



Agenda
Public Works and Parks Committee Regular Meeting
March 2, 2026 | 5:30 PM

Public Works Wastewater Treatment Plant
26729 98th Dr. NW
Stanwood, WA 98292

This meeting will be conducted in person at the City of Stanwood Public Works Wastewater Treatment Plant, 26729 98th Dr. NW, Stanwood, WA 98292
<https://www.stanwoodwa.org>.

- 1. Call to Order**
- 2. Roll Call**
- 3. New Business**
 - a. Grading and Stormwater Code Amendment Discussion
 - b. Depot Park Art Project Discussion
 - c. 272nd & 76th Watermain Replacement Scope and Fee.
 - d. 272nd and 72nd St Nw Sidewalk
- 4. Committee Comments**
- 5. Staff Comments**
- 6. Adjourn**



**CITY OF STANWOOD
PUBLIC WORKS COMMITTEE
AGENDA STAFF REPORT**

ITEM NUMBER: 2026-69
DATE: March 2, 2026
SUBJECT: Grading and Stormwater Code Amendment Discussion
CONTACT PERSON: Alan Lytton, City Engineer
Patricia Love, Community Development Director
ATTACHMENTS: 1. Draft Ordinance

PURPOSE

The purpose of this agenda item is for Committee review of the draft Grading and Stormwater Code Amendments.

BACKGROUND

Similar to the other municipal code updates currently underway, related and complementary code provisions are being processed together. This next grouping consists of the City's grading and stormwater management regulations. The grading code is currently codified as SMC 17.154, and the stormwater management code is codified as SMC 17.140. As part of this update, both codes are proposed to be relocated to Title 18 under Division III, Environmental Codes, and renumbered as SMC 18.830, Grading, and SMC 18.840, Stormwater Management.

The City's grading and stormwater regulations were originally adopted in the mid-1990s and have received only minor amendments since that time. The most recent substantive updates to these codes occurred in 2013. The grading regulations were initially embedded within the City's permit procedures code and, in 2021, were readopted as a standalone chapter without substantive changes. As a result, the core provisions of both the grading and stormwater codes have remained largely unchanged for more than a decade.

ANALYSIS

The City's grading and stormwater regulations are intended to protect public health, safety, and welfare by minimizing erosion, managing runoff, preventing flooding, and protecting water quality and downstream infrastructure. These regulations also ensure that development occurs in a manner consistent with adopted engineering standards, environmental requirements, and the City's long-term maintenance standards.

Over time, changes in state and federal regulations, evolving best management practices, and experience gained through project review and construction have identified areas where the City's existing grading and stormwater codes would benefit from minor clarifying amendments.

The attached draft Grading and Stormwater code amendments reflect current best practices and have incorporated suggested amendments by the City's Public Works staff. The proposed updates are primarily clarifying and procedural in nature and are intended to improve consistency, predictability, and implementation. Key elements of the proposed codes are summarized below.

Grading Code:

- Updates the grading permit approval period to two years, with a one-time two-year extension, consistent with subdivision and general land use permit approvals. This change allows site construction to proceed without a grading permit expiring prior to the associated land use permit.
- Clarifies when a grading permit is required, including excavations or fills exceeding 50 cubic yards within a 12-month period, cuts or fills exceeding two feet, and retaining walls greater than two feet in height.
- Maintains standard exemptions, including grading associated with a building permit, solid waste disposal, agricultural activities, site investigation work, wells and utilities, and emergency repairs.
- Maintains standards related to building grades, cuts and fills, slope setbacks, drainage and terracing, erosion control, site markings, plan submittal requirements, and inspections.

Stormwater Management Code:

- Re-adopts the 2005 Edition of the Washington State Department of Ecology *Stormwater Management Manual for Western Washington*.
- The Manual requires stormwater management for all land-disturbing activities greater than 5,000 square feet; projects under 5,000 square feet must still meet applicable water quality standards.
- Maintains exemptions for agricultural activities, forest practices, and Washington State Department of Transportation highways, as regulated by state law.
- Maintains design requirements for stormwater facilities, including detention ponds and vaults.

Overall, the proposed amendments are intended to support predictable project review, reduce the potential for drainage-related impacts, and ensure that the City's grading and stormwater regulations remain technically sound, environmentally responsible, and aligned with community goals consistent with the Comprehensive Plan.

RECOMMENDATIONS

Staff Recommendation:

Staff is seeking comments and suggestions on the draft ordinance. Committee input will help ensure the amendments reflect the City's vision and community character.

PROPOSED MOTION

None; Discussion Item

CITY OF STANWOOD
WASHINGTON

ORDINANCE NO. 15XX

AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON, REPEALING STANWOOD MUNICIPAL CODE (SMC) CHAPTERS 17.140, STORMWATER MANAGEMENT PERFORMANCE STANDARDS AND 17.154, GRADING REGULATIONS AND ADOPTING NEW CHAPTERS 18.830, GRADING AND 18.840, STORMWATER MANAGEMENT, AND ESTABLISHING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Stanwood has begun a process to comprehensively update its municipal code to conform to current law and practice; and

WHEREAS, the purpose of this code amendment is to eliminate conflicts, improve clarity to ensure consistent interpretation and administration, reduce ambiguity and disputes, and improve predictability for residents, property owners, applicants, and decision-makers; and

WHEREAS, the City of Stanwood is authorized under state law to adopt grading and stormwater regulations to protect public health, safety, and welfare; and

WHEREAS, grading and stormwater standards help ensure that new development and redevelopment are designed and constructed in a manner that minimizes adverse impacts to neighboring properties, public infrastructure, and natural resources; and

WHEREAS, as part of the larger Municipal Code Update project, the grading and stormwater regulations are being updated to be current with best management practices, technical standards, and applicable state and regional requirements; and

WHEREAS clear, consistent, and up-to-date code provisions improve predictability for applicants, reduce permitting delays, and support efficient administration and enforcement; and

WHEREAS, the grading and stormwater regulations currently codified in Title 17 of the Stanwood Municipal are being updated and moved to Title 18, Unified Development Code for consistency with the new code organization structure; and

WHEREAS, updating the grading and stormwater codes implements the City's Comprehensive Plan policies for environmental protection, climate resilience, and sustainable development; and

WHEREAS, a SEPA determination of non-significance for the draft ordinance was issued on _____, 2026, and the comment / appeal period ended on _____, 2026; and

WHEREAS, pursuant to RCW 36.70A.106, the City submitted the proposed code amendment for the 60-day review to the Washington State Department of Commerce on _____, 2026. The 60-day review period was completed on _____ 2026; and

WHEREAS, the code amendment was circulated for public review on _____, 2026 through _____, 2026; and

WHEREAS, the Stanwood Community Development Committee reviewed the draft ordinance at their _____, 2026, meeting and has recommended that the City Council adopt the ordinance; and

WHEREAS, the Stanwood Planning Commission held a public hearing on ordinance on _____, 2026, and forwarded their findings of fact and conclusions recommending to approve the ordinance to the City Council; and

WHEREAS, all persons desiring to either provide written testimony or speak for or against the ordinance were given the opportunity to do so before both the Planning Commission and City Council; and

WHEREAS, the City Council held a public hearing on the draft code amendment on _____, 2026, and accepted public comment; and

WHEREAS, the City is authorized under the Constitution and laws of the State of Washington, including the Growth Management Act, Chapter 36.70A RCW, to adopt and amend land use regulations and development standards to protect the public health, safety, and welfare; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANWOOD, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Permit Procedures. Stanwood Municipal Code Chapter 18.130, Permits is amended as provided in Exhibit A attached to this ordinance and incorporated herein by reference as if set forth in full.

Section 2. Grading Code. Stanwood Municipal Code Chapter 18.830, Grading is adopted as provided in Exhibit B attached to this ordinance and incorporated herein by reference as if set forth in full.

Section 3. Stormwater Management Code. Stanwood Municipal Code Chapter 18.840, Stormwater Management is adopted as provided in Exhibit C attached to this ordinance and incorporated herein by reference as if set forth in full.

Section 4. Repealed Sections. The Stanwood Municipal Code Chapters 17.140, Stormwater Management Performance Standards and 17.154, Grading Regulations are repealed in their entirety.

Section X. Findings of Fact and Conclusions. The Stanwood City Council adopts the Findings of Fact and Conclusions as recommended by the Planning Commission and attached hereto as **Exhibit X** and incorporated herein by reference.

Section X. Citation Corrections. The Codifiers of this ordinance are here by instructed to make any and all appropriate code citation references, cross-references, and formatting adjustments necessary to ensure consistency with the amendments and revisions adopted by this ordinance.

Section X. Authority to Make Necessary Corrections. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but

not limited to, the correction of scrivener's clerical errors, references, ordinance numbers, section/subsection numbers and any references thereto.

Section X. Effective Date. This Ordinance shall take effect five days after its passage and publication as required by law.

PASSED and APPROVED this ____ day of _____, 2026.

CITY OF STANWOOD:

- Approve
- Veto

Sid Roberts, Mayor

Attest:

Lisa Sokolik, City Clerk

Approved as to Form:

Nikki Thompson, City Attorney

Date of Publication: _____

Effective Date: _____

EXHIBIT A

Chapter 18.310 Permits Generally

i SMC 18.310.010 (Permit terms, extension, and expiration) is amended to incorporate parts of SMC 17.154.110 (Permit expiration). Existing provisions for “renewal” of a grading permit are integrated into permit extension provisions below.

18.310.010 Permit terms, extension, and expiration.

- (1) *Applicability.* This section applies to issued project permits, which is an authorization to perform the work or establish the use identified in the permit. After the expiration of the permit, legally established uses that become nonconforming are governed by the nonconforming uses provisions of this title.
- (2) *Initial Term.*
 - (a) A permit is valid for the initial term shown in Table 18.310.010-1 unless extended by the director.
 - (b) A permit’s initial term is measured from the date of project or permit approval (as specified in the notice of decision, if one is required), except that if the decision is appealed, the effective date is the date of decision on appeal. The initial term for a shoreline permit commences on the effective date of the permit as defined in WAC 173-27-090.
 - (c) If the director determines that soil, hydrologic, or geologic conditions necessitate that grading, drainage improvements or site stabilization be completed in less time, then the director may:
 - (i) Establish a shorter initial term for a grading permit;
 - (ii) Issue a grading permit that is not renewable pursuant to subsection (5) of this section; or
 - (iii) Both of the above.
- (3) *Extension.* The director may extend a permit the number of times shown in Table 18.310.010-1, for the length of extension indicated, only if all of the following criteria are met:
 - (a) The applicant submits a written request on forms provided by the department at least 30 days prior to expiration of the permit;
 - (b) Any applicable fee has been paid;
 - (c) The permittee has proceeded with due diligence and in good faith;
 - (d) The use remains a permitted use in the zone;
 - (e) The extension is not prohibited by requirements of state or federal law;
 - (f) Proper justification consists of one or more of the following conditions:
 - (i) Economic hardship;
 - (ii) Change of ownership;
 - (iii) Unanticipated construction, or site design problems, or both;
 - (iv) Other circumstances beyond the control of the applicant and determined acceptable by the appropriate department director.
- (4) *Expiration.*

- (a) A permit issued under this title will expire if, on the date the permit expires, the permit holder has not performed the work indicated in Table 18.310.010-1 or fulfilled the requirements of the applicable permit.
- (b) Exception. The initial permit term does not include the time during which a permit was not actually pursued by construction because of pending litigation related to the permit or because the applicant was diligently pursuing permits from other agencies necessary for construction.

Table 18.310.010-1. Permit Terms and Extensions

Type of Permit	Initial Term	Number of Allowed Extensions	Length of Allowed Extension
Subdivision	5 years	1	1 year
Short Subdivision	5 years	1	1 year
Shoreline Permit	2 years	1	1 year
Conditional Use Permit	2 years to establish the use	0	n/a
Variance	2 years to establish the use	0	n/a
<u>Grading Permit</u>	<u>2 years</u>	<u>1</u>	<u>2 years</u>
All Other Type 1 Permits	1 year	1	1 year
All Other Type 2-4 Permits	2 years	1	1 year

EXHIBIT B

Division VIII Environment

Chapter 18.830 Grading

- i** The sections in Chapter 17.154 (Grading Regulations) pertaining to grading standards are included in this chapter. The sections in Chapter 17.154 pertaining to grading permitting are proposed to be included in a new chapter (Grading Permits) under Division III, Permits.
- i** SMC 17.154.050 (Applications) is not proposed to be included in Title 18 since it is redundant with Table 18.230.020-1. Grading is a Type I project permit application. A project permit for grading will need to provide the required application contents per 18.220.030, including items established in a checklist by the director. It does not need to be repeated here.
- i** SMC 17.154.060 (SEPA) is not proposed to be included in Title 18 since this will be established by Table 18.820.070-1 (Adoption of Flexible Thresholds) - once adopted - and does not need to be repeated here. Fill within a sensitive area is not exempt per WAC 197-11-908.
- i** SMC 17.154.100 (Filling of Wetlands) is not proposed to be included in Title 18. Under proposed SEPA amendments, a proposal is not exempt if it is not exempt under WAC 197-11-908 for critical areas. This means that any fill in a critical area would require SEPA. This does not need to be repeated in grading regulations. Furthermore, work in the floodplain or shoreline would be subject to flood regulations or the SMP and does not need to be repeated here.
- i** The following two sections are based on SMC 17.154.010 (Purpose and Applicability). Minor updates for plain language.

18.830.010 Purpose.

The purpose of this chapter is to establish standards to regulate grading, excavating, filling, and the creation of impervious surface to safeguard life, property, and the environment.

- i** The following section incorporates parts of SMC 17.154.020 (Exemptions) and SMC 17.154.110 (Permit expiration). Updated based on conversations with staff. Prior exemptions for volume are reframed in the positive in the applicability section.

18.830.020 Applicability.

- (1) This chapter applies to the following grading activity unless exempt by SMC 18.830.030.
 - (a) Excavation or fill exceeding 50 cubic yards in a 12 month period. Quantities of excavation and fill are calculated separately and added together.
 - (b) Excavation or fill exceeding two feet deep.
 - (c) Excavation or fill associated with construction of a retaining wall more than two feet high.

- (2) The requirements of this chapter that are not expressly temporary, including but not limited to erosion control, drainage, and slope management, do not terminate with expiration of the grading permit subject to SMC 18.310.010.

i The following section is based on SMC 17.154.020 (Exemptions).

18.830.030 Exemptions.

The following grading activity is exempt from the requirements of this chapter if it occurs outside a critical area and is at least two feet from a property line:

! Would the city would like to continue to exempt any grading if a building permit has been issued? Based on peer city review, this is not a common exemption.

- (1) Grading, excavation or filling performed during the construction of a building for which a valid building permit has been issued.

! Would the city like to continue to exempt solid waste disposal sites? Consider whether this exemption is relevant to Stanwood. Does Stanwood have or anticipate having a landfill?

- (2) Operation of a solid waste disposal site subject to a solid waste permit pursuant to Chapter 70.95 RCW. The expansion, relocation, or closure of a solid waste disposal site is not exempt.

! Would the city like to continue to exempt operations for mining, quarrying, etc.? Consider whether this exemption is relevant to Stanwood. Does Stanwood have or anticipate having any of these operations?

- (3) Ongoing commercial operations involving mining, quarrying, excavating, processing, or stockpiling of rock, sand, gravel, aggregate, or clay. This exemption does not apply to:

- (a) Reclamation activities;
- (b) An operation which the director determines may destabilize or undermine any adjacent or contiguous property; or
- (c) An operation which the director determines may result in adverse downstream drainage impacts.

- (4) Ongoing agricultural activities, as follows:

- (a) Tilling, soil preparation, and maintenance; and
- (b) Fallow rotation, planting, and harvesting.

- (5) Site investigative work necessary for project permit application submittals such as surveys, soil borings and test pits, percolation tests, and other related activities, provided the land-disturbing activity is the minimum necessary.

- (6) Excavation of a well for a single-family dwelling.

- (7) Excavation or filling of cemetery graves.

- (8) Utility and related underground drainage system construction and maintenance in city rights-of-way.

! Would the city like to continue to exempt the creation of less than 2,000 sf of impervious surface? If not, associated grading would be subject to volume and depth limits.

- (9) Creation of less than 2,000 square feet of impervious surface, which requires no utilities.

- (10) Emergency sandbagging, diking, ditching, or similar work immediately before, during, or after periods of extreme weather conditions, including flooding, when done to protect life or property.

i The following section incorporates parts of SMC 17.154.030 (Other Laws) and SMC 17.154.090 (Permit Issuance).

18.830.040 Grading Permit Application.

(1) General.

- (a) A grading permit application is subject to the content and procedural requirements of Division II of this title and will only be approved if found to be consistent with these requirements.
- (b) A grading permit may be part of a larger project for which additional permits are required, according to Division II of this title.

i The following section is based on SMC 17.154.040 (Accuracy of plans).

- (2) Accuracy of grading plans. The city is not responsible for the accuracy of grading plans submitted for approval. The design and implementation of a suitable grading plan is the responsibility of the owner and applicant and not the city.

i The following section is based on SMC 17.154.070 (Engineered grading).

- (3) Engineered grading. The following activities require engineered grading and must have stamp and signature from a civil engineer:
- (a) Grading in excess of 50 cubic yards. Such grading also requires submittal of a full drainage plan as specified in the application checklist provided by the city;
 - (b) Grading within rights-of-way, whether public or private. Such grading shall comply with city specifications;
 - (c) Grading associated with development activities that are subject to SEPA environmental review;
 - (d) Creation of more than 2,000 square feet of impervious surface; and
 - (e) All other grading that requires civil engineering.

i The following section is based on SMC 17.154.080 (Geotechnical reports).

- (4) Geotechnical reports. The city may determine that geologic, hydrologic, or soil conditions present special grading or drainage conditions that may damage a public right-of-way or pose a substantial threat to public health, safety, or welfare. In these cases, the city may require the applicant to submit a geotechnical engineering report that includes a soils engineering report, an engineering geology report, or both pursuant to subsection (5) of this section. If a geotechnical engineering report is required:
- (a) The applicant's geotechnical engineer or civil engineer must inspect and approve the suitability of the prepared ground to receive fills and the stability of cut slopes with respect to soil, hydrologic, and geologic conditions.
 - (b) The geotechnical evaluation must also address the need for subdrains or other groundwater drainage devices.
 - (c) To verify safety, the city may require testing for required compaction, soil bearing capacity, stability of all finished slopes and the adequacy of structural fills as a condition of approval.

- (5) Additional Engineering Reports. The city may require any of the following additional engineering reports.
- (a) Soils Engineering Report. The city may require a soils engineering report that includes:
 - (i) Data regarding the nature, distribution, and strength of existing soils;
 - (ii) Conclusions and recommendations for grading procedures and design criteria for corrective measures, including structural fills, when necessary; and
 - (iii) An opinion on adequacy for the intended use of sites to be developed by the proposed grading as affected by soils engineering factors, including the stability of slopes.
 - (b) Engineering Geology Report. The city may require an engineering geology report that includes:
 - (i) An adequate description of the geology of the site;
 - (ii) Conclusions and recommendations regarding the effect of geologic conditions on the proposed development; and
 - (iii) An opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors.
 - (c) Liquefaction Report. The city may require a geotechnical investigation and report in accordance with IBC Sections 1802.2 and 1802.6, that addresses the potential for liquefaction.

18.830.060 Grading Standards.

i The following section is based on SMC 17.25.130 (Building Grades). Minor updates for plain language.

- (1) Building grades. Any building requiring yard space must be located at an elevation such that a sloping grade causes the flow of surface water to run away from the walls of the building.

i The following section is based on SMC 17.154.160 (Cuts or Excavations). Minor updates for plain language and consistency with style guide.

- (2) Cuts or excavations.
- (a) Unless otherwise recommended in the approved soils engineering report or engineering geology report, cuts must conform to the provisions of this section. These provisions do not apply to minor cuts which are less than four feet in height when such cuts do not pose a threat to adjoining property.
 - (b) The slope of cut surfaces must be no steeper than is safe for the intended use and must be no steeper than one unit vertical in two units horizontal (50% slope) unless the applicant furnishes a soils engineering report or an engineering geology report, or both, stating that the site has been investigated and giving an opinion that a cut at a steeper slope is stable and does not create a hazard to public or private property.
 - (c) Slopes must be stabilized after being cut. The soils engineering report or engineering geology report, or both, must verify that the slopes are not subject to ongoing erosion that may adversely impact public or private property.

i The following section is based on SMC 17.154.170 (Fills or embankments). Minor updates for plain language and consistency with style guide.

- (3) Fills or embankments.

- (a) Unless otherwise recommended in the approved soils engineering report, fills must conform to the provisions of this section. These provisions do not apply to minor fills not intended to support structures, and which are less than four feet in height, when such fills do not pose a threat to adjoining property.
- (b) Fill slopes may not be constructed on natural slopes steeper than one unit vertical in two units horizontal (50% slope).
- (c) Fill Material.
 - (i) Detrimental amounts of organic material is not permitted in fills. Rock or similar irreducible material with a maximum dimension greater than 12 inches is not allowed to be buried or placed in fills, except:
 - (A) The director may permit placement of larger rock when the soils engineer properly devises a method of placement, and the soils engineer continuously inspects its placement and fill stability. The following conditions also apply:
 - (I) Prior to issuance of the grading permit, potential rock disposal areas must be delineated on the grading plan;
 - (II) Rock sizes greater than 12 inches in maximum dimension must be 10 feet or more below grade, measured vertically; and
 - (III) Rocks must be placed so as to assure filling of all voids with well-graded soil.
 - (ii) Compaction.
 - (A) All fills intended to support structures or private roads must be compacted to a minimum of 95% of maximum density.
 - (B) All fills within public or private rights-of-way must be compacted in accordance with city specifications.
 - (iii) The slope of fill surfaces must be no steeper than is safe for the intended use, and no steeper than one unit vertical in two units horizontal (50% slope).

i The following section is based on SMC 17.154.180 (Setbacks). Minor updates for plain language.

i SMC 17.154.180(1) on Field Marking is pulled out and proposed to be its own section (SMC 18.830.090) since it is related to process.

- (4) Setbacks.
 - (a) Cut and fill slopes must be set back from site boundaries in accordance with this section. Setback dimensions are horizontal distances measured perpendicular to the site boundary.
 - (b) The top of cut slopes may not be made nearer to a site boundary line than one-fifth of the vertical height of cut, but in no event nearer than two feet from the boundary line. The setback may be increased as necessary for stability of any required subsurface drainage or surcharge.
 - (c) The toe of fill slopes may not be made nearer to the site boundary line than one-half the height of the slope, but in no event nearer than two feet from the boundary line.

i The following section is based on SMC 17.154.190 (Drainage and terracing). Minor updates for plain language and consistency with style guide.

- (5) Drainage and terracing.

- (a) Unless otherwise indicated on the approved grading plan, drainage facilities and terracing must conform to the provisions of this section for cut or fill slopes steeper than one unit vertical in three units horizontal (33.3% slope).
- (b) Terraces at least six feet in width must be established at not more than 30 foot vertical intervals on all cut or fill slopes to control surface drainage and debris, except that where only one terrace is required, it must be at mid-height. For cut or fill slopes greater than 60 feet and up to 120 feet in vertical height, one terrace at approximately mid-height must be 12 feet in width. Terrace widths and spacing for cut and fill slopes greater than 120 feet in height must be designed by the civil engineer and approved by the director. Suitable access must be provided to permit proper cleaning and maintenance.
- (c) Swales or ditches on terraces must have a minimum gradient of .5%.
- (d) Cut or fill slopes must be provided with subsurface drainage as necessary for stability and proper conveyance of groundwater.
- (e) All drainage facilities must be designed to carry waters to the nearest practicable drainage way in a safe manner approved by the director. Outfalls or points of discharge must be designed using best management practices and construction procedures which prevent or minimize erosion.
- (f) Building pads must have a drainage gradient of 2% toward approved drainage facilities, unless waived by the director. Except the gradient from the building pad may be 1% if all of the following conditions exist throughout the permit area:
 - (i) No proposed fills are greater than 10 feet in maximum depth;
 - (ii) No proposed finish cut or fill slope faces have a vertical height in excess of 10 feet; and
 - (iii) No existing slope faces steeper than one unit vertical in 10 units horizontal (10% slope) have a vertical height in excess of 10 feet.
- (g) Paved interceptor drains must be installed along the top of all cut slopes where the tributary drainage area above slopes toward the cut and has a drainage path greater than 40 feet measured horizontally. If required, interceptor drains must:
 - (i) Be paved with a minimum of three inches of concrete or gunite and reinforced;
 - (ii) Have a minimum depth of 12 inches;
 - (iii) Have a minimum paved width of 30 inches measured horizontally across the drain; and
 - (iv) Have a slope approved by the director.

i The following section is based on SMC 17.154.200 (Erosion control). Minor updates for plain language.

- (6) Erosion control.
 - (a) The faces of cut and fill slopes must be prepared and maintained to control against erosion. Erosion control:
 - (i) May consist of effective planting, hydroseeding, or mulching.
 - (ii) Must be installed as soon as practicable, and prior to calling for final approval.
 - (iii) Must conform to the city's adopted stormwater manual.
 - (b) Where necessary to provide safety to adjoining properties, the applicant must employ check dams, cribbing, riprap, silt fences or other devices and methods.

- (c) Where cut slopes are not subject to erosion due to the erosion-resistant character of the materials, erosion control may be omitted.

18.830.070 Grading Activity Requirements.

i The following sub-section is new.

- (1) Any person performing grading subject to a grading permit must:
 - (a) Have a copy of the issued grading permit and approved plans on the work site at all times; and
 - (b) Be responsible for compliance with the plans, specifications, and permit requirements

i The following sub-section is based on SMC 17.154.180(1) Field marking.

- (2) Field marking. Before performing any grading activities for which a permit is required pursuant to this chapter, the applicant must mark in the field:
 - (a) Limits of all grading and clearing activity;
 - (b) Critical areas and critical area buffers;
 - (c) Trees to be retained; and
 - (d) Drainage courses.

i The following section is based on SMC 17.154.150 (Modification to permits).

- (3) Grading plan modification.
 - (a) After issuance of a grading permit, the director may require modifications of grading plans, specifications, construction phasing or operations, or impose additional or more stringent standards and requirements to the extent necessary to protect public health, safety, and welfare.
 - (i) Modifications, standards, or requirements may be necessary because of unusual circumstances or newly discovered site conditions, including but not limited to soil type, topography, and weather conditions.
 - (ii) Modifications, standards and requirements may include but are not limited to scheduling, time restrictions, or a phased grading plan pursuant to subsection (b) of this section.
 - (b) Phased grading plan.
 - (i) A phased grading plan may be approved as part of a modified permit for incomplete portions of a grading proposal subject to the following requirements:
 - (A) In lieu of completing the improvements required by the grading permit, the applicant must provide a two-year bond or equivalent form of financial surety at 150% of the established cost of the improvements, if it is determined by the city engineer that the incomplete project requires additional erosion control, slope management or drainage improvements to protect adjacent and abutting property or critical areas on site;
 - (B) All phases of a plan must be completed within 24 months of the approval of the modified permit, except the director may set an earlier expiration date pursuant to SMC 18.310.010(2).
 - (ii) A phased grading plan must include:

- (A) A plan sheet delineating the phases and sequencing of proposed grading with proposed completion dates for each phase;
- (B) An explanation of why the phased plan is needed;
- (C) The percentage of remaining work to be completed as a separate phase and cost of each phase;
- (D) A revised plan sheet showing how each phase complies with the performance standards for the permit including describing the edge of the filled area and temporary erosion control; and
- (E) A description of how site drainage will be controlled until the project is complete.

i The following sub-section is based on SMC 17.154.120 (Inspections).

- (4) Grading inspections. Grading activities for which a permit is required are subject to inspection by the city. Professional inspection of grading operations must be provided by the civil engineer, soils engineer, or the engineering geologist retained by the applicant to provide services for engineered grading and as required by the city, as follows:
- (a) The civil engineer must
 - (i) Provide professional inspection services that consist of observation and review as to the establishment of line, grade, surface drainage and erosion control of the development area.
 - (ii) Prepare any revised plans that may be required during the course of work.
 - (b) The soils engineer must:
 - (i) Provide professional inspection services that consist of observation during grading and testing for required compaction.
 - (ii) Provide sufficient observation during the preparation of the natural ground, and placement and compaction of the fill, to verify that such work is being performed in accordance with the conditions of the approved plan and the requirements of this code.
 - (iii) Submit any revised recommendations relating to conditions differing from the approved soils engineering and engineering geology reports to the city.
 - (c) The engineering geologist must:
 - (i) Provide professional inspection services that consist of inspection of the bedrock excavation to determine if conditions encountered are in conformance with the approved report.
 - (ii) Submit any revised recommendations relating to conditions differing from the approved engineering geology report to the soils engineer.
 - (d) The applicant or owner is responsible for the work to be performed in accordance with the approved plans and in conformance with the provisions of this code, and must engage consultants, if required, to provide professional inspections on a timely basis. In the event of changed conditions, the applicant or owner is responsible for informing the city of such change and must provide revised plans for approval.
 - (e) The public works director or city engineer may inspect grading of subdivisions to assure the future roadways, whether public or private, are graded in accordance with the approved plans and specifications and in conformance with provisions of the public works standards.
 - (f) The city must inspect the project at various stages of work to determine that adequate control is being exercised by the professional consultants.

- (g) If, in the course of fulfilling their respective duties under this chapter, the civil engineer, the soils engineer or the engineering geologist finds that the work is not being done in conformance with this code or the approved grading plans, the discrepancies must be reported immediately in writing to the city.
- (h) The city must notify the applicant or owner of any discrepancies that would necessitate plan revisions or corrections by the professional consultants when notified in subsection (5) of this section.
- (i) The types of soils inspections and standards recognized as acceptable soils tests are:
 - (i) ASTM D 1557, moisture-density relations of soils and soil aggregate mixtures;
 - (ii) ASTM D 1556, in place density of soils by the sand-cone method; ASTM D 2167, the rubber-balloon method; or ASTM D 2937, the drive-cylinder method; and
 - (iii) ASTM D 2922 and D 3017, in place moisture content and density of soils by nuclear methods.

i The following sub-section is based on SMC 17.154.130 (Transfer of responsibility).

- (5) Transfer of responsibility. If the civil engineer, soils engineer, or engineering geologist of record changes during grading, the work must be stopped until the replacement has agreed in writing to accept their responsibility within the area of technical competence for approval upon completion of the work in compliance with approved plans. It is the duty of the applicant or owner to notify the city in writing of such change prior to the recommencement of grading.

i The following sub-section is based on SMC 17.154.140 (Completion of work).

- (6) Completion of work. Upon completion of the work, the civil engineer must submit as-built drawings and a report to the city certifying that the completed project conforms to the conditions of the permit and the approved plans, and that all grading work, drainage facilities, erosion control measures, etc., have been completed in accordance with the issued permit. Minor deviations from the approved plans must be listed in the report or noted on reproducible as-built drawings, which must be submitted with the report.

EXHIBIT C

Division VIII Environment

Chapter 18.840 Stormwater Management

i This chapter is based on Chapter 17.140 (Stormwater Management Performance Standards).

i The following section is based on SMC 17.140.010 (Purpose). Minor amendments for plain language, simplification, and consistency with style guide.

18.840.010 Purpose.

The purpose of this chapter is to:

- (1) Ensure that development is consistent with the land use, utilities and natural features elements of the Comprehensive Plan;
- (2) Minimize water quality degradation and sedimentation in rivers, streams, ponds, lakes, wetlands, and other water bodies;
- (3) Minimize the impact of increased runoff, erosion, and sedimentation caused by land development and maintenance practices;
- (4) Maintain and protect groundwater resources;
- (5) Minimize adverse impacts of alternations on ground and surface water quantities, locations, and flow patterns;
- (6) Decrease potential landslide, flood, and erosion damage to public and private property;
- (7) Promote site planning and construction practices that are consistent with natural topographical, vegetational, and hydrological conditions;
- (8) Maintain and protect the city's stormwater management infrastructure and those downstream;
- (9) Provide a means of reviewing clearing and grading of private and public land while minimizing water quality impacts in order to protect public health and safety;
- (10) Provide minimum development regulations and construction procedures that will preserve, replace, or enhance, to the maximum extent practicable, existing vegetation to preserve and enhance the natural qualities of lands, wetlands and water bodies; and
- (11) Encourage low impact development (LID) techniques for stormwater.

i The following section is based on SMC 17.140.030 (Applicability), 17.140.020 (General Provisions), and SMC 17.170.040 (Regulated activities and allowed activities). Minor amendments for clarity, plain language, organization, and consistency with style guide.

i Under regulated activities, new development and redevelopment subsections were consolidated since there was substantial overlap between the listed activities.

i SMC 17.140.030(3) is not included in Title 18. This subsection included requirements for a small parcel erosion and sediment control plan, large parcel erosion and sediment control plan, and permanent stormwater quality control plan. There are no clear thresholds for when these plans are required, or

required contents. It appears the approval standards and minimum requirements for these plans were repealed by Ordinance 1110 in 2002 (SMC 17.140.060-070). The Stormwater Manual includes requirements for a Stormwater Site Plan and Construction Stormwater Pollution Prevention plan. The city is not required to establish separate or more restrictive requirements.

18.840.020 Applicability.

- (1) This chapter applies to new development or redevelopment that includes a regulated activity.
- (2) Regulated activities. The director may approve the following activities subject to the requirements of this chapter, unless exempted by subsection (3) of this section:
 - (a) Land disturbing activities;
 - (b) Structural development, including construction, installation or expansion of a building or other structure;
 - (c) Creation or addition of impervious surfaces;
 - (d) Replacement of impervious surface that is not part of a routine maintenance activity;
 - (e) Class IV general forest practices that are conversions from timber land to other uses; and
 - (f) Subdivision, short subdivision, and binding site plans, as defined in RCW [58.17.020](#).
- (3) Exemptions. This chapter does not apply to the following activities:
 - (a) Commercial agriculture and forest practices regulated by WAC Title [222](#), except for Class IV general forest practices that are conversions from timber land to other uses; and
 - (b) Development undertaken by the Washington State Department of Transportation in state highway rights-of-way regulated by Chapter [173-270](#) WAC, the Puget Sound Highway Runoff Program.
- (4) Conflict. When any other requirement of this code conflicts with this chapter, the requirement that provides more environmental protection applies unless otherwise established.
- (5) Greater restrictions. It is not the intent of these standards to repeal, abrogate, or impair any existing regulations, easements, covenants, or deed restrictions. However, where these standards impose greater restrictions, the provisions of these standards prevail.

i The following section is based on SMC 17.140.050 (General Requirements). Minor amendments for plain language and consistency with style guide.

! Need to add a cross reference to standards regarding dedication to city. Staff to review code and standards to determine whether it includes adequate language regarding condition of facilities when turned over to the city (i.e. facilities must be clean condition and in good working order).

18.840.040 Stormwater Standards.

- (1) Stormwater designs must be consistent with:
 - (a) The 2005 Edition of the Washington State Department of Ecology’s “Stormwater Management Manual for Western Washington” (manual), which is hereby adopted by reference. Local exceptions are included in Chapter 3 of the Street and Utility Standards (Chapter [14.08](#) SMC).
 - (b) The Street and Utility Standards (Chapter [14.08](#) SMC).
- (2) Required Stormwater Best Management Practices (BMPs).

- (a) General.
 - (i) BMPs must be used to control pollution from stormwater.
 - (ii) BMPs must be used to comply with this chapter.
 - (iii) BMPs may be found in the manual.
- (b) Experimental BMPs.
 - (i) In those instances where appropriate BMPs are not in the manual, experimental BMPs may be considered.
 - (ii) Experimental BMPs are encouraged as a means of solving problems in a manner not addressed by the manual in an effort to improve stormwater quality technology.
 - (iii) Experimental BMPs must be approved in accordance with the approval process outlined in the manual.
- (3) Illicit discharges to stormwater drainage systems are prohibited.
- (4) Design Requirements for Stormwater Facilities.
 - (a) New stormwater ponds must be designed with an irregular shape that utilizes the natural contours of the site and limits the use of manmade concrete walls to no more than 50% of the length of the perimeter pond embankment, measured at the pond bottom.
 - (b) Ponds that are surrounded by a fence must utilize chain link fencing coated in black vinyl to reduce the aesthetic impact of the fencing.
 - (c) Stormwater ponds must incorporate landscaping that provides visual screening of the pond for a minimum of 40% of the pond perimeter using either shrubs and evergreen trees or living fences.
 - (i) Spaces between planting clusters must utilize ground cover.
 - (ii) Trees and shrubs must be grouped to provide a minimum of six feet for consideration of mowing equipment.
 - (iii) Deciduous trees and shrubs are not allowed within or around the pond area.
 - (iv) Plants considered acceptable for living fences include:
 - (A) Barberries (*Berberis darwinii* and *B. veruculosa*);
 - (B) Camelia (*Camelia sasanqua*);
 - (C) Quince (*Chenomeles*);
 - (D) Cotoneaster (*Cotoneaster horizontalis*, *C. simonsii*);
 - (E) Forsythia (*Forsythia suspensa sieboldii*);
 - (F) Winter jasmine (*Jasminum nudiflorum*);
 - (G) Euonymous (*Euonymous fortunei*);
 - (H) Bittersweet (*Celastrus orbiculatus*); and
 - (I) Russian vine (*Polygonum*).
 - (v) Plants considered acceptable for shrubs include:
 - (A) English laurel;
 - (B) Photinia;

- (C) Yew;
 - (D) Arbor-vitae;
 - (E) Hemlock;
 - (F) Western red cedar;
 - (G) Hornbeam (Carpinus);
 - (H) Hawthorn (Crataegus);
 - (I) Cypress (Cupressocyparis); and
 - (J) Beech (Fagus).
- (d) Functional integration (such as fountains, basketball courts, tennis courts, open play areas, etc.) is strongly encouraged with stormwater facilities.



**CITY OF STANWOOD
PUBLIC WORKS COMMITTEE
AGENDA STAFF REPORT**

ITEM NUMBER: 2026-102
DATE: March 2, 2026
SUBJECT: Depot Park Art Project
CONTACT PERSON: Patricia Love, Community Development Director
Aaron Weinberg, Business and Community Relations Coordinator
ATTACHMENTS: 1. Depot Park Art Selection

PURPOSE

The purpose of this agenda item is for Committee review of the Depot Park Art selection recommendation.

BACKGROUND

The City of Stanwood purchased a 0.11-acre parcel on the eastern edge of Stanwood's main street business district near the Amtrak train station for an urban business district park and entry point for visitors arriving by train.



The City acquired the downtown park site as part of the Twin City Mile Downtown Revitalization Project, envisioning the creation of an urban, hard-surfaced park that would serve as a welcoming space for shoppers and visitors to pause, relax, and enjoy their surroundings.

City Council approved the park’s concept plan on June 7, 2024, and allocated funding for the final design and construction in the 2025–2026 budget. Key elements of the park include:

- A combination of covered and open seating areas for relaxation and socializing;
- A multi-purpose shelter that can function as a picnic area, performance stage, or event space;
- A signature art feature;
- Wayfinding signage; and
- Dedicated space for the holiday tree.

The overall intent of the project is to establish a vibrant and welcoming downtown space that supports and complements the business district and provides a functional community gathering space. A key feature of Depot Park will be the inclusion of a public art piece designed to complement and enhance the urban park concept described herein.

ANALYSIS

In partnership with the Stanwood-Camano Arts Advocacy Commission, a call for art was issued for the Depot Park Art Project. The Call was open from late November through February 6, 2026. Seventeen submittals were received and reviewed by a panel consisting of seven members representing local artist, business owners, SCAAC members, and the Mayor.

Review Panel
Lin McJunkin
Nate Greenland
Jason Dorsey (Moderator)
Rose Olson
Vivian Henderson
Elizabeth Boorne
Mayor Sid Roberts

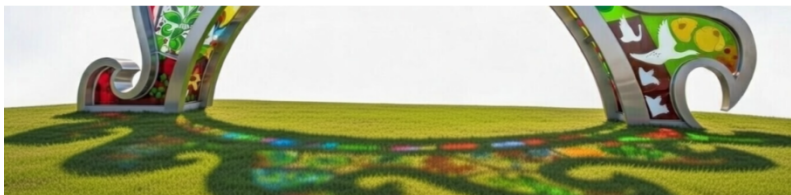
The call for art required the submitted design honor and celebrate the spirit of Stanwood by reflecting themes connecting to the city’s history, rural roots, and cultural heritage. Artists were encouraged to explore interpretations that acknowledge Stanwood’s agricultural traditions, its close relationship with the natural environment, and its historic Norwegian influences. The artwork should convey a strong sense of place and be family friendly, recognizing the city’s past while complementing its vision for a vibrant and welcoming downtown.

Artists or artist teams were evaluated based on the following criteria:

- Artistic excellence and originality – Demonstrated ability to create visually compelling, conceptually strong, and contextually relevant artwork.
- Relevance to theme – How well the proposed concept reflects Stanwood’s history, rural roots, cultural heritage, and community identity.
- Quality and durability of materials – Suitability of materials for long-term outdoor display, safety, and minimal maintenance.
- Integration with site – Compatibility of the design with Depot Park’s layout, aesthetics, and pedestrian flow.
- Community connection – Potential of the artwork to engage, inspire, and resonate with residents and visitors.

- Interaction – Opportunity for the community to interact with the artwork, explore, touch, and experience it, up close.
- Professional experience – Past success with similar public art projects, including ability to meet budgets, timelines, and technical requirements.

The review panel shortlisted proposals from four of the 17 artists. The top-ranked submission was “Many Small Streams” by Sheila Wagner of Stanwood. There were three runners up. Details from those submissions are included in an attachment.



From the artist: “Many Small Streams” is a freestanding stainless steel archway that serves as a radiant sun-river gateway at the southwest corner of Depot Park. Positioned diagonally, it faces both the Amtrak station and the park interior (northeast), creating a welcoming landmark and sense of arrival.

The design celebrates Stanwood’s Norwegian heritage, agricultural roots, and intimate bond with the Stillaguamish River through layered symbolism: merging streams, rosemaling motifs, snow geese migration, and subtle crop icons.

A small ground mosaic under the arch anchors the Norwegian proverb, “Mange bekker små gjør en stor å” translated to, “Many small streams make a large river,” inviting visitors to step into the story of resilience, unity, and renewal.

The arch (18–20 feet wide by 10–12 feet high) features polished stainless steel wave crescents at the top, evoking river flow and sun-wheel symbolism. Spaces between the waves are filled with UV-resistant tinted acrylic panels printed with custom designs: flowing Stillaguamish waves, snow geese flocking upward, Norwegian rosemaling scrolls, and agricultural elements (berries, pea pods, vines) emerging from water.

The panels allow light transmission with color play, creating luminous, shifting patterns throughout the day similar to a river's glow or sparkle. The archway evokes transition, duality, and cultural blending, with light filtering through for an immersive experience.

RECOMMENDATIONS

Staff Recommendation:

Staff recommends accepting the review panel's recommendation and forwarding the selected art design to the City Council for approval.

PROPOSED MOTION

None; Discussion Item

1. “Many Small Streams”

By Sheila Wagner, Stanwood



Many Small Streams is a freestanding stainless steel archway that serves as a radiant sun-river gateway at the southwest corner of Depot Park.

