

Aug 29, 2019 - 7:35am 082219 record drawing.dwg FULL SIZE SHEET IS 24"X36" / REDUCED COPIES N.T.S.

Whatcom Center for Early Learning

2185 Ferndale Terrace

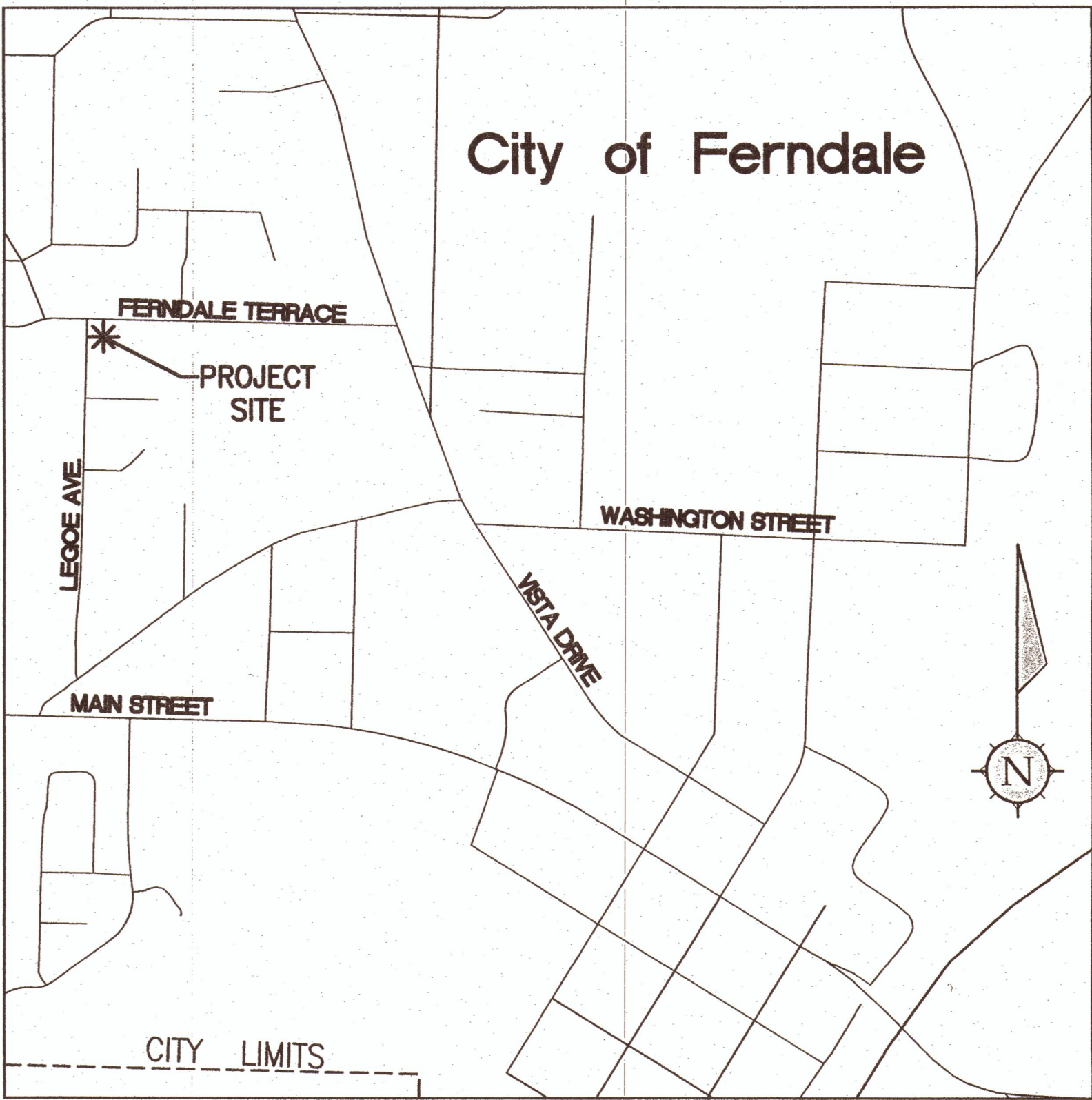
City of Ferndale, WA

GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE 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 DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES. CONTRACTOR SHALL OBTAIN A REVOCABLE ENCROACHMENT PERMIT FROM THE CITY OF FERNDAL PRIOR TO COMMENCING ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE REPRESENTATIVES FROM THE CITY OF FERNDAL PUBLIC WORKS DEPARTMENT A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO BEGINNING WORK.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE CURRENT WSDOT STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE CITY OF FERNDAL DEVELOPMENT AND CONSTRUCTION STANDARDS. IN THE EVENT OF A CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE CITY OF FERNDAL. REPRESENTATIVES FROM THE CITY OF FERNDAL PUBLIC WORKS DEPARTMENT MUST INSPECT ALL WORK. THE CONTRACTOR SHALL CALL AT LEAST 24 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS AS FOLLOWS.
 - A. PLACEMENT OF TEMPORARY EROSION CONTROL MEASURES.
 - B. PLACEMENT OF WATER MAIN AND BACK FILLING OF WATER MAIN WITHIN ROAD RIGHT-OF-WAY OR IN WATERLINE EASEMENTS TO BE DEDICATED TO THE CITY OF FERNDAL.
 - C. PLACEMENT AND BACKFILLING OF UNDERGROUND UTILITIES, STORM SEWER AND SANITARY SEWER WITHIN ROAD RIGHT-OF-WAY OR IN EASEMENTS TO BE DEDICATED TO THE CITY OF FERNDAL.
 - D. END OF MAINTENANCE PERIOD.
4. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL ABOVE GROUND AND BURIED DEBRIS AND WASTE THAT MAY BE PRESENT.
5. CONTRACTOR SHALL RESTORE ALL PRIVATE AND PUBLIC PROPERTY DISRUPTED BY THE PROJECT IMMEDIATELY AFTER CONSTRUCTION.
6. CONTRACTOR SHALL INFORM THE ENGINEER AND OBTAIN APPROVAL FROM THE CITY OF FERNDAL PUBLIC WORKS DEPARTMENT OF ANY PROPOSED CHANGES IN PLAN PRIOR TO CONSTRUCTION OF THAT CHANGE. CONTRACTOR SHALL KEEP RECORD OF DEVIATIONS AND FORWARD TO THE ENGINEER.
7. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CALL 1-800-424-5555.
8. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
9. 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. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23(1) - TRAFFIC CONTROL SHALL APPLY.
10. ALL DISTURBED AREAS SHALL BE COVERED WITH MULCH OR WOOD CHIPS WHILE NOT UNDER CONSTRUCTION.
11. AN APPROVED COPY OF THESE PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

