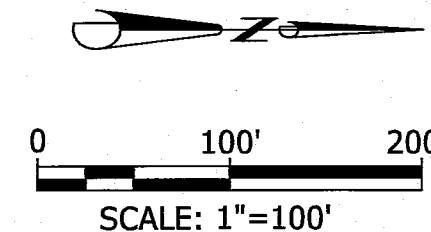
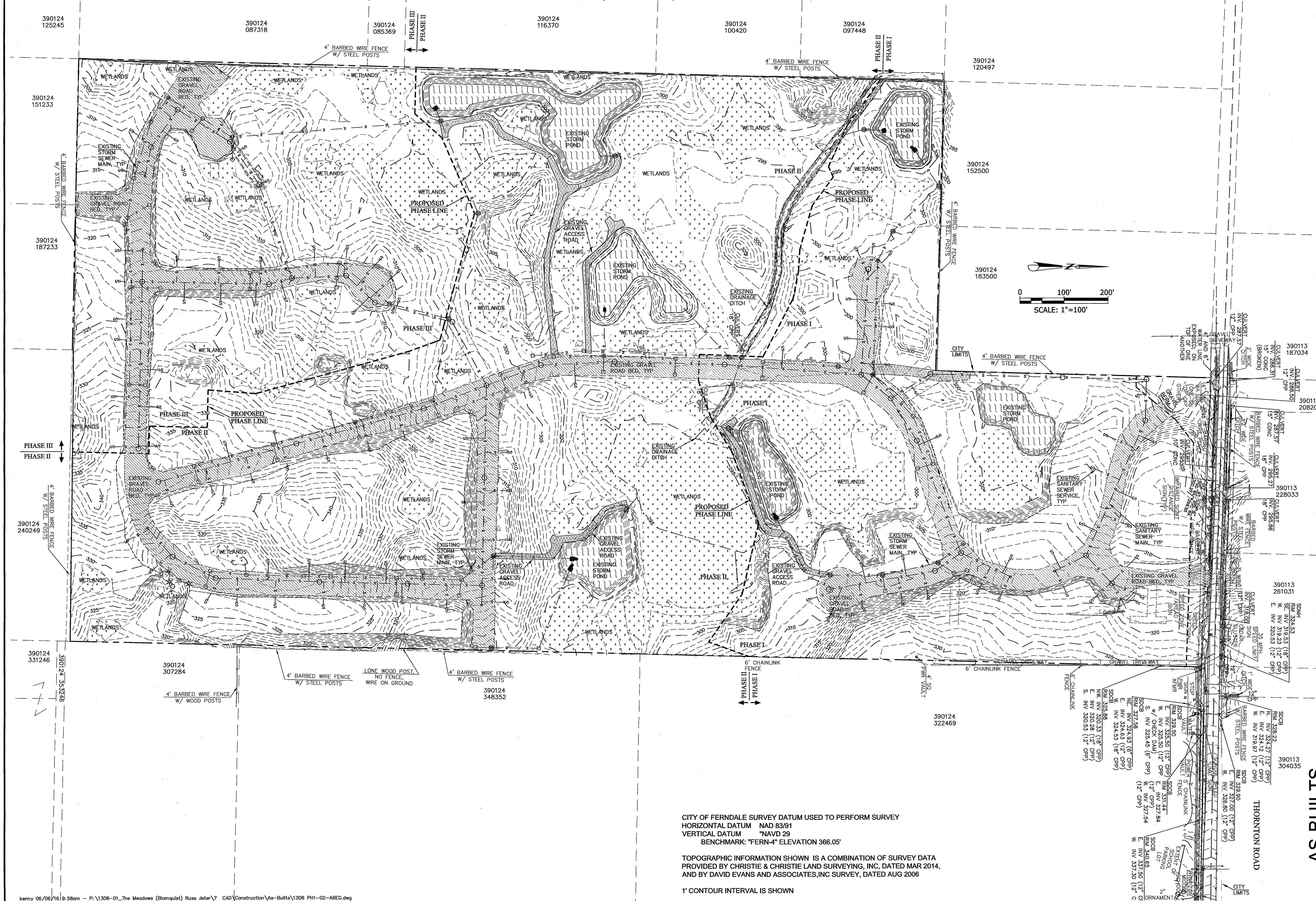


SEC. 24, TWP. 39 N, R. 01 E OF W.M.



CITY OF FERNDALE SURVEY DATUM USED TO PERFORM SURVEY
 HORIZONTAL DATUM NAD 83/91
 VERTICAL DATUM NAVD 29
 BENCHMARK: "FERN-4" ELEVATION 366.05'

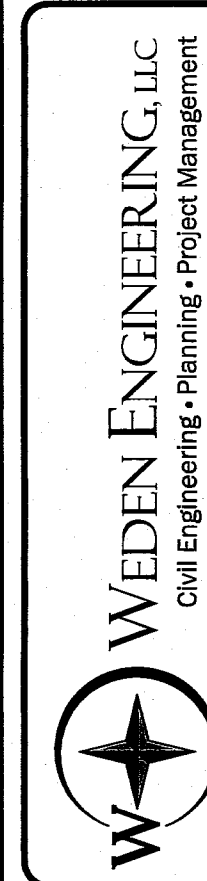
TOPOGRAPHIC INFORMATION SHOWN IS A COMBINATION OF SURVEY DATA
 PROVIDED BY CHRISTIE & CHRISTIE LAND SURVEYING, INC. DATED MAR 2014,
 AND BY DAVID EVANS AND ASSOCIATES, INC. SURVEY, DATED AUG 2006

1' CONTOUR INTERVAL IS SHOWN



06/06/16

06/06/16



WEDEN ENGINEERING, LLC
 Civil Engineering • Planning • Project Management

2636 Hubbard Rd. Ferndale, WA 99248
 (509) 866-3434
 Email: info@wedenengineering.com

APPROVED

JUL 12 2016

CITY OF FERNDALE

BY _____

REVISIONS	SUBMISSIONS	DATE	COMMENTS
1	AS-BUILT CITY REDLINE	05/19/15	11/20/15
2	AS-BUILT CITY INFORMATION	11/20/15	11/20/15
3	REVISIONS PER REVIEW COMMENTS	10/14/14	10/14/14
4	REVISIONS PER REVIEW COMMENTS	08/08/14	08/08/14

REVIEWED BY: EJM

DATE: 06/04/2014

AS-BUILTS

THE MEADOWS - PHASE I

A PLANNED UNIT DEVELOPMENT

THORNTON ROAD

FERNDALE, WA

EXISTING CONDITIONS

PROJECT TITLE

DATE: 06/04/2014

DRAWING NO.

2 of 41

PROJECT NO. 1308-01

CAD FILE: 1

GENERAL REQUIREMENTS:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THESE PLANS AND TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE 'STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, AND ITS AMENDMENTS'(WSDOT SPECS.) AND STANDARD PLANS, THE CITY OF FERNDALE DEVELOPMENT STANDARDS (COFDS) AND THE 2005 VERSION OF THE DEPARTMENT OF ECOLOGY STORM WATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (DOE MANUAL). IN CASE OF A CONFLICT BETWEEN PLANS, REGULATORY STANDARDS OR SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL PREVAIL.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER CONSTRUCTION DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES. THROUGHOUT THE PERIOD OF CONSTRUCTION, CONTRACTOR SHALL COMPLY WITH THE TERMS OF ALL PERMITS.
3. THE CONTRACTOR MUST HAVE A FULL SET OF CITY CONTRACT DOCUMENTS ON THE SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. CONSTRUCTION NOISE SHALL BE LIMITED TO BETWEEN 7 a.m. TO 8 p.m., MONDAY THROUGH SATURDAY.
5. THE CONTRACTOR SHALL CONTACT THE UTILITIES UNDERGROUND LOCATION CENTER AT LEAST 72 HOURS PRIOR TO STARTING CONSTRUCTION. PHONE: 1-800-424-5555. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL OF THE VARIOUS UTILITY COMPANIES TO ARRANGE FOR FIELD LOCATIONS OF ALL EXISTING UTILITY FACILITIES. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR COSTS INCURRED BECAUSE OF DAMAGE DONE TO EXISTING FACILITIES BY THE CONTRACTOR'S WORK FORCE, INCLUDING COSTS FOR REPAIRS, WHICH WILL BE CONTRACTOR'S SOLE RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ALL EXISTING UTILITIES AND TO NOTIFY THE PROJECT ENGINEER OF RECORD (ENGINEER) PROMPTLY OF ANY CONFLICT BETWEEN THE APPROVED PLANS AND THE LOCATION OF ANY EXISTING UTILITIES.
6. THE CONTRACTOR SHALL PROTECT ALL PRIVATE AND PUBLIC UTILITIES FROM DAMAGE RESULTING FROM THE WORK. CONTRACTOR SHALL RESTORE ALL PRIVATE AND PUBLIC PROPERTY DISRUPTED BY THE PROJECT IMMEDIATELY AFTER CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING IN CONFORMANCE WITH THE EROSION & SEDIMENTATION CONTROL PLAN AND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP SHALL BE ONSITE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES.
8. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL ABOVE GROUND AND BURIED DEBRIS AND WASTE THAT MAY BE PRESENT.
9. THE CONTRACTOR SHALL OBTAIN REVOCABLE ENCROACHMENT PERMITS FROM THE CITY OF FERNDALE AND/OR WHATCOM COUNTY PRIOR TO COMMENCING WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
10. THE CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH REPRESENTATIVES OF THE CITY OF FERNDALE PUBLIC WORKS DEPARTMENT AND THE ENGINEER A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. THE CITY WILL SCHEDULE THE MEETING.
11. ALL WORK AND MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE CITY OF FERNDALE PUBLIC WORKS DEPARTMENT, REPRESENTATIVES FROM THE CITY OF FERNDALE PUBLIC WORKS DEPARTMENT MUST INSPECT ALL WORK IDENTIFIED ON THE PLANS, BOTH PUBLIC AND PRIVATE. THE CONTRACTOR SHALL CALL AT LEAST 24 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS AS FOLLOW:
- A. PLACEMENT OF TEMPORARY EROSION CONTROL MEASURES.
- B. CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.
- C. PLACEMENT OF WATER MAIN AND BACKFILLING OF WATER MAIN TRENCH WITHIN ROAD RIGHTS OF WAY OR IN WATERLINE EASEMENT TO BE DEDICATED TO THE CITY OF FERNDALE.
- D. PLACING OF BACKFILLING OF UNDERGROUND UTILITIES, STORM SEWER AND SANITARY SEWER WITHIN ROAD RIGHTS-OF-WAY, IN EASEMENTS TO BE DEDICATED TO THE CITY OF FERNDALE, OR OTHER PUBLICLY SHARED FACILITIES.
- E. GRADING OF PUBLIC OR PRIVATE ROADWAY AT:
1. COMPLETION OF EXCAVATION TO SUBGRADE.
2. COMPLETION OF BALLAST COURSE PLACEMENT.
3. COMPLETION OF CRUSHED SURFACING COURSE PLACEMENT.
- F. POURING OF CURB AND GUTTER AND SIDEWALK IN PUBLIC ROADWAY.
- G. ASPHALT PAVING IN PROGRESS IN PUBLIC ROADWAY.
- H. OVERALL INSPECTION FOR FINISHED SHOULDERS, DITCHES, PERMANENT SEEDING AND MONUMENT PLACEMENT.
- I. END OF MAINTENANCE PERIOD
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO PERFORMING THE WORK. ALL SECTIONS OF THE WSDOT SPECS., 1-07.23- TRAFFIC CONTROL, SHALL APPLY.
13. THE CONTRACTOR SHALL INFORM THE ENGINEER AND OBTAIN APPROVAL FROM THE CITY OF FERNDALE PUBLIC WORKS DIRECTOR OF ANY PROPOSED DEVIATION FROM THE APPROVED PLANS PRIOR TO CONSTRUCTION OF THE REVISED IMPROVEMENTS. THE CONTRACTOR SHALL KEEP RECORDS OF ALL DEVIATIONS AND SHALL FORWARD THEM TO THE ENGINEER AND TO THE CITY OF FERNDALE PUBLIC WORKS DEPARTMENT.
14. AS-BUILT DATA SHALL BE PROVIDED TO THE CITY OF FERNDALE UPON COMPLETION OF CONSTRUCTION AND PROVIDED IN CITY OF FERNDALE DATUM - VERTICAL (NGVD 29) AND HORIZONTAL (NAD 83/91). CONTACT THE CITY FOR MORE INFORMATION ON SUBMITTAL REQUIREMENTS.

UNDERGROUND UTILITIES CONSTRUCTION

- A. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE ENGINEER TO ASSURE ACCURATE AND TIMELY COLLECTION OF ALL REQUIRED AS-BUILT DATA. THIS DATA MUST ACCURATELY REFLECT THE LOCATIONS OF ALL UNDERGROUND UTILITIES, BOTTOM OF PIPE ELEVATIONS, INVERT ELEVATIONS, MANHOLE LOCATIONS, WATER SERVICE TAPS, BLOW-OFF LOCATIONS AND INVERTS OF SERVICE CONNECTIONS (BOTH AT PIPE AND AT PROPERTY LINE). VERTICAL AND HORIZONTAL BENDS, SERVICE BOXES AND METERS, VALVES AND HYDRANTS. CALL THE ENGINEER AT LEAST 48-HOURS BEFORE BURYING UNDERGROUND PIPE TO ASSURE AND FACILITATE REQUIRED AS-BUILT SURVEY.
- B. THE CONSTRUCTION OF UNDERGROUND UTILITY LINES SHALL BE SUBJECT TO THE FOLLOWING CRITERIA:
- i. NO MORE THAN 500 FEET OF TRENCH SHALL BE OPENED AT ONE TIME.
- ii. WHERE CONSISTENT WITH SAFETY AND SPACE CONSERVATION, EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF DITCHES.
- iii. TRENCH DEWATERING DEVICES SHALL DISCHARGE INTO SEDIMENT TRAPS OR SEDIMENT PONDS.
- iv. WHERE PRACTICAL, INSTALL GRAVITY PIPE UTILITIES PRIOR TO INSTALLATION OF OTHER UTILITIES.
- C. UTILITY CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE COFDS.
- D. ALL UTILITY TRENCHES IN THE RIGHT OF WAY SHALL BE BACKFILLED WITH BALLAST PER SECTION 9-03.9(1) WSDOT SPECS.
- E. TESTING OF NEW WATER LINES, STORM SEWER SYSTEMS SHALL NOT BE PERFORMED UNTIL ALL OTHER ADJACENT UTILITIES HAVE BEEN INSTALLED.
- F. ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED TO 95% RELATIVE COMPACTION OR 95% MODIFIED PROCTOR PER TRENCHING DETAIL COFSD SS-15.
- G. OPEN CUTTING OF EXISTING ROADWAYS IS ONLY ALLOWED AS APPROVED AND NOTED ON THESE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF FERNDALE STANDARD DETAIL (COFSD) R-11 AND SS-15.
- H. NO PART OF THE DRAINAGE SYSTEM MAY BE COVERED, CONCEALED, OR PUT INTO USE UNTIL IT HAS BEEN INSPECTED, TESTED, AND ACCEPTED BY THE CITY INSPECTOR.
- EARTHWORK
- A. THE CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UN-COMPACTED OR POORLY COMPACTED FILL SOILS WITHIN THE ROAD PRISM AT THE DIRECTION OF THE ENGINEER.
- B. THE CONTRACTOR SHALL EXCAVATE AND GRADE TO THE ALIGNMENT, GRADE AND CROSS-SECTIONS SHOWN IN THE PLANS OR ESTABLISHED BY THE PROJECT ENGINEER OF RECORD.
- C. UNSUITABLE MATERIAL FOUND AND NOT FIT FOR USE AS A SUB-GRADE SHALL BE EXCAVATED TO THE BOUNDARIES SET BY THE ENGINEER AND REPLACED WITH A SUITABLE BACKFILL MATERIAL.
- D. THE ENGINEER IS REQUIRED TO CERTIFY SUBGRADE, IN WRITING, PRIOR TO PAVING.

BASE COURSES & CRUSHED SURFACING

- A. GRAVEL BASES AND BALLAST MATERIAL GRADATION SHALL MEET THE CURRENT EDITION OF WSDOT SPECS.
- 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 1/4 INCH OF STAKED ELEVATION PROVIDED THE MINIMUM MATERIAL SECTION THICKNESS CONSTRUCTED ARE IN CONFORMANCE WITH CITY OF FERNDALE STANDARD DETAIL R-1 AND R-4 AS SHOWN ON PLAN SHEET 33 OF 39.
- 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.

STORM DRAINAGE

1. THE FOLLOWING STANDARD DETAILS SHALL BE USED FOR CONSTRUCTION OF STORM DRAIN IMPROVEMENTS:
- CATCH BASINS TYPE 1, 1L OR 2 WSDOT STD. DETAILS B-5.20, B-5.40 OR B-10.20
- "RESIDENTIAL SERVICE LINE" COFSD ST-16
- INLET & THRU-CURB INLET COFSD ST-7 & COFSD ST-8
- BACK OF WALK DRAINS CONNECT TO THE CURB INLET NOTED IN ST-16 AND THE REQUIREMENT WHEN TO INSTALL BACK OF WALK DRAINS IS COVERED IN COF DETAILS R-1 AND R-4
2. STORM SEWER PIPE HAVING DIAMETERS GREATER THAN 8" SHALL BE CORRUGATED POLYETHYLENE PIPE (CPEP) PER SECTION 9-05.12(1) OF THE WSDOT SPECS. ALL OTHER STORM SEWER PIPE SHALL BE PVC, UNLESS OTHERWISE SPECIFIED ON PLANS.
3. ALL CATCH BASIN GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS".
4. CONTROL DENSITY FILL SHALL BE USED IN AREAS WHERE LESS THAN 24" OF COVER PER SEC. 1010.F.COFDEVELOPMENT STANDARDS IS MAINTAINED OVER THE PROPOSED STORM PIPES (DIRIGIBLE BASE SECTION), AS SHOWN IN THE PLANS. DUCTILE IRON PIPE OR REINFORCED CONCRETE PIPE MAY BE USED FOR STORM PIPES WITH LESS THAN 18" OF COVER IF APPROVED BY THE CITY.
5. COVER OVER PIPES SHALL BE MAINTAINED DURING CONSTRUCTION. DEPTH OF COVER REQUIRED SHALL CONFORM TO THE MANUFACTURER'S RECOMMENDATIONS AND WILL VARY WITH THE VEHICLE LOADS TRAVELING OVER THE PIPE. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR DAMAGE TO PIPE DURING CONSTRUCTION ACTIVITIES.
6. AT THE END OF ALL SITE CONSTRUCTION, THE CONTRACTOR SHALL CLEAN ALL DEBRIS FROM ALL NEW AND AFFECTED CATCH BASINS AND STORMWATER CONVEYANCES. DEBRIS SHALL NOT BE ALLOWED TO ENTER STREAMS OR OFF-SITE STORMWATER SYSTEMS.
7. EACH STORM SEWER STUB SHALL BE CAPPED WITH A WATERTIGHT PLUG. EACH STUB SHALL BE MARKED FOR LOCATION WITH A 2"DIA. WHITE PVC PIPE (MIN. SCHEDULE 40) STENCILED WITH THE WORD 'DRAIN' AND THE PIPE INVERT INDICATED. THE LOCATION MARKER SHALL BE CONNECTED TO THE SERVICE STUB BY A #12 COPPER WIRE.

WATER

1. THE FOLLOWING STANDARD DETAILS SHALL BE USED IN CONSTRUCTING WATER SUPPLY SYSTEM IMPROVEMENTS:
- PIPE BEDDING COFSD W-11
- TRENCH BACKFILL COFSD W-11
- FIRE HYDRANT ASSEMBLY COFSD W-1
- THRUST BLOCKING COFSD W-2, W-3 & W-4
- WATER SERVICE COFSD W-5
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FERNDALE DEVELOPMENT STANDARDS, SECTIONS 702 AND 705 AND THE MOST RECENT VERSION OF THE WSDOT STANDARD PLANS.
3. ALL WATER MAIN PIPE SHALL BE DUCTILE IRON PER SECTION 9-30.1(1) OF THE WSDOT SPECS., UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR.
4. MATERIAL FOR FITTINGS SUCH AS CROSSES, TEES, BENDS, REDUCERS AND SLEEVES SHALL BE DUCTILE IRON. JOINTS SHALL BE M.J., FLANGED OR PUSH-ON JOINTS AND SHALL CONFORM TO SECTION 9-30.2(1) OF THE WSDOT SPECS.
5. CONCRETE BLOCKING SHALL BE AS SPECIFIED IN CITY OF FERNDALE STANDARD DETAILS W-2, W-3 AND W-4, OR AS DIRECTED BY THE PROJECT ENGINEER. BLOCKS SHALL BE INSTALLED AS SPECIFIED IN SECTION 7-09.3(21) OF THE WSDOT SPECS. NO PRE-CAST BLOCKS ARE ALLOWED.
6. CONNECTIONS TO EXISTING WATER MAINS - THE CONTRACTOR MUST NOTIFY THE CITY OF FERNDALE PUBLIC WORKS DIRECTOR OF A PROPOSED CONNECTION AT LEAST FOUR WORKING DAYS IN ADVANCE.
7. ALL HYDROSTATIC TESTING AND DISINFECTION OF WATER MAINS SHALL CONFORM TO SECTION 7-09.3(23) AND SECTION 7-09.3(24) OF THE WSDOT SPECS. HYDROSTATIC TEST PRESSURE FOR WATER MAIN ACCEPTANCE SHALL BE 150 PSI IN EXCESS OF 100 PSI OPERATING PRESSURE FOR THE CITY OF FERNDALE OR 250 PSI. THE HYDROSTATIC TESTING IS TO BE INSPECTED BY THE CITY. THE CONTRACTOR SHALL CALL AT LEAST 24 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS. THE CITY OF FERNDALE LABORATORY SHALL CONDUCT ALL DISINFECTION TESTS AND BACTERIOLOGICAL TESTS. THE PIPE WILL NOT PASS TESTING UNLESS A RESULT OF ZERO BACTERIAL COUNT IS MEASURED 24 HOURS AFTER THE PIPE PASSED HYDROSTATIC TEST AND FLUSHED.
8. BACKFILL SHALL BE BALLAST PER SECTION 9-03.9(1) WSDOT SPECS. IN ALL STREET RIGHTS-OF-WAY, COMPACTED TO MINIMUM 95% RELATIVE COMPACTION. IN UNIMPROVED AREAS, MINIMUM COMPACTION SHALL BE 90% OF RELATIVE COMPACTION.
9. ALL PIPES SHALL HAVE A MINIMUM COVER OF 36".
10. ALL VALVES SHALL BE EITHER GATE OR BUTTERFLY TYPE VALVES AND SHALL BE INSTALLED WITH SLIP TYPE CAST IRON VALVE BOXES. GATE VALVES SHALL BE USED FOR LINES 2 INCHES THROUGH 10 INCHES IN DIAMETER. GATE VALVE MAY BE USED IN LIEU OF BUTTERFLY VALVE FOR 12" LINES IF APPROVED BY THE CITY. SHORT-BODY VALVES SUITABLE FOR A NON-SHOCK SHUT-OFF PRESSURE OF 130 PSI AND SUITABLE FOR DIRECT BURIAL ARE SPECIFIC SHORT-BODY, FULL-BRONZE MOUNTED VALVES CONFORMING TO AWWA C509 AND SUITABLE FOR SERVICE WITH THE TYPE AND CLASS OF PIPE USED. ALL VALVES SHALL HAVE NON-RISING STEMS AND SHALL OPEN COUNTERCLOCKWISE AND SHALL BE EQUIPPED WITH A 2 INCH SQUARE OPERATING NUT. VALVES WILL BE FLANGE OR M.J. JOINTS. VALVE MARKERS SHALL BE LOCATED OUTSIDE OF PAVEMENT SECTIONS.
11. WATER SERVICE TAP INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE COFSD W-5.
12. FIRE HYDRANTS AND FIRE MAINS MUST CONFORM TO COFDS (COFSD W-1, WSDOT B-19) AND THE FOLLOWING STANDARDS:
- A. FIRE HYDRANTS SHALL HAVE TWO INDIVIDUALLY VALVED 2-1/2" PORTS AND ONE 5-1/4" MAIN VALVE OPENING. A 4-1/2" NST PUMPER NOZZLE AND A 5" STORZ PORT WITH CAP AND AIRCRAFT CABLE SHALL BE SUPPLIED. HYDRANTS SHALL BE M.H. 929T HYDRANTS.
- B. FIRE HYDRANTS SHALL HAVE THE STORZ PORT FACING THE REQUIRED ACCESS AND THE BASE FLANGE OF THE HYDRANT MUST NOT VARY MORE THAN 1 FOOT IN ELEVATION FROM THE GRADE LEVEL OF THE REQUIRED ACCESS. THE LOWEST STEM SHALL BE A MINIMUM OF 14" ABOVE THE GROUND.
- C. IF THE PUBLIC WORKS DIRECTOR DETERMINES THAT FIRE HYDRANTS ARE VULNERABLE TO VEHICULAR DAMAGE, APPROPRIATE HYDRANT GUARD POSTS SHALL BE PROVIDED. NO OBSTRUCTIONS SHALL EXIST WITHIN A 3-FOOT WORKING AREA OF EACH REQUIRED ACCESS. CRASH POSTS SHALL BE 4" CEMENT-FILLED PIPE A MIN. OF 3' IN HEIGHT WITH A MIN. OF 2" OF PIPE BELOW GRADE. HYDRANT SHUTOFF VALVES SHALL BE LOCATED BETWEEN 5' AND 20' FROM THE HYDRANT.
- D. UNDERGROUND SUPPLIES TO FIRE HYDRANTS MUST BE INSPECTED. SUCH INSPECTION SHALL INCLUDE VISUAL INSPECTION OF PIPING AND HYDROSTATIC PRESSURE TESTING TO A MIN. OF 250 PSI. A FLOW TEST WILL BE REQUIRED WHEN INSTALLATION IS COMPLETE.
- E. FIRE HYDRANTS MUST BE MAINTAINED IN AN OPERABLE CONDITION AT ALL TIMES AND MUST BE REPAIRED OR REPLACED WHEN DEFECTIVE. HYDRANTS SHALL BE FULLY OPERABLE BEFORE CONSTRUCTION COMMENCES ABOVE GRADE LEVEL.

ROAD

1. THE FOLLOWING STANDARD DETAILS SHALL BE USED FOR CONSTRUCTION OF THE STANDARD STREET SECTION:
- TYPICAL STREET SECTION (PER PROJECT) COFSD R-8
- PCC CURB AND GUTTER COFSD R-12 (SEE CONSTRUCTION DOCUMENTS TYPICAL SECTION)
- PCC SIDEWALKS COFSD R-12 (SEE CONSTRUCTION DOCUMENTS TYPICAL SECTION)
- PCC SIDEWALK RAMP WSDOT STD. DETAIL F-40 AN F-42
- PCC CEMENT CONCRETE DRIVEWAY ENTRANCE WSDOT STD. DETAIL F-80
2. ROADWAY EXCAVATION WITHIN THE ROADWAY PRISM SHALL BE CUT TO A UNIFORM GRADE. THE COMPLETED SUBGRADE SURFACE SHALL NOT VARY MORE THAN 0.10-FOOT FROM THE LOWER EDGE OF A 15-FOOT STRAIGHTEDGE PLACED ON THE SUBGRADE PARALLEL TO THE CENTERLINE UNLESS APPROVED BY THE ENGINEER.
3. THE OWNER SHALL PROVIDE TO THE ENGINEER A REPORT FROM A QUALIFIED GEOTECHNICAL FIRM CERTIFYING THE COMPACTION OF THE GRAVEL BASE/BALLAST UNDER ALL PAVING AREAS. THE MATERIAL TESTING LAB SHALL SUBMIT TEST REPORTS TO THE ENGINEER OF RECORD, CONTRACTOR, AND THE CITY OF FERNDALE TO ENSURE AS-BUILT PROJECT CERTIFICATION BY THE ENGINEER OF RECORD.
4. HOT MIX ASPHALT WORK SHALL BE DONE IN ACCORDANCE WITH SECTION 5-04 OF THE WDOT SPECS., EXCEPT AS MODIFIED HEREIN. CONNECTION TO EXISTING PAVEMENT SHALL BE TO A STRAIGHT NEATLY-TRIMMED LINE.
5. CRUSHED ROCK SURFACING FOR PAVEMENT SHALL BE IN ACCORDANCE WITH WSDOT SPECS., SECTION 9-03.9(3); BALLAST PER SECTION 9-03.9(1).
6. CEMENT CONCRETE SHALL BE CLASS 3000 (WITH AIR ENTRAINMENT) IN ACCORDANCE WITH WSDOT SPECS., SECTION 6-02.3(2)B. CONCRETE SIDEWALKS SHALL BE CLASS 3000 AND CEMENT CONCRETE DRIVEWAY ENTRANCE SHALL BE CLASS 4000 PER WSDOT STANDARD SPECIFICATIONS.
7. CEMENT CONCRETE SIDEWALK SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS OR AS DESIGNATED BY THE ENGINEER IN ACCORDANCE WITH COFSD R-12.
8. CEMENT CONCRETE DRIVEWAYS SHALL BE 6 INCHES THICK AND CONSTRUCTED WHERE SHOWN ON THE PLANS OR DESIGNATED BY THE ENGINEER IN ACCORDANCE WITH THE COFSD R-15. A 2- INCH LAYER OF 3/4 INCH DRAIN ROCK SHALL BE USED FOR DRIVEWAY BEDDING.
9. CEMENT CONCRETE CURB AND GUTTER SHALL BE CONSTRUCTED WHERE SHOWN ON THE PLANS OR AS DESIGNED BY THE ENGINEER, IN ACCORDANCE WITH WSDOT SPECS., SECTION 8-04 AND COFSD R-8 AND R-9. HANDICAP RAMPS SHALL BE CONSTRUCTED PER WSDOT STANDARD DETAIL F-40. WHERE NEW CEMENT AND GUTTER IS TO BE CONNECTED TO EXISTING CURB AND GUTTER, ASSURE THAT NO ABRUPT OFFSETS IN LINE OR GRADE SHALL BE CONSTRUCTED WHICH WILL BE UNSIGHTLY OR IMPEDE FLOW IN THE GUTTER LINE.
10. PAVEMENT:
- A. SIX INCH RESIDUAL HERBICIDE SHALL BE PLACED WITHIN 24 HOURS OF PAVING.
- B. A TACK COAT OF ASPHALT SHALL BE APPLIED BETWEEN ALL COURSES OF ASPHALT.
- C. ALL PAVEMENT REPAIR SHALL BE SAW-CUT BEFORE REMOVAL. AR-4000W SHALL BE APPLIED TO ALL EDGES OF EXISTING PAVEMENT. WHERE NEWLY CONSTRUCTED PAVING MEETS EXISTING PAVING, THE APPLICANT SHALL PROVIDE A SMOOTH TRANSITION FROM EXISTING TO PROPOSED PAVING. CONTRACTOR SHALL COLD PLANE PER DIMENSIONS SPECIFIED ON THE PLANS, AND INSTALL A MINIMUM 2-FOOT WIDE PETROTAC PAVING FABRIC, OR EQUIVALENT, OVER JOINT BETWEEN PAVING LIFTS.
11. THRU-CURB BASINS AND THRU-CURB INLETS CONFORMING TO THE WSDOT SPECS, SECTION 7-05 SHALL BE CONSTRUCTED AT THE LOW POINT OF THE CURB FLOW LINES AND TO THE LOCATIONS, DIMENSIONS, AND DETAILS AS SHOWN ON THE PLANS OR DESIGNATED BY THE ENGINEER AND COFSD-R-8.
12. TRENCH EXCAVATIONS, BEDDING AND PIPE FOR STORMWATER PIPE LAYING SHALL BE IN ACCORDANCE WITH THE WSDOT SPECS., SECTION 7-08.
13. STORM SEWER PIPE CONSTRUCTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH WSDOT SPECS., SECTION 7-04. LOTS' STORM DRAIN SERVICE LINE SHALL BE 6" PVC PER WSDOT SPECS., SECTION 9-05.12(1)
14. PERFORATED UNDERDRAIN PIPE SHALL MEET THE WSDOT SPECS., 9-05.12(1).

SANITARY SEWER SYSTEMS

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH COFDS, COFSD, A.P.W.A. STANDARD SPECIFICATIONS, AND WSDOT SPECS. SANITARY SEWER SYSTEM INSTALLATION, BOTH PUBLIC AND PRIVATE, IS SUBJECT TO CITY REVIEW AND APPROVAL.
2. ALL WORK MUST BE INSPECTED TO THE SATISFACTION OF THE CITY OF FERNDALE. 24 HOUR NOTICE MUST BE GIVEN PRIOR TO STARTING WORK. TESTING OF THE SEWER SYSTEM AND ALL CONNECTIONS TO EXISTING MAINS SHALL BE PERFORMED IN THE PRESENCE AND UNDER THE SUPERVISION OF A CITY OF FERNDALE REPRESENTATIVE.
3. SANITARY SEWER MAINS SHALL BE A MINIMUM 8 INCH DIAMETER PVC PIPE CONFORMING TO WSDOT SPECS. 9-05.12(1) AND INSTALLED PER COFDS.
4. SANITARY SEWER PIPE BEDDING SHALL BE PEA GRAVEL PER COFSD SS-1. ALL TRENCHES SHALL BE BACKFILLED WITH BALLAST WITHIN CITY RIGHT OF WAY AND TRAVELED WAYS OUTSIDE OF RIGHT OF WAY (ACCESS EASEMENTS) AND SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% MODIFIED PROCTOR. USE OF SUITABLE NATIVE BACKFILL OUTSIDE OF TRAVELED WAY SHALL BE SUBJECT TO APPROVAL BY THE CITY.
5. ALL MANHOLES SHALL BE INSTALLED PER WSDOT STANDARD PLAN B-15.20-01 AND SHALL BE PRE-CHANNELED. MANHOLE CONES ARE TO BE OFFSET SUCH THAT LADDER RUNGS ARE PARALLEL TO THE FLOW.
6. ALL SIDE SEWERS SHALL BE INSTALLED PER COFSD SS-6, SS-8 OR SS-13, EXCEPT THAT SINGLE SIDE SEWERS SHALL HAVE A MINIMUM DIAMETER OF 4".
7. CONTRACTOR SHALL EXTEND SEWER STUBS 5 FT BEYOND UTILITY CORRIDOR OR 15 FEET BEYOND RIGHT-OF-WAY LINE.
8. EACH SIDE SEWER STUB SHALL BE CAPPED WITH A WATERTIGHT PLUG. EACH STUB SHALL BE MARKED FOR LOCATION WITH A 2"DIA. WHITE PVC PIPE (MIN. SCHEDULE 40) WITH THE TOP 18" PAINTED GREEN AND STENCILED WITH THE WORD 'SEWER' AND THE PIPE INVERT INDICATED. THE LOCATION MARKER SHALL BE CONNECTED TO THE SERVICE STUB BY A #12 COPPER WIRE.

NORTH STAR & THORNTON ROAD WATER ASSOCIATIONS SPECIFICATIONS:

1. THORNTON ROAD WATER ASSOCIATION PIPE SHALL BE 4 INCH DIAMETER 200 PSI SDR 21 PVC CONFORMING TO ASTM D2241. RUBBER GASKETS SHALL CONFORM TO ASTM F477.
2. NORTH STAR WATER ASSOCIATION PIPE SHALL BE 6 INCH DIAMETER 200 PSI SDR 21 PVC CONFORMING TO ASTM D2241. RUBBER GASKETS SHALL CONFORM TO ASTM F477.
3. PIPE LAYING SHALL MEET THE REQUIREMENTS OF SECTION 7-09 OF THE STANDARD SPECIFICATIONS. ALL WATER MAIN SHALL HAVE MINIMUM COVERING OF 3.5 FEET.
4. ALL ASSOCIATION PIPE SHALL BE MARKED WITH A 2 INCH DETECTABLE METALIZED TAPE. DETECTOR TAPE SHALL BE BRIGHTLY COLORED AND BEAR THE REPEATING IMPRINT "WATER". DETECTOR TAPE SHALL BE BURIED 12 TO 18 INCHES ABOVE THE CROWN OF EACH WATER MAIN.
5. MATERIAL FOR FITTINGS SUCH AS CROSSES, TEES, BENDS, REDUCERS, AND SLEEVES SHALL BE DUCTILE IRON. FITTINGS SHALL BE M.J., FLANGED OR PUSH-ON JOINTS AND SHALL CONFORM TO AWWA SPECIFICATIONS C-110-71 AND C-104-71. ASSOCIATION SYSTEM FITTINGS SHALL HAVE A MINIMUM PRESSURE RATING OF 350 PSI. MECHANICAL JOINTS SHALL BE AWWA C153 DUCTILE IRON. FLANGED FITTINGS SHALL BE SHORT BODY CLASS 125 FLANGES.
6. CONCRETE THRUST BLOCKING: CONCRETE BLOCKING SHALL BE AS SPECIFIED IN CITY OF FERNDALE STANDARD DETAILS W-2 THROUGH W-4, OR AS DIRECTED BY THE PROJECT ENGINEER. BLOCKS SHALL BE INSTALLED AS SPECIFIED IN SECTION 7-09.3(21) OF THE STANDARD SPECIFICATIONS. NO PRECAST BLOCKS ARE ALLOWED.
7. ALL PRIVATE WATER ASSOCIATION WATER MAINS AND APPURTENANCES SHALL BE HYDROSTATIC TESTED AND DISINFECTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 7-09.3(23) AND 7-09.3(24). THE CONTRACTOR SHALL CONTACT THE AUTHORIZED REPRESENTATIVE OF THE THORNTON ROAD WATER ASSOCIATION AND NORTH STAR WATER ASSOCIATION AT LEAST 48 HOURS IN ADVANCE OF TESTING AND DISINFECTION. AUTHORIZED REPRESENTATIVES OF EACH ASSOCIATION SHALL BE INVITED TO OBSERVE HYDROSTATIC TESTING AND DISINFECTION OF THEIR RESPECTIVE ASSOCIATION MAINS.

CONTACTS:
NORTH STAR WATER ASSOCIATION:
KENDRA CRISTELLI (360) 739-4144

THORNTON ROAD WATER ASSOCIATION:
LARRY BLOMQUIST (360) 384-1608
(360) 319-3113 CELL

AS-BUILTS

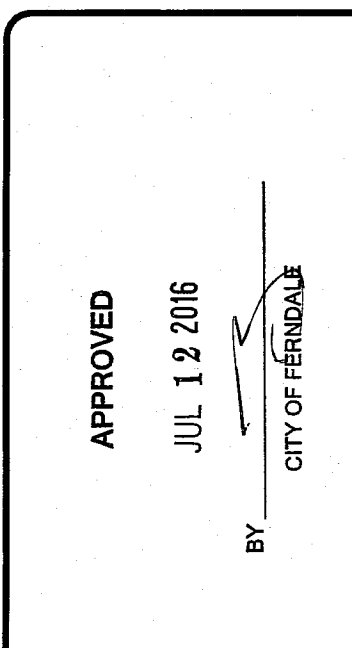
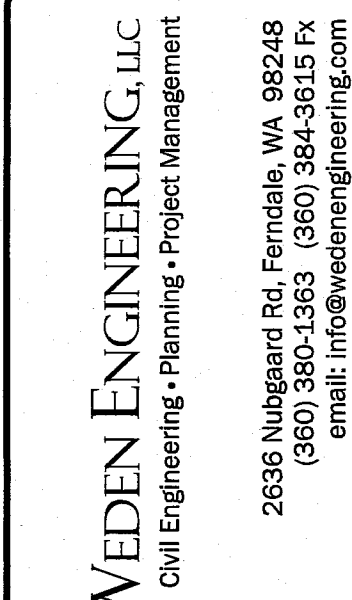
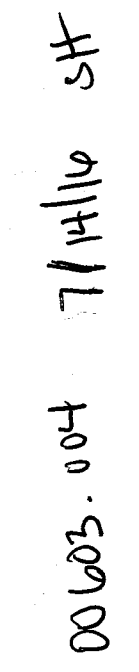
PROJECT TITLE
**THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA**
DRAWING TITLE

GENERAL NOTES

DATE: 06/04/2014

DRAWING No.

3 of 41



PROJECT TITLE	THE MEADOWS - PHASE I A PLANNED UNIT DEVELOPMENT THORNTON ROAD FERNDALE, WA
DRAWING TITLE	SWPPP EROSION CONTROL PLAN



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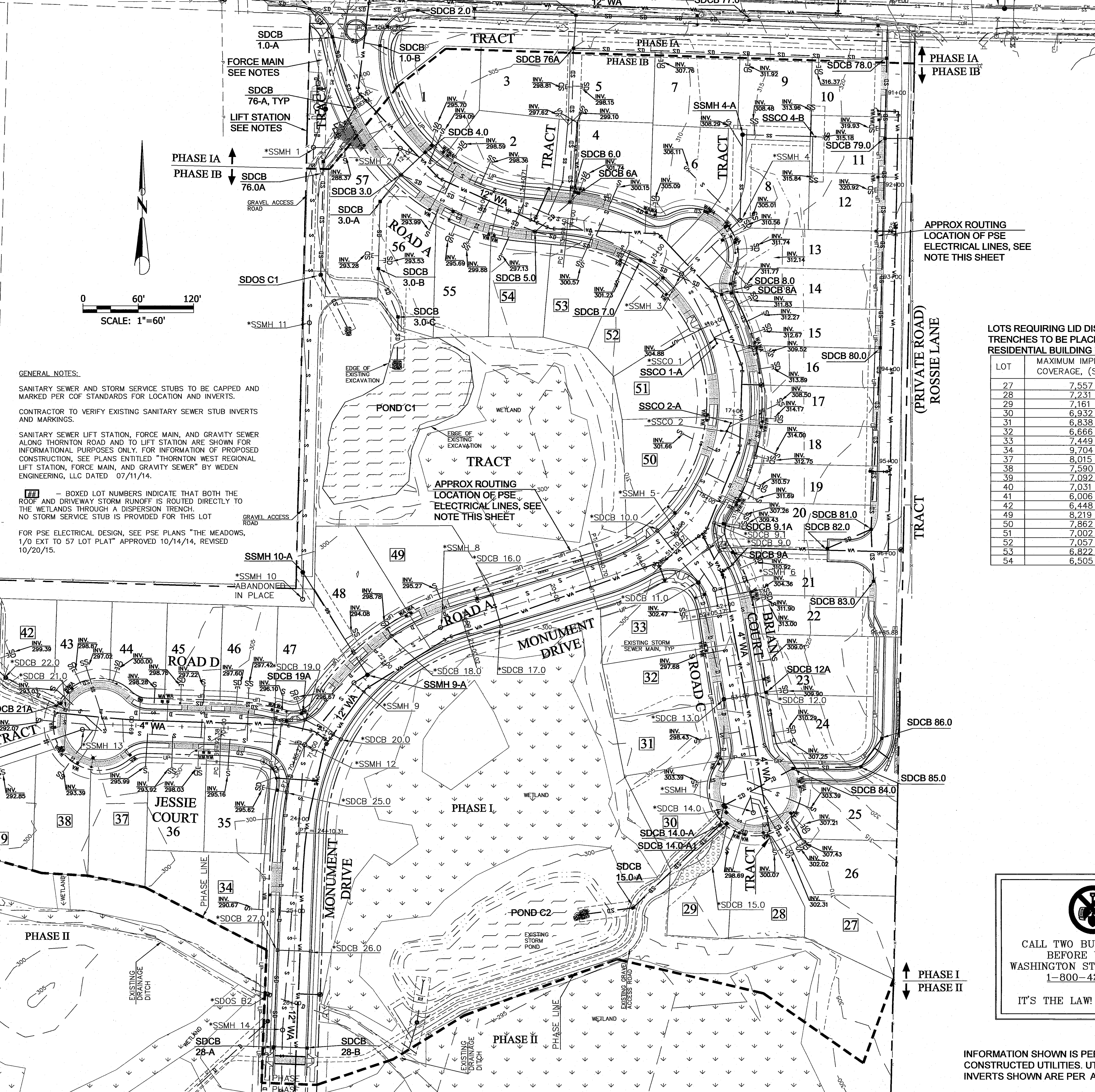
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4 of 41

MAXIMUM IMPERVIOUS LOT AREA			
LOT	IMPERVIOUS AREA SQUARE FOOT (S.F.)	LOT	IMPERVIOUS AREA SQUARE FOOT (S.F.)
1	3,726	31	6,838
2	3,471	32	6,666
3	3,541	33	7,449
4	3,400	34	9,704
5	3,501	35	3,846
6	3,437	36	3,415
7	3,581	37	8,015
8	3,798	38	7,590
9	3,214	39	7,092
10	2,405	40	7,031
11	2,405	41	6,006
12	2,383	42	6,448
13	3,966	43	2,637
14	4,058	44	3,031
15	3,366	45	3,369
16	3,051	46	3,439
17	3,049	47	3,418
18	3,138	48	4,952
19	3,614	49	8,219
20	4,569	50	7,862
21	3,767	51	7,002
22	3,148	52	7,057
23	4,149	53	6,822
24	4,079	54	6,505
25	3,215	55	3,609
26	3,358	56	4,288
27	7,557	57	5,172
28	7,231		
29	7,161		
30	6,932		

THORNTON ROAD

SEC. 24, TWP. 39 N, R. 01 E OF W.M.



GENERAL NOTES:

SANITARY SEWER AND STORM SERVICE STUBS TO BE CAPPED AND MARKED PER COF STANDARDS FOR LOCATION AND INVERTS.

CONTRACTOR TO VERIFY EXISTING SANITARY SEWER STUB INVERTS AND MARKINGS.

SANITARY SEWER LIFT STATION, FORCE MAIN, AND GRAVITY SEWER ALONG THORNTON ROAD AND TO LIFT STATION ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. FOR INFORMATION OF PROPOSED CONSTRUCTION, SEE PLANS ENTITLED "THORNTON WEST REGIONAL LIFT STATION, FORCE MAIN, AND GRAVITY SEWER" BY WEDEN ENGINEERING, LLC DATED 07/11/14.

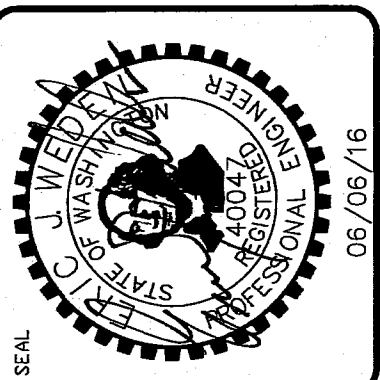
FF - BOXED LOT NUMBERS INDICATE THAT BOTH THE ROOF AND DRIVEWAY STORM RUNOFF IS ROUTED DIRECTLY TO THE WETLANDS THROUGH A DISPERSION TRENCH. NO STORM SERVICE STUB IS PROVIDED FOR THIS LOT.

FOR PSE ELECTRICAL DESIGN, SEE PSE PLANS "THE MEADOWS, 1/0 EXT TO 57 LOT PLAT" APPROVED 10/14/14, REVISED 10/20/15.

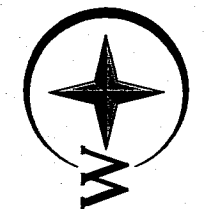
PHASE I
PHASE II

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LOTS REQUIRING LID DISPERSION TRENCHES TO BE PLACED DURING RESIDENTIAL BUILDING DESIGN	
LOT	MAXIMUM IMPERVIOUS COVERAGE, (S.F.)
27	7,557
28	7,231
29	7,161
30	6,932
31	6,838
32	6,666
33	7,449
34	9,704
37	8,015
38	7,590
39	7,092
40	7,031
41	6,006
42	6,448
49	8,219
50	7,862
51	7,002
52	7,057
53	6,822
54	6,505



WEDEN ENGINEERING, LLC
Civil Engineering • Planning • Project Management
2636 Hubbard Rd., Ferndale, WA 98248
(360) 390-1363 (360) 394-3615 Fax
email: info@wedenengineering.com



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NO.	REVISIONS / SUBMISSIONS	DATE
1	AS-BUILT CITY REDLINE COMMENTS	05/19/16
2	AS-BUILT INFORMATION	11/20/15
3	REVISIONS PER REVIEW COMMENTS	11/06/14
2	REVISIONS PER REVIEW COMMENTS	10/14/14
1	REVISIONS PER REVIEW COMMENTS	08/05/14
	REVIEWED BY: EJV	
	DRAWN BY: KLS	
	CAD FILE: 1	
	PROJECT NO. 1308-01	

AS-BUILTS

**THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA**

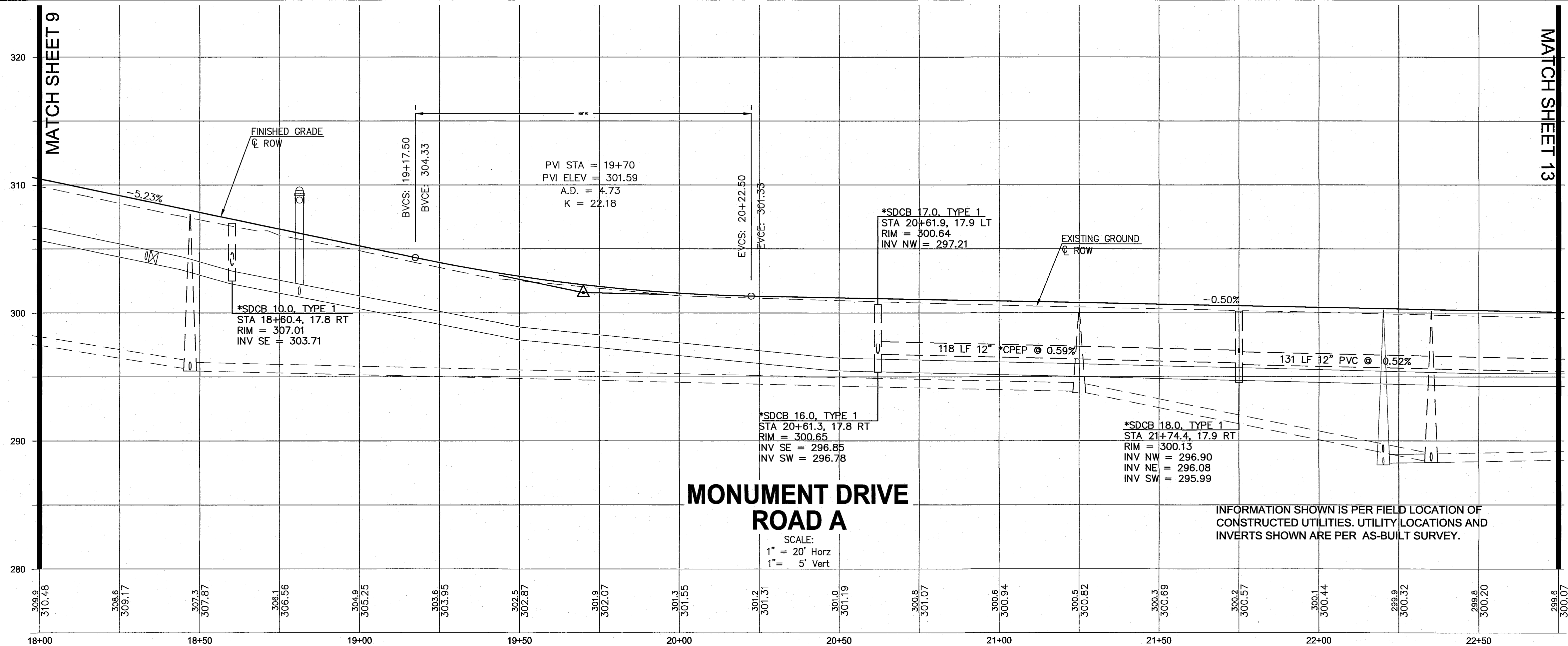
UTILITY PLAN

DATE: 06/04/2014
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kenny 06/06/16 9:32am - P:\308-01_The Meadows (Biomquint) Russ later\7 CAD\Construction\As-Built\308 PH1-11-ABRD.dwg



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CATCH BASIN OFFSET MEASUREMENT IS TO FACE OF CURB FOR VERTICAL CURBS OR FLOWLINE FOR ROLLED CURBS. THE GRADE ELEVATION IS SET 0.10' BELOW GUTTER LINE. THE STRUCTURE SHALL BE ORIENTED TO THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.