Positioned diagonally, it faces both the Amtrak station and the park interior (northeast), creating a welcoming landmark and sense of arrival. The design celebrates Stanwood’s Norwegian heritage, agricultural roots, and intimate bond with the Stillaguamish River through layered symbolism: merging streams, rosemaling motifs, snow geese migration, and subtle crop icons.

A small ground mosaic under the arch anchors the Norwegian proverb “Mange bekker små gjør en stor å” (“Many small streams make a large river”), inviting visitors to step into the story of resilience, unity, and renewal.

2. “Moving Through”

By Karla Matzke, Camano Island

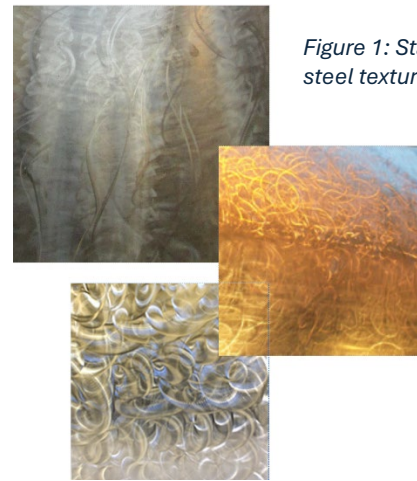


Figure 1: Stainless steel texturizing

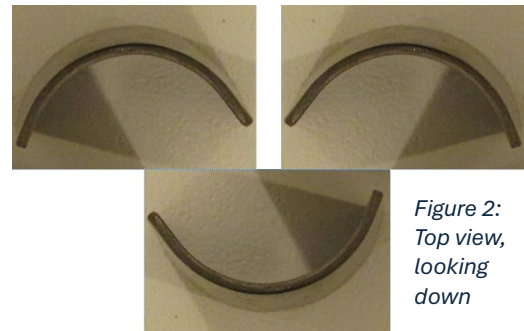


Figure 2: Top view, looking down

“Moving Through” describes the act of progressing from one point to another. It signifies transit, passage, and ongoing transformation, whether it's a person, object, or feeling traversing a space, situation, or phase. A perfect metaphor for this sculpture at the Depot Park. It emphasizes that specific stops (like stops in Stanwood) are temporary milestones in a larger, flexible itinerary. This is applicable to physical journeys (likeness to a tourist arriving by train). Their destination is to visit Stanwood but then moving on to their next destination. The “Moving Through” sculpture encourages viewers to be interactive, to walk around or through the structure, between its three sections a path is created.

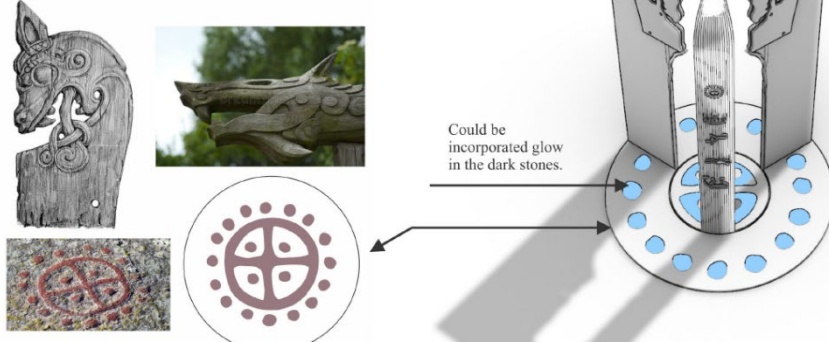
A curved pathway is created with the three Stainless steel sections installed with a minimum 6 feet of space in-between. This creates a pathway between, and the conical shape naturally leans in slightly.

T-3. “Pollination of Light,” “Circle of Light,” and “Threshold of Memory”

By Tsovinar Muradyan, Seattle

Threshold of Memory

The work is conceived as a sculptural threshold — an architectural arch that stands between past and present, land and sky, movement and stillness. Two corten steel planes rise in a gently opening V, forming a civic gateway that frames light, air, and passage. Their interior edges are shaped by iconic Norwegian motifs, abstracted into a contemporary language that feels both ancestral and modern.



Pollination of Light



Circle of Light — Stanwood

Circle of Light is conceived as a contemporary civic landmark that brings together nature, memory, and community. The work takes the form of a luminous circular ring that rests gently within the park landscape, inviting visitors to pause, gather, and reflect. Rather than standing apart as a monument, the sculpture is meant to feel rooted in the land — accessible, contemplative, and open.



The work centers on the sun as the primary source of life, energy, and agricultural continuity in the Stillaguamish Valley. A simple circular form holds this idea — steady, enduring, and universal. Radiating lines suggest both sunlight and the rhythms of seasons that have shaped Stanwood’s farmlands for generations. Within this field, bees and native plants appear as quiet protagonists. They speak to interdependence, collective labor, and the delicate balance that sustains crops, ecosystems, and community life. The imagery is not ornamental; it reflects the real relationship between land, pollinators, and people. An open central void frames sky and horizon, allowing viewers to read the landscape through the sculpture and recognize themselves as part of this living system. Light animates the piece by day, while subtle illumination keeps it present in the park at night. Pollination of Light honors Stanwood’s agricultural heritage while reminding us of our responsibility to care for pollinators, soil, and the natural systems that sustain us.

This artist submitted three concepts. Each should be considered individually.

T-3. “Stump House”

By Blake La Rue, Stanwood



This illustration shows the “Stump House”. The stump will ideally be 8 to 10 feet in diameter at its base and about 8 feet tall. The vertical skylight will be approximately 3 feet tall. A roof will cover the piece to ensure its longevity. The overall height will be approximately 16 feet.

The stump is meant to represent the long history of the timber industry while the “silo” skylight will be designed to reflect Norwegian farmhouse architecture in the area.

Historic photos will be screen printed on glass and then fired in a kiln. This will fuse the images to the surface of the glass and will not degrade over time. I am hoping to source images from the Stanwood Area Historical Society as well as the Hibulb Cultural Center.

The stained glass windows in the skylight will carry on the theme of community, history, history, inclusivity, and the areas natural beauty.



City of Stanwood Public Works and Parks Committee Staff Report

Item Number: 3.c.
Date: March 2, 2026
Subject: 272nd & 76th Watermain Replacement Scope and Fee.
Contact Person: Alan Lytton, City Engineer
Attachments: 1. 272nd & 76th Water

ISSUE

The City has two water system capital projects budgeted for 2026:

1. **272nd Water Project** – \$120,000 (Design)
2. **76th Water Project** – \$180,000 (Design)

Both projects involve replacement of aging asbestos cement (AC) water mains originally installed in 1949, 1957, and 1971. The mains have reached the end of their useful life and present increasing maintenance challenges and break risks.

Due to the close proximity of these two projects and the hydraulic relationship of the water lines, staff evaluated efficiencies and determined it is in the City's best interest to combine the two into a single design and bid package. Combining the projects will:

- Improve hydraulic continuity and constructability
- Reduce administrative and procurement costs
- Streamline survey and design efforts
- Minimize overall disruption to the traveling public
- Create a single, coordinated construction package

The project generally includes replacement of approximately 3,800 linear feet of existing watermain along 272nd Street NW and 76th Drive NW.

Proposed improvements include:

- Installation of 12-inch PVC watermain along 272nd St NW and 76th Dr NW
- Installation of 6-inch HDPE or PVC watermain between the school and residences on the east side of 76th Dr NW

- New fire hydrants
- Water service reconnections
- Valves and other appurtenances
- Surface restoration
- Connections to existing mains

The design will be prepared in accordance with City and WSDOT standards and will include full PS&E (Plans, Specifications & Estimate) development and bidding support.

The total proposed authorization is **\$215,310**.

Available 2026 design budget:

- 272nd Water Project: \$120,000
- 76th Water Project: \$180,000
- **Total Available: \$300,000**

The combined design contract fits within the total adopted 2026 budget for these two projects. No additional budget appropriation is requested at this time.

Combining the projects allows the City to remain within the total planned funding while improving project delivery efficiency.

CITY OF STANWOOD

272nd & 76th WATERMAIN REPLACEMENT PROJECT

PROJECT UNDERSTANDING

Based upon our understanding of the project requirements and discussions with the City, Prizm Land Inc. ("Prizm") will provide engineering and design services for the Stanwood's 272nd and 76th Watermain Replacement Project ("Project") generally consisting of the replacement of ± 3800 LF of existing watermain with 12" PVC along 272nd St NW and 76th Dr NW and 6" HDPE pipe between the school and the homes on the east side of 76th Dr NW.

Design will consist of water main, fire hydrants, connections to existing mains, water services, other appurtenances, and surface restoration. Prizm will provide topographic base mapping, design drawings, specifications, engineer's estimates (PS&E) and bidding and award services as outlined herein.

SCOPE OF WORK

Task 001: Project Management

This task is for general coordination and meetings on the project, including plan review/discussion meetings, in-house quality assurance, coordination with subconsultants, etc. Prizm will prepare monthly invoices for work performed during the previous month.

Deliverables

Monthly progress reports, invoices, QA/QC

Task 002: Survey Services

S&F Land Services will provide survey services for this project. Please see the attached scope of work.

Task 003: Preliminary Design

Using the topographic survey prepared under Task 002, Prizm will prepare a preliminary design package for the project. The services under this task will include:

- Kick off meeting
- Prepare roll plot exhibit with proposed water main alignments shown in plan view only.
- Prepare preliminary Engineer's Estimate.

Deliverables

Preliminary Exhibit Plan (PDF)
Preliminary Engineer's Estimate (PDF)

Assumptions and Exclusions

- The City will provide comments in a single PDF document.
- At this stage proposed fittings, hydrants, valve, and meters will not be shown.



Task 004: 60% Design

Prizm will prepare the 60% design submittal package for the Project. The services under this task will include:

- Comment review meeting to address all changes requested by the City
- Site walk with the City Project Manager and operations.
- Prepare plan sheets for the proposed improvements, including:
 - 22"x34" sheets with roughly and 18"x28" drawing area.
 - Drawing scale at 1" = 20' horizontal and 1" = 5' vertical.
 - Cover sheet including Project Contacts and Sheet Index.
 - TESC Plan, notes, and details as necessary.
 - Existing conditions and demolition sheets.
 - Plan and profile view layout only of proposed improvements including restoration.
 - City standard details cross-referenced where applicable and specialized details developed as necessary.
- Prepare 60% technical specifications, including measurement and payment in WSDOT format, proposal, contract forms, general conditions, and special conditions (if needed).
- Prepare 60% Engineer's Estimate.
- Design memorandum to accompany 60% submittal outlining assumptions and questions.

Deliverables

- 60% Plans (PDF)
- 60% Specifications (PDF)
- 60% Engineer's Estimate (PDF)
- Design Memo (.docx)

Assumptions and Exclusions

- The City will provide examples specifications from a recent City project to use as a boilerplate (.docx).
- The City will provide comments in a single PDF document.

Task 005: 90% Design

Prizm will prepare the 90% design submittal package for the project. The services under this task will include:

- Design review meeting with the City after the City review and comment period.
- Incorporating comments on the 60% plans.
- Site walk with the City to confirm any outstanding design questions.
- Prepare 90% technical specifications, including measurement and payment in WSDOT format, proposal, contract forms, general conditions, and special conditions (if needed).
- Prepare 90% Engineer's Estimate.
- Design memorandum to accompany 90% submittal outlining assumptions and questions.



Deliverables

- 90% Plans (PDF)
- 90% Specifications (PDF)
- 90% Engineer's Estimate (PDF)
- Design Memo (.docx)

Task 006: Final Design

Prizm will prepare the final design submittal package for the Project. The services under this task will include:

- Design review meeting with the City after the City review and comment period.
- Incorporating comments on the 90% plans.
- Prepare final technical specifications, including measurement and payment in WSDOT format, proposal, contract forms, general conditions, and special conditions (if needed).
- Prepare final Engineer's Estimate.

Deliverables

- Final Plans (PDF)
- Final Specifications (PDF)
- Final Engineer's Estimate (PDF & .xlsx)

Task 007: Bidding & Award Services

Prizm will provide consultation services during the bidding and award process, including:

- Attend Pre-Bid Conference and address questions from prospective bidders, if necessary.
- Prepare and issue addenda to clarify the construction documents, if necessary.
- Generally assist the City during the bidding process as needed.
- Review bidder documentation, prepare bid tabulation, and prepare recommendation for contract award.

Deliverables

- Addenda (if necessary)
- Recommendation of Award (.docx)

Assumptions and Exclusions

- The City will upload the bid documents to Builder's Exchange, and conduct the bid opening.
- Prizm will not charge for addenda if they are needed to correct or clarify errors or omissions in the bid documents.

Task 008: Management Reserve

This task provides for unanticipated services deemed to be necessary during the course of the Project that are not specifically identified in the scope of work tasks defined above. Funds in this task are not to be used unless explicitly authorized by the City. Fee estimate is based on $\pm 10\%$ of Task 001-007.

GENERAL ASSUMPTIONS AND NOTES

Project Understandings and Assumptions:

In preparing the proposal, we have assumed the following:

1. Scope and fees outlined herein are based on the Project Understanding included with this proposal as well as the following information (any changes to these documents may result in changes to the fees):
 - a. Correspondence prior to the effective date of this Agreement.
2. The following items are not included in this proposal:
 - a. Structural, Environmental, Traffic, Geotechnical Engineering Services.
 - b. Sanitary sewer main replacement/improvements.
 - c. Gas main relocation coordination.
 - d. Power relocation coordination (Client to coordinate).
 - e. Other dry utility relocation coordination.
 - f. Wall or rockery design above 4ft.
 - g. Traffic control plan design (Provided by others).
 - h. Potholing during design.
 - i. Street Light Analysis and Street Lighting Design
 - j. Environmental documentation/permits beyond what is included in the scope above.
 - k. Construction Administration, Staking, or Inspection Services (a separate fee proposal can be provided upon request).
3. Scope and fees outlined herein for Tasks 001-007 are based on Prizm's current understanding of the project.
4. Water meter, roof downspout, and side sewer sizing to be performed by others.
5. Prizm will not pay any Agency fees on behalf of the Client. This includes any fees associated with permits and easements.
6. Obtaining any offsite easements or right-of-entry including permanent easements (if required) will be the responsibility of the Client.
7. The fees stated above do not include reimbursable expenses such as large format copies (larger than legal size), mileage, and plots. These will appear under a separate task called EXPENSES and will be billed in accordance with Prizm's current Rate Sheet.
8. This scope of work anticipates a single construction package. If the project becomes split into separate packages, an additional fee estimate can be provided for those packages after the first complete construction documents.
9. Time and expense items are based on Prizm's current hourly rates.
10. These fees stated herein are valid if accepted within 30 days of the date of the proposal.
11. Prizm reserves the right to adjust Task/Project fees per current market conditions for tasks not started within a year of contract execution.
12. Prizm reserves the right to move funds between approved tasks 001-007 as necessary based on approved scope of work provided the overall budget is not exceeded. Client Project Manager will be notified if funds are shifted.
13. Project stops/starts and significant changes to the Project Schedule may result in changes to the fees provided above and a separate fee proposal will be provided.
14. Client revisions requested after the work is completed will be billed at an hourly rate under a new task called Client Requested Revisions. A fee estimate can be provided to the Client prior to proceeding with the revisions.
15. Should Prizm be asked or required to support Client through project appeals or legal challenges, this work will be billed at an hourly rate under a new task called Client Support. A fee estimate can be provided to the Client prior to proceeding with this work.
16. If the Client requests Prizm's assistance in complying with any public records request, including without limitation providing copies of documents and communications, Client will pay Prizm's



hourly fees and costs incurred in providing such assistance at then-current rates. Such fees and costs will be billed as a separate task and will be in addition to the maximum or total fees and costs stated in the agreement to which this scope of work is attached.



272nd and 76th Water Main Replacement Project

Job Number: 260001
Date: 1/14/2026

Prepared By: Evan Bovard, EIT
Checked By: Grace Garwin, PE

Task #	Description	Project Manager \$220/hr Hours	Engineer I \$180/hr Hours	Technical Designer II \$200/hr Hours	Total Hours	Subconsultant Fee	Markup (15%)	Total Fee	Fee Type
001	Project Management	70	24	0	94	\$0	\$0	\$19,720	Not to Exceed
002	Survey Services	10	8	0	18	\$0	\$0	\$48,605	Fixed Fee
003	Preliminary Design	20	46	40	106	\$0	\$0	\$20,680	Not to Exceed
004	60% Design	38	94	120	252	\$0	\$0	\$49,280	Not to Exceed
005	90% Design	28	62	80	170	\$0	\$0	\$33,320	Not to Exceed
006	Final Design	22	44	30	96	\$0	\$0	\$18,760	Not to Exceed
007	Bidding & Award Services	10	18	0	28	\$0	\$0	\$5,440	Not to Exceed
008	Management Reserve							\$19,000	Not to Exceed
	Expenses							\$500	Not to Exceed
	Total Hours	198	296	270	764				
	Prizm Personnel	\$43,560	\$53,280	\$54,000		\$0	\$0	\$215,310	

Task #	Item #	Description	Project Manager \$220/hr	Engineer I \$180/hr	Technical \$200/hr	Total Hours	Subconsultant Fee	Markup (15%)	Total
001	Project Management								
	1	Project Meetings	16	12		28		\$0	
	2	Monthly Invoices/Progress Reports	8			8		\$0	
	3	QA/QC	16			16		\$0	
	4	General Project Coordination	20	12		32		\$0	
	5	Bi-Weekly Status Checks	10			10		\$0	
		Total Hours	70	24	0	94			
		Total Fee	\$15,400	\$4,320	\$0		\$0	\$0	\$19,720
002	Survey Services								
	1	Surveying				0	\$39,100	\$5,865	
	2	Subconsultant Coordination	10	8		18		\$0	
		Total Hours	10	8	0	18			
		Total Fee	\$2,200	\$1,440	\$0		\$39,100	\$5,865	\$48,605
003	Preliminary Design								
	1	Kick Off Meeting	6	6		12		\$0	
	2	Preliminary Design Plans	10	20	40	70		\$0	
	3	Preliminary Engineer's Estimate	4	20		24		\$0	
		Total Hours	20	46	40	106			
		Total Fee	\$4,400	\$8,280	\$8,000		\$0	\$0	\$20,680
004	60% Design								
	1	Review Meeting	2	2		4		\$0	
	2	Project Walk-through	4	4		8		\$0	
	3	60% Design Plans	12	24	120	156		\$0	
	4	60% Engineer's Estimate	8	24		32		\$0	
	5	60% Specifications	8	24		32		\$0	
	6	60% Design Memo	4	16		20		\$0	
		Total Hours	38	94	120	252			
		Total Fee	\$8,360	\$16,920	\$24,000		\$0	\$0	\$49,280
005	90% Design								
	1	Review Meeting	2	2		4		\$0	
	2	Project Walk-through	4	4		8		\$0	
	3	90% Design Plans	8	16	80	104		\$0	
	4	90% Engineer's Estimate	6	16		22		\$0	
	5	90% Specifications	4	16		20		\$0	
	6	90% Design Memo	4	8		12		\$0	
		Total Hours	28	62	80	170			
		Total Fee	\$6,160	\$11,160	\$16,000		\$0	\$0	\$33,320

006		Final Design						
1	Review Meeting	2	2		4		\$0	
2	Final Design Plans	8	20	30	58		\$0	
3	Final Engineer's Estimate	4	12		16		\$0	
4	Final Specifications	8	10		18		\$0	
	Total Hours	22	44	30	96			
	Total Fee	\$4,840	\$7,920	\$6,000		\$0	\$0	
							\$18,760	

007		Bidding & Award Services						
1	Addenda (if necessary)	4	12		16		\$0	
2	General Assistance to the City	6	6		12		\$0	
	Total Hours	10	18	0	28			
	Total Fee	\$2,200	\$3,240	\$0		\$0	\$0	
							\$5,440	

JANUARY 12, 2026

PRIZM ENGINEERING

Attn: Grace Garwin

10940 NE 33rd Pl. Suite 110

Bellevue, WA 98004

Email: ggarwin@prizmland.com

Phone: 206-999-8627

RE: Stanwood, 272nd St. SW Watermain - Survey Proposal

Grace,

On behalf of S&F Land Services, I am pleased to submit this proposal to provide professional surveying services for 272nd St SW., 76th Dr. NW, abutting 273rd St. NW, and portions of 276th St SW, Stauffer Road, as shown in YELLOW on the enclosed Exhibit A.

Scope of Work:**Task 1. TOPOGRAPHIC SURVEY BASE MAPPING**

Under this task, S&F will prepare base mapping for the full width of the right of way on the road ways listed above,, including extending past the curb returns on the abutting street at 273rd.

An AutoCAD drawing will be prepared at a scale of 1" = 20', or as required by the design engineer or the City before drafting commences. Existing Aerial and/or LIDAR mapping sources may be utilized either directly or as a basis for verification.

This task includes:

- Full topographic survey for design.
- Control survey in NAD 83/11 Horizontal Datum, with all elevations derived from and checked to NAVD '88 Vertical Datum.
- Establish rights-of-way and roadway centerlines within above-described area as available from recorded plats and public records further compared to the Snohomish County Parcel GIS lines.
- Survey and map individual trees 6" DBH and greater within the site areas.

Tree size and species will be noted.

- Set additional benchmarks at least 1 per 1000' of route mapping
- Depict hard and soft surfaces on individual layers per accepted APWA standards.
- Show and dimension located topographic features and contours at 2' intervals along subject area.
- Show and label all control points with elevations and point numbers.
- Show known utilities by surface evidence, utility pre-painting, or as-built location.
- Structures (manholes/catch basins): pipe inverts, size, direction, and material.
- Coordinate and hire as a subcontractor a private Underground Utility Locating Service to provide utility locate services over the private properties of the project areas for underground utilities including: power, gas, cable, fiber optics and telecommunications. The cost of which is included herein

- Coordinate the services of the Public Utility Notification Center (one-call or 811) over the public areas of the project. Underground utility markings are assumed to have been completed prior to the date(s) of scheduled survey fieldwork

S&F assumes no responsibility for the accuracy of the delineation of underground utilities by utility locating firms and/or the respective utility owners, nor for the existence of any buried objects. All utility locations should be field verified prior to construction

Task 2. Set Property corner pins at Right of Way

Under this task, S&F will set the property corner pins of the intersecting Right of Ways of the unimproved road adjacent to the west line of the High School.

Assumptions:

S&F will have unobstructed access to the subject property to complete the above scope of work.

Deliverables:

- i. AutoCAD .dwg drawing file.

Schedule:

- i. Deliverables could be furnished within 5 weeks of contracted notice to proceed.

NOTE: A more aggressive schedule may be available

Fees:

The fees for the scope of services as described above will be on a fixed fee basis. Additional services requested and approved by the Client not described herein will be billed as a Contract Addendum.

FEES	\$39,100.00
1. Topographic Survey	\$35,400
2. Right of Way Corner Pins and ROS	\$2,500
3. Private Utility Locating Service	\$1,200

EXPENSES	<i>invoiced at cost plus 10%</i>
A. Plotting and Shipping (if hard copies requested)	

If this proposal is acceptable to you, please sign a copy of this letter and return it to us as our notice to proceed. Signing this document is a promise to pay for services as outlined above, and acknowledgment of our enclosed terms and conditions. I appreciate the opportunity to provide this proposal for your consideration. If you have any questions or concerns, please feel free to call me at the phone number listed above.

Sincerely,



Zane Nall, PLS - Senior Project Manager

S&F Land Services

_____ (Date Accepted)

_____ (Signature)

_____ (Name)

_____ (Title)

EXHIBIT A



These Standard Terms & Conditions are made a part of this Agreement between S&F Land Services, LLC (herein referred to as S&F) and the CLIENT. The CLIENT has read and agrees to the following Standard Terms & Conditions as an integral part of this Agreement.

SECTION 1 – SERVICES OF S&F

- A. **Authorization to Proceed:** Any request by CLIENT to proceed with work shall constitute an acceptance of all terms of this Agreement, including these Standard Terms & Conditions. Signing the contract and providing any required retainer shall be construed as authorization by CLIENT for S&F to proceed with the work.
- B. **Fees:** The fees related to the scope of work are good for 30 days after the date they are prepared. If, at any time during the completion of the scope, the project is delayed for more than 60 days then S&F has the right to re-evaluate the fees accordingly.

SECTION 2 – TERMS OF PAYMENT

- A. **Payment:** Invoices will be issued monthly by S&F and are due and payable on receipt. Interest is charged at a periodic rate of 1.5% per month (18% APR) on all invoices not paid within thirty (30) days. If any invoice is not paid in full within 30 days after the invoice date, then in addition to any other remedies available to S&F, it may cease performing work and not release any information or documents hereunder upon delivery of written notice of its intention thereof to the CLIENT. Further, in the event of such default, S&F shall have the right, but not the obligation, to cease performing work under any other contract then outstanding between the CLIENT and S&F. CLIENT and S&F agree payment to S&F is not subject to any payments due CLIENT from any third party and payments due S&F will not be delayed pending a third-party disbursement. If CLIENT disputes any portion of an invoice, CLIENT shall notify S&F of the dispute (including amount) in writing within 30 days of the invoice date. CLIENT hereby waives the right to dispute an invoice more than 30 days after an invoice's date, and/or if CLIENT fails to provide the required notice.
- B. **Reimbursable Expenses:** Outside services, reproductions etc. required to complete the job that are not itemized in the Scope of Work are invoiced as Reimbursable Expenses, at cost plus 10%.
- C. **Collection Expenses:** Should S&F incur expenses to collect any past due sum, the CLIENT agrees to pay said expenses in addition to all other charges due under this contract.

SECTION 3 – OBLIGATIONS OF CLIENT

- A. **Differing Site Conditions:** If any of the physical conditions at the site which is the subject of this Agreement are different than those represented by the CLIENT or different than those encountered in work of a similar character, and such differences adversely affect S&F's performance of services, S&F may terminate its services after notifying the CLIENT of such Differing Site Conditions or CLIENT agrees, in writing, to new or modified scope of services and fees.
- B. **Site Access:** S&F understands the CLIENT has unrestricted access to the site and shall therefore afford S&F access to the site to the same degree as CLIENT.
- C. **Unmanned Aerial Vehicle (UAS/Drone):** S&F may utilize UAS to compile aerial photography or other data of the project site before, during, and after construction. CLIENT grants S&F permission to operate the UAS over the project site and that all persons, vessels, vehicles, and structures related to the project are considered participants consenting to be involved with any UAS operations by S&F, and that the CLIENT has authority to grant these rights and to make these

representations. CLIENT shall defend, indemnify and hold S&F harmless from any breach of these representations, and from any claims or demands against S&F arising from any allegation of trespass, non-consent, or any other issue arising out of S&F's UAS operations, except to the extent that S&F causes property damage or personal injury that arises out of S&F's negligence.

SECTION 4- OBLIGATIONS OF S&F

- A. **Equal Opportunity Employment:** S&F is committed to the principles of equal opportunity and affirmative action in employment and procurement. S&F does not discriminate against applicants, employees, or suppliers on the basis of factors protected by federal or applicable state laws.
- B. **Jurisdictional Requirements:** S&F will complete all work based on the current governing agencies requirements as of the time of this contract, and as consistent with the Standard of Care.
- C. **Standard of Care:** The Standard of Care for all professional services performed or furnished by S&F under this Agreement will be the skill and care used by members of S&F's profession practicing under similar circumstances at the same time and in the same locality and nothing in the Agreement obligates S&F to provide services that exceed the Standard of Care. S&F makes no warranties, expressed or implied, under this Agreement or otherwise, in connection with S&F's services.
- D. **Insurance:** S&F will maintain Professional, Commercial General, Automobile, and Worker's Compensation.

SECTION 5 – GENERAL CONSIDERATIONS

- A. **Limitation of Liability:** S&F's liability to the CLIENT for any cause or combination of causes is, in the aggregate, limited to the lesser of the fee paid to S&F by the CLIENT for this scope of services, or the remaining applicable professional liability insurance coverage proceeds available to S&F (after deduction of any costs, claim payments or other amounts that may have reduced policy limits). No director, officer, shareholder, employee, or other individual representative of S&F shall have any personal or other liability to Client or any other party, for any and all claims, except fraud claims, arising out of or relating to this Agreement, the Project, or services performed, or work product created in connection with either.
- B. **Assignment:** Neither this Agreement nor any of the rights, interests, or obligations under this Agreement may be assigned by any party without the prior written consent of the other parties, which consent will not be unreasonably withheld.
- C. **Termination:** Either CLIENT or S&F may terminate this Authorization by giving 30 days written notice to the other party. In such event, CLIENT shall immediately pay S&F in full for all work previously authorized and performed prior to the effective date of termination. S&F need not give 30 days' notice if the reason for termination is client's non-payment.
- D. **Suspended Work:** If CLIENT suspends work for more than thirty (30) days, S&F shall have the right to revisit the scope of services and/or fees and make reasonable adjustments to account for staff remobilization, project scope changes or updates in computer software, drafting project updates, staff compensation, firm overhead changes, insurance requirement changes, or other expenses as deemed by S&F to be related to the project. The original scope of work and fee may be revised in its entirety.

- E. **Dispute Resolution:** CLIENT and S&F agree that they shall first submit any and all unsettled claims, counter claims, disputes, and other matters in question between them arising out of or relating to this Agreement to mediation, effective as of the date of this agreement.
- F. **Controlling Law, Jurisdiction and Venue:** This Agreement shall be governed by the laws and jurisdiction of the State and County in which the Project at issue is located.
- G. **Ownership of Documents:** All documents prepared or furnished by S&F pursuant to this Agreement are instruments of S&F's professional service, and S&F shall retain an ownership and property interest therein. S&F shall have the right to utilize work products and descriptions for purposes of marketing/advertising. S&F grants CLIENT a license to use instruments of S&F's professional service for the purpose of construction, occupying, and maintaining the Project. Reuse or modification of any such documents by CLIENT, without S&F's written permission, shall be at CLIENT's sole risk, and CLIENT agrees to indemnify and hold S&F harmless from all claims, damages, and expenses, including attorney's fees, arising out of such reuse by CLIENT or by others acting through CLIENT.
- H. **Use of Electronic Media:** Copies of documents that may be relied upon by CLIENT are limited to the final documents that are signed or sealed by S&F, or digitally signed files that are not invalidated or modified. Files in electronic format or text, data, graphic or other types that furnished by S&F to CLIENT are only for convenience of CLIENT, unless they are digitally signed, validated, and not modified. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format (including those that are digitally signed), S&F makes no representations as to long-term compatibility, usability, security (i.e. viruses or other electronic threats).
- I. **Lien Rights.** S&F may perform or discharge any and all procedures, acts, notices, and filings to perfect its lien rights under the applicable state law, notwithstanding any limits or requirements established by Section 5E, above.
- J. **Force Majeure:** Neither party shall be deemed in default of this Agreement to the extent that any delay or failure in the performance of its obligations results from any cause beyond its reasonable control and without its negligence.
- K. **Indemnification:** CLIENT and S&F each agree to indemnify and hold the other harmless, and their respective officers, employees, agents, and representatives, from and against liability for all claims, losses, damages, and expenses specifically excluding attorneys' fees and costs, but only to the extent such claims, losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors or omissions in relation to the project, or claims of copyright or patent infringement arising from the use of any documents provided by any previous design firm. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of CLIENT and S&F, they shall be borne by each party in proportion to its negligence.
- L. **Negligence:** If due to S&F's negligence or otherwise, a required component of the project is omitted from the S&F's services, S&F shall not be responsible for paying for the cost required to add such item or component to the extent that such item or component would have been required and included in the original documents. Furthermore, in no event will the S&F be responsible for any cost or expense that provides betterment or upgrades or enhances the value of the project.
- M. **Waiver of Consequential Damages:** In no event will either party be liable or responsible to the other for any type of incidental, punitive, indirect or consequential damages arising from or relating to this Agreement, including, but not limited to, lost revenue; lost profits; replacement goods; loss of technology, rights or services; loss of data; or interruption or loss of use of services or equipment, rent, opportunity costs, increased interest and attorney's fees, even if advised of the possibility of such damages, whether arising under any theory of contract, tort (including negligence), strict liability or otherwise.
- N. **Statute of Limitations:** Any and all claims and/or causes of action between the parties arising out of or relating to this Agreement shall be brought by either party within the sooner of either: two (2) years of substantial completion of the Project or termination of this Agreement or the project, whichever first occurs.
- O. **Notice of Claim:** CLIENT shall provide S&F written notice of any potential claim, or facts that could result in a claim, against S&F within ten (10) days after the date of the occurrence of the event causing the potential claim or facts as a condition precedent to any recovery from S&F. CLIENT's failure to provide such notice shall constitute waiver of such claim.
- P. **Integration; Amendments:** This instrument contains the entire agreement between CLIENT and S&F and supersedes any and all prior written and/or oral agreements. This Agreement may be altered or modified only in writing signed by the parties hereto.
- Q. **Certificate of Merit:** The CLIENT shall make no claim for professional negligence either directly or by way of cross complaint or third-party complaint against S&F unless the CLIENT has first provided S&F with a written certification executed by an independent consultant currently practicing in the same discipline as S&F and licensed in the State of the jurisdiction of the Project location. This certification shall: (a) contain the name and the license number of the certifier; (b) specify the acts or omissions that the certifier contends are not in conformance with the standard of care for a land surveyor performing professional services under similar circumstances as S&F; (c) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to the standard of care. This certificate shall be provided to S&F not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any arbitration, mediation or judicial proceeding. This Certificate of Merit clause will take precedence of any existing state law in force at the time of the claim or demand for arbitration or judicial proceeding.
- R. **Conflicting Terms.** To the extent that any document or otherwise conflicts or purports to conflict with any terms or conditions of this Agreement (including this Exhibit), the terms and conditions of this Agreement and its Exhibits shall control.



City of Stanwood Public Works and Parks Committee Staff Report

Item Number: 3.d.
Date: March 2, 2026
Subject: 272nd and 72nd St Nw Sidewalk
Contact Person: Alan Lytton, City Engineer
Attachments: 1. 72nd St NW & 272 Ave NW Sidewalk Improvements

ISSUE

March 3rd we will be opening bids for the 272nd and 72nd sidewalk project. Because PWC will not see bids before the next council, I wanted to discuss the project with committee members. Attached are the project plans.

72ND ST NW AND 272ND AVE NW SIDEWALK IMPROVEMENTS

CITY OF STANWOOD

OWNER / APPLICANT

ALAN LYTTON
CITY OF STANWOOD
10220 270TH STREET NW
STANWOOD, WA 98292

CIVIL ENGINEER

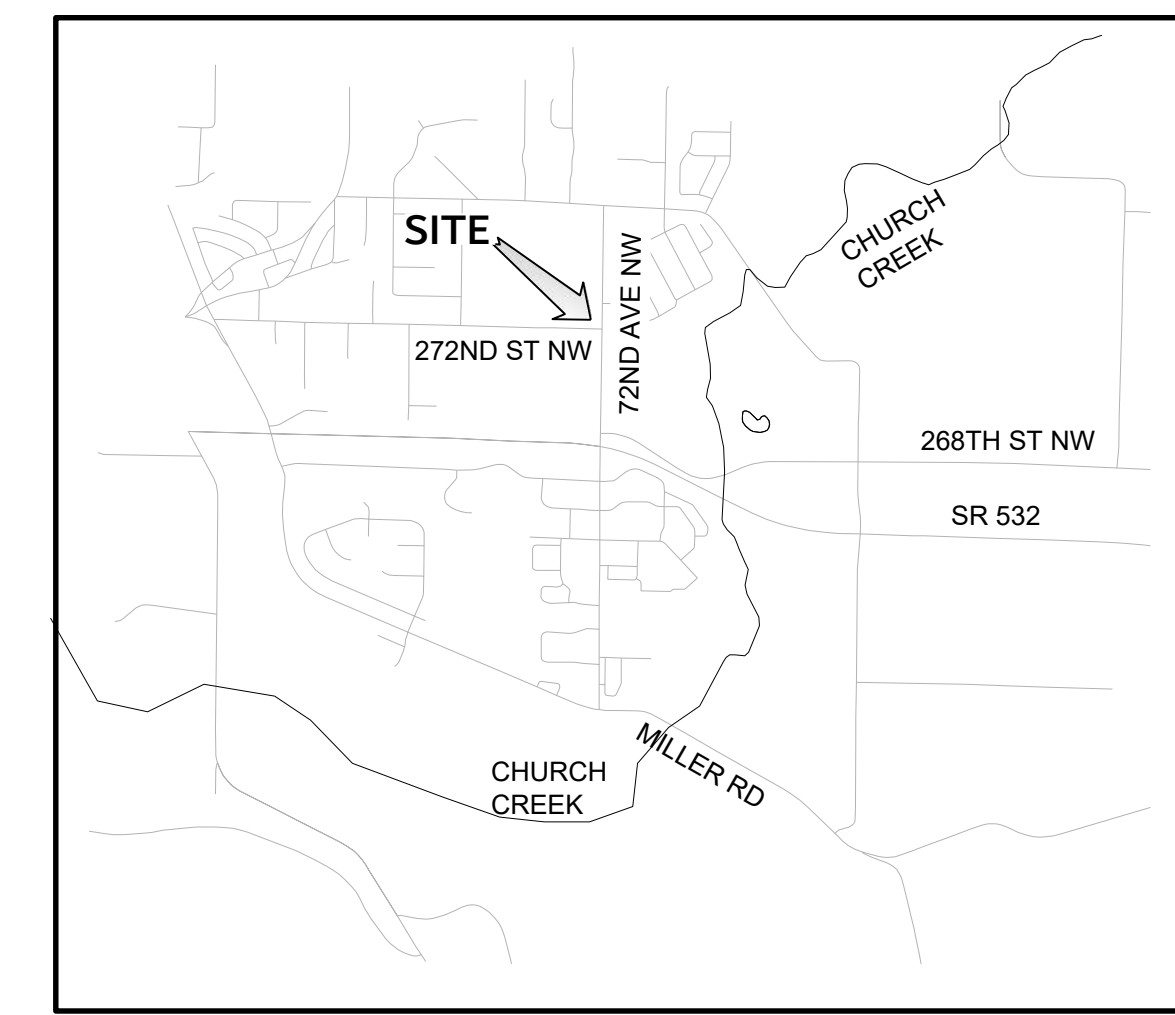
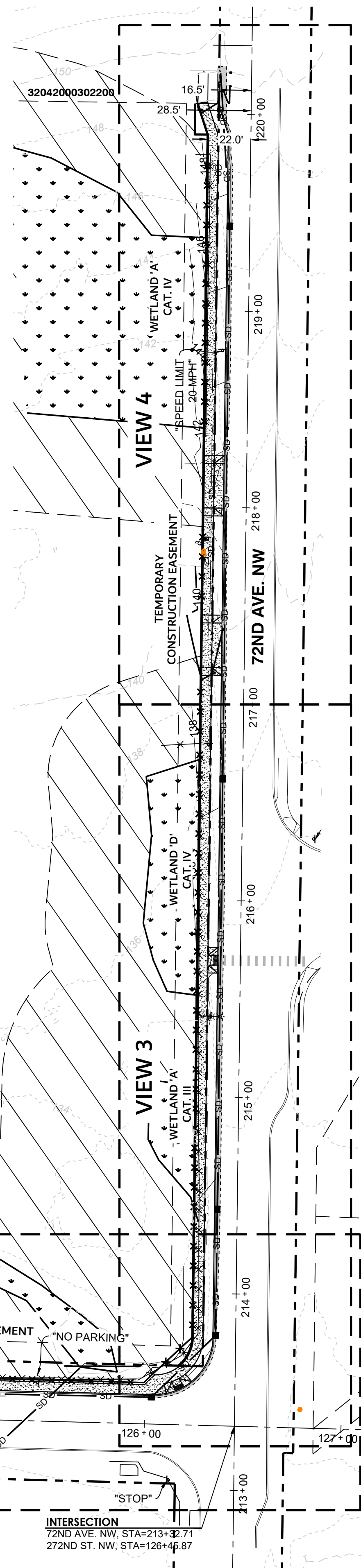
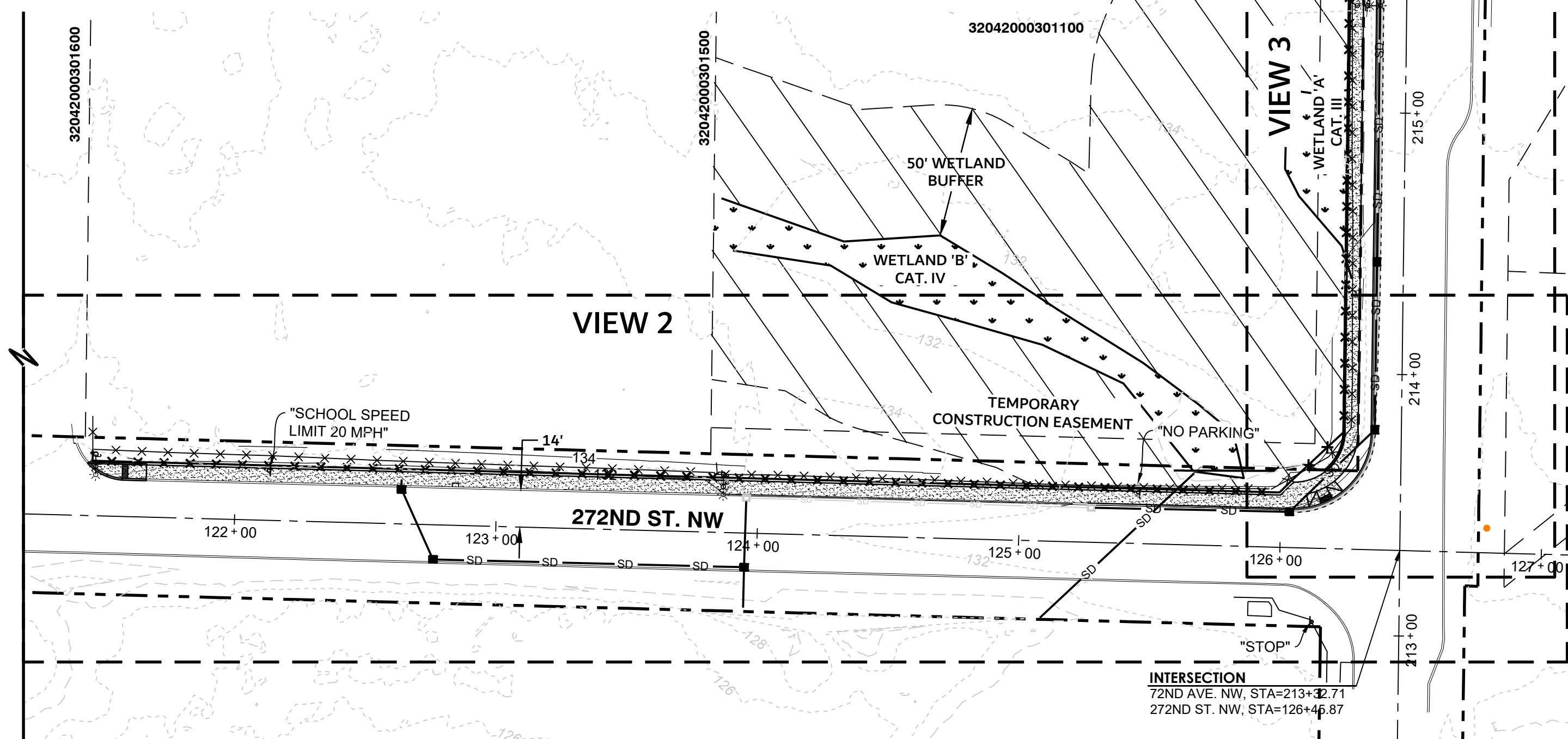
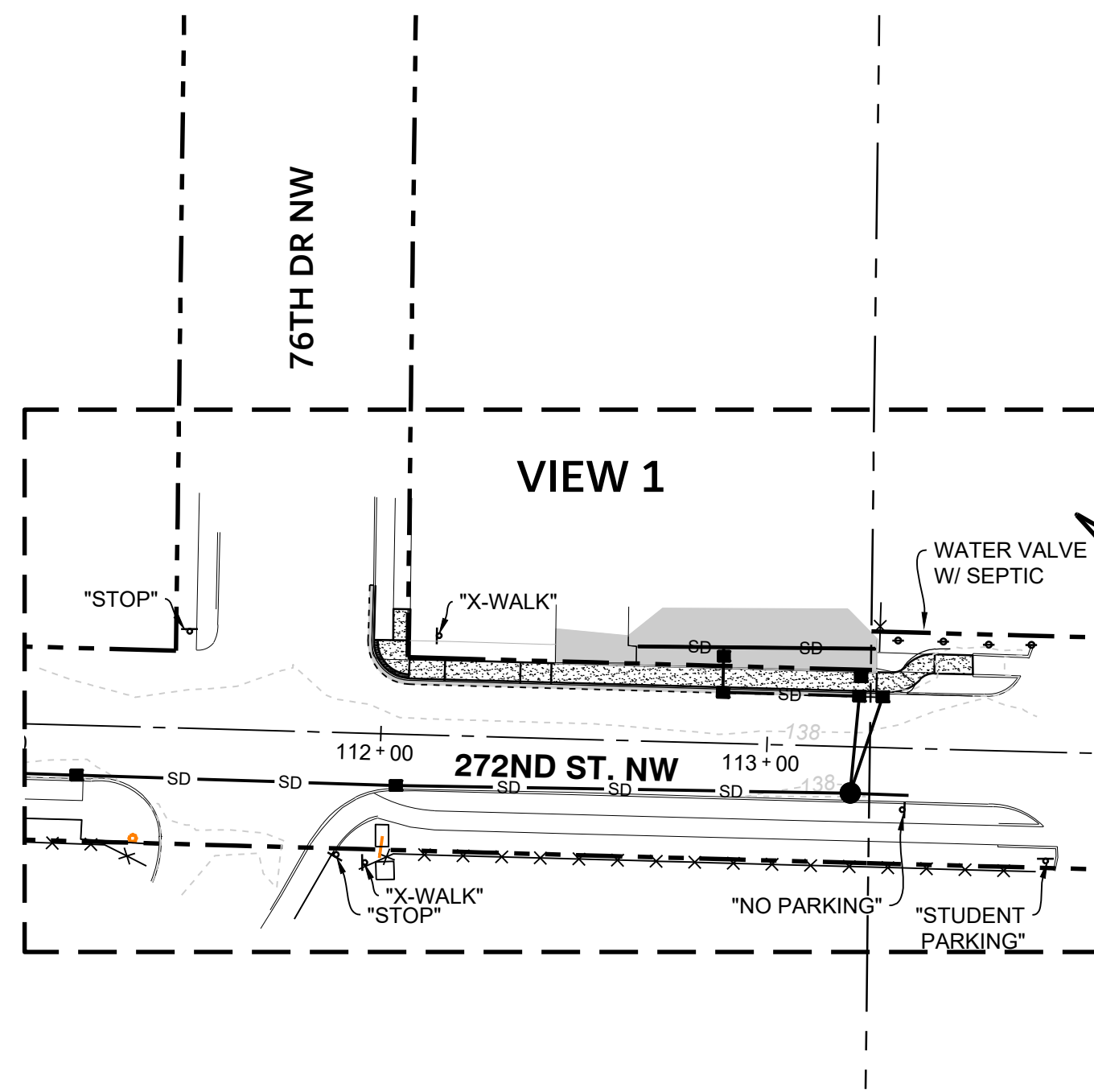
DAVID HARMSEN, PE
HARMSEN, LLC
2822 COLBY AVE., SUITE 300
EVERETT, WA 98201
(425) 252-1884
davidh@harmssenllc.com