NOTES:

1. ENGINEER OF RECORD WILL CERTIFY WORK DONE INSIDE AND OUTSIDE CITY RIGHT OF WAY, BASED ON OBSERVATION DURING AND FOLLOWING CONSTRUCTION, AND INCLUDING WHERE APPLICABLE, REVIEW OF INFORMATION PROVIDED BY OTHERS, INCLUDING LICENSED SURVEYOR, GEOTECHNICAL PROFESSIONAL, CITY INSPECTION RECORDS & REPORTS, AND CONTRACTOR CONSTRUCTION RECORDS, TO VERIFY THE WORK WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
2. IN LIEU OF FEES REQUIRED FOR FRONTAGE IMPROVEMENTS WILL BE IN FULL PRIOR TO FINAL PROJECT APPROVAL OR BUILDING OCCUPANCY.
3. ALL SERVICE EXTENSIONS, CONNECTIONS TO PUBLIC SERVICES AND ROW WORK MUST BE APPROVED BY PUBLIC WORKS PRIOR TO BUILDING OCCUPANCY.



VICINITY MAP
FERNDAL, WA
SCALE 1"=500'

PROJECT SUMMARY

APPLICANT: WHATCOM CENTER FOR EARLY LEARNING
(360) 671-3660

ENGINEER: ASSOCIATED PROJECT CONSULTANTS
1401 ASTOR STREET, BELLINGHAM WA
(360) 671-1146

PROPERTY ADDRESS: 2185 FERNDAL TERRACE, FERNDAL, WA

PARCEL NO.: 390219-441140

ZONING: RS HIGH-SINGLE FAMILY DWELLING

TOTAL SITE AREA: ±0.290 ACRES

SITE PLAN APPROVAL: 18004-SPR, JULY 18, 2018

LEGAL DESCRIPTION

SIDDLE ADD TO FERNDAL LOTS 13-14 EXC W 5 FT
OF LOT 14 TO WIDEN STREET

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE IMPROVEMENTS FOR WHATCOM CENTER FOR EARLY LEARNING HAVE BEEN INSPECTED BY APC ENGINEERS AND CONSTRUCTED IN GENERAL CONFORMANCE WITH THE PLANS APPROVED BY PUBLIC WORKS DIRECTOR FOR SAID DEVELOPMENT AND THE GENERAL SPECIFICATIONS ADOPTED BY THE CITY OF FERNDAL DEPARTMENT OF PUBLIC WORKS.

Nathan G. Row, P.E.
NATHAN G. ROW, P.E.

8/28/2019
DATE

SHEETS

1. COVER SHEET & GENERAL NOTES
2. EXISTING CONDITIONS AND SWPPP
3. PROPOSED SITE AND GRADING PLAN
4. DETAILS

AS-BUILT - RECORD DRAWINGS
AUGUST 2019

CALL 2 DAYS
BEFORE YOU DIG
1-800-424-5555

SEAL

ASSOCIATED PROJECT CONSULTANTS, INC., P.S.
PROFESSIONAL CONSULTING ENGINEERS - LAND USE - CONSTRUCTION AND DEVELOPMENT CONSULTANTS
1401 ASTOR STREET, BELLINGHAM, WA 98225
PHONE (360) 671-1146 FAX (360) 671-1169
00675.001 09/24/19 KB

REVISIONS		BY	
NO.	DATE	DESCRIPTION	

WHATCOM CENTER FOR EARLY LEARNING		2185 FERNDAL TERRACE		COVER SHEET AND GENERAL NOTES	
CLIENT	PROJECT	SHEET	OF	SHEET TITLE	
JOB NO.: 18-110 DESIGNED: NGR DRAWN:	1	4			

FERN 367
N: 680899.75
E: 1214519.18

375.80'
N45°17'51"W

SEEDING SPECIFICATIONS:

EROSION CONTROL SEED MIXTURE:

- 75-80% TALL FESCUE
- 10-15% SEASIDE/COLONIAL BENTGRASS
- 5-10% REDTOP

SEEDING SHALL MEET THE REQUIREMENTS OF THE DEPARTMENT OF ECOLOGY BMP C120 TEMPORARY AND PERMANENT SEEDING.

CONTRACTOR SHALL BE RESPONSIBLE FOR VEGETATION UNTIL IT IS FULLY ESTABLISHED, AS APPROVED BY THE ENGINEER.

EXISTING SITE CONDITIONS AND FEATURES SHOWN PER SITE SURVEY AND LAND DISTURBANCE PLANS PREPARED BY WILSON SURVEYING AND ENGINEERING, AND PER INFORMATION FROM CITY OF FERNDAL GIS AND AERIAL MAPPING.

WETLAND DELINEATION BY CANTRELL AND ASSOCIATES, JANUARY 2016.