STORM SERVICE STUBS TO BE CAPPED, AND MARKED WITH INVERTS PER ST-16, SHEET 32

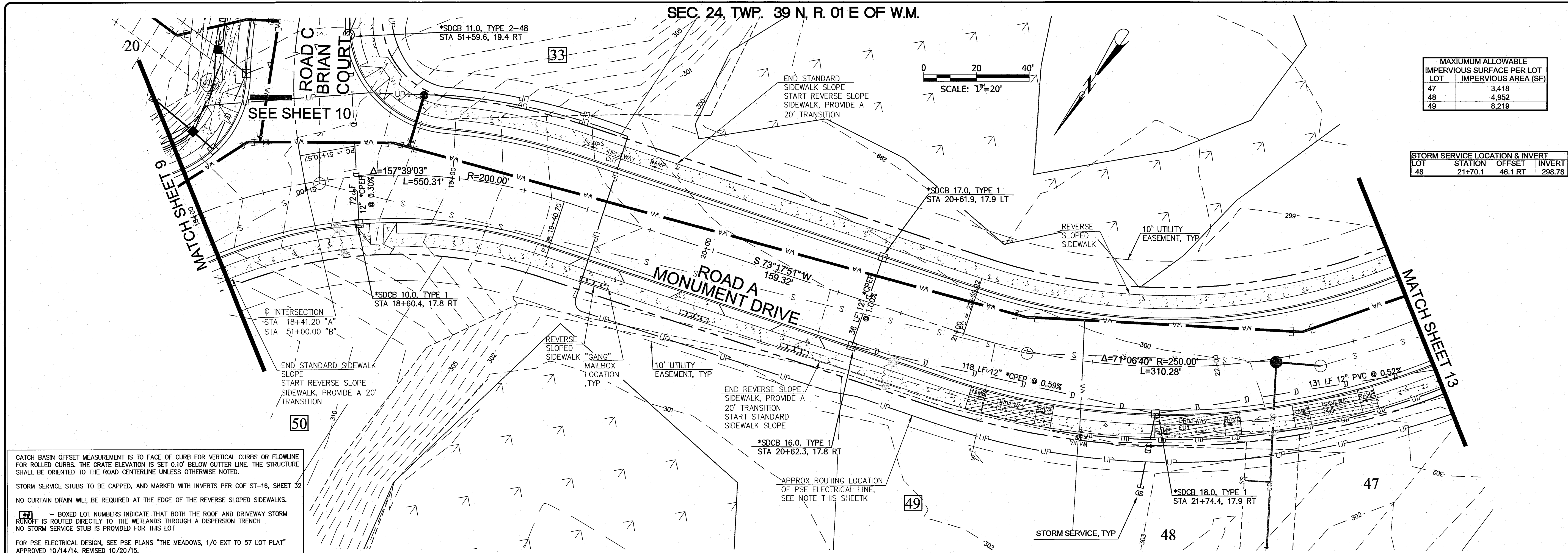
NO CURTAIN DRAIN WILL BE REQUIRED AT THE EDGE OF THE REVERSE SLOPED SIDEWALKS.

BOXED LOT NUMBERS INDICATE THAT BOTH THE ROOF AND DRIVEWAY STORM RUNOFF IS ROUTED DIRECTLY TO THE WETLANDS THROUGH A DISPERSION TRENCH

NO STORM SERVICE STUB IS PROVIDED FOR THIS LOT

FOR PSE ELECTRICAL DESIGN, SEE PSE PLANS "THE MEADOWS, 1/0 EXT TO 57 LOT PLAT"

APPROVED 10/14/14, REVISED 10/20/15



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(360) 580-1363
email: info@wedengengineering.com

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PROJECT TITLE
THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA

DRAWING TITLE
ROAD A PLAN & PROFILE

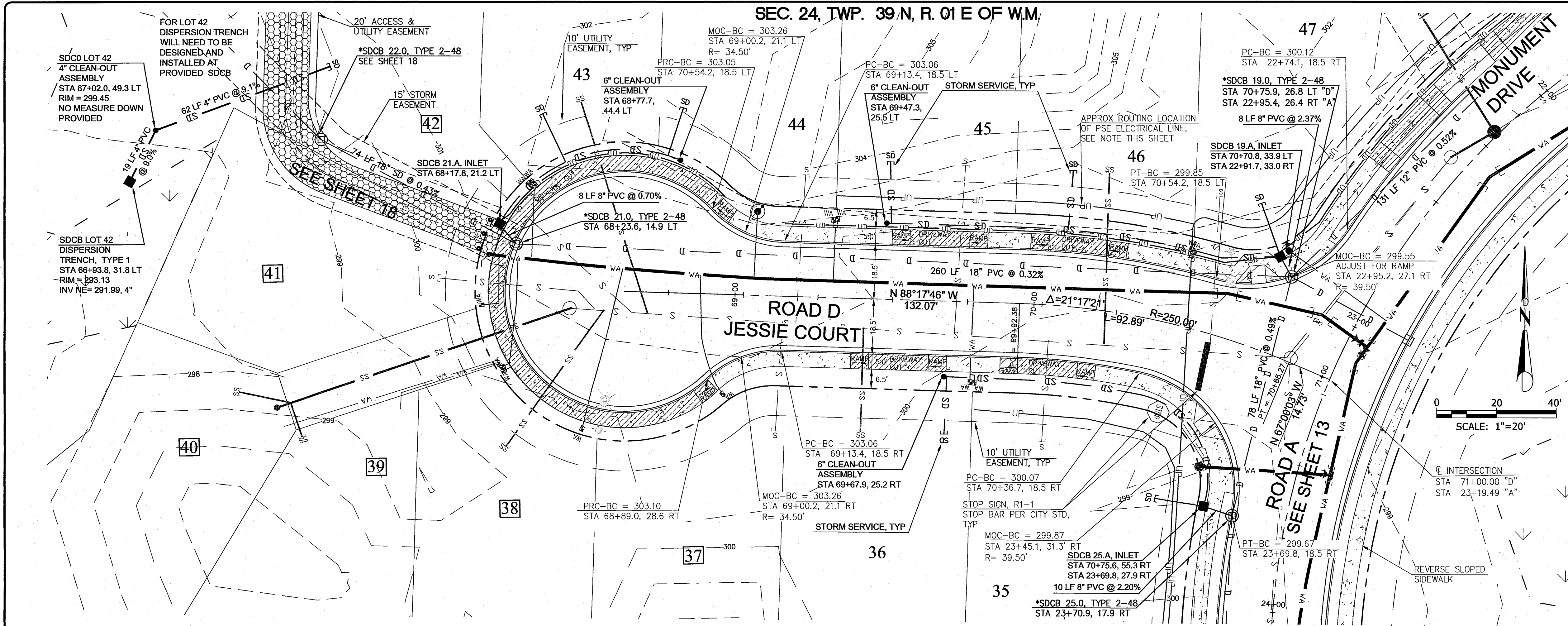
DATE: 06/04/2014
DRAWING No. 11 of 41

REVISIONS / SUBMISSIONS

No.	REVISIONS / SUBMISSIONS	DATE
1	AS-BUILT INFORMATION	11/20/15
2	AS-BUILT INFORMATION	11/20/15
3	REVISIONS PER REVIEW COMMENTS	11/20/15
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99	REVISIONS PER REVIEW COMMENTS	11/20/15
100	REVISIONS PER REVIEW COMMENTS	11/20/15

CAD FILE: PROJECT NO. 1308-01

0603.011 7/14/16 HS



MAXIMUM ALLOWABLE IMPERVIOUS SURFACE PER LOT

LOT	IMPERVIOUS AREA (SF)
35	3,846
36	3,415
37	8,015
38	7,590
39	7,092
40	7,031
41	6,006
42	6,448
43	2,537
44	3,031
45	3,369
46	3,439
47	3,418

STORM SERVICE LOCATION & INVERT

LOT	STATION	OFFSET	INVERT
35	70+54.52	57.90 RT	295.62
36	69+68.46	44.44 RT	298.03
42	67+69.70	72.30 LT	299.39
43	68+31.17	55.58 LT	298.87
44	68+78.20	61.98 LT	300.00
45	69+47.96	45.97 LT	298.76
46	70+06.58	45.43 LT	297.60
47	70+60.61	46.79 LT	296.67

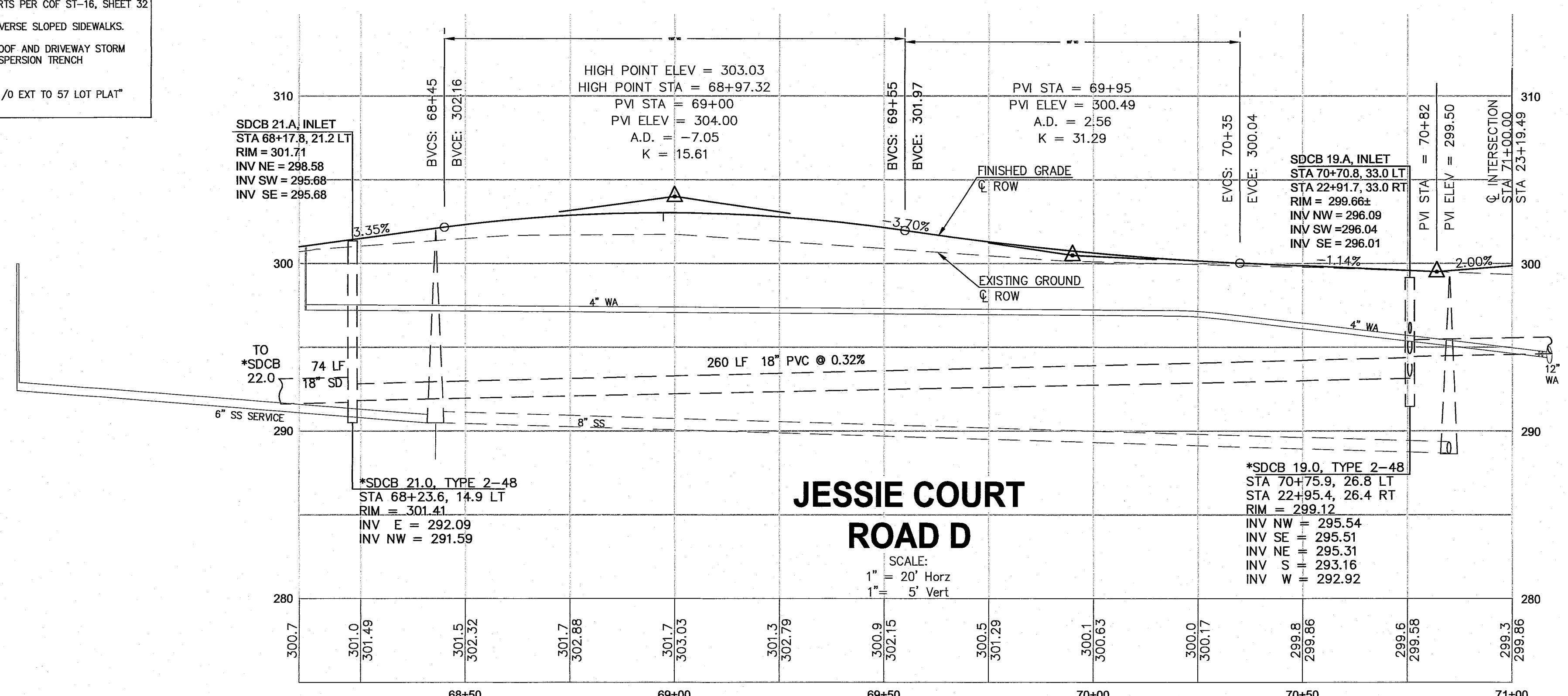
CATCH BASIN OFFSET MEASUREMENT IS TO FACE OF CURB FOR VERTICAL CURBS OR FLOWLINE FOR ROLLED CURBS. THE GRATE ELEVATION IS SET 0.10' BELOW GUTTER LINE. THE STRUCTURE SHALL BE ORIENTED TO THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.

STORM SERVICE STUBS TO BE CAPPED, AND MARKED WITH INVERTS PER COF ST-16, SHEET 32

NO CURTAIN DRAIN WILL BE REQUIRED AT THE EDGE OF THE REVERSE SLOPED SIDEWALKS.

1 - BOXED LOT NUMBERS INDICATE THAT BOTH THE ROOF AND DRIVEWAY STORM RUNOFF IS ROUTED DIRECTLY TO THE WETLANDS THROUGH A DISPERSION TRENCH. NO STORM SERVICE STUB IS PROVIDED FOR THIS LOT.

FOR PSE ELECTRICAL DESIGN, SEE PSE PLANS "THE MEADOWS, 1/0 EXT TO 57 LOT PLAT" APPROVED 10/14/14, REVISED 10/20/15.



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THE MEADOWS - PHASE I

A PLANNED UNIT DEVELOPMENT

THORNTON ROAD

FERNDAL, WA

ROAD D PLAN & PROFILE

DATE: 06/04/2014
DRAWING NO.: 12 of 41

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No.	REVISIONS / SUBMISSIONS	DATE
1	AS-BUILT CITY REDLINE COMMENTS	05/19/16
2	AS-BUILT INFORMATION	11/20/15
3	REVISIONS PER REVIEW COMMENTS	11/06/14
4	REVISIONS PER REVIEW COMMENTS	10/14/14
5	REVISIONS PER REVIEW COMMENTS	08/05/14

REVIEWED: _____
DRAWN: _____
PROJECT NO.: 1308-01
CAD FILE: _____

0603.012 7/14/16

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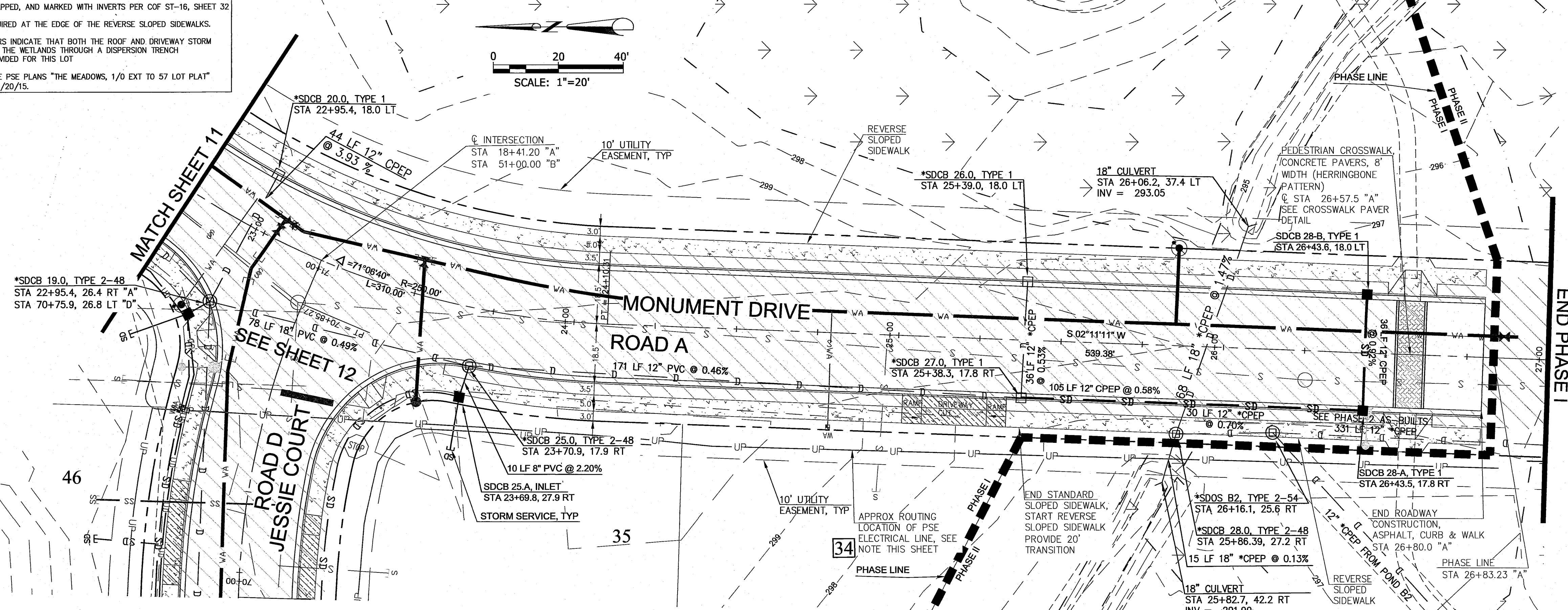
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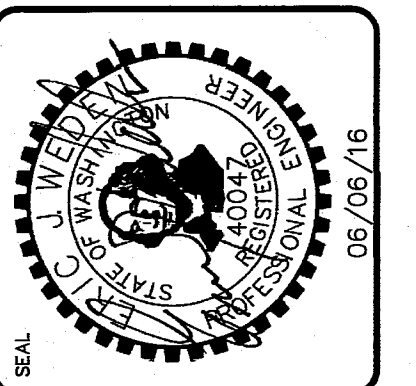
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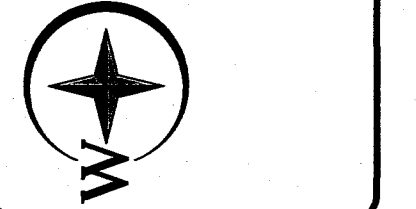
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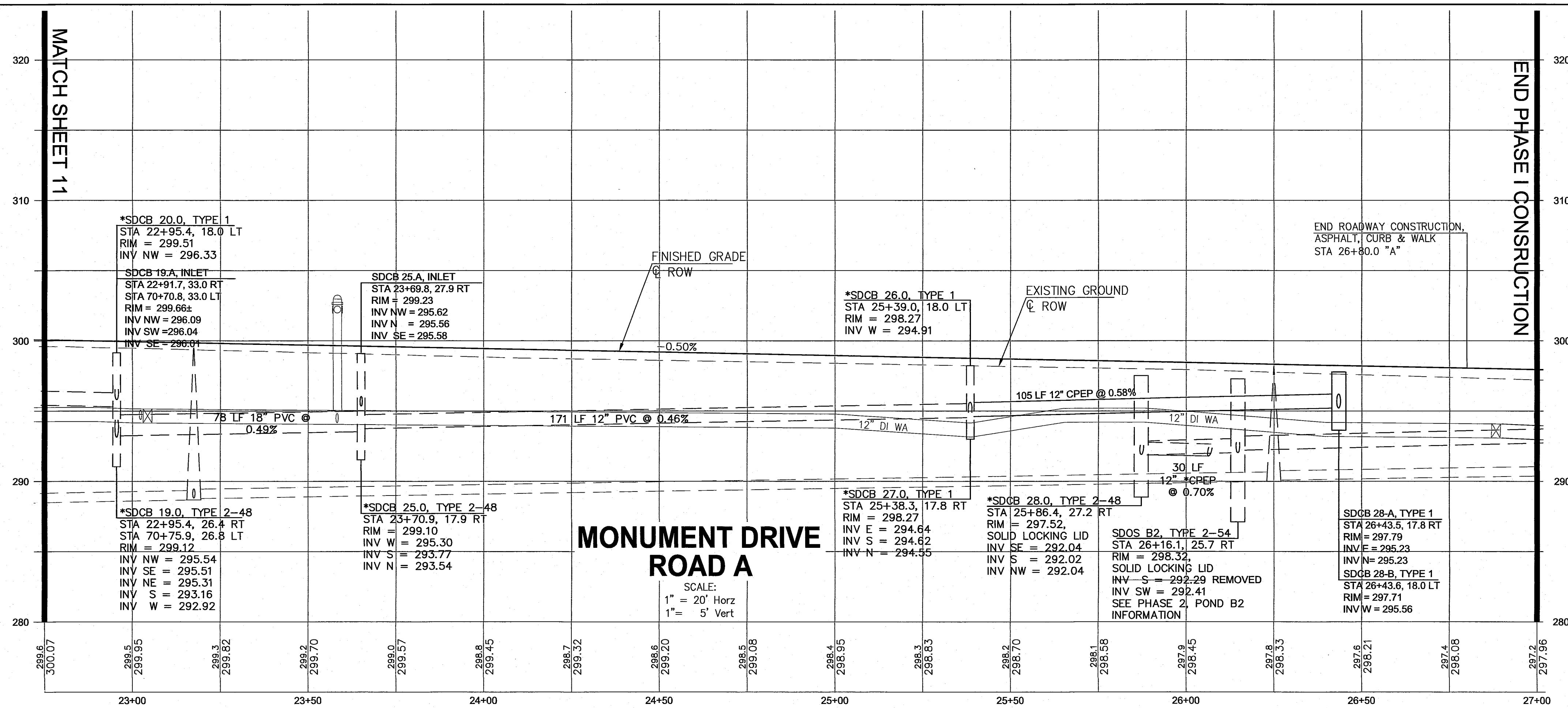
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE PER LOT			
LOT	STATION	OFFSET	INVERT
34	23+70.25	44.35 RT	295.62'
35			



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AS-BUILTS

PROJECT TITLE
**THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA**

DATE : 06/04/2014
DRAWING No.

13 of 41

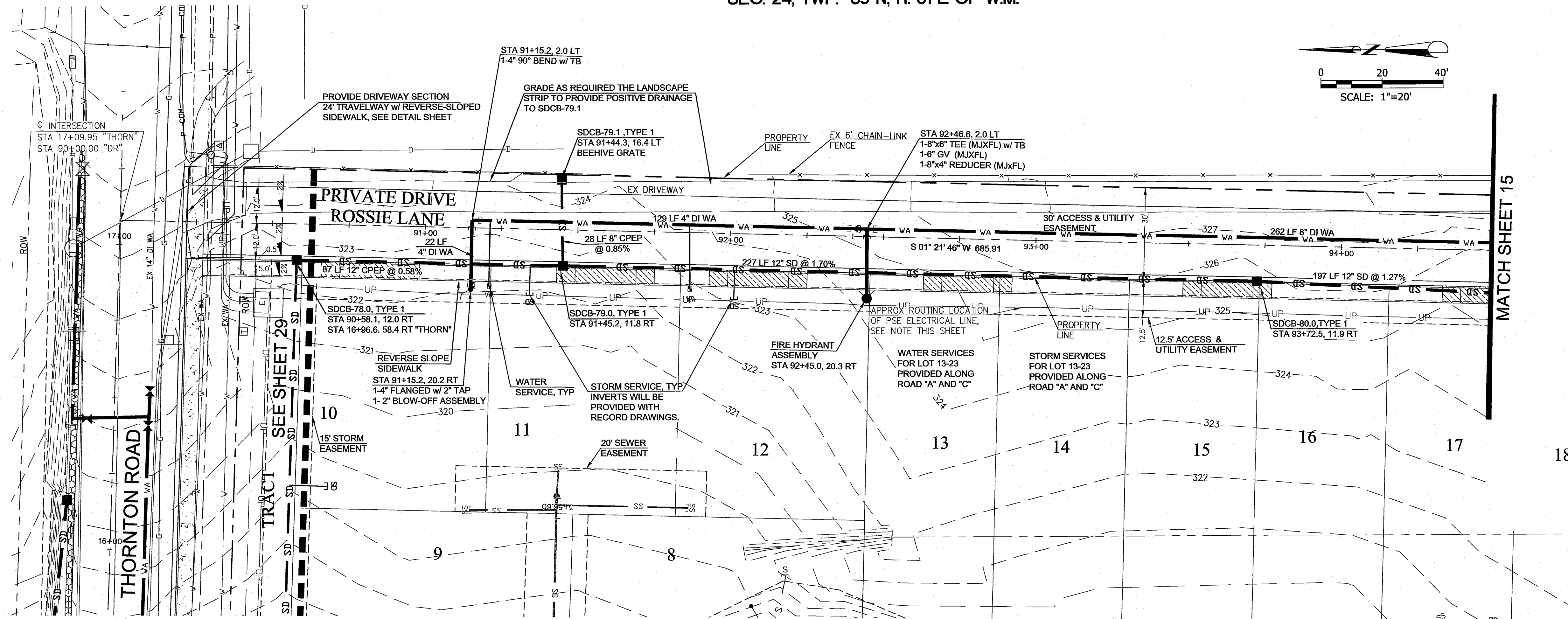
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00003.013 7/14/16 SH

SEC. 24, TWP. 39 N, R. 01 E OF W.M.



LOT	STATION	OFFSET	INVERT
10	90+69.81	85.72 RT	316.37
11	91+34.50	21.81 RT	319.93
12	92+01.89	21.67 RT	320.92

LOT	STATION	OFFSET	INVERT
10	90+69.81	85.72 RT	316.37
11	91+34.50	21.81 RT	319.93
12	92+01.89	21.67 RT	320.92

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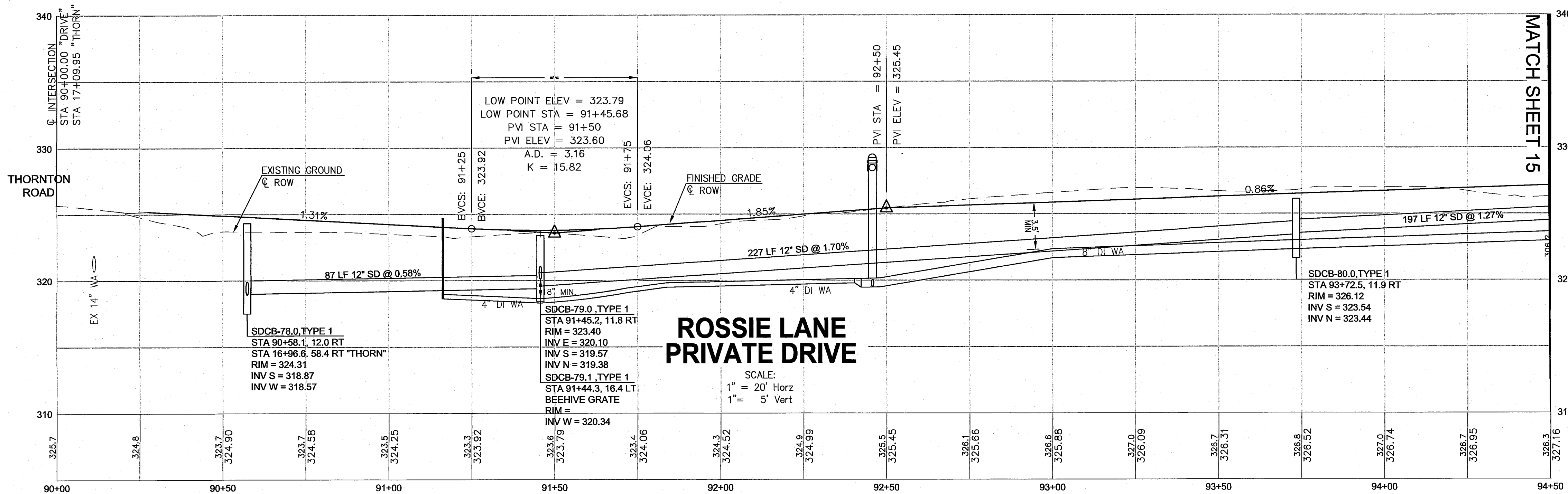
STORM SERVICE STUBS TO BE CAPPED, AND MARKED WITH INVERTS PER COF ST-16, SHEET 32

FOR PSE ELECTRICAL DESIGN, SEE PSE PLANS "THE MEADOWS, 1/0 EXT TO 57 LOT PLAT" APPROVED 10/14/14, REVISED 10/20/15.

WATERLINE FITTINGS ARE SHOWN WITH GENERIC SYMBOLS. CONTRACTOR TO SEE FITTING LABELS FOR TYPE, SIZE, AND CONNECTION TYPE.

WATER METERS WILL BE INSTALLED WITH A PRESSURE RELIEF VALVE (PRV)

CONTRACTOR TO DEFLECT DI PIPE PER MANUFACTURER'S SPECIFICATIONS, MAXIMUM DEFLECTION ANGLE 5° OR AT A MINIMUM 230' RADIUS.



INFORMATION SHOWN IS PER FIELD LOCATION OF CONSTRUCTED UTILITIES. UTILITY LOCATIONS AND INVERTS SHOWN ARE PER AS-BUILT SURVEY

CALL TWO BUSINESS DAYS BEFORE YOU DIG
WASHINGTON STATE ONE-CALL
1-800-424-5555
IT'S THE LAW! (RCW 19.122)

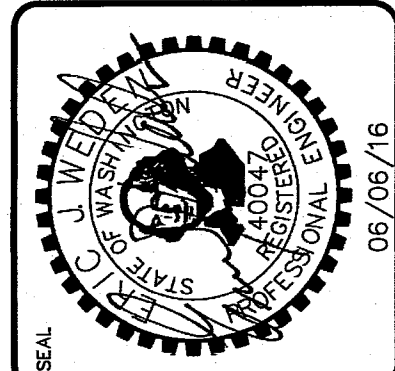
AS-BUILTS

PROJECT TITLE
THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA

DRAWING TITLE
PRIVATE DRIVE PLAN & PROFILE

DATE: 06/04/2014
DRAWING NO.

14 of 41



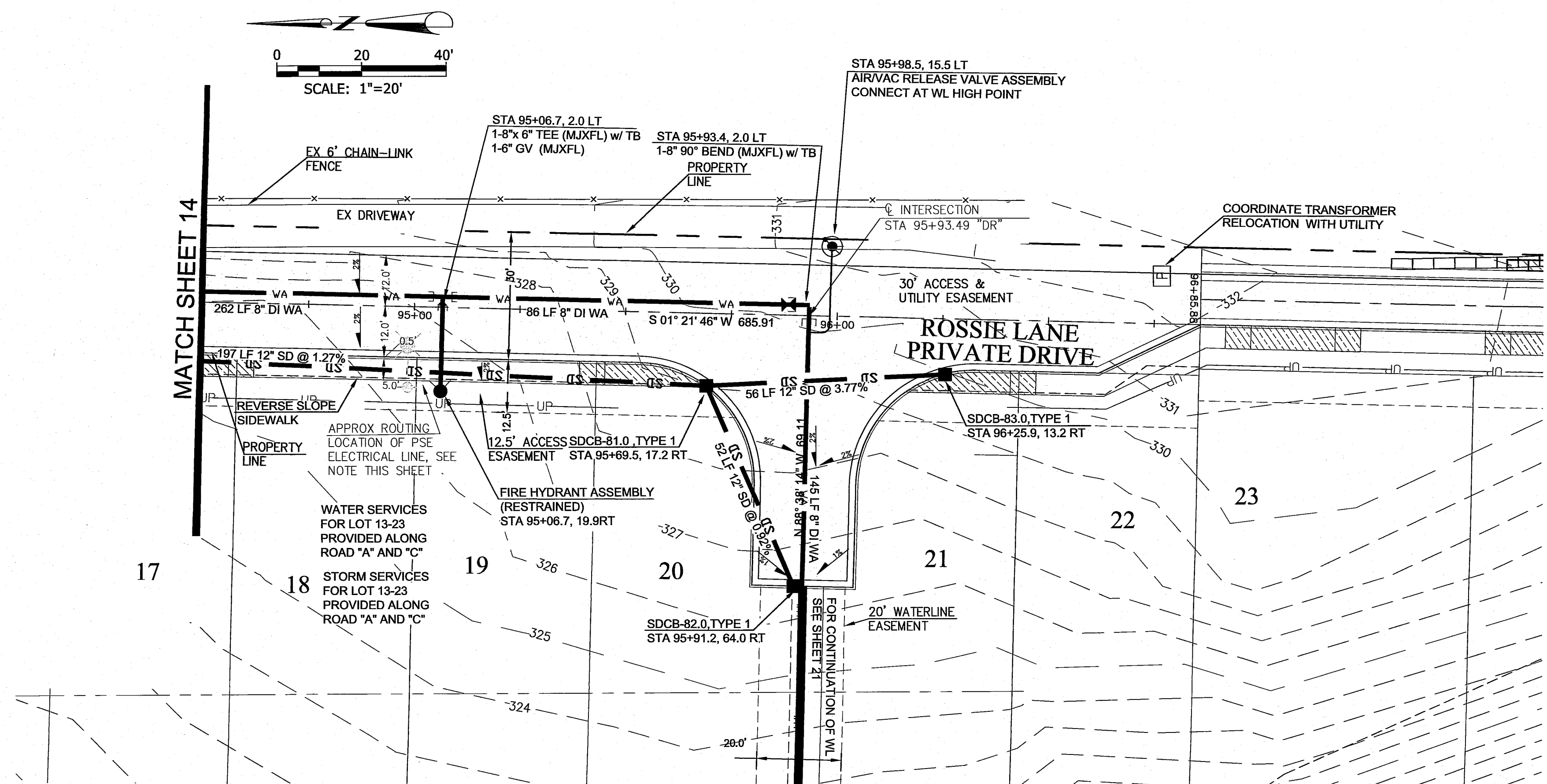
WEDEN ENGINEERING, LLC
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2636 Nuboard Rd., Ferndale, WA 99248
(509) 380-1363 (509) 384-5115 FX
email: info@wedenengineering.com



APPROVED
JUL 12 2016
CITY OF FERNDALE

NO.	REVISIONS / SUBMISSIONS	DATE
1	AS-BUILT QTY REVISION COMMENTS	06/19/16
2	AS-BUILT INFORMATION	11/20/15
3	REVISIONS PER REVIEW COMMENTS	11/05/14
4	REVISIONS PER REVIEW COMMENTS	10/14/14
5	REVISIONS PER REVIEW COMMENTS	08/05/14
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99	REVISIONS PER REVIEW COMMENTS	08/05/14
100	REVISIONS PER REVIEW COMMENTS	08/05/14

00003-014 7/14/16 ST



MAXIMUM ALLOWABLE IMPERVIOUS SURFACE PER LOT	
LOT	IMPERVIOUS AREA (SF)
18	3,139
19	3,614
20	4,569
21	3,767
22	3,148
23	4,149

FOR STORM SERVICES FOR LOTS 18-23, SEE SHEETS 9 & 10

CATCH BASIN OFFSET MEASUREMENT IS TO FACE OF CURB FOR VERTICAL CURBS OR FLOWLINE FOR ROLLED CURBS. THE GRATE ELEVATION IS SET 0.10' BELOW GUTTER LINE. THE STRUCTURE SHALL BE ORIENTED TO THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.

STORM SERVICE STUBS TO BE CAPPED, AND MARKED WITH INVERTS PER COF ST-16, SHEET 32

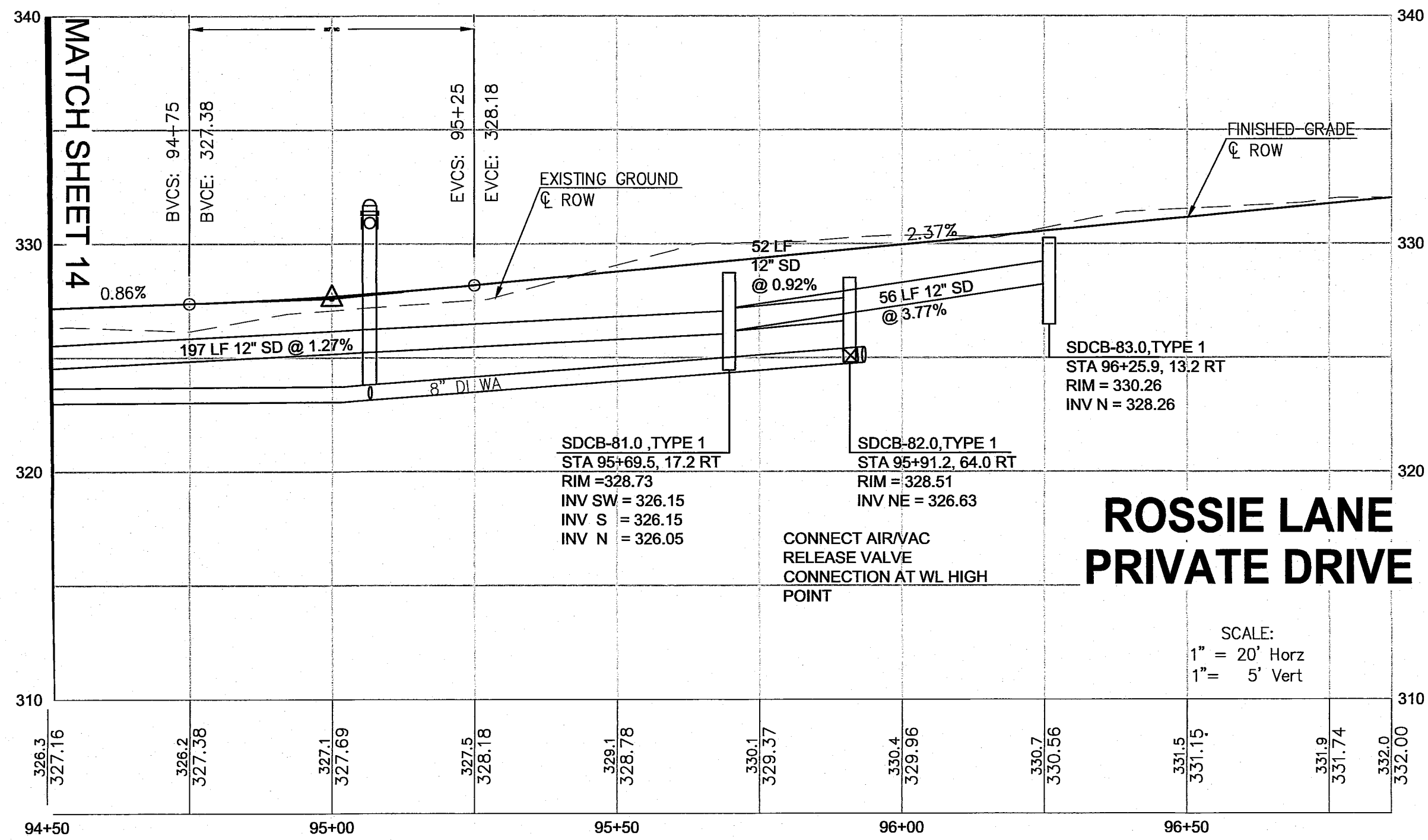
FOR PSE ELECTRICAL DESIGN, SEE PSE PLANS "THE MEADOWS, 1/0 EXT TO 57 LOT PLAT" APPROVED 10/14/14, REVISED 10/20/15.

WATERLINE FITTINGS ARE SHOWN WITH GENERIC SYMBOLS. CONTRACTOR TO SEE FITTING LABELS FOR TYPE, SIZE, AND CONNECTION TYPE.

WATER METERS WILL BE INSTALLED WITH A PRESSURE RELIEF VALVE (PRV)

CONTRACTOR TO DEFLECT DI PIPE PER MANUFACTURES SPECIFICATIONS, MAXIMUM DEFLECTION ANGLE 5° OR AT A MINIMUM 230' RADIUS.

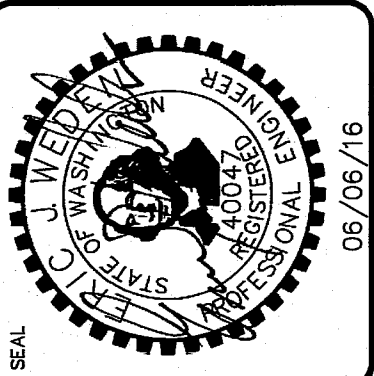
PVI STA = 95+00
PVI ELEV = 327.59
A.D. = 1.51
K = 33.00



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BY: [Signature]
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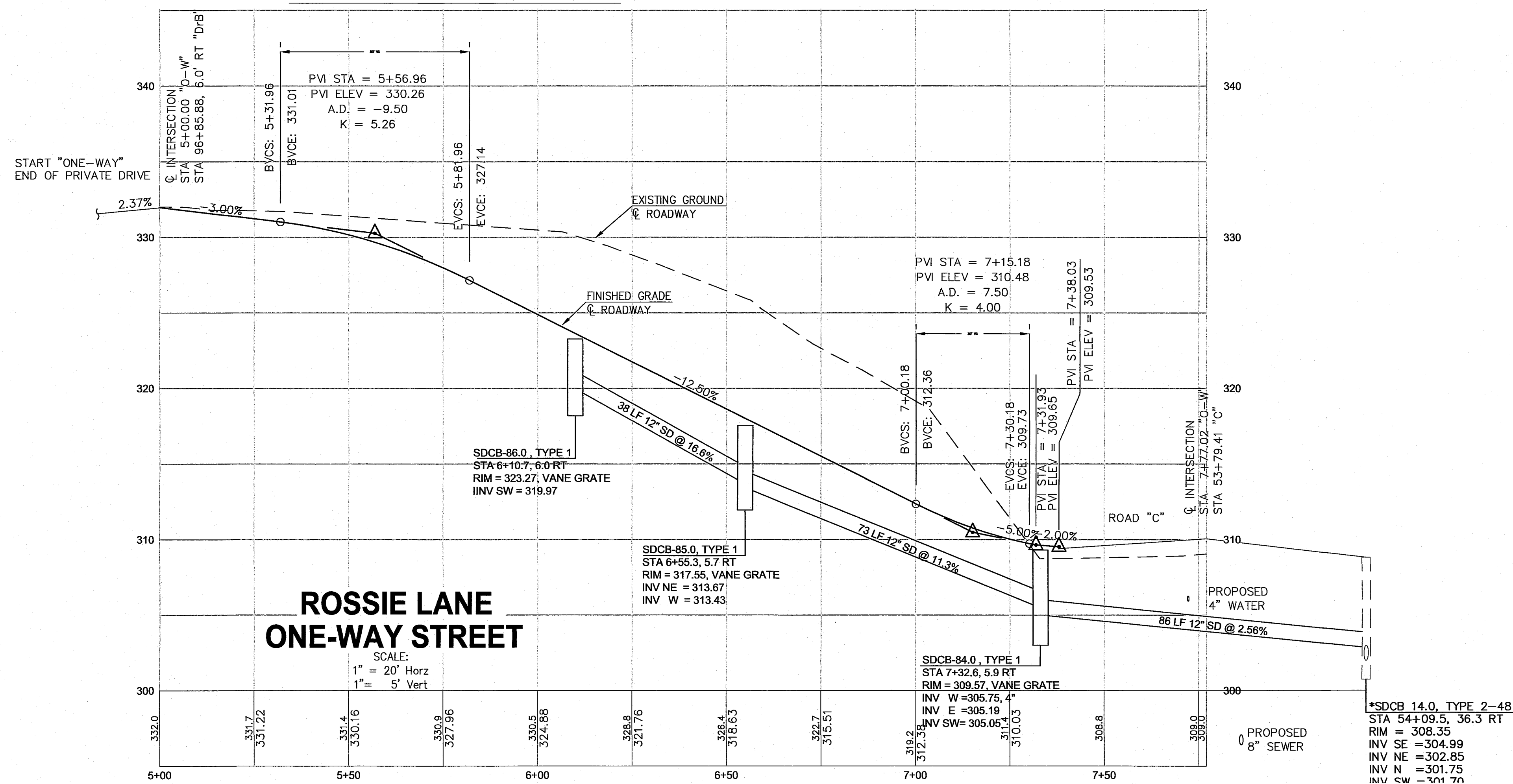
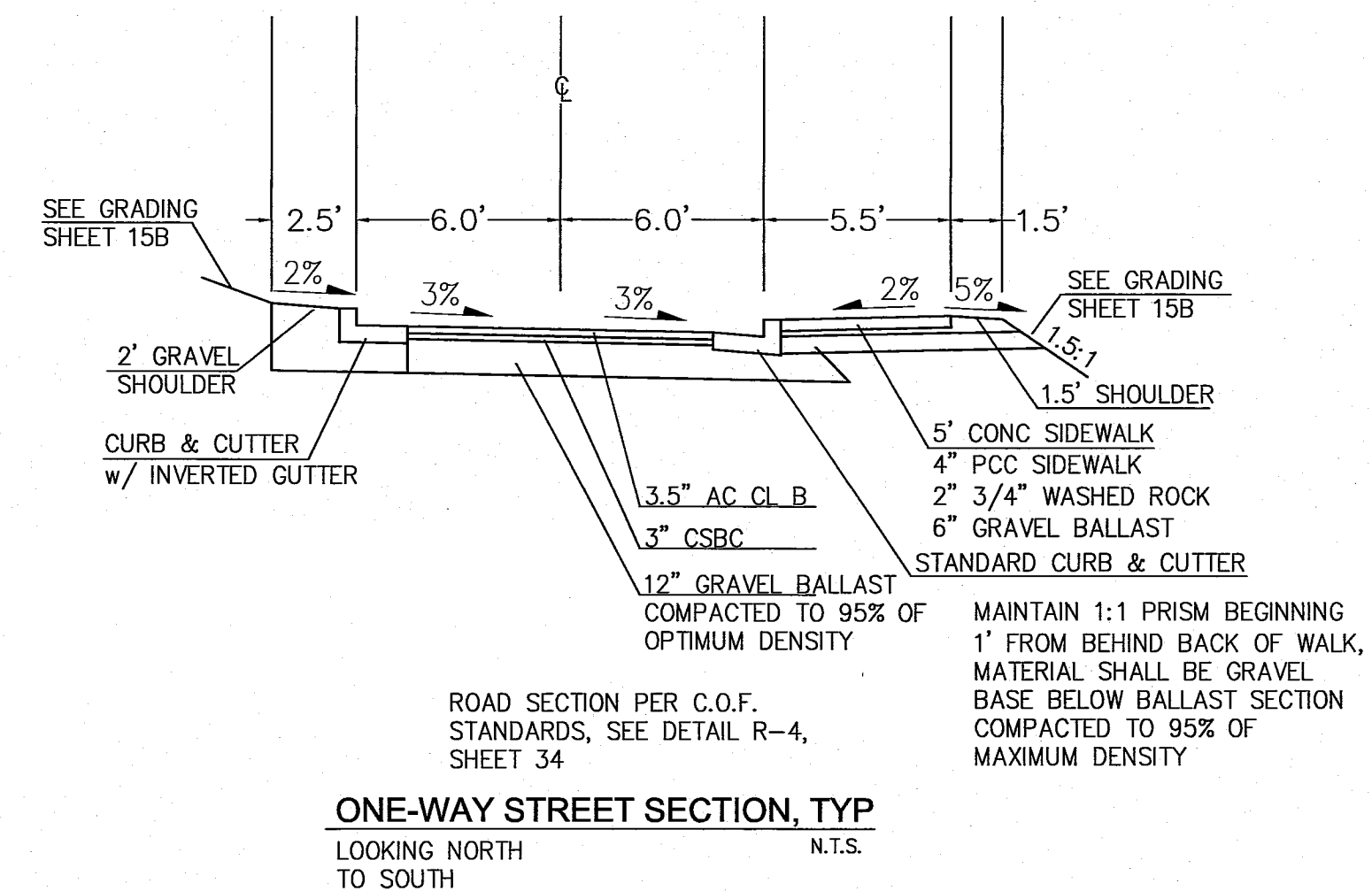
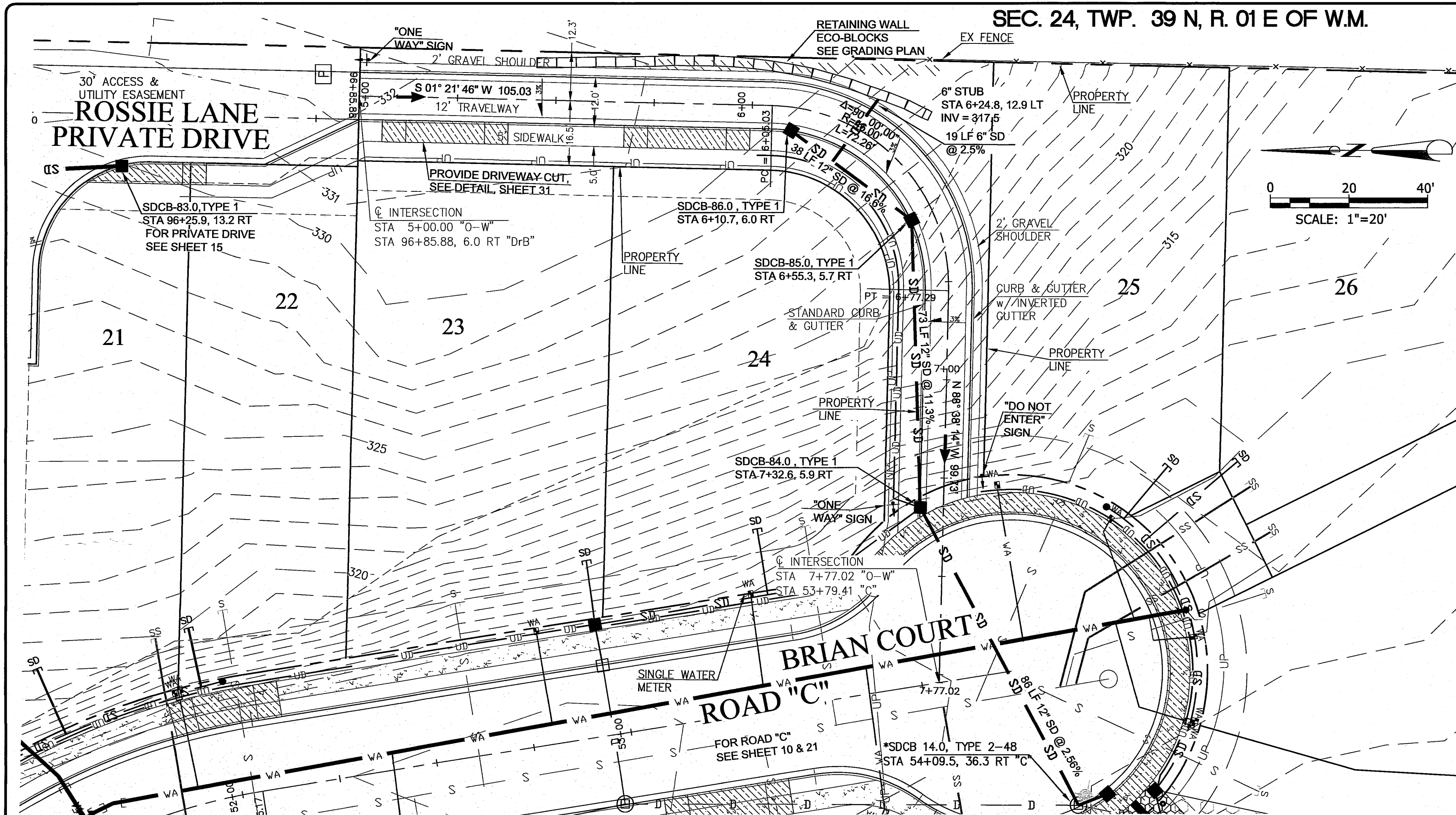
No.	REVISIONS / SUBMISSIONS	DATE
1	AS-BUILT CITY REDLINE COMMENTS	05/19/16
2	AS-BUILT CITY INFORMATION	11/30/15
3	REVISIONS PER REVIEW COMMENTS	11/05/14
2	REVISIONS PER REVIEW COMMENTS	10/14/14
1	REVISIONS PER REVIEW COMMENTS	08/06/14
REVIEWED:	ELJW	DRAWN: KLS
CAD FILE:		PROJECT NO. 1308-01

PROJECT TITLE
THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDAL, WA

DRAWING TITLE
PRIVATE DRIVE PLAN & PROFILE

DATE: 06/04/2014
DRAWING No.
15 of 41

NOT APPROVED FOR CONSTRUCTION



"ONE-WAY" STREET DESIGN IS AN ADDITION TO "THE MEADOWS, PHASE I".
"ONE-WAY STREET" CIVIL PLAN SHEETS IS AN SUPPLEMENT TO "THE MEADOWS, PHASE I" CIVIL PLANS APPROVED BY CITY OF FERNDALE, Nov. 2014.
CATCH BASIN OFFSET MEASUREMENT IS TO FACE OF CURB FOR VERTICAL CURBS OR FLOWLINE FOR ROLLED CURBS. THE GRATE ELEVATION IS SET 0.10' BELOW CUTTER LINE. THE STRUCTURE SHALL BE ORIENTED TO THE ROAD CENTERLINE, UNLESS OTHERWISE NOTED.
STORM SERVICE STUBS TO BE CAPPED, AND MARKED WITH INVERTS PER COF ST-16, SHEET 32
SEE "ONE-WAY STREET" GRADING SHEET FOR RETAINING WALL GRADES.