LAND SURVEYOR

AARON TYSON, PLS
HARMSEN, LLC
2822 COLBY AVE., SUITE 300
EVERETT, WA 98201
(425) 252-1884
aaron@harmssenllc.com

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
C1.0	COVER SHEET & SITE LAYOUT PLAN
C2.0	STANDARD NOTES
C2.1	SWPPP (STA 111+00 TO STA 113+80 AND STA 121+00 TO STA 126+45)
C2.2	SWPPP (STA 213+60 TO STA 217+00 AND STA 217+00 TO STA 219+80)
C3.0	272ND ROAD & STORM PLAN AND PROFILE 112+00 TO 113+50
C3.1	272ND ROAD & STORM PLAN AND PROFILE 121+60 TO 126+20
C3.2	72ND ROAD & STORM PLAN AND PROFILE 213+60 TO 214+40
C3.3	72ND ROAD & STORM PLAN AND PROFILE 218+20 TO 219+80
C4.0	WATER PLAN
C5.0	272ND STREET NW CROSS SECTIONS
C5.1	72ND AVENUE NW CROSS SECTIONS
C6.0	STANDARD DETAILS
C6.1	STANDARD DETAILS
C6.2	STANDARD DETAILS
C6.3	STANDARD DETAILS
C7.0	TRAFFIC CONTROL PLAN
C7.1	TRAFFIC CONTROL DETAILS



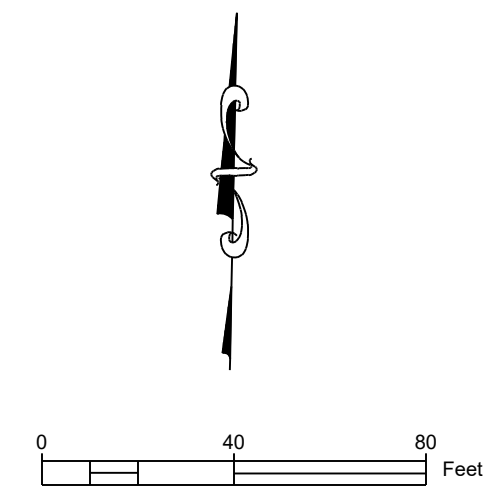
VICINITY MAP
SCALE 1" = 2000'

BASIS OF BEARING

N 50°22'13" W BETWEEN FOUND MONUMENTS AS SHOWN.
COORDINATE SYSTEM, NORTH ZONE

DATUM NAVD 88
BENCHMARK

BENCHMARK: CONTROL PT 1 = GPS 930
ELEV=136.30
ELEVATION ESTABLISHED FROM GPS OBSERVATIONS
UTILIZING THE WASHINGTON STATE REFERENCE NETWORK.



**CITY OF STANWOOD
APPROVED FOR CONSTRUCTION**

BY: _____ DATE: _____
PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____
COMMUNITY DEVELOPMENT DIRECTOR

PERMIT NO. _____

REVISIONS

ENGINEERS
SURVEYORS

(425) 252-1884
(206) 343-5903

HARMSEN

2822 COLBY AVE., SUITE 300
EVERETT, WA 98201



72ND ST NW AND 272ND AVE NW
SIDEWALK IMPROVEMENTS
27312 72ND AVE NW
STANWOOD, WA 98292

COVER SHEET & SITE LAYOUT PLAN

DATE: 1/27/26

JOB #: 24-381



C1.0

SECTION 20, TOWNSHIP 32 NORTH, RANGE 04 EAST, W.M.

EROSION AND SEDIMENTATION CONTROLS

1. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO ALL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS FROM THE CITY, D.O.E., THE SWPPP PREPARED BY THE CONTRACTOR FOR THIS PROJECT, AND AS CONTAINED ON THE CIVIL PLANS HEREIN. THE CONTRACTOR MUST INSPECT ALL EROSION CONTROL DEVICES DURING AND AFTER EACH RAINFALL OCCURRENCE, AND SHALL UPGRADE AND SUPPLEMENT ALL EROSION CONTROL ELEMENTS AS NECESSARY TO PREVENT ANY DIRTY RUNOFF WATER FROM ENTERING ANY EXISTING AND PROPOSED DRAINAGE FACILITIES, AND FROM IMPACTING OFFSITE PROPERTIES. THE CONTRACTOR SHALL DO ALL TESTING, CREATE AND RETAIN ALL RECORDS AND CREATE ALL REPORTING AS REQUIRED BY D.O.E. AND PROVIDE COPIES OF REPORTS TO THE OWNER. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE SUBMITTAL OF REPORTS TO DOE.
2. THE CONTRACTOR MUST PERFORM ALL SITE CONSTRUCTION ACTIVITIES IN SUCH A MANNER TO PROVIDE ALL RUNOFF WATERS AN OPPORTUNITY FOR SEDIMENT AND DEBRIS TO SETTLE OUT OF RUNOFF WATERS, PRIOR TO THEM FLOWING INTO ANY EXISTING OR PROPOSED DRAINAGE FACILITY.
3. FILTER FABRIC FENCE IS TO BE INSTALLED AT ALL LOCATIONS WHERE IT APPEARS SURFICIAL RUNOFF WILL EXIT THE SITE OR ENTER A BUFFER AREA TO AID IN THE REMOVAL OF DEBRIS FROM STORMWATER EXITING THE SUBJECT PROPERTY AND ENTERING THE BUFFER. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, CLEANING, REPLACEMENT IF NECESSARY, AND MAINTENANCE OF FILTER FABRIC SILT FENCE AS NECESSARY TO ADEQUATELY CONTROL ALL SURFACE RUNOFF FROM THIS PROPERTY AND ITS ASSOCIATED DEVELOPMENT.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE PROJECT SITE AND DETERMINING LOCATIONS WHERE STORMWATER MAY EXIT THE SUBJECT PROPERTY AND FLOW ONTO ADJACENT AREAS. AT ALL THESE LOCATIONS, THE CONTRACTOR MUST INSTALL FILTER FABRIC FENCE TO AID IN THE REMOVAL OF DEBRIS FROM STORMWATER EXITING THE SUBJECT PROPERTY. CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED TO CAUSE ANY CONCENTRATED RUNOFF WATERS ONTO ADJOINING PROPERTIES OR RIGHT OF WAY AREAS.
5. AFTER SITE WORK IS COMPLETED AND SITE SOIL CONDITIONS ARE STABILIZED, THE CONTRACTOR SHALL CLEAN UP AND REMOVE THE EROSION CONTROL ITEMS AND ALL ACCUMULATED DEBRIS. UNTIL THE SITE IS APPROPRIATELY STABILIZED, AS DETERMINED BY THE CITY PUBLIC WORKS DEPARTMENT. THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION AND SEDIMENTATION CONTROL FACILITIES.
6. WITHIN NEW CATCH BASINS AS THEY ARE INSTALLED AND ALL EXISTING CATCH BASINS RECEIVING STORM RUNOFF FROM THE PROJECT AREA, THE CONTRACTOR SHALL INSTALL FILTER FABRIC SOCKS UNDER THE RESPECTIVE GRATES. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING, MAINTENANCE, AND REPLACEMENT OF FILTER FABRIC SOCKS AS NECESSARY TO CONTINUALLY ALLOW STORMWATER TO BE FILTERED PRIOR TO ENTERING THE EXISTING AND NEW DRAINAGE SYSTEMS.
7. UPON COMPLETION OF THE PROJECT IMPROVEMENTS, THE CONTRACTOR IS RESPONSIBLE FOR THOROUGHLY CLEANING OUT ALL NEW AND EXISTING STORM PIPES AND ASSOCIATED STORM STRUCTURES INCLUDING CATCH BASINS.
8. AS SOON AS PARTICULAR GRADING ACTIVITIES ARE COMPLETE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MIXTURE OF GRASS SEED, FERTILIZER, AND MULCH TO ASSIST IN STABILIZING THE DISTURBED SOILS. HAND-APPLIED SEED AND FERTILIZER IS ACCEPTABLE PROVIDING THE WEATHER CONDITIONS ARE SUPPORTIVE, OTHERWISE, HYDROSEEDING SHALL BE PERFORMED.
9. CONSTRUCTION IMPROVEMENTS ARE REQUIRED ON SITE, AND WITHIN THE ADJOINING PUBLIC RIGHT-OF-WAY, AS IDENTIFIED ON THE CIVIL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THESE ON-SITE AND OFF-SITE PROPERTIES IN SUCH A MANNER THAT A SIGNIFICANT RAINFALL EVENT WILL NOT CAUSE SILT-LADENED STORM RUNOFF WATERS TO ENTER ANY PORTION OF AN EXISTING OR NEW DRAINAGE SYSTEM, WITHOUT BEING APPROPRIATELY FILTERED AND CLEANED. THE PROJECT SITE SHALL BE MANAGED AND MAINTAINED SO THAT NO DAMAGES OCCUR FROM NORMAL RAINFALL EVENTS EXPERIENCED IN THE CITY OF STANWOOD.
10. THROUGHOUT THE COURSE OF THE PROJECT, THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE ADJOINING ROADWAY SWEEPED IF DEBRIS IS TRANSPORTED FROM THE PROJECT SITE ONTO THE ADJOINING ROADWAY. THE ROADWAYS MUST BE THOROUGHLY SWEEPED TO REMOVE AS MUCH DEBRIS AS POSSIBLE, AND THEN WASHED OR VACUUMED. WHEREVER ROAD-WASHING ACTIVITIES OCCUR, SEDIMENT-CONTROL DEVICES MUST BE IN PLACE TO TRAP SILT AND DEBRIS FROM BEING WASHED INTO THE DRAINAGE SYSTEM AND UPON ADJOINING PROPERTIES. THE CONTRACTOR SHALL PROTECT ALL PROPERTIES FROM BEING DAMAGED AND IMPACTED BY WASH WATER.

EXISTING UTILITIES

1. THERE ARE MANY EXISTING UTILITIES THAT WILL BE CROSSED WITH THE PROPOSED IMPROVEMENTS HEREIN. FOR ALL SLOPE-CONTROLLED UTILITIES SUCH AS STORM DRAINAGE, WATER, AND SANITARY SEWER, THE CONTRACTOR MUST HORIZONTALLY AND VERTICALLY ASBUILT ALL EXISTING UTILITIES WITHIN THE ALIGNMENT OF THE PROPOSED SLOPE-CONTROLLED UTILITY PRIOR TO PERFORMING ANY ASSOCIATED CONSTRUCTION. THE CONTRACTOR MUST OBTAIN THE HORIZONTAL LOCATION AND VERTICAL ELEVATION OF THE EXISTING UTILITY AND COMPARE IT TO THE DESIGNED IMPROVEMENT. CONFLICTS BETWEEN PROPOSED UTILITIES AND EXISTING UTILITIES MUST BE IMMEDIATELY BROUGHT TO THE ENGINEER'S ATTENTION SO A RESOLUTION CAN BE ACHIEVED IN A TIMELY MANNER.
2. THROUGHOUT THE COURSE OF THIS PROJECT, VARIOUS UTILITY COMPANIES WILL BE INVOLVED IN SITE IMPROVEMENTS FOR PROPOSED UTILITY CROSSINGS AND TO MAKE CONNECTIONS FROM THE PROPOSED WORK HEREIN TO THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH EACH UTILITY COMPANY PRIOR TO COMMENCING SITE ACTIVITIES, AND CONDUCTING A COORDINATION MEETING ONSITE WITH A REPRESENTATIVE FROM EVERY UTILITY COMPANY. THE CONTRACTOR SHALL PERFORM EXCAVATION, BACKFILL, AND WORK AS REQUIRED BY THE UTILITY COMPANIES FOR THE COMPLETE AND FUNCTIONAL INSTALLATION OF EACH SERVICE. CONTRACTOR TO COORDINATE WHAT TYPE OF INSPECTION WILL BE REQUIRED BY EXISTING UTILITY COMPANIES WHEN CROSSING THEIR SPECIFIC UTILITY.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. ANY DAMAGED UTILITY CONDITIONS MUST BE PROMPTLY REPAIRED, IN CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS, AT THE CONTRACTOR'S EXPENSE.
4. CONSTRUCTION OF THESE IMPERVIOUS AND UTILITY IMPROVEMENTS WILL REQUIRE THAT SOME UTILITIES TEMPORARILY BE SHUT DOWN. PRIOR TO PERFORMING ANY WORK THAT WILL INTERRUPT ANY EXISTING SERVICES, THE CONTRACTOR MUST COORDINATE WITH THE ASSOCIATED UTILITY COMPANY AND THE ASSOCIATED PROPERTY OWNERS REGARDING THE TEMPORARY UTILITY SHUTDOWN. UTILITY SHUTDOWNS MUST BE PERFORMED AND COORDINATED SO IMPACT TO THOSE EXISTING PARTIES SERVED IS MINIMIZED.
5. FOR POWER, TELEPHONE, TV CABLE, FIBER OPTIC, AND GAS: THE CONTRACTOR MUST INDEPENDENTLY COORDINATE WITH EACH UTILITY COMPANY REGARDING TRENCH CONDITIONS AND REQUIREMENTS, BEDDING AND COVER MATERIALS, CONDUIT AND ROAD CASINGS. TYPICALLY, A COMMON 48" WIDE TRENCH, BEDDED AND COVERED WITH SIX INCHES OF CLEAN SAND, AND SUFFICIENT DEPTH FOR THREE FEET OF CONDUIT COVER IS ACCEPTABLE TO THE UTILITY COMPANIES. THE CONTRACTOR SHALL EXCAVATE, GRADE, AND PROVIDE BACKFILL FOR ALL VAULTS AND STRUCTURES.
6. WITHIN THIS PROJECT, ONSITE AND OFFSITE, THERE MAY BE EXISTING UTILITIES THAT ARE TO BE ABANDONED IN PLACE. NO OPEN ENDED CONDUITS OR PIPES SHALL BE LEFT, AND ALL OPEN ENDED UTILITIES THAT ARE ABANDONED MUST BE PLUGGED WITH A CONCRETE GROUT MATERIAL OR CAPPED. EVEN ABANDONED UTILITIES SHALL BE ASBUILT AND PROVIDED TO THE PROJECT ENGINEER AT THE COMPLETION OF THIS PROJECT.

STREET CONSTRUCTION

1. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE STANWOOD STREET AND UTILITY STANDARDS AND STANDARD DETAILS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD. PRIOR TO DISRUPTION OF ANY TRAFFIC, TRAFFIC CONTROL PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
3. A LICENSED ENGINEERING OR SURVEYING FIRM SHALL STAKE ALL CURB AND GUTTER, STREET GRADES, SIDEWALK GRADES AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT.
4. WHERE NEW ASPHALT JOINS EXISTING, THE EXISTING ASPHALT SHALL BE CUT TO A NEAT VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION TYPE, CSS-1, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE NEW ASPHALT SHALL BE FEATHERED BACK OVER EXISTING TO PROVIDE FOR A SEAL AT THE SAW CUT LOCATION AND THE JOINT SEALED WITH GRADE AR4000W PAVING ASPHALT.
5. COMPACTION OF SUBGRADE, ROCK AND ASPHALT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
6. FORM AND SUBGRADE INSPECTION BY THE CITY IS REQUIRED BEFORE POURING CONCRETE. TWENTY-FOUR HOURS NOTICE IS REQUIRED FOR FORM INSPECTION.
7. SEE THE STANWOOD STREET AND UTILITY STANDARDS CHAPTER 2 FOR TESTING AND SAMPLING FREQUENCIES.
8. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE DEVELOPER SHALL PROVIDE AND INSTALL ALL STREET NAME, REGULATORY, WARNING AND GUIDE SIGNS.

CLEARING AND EXCAVATION

1. IF NATURAL, UNDISTURBED, SUBGRADE CONDITIONS ARE IDENTIFIED DURING THE COURSE OF THIS WORK THAT REQUIRES ADDITIONAL EXCAVATION BELOW THE DESIGNED SUBGRADE ELEVATIONS; THE CONTRACTOR SHALL NOTIFY THE OWNER AND GEOTECHNICAL ENGINEER REGARDING THE ENCOUNTERED CONDITIONS. AS DIRECTED BY THE ENGINEER AND OWNER, THE CONTRACTOR SHALL PERFORM ADDITIONAL EXCAVATION TO REMOVE SOFT, YIELDING, OR ORGANIC MATERIALS WITHIN THE PRISMS OF THE PROPOSED ONSITE AND OFFSITE IMPROVEMENTS. WHERE NECESSARY, EXCAVATION SHALL BE PERFORMED TO REMOVE VEGETATION, TOPSOIL, DEBRIS, REMNANT STRUCTURES, ORGANIC MATERIALS, AND ANY OTHER DELETERIOUS MATERIAL THAT MAY DETRIMENTALLY IMPACT SITE EXCAVATION OR FOUNDATION SUPPORT FOR THE PROPOSED IMPROVEMENTS. STRIPPED MATERIALS SHALL NOT BE USED, NOR MIXED, WITH ANY GRANULAR MATERIALS TO BE USED AS STRUCTURAL FILL WITHIN UTILITY TRENCHES OR PROPOSED ROADWAY IMPROVEMENTS. GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY GEOTEST RECOMMENDS LIMITING EARTHWORK OPERATIONS TO THE DRY SEASON (APRIL 1 - OCTOBER 31) AS THE UNDERLYING SOILS ARE MOISTURE SENSITIVE. THE CONTRACTOR SHALL REVIEW THIS REPORT IN ITS ENTIRETY.
2. ALL SUBGRADE CONDITIONS SHALL BE PREPARED AND COMPACTED CONFORMING TO WSDOT SECTION 2-06.3(1) AND 2-06.3(2). THE SUBGRADE CONDITIONS SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT MAXIMUM DRY DENSITY AT A MOISTURE CONTENT PLUS OR MINUS 2 PERCENT FROM OPTIMUM. THE CONTRACTOR MUST HAVE ALL SUBGRADES, AT THE BOTTOM OF GRAVEL, INSPECTED AND TESTED BY OWNER'S RETAINED SOILS ENGINEER AND INSPECTED BY THE CITY. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO ACHIEVE THE REQUIRED SUBGRADE CONDITIONS, INCLUDING PROTECTING THE SUBGRADE FROM EXCESSIVE MOISTURE, AND CONDITIONING THE NATIVE SUBGRADE TO REMOVE MOISTURE.
3. EXCAVATION SHALL BE PERFORMED, AT A MINIMUM, TO THE DESIGNED SUBGRADE ELEVATION FOR THE BOTTOM OF GRAVEL. THIS SUBGRADE SHALL BE PREPARED AS SPECIFIED. WHERE SOFT, YIELDING, OR ORGANIC CONDITIONS EXIST AT THE DESIGNED SUBGRADE ELEVATION, ADDITIONAL EXCAVATION MUST BE PERFORMED TO EXPOSE FIRM, NON-YIELDING, NON-ORGANIC, SUBGRADE CONDITIONS. ALL OVER-EXCAVATION WORK MUST BE BROUGHT TO THE ENGINEER'S AND OWNER'S ATTENTION AND APPROVED BY THE OWNER PRIOR TO THE CONTRACTOR PERFORMING THE WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR CLEARING BRUSH, TREES, STUMPS, AND OTHER VEGETATION IN ORDER TO PREPARE THE SITE FOR CONSTRUCTION. ON-SITE BURNING IS NOT ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR ALL LOADING, HAULING, AND PROPER OFFSITE DISPOSAL OF VEGETATED MATTER. THE USE OF CHIPPED VEGETATION IS PERMISSIBLE IN THE TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES INSTALLED, MAINTAINED, AND OPERATED BY THE CONTRACTOR.
5. SUBGRADE CONDITIONS AND PLACED-MATERIAL CONDITIONS THAT ARE APPROVED, BUT LATER FAIL TO MEET SPECIFICATIONS DUE TO EXCESSIVE TRAFFIC, UNPROTECTED FROM WEATHER, OR UNDUE IMPACTS, AS DETERMINED BY THE CITY, SHALL BE REBUILT/RECONSTRUCTED BY THE CONTRACTOR AT THE CONTRACTOR'S COST.
6. DURING ALL COURSES OF THIS PROJECT, THE CONTRACTOR IS TO PROVIDE ALL POSSIBLE MEANS TO PREVENT STORMWATER FROM PONDING ON THE EXCAVATED SUBGRADE AND ON PLACED MATERIAL SURFACES, AND FROM CAUSING EXCESSIVE MOISTURE. PROVISIONS TO PREVENT AND/OR REMOVE STORM RUNOFF SHALL INCLUDE, BUT ARE NOT LIMITED TO, PLASTIC COVERS, TEMPORARY DITCHING, PUMPS, AND SILTATION PONDS. ALL STORMWATER DISCHARGED FROM THIS SITE SHALL BE THOROUGHLY FILTERED THROUGH EROSION AND SEDIMENTATION CONTROLS PRIOR TO BEING DISCHARGED INTO ANY NEW OR EXISTING CONVEYANCE SYSTEM.
7. THE ON-SITE SOILS ARE VERY MOISTURE-SENSITIVE; THEREFORE, ALL CONSTRUCTION PRACTICES AND SITE OPERATIONS SHALL BE PERFORMED TO PROTECT THE UNDERLYING SOILS.
8. AT ANY LOCATIONS WHERE TREE STUMPS OR ORGANIC MATERIALS ARE REMOVED FROM WITHIN THE IMPERVIOUS AND UTILITY TRENCH AREAS, THE CONTRACTOR SHALL BACKFILL THE LIMITS OF THE OVEREXCAVATION WITH COMPACTED STRUCTURAL FILL MATERIAL AS SPECIFIED. NATIVE MATERIAL SHALL NOT BE USED AS BACKFILL AT ANY LOCATION BELOW OR WITHIN THREE FEET OF THE PROPOSED ROAD WIDENING IN THE RIGHT-OF-WAY, EXCEPT AS SURFACE GRADING AS SPECIFIED BY THE OWNER AND AS FILL WITHIN LOW LANDSCAPE AREAS.
9. AT ALL LOCATIONS WHERE GRADING AND EXCAVATION OF NATIVE SOILS RESULTS IN A SLOPED CONDITION STEEPER THAN 10:1, THE SURFACE SHALL BE TRACKED SO AS TO CREATE A RIDGED PATTERN PERPENDICULAR TO THE DIRECTION OF SLOPE, UNLESS ONLY EXPOSED TO WEATHER FOR LESS THAN FIVE WORKING DAYS AND UNLESS WET WEATHER CONDITIONS EXIST OR ARE ANTICIPATED, ALL SLOPED CONDITIONS STEEPER THAN 10:1 SHALL BE PROMPTLY COVERED WITH A DENSE STRAW MAT OR OTHER EROSION CONTROLLING MEDIUM. ALL DISTURBED SOIL CONDITIONS SHALL BE SEEDED WITH GRASS AS SPECIFIED.

STORM DRAINAGE NOTES

1. THE FOLLOWING PIPE MATERIALS ARE APPROVED FOR USE AS STORM DRAINAGE PRODUCTS FOR THE PROPOSED IMPROVEMENTS. WHICHEVER CHOSEN, THE SAME TYPE SHALL BE USED THROUGHOUT EACH INDIVIDUAL STORM SEWER SYSTEM BETWEEN STRUCTURES. IF A SPECIFIC MATERIAL IS IDENTIFIED ON THE CIVIL PLANS, OR HEREIN, THE CONTRACTOR SHALL PROVIDE THE INSTALLATION AS NOTED.
 - a. REINFORCED CONCRETE PIPE SHALL CONFORM TO SECTION 9-05.3 AND SECTION 9-05.7.
 - b. PVC STORM PIPES SHALL CONFORM TO WSDOT SECTION 9-05.12 (1) MEETING THE REQUIREMENTS OF ASTM D 3034, SOR 35. ALL PVC PIPES SHALL HAVE CASKETING JOINTS CONNECTED WITH INJECTION MOLDED FITTINGS ALSO WITH GASKETS. ALL PVC PIPE SHALL BE SOLID WALL, NOT PROFILE WALL.
 - c. CORRUGATED POLYETHYLENE PIPE (CPP) SHALL HAVE A SMOOTH BARREL INTERIOR, CORRUGATED EXTERIOR CONFORMING TO WSDOT SECTION 9-05.20 AND MEETING THE REQUIREMENTS OF AASHTO M-294. POLYETHYLENE PIPE THAT IS CORRUGATED INSIDE AND OUTSIDE IS NOT ACCEPTABLE WITHIN ANY PORTION OF THIS PROJECT. ALL JOINTS SHALL BE PREMIUM, WATER TIGHT COUPLERS WITH GASKETS. NON-CASKETED BANDS THAT ARE SECURED WITH POLYETHYLENE TIE-STRIPS ARE UNACCEPTABLE.
 - d. DUCTILE IRON PIPE SHALL BE CLASS 50, CONFORMING TO WSDOT SECTION 9-05.13.
64. ALL STORM PIPE INSTALLATIONS MUST HAVE AT LEAST 24 INCHES OF COVER EXCEPT FOR DUCTILE IRON PIPE WHICH CAN BE INSTALLED WITH NOT LESS THAN 12 INCHES OF COVER.
65. AT ALL LOCATIONS WHERE STORM PIPES CONNECT TO CONCRETE STRUCTURES, THE CONTRACTOR SHALL NEATLY GROUT THE INSIDE AND OUTSIDE OF THE STRUCTURE TO TOTALLY ENCOMPASS THE STORM PIPE CONNECTION. GROUTING MATERIAL SHALL BE NONSHRINK, CONCRETE-TYPE MATERIAL. THE CONSTRUCTION OF STORM PIPE CONNECTIONS TO CATCH BASIN STRUCTURES SHALL BE PERFORMED IN SUCH A WAY THAT NO GROUND WATER WILL LEAK INTO THE STRUCTURE, NOR WILL WATER LEAK FROM THE STRUCTURE. THE CONTRACTOR HAS THE OPTION OF USING RUBBER BOOTS OR OTHER DEVICES TO ASSURE NO LEAKAGE OCCURS. AT ALL LOCATIONS WHERE PVC PIPE IS USED AT CONNECTIONS TO CONCRETE STRUCTURES, THE CONTRACTOR SHALL INSTALL A PVC/SAND COLLAR ADAPTER OR RUBBER BOOT ADAPTOR ON THE END OF THE PVC PIPE IN ORDER TO PROVIDE A CLEAN, GROUTED, WATERTIGHT CONNECTION BETWEEN THE STORM PIPE AND THE CONCRETE STRUCTURE.
66. UPON COMPLETION OF ALL SITE IMPROVEMENTS, THE CONTRACTOR SHALL THOROUGHLY FLUSH OUT ALL STORM PIPES TO REMOVE ALL DEBRIS. DEBRIS REMOVED FROM THE STORM SYSTEM IS NOT TO BE WASHED INTO THE DOWNSTREAM DRAINAGE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR THE APPROPRIATE DISPOSAL OF ALL MATERIALS REMOVED FROM THE STORM SYSTEM CLEANING.
67. STORM CATCH BASIN STRUCTURES AND THEIR APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF CLTY PUBLIC WORKS DEPARTMENT AND THE FOLLOWING WSDOT STANDARD PLANS:
 - a. TYPE I CATCH BASIN-STANDARD PLAN B-S-20-00
 - b. TYPE II CATCH BASIN-STANDARD PLAN B-5.40-00
 - c. SOLID METAL COVER FOR CATCH BASINS-STANDARD PLAN B-30.10-00 AND B-30.20-01
 - d. METAL FRAME AND GRATE-STANDARD PLAN B-30. 1 0-00 AND B-30.50-00
 - e. CATCH BASIN TYPE II-48", 60" 96" INCH-STANDARD PLAN B-10.20-00
 - f. MISCELLANEOUS DETAILS FOR DRAINAGE STRUCTURES-STANDARD PLAN B-30.90-00
68. IF SUBGRADE CONDITIONS ARE SOFT BELOW PROPOSED STRUCTURES, THE FOUNDATION SHALL BE OVER-EXCAVATED TWO FEET BELOW THE STRUCTURE AND TO THREE FEET BEYOND THE PERIMETER EDGE OF THE STRUCTURE AND FILLED WITH MECHANICALLY COMPACTED QUARRY SPALLS TO PROVIDE FOR A FIRM, DENSE, NON-YIELDING SUBGRADE CONDITION. IF DIRECTED BY THE OWNER'S SOILS ENGINEER, THE BOTTOM AND SIDES OF THE OVER-EXCAVATION SHALL BE LINED WITH GEOTEXTILE FABRIC AS SPECIFIED FOR THE ROAD SUBGRADE.
69. AT THE END OF ALL STORM SEWER SERVICES, THE CONTRACTOR SHALL INSTALL A MARKER POST AS INDICATED ON THE CIVIL PLANS. THE MARKER POST SHALL BE INSTALLED VERTICALLY PLUMB, PAINTED WHITE AND NEATLY STENCILED WITH LARGE BLACK LETTERS THE WORD "STORM." AS WITH ALL UTILITIES, THE MARKER POST MUST BE INSTALLED AT THE SAME TIME AS THE UTILITY. ALL STORM DRAIN PIPE AND SERVICES SHALL BE INSTALLED WITH DETECTABLE MARKING TAP INSTALLED 18" ABOVE THE PIPE CROWN, OR 12" BELOW FINISHED GRADE (WHICHEVER IS DEEPER). DETECTABLE MARKING TAPE SHALL CONFORM TO WSDOT/APWA STANDARD SPECIFICATIONS, WITH MESSAGE CONVEYING "STORM DRAIN" AND BE COLORED CODED GREEN. IN ADDITION, ALL CURVILINEAR PIPES SHALL BE INSTALLED WITH 14 GAUGE COATED COPPER WIRE WRAPPED AROUND THE PIPE, BROUGHT UP BARED AND WRAPPED THREE TIMES AROUND THE MANHOLE RING OR CATCH BASIN FRAME. TAPE AND INSTALLATION SHALL BE PER WSDOT/APWA STANDARDS. THE CONTRACTOR SHALL FURNISH AND INSTALL THE TAPE AND WIRE.
70. AT VARIOUS LOCATIONS WITHIN THE STORM DRAINAGE SYSTEMS, CLEAN OUT ASSEMBLIES ARE IDENTIFIED. CLEAN OUT ASSEMBLIES SHALL BE INSTALLED AT THE LOCATIONS AND ELEVATIONS AS IDENTIFIED ON THE CIVIL PLAN. WITHIN LANDSCAPED AREAS, THE TOP OF THE CLEAN OUT SHALL COMPRISE ITS CAP. SET FLUSH WITH THE FINISHED LANDSCAPE GRADE. WITHIN HARD SURFACED AREAS, THE TOP OF THE CLEAN OUT CAP SHALL BE CONTAINED WITHIN A CONCRETE OR ALUMINUM FOG-TIGHT ENCLOSURE, WITH THE CLEAN OUT CAP SET WITHIN THREE TO SIX INCHES BELOW THE ENCLOSURE'S LID. AT ALL LOCATIONS WHERE THE FOG-TIGHT ENCLOSURE IS INSTALLED, IT SHALL BE SET FLUSH WITH THE FINISHED HARD SURFACED GRADE.

NOTE

1. CONTRACTOR TO PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION.

CITY OF STANWOOD APPROVED FOR CONSTRUCTION	
BY: _____	DATE: _____
PUBLIC WORKS DIRECTOR	
BY: _____	DATE: _____
COMMUNITY DEVELOPMENT DIRECTOR	
PERMIT NO. _____	

REVISIONS

ENGINEERS
SURVEYORS

HARMSEN



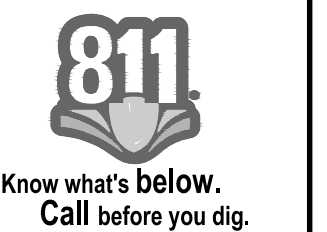
72ND ST NW AND 272ND AVE NW
SIDEWALK IMPROVEMENTS

27312 72ND AVE NW
STANWOOD, WA 98292

STANDARD NOTES

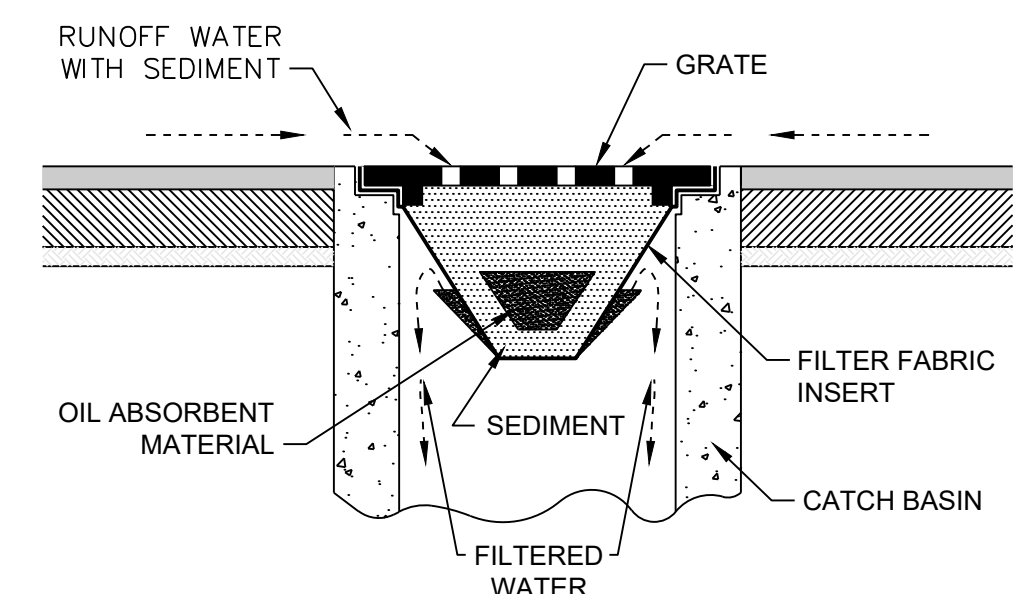
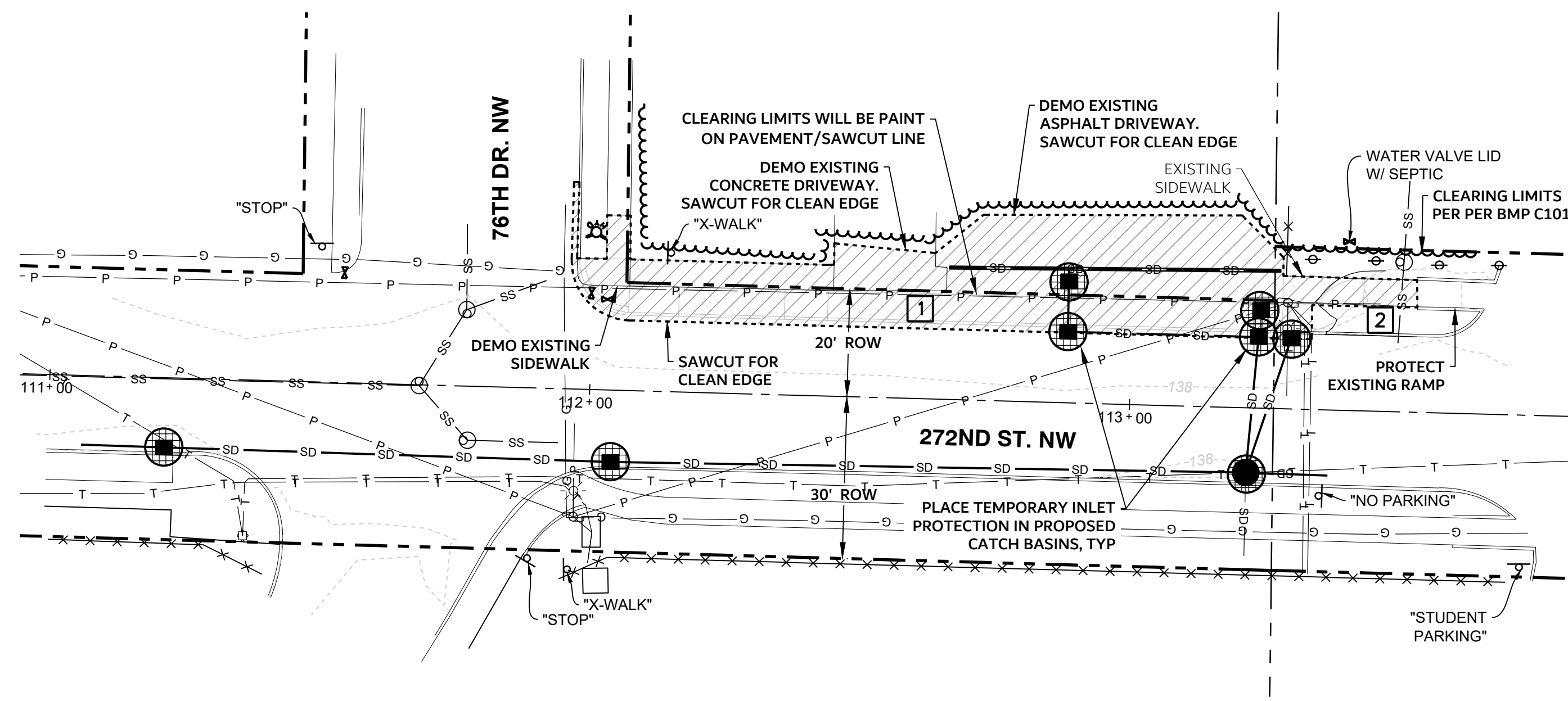
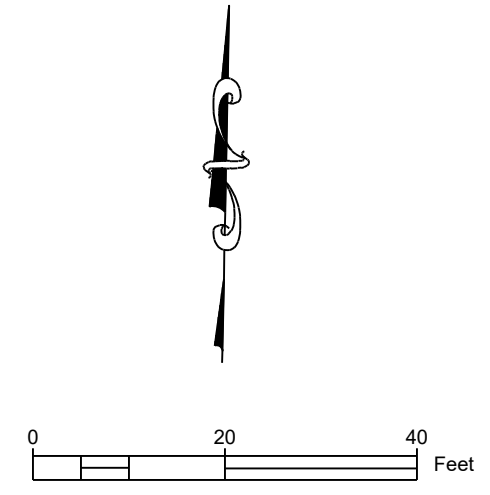
DATE: 1/27/26

JOB #: 24-381



C2.0

SECTION 20, TOWNSHIP 32 NORTH, RANGE 04 EAST, W.M.