EXST. STABILIZED
CONSTRUCTION
ENTRANCE

INSTALL SILT FENCE

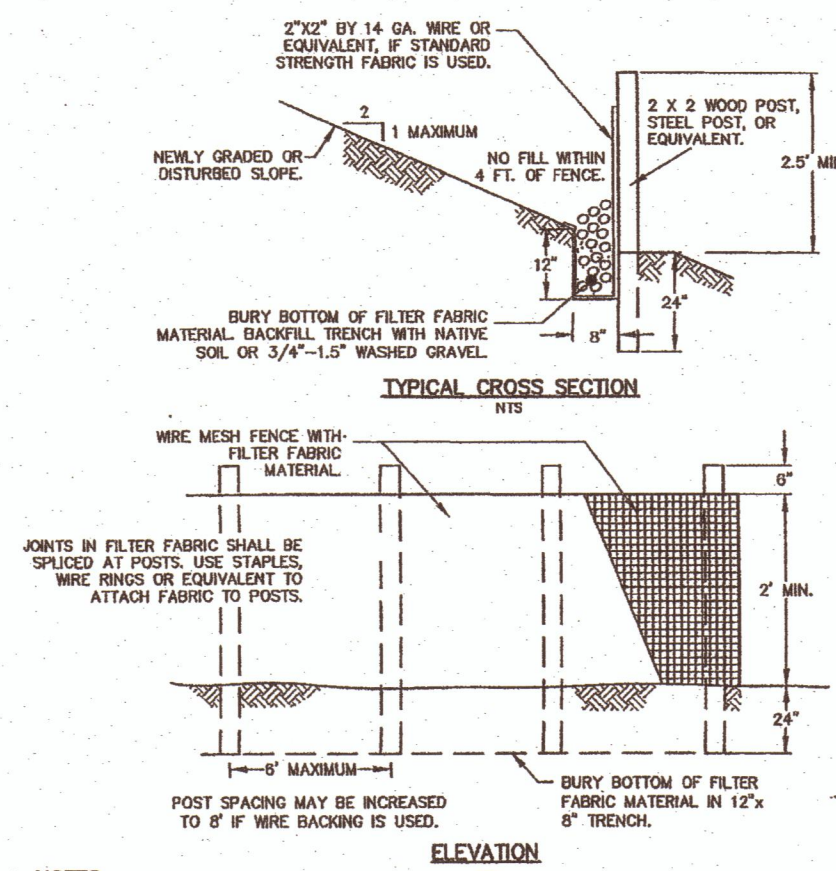
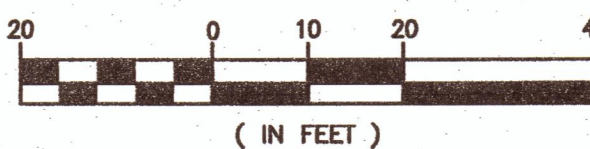
INSTALL SILT FENCE

EXST. STABILIZED
CONSTRUCTION
ENTRANCE

PARCEL # 390219-441140
2185 FERNDAL TERRACE

YARD AREA

GRAPHIC SCALE



- NOTES:
- FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2:1.
 - JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 6 INCHES AT POSTS.
 - USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO WIRE FENCE.
 - REMOVE SEDIMENT WHEN IT REACHES 1/3 FENCE HEIGHT.

SILT FENCE
NOT TO SCALE

EXST. SDMH
I.E.: 80.50

FERN 338
N: 679150.11
E: 1214925.10

BMP T5.13 - POST CONSTRUCTION SOIL QUALITY AND DEPTH

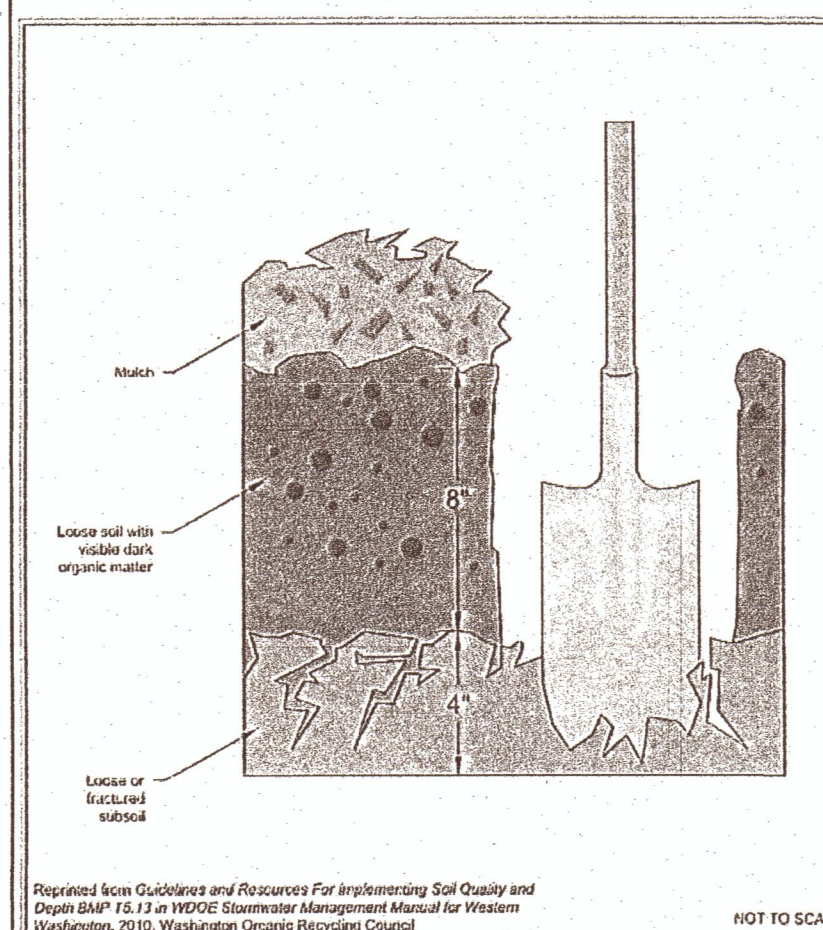


Figure V-5.3.3
Planting Bed Cross-Section

Revised January 2018

Revised from Guidelines and Resources for Implementing Soil Quality and Depth BMP 15.1 for WAC Stormwater Management Manual for Western Washington, 2010, Washington Organic Recycling Council.

ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, SHALL DEMONSTRATE THE FOLLOWING:

SOIL QUALITY:
A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 AND 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. USE COMPOST AND OTHER MATERIALS THAT MEET THE COMPOST GUIDELINES.

SOIL DEPTH:
THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS WHERE FEASIBLE. PLANTING BEDS SHOULD HAVE 2 INCHES OF ORGANIC MATERIAL AS WELL.

COMPOST GUIDELINES:
MUST MEET THE DEFINITION OF "COMPOSTED MATERIAL" IN WAC 173-350-100 AND COMPLY WITH TESTING PARAMETERS AND OTHER STANDARDS IN WAC 173-350-220. MUST BE PRODUCED AT A PERMITTED COMPOSTING FACILITY. ORGANIC MATTER CONTENT SHALL BE 40% TO 65%. CARBON TO NITROGEN RATIO OF MUST BE LESS THAN 25:1. THE C:N RATIO MAY BE UP TO 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PUGET SOUND LOWLAND NATIVE SPECIES AND UP TO 40:1 FOR COARSE COMPOST TO BE USED AS A SURFACE MULCH (NOT IN A SOIL MIX).

