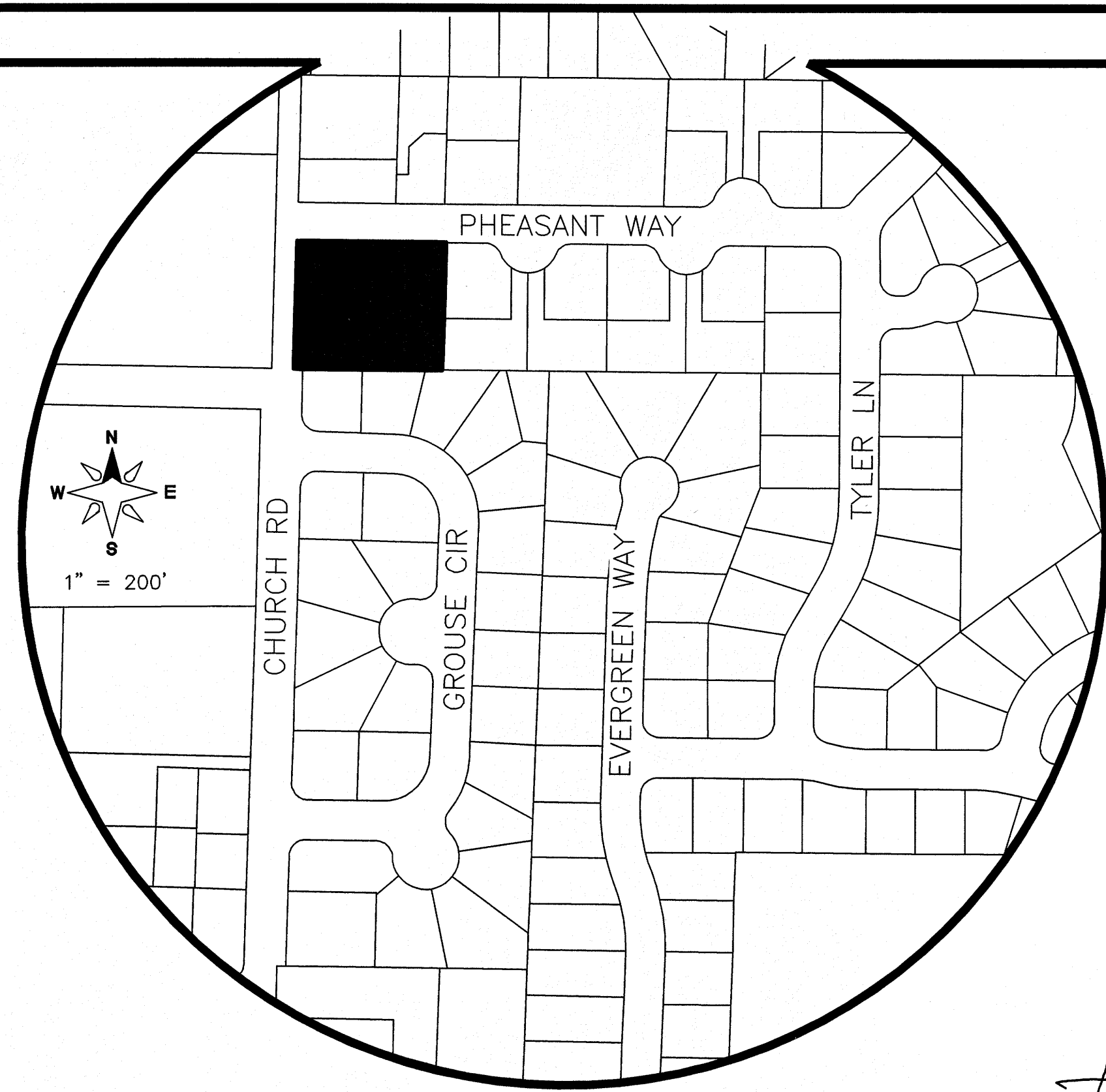


A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 18, T.39N., R.2E., W.M.
CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON

TONER SHORT PLAT RECORD DRAWINGS



PROJECT SUMMARY	
OWNER	MICHAEL A TONER 6210 CHURCH RD FERNDAL, WA 98248
SITE ADDRESS	6210 CHURCH ROAD
ASSESSOR'S PARCEL #	390218 014142 0000
CITY ZONING	RS MEDIUM-SINGLE FAMILY DWELLING
# OF PARKING	2
PROJECT DESCRIPTION	-2 LOT SUBDIVISION INCLUDING RESERVE TRACT -PROVIDE STORM, SEWER, WATER & DRY UTILITIES -PAVED PARKING AREA

SHEET INDEX

01. COVER SHEET
02. CITY OF FERNDAL GENERAL NOTES
03. EXISTING CONDITIONS PLAN
04. PRELIMINARY SHORT PLAT
05. STORMWATER POLLUTION PREVENTION PLAN
06. TEMPORARY EROSION CONTROL - PLAN, NOTES & DETAILS
07. COMPOSITE SITE PLAN
08. COMPOSITE UTILITY PLAN
09. UTILITY TYPICAL DETAILS

EXISTING LEGEND

	FOUND BRASS DISK
	FOUND REBAR & CAP
	SET REBAR & CAP, L.S. "49287"
	SANITARY SEWER MANHOLE
	CATCH BASIN
	STORM CLEANOUT
	YARD DRAIN
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	STREET LIGHT
	COMMUNICATION RISER BOX
	UTILITY POLE
	STREET SIGN
	SANITARY SEWER LINE
	STORM LINE
	WATER LINE
	WATER SERVICE LINE
	GAS LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	UNDERGROUND TELEPHONE LINE
	OVERHEAD TELEPHONE LINE
	OVERHEAD CABLE LINE
	UNDERGOUND CABLE LINE
	FENCE LINE

PROPOSED LEGEND

	PROPOSED STORM DRAIN CB TYPE 1
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER STUB
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED STREET TREE
	PROPOSED STREET LIGHT
	PROPOSED MAILBOX LOCATION
	PROPOSED STORM WATER LINE
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED RETAINING WALL
	PROPOSED POWER
	PROPOSED ASPHALT/PAVEMENT
	PROPOSED CONCRETE SIDEWALK

SURVEYOR'S NOTES:

1. DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION ON FEBRUARY 24, 2021.
2. EQUIPMENT USED: LEICA MS 60 00'01" PPM.
3. RELATIVE ACCURACY AND FIELD TRAVERSE CLOSURE EXCEEDS THE REQUIREMENTS OF WAC 332-130-085 AND WAC 332-130-090.
4. HORIZONTAL DATUM: CITY OF FERNDAL MONUMENT NETWORK WASHINGTON STATE NORTH ZONE NAD 83/91
VERTICAL DATUM: NGVD29 (COF MON# 309, ELEV=301.09')
5. PURPOSE OF SURVEY: TOPOGRAPHIC AS-BUILT SURVEY.
6. CONTOUR INTERVALS ARE 1 FOOT AND ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION.
7. ELEVATION ACCURACY OF SURVEYED POINTS AND DIGITAL TERRAIN MODELS EXCEEDS THE STANDARDS PUT FORTH BY THE US ARMY CORPS OF ENGINEERS FOR CONSTRUCTION LAYOUT: 0.10 FEET IN ELEVATION MULTIPLIED BY THE DISTANCE FROM BENCHMARK TRAVERSED IN MILES, SQUARE-ROOTED, AND FOR WELL-DEFINED POINTS IN THE DIGITAL TERRAIN MODEL, PLUS OR MINUS HALF THE CONTOUR INTERVAL (0.5 FEET).

LEGAL DESCRIPTION:

LOT 3, AS DELINEATED ON UNRUH-IRWIN SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF SHORT PLATS, PAGE 52, UNDER AUDITOR'S FILE NO. 1598215.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

ENGINEER
LDES, INC.
5160 INDUSTRIAL PL., SUITE 108
FERNDAL, WA 98248
CONTACT: RAMON LLANOS, PE.
OHONE: (360) 383-0620

SURVEYOR
LDES, INC.
5160 INDUSTRIAL PL., SUITE 108
FERNDAL, WA 98248
CONTACT: KYLE HAGGITH, PLS.
PHONE: (360) 383-0620

CALL 2 BUSINESS DAYS BEFORE YOU DIG
UTILITIES UNDERGROUND LOCATION CENTER
1-800-424-5555

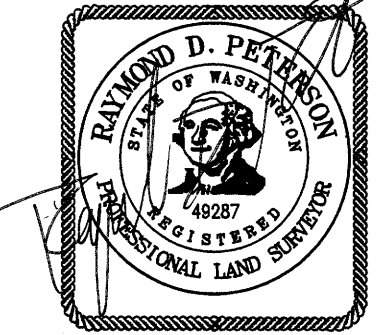
BURIED UTILITIES NOTE:

ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY AND THERE IS NO GUARANTEE THAT ALL UTILITIES ON THIS SITE ARE SHOWN. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT THE WASHINGTON STATE UTILITY LOCATED CENTER AT LEAST 48 HOURS BEFORE CONSTRUCTION.



ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THE IMPROVEMENTS IN "TONER SHORT PLAT" HAVE BEEN INSPECTED BY LDES AND TO THE BEST OF MY KNOWLEDGE, HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE CITY OF FERNDAL DEVELOPMENT STANDARDS, THE CITY OF FERNDAL MUNICIPAL CODE, SUBSEQUENT STANDARDS ADOPTED BY REFERENCE THEREIN, AND STANDARD ENGINEERING PRACTICE.

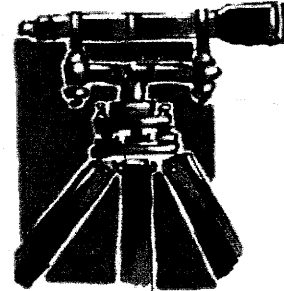
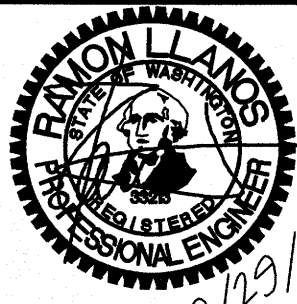
DATE: 9/29/22
RAMON LLANOS, P.E.



SURVEYOR'S CERTIFICATION
I CERTIFY THAT THE LOCATIONS, ELEVATIONS, DEPTHS, AND AS-BUILT COMMENTS REFLECTING MATERIALS ACTUALLY USED DURING CONSTRUCTION ACCURATELY REFLECT EXISTING FIELD CONDITIONS AS DETERMINED BY ME OR UNDER MY DIRECT SUPERVISION ON THIS

DATE: 10/6/2022
RAYMOND D. PETERSON, P.L.S.

PRELIMINARY	RL	04/06/21
SUBMITTAL 1	RL	05/28/21
SUBMITTAL 2	RL	09/27/21
NO.	REVISION	BY DATE



LDES, INC.
5160 INDUSTRIAL PL. #108
FERNDAL, WA 98248
PHONE 360-383-0620
FAX 360-383-0639

JOB NO.:	2058
DWG. NAME:	2058-CIVIL-C3D19-AB.dwg
DESIGNED BY:	RL
DRAWN BY:	RL
CHECKED BY:	RL

MICHAEL A TONER
6210 CHURCH RD
FERNDAL, WA 98248

APPROVED

DATE: OCT 9 2022
CITY OF FERNDAL
PUBLIC WORKS DEPARTMENT

COVER SHEET

TONER SHORT PLAT
FERNDAL, WHATCOM COUNTY, WASHINGTON
SITUATE IN A PORTION OF THE NW 1/4, SW 1/4 OF SECTION 18, T. 39 N., R. 2E., W.M.

SHEET

01

OF

09

RECORD DRAWING

00727.001 10/07/22 RH

ROAD:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF FERNDALE STANDARD SPECIFICATIONS AND DETAILS, A.P.A., STANDARD SPECIFICATIONS, AND WSDOT STANDARD SPECIFICATIONS, MOST RECENT EDITIONS. SANITARY SEWER SYSTEM INSTALLATION, BOTH PUBLIC AND PRIVATE, IS SUBJECT TO THE CITY OF RAINIER APPROVAL.
2. ALL WORK SHALL BE SUBJECT TO SUPERVISOR REVIEW AND APPROVAL. WRITTEN NOTICE MUST BE GIVEN PRIOR TO STARTING WORK. TESTING OF THE SYSTEM AND ALL CONNECTIONS TO EXISTING MAINS SHALL BE PERFORMED IN THE PRESENCE AND UNDER THE SUPERVISION OF THE CITY OF FERNDALE REPRESENTATIVE.
3. SANITARY SEWER MAINS SHALL BE A MINIMUM 8 INCH DIAMETER (MINIMUM COVER=35") CONFORMING TO THE PROVISIONS OF ASTM D 3035 AND INSTALLED TO CITY SPECIFICATIONS.
4. SAG SECTIONS SHALL BE CONSTRUCTED TO A MINIMUM COVER OF 35". ALL TRENCHES SHALL BE BACKFILLED WITH CLASS B BANK RUN GRAVEL WITH A MINIMUM DENSITY OF 95% COMPACTED PRIOR TO. USE OF SUSTAINABLE NATIVE BACKFILL OUTSIDE OF TRAVELED WAY SHALL BE CONNECTED TO APPROVE BY THE CITY.
5. ALL MAINS SHALL BE INSTALLED TO THE CITY OF FERNDALE STANDARD DETAILS AND SHALL BE PRE-CHANNELLED. MANHOLE COVERS AND DEEP OPENINGS SHALL BE COVERED WITH LADDER RUNS ARE PARALLEL TO THE FLOW.
6. ALL DEEP OPENINGS SHALL BE INSTALLED PER CITY OF FERNDALE STANDARD DETAILS SS-6, SS-8 OR SS-13, EXCEPT THAT SINGLE SIZE COVER SHALL HAVE A MINIMUM MANHOLE SIZE OF 4'.
7. SERVICE MAINS SHALL EXTEND SEWER STUBS 5 FT BEYOND UTILITY CORRIDOR OR 15 FEET BEYOND RIGHT-OF-WAY LINE.
8. ALL MAINS SHALL BE CAPED PLUS 6" EACH. THE CAP END SHALL BE MARKED BY LOCATION WITH A 2" DIA. PIPE (PVC OR DUCTILE) 40" WITH THE TOP 18" PAINTED GREEN AND STENCILED WITH THE WORD "SEWER" AND THE PIPE INVERT NOTED AT THE LOCATION MARKER SHALL BE CONNECTED TO THE SERVICE STUB BY A #2 COPPER WIRE.

