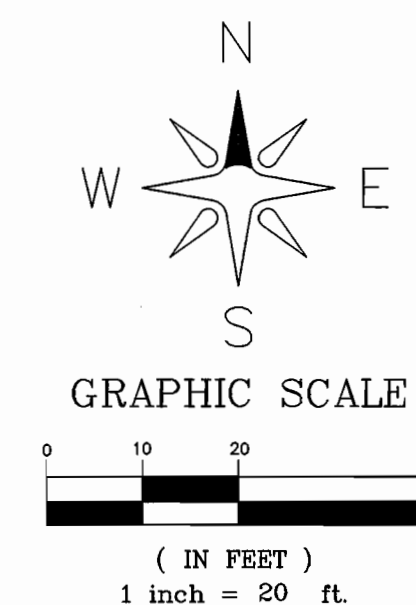


MEGAN'S SHORT PLAT RECORD DRAWINGS

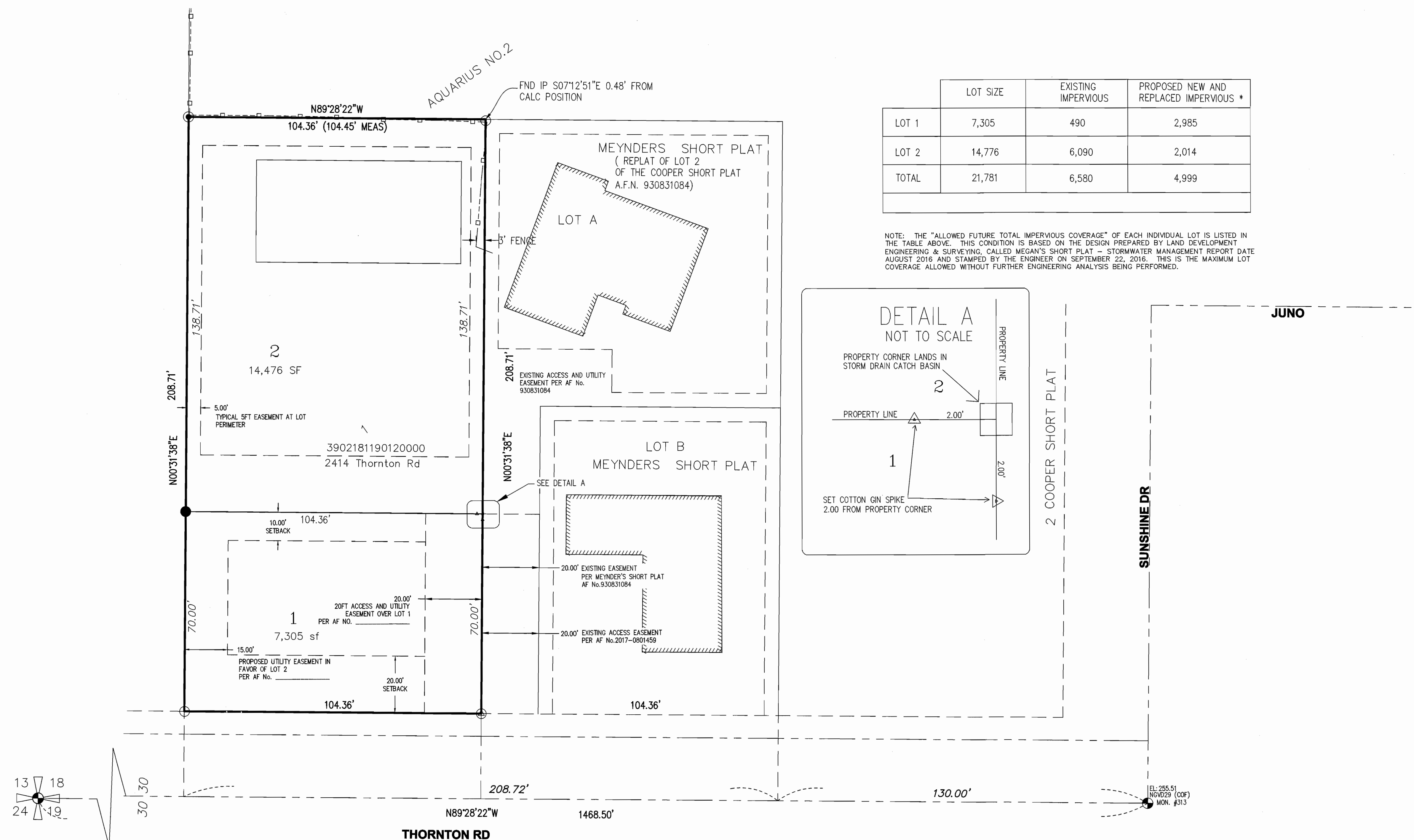
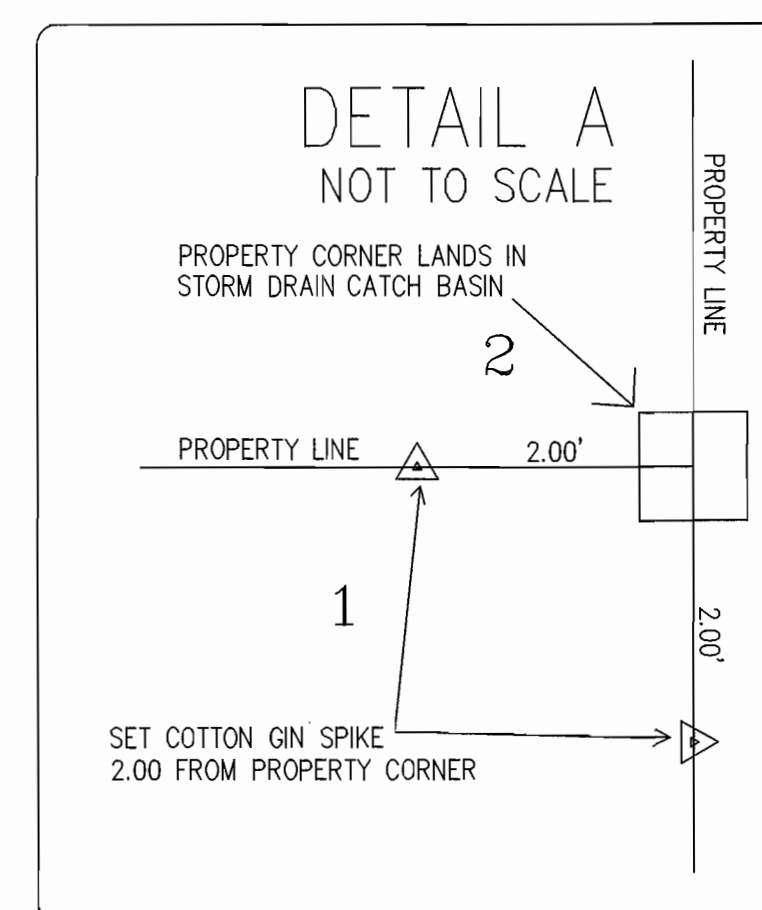


RECORD DRAWING



	LOT SIZE	EXISTING IMPERVIOUS	PROPOSED NEW AND REPLACED IMPERVIOUS *
LOT 1	7,305	490	2,985
LOT 2	14,776	6,090	2,014
TOTAL	21,781	6,580	4,999

NOTE: THE "ALLOWED FUTURE TOTAL IMPERVIOUS COVERAGE" OF EACH INDIVIDUAL LOT IS LISTED IN THE TABLE ABOVE. THIS CONDITION IS BASED ON THE DESIGN PREPARED BY LAND DEVELOPMENT ENGINEERING & SURVEYING, CALLED MEGAN'S SHORT PLAT - STORMWATER MANAGEMENT REPORT DATE AUGUST 2016 AND STAMPED BY THE ENGINEER ON SEPTEMBER 22, 2016. THIS IS THE MAXIMUM LOT COVERAGE ALLOWED WITHOUT FURTHER ENGINEERING ANALYSIS BEING PERFORMED.



NO.	REVISION	BY	DATE
1	ASBUILT SUBMITTAL 1	RL	08/09/17
2			
3			
4			
5			



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

JOB NO.:	11012
DWG. NAME:	11012-KEVIN AS-BUILT.dwg
DESIGNED BY:	RL
DRAWN BY:	SR
CHECKED BY:	RL

KEVIN MOYES
PO BOX 1973
FERNDAL, WA

APPROVED
AUG 16 2017
BY:
CITY OF FERNDAL
PUBLIC WORKS DEPARTMENT

PRELIMINARY PLAT

MEGAN'S SHORT PLAT
2414 THORNTON ST. FERNDAL, WA
A PORTION OF SECTION 18, TOWNSHIP 39N, RANGE 2E, W.M.

SHEET
03
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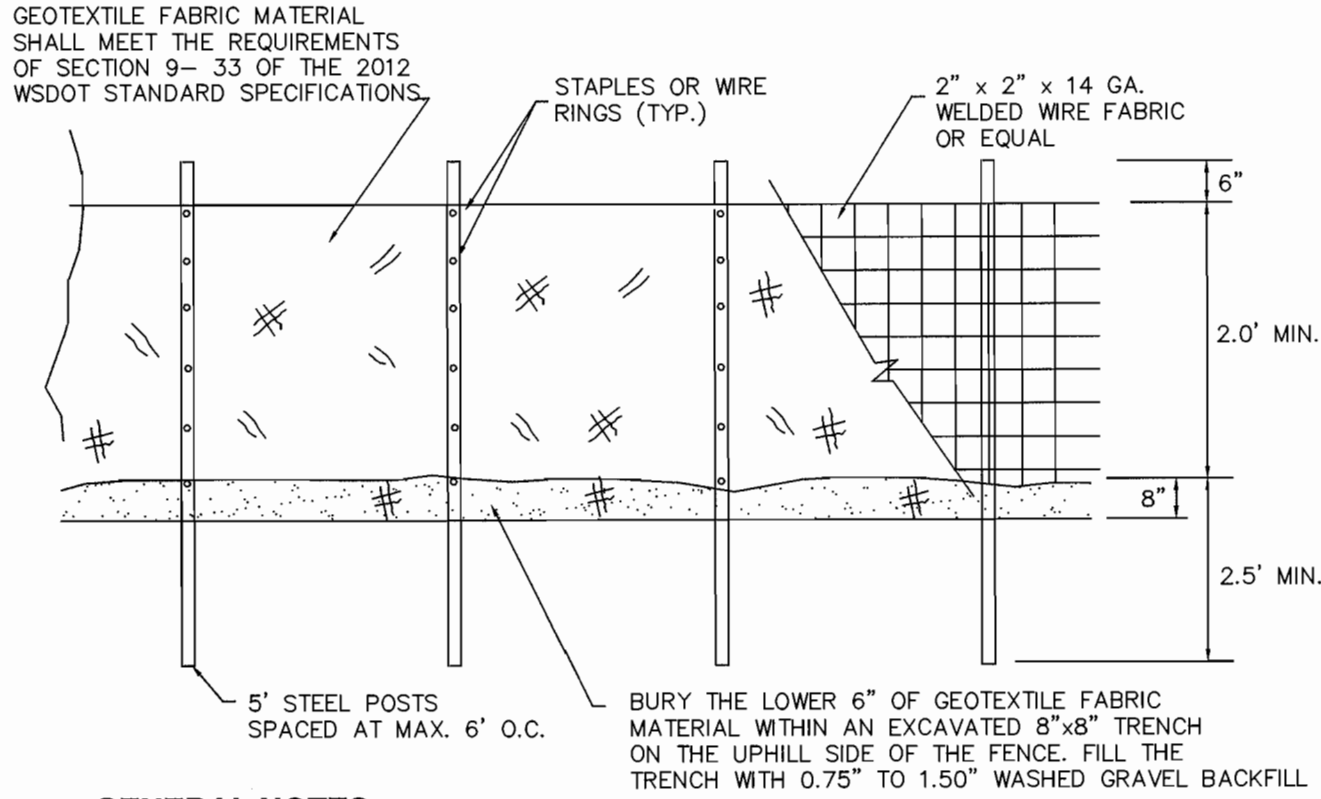
RECORD DRAWING

EROSION AND SEDIMENT CONTROL GENERAL NOTES:

1. EROSION CONTROL METHODS AND MATERIALS SHALL MEET THE REQUIREMENTS OF SECTION 8-01 OF THE 2012 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 FERNDALE 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.