IMPLEMENTATION OPTIONS

- LEAVE AS MUCH NATIVE VEGETATION AND SOIL AS POSSIBLE AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
- AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT RATES OR AT A CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
- IN AREAS REQUIRING CLEARING AND GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS. REPLACE IT PRIOR TO PLANTING AND AMEND IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS.
- IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.

MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE.

CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

Element #1 - Mark Clearing Limits

To protect adjacent properties and to reduce the area of soil exposed to construction, the limits of construction will be clearly marked before land-disturbing activities begin. All WORK shall be staked for line and grade in accordance with City of Ferndale Development Standards. In general, natural vegetation and native topsoil adjacent to work areas shall not be disturbed.

Element #2 - Establish Construction Access

Construction access or activities occurring on unpaved areas shall be minimized, yet where necessary, access points shall be stabilized to minimize the tracking of sediment onto public roads, and wheel washing, street sweeping, and street cleaning shall be employed when needed to prevent sediment from entering state waters.

Element #3 - Control Flow Rates

This project is not anticipated to impact downstream flow rates either during or after construction. However, the Contractor shall be responsible for monitoring stormwater runoff in and around the work area during construction, and taking measures as needed to prevent accumulation of runoff as a result of the work that could cause on-site erosion or impact surrounding or downstream properties and drainage conveyances.

Element #4 - Install Sediment Controls

All stormwater runoff from disturbed areas shall pass through an appropriate sediment removal BMP before leaving the construction site or entering a storm drainage conveyance. All existing drainage inlets that could accept runoff from the work area shall be protected with Storm Drain Inlet Protection (BMP C220). Where needed or as directed by the Engineer, Silt Fence (BMP C233) and/or Straw Wattles (BMP C235) may be implemented along the work area.

Sediment will be removed from paved areas in and adjacent to construction work areas manually or using mechanical sweepers, as needed, to minimize tracking of sediments on vehicle tires away from the site and to minimize washoff of sediments from adjacent streets in runoff.

Element #5 - Stabilize Soils

Exposed and unworked soils shall be stabilized with the application of effective BMPs to prevent erosion throughout the life of the project. In general, any slopes will be stabilized as soon as possible and soil stockpiles will be temporarily provided with Plastic Covering (BMP C123). All stockpiled soils shall be stabilized from erosion, protected with sediment trapping measures, and where possible, be located away from storm drain inlets, waterways, and drainage channels.

All disturbed areas along the sanitary sewer route shall be stabilized with Temporary and Permanent Seeding (BMP C120) or Mulching (BMP C121).

Element #6 - Protect Slopes

No cut and fill slopes are anticipated as part of this project.

Element #7 - Protect Drain Inlets

All storm drain inlets and culverts made operable during construction shall be protected to prevent unfiltered or untreated water from entering the drainage conveyance system. However, the first priority is to keep all access roads clean of sediment and keep street wash water separate from entering storm drains until treatment can be provided. Storm Drain Inlet Protection (BMP C220) will be implemented for all drainage inlets and culverts that could potentially be impacted by sediment-laden runoff on and near the project site.

Element #8 - Stabilize Channels and Outlets

Where site runoff is to be conveyed in channels, or discharged to a stream or some other natural drainage point, efforts will be taken to prevent downstream erosion. Where silt-laden runoff is conveyed from the work area in an open conveyance channel or ditch, the Contractor shall install Check Dams (BMP C207) as directed by the Engineer, at a typical spacing of 50-feet O.C.

Element #9 - Control Pollutants

All pollutants, including waste materials and demolition debris, that occur onsite shall be handled and disposed of in a manner that does not cause contamination of stormwater. Good housekeeping and preventative measures will be taken to ensure that the site will be kept clean, well organized, and free of debris. If required, BMPs to be implemented to control specific sources of pollutants are discussed below.

- All vehicles, equipment, and petroleum product storage/dispensing areas will be inspected regularly to detect any leaks or spills, and to identify maintenance needs to prevent leaks or spills.
- On-site fueling tanks and petroleum product storage containers shall include secondary containment.
- Spill prevention measures, such as drip pans, will be used when conducting maintenance and repair of vehicles or equipment.
- In order to perform emergency repairs on site, temporary plastic will be placed beneath and, if raining, over the vehicle.
- Contaminated surfaces shall be cleaned immediately following any discharge or spill incident.
- Any chemicals stored in the construction areas will conform to the appropriate source control BMPs listed in Volume IV of the Ecology stormwater manual. In Western WA, all chemicals shall have cover, containment, and protection provided on site, per BMP C153 for Material Delivery, Storage and Containment.
- Application of agricultural chemicals, including fertilizers and pesticides, shall be conducted in a manner and at application rates that will not result in loss of chemical to stormwater runoff. Manufacturers' recommendations for application procedures and rates shall be followed.
- Dust released from demolished sidewalks, buildings, or structures will be controlled using Dust Control measures (BMP C140).
- Storm drain inlets vulnerable to stormwater discharge carrying dust, soil, or debris will be protected using Storm Drain Inlet Protection (BMP C220 as described above for Element 7).
- Process water and slurry resulting from sawcutting and surfacing operations will be prevented from entering the waters of the State by implementing Sawcutting and Surfacing Pollution Prevention measures (BMP C152).
- Process water and slurry resulting from concrete work will be prevented from entering the waters of the State by implementing Concrete Handling measures (BMP C151).

Element #10 - Control Dewatering

All dewatering water from open cut excavation, tunneling, foundation work, trench, or underground vaults shall be discharged into a controlled conveyance system prior to discharge to a sediment trap or sediment pond. Channels will be stabilized, per Element #8. Clean, non-turbid dewatering water will not be routed through stormwater sediment ponds, and will be discharged to systems tributary to the receiving waters of the State in a manner that does not cause erosion, flooding, or a violation of State water quality standards in the receiving water. Highly turbid dewatering water from soils known or suspected to be contaminated, or from use of construction equipment, will require additional monitoring and treatment as required for the specific pollutants based on the receiving waters into which the discharge is occurring. Such monitoring is the responsibility of the contractor.

