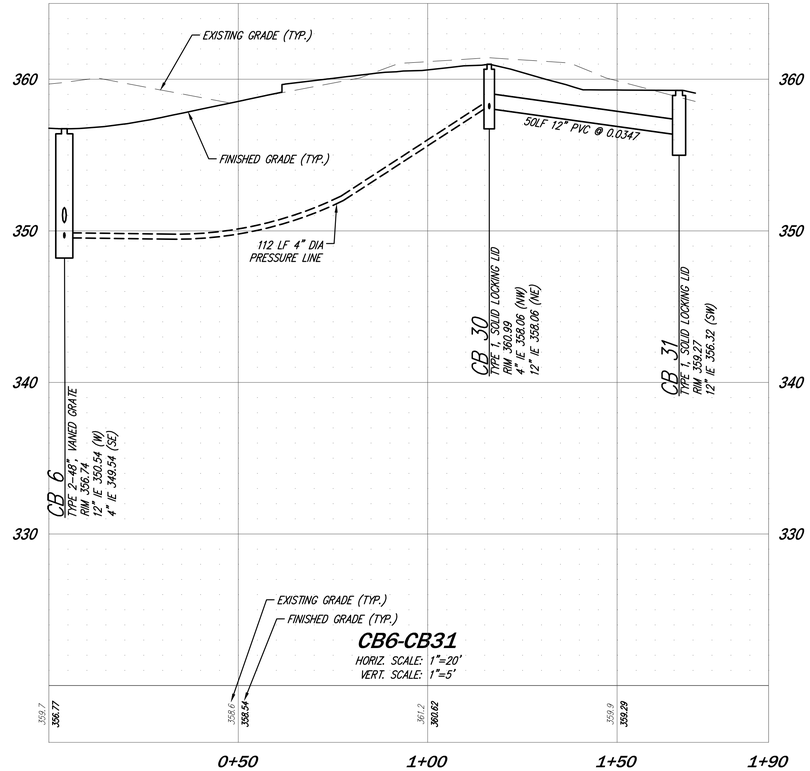


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# ROAD AND STORM PROFILE
# CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

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|---|---|
| C4.27 | 51 |

PROJECT NUMBER 20071P

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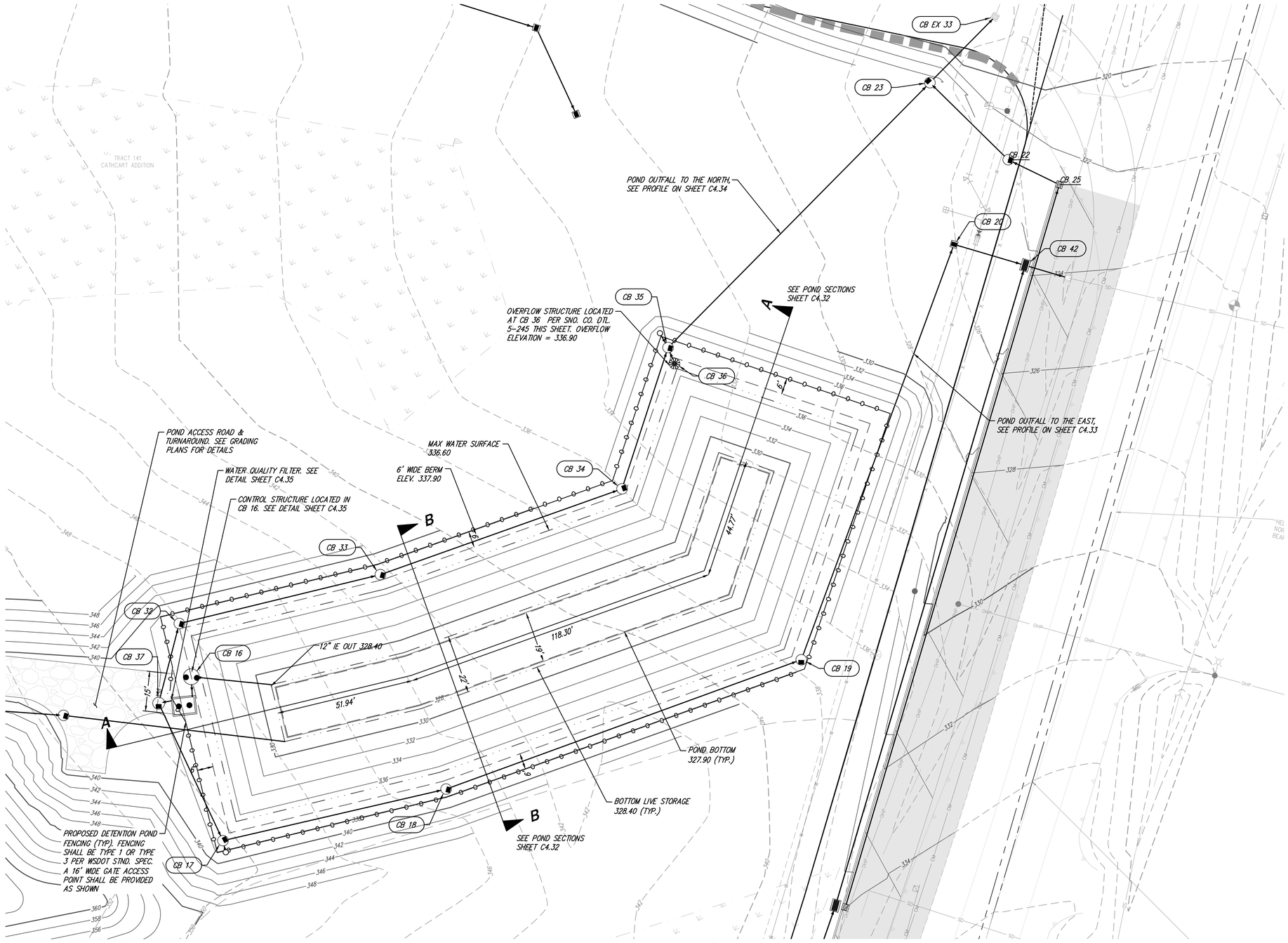


| | REQUIRED | PROVIDED | ASBUILT |
|---|---|---|---|
| LIVE STORAGE | 92,783 C.F. | 97,342 C.F. | |

## POND PLAN VIEW DETAIL

SCALE: 1"=20'

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
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MICHAEL A. MOODY STATE OF WASHINGTON 45815 REGISTERED PROFESSIONAL ENGINEER

01-22-2024

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# STORM DRAINAGE NOTES AND DETAILS
# CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

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| DATE | MARCH 2023 |
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| DRAWN | CHUCK FEMLING |
| APPROVED | MICHAEL A. MOODY, P.E. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

SHEET C4.31 OF 51

PROJECT NUMBER 20071P

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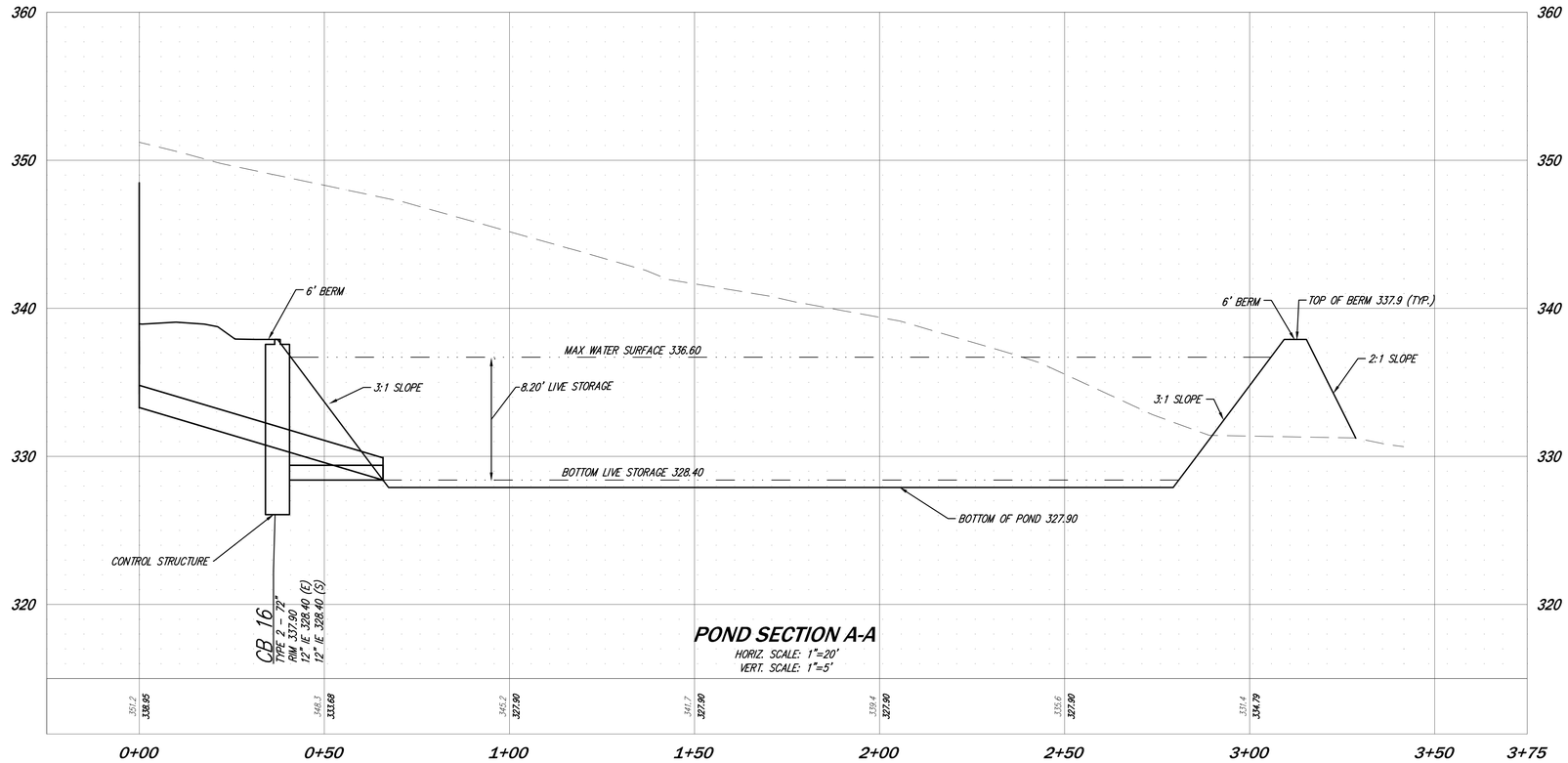
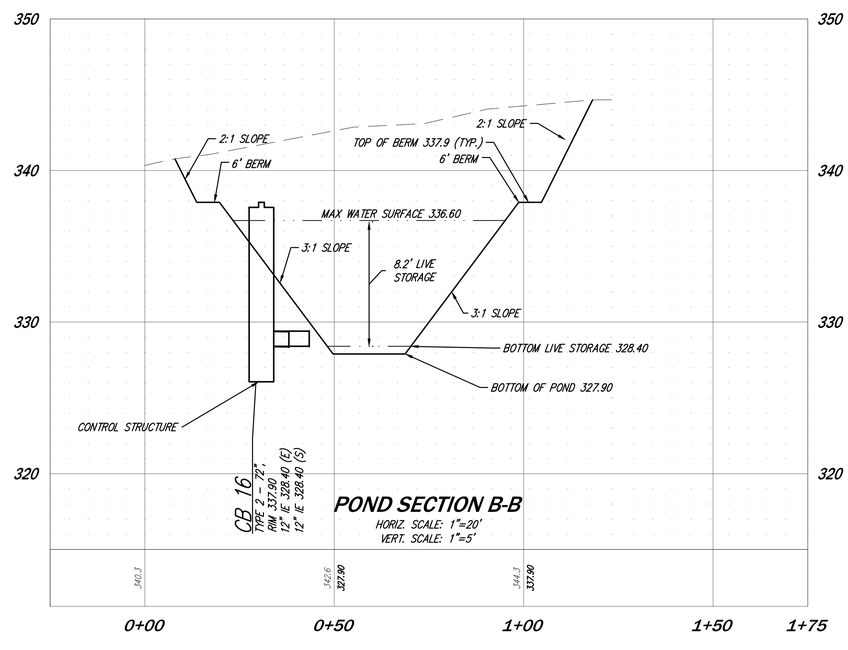



POND SECTION A-A
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'




POND SECTION B-B
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

**UNDERGROUND LOCATOR SERVICE**
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

**Snohomish County Planning & Development Services**
**APPROVED FOR CONSTRUCTION**
By: Michael Huey PE
R/W Permit No. NA
Date: 9/3/24

| NO. | REVISIONS | DATE |
|---|---|---|
| 1 | REVISED PER COUNTY COMMENTS | 1/28/2022 |
| 2 | REVISED PER COUNTY COMMENTS | 3/7/2022 |
| 3 | REVISED PER COUNTY COMMENTS | 8/5/2022 |
| 4 | REVISED PER COUNTY COMMENTS | 5/10/2023 |
| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

01-22-2024

12100 NE 195th St, Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963
CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

**STORM DRAINAGE NOTES AND DETAILS**
**CATHCART CROSSING PARK & RIDE**

**PACIFIC RIDGE - DRH, LLC**
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
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| SHEET | OF |
|---|---|
| C4.32 | 51 |

PROJECT NUMBER
20071P

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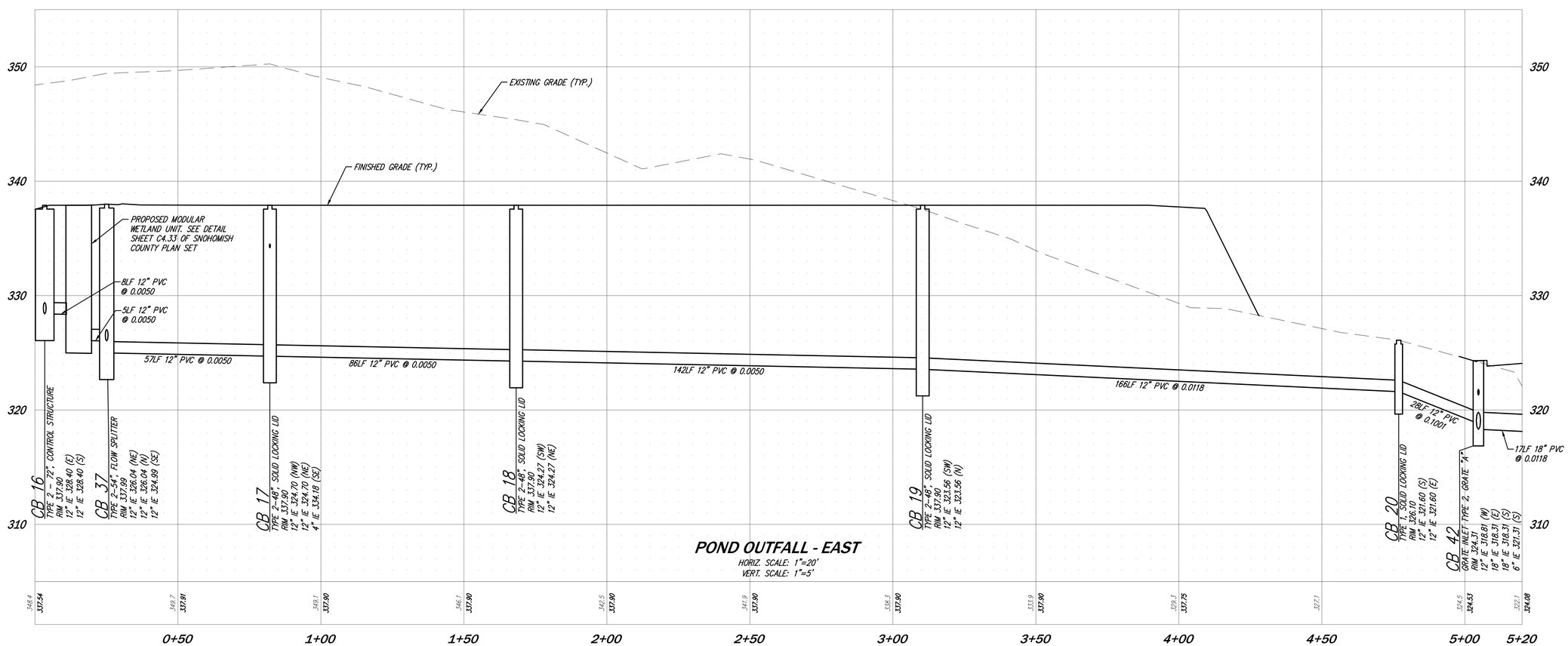