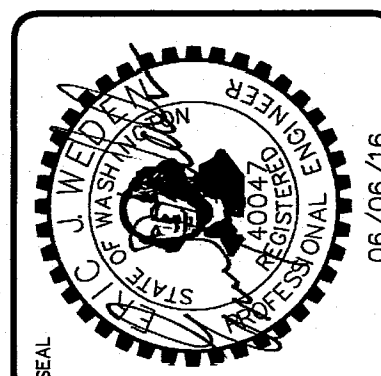
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE PER LOT	
LOT	IMPERVIOUS AREA (SF)
23	4,149
24	4,079
25	3,215

FOR STORM SERVICE INFORMATION, SEE SHEET 10

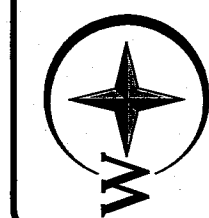
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JUL 12 2016

CITY OF FERNDALE

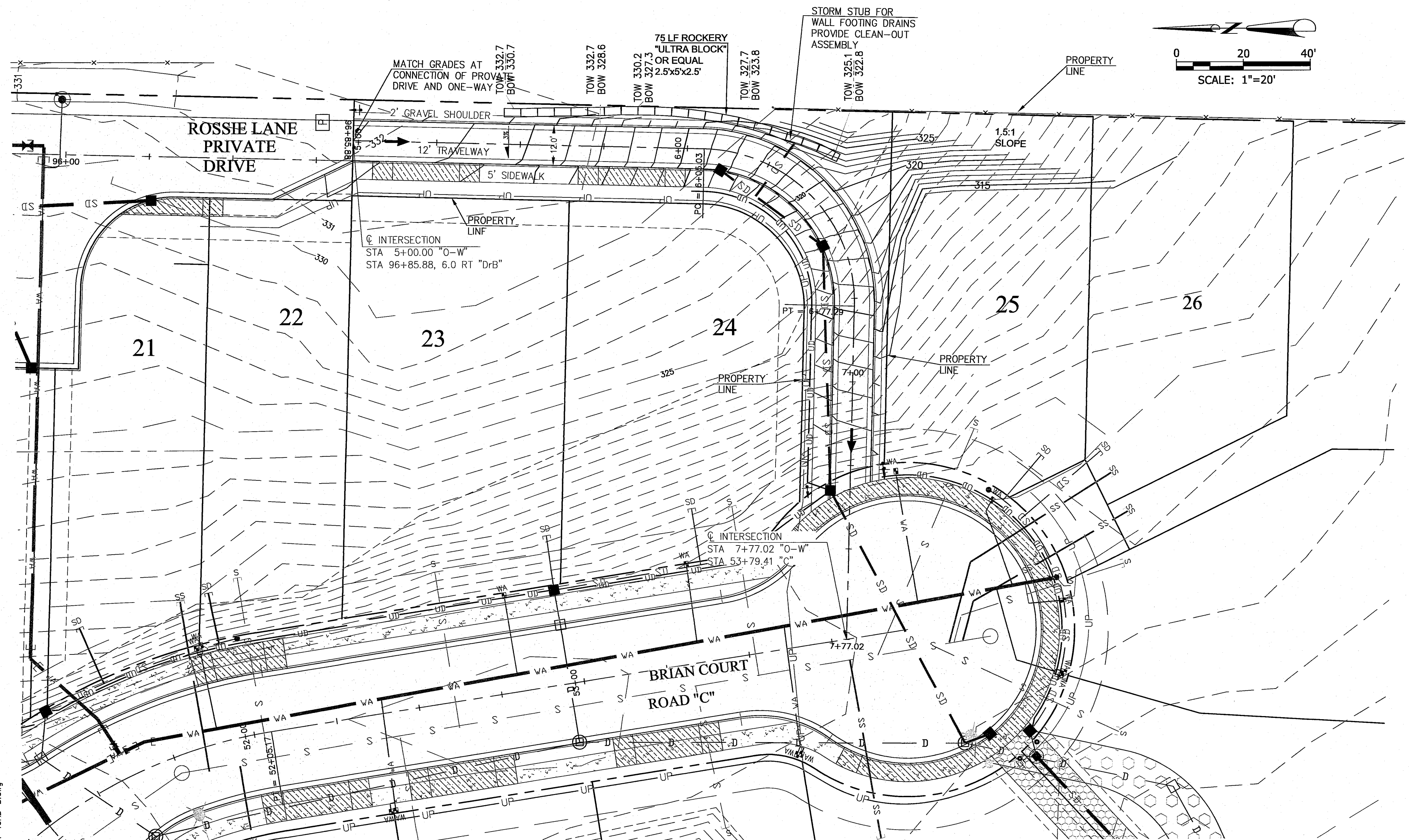
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No.	REVISIONS/ SUBMISSIONS	DATE
1	AS-BUILT CITY REDLINE COMMENTS	05/19/16
2	AS-BUILT INFORMATION	11/20/15
3	REVISION PER CITY COMMENT	03/04/15
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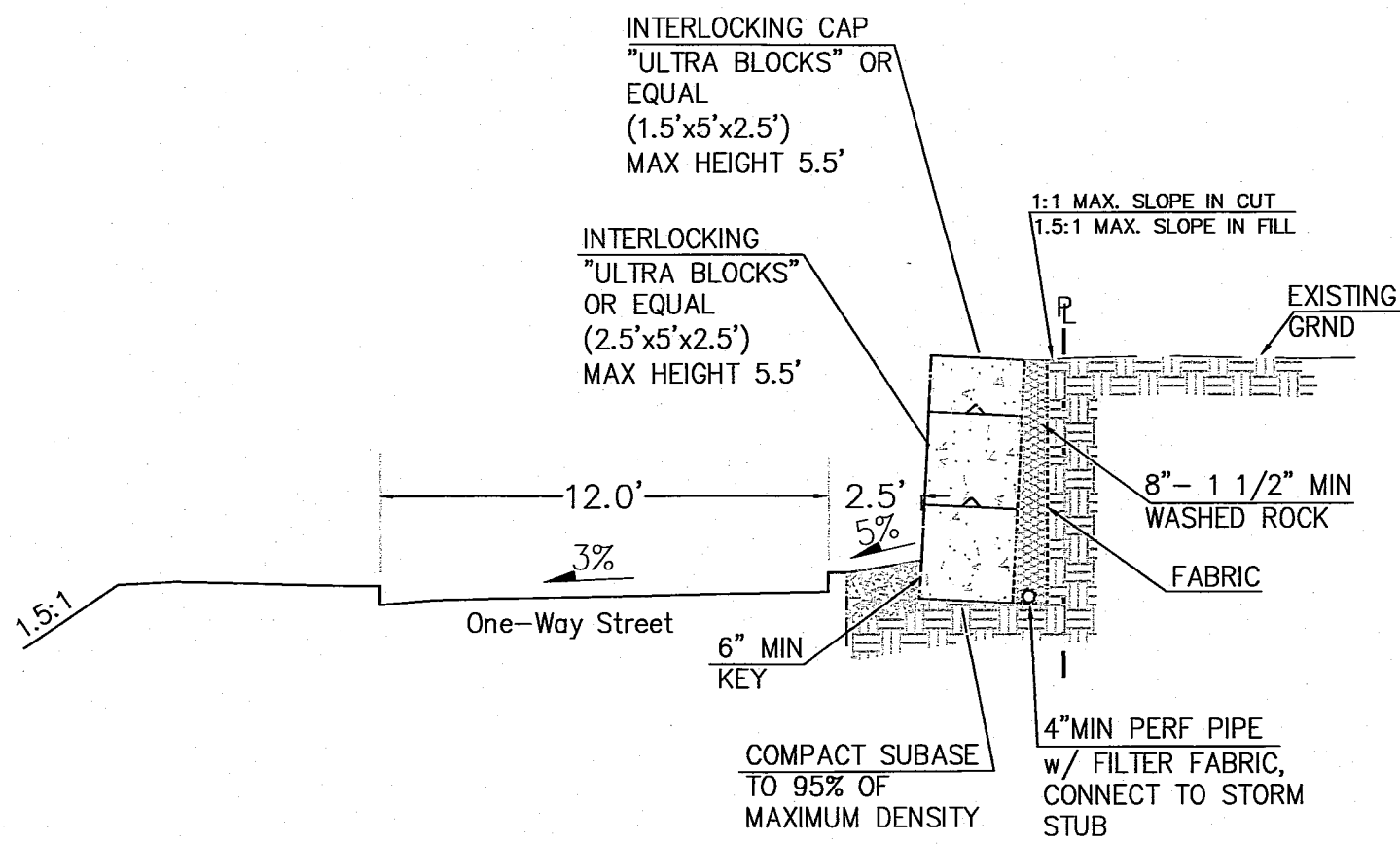
AS-BUILTS
PROJECT TITLE
THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA
DRAWING TITLE
ONE-WAY STREET PLAN & PROFILE

DATE : 11/21/2014
DRAWING No.
15A of 41

SEC. 24, TWP. 39 N, R. 01 E OF W.M.



GRADING NOTE:
CUT SLOPES STEEPER THAN 2:1 WILL BE CERTIFIED BY A GEOTECHNICAL ENGINEER.



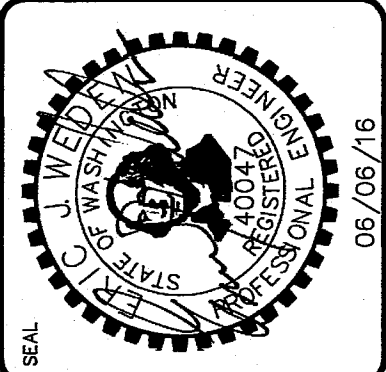
1. WALL TO BE CONSTRUCTED OF "ULTRA BLOCK" OR EQUAL SIZED 60"L x 30"W x 30" H.
2. BLOCKS SHALL BE INSTALLED WITH A TEXTURED UNBROKEN FACE.
3. THE LONG DIMENSION OF THE BLOCKS SHALL BE ORIENTED PARALLEL TO BANK.
4. BLOCKS SHALL BE PLACED SO AS TO LOCK INTO ONE ANOTHER WITH PRE-CAST KEYS.
5. CALL FOR GEOTECHNICAL ENGINEER INSPECTION PRIOR TO BASE COURSE BEING PLACED (FOR VERIFICATION OF LEVEL AND KEYWAY).
6. WALL ENDS SHALL BE TAPERED

SEE RETAINING WALL BUILDING PERMIT
TYPICAL WALL SECTION
LOOKING SOUTH TO NORTH. N.T.S.

"ONE-WAY" STREET DESIGN IS AN ADDITION TO "THE MEADOWS, PHASE I".
"ONE-WAY STREET" CIVIL PLAN SHEETS IS AN SUPPLEMENT TO "THE MEADOWS, PHASE I" CIVIL PLANS APPROVED BY CITY OF FERDALE, Nov. , 2014.
GRADING SHOWN WILL BE TO MATCH EXISTING CONDITIONS

INFORMATION SHOWN IS PER FIELD LOCATION OF
CONSTRUCTED UTILITIES. UTILITY LOCATIONS AND
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email: info@wedenengineering.com

APPROVED
JUL 12 2016
BY: [Signature]
CITY OF FERDALE

No.	REVISIONS / SUBMISSIONS	DATE
1	AS-BUILT CITY REDLINE COMMENTS	05/19/16
2	AS-BUILT INFORMATION	11/20/15
3	REVISION PER CITY COMMENT	03/04/15
4	REVISION PER CITY COMMENT	01/14/15
5	REVIEWED: EJV	DRAWN: KLS
6	CAD FILE:	PROJECT NO. 1308-01

PROJECT TITLE
THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERDALE, WA

DRAWING TITLE
ONE-WAY STREET GRADING PLAN

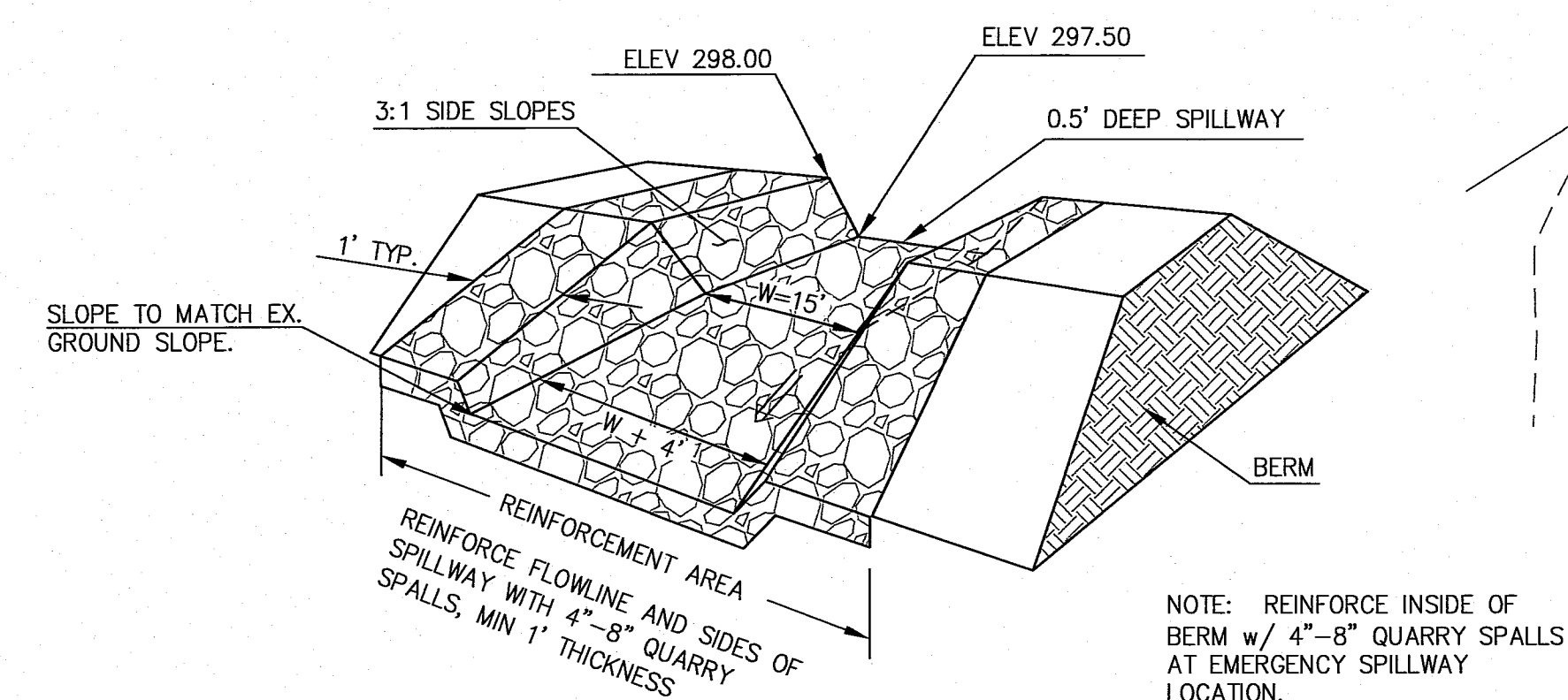
DATE : 11/21/2014
DRAWING No.
15B of 41

kenny 05/05/16 10:28am - P:\1308-01 The Meadows (Barraque) Russ Jeter\7 CAD Construction\As-Built\1308 PH1-15B-B.dwg

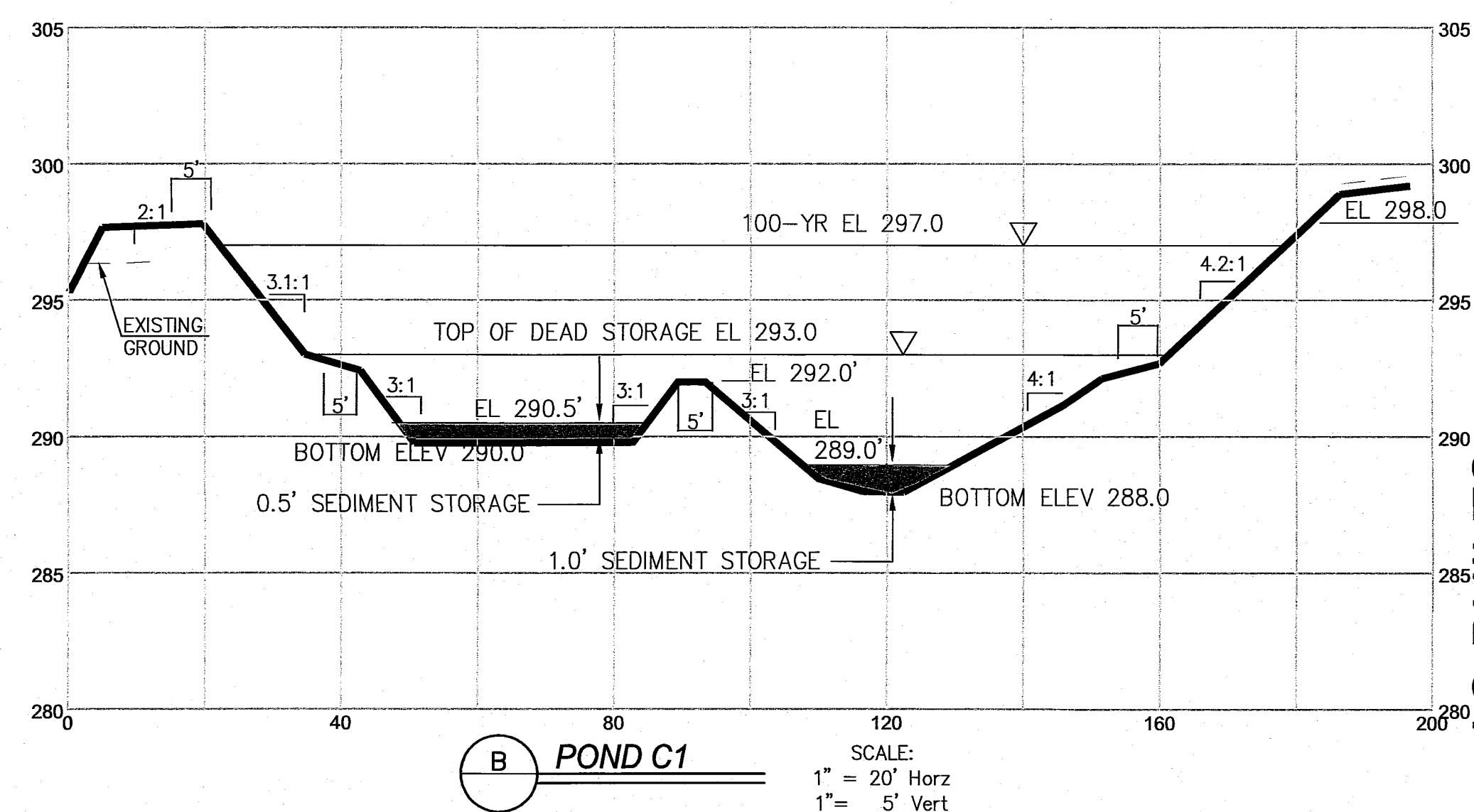
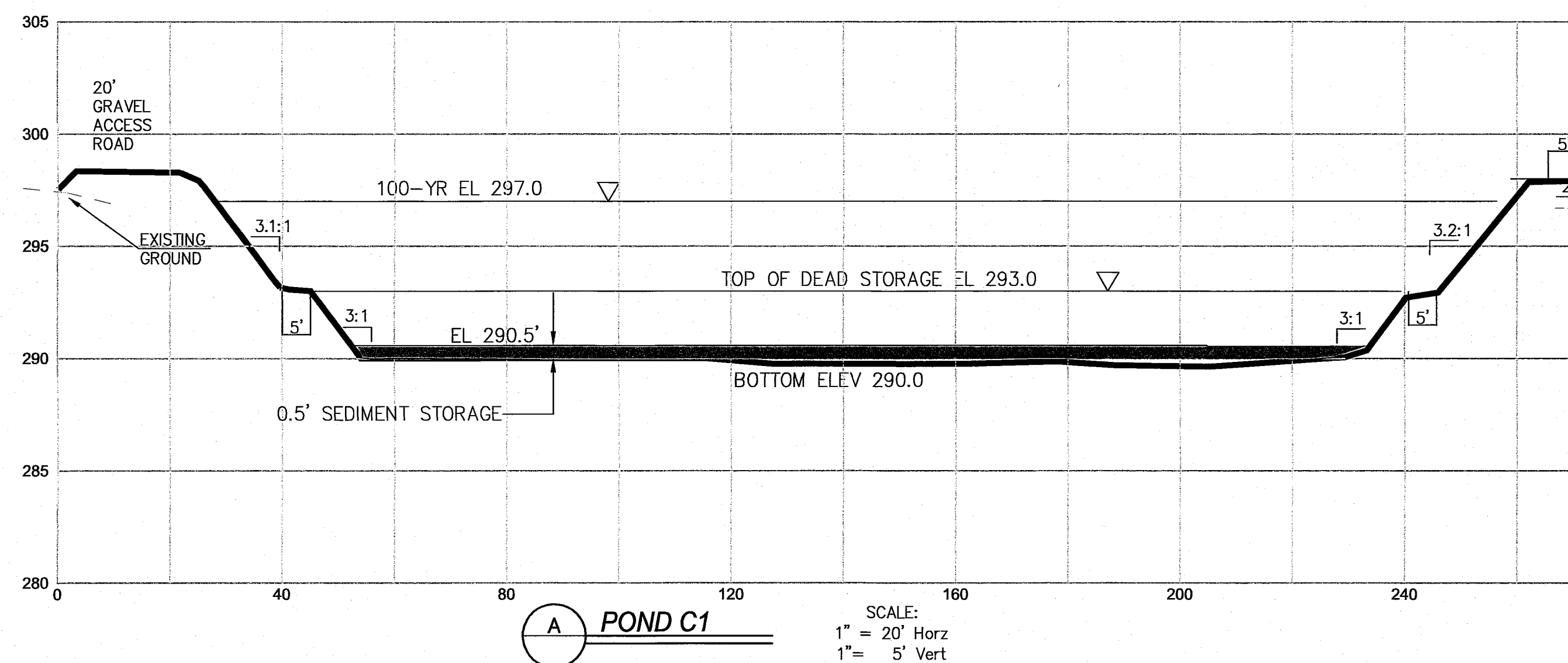
No.	REVISIONS/ SUBMISSIONS	DATE
	AS-BUILT CITY REDLINE COMMENTS	05/19/16
	AS-BUILT INFORMATION	11/30/15
3	REVISIONS PER REVIEW COMMENTS	11/06/14
2	REVISIONS PER REVIEW COMMENTS	10/14/14
1	REVISIONS PER REVIEW COMMENTS	08/06/14
	REVIEWED BY: EJJW	DRAWN BY: KLS
CAD FILE :		PROJECT NO. 1308-01

PROJECT TITLE	THE MEADOWS - PHASE I A PLANNED UNIT DEVELOPMENT THORNTON ROAD FERNDALE, WA
DRAWING TITLE	POND C1 PLAN, X-SECTIONS & DETAILS

16 of 41



REFERENCE 2005 DOE MANUAL N.T.S.
VOL III, SECTION 3.2



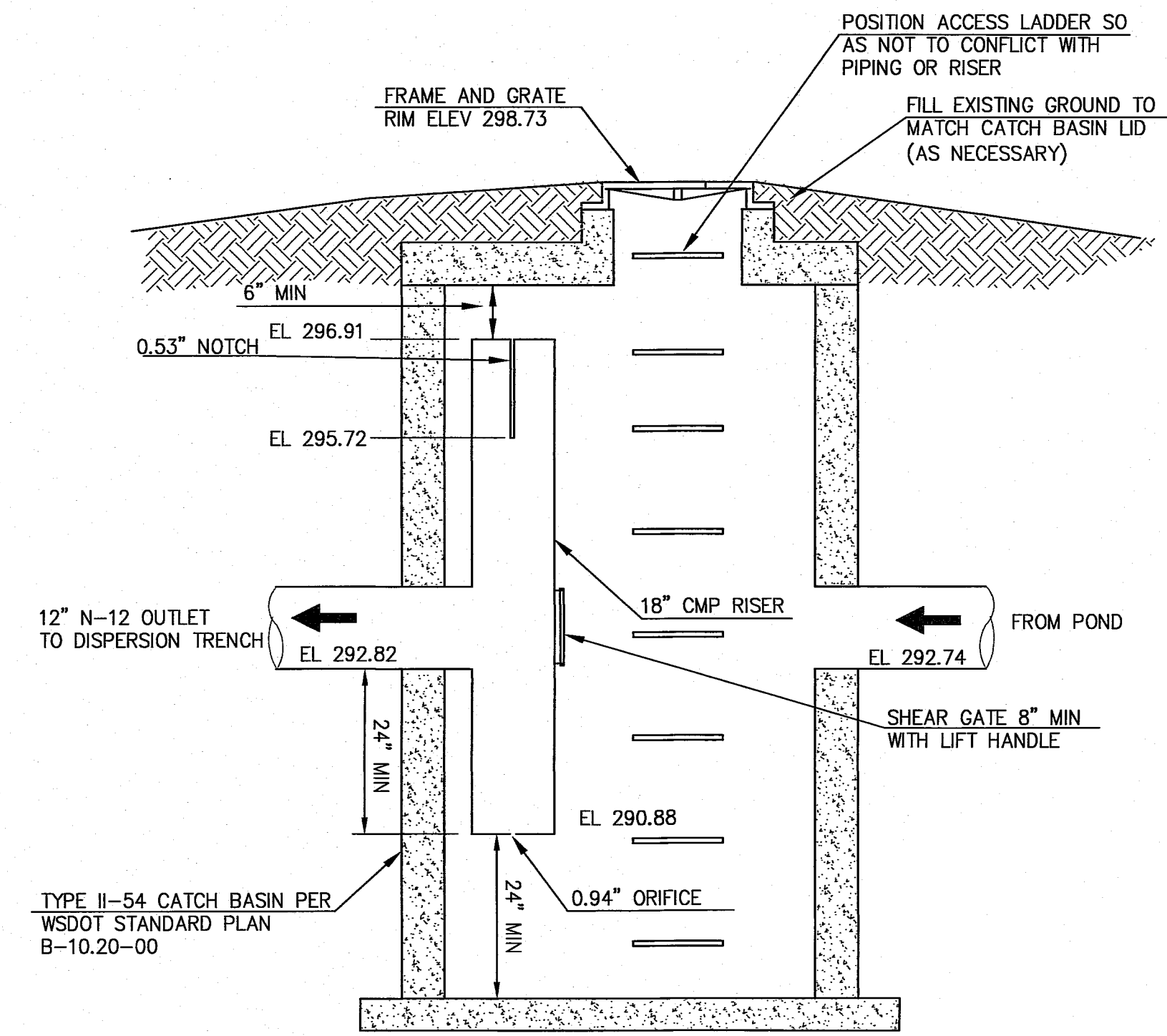
INFORMATION SHOWN IS PER FIELD LOCATION OF
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SEE SHEET 32 FOR POND EMBANKMENT
CONSTRUCTION NOTES

PROVIDE REMOVABLE BOLLARDS ON
RIGHT-OF-WAY AT ENTRANCE OF ACCESS ROAD

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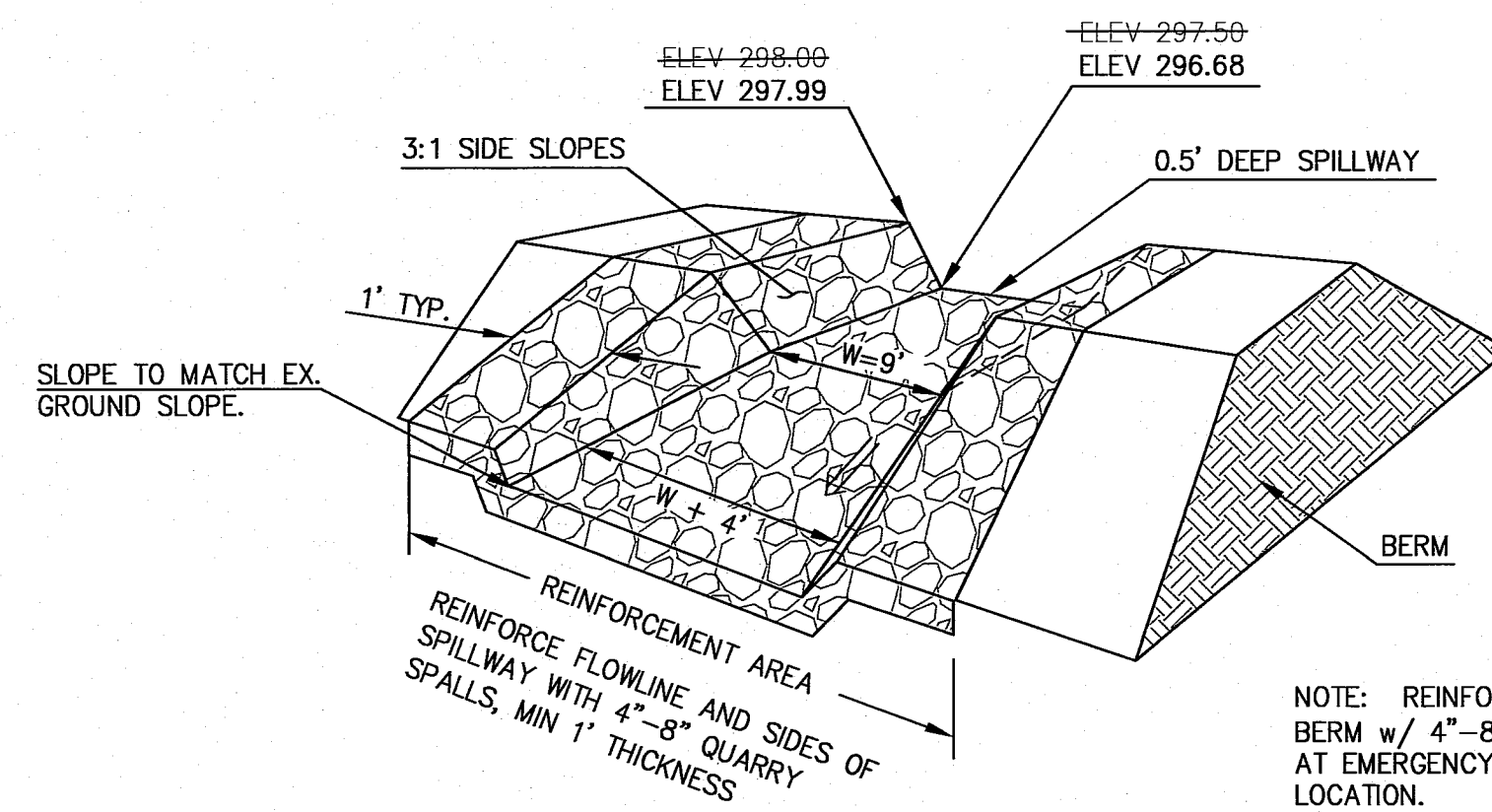
SEC. 24, TWP. 39 N, R. 01 E OF W.M.



OUTLET CONTROL STRUCTURE - POND C3

PER WSDOT STANDARD PLAN B-10.40-00

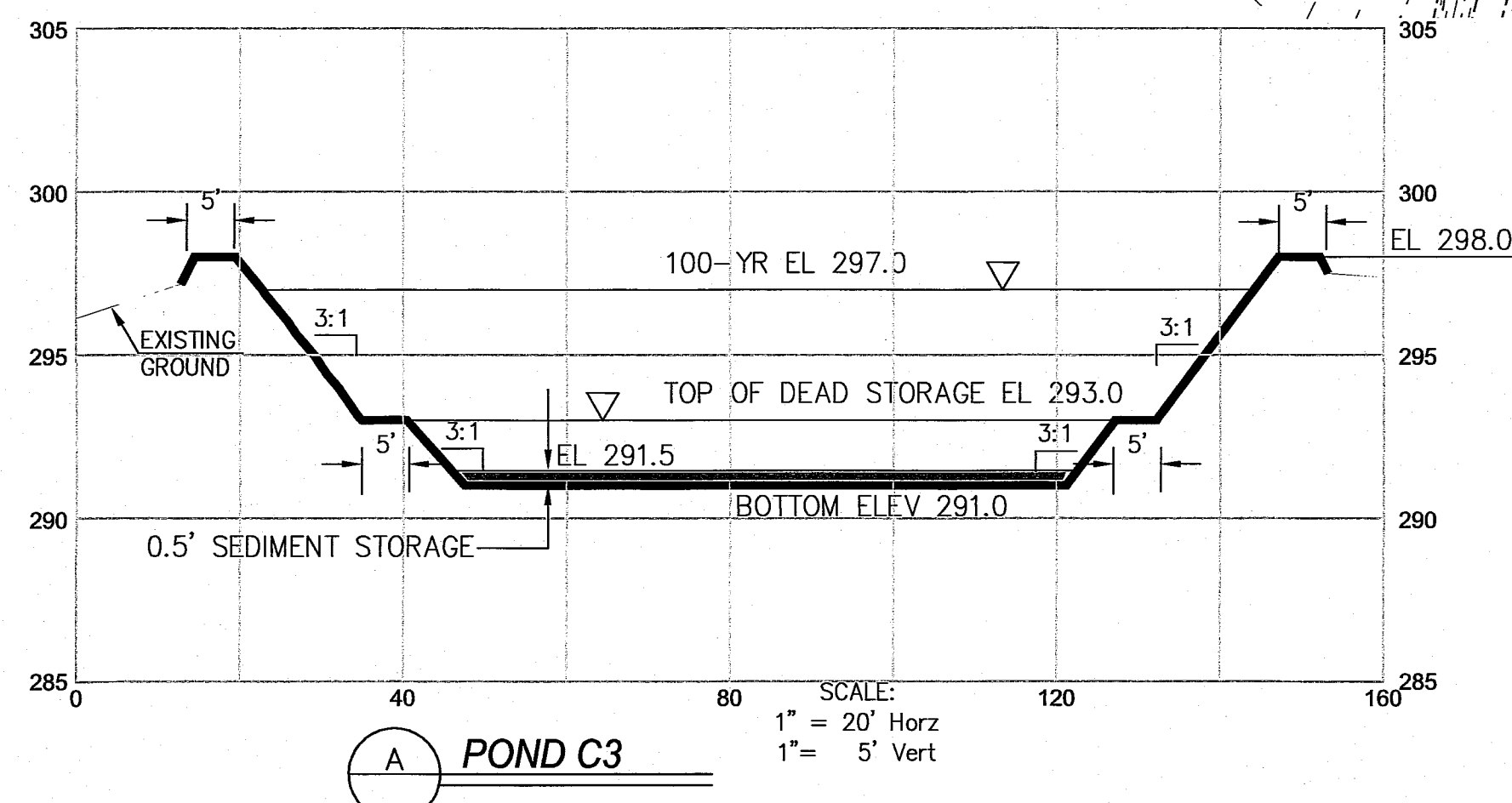
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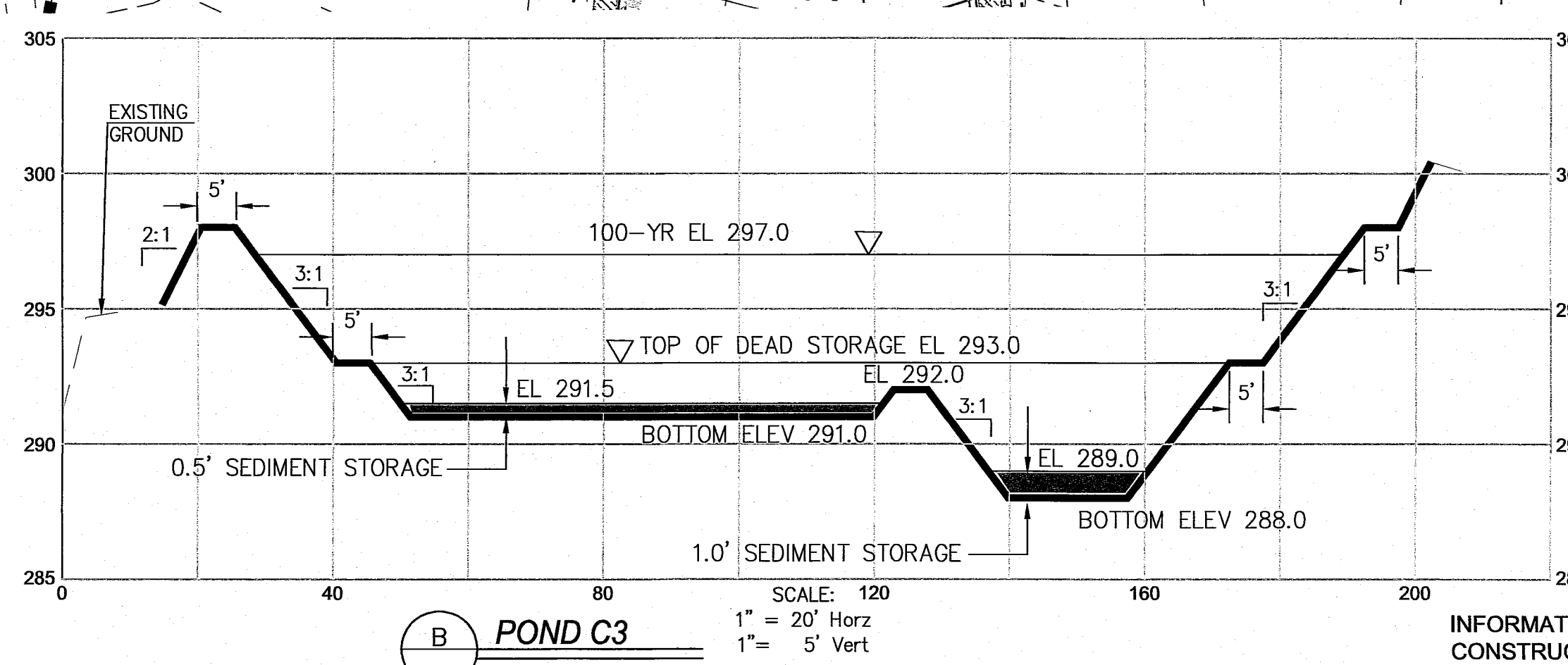
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REFERENCE 2005 DOE MANUAL
VOL III, SECTION 3.2

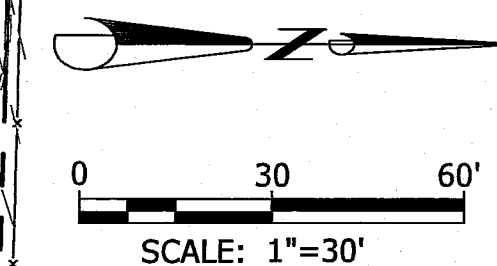
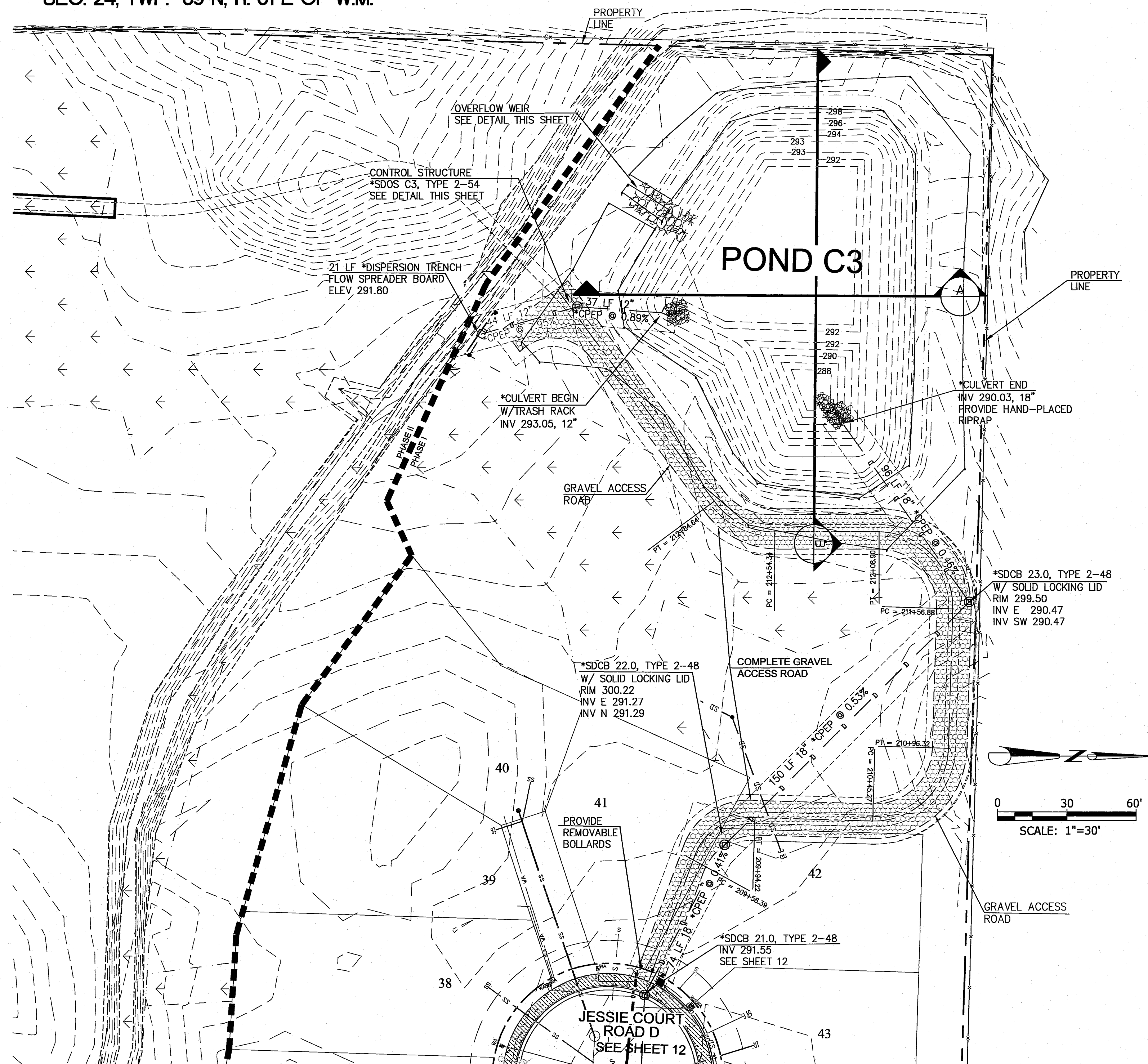
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A POND C3



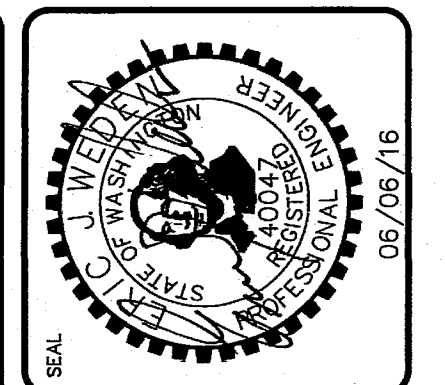
B POND C3



SEE SHEET 32 FOR POND EMBANKMENT
CONSTRUCTION NOTES

PROVIDE REMOVABLE BOLLARDS ON
RIGHT-OF-WAY AT ENTRANCE OF ACCESS ROAD

INFORMATION SHOWN IS PER FIELD LOCATION OF
CONSTRUCTED UTILITIES. UTILITY LOCATIONS AND
INVERTS SHOWN ARE PER AS-BUILT SURVEY



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email: info@wedengengineering.com

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No.	REVISIONS / SUBMISSIONS	DATE
1	AS-BUILT CITY REVIEW COMMENTS	05/19/16
2	AS-BUILT INFORMATION	11/20/15
3	REVISIONS PER REVIEW COMMENTS	11/05/14
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5	REVISIONS PER REVIEW COMMENTS	08/06/14
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7	REVISIONS PER REVIEW COMMENTS	06/06/14
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98	REVISIONS PER REVIEW COMMENTS	06/06/14
99	REVISIONS PER REVIEW COMMENTS	06/06/14
100	REVISIONS PER REVIEW COMMENTS	06/06/14

PROJECT TITLE
THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA
DRAWING TITLE
POND C3 PLAN, X-SECTIONS & DETAILS

DATE : 06/04/2014
DRAWING No.

18 of 41

0603. 020 71416 st

kenny 06/06/16 10:45am - P:\308-01_The Meadows (Blomquist) Russ Jeter\7 CAD Construction\As-Built\308 PH1-19-ABSS.dwg



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SANITARY SEWER LIFT STATION NOTE:
SANITARY SEWER LIFT STATION, FORCE MAIN, AND GRAVITY SEWER ALONG
AND FROM THORNTON ROAD IS SHOWN FOR INFORMATIONAL PURPOSED
ONLY. SEE PLANS ENTITLED "THORNTON WEST REGIONAL LIFT STATION,
FORCE MAIN, AND GRAVITY SEWER" PREPARED BY WEDEN ENGINEERING LLC
DATED 07/11/14

FOR PSE ELECTRICAL DESIGN, SEE PSE PLANS "THE MEADOWS, 1/0 EXT
TO 57 LOT PLAT" APPROVED 10/14/14, REVISED 10/20/15.

CONTRACTOR TO DEFLECT 12" DI PIPE PER MANUFACTURES SPECIFICATIONS,
MAXIMUM DEFLECTION ANGLE 5' OR AT A MINIMUM 230' RADIUS.