However, the dewatering of soils known to be free of contamination will trigger BMPs to trap sediment and reduce turbidity. At a minimum, geotextile fabric socks/bags/cells will be used to filter this material. Other BMPs to be used for sediment trapping and turbidity reduction include the following:

- Concrete Handling (BMP C151)
- Use of a sedimentation bag, with outfall to a ditch or swale for small volumes of localized dewatering.

Element #11 - Maintain BMPs

All temporary and permanent erosion and sediment control BMPs shall be maintained and repaired as needed to assure continued performance of their intended function. Maintenance and repair shall be conducted in accordance with each particular BMP's specifications. Visual monitoring of the BMPs will be conducted at least once every calendar week and within 24 hours of any rainfall event that causes a discharge from the site. If the site becomes inactive, and is temporarily stabilized, the inspection frequency will be reduced to once every month.

All temporary erosion and sediment control BMPs shall be removed within 30 days after the final site stabilization is achieved or after the temporary BMPs are no longer needed. Trapped sediment shall be removed or stabilized on site. Disturbed soil resulting from removal of BMPs or vegetation shall be permanently stabilized.

Element #12 - Manage the Project

Project management by the Contractor shall incorporate the key components listed below:

Inspection and Monitoring

All BMPs shall be inspected, maintained, and repaired as needed to assure continued performance of their intended function. A Certified Erosion and Sediment Control Lead shall be on-site or on-call at all times. Whenever inspection and/or monitoring reveals that the BMPs identified in this SWPPP are inadequate, due to the actual or potential discharge of a significant amount of any pollutant, appropriate BMPs or design changes shall be implemented as soon as possible.

Maintaining an Updated Construction SWPPP

This SWPPP shall be retained on-site or within reasonable access to the site. The SWPPP shall be modified whenever there is a change in the design, construction, operation, or maintenance at the construction site that has, or could have, a significant effect on the discharge of pollutants to waters of the state.

Element #13 - Protect LID BMPs

All erosion and sediment control BMPs installed shall be maintained and restored to protect bioretention facilities on site. Construction equipment and foot traffic shall remain outside of bioretention limits to keep compaction of bioretention soils to a minimum. If bioretention soil are compacted aerate the compacted soil before planting. All bioretention soils shall be inspected by the Engineer and/or the Geotechnical consultant prior to planting or covering with mulch.

EROSION CONTROL SPECIFICATIONS:

- ALL DISTURBED AREAS OR EXPOSED SOILS SHALL BE COVERED WITH MULCH OR WOOD CHIPS IF SOILS ARE TO REMAIN UNWORKED FOR MORE THAN 2 DAYS, OCTOBER 1 THROUGH APRIL 30, OR 7 DAYS, MAY 1 THROUGH SEPTEMBER 30. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS AND CUT/FILL SLOPES ARE TO BE SEEDDED WITH THE FOLLOWING EROSION CONTROL SEED MIXTURE:

- 75-80% TALL FESCUE
- 10-15% SEASIDE/COLONIAL BENTGRASS
- 5-10% REDTOP

CONTRACTOR SHALL BE RESPONSIBLE FOR VEGETATION UNTIL IT IS FULLY ESTABLISHED, AS APPROVED BY THE ENGINEER.

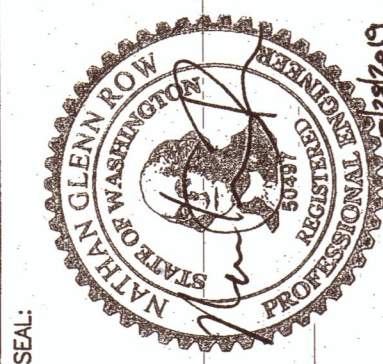
- EXISTING CATCH BASINS ACCEPTING RUNOFF FROM THE SITE AND DRAINAGE INLETS PLACED INTO SERVICE PRIOR TO FULL SITE STABILIZATION SHALL BE PROTECTED WITH CATCH BASIN INSERTS PER THE DETAIL IN THIS TESCOP.

- ALL SAWCUTTING AND SURFACING SHALL BE PERFORMED IN ACCORDANCE WITH DEPARTMENT OF ECOLOGY BMP C152. SLURRY AND CUTTINGS SHALL BE VACUUMED DURING SAWCUTTING OPERATIONS, SHALL NOT REMAIN ON PERMANENT PAVEMENT OVERNIGHT, SHALL NOT DRAIN TO ANY NATURAL OR CONSTRUCTED DRAINAGE CONVEYANCE, AND SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.

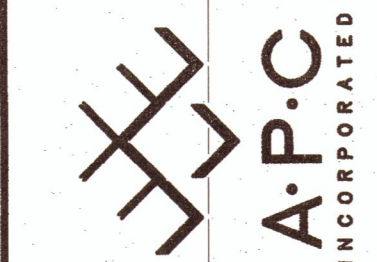
APPROVED
AUG 29 2019
BY
CITY OF FERNDAL
PUBLIC WORKS DEPARTMENT
EROSION CONTROL NOT AS-BUILT