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 UNEXPOSED 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. DELINEATE CLEARING & EASEMENT LIMITS. IN THE FIELD, STAKE AND FLAG CLEARING LIMITS AND/OR ANY EASEMENTS, SETBACKS, SENSITIVE CRITICAL AREAS AND THIER BUFFERS, TREES AND DRAINAGE COURSES.
3. PROTECTION OF ADJACENT PROPERTIES. PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION.
4. TIMING & STABILIZATION OF SEDIMENT TRAPPING MEASURES. SEDIMENT PONDS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS, 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, DIKES AND DIVERSIONS SHALL BE SEEDED AND MULCHED ACCORDING TO THE TIMING INDICATED 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 SHALL BE STABILIZED 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 DEWATERING 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 IN THIS MANNER.
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. DEWATERING CONSTRUCTION SITES. DEWATERING DEVICES SHALL DISCHARGE INTO A SEDIMENT TRAP OR SEDIMENT POND.
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 TESC PLAN.



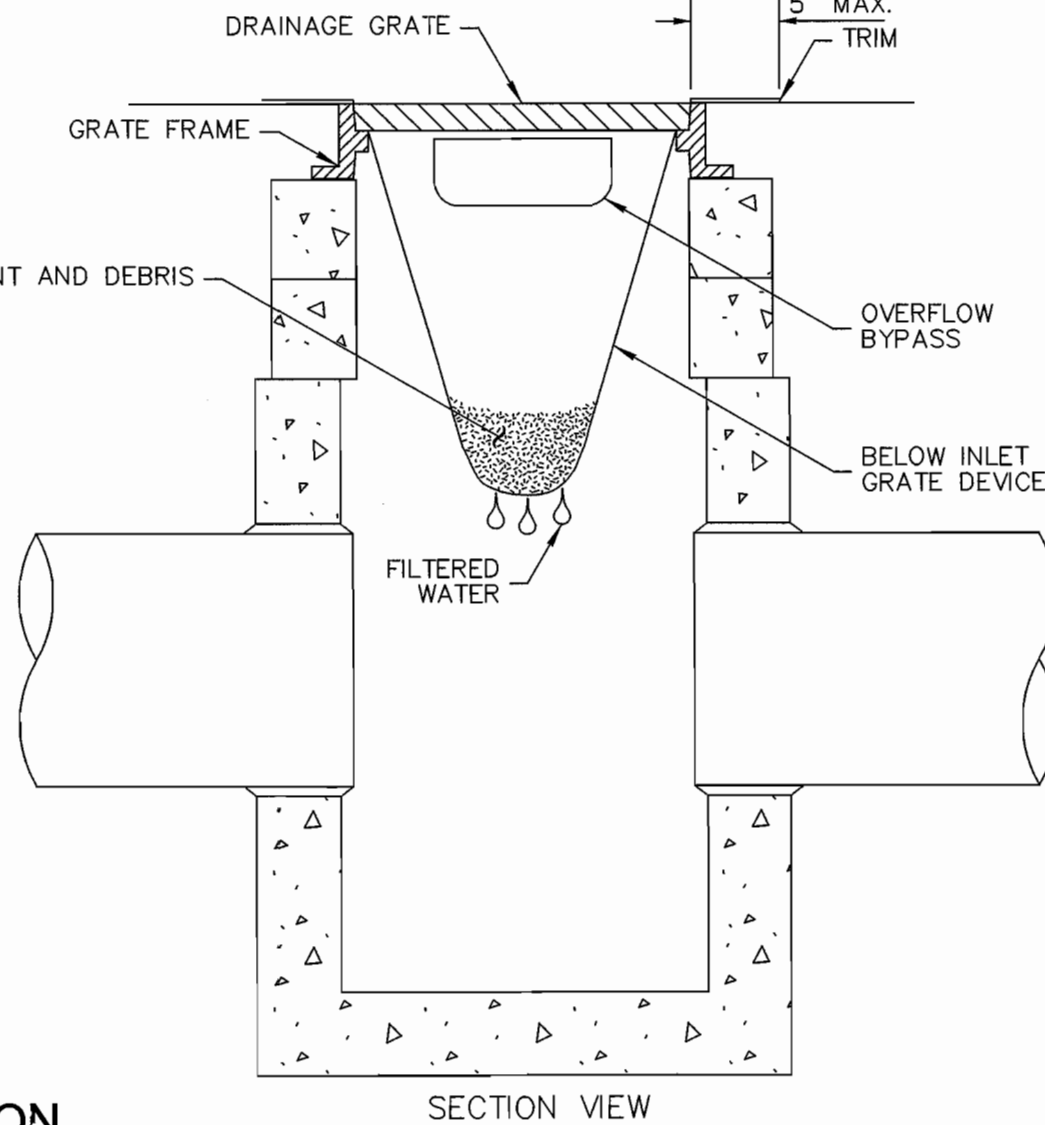
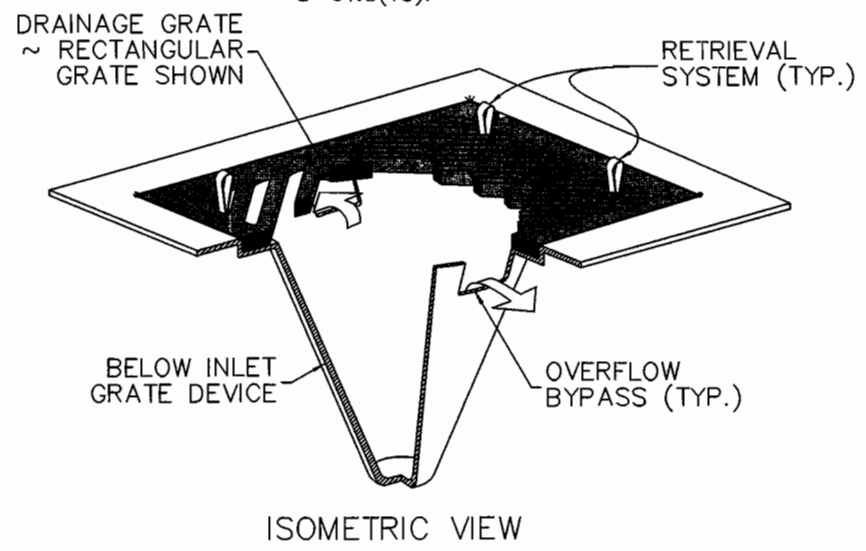
GENERAL NOTES:

1. ANY DAMAGE TO FENCING SHALL BE REPAIRED IMMEDIATELY.
2. IF 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.

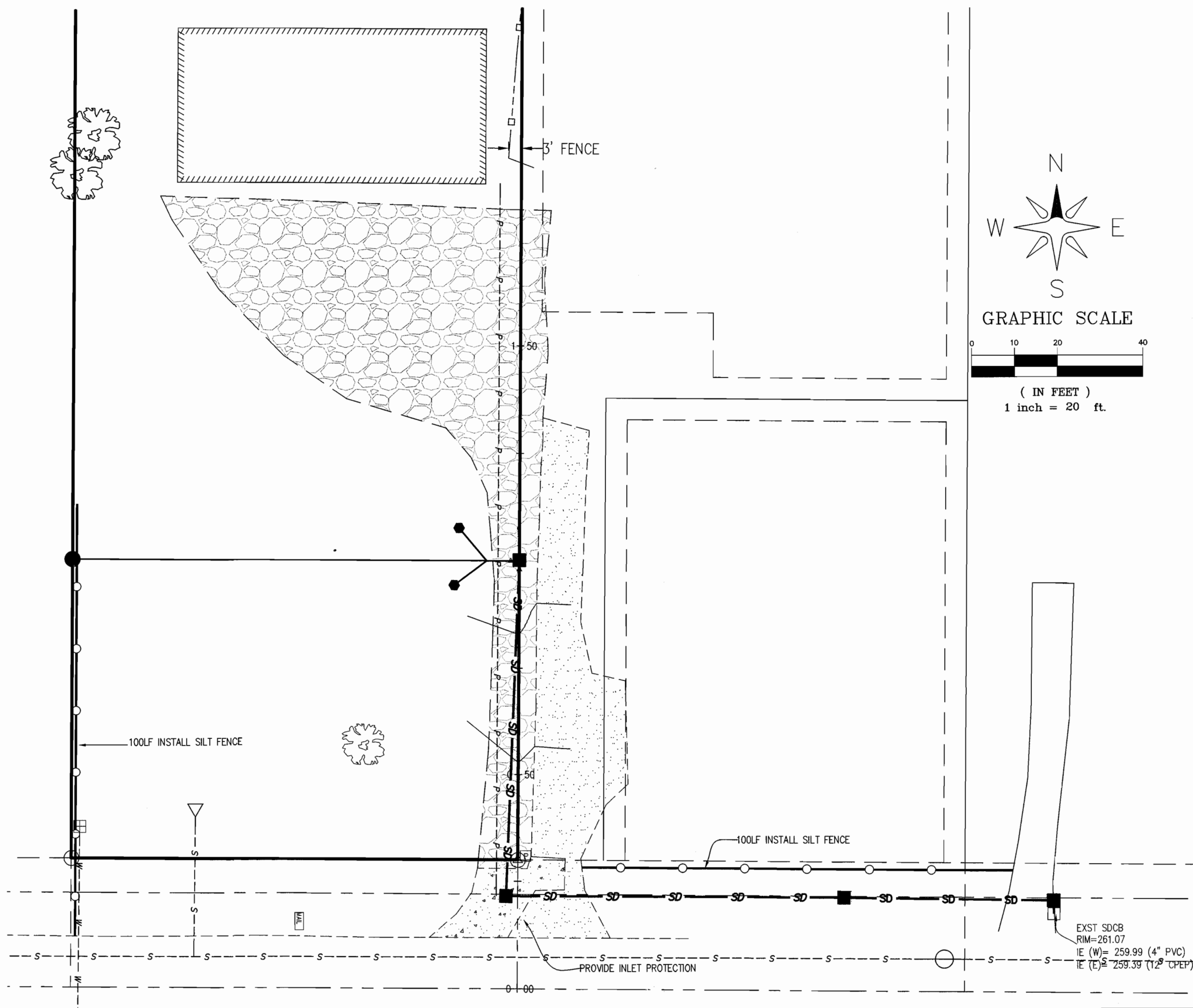
1 SILT FENCE DETAIL (BASED ON FERNDALE ST-10) not to scale

