

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 after 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
Phone 425-261-9849 /
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.

KEN KLEIN
SNOHOMISH COUNTY Executive Director

By: [Signature] 5/14/25
Dave Somers, County Executive Date

COMMUNITY TRANSIT:

By: [Signature] 4/2/25
CEO Date

APPROVED INSURANCE DOCUMENTS

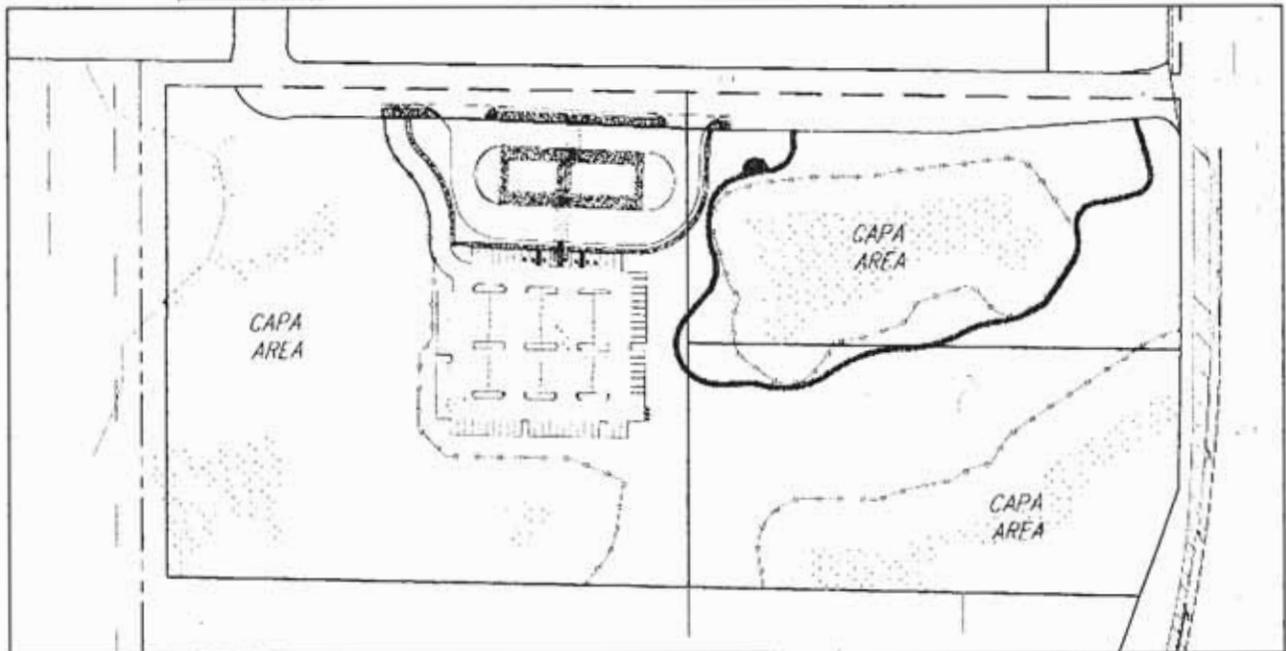
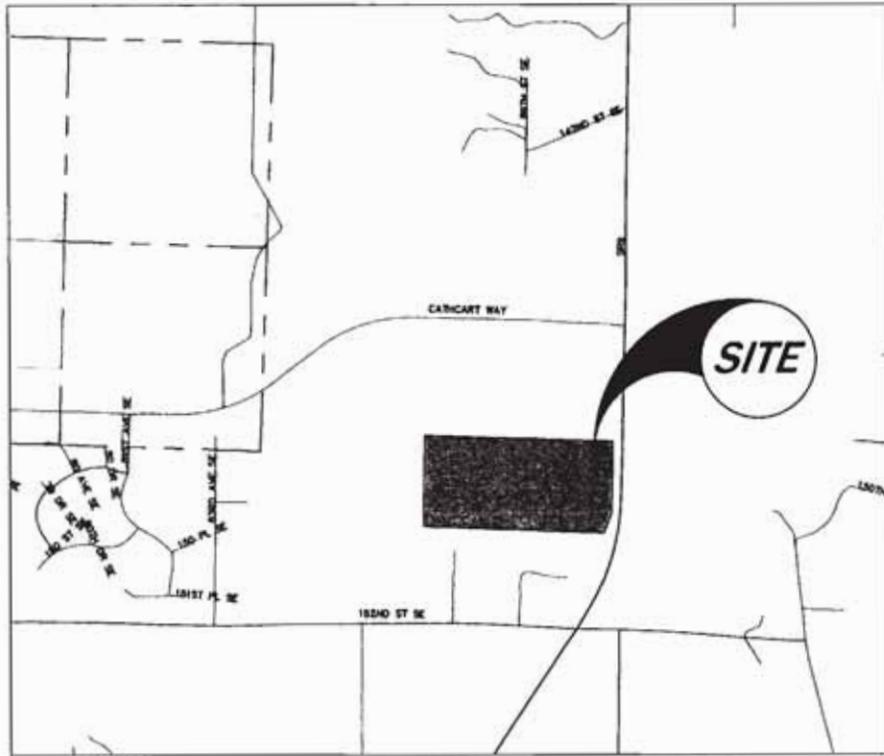
Approved Other

By: [Signature] 4/10/25
Risk Management Designee Date

APPROVED AS TO FORM:

By: [Signature] 4/10/25
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.~~ 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.

found in Exhibit A and the specification described in Exhibit B.
ST.

12/17
7/12/22

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 guarantees 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
3000 Rockefeller Ave
Everett, WA 98201
Phone: (425) 388-3347

Pacific Ridge: Justin Goff
Pacific Ridge-DRH, LLC
17921 Bothell – Everett Highway, Ste 100
Bellevue, WA 98012
(425) 438-8715

Community Transit: Melissa Cauley
Community Transit
7100 Hardeson Road
Everett, WA 98203
(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.

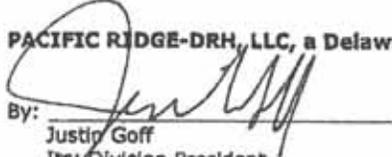
SNOHOMISH COUNTY, a political subdivision of the State of Washington

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

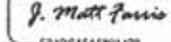
APPROVED AS TO FORM:

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:

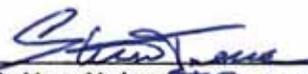
By:  _____ Date: 7/15/2022
J. Matt Farris
Its: West Region President
As an Officer of Pacific Ridge and Not
In His/Her Individual Capacity

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

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, INCLUDING, RECORDS SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF CONVEYED TO STATE OF WASHINGTON FOR SECONDARY STATE HIGHWAY NO. 1-4.

STATE IN COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TOGETHER WITH:

THE NORTH 300 FEET OF PLAT 141 OF CATHCART ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 39 TO 42, INCLUDING, RECORDS SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF CONVEYED TO STATE OF WASHINGTON FOR SECONDARY STATE HIGHWAY NO. 1-4.

STATE 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, INCLUDING, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

RESTRICTIONS

TITLE INSURANCE COMPANY, INC. - 500029222

1. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REZONING RESERVATIONS, EASEMENTS, ENCUMBRANCES, AND OTHER MATTERS, IN ANY, AS SET FORTH ON SURVEY RECORDED UNDER RECORDING NUMBER 20080423048, RECORDS SNOHOMISH COUNTY, WASHINGTON, SAID SURVEY BEING A CORRECTION OF 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 201202061, RECORDS SNOHOMISH COUNTY, WASHINGTON, EASEMENT BEING A STRIP OF LAND 7 FEET WIDE, 2.5 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 201202061, 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 201202061, 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 201001048, RECORDS SNOHOMISH COUNTY, WASHINGTON, SAID EASEMENT BEING A CORRECTION OF EASEMENT RECORDED UNDER RECORDING NUMBER 201202078, RECORDS SNOHOMISH COUNTY, WASHINGTON. (NOTED HERE)

6. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REZONING RESERVATIONS, EASEMENTS, ENCUMBRANCES, AND OTHER MATTERS, IN ANY, AS SET FORTH ON APPLICANT'S ADJUSTMENT 05-115436 RECORDED UNDER RECORDING NUMBER 200702076, RECORDS SNOHOMISH COUNTY, WASHINGTON. (NOTHING TO PLOT)

7. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REZONING RESERVATIONS, EASEMENTS, ENCUMBRANCES, AND OTHER MATTERS, IN ANY, AS SET FORTH ON APPLICANT'S ADJUSTMENT 05-115436 RECORDED UNDER RECORDING NUMBER 200702076, RECORDS SNOHOMISH COUNTY, WASHINGTON. (NOTHING TO PLOT)

8. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REZONING RESERVATIONS, EASEMENTS, ENCUMBRANCES, AND OTHER MATTERS, IN ANY, AS SET FORTH ON APPLICANT'S ADJUSTMENT 05-115436 RECORDED UNDER RECORDING NUMBER 200702076, RECORDS SNOHOMISH COUNTY, WASHINGTON. (NOTHING TO PLOT)

9. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REZONING RESERVATIONS, EASEMENTS, ENCUMBRANCES, AND OTHER MATTERS, IN ANY, AS SET FORTH ON APPLICANT'S ADJUSTMENT 05-115436 RECORDED UNDER RECORDING NUMBER 200702076, RECORDS SNOHOMISH COUNTY, WASHINGTON. (NOTHING TO PLOT)

10. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REZONING RESERVATIONS, EASEMENTS, ENCUMBRANCES, AND OTHER MATTERS, IN ANY, AS SET FORTH ON APPLICANT'S ADJUSTMENT 05-115436 RECORDED UNDER RECORDING NUMBER 200702076, RECORDS SNOHOMISH COUNTY, WASHINGTON. (NOTHING TO PLOT)

VERTICAL DATUM

NAD 83 - 1985 CROSS OBSERVATIONS

NAD 83 ELEVATION - 168 FEET ± NAD 29 (MGL) ELEVATION

BASIS OF BEARINGS

MEASURED BETWEEN THE SW CORNER AND THE SOUTH QUARTER CORNER OF SECTION 36-28-5 PER REF. 1

BENCHMARK

BM '1' - CORNER 3' IN BACK OF SIDEWALK ON NORTH SIDE OF CATHCART WAY NEAR EAST END OF QUAD PAUL

BM '1' - EL: 126.10

BM '2' - SET NAIL WITH WOODEN STAMPED "TONE CONTROL" ON EAST EDGE OF CONCRETE DRIVEWAY 4' 11" - 111 FEET SOUTH OF SOUTH QUARTER SECTION CORNER OF SEC. 1-27-5.

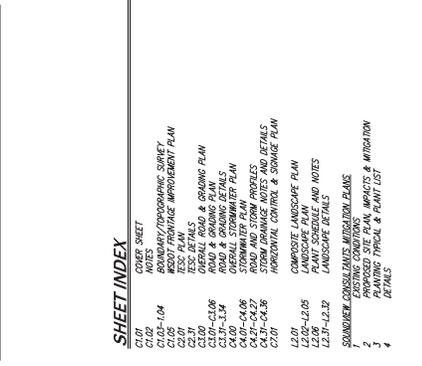
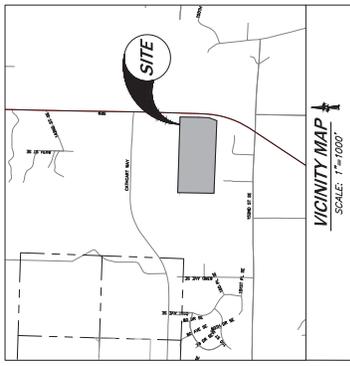
REFERENCES

1. REZONING MAP NUMBER 14 AND RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 20050725006, RECORDS SNOHOMISH COUNTY, WASHINGTON.

2. PLAT OF LORRA STREET FILED IN BOOK 56 OF PLATS, PAGE 164, RECORDED UNDER RECORDING NUMBER 940225053, RECORDS, SNOHOMISH COUNTY, WASHINGTON.

3. PLAT OF CATHCART FILED IN BOOK 9 OF PLATS, PAGE 38, RECORDED UNDER INSTRUMENT NUMBER 195888, RECORDS SNOHOMISH COUNTY, WASHINGTON.

4. RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 20080423048, RECORDS SNOHOMISH COUNTY, WASHINGTON.



SHEET INDEX

C1.01	COURT SHEET
C1.02-1.04	BOUNDARY/TOPOGRAPHIC SURVEY
C1.05	MOBILITY FRONTAGE IMPROVEMENT PLAN
C1.06	TRUCK TRAIL IMPROVEMENT PLAN
C1.07	ES&C DETAILS
C1.08	OVERALL ROAD & GRADING PLAN
C1.09	ROAD & GRADING DETAILS
C1.10-1.14	OVERALL SITE/UTILITY PLAN
C1.15	ROAD AND STORM PROFILES
C1.16	STORM DRAINAGE NOTES AND DETAILS
C1.17-1.20	LANDSCAPE CONTROL & SIGNAGE PLAN
C1.21	LANDSCAPE PLAN
C1.22	LANDSCAPE DETAILS
C1.23	PLANT SCHEDULE AND NOTES
C1.24-1.29	LANDSCAPE DETAILS
C1.30	STORMWATER MANAGEMENT, MITIGATION PLANS
C1.31	PROPOSED SITE PLAN, IMPACTS & MITIGATION
C1.32	PLANNING TYPICAL & PLANT LIST
C1.33	DETAILS

GRADING

CUT: 36,889 CY
FILL: 20,366 CY
NET: 16,523 CY

PROPERTY INFORMATION

PARCEL NUMBER: 034030007600, 034030007402, 034030007407
 SITE ADDRESS: 17921 80TH-LEWIS HWY, SUITE 100 BOHILL, WA 98012
 SITE AREA: 17,921 SQ. FT. (416.57 ACRES)

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 30.03A.025 & EDD5 10-01

FILE NUMBERS:
 21-113267 CUP
 21-113267 LDA

UNDERGROUND UTILITIES SERVICE
 1-800-424-5555 (811)

APPROVED FOR CONSTRUCTION
 Michael Huey PE
 DATE: 9/13/24

DATE	MARCH 2023
DESIGNED	MATT STAFFNSON, P.E.
PREPARED	CHUCK TEALING
APPROVED	MICHAEL A. WOODY, P.E.
PROJECT MANAGER	LINDSEY R. SOLORO, P.L.A.