AS-BUILT - RECORD DRAWINGS
AUGUST 2019

CALL 2 DAYS
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1-800-424-5555



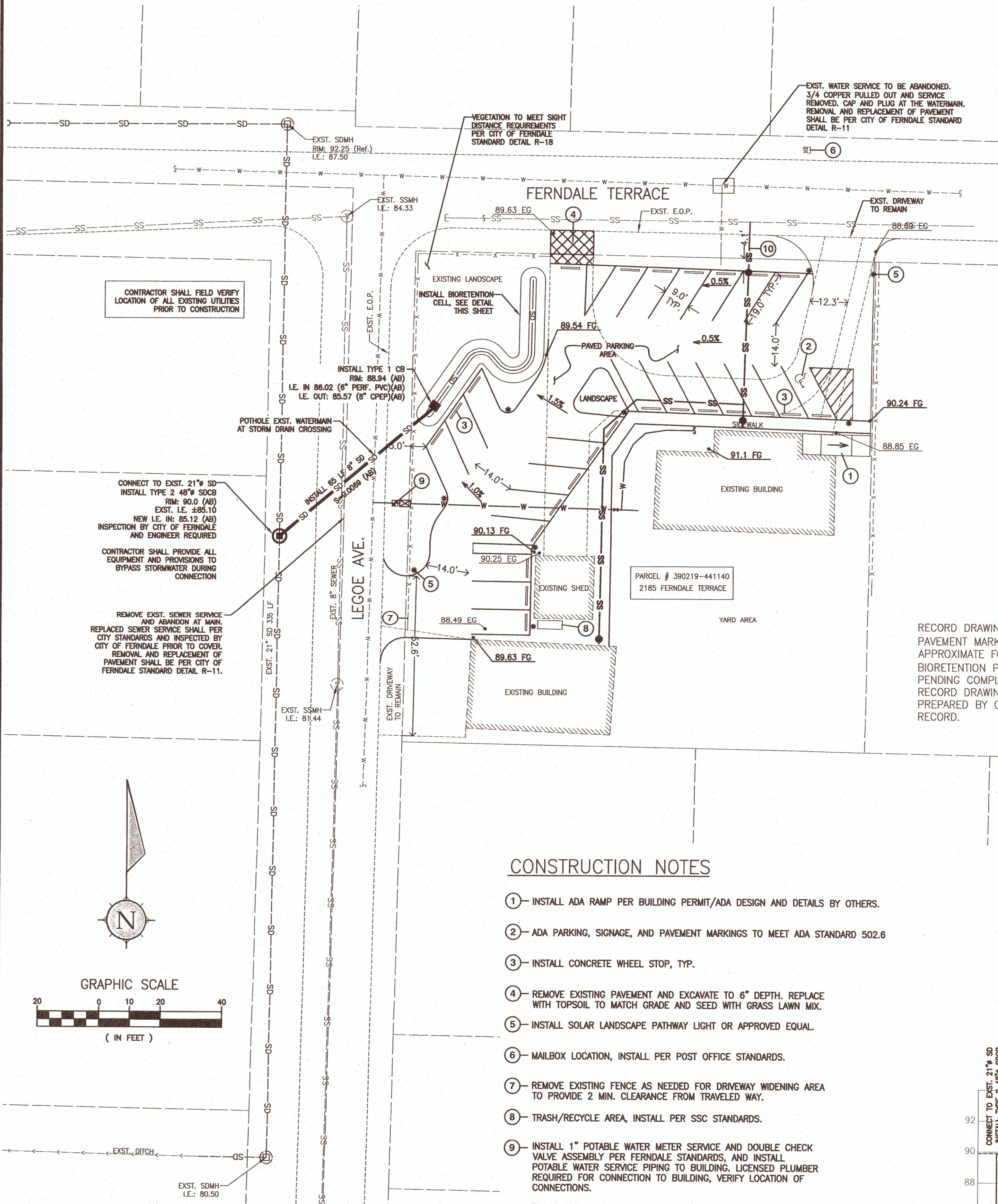
ASSOCIATED PROJECT CONSULTANTS, INC., P.S.
PROFESSIONAL CONSULTING ENGINEERS - LAND USE - CONSTRUCTION AND DEVELOPMENT CONSULTANTS
1401 ASTOR STREET, BELLINGHAM, WA 98225
PHONE (360) 871-1146 FAX (360) 871-1169