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# STORM DRAINAGE NOTES AND DETAILS
# CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY, SUITE 100
BOTHELL, WA 98012

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| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

| SHEET | OF |
|---|---|
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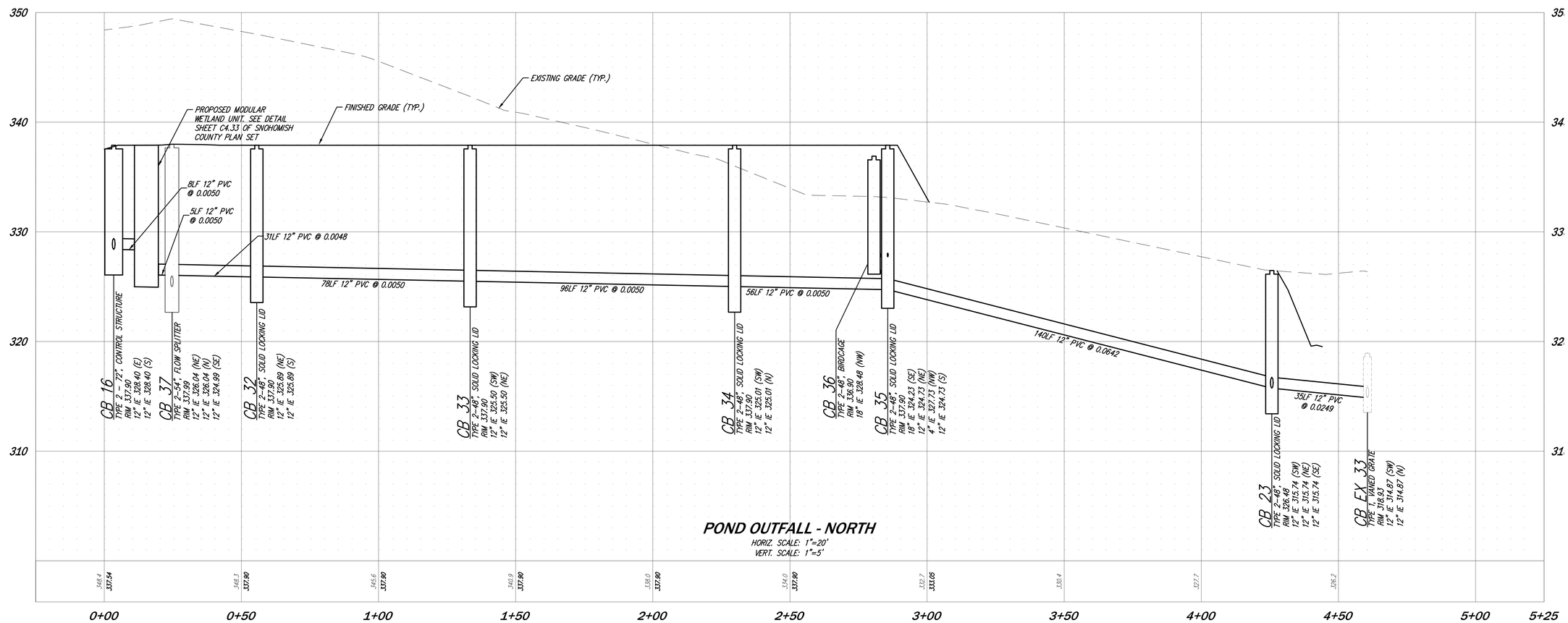


## POND OUTFALL - NORTH

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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**21-113267 LDA**

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# STORM DRAINAGE NOTES AND DETAILS
# CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY, SUITE 100
BOTHELL, WA 98012

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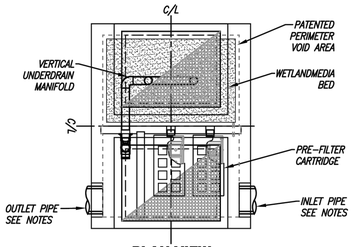
| SHEET | OF |
|---|---|
| C4.34 | 51 |

PROJECT NUMBER 20071P

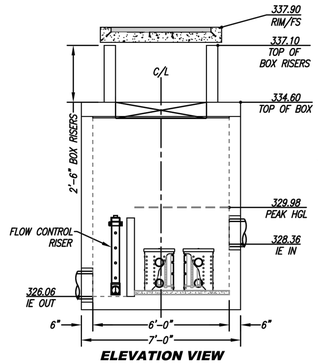
7/22/2024 6:45 PM J:\2020\20071P\ENGINEERING\FINAL REVISED\SHEETS\20071P C4.30.DWG

Electronic Approval Required File

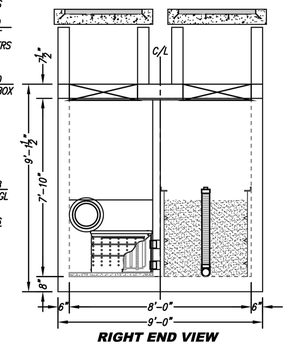
| SITE SPECIFIC DATA | | | |
|---|---|---|---|
| PROJECT NUMBER | 1.3479 | | |
| PROJECT NAME | CATHCART CROSSING PARK AND RIDE | | |
| PROJECT LOCATION | BOTHELL, WA | | |
| TREATMENT REQUIRED | | | |
| VOLUME BASED (CF) | 2-YEAR RELEASE RATE (CFS) | | |
| | 0.1328 | | |
| PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE | | | 3.74 |
| PIPE DATA | I.E. | MATERIAL | DIAMETER |
| INLET PIPE | 328.36 | PVC | 12" |
| OUTLET PIPE | 326.06 | PVC | 12" |
| | PRETREATMENT | BIOFILTRATION | DISCHARGE |
| RIM ELEVATION | 337.90 | 337.90 | 337.90 |
| SURFACE LOAD | LOAD LEVEL 4 (ASTM C1802) | | |
| FRAME & COVER | 36" X 48" | 36" X 48" | N/A |
| WETLANDMEDIA VOLUME (CY) | | | 2.60 |
| ORIFICE SIZE (DIA. INCHES) | | | 5 EA ø0.93" |
| NOTES: | | | |



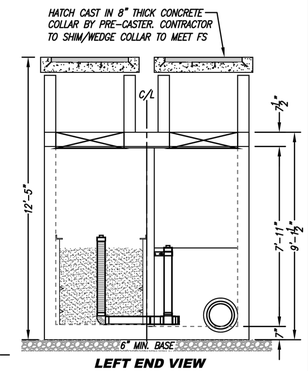

PLAN VIEW




ELEVATION VIEW




RIGHT END VIEW




LEFT END VIEW

## INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.
7. CONTRACTOR RESPONSIBLE FOR CONTACTING MODULAR WETLANDS FOR ACTIVATION OF UNIT. MANUFACTURE'S WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A MODULAR WETLANDS REPRESENTATIVE.

## GENERAL NOTES

1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.

## INTERNAL BYPASS DISCLOSURE:

THE DESIGN AND CAPACITY OF THE PEAK CONVEYANCE METHOD TO BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD. HGL(S) AT PEAK FLOW SHALL BE ASSESSED TO ENSURE NO UPSTREAM FLOODING. PEAK HGL AND BYPASS CAPACITY SHOWN ON DRAWING ARE USED FOR GUIDANCE ONLY.

| | |
|---|---|
| 2-YEAR RELEASE RATE (CFS) | 0.1369 |
| OPERATING HEAD (FT) | 3.3 |
| PRETREATMENT LOADING RATE (GPM/SF) | 1.2 |
| WETLAND MEDIA LOADING RATE (GPM/SF) | 1.0 |

THE PRODUCT DESCRIBED MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 7,425,262; 7,470,362; 7,674,378; 8,303,816; RELATED FOREIGN PATENTS OR OTHER PATENTS PENDING

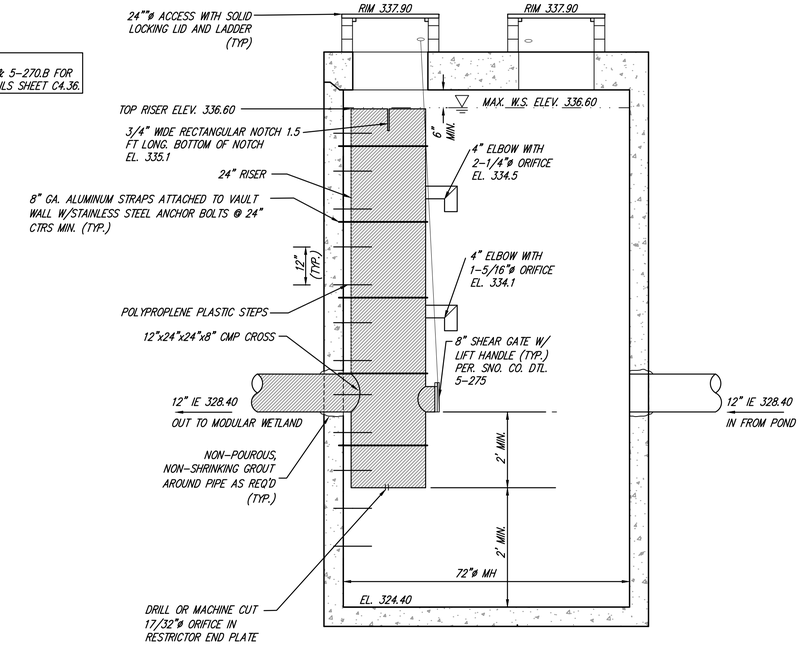
PROPRIETARY AND CONFIDENTIAL:
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF MODULAR WETLANDS SYSTEMS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF MODULAR WETLANDS SYSTEMS IS PROHIBITED.

Bio Clean
A Forterra Company

MWS-L-6-8-7'-10"-V-UG
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

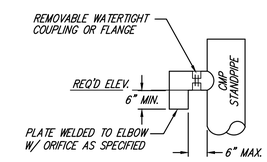
NOTE: THE INFORMATION SHOWN HEREIN HAS BEEN PROVIDED BY BIOCLEAN. THE DESIGN INFORMATION WAS PREPARED BY OTHERS AND NOT UNDER THE DIRECT SUPERVISION OF CORE DESIGN, INC. IT IS INCLUDED HERE FOR INFORMATIONAL PURPOSES ONLY.

CONTROL STRUCTURE NOTE:
SEE SNO. CO. DTL. 5-270A & 5-270.B FOR ADDITIONAL NOTES AND DETAILS SHEET C4.36.




POND CONTROL STRUCTURE

NTS

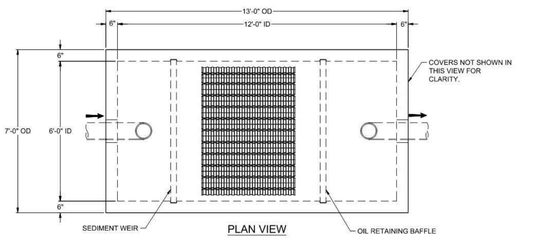



ELBOW DETAIL

NO SCALE

| SITE SPECIFIC DATA | | | |
|---|---|---|---|
| Structure ID | | | - |
| Treatment Flow Rate (cfs) | | | - |
| Peak Flow Rate (cfs) | | | - |
| Rim Elevation | | | 346.20' |
| Pipe Data | Pipe Size | Pipe Type | Invert Elevation |
| Inlet | 18" | PVC | 333.17' |
| Outlet | 18" | PVC | 333.10' |
| Notes: | | | |

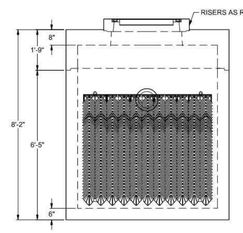
| PERFORMANCE SPECIFICATIONS | |
|---|---|
| Coalescing Plate Surface Area (sf) | 5,760 |
| Coalescing Plate Spacing (in) | 0.5 |
| 100% Collected Size (microns) | 60 |
| Treatment Flow Rate (gpm) | 475 |
| Maximum Flow Rate (gpm) | 790 |
| Effluent Quality (ppm) | 10 |



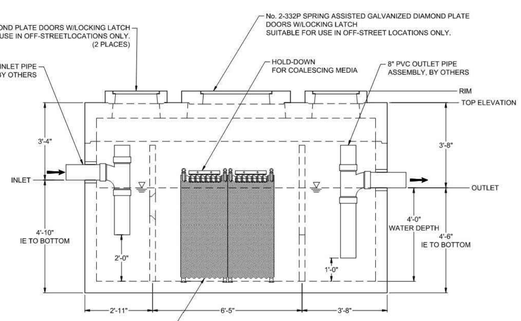

PLAN VIEW

NOTES

1. DESIGN LOADINGS:
   A. NON-TRAFFIC LOADING. OPTIONS AVAILABLE FOR HS-20-44. CONTACT OLDCASTLE INFRASTRUCTURE.
   B. STANDARD DESIGN FILL: 0' MAXIMUM.
   C. ASSUMED WATER TABLE: MAX 2' ABOVE TOP OF STRUCTURE.
   D. DRY LATERAL EARTH PRESSURE (EFP) = 45 PCF.
   E. LATERAL LIVE LOAD SURCHARGE = 80 PSF (APPLIED TO 8' BELOW GRADE).
   F. NO LATERAL SURCHARGE FROM ADJACENT STRUCTURES, WALLS, PIERS, OR FOUNDATIONS.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 5,000 PSI MINIMUM.
3. STEEL REINFORCEMENT: REBAR, ASTM A-615 OR A-706, GRADE 60.
4. CEMENT: ASTM C-150 SPECIFICATION.
5. REQUIRED ALLOWABLE SOIL BEARING PRESSURE = 2,500 PSF. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
6. REFERENCE STANDARD:
   A. ASTM C 890
   B. ASTM C 913
   C. ACI 318-14
7. INTERNALS SHALL CONSIST OF COALESCING PLATE(S), INLET AND OUTLET PIPE ASSEMBLIES BY OTHERS.
8. SECTION HEIGHTS, SLABS/WALL THICKNESSES AND KEYWAYS ARE SUBJECT TO CHANGE DUE TO AVAILABILITY AND PRODUCTION PLANT CAPACITY.
9. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT OLDCASTLE INFRASTRUCTURE.