PROJECT NUMBER	200721P
SHEET	51
OF	51

NO.	REVISIONS
1	REVISED PER COUNTY COMMENTS 1/28/2023
2	REVISED PER COUNTY COMMENTS 1/28/2023
3	REVISED PER COUNTY COMMENTS 1/28/2023
4	REVISED PER COUNTY COMMENTS 5/4/2023
5	REVISED PER COUNTY COMMENTS 6/14/2023
6	LDA LAYOUT REVISION 7/27/2024



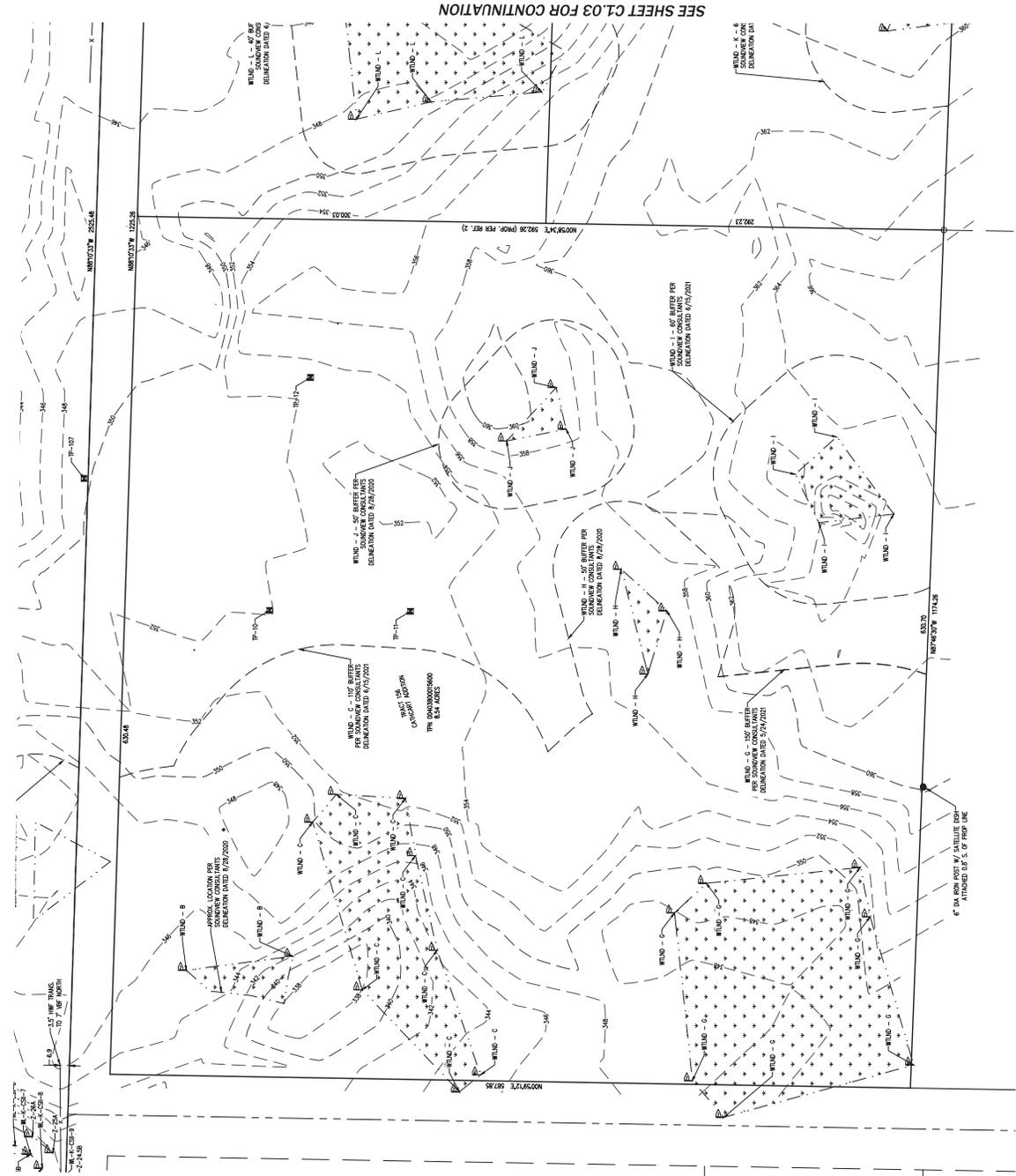
CORE DESIGN
 ENGINEERING • PLANNING • SURVEYING
 425.885.2877 Fax 425.885.7963
 12100 NE 15th St, Suite 300
 Bothell, Washington 98011

PACIFIC RIDGE - DRH, LLC
 17921 BOHELL-LEWETT HWY, SUITE 100
 BOHELL, WA 98012
CATCHART CROSSING PARK & RIDE
BOUNDARY/TOPOGRAPHIC SURVEY

DATE	DESCRIPTION	BY	DATE
MARCH 2023	DESIGNED	MATT STEFANSON, P.E.	9/13/24
	DRW	CHUCK TEALING	
	APPROVED	MICHAEL A. HUSTY, P.E.	
	PROJECT MANAGER	LINDSEY B. SOLOVIO, P.L.A.	

Endorsed County Planning & Development Services
APPROVED FOR CONSTRUCTION
 Michael Husty PE
 No. 12100
 Date: 9/13/24

FILE NUMBERS:
 21-113268 CUP
 21-113267 LDA
UNDEVELOPED LACTORIA SERVICE
 1-800-424-5555 (811)



- 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
 - EXISTING SURVEY MONUMENT, AS NOTED
 - SEWER MANHOLE
 - CATCH BASIN TYPE I
 - CATCH BASIN TYPE II
 - STORM DRAIN MANHOLE
 - CULVERT END
 - FIRE HYDRANT
 - WATER VALVE
 - GAS WAPNER
 - UTILITY POLE
 - LIGHT POLE
 - SMALL POLE (AS NOTED)
 - POWER METER
 - POWER JUNCTION BOX
 - COMMUNICATIONS MANHOLE
 - TELEPHONE PULLBOX
 - TV PERSISTAL
 - WELAND FLAG, AS NOTED
 - TRAFFIC SIGN, AS NOTED
 - BOLLARD
 - WALDOX
 - ROCKERY
 - FLUORINE VERTICAL CURB
 - FVC
 - FEC
 - D/W
 - DRIVEWAY
 - CHAIN LINK FENCE
 - VERTICAL BOARD FENCE
 - HOODIE FENCE
 - SEWER LINE
 - STORM DRAINAGE LINE
 - WATER LINE
 - GAS LINE
 - OVERHEAD POWER LINE
 - UNDERGROUND POWER LINE
 - UNDERGROUND COMMUNICATIONS LINE
 - FENCE LINE
 - EDGE OF ASPHALT
 - CONCRETE
 - GRAVEL
 - POWER TRANSFORMER
 - DATA POINT
 - TEST PIT

NOTE
 POWER POLES AND OTHER ABOVE GROUND UTILITY OBJECTS MUST BE PLACED OUTSIDE OF THE PROPOSED DRIVEWAY AND SIDEWALK LOCATIONS. 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 (LEDS # 15, 0-05 & 0-06).

SEE SHEET CL 03 FOR CONTINUATION

NO.	REVISIONS
1	ISSUED PER COUNTY COMMENTS
2	ISSUED PER COUNTY COMMENTS
3	ISSUED PER COUNTY COMMENTS
4	ISSUED PER COUNTY COMMENTS
5	ISSUED PER COUNTY COMMENTS
6	ISSUED PER COUNTY COMMENTS
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8	ISSUED PER COUNTY COMMENTS
9	ISSUED PER COUNTY COMMENTS
10	ISSUED PER COUNTY COMMENTS



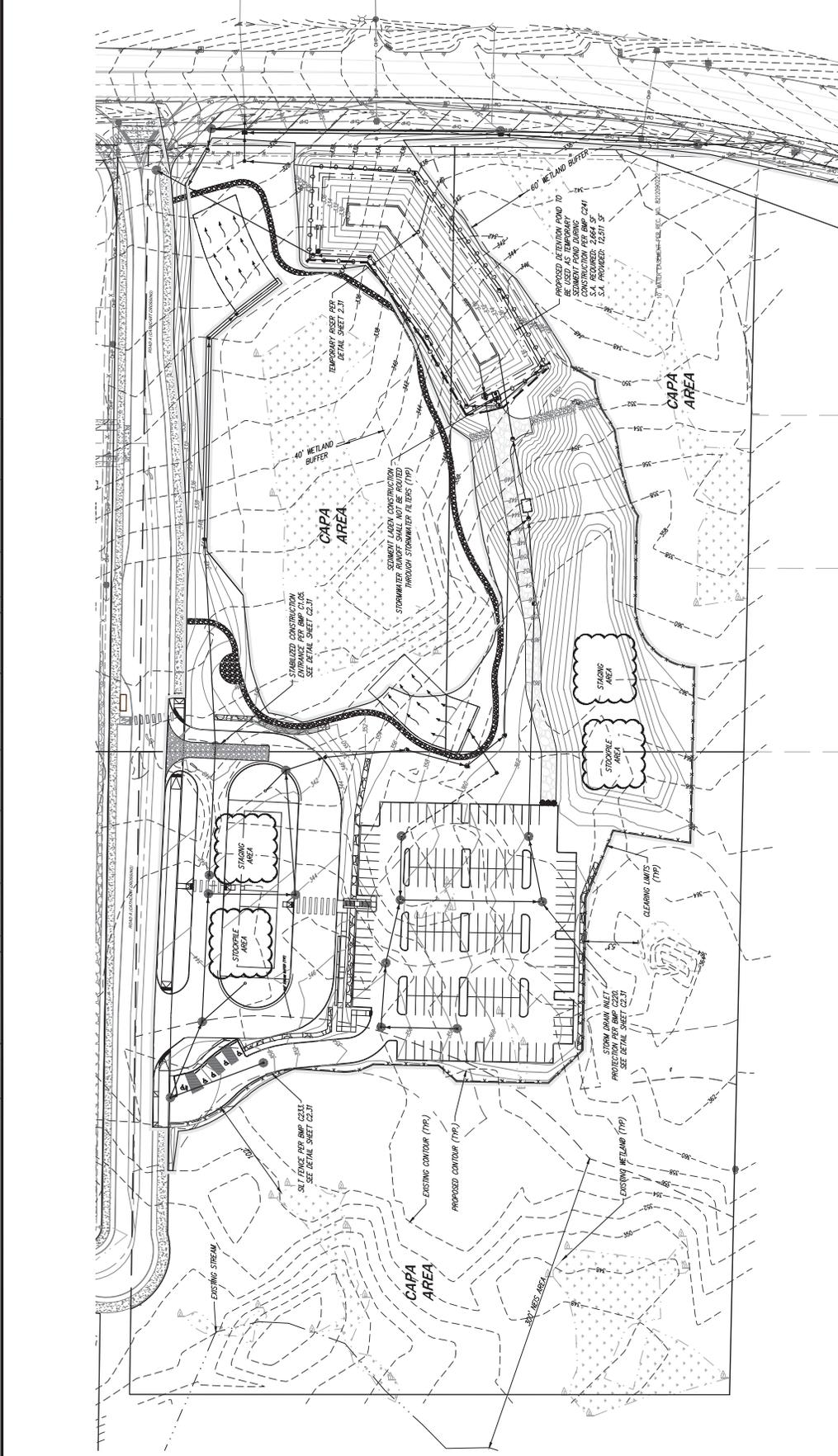
12100 NE 159th St, Suite 300
 Bohell, Washington 423.885.7877 Fax 423.885.7963

CORE DESIGN
 ENGINEERING • PLANNING • SURVEYING

PACIFIC RIDGE - DRH, LLC
 17921 BOHELL-EMMETT HWY, SUITE 100
 BOHELL, WA 98012

CATHCART CROSSING PARK & RIDE
TESC PLAN

DATE	MARCH 2023
DESIGNED	MATT STEFANSSON, P.E.
DRAWN	CHUCK FEALING
APPROVED FOR CONSTRUCTION	MICHAEL A. WOODY, P.E.
PROJECT MANAGER	LINDSEY B. SOLOVIO, P.L.A.
SHEET	51
PROJECT NUMBER	20071P



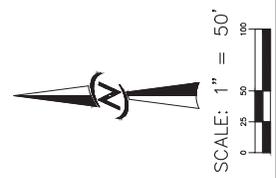
Stantec County Planning & Development Services
APPROVED FOR CONSTRUCTION
 Michael Huey PE
 No. 10582
 Exp. 12/31/24

FILE NUMBERS:
 21-113268 CUP
 21-113267 LDA

UNDERGROUND FACILITY SERVICE
 1-800-424-5555 (617)

LEGEND

—	CLEARING LIMIT LINE
---	CLEARING LIMIT LINE
---	5% FENCE CONTOUR MAP
---	1% SLOPE CONTOUR MAP
---	EXISTING GRADE CONTOUR MAP
---	EXISTING GRADE CONTOUR MAP
---	INLET PROTECTION



NO.	REVISIONS
1	ISSUED PER COUNTY COMMENTS
2	ISSUED PER COUNTY COMMENTS
3	ISSUED PER COUNTY COMMENTS
4	ISSUED PER COUNTY COMMENTS
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6	ISSUED PER COUNTY COMMENTS
7	ISSUED PER COUNTY COMMENTS
8	ISSUED PER COUNTY COMMENTS
9	ISSUED PER COUNTY COMMENTS
10	ISSUED PER COUNTY COMMENTS

DATE	MARCH 2023
DESIGNED	MATT STEFANSSON, P.E.
DRAWN	CHUCK FEALING
CHECKED	MOHAMED A. MOHAMED, P.E.
PROJECT MANAGER	LINDSEY B. SOLORIO, P.L.A.

APPROVED FOR CONSTRUCTION
 MICHAEL HUEY, P.E.
 PLY. Permit No. NA
 Date: 9/13/24

FILE NUMBERS:
 21-113268 CUP
 21-113267 LDA

UNDEVELOPED FACTORY SERVICE
 SCALE: 1"=50'
 1-800-424-5555 (617)

Label contains broken referen

SEE SHEET C3.02

SEE SHEET C3.06

SEE SHEET C3.02

12100 NE 159th St, Suite 300
 Bonnell, Washington WA 98011
 425.885.8777 Fax 425.885.7963



17921 BOTHELL-EMMETT HWY., SUITE 100
 BOTHELL, WA 98012

PACIFIC RIDGE - DRH, LLC

ROAD AND GRADING PLAN
 CATHCART CROSSING PARK & RIDE

PROJECT MANAGER

LINDSEY B. SOLORIO, P.L.A.

CHECKED

MOHAMED A. MOHAMED, P.E.

DRAWN

CHUCK FEALING

DESIGNED

MATT STEFANSSON, P.E.

DATE

MARCH 2023

SHEET

C3.01

OF

51

PROJECT NUMBER

20071P

DATE

9/13/24

BY

Michael Huey PE

NA

APPROVED FOR CONSTRUCTION

Stonewash County Planning & Development Services

20071P

21-113267 LDA

21-113268 CUP

Label contains broken referen

SEE SHEET C3.02

SEE SHEET C3.06

SEE SHEET C3.02

SEE SHEET C3.02

SEE SHEET C3.02

SEE SHEET C3.02

END 150' TRAVEL FOR BEST INTERSECTION OF ROAD WITH TRAVELED WAY

150' TRAVEL FOR INTERSECTION OF ROAD WITH ROAD A (CATHCART CROSSING) WILL END 280' ALONG TRAVELED WAY

PROPOSED SPLIT RAIL FENCE LOCATION (TYP)

PROPOSED SPLIT RAIL FENCE LOCATION (TYP)

EXISTING WELDRING (TYP)

EXISTING STREAM (TYP)

EXISTING CONTOUR (TYP)

EXISTING CONTOUR (TYP)

EXISTING CONTOUR (TYP)

END 150' TRAVEL FOR BEST INTERSECTION OF ROAD WITH TRAVELED WAY

150' TRAVEL FOR INTERSECTION OF ROAD WITH ROAD A (CATHCART CROSSING) WILL END 280' ALONG TRAVELED WAY

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EXISTING WELDRING (TYP)

EXISTING STREAM (TYP)

EXISTING CONTOUR (TYP)

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PROPOSED SPLIT RAIL FENCE LOCATION (TYP)

EXISTING WELDRING (TYP)

EXISTING STREAM (TYP)

EXISTING CONTOUR (TYP)

EXISTING CONTOUR (TYP)

EXISTING CONTOUR (TYP)

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PROPOSED SPLIT RAIL FENCE LOCATION (TYP)

PROPOSED SPLIT RAIL FENCE LOCATION (TYP)

EXISTING WELDRING (TYP)

EXISTING STREAM (TYP)

EXISTING CONTOUR (TYP)

EXISTING CONTOUR (TYP)

EXISTING CONTOUR (TYP)



SCALE: 1" = 20'

LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
	PROPOSED GRAVEL
	CURB

SCOT GRADE NOTE:
 ALL CURBS SHALL BE CONSTRUCTED TO THE FINISH GRADE UNLESS OTHERWISE NOTED

ROAD LABELS SHALL BE MADE TO THE FINISH GRADE TO THE CURB. THE CURB SHALL BE CONSTRUCTED BY THE CONTRACTOR TO THE FINISH GRADE UNLESS OTHERWISE NOTED.

RESTORATION NOTE:
 SEE SWANWASH COUNTY GENERAL PERMITS, SHEET C3.12.