- A. GRAVEL BASES AND BALLAST MATERIAL GRADATION SHALL MEET WSDOT STANDARD SPECIFICATIONS.
- B. BALLAST, GRAVEL BASE AND CRUSHED SURFACING SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY.
- C. THE GRADED AND COMPACTED SURFACE OF THE CRUSHED SURFACING TOP COURSE SHALL BE WITHIN 1/8 INCH OF FINISHED GRADE.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIAL AND COMPACTION TESTING. PRIOR TO IMPORTING OF MATERIAL FOR BASE AND CRUSHED SURFACING TOP COURSE THE CONTRACTOR SHALL PROVIDE EVIDENCE OF SATISFACTORY PASSING GRADING AND DEGRADATION TEST RESULTS TO THE ENGINEER.

09

SURVEYORS NOTES:

1. DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION ON FEBRUARY 24, 2021.
2. EQUIPMENT USED: LEICA MS 60 00'01" PPM.
3. RELATIVE ACCURACY AND FIELD TRAVERSE CLOSURE EXCEEDS THE REQUIREMENTS OF WAC 332-130-085 AND WAC 332-130-090.
4. HORIZONTAL DATUM: CITY OF FERNDAL MONUMENT NETWORK WASHINGTON STATE NORTH ZONE NAD 83/91
VERTICAL DATUM: NGVD29 (COF MON# 309, ELEV=301.09')
5. PURPOSE OF SURVEY: TOPOGRAPHIC AS-BUILT SURVEY.
6. CONTOUR INTERVALS ARE 1 FOOT AND ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION.
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LEGAL DESCRIPTION

LOT 3, AS DELINEATED ON UNRUH-IRWIN SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF SHORT PLATS, PAGE 52, UNDER AUDITOR'S FILE NO. 1598215.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

BASIS OF BEARINGS

M. LYNCH SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 2019-0600413, RECORDS OF WHATCOM COUNTY, WASHINGTON.

CONTROL NOTES:

CITY OF FERNDAL COMPREHENSIVE MAPPING PROGRAM.

BASIS OF BEARING: NAD83/91
VERTICAL CONTROL: NGVD29

FERN-04: BASIS OF COORDINATE & REFERENCE BENCHMARK
SURFACE BRASS DISK NORTH OF CONCRETE CURB AT EAST SIDE OF EAST ENTRANCE/EXIT TO EAGLE RIDGE SCHOOL
NORTHING: 684,485.00'
EASTING: 1,209,546.55'
ELEVATION: 366.05'

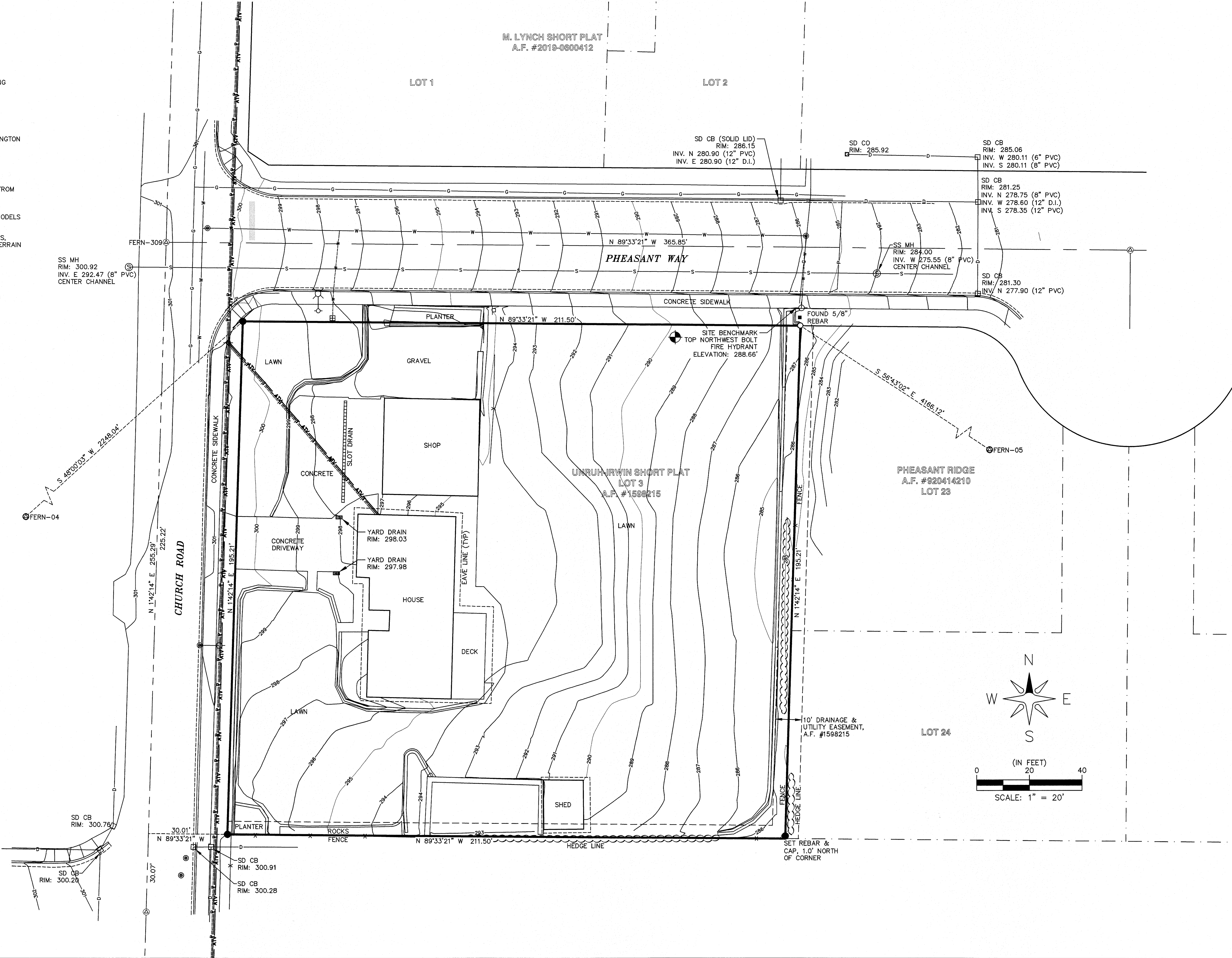
FERN-05: BASIS OF BEARING
SURFACE BRASS DISK BETWEEN THE STOP BAR AND THE CROSSWALK BAR AT EXIST DRIVEWAY FOR VISTA SCHOOL
NORTHING: 683,701.32'
EASTING: 1,214,911.44'

SITE BENCHMARK:

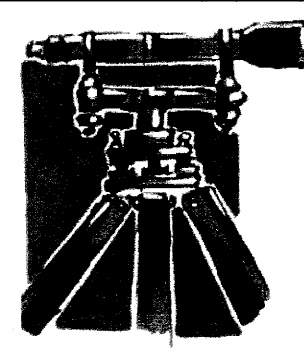
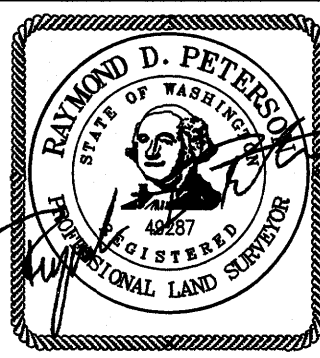
TOP NORTHWEST BOLT FIRE HYDRANT
SHOWN HEREON
ELEVATION: 288.66'

LEGEND:

- FOUND BRASS DISK
- FOUND REBAR & CAP
- SET REBAR & CAP, LS "49287"
- SANITARY SEWER MANHOLE
- CATCH BASIN
- STORM CLEANOUT
- YARD DRAIN
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- STREET LIGHT
- COMMUNICATION RISER BOX
- UTILITY POLE
- STREET SIGN
- SANITARY SEWER LINE
- STORM LINE
- WATER LINE
- WATER SERVICE LINE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD TELEPHONE LINE
- OVERHEAD CABLE LINE
- UNDERGROUND CABLE LINE
- FENCE LINE



NO.	REVISION	BY	DATE
1	SUBMITTAL 2	RP	09/27/21
2			
3			
4			



LDES, INC.
5160 INDUSTRIAL PL. #108
FERNDAL, WA 98248
PHONE 360-383-0620
FAX 360-383-0639

PROJECT #:	2058
DATE:	9/21/2022
DESIGNED BY:	-
DRAWN BY:	SLG
CHECKED BY:	RDP

MICHAEL TONER

6210 CHURCH ROAD
FERNDAL, WA 98248

APPROVED

OCT 7 2022
Raymond D. Pfitzinger
Surveyor

EXISTING CONDITIONS

6210 CHURCH ROAD

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF
SECTION 18, TOWNSHIP 39 N., RANGE 2 E., W.M.
CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON

SHEET
03
OF
08



1. NO RUNOFF FROM THE DRIVEWAY WILL BE ALLOWED TO FLOW EAST DUE TO THE POTENTIAL TO FLOOD DOWNSTREAM PROPERTIES. RUNOFF TO EITHER BE COLLECTED BY AN INLET OR SLOT DRAIN AND TIED INTO DOWNSPOUT 6" STORM STUB OR DRIVEWAY TO BE GRADED SUCH THAT IT DRAINS NORTH TO NORTHEAST ON PHEASANT WAY. THE DEVELOPER OR CONTRACTOR SHALL PROVIDE THE CITY OF CHANDLER THE DRIVEWAY STORM AND GRADING PLAN AT THE TIME OF BUILDING PLAN SUBMITTAL.

BASIS OF BEARINGS
M. LYNCH SHORT PLAT RECORDED
UNDER AUDITOR'S FILE NO.
2019-0600412, RECORDS OF WH,
COUNTY, WASHINGTON.

LEGEND:

- ⊗ FOUND BRASS DISK
- FOUND REBAR & CAP
- SET REBAR & CAP. LS "49"

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

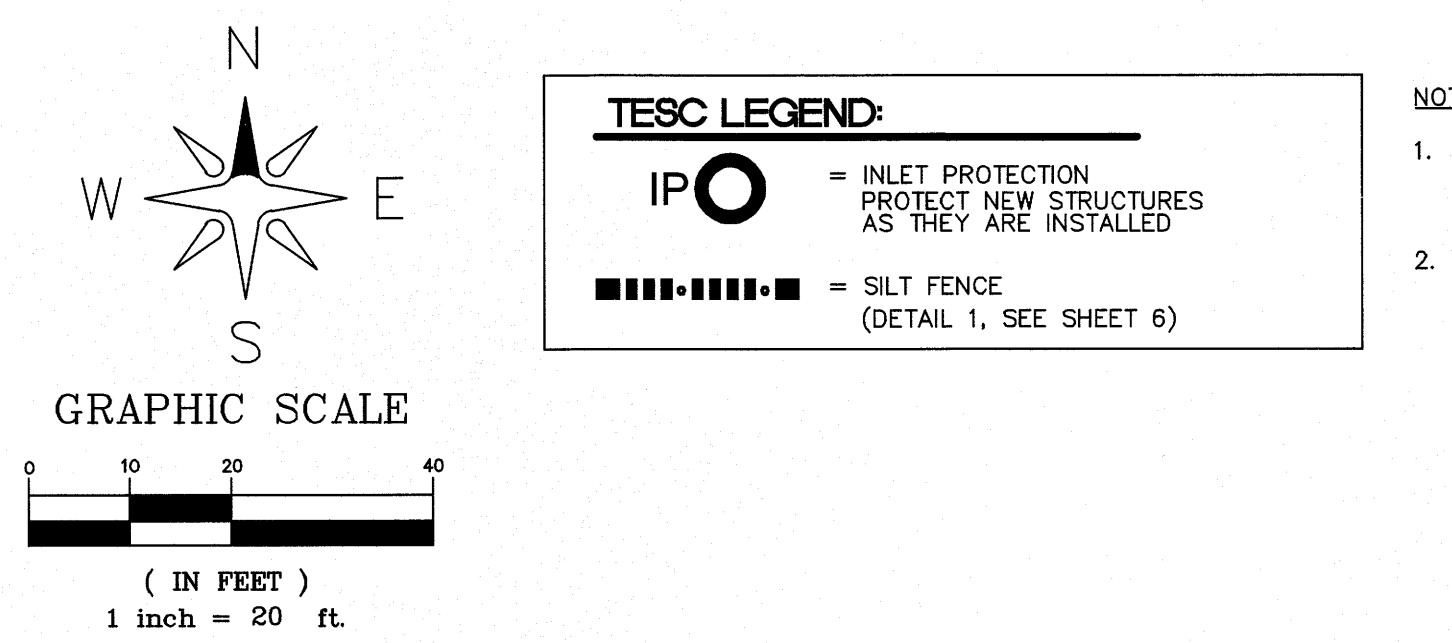
SHEET

04

OF

09

09




ANY DAMAGE TO FENCING SHALL BE REPAIRED IMMEDIATELY.