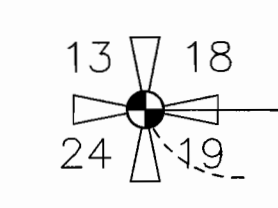
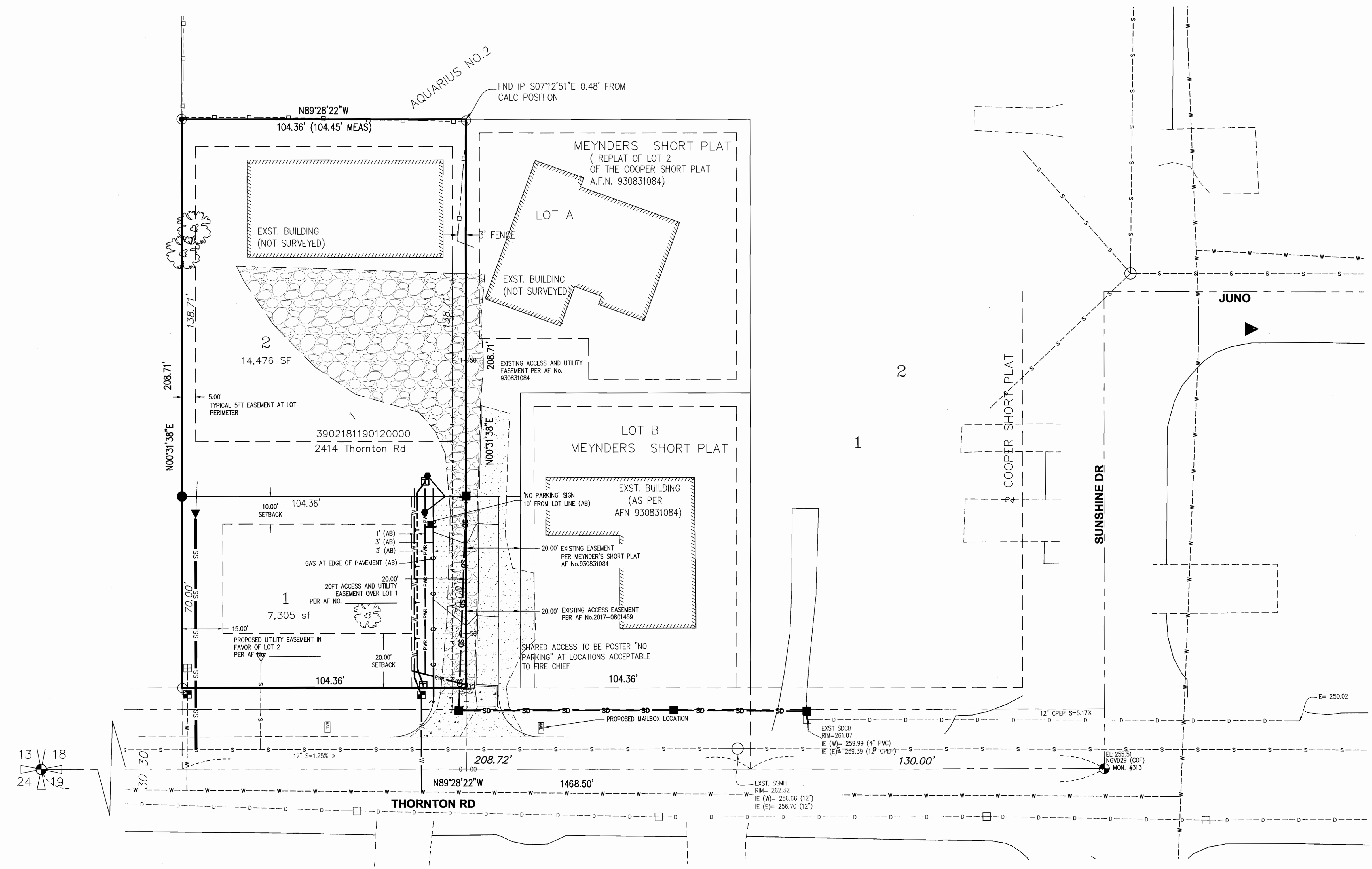
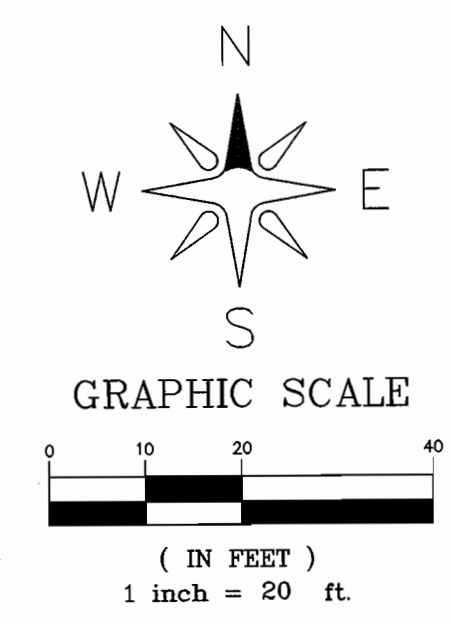
INLET PROTECTION NOTES

1. SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
2. THE BIGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
3. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BIGD WITHOUT SPILLING THE COLLECTED MATERIAL.
4. PERFORM MAINTENANCE IN ACCORDANCE WITH STANDARD SPECIFICATION 8-01.3(15).



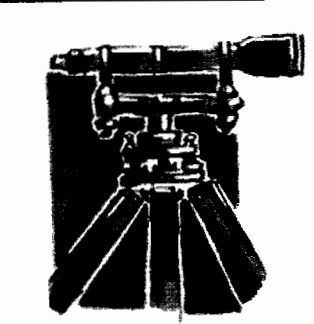
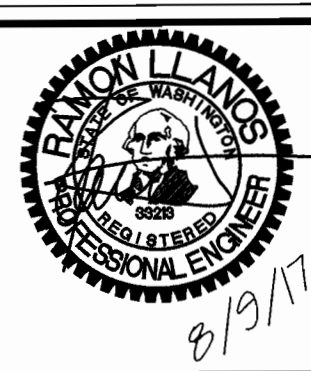
1 STORM DRAIN INLET PROTECTION NOT TO SCALE





RECORD DRAWING

NO.	REVISION	BY	DATE
1	ASBUILT SUBMITTAL 1	RL	08/09/17
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LDES, INC.
5160 INDUSTRIAL PL. #108
FERNDAL, WA 98248
PHONE 360-383-0620
FAX 360-383-0639

JOB NO.:	11012
DWG. NAME:	11012-KEVIN AS-BUILT.dwg
DESIGNED BY:	RL
DRAWN BY:	SR
CHECKED BY:	RL

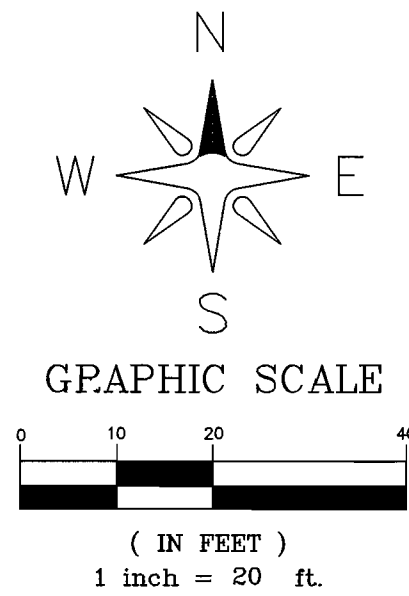
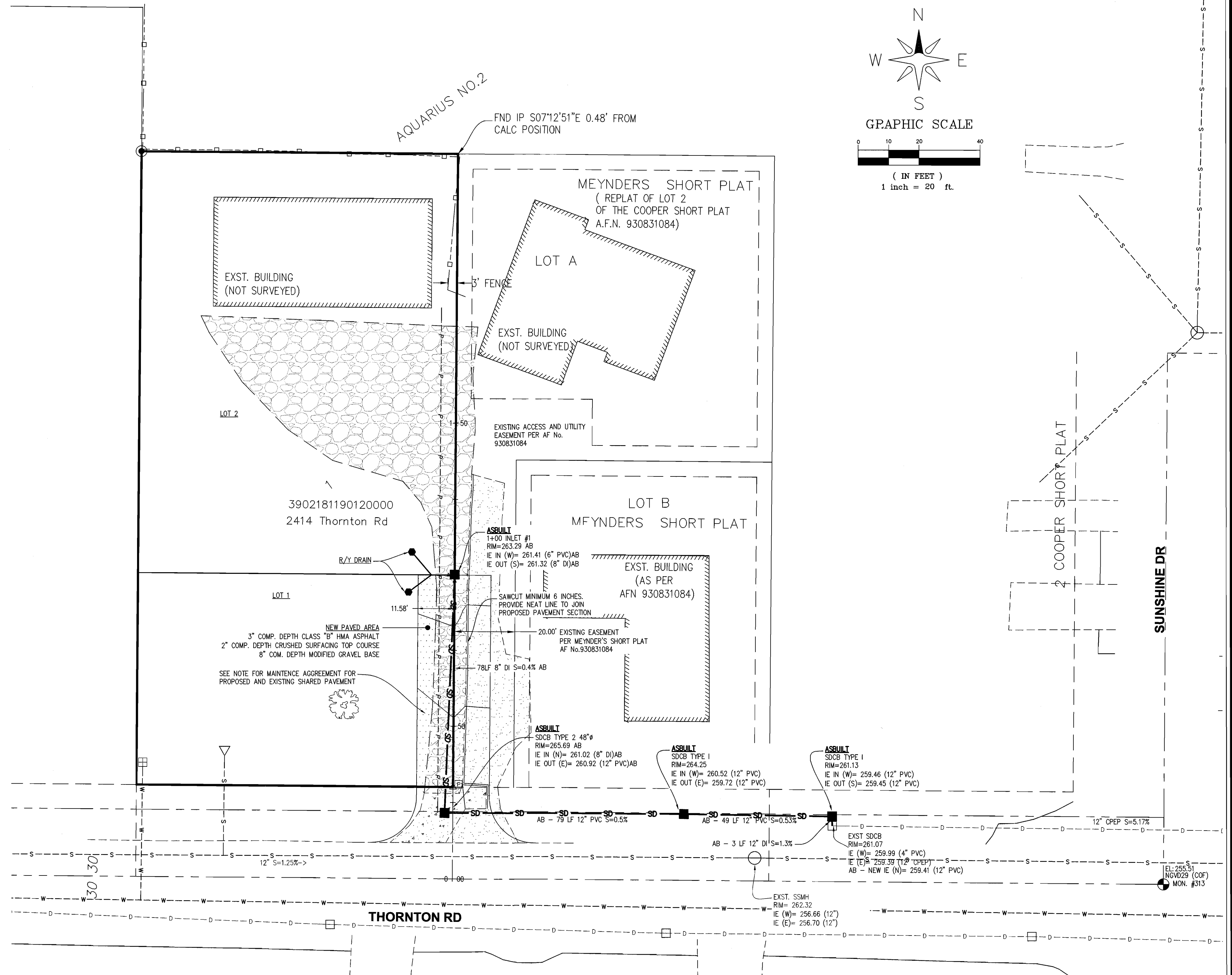
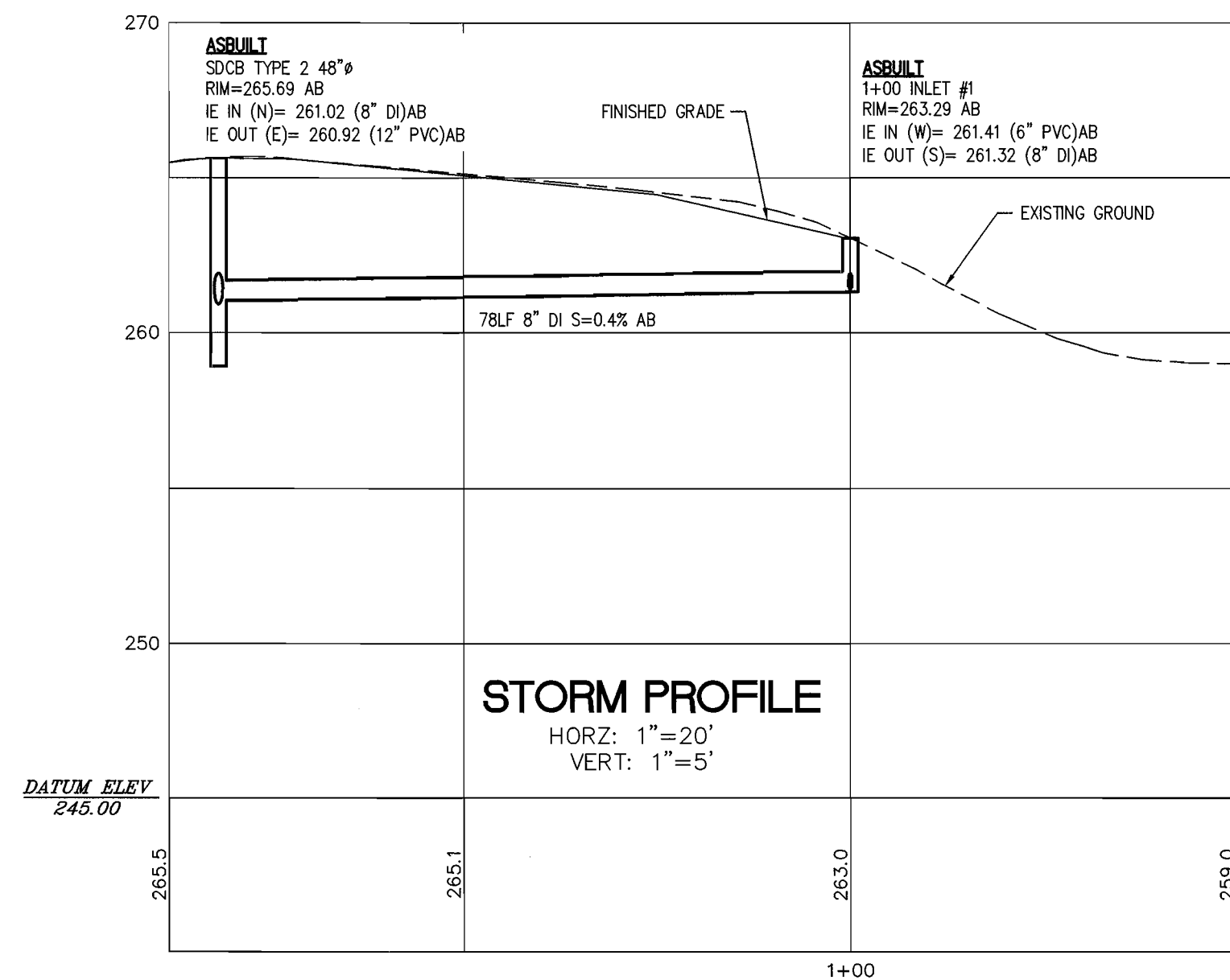
KEVIN MOYES
PO BOX 1973
FERNDAL, WA

APPROVED
AUG 10 2017
BY
CITY OF FERNDAL
PUBLIC WORKS DEPARTMENT

COMPOSITE UTILITY MAP

MEGAN'S SHORT PLAT
2414 THORNTON ST. FERNDAL, WA
A PORTION OF SECTION 18, TOWNSHIP 39N, RANGE 2E, W.M.