SOIL QUALITY & BIODIVERSITY:
 POST CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP 15.1.3 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 WITH THE VEGETATION AND SOIL AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
- AMEND DISTURBED SOIL ACCORDING TO THE FOLLOWING PROCEDURES:
 - IN PLANTING BEDS, PLACE THREE INCHES OF COMPOST AND TILL IN TO AN EIGHT-INCH DEPTH.
 - SCARIFY SUBSOIL TO A DEPTH OF ONE FOOT.
 - APPLY TWO TO FOUR INCHES OF ARBORIST WOOD CHIPS, COARSE BARK MULCH, OR COMPOST MULCH TO PLANTING BEDS AFTER FINAL PLANTING.
 - AMEND ON A SITE-CUSTOMER 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 SWANWASH COUNTY.
- STOOPLE EXISTING TOPSOIL DURING GRADING AND REPLACE IT PRIOR TO PLANTING. STOOPLED 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

SEE SHEET C3.02

SEE SHEET C3.06

SEE SHEET C3.02

SEE SHEET C3.02

SEE SHEET C3.02

NO.	REVISIONS
1	ISSUED PER COUNTY COMMENTS
2	ISSUED PER COUNTY COMMENTS
3	ISSUED PER COUNTY COMMENTS
4	ISSUED PER COUNTY COMMENTS
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30	ISSUED PER COUNTY COMMENTS

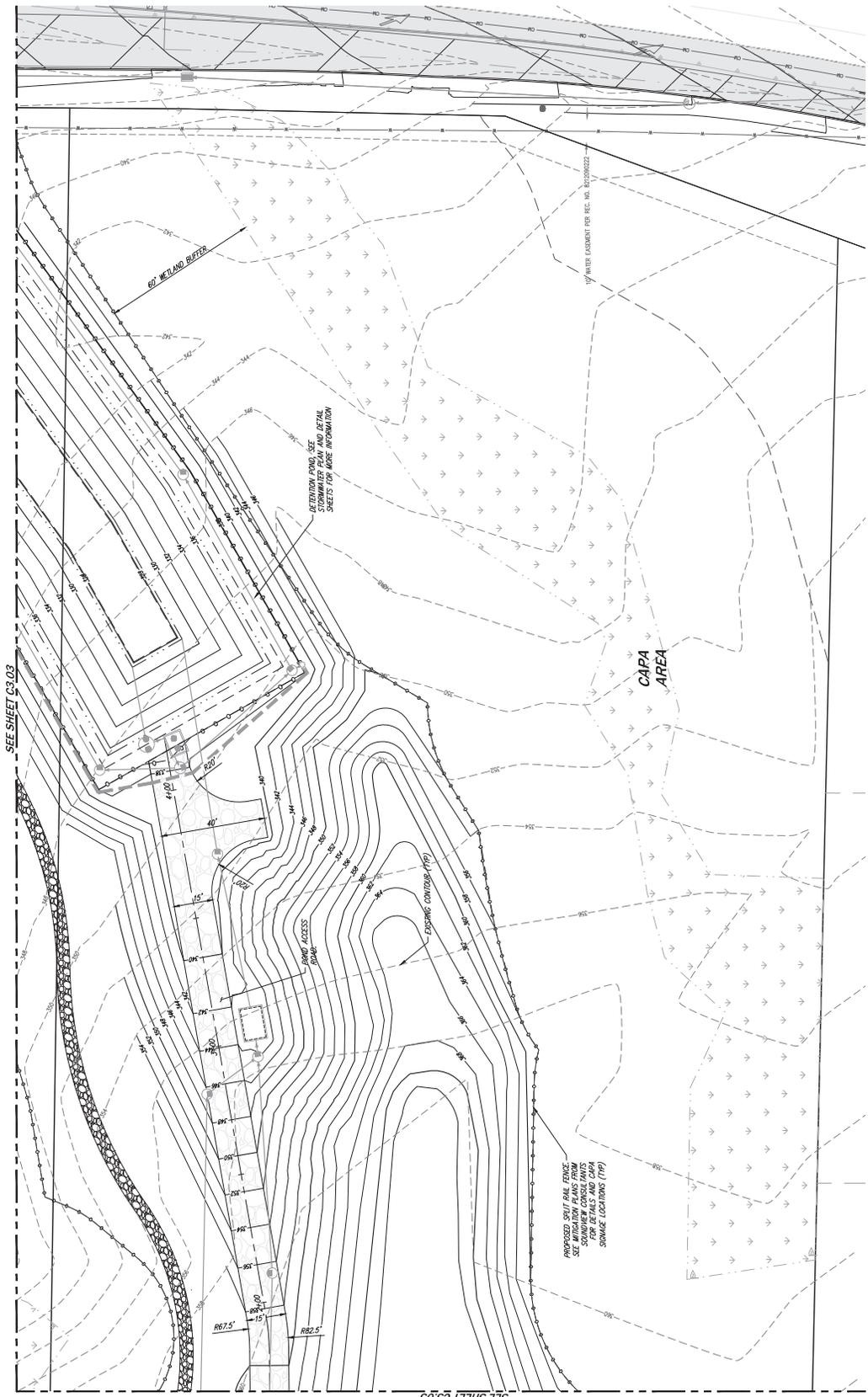


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CORE DESIGN
 12100 NE 159th St, Suite 300
 Bothell, Washington 98011
 425.885.2877 Fax 425.885.7963

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

DATE	MARCH 2023
DESIGNED	MATT STEFFANSSON, P.E.
DRWN	CHUCK HEALING
APPROVED	MOHAMED A. MOHAMED, P.E.
PROJECT MANAGER	LINDSEY B. SCORPIO, P.L.A.

SHEET 51 OF 51
 PROJECT NUMBER 20071P



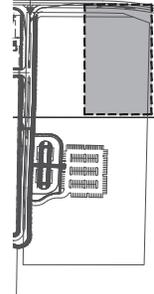
SEE SHEET C3.03

SEE SHEET C3.05

LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED FENCE
	PROPOSED CONCRETE
	PROPOSED GRAVEL
	CURB

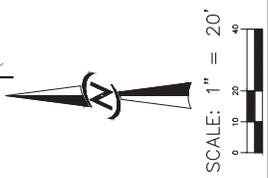
SOIL GRADE MODEL ALONG CURB LINE ARE FLOWLINE GRADES UNLESS OTHERWISE NOTED
 PROPOSED FENCE MODEL IS WOOD. FENCE SHALL BE UNDER SEPARATE PERMIT.



FILE NUMBERS:
 21-113268 CUP
 21-113267 LDA

UNDERGROUND FACILITY SERVICE
 1-800-424-5555 (617)

Stoughton County Planning & Development Services
APPROVED FOR CONSTRUCTION
 Matt Steffansson, P.E.
 Date: 9/13/24
 Michael Huey PE
 N/A



NO.	REVISIONS
1	ISSUED PER COUNTY COMMENTS
2	ISSUED PER COUNTY COMMENTS
3	ISSUED PER COUNTY COMMENTS
4	ISSUED PER COUNTY COMMENTS
5	ISSUED PER COUNTY COMMENTS
6	ISSUED PER COUNTY COMMENTS
7	ISSUED PER COUNTY COMMENTS
8	ISSUED PER COUNTY COMMENTS
9	ISSUED PER COUNTY COMMENTS
10	ISSUED PER COUNTY COMMENTS

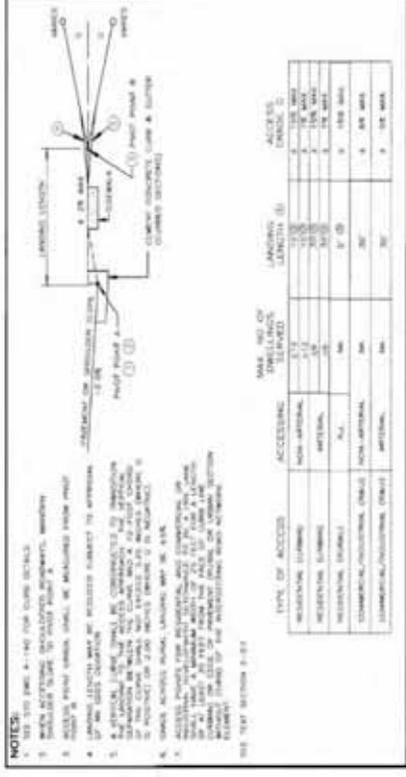
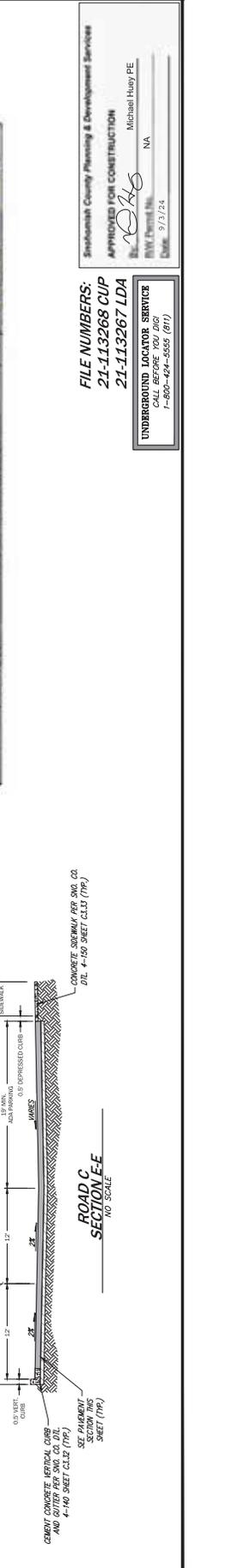
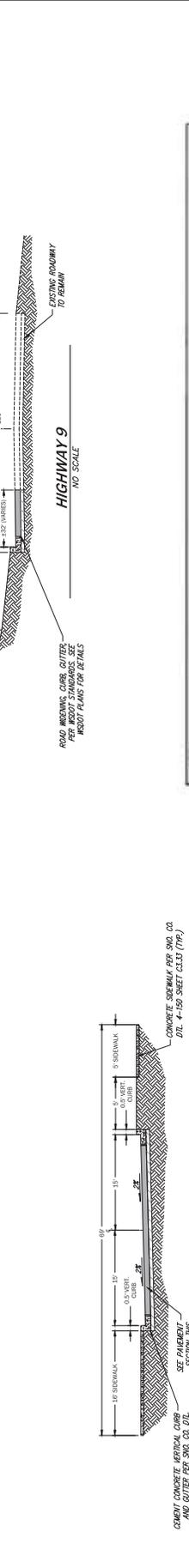


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CORE DESIGN
 12100 NE 159th St, Suite 300
 Bellevue, Washington 98001
 425.885.8777 Fax 425.885.7963

PACIFIC RIDGE - DRH, LLC
 17921 BOHELL-EMMETT HWY, SUITE 100
 BOHELL, WA 98012

DATE: MARCH 2023
 DESIGNED: MATT STAFSSON, P.E.
 DRAWN: CHUCK HEALING
 APPROVED: MICHAEL A. HUBY, P.E.
 PROJECT MANAGER: LINDSEY B. SOLORIO, P.L.A.

SHEET: 51 OF 51
 PROJECT NUMBER: 20071P



SHOHEMISH COUNTY PUBLIC WORKS ACCESS POINT CHAIRS

NO.	TYPE OF ACCESS	ACCESSING	MARKING	MARKING DIMENSIONS	MARKING MATERIAL	MARKING COLOR	MARKING HEIGHT	MARKING SPACING	MARKING NOTES
1	DRIVEWAY	CONCRETE	1\"/>						

NOTES:
 1. ALL MARKINGS SHALL BE INSTALLED PER THE FOLLOWING DIMENSIONS AND MATERIALS.
 2. ALL MARKINGS SHALL BE INSTALLED PER THE FOLLOWING DIMENSIONS AND MATERIALS.
 3. ALL MARKINGS SHALL BE INSTALLED PER THE FOLLOWING DIMENSIONS AND MATERIALS.
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 5. ALL MARKINGS SHALL BE INSTALLED PER THE FOLLOWING DIMENSIONS AND MATERIALS.
 6. ALL MARKINGS SHALL BE INSTALLED PER THE FOLLOWING DIMENSIONS AND MATERIALS.

Shoheemish County Planning & Development Services
 APPROVED FOR CONSTRUCTION
 Michael Huby PE
 Date: 9/13/24

FILE NUMBERS:
 21-113268 CUP
 21-113267 LDA
 UNDERGROUND FACILITY SERVICE
 1-800-424-5555 (811)

DATE	MARCH 2023
DESIGNED	MATT STEFANSSON, P.E.
BRWN	CHUCK FEINING
APPROVED	MOHAMED A. MOHAMED, P.E.
PROJECT MANAGER	LINDSEY B. SOLOVIO, P.L.A.
PROJECT NUMBER	20071P
SHEET	OF
C3.32	51

ROAD SECTIONS & DETAILS
 CATHCART CROSSING PARK & RIDE
 PACIFIC RIDGE - DRH, LLC
 17921 BOHELL-EMMETT HWY., SUITE 100
 BOHELL, WA 98012

ENGINEERING • PLANNING • SURVEYING
 CORE DESIGN
 423.853.277 Fax 423.853.7963
 12100 NE 159th St, Suite 300
 Bellevue, Washington 98011

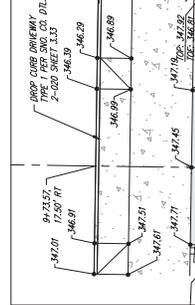
SEATTLE COUNTY PLANNING & DEVELOPMENT SERVICES
 APPROVED FOR CONSTRUCTION
 MICHAEL HUEY PE
 N/A
 DATE: 9/13/24

FILE NUMBERS:
 21-113268 CUP
 21-113267 LDA

UNDERGROUND FACILITY SERVICE
 10000 1st Ave, Suite 200
 Bellevue, WA 98004
 T: 800-424-5555 (811)

SPOT GRADE W/IE:
 SPOT GRADES SHOWN ALONG CURB
 LINE ARE FOR FORMER ROADS
 UNLESS OTHERWISE NOTED

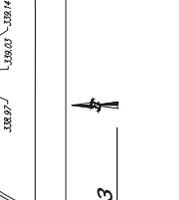
SW1/4 & SE1/4 OF THE SW1/4, SEC. 36, TWP. 28 N., RGE. 5 E., WM & NEW 4 & NW1/4, SEC. 1, TWP. 27 N., RGE. 5 E., W.M.



GRADING DETAIL 1
 1" = 10'



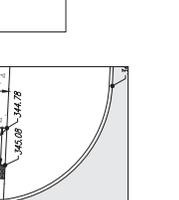
GRADING DETAIL 2
 1" = 10'



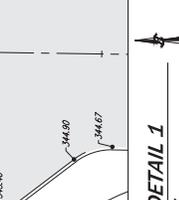
GRADING DETAIL 3
 1" = 10'



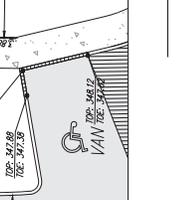
GRADING DETAIL 4
 1" = 10'



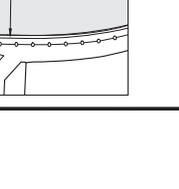
GRADING DETAIL 5
 1" = 10'



GRADING DETAIL 6
 1" = 10'



GRADING DETAIL 7
 1" = 10'



GRADING DETAIL 8
 1" = 10'

DATE	1/26/2023
DESIGNED	MATT STEFANSSON, P.E.
DRAWN	CHUCK FEINING
PROJECT MANAGER	WOMER A. MOODY, P.E.
PROJECT	LINDSEY B. SCORPIO, P.L.A.

DATE	1/26/2023
DESIGNED	MATT STEFANSSON, P.E.
DRAWN	CHUCK FEINING
PROJECT MANAGER	WOMER A. MOODY, P.E.
PROJECT	LINDSEY B. SCORPIO, P.L.A.



12100 NE 195th St, Suite 300
 Bonnell, Washington
 425.885.2877 Fax 425.885.7963

CORE DESIGN
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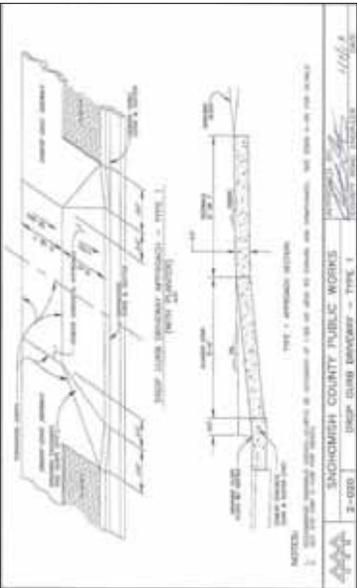
PACIFIC RIDGE - DRH, LLC
 17921 BOHELL - EMMETT HWY, SUITE 100
 BOHELL, WA 98012

ROAD SECTIONS & DETAILS
 CATCART CROSSING PARK & RIDE

DATE: MARCH 2023
 SHEET: C3.33 OF 51
 PROJECT NUMBER: 20077P

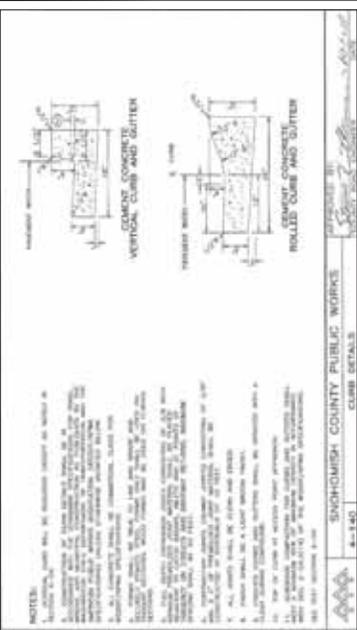
APPROVED FOR CONSTRUCTION
 MICHAEL HUEY PE
 DATE: 9/11/24

UNDERGROUND FACILITY SERVICE
 1-800-424-5555 (617)



SHOHOMISH COUNTY PUBLIC WORKS
 SHOP CLUMB REMOVAL - NOTES

NOTES:
 1. SEE SHOP CLUMB REMOVAL TYPE 1 FOR MORE INFORMATION.
 2. THE SHOP CLUMB SHALL BE REMOVED TO THE FINISH GRADE.
 3. THE SHOP CLUMB SHALL BE REMOVED TO THE FINISH GRADE.
 4. THE SHOP CLUMB SHALL BE REMOVED TO THE FINISH GRADE.
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 10. THE SHOP CLUMB SHALL BE REMOVED TO THE FINISH GRADE.