WATER METERS WILL BE INSTALLED WITH A PRESSURE RELIEF VALVE (PRV)

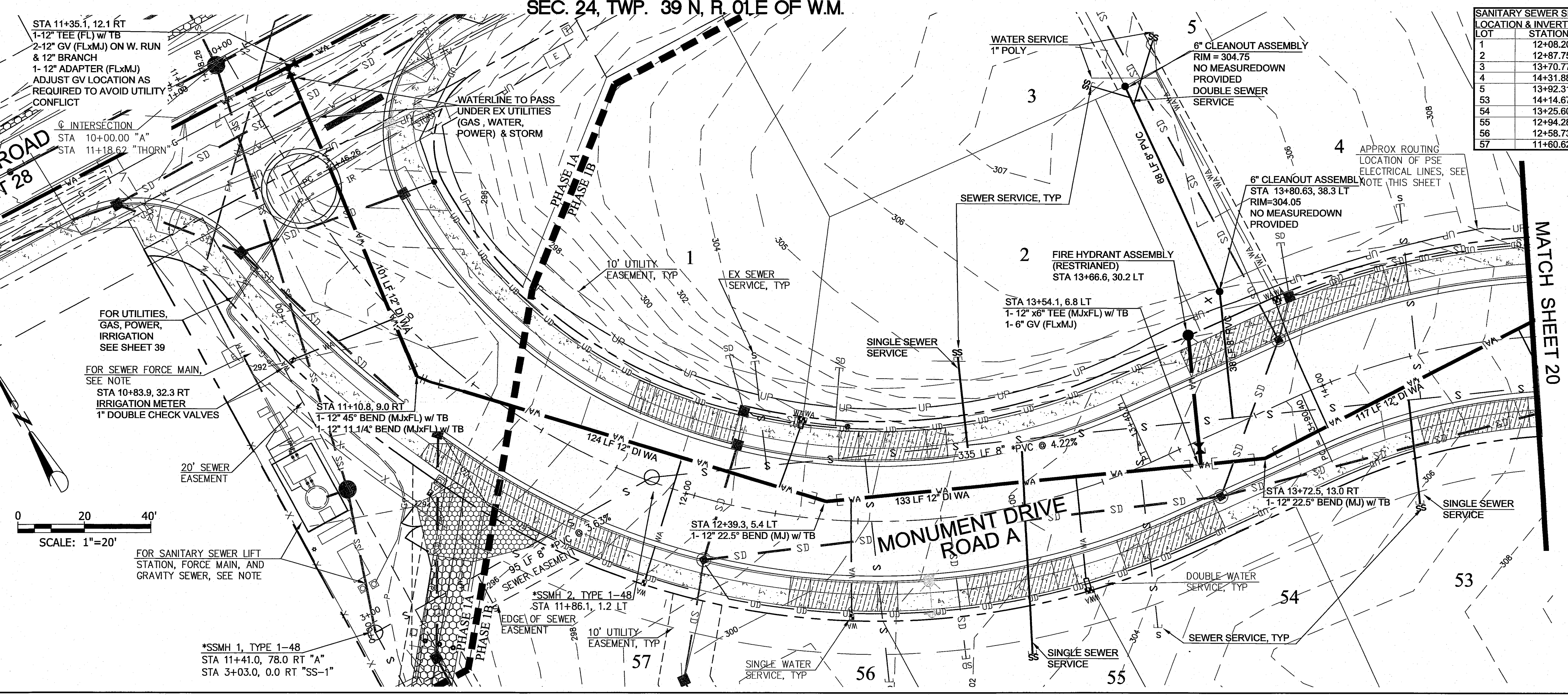
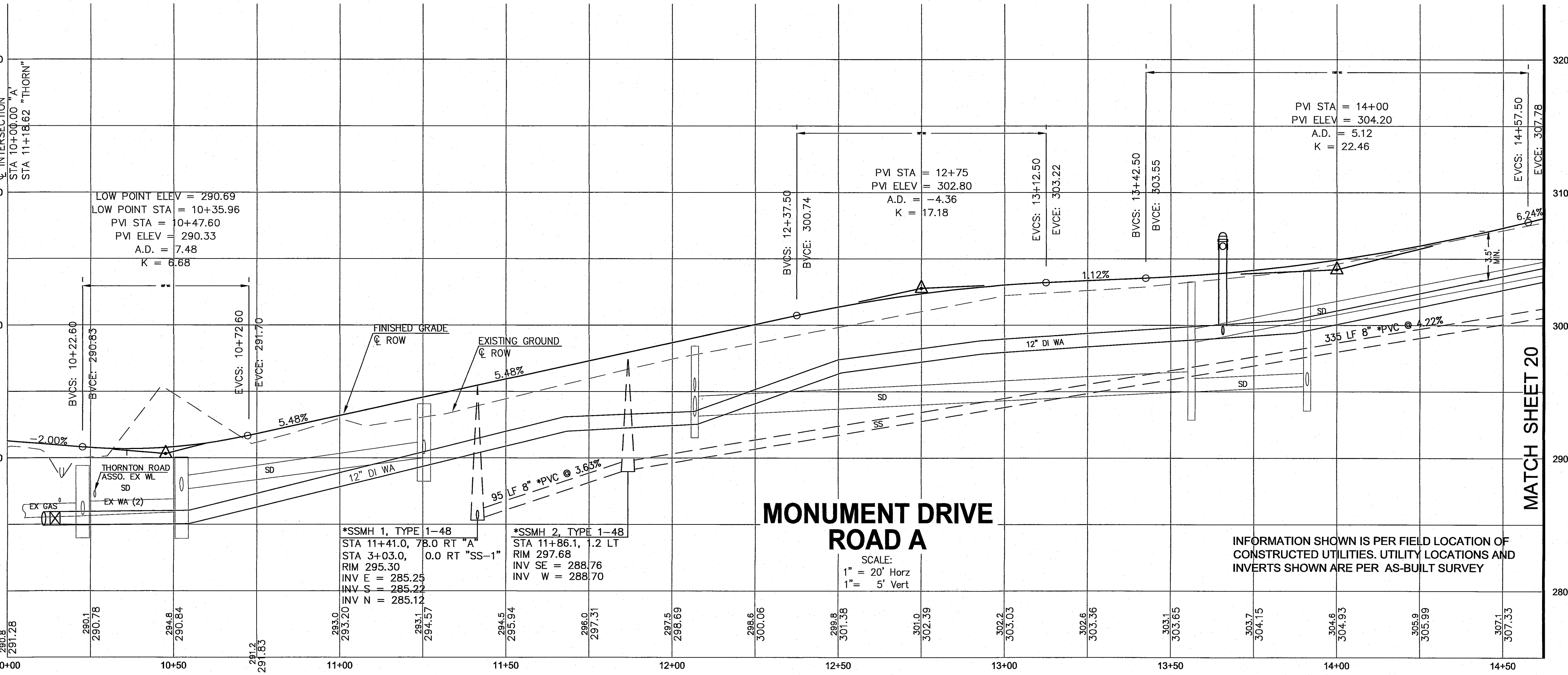
WATERLINE FITTINGS ARE SHOWN WITH GENERIC SYMBOLS. CONTRACTOR TO
SEE FITTING LABELS FOR TYPE, SIZE, AND CONNECTION TYPE.

EXISTING SANITARY SEWER SERVICES TO BE REMOVED WILL BE CAPPED AT
THE MAIN LINE TEE AND THE EXISTING PIPE WILL BE REMOVED.

PHASE 1A CONSTRUCTION:

1. WATER MAIN IMPROVEMENTS WILL BE CONSTRUCTED ALONG
THORNTON ROAD, SEE SHEETS 28 & 29

2. 12" WATER MAIN WILL BE CONSTRUCTED THORNTON ROAD
IMPROVEMENTS WILL BE CONSTRUCTED, ALONG ROAD A TO STA
11+50. CONTRACTOR TO PROVIDE 12" BLIND FLANGE WITH 2" TAP
FOR 2" BLOW-OFF, WL TO BE HAVE REVERSE THRUST BLOCKING AT
PIPE END. SEE SHEET 19



SANITARY SEWER SERVICE			
LOT	STATION	OFFSET	INVERT
1	12+08.20	43.71 LT	294.09
2	12+87.75	47.51 LT	298.36
3	13+70.77	110.57 LT	297.62
4	14+31.88	45.24 LT	300.15
5	13+92.31	115.40 LT	299.10
53	14+14.67	43.59 RT	300.57
54	13+25.60	46.86 RT	297.13
55	12+94.28	44.35 RT	299.88
56	12+58.73	48.25 RT	293.99
57	11+60.62	52.57 RT	288.37

AS-BUILTS

PROJECT TITLE
THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA
DRAWING TITLE
ROAD A SEWER & WATER

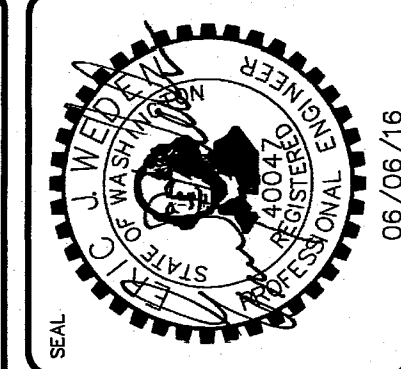
DATE : 06/04/2014
DRAWING NO.

19 of 41

No.	REVISIONS / SUBMISSIONS	DATE
1	AS-BUILT CITY REDLINE COMMENTS	05/16/16
2	AS-BUILT INFORMATION	11/20/15
3	REVISIONS PER REVIEW COMMENTS	11/20/14
2	REVISIONS PER REVIEW COMMENTS	10/14/14
1	REVISIONS PER REVIEW COMMENTS	08/09/14
REVIEWED : EJM		DRAWN : KLS
CAD FILE :		PROJECT NO. 1308-01

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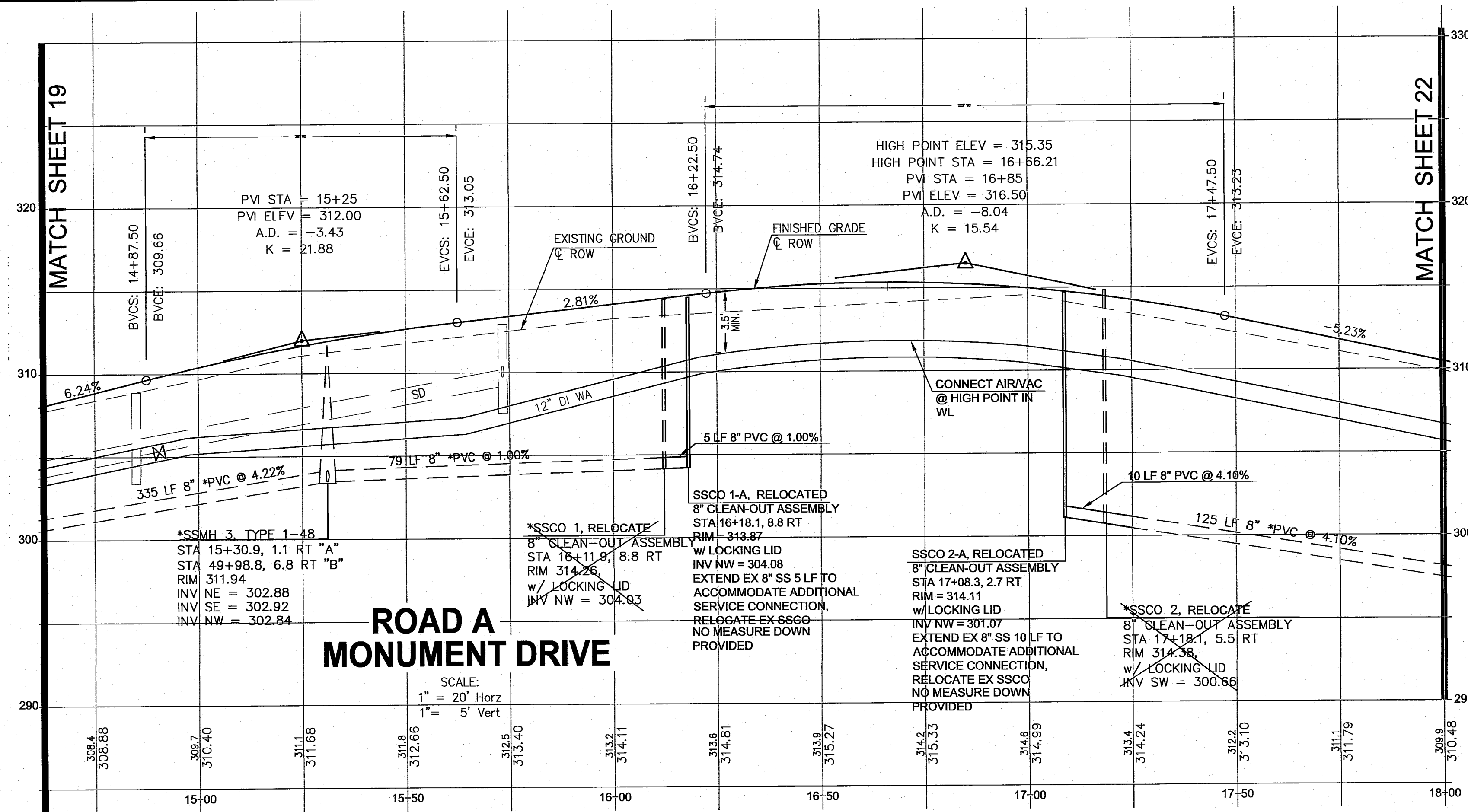


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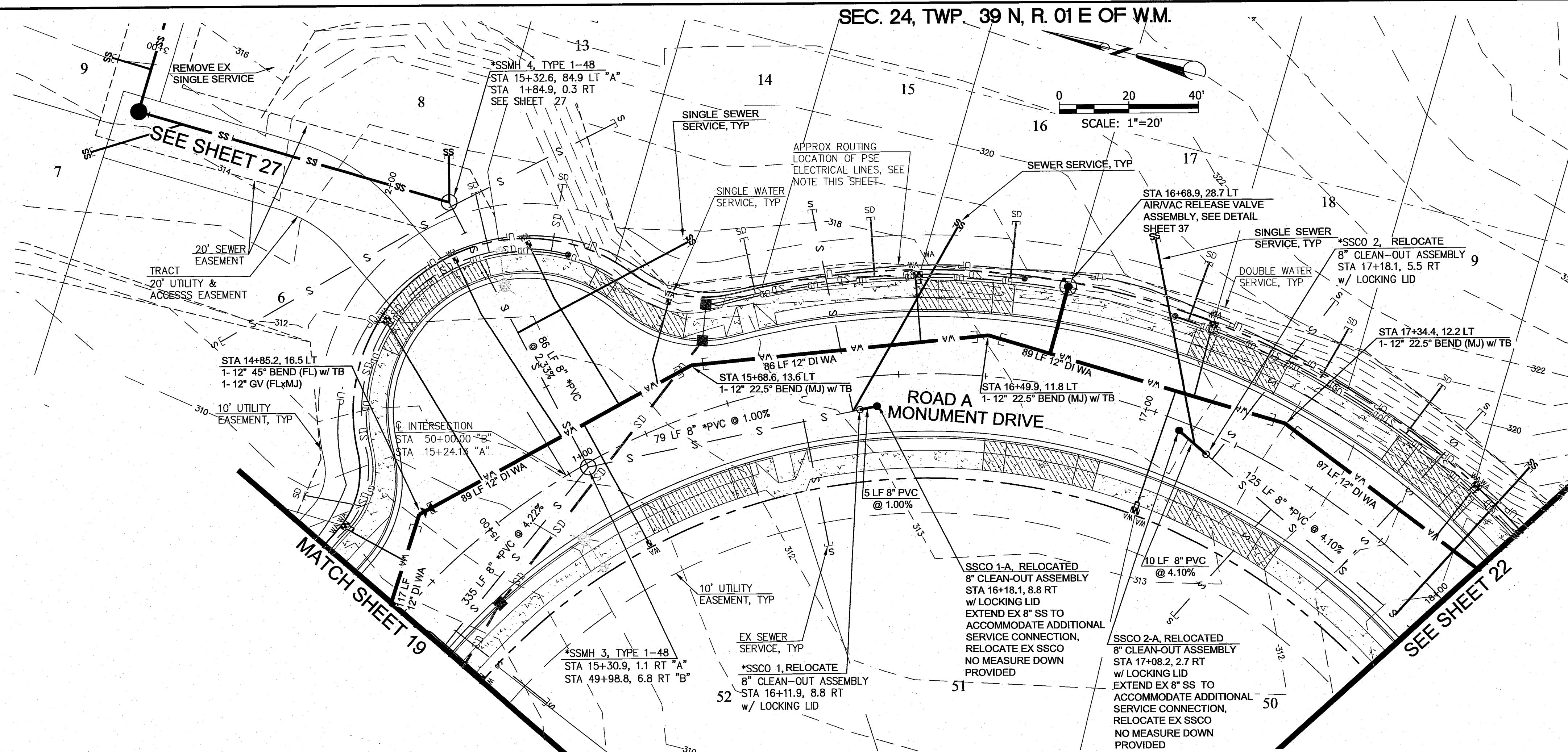
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SANITARY SEWER SERVICE			
LOCATION & INVERT			
LOT	STATION	OFFSET	INVERT
6	14+79.28	91.95 LT	306.11
8	15+36.94	96.86 LT	305.01
13	15+69.84	86.51 LT	312.14
14	15+77.10	47.81 LT	311.77
15	16+06.68	49.48 LT	312.27
16	16+40.54	42.41 LT	309.52
17	16+87.04	47.49 LT	308.50
18	17+30.92	50.22 LT	314.00
19	17+73.52	47.19 LT	311.69
20	17+90.48	44.59 LT	307.26
50	17+32.76	51.87 RT	301.66
51	15+96.08	46.85 RT	304.88
52	14+72.58	47.98 RT	301.23

EXISTING SANITARY SEWER SERVICES TO BE REMOVED WILL BE CAPPED AT
THE MAIN LINE TEE AND THE EXISTING PIPE WILL BE REMOVED.

WATERLINE FITTINGS ARE SHOWN WITH GENERIC SYMBOLS. CONTRACTOR TO
SEE FITTING LABELS FOR TYPE, SIZE, AND CONNECTION TYPE.

WATER METERS WILL BE INSTALLED WITH A PRESSURE RELIEF VALVE (PRV)

CONTRACTOR TO DEFLECT 12\"/>

AS-BUILTS

PROJECT TITLE
**THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FRENDALE, WA**

DRAWING TITLE
ROAD A SEWER & WATER

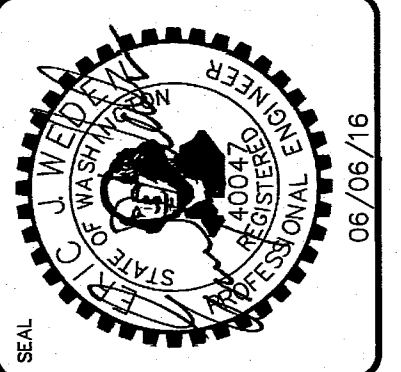
DATE : 06/04/2014
DRAWING No.
20 of 41

REVISIONS / SUBMISSIONS		DATE
No.	AS-BUILT CITY REDLINE COMMENTS	05/19/16
1	AS-BUILT INFORMATION	11/20/15
2	REVISIONS PER REVIEW COMMENTS	11/05/14
3	REVISIONS PER REVIEW COMMENTS	10/14/14
1	REVISIONS PER REVIEW COMMENTS	09/05/14
REVIEWED : EJM		DRAWN : KLS
CAD FILE :		PROJECT NO. 3308-01

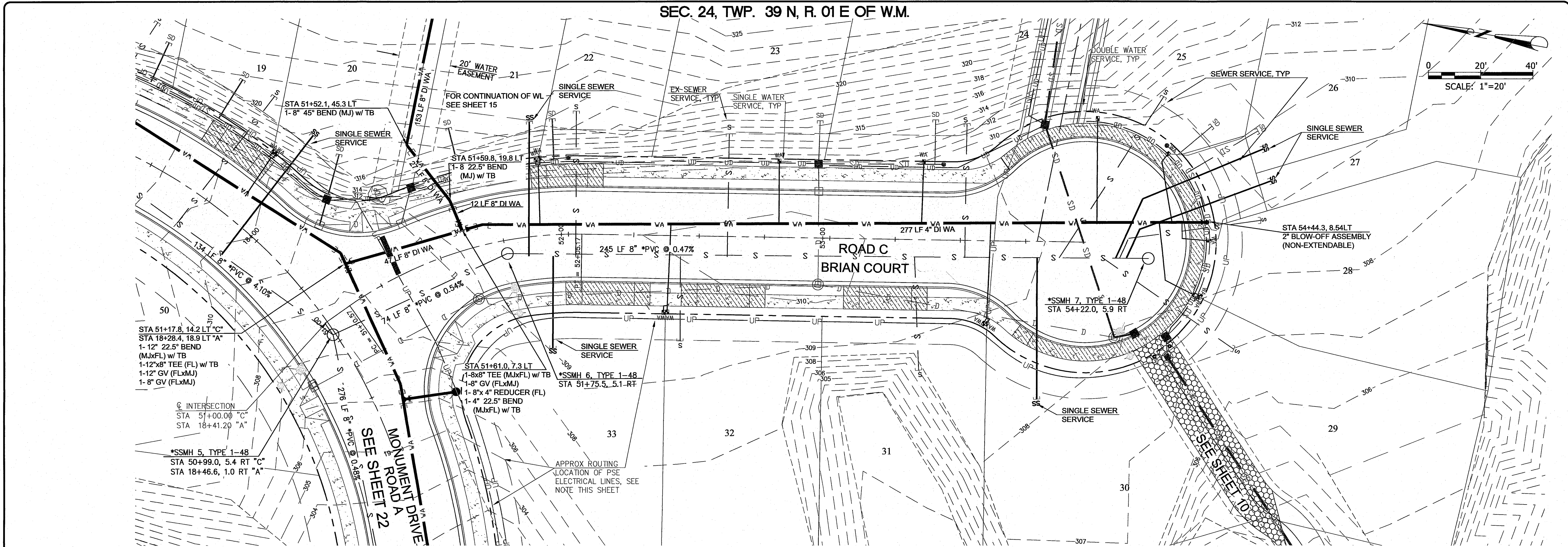
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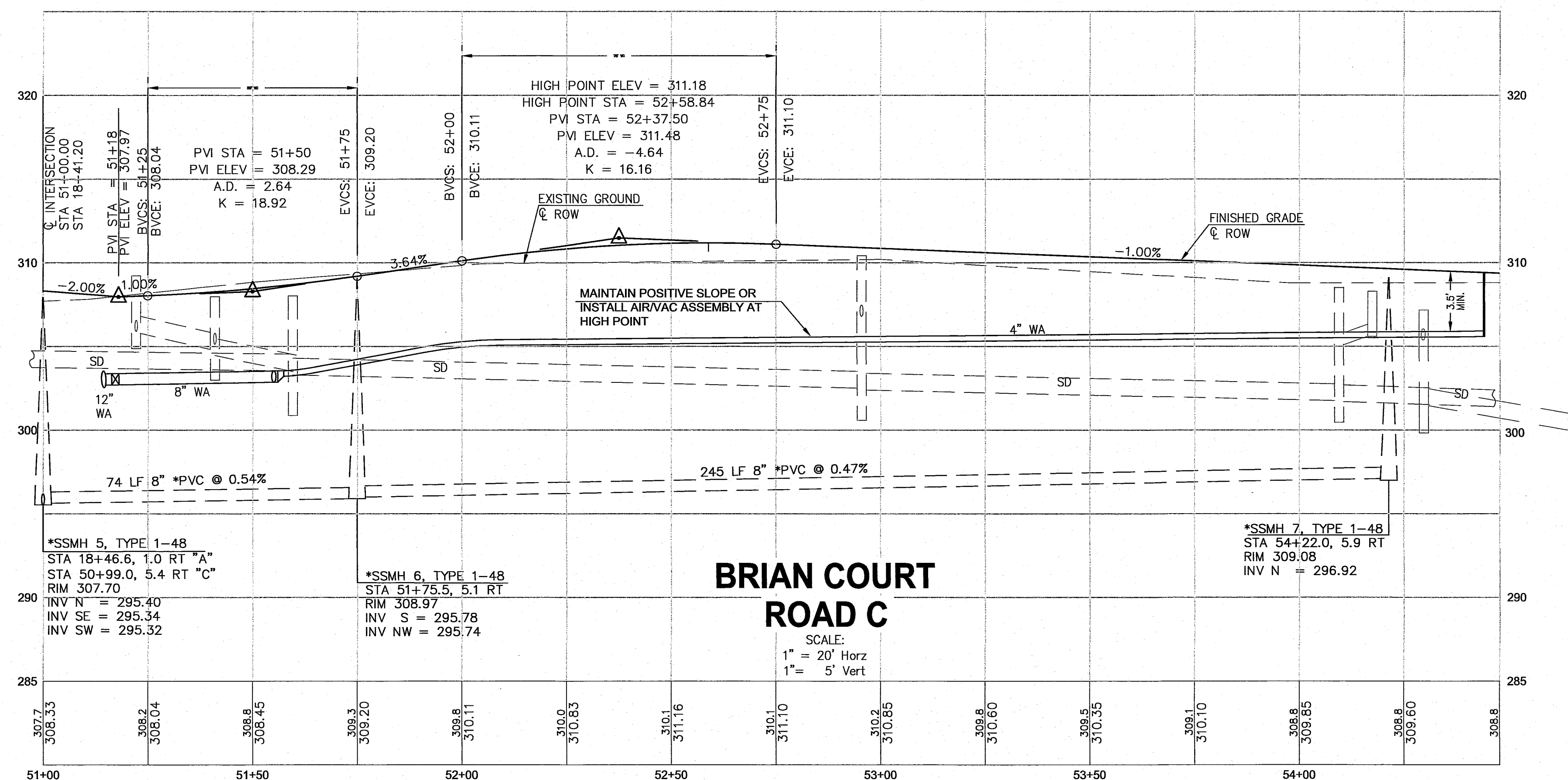
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WATER METERS WILL BE INSTALLED WITH A PRESSURE RELIEF VALVE (PRV)

CONTRACTOR TO DEFLECT 4"-12" DI PIPE PER MANUFACTURERS SPECIFICATIONS, MAXIMUM DEFLECTION ANGLE 5° OR AT A MINIMUM 230' RADIUS.

FOR PSE ELECTRICAL DESIGN, SEE PSE PLANS "THE MEADOWS, 1/0 EXT TO 57 LOT PLAT" APPROVED 10/14/14, REVISED 10/20/15.



SANITARY SEWER SERVICE			
LOCATION & INVERT	STATION	OFFSET	INVERT
21	51+88.97	43.87 LT	304.36
22	52+02.94	47.10 LT	313.00
23	52+60.92	39.25 LT	309.01
24	53+51.83	44.65 LT	307.25
25	54+26.98	56.20 LT	303.39
26	54+65.43	36.80 LT	302.02
27	54+68.53	24.57 LT	302.31
28	54+64.78	9.45 LT	300.07
29	54+55.27	40.11 RT	298.69
30	53+80.15	60.44 RT	303.39
31	53+34.81	50.04 RT	298.43
32	53+43.37	40.32 RT	297.68
33	51+90.46	43.41 RT	302.47

SERVICE FOR LOT 20, SEE SHEET 19

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BY: [Signature]
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PROJECT TITLE
THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA

DRAWING TITLE
ROAD C SEWER & WATER

DATE : 06/04/2014
DRAWING No.
21 of 41

REVISIONS / SUBMISSIONS

No.	REVISIONS / SUBMISSIONS	DATE
1	AS-BUILT CITY REVIEW COMMENTS	15/09/16
2	AS-BUILT INFORMATION	11/20/15
3	REVISIONS PER REVIEW COMMENTS	11/06/14
2	REVISIONS PER REVIEW COMMENTS	10/14/14
1	REVISIONS PER REVIEW COMMENTS	08/05/14

REVIEWED : EJV
DRAWN : KLS
PROJECT NO. 1308-01
CAD FILE :

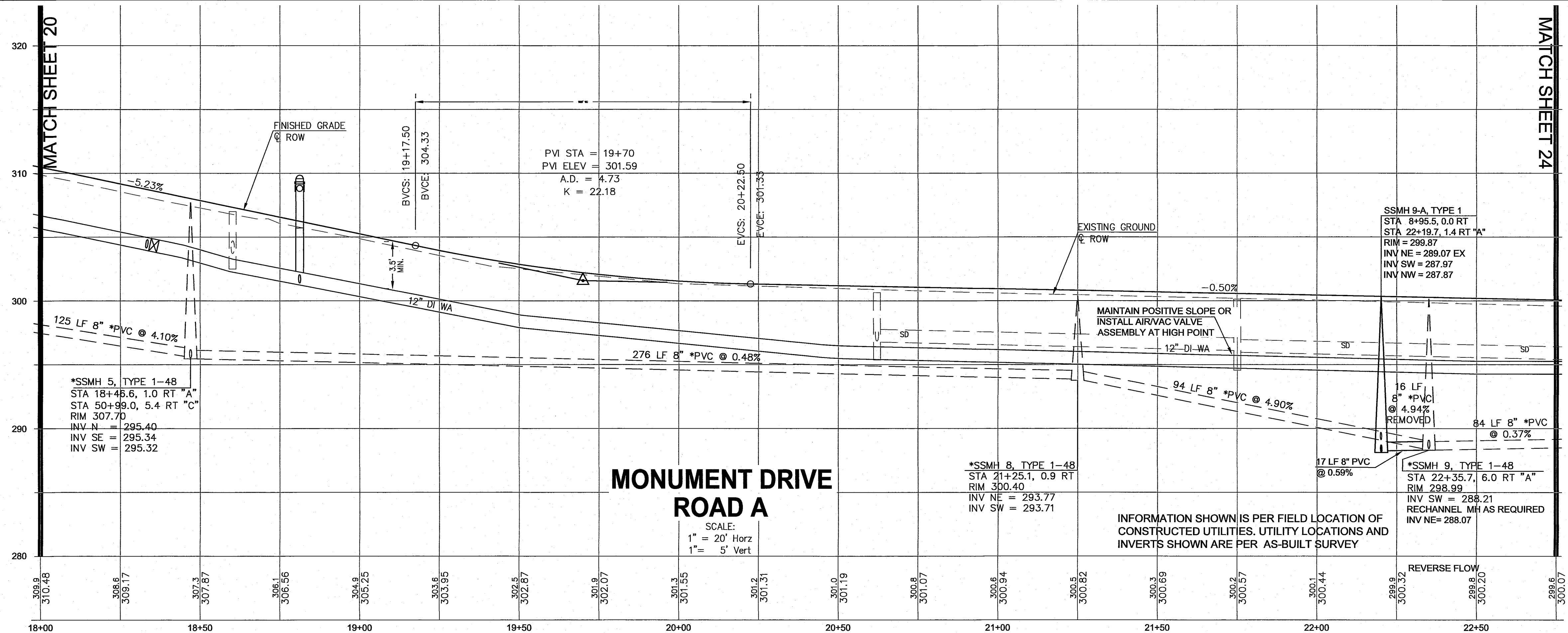
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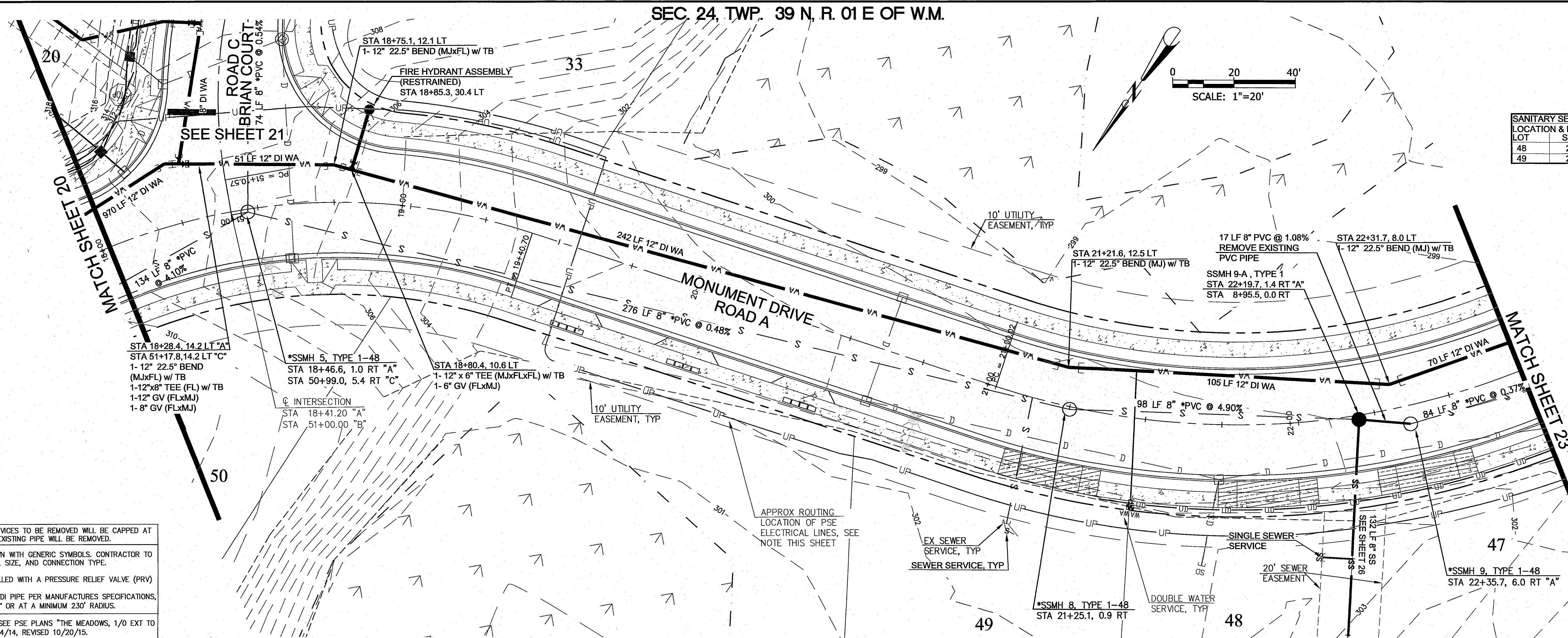
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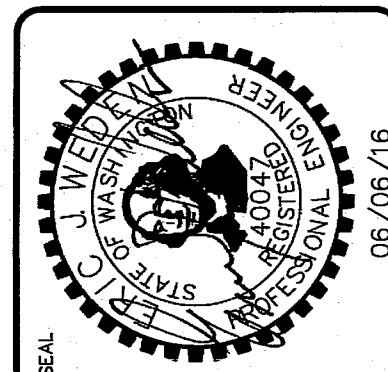
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FOR PSE ELECTRICAL DESIGN, SEE PSE PLANS "THE MEADOWS, 1/0 EXT TO 57 LOT PLAT" APPROVED 10/14/14, REVISED 10/20/15.



SANITARY SEWER SERVICE			
LOCATION & INVERT	STATION	OFFSET	INVERT
48	22+03.71	44.46 RT	294.08
49	21+14.85	41.91 RT	295.27



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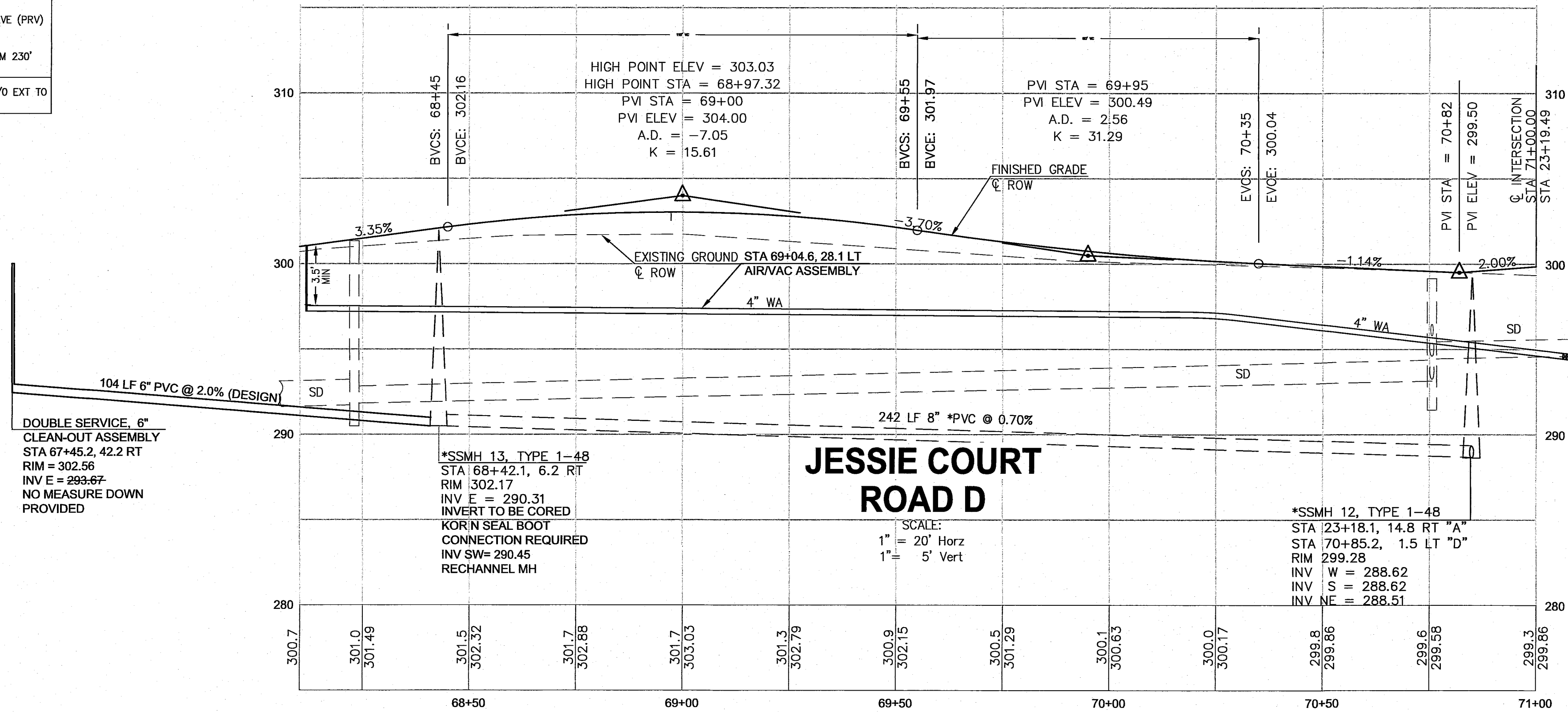
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CONTRACTOR TO DEFLECT 4"-8" DI PIPE PER MANUFACTURER'S SPECIFICATIONS, MAXIMUM DEFLECTION ANGLE 5° OR AT A MINIMUM 230' RADIUS.
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SANITARY SEWER SERVICE			
LOCATION & INVERT	STATION	OFFSET	INVERT
35	70+03.15	45.78 RT	295.16
36	69+40.50	44.61 RT	293.92
37	69+12.05	45.14 RT	295.99
38	68+22.18	52.88 RT	293.39
39	67+53.93	51.83 RT	292.85
40	67+32.55	37.37 RT	292.71
41	67+97.71	2.70 LT	292.07
42	68+13.02	36.10 LT	293.03
43	68+43.91	62.95 LT	297.02
44	69+18.66	40.84 LT	298.28
45	69+73.00	46.66 LT	297.22
46	70+16.80	45.42 LT	297.42
47	70+48.76	45.22 LT	296.10

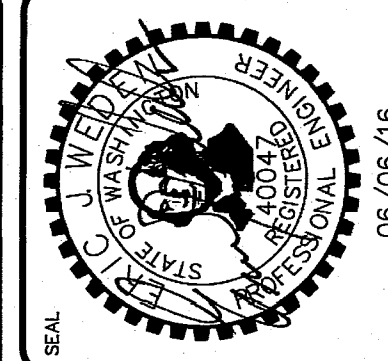
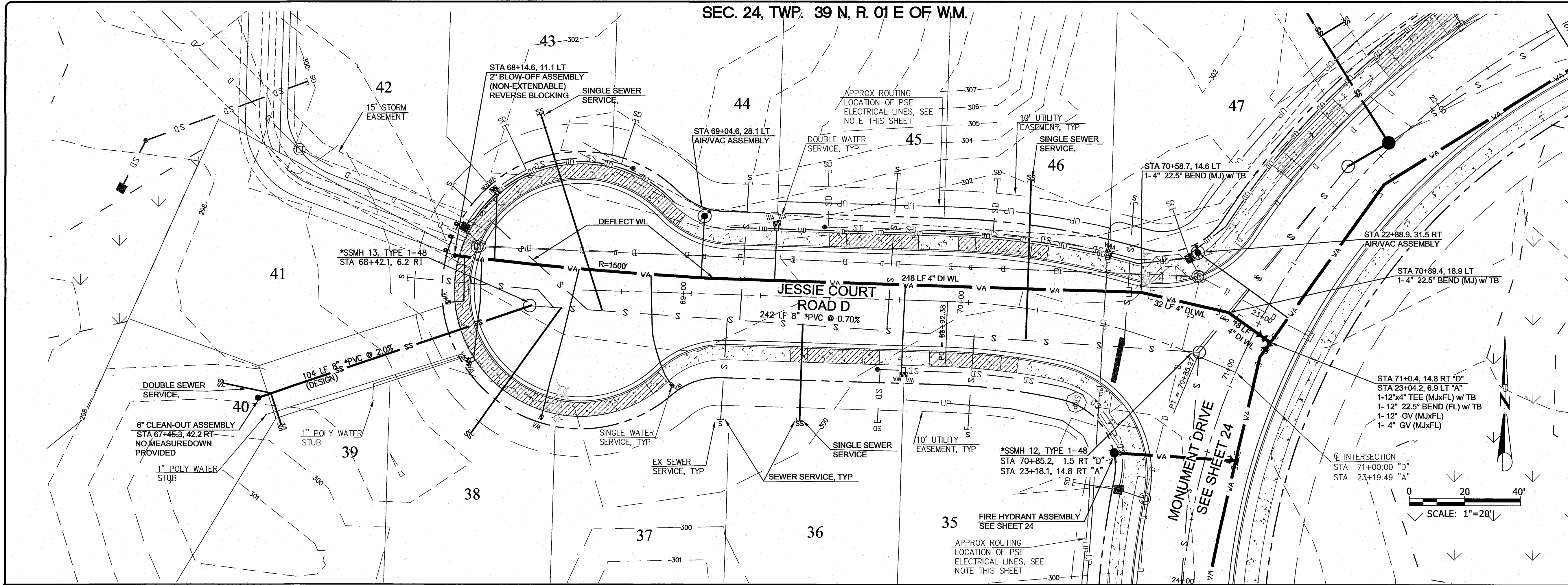
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PROJECT TITLE
**THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA**
DRAWING TITLE
ROAD D SEWER & WATER

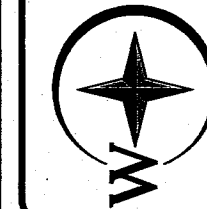
DATE : 06/04/2014
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BY
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0603.075 7/14/16 dt

SEC. 24, TWP. 39 N, R. 01 E OF W.M.

SCALE: 1"=20'

MATCH SHEET 22

STA 22+88.9, 31.5 RT
AIR/VAC ASSEMBLY

STA 23+04.2, 6.9 LT "A"
STA 71+07.4, 14.8 RT "D"
1-12"x4" TEE (MxFL) w/ TB
1-12" 22.5° BEND (FL) w/ TB
1-12" GV (MxFL)
1-4" GV (MxFL)

INTERSECTION
STA 18+41.20 "A"
STA 71+00.00 "D"

STA 23+50.2, 10.8 LT
1-12"x6" TEE (MxFL) w/ TB
1-6" GV (FLxMJ)

10' UTILITY EASEMENT, TYP

STA 23+72.6, 10.9 LT
START WL DEFLECTION

STA 24+51.8, 6.5 LT
END WL DEFLECTION

DEFLECT WL w/
400' RAD

202 LF 12" DI WA

WL TO PASS OVER STORM MAIN
w/ VERTICAL CLEARANCE OF 6",
MAINTAIN 3' COVER

MONUMENT DRIVE
ROAD A

STA 25+85.2, 30.0 LT "A"
AIR/VAC RELEASE VALVE
ASSEMBLY, SEE DETAIL
SHEET 37

STA 26+86.6, 6.2 LT "A"
1-12 GV

PHASE LINE

PHASE I

PHASE II

END PHASE I
IMPROVEMENTS

ROAD D
JESSIE COURT - S
SEE SHEET 23

STA 23+58.5, 32.2 RT
FIRE HYDRANT
(RESTRAINED)

SSMH 12, TYPE 1-48
STA 23+18.1, 14.8 RT "A"
STA 70+85.2, 1.5 RT "D"

10' UTILITY EASEMENT, TYP

SINGLE WATER SERVICE, TYP

EX SEWER SERVICE, TYP

SEWER SERVICE, TYP
INVERTS WILL BE
PROVIDED WITH
RECORD DRAWINGS.