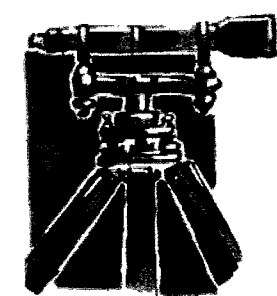
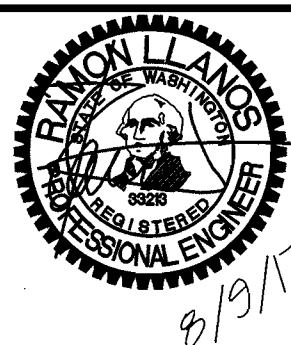
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NOTE:
1. MAINTENANCE AGREEMENT FOR PROPOSED AND EXISTING SHARED PAVEMENT AREA
MUST BE ESTABLISHED FOR EXISTING RESIDENCES AT 2410 AND 2412 PRIOR TO
RECORDING THE PLAT. THE EXISTING RESIDENCE AT 2410 AND 2412 SHALL BE
NOTIFIED BY THE DEVELOPER OF MEGAN'S SHORT PLAN WHETHER THE EXISTING
PAVEMENT SECTION IS CONSTRUCTED CONSISTENT WITH THE PROPOSED NEW
SECTION TO DETERMINE WHETHER RECONSTRUCTION IS WARRANTED AND HOW
THOSE IMPROVEMENT COSTS IF NECESSARY SHOULD BE SHARED OR WHETHER THE
OWNER OF MEGAN SHORT PLAT WOULD BE RESPONSIBLE FOR THE IMPROVEMENTS.

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

ASBUILT SUBMITTAL 1	RL	08/09/17
NO.	REVISION	BY DATE



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5160 INDUSTRIAL PL. #108
FERNDAL, WA 98248
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APPROVED
AUG 16 2017