SHOHOMISH COUNTY PUBLIC WORKS
 CURB DETAILS

NOTES:
 1. THE CURB SHALL BE CONCRETE.
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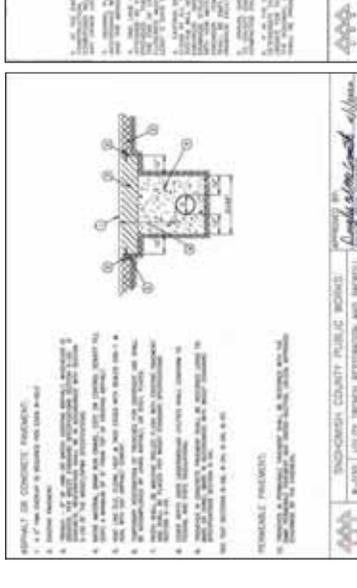
SHOHOMISH COUNTY PUBLIC WORKS
 SIGNALS

NOTES:
 1. THE SIGNAL SHALL BE CONCRETE.
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SHOHOMISH COUNTY PUBLIC WORKS
 ROADWAY

NOTES:
 1. THE ROADWAY SHALL BE CONCRETE.
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SHOHOMISH COUNTY PUBLIC WORKS
 REMOVABLE BOLLARDS

NOTES:
 1. THE BOLLARD SHALL BE CONCRETE.
 2. THE BOLLARD SHALL BE CONCRETE.
 3. THE BOLLARD SHALL BE CONCRETE.
 4. THE BOLLARD SHALL BE CONCRETE.
 5. THE BOLLARD SHALL BE CONCRETE.
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 8. THE BOLLARD SHALL BE CONCRETE.
 9. THE BOLLARD SHALL BE CONCRETE.
 10. THE BOLLARD SHALL BE CONCRETE.



SHOHOMISH COUNTY PUBLIC WORKS
 MONUMENT CASE AND COVER

NOTES:
 1. THE MONUMENT CASE SHALL BE CONCRETE.
 2. THE MONUMENT CASE SHALL BE CONCRETE.
 3. THE MONUMENT CASE SHALL BE CONCRETE.
 4. THE MONUMENT CASE SHALL BE CONCRETE.
 5. THE MONUMENT CASE SHALL BE CONCRETE.
 6. THE MONUMENT CASE SHALL BE CONCRETE.
 7. THE MONUMENT CASE SHALL BE CONCRETE.
 8. THE MONUMENT CASE SHALL BE CONCRETE.
 9. THE MONUMENT CASE SHALL BE CONCRETE.
 10. THE MONUMENT CASE SHALL BE CONCRETE.

SHOHOMISH COUNTY PUBLIC WORKS
 GENERAL N/W USE RESTORATION REQUIREMENTS

GENERAL N/W USE RESTORATION REQUIREMENTS

SHOHOMISH COUNTY PUBLIC WORKS
 GENERAL N/W USE RESTORATION REQUIREMENTS

GENERAL N/W USE RESTORATION REQUIREMENTS

SHOHOMISH COUNTY PUBLIC WORKS
 GENERAL N/W USE RESTORATION REQUIREMENTS

GENERAL N/W USE RESTORATION REQUIREMENTS

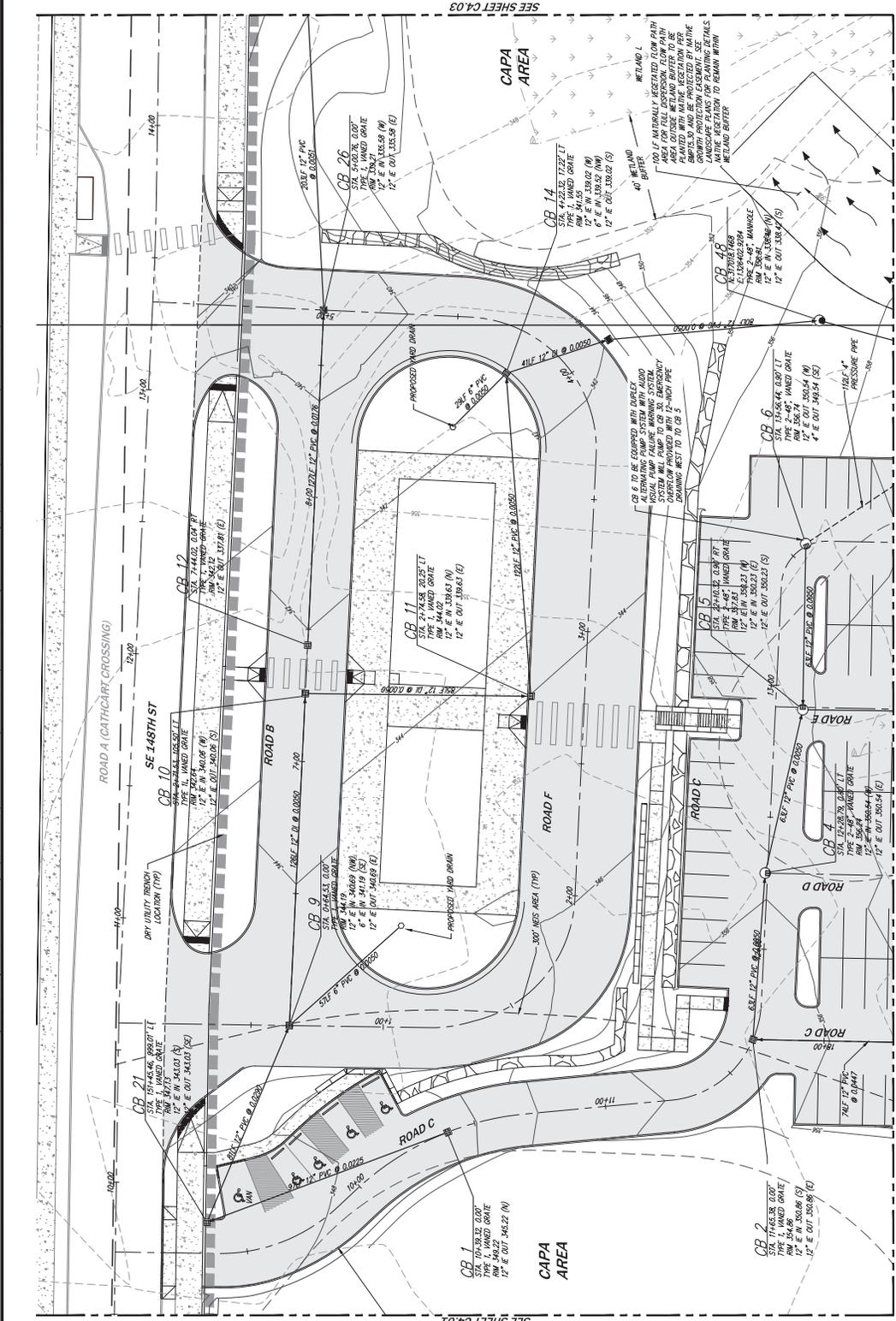
NO.	REVISIONS
1	ISSUED PER COUNTY COMMENTS
2	ISSUED PER COUNTY COMMENTS
3	ISSUED PER COUNTY COMMENTS
4	ISSUED PER COUNTY COMMENTS
5	ISSUED PER COUNTY COMMENTS
6	ISSUED PER COUNTY COMMENTS
7	ISSUED PER COUNTY COMMENTS
8	ISSUED PER COUNTY COMMENTS
9	ISSUED PER COUNTY COMMENTS
10	ISSUED PER COUNTY COMMENTS



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CORE DESIGN
 423.885.2877 Fax 423.885.7963
 12100 NE 15TH ST, SUITE 300
 BOHILL, WASHINGTON 98011

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

DATE	MARCH 2023
DESIGNED	MATT STEFFANSON, P.E.
DRAWN	CHUCK FEALIN
APPROVED	MOHAMED A. MOHAMED, P.E.
PROJECT MANAGER	LINDSEY B. SCORIO, P.L.A.
SHEET	OF
CA.02	51
PROJECT NUMBER	20077P

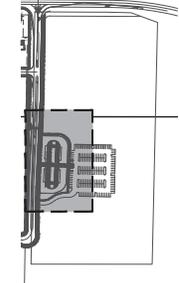


SEE SHEET CA.01
 SEE SHEET CA.03
 SEE SHEET CA.05

LEGEND

- STORM PIPE
- STORM PIPE FLOW ARROW
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- EXISTING GROUND CONTOUR MARK
- EXISTING GROUND CONTOUR MARK

USE QUALITY & BEST PRACTICE
 BEST CONSTRUCTION PRACTICES
 QUALITY AND DEPTH IN ALL
 WORK SHALL BE IMPLEMENTED FOR ALL
 DISTURBED PERMANENT AREAS TO
 BE RECONSTRUCTED.



FILE NUMBERS:
 21-113268 CUP
 21-113267 LDA

Snakehawk County Planning & Development Services
 APPROVED FOR CONSTRUCTION
 Michael Huey PE
 Date: 9/13/24



UNDERGROUND FACILITY SERVICE
 1-800-424-5555 (617)

07/30/2024

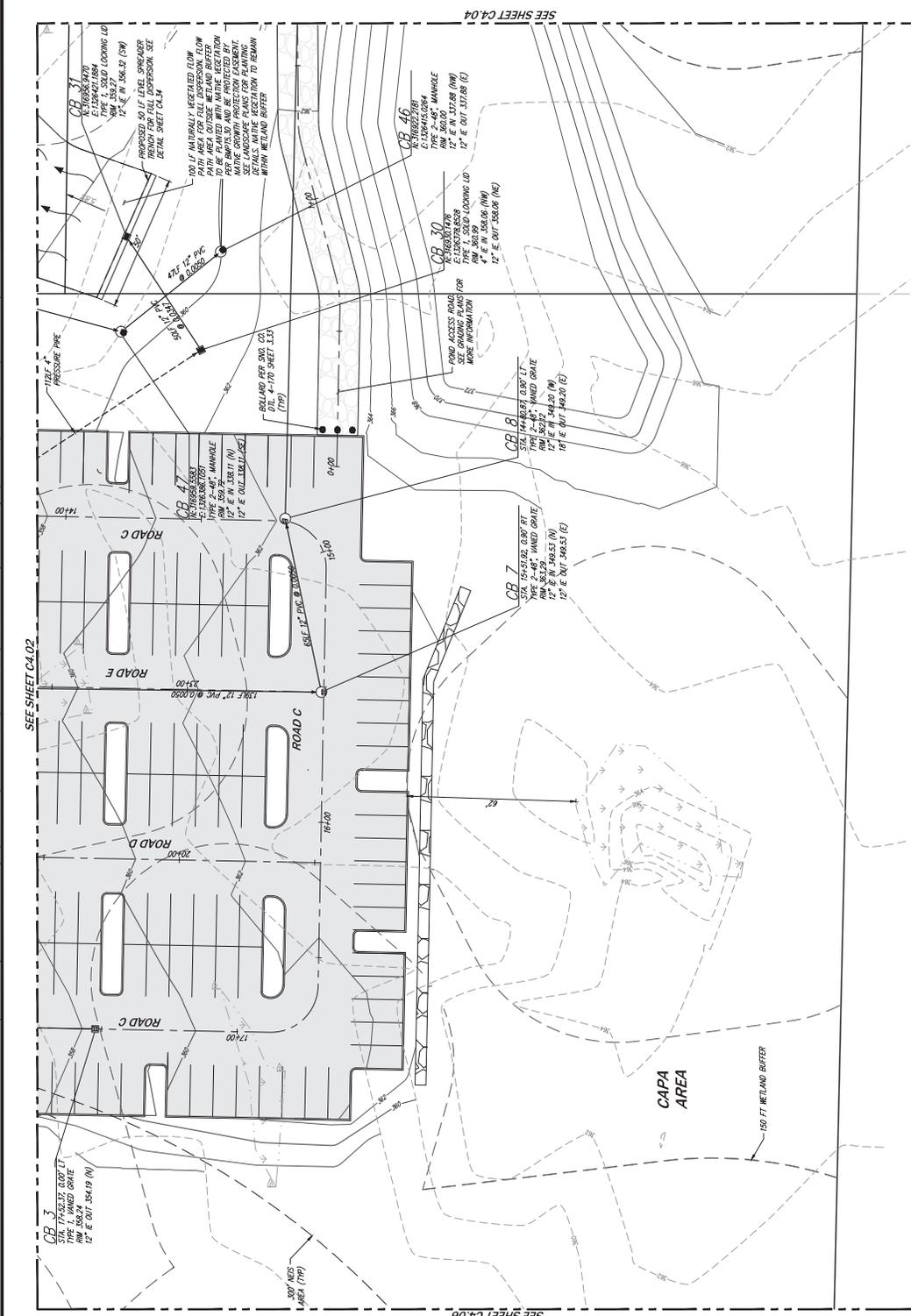
NO.	REVISIONS
1	ISSUED PER COUNTY COMMENTS
2	ISSUED PER COUNTY COMMENTS
3	ISSUED PER COUNTY COMMENTS
4	ISSUED PER COUNTY COMMENTS
5	ISSUED PER COUNTY COMMENTS
6	ISSUED PER COUNTY COMMENTS
7	ISSUED PER COUNTY COMMENTS
8	ISSUED PER COUNTY COMMENTS
9	ISSUED PER COUNTY COMMENTS
10	ISSUED PER COUNTY COMMENTS



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 423.885.2877 Fax 423.885.7963
 Bohell, Washington 98011
 12100 NE 15th St, Suite 300

PACIFIC RIDGE - DRH, LLC
 17921 BOHELL-EMMETT HWY, SUITE 100
 BOHELL, WA 98012
CATCART CROSSING PARK & RIDE
STORMWATER PLAN

DATE	MARCH 2023
DESIGNED	MATT STEFANSSON, P.E.
APPROVED	MOHAMED A. MOHAMED, P.E.
PROJECT MANAGER	LINDSEY B. SOLOVIO, P.L.A.
SHEET	OF
PROJECT NUMBER	20077P
DATE	9/2/24
BY	Michael Huey PE
NA	



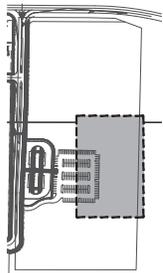
LEGEND

- STORM PIPE
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- EXISTING GROUND CONTOUR MAP
- PROPOSED GROUND CONTOUR MAP

USE QUALITY A-1 BEST PRACTICE PAVEMENT CONSTRUCTION. SOIL QUALITY AND DEPTH IN ALL DISTURBED AREAS SHALL BE MAINTAINED FOR ALL DISTURBED AREAS TO BE LANDSCAPED.