SSMH 14, TYPE 1-48
STA 26+25.0, 9.2 RT

APPROX ROUTING
LOCATION OF PSE
ELECTRICAL LINES, SEE
NOTE THIS SHEET

34

35

46

MATCH SHEET 22

END PHASE I IMPROVEMENTS

MONUMENT DRIVE ROAD A

AS-BUILTS

SCALE:
 1" = 20' Horz
 1" = 5' Vert

FINISHED GRADE
 @ ROW

EXISTING GROUND
 @ ROW

CONNECT AIR/VAC ASSEMBLY
 @ HIGH POINT IN WL

MAINTAIN POSITIVE SLOPE

84 LF 8" *PVC @ 0.37%

307 LF 8" *PVC @ 0.36%

250 LF 8" *PVC @ 0.40% SEE PHASE 2 AS-BUILTS

250 LF 8" *PVC @ 0.40% SEE PHASE 2 AS-BUILTS

***SSMH 12, TYPE 1-48**
 STA 23+18.1, 14.8 RT "A"
 STA 70+85.2, 1.5 LT "D"
 RIM 299.27
 INV W = 288.62
 INV S = 288.62
 INV NE = 288.52

***SSMH 14, TYPE 1-48**
 STA 26+25.4, 9.1 RT
 RIM 297.93
 INV S = 289.82
 INV N = 289.71

23+00 23+50 24+00 24+50 25+00 25+50 26+00 26+50 27+00

299.6 300.07 299.5 299.95 299.3 299.62 299.2 299.70 299.0 299.57 298.8 299.45 298.7 299.32 298.6 299.20 298.5 299.08 298.4 298.95 298.3 298.83 298.2 298.70 298.1 298.58 297.9 298.45 297.8 298.33 297.6 298.21 297.4 298.06 297.2 297.96

AS-BUILTS

No.	REVISIONS / SUBMISSIONS	DATE
AS-BUILT CITY REDLINE COMMENTS	05/19/16	
AS-BUILT INFORMATION	11/30/15	
3. REVISIONS PER REVIEW COMMENTS	11/06/14	
2. REVISIONS PER REVIEW COMMENTS	10/14/14	
1. REVISIONS PER REVIEW COMMENTS	08/06/14	
REVIEWED: EJV	DRAWN: KLS	
CAD FILE:	PROJECT NO. 3308-01	

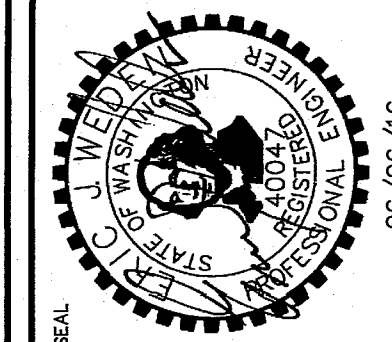
PROJECT TITLE

**THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA**

DRAWING TITLE

ROAD A SEWER & WATER

DATE : 06/04/2014
DRAWING No.
24 of 41



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(360) 360-1363 (360) 384-3615 Fax
email: info@wedenengineering.com



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JUL 12 2016
BY  CITY OF FERNDALE

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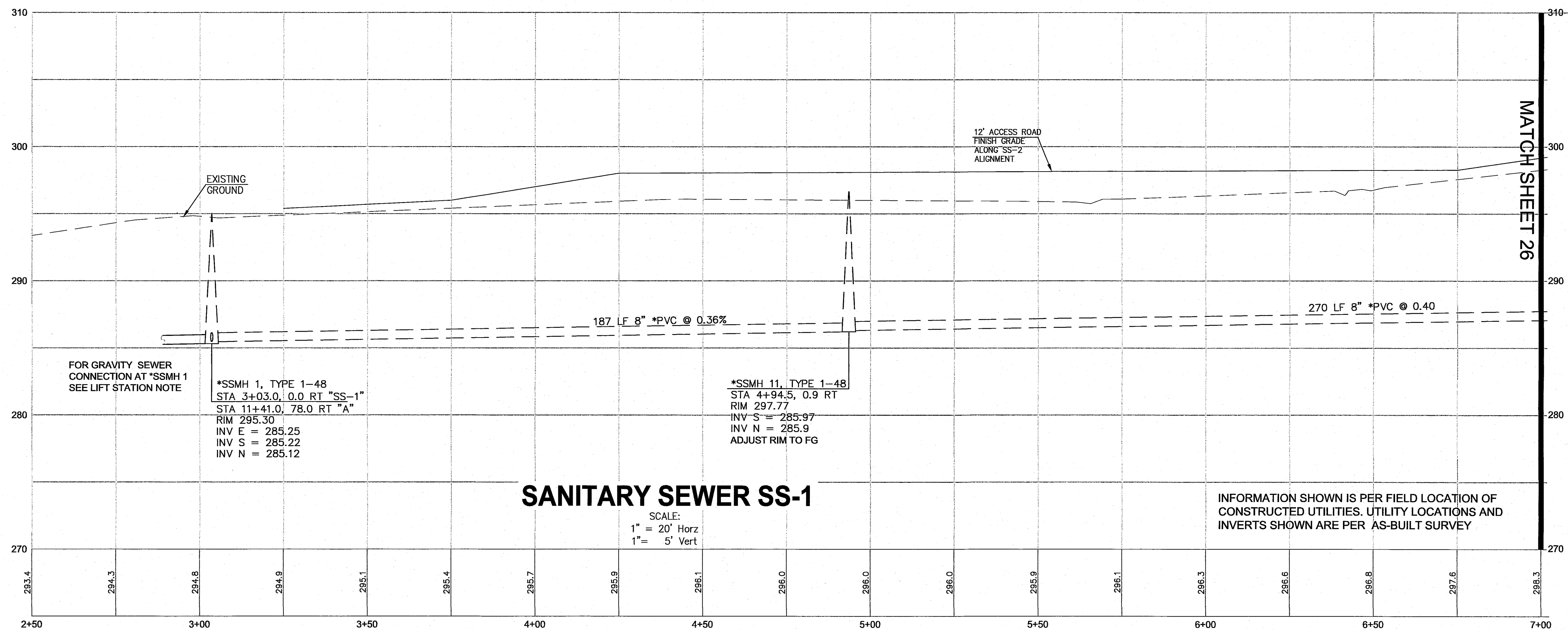
00603.026 7/14/16 ST

kenny 06/09/16 11:39am - P:\1308-01_The Meadows (Blomquist) Russ Jeter\7 CAD\Construction\As-Built\1308 PH1-25-ABSS.dwg



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1-800-424-5555
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SANITARY SEWER LIFT STATION NOTE:
SANITARY SEWER LIFT STATION, FORCE MAIN, AND
GRAVITY SEWER ALONG AND FROM THORNTON ROAD IS
SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEE PLANS
ENTITLED "THORNTON WEST REGIONAL LIFT STATION,
FORCE MAIN, AND GRAVITY SEWER" PREPARED BY WEDEN
ENGINEERING LLC, DATED 07/11/14



AS-BUILTS

PROJECT TITLE
**THE MEADOWS - PHASE 1
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA**

DRAWING TITLE
SS-1 SEWER PLAN & PROFILE

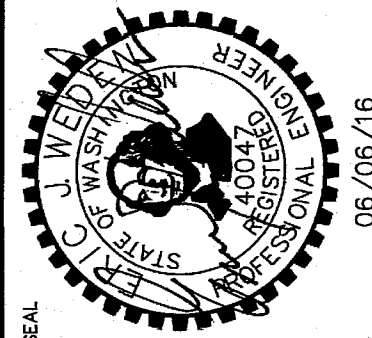
DATE : 06/04/2014
DRAWING No.
25 of 41

No.	REVISIONS / SUBMISSIONS	DATE
1	AS-BUILT CITY REDLINE COMMENTS	06/19/16
2	AS-BUILT INFORMATION	11/20/15
3	REVISIONS PER REVIEW COMMENTS	11/20/14
2	REVISIONS PER REVIEW COMMENTS	10/14/14
1	REVISIONS PER REVIEW COMMENTS	08/05/14
REVIEWED :	EJW	DRAWN : KLS
CAD FILE :		PROJECT NO. 1308-01

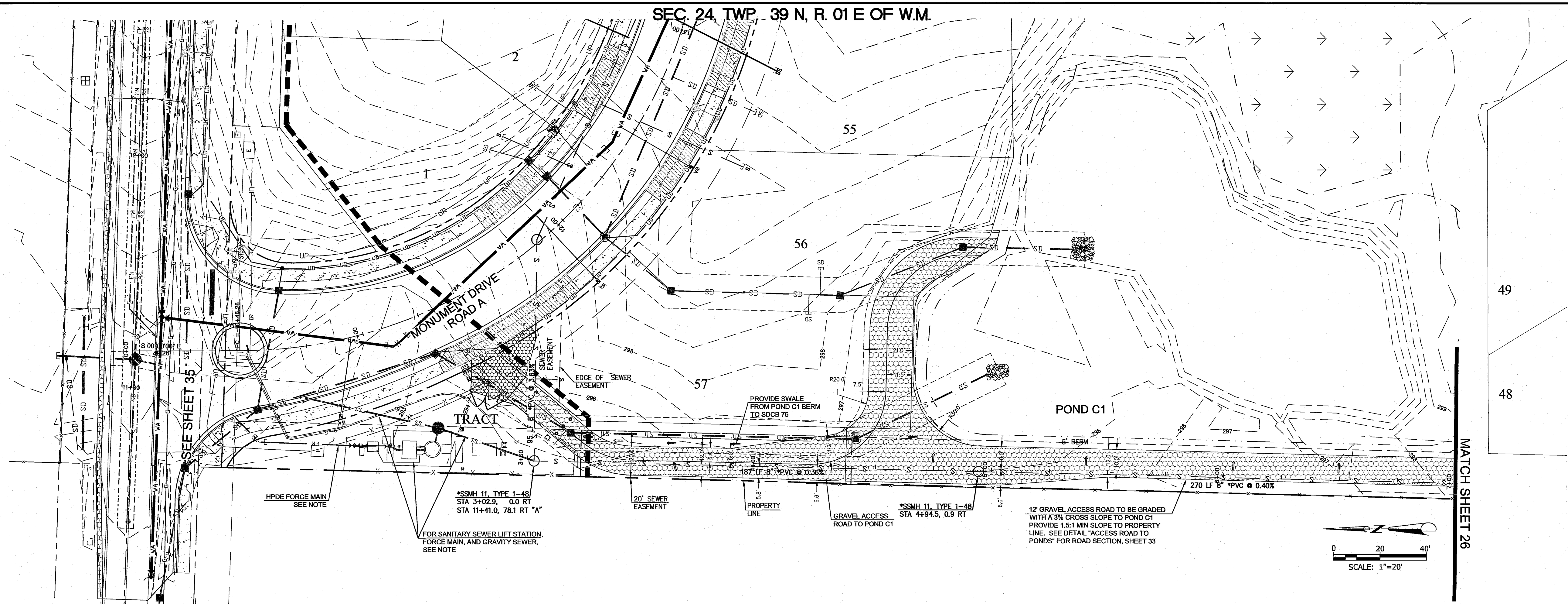
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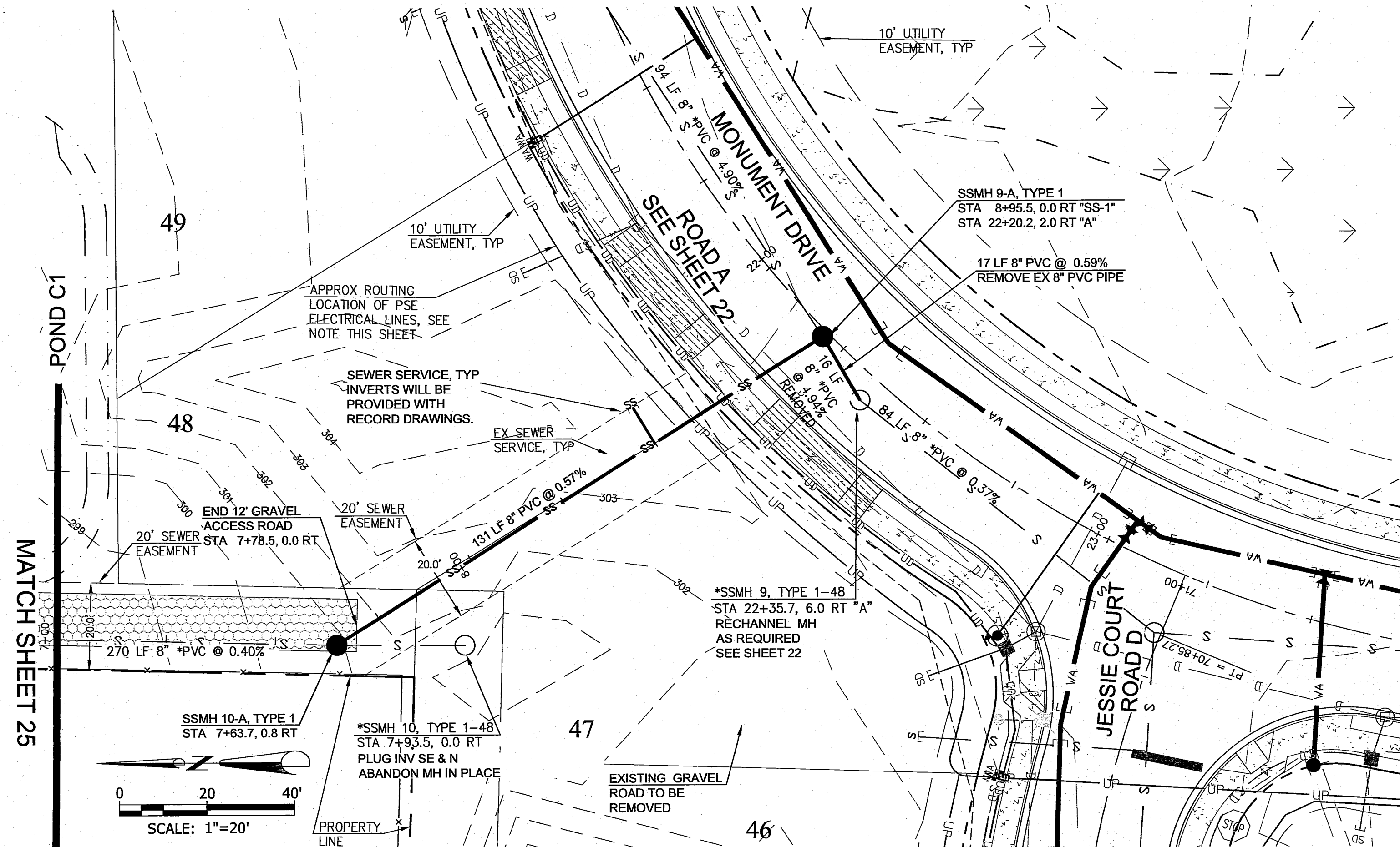
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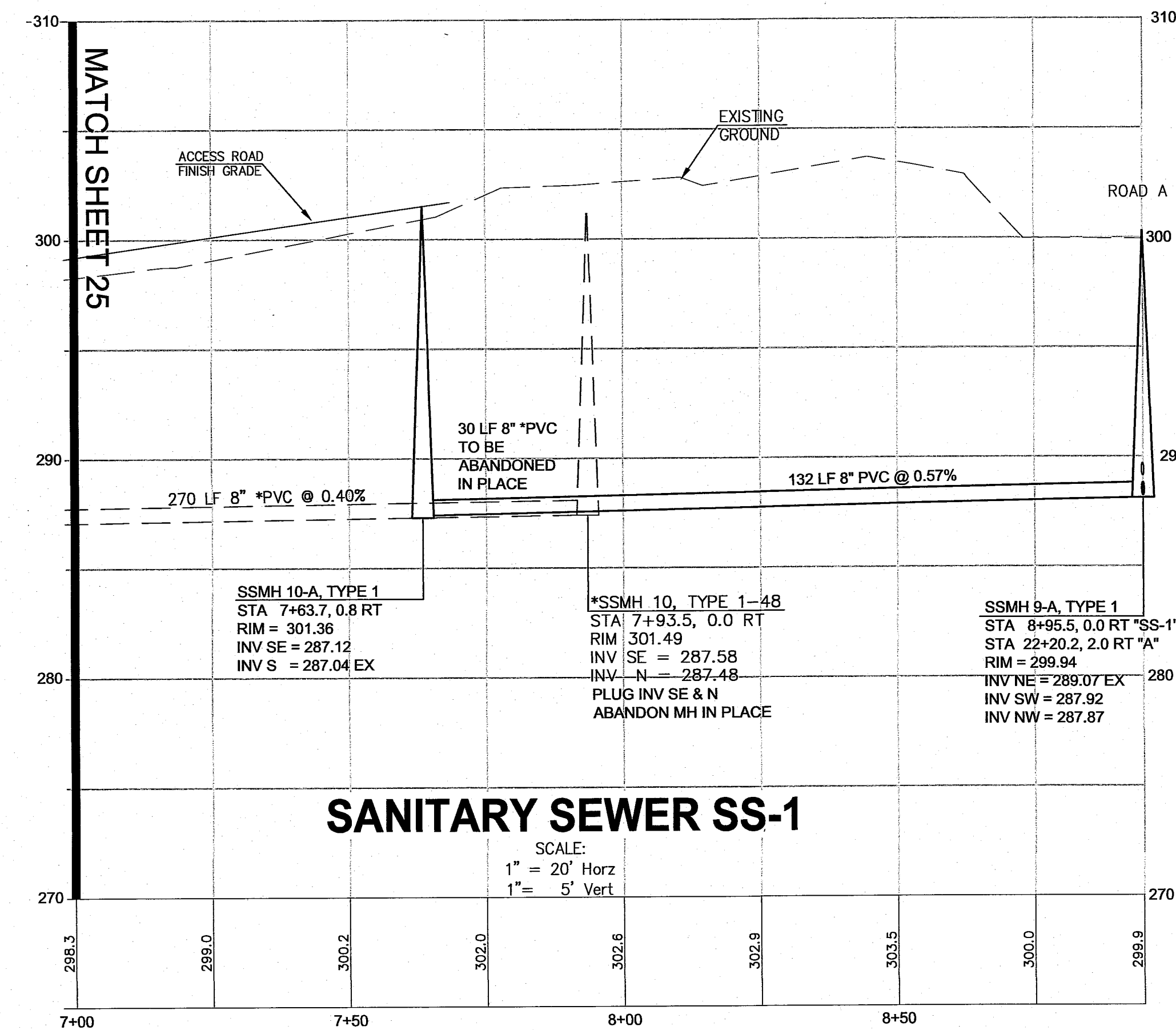
AS 01/11/16 714/16
00603.027



SEC. 24, TWP. 39 N, R. 01 E OF W.M.



SANITARY SEWER SERVICE			
LOT	STATION	OFFSET	INVERT
48	22+03.71	44.46 RT	294.08



FOR PSE ELECTRICAL DESIGN, SEE PSE PLANS "THE MEADOWS, 1/0 EXT TO 57 LOT PLAT" APPROVED 10/14/14, REVISED 10/20/15.

SANITARY SEWER SS-1

SCALE:
1" = 20' Horz
1" = 5' Vert

AS-BUILTS

**THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDAL, WA**

SS-1 SEWER PLAN & PROFILE

DATE: 06/04/2014
DRAWING No.

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JUL 12 2016
BY: [Signature]
CITY OF FERNDAL

No.	REVISIONS / SUBMISSIONS	DATE
1	AS-BUILT CITY REVIEW COMMENTS	05/19/16
2	AS-BUILT INFORMATION	11/26/15
3	REVISIONS PER REVIEW COMMENTS	11/06/14
2	REVISIONS PER REVIEW COMMENTS	10/14/14
1	REVISIONS PER REVIEW COMMENTS	09/09/14
REVIEWED: E/JW		DRAWN: KLS
CAD FILE:		PROJECT NO. 1308-01


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Kenny 06/06/16 12:04pm - P:\1308-01_The Meadows (Blomquist) Russ water\CAD\Construction\As-Built\1308 PH-26-ABSS.dwg

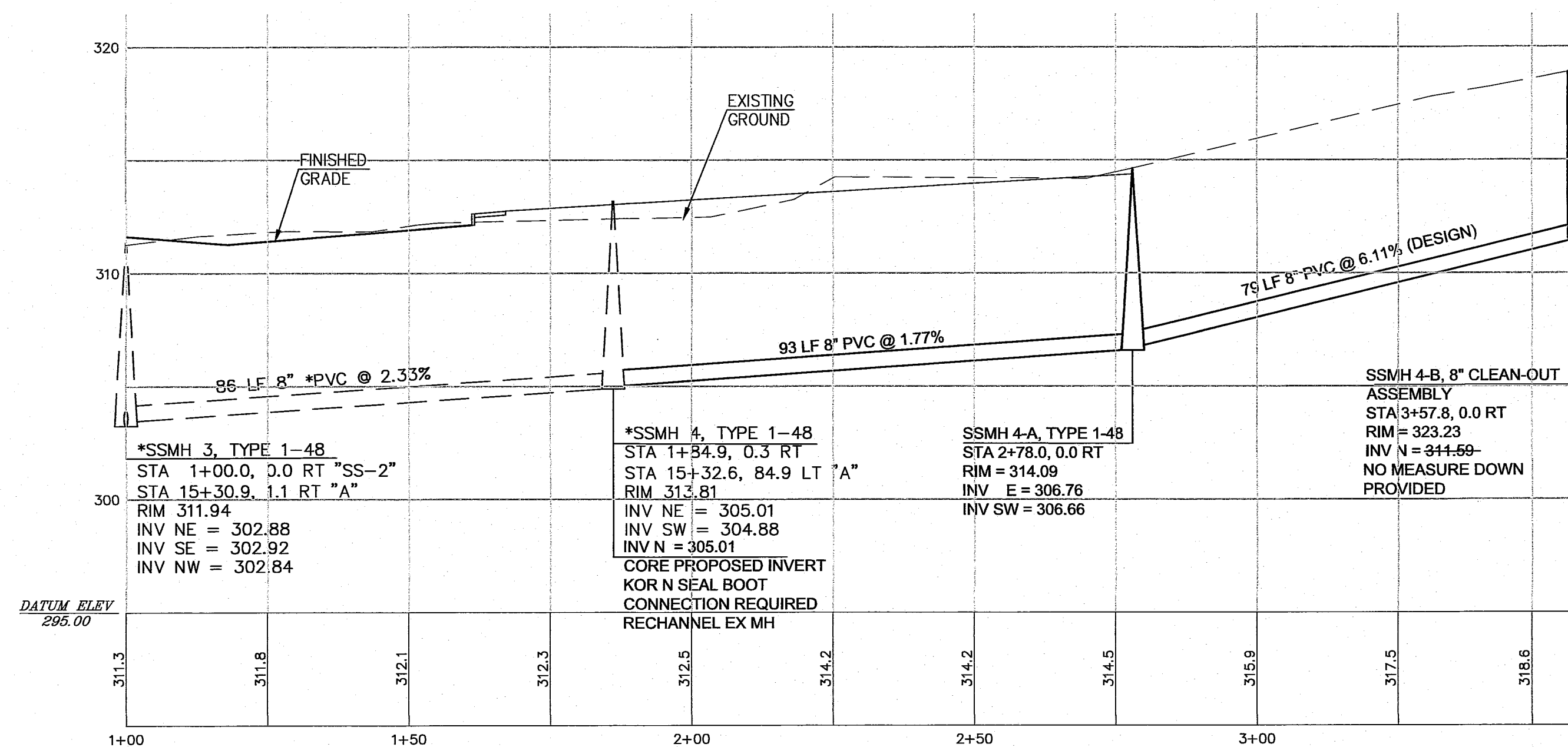
00603-0228 7/14/16 SH

kenny 06/06/16 11:30am - P:\1309-01 The Meadows (Borquet) Russ Jett\7 CAD\Construction\As-Built\1308 PH1-27-ASBSS.dwg

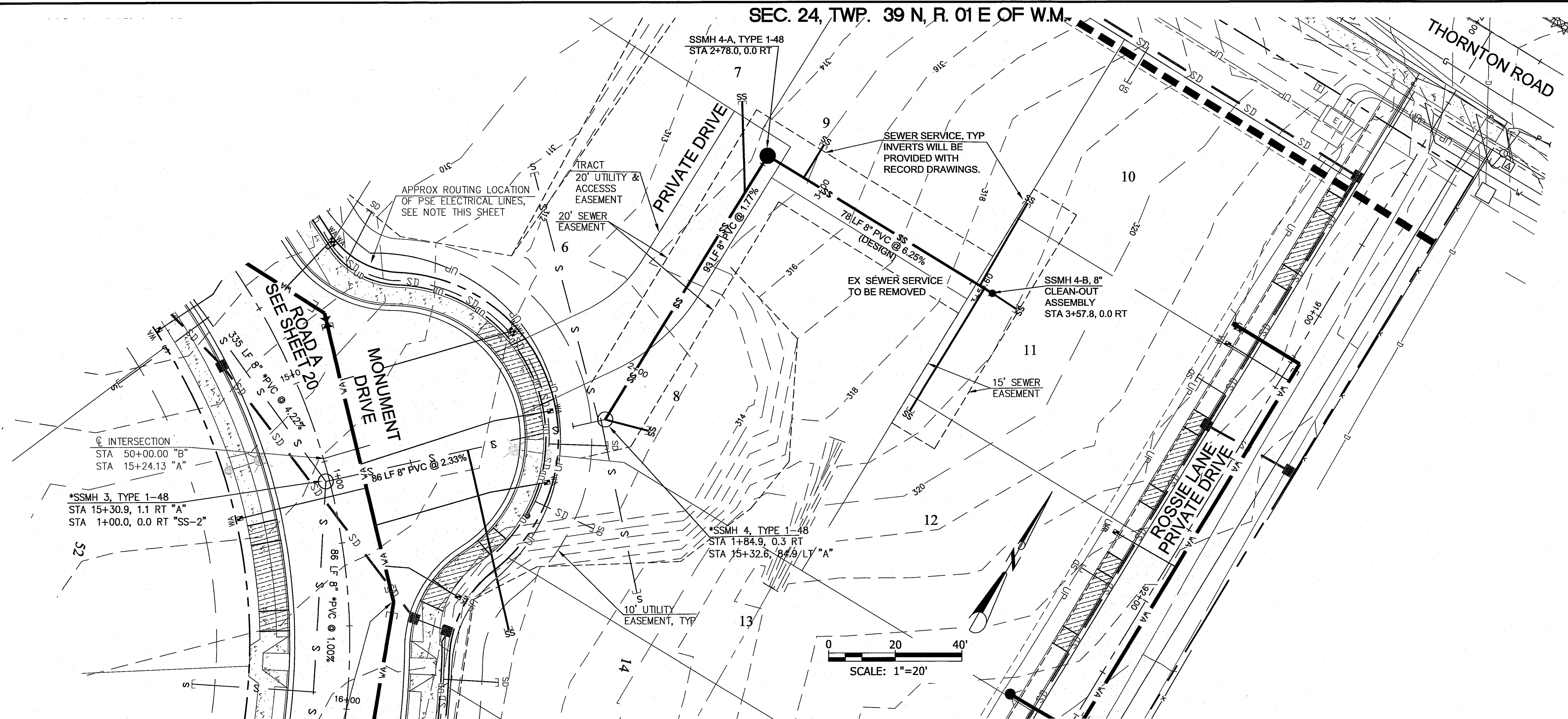


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SEC. 24, TWP. 39 N, R. 01 E OF W.M.



SANITARY SEWER SERVICE LOCATION				
LOT	MANHOLE	STATION	OFFSET	INVERT
7	SSMH 4-A	0+10.06	15.00 LT	308.29
9	SSMH 4-A	0+12.68	11.77 LT	308.48
10	SSMH 4-A	0+74.70	29.01 LT	313.96
11	SSMH 4-B	0+08.86	0.00 LT	315.18
12	SSMH 4-A	0+76.33	42.74 RT	315.84

SERVICES FOR LOTS 6 & 8, SEE SHEET 20

EXISTING SANITARY SEWER SERVICES TO BE REMOVED WILL BE CAPPED AT THE MAIN LINE TEE AND THE EXISTING PIPE WILL BE REMOVED.

WATERLINE FITTINGS ARE SHOWN WITH GENERIC SYMBOLS. CONTRACTOR TO SEE FITTING LABELS FOR TYPE, SIZE, AND CONNECTION TYPE.

WATER METERS WILL BE INSTALLED WITH A PRESSURE RELIEF VALVE (PRV).

CONTRACTOR TO DEFLECT DI WL PIPE PER MANUFACTURER'S SPECIFICATIONS, MAXIMUM DEFLECTION ANGLE 5° OR AT A MINIMUM 230' RADIUS.

FOR PSE ELECTRICAL DESIGN, SEE PSE PLANS "THE MEADOWS, 1/0 EXT TO 57 LOT PLAT" APPROVED 10/14/14, REVISED 10/20/15.

AS-BUILTS

PROJECT TITLE
THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA

DRAWING TITLE
SS-2 PLAN & PROFILE

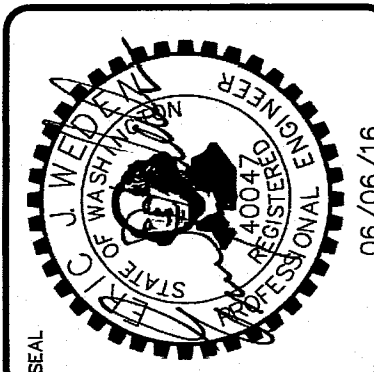
DATE : 06/04/2014
DRAWING No.

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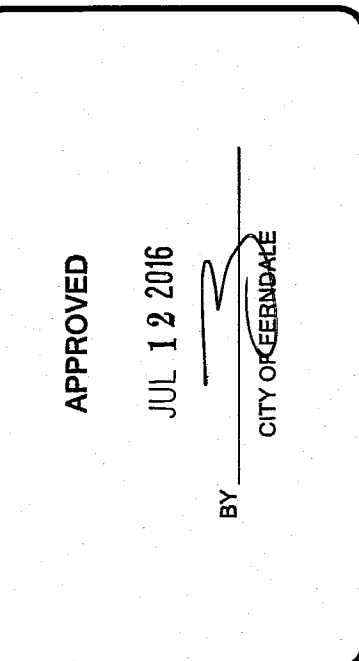
APPROVED
JUL 12 2016
CITY OF FERNDALE

No.	REVISIONS / SUBMISSIONS	DATE
1	AS-BUILT CITY REVISION COMMENTS	06/15/16
2	AS-BUILT INFORMATION	11/30/15
3	REVISIONS PER REVIEW COMMENTS	11/06/14
2	REVISIONS PER REVIEW COMMENTS	10/14/14
1	REVISIONS PER REVIEW COMMENTS	06/06/14
REVIEWED : EJJ		DRAWN : KLS
CAD FILE :		PROJECT NO. 1308-01

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00 602-0729 7/14/16



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No.	REVISIONS/ SUBMISSIONS	DATE
	AS-BUILT INFORMATION	11/30/15
	REVISIONS @ FG & STORM INVERTS	08/27/15
3	REVISIONS PER REVIEW COMMENTS	11/06/14
2	REVISIONS PER REVIEW COMMENTS	10/14/14
1	REVISIONS PER REVIEW COMMENTS	08/06/14
REVIEWED :	EJW	DRAWN : KLS
CAD FILE :	PROJECT NO. 1308-01	

AS-BUILTS

PROJECT TITLE
THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA

DRAWING TITLE
THORNTON ROAD PLAN & PROFILE

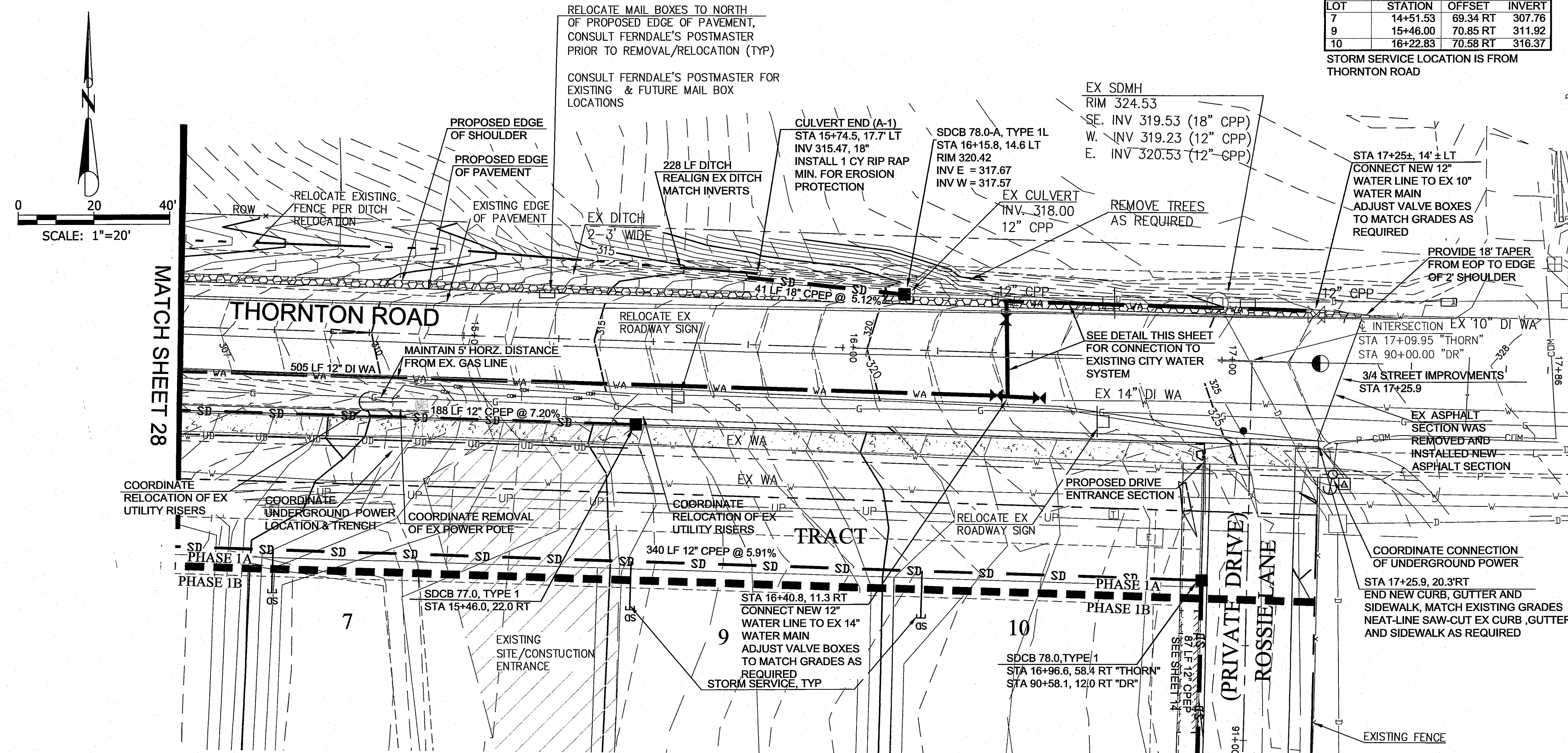
DATE : 06/04/2014
DRAWING No.

STORM SERVICE LOCATION & INVERT			
LOT	STATION	OFFSET	INVERT
7	14+51.53	69.34 RT	307.7
9	15+46.00	70.85 RT	311.9
10	16+22.83	70.58 RT	316.3

STORM SERVICE LOCATION IS FROM
THORNTON ROAD

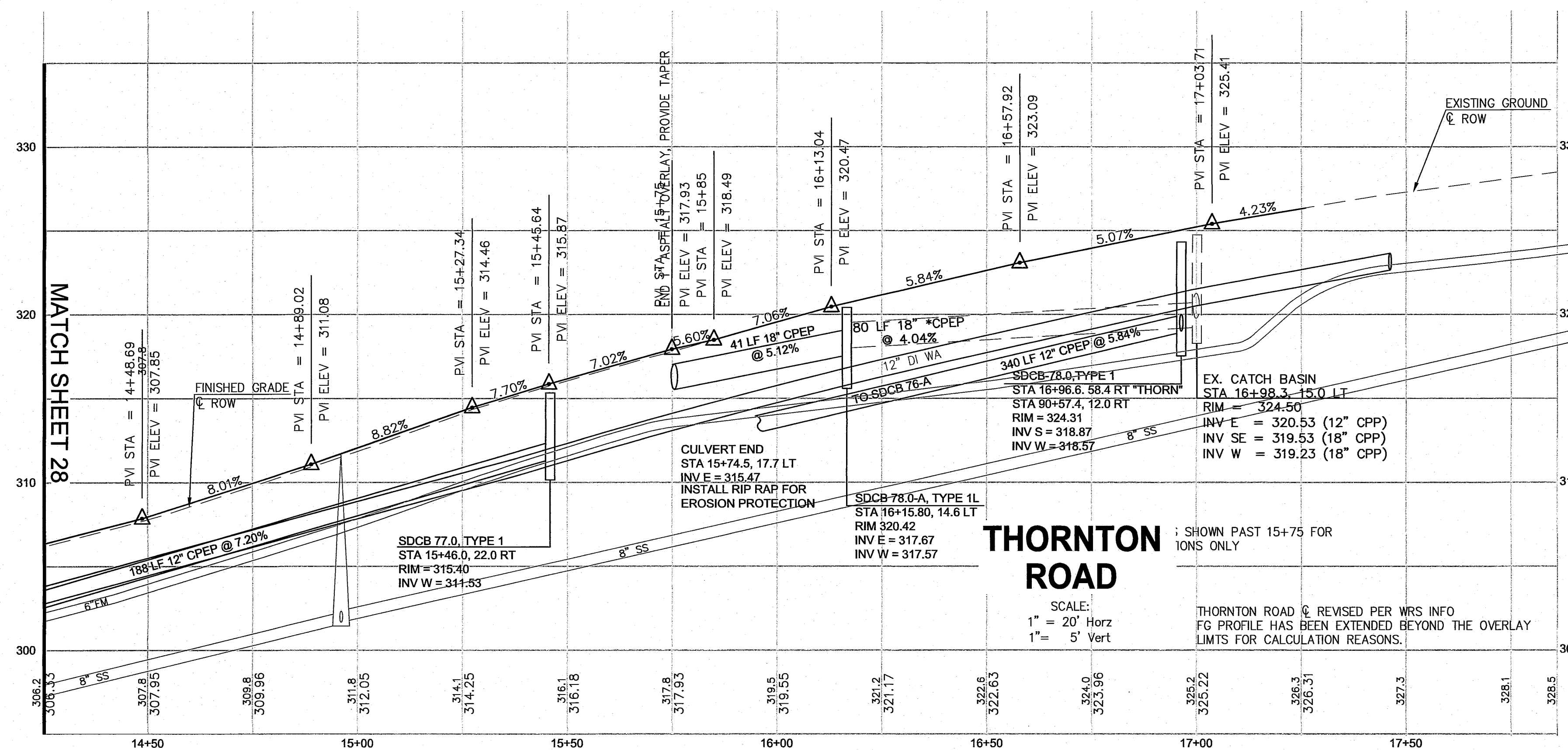
1. MATCH PAVEMENT MARKINGS ON PROPOSED THORNTON ROAD TO EXISTING PAVEMENT MARKINGS IMMEDIATELY EAST OF IMPROVEMENTS.
2. RELOCATE EXISTING ROAD SIGNS TO BACK OF SIDEWALK OR OUTSIDE OF SHOULDER — CONSULT CITY ENGINEER PRIOR TO RELOCATION.
3. ADJUST ALL EXISTING VALVE BOXES, MH RIMS, ETC. WITHIN PROPOSED PAVEMENT AREA TO MATCH NEW PAVEMENT.
4. RELOCATE ABOVE-GROUND UTILITIES AND POLES OUTSIDE OF SIDEWALK ON SOUTH SIDE. CONSULT UTILITY OWNERS AND CITY ENGINEER TO COORDINATE RELOCATION.
5. USE 2:1 SIDE SLOPE FOR NORTH DITCH ALONG THORNTON ROAD EXCEPT FROM BEGINNING OF DITCH TO STA 5+25 WHERE A 1.5:1 SIDE SLOPE WILL BE USED. INSTALL NON-WOVEN GEOFABRIC WITHIN 1.5:1 SIDE SLOPE SECTION.

THORNTON ROAD - 3/4 SECTION
LOOKING EAST NOT TO SCALE



CATCH BASIN OFFSET MEASUREMENT IS TO FACE OF CURB FOR VERTICAL CURBS OR FLOWLINE FOR ROLLED CURBS. THE GRATE ELEVATION IS SET 0.10' BELOW GUTTER LINE. THE STRUCTURE SHALL BE ORIENTED TO THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.

STORM SERVICE STUBS TO BE CAPPED, AND MARKED WITH INVERTS PER COF ST-16, SHEET 32



STA 16+42.0, 13.6' LT±
12" TEE (FL) w/TB. INSTALL 12" BLIND FLANGE (FL) AND TB ON W. RUN & 12" CV (FLxMJ) ON 12" BRANCH, 1-12" (FLxMJ) ADAPTER.

STA 16+42.5, 11.3' RT±
REMOVE EX. 2" BLOWOFF. CONNECT NEW 12" DI WATERLINE TO EX. NEW 14" VALVE, USING ECCENTRIC 12"x10" REDUCER (MJ&FL), FLAT SIDE UP. WL WAS DEFLECTED WITHOUT THE USE OF BENDS FOR THE NEW 12" WATERLINE SOUTH OF EX. 10" WATER MAIN ALIGNMENT.

EX 10" BV INSPECT EX 10" VALVE, CITY MAY REQUIRE REPLACING

66' 12" DI

24" FL 12" DI

EX 14" BV WAS REPLACED

EX 14" WATER MAIN

EX 14" VALVE AS REPLACED WITH NEW 14" VALVE.

NEW 12" DI WATER MAIN TO THE MEADOWS

WATER CONNECTION DETAIL

NTS

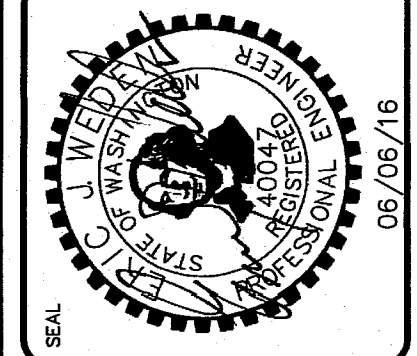
AS-BUILT CITY RECORD
AS-BUILT INFORMATION

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PROJECT TITLE
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A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA**
DRAWING TITLE
THORNTON ROAD PLAN & PROFILE

DATE : 06/04/2014
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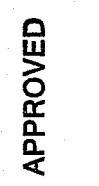
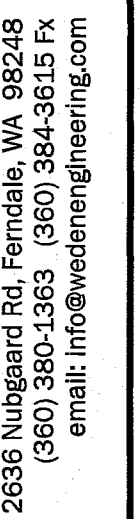
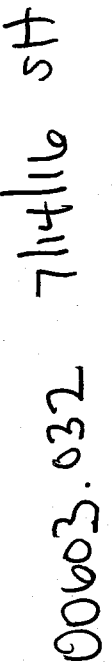
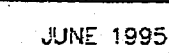
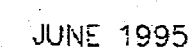
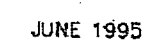
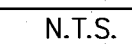
BY  CITY OF FERRISDALE

No.	REVISIONS/ SUBMISSIONS	DATE
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	REVISED & FINISH GRADE	08/27/15
3	REVISIONS PER REVIEW COMMENTS	11/06/14
2	REVISIONS PER REVIEW COMMENTS	10/14/14
1	REVISIONS PER REVIEW COMMENTS	08/06/14
REVIEWED: E/WJ DRAWN: KLS		
CAD FILE:		PROJECT NO. 1308-01

PROJECT TITLE	THE MEADOWS - PHASE I A PLANNED UNIT DEVELOPMENT THORNTON ROAD FERNDALE, WA
DRAWING TITLE	THORNTON ROAD PLAN & PROFILE

DATE : 06/04/2014
DRAWING No.
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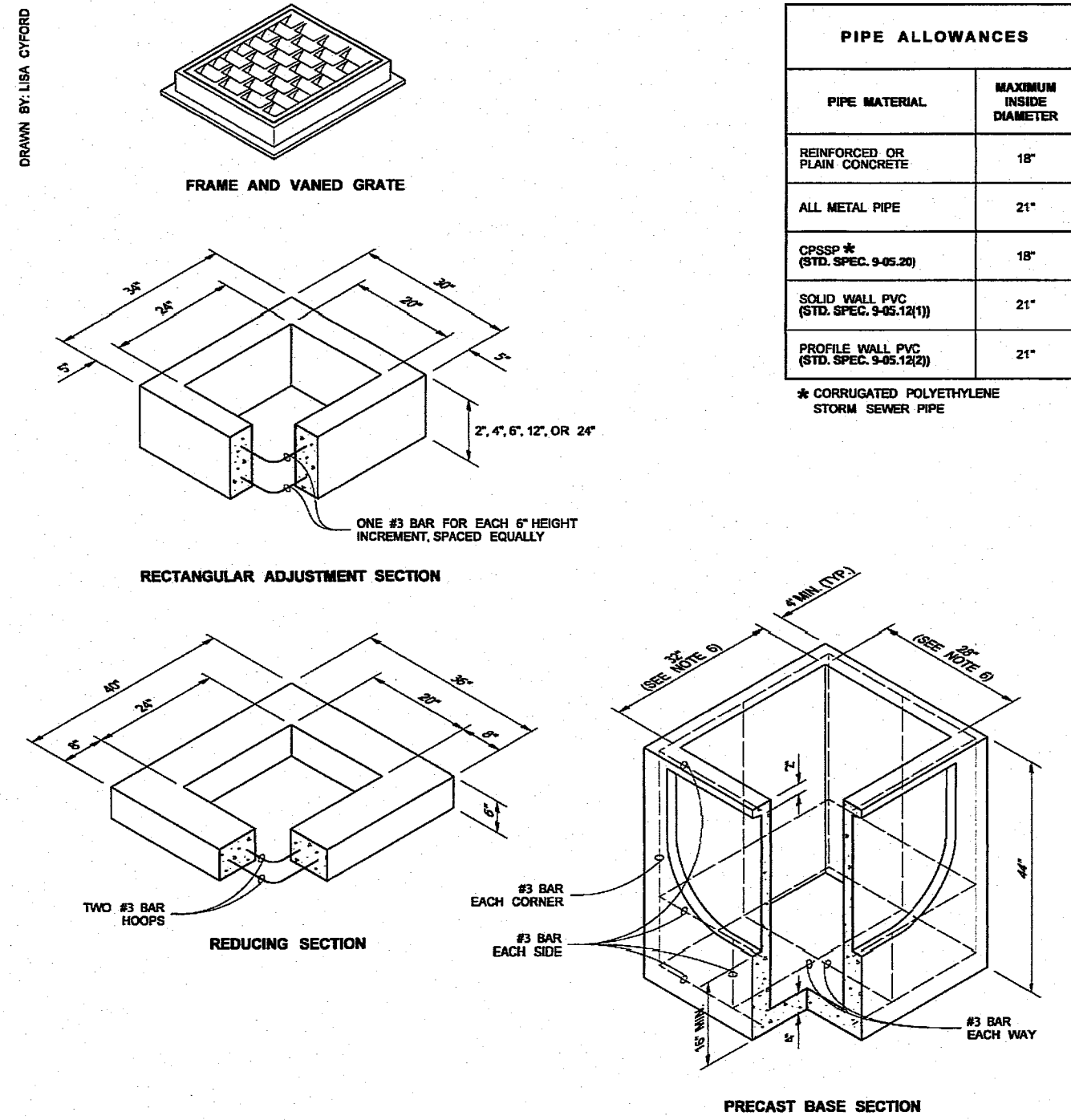
DD603.031 7/14/16 stt



AS-BUILTS

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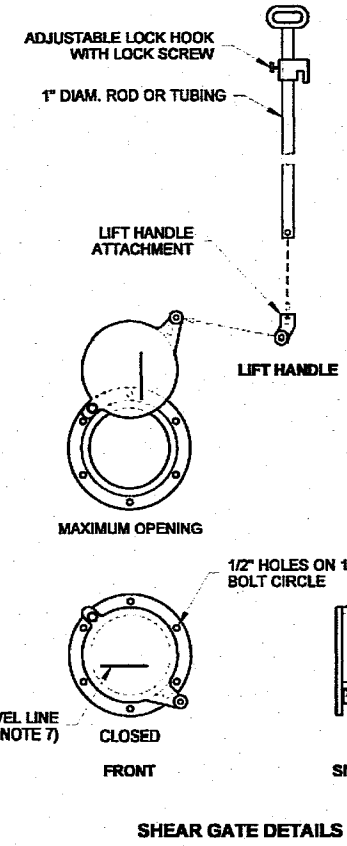
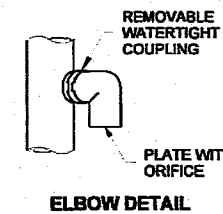
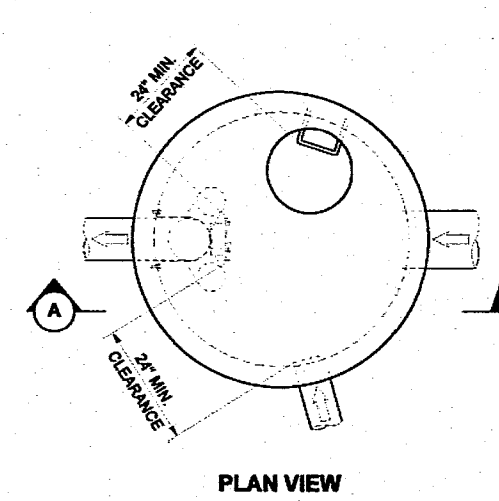
DRAWN BY: LISA OTTEND



NOTES

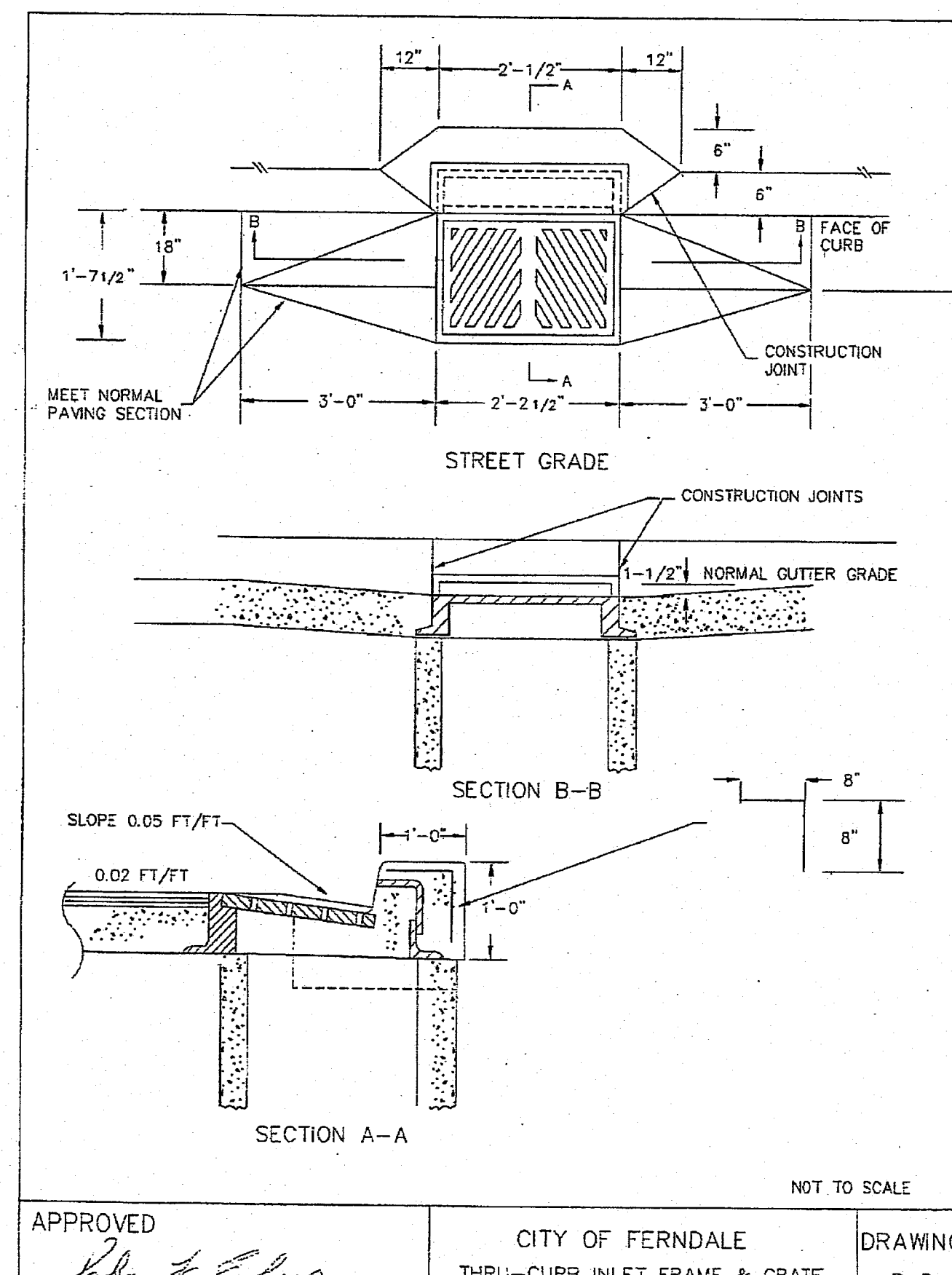
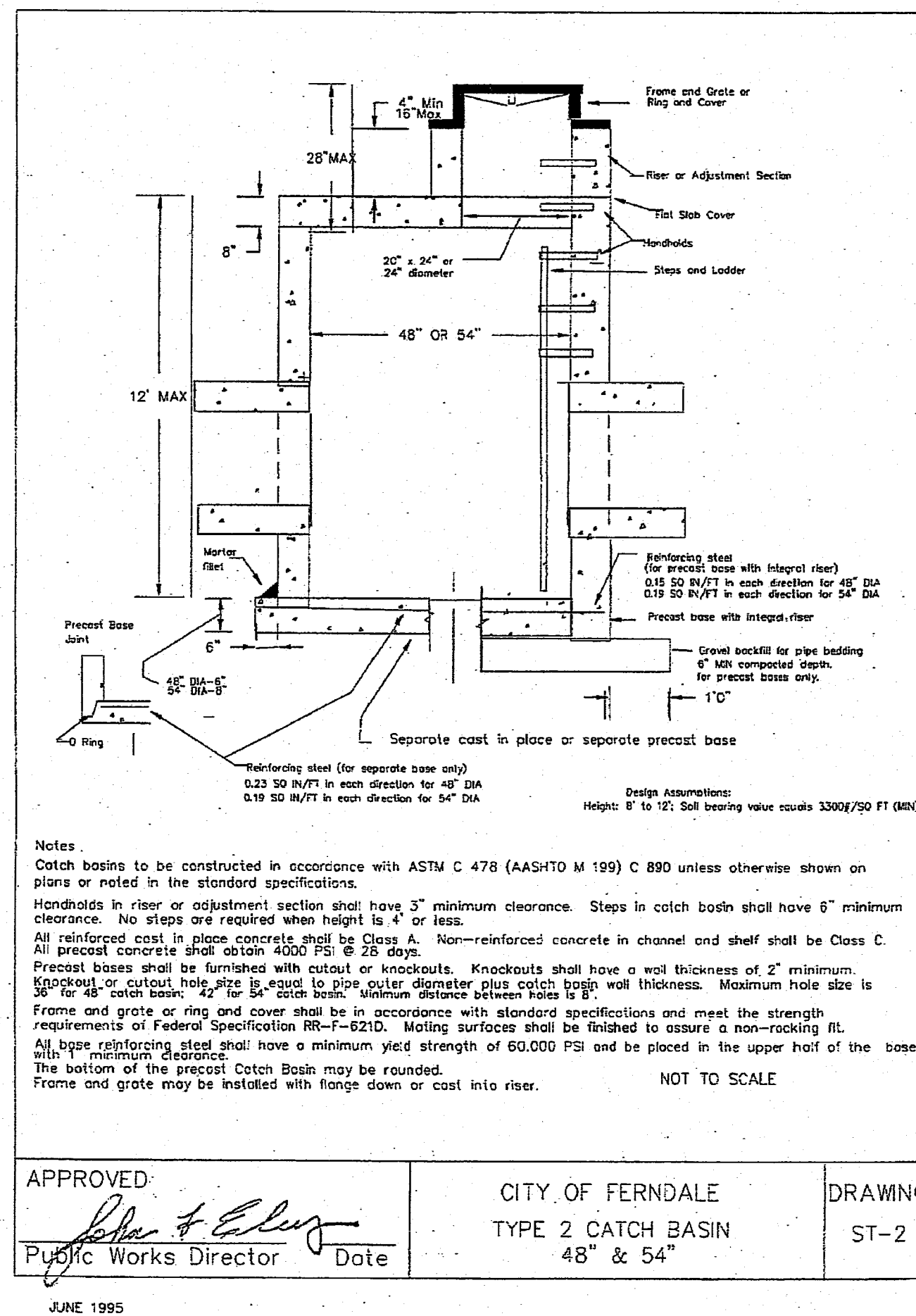
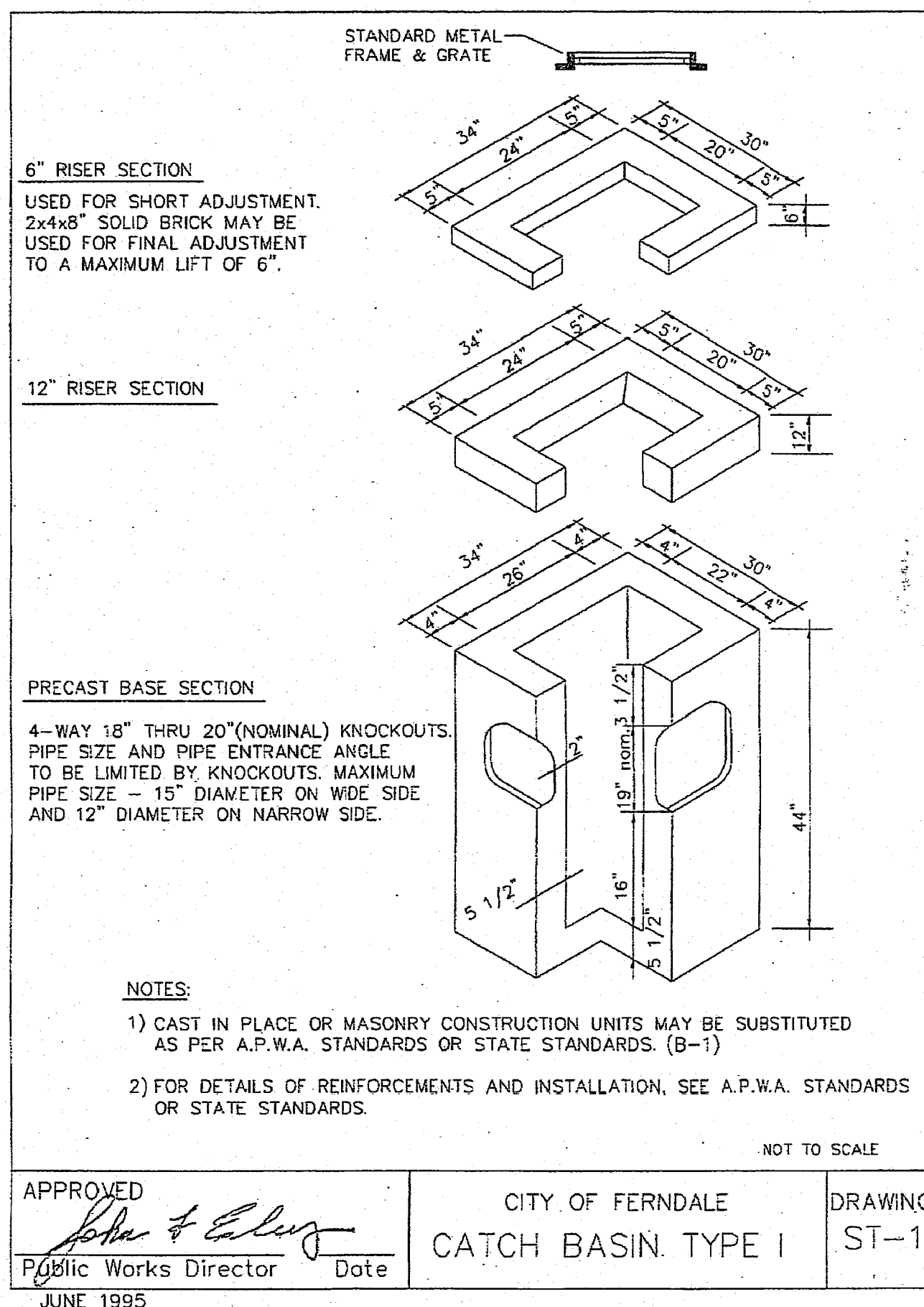
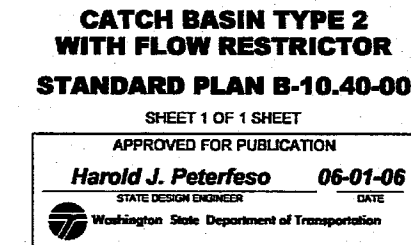
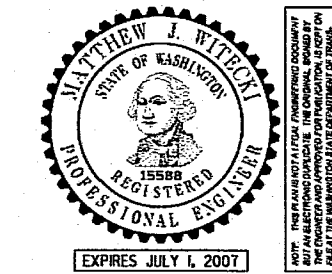
1. As acceptable alternatives to the rebar shown in the PRECAST BASE SECTION, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot, shall be used with the minimum required rebar shown in the ALTERNATIVE PRECAST BASE SECTION. Wire mesh shall not be placed in the knockouts.
2. The knockout shall not be greater than 28" in any direction. Knockouts shall have a wall thickness of 2" minimum to 2.5" maximum. Provide a 1.5" 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 9-04.3.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5'.
4. The frame and grate may be installed with the flange down or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1:24 or steeper.
6. The opening shall be measured at the top of the Precast Base Section.
7. All pickup holes shall be grouted full after the basin has been placed.