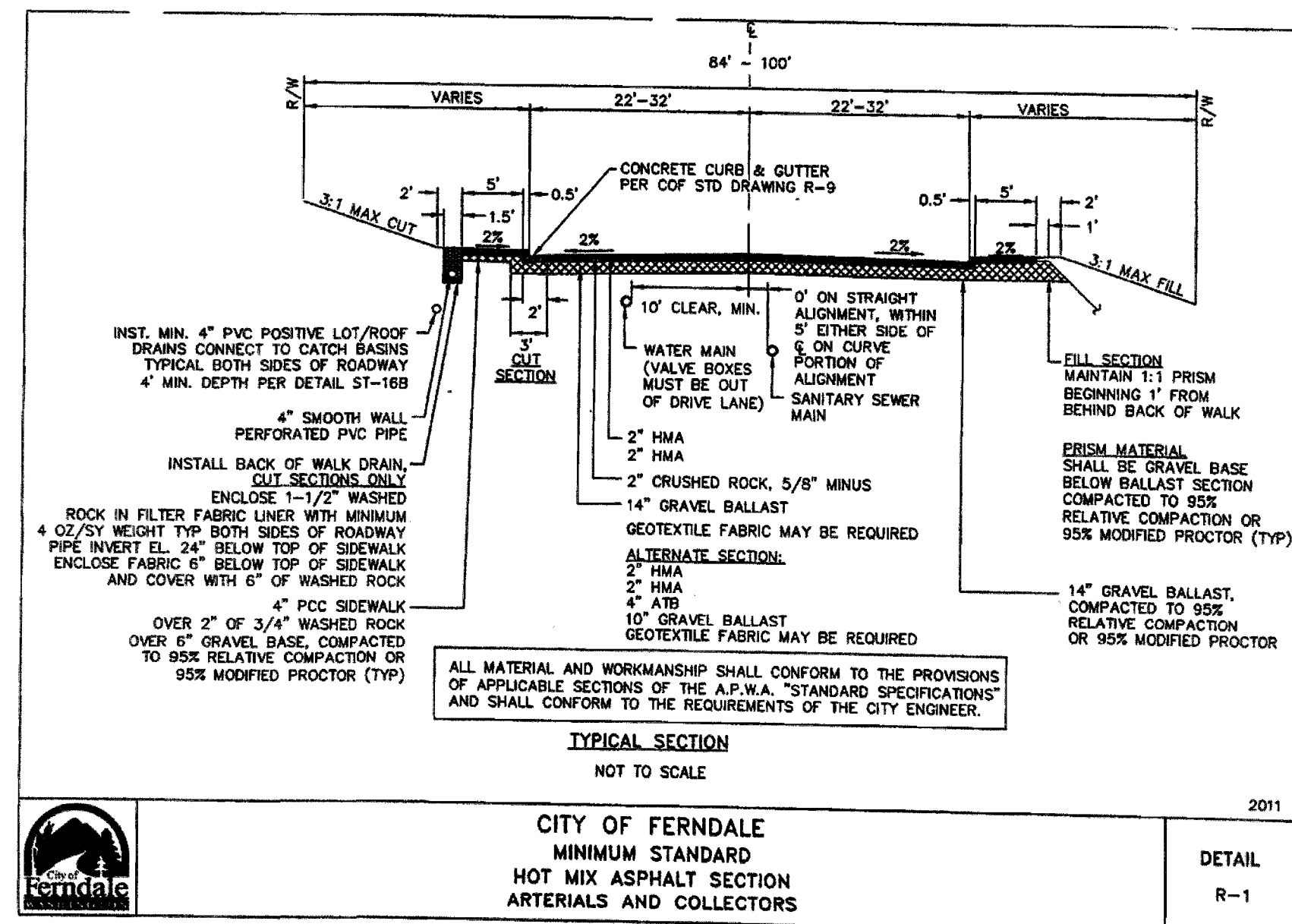
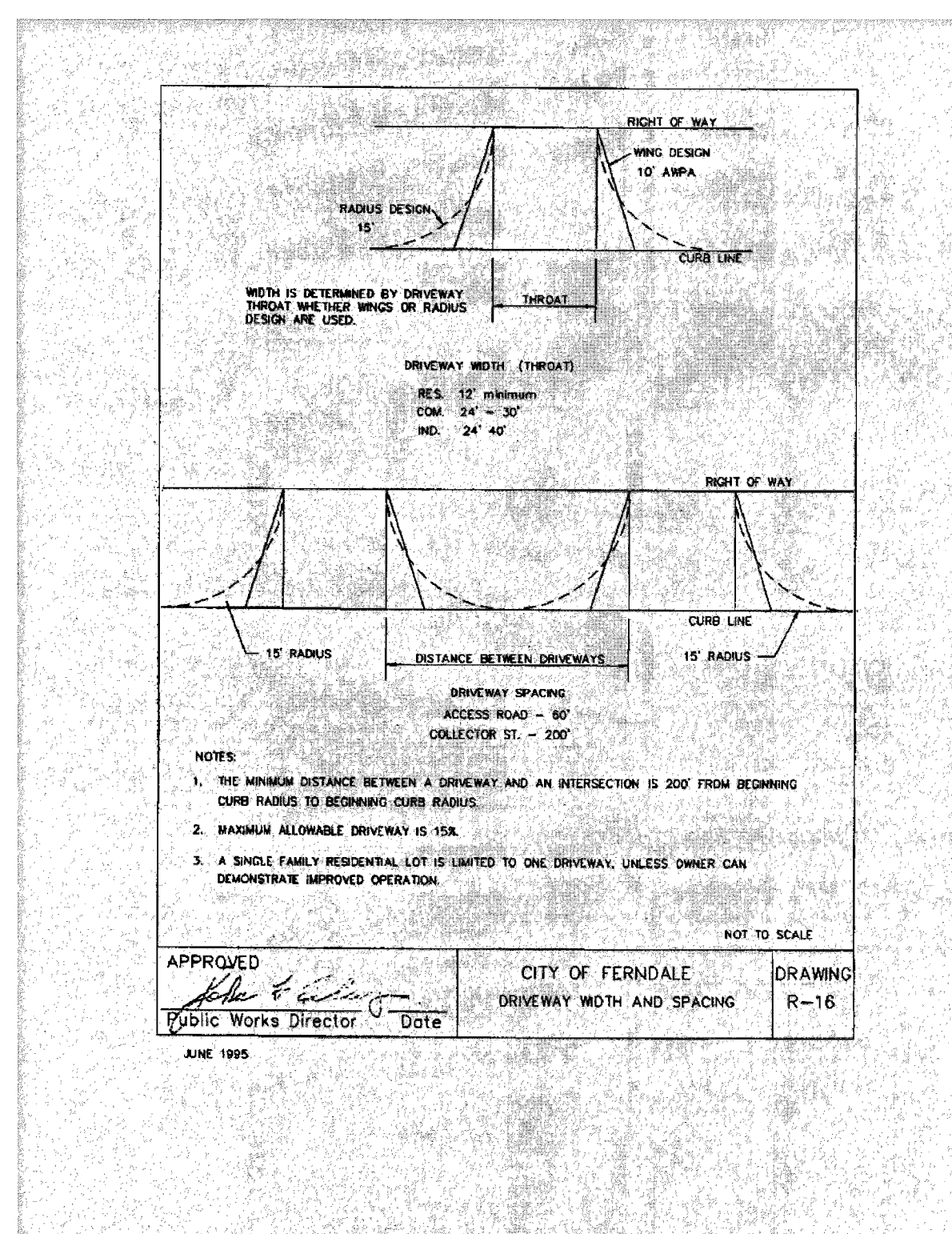
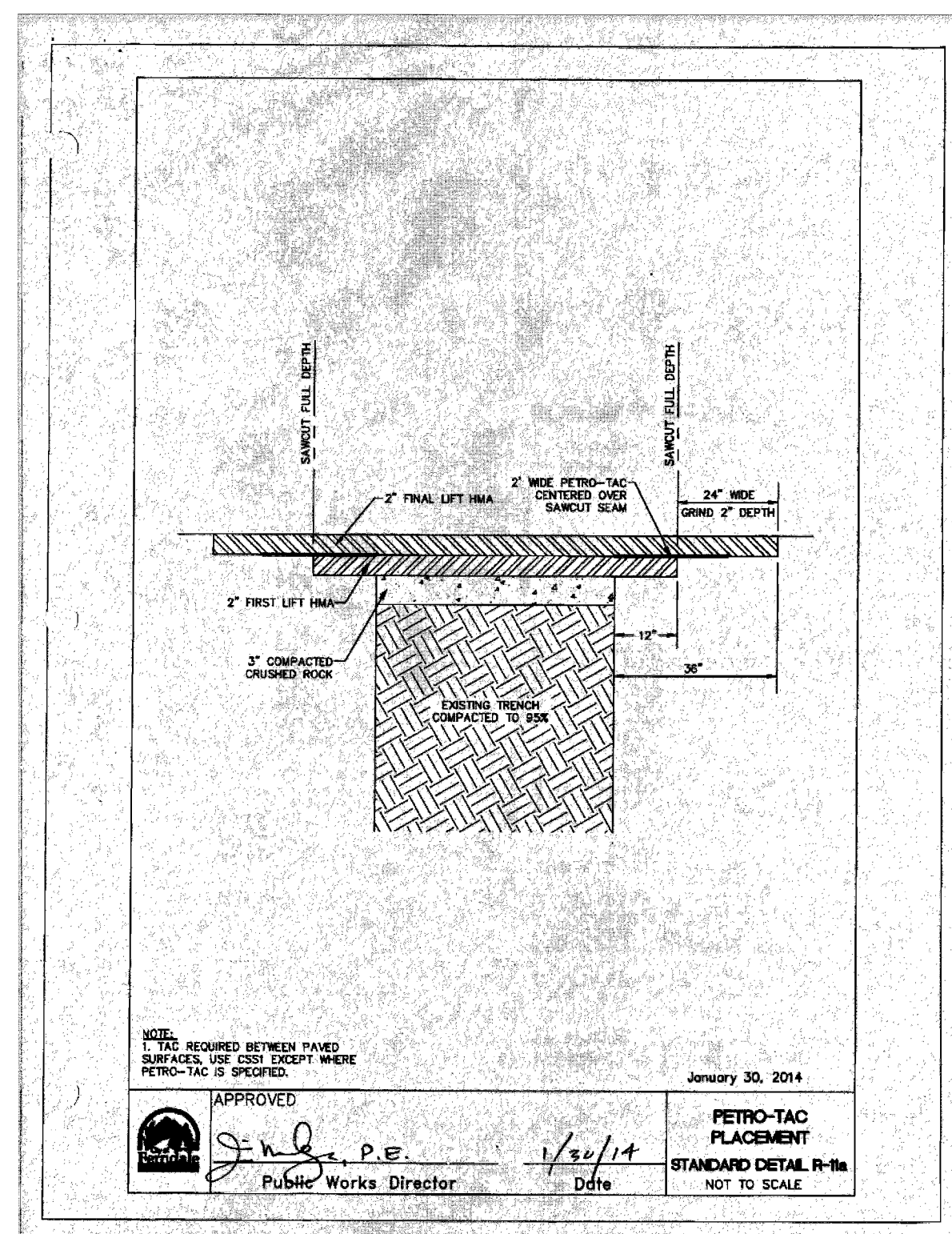
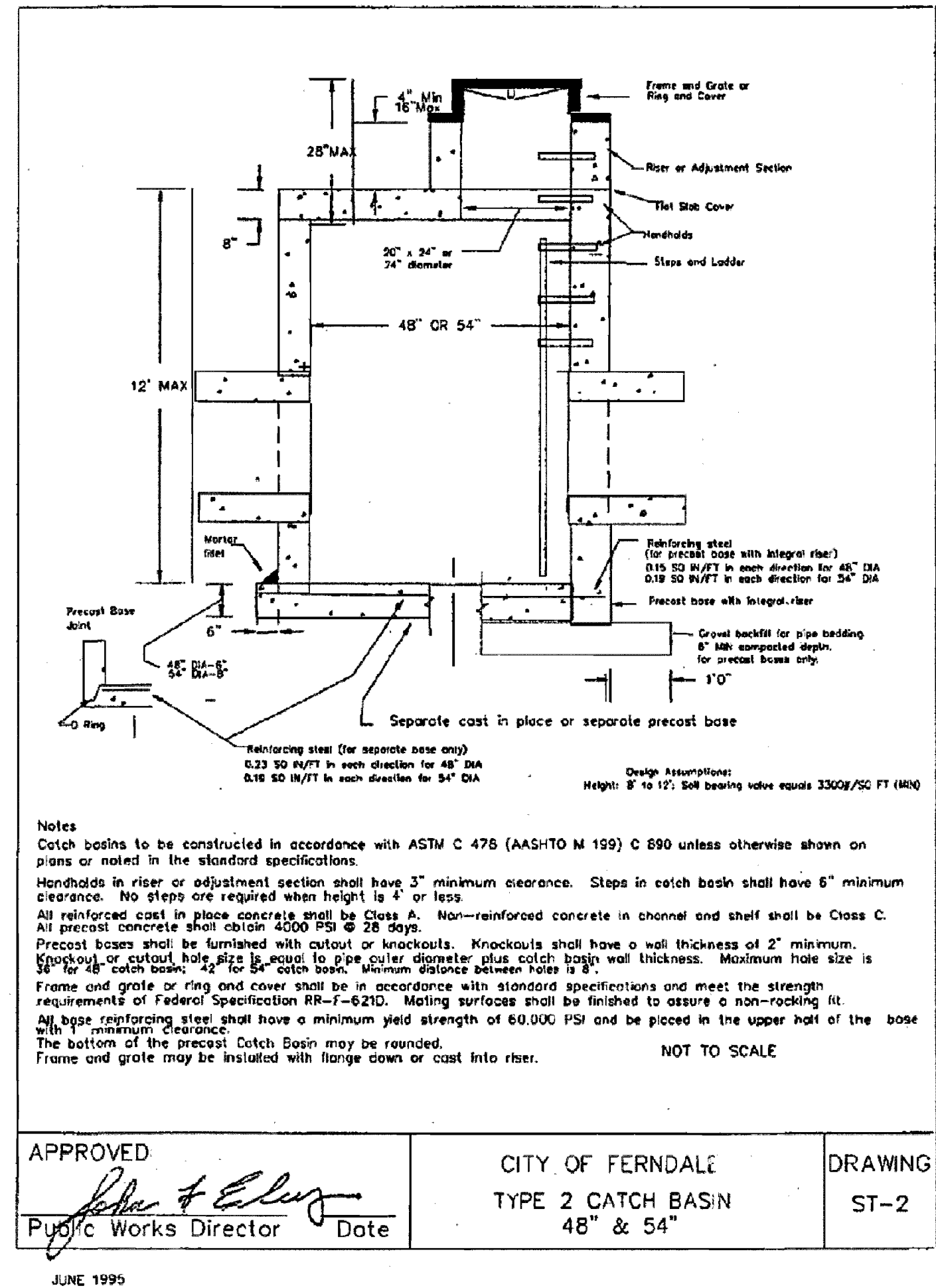
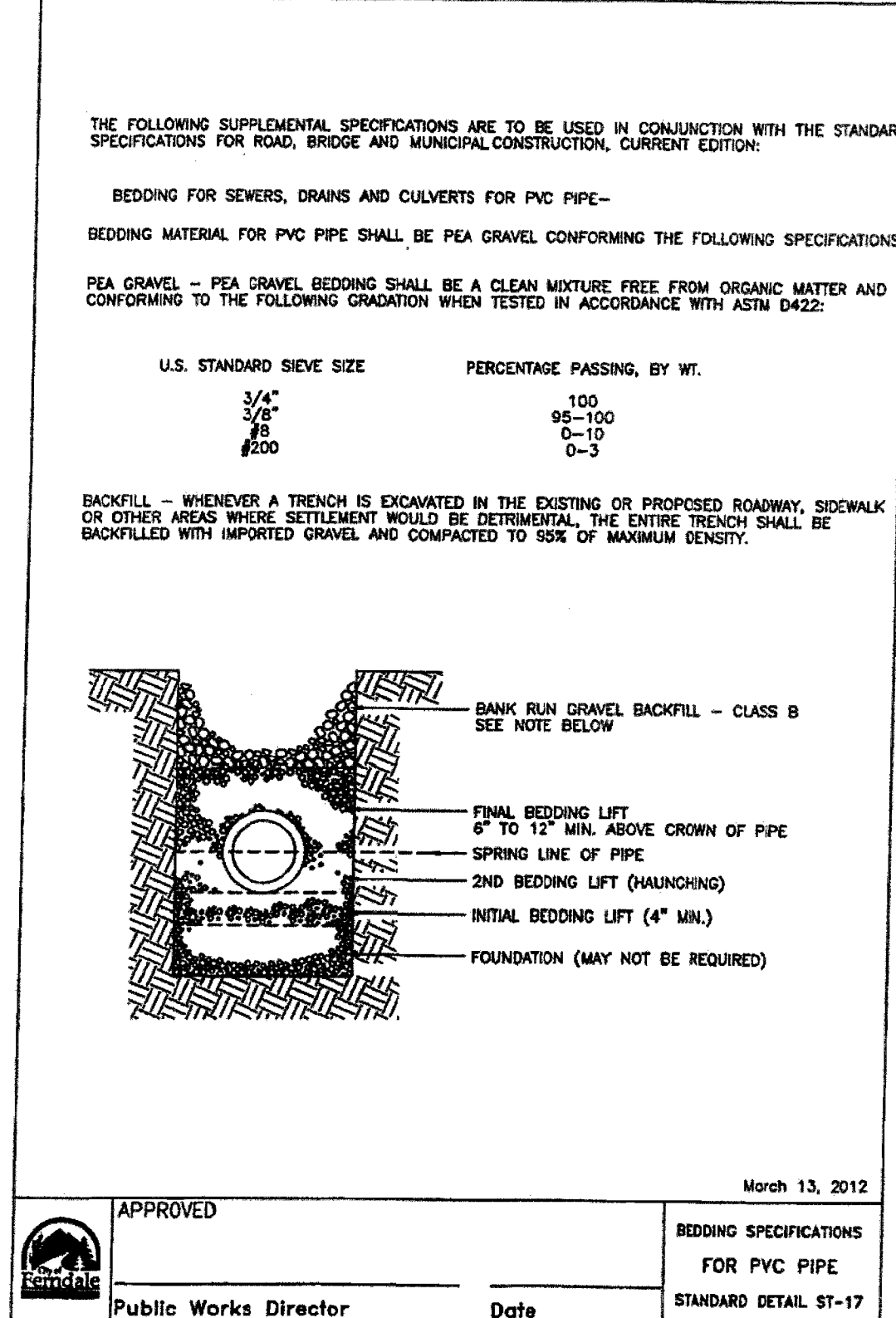
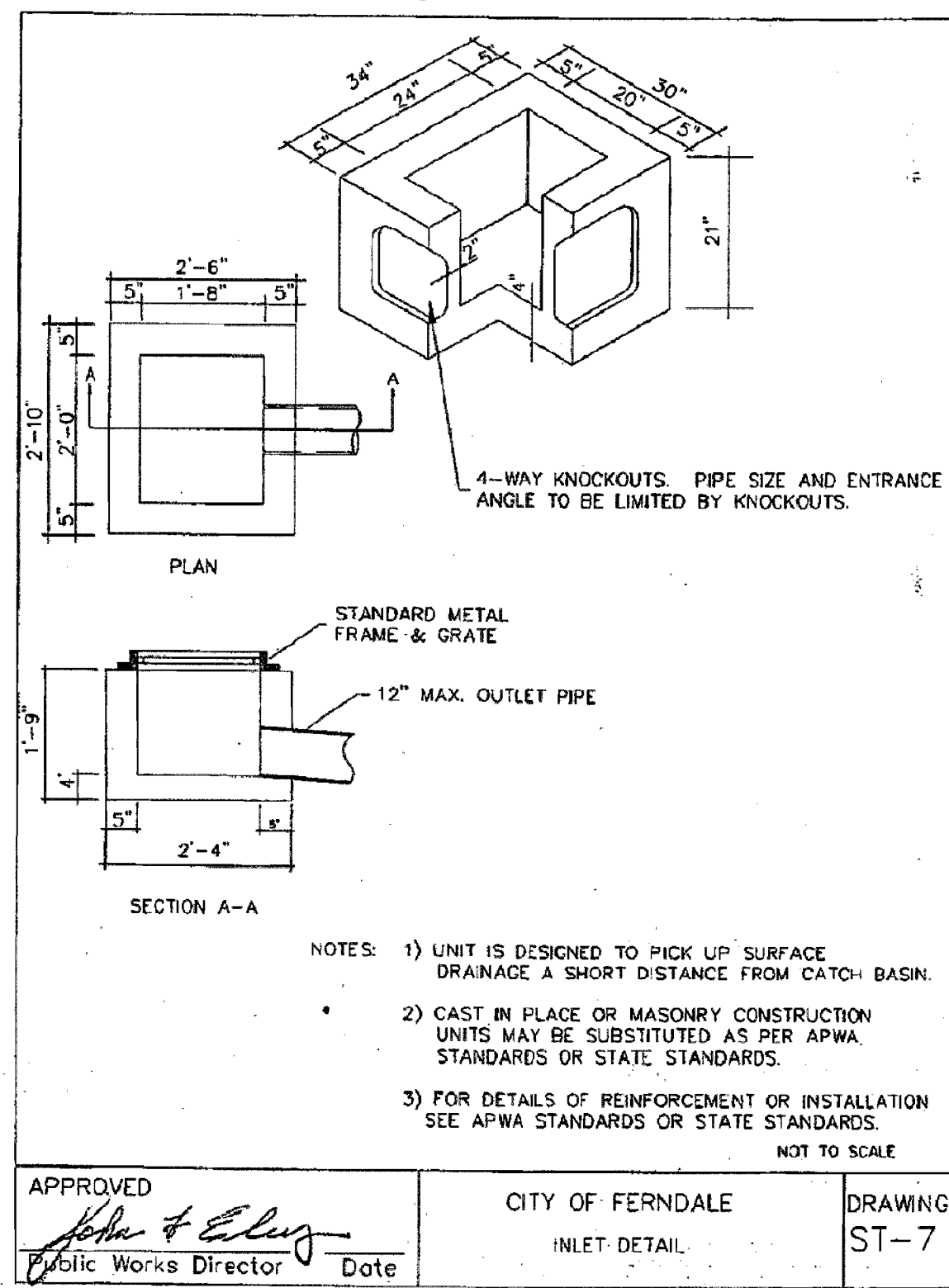
BY
CITY OF FERNDAL
PUBLIC WORKS DEPARTMENT