LEFT END VIEW




ELEVATION VIEW

- PRELIMINARY -
NOT FOR CONSTRUCTION

Oldcastle Infrastructure
A CRH COMPANY
Ph. 800.579.5818 | www.oldcastleinfrastructure.com

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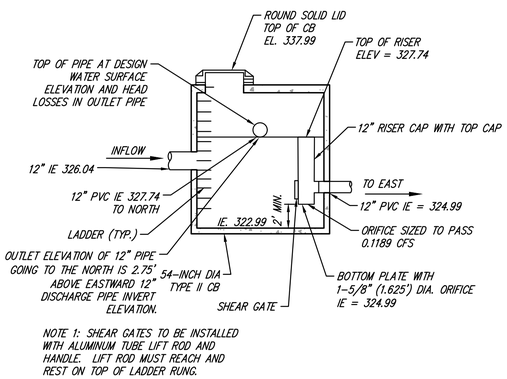
Coalescing Plate Oil Water Separator
612-2-CPS

CUSTOMER: Core Design, Inc.
JOB NAME: Cathcart Crossing P&R - Snohomish, WA

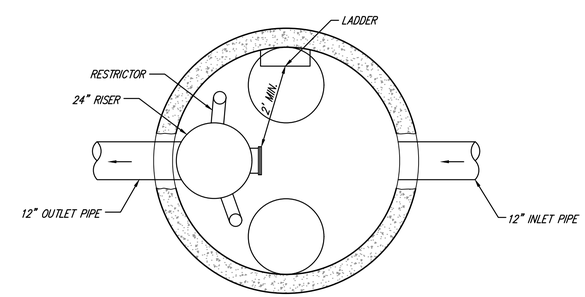
| DATE | DRAWN | CHECKED | DESIGNED | SALES ORDER |
|---|---|---|---|---|
| 12/6/22 | STG-Au | PFS | APD | APD |
| DRAWING REFERENCE | | | APPROVAL | SHEET |
| 22-790734-612-2-CPS | | | RELEASE 5/16/23 | 1 OF 1 |




NOTE 1: SHEAR GATES TO BE INSTALLED WITH ALUMINUM TUBE LIFT ROD AND HANDLE. LIFT ROD MUST REACH AND REST ON TOP OF LADDER RUNG.

FLOW SPLITTER

NO SCALE




CONTROL STRUCTURE ACCESS DETAIL

SCALE: 1"=2'

FILE NUMBERS:
21-113268 CUP
21-113267 LDA

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STORM DRAINAGE NOTES AND DETAILS
CATHCART CROSSING PARK & RIDE
PACIFIC RIDGE - DRH, LLC
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BOTHELL, WA 98012

| | | |
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| DATE | MARCH 2023 | |
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| DRAWN | CHUCK FEMLING | |
| APPROVED | MICHAEL A. MOODY, P.E. | |
| | LINDSEY B. SOLORIO, P.L.A. | PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C4.35 | 51 |

PROJECT NUMBER
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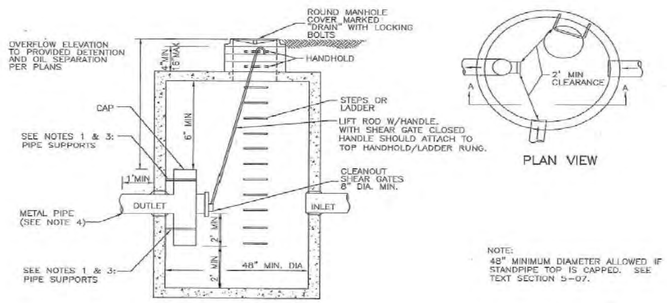
7/22/2024 6:45 PM L:\2020\20071P\ENGINEERING\FINAL REVISED\SHEETS\20071P C4.30.DWG




TYPE 2 CATCHBASIN
SECTION A-A

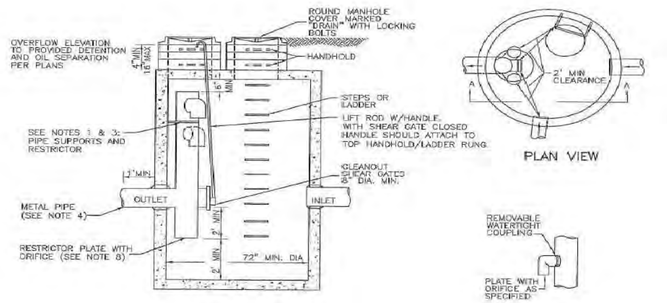
| SNOHOMISH COUNTY PUBLIC WORKS | | APPROVED BY: |
|---|---|---|
| 5-270C | OIL POLLUTION CONTROL CATCHBASIN | COUNTY ROAD ENGINEER — DATE 1/11/16 |

NOTES:

1. THE PIPE SUPPORTS AND THE FLOW RESTRICTOR SHALL BE CONSTRUCTED OF THE SAME MATERIAL AND BE ANCHORED AT A MAXIMUM SPACING OF 36". ATTACH THE PIPE SUPPORTS TO THE MANHOLE WITH 5/8" STAINLESS STEEL EXPANSION BOLTS OR EMBED THE SUPPORTS INTO THE MANHOLE WALL 2". ACCESS PORTS SHALL BE PROVIDED OVER THE LADDER AND OVER THE CONTROL STRUCTURE.
2. FOR DETAILS SHOWING GRADE RING, LADDER, STEPS, HANDHOLDS AND TOP SLABS, SEE STD DWG 5-120, CATCHBASIN DETAILS.
3. THE FLOW RESTRICTOR SHALL BE FABRICATED FROM ONE OF THE FOLLOWING MATERIALS:
   0.060" CORRUGATED ALUMINUM ALLOY DRAIN PIPE
   0.064" CORRUGATED GALVANIZED STEEL DRAIN PIPE WITH TREATMENT 1
   0.064" CORRUGATED ALUMINIZED STEEL DRAIN PIPE
   0.050" ALUMINUM ALLOY FLAT SHEET, IN ACCORDANCE WITH ASTM B 209, 5052 H32 OR EPS
   HIGH DENSITY POLYETHYLENE STORM SEWER PIPE
4. OUTLET SHALL BE CONNECTED TO CULVERT OR SEWER PIPE WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE OR GROUTED INTO THE BELL OF CONCRETE PIPE.
5. THE VERTICAL RISER STEM OF THE RESTRICTOR/SEPARATOR SHALL BE THE SAME DIAMETER AS THE HORIZONTAL OUTLET PIPE WITH A 8" MINIMUM SIZE.
6. FRAME AND LADDER OR STEPS TO BE OFFSET SO THAT (1) CLEANOUT GATE IS VISIBLE FROM TOP. (2) CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE. (3) FRAME IS CLEAR OF CURB (IF ANY EXIST).
7. MULTI-ORIFICE ELBOWS MAY BE LOCATED AS SHOWN ON ONE SIDE OF RISER TO ASSURE LADDER CLEARANCE. SIZE OF ELBOWS TO BE DETERMINED BY THE ENGINEER.
8. RESTRICTOR PLATE WITH ORIFICE AS SPECIFIED IN THE PLANS. OMIT PLATE IF ONLY FOR POLLUTION CONTROL. SPECIFIED OPENING TO BE CUT ROUND AND SMOOTH.
9. CLEANOUT GATE/SHEAR GATE :
   ALUMINUM ALLOY PER ASTM B26-2G32A OR CAST IRON ASTM A48 CLASS 30B AS REQUIRED.
   LIFT HANDLE EITHER SOLID OR TUBING WITH ADJUSTABLE HOOK AS REQUIRED.
   NEOPRENE RUBBER GASKETS REQUIRED BETWEEN FLANGES.
10. ALTERNATE CLEANOUT GATES/SHEAR GATES TO THE DESIGN SHOWN ON STD DWG 5-275 ARE ACCEPTABLE PROVIDED THEY MEET THE MATERIAL SPECIFICATIONS ABOVE AND HAVE A SIX BOLT, 10 3/8" BOLT CIRCLE FOR BOLTING TO THE FLANGE CONNECTION, 5/8" DIAMETER STAINLESS STEEL EXPANSION BOLTS SHALL BE USED.
11. RESTRICTOR TEES MAY BE FABRICATED (EXTRUSION WELDED) FROM DOUBLE WALLED (SMOOTH INTERIOR) CORRUGATED POLYETHYLENE PIPE MEETING THE REQUIREMENTS OF SECTION 5-05.I OF THESE STANDARDS. PIPE SUPPORTS FOR RESTRICTOR SHALL BE FABRICATED FROM THOSE MATERIALS LISTED IN NOTE 3 ABOVE. THE OUTLET SHALL BE CONNECTED TO CULVERT OR SEWER PIPE WITH A PREMIUM COUPLING, BY USING A HEAT SHRINK ADAPTER TO OTHER TYPES OF PIPE, OR BY FABRICATING A SMOOTH OR TAPERED OUTLET TO SLIP INSIDE OF THE CULVERT OR SEWER PIPE.

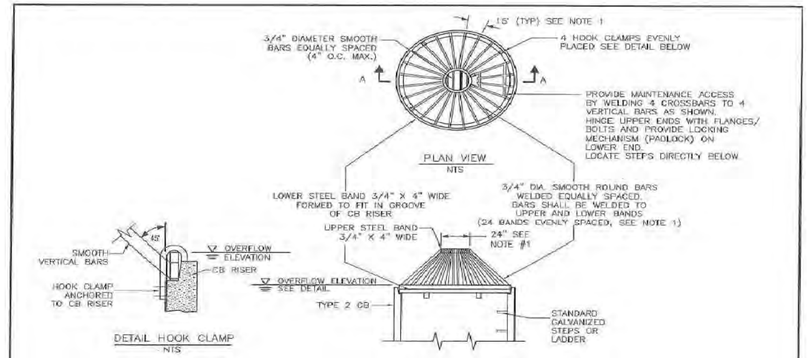
SEE TEXT SECTION 5-10.F

| SNOHOMISH COUNTY PUBLIC WORKS | | APPROVED BY: |
|---|---|---|
| 5-270A | FLOW RESTRICTOR/ OIL POLLUTION CONTROL -T RESTRICTOR NOTES | COUNTY ROAD ENGINEER — DATE 9/28/10 |




SECTION A-A
ELBOW DETAIL

| SNOHOMISH COUNTY PUBLIC WORKS | | APPROVED BY: |
|---|---|---|
| 5-270B | FLOW RESTRICTOR/ OIL POLLUTION CONTROL -T RESTRICTOR | COUNTY ROAD ENGINEER — DATE 1/11/16 |



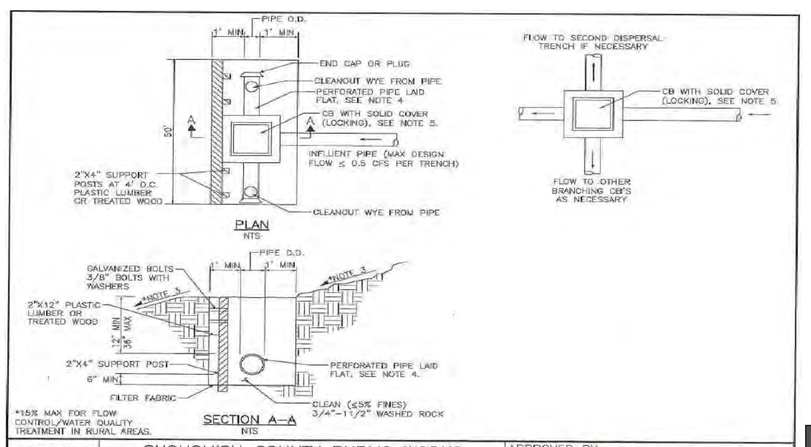

NOTES:
1. DIMENSIONS ARE FOR ILLUSTRATION ON 54" DIAMETER CB. FOR DIFFERENT DIAMETER CB'S ADJUST TO MAINTAIN 45° ANGLE ON "VERTICAL" BARS AND 7" O.C. MAXIMUM SPACING OF BARS AROUND LOWER STEEL BAND.
2. METAL PARTS MUST BE CORROSION RESISTANT; STEEL BARS MUST BE GALVANIZED.

| SNOHOMISH COUNTY PUBLIC WORKS | | APPROVED BY: |
|---|---|---|
| 5-245 | OVERFLOW STRUCTURE | COUNTY ROAD ENGINEER — DATE 9/28/10 |

NOTES:

1. TRENCH SHALL BE CONSTRUCTED TO PREVENT POINT DISCHARGE AND/OR EROSION.
2. MINIMUM SEPARATION BETWEEN TRENCHES SHALL BE 50 FT LATERALLY AND 100 FT ALONG THE DISCHARGE FLOWPATH.
3. SEE TEXT SECTION 5-05 FOR SLOPE SPECIFICATIONS.
4. PERFORATED PIPE MINIMUM DIAMETERS:
   - 4 IN. FOR TRENCH SERVING 1 DWELLING UNIT.
   - 6 IN. FOR 2 DWELLING UNITS.
   - 8 IN. FOR 3 DWELLING UNITS.
   - 12 IN. FOR 4 OR MORE DWELLING UNITS.
5. TYPE 1 CB MAY BE USED FOR TRENCH SERVING 1-3 DWELLING UNITS. TYPE 2 CB IS REQUIRED FOR 4 OR MORE DWELLING UNITS FOR ENERGY DISSIPATION.
6. TRENCH AND DISPERSION BAR MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS OF SITE.
7. SUPPORT POST SPACING SHALL BE 4 FT MAXIMUM, ON CENTER, UNLESS SOIL CONDITIONS ALLOW WIDER SPACING.
8. SPREADER BOARD AND POSTS SHALL BE PLASTIC LUMBER OR TREATED WOOD.

| SNOHOMISH COUNTY PUBLIC WORKS | | APPROVED BY: |
|---|---|---|
| 5-080C | LEVEL SPREADER TRENCH NOTES | COUNTY ROAD ENGINEER — DATE 1/11/16 |




| SNOHOMISH COUNTY PUBLIC WORKS | | APPROVED BY: |
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| 5-080A | LEVEL SPREADER TRENCH | COUNTY ROAD ENGINEER — DATE 1/11/16 |

**UNDERGROUND LOCATOR SERVICE**
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1-800-424-5555 (811)

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

*Snohomish County Planning & Development Services*
APPROVED FOR CONSTRUCTION
By: Michael Huey PE
R/W Permit No. NA
Date: 9/3/24

| NO. | REVISIONS | DATE |
|---|---|---|
| 1 | REVISED PER COUNTY COMMENTS | 1/28/2022 |
| 2 | REVISED PER COUNTY COMMENTS | 3/7/2022 |
| 3 | REVISED PER COUNTY COMMENTS | 8/5/2022 |
| 4 | REVISED PER COUNTY COMMENTS | 5/09/2023 |
| 5 | REVISED PER COUNTY COMMENTS | 6/06/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

01-22-2024

CORE DESIGN
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**STORM DRAINAGE NOTES AND DETAILS**
**CATHCART CROSSING PARK & RIDE**

**PACIFIC RIDGE - DRH, LLC**
17921 BOTHELL-EVERETT HWY, SUITE 100
BOTHELL, WA 98012

| | | |
|---|---|---|
| DATE | MARCH 2023 | |
| DESIGNED | MATT STEFANSSON, P.E. | |
| DRAWN | CHUCK FEMLING | |
| APPROVED | MICHAEL A. MOODY, P.E. | |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER | |

SHEET C4.36 OF 51
PROJECT NUMBER 20071P

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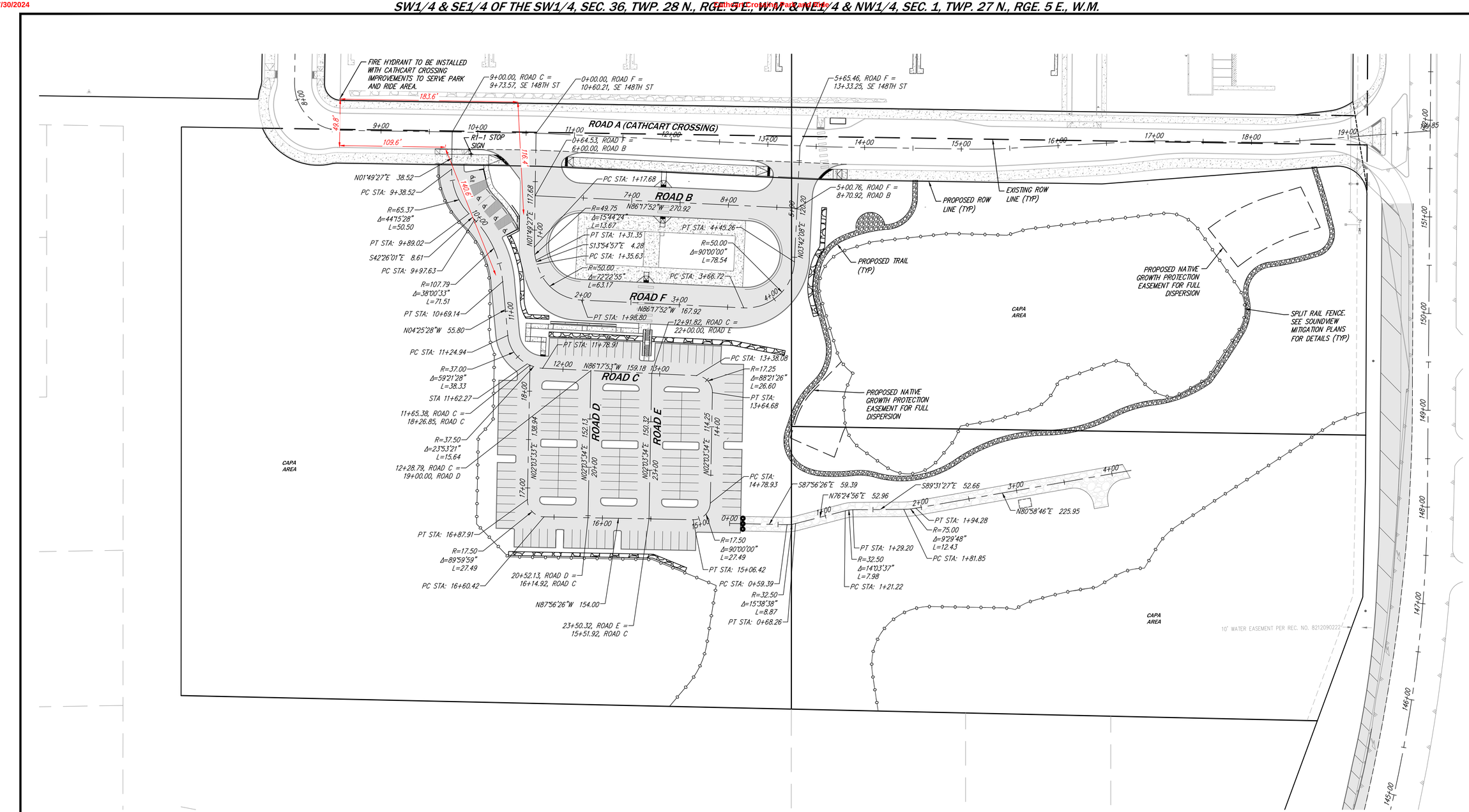


SCALE: 1" = 50'

0 25 50 100

ROW NOTE:
SEE ROAD AND GRADING PLANS IN THIS PLAN SET FOR MORE INFORMATION ON EXISTING AND PROPOSED ROW WIDTHS ALONG ROAD A (148TH ST SE). ALSO REFER TO PFN 21-107654 SPA-CATHCART CROSSING ROAD ESTABLISHMENT INFORMATION FOR ADDITIONAL INFORMATION ON ROW DEDICATION.

CAPA SIGNAGE NOTE:
SEE MITIGATION PLANS FROM SOUNDVIEW CONSULTANTS (INCLUDED AT THE END OF THIS PLAN SET) FOR LOCATIONS OF CAPA SIGNAGE

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

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APPROVED FOR CONSTRUCTION
By: Michael Huey PE
R/W Permit No. NA
Date: 9/3/24

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| 4 | REVISED PER COUNTY COMMENTS | 5/19/2022 |
| 5 | REVISED PER COUNTY COMMENTS | 6/16/2022 |
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# HORIZONTAL CONTROL & SIGNAGE PLAN
# CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
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| DRAWN | CHUCK FEMLING |
| APPROVED | MICHAEL A. MOODY, P.E. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

| SHEET | OF |
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| C7.01 | 51 |

PROJECT NUMBER
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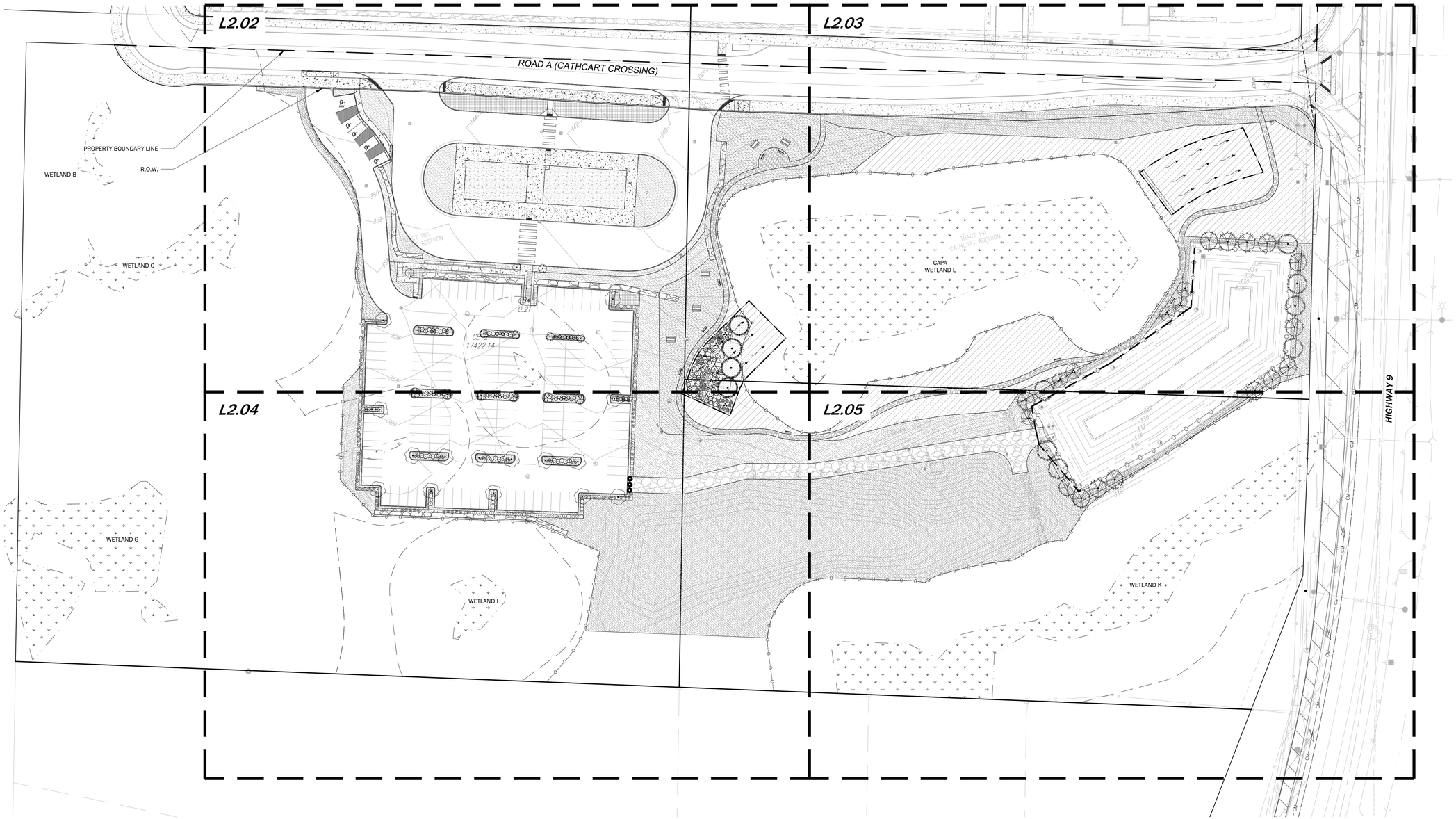


## COMPOSITE LANDSCAPE PLAN

SCALE: 1" = 50'

## PARKING LANDSCAPE AREA CALCULATIONS

PER S.C.C. 30.25.022

PARKING AREA TOTAL SQ. FT. ..... 57,031 SQ. FT.

REQUIRED 10% OF PARKING AREA SQ. FT. ..... 57,031 SQ. FT. X .1 = 5,703.1 SQ. FT.

PROVIDED LANDSCAPE AREA SQ. FT. ..... 7,282 SQ. FT.

TOTAL STALLS ..... 150

TOTAL TREES REQUIRED ..... 150 / 7 = 21

TOTAL TREES PROVIDED ..... 29

SCALE: 1" = 50'

0 25 50 100

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

UNDERGROUND LOCATOR SERVICE
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**Snohomish County Planning & Development Services**

**APPROVED FOR CONSTRUCTION**

By: Michael Huey PE

R/W Permit No. NA

Date: 9/3/24

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| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

STATE OF WASHINGTON
LINDSEY BENNETT SOLORIO
EXP. 04/17/2026
LICENSED LANDSCAPE ARCHITECT

CORE DESIGN
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# COMPOSITE LANDSCAPE PLAN
# CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
| DESIGNED | MARK S LEES |
| DRAWN | DANNY VILLAGRANA |
| APPROVED | LINDSEY SOLORIO, P.L.A. |
| | LINDSEY R. SOLORIO, P.L.A. PROJECT MANAGER |

SHEET L2.01 OF 51

PROJECT NUMBER 20071P

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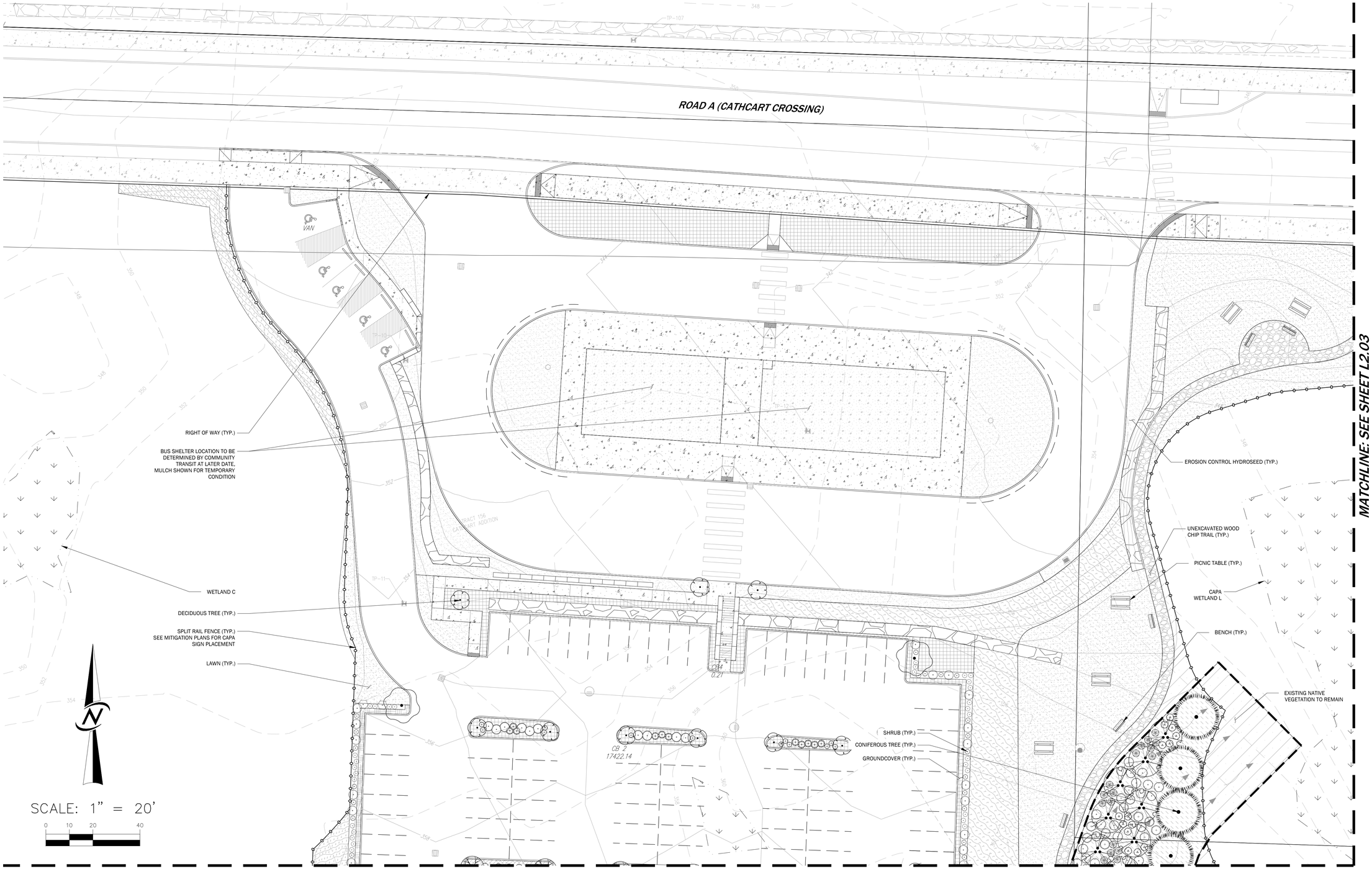


## LANDSCAPE PLAN

SCALE: 1" = 20' - 0"

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

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**Snohomish County Planning & Development Services**

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By: Michael Huey PE

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Date: 9/3/24

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| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

STATE OF WASHINGTON
LINDSEY BENNETT SOLORIO
LICENSED LANDSCAPE ARCHITECT
EXP. 04/17/2026

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**CATHCART LANDSCAPE PLAN**
**PACIFIC RIDGE - DRH, LLC**
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
| DESIGNED | MARK S LEES |
| DRAWN | DANNY VILLAGRANA |
| APPROVED | LINDSEY SOLORIO, P.L.A. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