DRAWN BY: MARK ELIWA



NOTES

1. The pipe supports and the flow restrictor shall be constructed of the same material and be anchored at a maximum spacing of 38". Attach the pipe supports to the manhole with 5/8" stainless steel expansion bolts or embed the supports into the manhole wall 2".
2. The vertical riser stem of the flow restrictor shall be the same diameter as the horizontal outlet pipe with a minimum diameter of 8".
3. The flow restrictor shall be fabricated from one of the following materials:
 - 0.060" Corrugated Aluminum Alloy Drain Pipe
 - 0.064" Corrugated Galvanized Steel Drain Pipe with Treatment 1
 - 0.064" Corrugated Aluminum Alloy Steel Drain Pipe
 - 0.060" Aluminum alloy flat sheet, in accordance with ASTM B 209, 5052 H32 or EPS
 - High Density Polyethylene Storm Sewer Pipe
4. The frame and ladder or steps are to be offset so that the shear gate is visible from the top; the climb-down space is clear of the riser and gate; the frame is clear of the curb.
5. The multi-orifice elbows may be located as shown, or all placed on one side of the riser to assure ladder clearance. The size of the elbows and their placement shall be specified in the Contract.
6. Restrictor plate with orifice as specified in the Contract. The opening is to be cut round and smooth.
7. The shear gate shall be made of aluminum alloy in accordance with ASTM B 26 and ASTM B 275, designation 2030A, or cast iron in accordance with ASTM A 48, Class 30B. The lift handle shall be made of a similar metal to the gate (to prevent galvanic corrosion), it may be of solid rod or hollow tubing, with adjustable hook as required. A neoprene rubber gasket is required between the riser mounting flange and the gate flange. Install the gate so that the level-line mark is level when the gate is closed. The mating surfaces of the lift and the body shall be machined for proper fit. All shear gate bolts shall be stainless steel.
8. The shear gate maximum opening shall be controlled by limited hinge movement, a stop tab, or some other device.
9. Alternative shear gate designs are acceptable if material specifications are met and flange bolt pattern matches.



AS-BUILTS

PROJECT TITLE

THE MEADOWS - PHASE I

A PLANNED UNIT DEVELOPMENT

THORNTON ROAD

FERNDAL, WA

DRAWING TITLE

STORM DETAILS

DATE: 06/04/2014

DRAWING NO.

31 of 41

No.	REVISIONS / SUBMISSIONS	DATE
AS-BUILT CITY REDLINE COMMENTS	05/15/16	
AS-BUILT INFORMATION	11/20/15	
3	REVISIONS PER REVIEW COMMENTS	11/06/14
2	REVISIONS PER REVIEW COMMENTS	10/14/14
1	REVISIONS PER REVIEW COMMENTS	08/05/14
REVIEWED: E.J.W.	DRAWN: K.L.S.	
CAD FILE:	PROJECT NO. 1308-01	

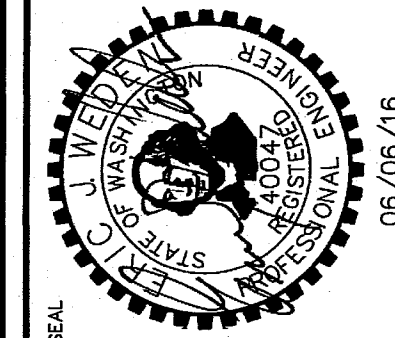
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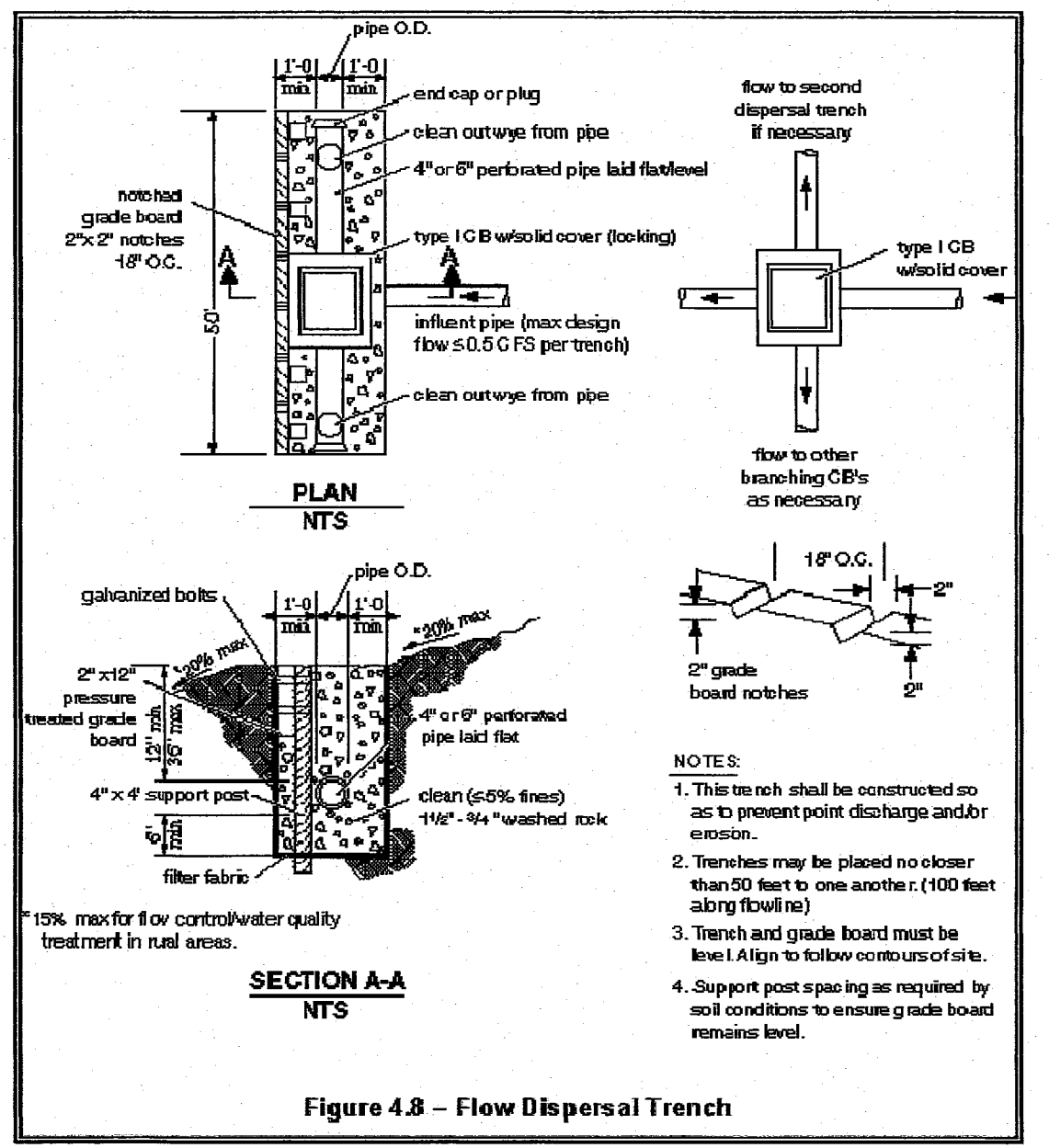
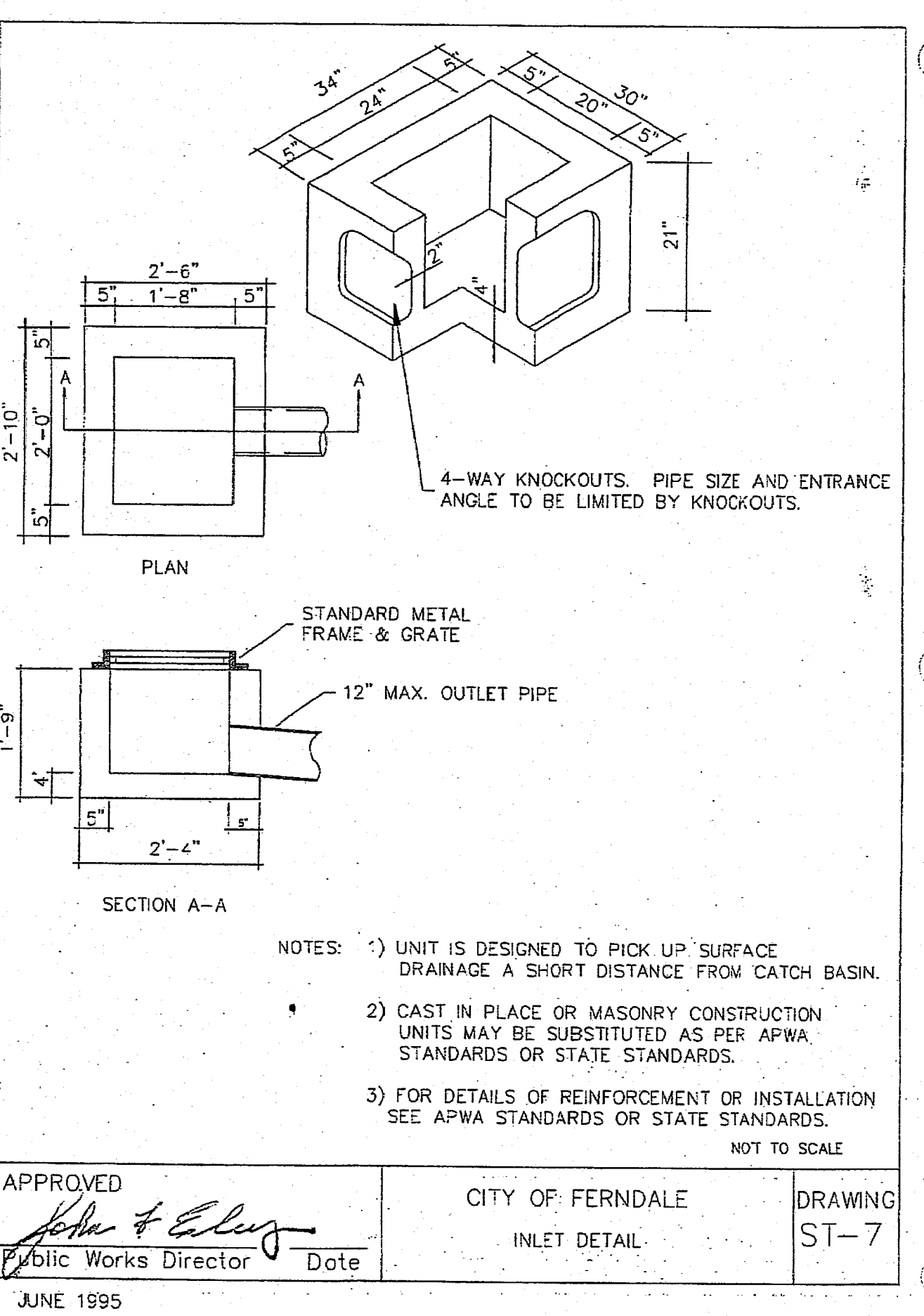
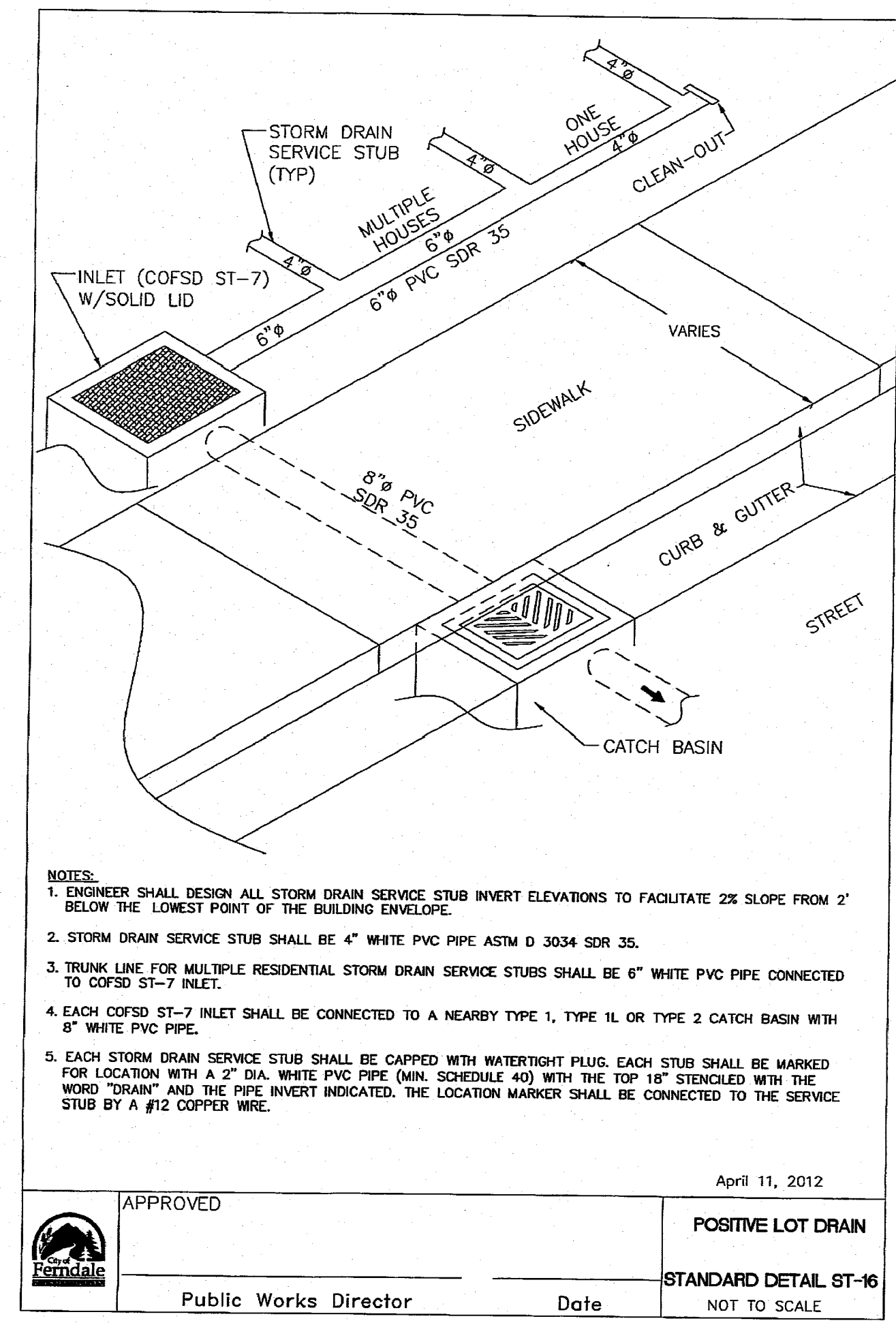
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email: info@wedengineering.com



00603.033 7/14/16 ST



February 2005 volume V — Runoff Treatment BMPs 4-25

THE FOLLOWING SUPPLEMENTAL SPECIFICATIONS ARE TO BE USED IN CONJUNCTION WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CURRENT EDITION:

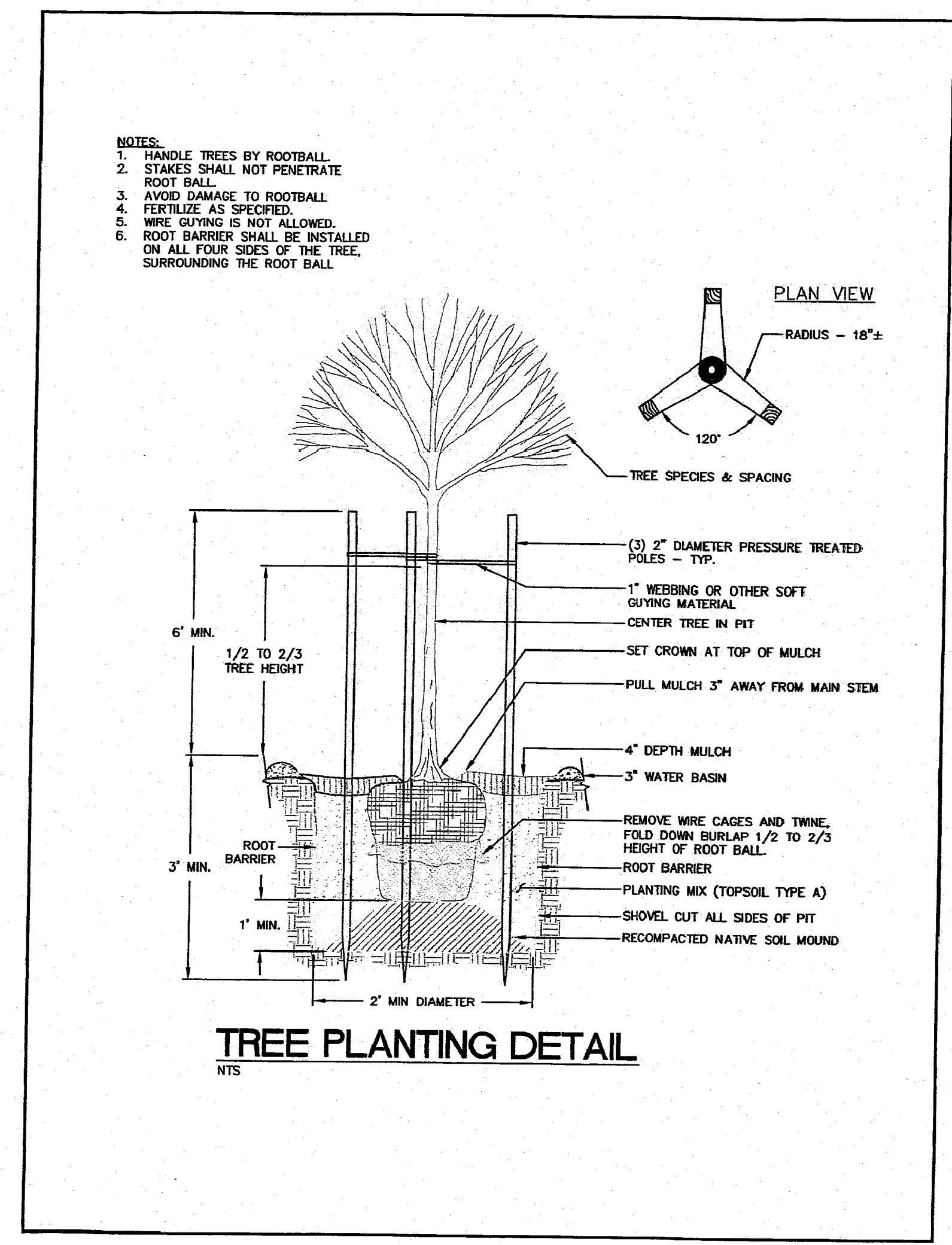
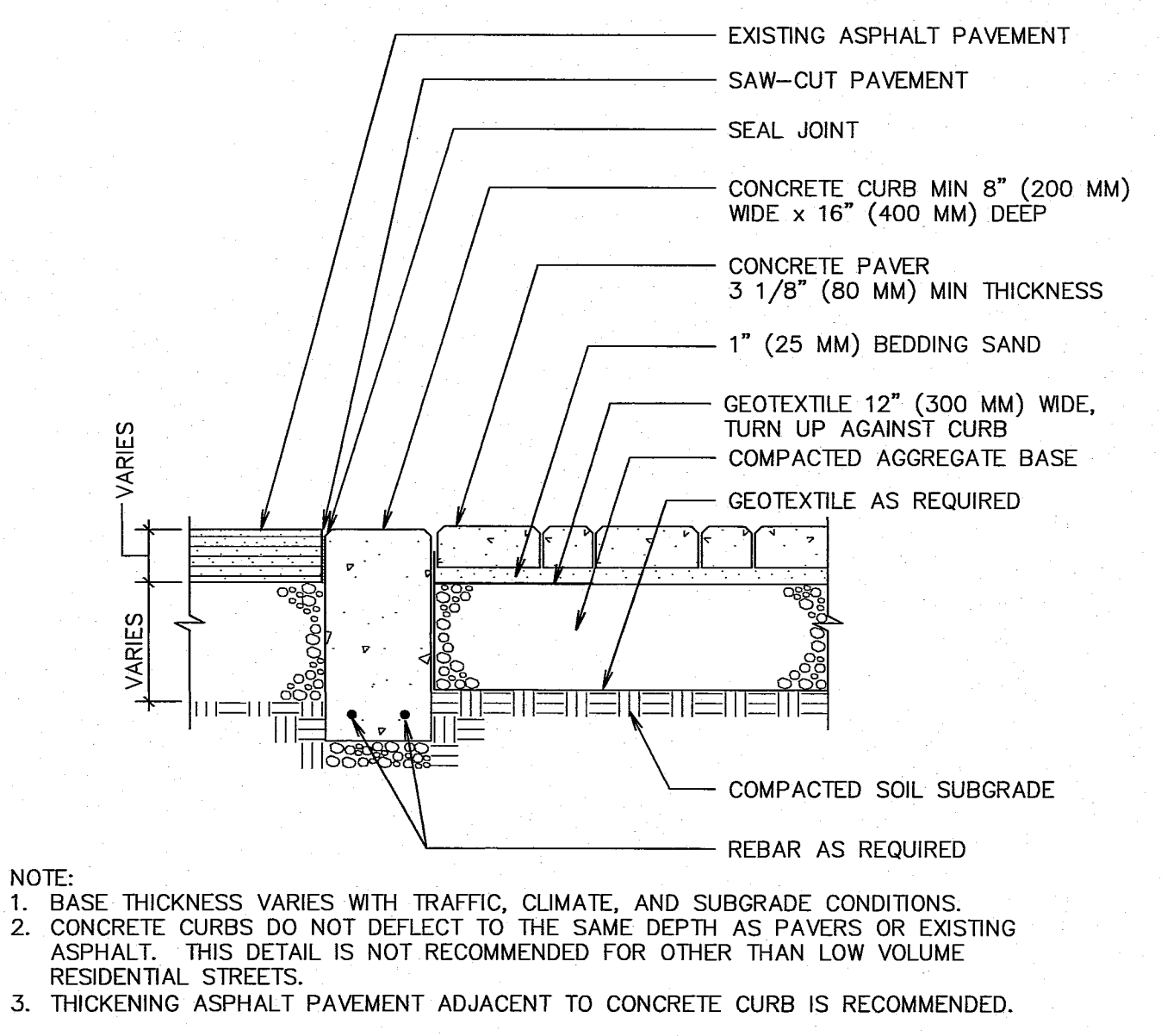
BEDDING FOR SEWERS, DRAINS AND CULVERTS FOR PVC PIPE—

BEDDING MATERIAL FOR PVC PIPE SHALL BE PEA GRAVEL CONFORMING THE FOLLOWING SPECIFICATIONS:

PEA GRAVEL — PEA GRAVEL BEDDING SHALL BE A CLEAN MIXTURE FREE FROM ORGANIC MATTER AND CONFORMING TO THE FOLLOWING GRADATION WHEN TESTED IN ACCORDANCE WITH ASTM D422:

U.S. STANDARD SIEVE SIZE	PERCENTAGE PASSING, BY WT.
3/4"	100
3/8"	95-100
#8	0-10
#200	0-3

BACKFILL — WHENEVER A TRENCH IS EXCAVATED IN THE EXISTING OR PROPOSED ROADWAY, SIDEWALK OR OTHER AREAS WHERE SETTLEMENT WOULD BE DETRIMENTAL, THE ENTIRE TRENCH SHALL BE BACKFILLED WITH IMPORTED GRAVEL AND COMPACTED TO 95% OF MAXIMUM DENSITY.



AS-BUILTS

PROJECT TITLE: **THE MEADOWS - PHASE I**
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA

DRAWING TITLE: **STORM DETAILS**

DATE: 06/04/2014
DRAWING No. 32 of 41

APPROVED: *[Signature]*
Public Works Director Date

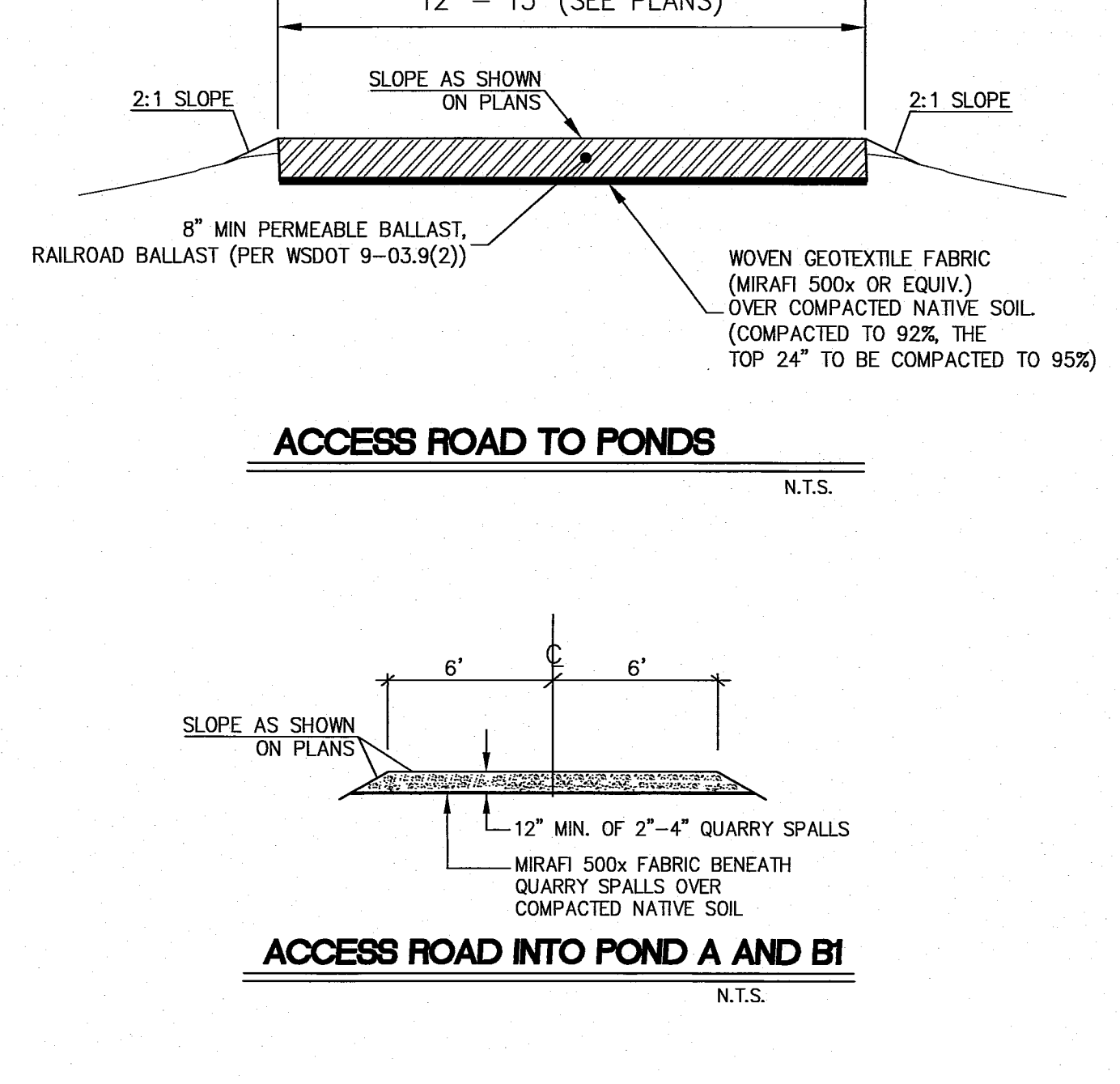
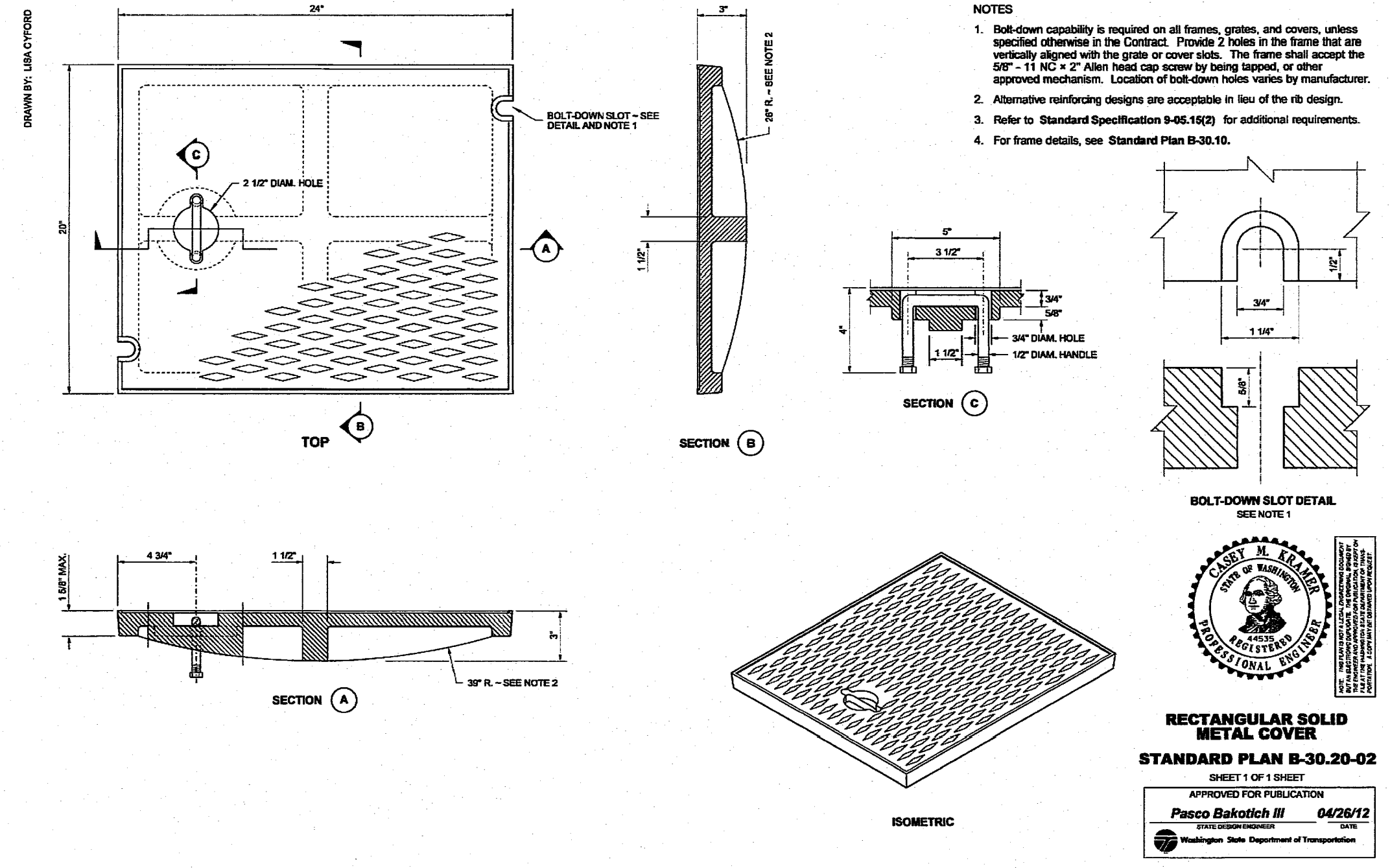
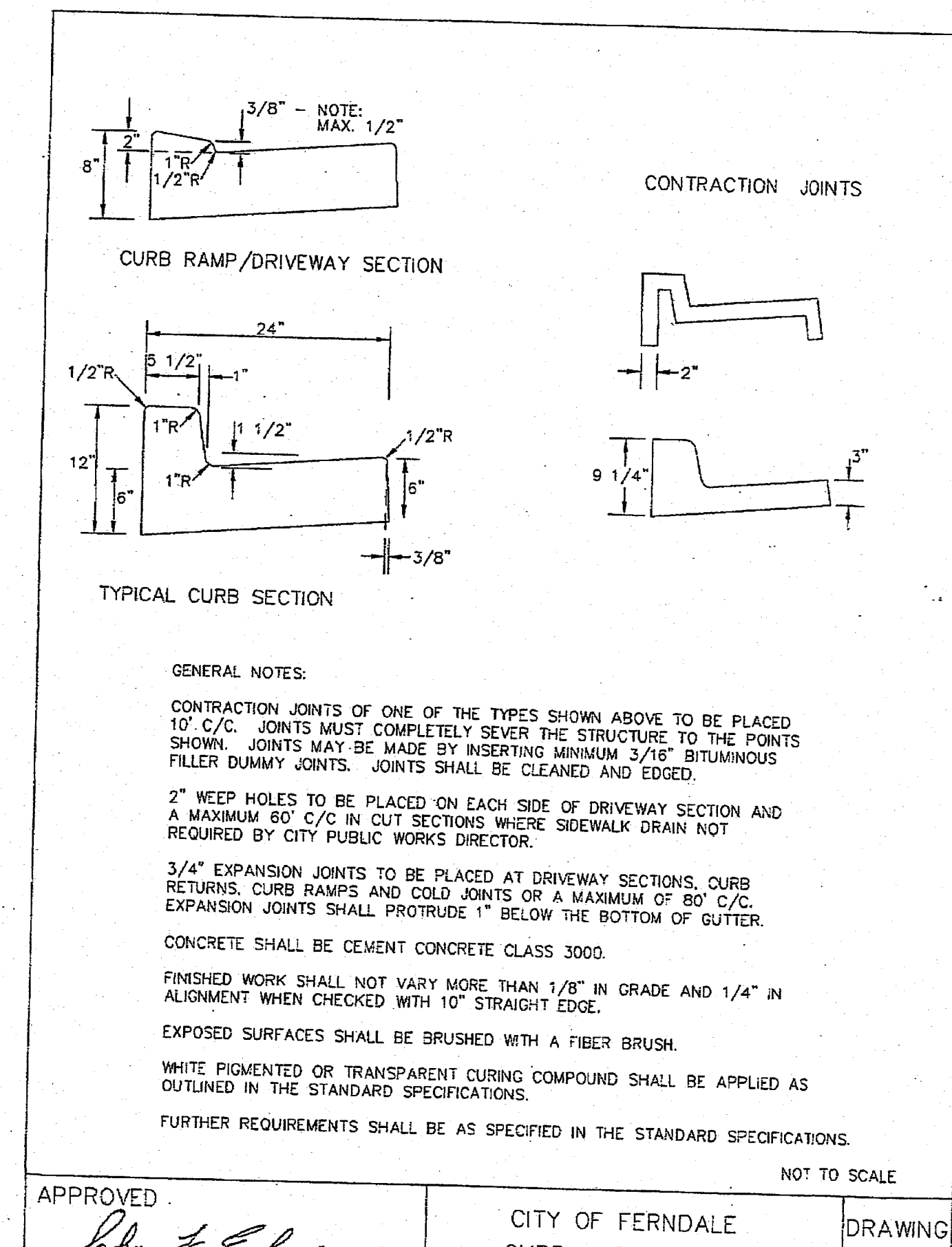
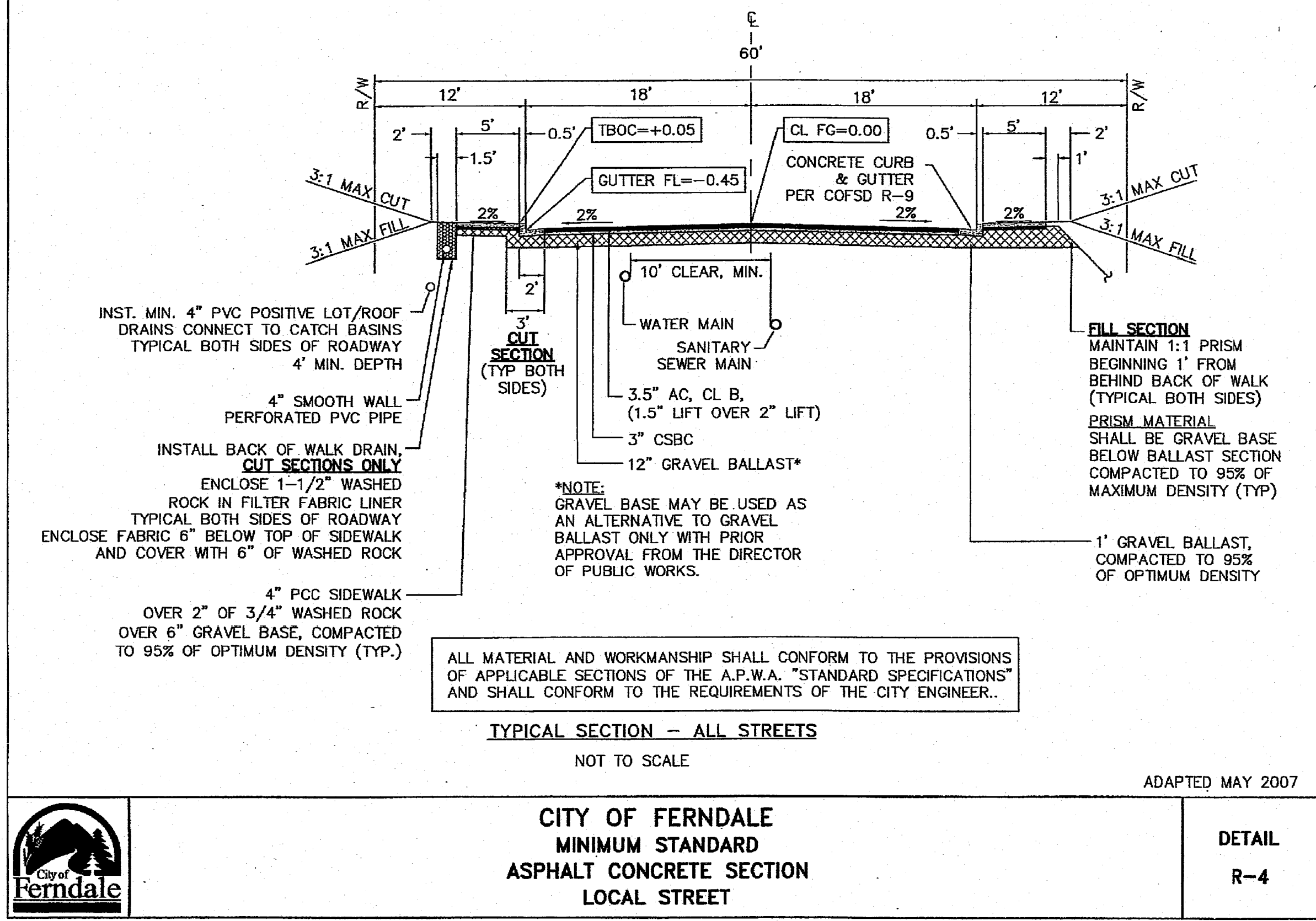
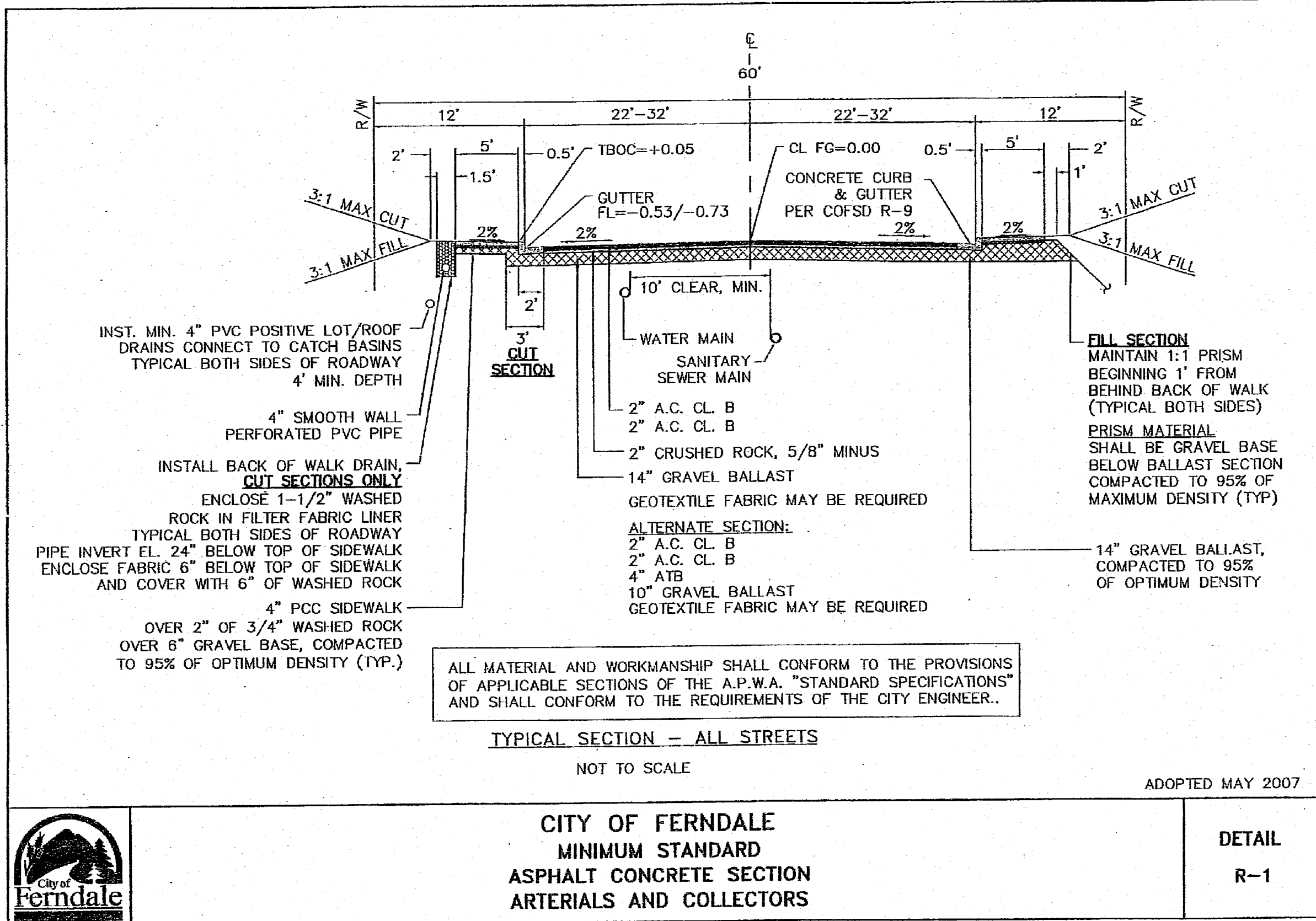
CITY OF FERNDALE
INLET DETAIL

DRAWING ST-7

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(360) 380-1363 (360) 384-3615 FX
email: info@wedenengineering.com

06/05/16

06/03/2014 7:14:16 SH



Embankment Construction Notes:

- Pond berm embankments must be constructed on native consolidated soil (or adequately compacted and stable fill soils analyzed by a geotechnical engineer) free of loose surface soil materials, roots, and other organic debris.
- Pond berm embankments greater than 4 feet in height must be constructed by excavating a key equal to 50 percent of the berm embankment cross-sectional height and width unless specified otherwise by a geotechnical engineer.
- Embankment compaction should be accomplished in such a manner as to produce a dense, low permeability engineered fill that can tolerate post-construction settlements with a minimum of cracking. The embankment fill should be placed on a stable subgrade and compacted to minimum of 95% of the Standard Proctor Maximum Density, ASTM Procedure D698. Placement moisture content should lie within 1% dry to 3% wet of the optimum moisture content. The existing onsite soil may be used for the embankment construction as long as the soil is free of weeds and debris and does not include topsoil. The soil must also have low permeability when compacted. The paramount concerns with these soils are their susceptibility to internal erosion or piping and to surface erosion from wave action and runoff on the upstream and downstream slopes, respectively.
- Anti-seepage filter-drain diaphragms must be placed on outflow pipes in berm embankments impounding water with depths greater than 8 feet at the design water surface.