NO.	DATE	REVISIONS	DESCRIPTION
1		BY	
2			
3			
4			

CLIENT:	WHATCOM CENTER FOR EARLY LEARNING
PROJECT:	2185 FERNDAL TERRACE
DESIGNED:	NJR
DRAWN:	
SHEET:	2
OF:	4

EXISTING CONDITIONS AND SWPPP

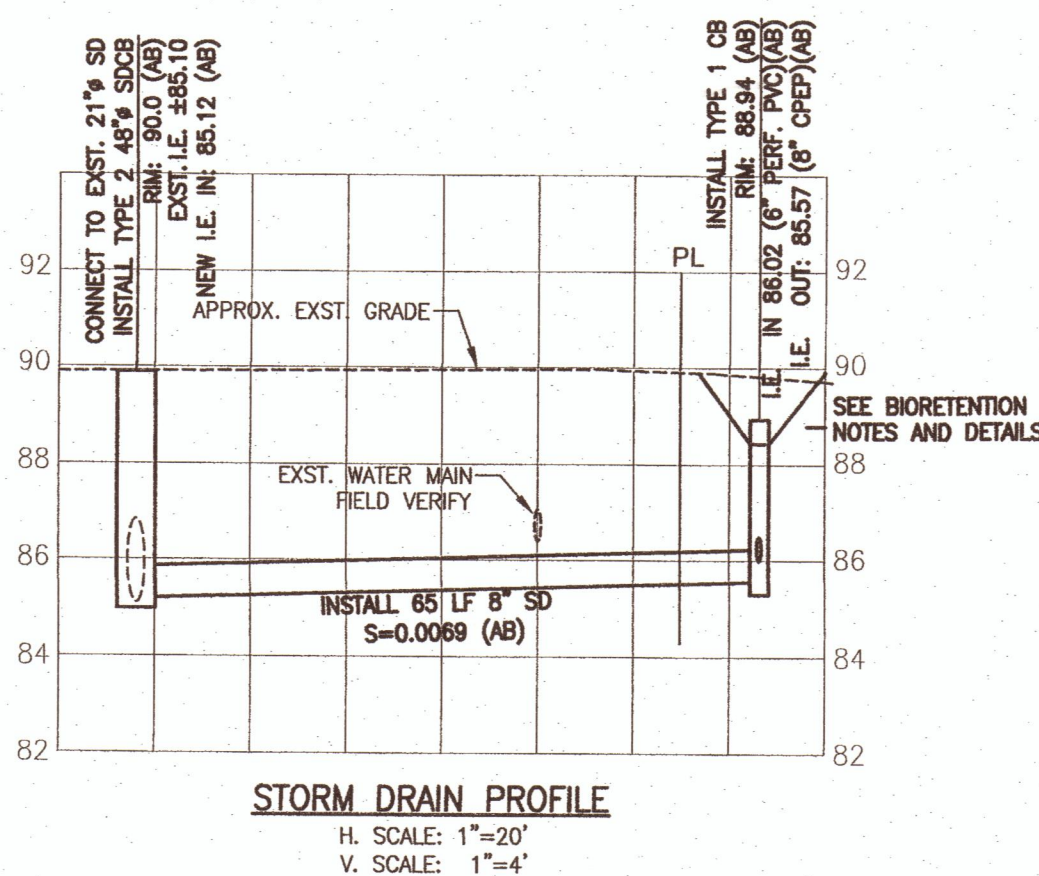
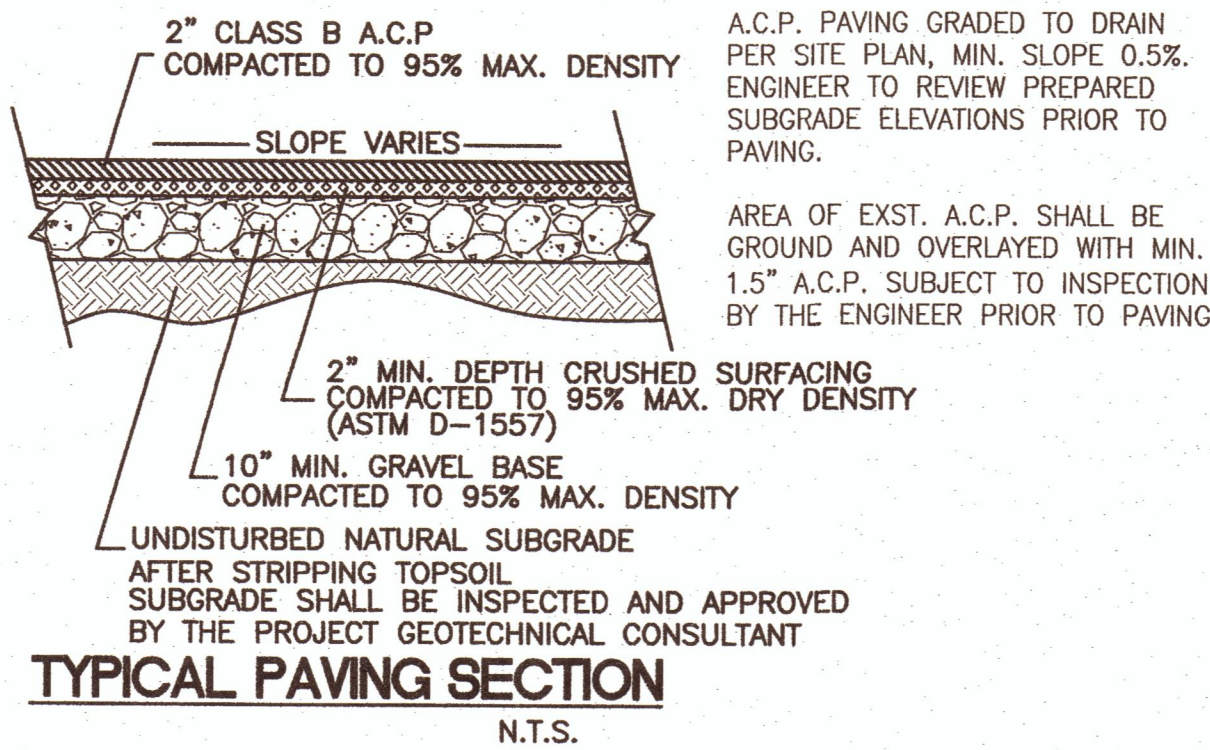


- NOTES:**
1. ALL WORK WITHIN THE ROW WILL BE INSPECTED AND APPROVED FOR MATERIALS AND COMPACTION BY A LICENSED GEOTECHNICAL PROFESSIONAL.
 2. ALL PROPOSED STRUCTURES AND SERVICES WILL BE MARKED AND LOCATED BY A LICENSED SURVEYOR PRIOR TO CITY INSPECTION AND APPROVAL.

CONSTRUCTION NOTES

1. INSTALL ADA RAMP PER BUILDING PERMIT/ADA DESIGN AND DETAILS BY OTHERS.
 2. ADA PARKING, SIGNAGE, AND PAVEMENT MARKINGS TO MEET ADA STANDARD 502.6
 3. INSTALL CONCRETE WHEEL STOP, TYP.
 4. REMOVE EXISTING PAVEMENT AND EXCAVATE TO 6" DEPTH. REPLACE WITH TOPSOIL TO MATCH GRADE AND SEED WITH GRASS LAWN MIX.
 5. INSTALL SOLAR LANDSCAPE PATHWAY LIGHT OR APPROVED EQUAL.
 6. MAILBOX LOCATION, INSTALL PER POST OFFICE STANDARDS.
 7. REMOVE EXISTING FENCE AS NEEDED FOR DRIVEWAY WIDENING AREA TO PROVIDE 2 MIN. CLEARANCE FROM TRAVELED WAY.
 8. TRASH/RECYCLE AREA, INSTALL PER SSC STANDARDS.
 9. INSTALL 1" POTABLE WATER METER SERVICE AND DOUBLE CHECK VALVE ASSEMBLY PER FERNDALE STANDARDS, AND INSTALL POTABLE WATER SERVICE PIPING TO BUILDING. LICENSED PLUMBER REQUIRED FOR CONNECTION TO BUILDING, VERIFY LOCATION OF CONNECTIONS.
 10. INSTALL 6" SANITARY SEWER SERVICE LATERAL WITH CLEAN-OUT PER CITY OF FERNDALE STANDARDS. FIELD VERIFY LOCATION, DEPTH, AND SIZE OF EXST. SEWER. EXTEND 6" SEWER TO BUILDING, VERIFY CONNECTION TO BUILDING LOCATION AND DEPTH.
- THE CONTRACTOR SHALL LOCATE THE EXISTING WATER SERVICE AND DISCONNECT, PERMANENT CAP PER CITY OF FERNDALE STANDARDS.
- THE CONTRACTOR SHALL LOCATE THE EXISTING SEWER SERVICE AND DISCONNECT, PERMANENT CAP PER CITY OF FERNDALE STANDARDS.

RECORD DRAWING NOTES:
PAVEMENT MARKING/STRIPING SITE FEATURES SHOWN APPROXIMATE FOR RECORD FIELD VERIFY AS NEEDED.
BIORETENTION PLANTING NOT AS-BUILT 8/22/19 PENDING COMPLETION OF SITE LANDSCAPING.
RECORD DRAWING PREPARED USING AS-BUILT NOTES PREPARED BY CONTRACTOR FROM CONSTRUCTION RECORD.