STORM DRAINAGE PLAN

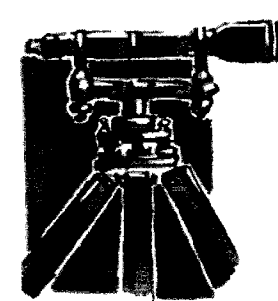
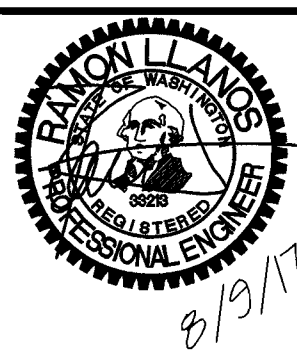
MEGAN'S SHORT PLAT
2414 THORNTON ST, FERNDAL, WA
A PORTION OF SECTION 18, TOWNSHIP 39N, RANGE 2E, WM.

SHEET
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RECORD DRAWING



ASBUILT SUBMITTAL 1	RL	08/09/17
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APPROVED
AUG 16 2017

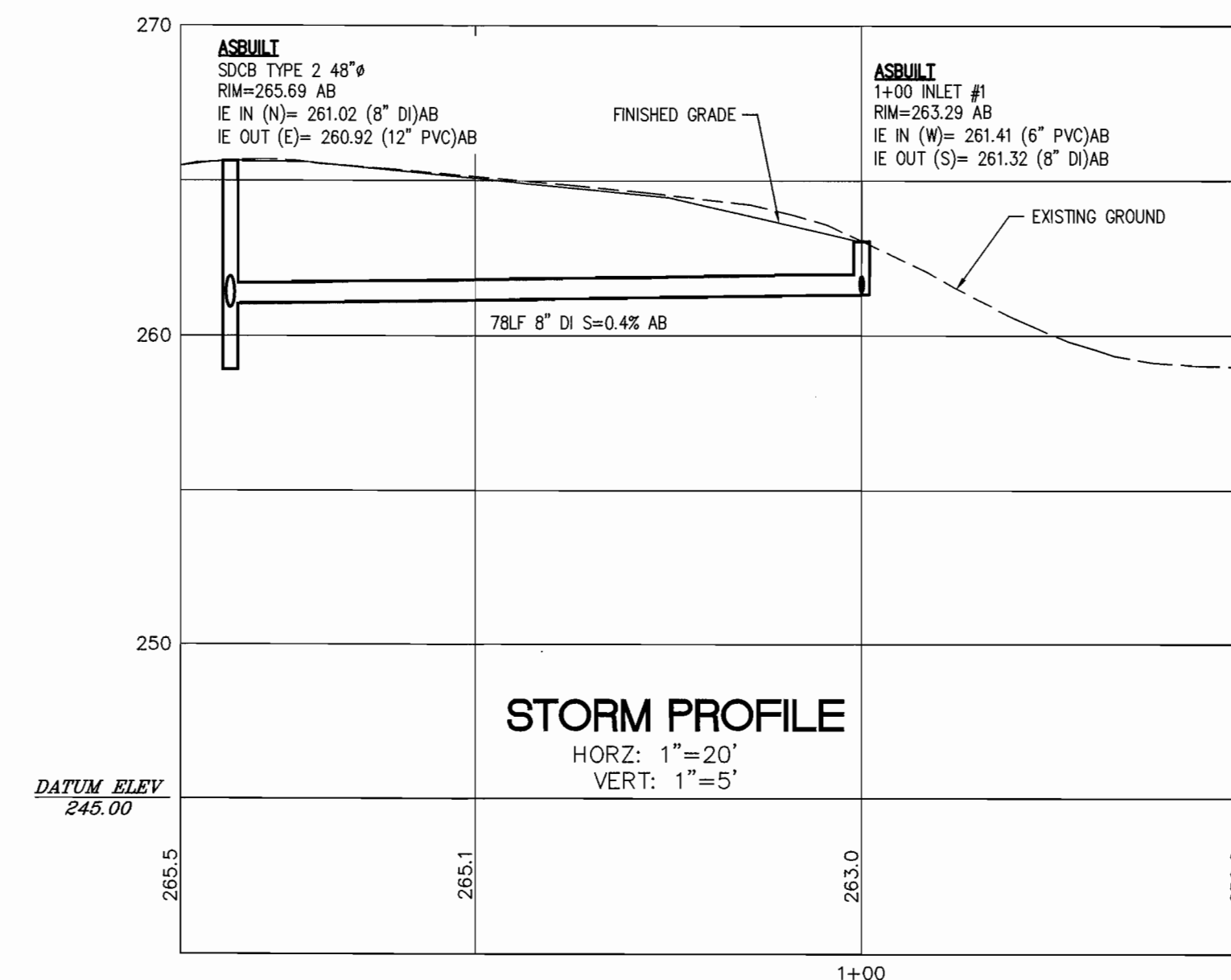
BY
CITY OF FERNDAL
PUBLIC WORKS DEPARTMENT

STORM & STREET DRAINAGE DETAILS

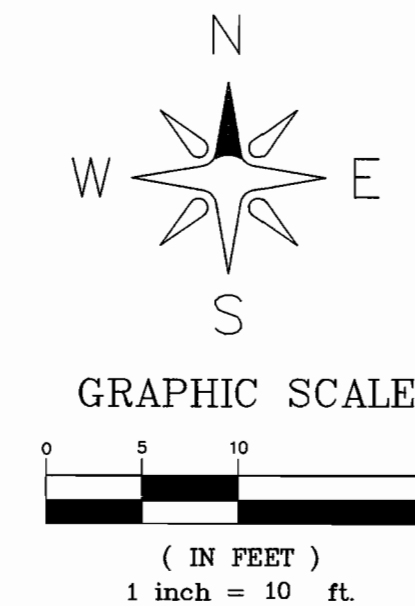
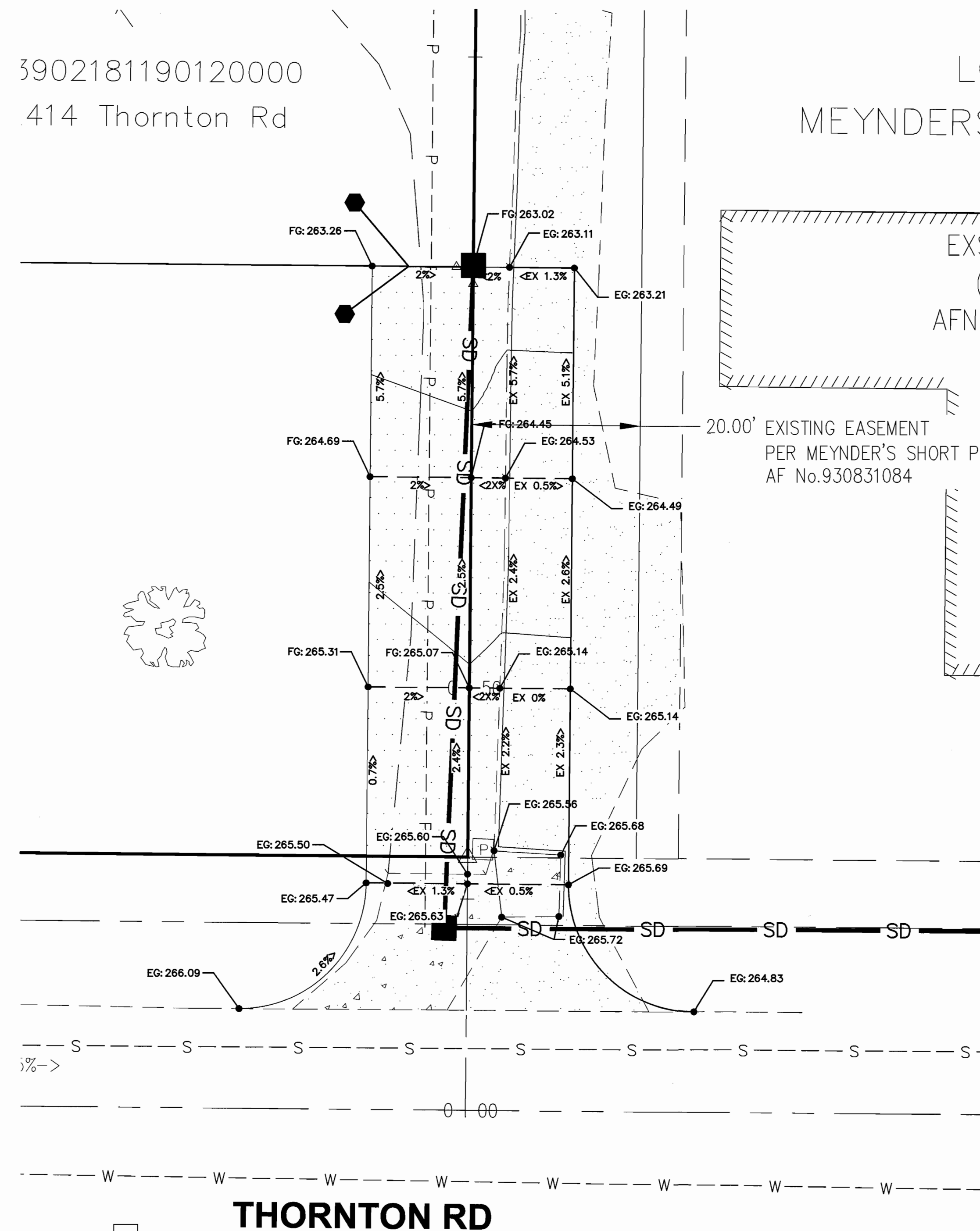
MEGAN'S SHORT PLAT
2414 THORNTON ST, FERNDAL, WA
A PORTION OF SECTION 18, TOWNSHIP 39N, RANGE 2E, W.M.

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OF
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RECORD DRAWING



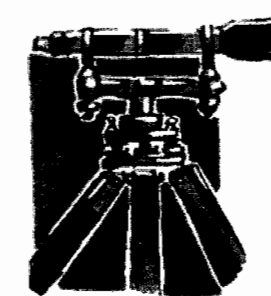
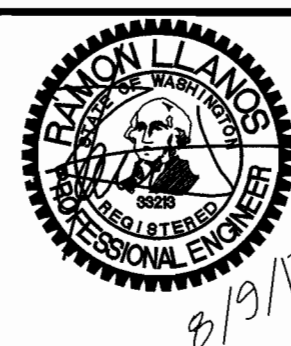
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414 Thornton Rd



- NOTE:
1. THE EXISTING APRON/ACCESS PROPOSED IN CITY R/W SHALL BE RECONSTRUCTED WITH A SECTION THICKNESS THAT MATCHES THE CITY OF FERNDAL DETAIL R-1. CONSTRUCT A PAVED APRON IN CITY R/W ON THORNTON THAT PROVIDES A 24-FT WIDE THROAT PER COF DRAWING R-16 INCLUDING APPROPRIATE WIDTH OR RADIUS ON THORNTON ROAD PER COF R-16 AND A SECTION THICKNESS IN CITY R/W PER COF R-1. SEE DETAILS ON SHEET 7.
 2. PROVIDE A NEAT LINE SAWCUT ALONG THE EDGE OF THORNTON ROAD PRIOR TO CONSTRUCTING THE NEW ASPHALT APRON. THE LOCATION OF THE SAWCUT MUST BE APPROVED BY THE PUBLIC WORKS INSPECTOR. GRIND THE EXISTING THORNTON ROAD PAVEMENT SURFACE AND PROVIDE A PETRO-TAC JOINT SEAL BETWEEN THE EXISTING PAVEMENT SECTION AND THE NEW APRON IN CITY R/W PER THE ATTACHED COF PETO-TAC PLACEMENT STANDARD DETAIL R-11A. SEE DETAILS ON SHEET 7.