AS-BUILTS

AS-BUILT CITY REDLINE COMMENTS 05/19/16

No.	REVISIONS/ SUBMISSIONS	DATE
1	AS-BUILT INFORMATION	11/20/15
2	ADDED SOLID LID DETAIL	10/09/15
3	REVISIONS PER REVIEW COMMENTS	11/06/14
2	REVISIONS PER REVIEW COMMENTS	10/14/14
1	REVISIONS PER REVIEW COMMENTS	08/05/14

REVIEWED: ELW DRAWN: KLS
CAD FILE: PROJECT NO. 1308-01

**THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA**

STREET DETAILS

DATE: 06/04/2014
DRAWING NO. 33 of 41

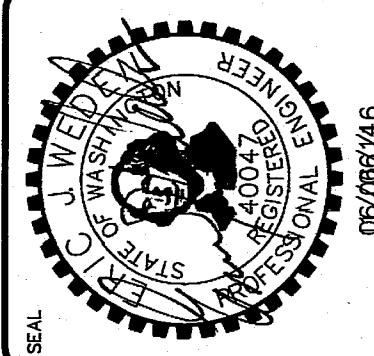
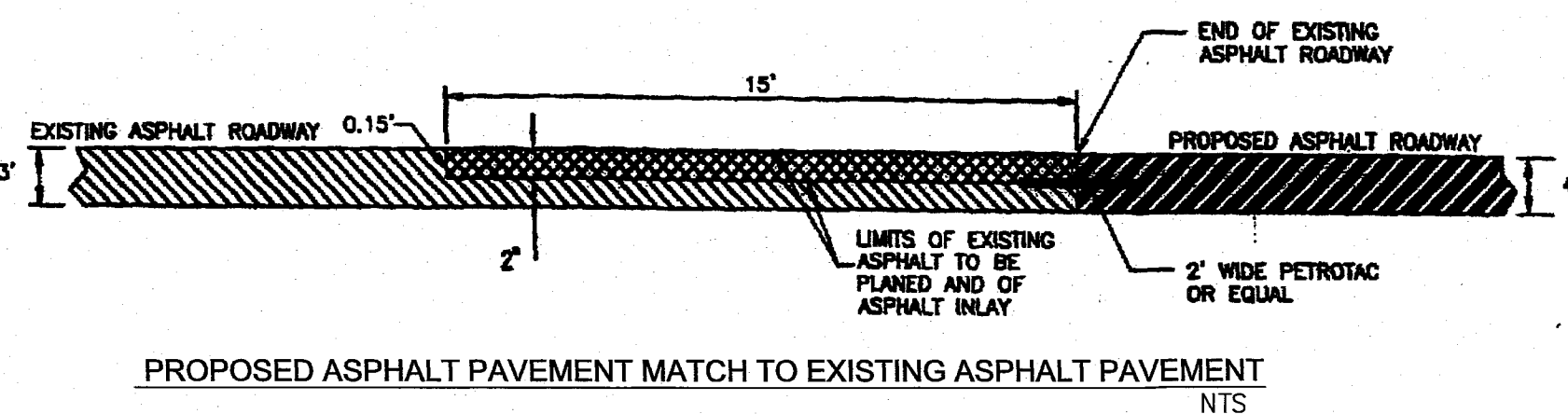
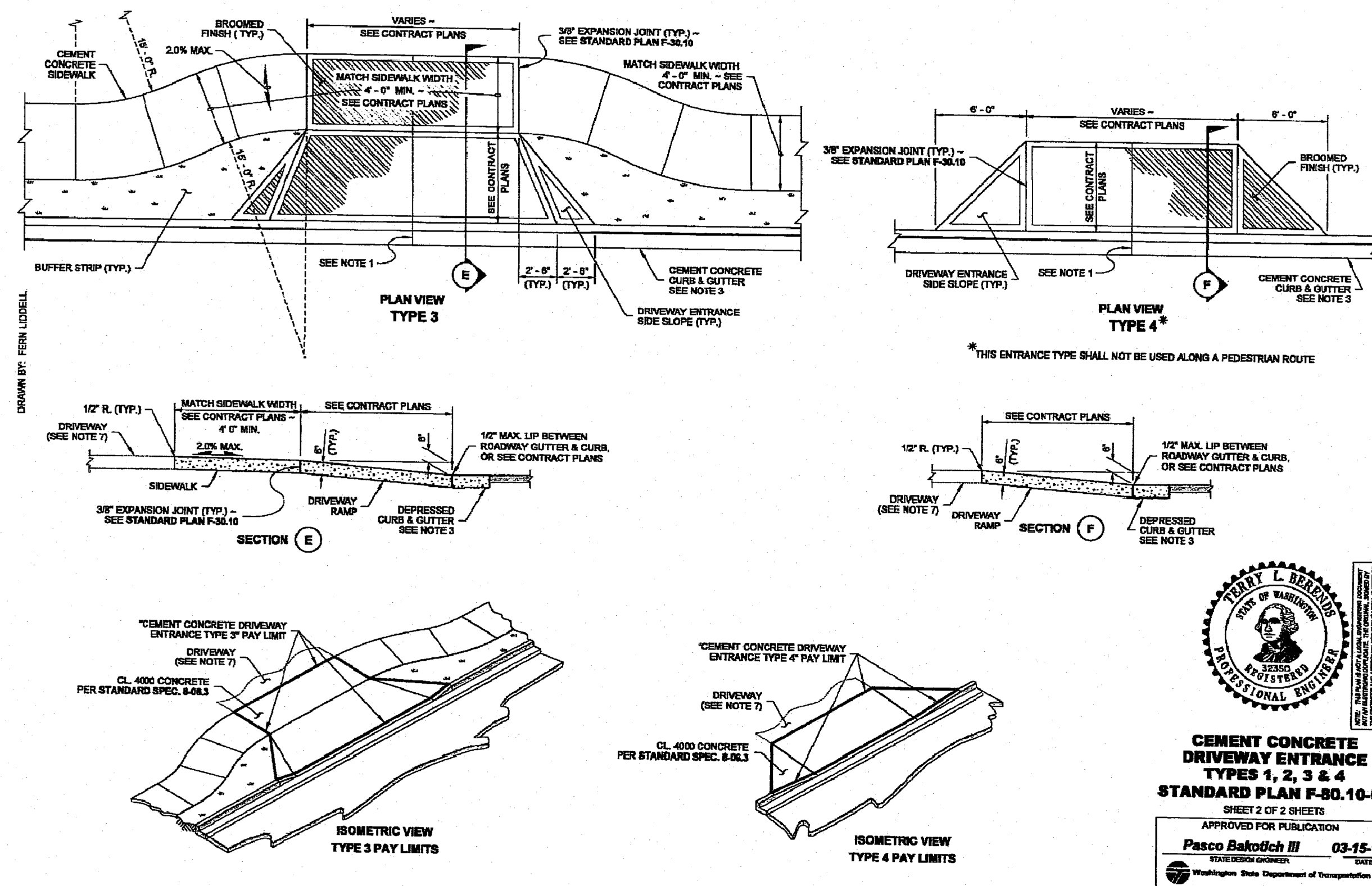
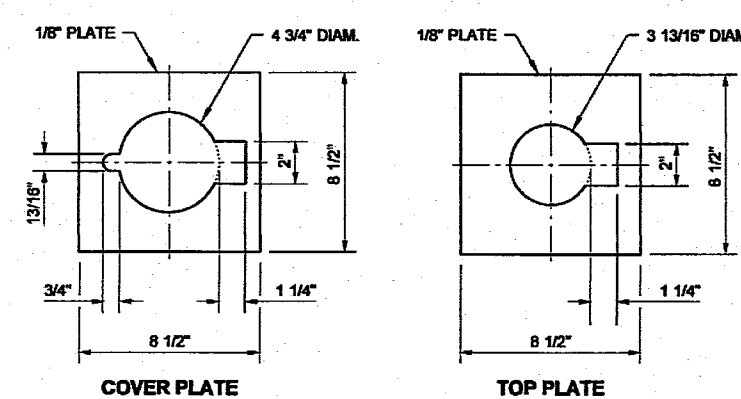
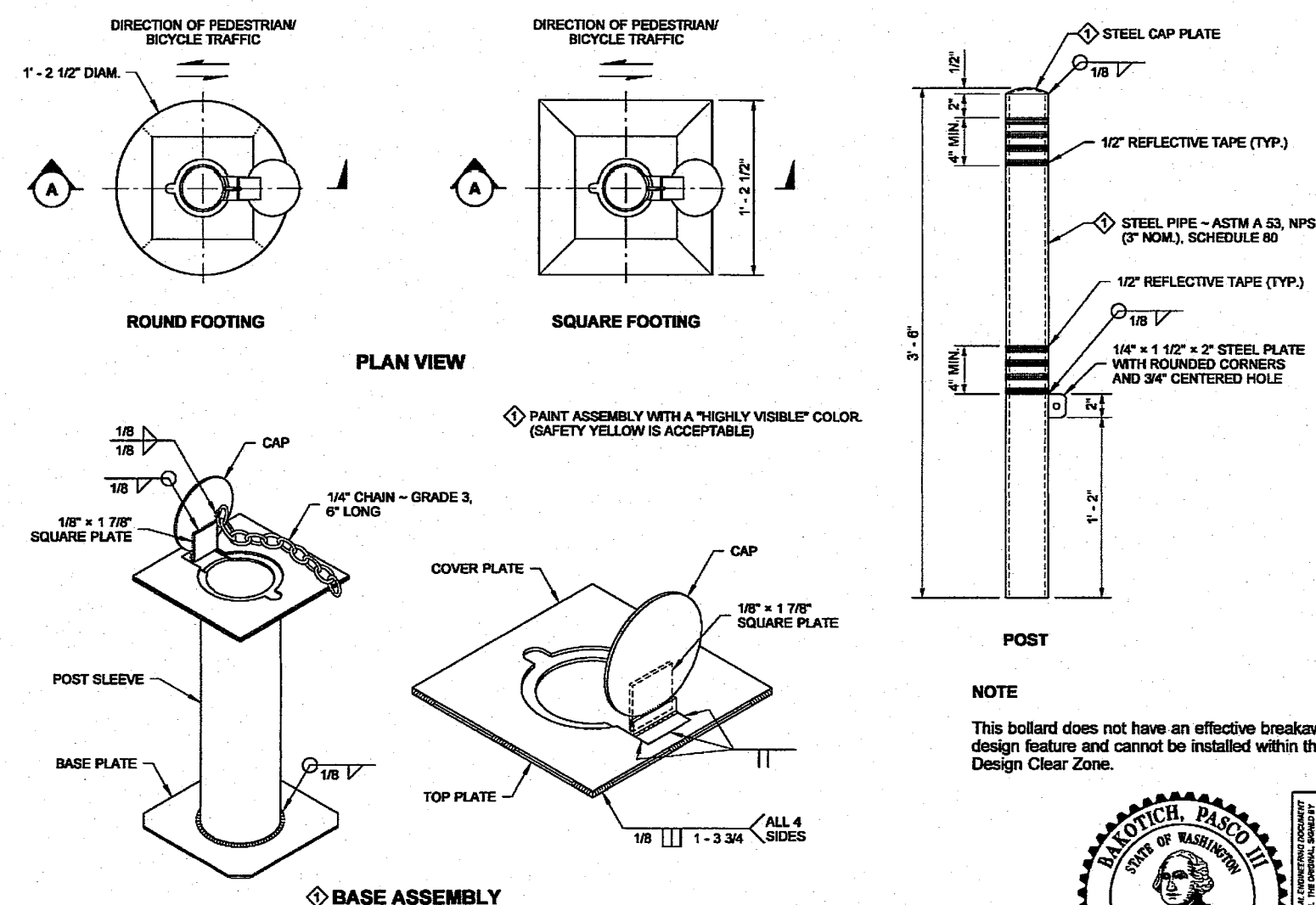
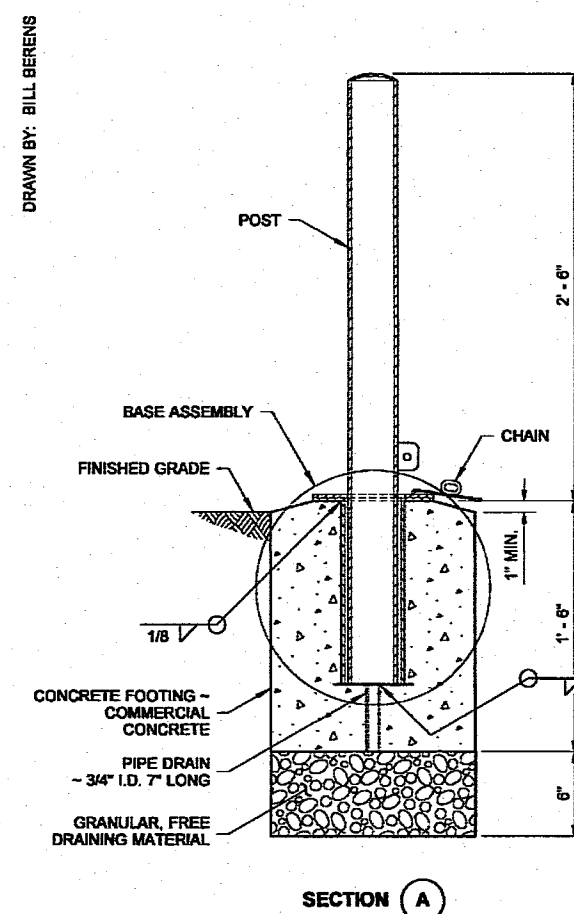
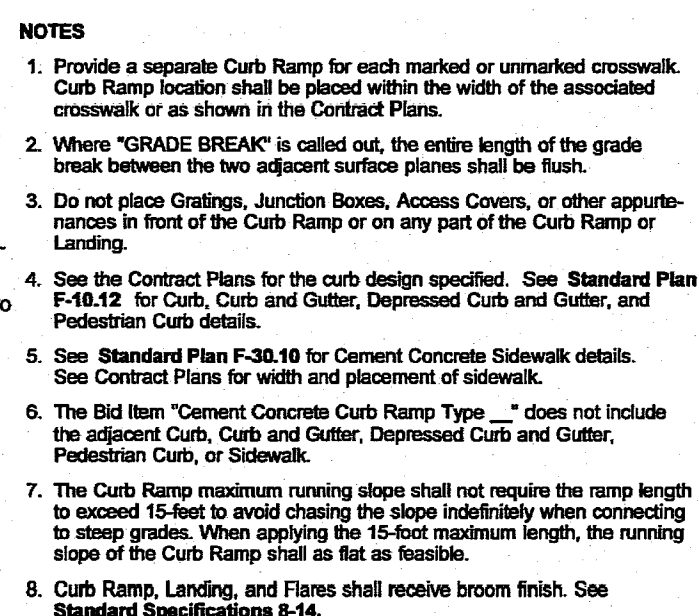


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2636 Nugaard Rd, Ferndale, WA 98248
(360) 380-1303 (360) 384-3515 Fax
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JUL 12 2016
BY: [Signature]
CITY OF FERNDALE

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CITY OF FERNDALE

No.	REVISIONS / SUBMISSIONS	DATE
	AS-BUILT CITY REDLINE COMMENTS	05/19/16
	AS-BUILT INFORMATION	11/30/15
3	REVISIONS PER REVIEW COMMENTS	11/06/14
2	REVISIONS PER REVIEW COMMENTS	10/14/14
1	REVISIONS PER REVIEW COMMENTS	08/06/14
	REVIEWED: E.J.W.	DRAWN: K.L.S.
	CAD FILE:	PROJECT NO. 140R-01

AS-BUILTS

PROJECT TITLE
THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA

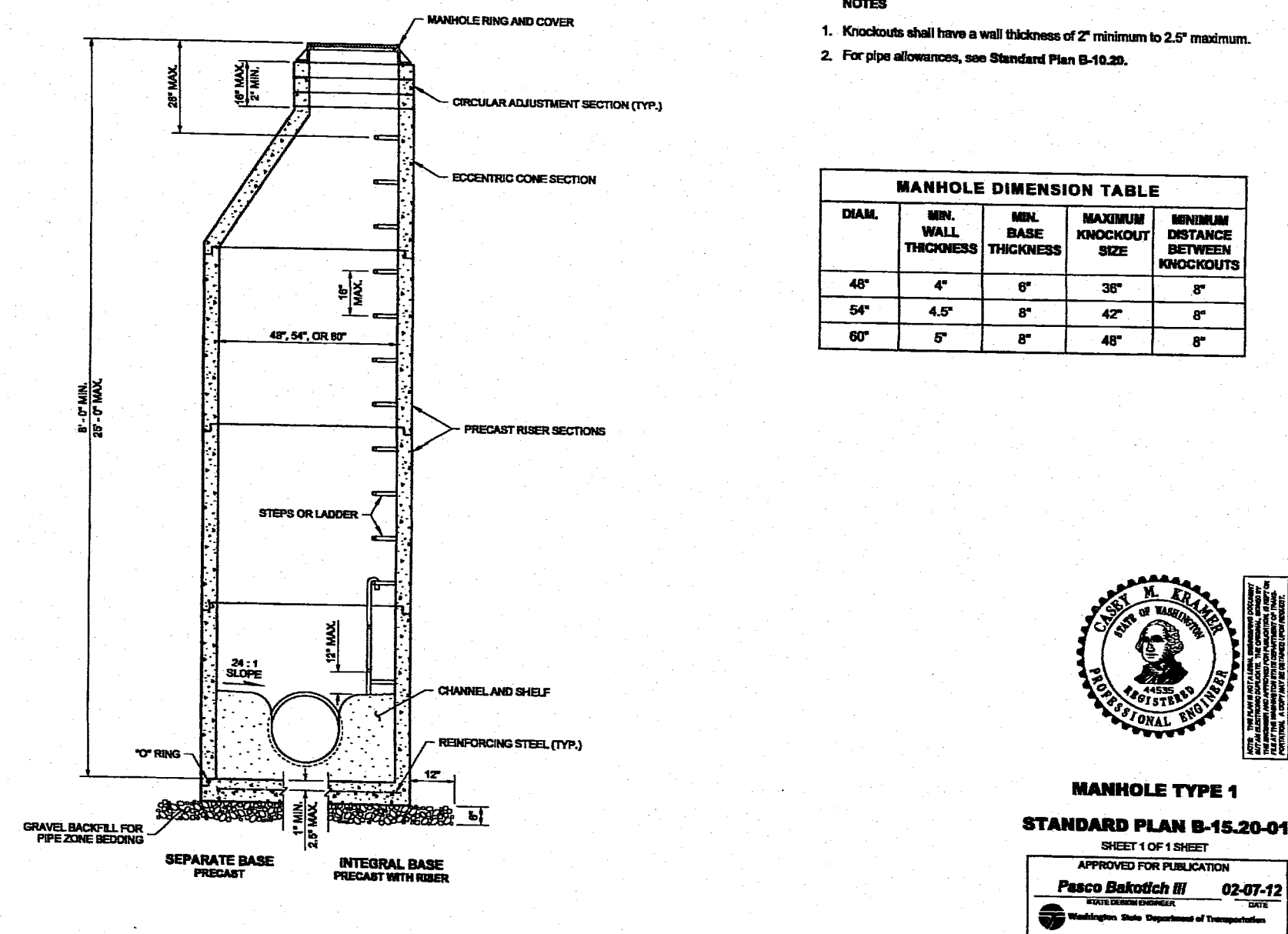
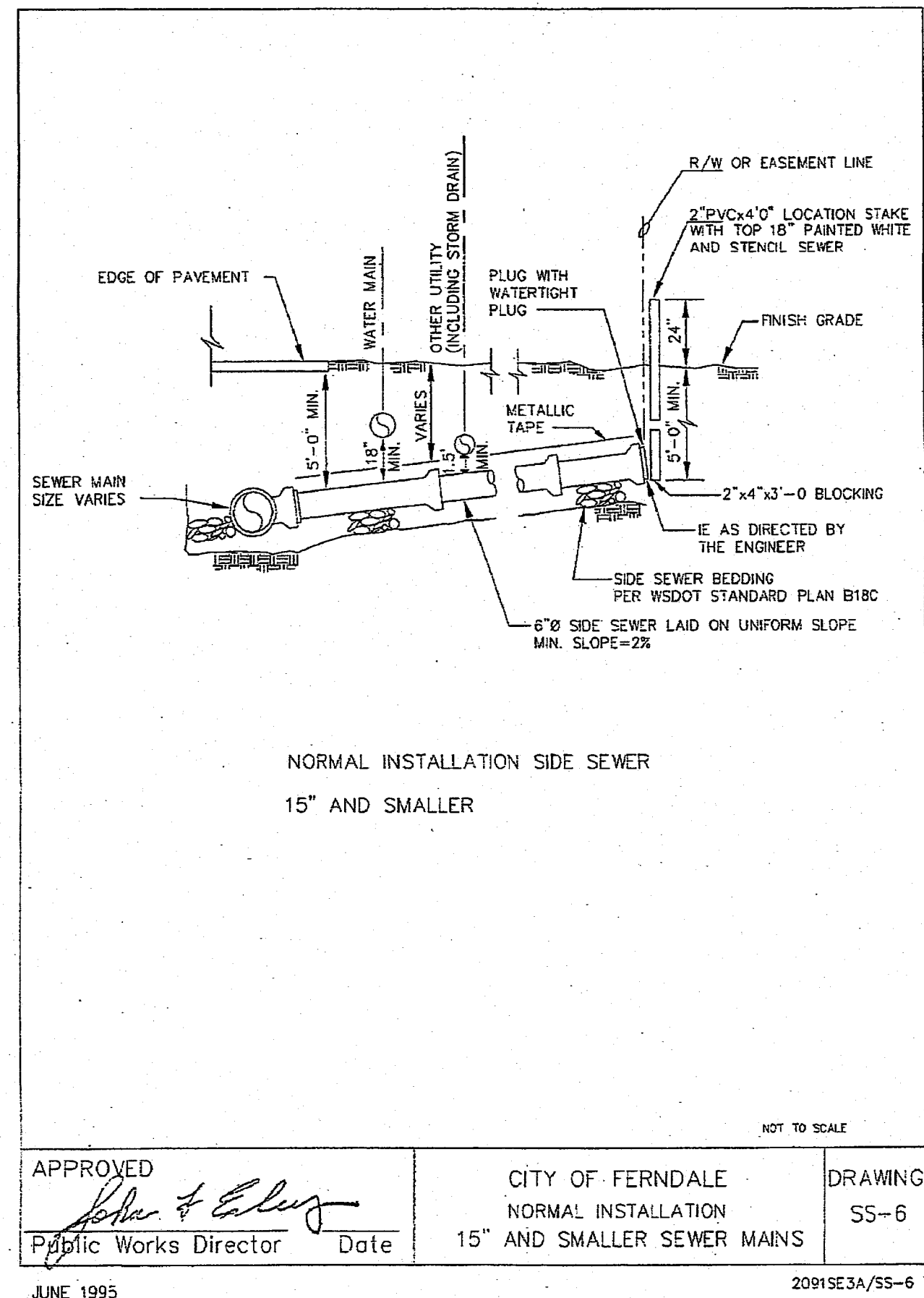
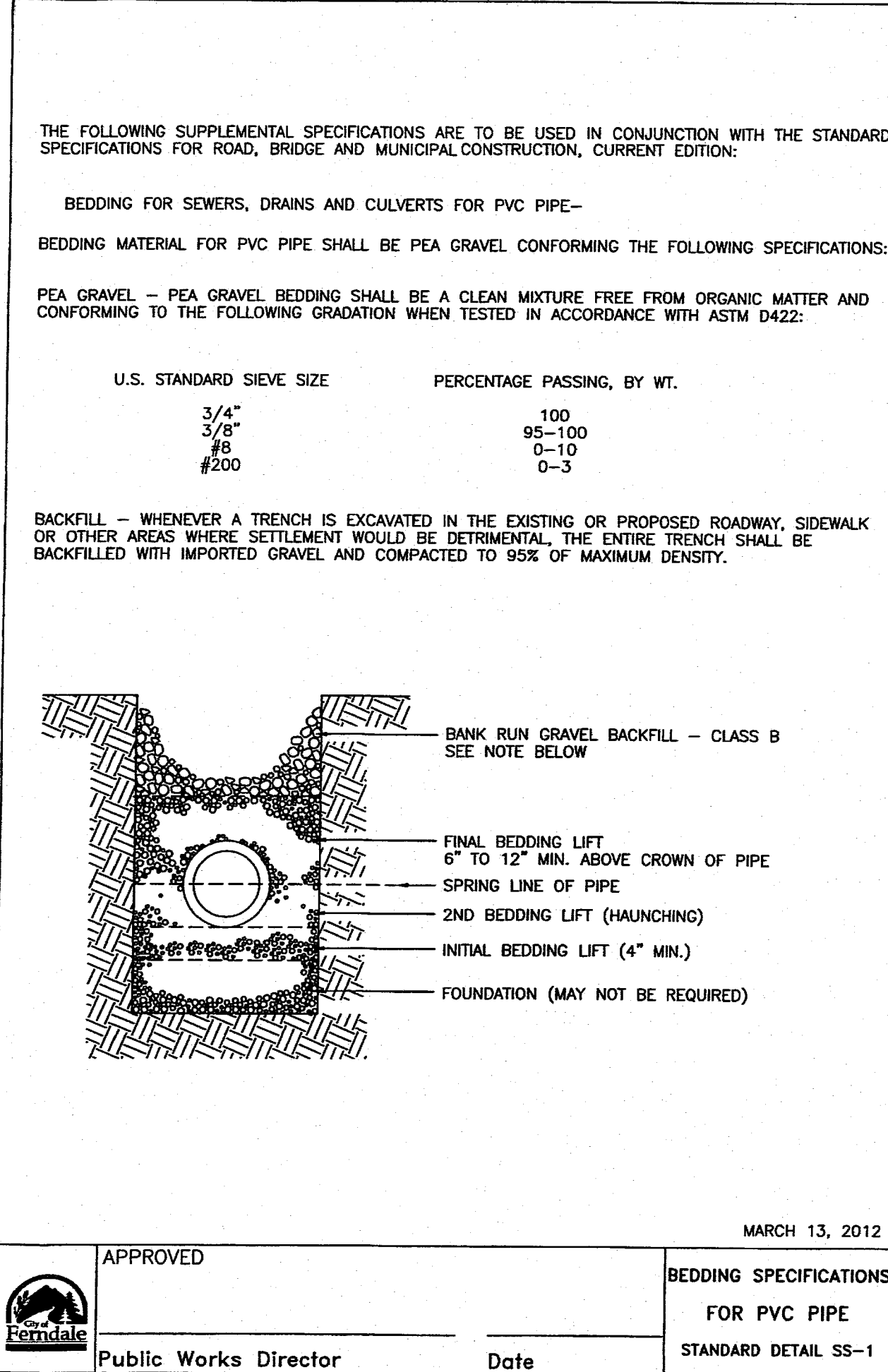
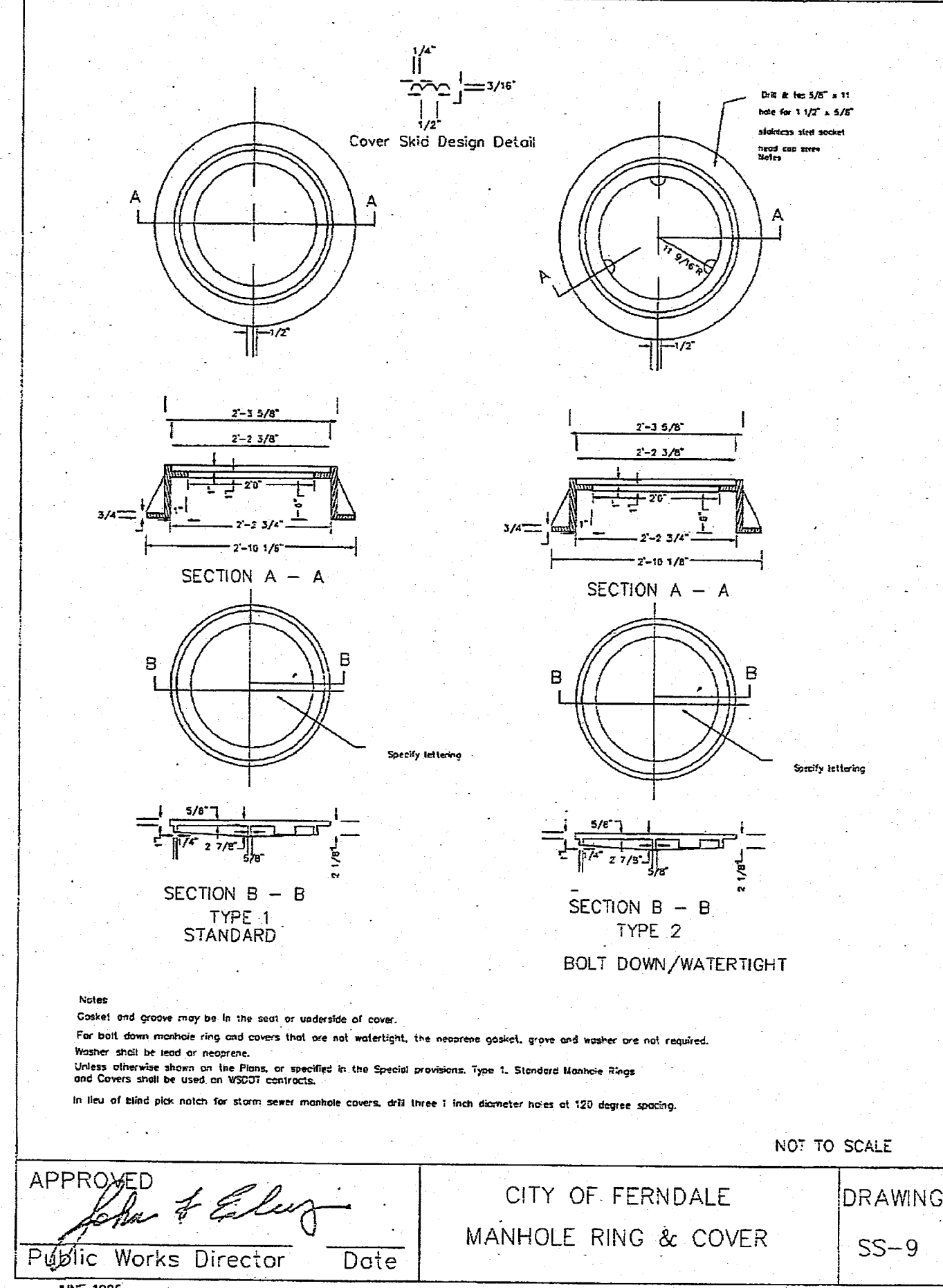
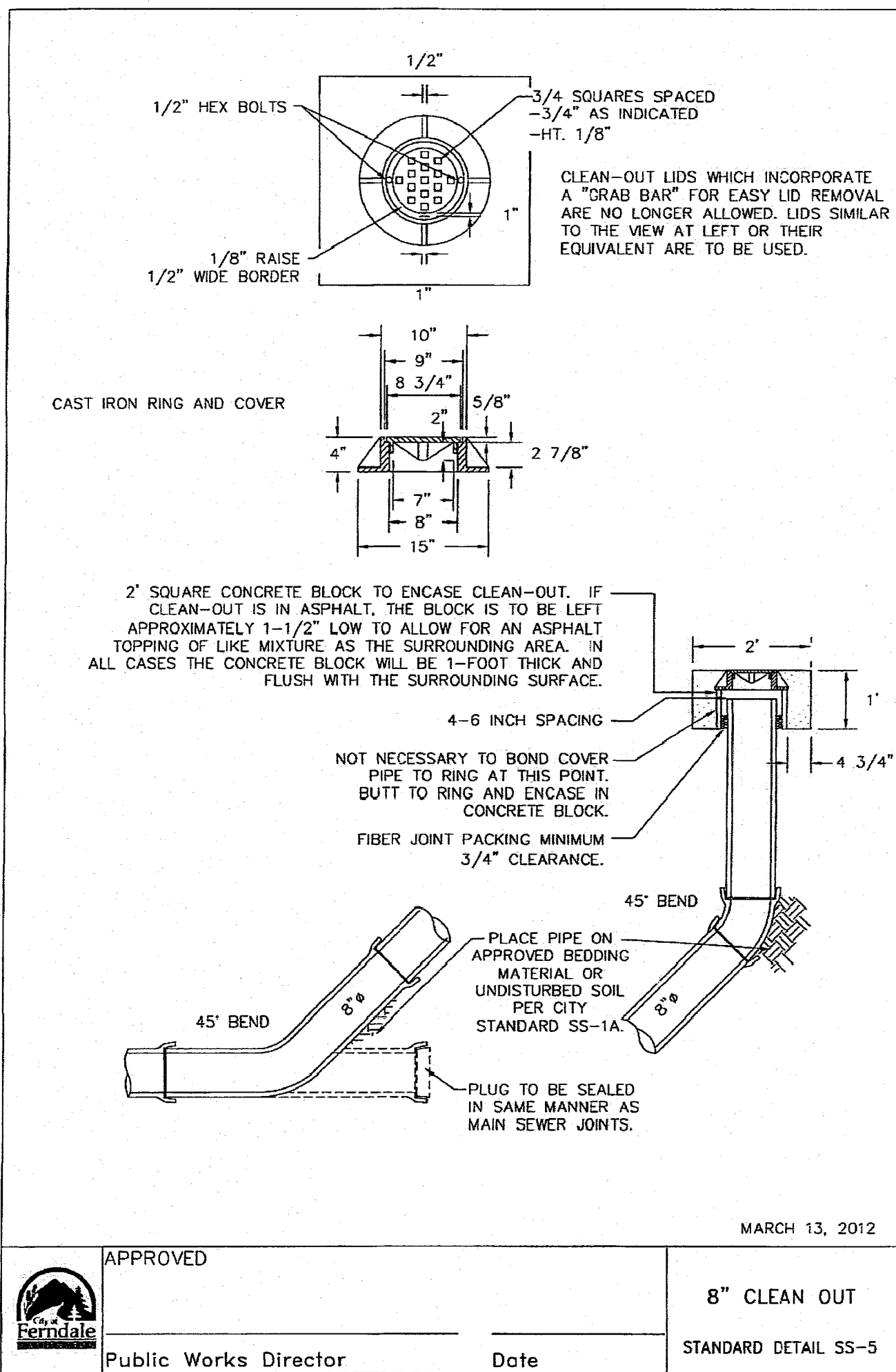
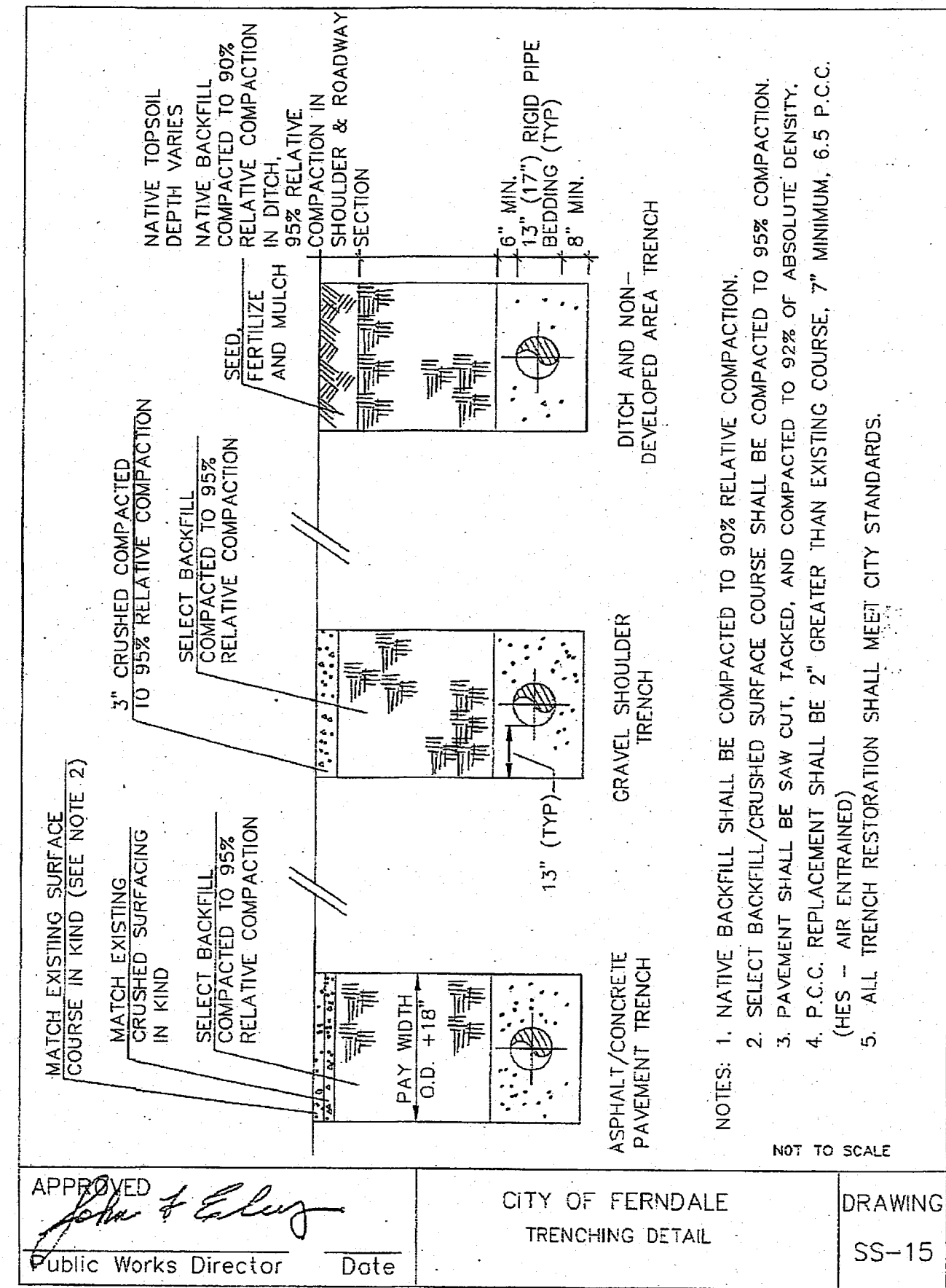
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STREET DETAILS

DATE : 06/04/2014
DRAWING No.

34 of 41

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kenny 06/06/16 10:58am - P:\1308-01_The Meadows (Blomquist) Russ Jeter\7 CAD Construction\As-Builts\1308 PH-31 ASB.dwg



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PROJECT TITLE
THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERDALE, WA
DRAWING TITLE
SANITARY SEWER DETAILS

DATE : 06/04/2014
DRAWING No.

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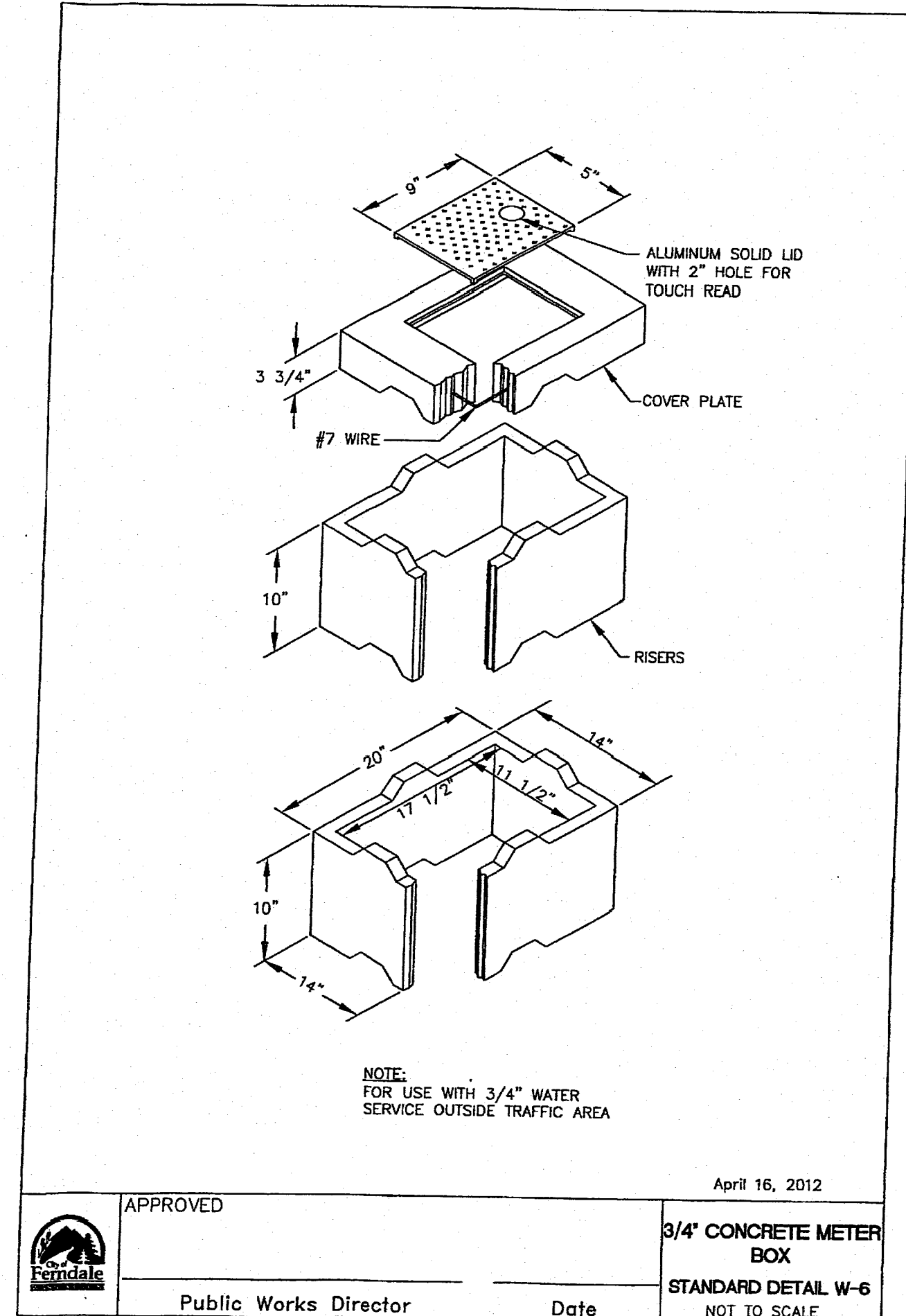
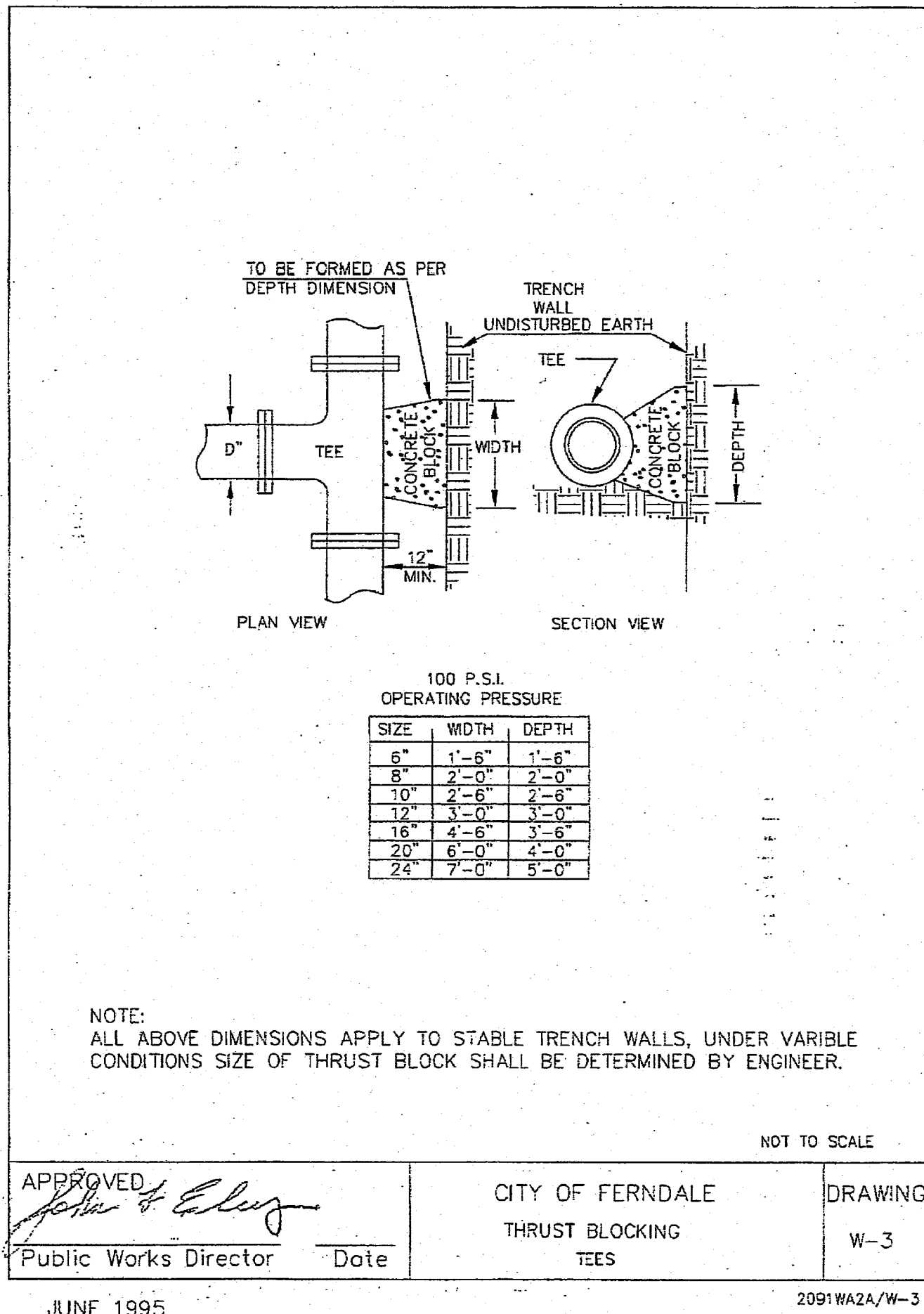
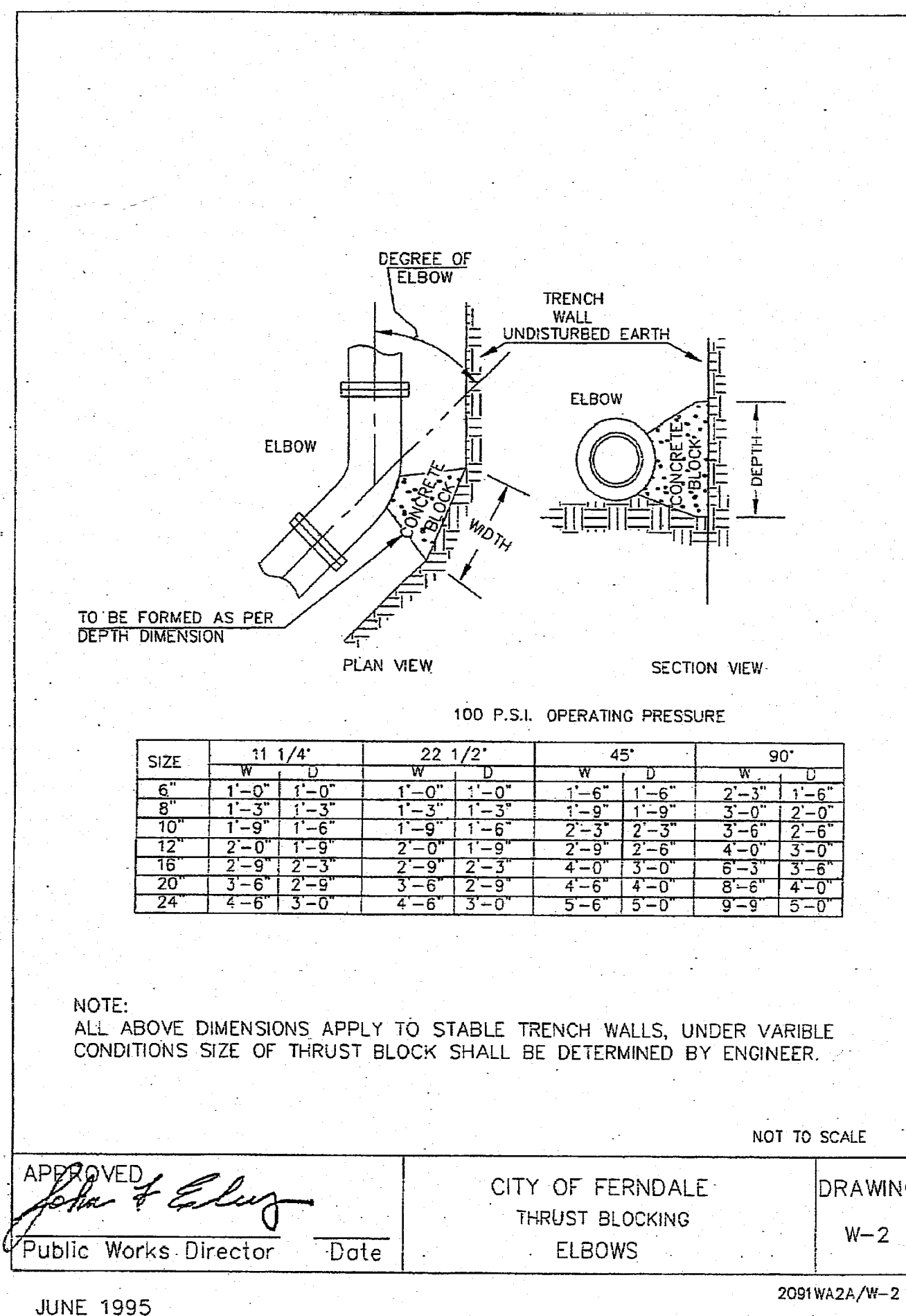
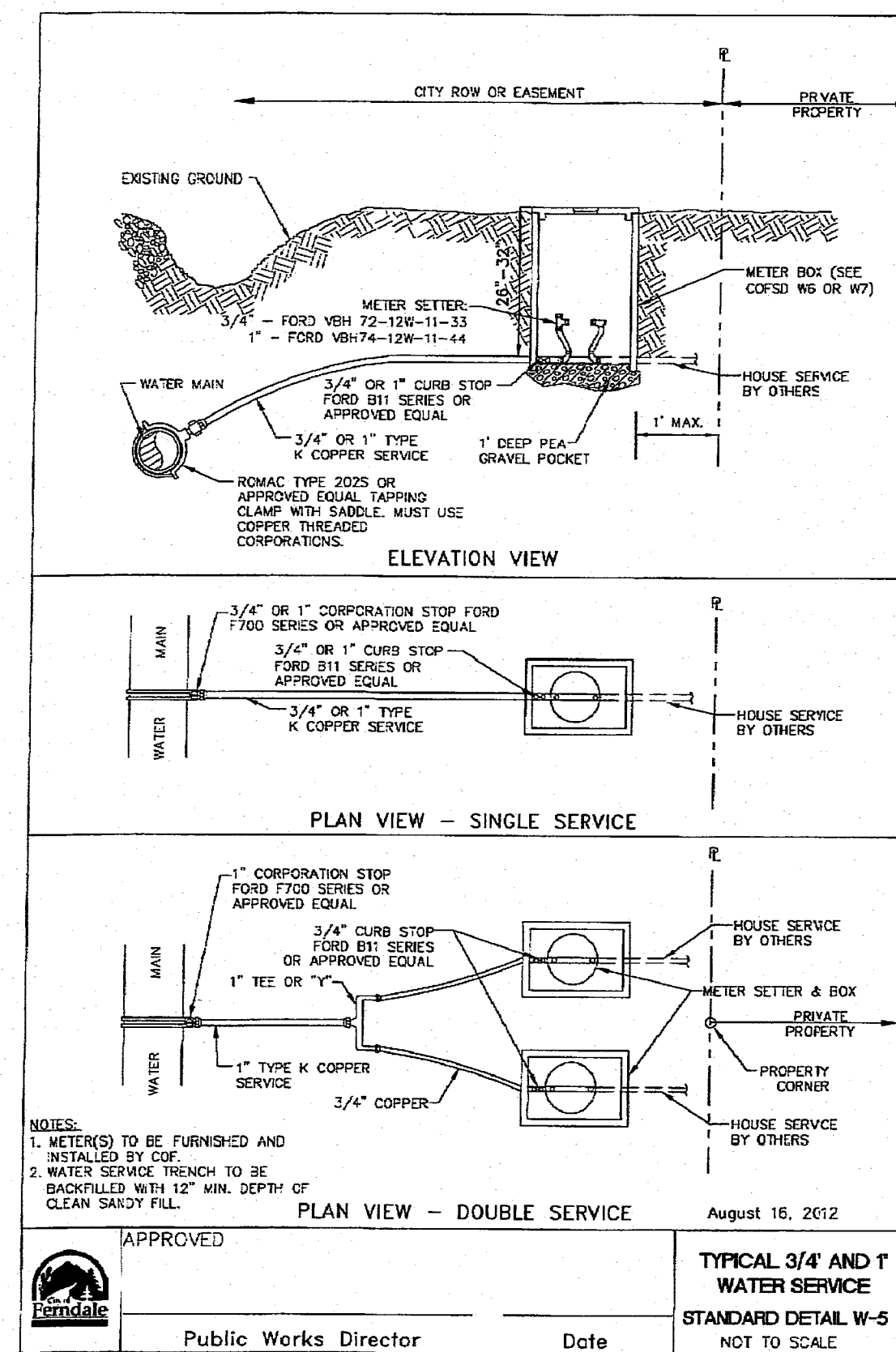
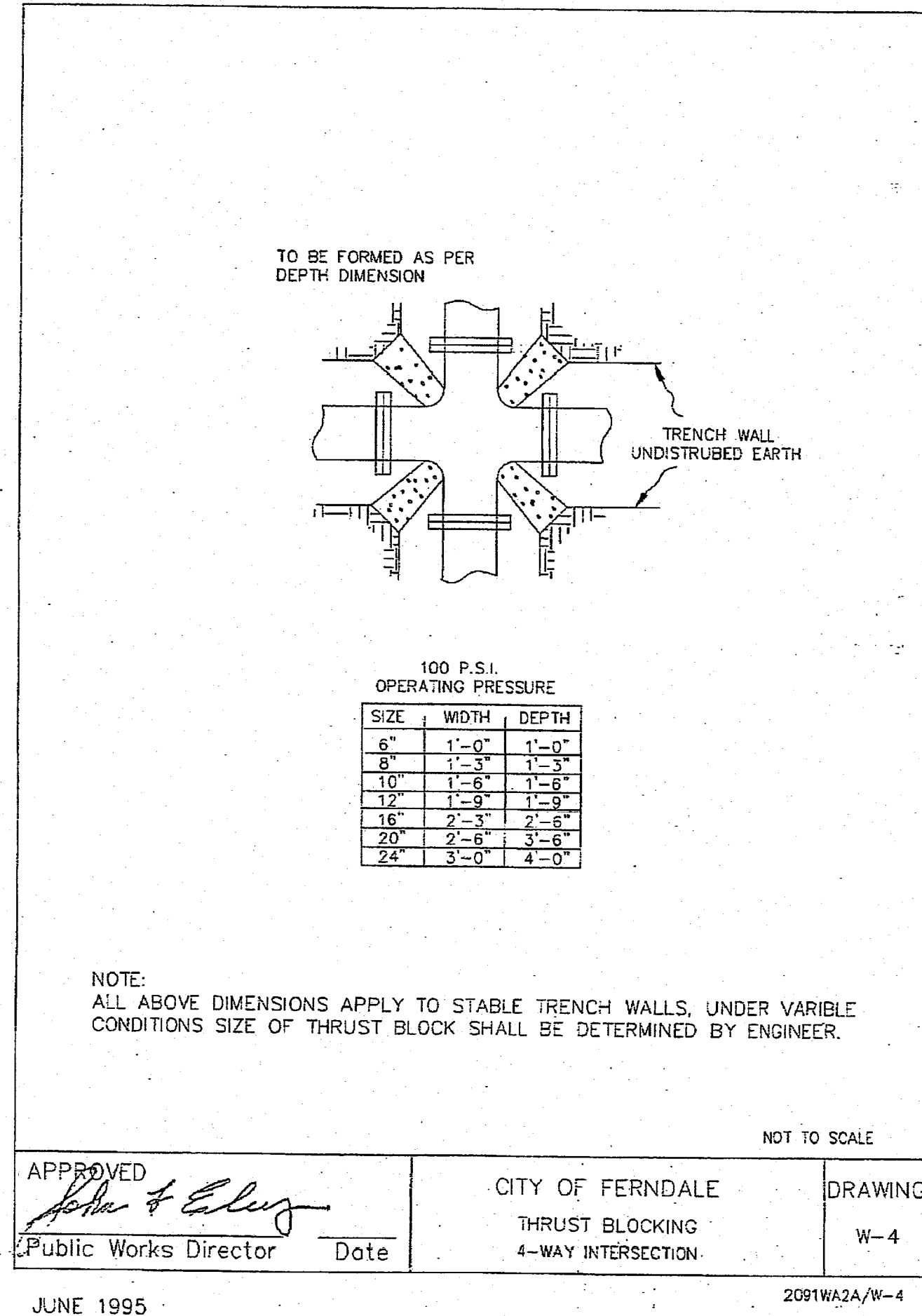
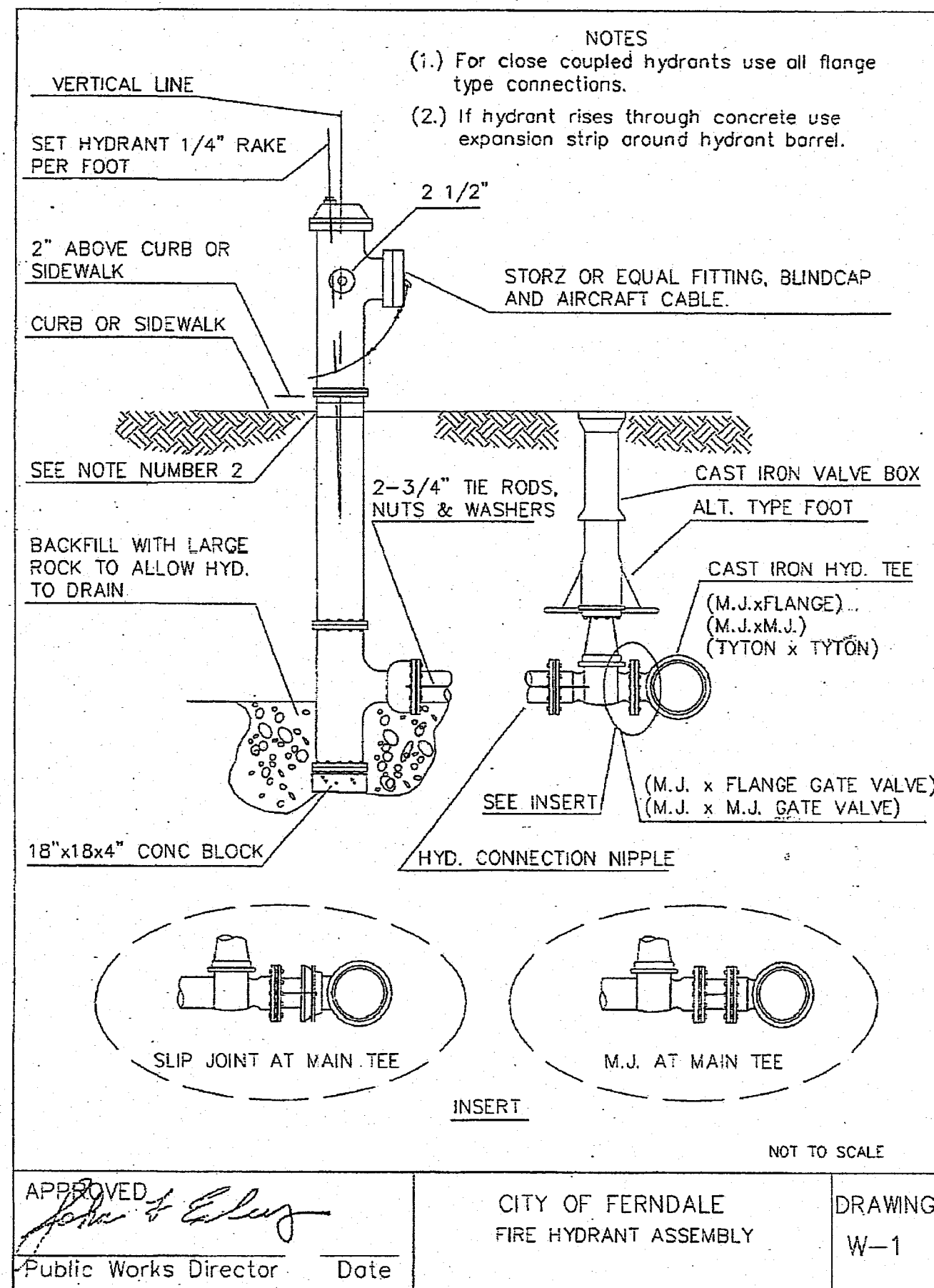