2. **CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEN THE WATER MUST BE INTERCEPTED AND CONVEYED TO A FULLY-FUNCTIONING SEDIMENT TRAP, POND, OR CONVEYANCE SYSTEM.**
3. **IT IS IMPORTANT TO PERIODICALLY CHECK THE UPHILL SIDE OF FENCING FOR SIGNS OF CLOGGING. IF CLOGGING OCCURS, THE FENCE WILL ACT AS A BARRIER TO FLOW AND WILL CAUSE CHANNELIZATION PARALLEL TO THE FENCE. TO REMEDY THIS, THE CONTRACTOR SHALL REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.**
4. **SILT FENCING SHALL BE CONSTRUCTED DIRECTLY AFTER CLEARING AND GRUBBING IS COMPLETE. THE FENCE SHALL ONLY BE REMOVED WHEN CONSTRUCTION OF UTILITIES DEEMS IT ABSOLUTELY NECESSARY. IMMEDIATELY AFTER UTILITIES ARE IN-PLACE, THE SILT FENCING SHALL BE RECONSTRUCTED.**

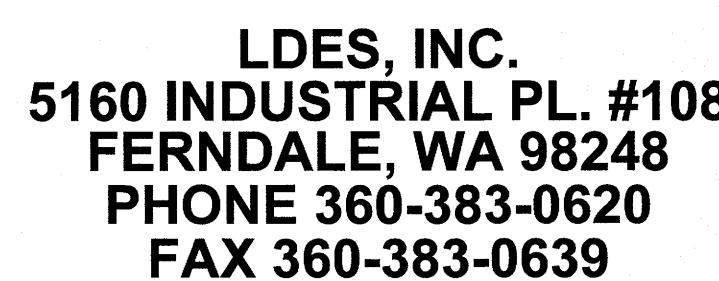
CITY OF FERNDALE TESC NOTES:

1. STABILIZATION & SEDIMENT TRAPPING. ALL EXPOSED SOILS SHALL BE STABILIZED BY SUITABLE APPLICATION OF BMP'S. FROM OCTOBER 1 TO APRIL 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN 2 DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN 7 DAYS. PRIOR TO LEAVING THE SITE, STORMWATER RUNOFF SHALL PASS THROUGH A SEDIMENT POND, TRAP OR OTHER APPROPRIATE BMP.
2. DETAIL CLEARING & EASEMENT LIMITS. FIELD STAKE AND FLAG CLEARING LIMITS AND/OR ANY EASEMENTS, SETBACKS, SENSITIVE/CRITICAL AREAS AND THEIR BUFFERZ TREES AND DRAINAGE COURSES.
3. PROTECTION OF ADJACENT PROPERTIES. PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION.
4. BARRING & STABILIZATION OF SEDIMENT TRAPPING MEASURES. SEDIMENT PONDS AND TRAPS, PERMITTER DIKES, SEDIMENT TRAPS AND OTHER BMP'S INTENDED TO TRAP SEDIMENT ON-SITE SHALL BE CONSTRUCTED AS A FIRST STEP IN GRADING. THESE BMP'S SHALL BE FUNCTIONAL BEFORE LAND DISTURBING ACTIVITIES TAKE PLACE. EARTH STRUCTURES SUCH AS DAMS, DICES AND DIVERSIONS SHALL BE SEEDED AND MULCHED ACCORDING TO THE TIMING INDICED IN NO. 1 ABOVE.
5. CUT & FILL SLOPES. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. IN ADDITION, SLOPES MUST BE IN ACCORDANCE WITH NO. 1 ABOVE.
6. CONTROLLING OFF-SITE EROSION. PROPERTIES AND WATERWAYS DOWNSTREAM FROM THE DEVELOPMENT SITES SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM THE PROJECT SITE.
7. STABILIZATION OF TEMPORARY CONVEYANCE CHANNELS & OUTLETS. ALL TEMPORARY ON-SITE CONVEYANCE CHANNELS SHALL BE DESIGNED, CONSTRUCTED AND STABILIZED TO PREVENT EROSION FROM THE EXPECTED VELOCITY OF FLOW FROM A 2-YEAR, 24-HOUR FREQUENCY STORM FOR THE DEVELOPED CONDITION. STABILIZATION ADEQUATE TO PREVENT EROSION OF OUTLETS, ADJACENT STREAMBANKS, SLOPES AND DOWNSTREAM REACHES SHALL BE PROVIDED AT THE OUTLETS OF ALL CONVEYANCE SYSTEMS.
8. STORM DRAIN INLET PROTECTION. ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORMWATER RUNOFF SHALL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. UNDERGROUND UTILITY CONSTRUCTION. THE CONSTRUCTION OF UNDERGROUND UTILITY LINES SHALL BE SUBJECT TO THE FOLLOWING CRITERIA: WHERE FEASIBLE, NO MORE THAN 500 FEET OF TRENCH SHALL BE OPENED AT ONE TIME; WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES; AND TRENCH DRAINING DEVICES SHALL DISCHARGE INTO A SEDIMENT TRAP OR SEDIMENT POND.
10. CONSTRUCTION ACCESS ROUTES. WHEREVER CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED ROADS, PROVISIONS MUST BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) ONTO THE PAVED ROAD. IF SEDIMENT IS TRANSPORTED ONTO A ROAD SURFACE, THE ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR SWEEPING AND BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED FROM THE ROAD SURFACE.
11. REMOVAL OF TEMPORARY BMP'S. ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.
12. WATERING. WATERING SHALL BE REQUIRED TO PREVENT EROSION OF EXPOSED SOILS.
13. CONTROL OF POLLUTANTS OTHER THAN SEDIMENT ON CONSTRUCTION SITES. ALL POLLUTANTS OTHER THAN SEDIMENT THAT OCCUR ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER.
14. MAINTENANCE. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
15. FINANCIAL LIABILITY. PERFORMANCE BONDING, OR OTHER APPROPRIATE FINANCIAL INSTRUMENTS, SHALL BE REQUIRED FOR ALL PROJECTS TO ENSURE COMPLIANCE WITH THE APPROVED TREC PLAN.
16. ALL GRADING SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE.
17. SITE GRADING SHALL BE MONITORED BY GEOTECH SPECIALIST TO ENSURE THE FILLS WERE PERFORMED AND RECORDED PER APPENDIX J NOTED IN THE ABOVE COMMENT.
18. WORK PERFORMED OUTSIDE CITY RIGHT-OF-WAY ON PRIVATE PROPERTY REQUIRES PROJECT CERTIFICATION BY THE ENGINEER OF RECORD. THE INSPECTION AND CERTIFICATION SCHEDULE TO BE CARRIED OUT BY HIMSELF OR HERSELF AND/OR QUALIFIED DESIGNER INCLUDING GEOTECHNICAL INSPECTIONS AND DOCUMENTATION SUPPORT.
19. FOR PROJECT ACCEPTANCE THE ENGINEER OF RECORD IS REQUIRED TO SUBMIT A FINAL AS-BUILT GRADING PLAN FOR CITY REVIEW AND APPROVAL THAT INCLUDES THE FOLLOWING STATEMENT:
AS THE ENGINEER OF RECORD, I HEREBY CERTIFY THAT THE IMPROVEMENTS COMPLETED AT 5874 GEDDA STREET HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLAN APPROVED BY THE PUBLIC WORKS DIRECTOR AND IN ACCORDANCE WITH THE SPECIFICATIONS ADOPTED BY THE CITY OF FERNDALE.
20. A STORMWATER MAINTENANCE PLAN MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AT PROJECT COMPLETION INCLUDING AN 11X17 AS-BUILT DRAWING OF THE STORMWATER FACILITIES IN CONFORMANCE WITH THE ATTACHED STORMWATER MAINTENANCE MANUAL CHECKLIST FOR THE CONVEYANCE SYSTEM LOCATED OUTSIDE CITY R/W THAT MUST BE PRIVATELY MAINTAINED.

1. EROSION CONTROL METHODS AND MATERIALS SHALL MEET THE REQUIREMENTS OF SECTION 8-01 OF THE CURRENT WSDOT/APWA STANDARD SPECIFICATIONS, THE REQUIREMENTS SET FORTH IN VOLUME II OF THE "STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY, CURRENT EDITION, THE CITY OF FERDALE DEVELOPMENT STANDARDS, THE PROJECT SWPPP AND THIS PLAN, WITH THE MOST EFFECTIVE REQUIREMENTS TAKING PRECEDENCE. THE CONTRACTOR SHALL FOLLOW RECOMMENDATIONS MADE BY SUPPLIERS AND MANUFACTURERS FOR ALL MATERIALS AND EQUIPMENT USED.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT SILTY STORMWATER FROM EXITING THE SITE. IF SILT LADEN STORMWATER EXITS THE SITE, THE ENGINEER SHALL STOP WORK ON THE JOB. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WORK WITH THE PROJECT ENGINEER OR LOCAL JURISDICTION TO COORDINATE FURTHER EROSION CONTROL MEASURES, NOT SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, THAT MAY BE NECESSARY TO CONTROL SITE RUNOFF.
3. THE EXISTING AND PROPOSED STORM SYSTEMS SHALL BE CLEANED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL ALL ON-SITE SOILS HAVE BEEN STABILIZED.
4. AT THE END OF ALL SITE CONSTRUCTION, THE CONTRACTOR SHALL FLUSH OUT ALL DEBRIS FROM THE STORM SYSTEM INSTALLED ON-SITE. MATERIAL FLUSHED FROM THE STORM SYSTEM SHALL BE DISPOSED OF BY THE CONTRACTOR AT AN APPROVED DISPOSAL SITE.



Professional Engineer Seal for Ramon Llanos, State of Washington, No. 12917



MICHAEL A TONER
6210 CHURCH RD
FERNDALE, WA 98248

OCT 07 2022
BY *[Signature]* FOR *Karri*
CITY OF FERNDALE
PUBLIC WORKS DEPARTMENT *PLN*

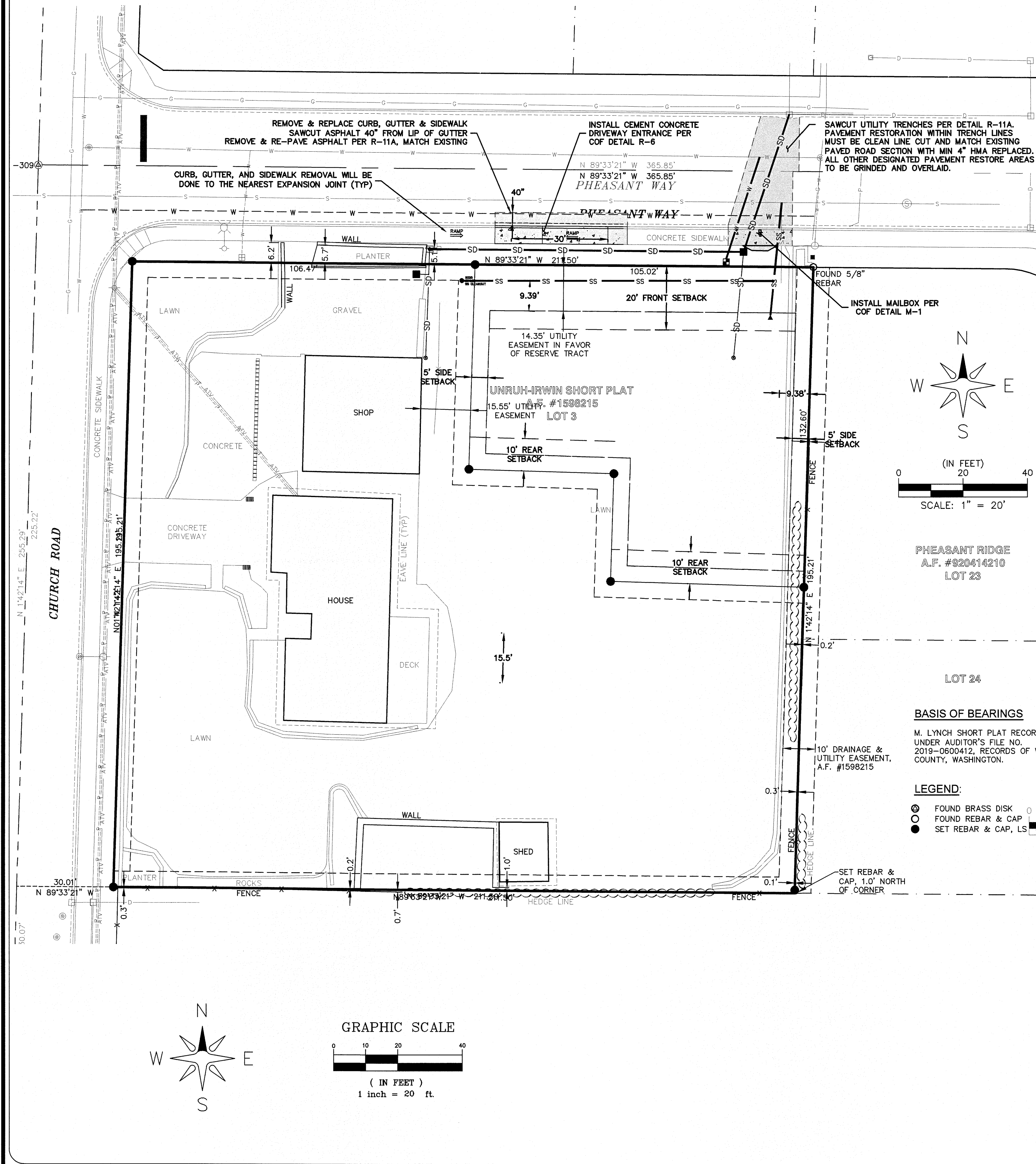
TONER SHORT PLAT

FERNDALE, WHATCOM COUNTY, WASHINGTON
SITUATE IN A PORTION OF THE NW 1/4, SW 1/4 OF SECTION 18, T. 39 N., R. 2E., W.M.

