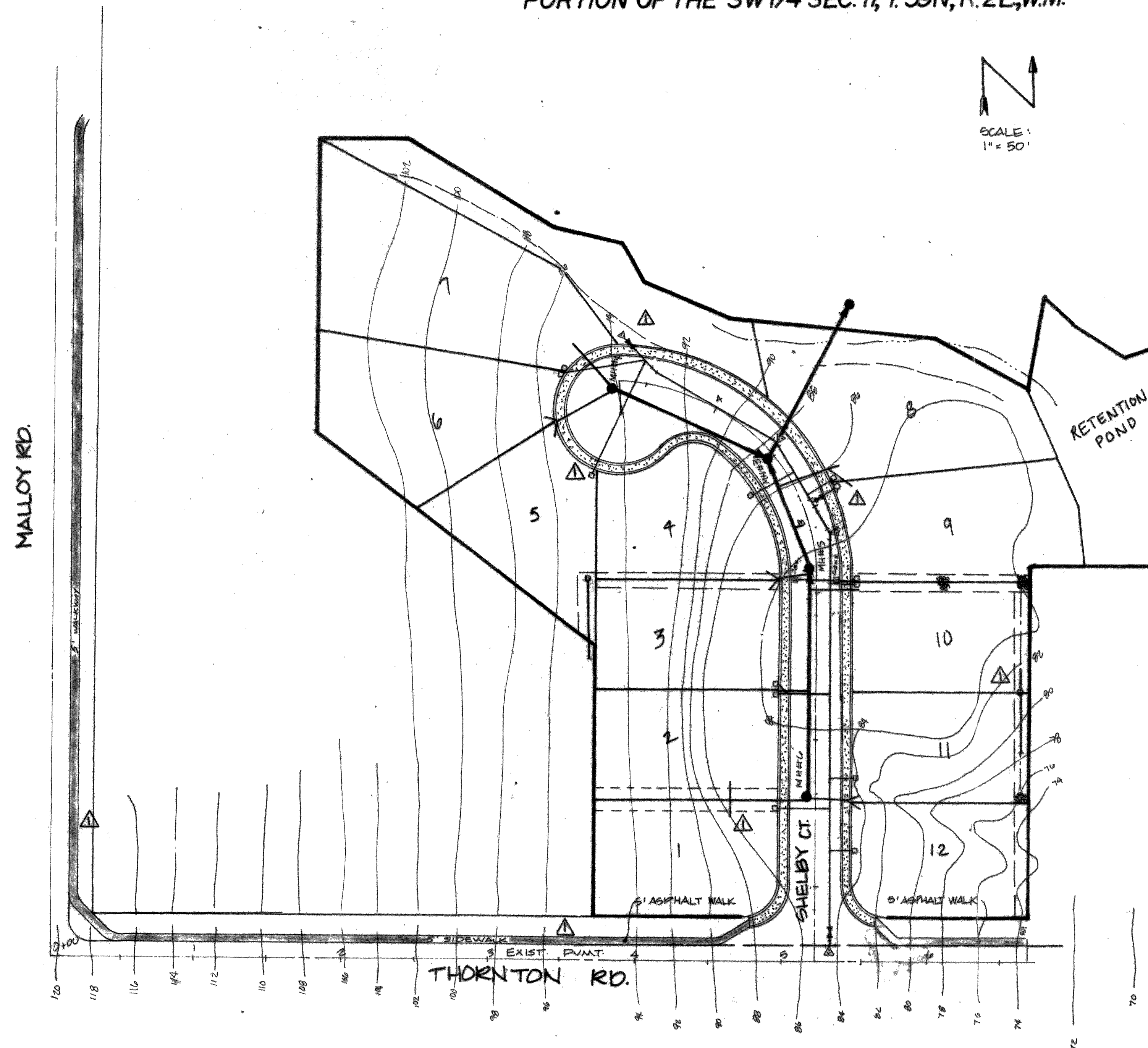


CASCADE PEAK ESTATES DIV III
PORTION OF THE SW 1/4 SEC. 17, T. 39N, R. 2E, W.M.



LEGAL DESCRIPTION

LOT 1 OXFORD SHORT PLAT (PHASE II)
 LOT LINE REVISION AFN 901213107

STANDARD PLANS

The State of Washington "Standard Plans for Road and Bridge Construction", effective March 1, 1986, hereinafter referred to as the "Standard Plans", are hereby adopted as part of these Contract Documents. The Standard Plans shall be considered the same as Plans, as set forth in Section 1-04.2 of the Standard Specifications. The Standard Plans shall be followed unless otherwise provided in these Contract Documents.

STANDARD SPECIFICATIONS

The 1988 "Standard Specifications for Road, Bridge, and Municipal Construction", as published by the Washington State Department of Transportation and the Washington State Chapter of the American Public Works Association, hereinafter referred to as the "Standard Specifications", are hereby adopted for this Contract. Any references therein to the "Secretary", or to the "Engineer" shall be interpreted to mean the Project Engineers (BENNETT P.S. & E., INC.) or their designated representative.

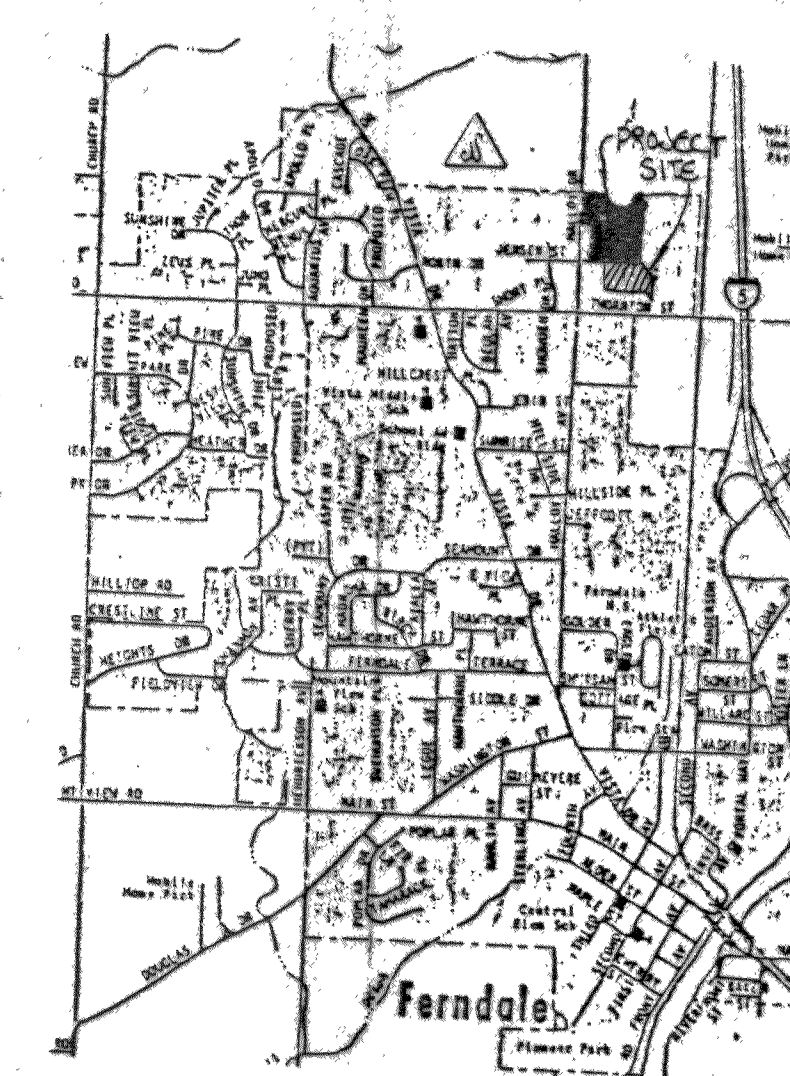
The Standard Specifications, except as may be modified or superseded by these Contract Documents, shall govern all phases of the Work.

EXAMINATION OF PLANS, SPECIFICATIONS AND SITE OF WORK

No geotechnical data is available for the project area. It remains the Contractor's sole responsibility and duty to make his own examinations and investigations as required by the Standard Specifications or any other responsibility under the Contract.

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OFF SITE ROAD & STORM PLAN & PROFILE	2
ROAD & STORM PLAN & PROFILE	3
SANITARY SEWER PLAN & PROFILE	4
WATER PLAN	5
TEMP. EROSION & SEDIMENTATION CONTROL PLAN	6
RETENTION POND	7
DETAIL SHEET	8



VICINITY MAP

REV. NO.	DATE	DESCRIPTION	MADE BY	CHECKED
1	11-11-91	AS-BUILT AS PER SITE CONDITIONS	DLB	RAB

SCALE: 1" = 50'

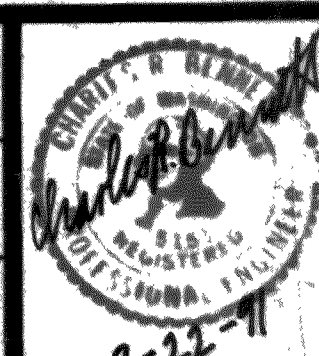
DATE: OCT 29, 1990

DRAWN: B. Worthington

DESIGNED: RAB

CHECKED: CRB

APPROVED:

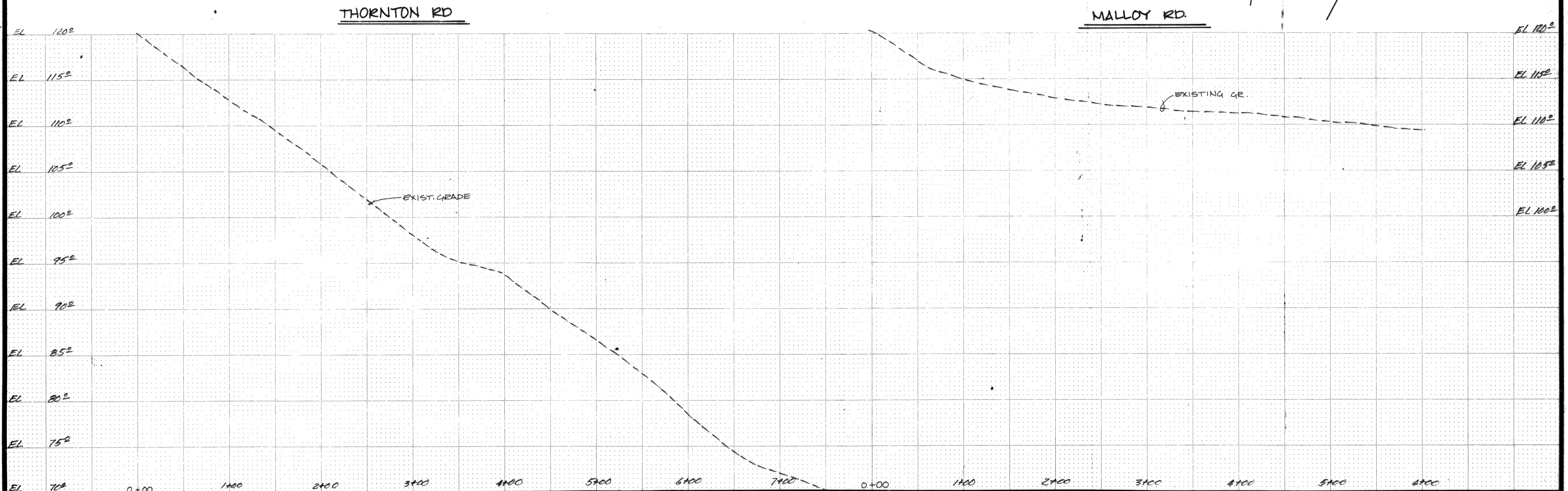
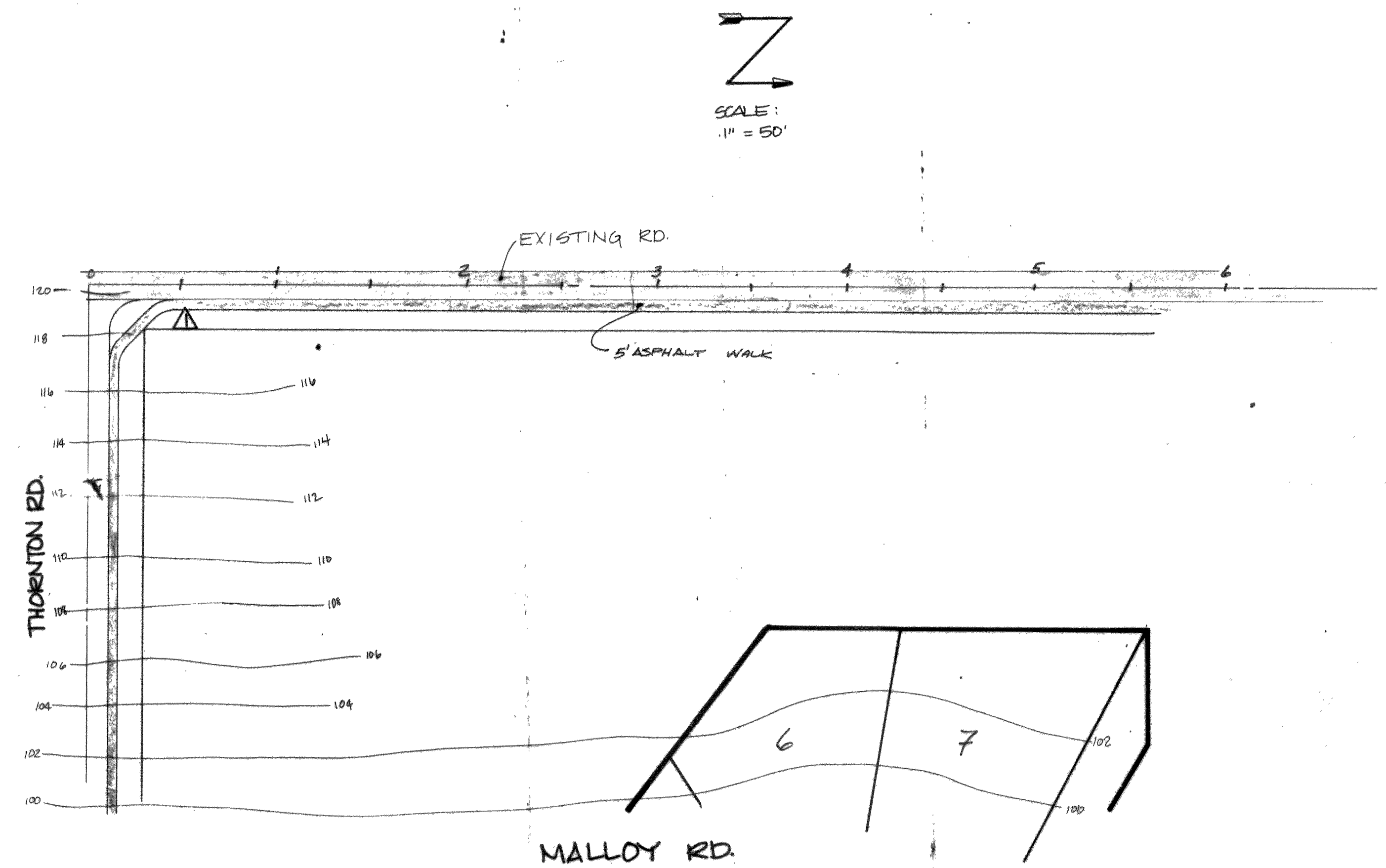
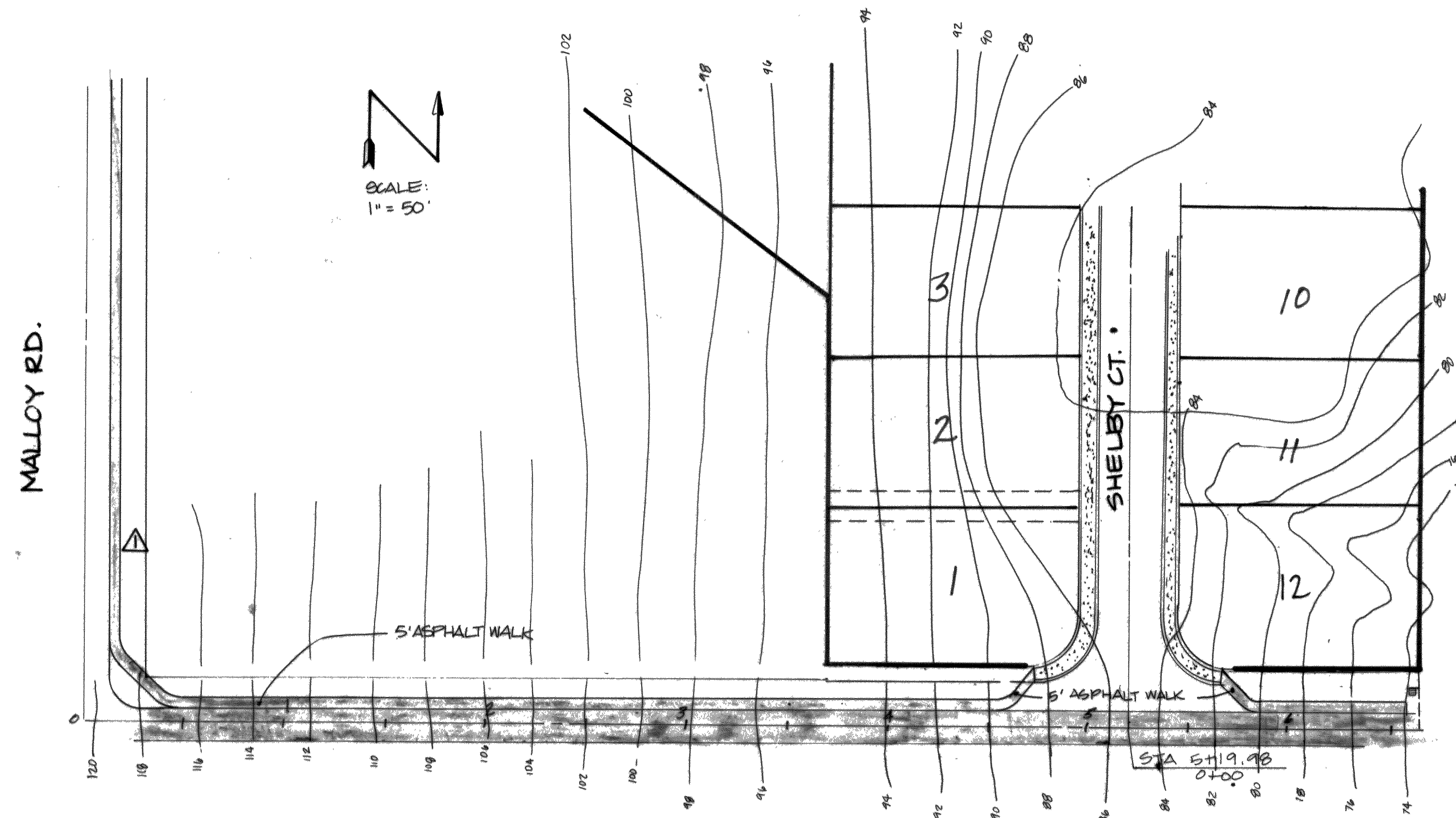


Bennett PS&E INC.
SURVEYORS and ENGINEERS
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 PUYALLUP 98371 SEATTLE 98101

CASCADE PEAK ESTATES DIV III
COVER SHEET
AS-BUILT

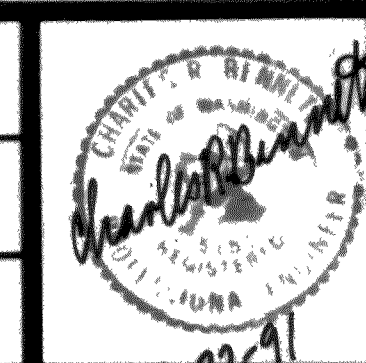
SHEET NO.
 1 of 8
 JOB NO. 91-2117

CASCADE PEAK ESTATES DIV III
PORTION OF THE SW1/4 SEC. 17, T. 39N, R. 2E, W.M.