"GULLYWASHER", "SILT SACK" OR OTHER APPROVED CATCH BASIN INSERT MAY BE USED FOR INLET PROTECTION. CONTACT: PRICE-MOON ENTERPRISES PH: 360.563.6709, OR "SILTSACK" BY ACF ENVIRONMENTAL AT PH: 1.800.644.9223 (OR APPROVED EQUAL)

SWPP NOTES

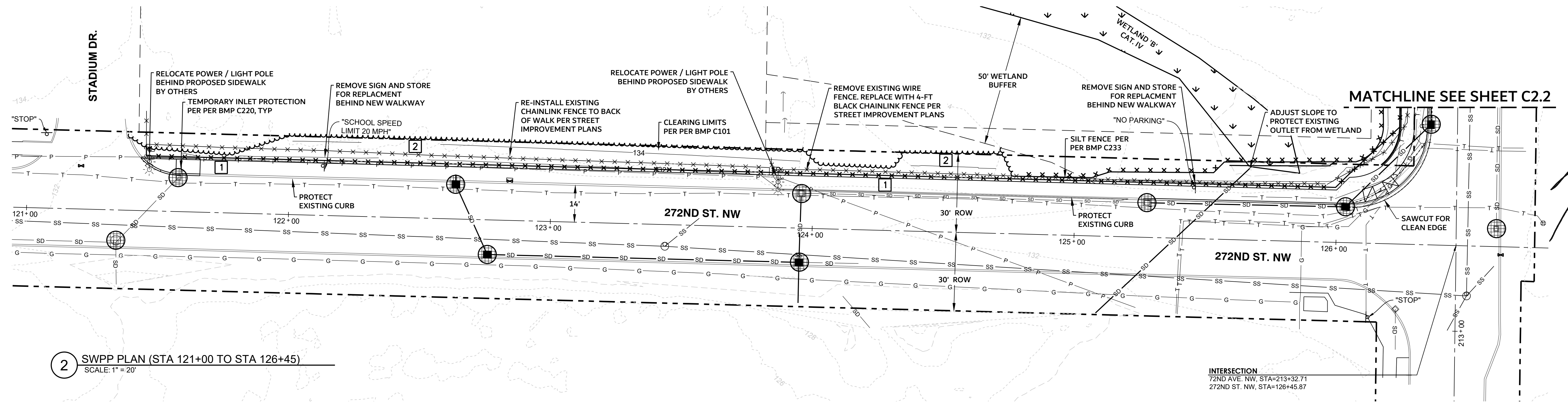
- 1 COVER PRACTICE: STABILIZE FUTURE BUILDING AND PAVED AREAS WITH ROCK PER APPROPRIATE SECTION (BMP C107)
- 2 COVER PRACTICE: STABILIZE FUTURE LANDSCAPE AREAS WITH SEEDING (BMP C120) AND MULCHING (BMP C121)

LEGEND

- TO BE DEMOLISHED
- CLEARING LIMITS (BMP C101)
- SILT FENCE (BMP C233)
- TEMPORARY INLET PROTECTION (BMP C220) PER DETAIL ON C2.1

3 TEMPORARY INLET PROTECTION
SCALE: NONE

1 SWPP PLAN (STA 111+00 TO 113+80)
SCALE: 1" = 20'



2 SWPP PLAN (STA 121+00 TO STA 126+45)
SCALE: 1" = 20'

**CITY OF STANWOOD
APPROVED FOR CONSTRUCTION**

BY: _____ DATE: _____
PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____
COMMUNITY DEVELOPMENT DIRECTOR

PERMIT NO. _____

REVISIONS

ENGINEERS SURVEYORS
HARMSEN
2822 COLBY AVE., SUITE 300
EVERETT, WA 98201
(425) 252-1884
(206) 343-5903



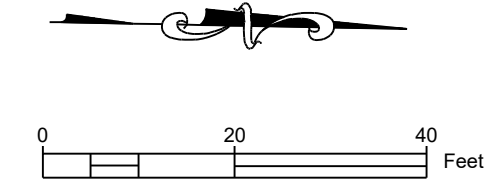
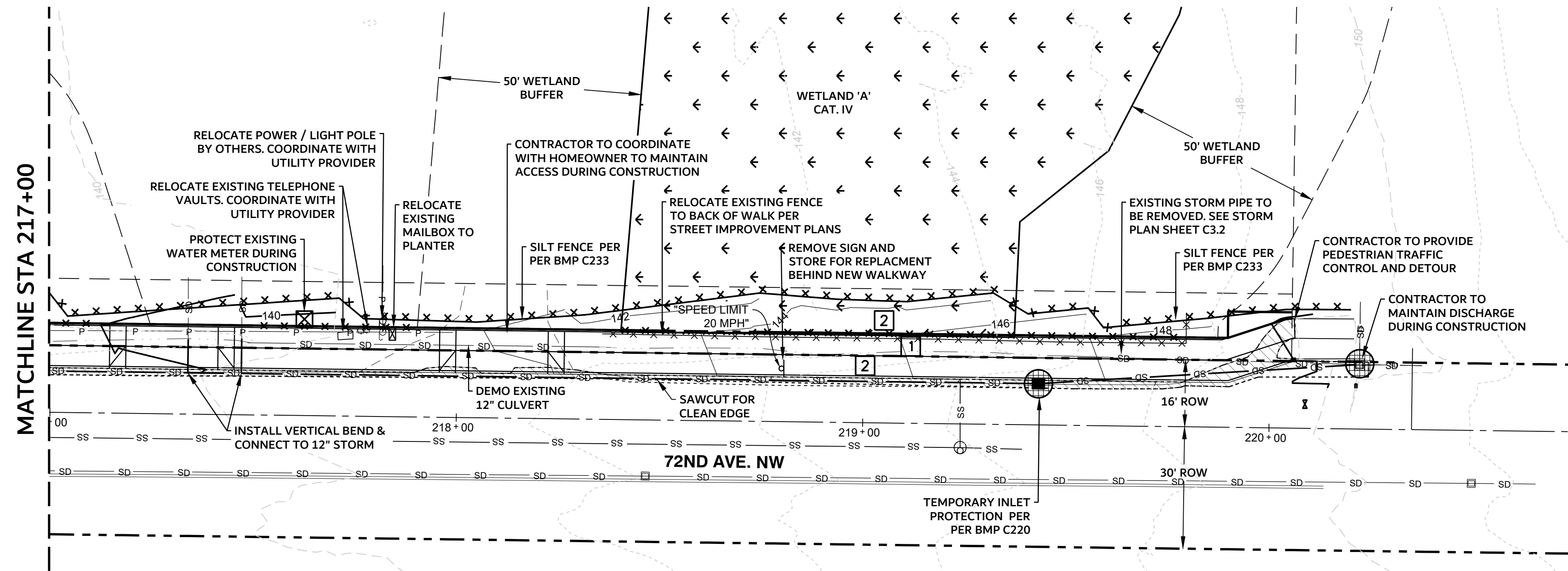
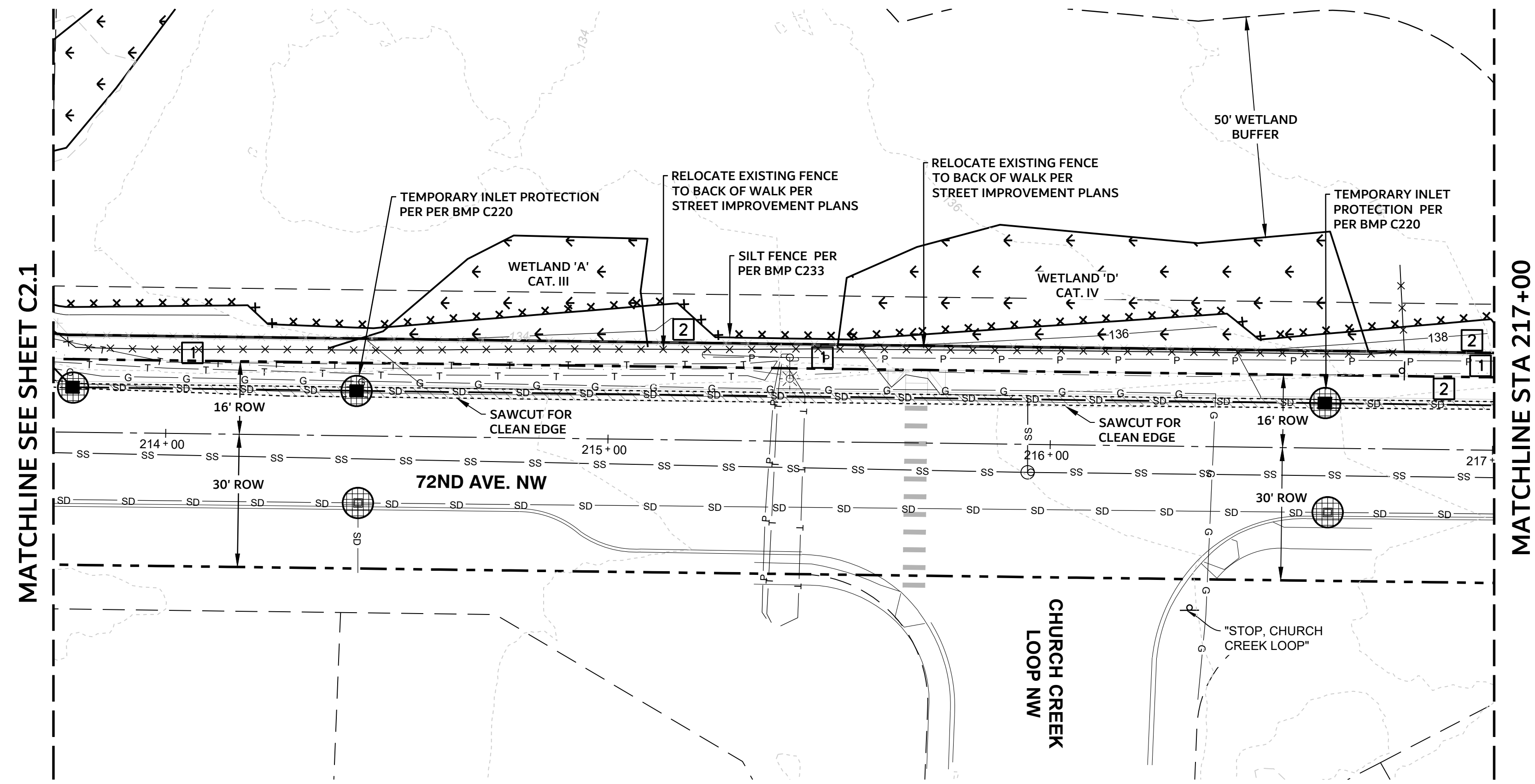
72ND ST NW AND 272ND AVE NW
SIDEWALK IMPROVEMENTS
27312 72ND AVE NW
STANWOOD, WA 98292
SWPPP (STA 111+00 TO STA 113+80
AND STA 121+00 TO STA 126+45)

DATE: 1/27/26
JOB #: 24-381



C2.1

SECTION 20, TOWNSHIP 32 NORTH, RANGE 04 EAST, W.M.



SWPP NOTES

- 1 COVER PRACTICE: STABILIZE FUTURE BUILDING AND PAVED AREAS WITH ROCK PER APPROPRIATE SECTION (BMP C107)
- 2 COVER PRACTICE: STABILIZE FUTURE LANDSCAPE AREAS WITH SEEDING (BMP C120) AND MULCHING (BMP C121)

LEGEND

- TO BE DEMOLISHED
- CLEARING LIMITS (BMP C101)
- SILT FENCE (BMP C233)
- TEMPORARY INLET PROTECTION (BMP C220) PER DETAIL ON C2.1

REVISIONS

HARMSEN ENGINEERS SURVEYORS
 2822 COLBY AVE., SUITE 300
 EVERETT, WA 98201
 (425) 252-1884
 (206) 343-5903



**72ND ST NW AND 72ND AVE NW
 SIDEWALK IMPROVEMENTS**
 27312 72ND AVE NW
 STANWOOD, WA 98292
 SWPPP (STA 213+60 TO STA 217+00
 AND STA 217+00 TO STA 219+80)

**CITY OF STANWOOD
 APPROVED FOR CONSTRUCTION**

BY: _____ DATE: _____
 PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____
 COMMUNITY DEVELOPMENT DIRECTOR

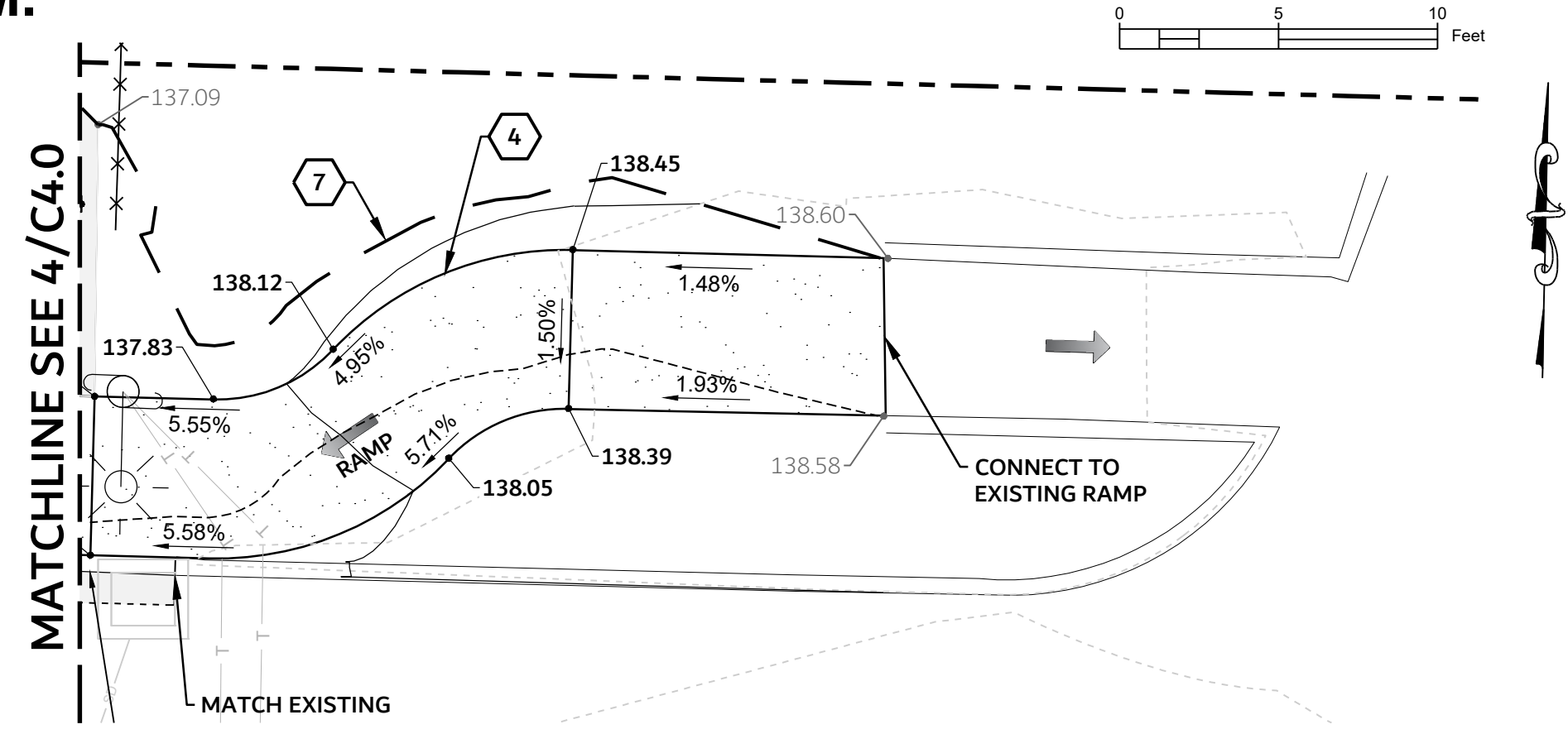
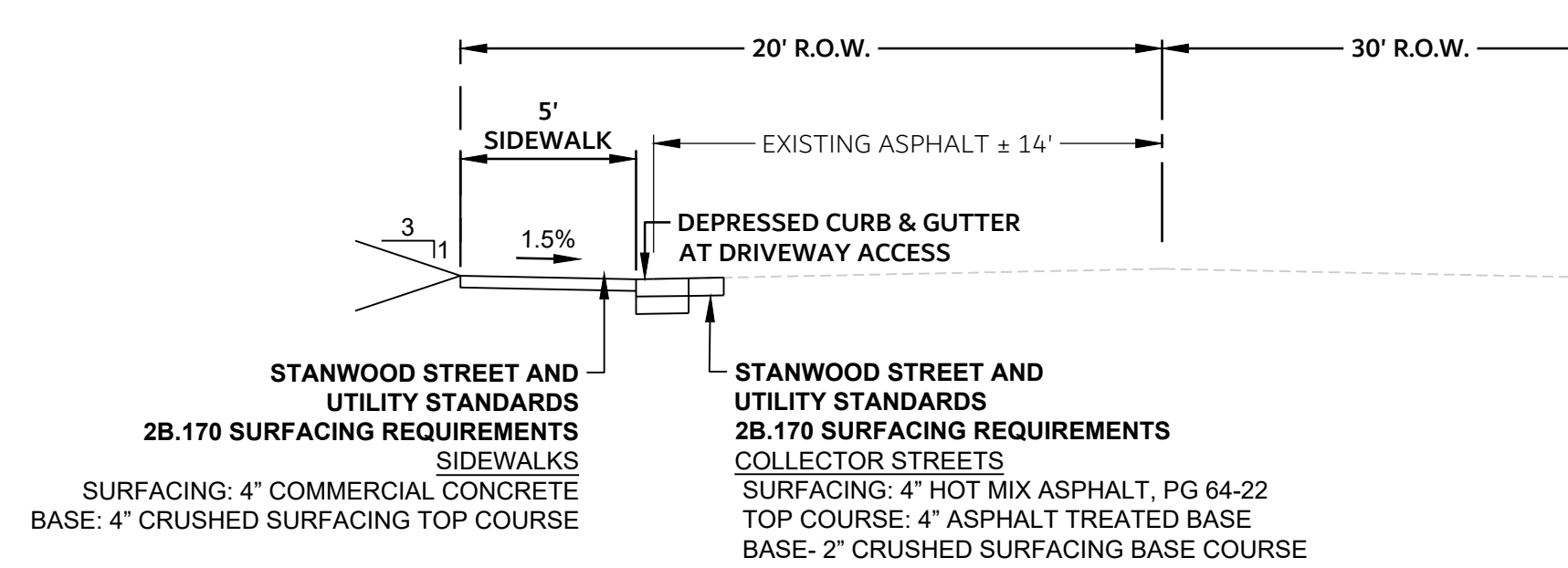
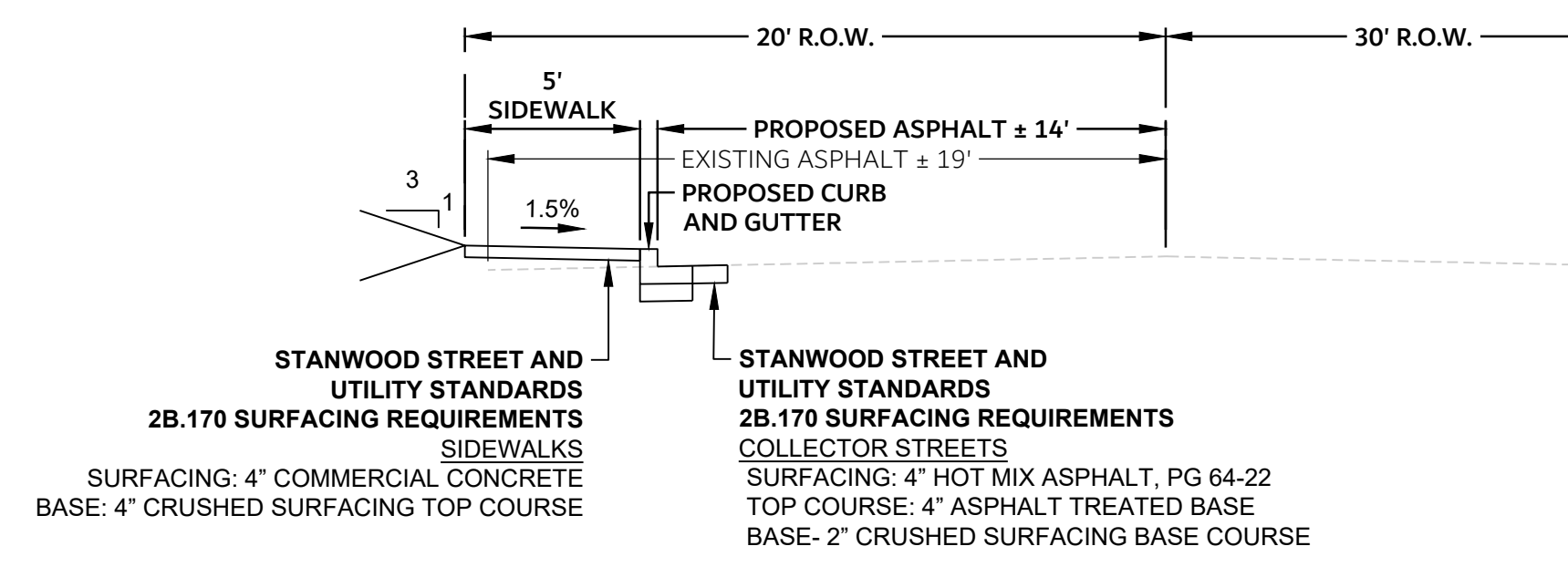
PERMIT NO. _____

DATE: 1/27/26
 JOB #: 24-381



C2.2

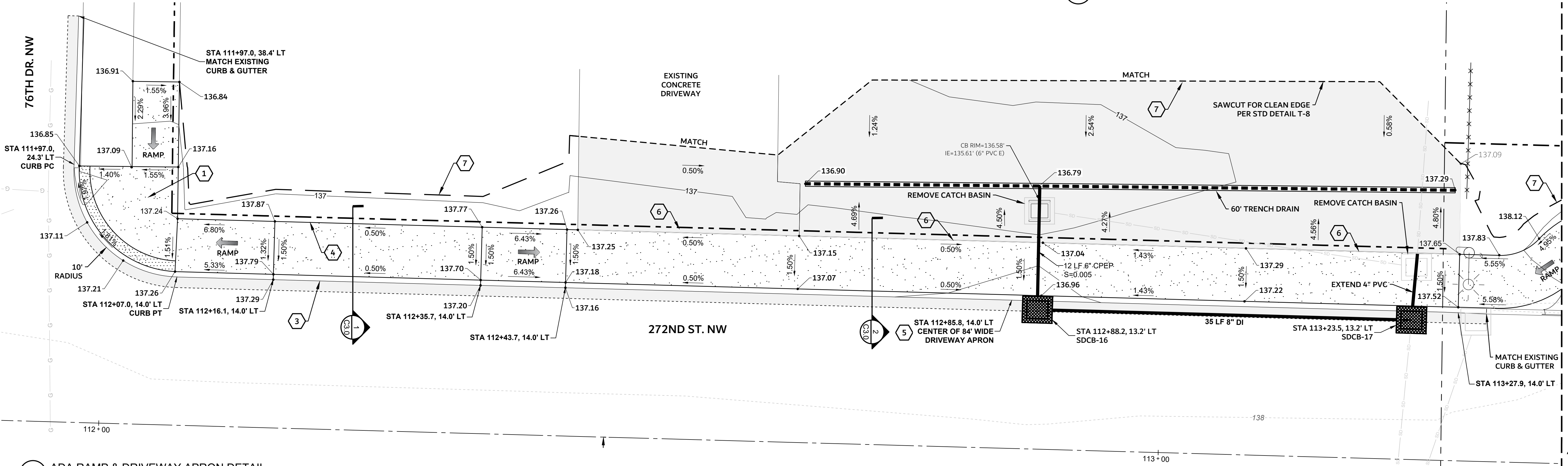
SECTION 20, TOWNSHIP 32 NORTH, RANGE 04 EAST, W.M.



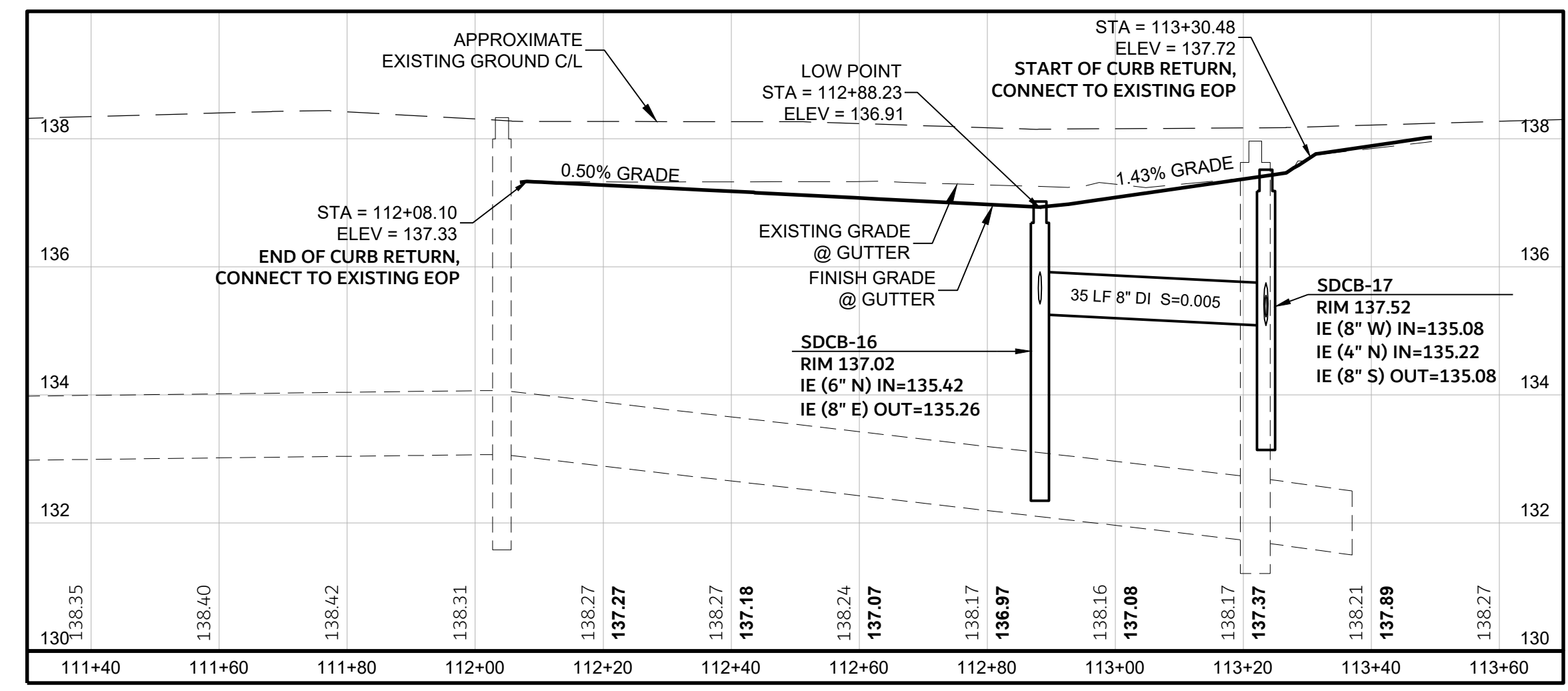
1 272ND ST. NW (112+16.1-112+35.7)
SCALE: 1" = 5'

2 272ND ST. NW @ DRIVEWAY (112+43.7-112+27.9)
SCALE: 1" = 5'

3 ADA RAMP (EAST)
SCALE: 1" = 5'



4 ADA RAMP & DRIVEWAY APRON DETAIL
SCALE: 1" = 5'



CONSTRUCTION NOTES

- 1 ADA PERPENDICULAR CURB RAMP PER WSDOT STD PLAN F-40.15-04
- 2 ADA SINGLE DIRECTION CURB RAMP PER WSDOT STD PLAN F-40.16-03
- 3 CONSTRUCT CONCRETE CURB & GUTTER PER WSDOT STD PLAN F-10.12-04
- 4 CONSTRUCT CONCRETE SIDEWALK PER WSDOT STD PLAN F-30.10-04
- 5 CONSTRUCT 84" WIDE TYPE 1 DROP CURB DRIVEWAY PER WSDOT STD PLAN F-80.10-04
- 6 MATCH EXISTING DRIVEWAY ELEVATIONS
- 7 GRADING CATCH-LINE

**CITY OF STANWOOD
APPROVED FOR CONSTRUCTION**

BY: _____ DATE: _____
PUBLIC WORKS DIRECTOR

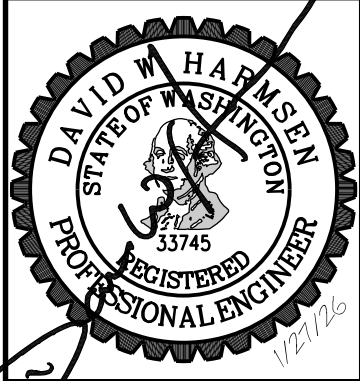
BY: _____ DATE: _____
COMMUNITY DEVELOPMENT DIRECTOR

PERMIT NO. _____

REVISIONS

HARMSEN ENGINEERS SURVEYORS
(425) 252-1884
(206) 343-5903

2822 COLBY AVE., SUITE 300
EVERETT, WA 98201



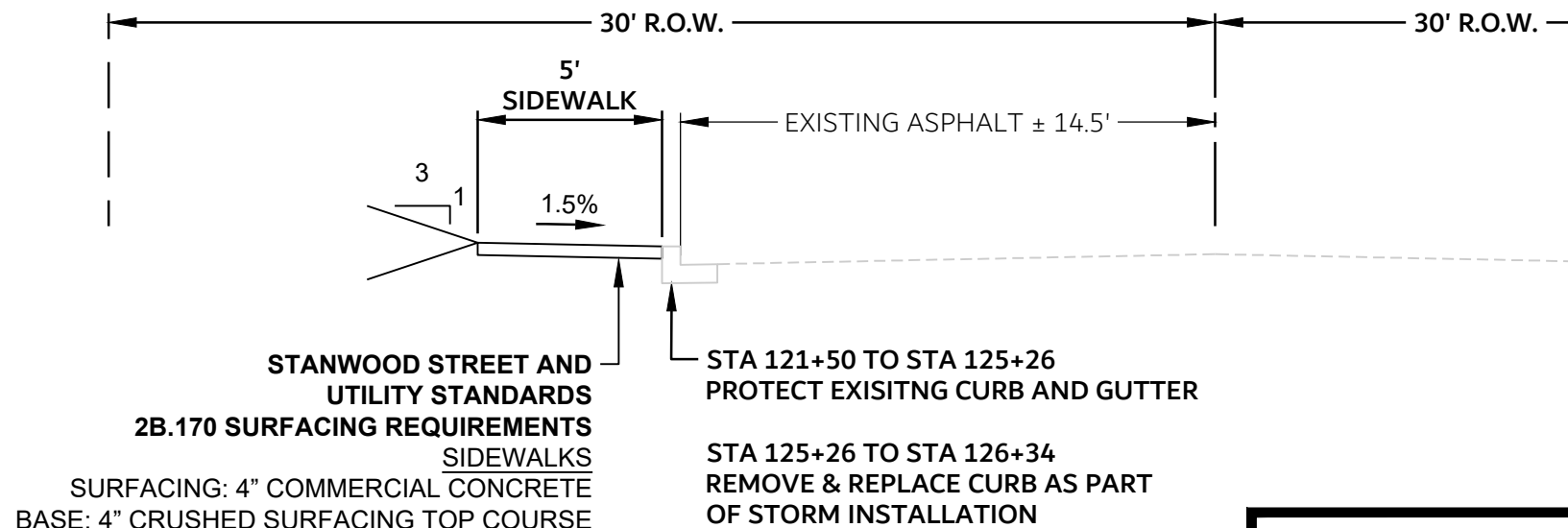
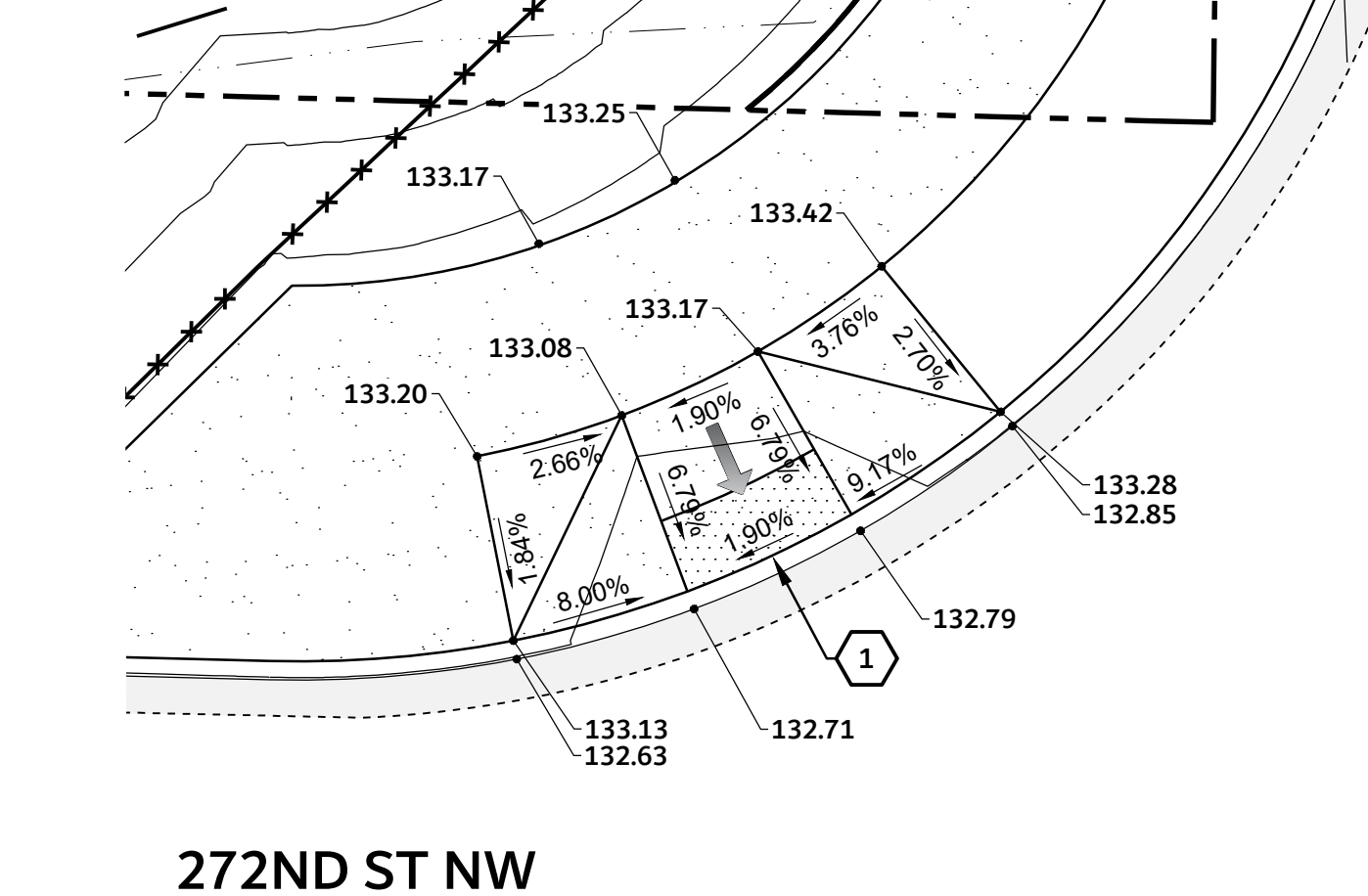
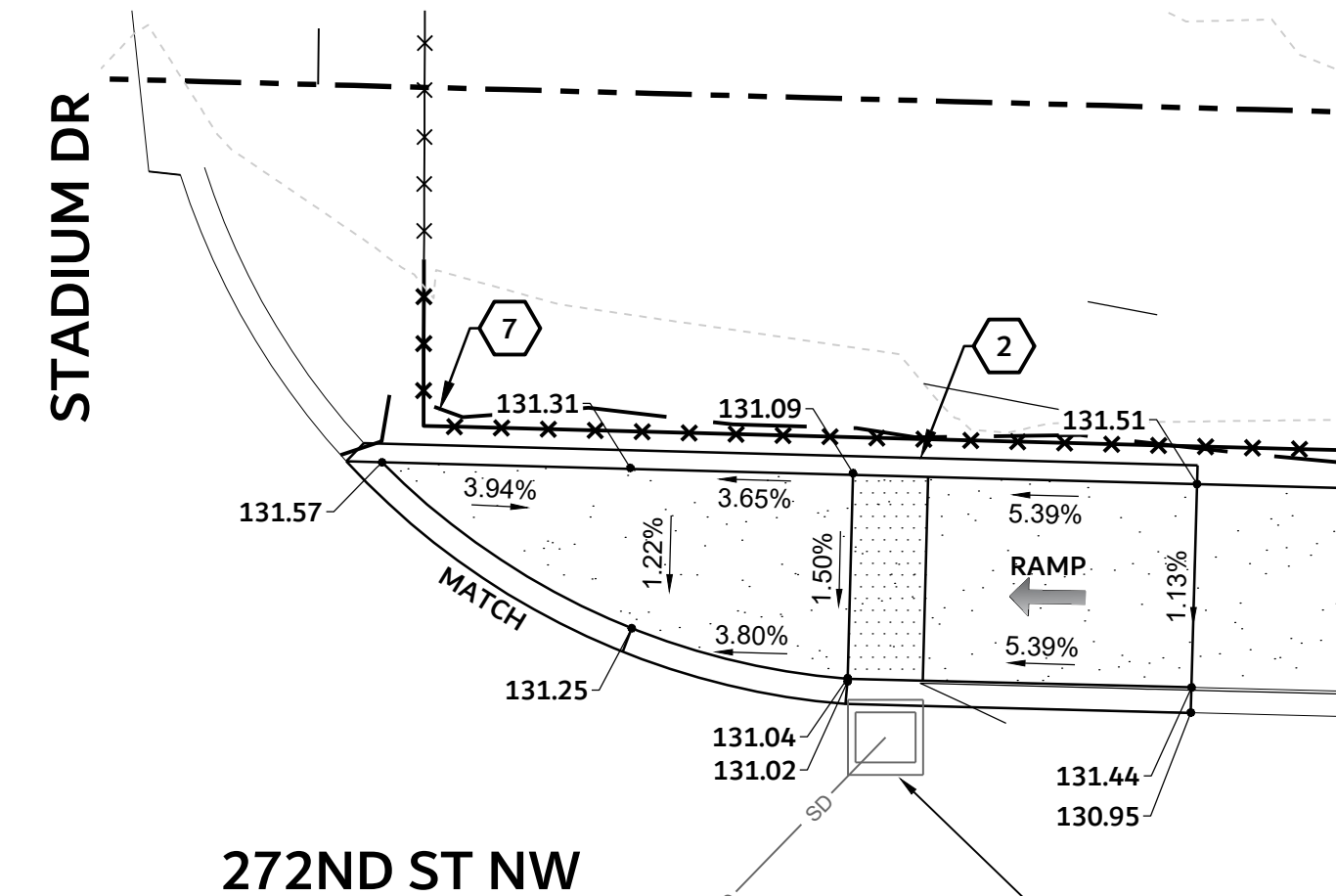
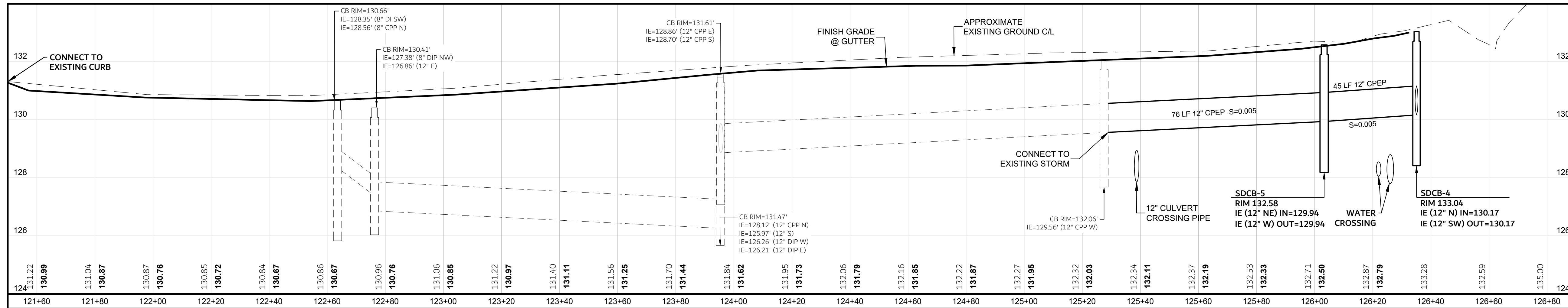
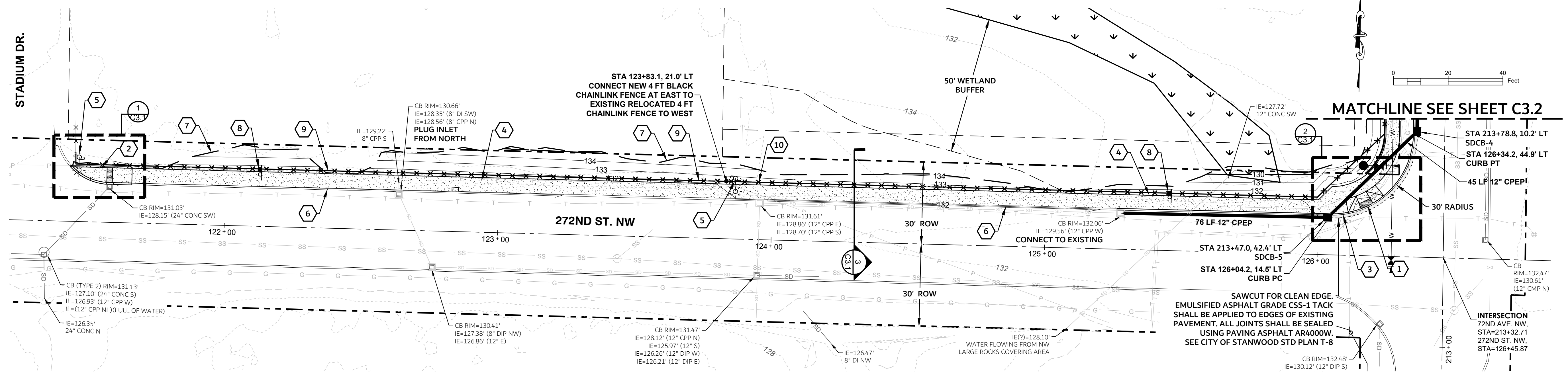
72ND ST NW AND 272ND AVE NW
SIDEWALK IMPROVEMENTS
27312 72ND AVE NW
STANWOOD, WA 98292
272ND ROAD & STORM PLAN AND
PROFILE 112+00 TO 113+50

DATE: 1/27/26
JOB #: 24-381



C3.0

SECTION 20, TOWNSHIP 32 NORTH, RANGE 04 EAST, W.M.