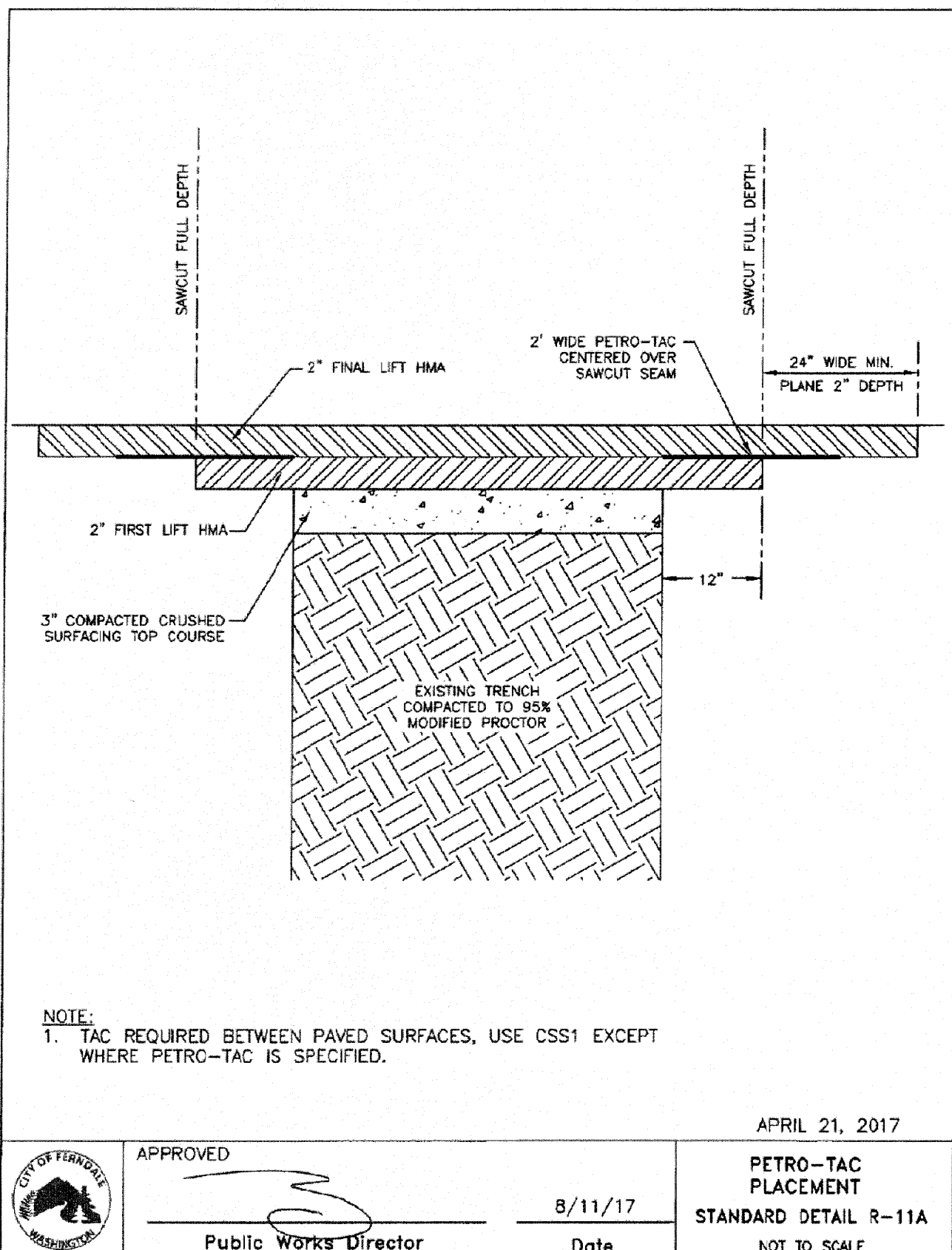
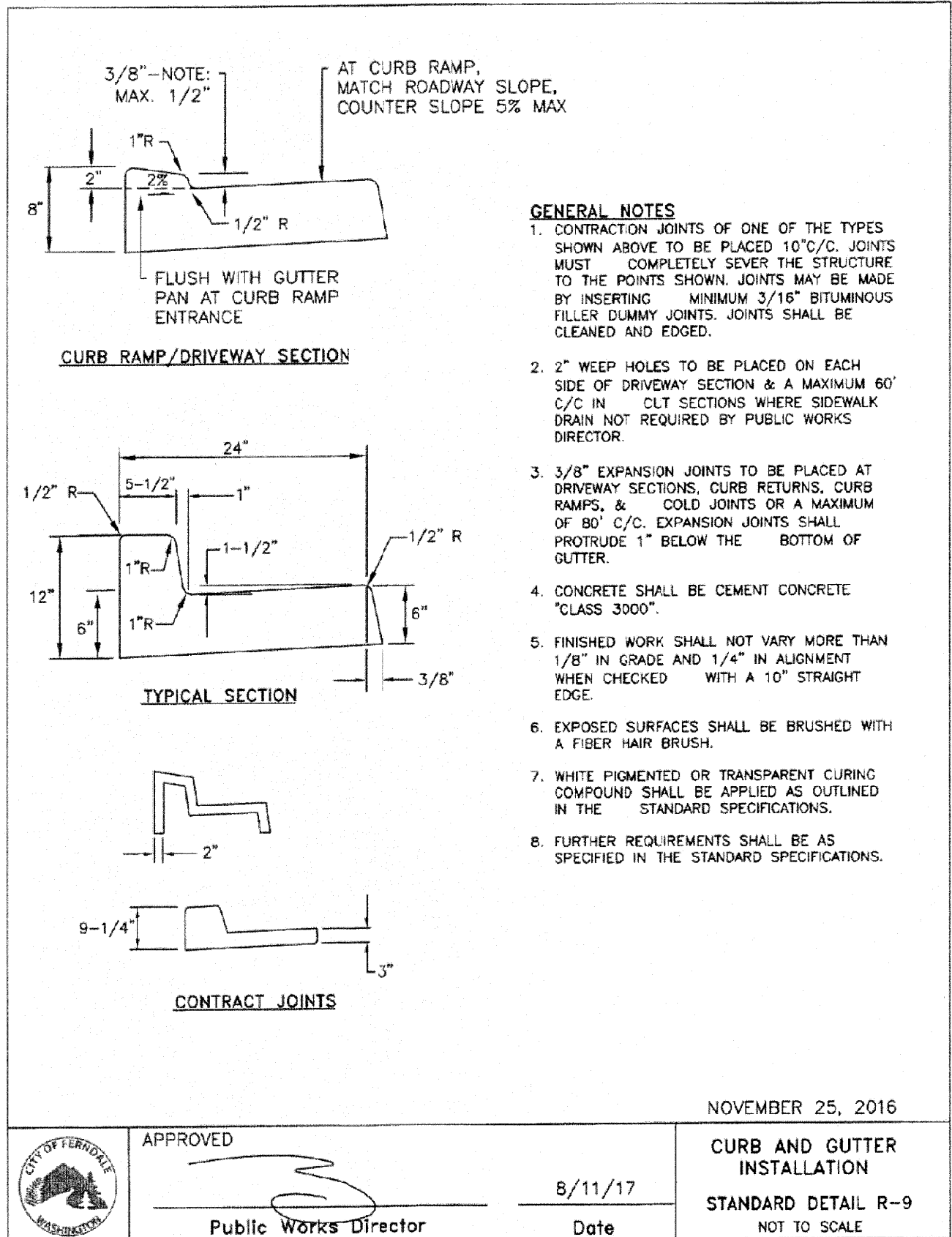
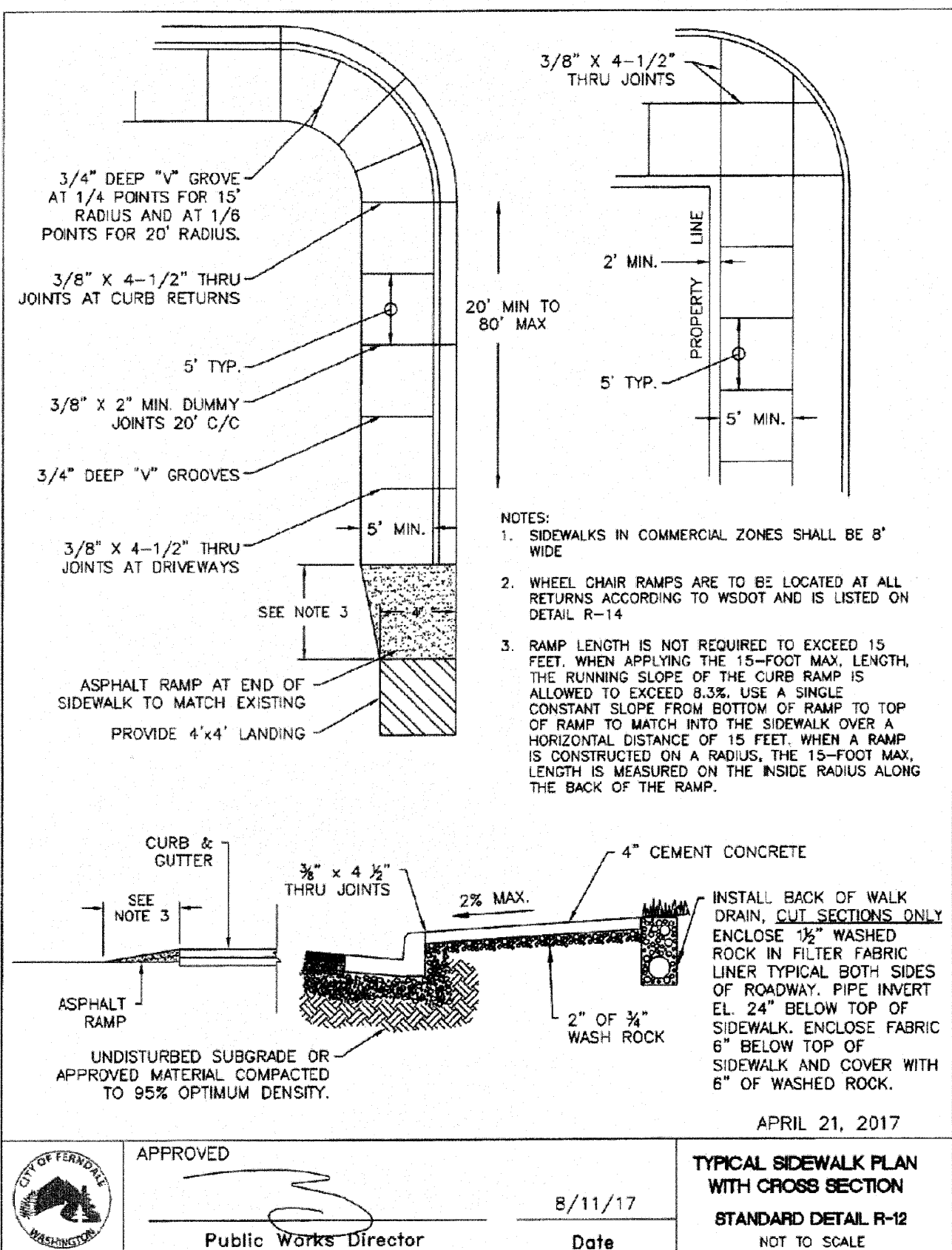
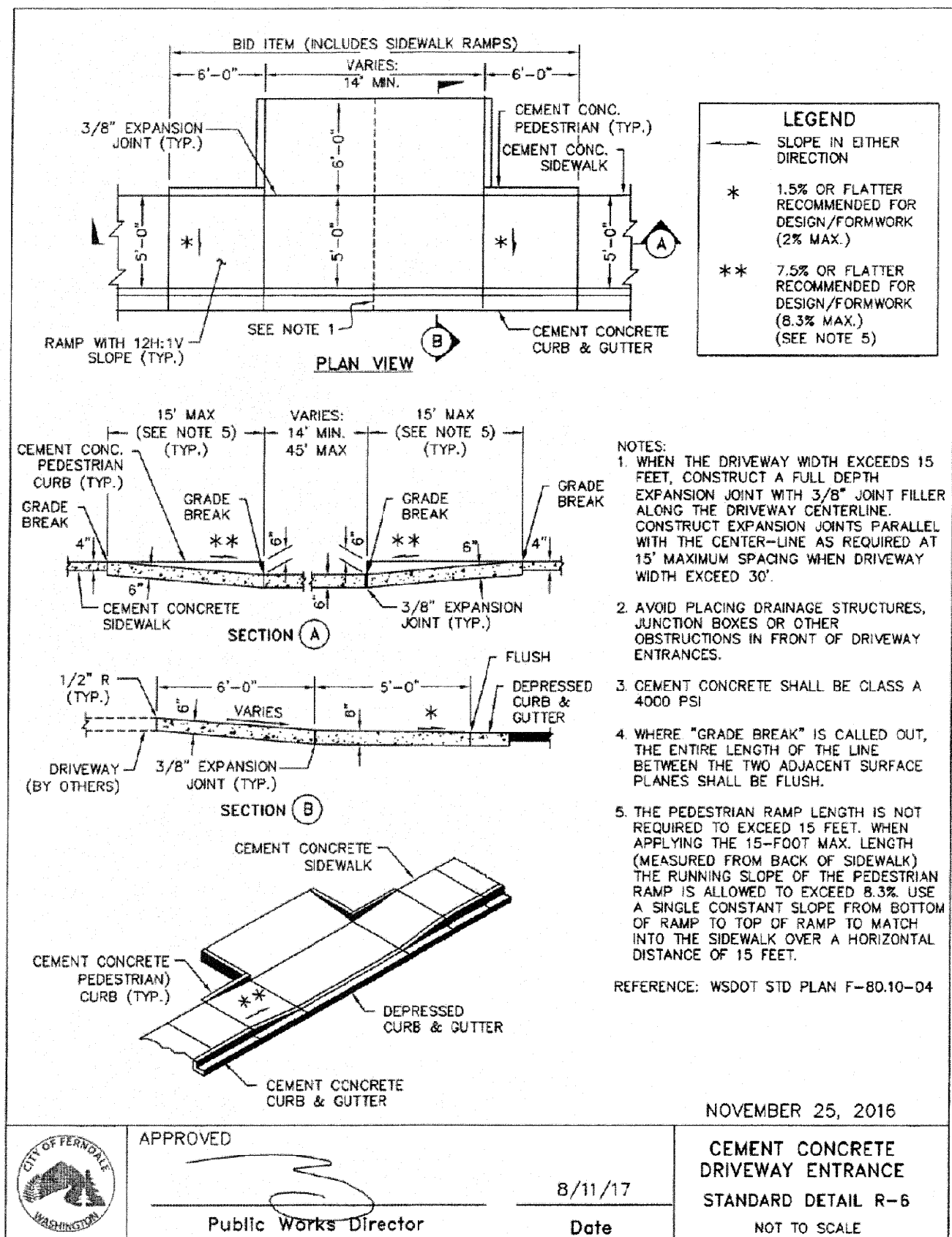
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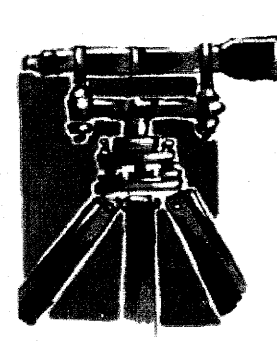
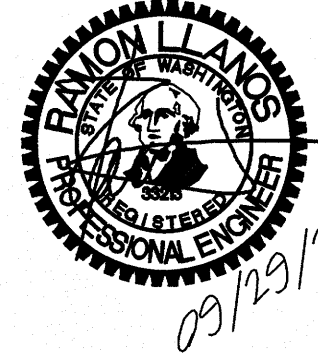
09