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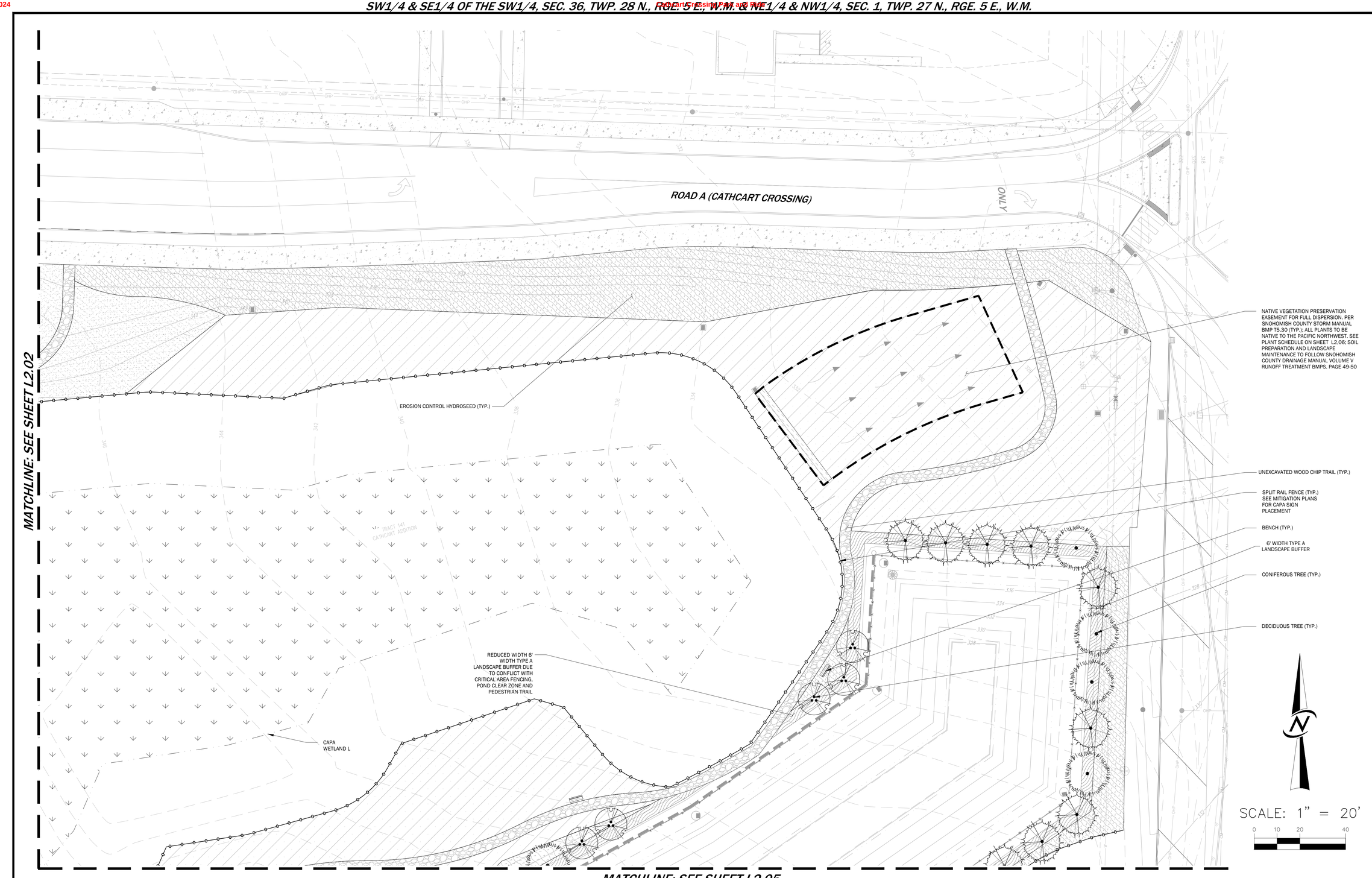
PROJECT NUMBER 20071P




LANDSCAPE PLAN

SCALE: 1" = 20' - 0"

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

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R/W Permit No. NA

Date: 9/3/24

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| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

STATE OF WASHINGTON
ROGER BENNETT SOLORIO
EXP. 04/17/2026
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# LANDSCAPE PLAN
# CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
| DESIGNED | MARK S LEES |
| DRAWN | DANNY VILLAGRANA |
| APPROVED | LINDSEY SOLORIO, P.L.A. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

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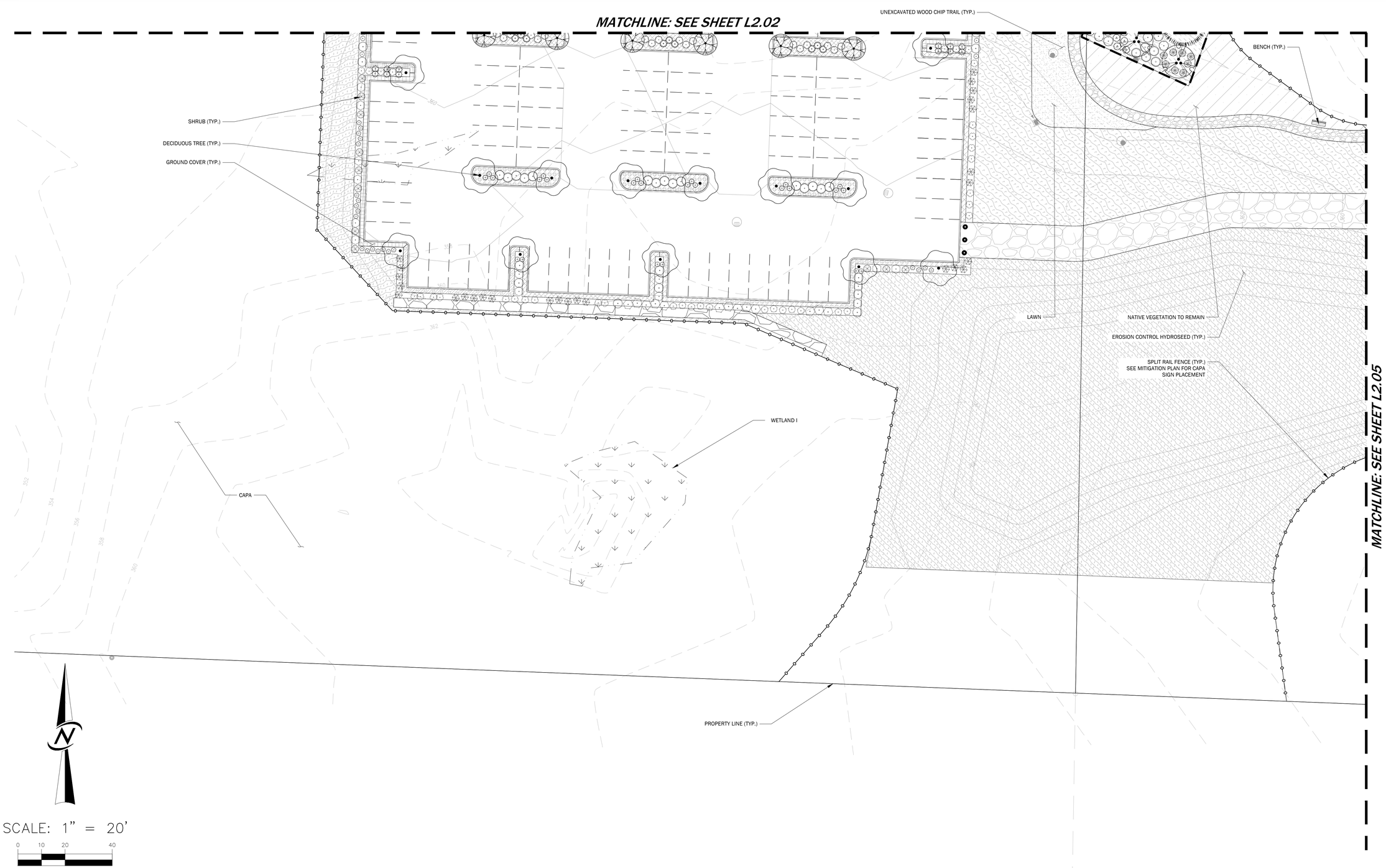
|---|---|
| L2.03 | 51 |

PROJECT NUMBER 20071P




LANDSCAPE PLAN

SCALE: 1" = 20' - 0"

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

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**Snohomish County Planning & Development Services**

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By: Michael Huey PE

R/W Permit No. NA

Date: 9/3/24

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STATE OF WASHINGTON
LINDSEY BENNETT SOLORIO
EXP. 04/17/2026
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# LANDSCAPE PLAN
# CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
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| DRAWN | DANNY VILLAGRANA |
| APPROVED | LINDSEY B. SOLORIO, P.L.A. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

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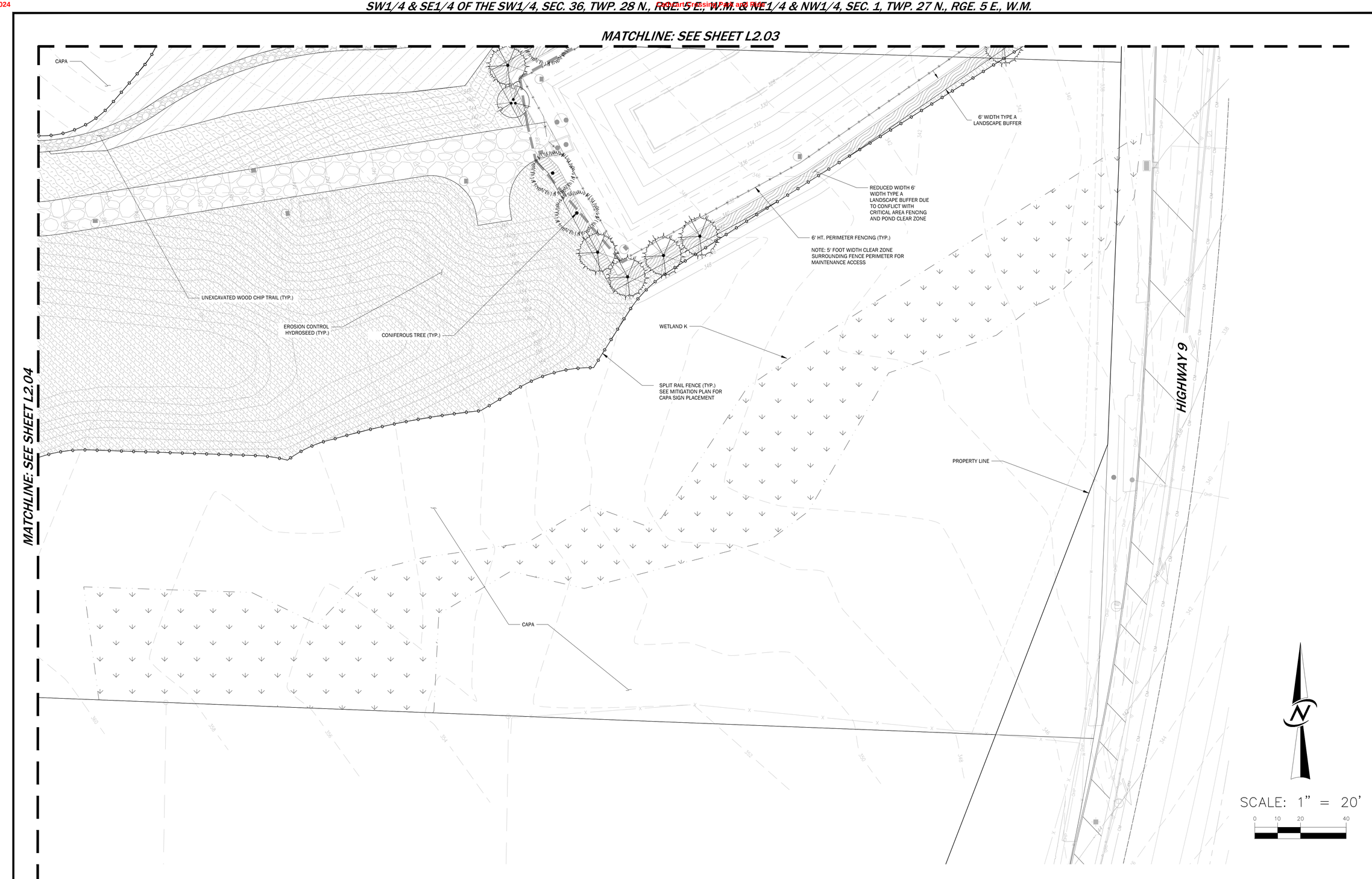
PROJECT NUMBER 20071P




LANDSCAPE PLAN

SCALE: 1" = 20' - 0"

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

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**Snohomish County Planning & Development Services**

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By: Michael Huey PE

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STATE OF WASHINGTON
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EXP. 04/17/2026
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# LANDSCAPE PLAN
# CATHCART CROSSING PARK & RIDE
## PACIFIC RIDGE - DRH, LLC
17921 BOTHELL-EVERETT HWY., SUITE 100
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| APPROVED | LINDSEY B. SOLORIO, P.L.A. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

SHEET L2.05 OF 51

PROJECT NUMBER 20071P

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## PLANTING SCHEDULE

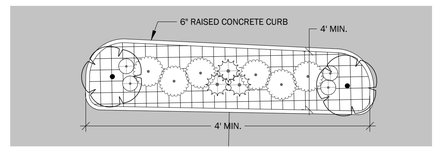
| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | CONTAINER SIZE | SPACING |
|---|---|---|---|---|---|
| TREES | | | | | |
| | 15 | ACER CIRCINATUM | VINE MAPLE | 2" CAL. MIN. | AS SHOWN |
| | 6 | ACER RUBRUM `BOWHALL RED` | RED MAPLE | 2" CAL. MIN. | AS SHOWN |
| | 9 | MAGNOLIA GRANDIFLORA `EDITH BOGUE` | EDITH BOGUE SOUTHERN MAGNOLIA | 2" CAL. MIN. | AS SHOWN |
| | 4 | PSEUDOTSUGA MENZIESII | DOUGLAS FIR | 6` HT. MIN. | AS SHOWN |
| | 15 | PYRUS CALLERYANA `CHANTICLEER` | CHANTICLEER PEAR | 2" CAL. MIN. | AS SHOWN |
| | 7 | THUJA PLICATA | WESTERN RED CEDAR | 6` HT. MIN. | AS SHOWN |
| | 14 | TSUGA HETEROPHYLLA | WESTERN HEMLOCK | 6` HT. MIN. | AS SHOWN |
| SHRUBS | | | | | |
| | 12 | ABELIA X GRANDIFLORA `KALEIDOSCOPE` | KALEIDOSCOPE GLOSSY ABELIA | 2 GAL./24" HT. MIN. | 3` O.C. |
| | 21 | BERBERIS THUNBERGII `CRIRUZAM` | CRIMSON RUBY JAPANESE BARBERRY | 2 GAL./24" HT. MIN., 24" O.C. | 3` O.C. |
| | 21 | BUXUS SEMPERVIRENS `SUFFRUTICOSA` | TRUE DWARF BOXWOOD | 5 GAL/36" HT. MIN. | 3` O.C. |
| | 24 | CORNUS SERICEA | RED TWIG DOGWOOD | 3 GAL./24" HT. MIN. | 4` O.C. |
| | 20 | DAPHNE ODORA `AUREOMARGINATA` | GOLD-EDGED WINTER DAPHNE | 5 GAL/18"HT. MIN. | 3` O.C. |
| | 36 | ERICA CARNEA `VIVELLII` | HEATH | 2 GAL/15" HT. MIN. | 2` O.C. |
| | 11 | EUONYMUS FORTUNEI `EMERALD `N GOLD` | EMERALD `N GOLD WINTERCREEPER | 2 GAL/18" HT. MIN. | 3` O.C. |
| | 26 | FORSYTHIA X INTERMEDIA `FIESTA` | FIESTA FORSYTHIA | 5 GAL./30" HT. MIN. | 3` O.C. |
| | 43 | LONICERA NITIDA `LEMON BEAUTY` | BOXLEAF HONEYSUCKLE | 2 GAL./24" HT. MIN. | 3` O.C. |
| | 19 | MYRICA CALIFORNICA | PACIFIC WAX MYRTLE | 5 GAL./24" HT. MIN. | 3` O.C. |
| | 11 | NANDINA DOMESTICA `GULF STREAM` TM | HEAVENLY BAMBOO | 2 GAL./24" HT. MIN. | 3` O.C. |
| | 31 | NANDINA DOMESTICA `SIENNA SUNRISE` | HEAVENLY BAMBOO | 2 GAL./24" HT. MIN. | 3` O.C. |
| | 47 | PRUNUS LAUROCERASUS `MOUNT VERNON` | MOUNT VERNON ENGLISH LAUREL | 5 GAL./24" HT. MIN. | 3` O.C. |
| | 15 | VIBURNUM DAVIDII | DAVID VIBURNUM | 5 GAL./30" HT. MIN. | 3` O.C. |
| NATIVE | | | | | |
| | 25 | POLYSTICHUM MUNITUM | WESTERN SWORD FERN | 3 GAL/18" HT. MIN. | 3` O.C. |
| | 19 | SYMPHORICARPOS ALBUS | COMMON WHITE SNOWBERRY | 3 GAL./24" HT. MIN. | 3` O.C. |
| ORNAMENTAL GRASSES | | | | | |
| | 23 | FESTUCA GLAUCA 'ELIJAH BLUE' | ELIJAH BLUE FESCUE | 2 GAL/18" HT. MIN. | |

| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|---|---|---|---|---|---|
| SHRUB AREAS | | | | | |
| | 3,671 SF | TYPE A BUFFER SHRUBS AND GROUNDCOVER | | 2 GAL / 18" HT. MIN | |
| | | GAULTHERIA SHALLON | SALAL | 4" POT | 12" O.C. |
| | | VACCINIUM OVATUM | EVERGREEN HUCKLEBERRY | 2 GAL./15" HT MIN. | 3` O.C. |
| | | RIBES SANGUINEUM | RED FLOWERING CURRANT | 2 GAL./15" HT MIN. | 3` O.C. |
| | | MAHONIA NERVOSA | DWARF OREGON GRAPE | 2 GAL./15" HT MIN. | 3` O.C. |
| GROUND COVERS | | | | | |
| | 246 SF | AJUGA REPTANS `BRONZE BEAUTY` | BRONZE BEAUTY CARPET BUGLE | 1 GAL. | 18" O.C. |
| | 4,649 SF | ARCTOSTAPHYLOS UVA-URSI | KINNIKINNICK | 1 GAL. | 18" O.C. |
| | 1,460 SF | COTONEASTER DAMMERI `CORAL BEAUTY` | BEARBERRY COTONEASTER | 1 GAL. | 18" O.C. |
| | 1,072 SF | FRAGARIA CHILOENSIS | BEACH STRAWBERRY | 1 GAL. | 18" O.C. |
| | 2,903 SF | GAULTHERIA SHALLON | SALAL | 1 GAL. | 18" O.C. |
| | 4,983 SF | MULCH | | - | |
| HYDROSEEDING | | | | | |
| | 83,506 SF | EROSION CONTROL MIX | | HYDROSEED | |
| | 16,573 SF | LAWN | | HYDROSEED | |
| | | AREA TO REMAIN WITH NATIVE VEGETATION | | | |

## PROJECT NOTES

1. STREET TREES ARE SHOWN FOR CONTEXT PURPOSES ONLY, SEE SEPARATE PERMIT FOR MORE INFORMATION.
2. ALL TREES WITHIN 5' OF UTILITIES TO BE INSTALLED WITH ROOT BARRIERS.
3. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A MANNER SO AS TO PROVIDE A 36" CLEARANCE FROM THE CIRCUMFERENCE OF FIRE HYDRANTS.
4. TREES FOUND IN SIGHT TRIANGLE SHALL BE LIMBED UP WITH NO BRANCHES LOWER THAN 7' ABOVE SIDEWALK LEVEL EXCEPT FOR ALONG SR - 9, TREES SHALL BE LIMBED UP FOR 16' VISUAL CLEARANCE PER WSDOT STANDARDS.
5. EROSION CONTROL TO BE THE PT 454 NATIVE URBAN MEADOW MIX PROVIDED BY PRO TIME LAWN SEED.
6. 5' FOOT WIDTH CLEAR ZONE SURROUNDING STORMWATER POND FENCE PERIMETER SHALL BE PROVIDED FOR MAINTENANCE ACCESS.
7. EROSION CONTROL NW NATIVE PRAIRIE MIX HYDROSEED SHALL BE 'NORTHWEST PRAIRIE MIX' BY NORTHWEST MEADOWSCAPES (OR APPROVED EQUAL SELECTED BY OWNER) TO BE APPLIED AT 10 POUNDS PER ACRE.

## PARKING ISLAND TYPICAL




PARKING ISLANDS SHALL BE 4' MINIMUM IN ALL DIRECTIONS AND INCLUDE 6" RAISED CURB TO PROTECT LANDSCAPING FROM VEHICULAR TRAFFIC

## GENERAL LANDSCAPE NOTES

1.) THE LANDSCAPE CONTRACTOR MUST BE LICENSED AND OR BONDED. CONTRACTOR MUST BE EXPERIENCED IN LANDSCAPE WORK OF THE BEST TRADE PRACTICES AND HAVE THE NECESSARY EQUIPMENT AND PERSONNEL TO PERFORM WORK.

2.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HER/HIMSELF WITH THE SITE AND ALL OTHER SITE IMPROVEMENTS PRIOR TO THE START OF LANDSCAPE WORK.

3.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND USE CAUTION WHILE EXCAVATING IN ORDER TO AVOID DISTURBING ANY EXISTING UTILITIES. THE LANDSCAPE CONTRACTOR WILL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND OWNER OF ANY CONFLICTS. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED DURING PLANTING ACTIVITIES, ALTERNATIVE LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE.

4.) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK RELATED TO OTHER TRADES AS REQUIRED.

5.) THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANTS OF THE CORRECT SIZE, SPECIES VARIETY, QUANTITY AND QUALITY AS SPECIFIED ON PLANT SCHEDULE AND SYMBOLS ON LANDSCAPE PLAN. IF UNAVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND PROVIDE THE NAMES AND TELEPHONE NUMBERS OF THREE NURSERY SUPPLIERS OR PLANT BROKERS THAT HAVE BEEN CONTACTED. SUBSTITUTIONS SHALL ONLY BE MADE UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.

6.) ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60.1).

7.) THE LANDSCAPE CONTRACTOR SHALL DELIVER, MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNERS FINAL ACCEPTANCE IS RECEIVED.

8.) THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, INCLUDING PAVEMENT, WALKWAYS, CURBS, FENCING, STRUCTURES, ETC.. DURING CONSTRUCTION.

9.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING INFORMED OF ALL EXISTING CODES, LAWS AND ORDINANCES RELATING TO THE WORK REQUIRED ON SITE, AND SHALL COMPLY ACCORDINGLY.

10.) THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO ASSURE PROPER SUBGRADES ARE MET,

11.) THE LANDSCAPE CONTRACTOR SHALL SUBMIT THREE REPRESENTATIVE SOIL SAMPLES TO THE OWNER'S REPRESENTATIVE FOR TESTING BY AN APPROVED SOIL TESTING LABORATORY. AMENDMENTS SHALL BE ADDED TO THE SOIL MIX AS RECOMMENDED BY SOIL TESTING LAB.

12.) THE LANDSCAPE CONTRACTOR SHALL RAKE PREPARED AREAS AND REMOVE ANY ROCK OR DEBRIS OVER 1". ALL LAWN AREAS SHALL BE ROLLED TO PROVIDE A FIRM, SMOOTH SURFACE FREE OF DIVOTS OR MOUNDS.

13.) THE LANDSCAPE CONTRACTOR SHALL SET FINISHED AMENDED SOIL DEPTH BELOW EDGE OF HARDSCAPE ELEMENTS PRIOR TO MULCH AND/OR SOD INSTALLATION. GRADES SHALL BE SET 3" BELOW ADJACENT HARDSCAPE SURFACES FOR PLANTING BEDS AND 1" BELOW FOR LAWN AREAS.

14.) MULCH SHALL BE 100% NATURAL FIR OR HEMLOCK, FINE GROUND, OF UNIFORM COLOR, FREE FROM DYES, WEED SEEDS, SAWDUST & SCRAP LUMBER FIBER, TRASH, INORGANIC MATERIAL OR ANY OTHER COMPOUND DETRIMENTAL TO PLANT GROWTH.

15.) FERTILIZER SHALL BE A COMPLETE, BALANCED COMMERCIAL BRAND WITH COMPLETE CHEMICAL ANALYSIS SHOWN ON AN UNOPENED CONTAINER WHEN DELIVERED. FERTILIZER SHALL BE APPLIED AT RATES CONSISTENT WITH THE MANUFACTURER'S RECOMMENDATIONS AND SOIL TESTING LAB'S RECOMMENDATIONS.

16.) WORK AREAS TO BE KEPT NEAT AND ORDERLY AND FREE OF DEBRIS AND RUBBISH AT ALL TIMES DURING PROGRESS OF WORK. RAKE BEDS NEATLY TO AN EVEN FINE GRADE AROUND ALL PLANTS. ALL PAVED AREAS ARE TO BE CLEANED BY BROOM AND/OR WASHED AFTER EACH DAY'S WORK OR MORE FREQUENTLY AS REQUIRED. ALL PLANTING AREAS AND ADJACENT PAVED AREAS SHALL BE LEFT IN A NEAT AND CLEAN CONDITION UPON COMPLETION OF JOB.

17.) IF A DISCREPANCY EXISTS BETWEEN THE PLANT QUANTITIES ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN THE QUANTITIES ON THE PLAN SHALL GOVERN.

18.) PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE RESPONSIBLE OFFICIAL.

19.) DRAINAGE: CONTRACTOR SHALL NOTIFY THE OWNER OF ANY LOW POINTS OR FORESEEN POOR DRAINING AREAS EXISTING ON-SITE AND PROVIDE CORRECTIVE DRAINAGE PLANS PRIOR TO COMMENCING LANDSCAPE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL FINISHED LANDSCAPE AREAS THAT ARE PART OF THIS SCOPE OF WORK. ALL POSITIVE DRAINAGE FROM LANDSCAPE AREAS SHALL BE DISCHARGED APPROPRIATELY AND SHALL NOT CREATE DRAINAGE PROBLEMS OFF-SITE OR IN OTHER AREAS OF THE PROJECT. FINISHED LANDSCAPE AREAS WITH PONDING WATER OR OTHER POOR DRAINAGE CONDITIONS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

20.) LAWNS SHALL BE HYDROSEEDED WITH "SIGNATURE" AS SUPPLIED BY JB INSTANT LAWN OR APPROVED EQUAL. THE SEEDED AREA MUST BE PROTECTED BY A BARRIER WITH SIGNS THAT READ "KEEP OFF NEWLY SEEDED LAWN AREA".

21.) OWNER SHALL APPROVE PLANT MATERIAL & PLANTING BED LOCATION PRIOR TO INSTALLATION. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HEELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

22.) TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2x) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.

23.) STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.

24.) STREET TREE AND SHRUB INSTALLATIONS SHALL CONFORM TO THE FOLLOWING GENERAL GUIDELINES:

A.) TREES SHALL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING, OR IN ANY OTHER LOCATION THAT MAY CAUSE A SAFETY CONCERN.

B.) STREET TREES SHALL BE LIMBED UP WITH NO BRANCHES LOWER THAN 7' ABOVE SIDEWALK LEVEL EXCEPT FOR ALONG SR - 9, TREES SHALL BE LIMBED UP FOR 16' VISUAL CLEARANCE PER WSDOT STANDARDS.

C.) LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A MANNER SO AS TO PROVIDE A 36" CLEARANCE FROM THE CIRCUMFERENCE OF FIRE HYDRANTS.

25.) STREET TREES TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE ADJACENT CATHCART CROSSING PROPERTY.

26.) PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AS DIRECTED BY THE RESPONSIBLE OFFICIAL.

27.) ALL TREES WITHIN 5' OF UTILITIES TO BE INSTALLED WITH ROOT BARRIERS.

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

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**Snohomish County Planning & Development Services**

**APPROVED FOR CONSTRUCTION**

By: Michael Huey PE
R/W Permit No. NA
Date: 9/3/24

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| 5 | REVISED PER COUNTY COMMENTS | 6/16/2023 |
| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

STATE OF WASHINGTON
LINDSEY BENNETT SOLORIO
EXP. 04/17/24
LICENSED LANDSCAPE ARCHITECT

12100 NE 195th St, Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963
CORE DESIGN
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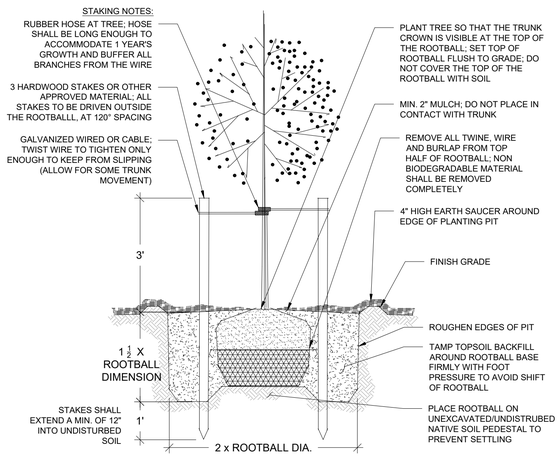
**PLANT SCHEDULE AND NOTES**
**CATHCART CROSSING PARK & RIDE**

**PACIFIC RIDGE - DRH, LLC**
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

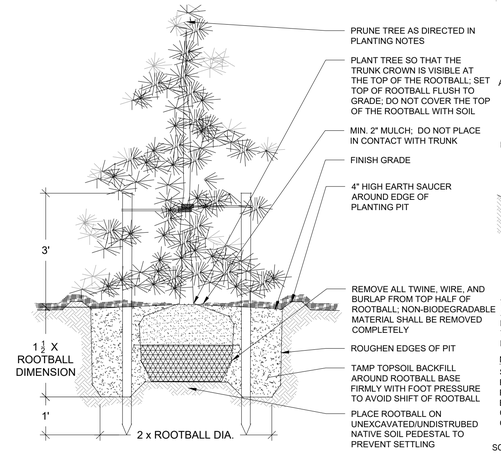
| | |
|---|---|
| DATE | MARCH 2023 |
| DESIGNED | MARK S LEES |
| DRAWN | DANNY VILLAGRANA |
| APPROVED | LINDSEY SOLORIO, P.L.A. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