FILE NUMBERS:
 21-113268 CUP
 21-113267 LDA

UNDERGROUND FACILITY SERVICE
 1-800-424-5555 (617)



KEYMAP
 SCALE: 1"=500'

Statewide County Planning & Development Services
APPROVED FOR CONSTRUCTION
 Michael Huey PE
 NA
 Date: 9/2/24

SCALE: 1" = 20'

NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	1/26/2024
2	REVISED PER COUNTY COMMENTS	1/26/2024
3	REVISED PER COUNTY COMMENTS	1/26/2024
4	REVISED PER COUNTY COMMENTS	5/1/2023
5	REVISED PER COUNTY COMMENTS	5/1/2023
6	REVISED PER COUNTY COMMENTS	5/1/2023
7	REVISED PER COUNTY COMMENTS	5/1/2023
8	REVISED PER COUNTY COMMENTS	5/1/2023
9	REVISED PER COUNTY COMMENTS	5/1/2023
10	REVISED PER COUNTY COMMENTS	5/1/2023
11	REVISED PER COUNTY COMMENTS	5/1/2023
12	REVISED PER COUNTY COMMENTS	5/1/2023
13	REVISED PER COUNTY COMMENTS	5/1/2023
14	REVISED PER COUNTY COMMENTS	5/1/2023
15	REVISED PER COUNTY COMMENTS	5/1/2023
16	REVISED PER COUNTY COMMENTS	5/1/2023
17	REVISED PER COUNTY COMMENTS	5/1/2023
18	REVISED PER COUNTY COMMENTS	5/1/2023
19	REVISED PER COUNTY COMMENTS	5/1/2023
20	REVISED PER COUNTY COMMENTS	5/1/2023

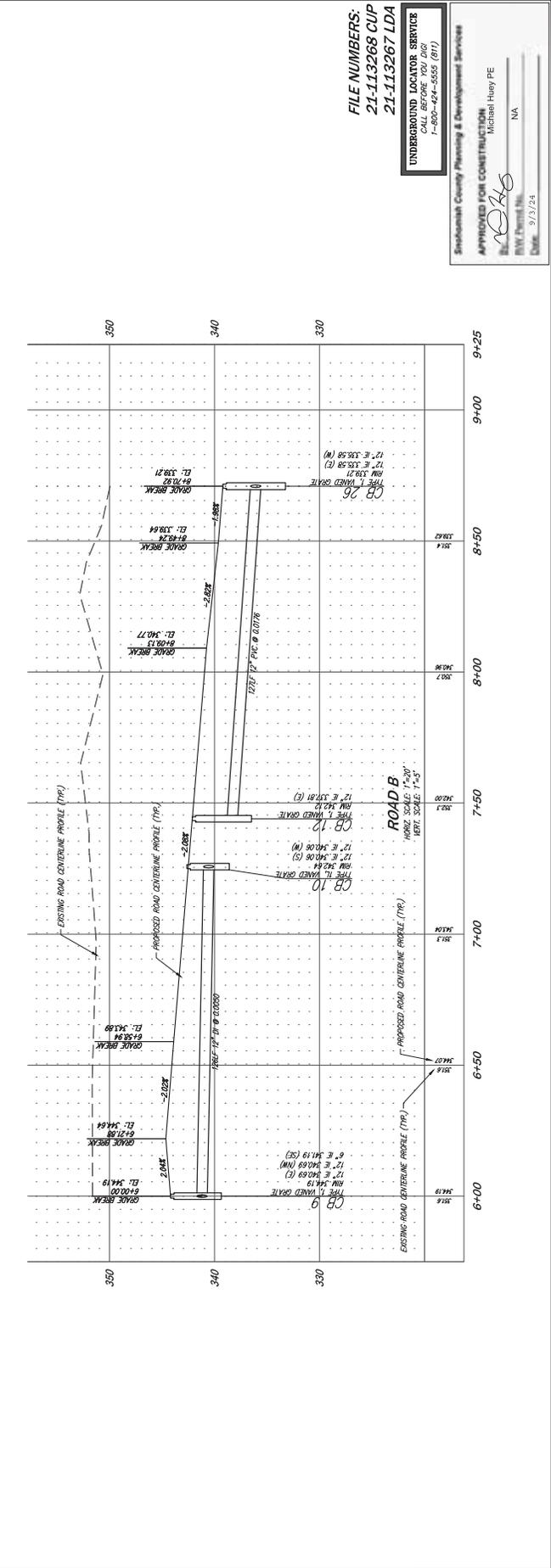
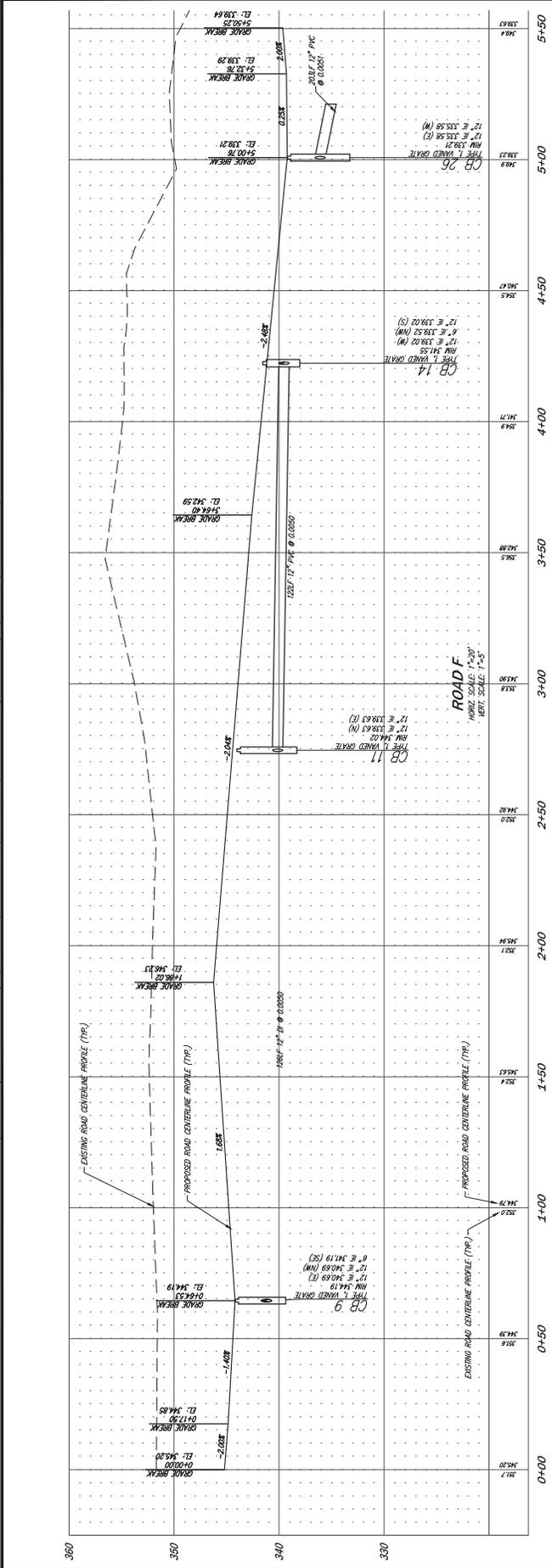


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CORE DESIGN
 423.885.2877 Fax 423.885.7963
 Boothell, Washington PA 15011
 12100 NE 175th St, Suite 300
 BOHILL, WA 98012

PACIFIC RIDGE - DRH, LLC
 17921 BOHILL-EMMETT HWY., SUITE 100
 BOHILL, WA 98012
CATCART CROSSING PARK & RIDE ROAD AND STORM PROFILE

DATE	MARCH 2023
DESIGNED	MATT STANSSON, P.E.
DRAWN	CHUCK FRANKS
APPROVED	MOHAMED A. MOHAMED, P.E.
PROJECT MANAGER	LINDSEY B. SOLOVIO, P.L.A.
PROJECT	LINDSEY B. SOLOVIO, P.L.A.

SHEET	OF
44.21	51
PROJECT NUMBER	20071P



FILE NUMBERS:
 21-113268 CUP
 21-113267 LDA

UNDERGROUND LOCATOR SERVICE
 CALL BEFORE YOU DIG
 1-800-424-5555 (611)

Stonewall County Planning & Development Services
APPROVED FOR CONSTRUCTION
 Michael Hiley PE
 Date: 9/3/24



12100 NE 15TH ST, SUITE 300
 BOHILL, WASHINGTON 42285-7963
 422.885.2877 FAX 422.885.7963

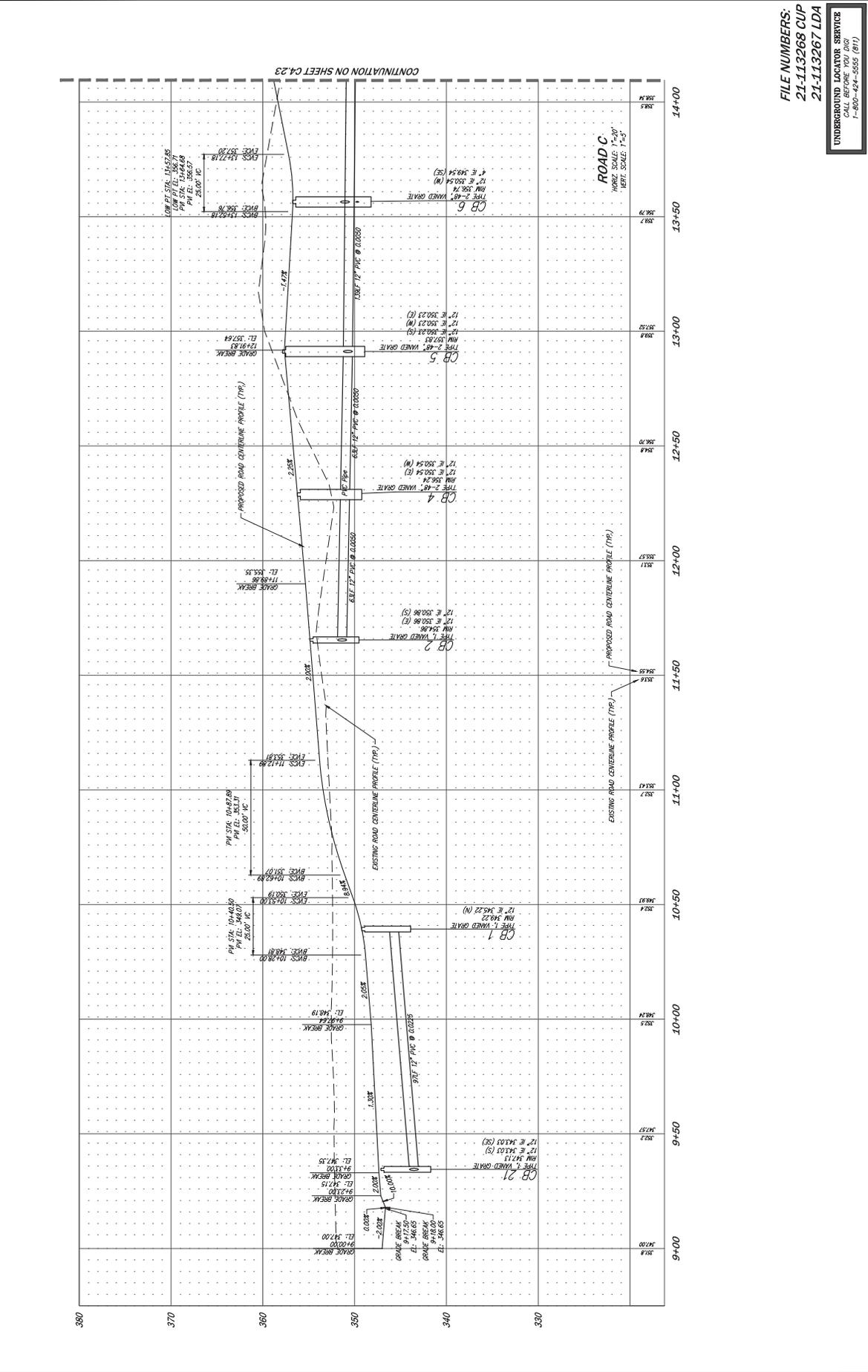
CORE DESIGN
 ENGINEERING • PLANNING • SURVEYING

PACIFIC RIDGE - DRH, LLC
 17921 BOHELL-CUMBERT HWY, SUITE 100
 BOHELL, WA 98012

DATE	MARCH 2023
DESIGNED	MATT STIPANOWICZ, P.E.
DRAWN	CHUCK FRANKLIN
APPROVED	MOHAMED A. MOHAMED, P.E.
PROJECT MANAGER	LINDSEY B. SOLOVIO, P.L.A.

SHEET	OF
C4.22	51
PROJECT NUMBER	20071P

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



FILE NUMBERS:
 21-113268 CUP
 21-113267 LDA

UNDERGROUND LOCATOR SERVICE
 CALL BEFORE YOU DIG
 1-800-454-5552 (611)

APPROVED FOR CONSTRUCTION
 Michael Huey PE
 Date: 9/13/24

NO.	REVISIONS
1	ISSUED PER COUNTY COMMENTS
2	ISSUED PER COUNTY COMMENTS
3	ISSUED PER COUNTY COMMENTS
4	ISSUED PER COUNTY COMMENTS
5	ISSUED PER COUNTY COMMENTS
6	LDA LAYOUT REVISION
7/27/2024	

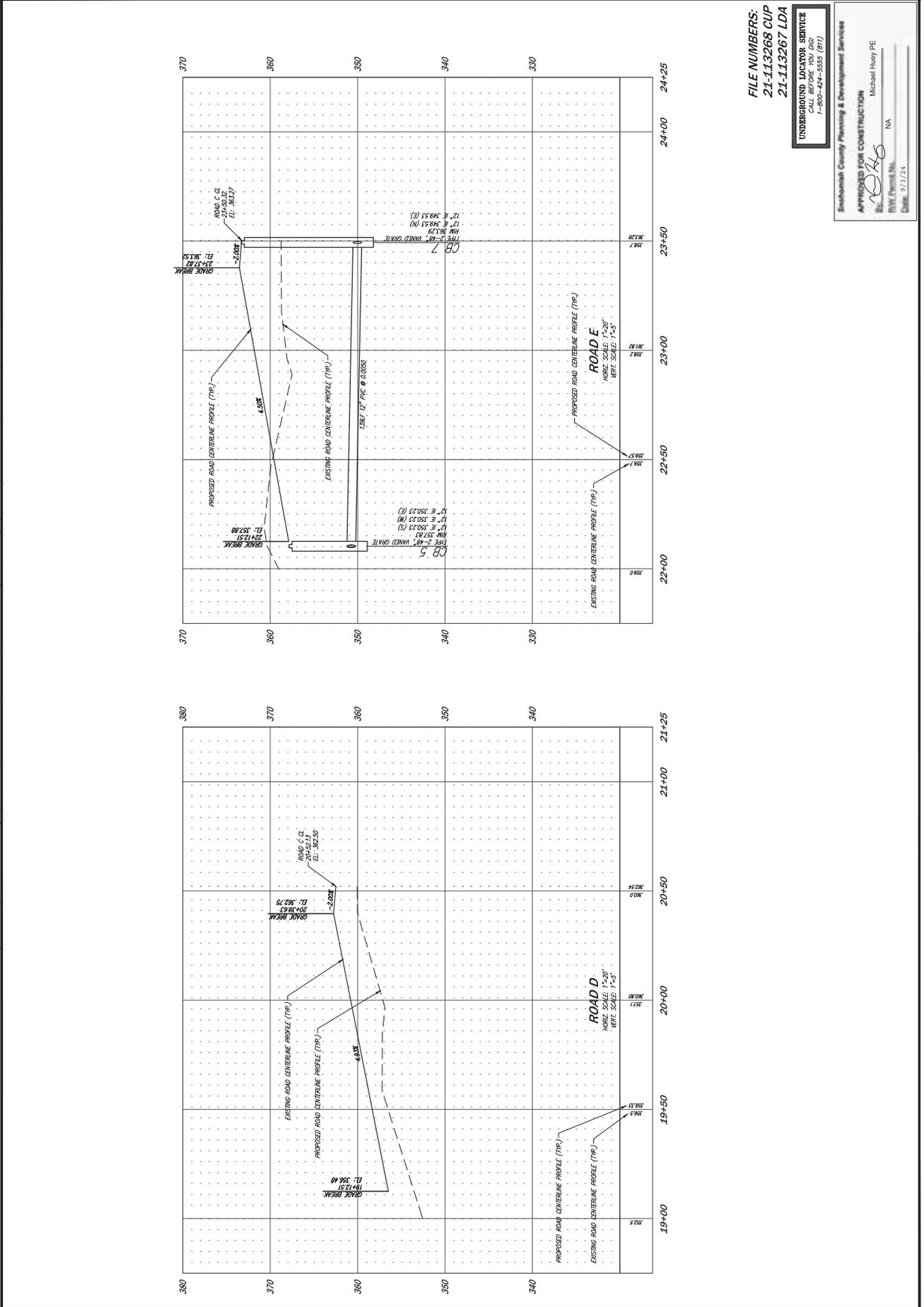


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 423.885.2877 Fax 423.885.7963
 Bohell, Washington 12100 NE 159th St, Suite 300

PACIFIC RIDGE - DRH, LLC
 17921 BOHELL - EXETER HWY, SUITE 100
 BOHELL, WA 98012

PROJECT MANAGER
 LANDRY B. SOLOVIO, P.L.A.
 APPROVED: MICHAEL A. WOODY, P.E.
 DRAWN: CHUCK FEALING
 DESIGNED: MATT STEFFANSSON, P.E.
 DATE: MARCH 2023

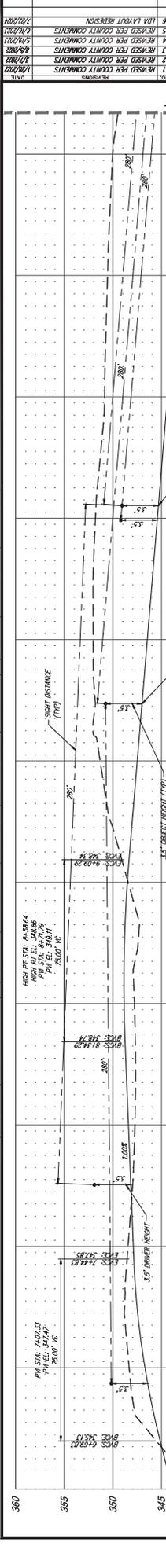
SHEET OF
C4.24 51
 PROJECT NUMBER
20071P



FILE NUMBERS:
 21-113268 CUP
 21-113267 LDA

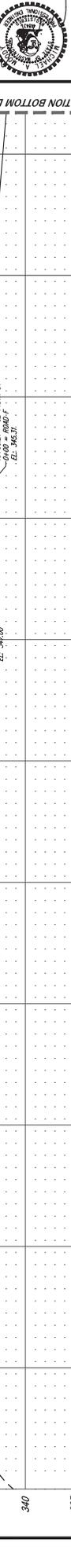
UNDERGROUND LOCATOR SERVICE
 CALL BEFORE YOU DIG!
 1-800-484-5557 (877)

Stuhlemann County Planning & Development Services
APPROVED FOR CONSTRUCTION
 Michael Huey PE
 Date: 9/11/24



CONTINUATION UPPER RIGHT

CONTINUATION BOTTOM LEFT



CONTINUATION BOTTOM LEFT



CONTINUATION UPPER RIGHT



CONTINUATION BOTTOM LEFT



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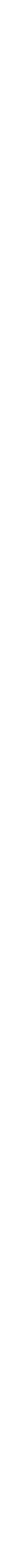
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CONTINUATION UPPER RIGHT



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CONTINUATION UPPER RIGHT

DATE: MARCH 2023
 DESIGNED: MATTHEW STAFFASMAN, P.E.
 DRAWN: CHUCK FEALING
 APPROVED: MICHAEL A. WOODRY, P.E.
 PROJECT MANAGER: LINDSEY B. SOLOVIO, P.L.A.