ROAD DETAILS



PRELIMINARY	RL	04/06/21
SUBMITTAL 1	RL	05/28/21
SUBMITTAL 2	RL	09/27/21
NO.	REVISION	BY DATE



LDES, INC.
5160 INDUSTRIAL PL. #108
FERNDAL, WA 98248
PHONE 360-383-0620
FAX 360-383-0639

JOB NO.:	2058
DWG. NAME:	2058-CIVIL-C3D19-AB.dwg
DESIGNED BY:	RL
DRAWN BY:	RL
CHECKED BY:	RL

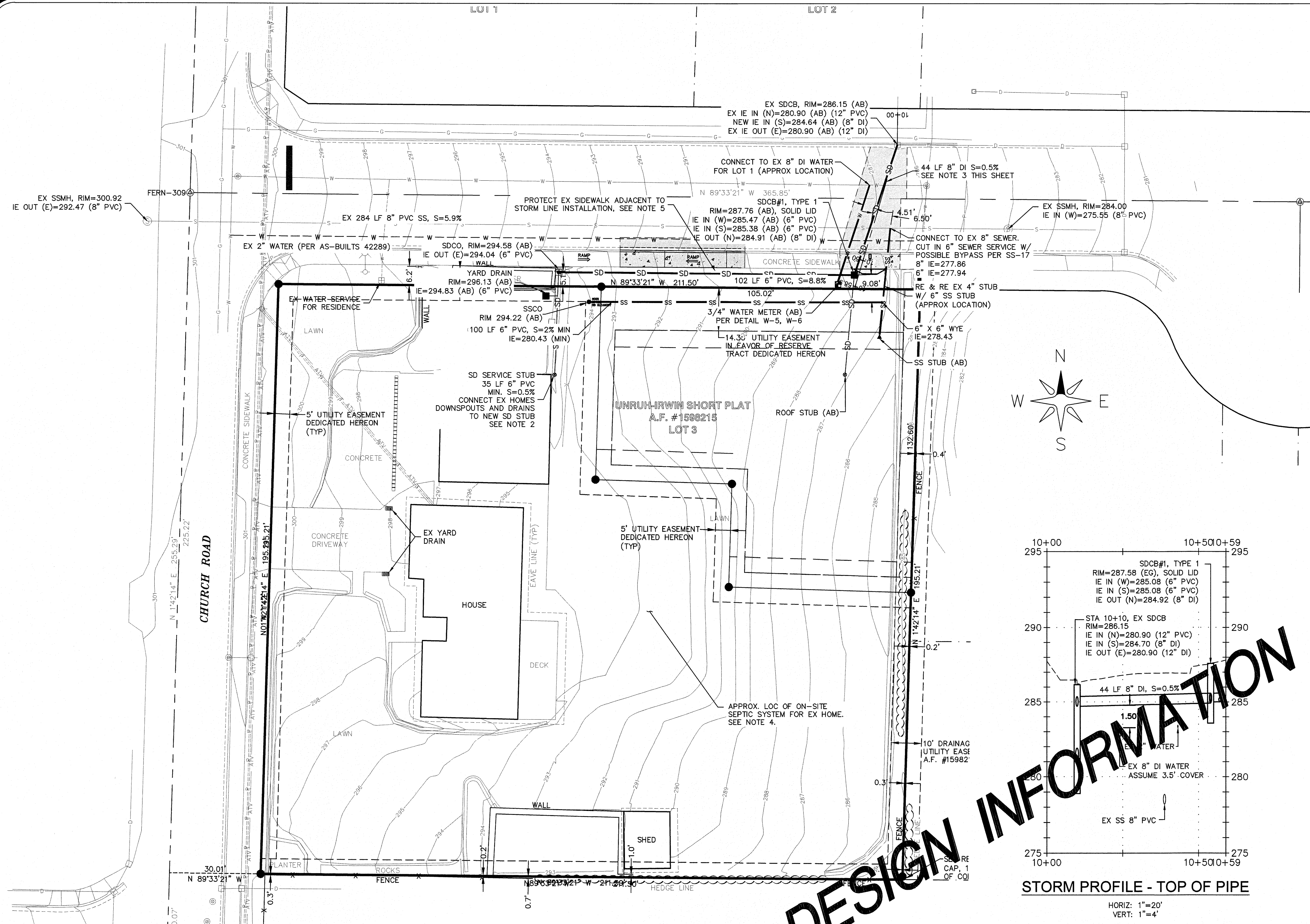
MICHAEL A TONER
6210 CHURCH RD
FERNDAL, WA 98248

APPROVED
DATE 9/29/2022
MICHAEL A. TONER
PUBLIC WORKS DIRECTOR

**COMPOSITE SITE PLAN
& ROAD DETAILS**
TONER SHORT PLAT
FERNDAL, WHATCOM COUNTY, WASHINGTON
SITUATE IN A PORTION OF THE NW 1/4, SW 1/4 OF SECTION 18, T. 39 N, R. 2E, W.M.

SHEET
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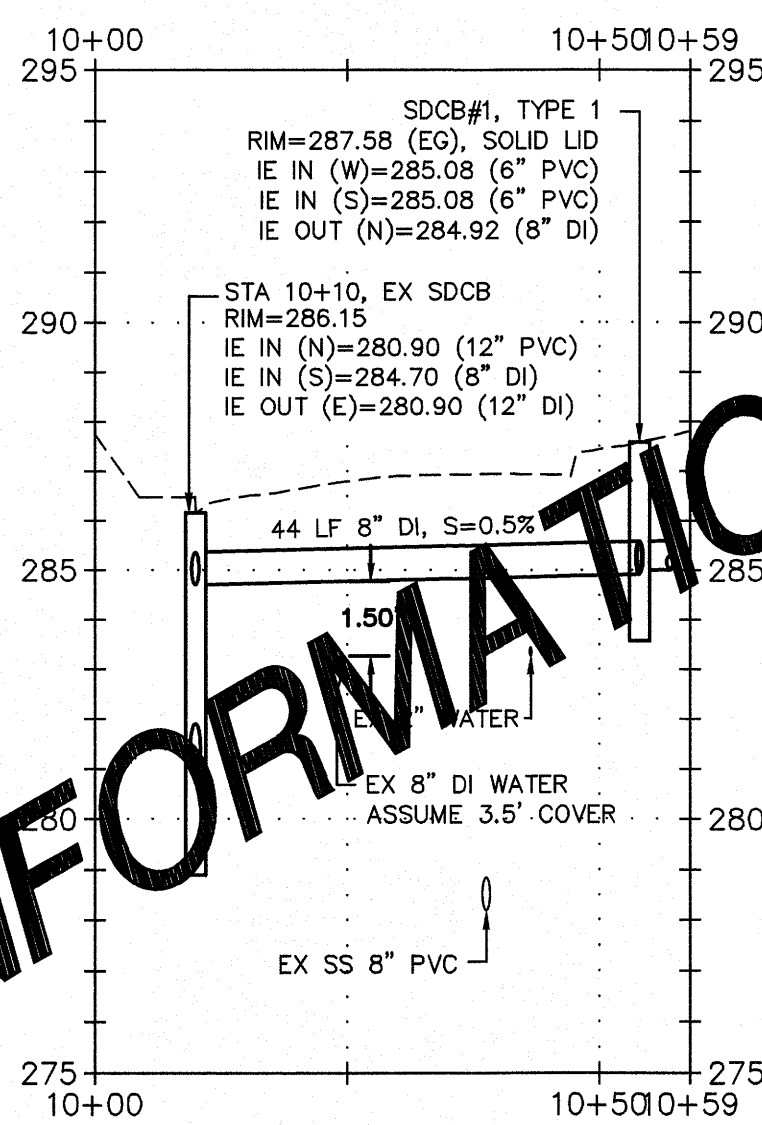
R:\Common Land Projects\2020\2058 - 6210 Church Rd.dwg\2058-CIVIL-C3D19-AB.dwg PLOT DATE: 9/29/2022 10:07 AM