3 272ND ST. NW (EAST WITH EXISTING CURB)

SCALE: 1" = 5'

CONSTRUCTION NOTES

- 1 ADA PERPENDICULAR CURB RAMP PER WSDOT STD PLAN F-40.15-04
- 2 ADA SINGLE DIRECTION CURB RAMP PER WSDOT STD PLAN F-40.16-03
- 3 CONSTRUCT CONCRETE CURB & GUTTER PER WSDOT STD PLAN F-10.12-04
- 4 CONSTRUCT CONCRETE SIDEWALK PER WSDOT STD PLAN F-30.10-04
- 5 RELOCATED POWER / LIGHT POLE BY OTHERS
- 6 PROTECT EXISTING CONCRETE CURB & GUTTER
- 7 GRADING CATCH-LINE
- 8 RELOCATED EXISTING SIGN
- 9 RELOCATED EXISTING 4 FT CHAINLINK FENCE AT BACK OF WALK
- 10 4 FT BLACK CHAINLINK FENCE AT BACK OF WALK

CITY OF STANWOOD
APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____
COMMUNITY DEVELOPMENT DIRECTOR

PERMIT NO. _____

REVISIONS

HARMSEN ENGINEERS SURVEYORS

2822 COLBY AVE., SUITE 300
EVERETT, WA 98201

(425) 252-1884
(206) 343-5903



72ND ST NW AND 272ND AVE NW
SIDEWALK IMPROVEMENTS
27312 72ND AVE NW
STANWOOD, WA 98292

272ND ROAD & STORM PLAN AND
PROFILE 121+60 TO 126+20

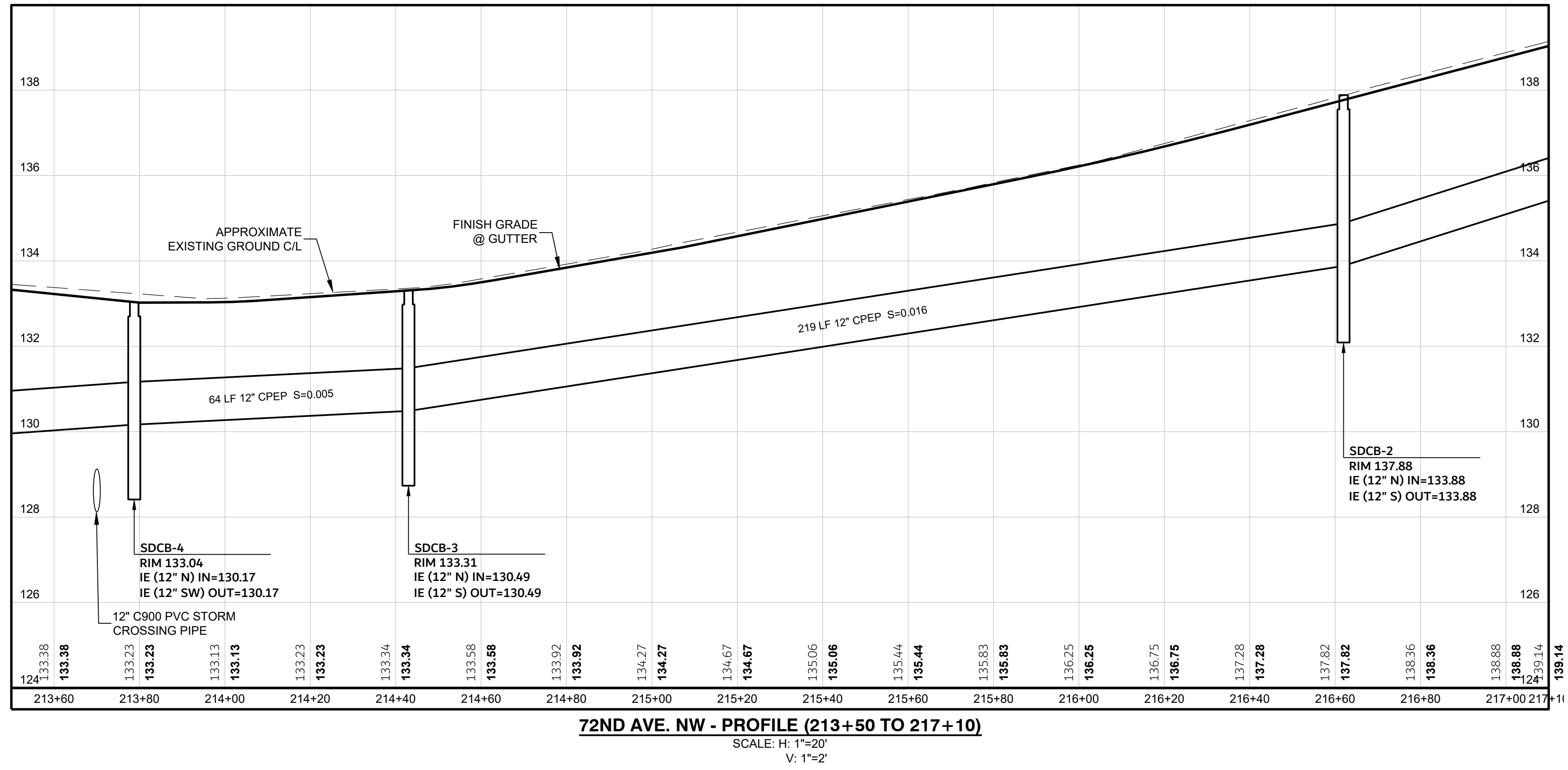
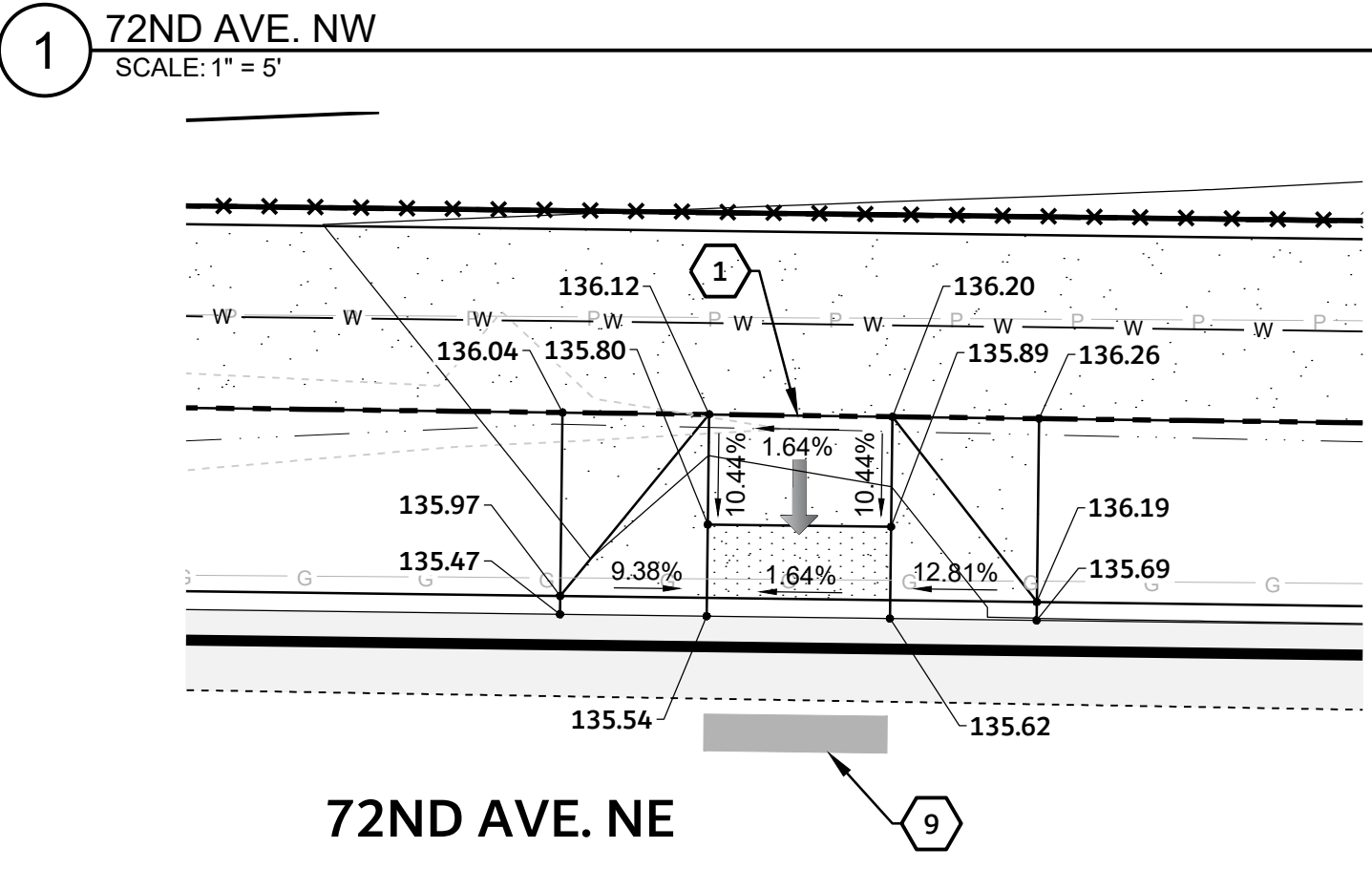
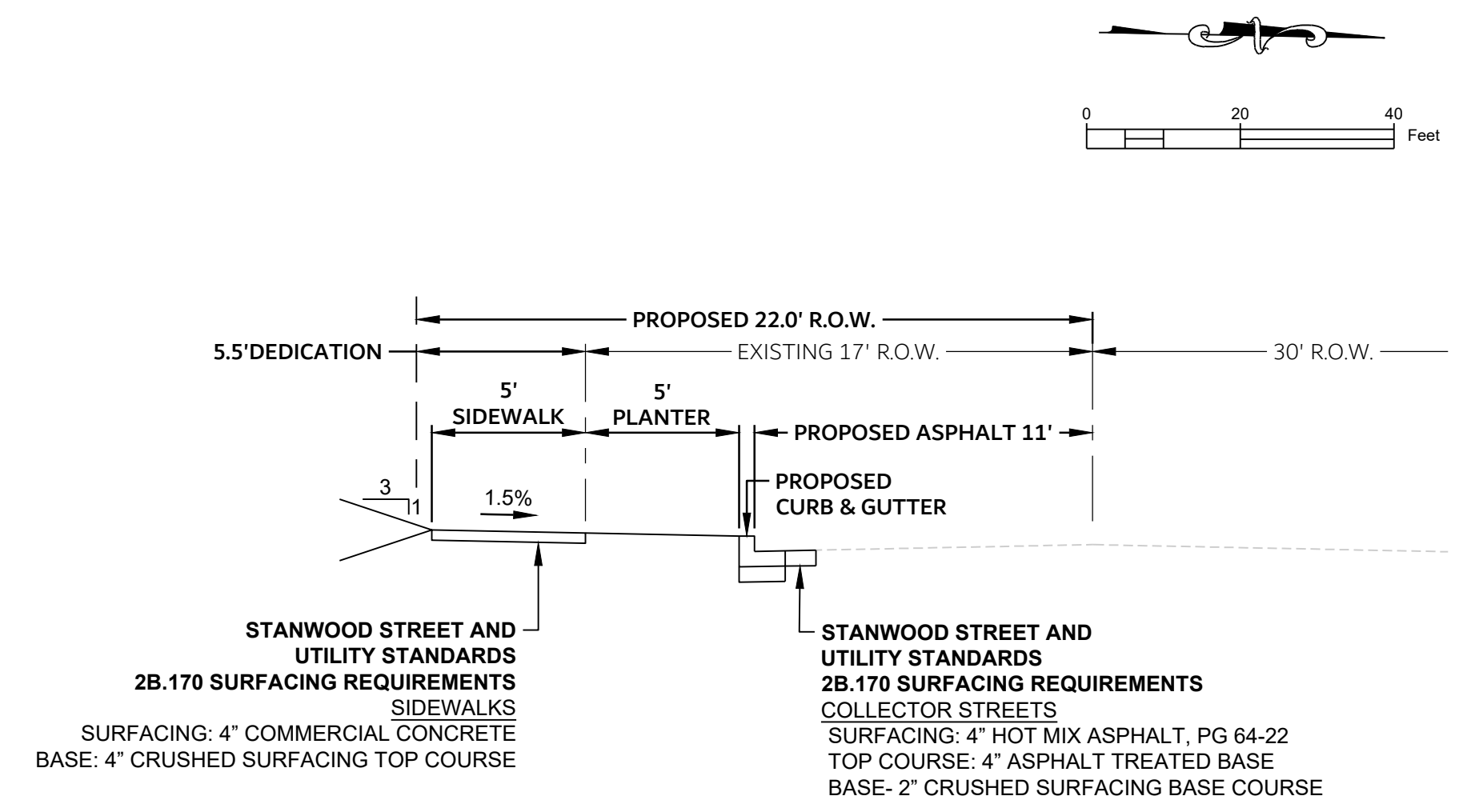
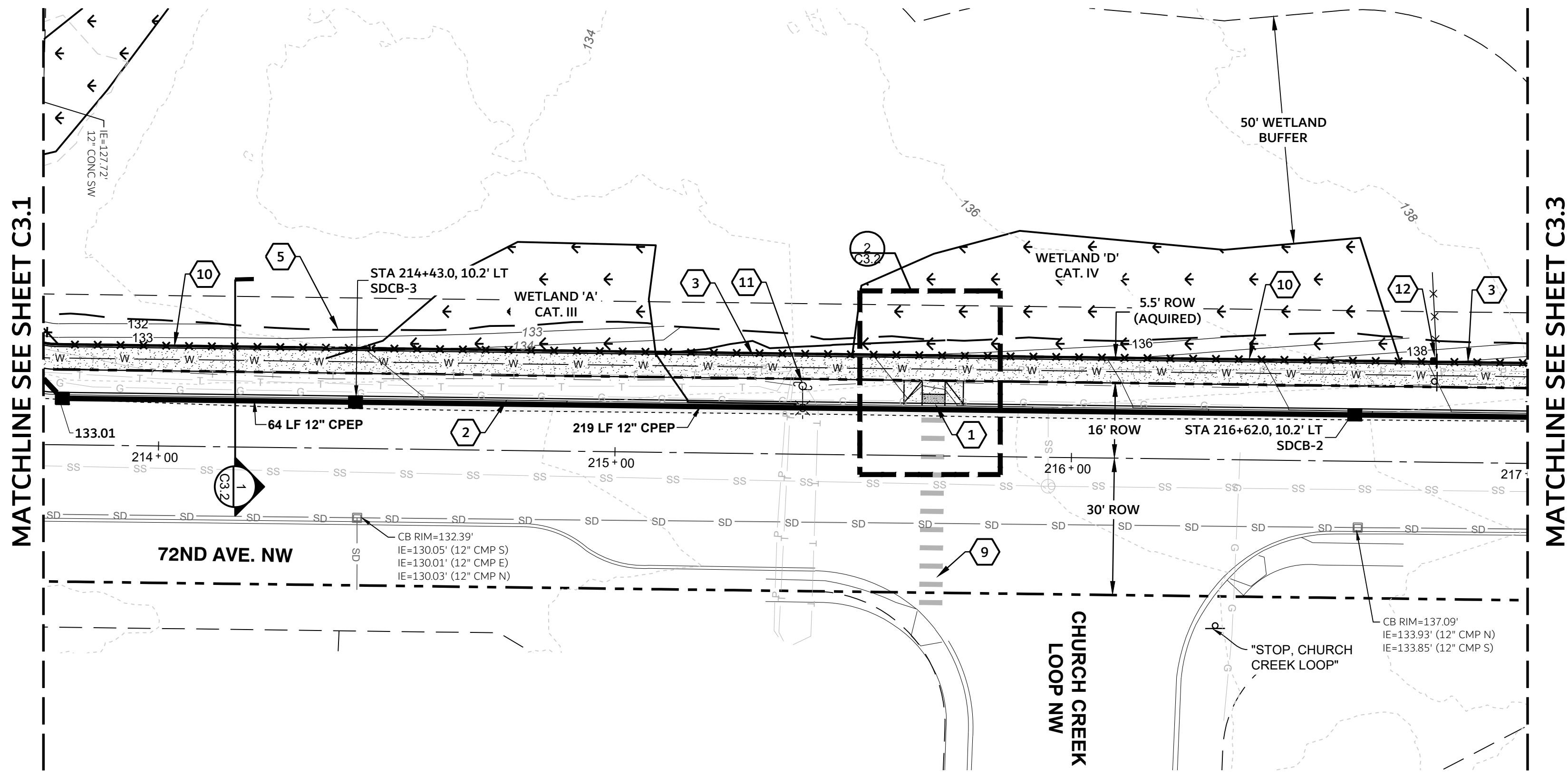
DATE: 1/27/26

JOB #: 24-381



C3.1

SECTION 20, TOWNSHIP 32 NORTH, RANGE 04 EAST, W.M.



2 ADA RAMP (72ND AVE. NE SOUTH RAMP)
SCALE: 1" = 5'

CONSTRUCTION NOTES

- 1 ADA PERPENDICULAR CURB RAMP PER WSDOT STD PLAN F-40.15-04
- 2 CONSTRUCT CONCRETE CURB & GUTTER PER WSDOT STD PLAN F-10.12-04
- 3 CONSTRUCT CONCRETE SIDEWALK PER WSDOT STD PLAN F-30.10-04
- 4 CONSTRUCT 22" WIDE TYPE 1 DROP CURB DRIVEWAY PER WSDOT STD PLAN F-80.10-04
- 5 GRADING CATCH-LINE
- 6 PROTECT EXISTING WATER METER DURING CONSTRUCTION
- 7 RELOCATE EXISTING MAILBOX TO PLANTER
- 8 RELOCATE EXISTING TELEPHONE VAULTS. COORDINATE WITH UTILITY PROVIDER
- 9 CROSSWALK PER WSDOT STD PLAN M-15.10-02
- 10 4-FT BLACK CHAINLINK FENCE AT BACK OF WALK
- 11 RELOCATED POWER / LIGHT POLE BY OTHERS
- 12 RELOCATE EXISTING SIGN

**CITY OF STANWOOD
APPROVED FOR CONSTRUCTION**

BY: _____ DATE: _____
PUBLIC WORKS DIRECTOR

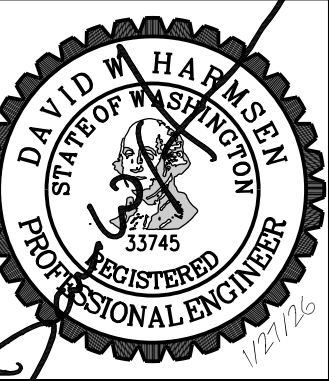
BY: _____ DATE: _____
COMMUNITY DEVELOPMENT DIRECTOR

PERMIT NO. _____

REVISIONS

HARMSEN ENGINEERS SURVEYORS
(425) 252-1884
(206) 343-5903

2822 COLBY AVE., SUITE 300
EVERETT, WA 98201



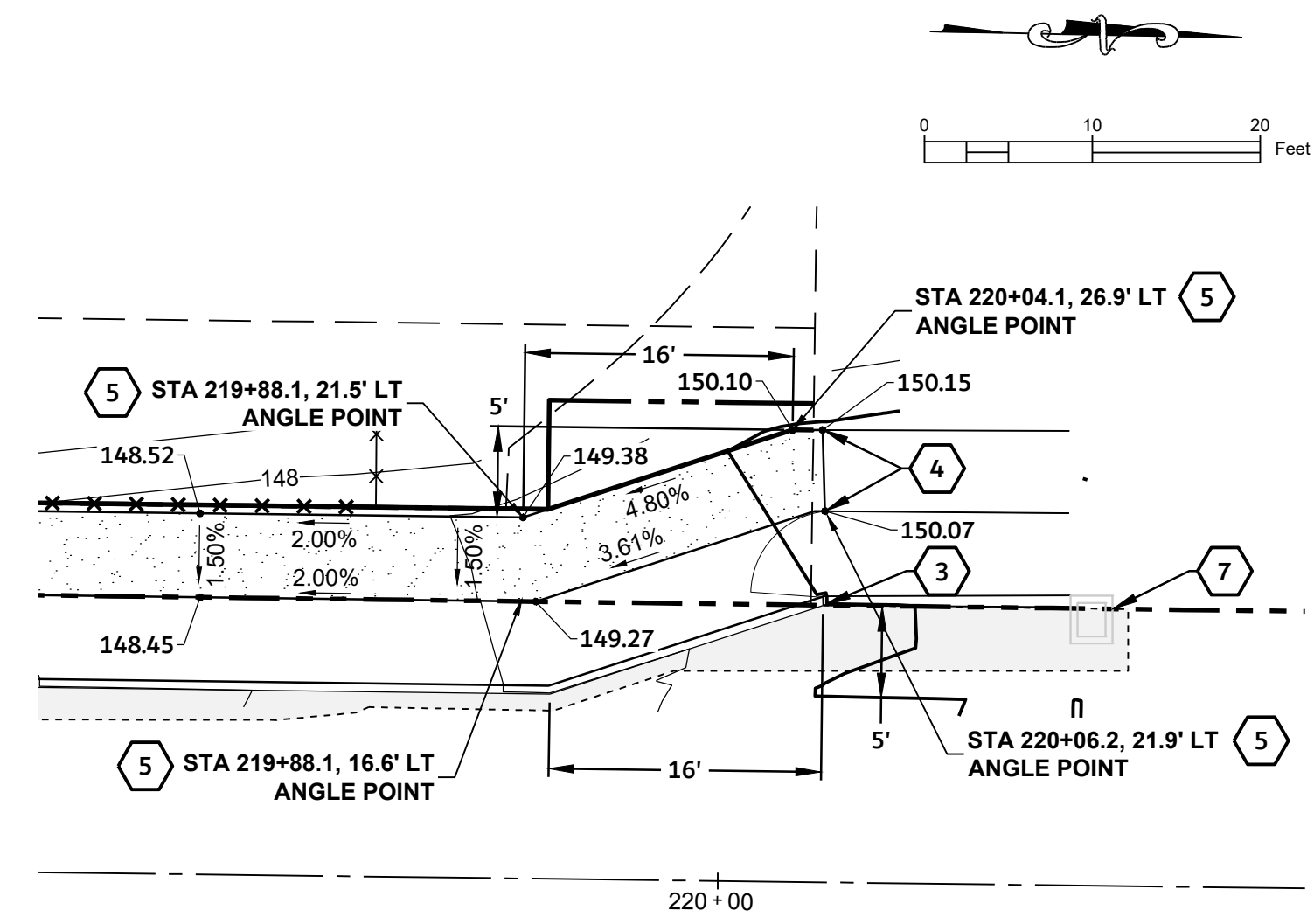
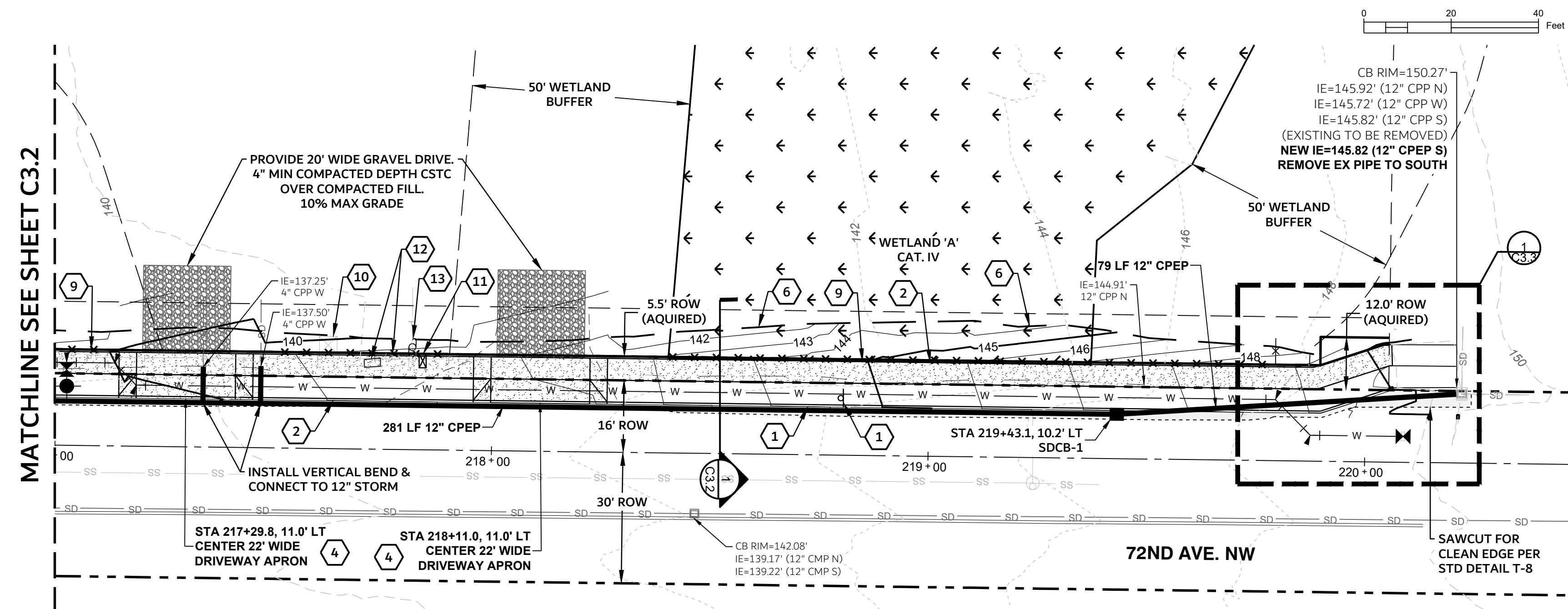
**72ND ST NW AND 272ND AVE NW
SIDEWALK IMPROVEMENTS**
27312 72ND AVE NW
STANWOOD, WA 98292
72ND ROAD & STORM PLAN AND
PROFILE 213+60 TO 214+40

DATE: 1/27/26
JOB #: 24-381



C3.2

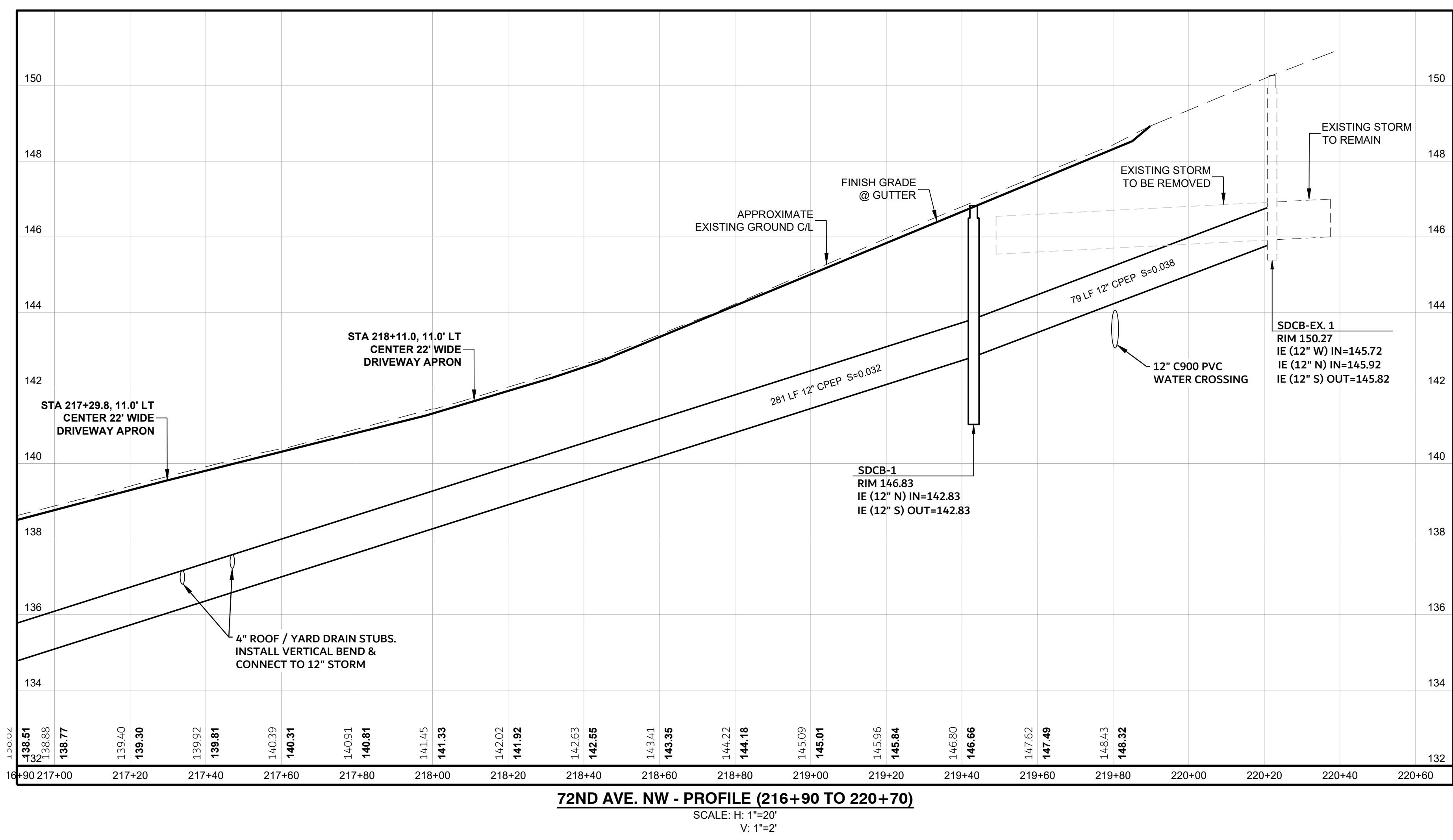
SECTION 20, TOWNSHIP 32 NORTH, RANGE 04 EAST, W.M.



1 SIDEWALK CONNECTION DETAIL
SCALE: 1" = 10'

CONSTRUCTION NOTES

- 1 CONSTRUCT CONCRETE CURB & GUTTER PER WSDOT STD PLAN F-10.12-04
- 2 CONSTRUCT CONCRETE SIDEWALK PER WSDOT STD PLAN F-30.10-04
- 3 CONNECT TO EXISTING CURB
- 4 CONNECT TO EXISTING SIDEWALK. MATCH GRADE AND ELEVATION
- 5 ANGLE POINT AT PROPOSED SIDEWALK
- 6 GRADING CATCH-LINE
- 7 MATCH EXISTING CURB & GUTTER AT SDCB
- 8 RE-INSTALL EXISTING SIGN
- 9 4 FT BLACK CHAINLINK FENCE AT BACK OF WALK. EXTEND TO NORTH END OF PROPERTY
- 10 PROTECT EXISTING WATER METER DURING CONSTRUCTION
- 11 RELOCATE EXISTING MAILBOX TO PLANTER
- 12 RELOCATE EXISTING TELEPHONE VAULTS. COORDINATE WITH UTILITY PROVIDER
- 13 RELOCATED POWER / LIGHT POLE BY OTHERS



72ND AVE. NW - PROFILE (216+90 TO 220+70)
SCALE: H: 1"=20'
V: 1"=2'

CITY OF STANWOOD
APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____
COMMUNITY DEVELOPMENT DIRECTOR

PERMIT NO. _____

REVISIONS

ENGINEERS SURVEYORS
(425) 252-1884
(206) 343-5903

HARMSEN
2822 COLBY AVE., SUITE 300
EVERETT, WA 98201



72ND ST NW AND 72ND AVE NW
SIDEWALK IMPROVEMENTS
27312 72ND AVE NW
STANWOOD, WA 98292
72ND ROAD & STORM PLAN AND
PROFILE 218+20 TO 219+80

DATE: 1/27/26
JOB #: 24-381



C3.3

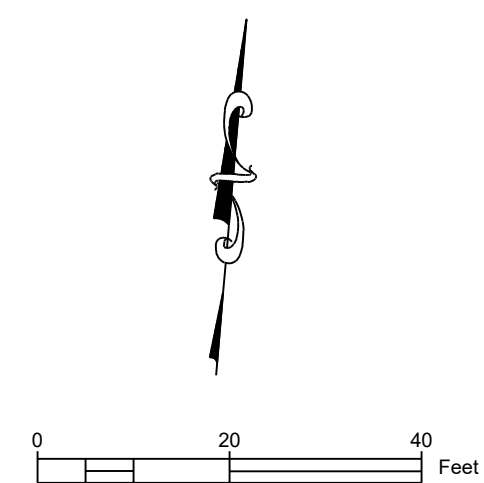
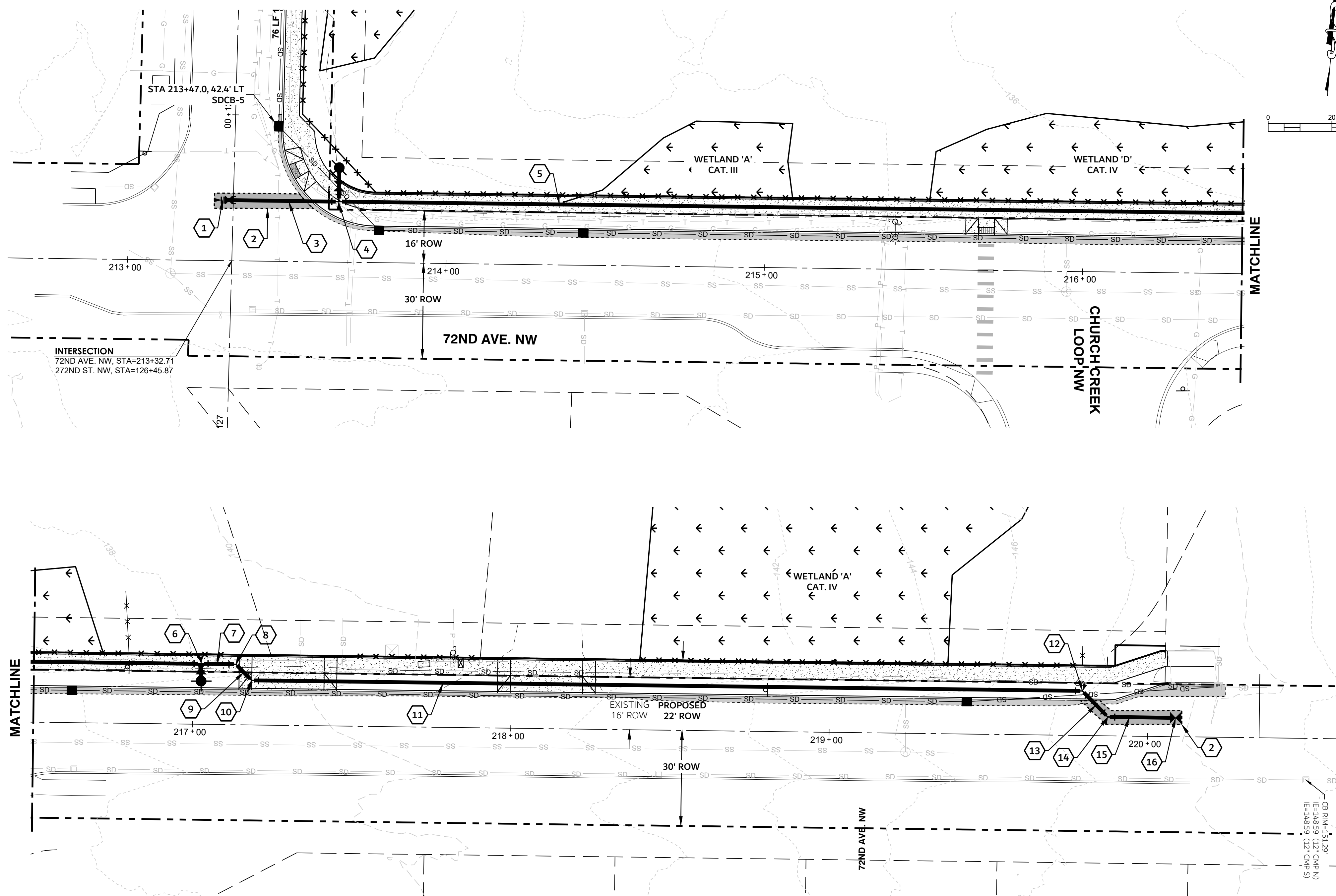
SECTION 20, TOWNSHIP 32 NORTH, RANGE 04 EAST, W.M.

WATER MAIN CONSTRUCTION GENERAL NOTES

- ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF STANWOOD STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AWWA STANDARDS, APWA AND MUNICIPAL CONSTRUCTION.
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION.
- WATER MAINS SHALL BE DUCTILE IRON CEMENT MORTAR LINED THICKNESS C900.
- GATE VALVES SHALL BE RESILIENT WEDGE, NRS (NON RISING STEM) WITH O-RING SEALS. VALVE ENDS SHALL BE MECHANICAL JOINT OR ANSI FLANGES. GATE VALVES SHALL HAVE STAINLESS STEEL BONNET AND GLAND BOLTS. GATE VALVES SHALL HAVE ELECTROSTATICALLY APPLIED FUSION-BONDED EPOXY-RESIN COATING MEETING OR EXCEEDING AWWA C550. VALVES SHALL CONFORM TO AWWA C509 OR C515. GATE VALVES SHALL BE MUELLER, M & H, AVK, OR WATEROUS. EXISTING VALVES TO BE OPERATED BY CITY EMPLOYEES ONLY.
- HYDRANTS SHALL BE WATEROUS PACER. HYDRANTS SHALL BE BAGGED UNTIL SYSTEM IS APPROVED. HYDRANTS WILL COME COMPLETE WITH STORZ ADAPTERS.
- ALL LINES SHALL BE CHLORINATED AND TESTED IN CONFORMANCE WITH THE ABOVE REFERENCED SPECIFICATION (NOTE 1).
- ALL WATER PIPES AND SERVICES SHALL BE INSTALLED WITH DETECTABLE MARKING TAPE INSTALLED 18" ABOVE THE PIPE CROWN, OR 12" BELOW FINISHED GRADE (WHICHEVER IS DEEPER). DETECTABLE MARKING TAPE SHALL CONFORM TO WSDOT/APIWA STANDARD SPECIFICATIONS. IN ADDITION, ALL NON-METALLIC PIPES AND SERVICES SHALL BE INSTALLED WITH 14 GAUGE COATED COPPER WIRE WRAPPED AROUND THE PIPE, BROUGHT UP WITH THREE FEET OF LOOSE WIRE AND TIED OFF AT VALVE BODY, METER BOX OR AS DIRECTED BY THE INSPECTOR. THE CONTRACTOR SHALL FURNISH AND INSTALL THE TAPE AND WIRE.
- PROVIDE TRAFFIC CONTROL PLAN(S) AS REQUIRED IN ACCORDANCE WITH MUTCD.
- ALL WATER MAINS SHALL BE STAKED FOR GRADES AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.
- ALL EXISTING CEMENT ASBESTOS PIPES SHALL BE HANDLED AND DISPOSED OF ACCORDING TO STATE AND FEDERAL STATUTES.
- CALL UNDERGROUND LOCATE AT 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
- THE CITY WILL BE GIVEN 72 HOURS NOTICE PRIOR TO SCHEDULING A SHUTDOWN. SHUTDOWNS SHALL NOT OCCUR ON MONDAYS, FRIDAYS, CITY HOLIDAYS, OR THE DAY BEFORE OR AFTER A CITY HOLIDAY. WHERE CONNECTIONS REQUIRE "FIELD VERIFICATION", CONNECTION POINTS WILL BE EXPOSED BY CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUTDOWN NOTICES.
- AT ANY CONNECTION TO AN EXISTING LINE WHERE A NEW VALVE IS NOT INSTALLED, THE EXISTING VALVE MUST BE PRESSURE TESTED TO CITY STANDARDS PRIOR TO CONNECTION. IF AN EXISTING VALVE FAILS TO PASS THE TEST, THE CONTRACTOR SHALL MAKE THE NECESSARY PROVISIONS TO TEST THE NEW LINE PRIOR TO CONNECTION TO THE EXISTING SYSTEM OR INSTALL A NEW VALVE.
- ALL WATER PIPE AND APPURTENANCES SHALL BE LEAD FREE IN ACCORDANCE WITH THE SAFE DRINKING WATER ACT, SECTION 1417.