REV. NO.	DATE	DESCRIPTION	MADE BY	CHECKED
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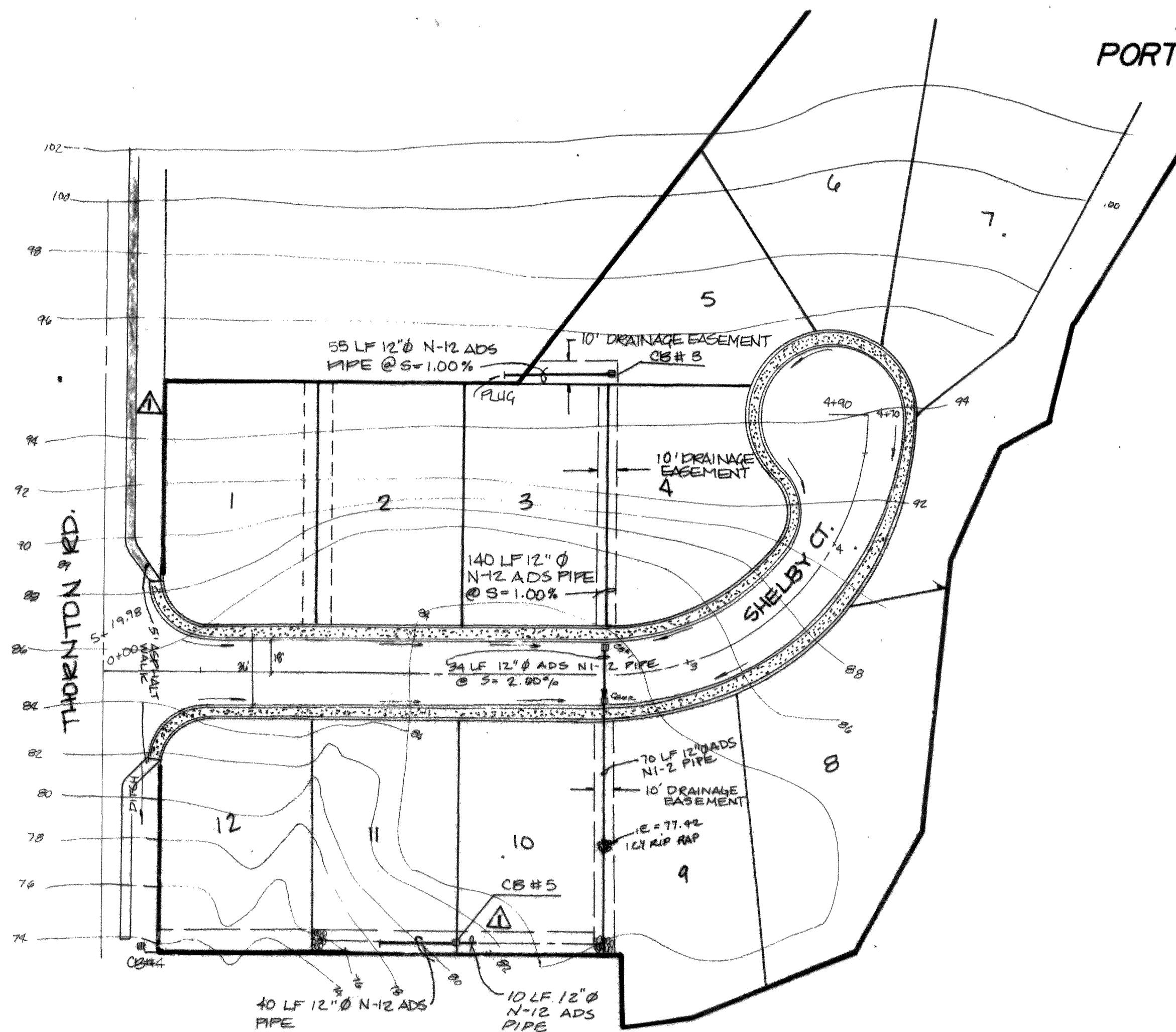
SCALE: 1" = 50'	DESIGNED: RAB
DATE: 3-21-91	CHECKED: CRB
DRAWN: J. W. WOODWARD	APPROVED: STT.



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SURVEYORS and ENGINEERS
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PUYALLUP 845-8833 SEATTLE 838-3474

CASCADE PEAK ESTATES DIV III OFF SITE ROAD & STORM PLAN & PROFILE AS-BUILT			SHEET NO. 2 OF 8 JOB NO. 89-2997
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CASCADE PEAK ESTATES DIV III
PORTION OF THE SW 1/4 SEC. 17, T. 39N, R. 2E, W. 1M.



GENERAL NOTES:

Minimum sidewalk widths to be 5' for residential, 8' for commercial/business.

Minimum radius of curb return to be 15' on residential access streets and 20' on arterial, commercial, business and industrial streets.

Concrete shall be Class C.

3/4" deep "V" grooves to be placed 5' C/C.

3/8" x 2" minimum dummy joints to be placed 20' C/C contraction joints in curb.

5/8" x 4-1/2" expansion joints to be placed at curb re driveway section, cold joints, changes in section, or maximum 80' C/C. Joints to protrude 1/2" below sidewalk.

1/4" x 4-1/2" expansion joints to be placed between sidewalk and tack-of-curb and around all junction boxes, meter boxes, etc.

All joints to be cleaned and edged with 1/4" radius.

Sidewalk to be brush-finished in traverse direction with fiber-hair brush, except at driveways where it shall be brushed longitudinally.

Concrete shall be cured in accordance with the standard specifications.

Sidewalks in cut sections shall be drained according to Standard Plan No. ST-16.

Washed rock shall be graded between 1/4" and 1-1/2".

Further requirements shall be as specified in the standard specifications.

ALL WORK IN SIDEWALK SHALL BE CUT SECTION WHEN REMOVING AREA FOR WORK

CITY OF FERNDALE STANDARDS

DRIVEWAY WIDTH - RES. 12' MIN
COM. 20'-30'
IND. 20'-40'

DISTANCE FROM INTERSECTION - 15' BEGINNING CURB RADIUS (CUR TO CUR) 15' MIN RADIUS

DISTANCE BETWEEN DRIVEWAYS - ACCESS RD. 60'
COLLECTOR ST. 200'

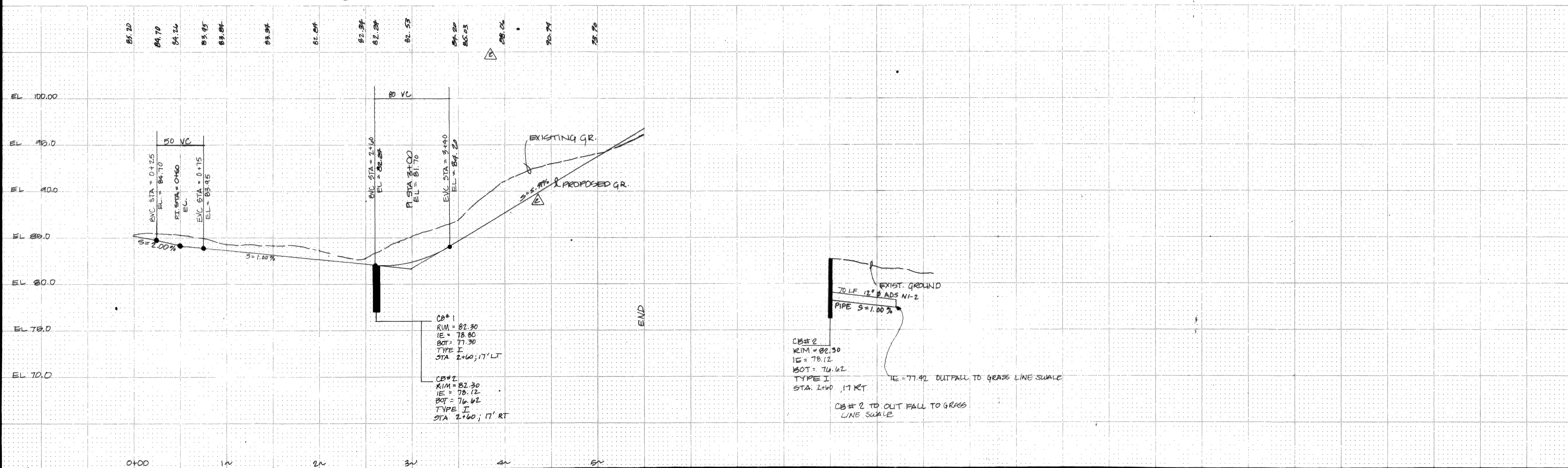
WINGS / DROP - 10' APWA

DRIVEWAY DESIGN RADIUS - 15'