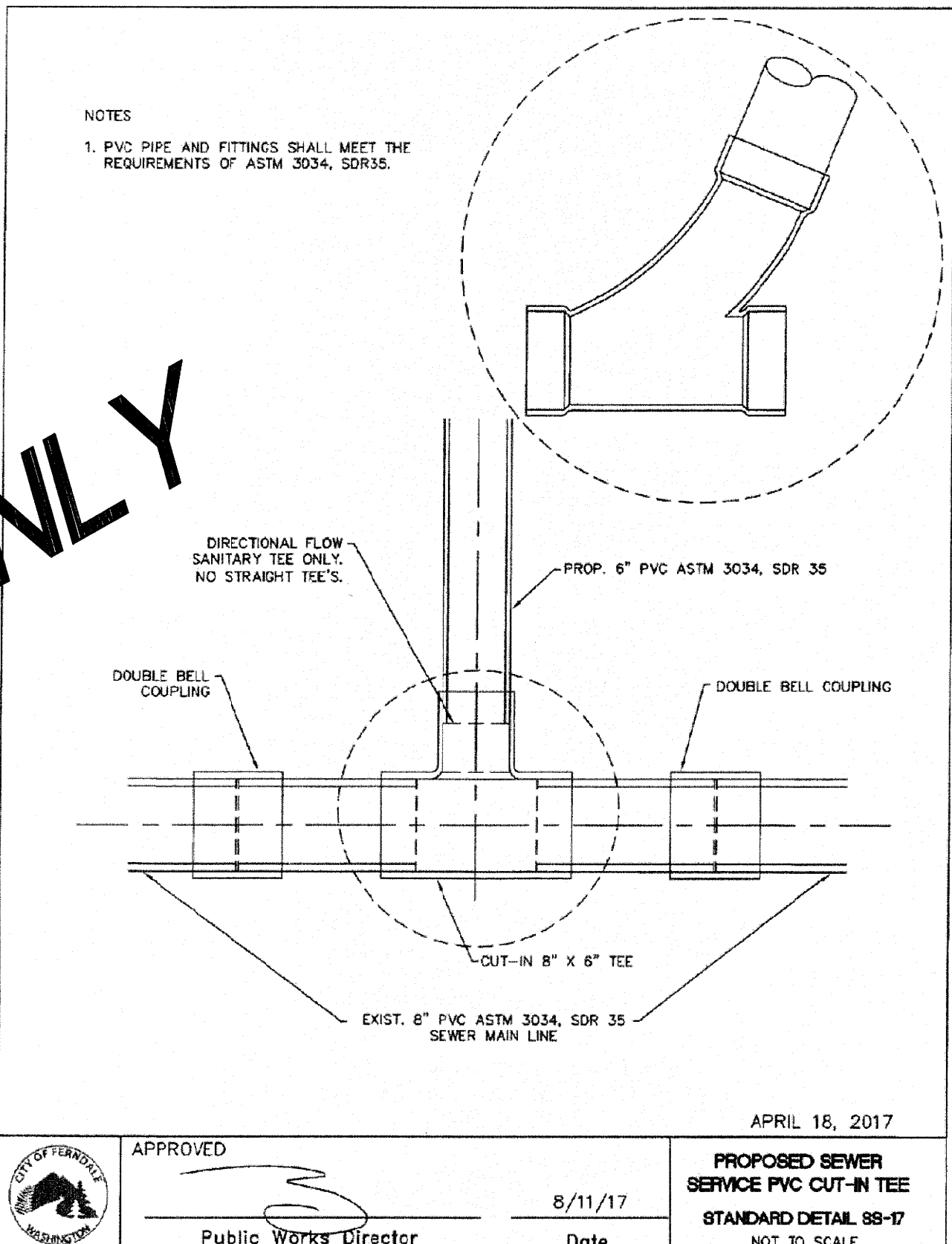
NEW IMPERVIOUS LOT INFORMATION			
	ROOF	CONCRETE	GRAVEL
R. TRACT	N/A	N/A	1,366 SF
LOT 1	4,318 SF	1,957 SF	N/A
ROW	N/A	377 SF	64 SF
TOTAL	4,318 SF	2,334 SF	1,430 SF
TOTAL NEW IMPERVIOUS = 8,244 SF			

STORMWATER AND SEWER NOTES

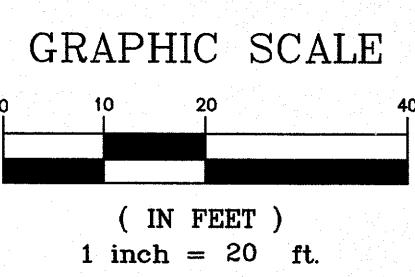
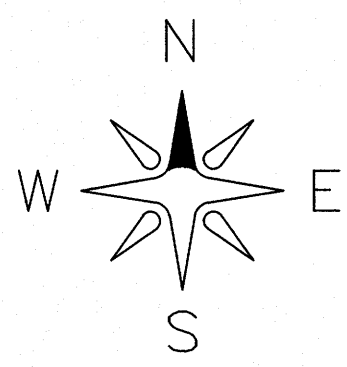
- NO RUNOFF FROM THE DRIVEWAY WILL BE ALLOWED TO FLOW EAST DUE TO THE POTENTIAL TO FLOOD DOWNSTREAM PROPERTIES. RUNOFF TO EITHER BE COLLECTED BY AN INLET OR SLOT DRAIN AND TIED INTO DOWNSPOUT 6" STORM STUB OR DRIVEWAY TO BE GRADED SUCH THAT ALL RUNOFF FLOWS NORTH TO NORTHEAST ONTO PHEASANT WAY. THE CURRENT HOME CONFIGURATION SHOWN IS PRELIMINARY AND IS APPLIED FOR A VISUAL. THE DEVELOPER OR CONTRACTOR SHALL PROVIDE THE CITY OF FERNDALE THE DRIVEWAY STORM AND GRADING PLAN AT THE TIME OF BUILDING PLAN SUBMITTAL.
- THE EXISTING HOME STORM LINES WERE UNABLE TO BE LOCATED DURING TOPOGRAPHIC SURVEY. CONTRACTOR TO FIND AND RELOCATE EXISTING STORM LINES TO NEW STORM STUB DURING CONSTRUCTION.
- ASSUMED WATER LINE IS 3.5' BELOW GRADE SURFACE. CONTRACTOR TO VERIFY AND NOTIFY ENGINEER IF CONFLICTS EXIST WITH 8" DI WATER MAIN AND NEW STORM LINE. REFER TO THE STORM PROFILE FOR CLEARANCE BETWEEN STORM AND WATER.
- THE EXISTING ON-SITE SEPTIC SYSTEM MUST BE ABANDONED APPROPRIATELY AS REQUIRED BY WHATCOM COUNTY HEALTH DEPARTMENT (WCHD). THE APPLICANT MUST PROVIDE WCHD VERIFICATION OF ABANDONMENT PRIOR TO CONNECTION TO CITY SEWER. ALL OR ANY ON-SITE SEPTIC FACILITIES LOCATED ON NEWLY CREATED LOT 1 MUST BE REMOVED FROM THE LOT PRIOR TO BUILDING PERMIT ISSUANCE.
- STORM LINE INSTALLED ADJACENT TO SIDEWALK MUST BE LOCATED AND INSTALLED WITH OUT ADDITIONAL DESTRUCTION OR UNDERMINING OF THE EXISTING SIDEWALK. ALL OR ANY AREAS OF EXISTING SIDEWALK COMPROMISED OR DAMAGED DURING CONSTRUCTION WILL BE REMOVED AND REPLACED PER CITY OF FERNDALE STANDARDS.



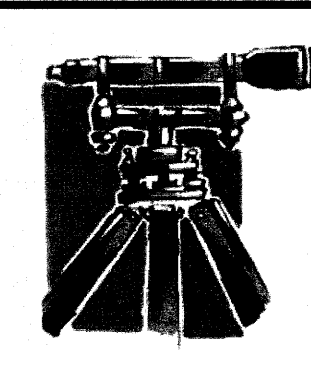
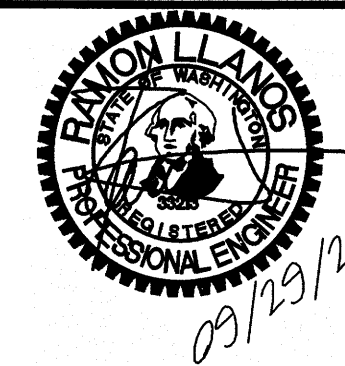
STORM PROFILE - TOP OF PIPE



DESIGN INFORMATION ONLY



PRELIMINARY	RL	04/06/21
SUBMITTAL 1	RL	05/28/21
SUBMITTAL 2	RL	09/27/21
NO.	REVISION	BY DATE



LDES, INC.
5160 INDUSTRIAL PL. #108
FERNDAL, WA 98248
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FAX 360-383-0639

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MICHAEL A TONER
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FERNDAL, WA 98248

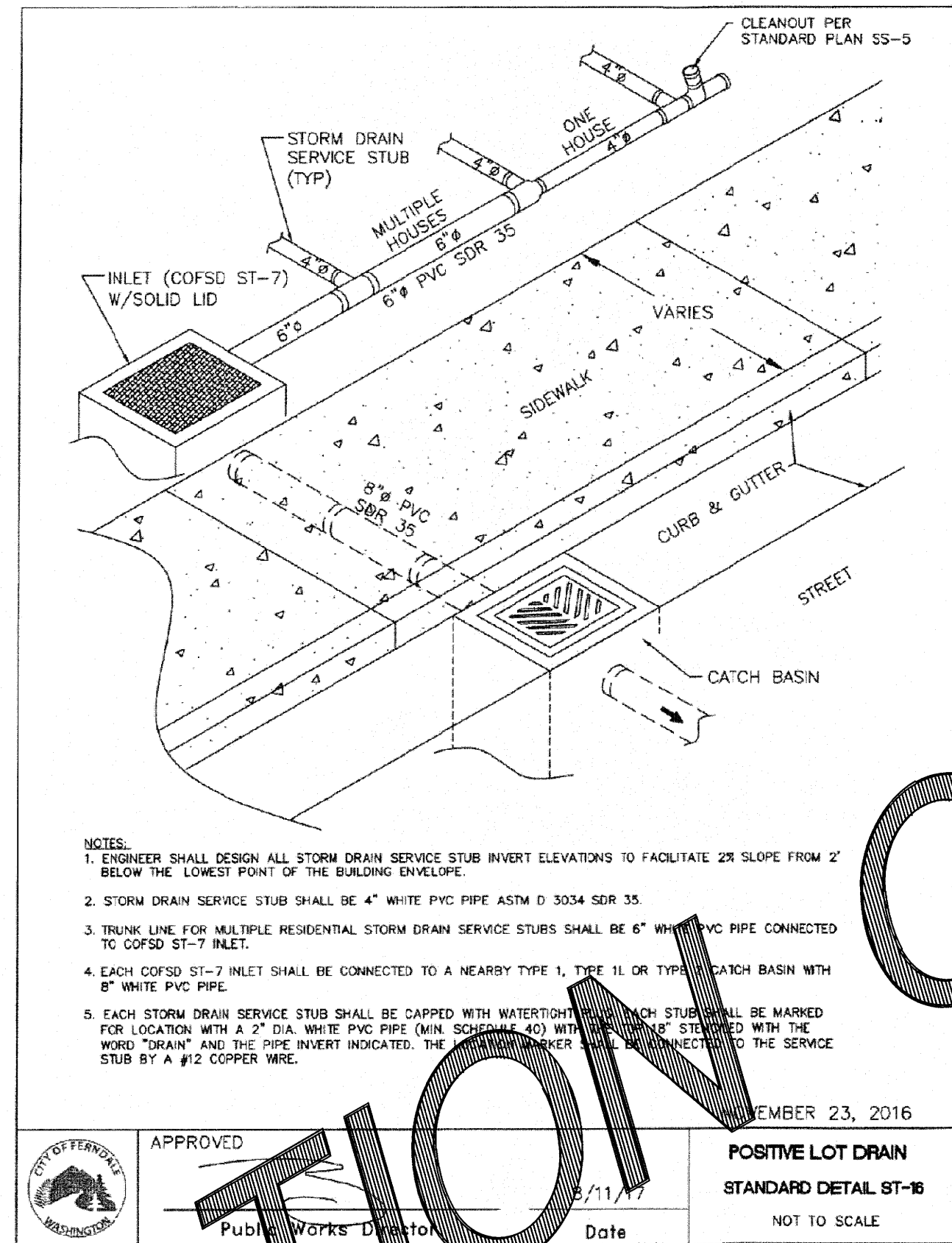
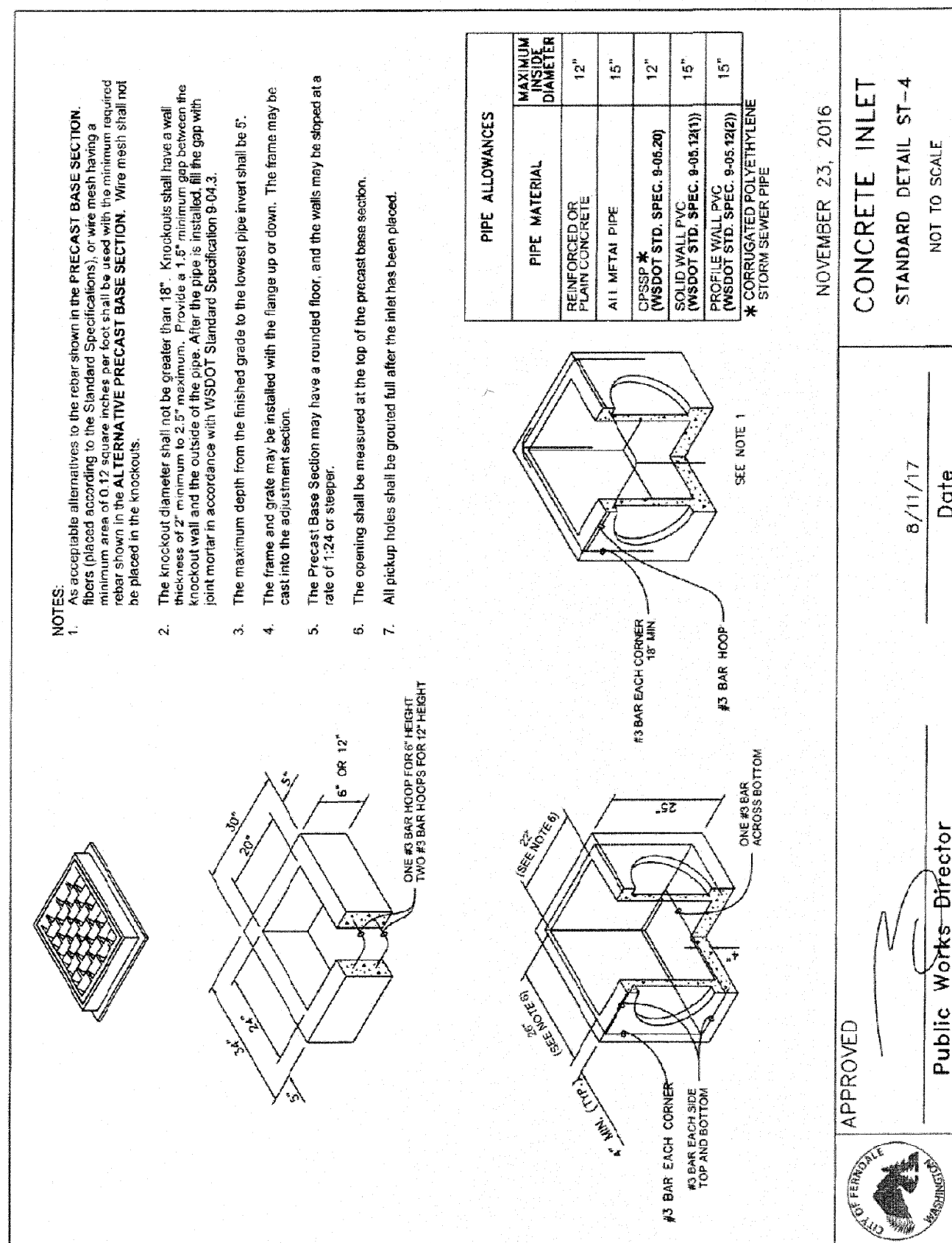
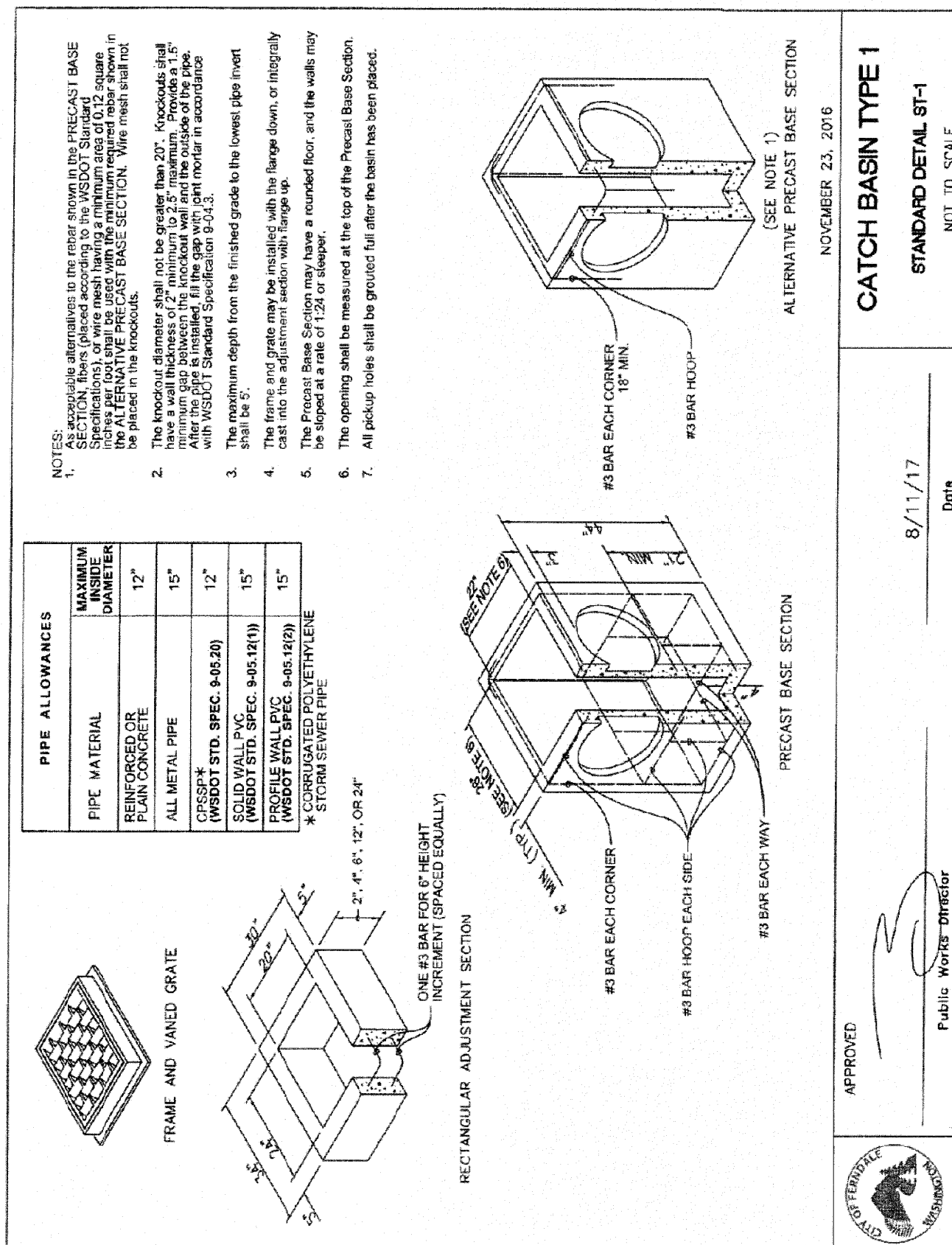
APPROVED
OCT 07 2022
Public Works Director