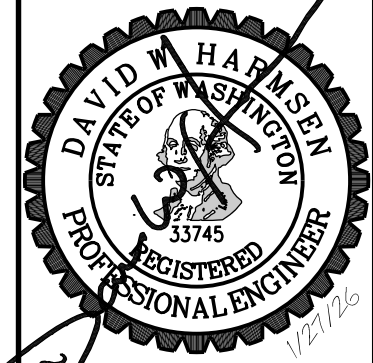
CONSTRUCTION NOTES

- 1 CONNECT TO EXISTING WATER LINE
1- 12" DI TAPPING SLEEVE
1- 12" DI TAPPING GV, FLX MJ
THRUST BLOCKING
CONTRACTOR TO POTHOLE AND VERIFY LOCATION OF EXISTING WATERLINE
- 2 SAWCUT AND PATCH
- 3 34 LF 12" C900 PVC PIPE
- 4 1- 12"x6" TEE, MJxFL
1- 6" GV, FLX MJ (HYDRANT)
10 LF 6" C900 PVC PIPE
1- HYDRANT ASSEMBLY
- 5 334 LF 12" C900 PVC PIPE
- 6 1- 12"x6" TEE, MJxFL
1- 6" GV, FLX MJ (HYDRANT)
5 LF 6" C900 PVC PIPE
1- HYDRANT ASSEMBLY
- 7 9 LF 12" C900 PVC PIPE
- 8 1- 12" 45° DI BEND, MJ
- 9 6 LF 12" C900 PVC PIPE
- 10 1- 12" 45° DI BEND, MJ
- 11 260 LF 12" C900 PVC PIPE
- 12 1- 12" 45° DI BEND, MJ
- 13 11 LF 12" C900 PVC PIPE
- 14 1- 12" 45° DI BEND, MJ
- 15 21 LF 12" C900 PVC PIPE
- 16 CONNECT TO EXISTING VALVE.
COORDINATE WITH UTILITY PROVIDER



REVISIONS

HARMSEN ENGINEERS SURVEYORS
 2822 COLBY AVE., SUITE 300
 EVERETT, WA 98201
 (425) 252-1884
 (206) 343-5903



**72ND ST NW AND 272ND AVE NW
 SIDEWALK IMPROVEMENTS
 27312 72ND AVE NW
 STANWOOD, WA 98292**

WATER PLAN

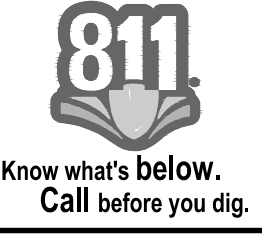
**CITY OF STANWOOD
 APPROVED FOR CONSTRUCTION**

BY: _____ DATE: _____
 PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____
 COMMUNITY DEVELOPMENT DIRECTOR

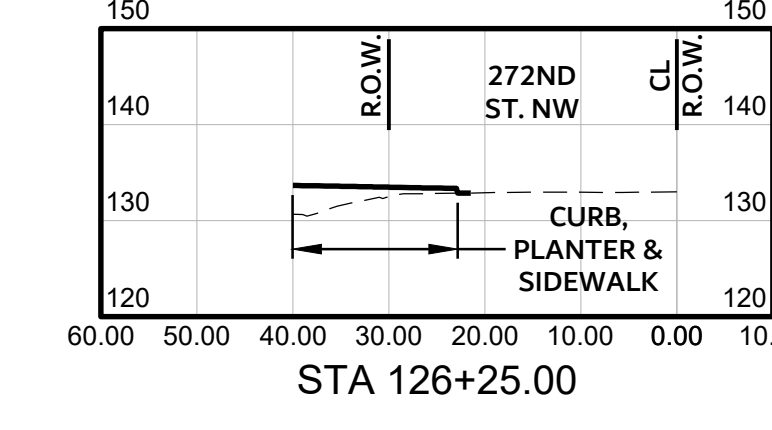
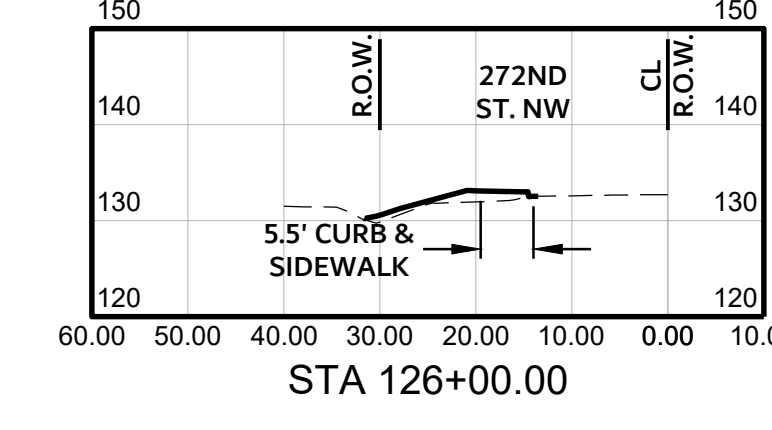
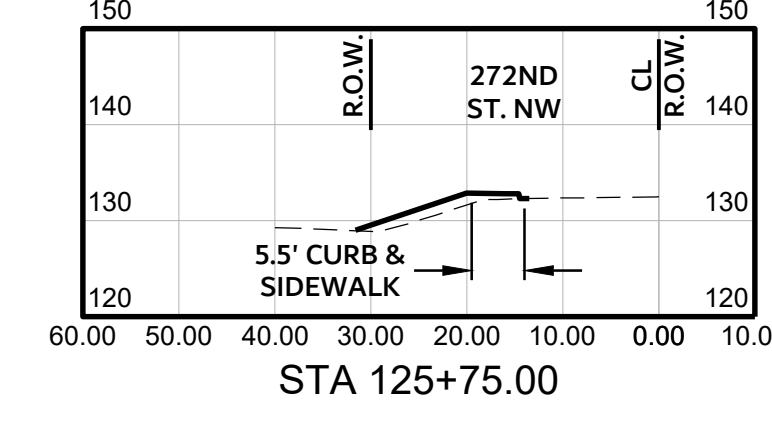
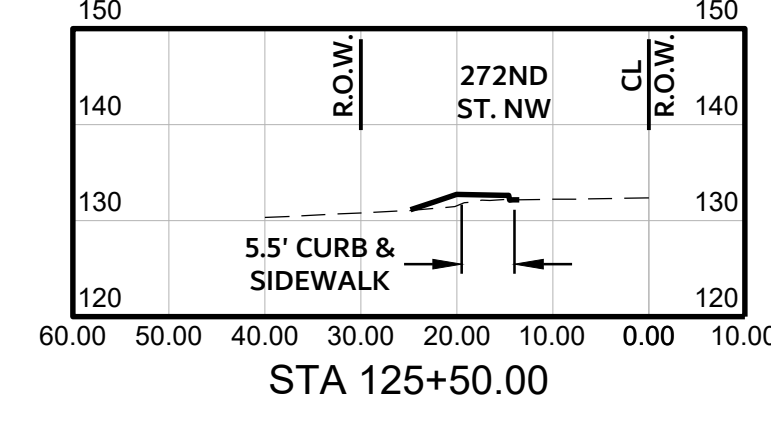
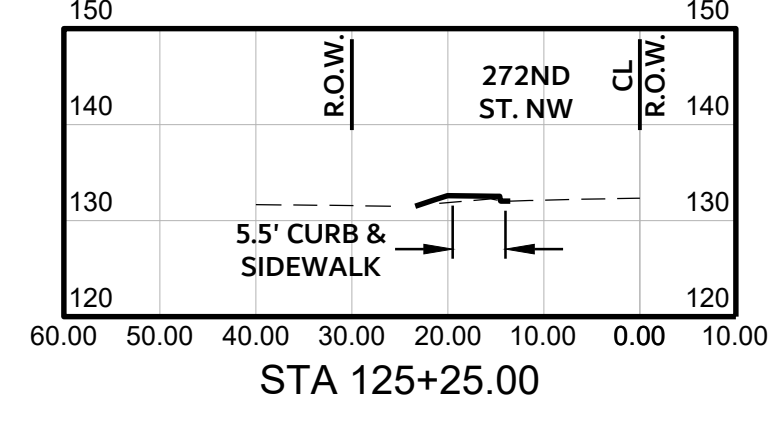
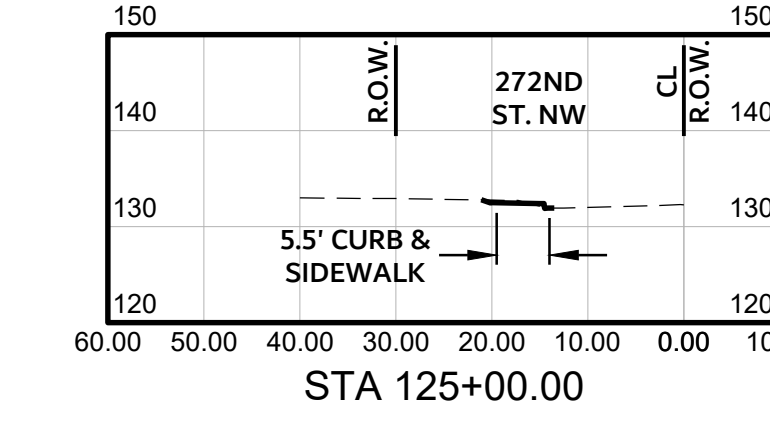
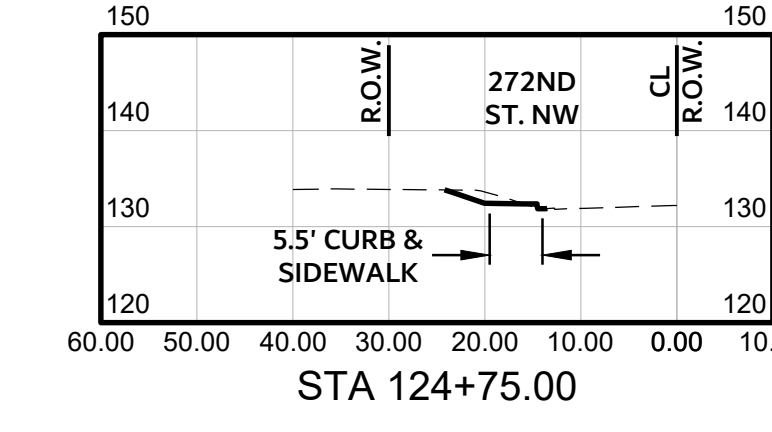
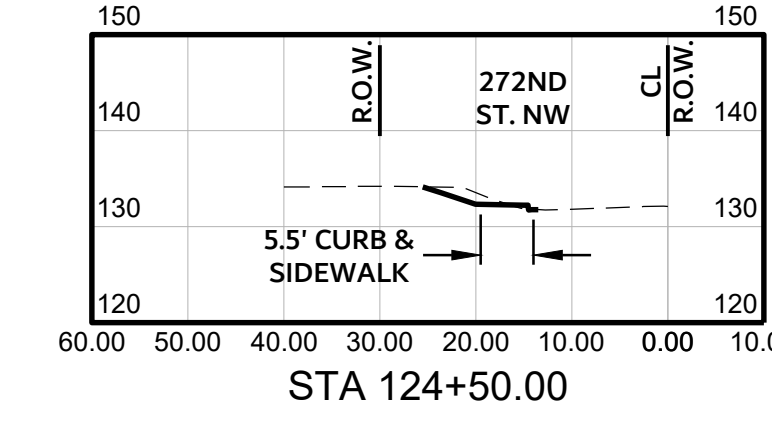
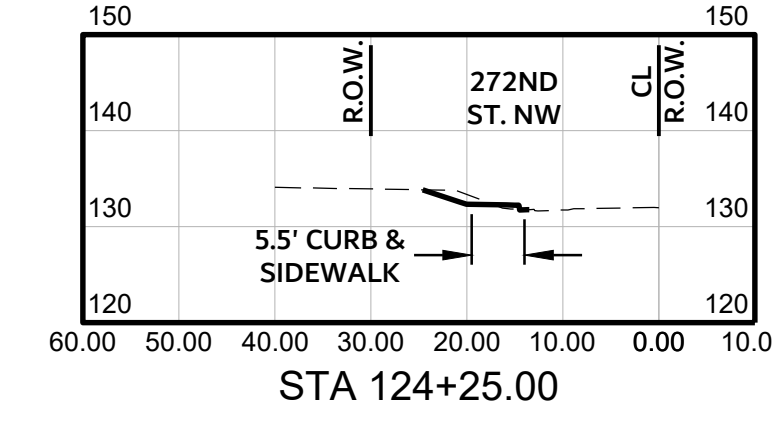
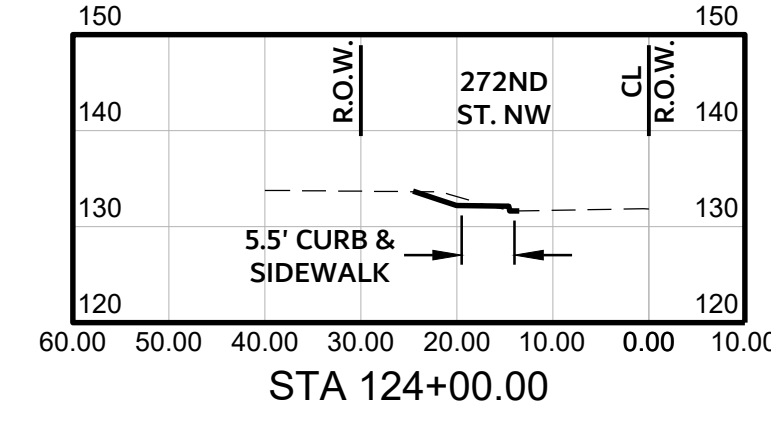
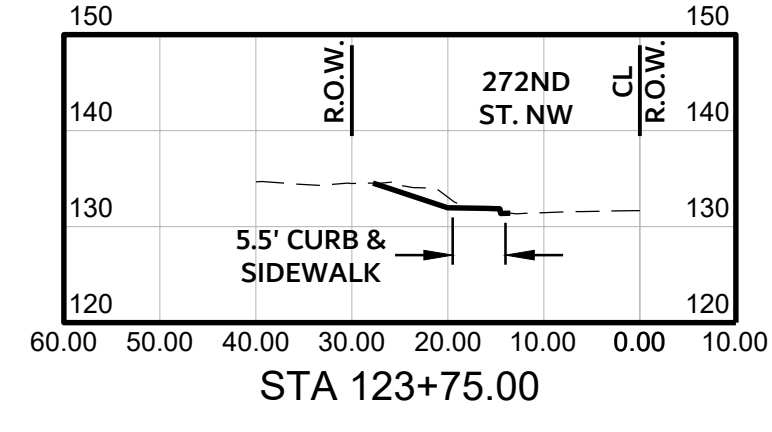
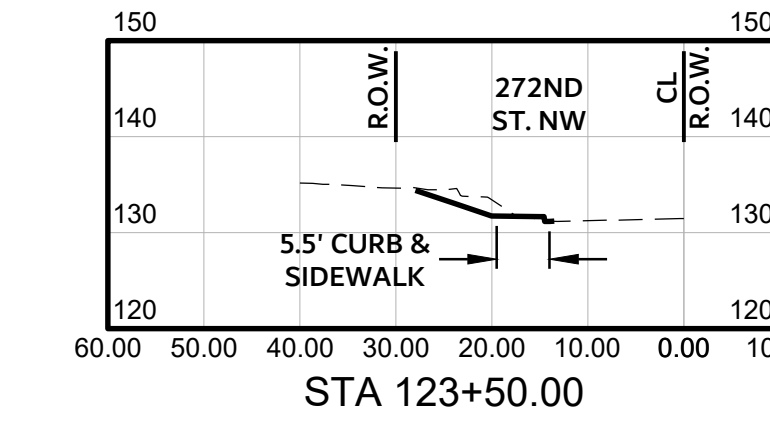
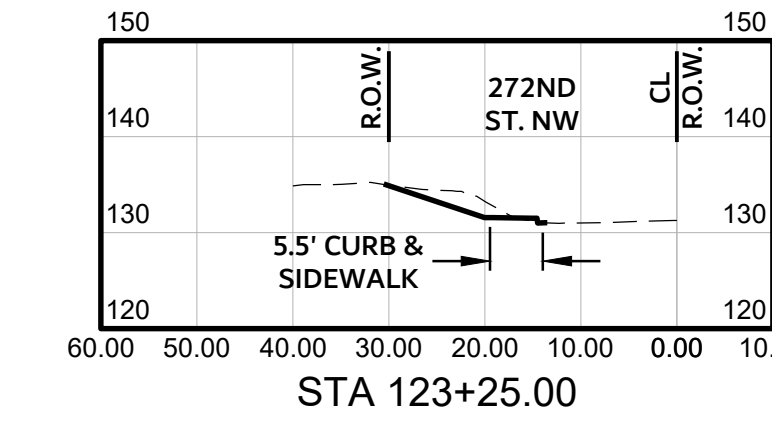
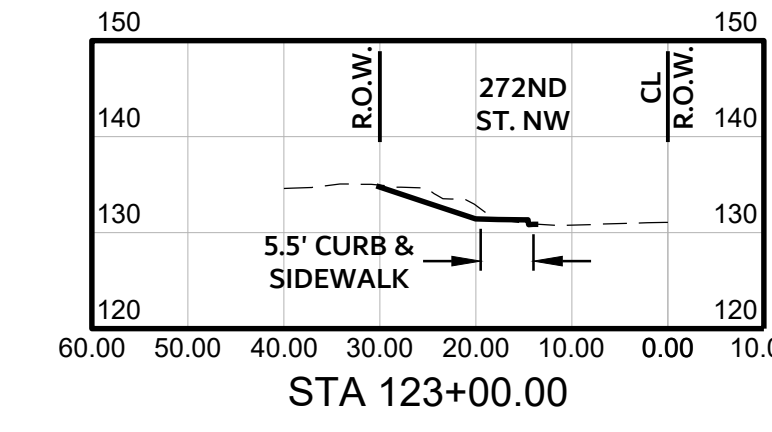
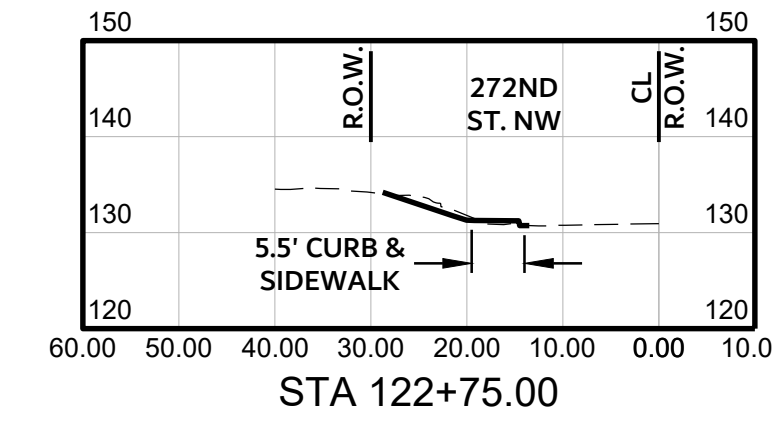
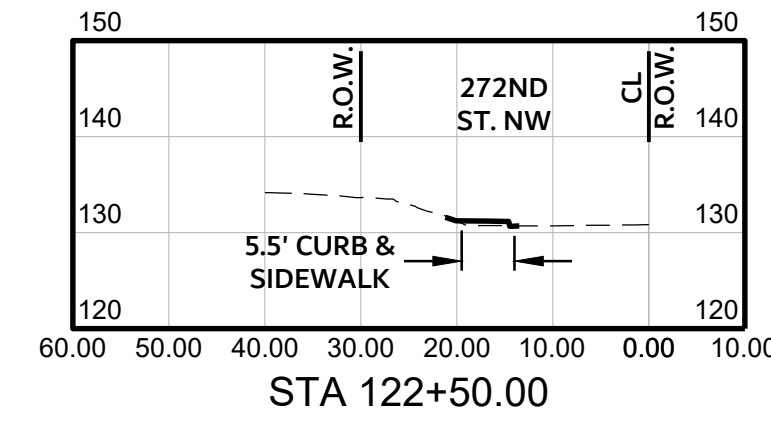
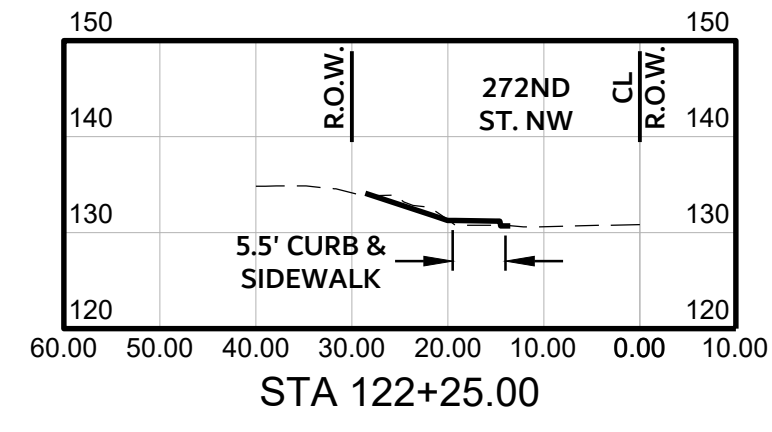
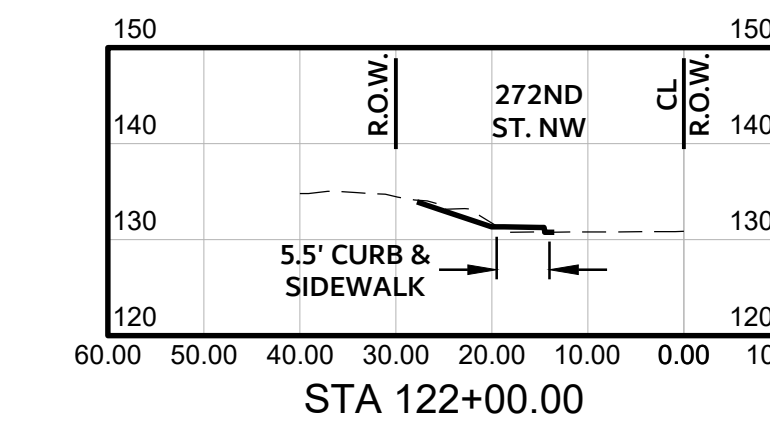
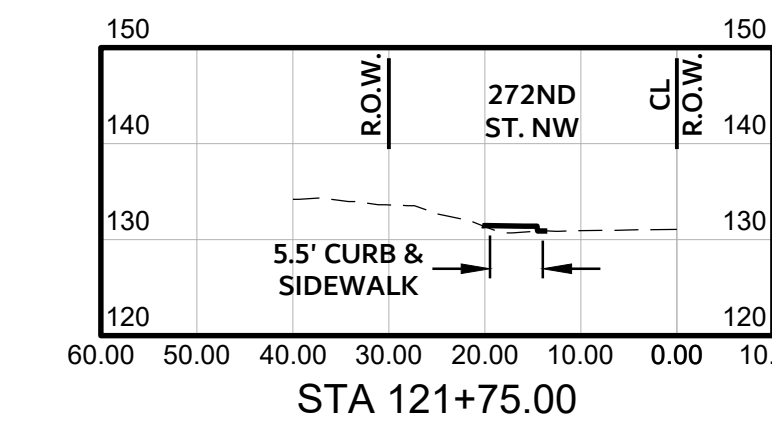
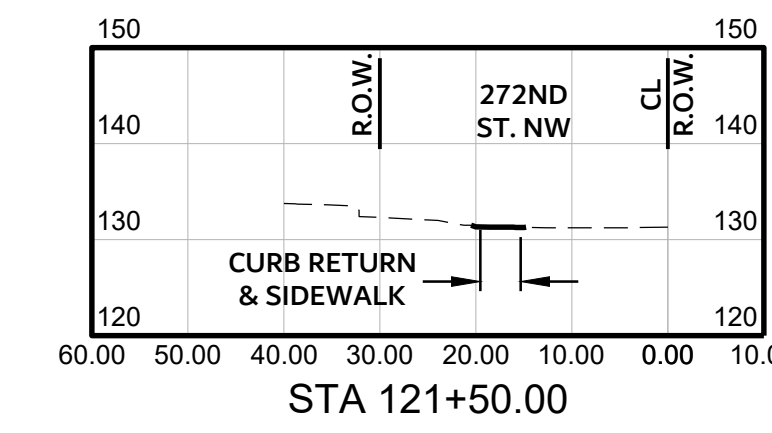
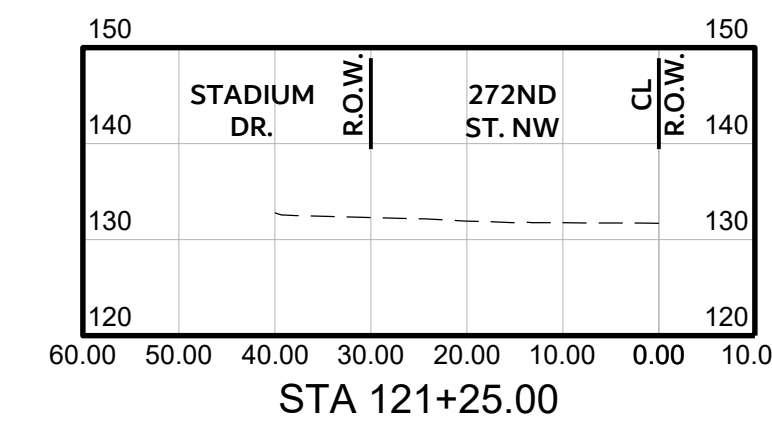
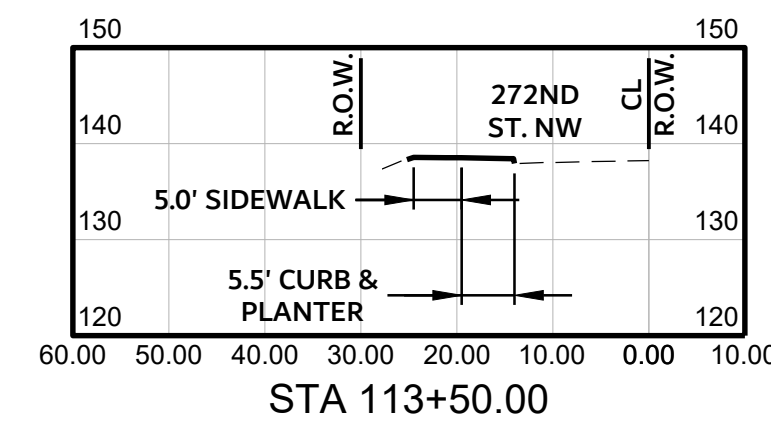
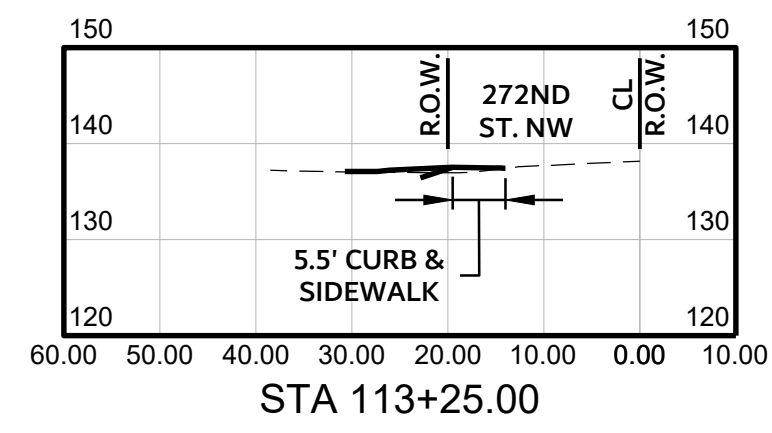
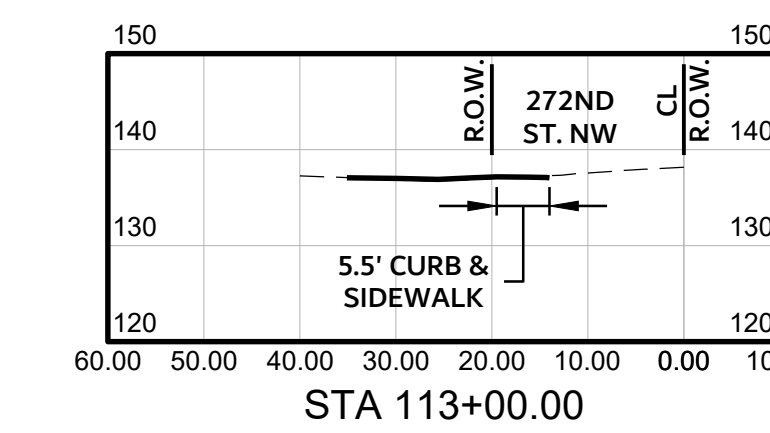
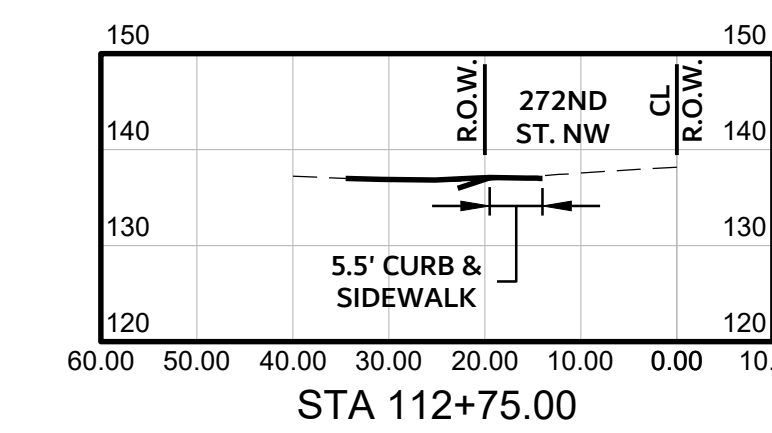
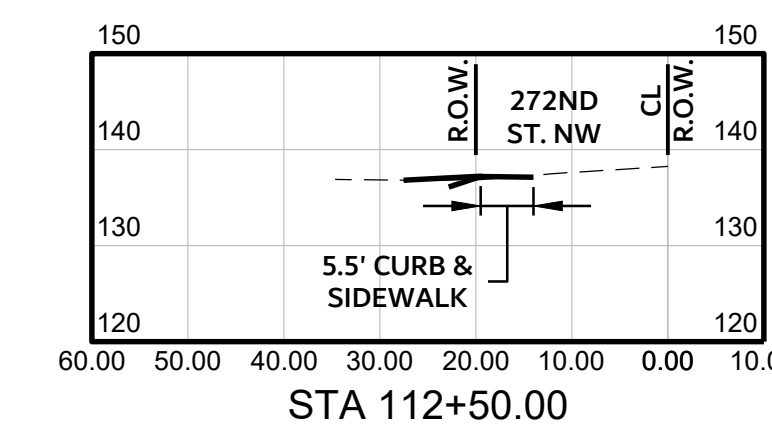
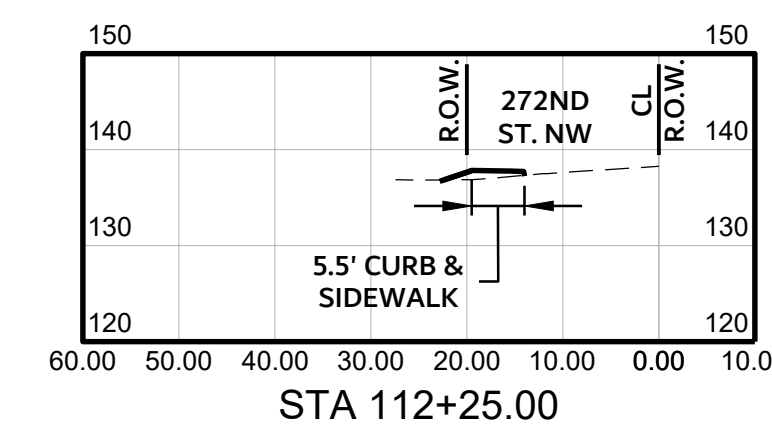
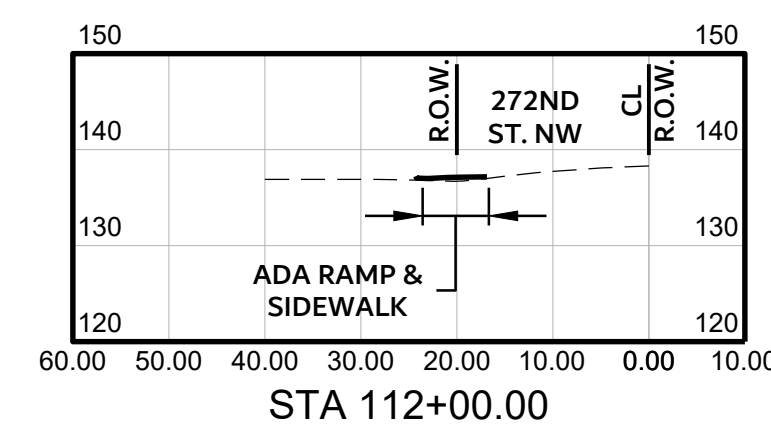
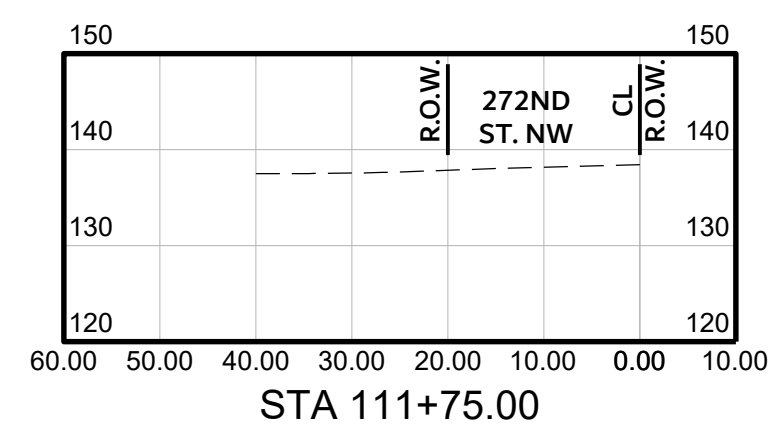
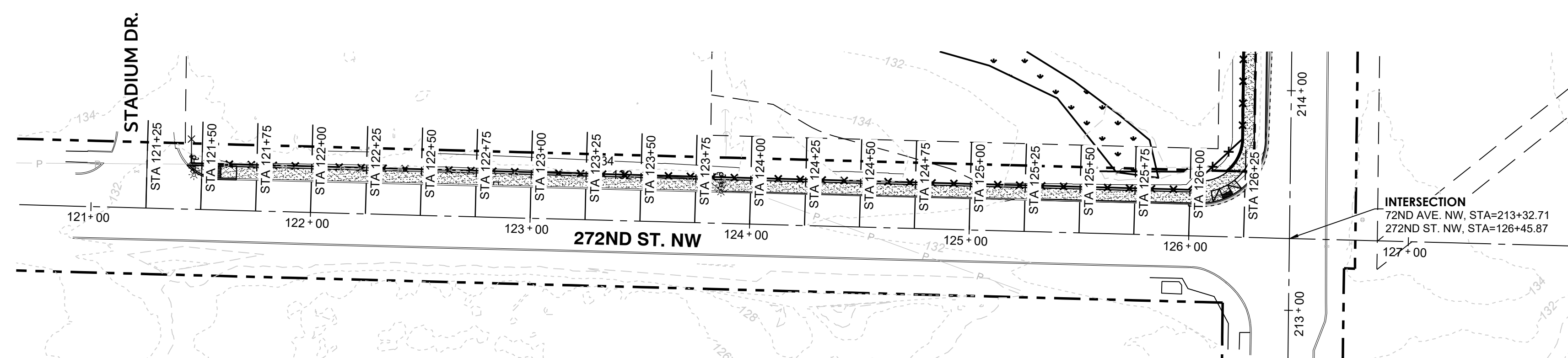
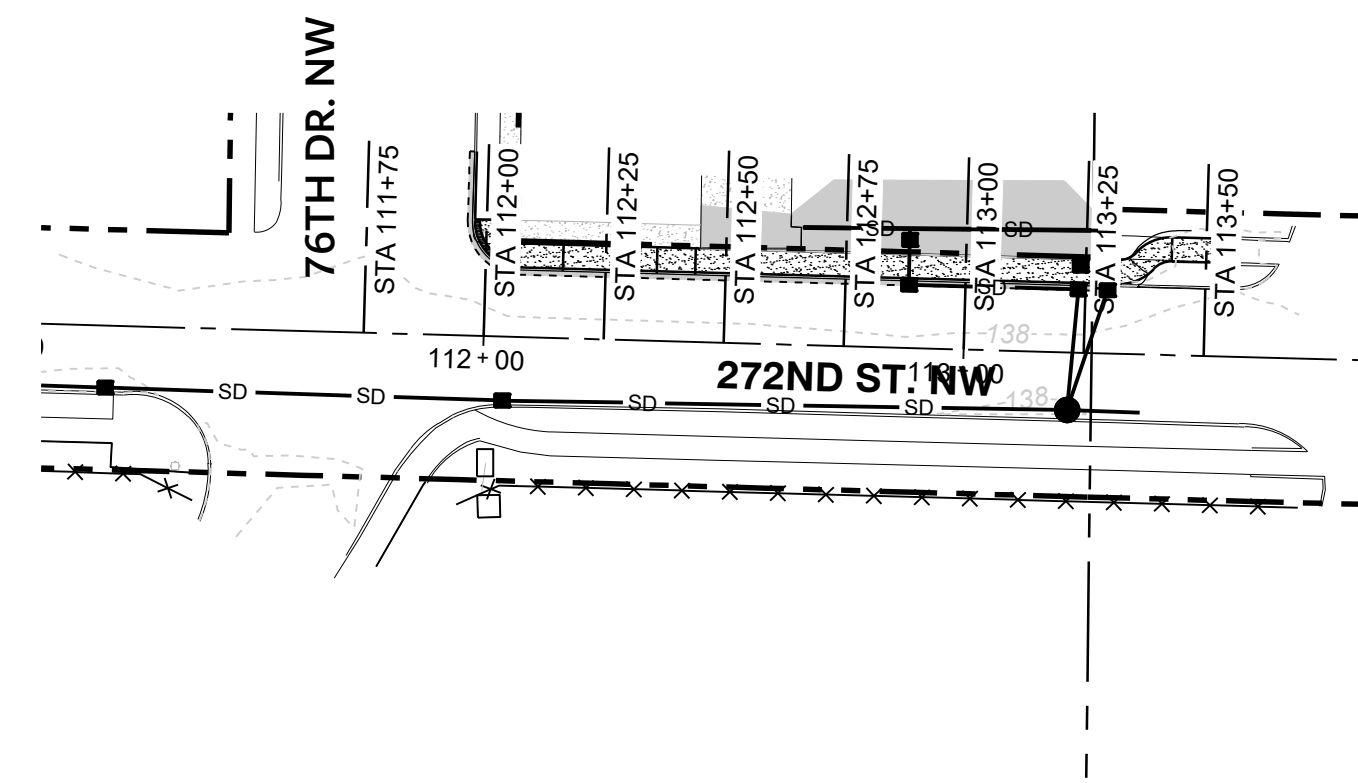
PERMIT NO. _____

DATE: 1/27/26
 JOB #: 24-381



C4.0

SECTION 20, TOWNSHIP 32 NORTH, RANGE 04 EAST, W.M.



CITY OF STANWOOD
APPROVED FOR CONSTRUCTION

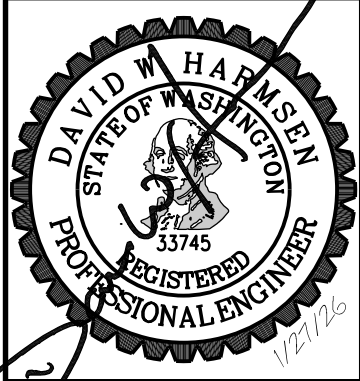
BY: _____ DATE: _____
PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____
COMMUNITY DEVELOPMENT DIRECTOR

PERMIT NO. _____

REVISIONS

HARMSEN ENGINEERS SURVEYORS
2822 COLBY AVE., SUITE 300
EVERETT, WA 98201
(425) 252-1884
(206) 343-5903



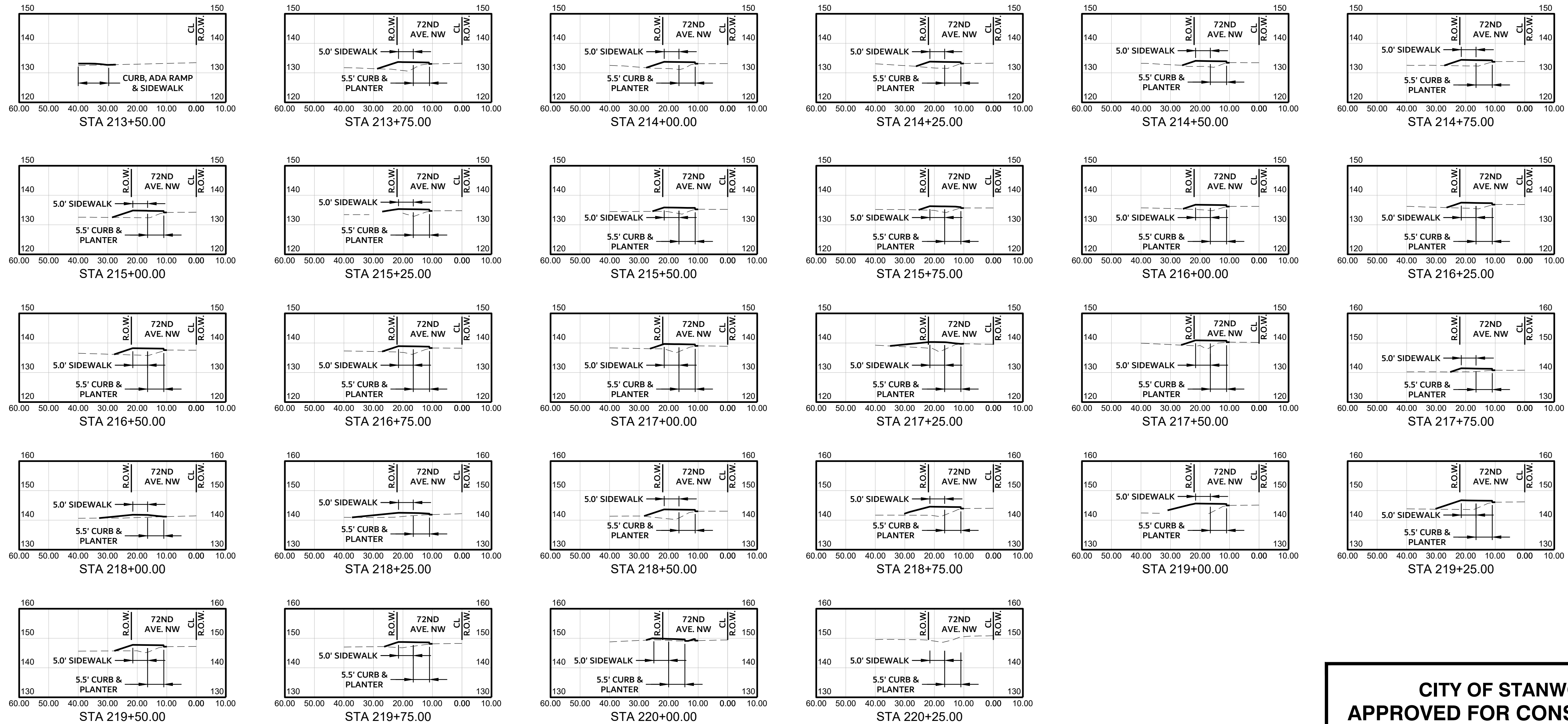
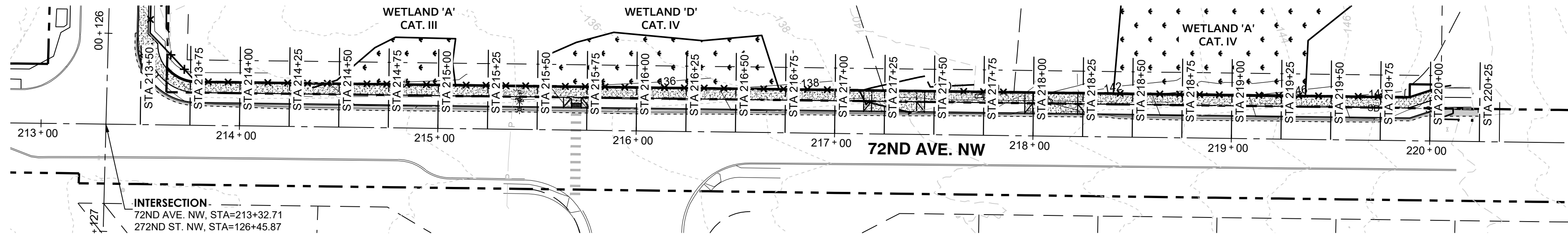
72ND ST NW AND 272ND AVE NW
SIDEWALK IMPROVEMENTS
27312 72ND AVE NW
STANWOOD, WA 98292
272ND STREET NW CROSS SECTIONS

DATE: 1/27/26
JOB #: 24-381



C5.0

SECTION 20, TOWNSHIP 32 NORTH, RANGE 04 EAST, W.M.