GRADES - 15% MAX. AVG. 6%-10%

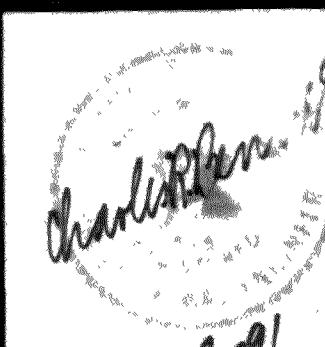
NUMBER OF DRIVEWAYS - 1 PER PARCEL SINGLE FAMILY
ADD 1 MORE IF DEVELOPMENT
CAN IMPROVED OPERATION

VEHICLE STORAGE AND SIGHT DISTANCE - 20 MPH - 175'
25 MPH - 220'
30 MPH - 265'
35 MPH - 310'
35 MPH BY FWD & AASHTO



REV. NO.	DATE	DESCRIPTION	MADE BY	CHECKED
1	11-11-91	AS-BUILT AS PER SITE CONDITIONS	DLS	RAB
2	12-11-91	AS-BUILT AS PER THE CITY OF FERNDALE	DLS	RAB

SCALE: 1" = 50'	DESIGNED: RAB
DATE: 3-21-91	CHECKED: CRB
DRAWN: J. Worthington	APPROVED: STT

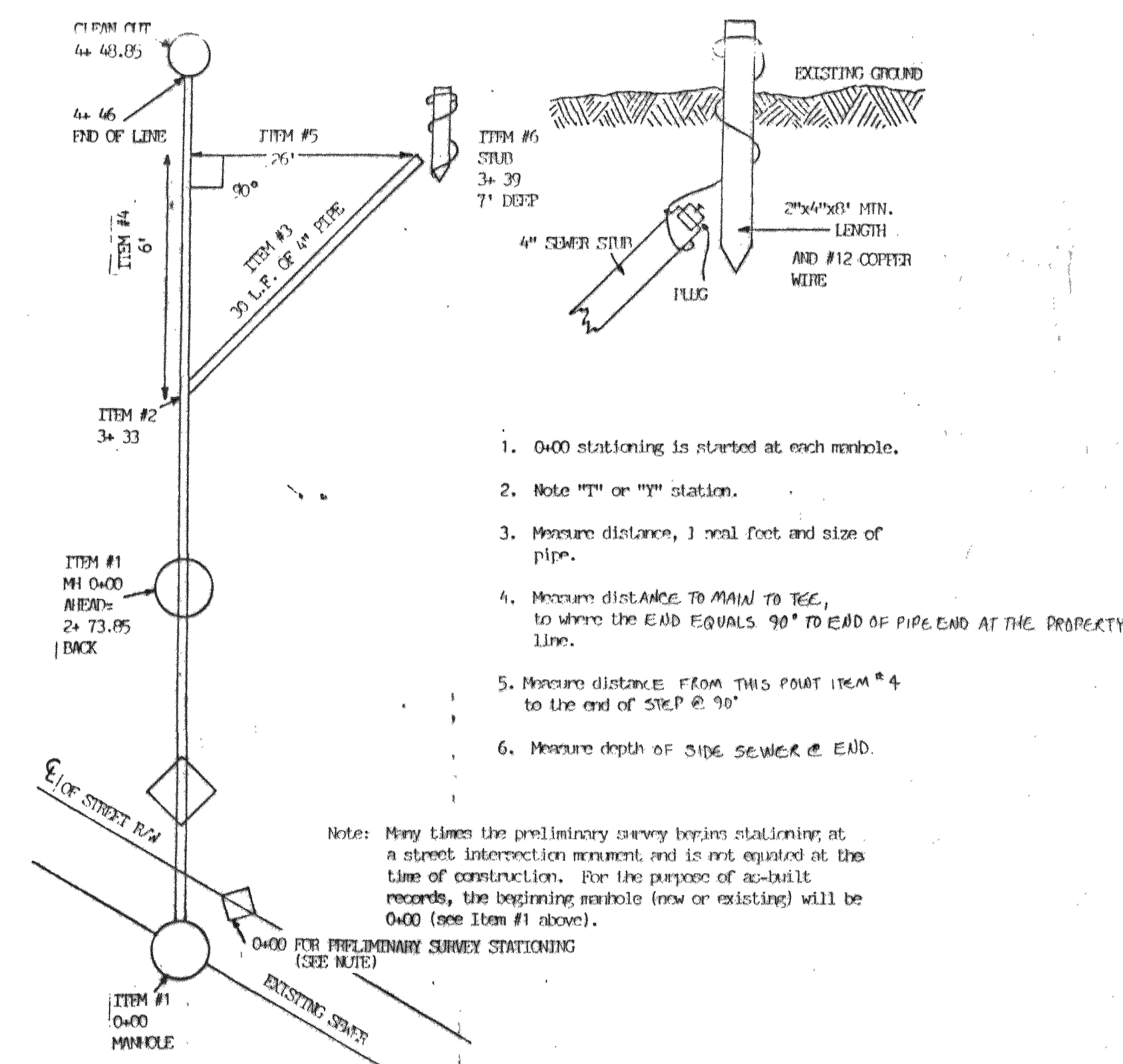


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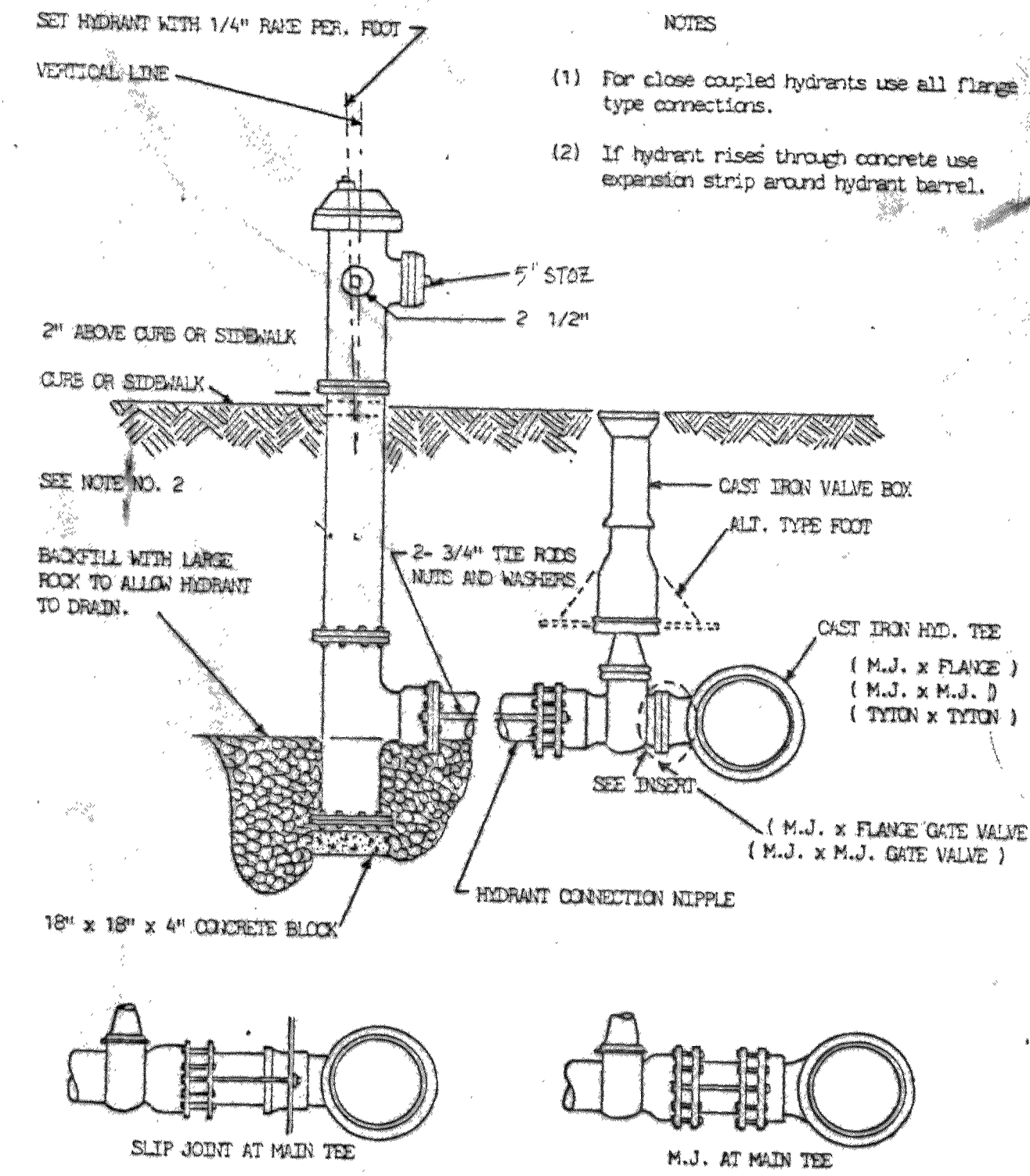
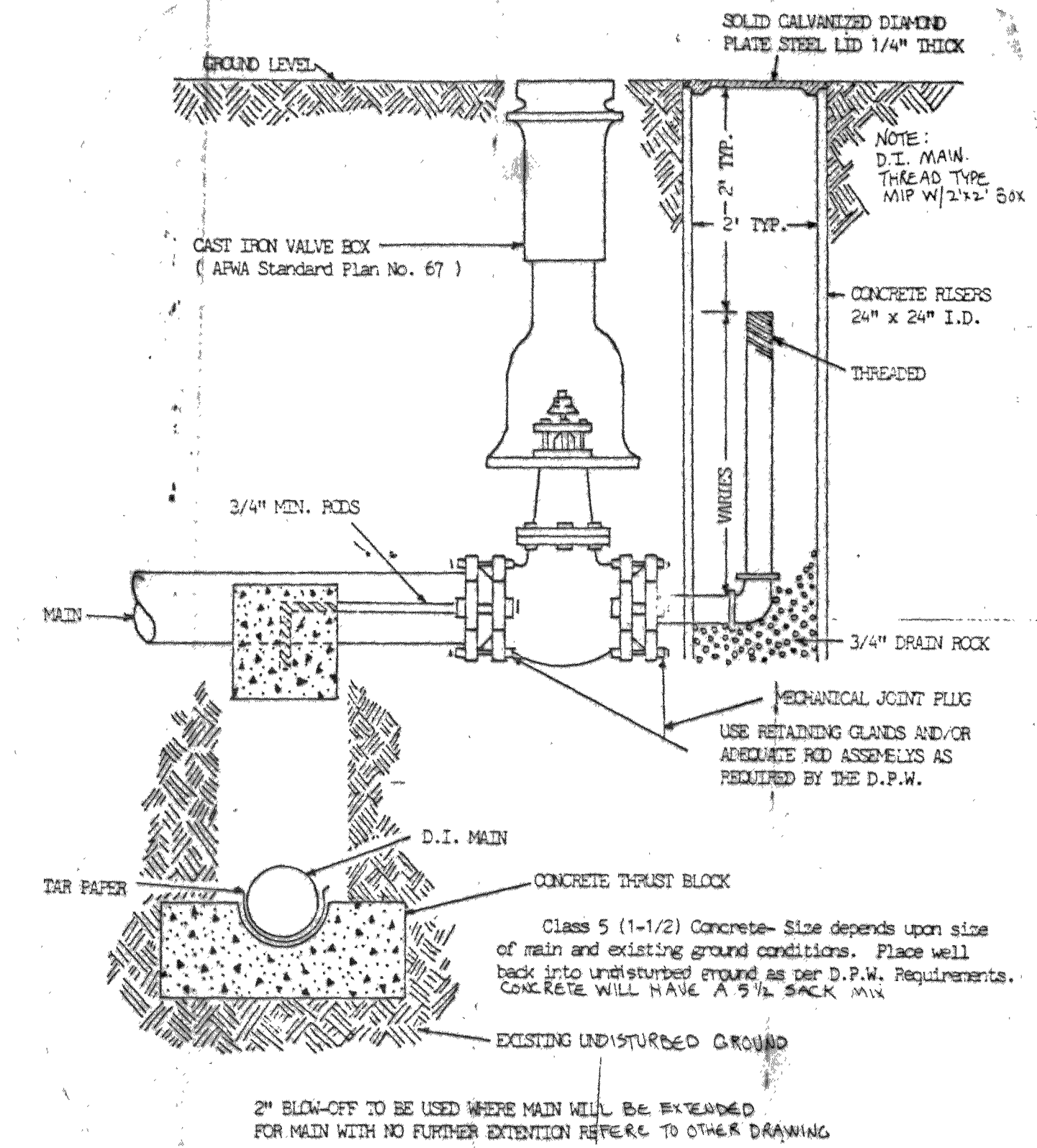
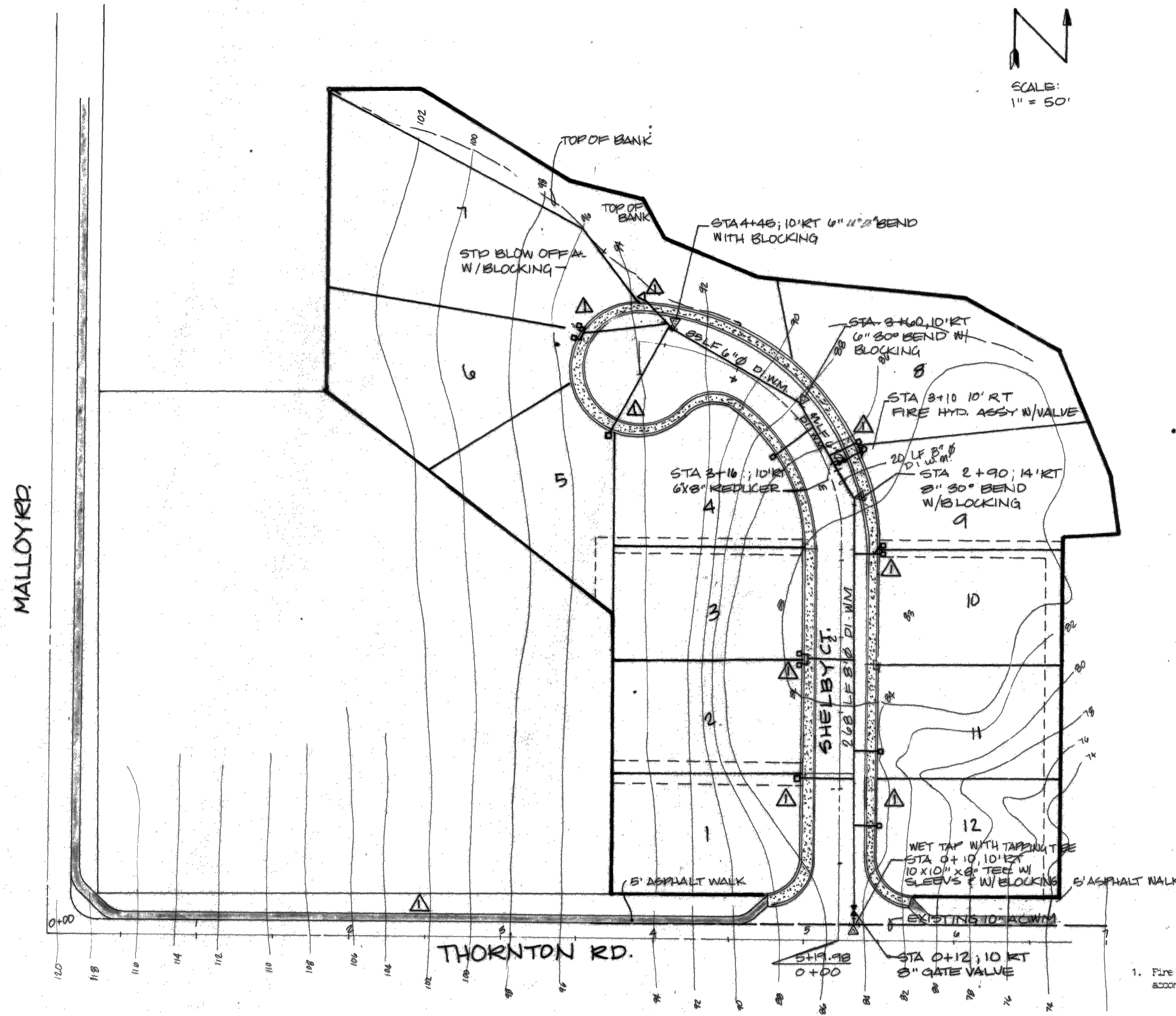
CASCADE PEAK ESTATES DIV III
ROAD & STORM PLAN & PROFILE
AS-BUILT