COMPOSITE UTILITY PLAN
TONER SHORT PLAT
FERNDAL, WHATCOM COUNTY, WASHINGTON
SITUATE IN A PORTION OF THE NW 1/4, SW 1/4 OF SECTION 18, T. 39 N, R. 2E, W.M.

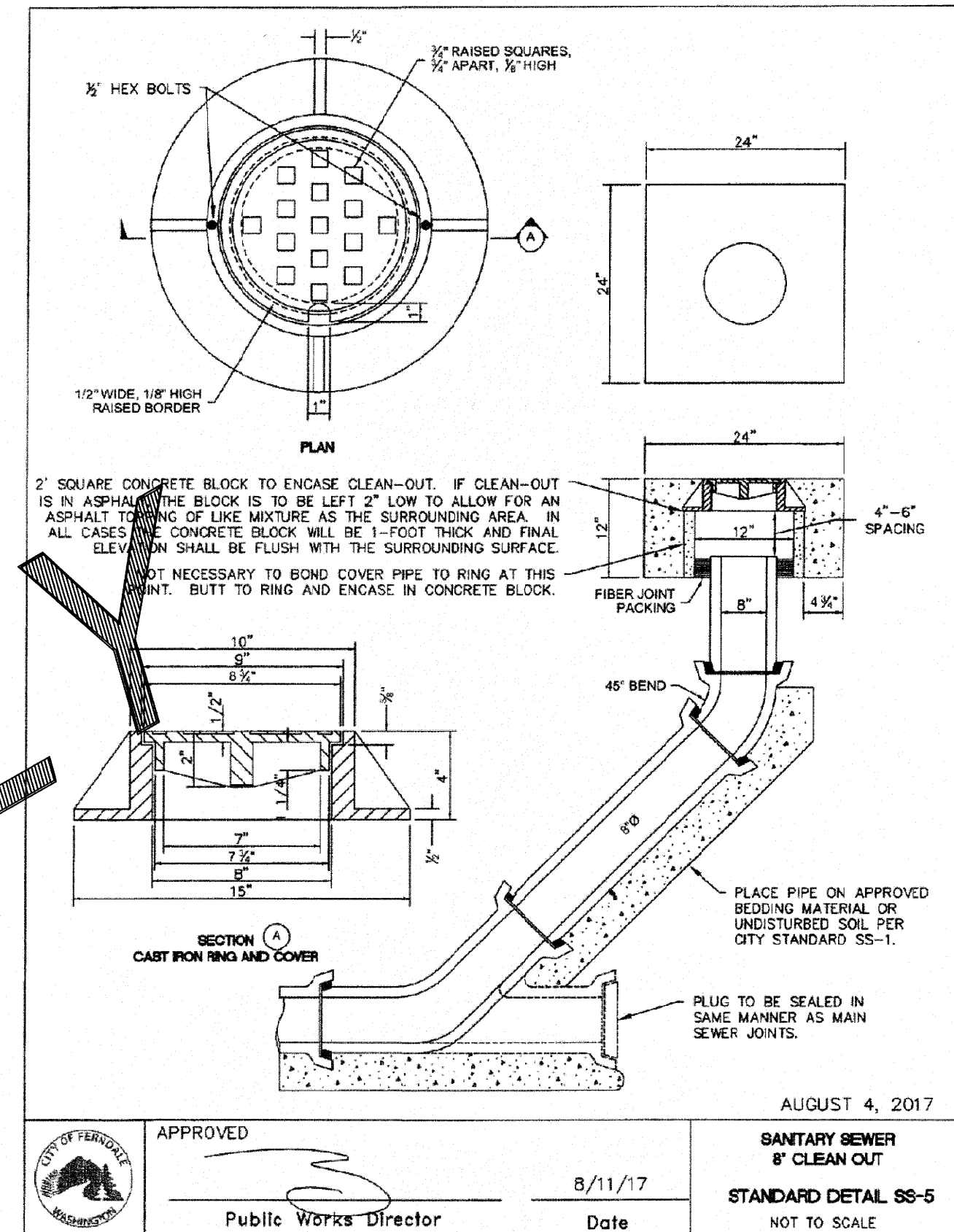
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OF
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RECORD DRAWING