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

ASBUILT SUBMITTAL 1	RL	08/09/17
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CHECKED BY:	RL

KEVIN MOYES
PO BOX 1973
FERNDAL WA

APPROVED
AUG 10 2017

BY
CITY OF FERNDAL
PUBLIC WORKS DEPARTMENT

GRADING PLAN

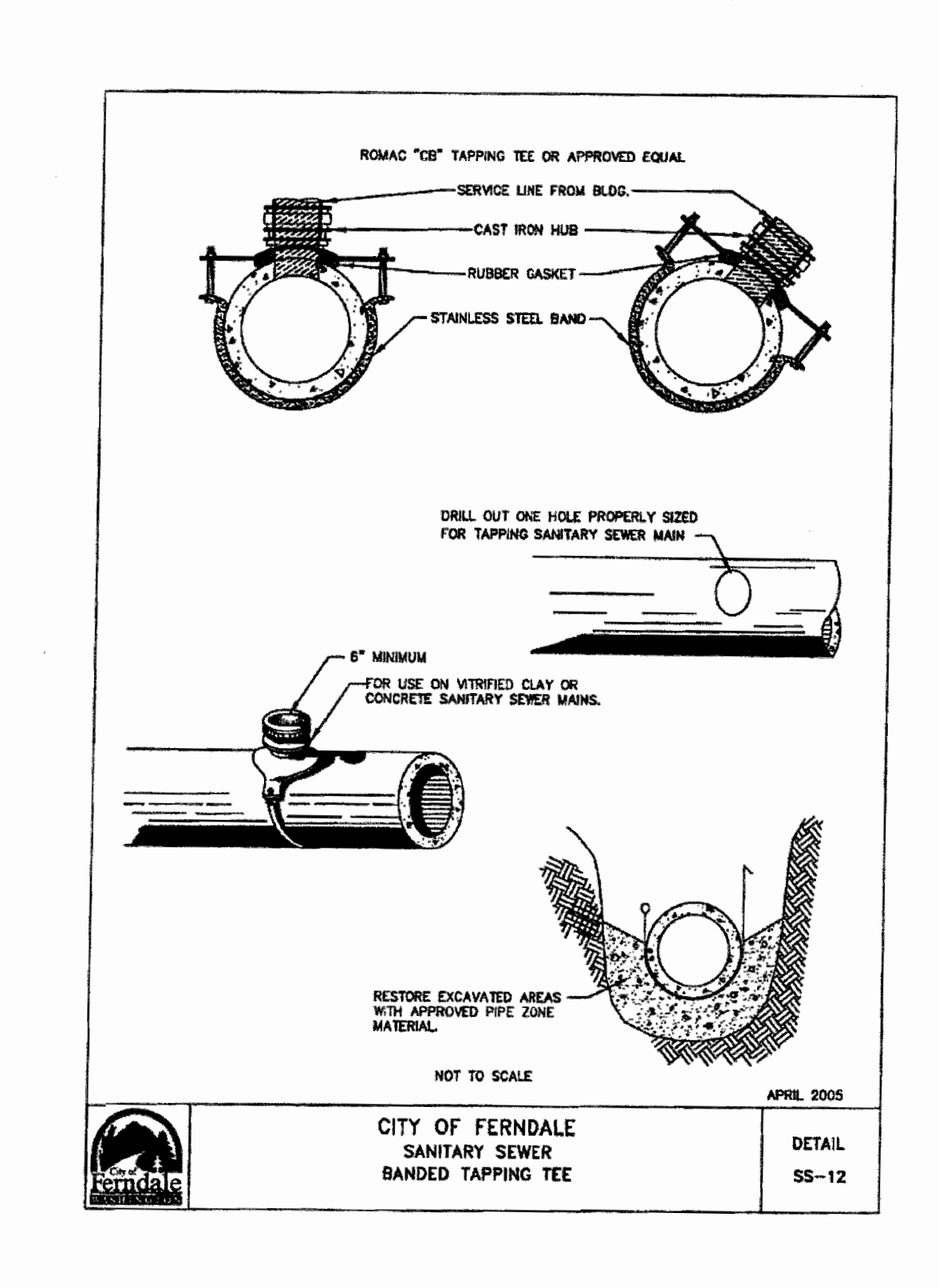
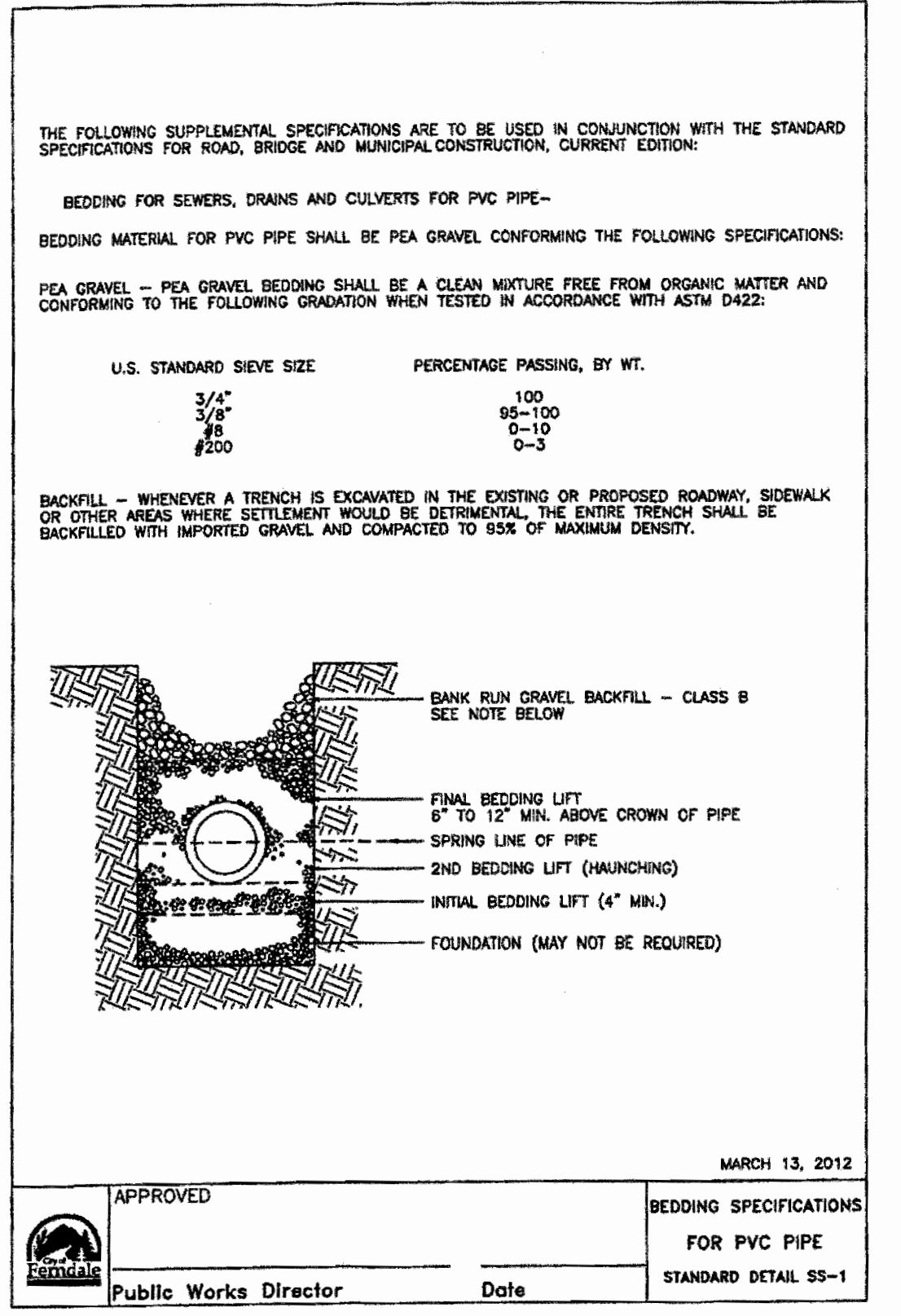
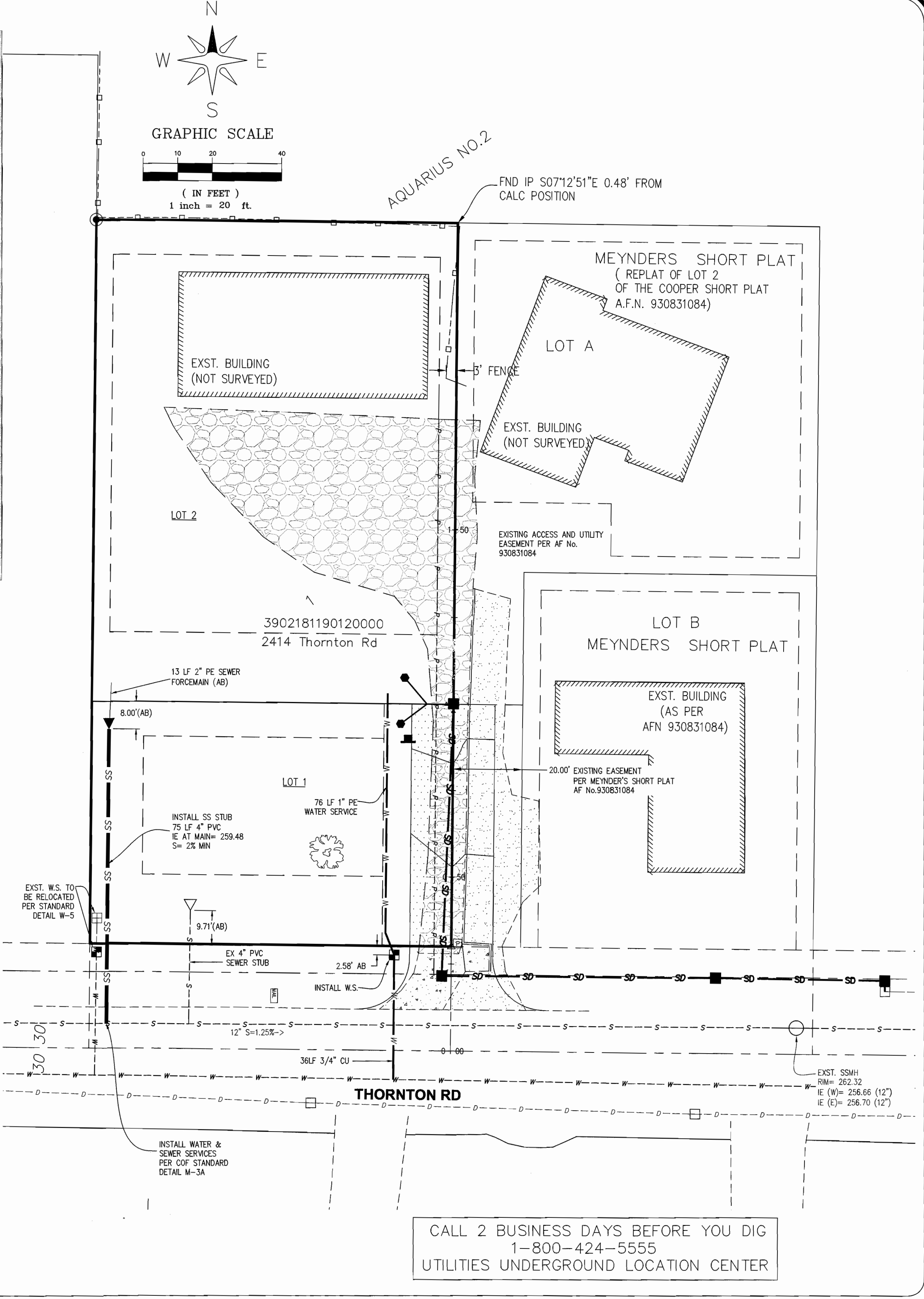
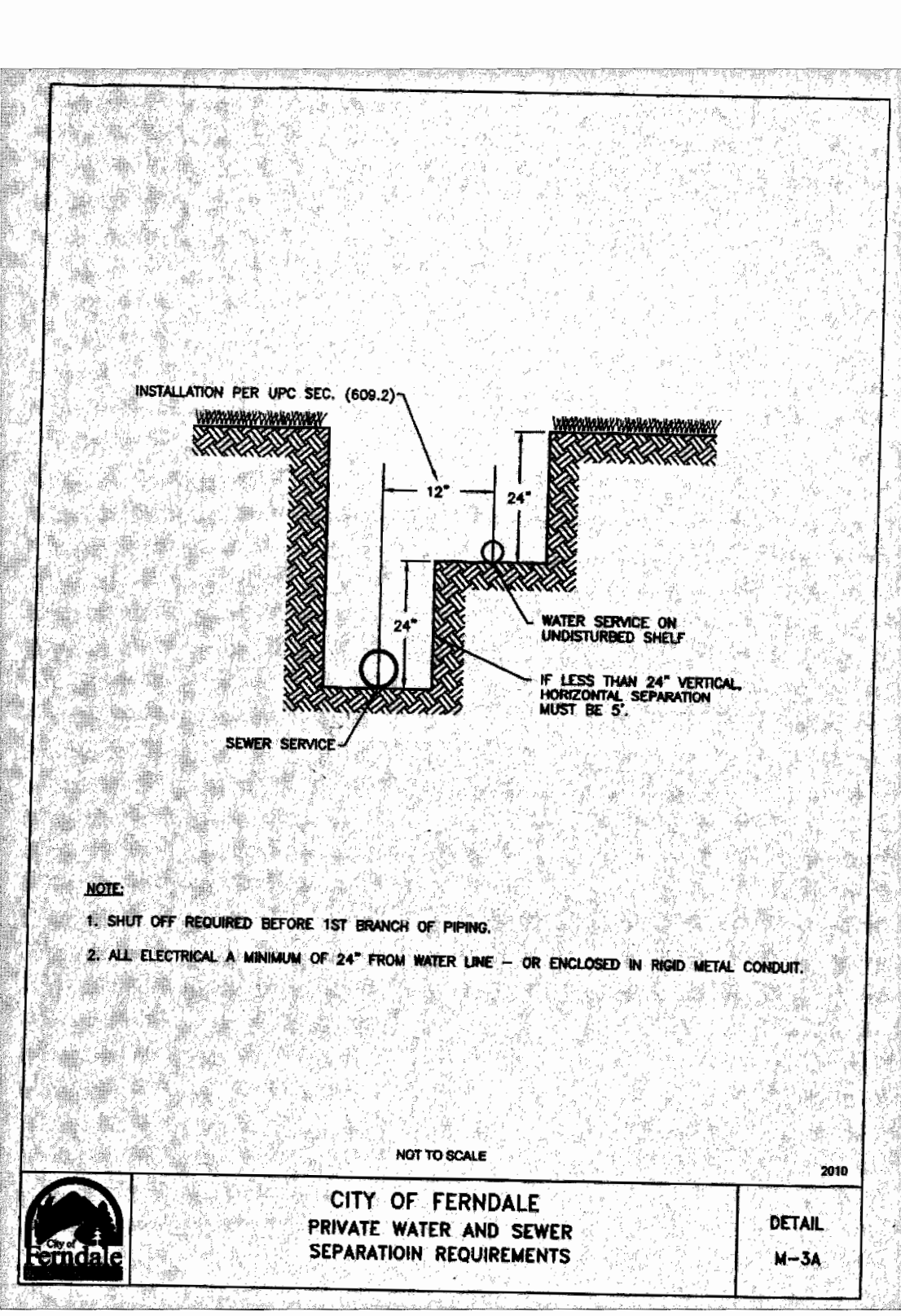
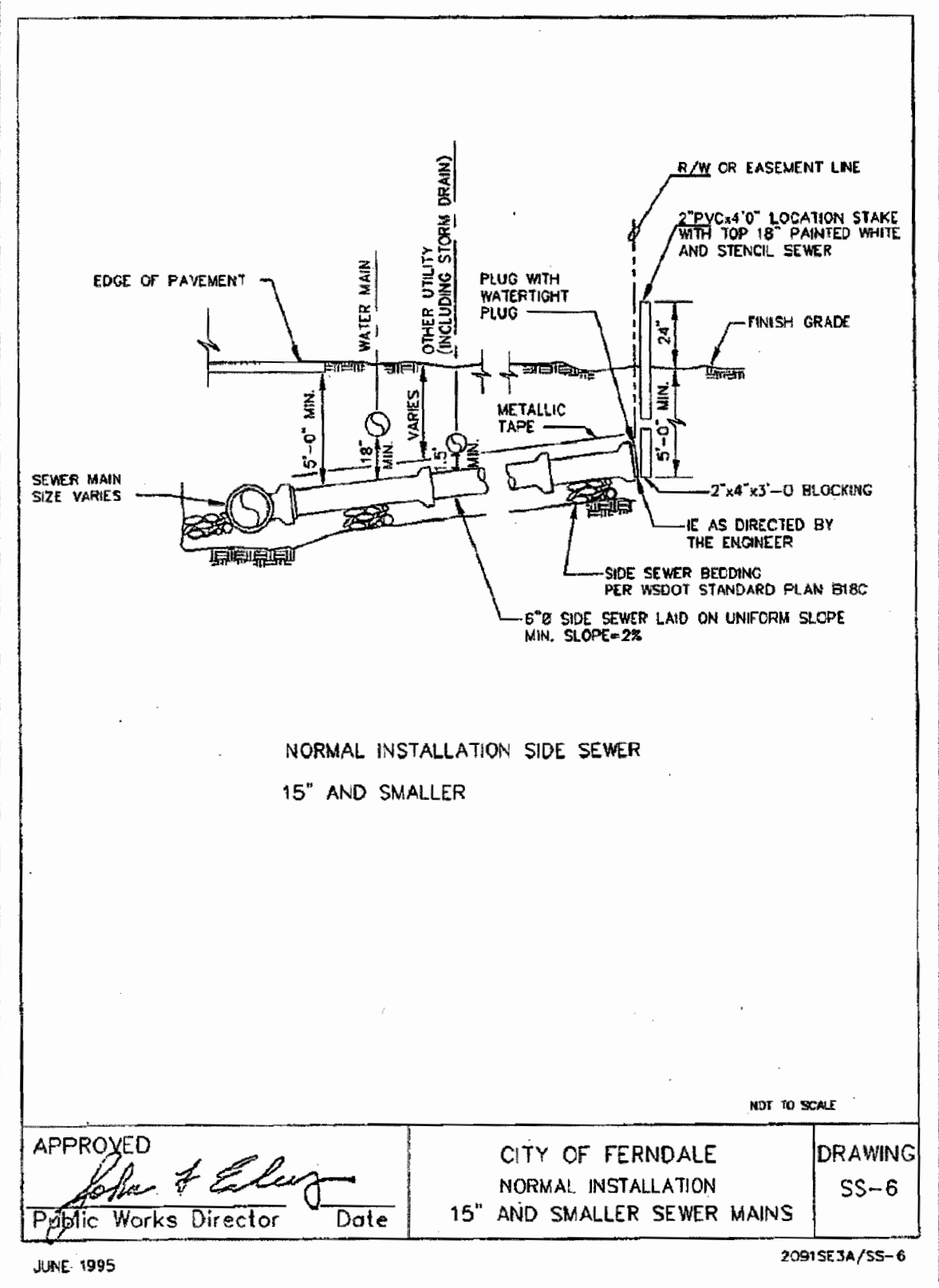
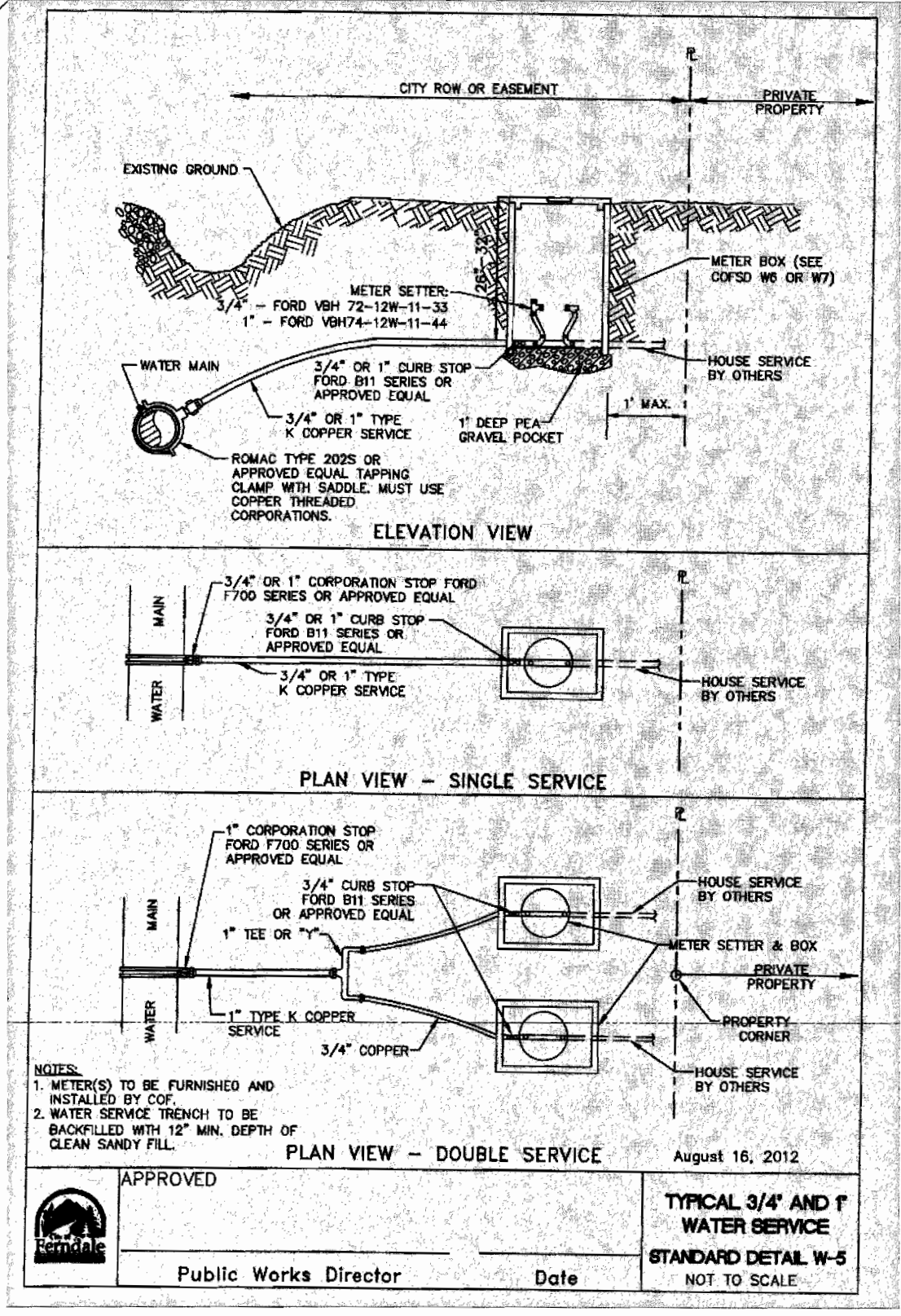
MEGAN'S SHORT PLAT
2414 THORNTON ST, FERNDAL, WA
A PORTION OF SECTION 18, TOWNSHIP 39N, RANGE 2E, W.M.

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OF 09

RECORD DRAWING



ASBUILT SUBMITTAL 1	RL	08/09/17			LDES, INC. 5160 INDUSTRIAL PL. #108 FERNDAL, WA 98248 PHONE 360-383-0620 FAX 360-383-0639	JOB NO.: 11012	KEVIN MOYES PO BOX 1973 FERNDAL WA	APPROVED AUG 16 2017 BY CITY OF FERNDAL PUBLIC WORKS DEPARTMENT	WATER & SANITARY SEWER PLAN	SHEET 08 OF 09
						DWG. NAME: 11012-KEVIN A.S-BUILT.dwg				
						DESIGNED BY: RL				
						DRAWN BY: SR				
						CHECKED BY: RL				