SHEET L2.06 OF 51
PROJECT NUMBER 20071P



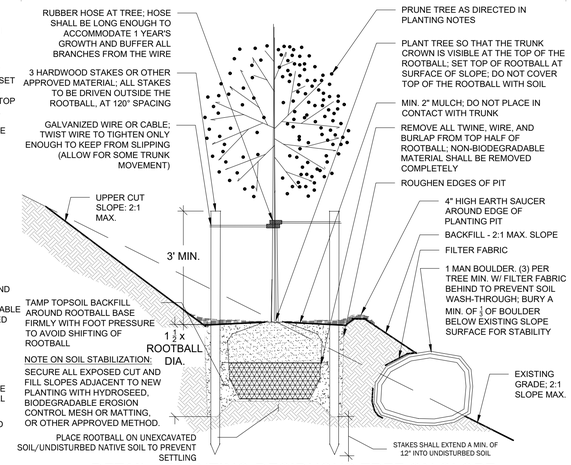

DETAIL: PLANTING DECIDUOUS TREE

NOT TO SCALE



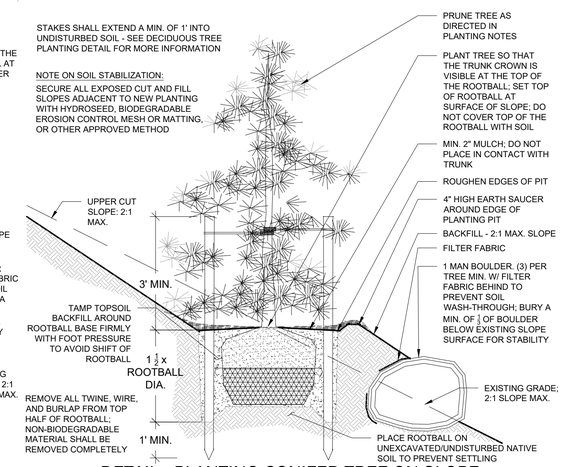

DETAIL: PLANTING CONIFER TREE

NOT TO SCALE



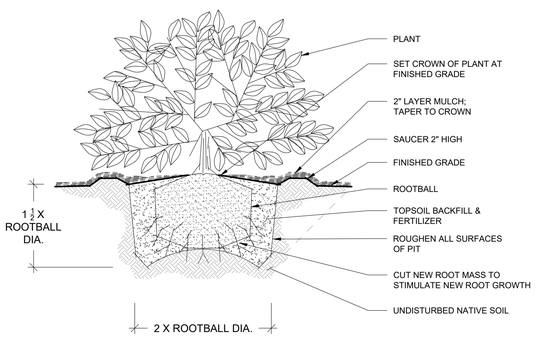

DETAIL: PLANTING DECIDUOUS TREE ON SLOPE

NOT TO SCALE



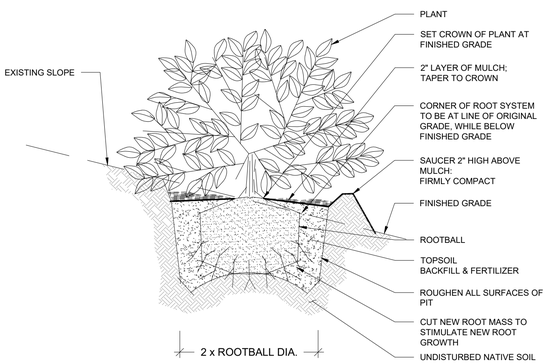

DETAIL: PLANTING CONIFER TREE ON SLOPE

NOT TO SCALE



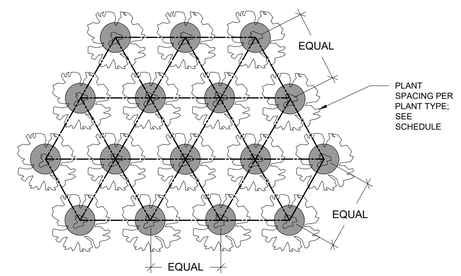

DETAIL: PLANTING SHRUB

NOT TO SCALE




DETAIL: PLANTING SHRUB ON SLOPE

NOT TO SCALE

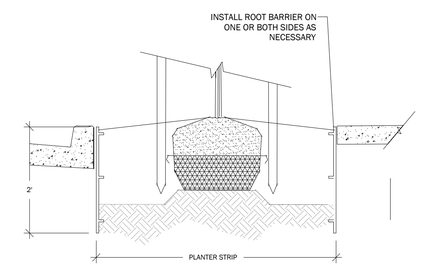



NOTE:
TO AVOID LANDSCAPE INTRUSION INTO PATHS, THE FOLLOWING PLANTING SPACING OFF-SETS FROM EDGE OF ALL PATHS, DRIVES, ACCESS ROUTES, ETC. SHALL BE MET:

GROUND COVER: 18"
SMALL SHRUBS (UNDER 3' TALL): 30"
MEDIUM SHRUBS (FROM 3' TALL TO 6'): 42"
LARGE SHRUBS (OVER 6' TALL): 48"

DETAIL: PLANT SPACING

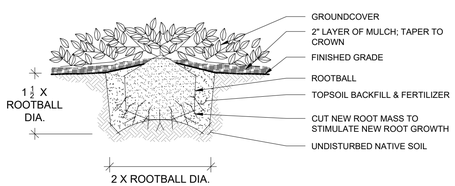
NOT TO SCALE




NOTE:
1. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL PRODUCT A MINIMUM OF 3' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO UTILITY LINE.
3. ALL TREES LOCATED WITHIN CLOSE PROXIMITY TO UTILITIES TO RECEIVE ROOT BARRIER.

DETAIL: ROOT BARRIER

NOT TO SCALE




DETAIL: PLANTING GROUNDCOVER

NOT TO SCALE

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

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**Snohomish County Planning & Development Services**

**APPROVED FOR CONSTRUCTION**

By: Michael Huey PE

R/W Permit No. NA

Date: 9/3/24

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| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

STATE OF WASHINGTON
MARK S. BENNETT STUDIO
LICENSED LANDSCAPE ARCHITECT
EXP. 04/17/2025

12100 NE 195th St, Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963
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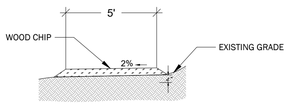
**LANDSCAPE DETAILS**
**CATHCART CROSSING PARK & RIDE**
**PACIFIC RIDGE - DRH, LLC**
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
| DESIGNED | MARK S LEES |
| DRAWN | DANNY VILLAGRANA |
| APPROVED | LINDSEY SOLORIO, P.L.A. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

| SHEET | OF |
|---|---|
| L2.31 | 51 |

PROJECT NUMBER
20071P

7/29/2024 12:35 PM J:\2020\20071P\LANDSCAPE\FINAL SHEETS\20071P L2.31.DWG

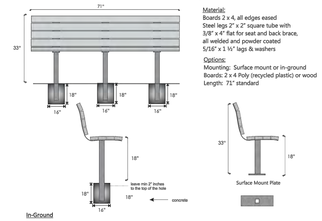



NOTES:
1. APPROPRIATE DRAINAGE SHALL BE PROVIDED PER CITY REQUIREMENTS.
2. TRAIL ALIGNMENTS SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO START OF CONSTRUCTION OF TRAIL.
3. TRAIL SUBGRADE TO BE TREATED WITH APPROVED HERBICIDE PRIOR TO FINAL INSTALLATION OF WOOD CHIP SURFACE.
4. TRAIL WIDTH TO BE SPECIFIED BY THE ENGINEER. GENERAL WIDTHS RANGE FROM 4' TO 6'.
5. TRAIL SHALL HAVE A 2' MINIMUM HORIZONTAL CLEARANCE TO ANY OBSTRUCTION AND A 7' MINIMUM VERTICAL (BRANCH) CLEARANCE FROM TRAIL SURFACE. OBSTRUCTION CLEARANCE REQUIRED BOTH SIDES OF TRAIL.
6.TRAIL CROSS SLOPE IS 2% OR AS DIRECTED BY THE ENGINEER. TRAIL SURFACE DEPTH SHALL BE 4" OF MEDIUM BARK CHIPS.

## DETAIL: UNEXCAVATED WOOD CHIP TRAIL

NOT TO SCALE

## SE-5165 Bench Specifications




Material:
Boards 2 x 4, all edges eased
Steel legs 2" x 2" square tube with 3/8" x 4" flat for seat and back brace, all welded and powder coated
5/16" x 1 ½" lags & washers

Options:
Mounting: Surface mount or in-ground
Boards: 2 x 4 Poly (recycled plastic) or wood
Length: 71" standard

In-Ground

1) Install the bench frames approximately 18" in the ground, 2 frames for a timber bench and 3 frames for a Poly bench, the third frame is centered between the two outer frames. Level the frames by putting one of the 2x4 bench boards on the frames and using a level to make sure the board is level. Lags the boards on, from the bottom of the frames. Make sure the frames are "plumb and level"
2) Pour the concrete in the holes so it is no more than 2" from the top of each hole. Once it has cured up you can lag bolt the boards to the bench frames. Make sure the top of the seat bench boards is approximately 18" above the finished grade.
3) The bench boards are to be centered on the pre-drilled holes in the bench frames. The timber boards overhang each edge 12" and the poly boards overhang 6" on each edge spaced equally apart.
4) In the poly bench boards, it is necessary to drill a 3/16" pilot hole for each lag before bolting the bench together.

Surface Mount

1) Assemble the bench by lagging the boards onto the frames. The timber bench frames over hang each bench frame 12" and the poly boards overhang the frames 6". Center the boards on the predrilled holes in the frames, space evenly and lag bolt them together. Lag them on from the bottom of the frames.
2) Once the bench is assembled place it on the concrete where it is to be installed and mark where the mounting holes are to be drilled on the concrete. Remove the bench and drill the holes and bolt the bench down.
3) In the poly bench boards, it is necessary to drill a 3/16" pilot hole for each lag before bolting the bench together.

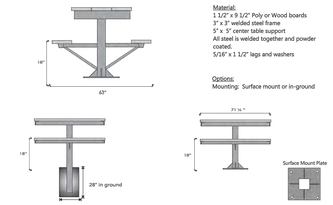
PACIFIC OUTDOOR PRODUCTS, INC.
www.pacificoutdoor.com

**NOTE: Graphics are not to scale. **

## DETAIL: BENCH

SOURCE: PACIFIC OUTDOOR PRODUCTS NOT TO SCALE

## SE-5345 Table Specifications




Material:
1 1/2" x 9 1/2" Poly or Wood boards
3" x 3" welded steel frame
5" x 5" center table support
All steel is welded together and powder coated.
5/16" x 1 1/2" lags and washers

Options:
Mounting: Surface mount or in-ground

In Ground Installation

1) Place the table where you want to install it and mark the ground.
2) Dig a 16" diameter x 28" deep hole and place the table in the hole making sure the seats are approximately 17" to 19" off the ground.
3) Make sure the table is "plumb and level" in the hole. Fill the hole with pre-mix concrete leaving 2" from the top of the hole.
4) Once the concrete has hardened place the table boards evenly on the frame and lag them to the frame from the bottom into the board.
5) If the table boards are poly you need to drill a 3/16" pilot hole in each board prior to lagging the board to the frame.

Surface Mount

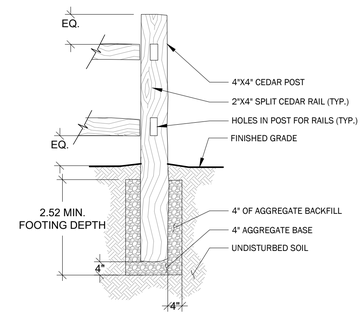
1) Set on the concrete where it is to be installed and mark where the mounting holes are to be drilled on the concrete through the mounting plate.
2) Remove the table, drill the holes, with a 5/8" concrete drill bit.
3) Place the table back on the marks and tighten the anchor bolts.

PACIFIC OUTDOOR PRODUCTS, INC.
www.pacificoutdoor.com

**NOTE: Graphics are not to scale. **

## DETAIL: PICNIC TABLE

SOURCE: PACIFIC OUTDOOR PRODUCTS NOT TO SCALE




## DETAIL: SPLIT (2) RAIL FENCE

NOT TO SCALE

**FILE NUMBERS:**
**21-113268 CUP**
**21-113267 LDA**

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**Snohomish County Planning & Development Services**

**APPROVED FOR CONSTRUCTION**

By: Michael Huey PE
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| 6 | LDA LAYOUT REDESIGN | 7/22/2024 |

STATE OF WASHINGTON
LINDSEY BENNETT SOLORIO
LICENSED LANDSCAPE ARCHITECT
EXP. 04/17/2026

CORE DESIGN
12100 NE 195th St, Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963
ENGINEERING • PLANNING • SURVEYING

**LANDSCAPE DETAILS**
**CATHCART CROSSING PARK & RIDE**

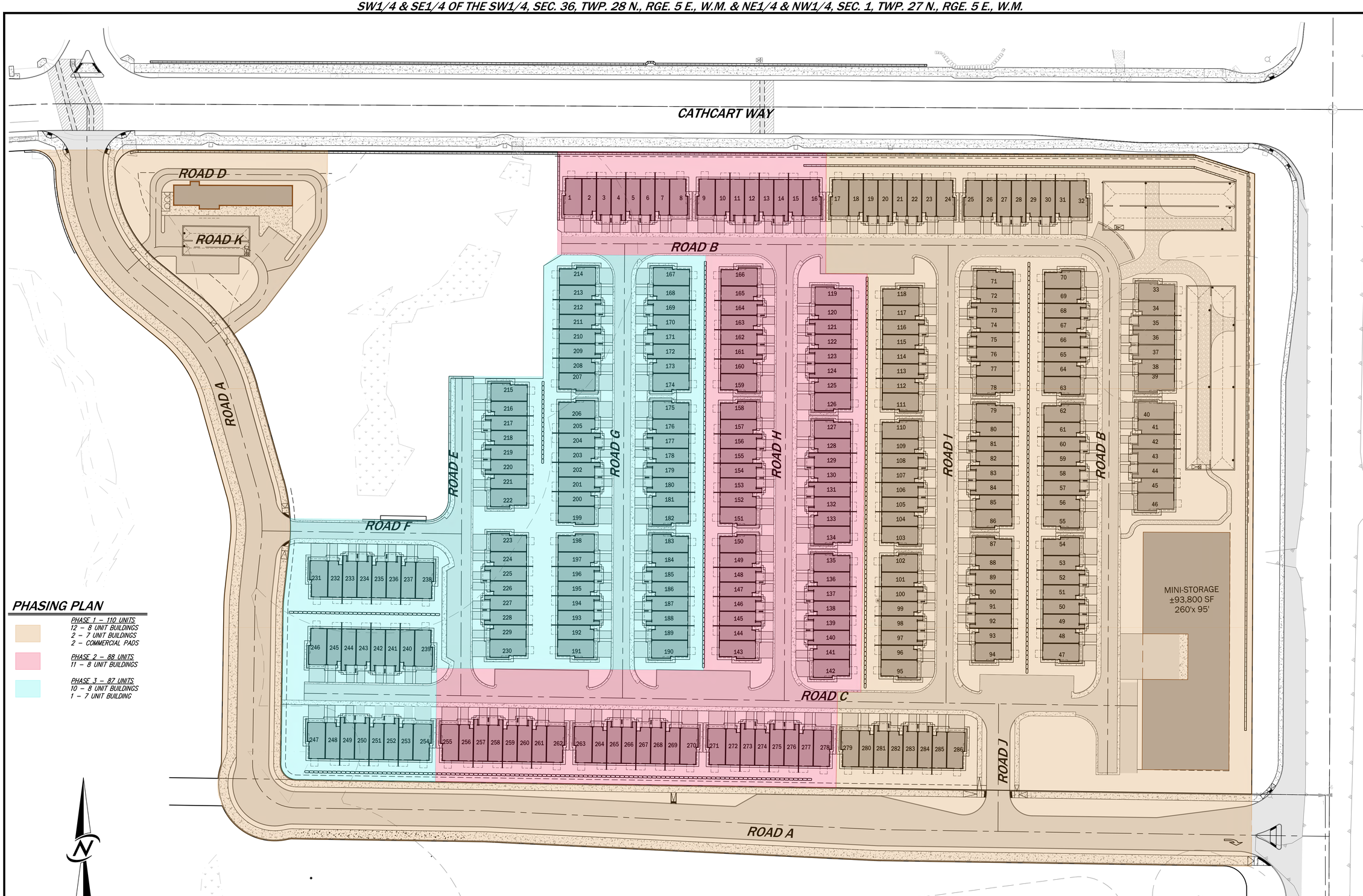
**PACIFIC RIDGE - DRH, LLC**
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | MARCH 2023 |
| DESIGNED | MARK S. LEES |
| DRAWN | DANNY VILLAGRANA |
| APPROVED | LINDSEY SOLORIO, P.L.A. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

SHEET L2.32 OF 51

PROJECT NUMBER 20071P

SW1/4 & SE1/4 OF THE SW1/4, SEC. 36, TWP. 28 N., RGE. 5 E., W.M. & NE1/4 & NW1/4, SEC. 1, TWP. 27 N., RGE. 5 E., W.M.