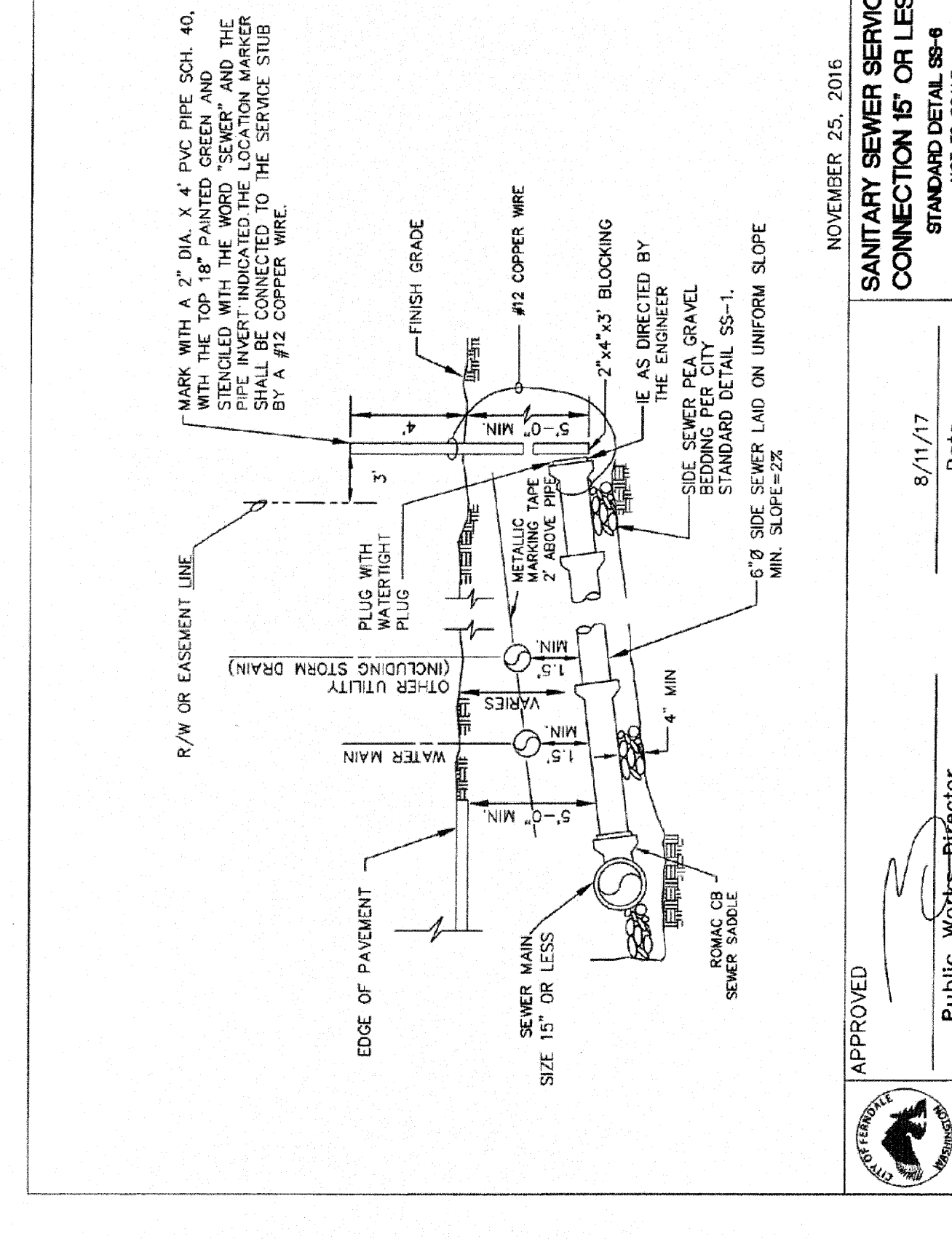
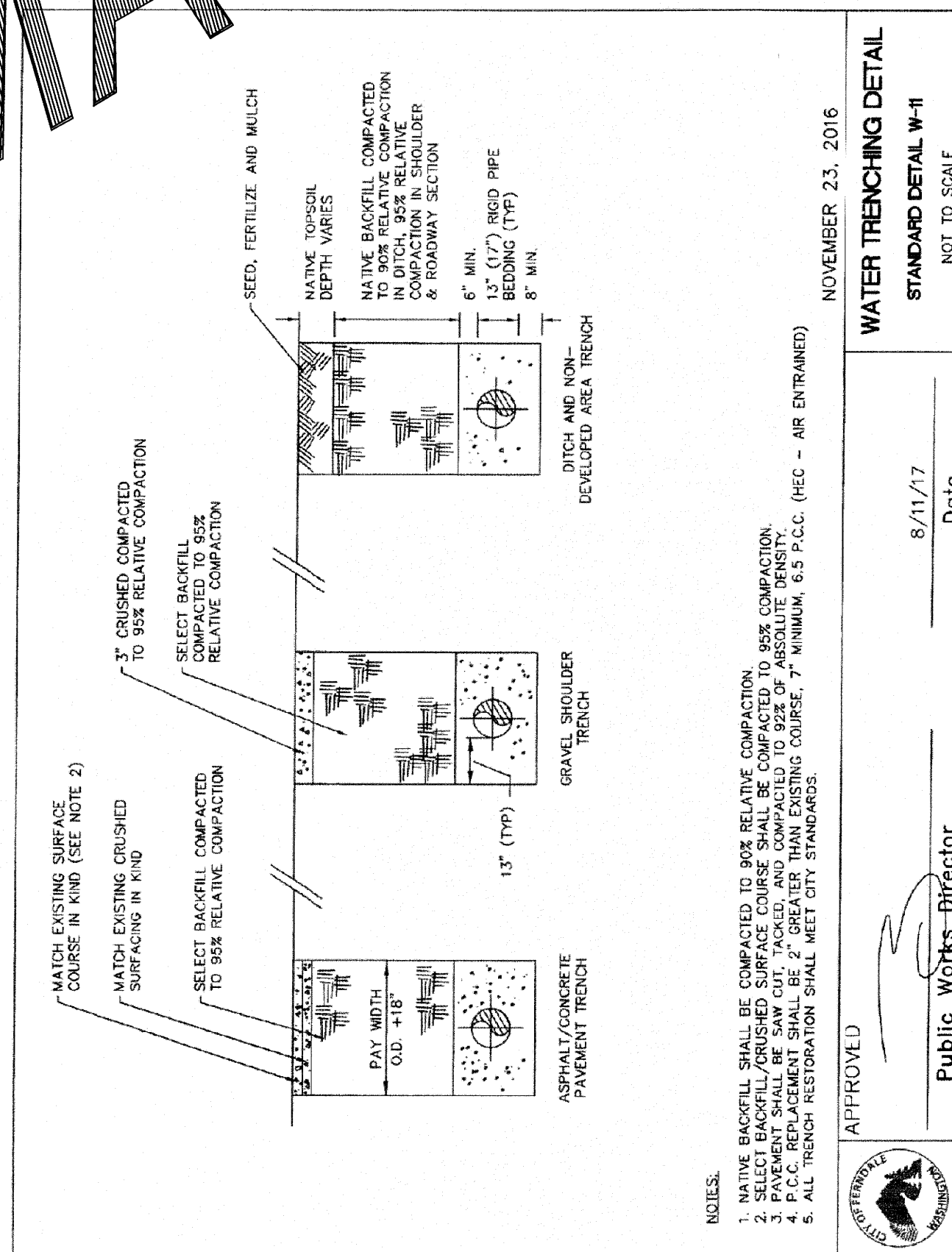
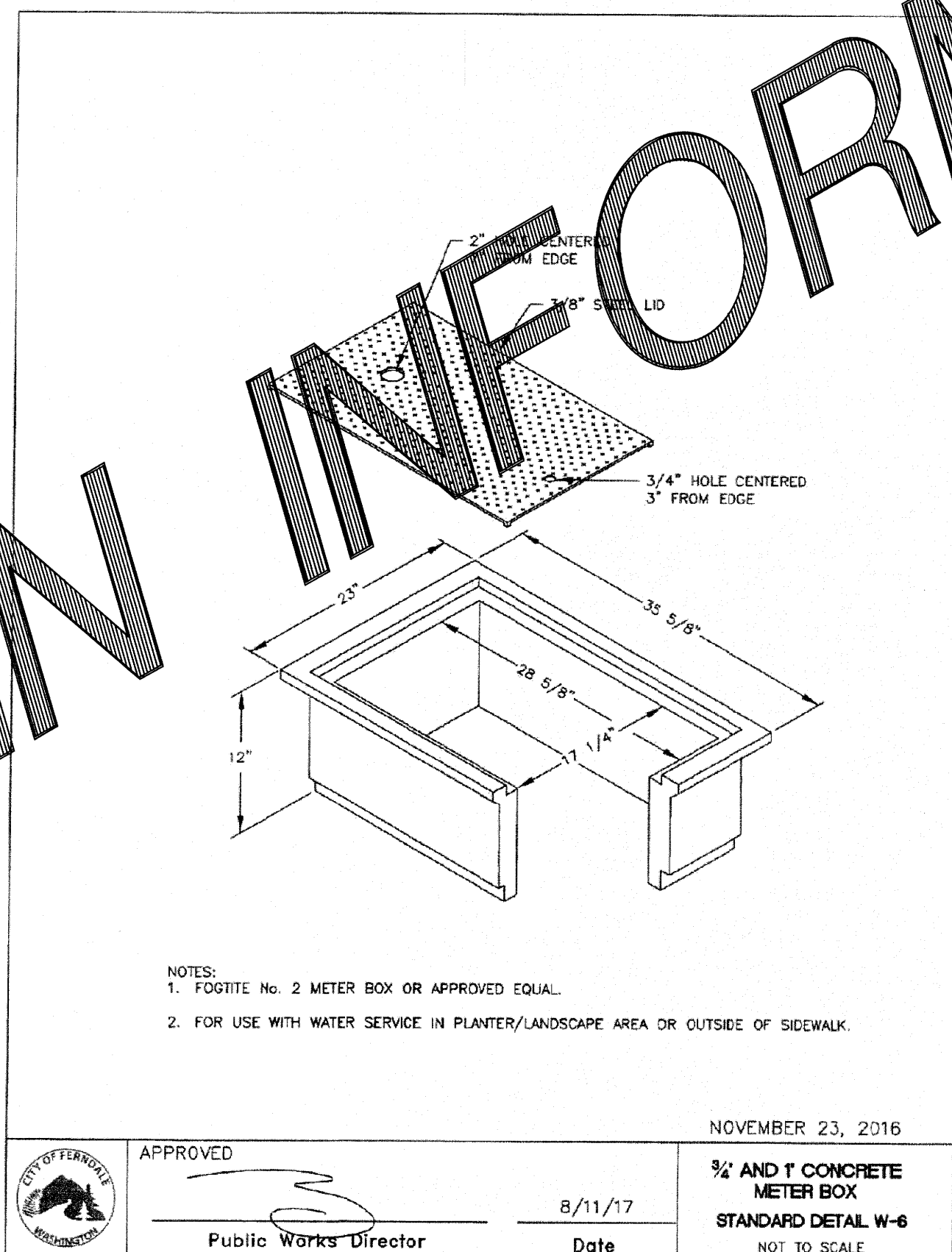
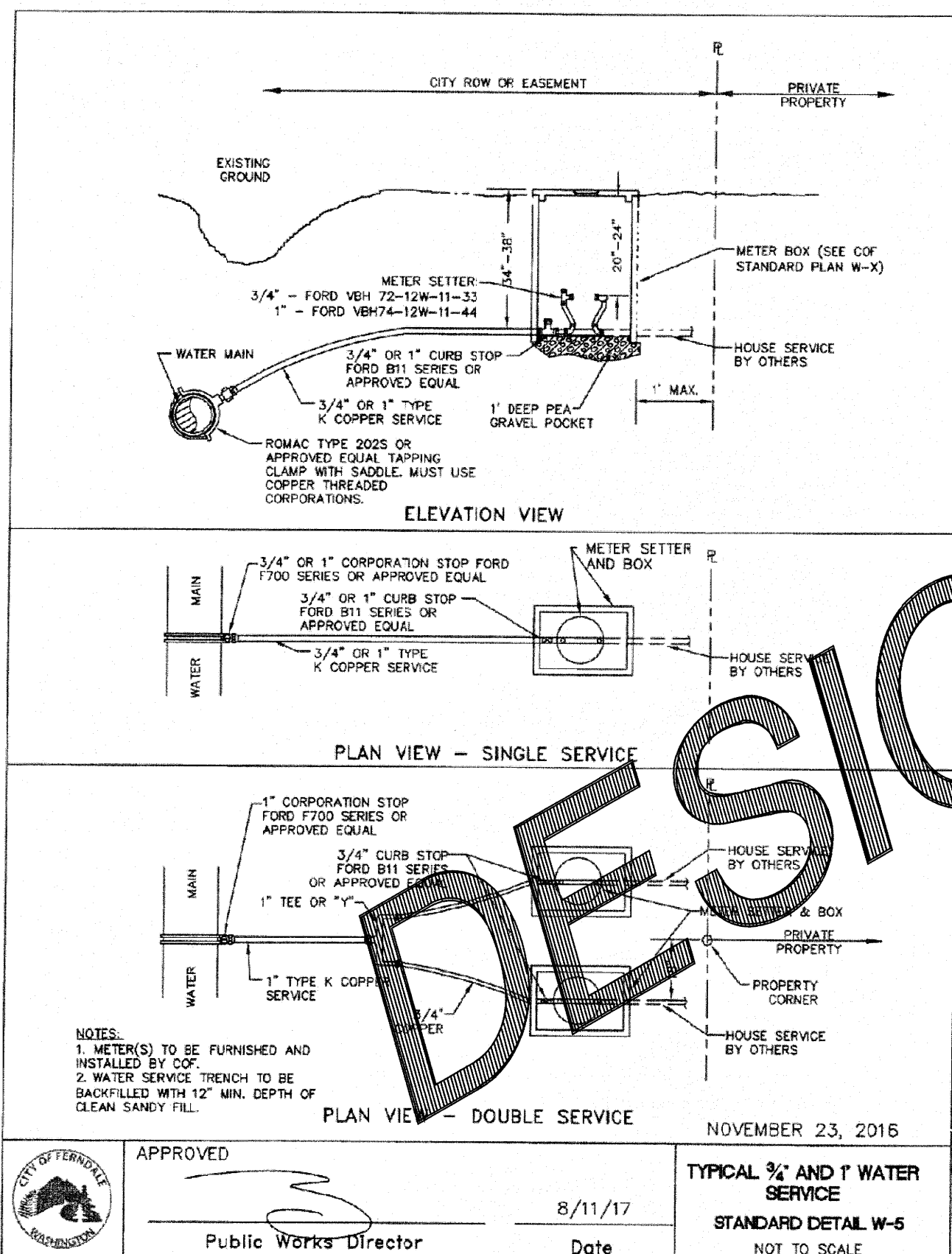
STORM DETAILS



SEWER DETAILS

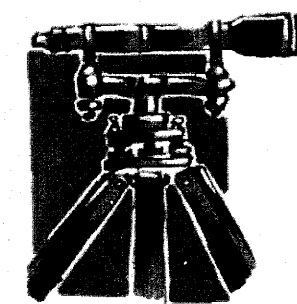
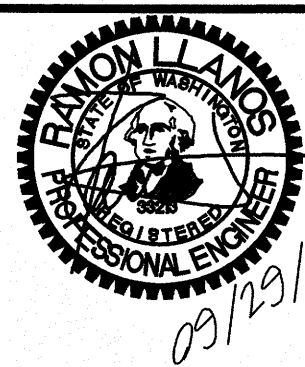


WATER DETAILS



R: Common Land Projects 2020/056 - 6210 Church Rd (W) 2058-CIVIL-C3019-AB.dwg PLOT DATE: 9/29/2022 10:07 AM

PRELIMINARY	RL	04/06/21
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SUBMITTAL 2	RL	09/27/21
NO.	REVISION	BY DATE



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FERNDAL, WA 98248
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JOB NO.:	2058
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DESIGNED BY:	RL
DRAWN BY:	RL
CHECKED BY:	RL

MICHAEL A TONER
6210 CHURCH RD
FERNDAL, WA 98248

APPROVED

APPROVED: *[Signature]* Date: 9/27/2022

UTILITY
TYPICAL DETAILS

TONER SHORT PLAT
FERNDAL, WHATCOM COUNTY, WASHINGTON
SITUATE IN A PORTION OF THE NW 1/4, SW 1/4 OF SECTION 18, T. 39 N, R. 2E, W.M.

SHEET

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OF

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RECORD DRAWING

00727.009 10/07/22 RH