FILE NUMBERS:
 21-113268 CUP
 21-113267 LDA

UNDERGROUND LOCATOR SERVICE
 CALL BEFORE YOU DIG
 1-800-487-6368 (877)

APPROVED FOR CONSTRUCTION
 Michael Huelde
 P/W Permit No. NA
 Date: 9/13/24

Strohman County Planning & Development Services

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 CORE DESIGN
 12100 NE 155th St, Suite 300
 Bellevue, Washington 98011
 425.885.2877 Fax 425.885.7963

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

CATCART CROSSING PARK & RIDE
 ROAD AND STORM PROFILE

PROJECT NUMBER: 20071P
 SHEET: C4.26 OF 51

07-22-2024

REVISIONS

NO	REVISIONS
1	REVISION PER COUNTY COMMENTS
2	REVISION PER COUNTY COMMENTS
3	REVISION PER COUNTY COMMENTS
4	REVISION PER COUNTY COMMENTS
5	REVISION PER COUNTY COMMENTS
6	LOA LAYOUT REVISION
7/2/2023	

07/30/2024

07/30/2024

07/30/2024

07/30/2024

07/30/2024

07/30/2024

07/30/2024

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07/30/2024

07/30/2024

07/30/2024

NO.	REVISIONS
1	ISSUED PER COUNTY COMMENTS
2	ISSUED PER COUNTY COMMENTS
3	ISSUED PER COUNTY COMMENTS
4	ISSUED PER COUNTY COMMENTS
5	ISSUED PER COUNTY COMMENTS
6	ISSUED PER COUNTY COMMENTS
7	ISSUED PER COUNTY COMMENTS
8	ISSUED PER COUNTY COMMENTS
9	ISSUED PER COUNTY COMMENTS
10	ISSUED PER COUNTY COMMENTS



07-22-2024
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CORE DESIGN
 423.885.277 Fax 423.885.7963
 Boothell, Washington PA 15001
 12100 NE 195th St, Suite 300

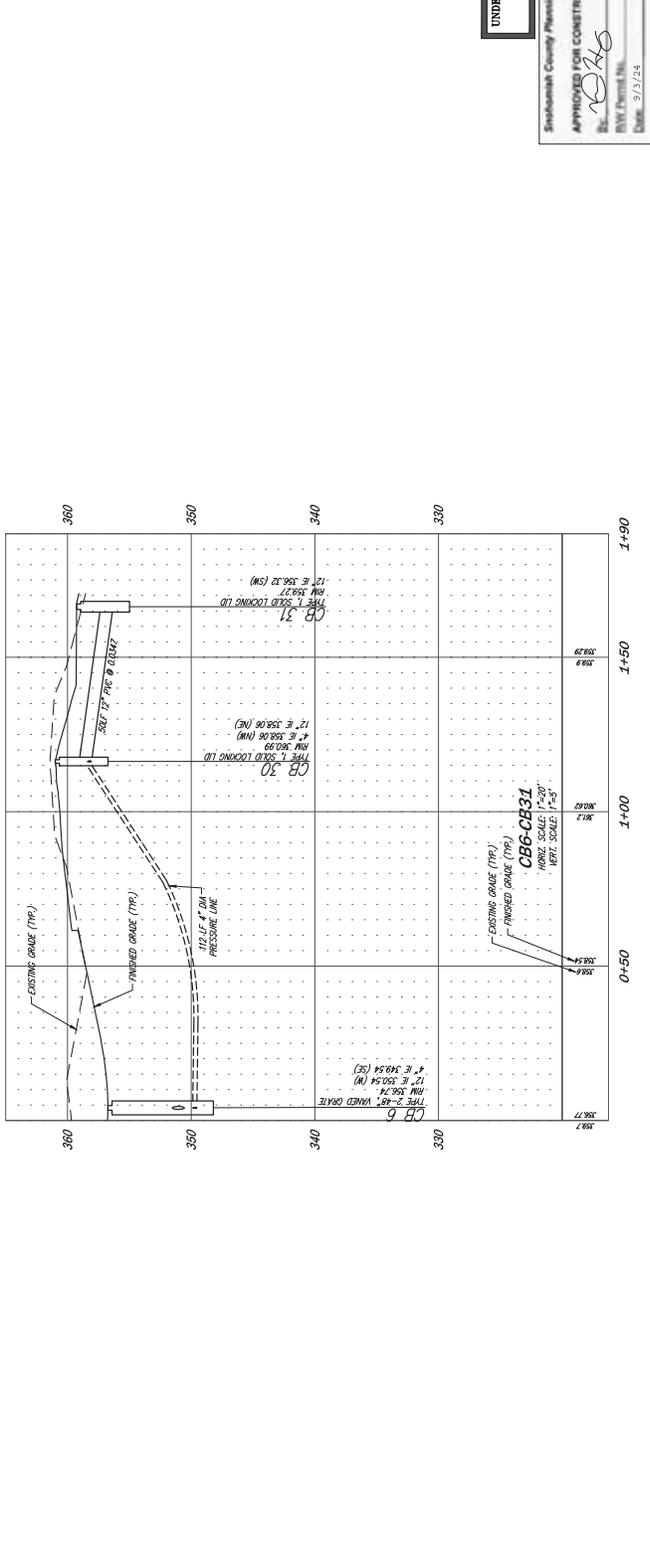
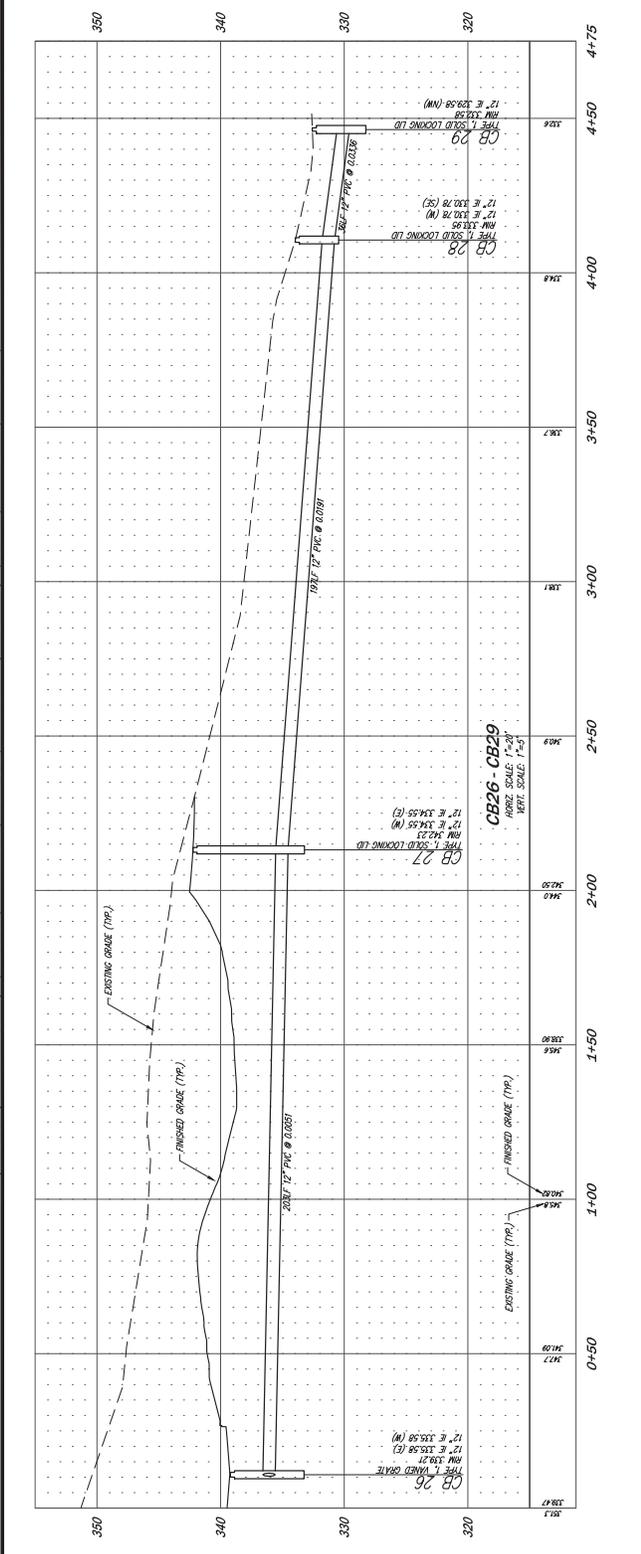
PACIFIC RIDGE - DRH, LLC
 17921 BOYELL-EMMETT HWY, SUITE 100
 BOYELL, WA 98012
CATCART CROSSING PARK & RIDE ROAD AND STORM PROFILE

DATE	MARCH 2023
DESIGNED	MATT STEFFANSON, P.E.
DRAWN	CHUCK FRANKLIN
APPROVED	MOHAMED A. MOHAMED, P.E.
PROJECT MANAGER	LINDSEY B. SOLOVIO, P.L.A.

FILE NUMBERS:
 21-113268 CUP
 21-113267 LDA

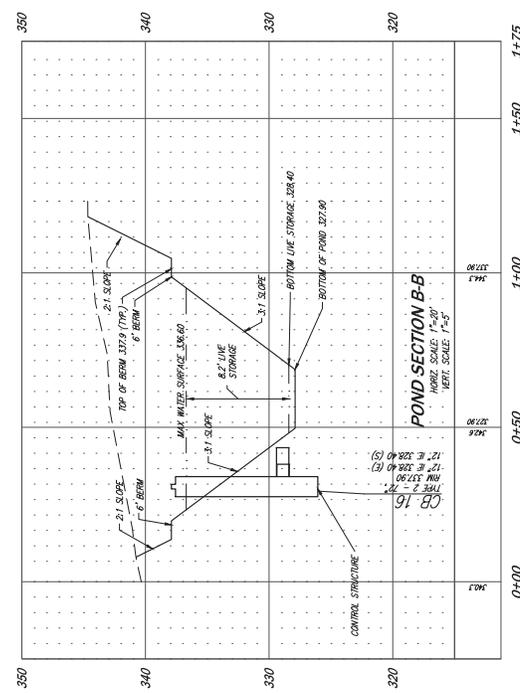
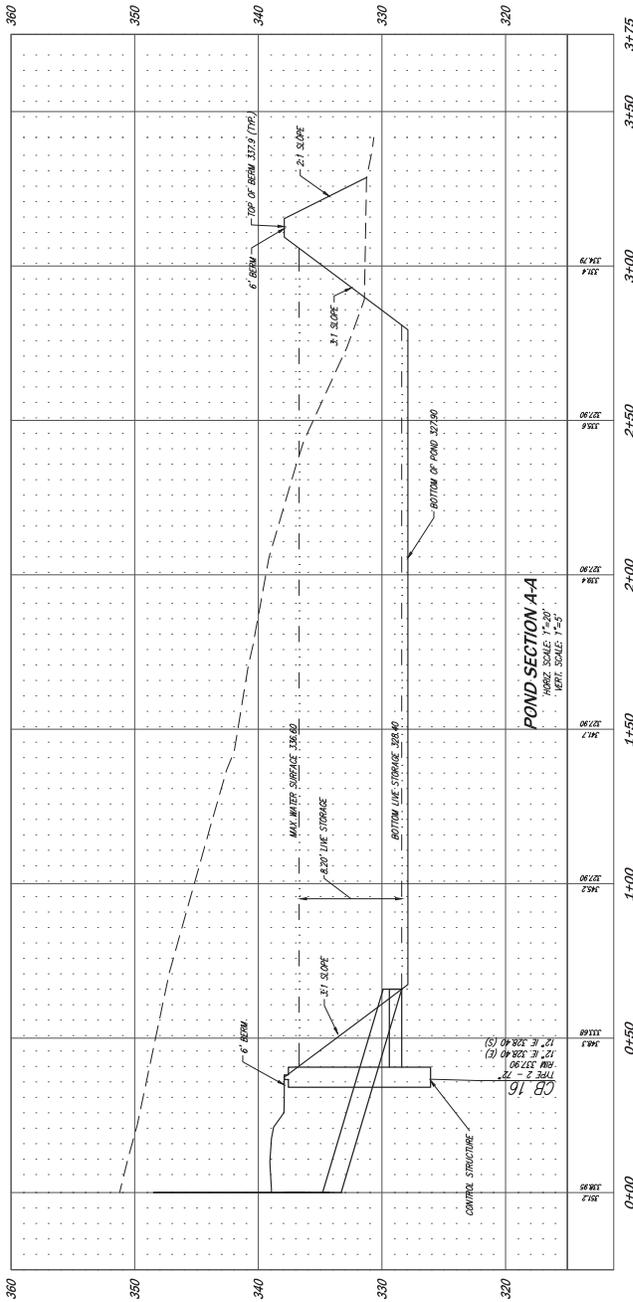
UNDERGROUND LOCATOR SERVICE
 CALL BEFORE YOU DIG
 1-800-424-5555 (811)

Stokesdale County Planning & Development Services
APPROVED FOR CONSTRUCTION
 Michael Huey PE
 NA
 Date: 9/13/24



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

07/30/2024



FILE NUMBERS:
21-113268 CUP
21-113267 LDA

APPROVED FOR CONSTRUCTION
BY: *Matt Stefansson*
DATE: 9/13/24
Michael Huey PE
NA

UNDERGROUND LOCATION SERVICE
1-800-424-5555 (617)

NO.	REVISIONS	DATE
1	REVISED PER COUNTY COMMENTS	1/26/2023
2	REVISED PER COUNTY COMMENTS	3/23/2023
3	REVISED PER COUNTY COMMENTS	6/20/2023
4	REVISED PER COUNTY COMMENTS	6/27/2023
5	REVISED PER COUNTY COMMENTS	6/27/2023
6	LDA LAYOUT REVISION	7/22/2024



ENGINEERING • PLANNING • SURVEYING
CORE DESIGN
12100 NE 15th St, Suite 300
Bellevue, Washington WA 98011
425.885.2877 Fax 425.885.7963

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

DATE: MARCH 2023
DESIGNED: MATT STEFANSSON, P.E.
DRAWN: CHUCK HEALING
APPROVED: MICHAEL A. HUEY, P.E.
PROJECT MANAGER: LINDSEY B. SOLARIO, P.L.A.