SHEET NO.	3 OF 8
JOB NO. 89-299T	

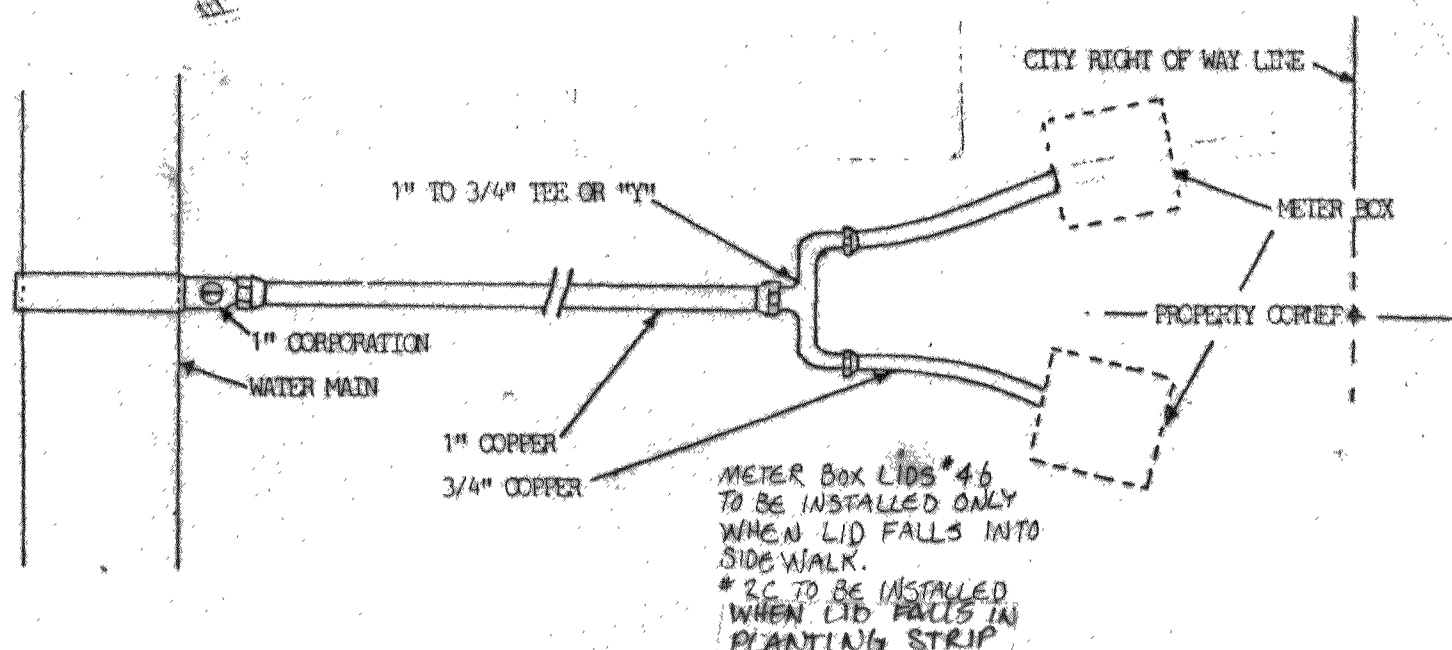
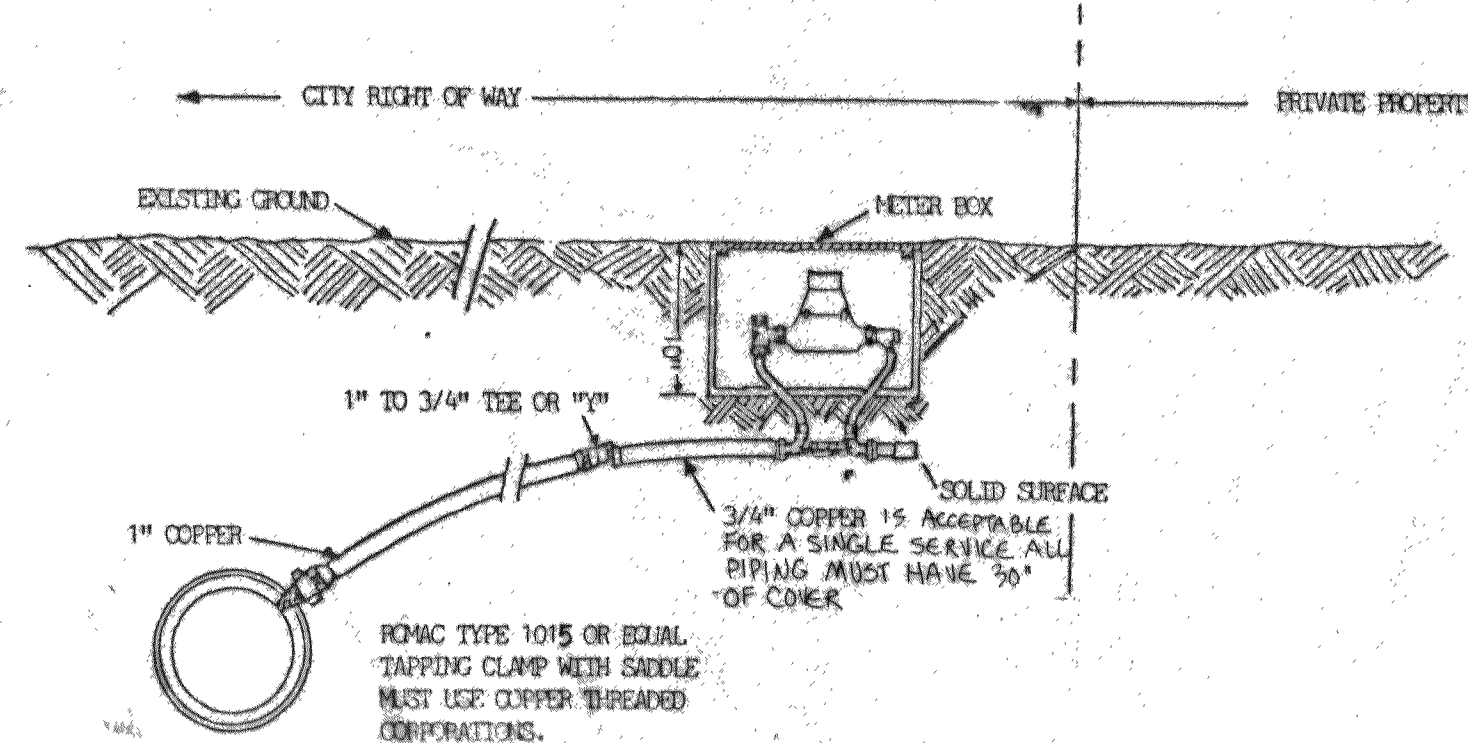
00029.004 2.10.06 KR



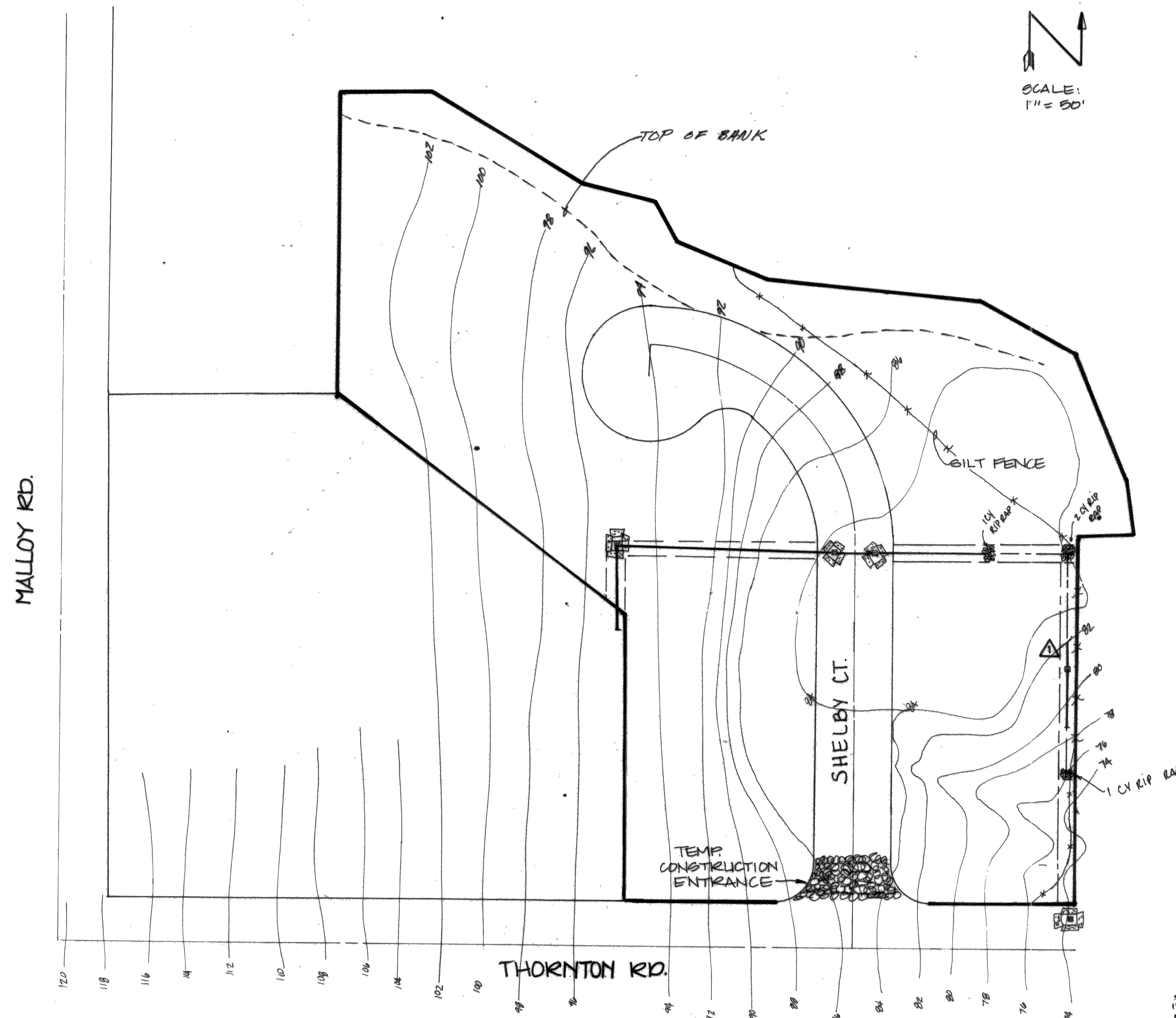
CASCADE PEAK ESTATES DIV III
PORTION OF THE SW 1/4 SEC. 17, T39N, R2E, W.M.