CITY OF STANWOOD
APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
 PUBLIC WORKS DIRECTOR

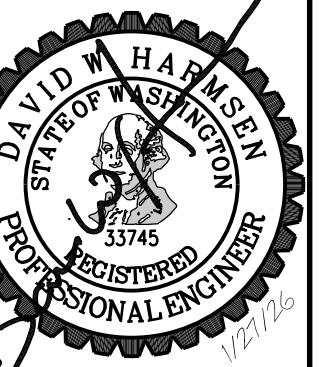
BY: _____ DATE: _____
 COMMUNITY DEVELOPMENT DIRECTOR

PERMIT NO. _____

REVISIONS

HARMSEN
 ENGINEERS
 SURVEYORS

2822 COLBY AVE., SUITE 300
 EVERETT, WA 98201



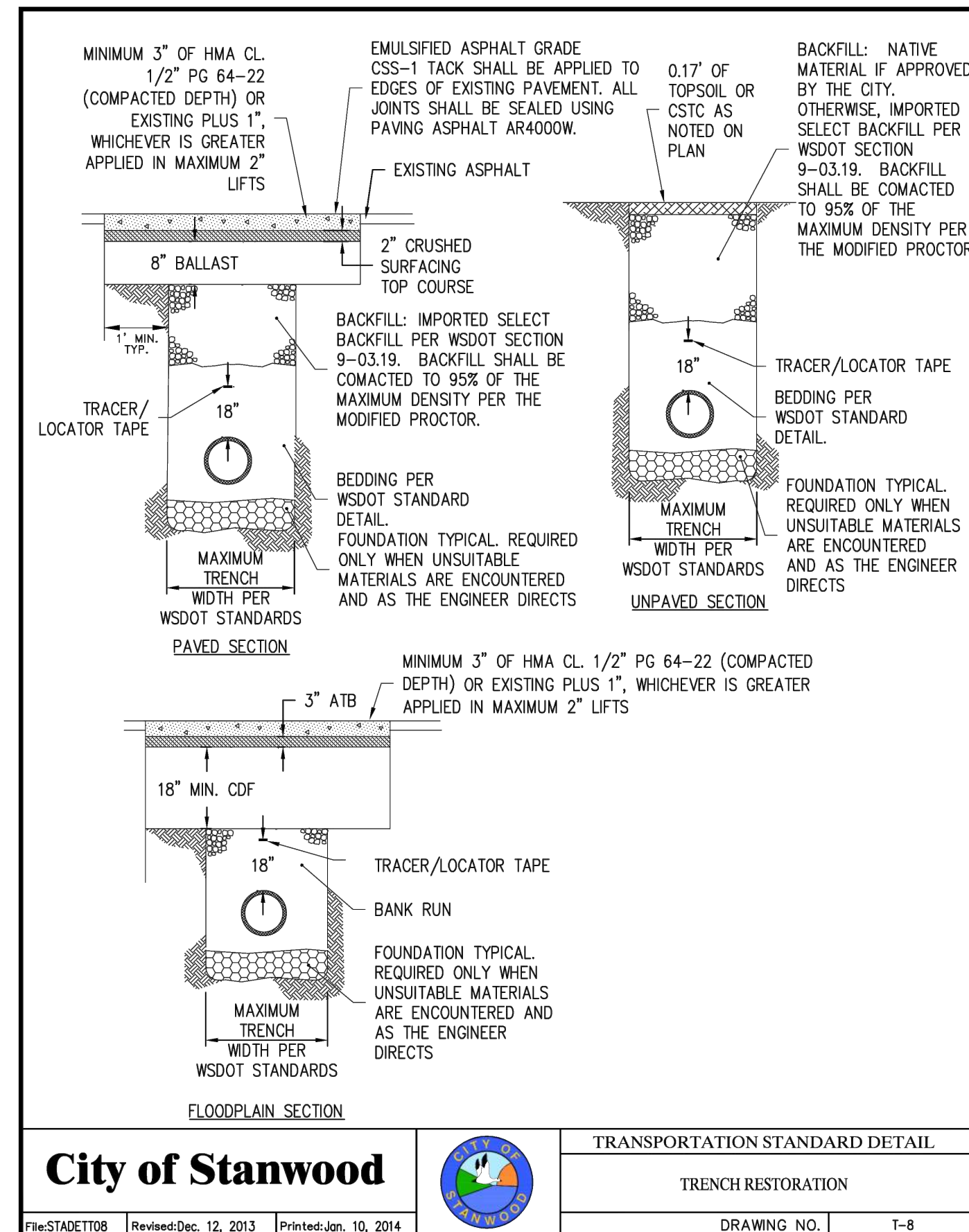
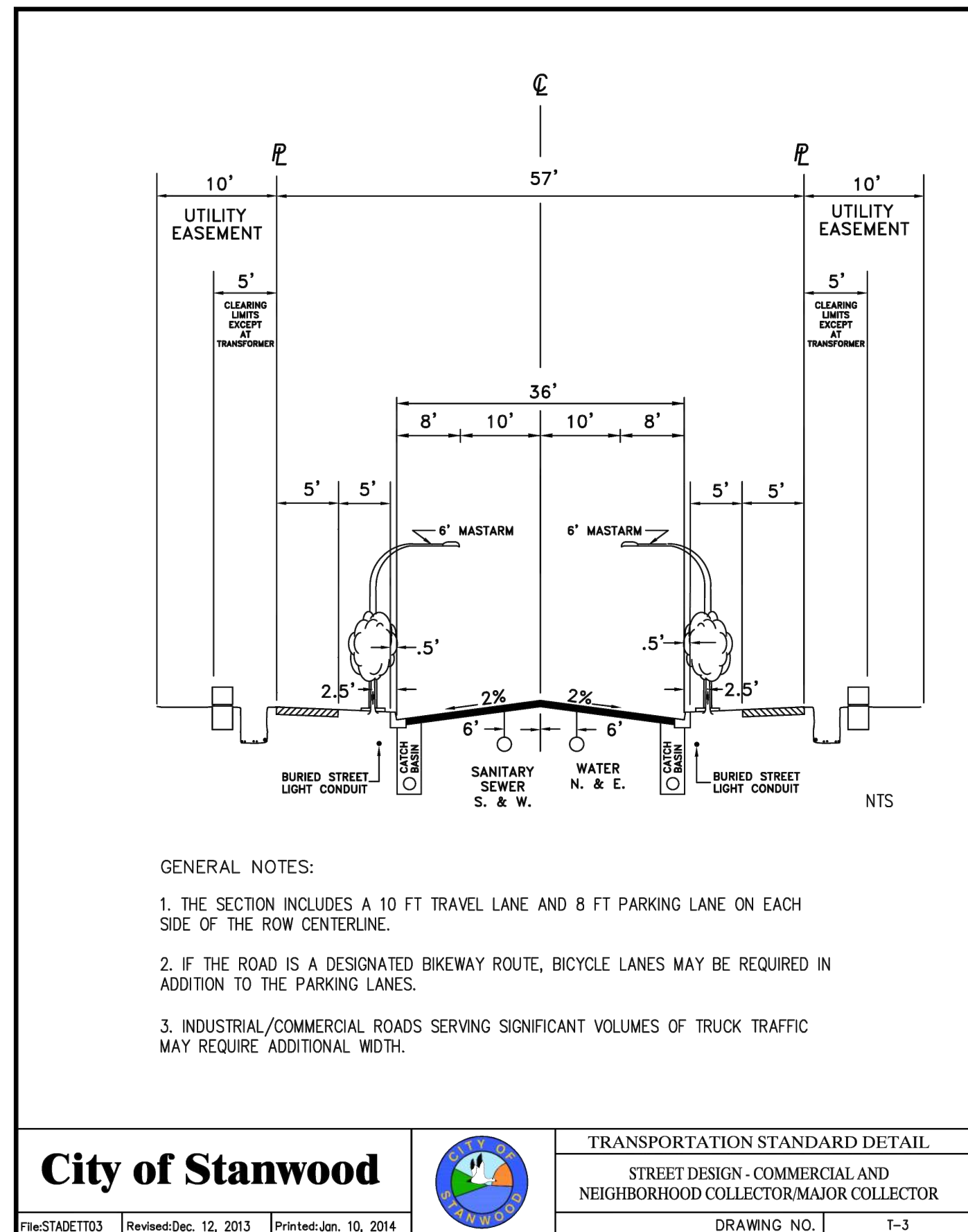
72ND ST NW AND 272ND AVE NW
SIDEWALK IMPROVEMENTS
 27312 72ND AVE NW
 STANWOOD, WA 98292

DATE: 1/27/26
 JOB #: 24-381



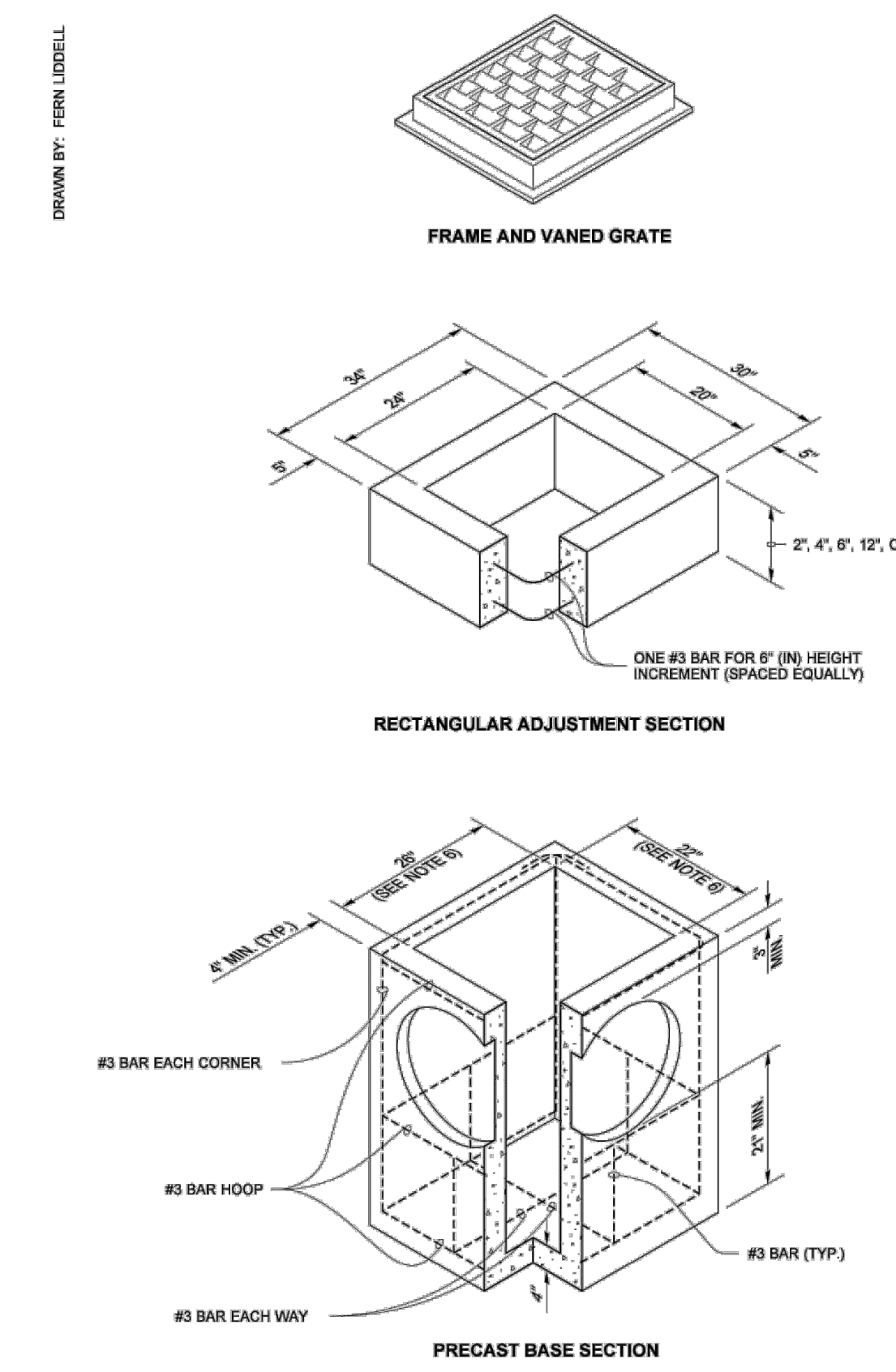
C5.1

SECTION 20, TOWNSHIP 32 NORTH, RANGE 04 EAST, W.M.



City of Stanwood
 TRANSPORTATION STANDARD DETAIL
 STREET DESIGN - COMMERCIAL AND NEIGHBORHOOD COLLECTOR/MAJOR COLLECTOR
 DRAWING NO. T-3

City of Stanwood
 TRANSPORTATION STANDARD DETAIL
 TRENCH RESTORATION
 DRAWING NO. T-8

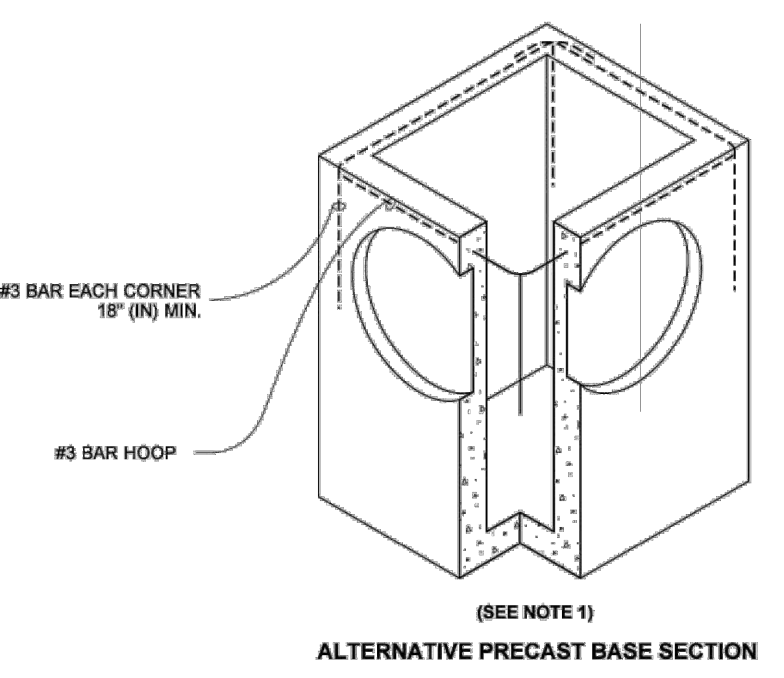


PIPE ALLOWANCES

PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSP* (STD. SPEC. SECT. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15"

* CORRUGATED POLYETHYLENE STORM SEWER PIPE

- NOTES**
- As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the **ALTERNATIVE PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
 - The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3**.
 - The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
 - The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
 - The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
 - The opening shall be measured at the top of the **Precast Base Section**.
 - All pickup holes shall be grouted full after the basin has been placed.



Julie Hillman
 State of Washington
 Professional Engineer
 No. 33745
 2020.09.01 07:52:50 -0700
CATCH BASIN TYPE 1
 STANDARD PLAN B-5.20-03
 SHEET 1 OF 1 SHEET
 APPROVED FOR PUBLICATION
Roark, Steve
 State Design Engineer
 Washington State Department of Transportation

CITY OF STANWOOD
APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
 PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____
 COMMUNITY DEVELOPMENT DIRECTOR

PERMIT NO. _____

REVISIONS

HARMSEN ENGINEERS SURVEYORS
 2822 COLBY AVE., SUITE 300
 EVERETT, WA 98201
 (425) 252-1884
 (206) 343-5903

DAVID W. HARMSEN
 State of Washington
 Professional Engineer
 No. 33745
 2020.09.01 07:52:50 -0700

72ND ST NW AND 272ND AVE NW
SIDEWALK IMPROVEMENTS
 27312 72ND AVE NW
 STANWOOD, WA 98292

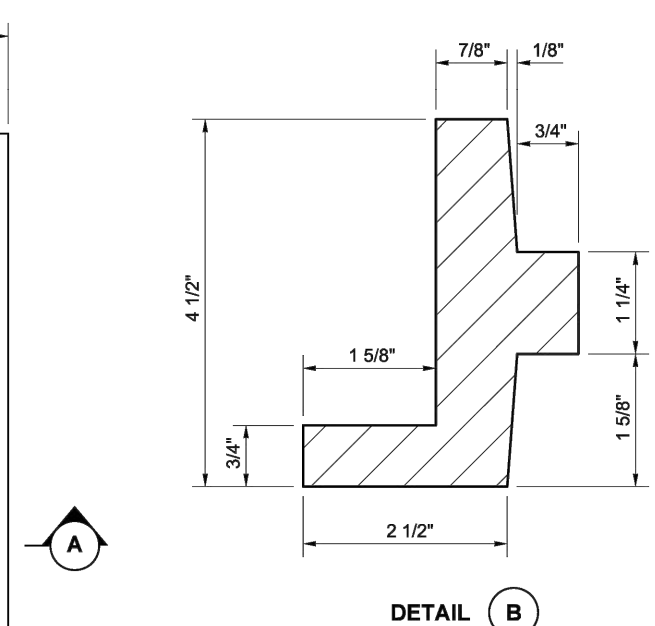
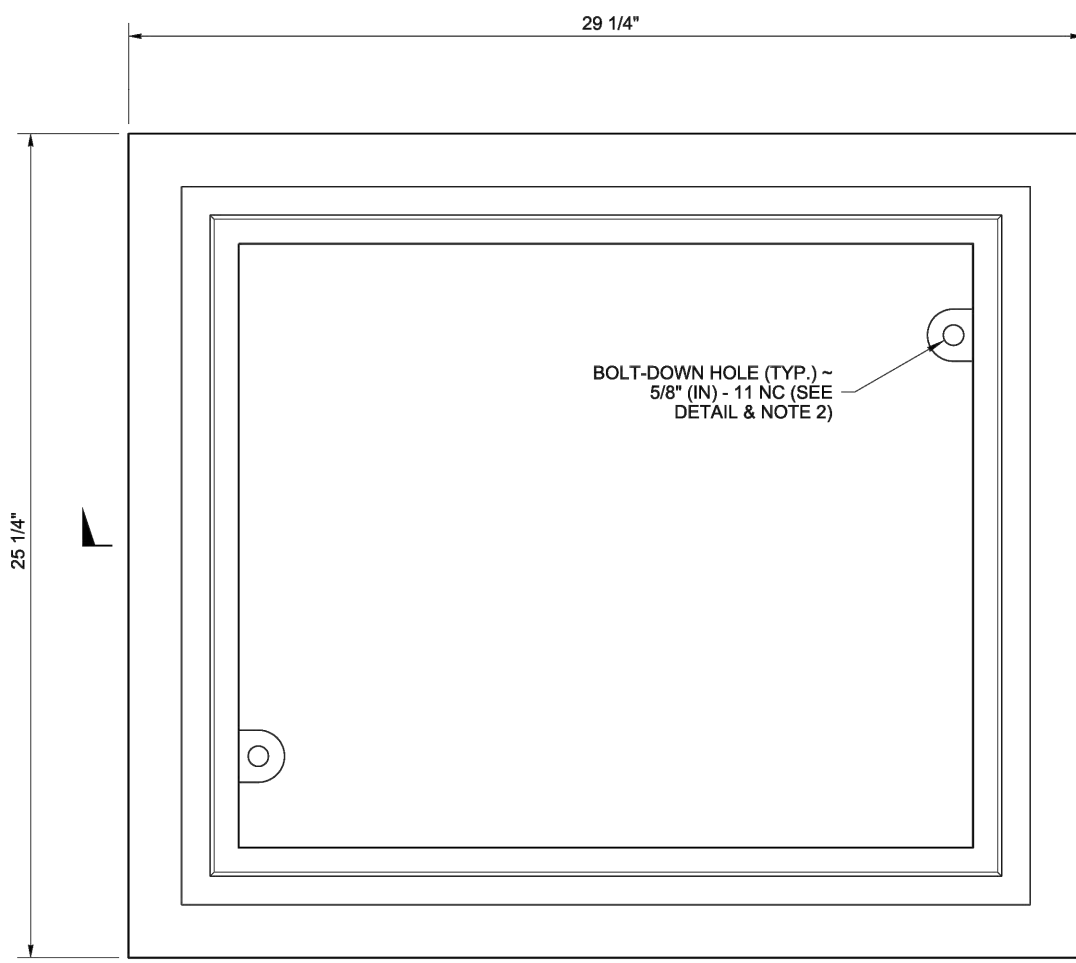
STANDARD DETAILS

DATE: 1/27/26
 JOB #: 24-381

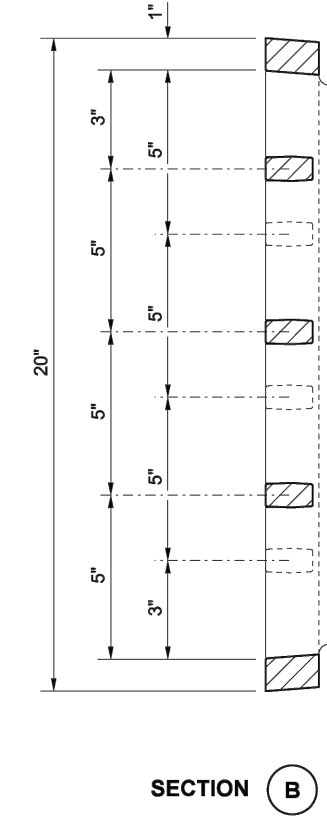
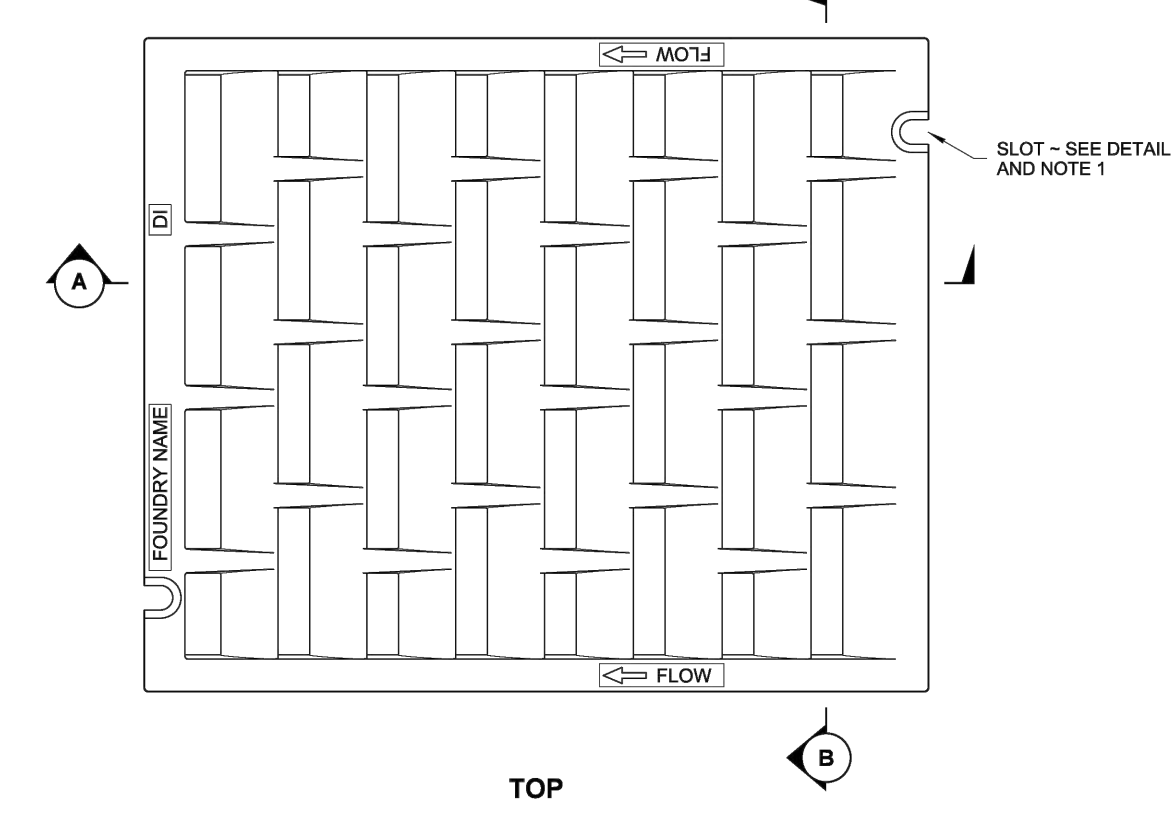
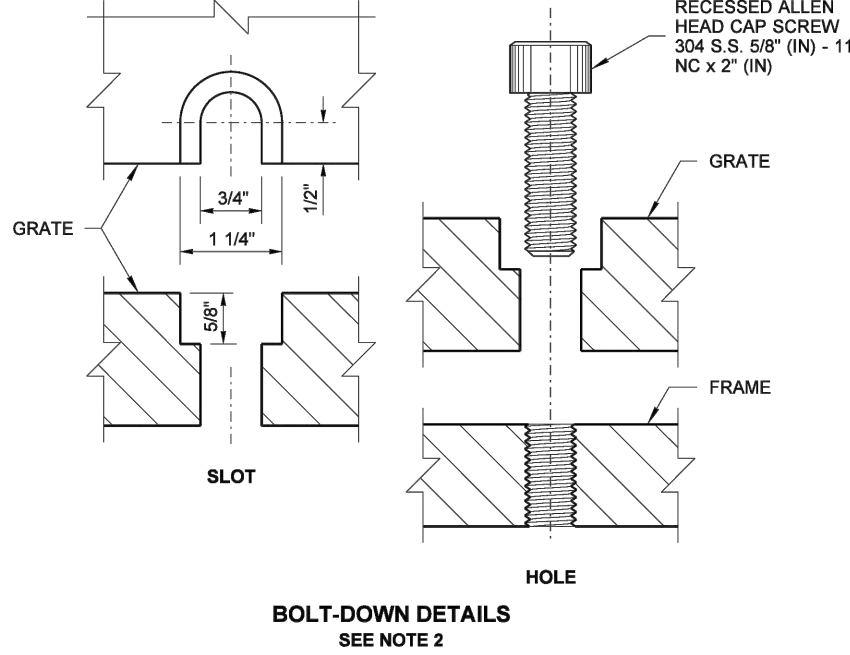
811
 Know what's below.
 Call before you dig.

C6.0

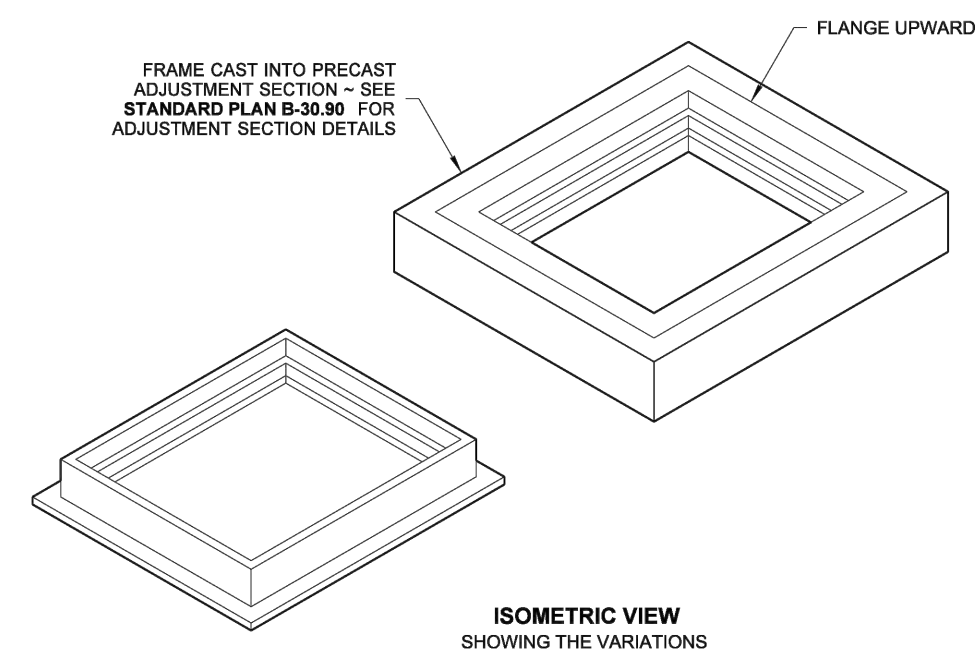
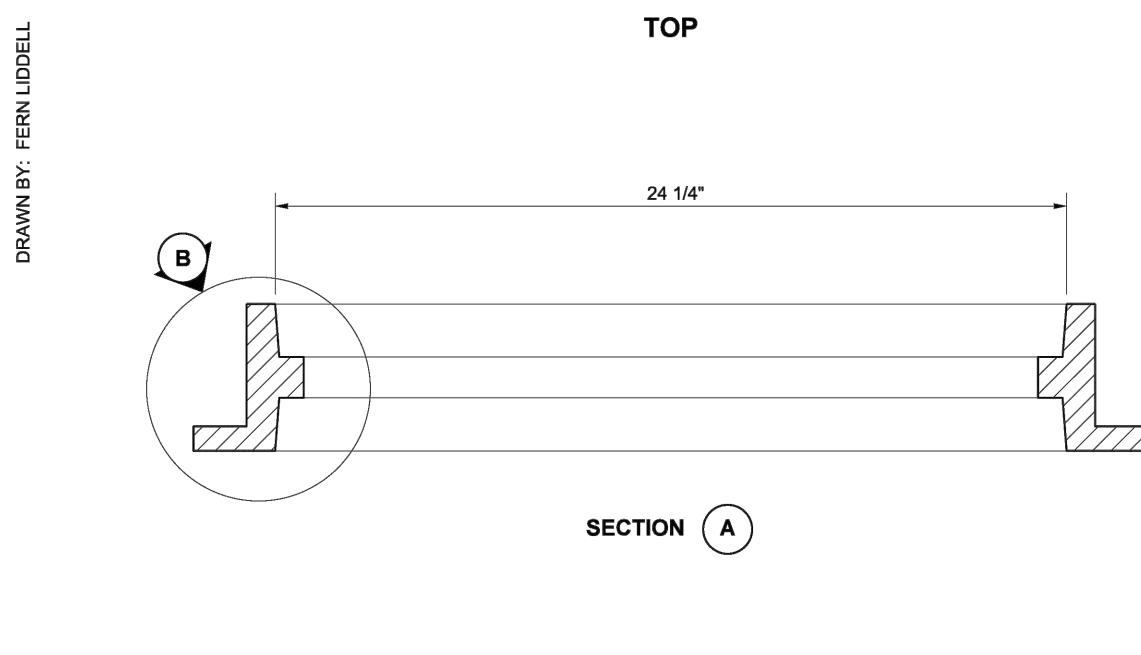
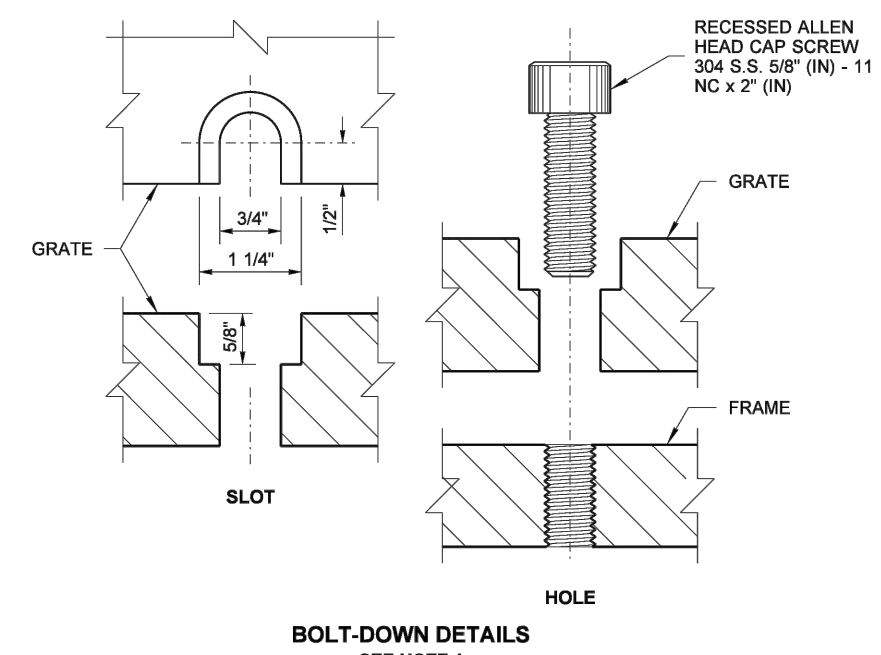
SECTION 20, TOWNSHIP 32 NORTH, RANGE 04 EAST, W.M.



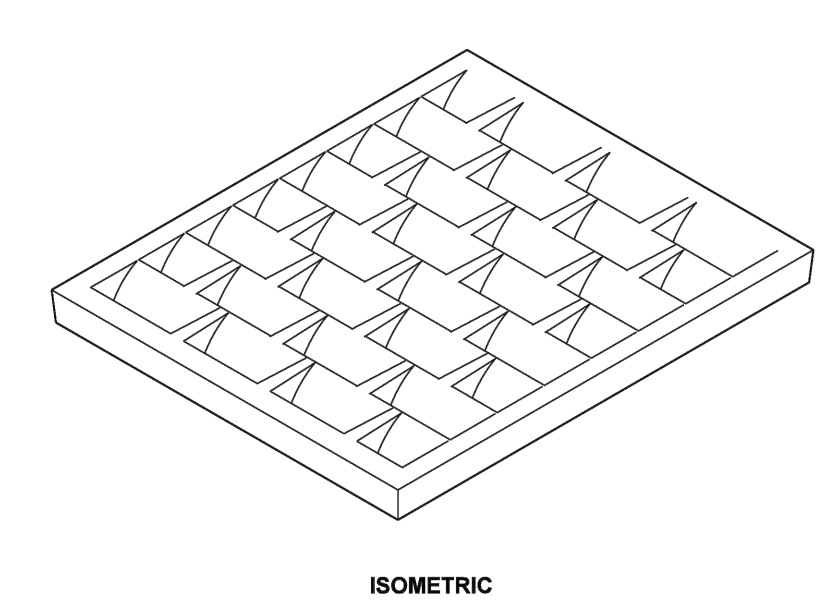
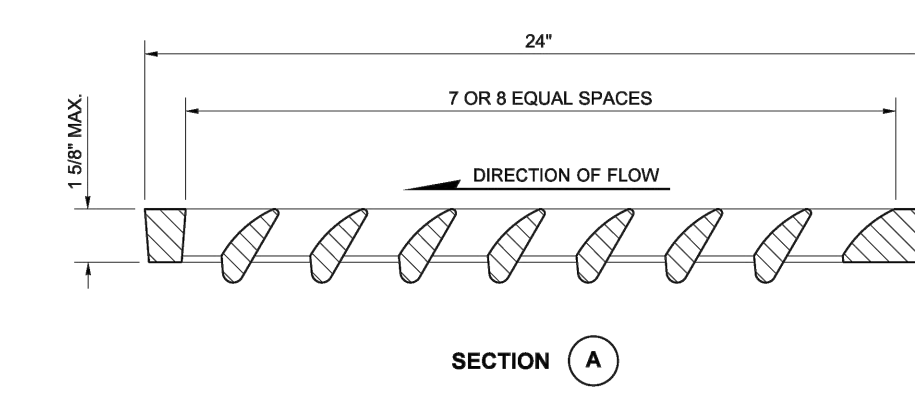
- NOTES**
1. This frame is designed to accommodate 20" (in) x 24" (in) grates or covers as shown on **Standard Plans B-30.20, B-30.30, B-30.40, and B-30.50.**
 2. Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 2 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 304 Stainless Steel (S.S.) 5/8" (in) - 11 NC x 2" (in) allen head cap screw by being tapped, or other approved mechanism. Location of bolt-down holes varies by manufacturer.
 3. Refer to **Standard Specification Section 9-05.15 and 9-05.15(2)** for additional requirements.



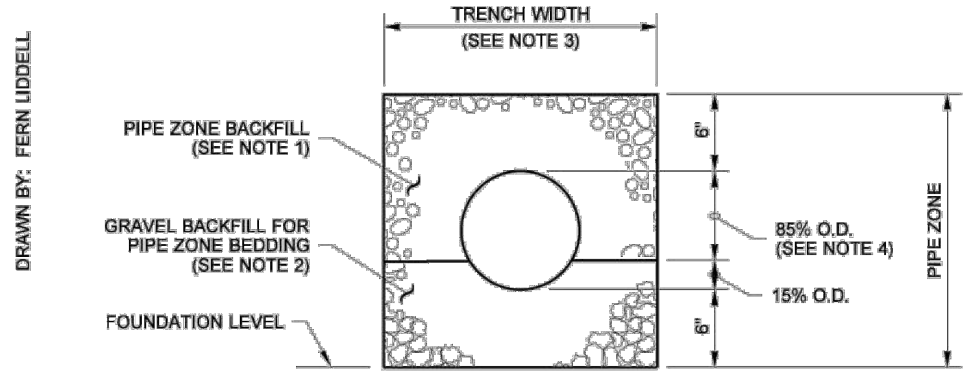
- NOTES**
1. Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 2 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 304 Stainless Steel (S.S.) 5/8" (in) - 11 NC x 2" (in) allen head cap screw by being tapped, or other approved mechanism. Location of bolt-down holes varies by manufacturer.
 2. Refer to **Standard Specification Section 9-05.15 and 9-05.15(2)** for additional requirements.
 3. For frame details, see **Standard Plan B-30.10.**



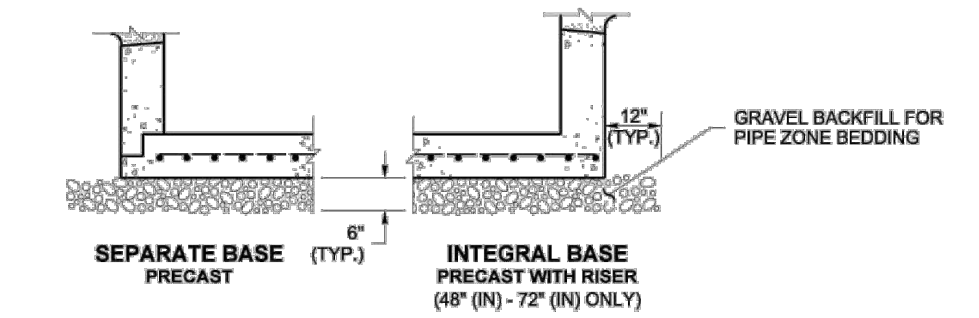
RECTANGULAR FRAME (REVERSIBLE)
STANDARD PLAN B-30.10-03
 SHEET 1 OF 1 SHEET
 APPROVED FOR PUBLICATION
 STATE DESIGN ENGINEER
 Washington State Department of Transportation



RECTANGULAR VANED GRATE
STANDARD PLAN B-30.30-03
 SHEET 1 OF 1 SHEET
 APPROVED FOR PUBLICATION
 STATE DESIGN ENGINEER
 Washington State Department of Transportation

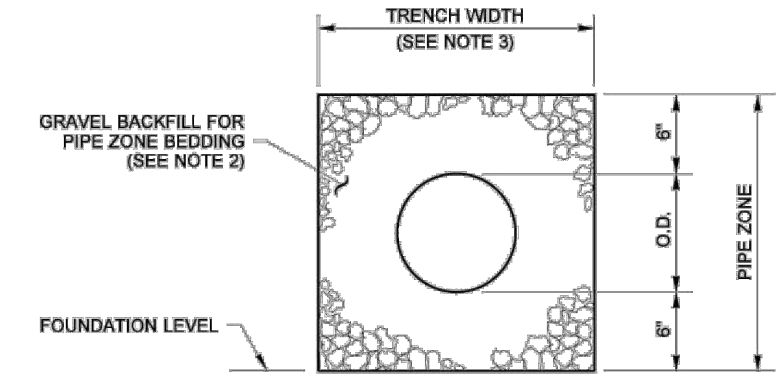


CONCRETE AND DUCTILE IRON PIPE

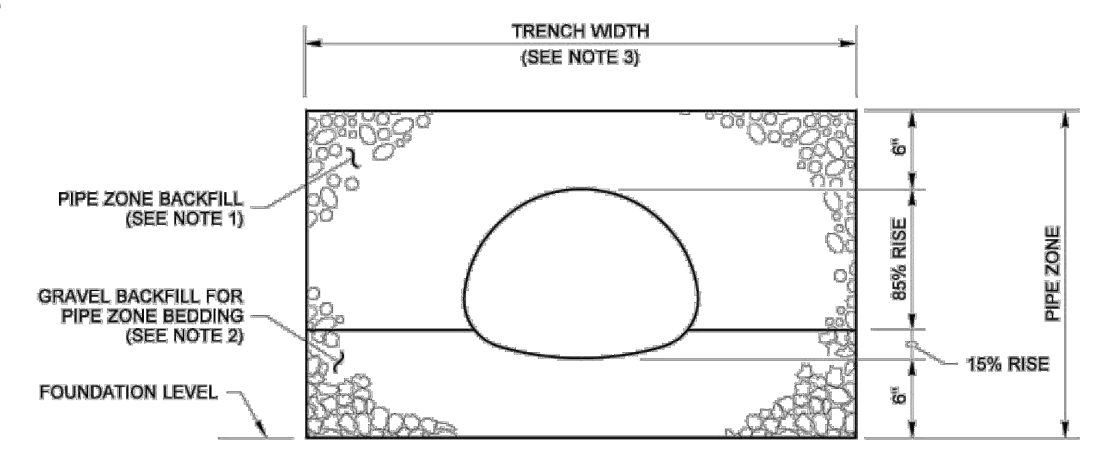


TYPICAL CONDITION FOR DRAINAGE STRUCTURE

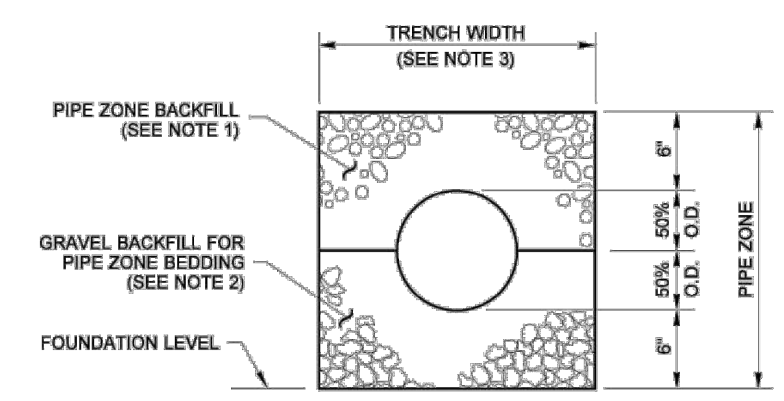
- NOTES**
1. See **Standard Specifications Section 7-08.3(3)** for Pipe Zone Backfill.
 2. See **Standard Specifications Section 9-03.12(3)** for Gravel Backfill for Pipe Zone Bedding.
 3. See **Standard Specifications Section 2-09.4** for Measurement of Trench Width.
 4. For sanitary sewer installation, concrete pipe shall be imbedded to spring line.