SHEET OF
C4-32 51
PROJECT NUMBER
20071P

NO.	REVISIONS
1	REVISED PER COUNTY COMMENTS
2	REVISED PER COUNTY COMMENTS
3	REVISED PER COUNTY COMMENTS
4	REVISED PER COUNTY COMMENTS
5	REVISED PER COUNTY COMMENTS
6	LDA LAYOUT REVISION
7/27/2024	



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CORE DESIGN
 423.885.277 Fax 423.885.7963
 Bohell, Washington PA 15011
 12100 NE 195th St, Suite 300
 BOHELL, WA 98012

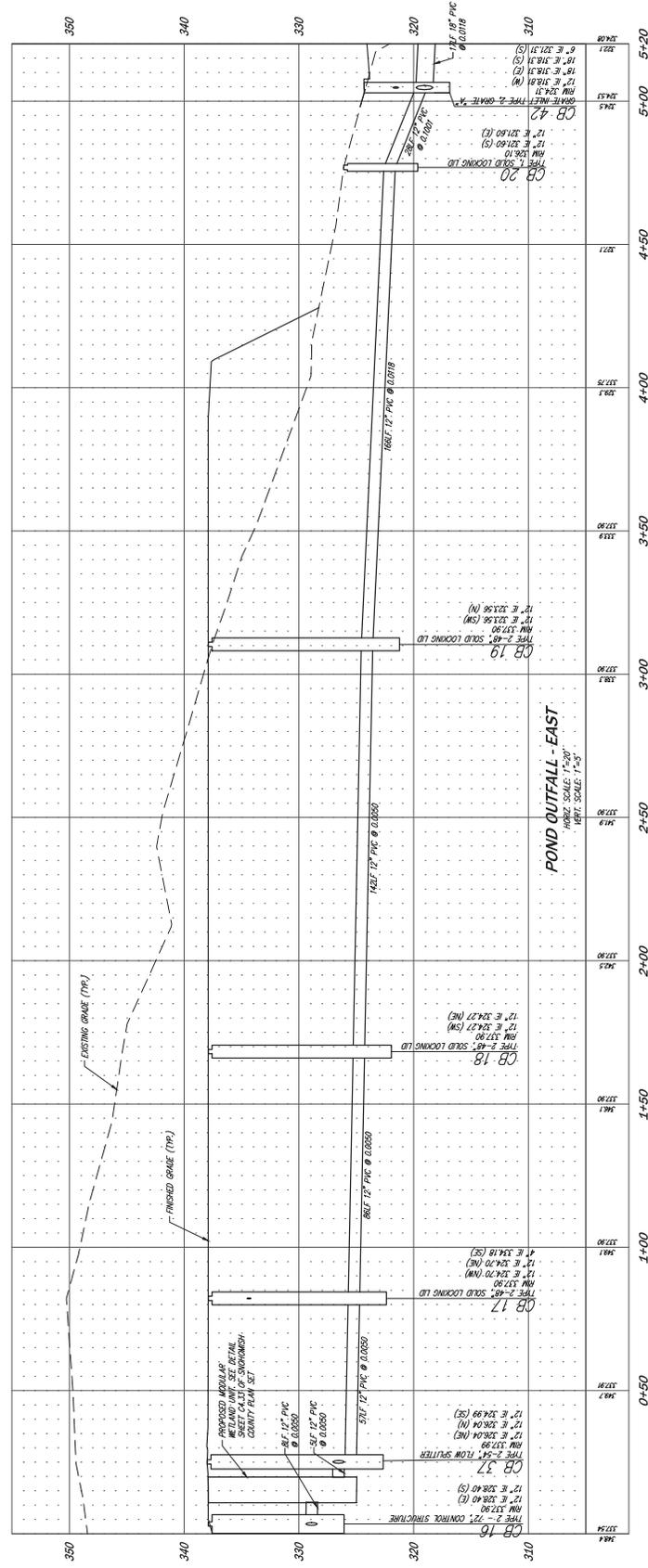
PACIFIC RIDGE - DRH, LLC
 17921 BOHELL-EMMETT HWY., SUITE 100
 BOHELL, WA 98012

DATE	MARCH 2023
DESIGNED	MATT STEFFANSSON, P.E.
DRAWN	CHUCK FEALING
APPROVED	MICHAEL A. WOODY, P.E.
PROJECT MANAGER	LINDSEY B. SOLOVIO, P.L.A.
SHEET	OF
C4.33	51
PROJECT NUMBER	20071P

FILE NUMBERS:
 21-113268 CUP
 21-113267 LDA

Strohsmath County Planning & Development Services
 APPROVED FOR CONSTRUCTION
 Michael Huey PE
 P.W. Permit No. NA
 Date: 9/13/24

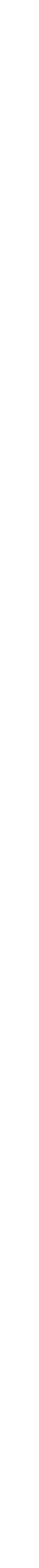
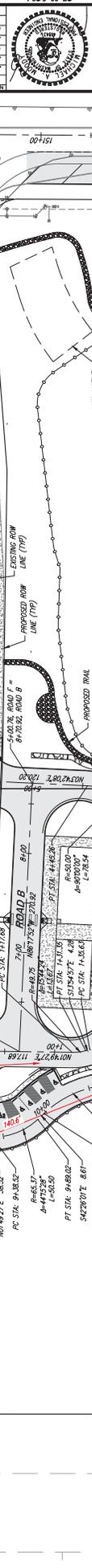
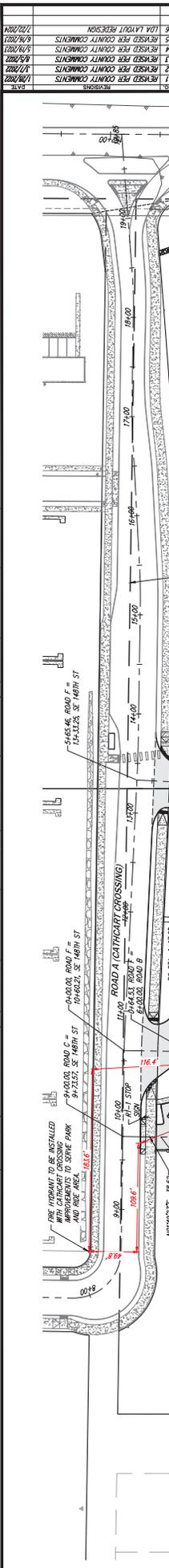
UNDERGROUND LACKAWAN SERVICE
 1-800-424-5555 (617)



UNDERGROUND LACKAWAN SERVICE
 1-800-424-5555 (617)

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

07/30/2024



DATE: MARCH 2023
 DESIGNED: MATT STEFANSON, P.E.
 APPROVED FOR CONSTRUCTION: Michael Huey PE
 PROJECT MANAGER: LINDSEY B. SOLOVIO, P.L.A.
 APPROVED: MOHAMED A. MOHAMED, P.E.
 PROJECT NUMBER: 20071P
 SHEET: C7.01
 OF: 51

REVISIONS:
 1/28/2023 REVISION PER COUNTY COMMENTS
 2/28/2023 REVISION PER COUNTY COMMENTS
 3/28/2023 REVISION PER COUNTY COMMENTS
 4/28/2023 REVISION PER COUNTY COMMENTS
 5/28/2023 REVISION PER COUNTY COMMENTS
 6/28/2023 LAYOUT REVISION

07-22-2024
 ENGINEERING • PLANNING • SURVEYING
 CORE DESIGN
 423.883.877 Fax 423.883.7963
 12100 NE 15TH ST, SUITE 300
 BOHEMIA, WASHINGTON 98011
 BOHELL, WA 98012
 PACIFIC RIDGE - DRH, LLC
 17921 BOHELL-EMMETT HWY, SUITE 100
 HORIZONTAL CONTROL & SIGNAGE PLAN
 CATHCART CROSSING PARK & RIDE

STATE OF WASHINGTON
 PROFESSIONAL ENGINEER
 LICENSE NO. 100000000
 MATT STEFANSON, P.E.
 DATE: 9/3/24
 FILE NUMBERS:
 21-113268 CUP
 21-113267 LDA
 UNDERGROUND UTILITY SERVICE
 1-800-424-5555 (611)

ROW NOTE: ALL CROSSING PARS IN THIS PLAN SET FOR PARK ROAD A (1480' ST SE), ALSO REFER TO PPN 21-107654 SPA- INFORMATION ON EXISTING AND PROPOSED ROW WIDTHS ALONG ROAD A (1480' ST SE). ALSO REFER TO PPN 21-107654 SPA- ADDITIONAL INFORMATION ON ROW DEDICATION.
 FIELD CHECKS NOTE: SEE MITIGATION PLANS FROM SOUND/VIEW CONSULTANTS (INCLUDED AT THE END OF THIS PLAN SET) FOR LOCATION OF CATHCART CROSSING.



SCALE: 1" = 50'

SW1/4 & SE1/4 OF THE SW1/4, SEC. 36, TWP. 28 N., RGE. 5 E., W.M. 8 NE1/4 & NW1/4, SEC. 1, TWP. 27 N., RGE. 5 E., W.M.

07/30/2024

21-113267.LDA

NO.	DATE	DESCRIPTION
1	1/28/2023	REVISED PER COUNTY COMMENTS
2	1/28/2023	REVISED PER COUNTY COMMENTS
3	6/29/2023	REVISED PER COUNTY COMMENTS
4	6/29/2023	REVISED PER COUNTY COMMENTS
5	6/29/2023	REVISED PER COUNTY COMMENTS
6	7/27/2023	LOD LAYOUT REVISION



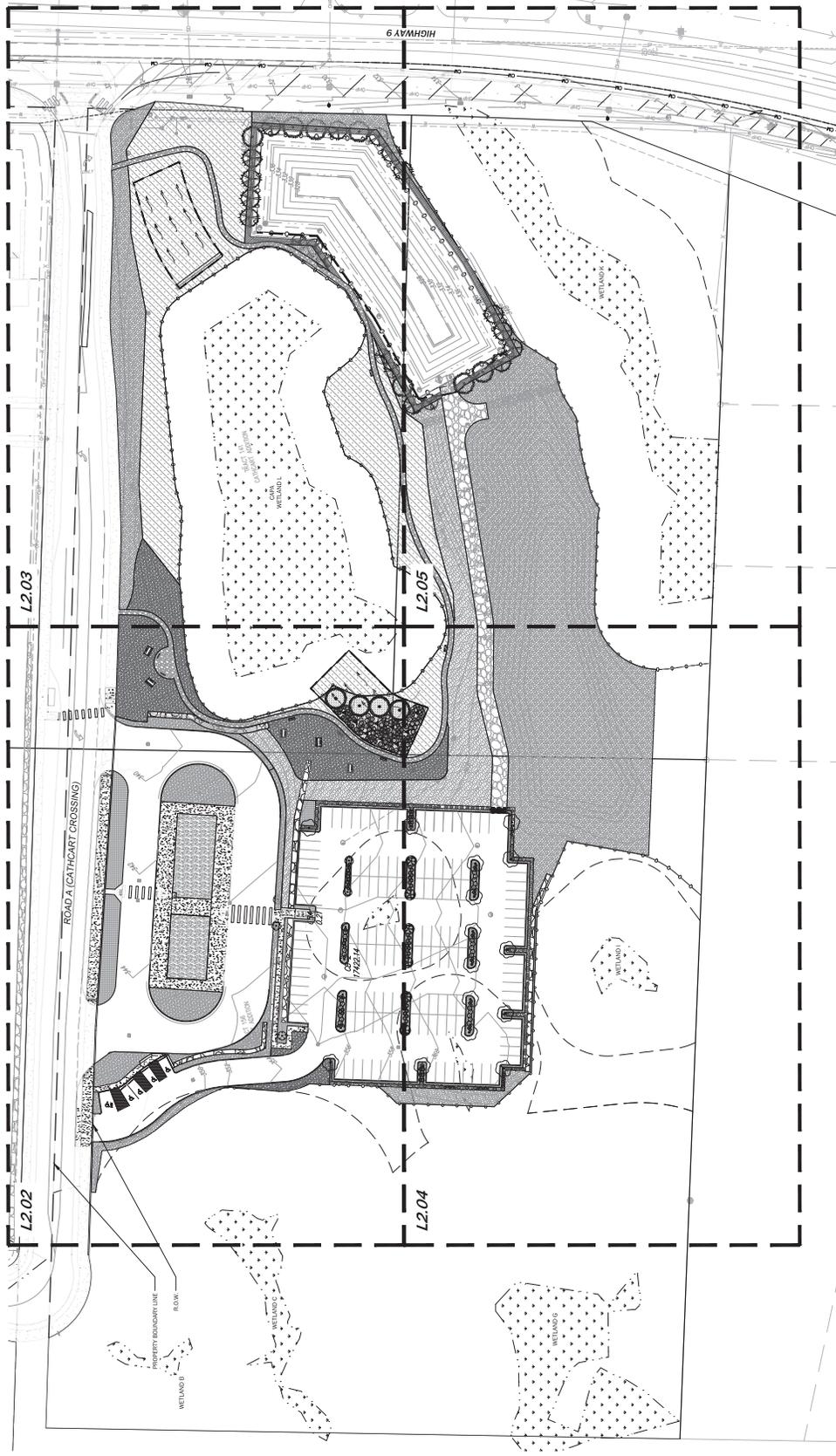
12100 NE 159th St, Suite 300
 Bonell, Washington 98011
 425.885.2877 Fax 425.885.2963

CORE DESIGN
 ENGINEERING • PLANNING • SURVEYING

PACIFIC RIDGE - DRH, LLC
 17921 BOYELL-EMMETT HWY, SUITE 100
 BOYELL, WA 98012

CATCART CROSSING PARK & RIDE
COMPOSITE LANDSCAPE PLAN

DATE	MARCH 2023
DESIGNED BY	MARY S. LEES
PROJECT MANAGER	DANNY WILLIAMS
APPROVED BY	LINDEY SOLORIO, P.L.A.
PROJECT NUMBER	20071P
SHEET OF	L2.01 51



COMPOSITE LANDSCAPE PLAN
 SCALE: 1" = 50'

PARKING LANDSCAPE AREA CALCULATIONS

PER S.C.C. 30-20-022	97,031.50 FT.
PARKING AREA TOTAL 50 FT.	97,031.50 FT.
REQUIRED 10% OF PARKING AREA 50 FT.	9,703.15 FT.
PROVIDED LANDSCAPE AREA 50 FT.	1,290.50 FT.
TOTAL TREES	150
TOTAL TREES REQUIRED	100 / 7 + 21
TOTAL TREES PROVIDED	28

FILE NUMBERS:
 21-113268 CUP
 21-113267 LDA

UNDERGROUND FACILITY SERVICE
 1-800-424-5555 (817)

Suburban County Planning & Development Services
 APPROVED FOR CONSTRUCTION
 BY: [Signature] MA
 DATE: 9/3/24

Michael Huey, PE



SW1/4 & SE1/4 OF THE SW1/4, SEC. 36, TWP. 28 N., RGE. 5 E., W.M. 8 NE1/4 & NW1/4, SEC. 1, TWP. 27 N., RGE. 5 E., W.M.