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BY *[Signature]*
CITY OF FERDALE

NO.	REVISIONS / SUBMISSIONS	DATE
1	AS-BUILT CITY REDLINE COMMENTS	05/19/16
2	AS-BUILT INFORMATION	11/20/15
3	REVISIONS PER REVIEW COMMENTS	11/06/14
4	REVISIONS PER REVIEW COMMENTS	10/14/14
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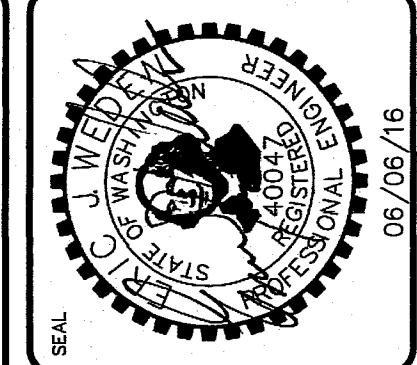
AS-BUILTS

PROJECT TITLE	THE MEADOWS - PHASE I
DRAWING TITLE	A PLANNED UNIT DEVELOPMENT
DATE	06/04/2014
DRAWING No.	37 of 41
PROJECT NO.	1308-01
DRAWN BY	KLS
REVIEWED BY	ELW
CAD FILE	

REVISIONS / SUBMISSIONS	DATE
AS-BUILT CITY REDLINE COMMENTS	05/19/16
AS-BUILT INFORMATION	11/20/15
REVISIONS PER REVIEW COMMENTS	11/05/14
REVISIONS PER REVIEW COMMENTS	10/14/14
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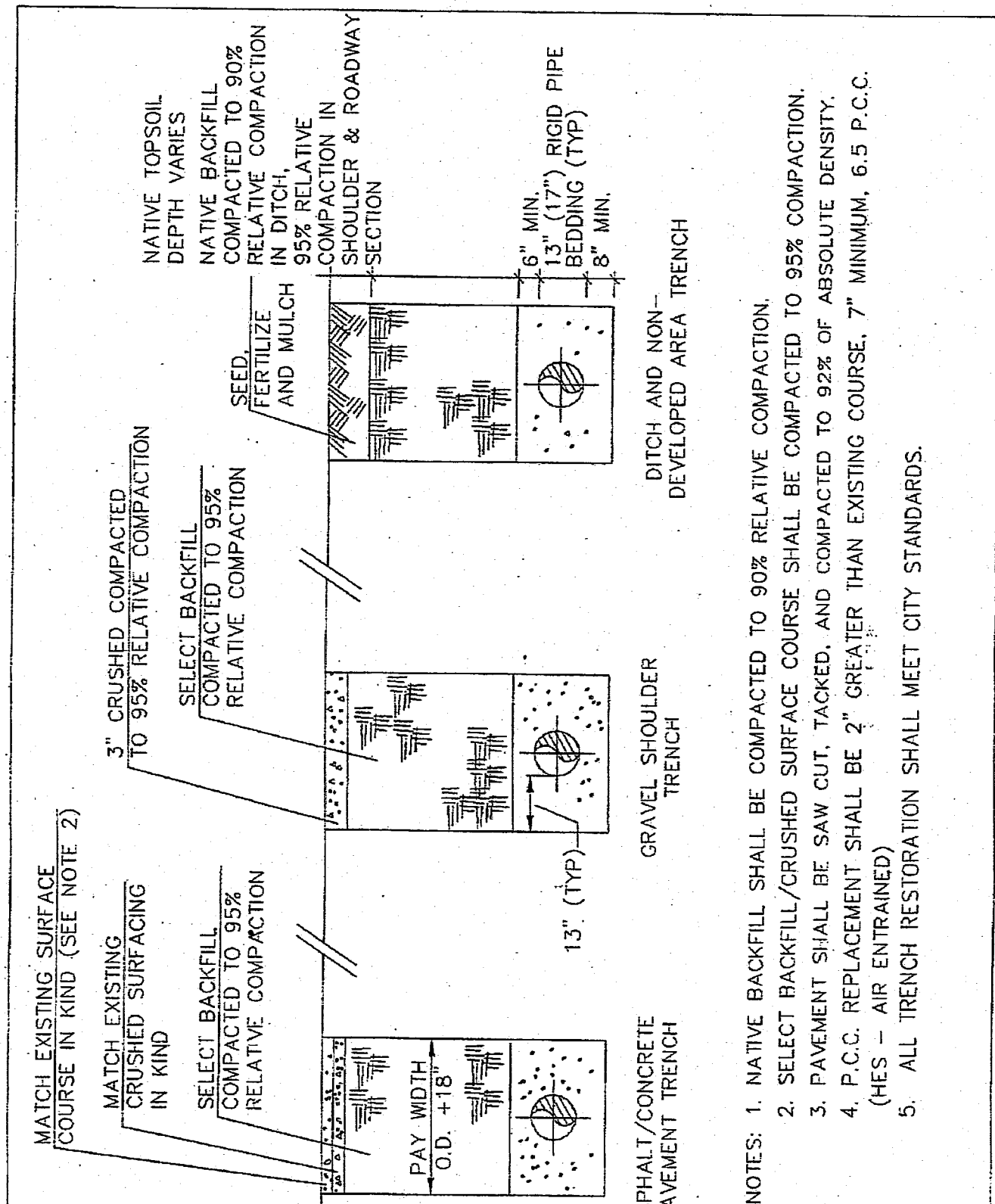
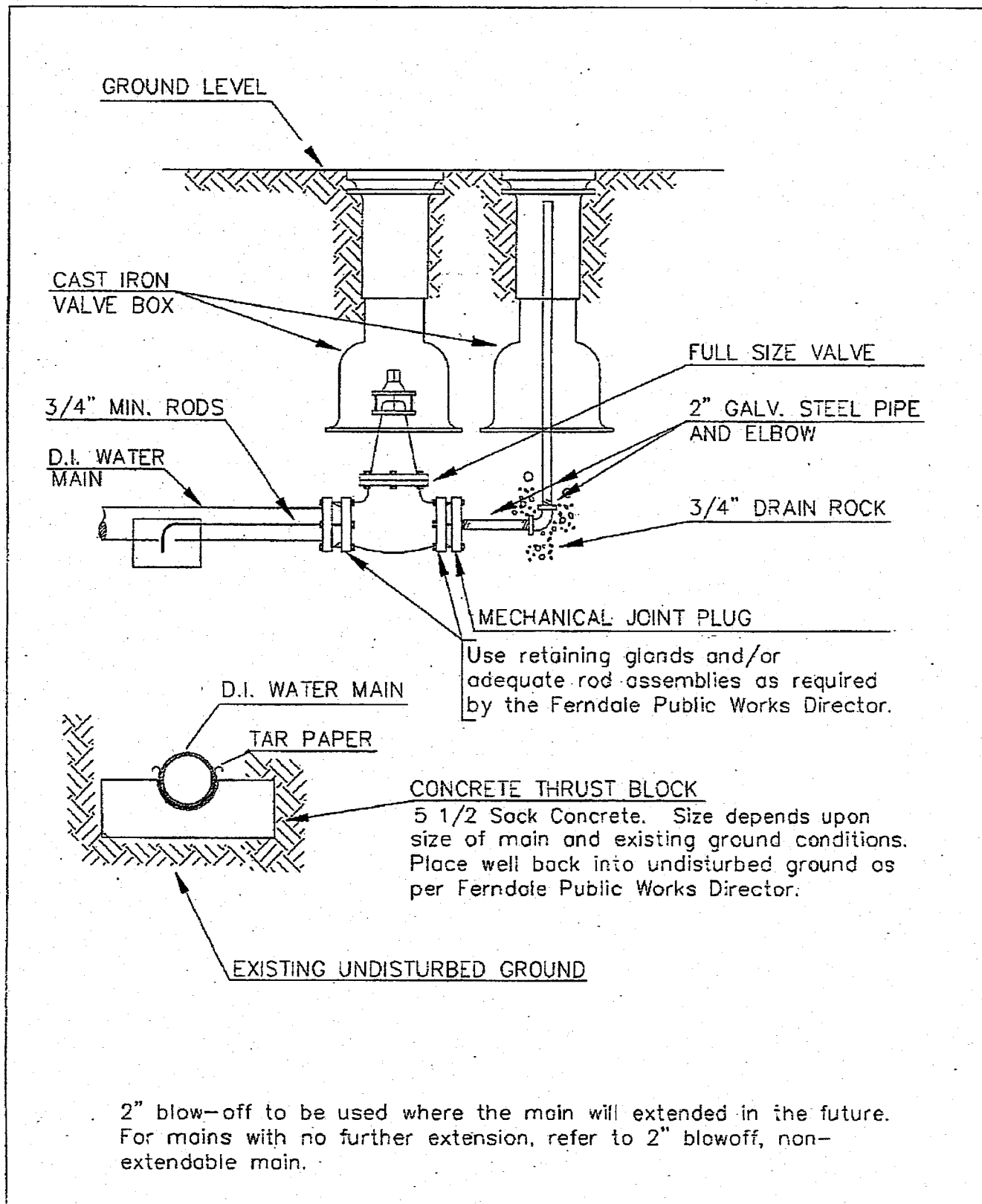
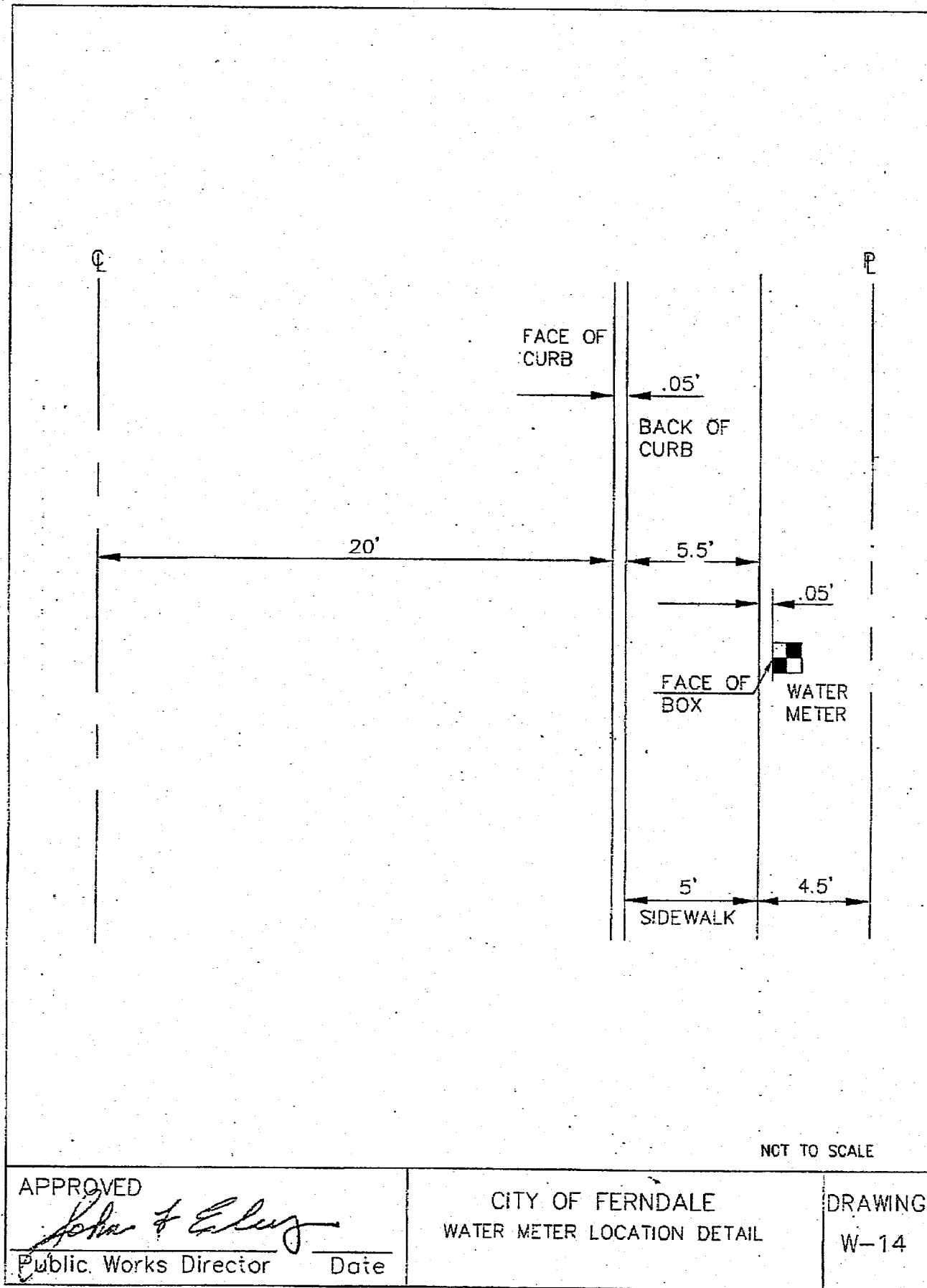
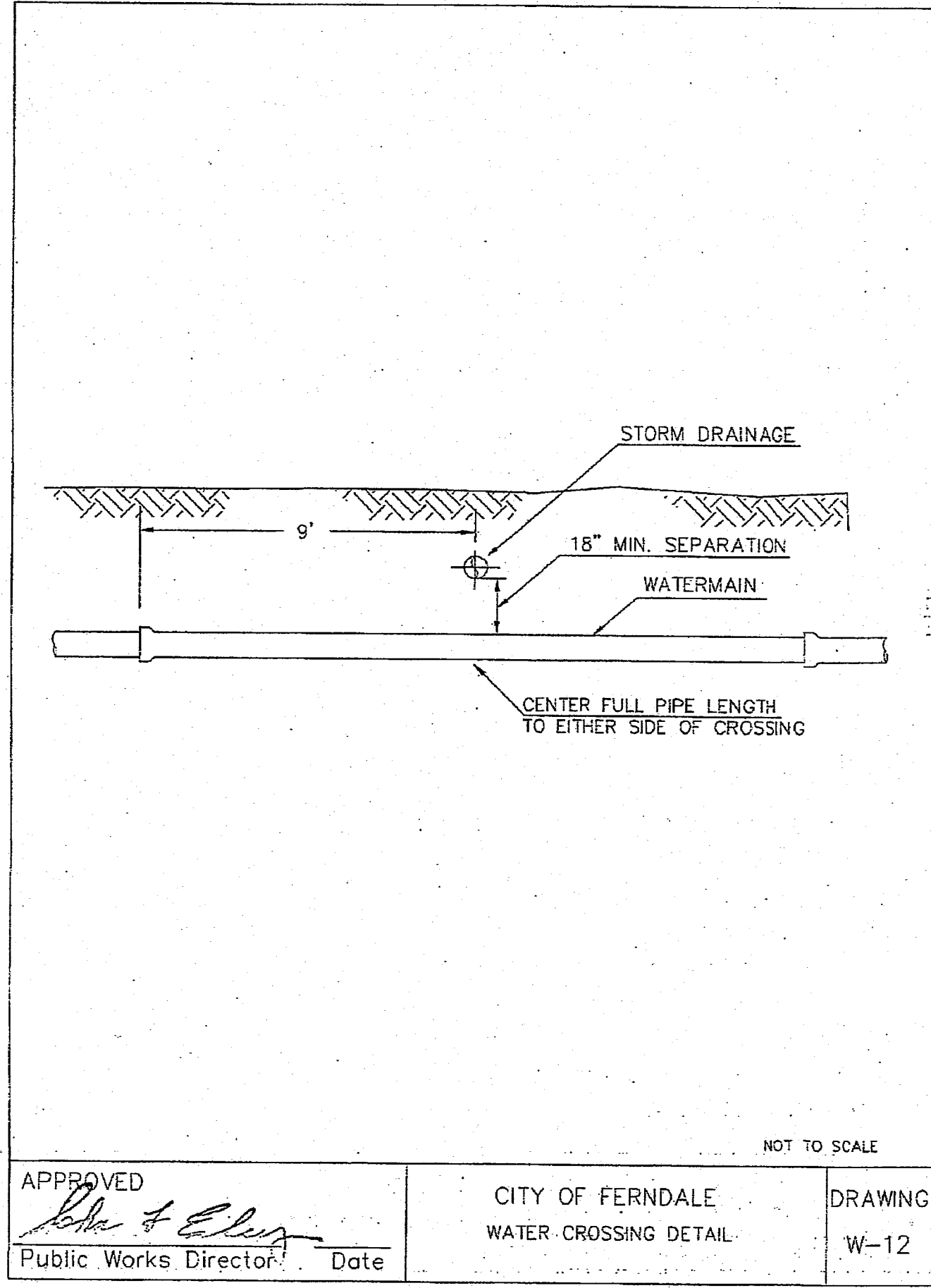
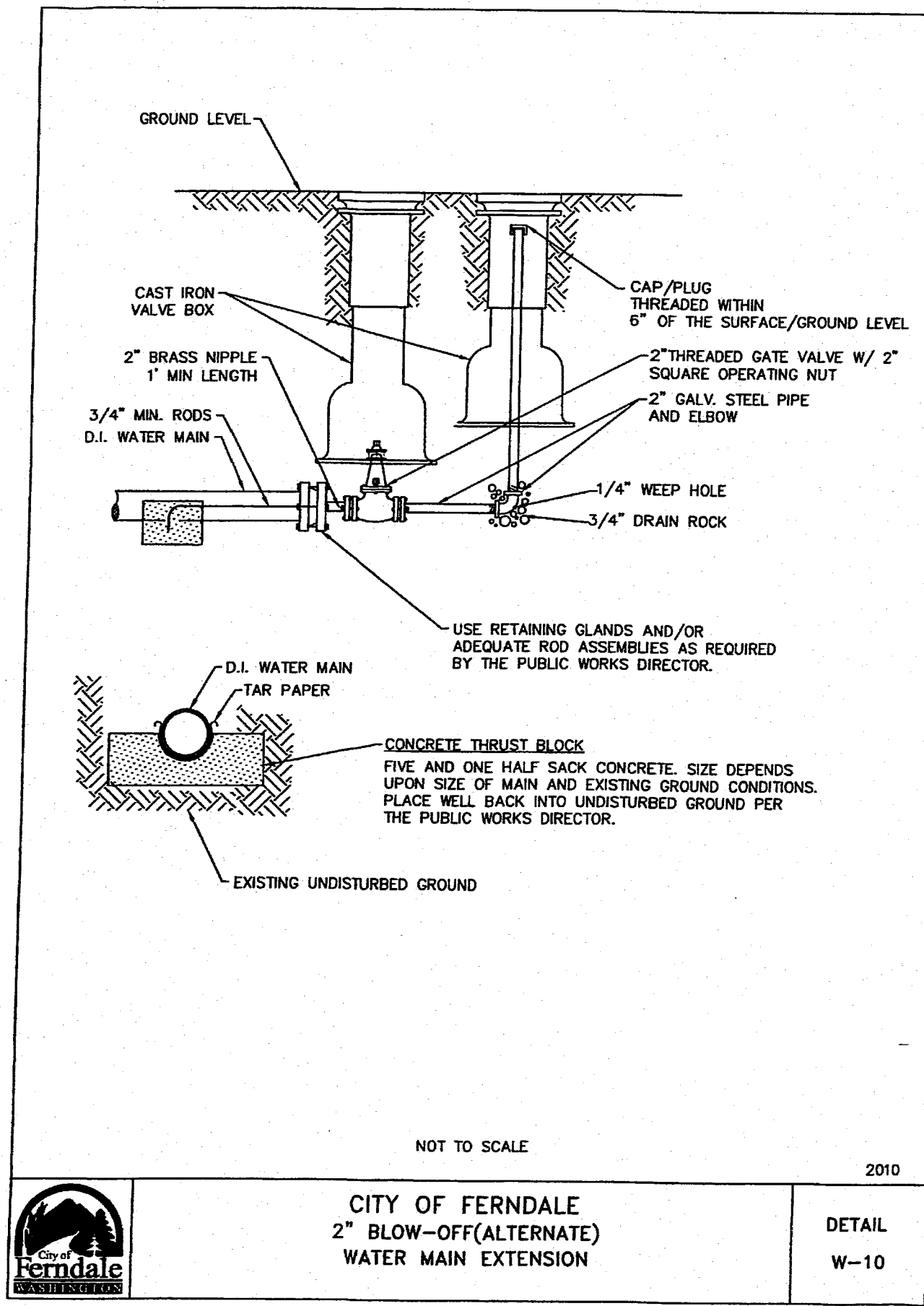
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JUL 13 2016
CITY OF FERDALE

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Civil Engineering • Planning • Project Management
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email: info@wedenengineering.com

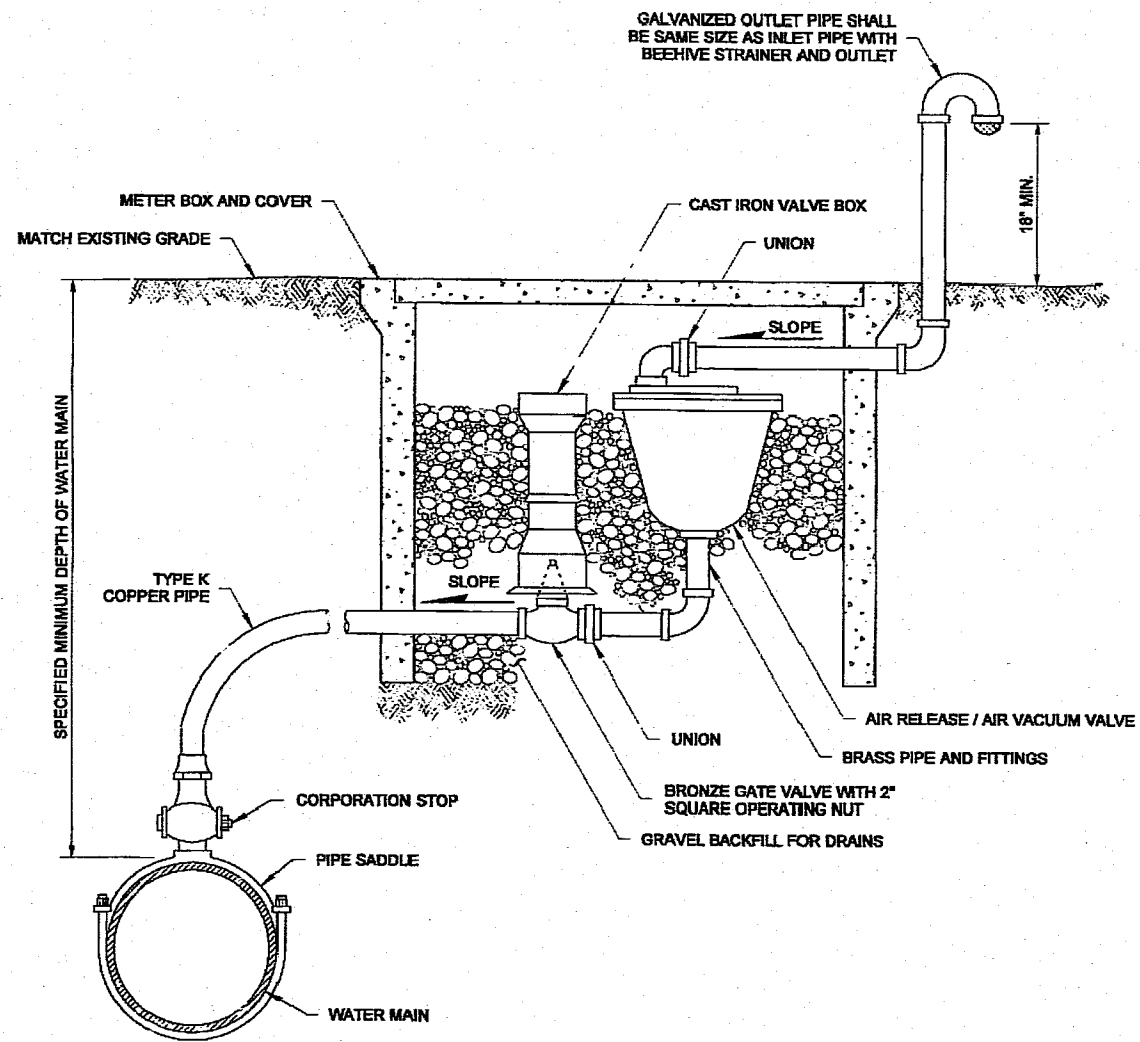


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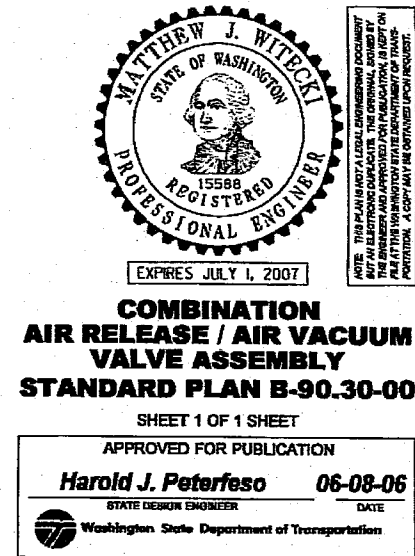
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DRAWN BY: ADAM COCHRAN



- NOTES
1. The size of the combination air release / air vacuum valve shall be specified in the Contract. The piping and valves shall be the same size as the combination air release / air vacuum valve.
 2. Locate at the high point of the main, top of main.

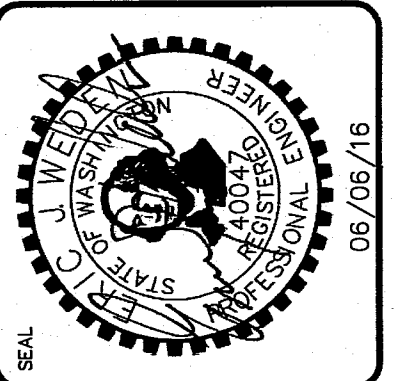


AS-BUILTS

PROJECT TITLE
**THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDALE, WA**

DATE : 06/04/2014
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(360) 384-1363 (360) 384-3615 Fx
email: info@wedenengineering.com

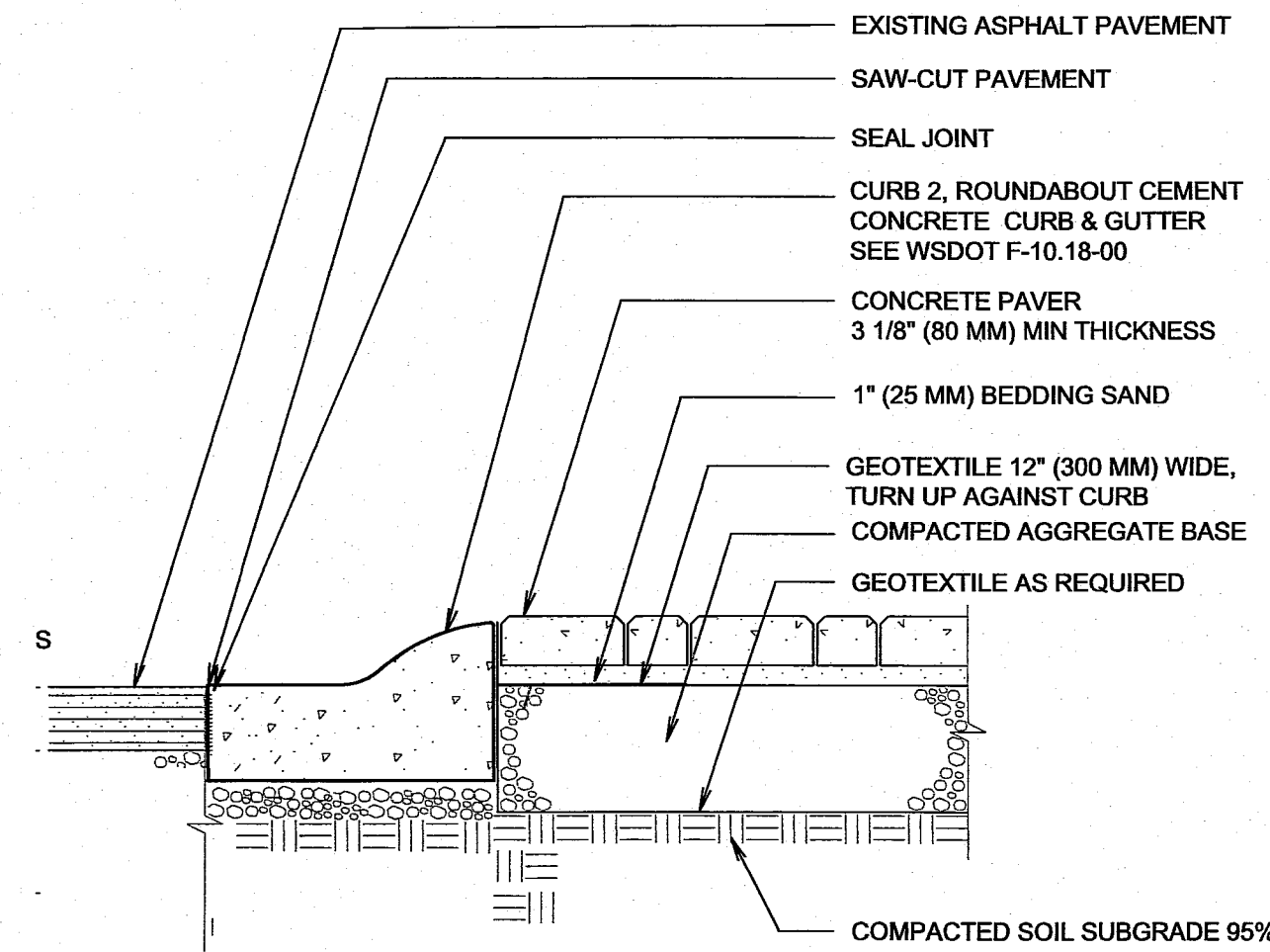
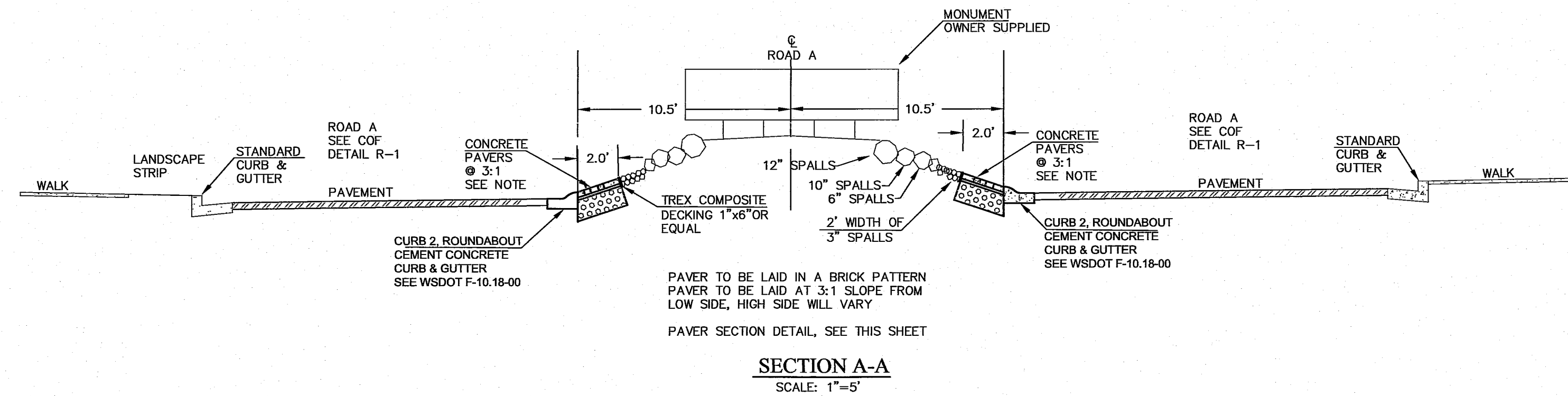
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BY
CITY OF FERNDALE

No.	REVISIONS / SUBMISSIONS	DATE
1	AS-BUILT CITY REDLINE COMMENTS	05/19/16
2	AS-BUILT INFORMATION	11/20/15
3	REVISIONS PER REVIEW COMMENTS	11/05/14
4	REVISIONS PER REVIEW COMMENTS	10/14/14
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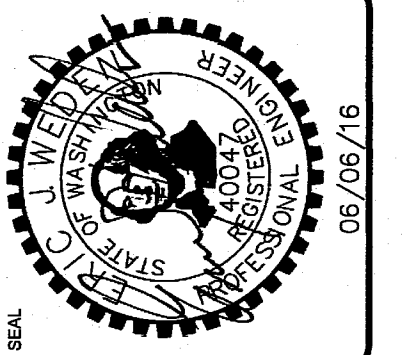
WATER DETAILS

00603.040 7/14/16 stt

SEC. 24, TWP. 39 N, R. 01 E OF W.M.



FOR CROSSWALK PAVES SPECIFICATIONS, SEE PUBLICATION BY
ICPI, SECTION 32.14.13, INTERLOCKING CONCRETE PAVEMENT OVERLAY
(1995 MasterFormat Section 02780)



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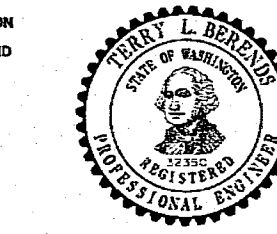
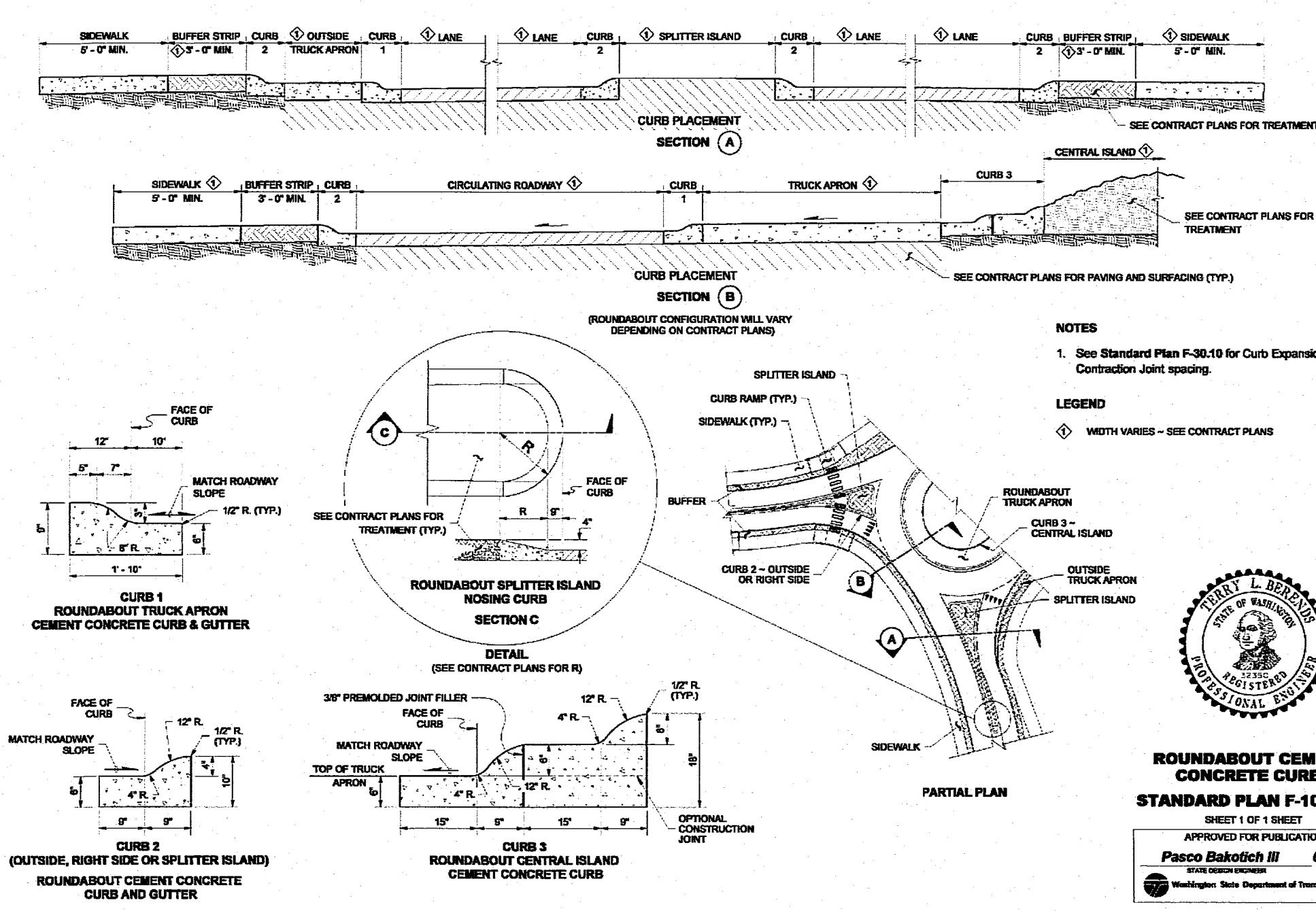
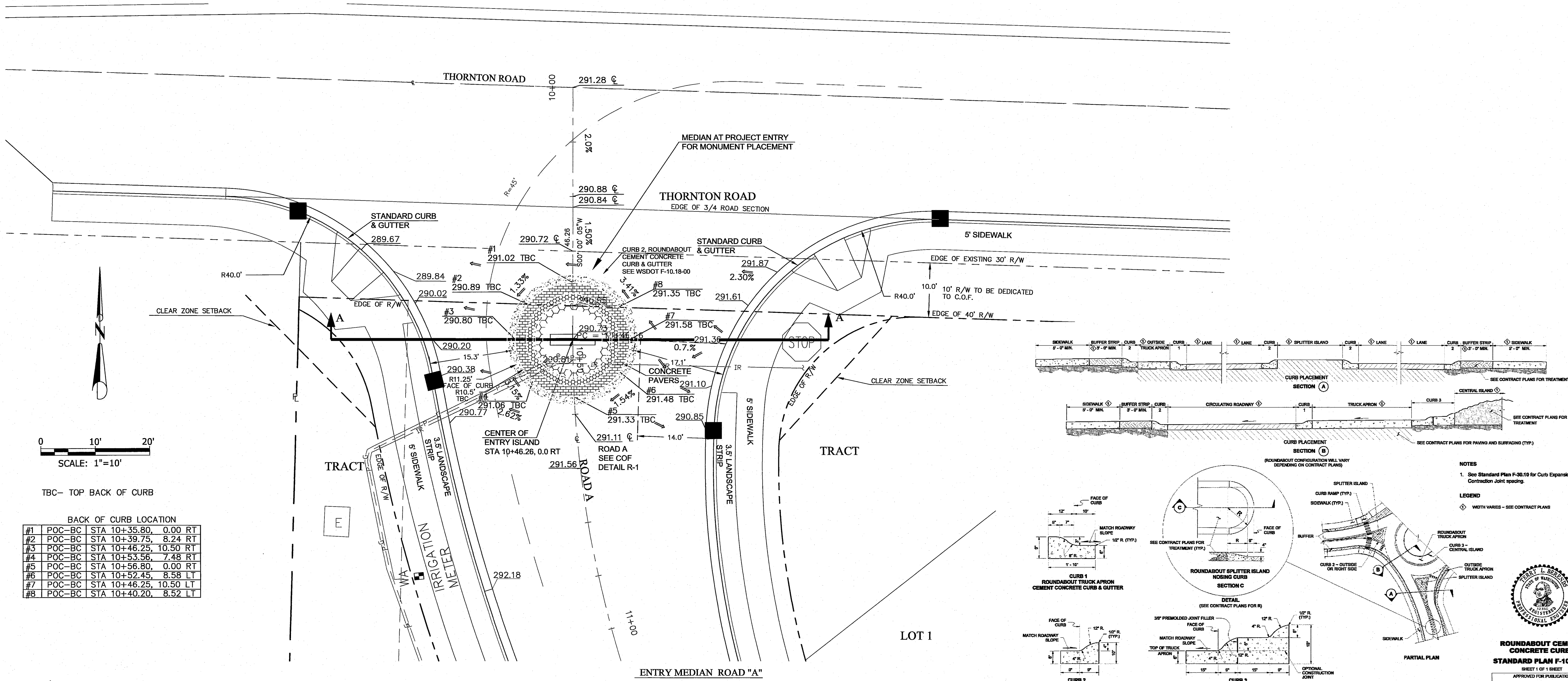
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JUL 12 2016
BY
CITY OF FERNDALE

AS-BUILT CITY REDLINE COMMENTS
AS-BUILT MONUMENT CURBING
REVISED MONUMENT CURBING
10/19/15
11/30/15
11/04/15
10/27/15

NO.	REVISIONS	DATE
1	REVISED & THORNTON ROAD FG	10/19/15
2	REVISED CURB & ADDED GRADING	10/06/15
3	REVISIONS PER REVIEW COMMENTS	11/06/14
4	REVISIONS PER REVIEW COMMENTS	10/14/14
5	REVISIONS PER REVIEW COMMENTS	08/06/14
6	REVISIONS PER REVIEW COMMENTS	08/06/14
7	REVISIONS PER REVIEW COMMENTS	08/06/14
8	REVISIONS PER REVIEW COMMENTS	08/06/14
9	REVISIONS PER REVIEW COMMENTS	08/06/14
10	REVISIONS PER REVIEW COMMENTS	08/06/14
11	REVISIONS PER REVIEW COMMENTS	08/06/14
12	REVISIONS PER REVIEW COMMENTS	08/06/14
13	REVISIONS PER REVIEW COMMENTS	08/06/14
14	REVISIONS PER REVIEW COMMENTS	08/06/14
15	REVISIONS PER REVIEW COMMENTS	08/06/14
16	REVISIONS PER REVIEW COMMENTS	08/06/14
17	REVISIONS PER REVIEW COMMENTS	08/06/14
18	REVISIONS PER REVIEW COMMENTS	08/06/14
19	REVISIONS PER REVIEW COMMENTS	08/06/14
20	REVISIONS PER REVIEW COMMENTS	08/06/14

PROJECT TITLE
THE MEADOWS - PHASE I
A PLANNED UNIT DEVELOPMENT
THORNTON ROAD
FERNDAL, WA
DRAWING TITLE
ENTRY MEDIAN PLAN & DETAILS

DATE: 06/04/2014
DRAWING No.
39 of 41



ROUNDABOUT CEMENT CONCRETE CURBS
STANDARD PLAN F-10.18-00
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Paco Bakula III
06-27-11
Washington State Department of Transportation

BACK OF CURB LOCATION					
#1	POC-BC	STA	10+35.80,	0.00	RT
#2	POC-BC	STA	10+39.75,	8.24	RT
#3	POC-BC	STA	10+46.25,	10.50	RT
#4	POC-BC	STA	10+53.56,	7.48	RT
#5	POC-BC	STA	10+56.80,	0.00	RT
#6	POC-BC	STA	10+52.45,	8.58	LT
#7	POC-BC	STA	10+46.25,	10.50	LT
#8	POC-BC	STA	10+40.20,	8.52	LT