## PHASING PLAN

PHASE 1 – 110 UNITS
12 – 8 UNIT BUILDINGS
2 – 7 UNIT BUILDINGS
2 – COMMERCIAL PADS

PHASE 2 – 88 UNITS
11 – 8 UNIT BUILDINGS

PHASE 3 – 87 UNITS
10 – 8 UNIT BUILDINGS
1 – 7 UNIT BUILDING

N

SCALE: 1" = 50'

0 25 50 100

# EXHIBIT A PHASING PLAN

FILE NUMBER XXXXX

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

| NO. | REVISIONS | DATE |
|---|---|---|
| | | |

MICHAEL A. MOODY STATE OF WASHINGTON 48184 REGISTERED PROFESSIONAL ENGINEER
4-7-2021


CORE DESIGN
12100 NE 195th St, Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963
ENGINEERING • PLANNING • SURVEYING


PHASING PLAN
CATHCART CROSSING
PACIFIC RIDGE HOMES
17921 BOTHELL-EVERETT HWY., SUITE 100
BOTHELL, WA 98012

| | |
|---|---|
| DATE | APRIL 2021 |
| DESIGNED | MATT STEFANSSON, P.E. |
| DRAWN | CHUCK FEMLING |
| APPROVED | MICHAEL A. MOODY, P.E. |
| | LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER |

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|---|---|
| C1.12 | 79 |

PROJECT NUMBER 20071

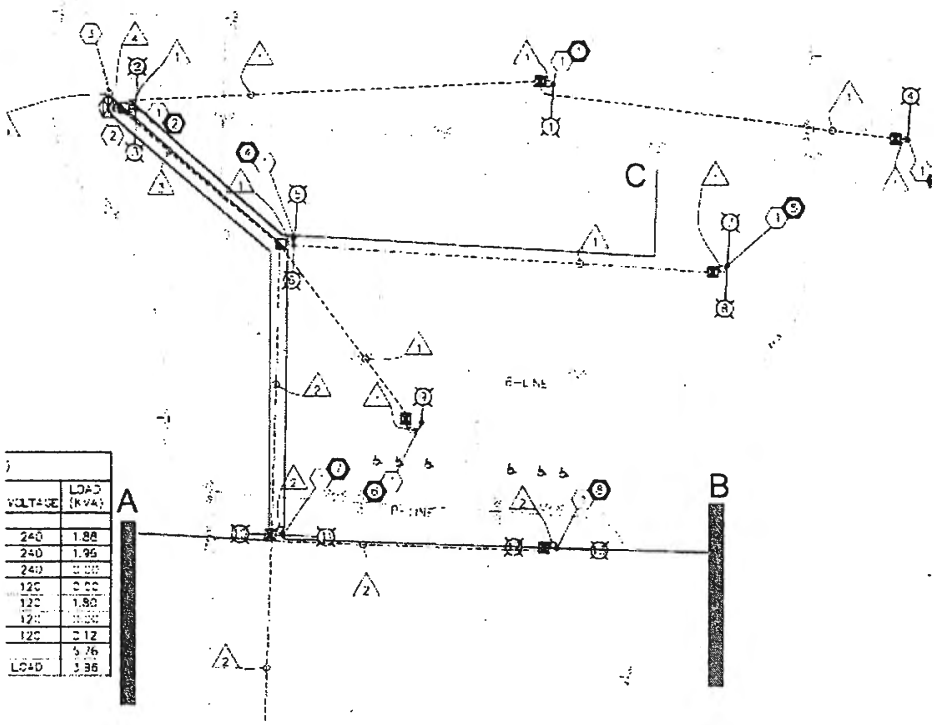
4/7/2021 8:48 AM J:\2020\20071\ENGINEERING\FINAL\SHEETS\SNOHO COUNTY\20071 C1.12.DWG

# EXHIBIT B - SCOPE OF WORK

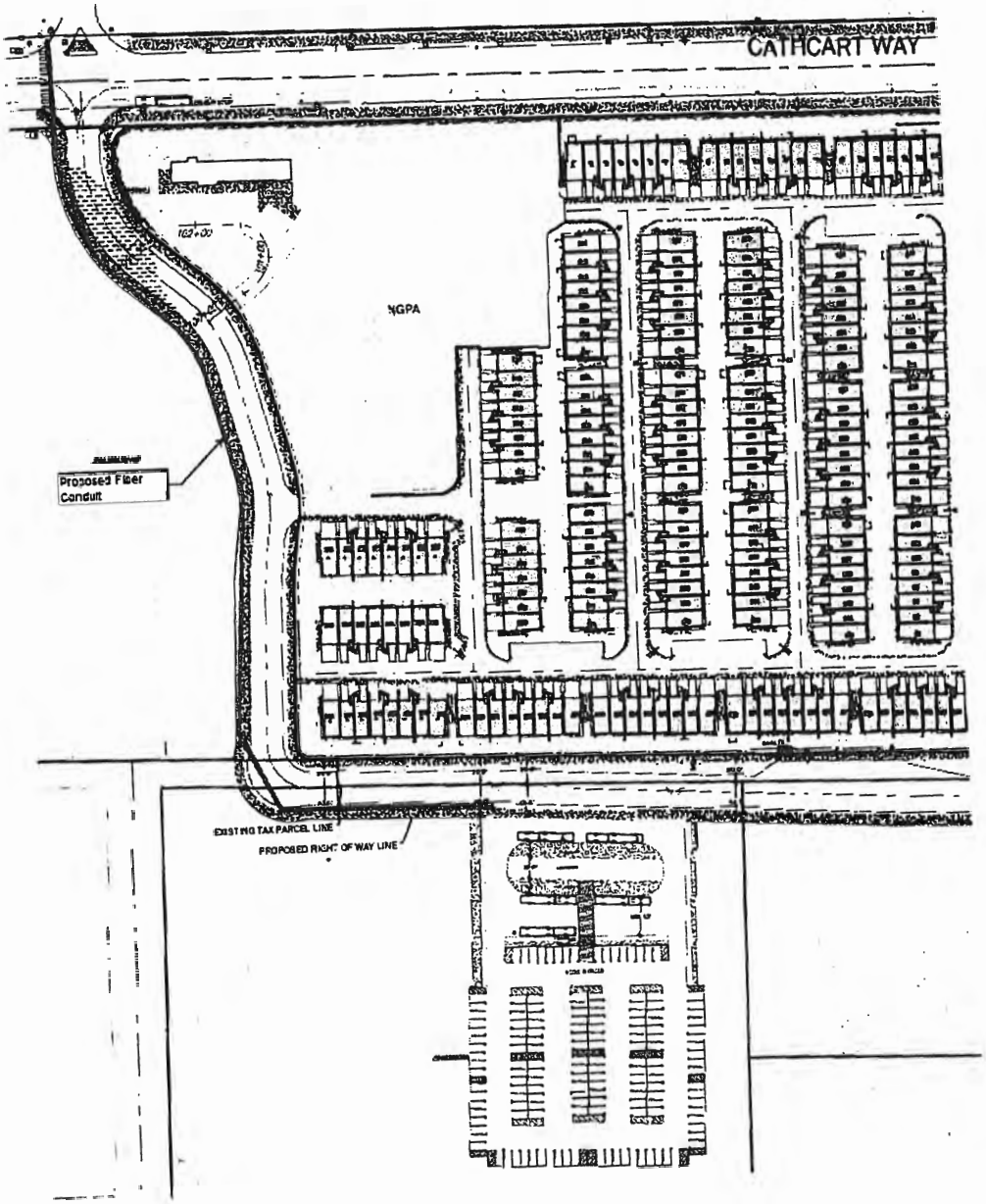
Pacific Ridge will construct the Park & Ride described in this Agreement consistent with the Construction Plans and including the following standards, features, and provisions:

1. Pacific Ridge shall coordinate the design of the Park & Ride with Community Transit and the County.
2. The Park & Ride will be designed and constructed in accordance with SCC Title 30 Unified Development Code, the Engineering Design & Development Standards (EDDS) and other applicable provisions of County Code.
3. In the design and construction of the Park & Ridge, Pacific Ridge shall utilize Crime Prevention Through Environmental Design principles applicable to a transit park & ride facility.
4. The Park & Ridge shall provide a minimum of 150 parking stalls.
5. The Park & Ride shall be engineered by a registered State of Washington Professional Engineer (PE) Civil for site specific transit uses
6. Parking stall and access aisle surfaces shall be even and smooth, with surface slopes not exceeding 2%.
7. The Park & Ride shall include suitable pavement markings and signage for safe and efficient use by all users of the facility, as determined by the County and Community Transit.
8. The Park & Ride shall include cement concrete vertical curb along the facility perimeter, landscape islands and a transit platform, consistent with the Construction Plans. In addition, the Park & Ride shall include a cement concrete rolled curb on the outside of the bus circulation route, so as to provide additional bus clearance.
9. The transit platform shall be raised six (6) inches above adjacent pavement for passenger safety.
10. Pacific Ridge shall design traffic flows circulating within the lot to minimize conflicting movements between modes(vehicular, pedestrian, bus, and bicycle).
11. Parking stalls shall be ADA-compliant and located close to transit platform.
12. Passenger circulation routes shall be ADA-compliant.
13. Parking stalls shall be aligned to facilitate convenient pedestrian movement toward the transit platform, as determined by the County and Community Transit.
14. Except where not feasible as determined by the County and Community Transit, internal circulation shall be two-way with 90-degree parking stalls.
15. Pacific Ridge will provide clear internal circulation signing for all modes (vehicular, pedestrian, bus, and bicycle).
16. Stormwater detention and water quality treatment facilities shall be constructed in accordance with County codes.
17. Pacific Ridge shall design and construct the Park & Ride to provide suitable space and locations, as determined by the County and Community Transit, for passenger transit shelters, transit schedule signage, bicycle racks and trash receptacles, provided, however, that Community Transit shall provide passenger shelters, transit schedule signage and bicycle racks.

18. The transit passenger platform shall be located at the north end of the facility to provide closer proximity to the Pacific Ridge-constructed bus pull-out on the north side of 148th Street SE.
19. Per County Code and EDDS, Pacific Ridge shall construct the Park & Ride to provide sufficient slope for surface drainage to avoid the ponding of water.
20. Pacific Ridge shall provide an appropriately sized concrete pad for Community Transit's portable restroom facility (porta potty).
21. Pacific Ridge shall provide landscaping in accordance with County code. Landscaping may not obscure visibility of passengers on the transit platform or interfere with transit bus movements at the transit loading platform.
22. Pacific Ridge shall design and construct the Park & Ride to avoid mixing of vehicular and bus traffic.
23. Pacific Ridge shall provide illumination for safety and security purposes. Illumination poles must be suitable for mounting of luminaires and security camera devices, provided, however, the County will provide any security camera devices.
24. Pacific Ridge will provide conduits, power and fiber for security cameras/devices and future EV charging stations as follows:
    - Security Cameras – 2" fiber (data) conduit and sufficient continuous power to every light pole within the Park & Ride.
    - EV Charging – 2" home run fiber (data) conduit and sufficient home run continuous power to the parking areas both on the east and west sides of the Park & Ride facility shown as A and B on the map below:



- Off-site 4" fiber conduit with three 1.25" fiber innerducts from the north side of Cathcart Way, south along 87th Ave SE and east along 148th ST SE behind the back of the sidewalk as shown in EDDS drawing 8-020 and the conceptual plan below.
- Place junction boxes at the beginning and end of fiber and power runs. Place metal location wire/tape along all fiber runs to allow for future location/detection.



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# EXHIBIT C – TITLE VI ASSURANCES
## Appendices A, D and E from the Snohomish County Federally Funded Transportation Program Title VI Plan, last updated December 2021

*[To be inserted.]*

**APPENDIX A**

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. **Compliance with Regulations**: The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Washington State Department of Transportation, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.

2. **Non-discrimination**: The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.

3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment**: In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, or national origin.

4. **Information and Reports**: The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the Washington State Department of Transportation to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the Washington State Department of Transportation, as appropriate, and will set forth what efforts it has made to obtain the information.

5. **Sanctions for Noncompliance**: In the event of a contractor's noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the Washington State Department of Transportation may determine to be appropriate, including, but not limited to:

    a. withholding payments to the contractor under the contract until the contractor complies; and/or
    b. cancelling, terminating, or suspending a contract, in whole or in part.

6. **Incorporation of Provisions**: The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The

contractor will take action with respect to any subcontract or procurement as the Recipient or the Washington State Department of Transportation may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

## APPENDIX D

## CLAUSES FOR CONSTRUCTION/USE/ACCESS TO REAL PROPERTY ACQUIRED UNDER THE ACTIVITY, FACILITY OR PROGRAM

The following clauses will be included in deeds, licenses, permits, or similar instruments/agreements entered into by Snohomish County pursuant to the provisions of Assurance 7(b):

A. The (grantee, licensee, permittee, etc., as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree (in the case of deeds and leases add, "as a covenant running with the land") that (1) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the (grantee, licensee, lessee, permittee, etc.) will use the premises in compliance with all other requirements imposed by or pursuant to the Acts and Regulations, as amended, set forth in this Assurance.

B. With respect to (licenses, leases, permits, etc.), in the event of breach of any of the above Non-discrimination covenants, Snohomish County will have the right to terminate the (license, permit, etc., as appropriate) and to enter or re-enter and repossess said land and the facilities thereon, and hold the same as if said (license, permit, etc., as appropriate) had never been made or issued.*

C. With respect to deeds, in the event of breach of any of the above Non-discrimination covenants, Snohomish County will there upon revert to and vest in and become the absolute property of Snohomish County and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

**APPENDIX E**

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

**Pertinent Non-Discrimination Authorities**:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures Non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of Limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).