THERMOPLASTIC PIPE



PIPE ARCHES



METAL AND STEEL RIB REINFORCED POLYETHYLENE PIPE

CLEARANCE BETWEEN PIPES FOR MULTIPLE INSTALLATIONS		
PIPE	SIZE	MINIMUM DISTANCE BETWEEN BARRELS
CIRCULAR PIPE (DIAMETER)	UP TO 48"	24"
METAL PIPE ARCH (SPAN)	48" AND LARGER	DIAMETER/2 OR 36" WHICHEVER IS LESS

PIPE ZONE BEDDING AND BACKFILL
STANDARD PLAN B-55.20-03
 SHEET 1 OF 1 SHEET
 APPROVED FOR PUBLICATION
 STATE DESIGN ENGINEER
 Washington State Department of Transportation

CITY OF STANWOOD
APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
 PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____
 COMMUNITY DEVELOPMENT DIRECTOR

PERMIT NO. _____

REVISIONS

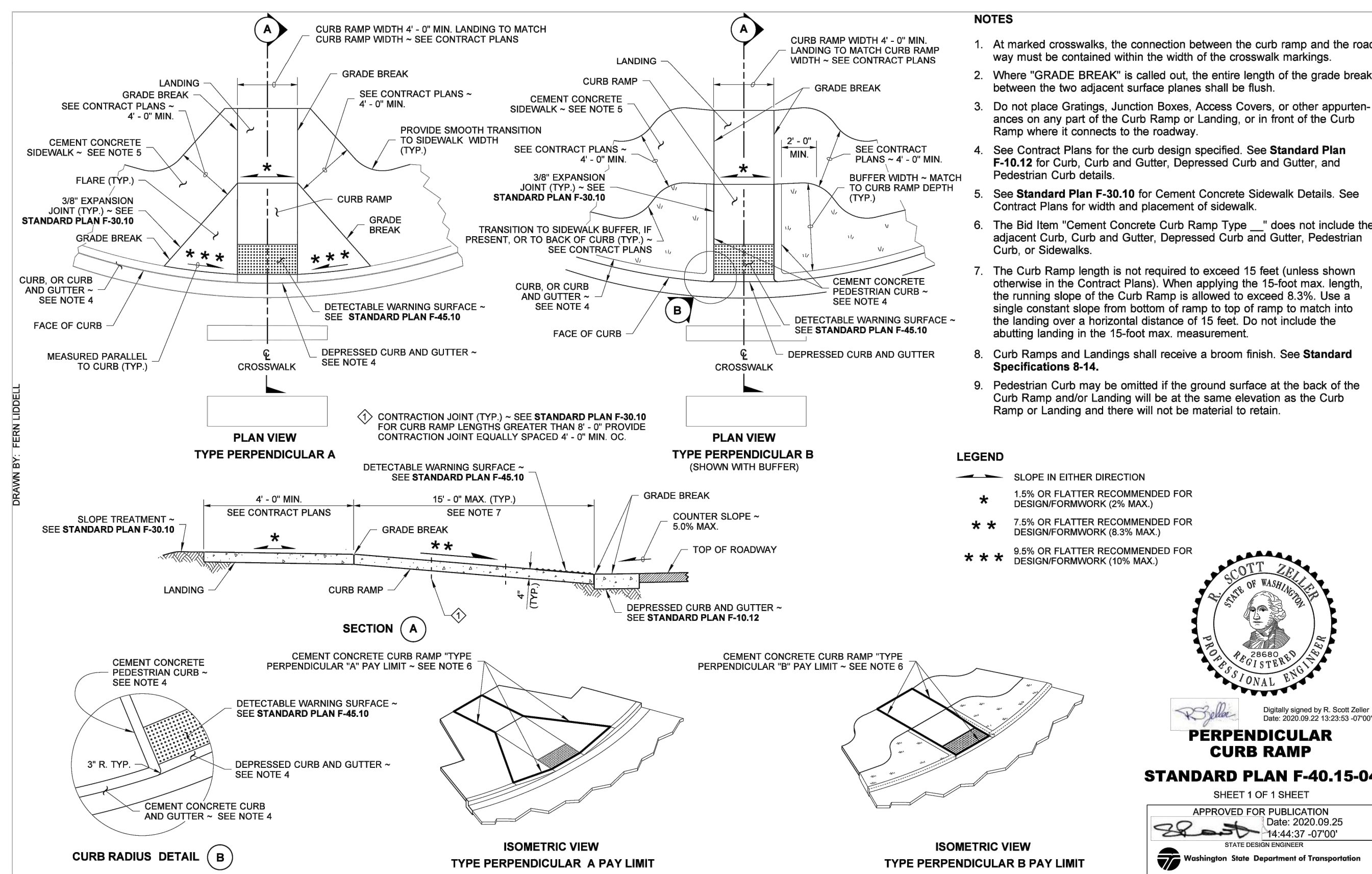
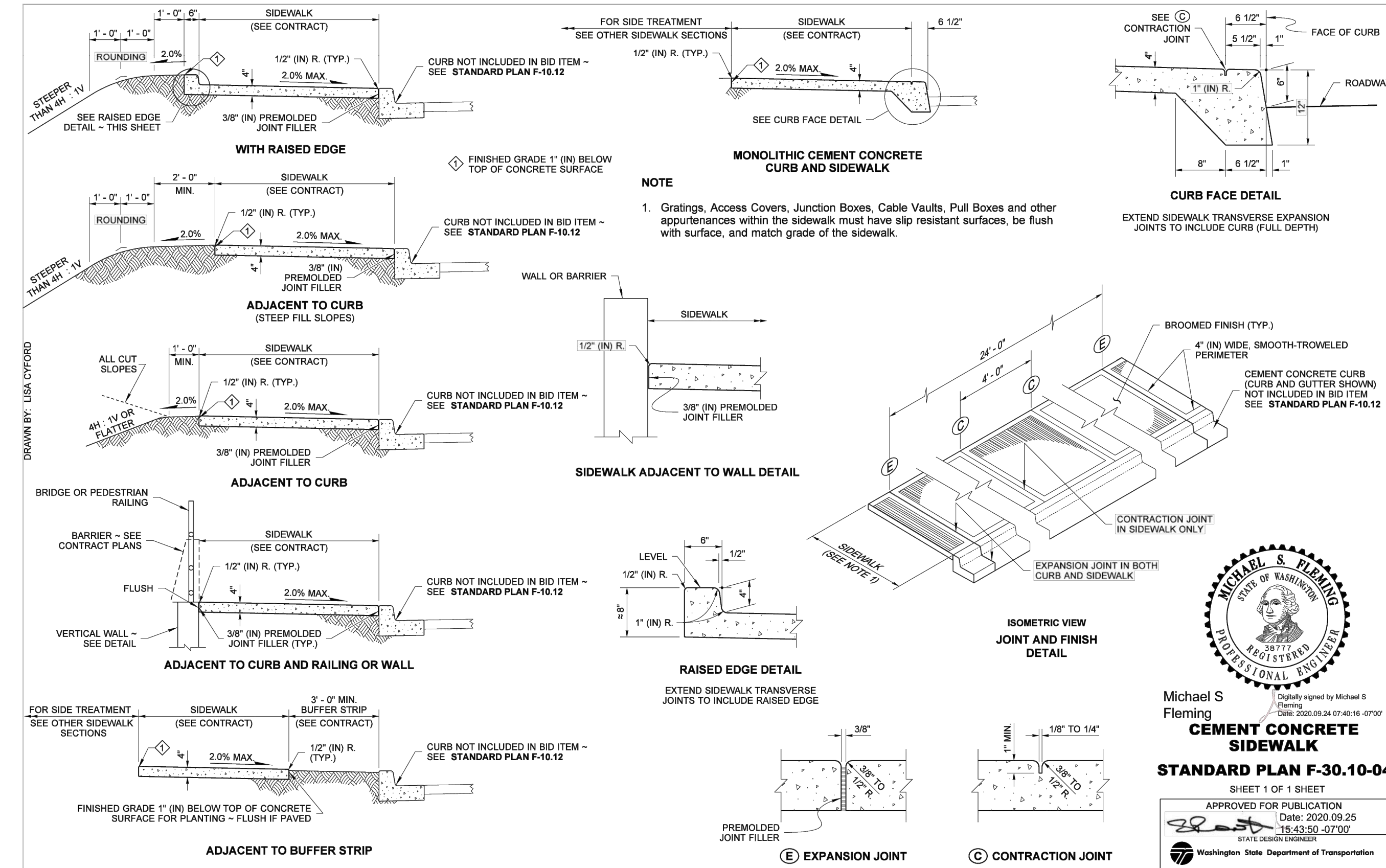
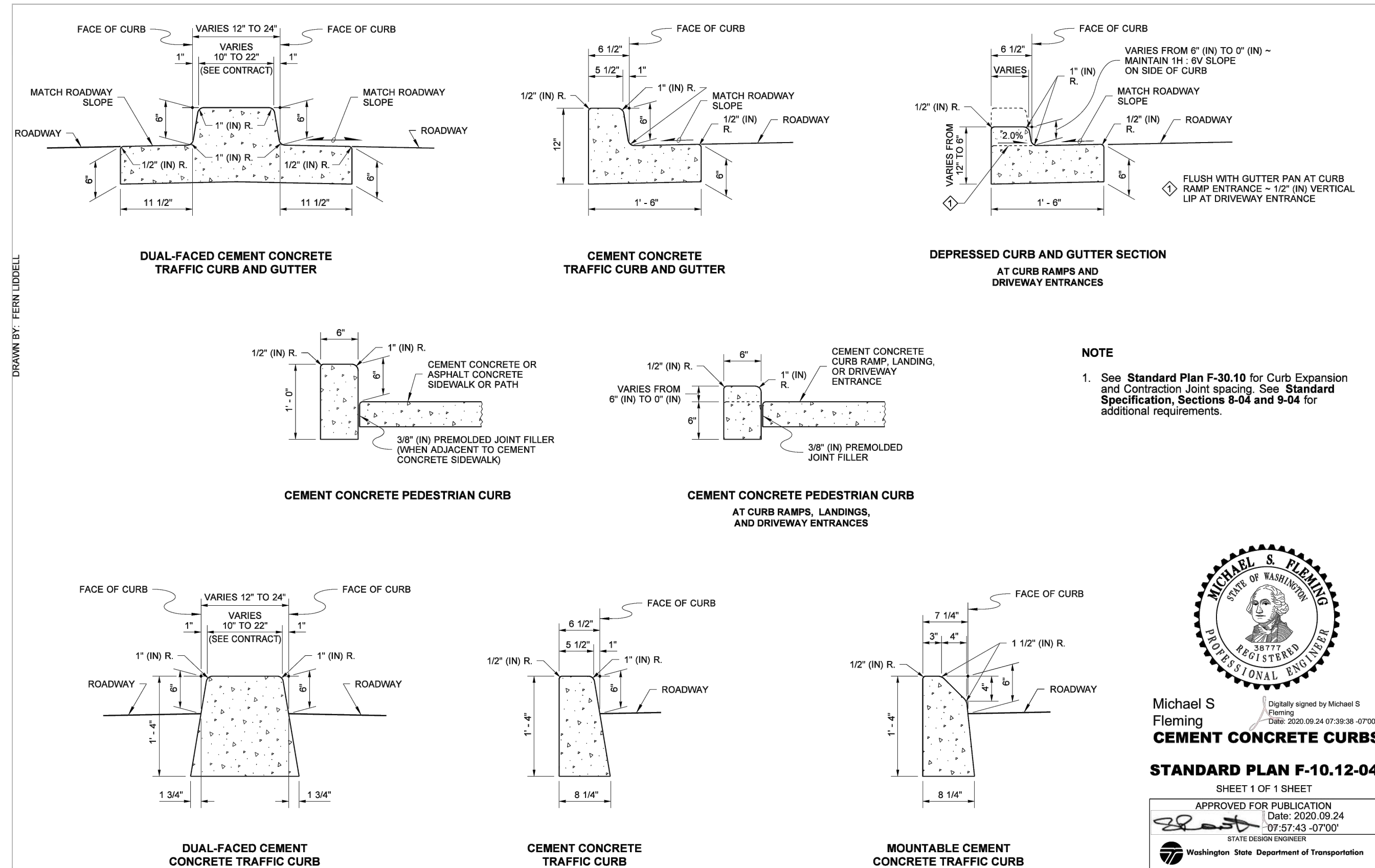
HARMSEN ENGINEERS SURVEYORS
 2822 COLBY AVE., SUITE 300
 EVERETT, WA 98201
 (425) 252-1884
 (206) 343-5903

72ND ST NW AND 272ND AVE NW
SIDEWALK IMPROVEMENTS
 27312 72ND AVE NW
 STANWOOD, WA 98292
STANDARD DETAILS

DATE: 1/27/26
 JOB #: 24-381

C6.1

SECTION 20, TOWNSHIP 32 NORTH, RANGE 04 EAST, W.M.



CITY OF STANWOOD
APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
PUBLIC WORKS DIRECTOR

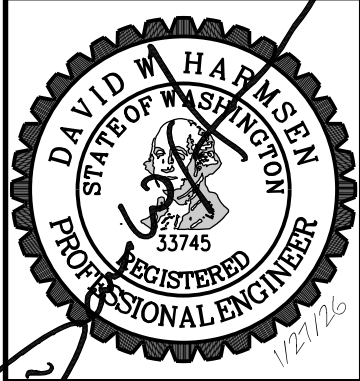
BY: _____ DATE: _____
COMMUNITY DEVELOPMENT DIRECTOR

PERMIT NO. _____

REVISIONS

HARMSEN ENGINEERS SURVEYORS
(425) 252-1884
(206) 343-5903

2822 COLBY AVE., SUITE 300
EVERETT, WA 98201



72ND ST NW AND 272ND AVE NW
SIDEWALK IMPROVEMENTS
27312 72ND AVE NW
STANWOOD, WA 98292

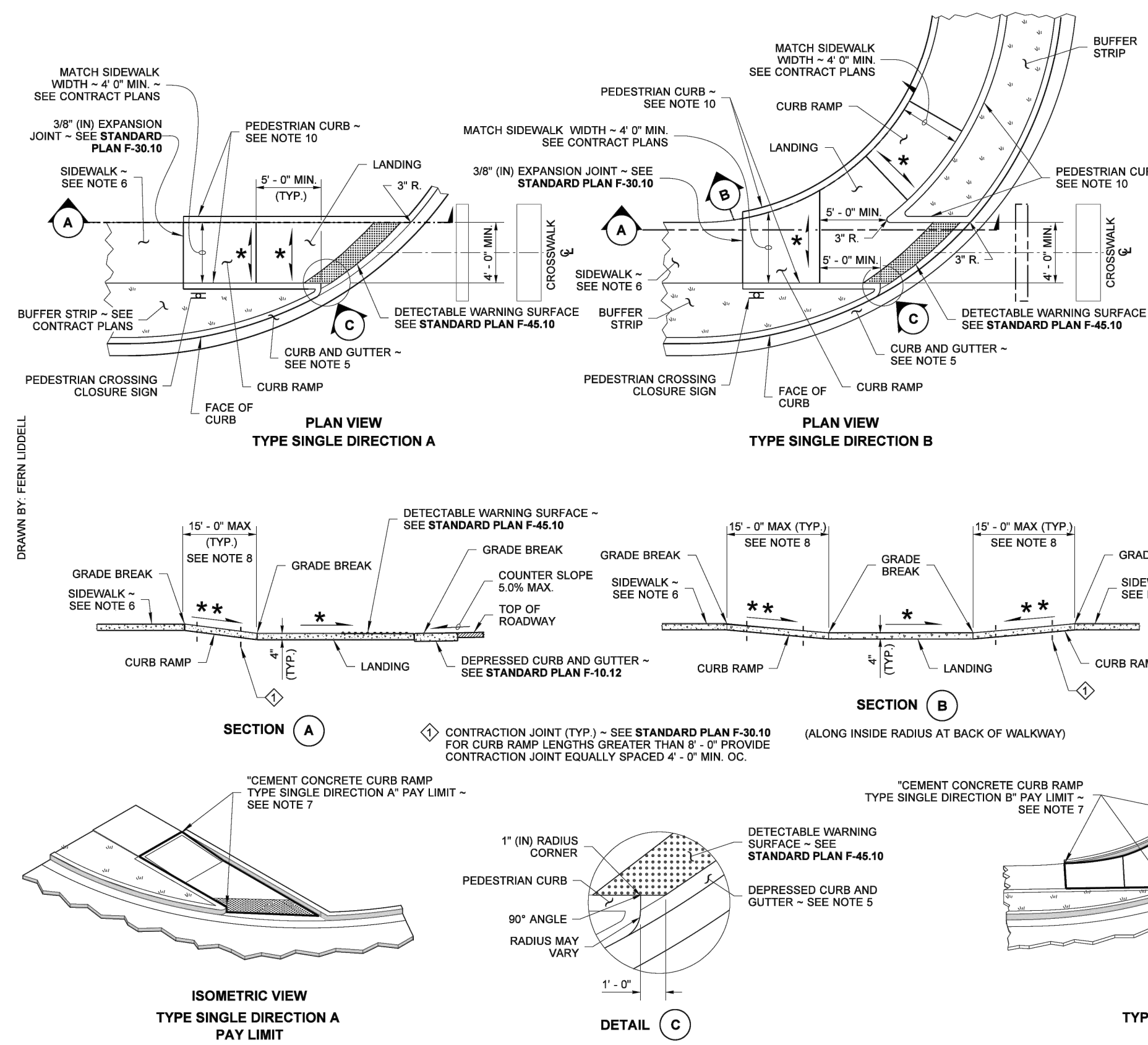
STANDARD DETAILS

DATE: 1/27/26
JOB #: 24-381



C6.2

SECTION 20, TOWNSHIP 32 NORTH, RANGE 04 EAST, W.M.

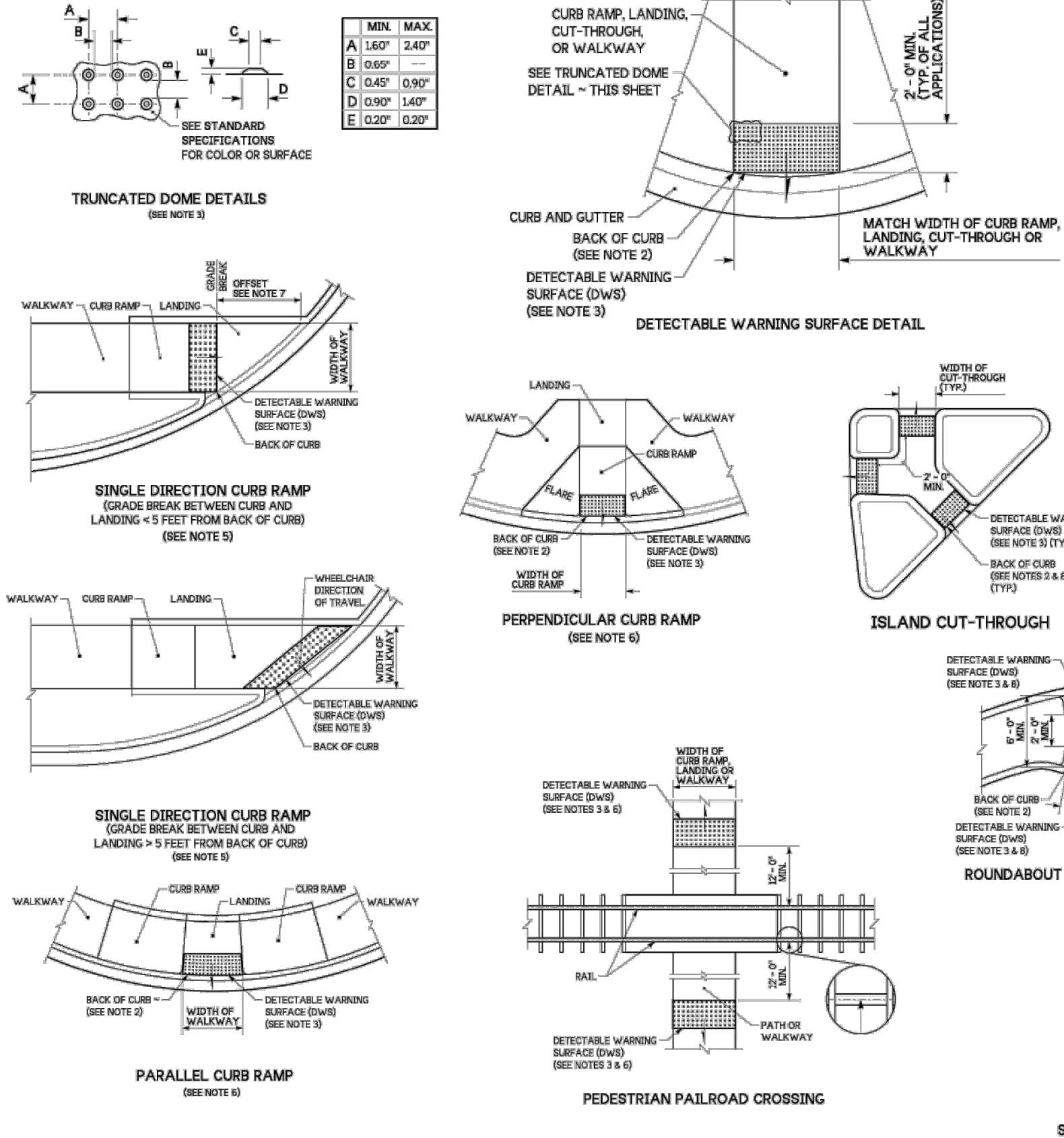


- NOTES**
- This plan is to be used where pedestrian crossing in one direction is not permitted.
 - At marked crosswalks, the connection between the Landing and the roadway must be contained within the width of the crosswalk markings.
 - When "GRADE BREAK" is called out, the entire length of the grade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

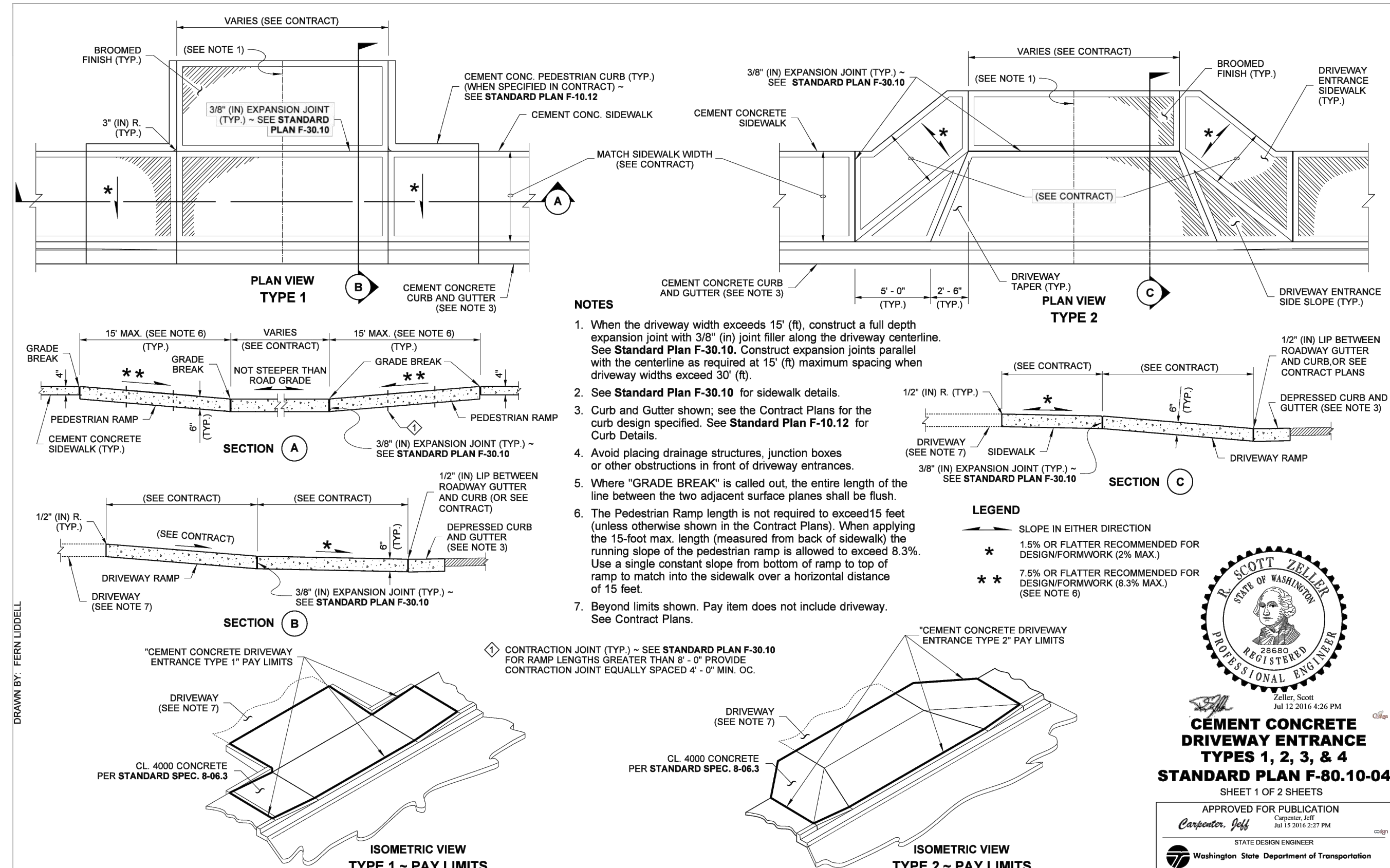
LEGEND

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

REGISTERED PROFESSIONAL ENGINEER
 R. SCOTT ZELLER
 STATE OF WASHINGTON
 JUN 24 2016 7:21 AM
 Zeller, Scott
 JUN 24 2016 7:21 AM
SINGLE DIRECTION CURB RAMP
STANDARD PLAN F-40.16-03
 SHEET 1 OF 1 SHEET
 APPROVED FOR PUBLICATION
 Carpenter, Jeff JUN 27 2024 2:59 PM
 STATE DESIGN ENGINEER
 Washington State Department of Transportation



- NOTES**
- Permanent Detectable Warning Surfaces (DWS) shall extend the full width of the curb ramp, landing or other roadway entrance as applicable. Exception: If the manufacturer of the DWS requires a concrete border around the DWS, a variance of up to 2" (n) on each side of the DWS is permitted.
 - Permanent Detectable Warning Surfaces (DWS) shall be placed on a minimum 4" (n) thick concrete pad. The DWS panel shall be placed adjacent to the back of the curb and with no more than a 2" (n) gap between the DWS and the back of the curb measured at the center of the DWS panel. Exception: If the manufacturer of the selected DWS requires a concrete border around the DWS, a variance of up to 2" (n) from the back of the curb is permitted (measured at the leading corners of the DWS panel).
 - The rows of truncated domes shall be aligned to be parallel to the direction of travel, and perpendicular to the grade break at the back of curb.
 - If curb and gutter are not present, such as a shared-use path connection, the Detectable Warning Surface shall be placed at the pavement edge.
 - See **Standard Plans** for sidewalk and curb ramp details.
 - If a curb ramp is required, the location of the Detectable Warning Surface must be at the bottom of the ramp and within the required distance from the rail crossing.
 - When the grade break between the curb ramp and the landing is less than or equal to 5 feet from the back of curb at all points, place the Detectable Warning Surface on the bottom of the curb ramp directly above the grade break.
 - Glued or stick down Detectable Warning Surfaces are allowed only for temporary work zone applications.
- REGISTERED PROFESSIONAL ENGINEER**
 DAVID W. HARMSEN
 STATE OF WASHINGTON
 JUN 4 2024
DETECTABLE WARNING SURFACE
STANDARD PLAN F-45.10-05
 SHEET 1 OF 1 SHEET
 APPROVED FOR PUBLICATION
 Carpenter, Jeff JUN 27 2024 2:59 PM
 STATE DESIGN ENGINEER
 Washington State Department of Transportation



- NOTES**
- When the driveway width exceeds 15' (ft), construct a full depth expansion joint with 3/8" (n) joint filler along the driveway centerline. See **Standard Plan F-30.10**. Construct expansion joints parallel with the centerline as required at 15' (ft) maximum spacing when driveway widths exceed 30' (ft).
 - See **Standard Plan F-30.10** for sidewalk details.
 - Curb and Gutter shown: see the Contract Plans for the curb design specified. See **Standard Plan F-10.12** for Curb Details.
 - Avoid placing drainage structures, junction boxes or other obstructions in front of driveway entrances.
 - The Pedestrian Ramp length is not required to exceed 15 feet (unless otherwise shown in the Contract Plans). When applying the 15-foot max. length (measured from back of sidewalk) the running slope of the pedestrian ramp is allowed to exceed 8.3%. Use a single constant slope from bottom of ramp to top of ramp to match into the sidewalk over a horizontal distance of 15 feet.
 - Beyond limits shown. Pay item does not include driveway. See Contract Plans.

REGISTERED PROFESSIONAL ENGINEER
 R. SCOTT ZELLER
 STATE OF WASHINGTON
 JUL 12 2016 4:26 PM
CEMENT CONCRETE DRIVEWAY ENTRANCE
TYPES 1, 2, 3, & 4
STANDARD PLAN F-80.10-04
 SHEET 1 OF 2 SHEETS
 APPROVED FOR PUBLICATION
 Carpenter, Jeff JUN 14 2024 2:57 PM
 STATE DESIGN ENGINEER
 Washington State Department of Transportation

CITY OF STANWOOD
APPROVED FOR CONSTRUCTION

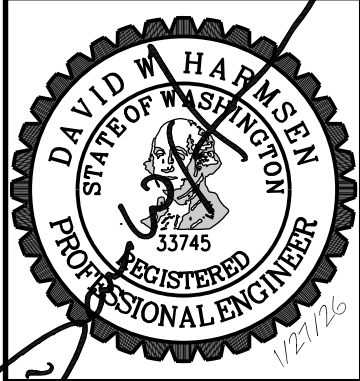
BY: _____ DATE: _____
 PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____
 COMMUNITY DEVELOPMENT DIRECTOR

PERMIT NO. _____

REVISIONS

HARMSEN ENGINEERS SURVEYORS
 (425) 252-1884
 (206) 343-5903
 2822 COLBY AVE., SUITE 300
 EVERETT, WA 98201



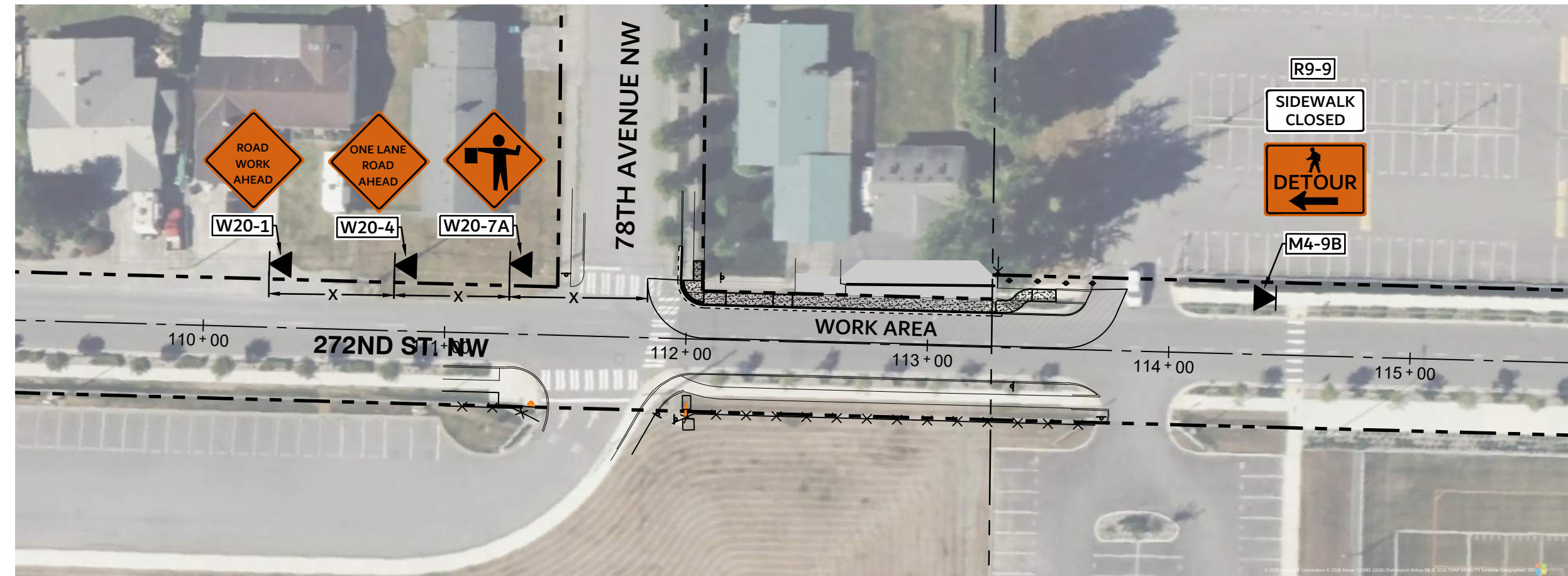
72ND ST NW AND 272ND AVE NW
SIDEWALK IMPROVEMENTS
 27312 72ND AVE NW
 STANWOOD, WA 98292
STANDARD DETAILS

DATE: 1/27/26
 JOB #: 24-381



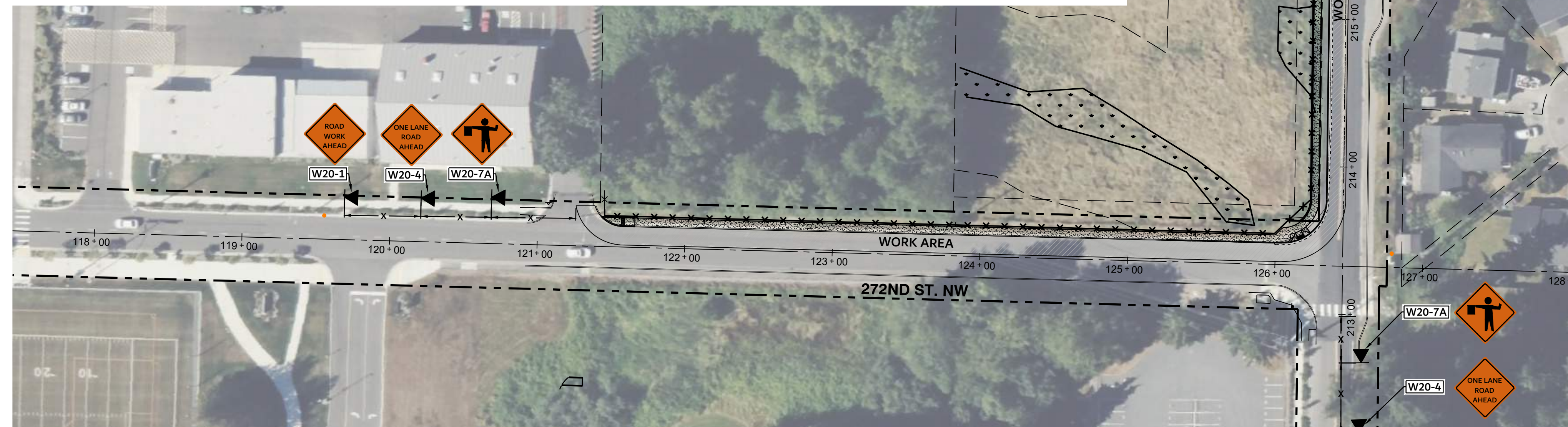
C6.3

SECTION 20, TOWNSHIP 32 NORTH, RANGE 04 EAST, W.M.



WESTERN WORK AREA (272ND STREET NW & 78TH AVENUE NW)

SCALE 1" = 50'



EASTERN WORK AREA (272ND STREET NW & 72ND AVENUE NW)

SCALE 1" = 50'



**CITY OF STANWOOD
APPROVED FOR CONSTRUCTION**

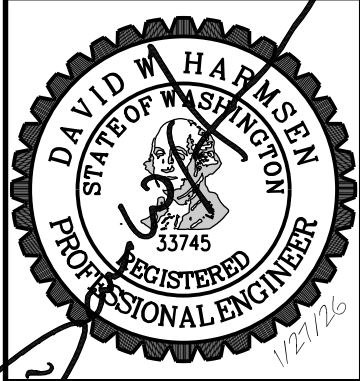
BY: _____ DATE: _____
PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____
COMMUNITY DEVELOPMENT DIRECTOR

PERMIT NO. _____

REVISIONS

HARMSEN ENGINEERS SURVEYORS
2822 COLBY AVE., SUITE 300
EVERETT, WA 98201
(425) 252-1884
(206) 343-5903



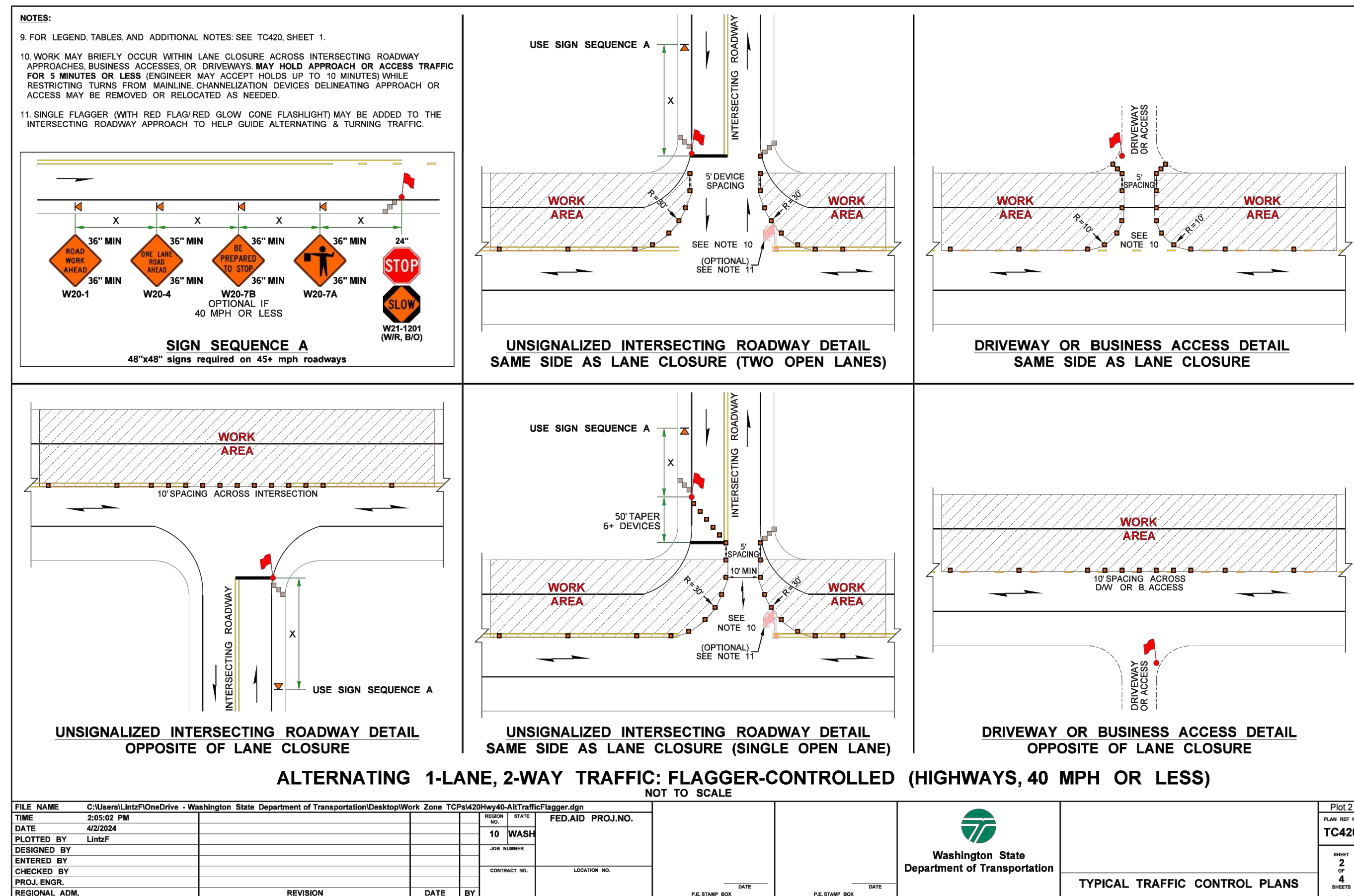
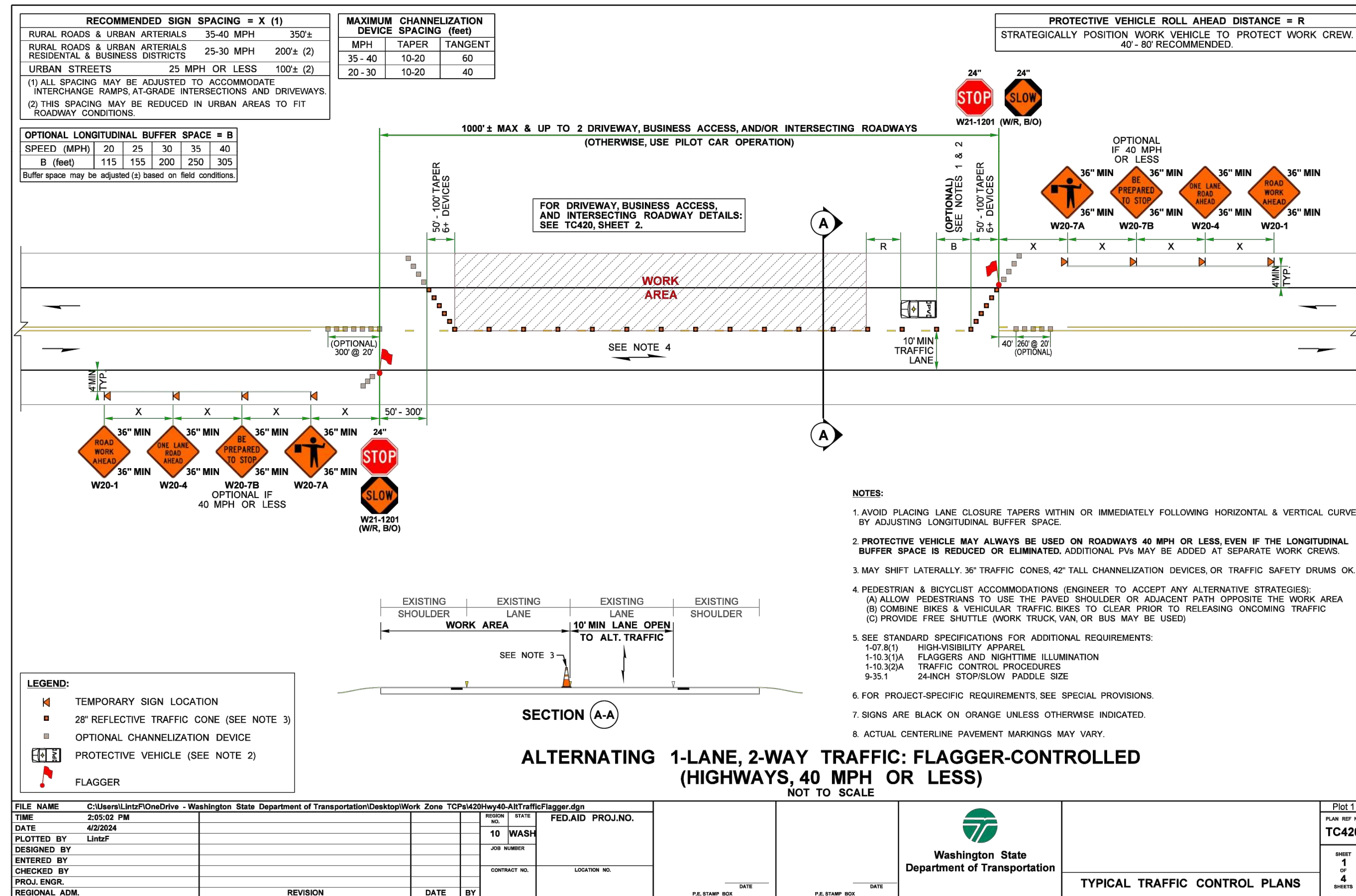
**72ND ST NW AND 272ND AVE NW
SIDEWALK IMPROVEMENTS**
27312 72ND AVE NW
STANWOOD, WA 98292
TRAFFIC CONTROL PLAN

DATE: 1/27/26
JOB #: 24-381



C7.0

SECTION 20, TOWNSHIP 32 NORTH, RANGE 04 EAST, W.M.



CITY OF STANWOOD
APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
 PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____
 COMMUNITY DEVELOPMENT DIRECTOR

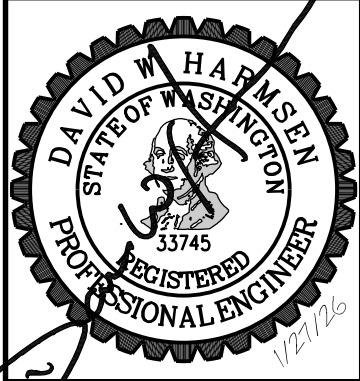
PERMIT NO. _____

REVISIONS

HARMSEN ENGINEERS SURVEYORS

2822 COLBY AVE., SUITE 300
 EVERETT, WA 98201

(425) 252-1884
 (206) 343-5903



72ND ST NW AND 272ND AVE NW
SIDEWALK IMPROVEMENTS
 27312 72ND AVE NW
 STANWOOD, WA 98292

TRAFFIC CONTROL DETAILS

DATE: 1/27/26
 JOB #: 24-381



C7.1