21-113267.LDA

NO.	REVISION
1	REVISED PER COUNTY COMMENTS
2	REVISED PER COUNTY COMMENTS
3	REVISED PER COUNTY COMMENTS
4	REVISED PER COUNTY COMMENTS
5	REVISED PER COUNTY COMMENTS
6	LOD LAYOUT REVISION
7/2/2021	

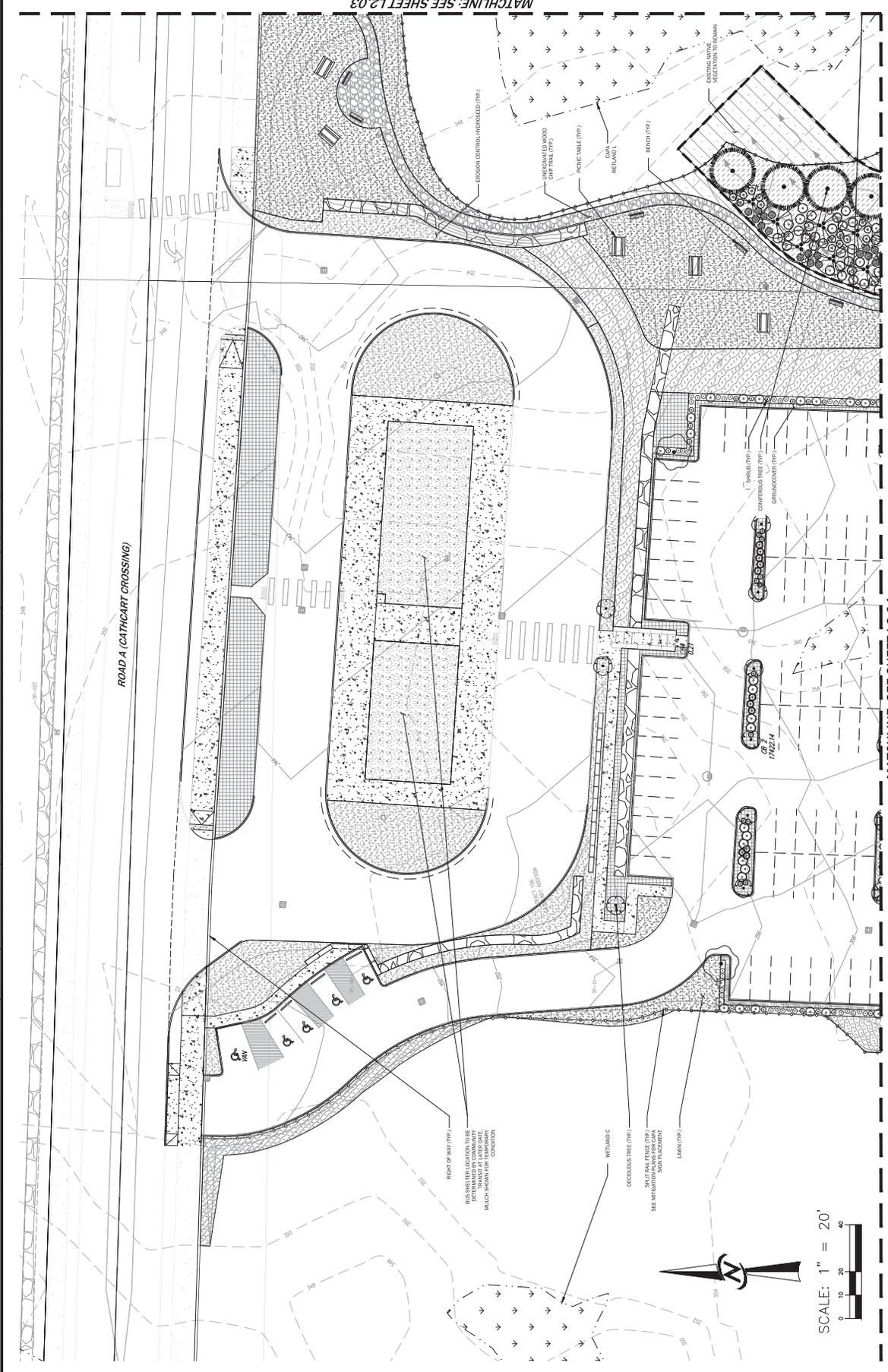


CORE DESIGN
ENGINEERING • PLANNING • SURVEYING
12100 NE 195th St, Suite 300
Bohile, Washington 98011
425.885.2877 Fax 425.885.7963

PACIFIC RIDGE - DRH, LLC
17921 BOHELL-EMMETT HWY., SUITE 100
BOHELL, WA 98012

DATE	MARCH 2023
DESIGNED	MARK S. LEES
PRWMA	DANNY WILKINSON
APPROVED	LINDSEY S. SOLOMO, P.L.A.
PROJECT MANAGER	LINDSEY S. SOLOMO, P.L.A.

SHEET 51 OF 51
PROJECT NUMBER 20071P



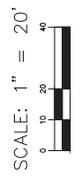
FILE NUMBERS:
21-113268 CUP
21-113267 LDA

UNDERGROUND LAYOUT SERVICE
1-800-424-5555 (811)

APPROVED FOR CONSTRUCTION
Michael Huber/PE
Date: 9/3/24

MATCHLINE: SEE SHEET 12.04

LANDSCAPE PLAN
SCALE: 1" = 20'



07/30/2024

NO.	REVISIONS
1	ISSUED PER COUNTY COMMENTS
2	ISSUED PER COUNTY COMMENTS
3	ISSUED PER COUNTY COMMENTS
4	ISSUED PER COUNTY COMMENTS
5	ISSUED PER COUNTY COMMENTS
6	ISSUED PER COUNTY COMMENTS
7	ISSUED PER COUNTY COMMENTS
8	ISSUED PER COUNTY COMMENTS
9	ISSUED PER COUNTY COMMENTS
10	ISSUED PER COUNTY COMMENTS
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12	ISSUED PER COUNTY COMMENTS
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16	ISSUED PER COUNTY COMMENTS
17	ISSUED PER COUNTY COMMENTS
18	ISSUED PER COUNTY COMMENTS
19	ISSUED PER COUNTY COMMENTS
20	ISSUED PER COUNTY COMMENTS



12100 NE 15th St, Suite 300
Bonell, Washington, DC 22882-7963
CORE DESIGN, INC.
ENGINEERING • PLANNING • SURVEYING

PACIFIC RIDGE - DRH, LLC
17921 BOHELL-EMMETT HWY, SUITE 100
BOHELL, WA 98012
LANDSCAPE DETAILS
CATHCART CROSSING PARK & RIDE

DATE	MARCH 2023
DESIGNED BY	MARK S. LEES
PROJECT MANAGER	LINDSEY B. SOLOVIO, P.L.A.
APPROVED BY	LINDSEY B. SOLOVIO, P.L.A.
PROJECT NUMBER	20071P

SHEET	51
DATE	9/13/24
APPROVED FOR CONSTRUCTION	Michael Huey PE
NEW DESIGN NO.	NA

FILE NUMBERS:
21-113268 CUP
21-113267 LDA
UNDERGROUND FACILITY SERVICE
1-800-424-5555 (811)

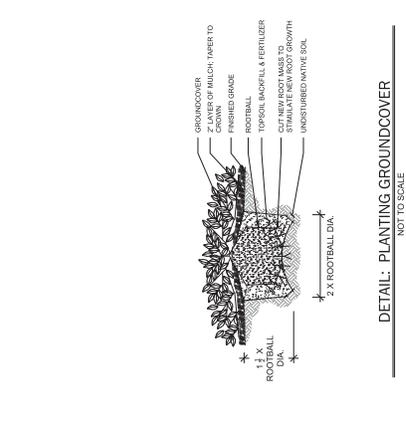
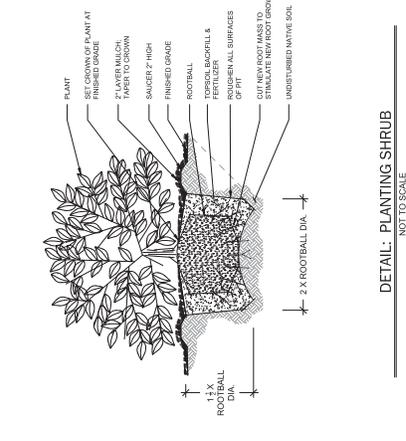
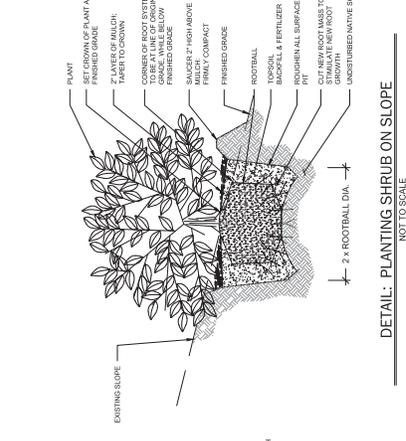
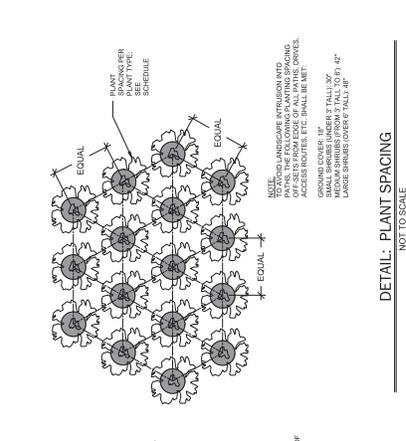
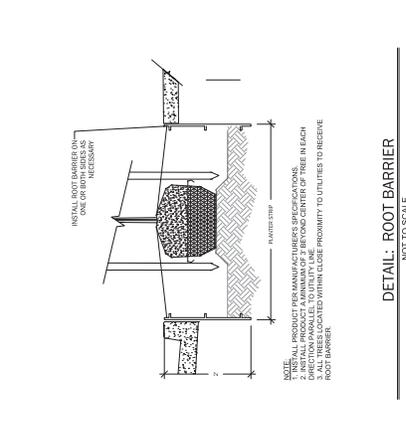
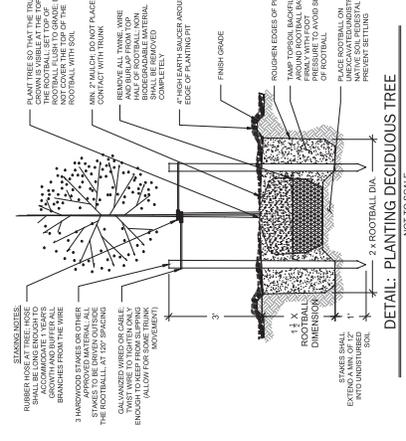
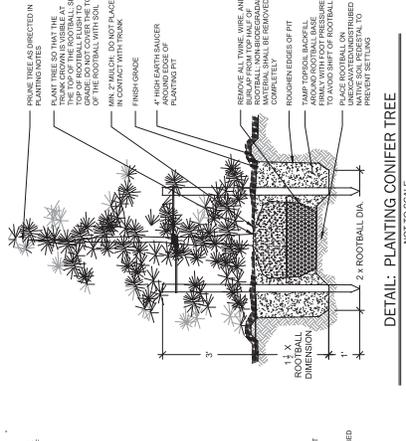
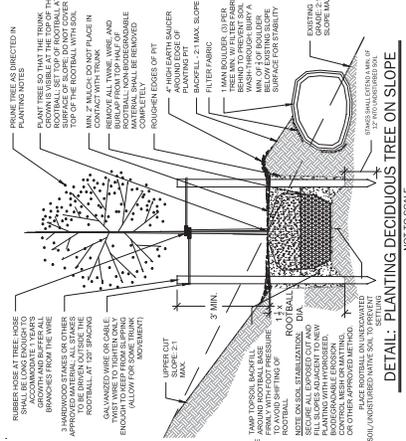
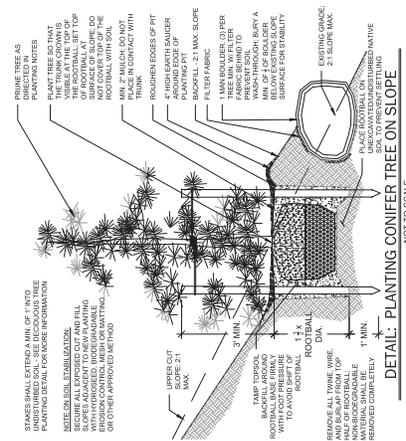
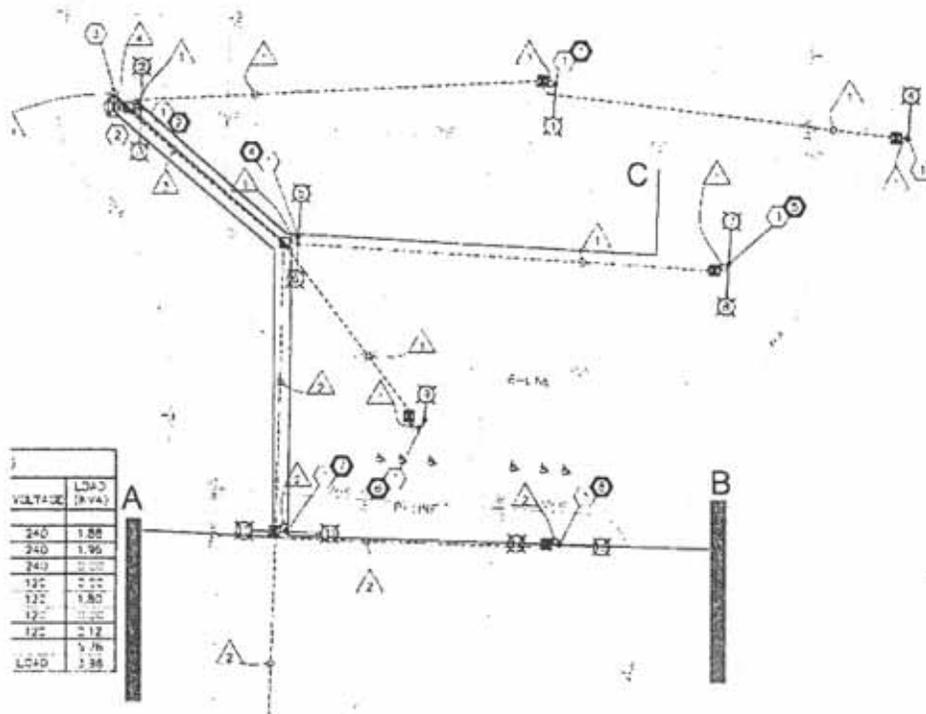


EXHIBIT B - SCOPE OF WORK

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 & Ride, Pacific Ridge shall utilize Crime Prevention Through Environmental Design principles applicable to a transit park & ride facility.
4. The Park & Ride 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.

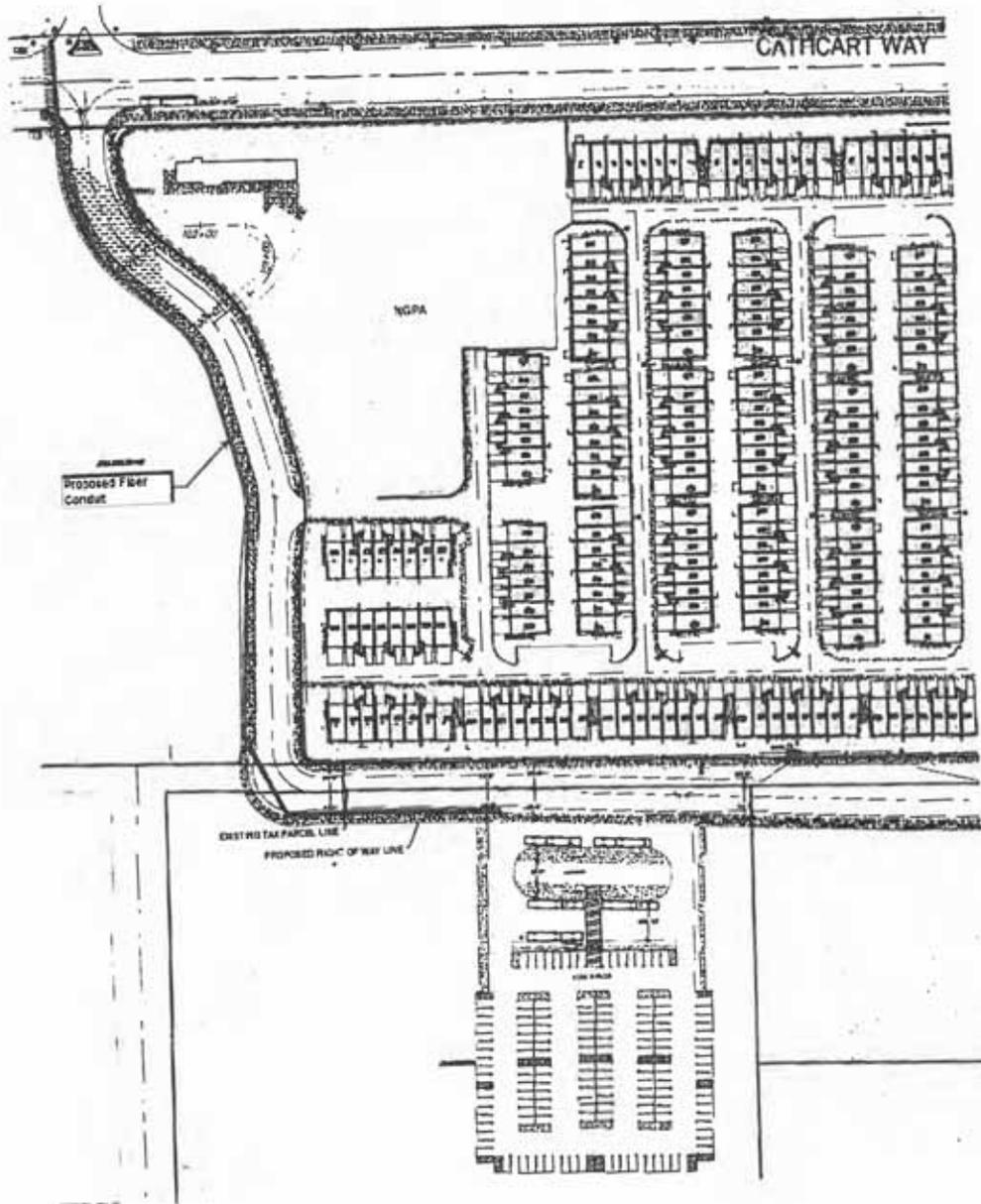


EXHIBIT C – TITLE VI ASSURANCES
Appendices A, D and E from the Snohomish County Federally Funded
Transportation Program Title VI Plan, last updated December 2021

[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).