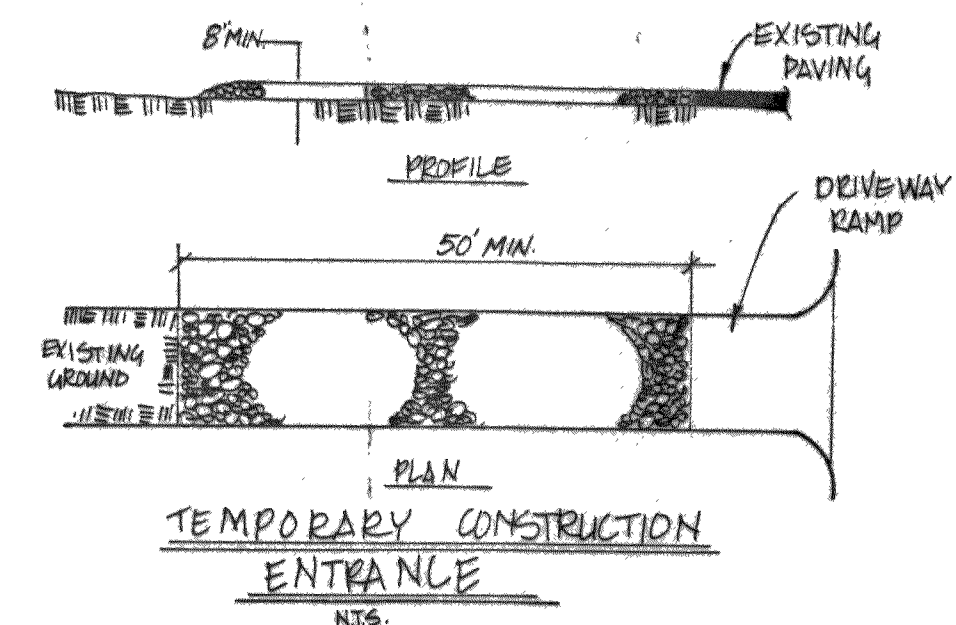
- ON-SITE FIRE HYDRANTS**
- Fire hydrants shall be located on all required access roadways according to the following requirements:
 300 feet on center for all Commercial occupancies.
 500 feet on center for Residential occupancies.
 Access shall be required per Section 10.207 of the Uniform Fire Code.
 - Fire hydrants shall have individually valved two 2 1/2-inch ports and one 7-inch S.O.D. (1000 or M.H. 929 required)
 - Fire hydrants shall be located within 5 feet of the required access.
 - Fire hydrants shall have the 4 1/2 inch 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 inches above the ground.
 - If, in the opinion of the Public Works Director, fire hydrants are vulnerable to vehicular damage, appropriate crash posts shall be provided. No obstructions shall exist within a 3-foot working area of each required access. Crash posts shall be 4-inch, cement-filled pipe minimum 3 feet in height with 2 feet of piping below grade. Hydrant shutoff valves shall be located no closer than 5 feet from the hydrant and no further than 20 feet.
 - Underground supplies to fire hydrants must be inspected. Such inspection shall include visual inspection of piping and hydrostatic pressure test of a minimum of 200 psi or 50 psi in excess of street main pressure. A flow test will be required when installation is complete.
 - Fire hydrant installation must comply with City standard drawings.
 - Fire hydrants are required to 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.
 (Section 10.302, Uniform Fire Code)



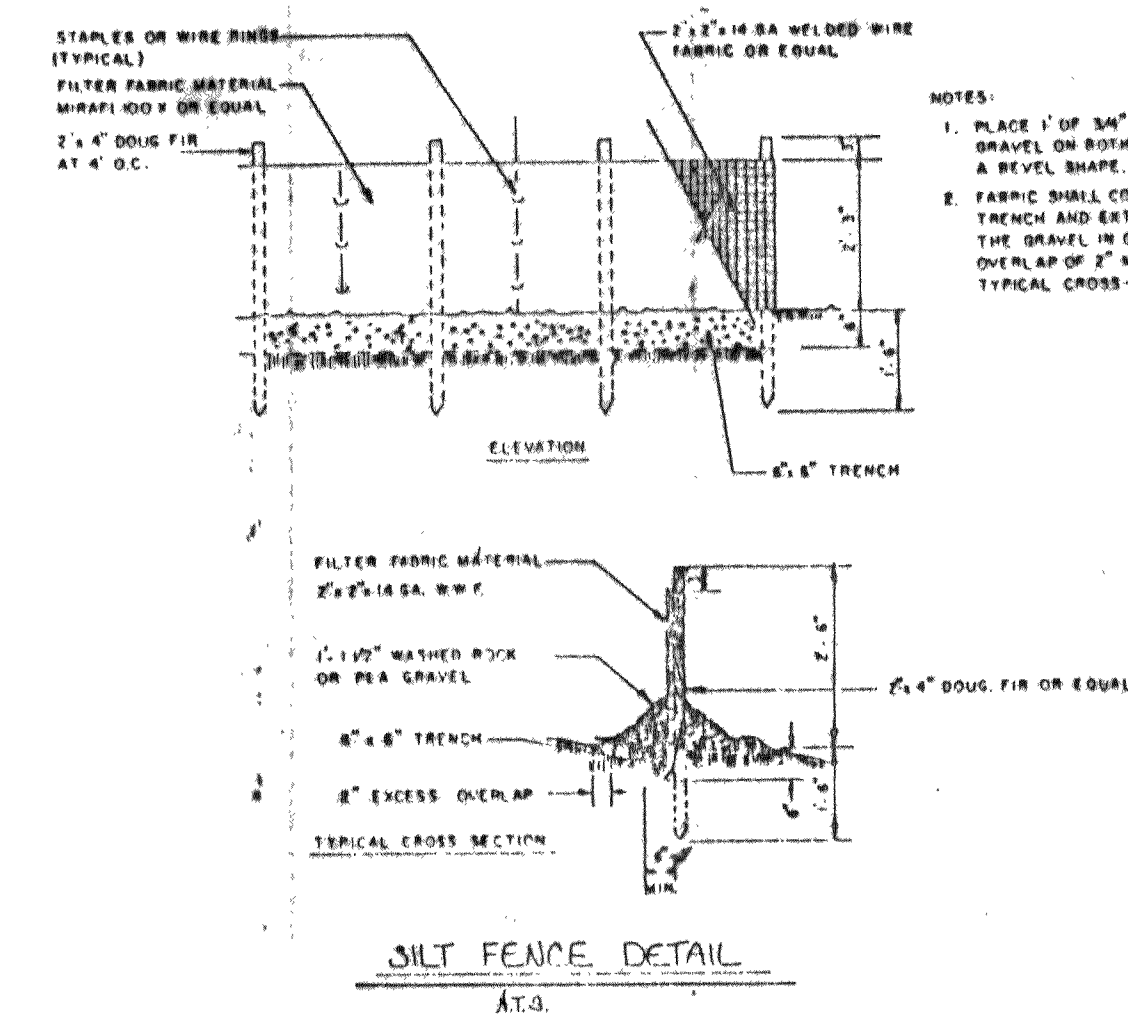
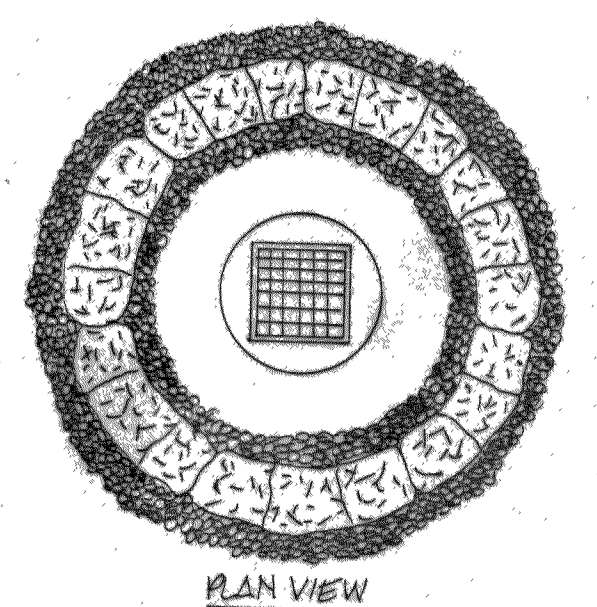
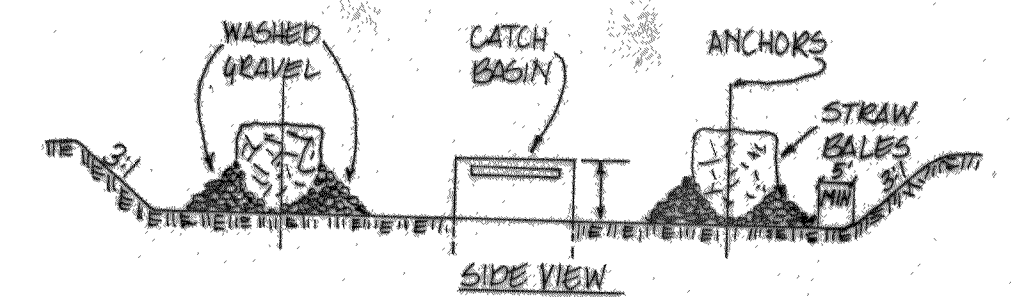
CASCADE PEAK ESTATES DIV III
PORTION OF THE SW 1/4 SEC. 17, T. 39N, R. 2E, W.M.



- NOTES:
1. ON-SITE EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
 2. IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTY OWNERS ALL CONSTRUCTION WORK WITHIN THE AREA, THAT MAY FURTHER AGGRAVATE THE SITUATION, MUST CEASE AND THE OWNER/CONTRACTOR WILL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY WILL CONTINUE UNTIL SUCH TIME AS THE AFFECTED PROPERTY OWNER IS SATISFIED.
 3. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHOWN ON THIS DRAWING SHALL BE INSTALLED PRIOR TO OR AS THE FIRST STAGE OF SITE PREPARATION.
 4. SHOULD THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THIS DRAWING NOT PROVE ADEQUATE TO CONTROL EROSION AND SEDIMENTATION THE APPLICANT/CONTRACTOR SHALL INSTALL ADDITIONAL FACILITIES AS NECESSARY TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES AND/OR STORM DRAINAGE SYSTEMS.
 5. IN ANY AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 30 DAYS OR MORE ALL DISTURBED AREAS MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED, HOWEVER, WHENEVER IT IS IN THE INTEREST OF THE APPLICANT/CONTRACTOR, BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT.



TEMPORARY SEDIMENT TRAP I
 (N.T.S.)



REV. NO.	DATE	DESCRIPTION	MADE BY	CHECKED
1	11-11-91	AS-BUILT AS PER SITE CONDITIONS	DLS	RAB

SCALE: 1" = 50'

DATE: 3-21-91

DRAWN: *William Worthington*

DESIGNED: RAB

CHECKED: CRB

APPROVED: S.T.T.



Bennett PS&E INC.
SURVEYORS and ENGINEERS

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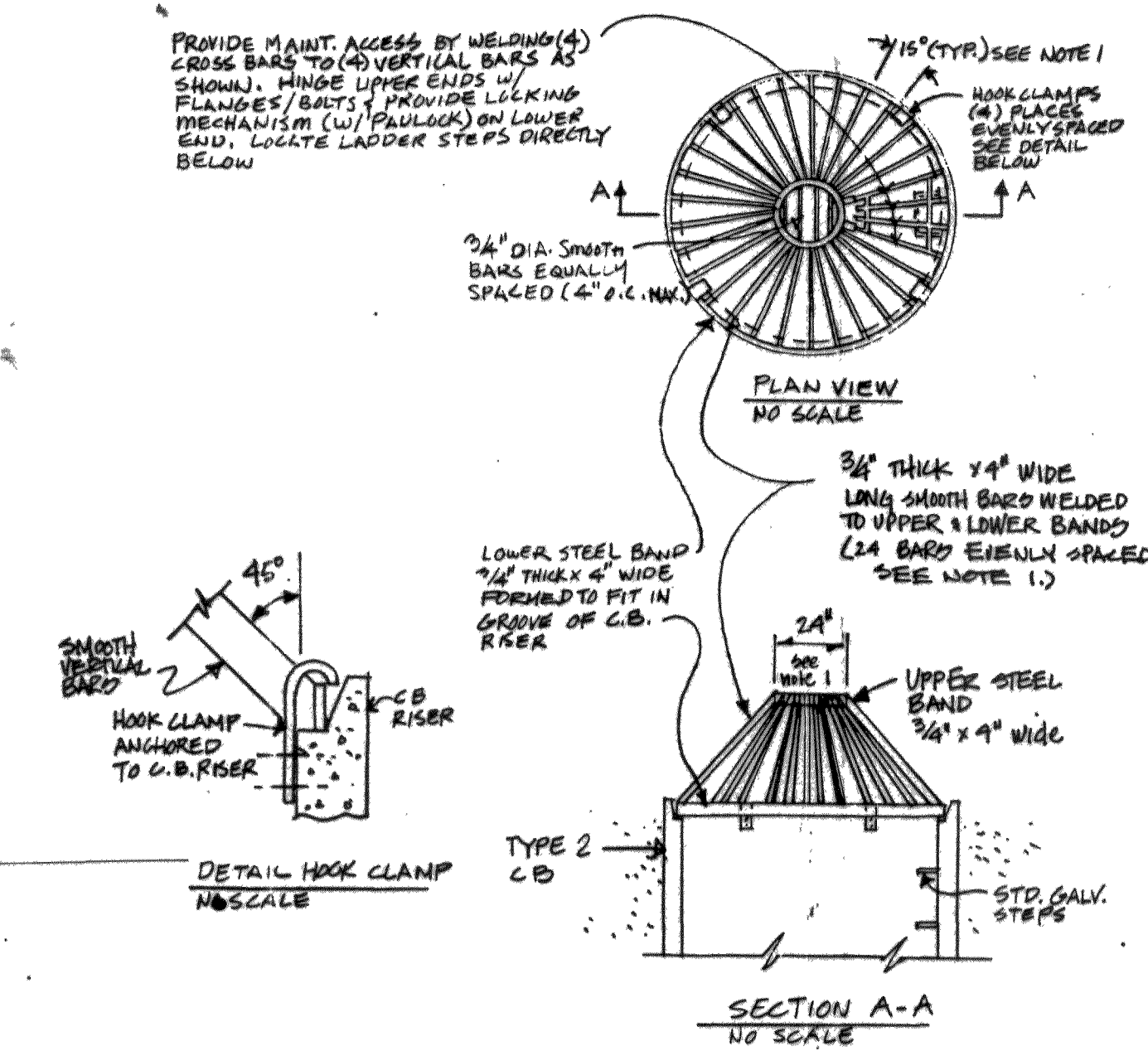
CASCADE PEAK ESTATES DIV III
TEMP. EROSION & SEDIMENTATION
CONTROL PLAN
AS-BUILT

SHEET NO. 6 OF 8

JOB NO. 89-2077

00029.007 2.10.06 KR

FIGURE 4.4.4E OVERFLOW STRUCTURE



THORNTON RD.

EL 90.0
EL 85.0
EL 80.0
EL 75.0
EL 70.0
EL 65.0
EL 60.0

4+00 5+00 6+00 7+00 8+00

EXISTING GROUND

MH #1 KIM = 72.40 ± FIELD ADJUST
 12" IE IN = 69.50
 (5')(10") IE IN = 64.25
 (5')(5") IE IN = 62.00
 18" IE OUT = 61.90 EXISTING

SHEET NO. 7 OF 8

00029.008 2.10.06 KR

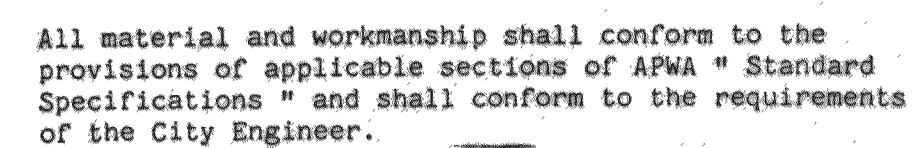


2" WEEP HOLES TO BE PLACED ON EACH SIDE OF DRIVEWAY SECTION & A MAX. 60" C/C IN CUT SECTIONS WHERE SIDEWALK DRAIN NOT REQUIRED BY CITY ENGINEER.

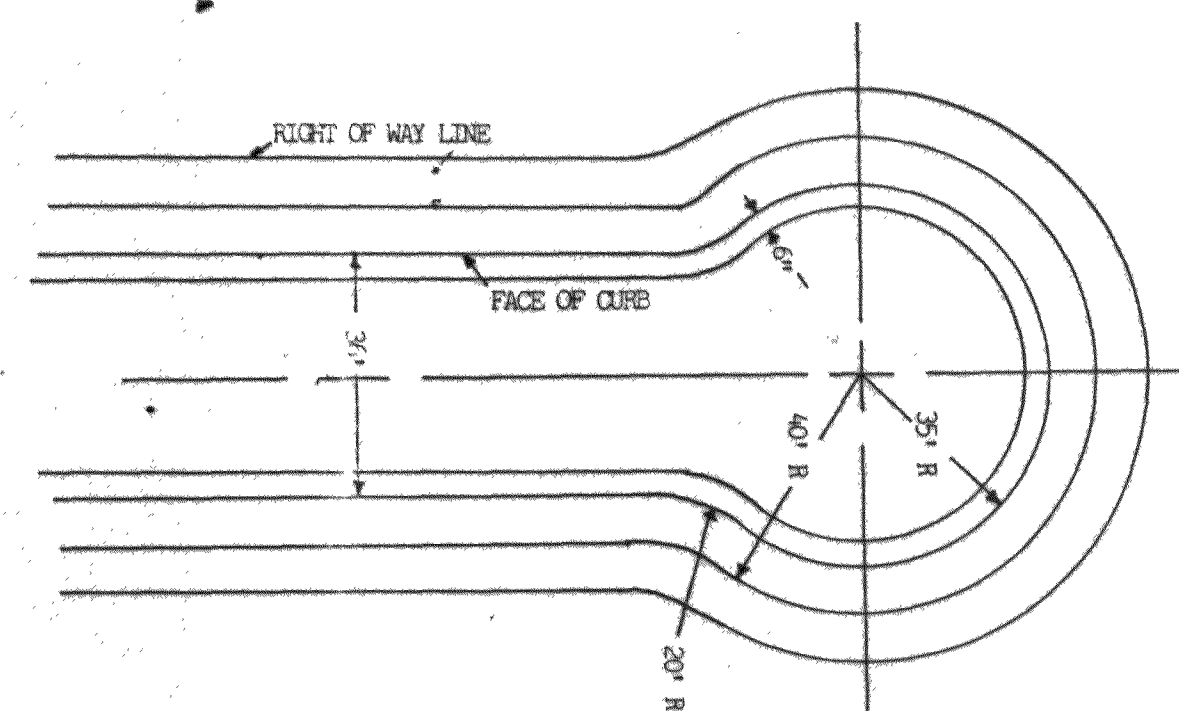
CONCRETE SHALL BE CEMENT CONCRETE CLASS "C".

FINISHED WORK SHALL NOT VARY MORE THAN 1/8" IN GRADE AND 1/4" IN ALIGNMENT WHEN CHECKED WITH 10" STRAIGHT EDGE.

EXPOSED SURFACES SHALL BE BRUSHED WITH A FIBER BRUSH.



ON CURB SLOPES GREATER THAN 10% THE SLOPE OF THE FRAME AND GRATE IS TO BE SET AT THE DIRECTION OF THE PUBLIC WORKS DIRECTOR.



SCALE : AS NOTED

DATE: APRIL 1990

DRAWN: CRYSTAL

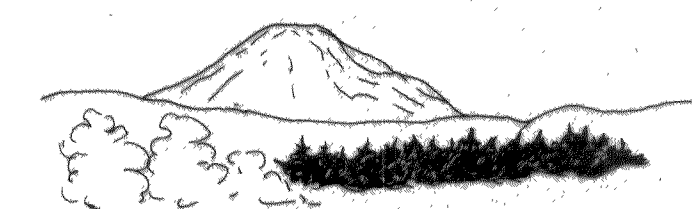
DESIGNED: DLM

CHECKED: CRB

APPROVED: CRB

P.O. BOX 1031 PUYALLUP WA. 98371

PUYALLUP 845-8833 SEATTLE 838-3474



CASCADE PEAK ESTATES DIV III
DETAIL SHEET
AS-BUILT

SHEET NO.

of 8

JOB NO. 89-2997