BIORETENTION NOTES

1. PLANTING SOIL MIX SHALL BE 60-65% MINERAL AGGREGATE AND 35-40% COMPOST BY VOLUME.
- MINERAL AGGREGATE GRADATION:

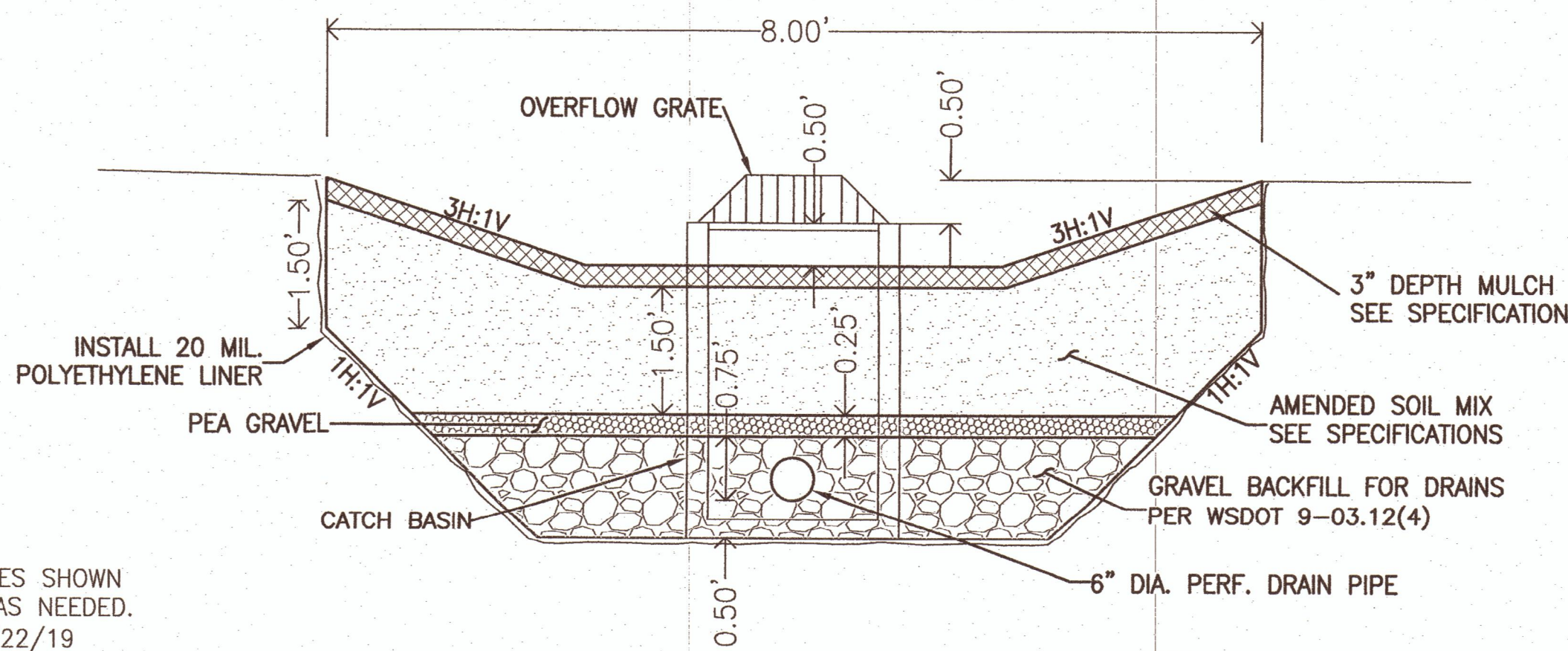
SIEVE SIZE	% PASSING
3/8-INCH	100
US NO. 4	95 - 100
US NO. 10	75 - 90
US NO. 40	25 - 40
US NO. 100	4 - 10
US NO. 200	2 - 5
- COMPOST MATERIAL SHALL BE IN COMPLIANCE WITH WAC 173-350 SECTION 220 AND PRODUCED AT A COMPOSTING FACILITY PERMITTED BY DOE, MEETING THE REQUIREMENTS UNDER BMP T7.30, 2012 DOE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.
- SOIL MIXTURE SHALL BE UNIFORM, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS.
2. PLANT LIST SHALL BE IN ACCORDANCE WITH 2012 DOE SWMMWW AND BASED ON AVAILABILITY OF PLANT MATERIALS, WITH APPROVAL OF THE ENGINEER.
3. THIS STORMWATER PLAN IS DEPENDENT ON BEING CLOSELY FOLLOWED BY THE CONTRACTOR. DEVIATIONS FROM THIS PLAN COULD RESULT IN SIGNIFICANT ADDITIONAL REQUIREMENTS AND ADDED FACILITIES. CONTRACTOR SHALL CLOSELY FOLLOW PLAN, AND NOTIFY ENGINEER OF ANY CONCERNS OR CONFLICTS.

NOTE:
COMPACTION OF THE BASE OF THE BIORETENTION AREA MUST BE MINIMIZED. EXCAVATION IS NOT ALLOWED DURING WET OR SATURATED CONDITIONS. EXCAVATION MUST BE PERFORMED BY MACHINERY ADJACENT TO THE BIORETENTION FACILITY AND NO HEAVY EQUIPMENT IS ALLOWED ON THE BOTTOM OF THE FACILITY. PRIOR TO PLACEMENT OF THE BIORETENTION SOIL MEDIA (BSM), THE SUBGRADE MUST BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES, ANY CONSTRUCTION RUNOFF SEDIMENT MUST BE REMOVED, AND IT MUST BE INSPECTED BY THE ENGINEER.

MIXING AND PLACEMENT OF THE BSM SHALL NOT BE PERFORMED ON-SITE IF THE BSM OR SUBGRADE IS SATURATED. THE BSM MUST BE PLACED IN LIFTS 12" OR LESS AND COMPACTED TO 85% OF THE MODIFIED MAXIMUM DRY DENSITY BY BOOT PACKING AND SUBSEQUENT APPLICATION OF 0.2 INCHES OF WATER PER 1 INCH OF BSM DEPTH BY SPRAYING OR SPRINKLING.

BIORETENTION PLANT LIST

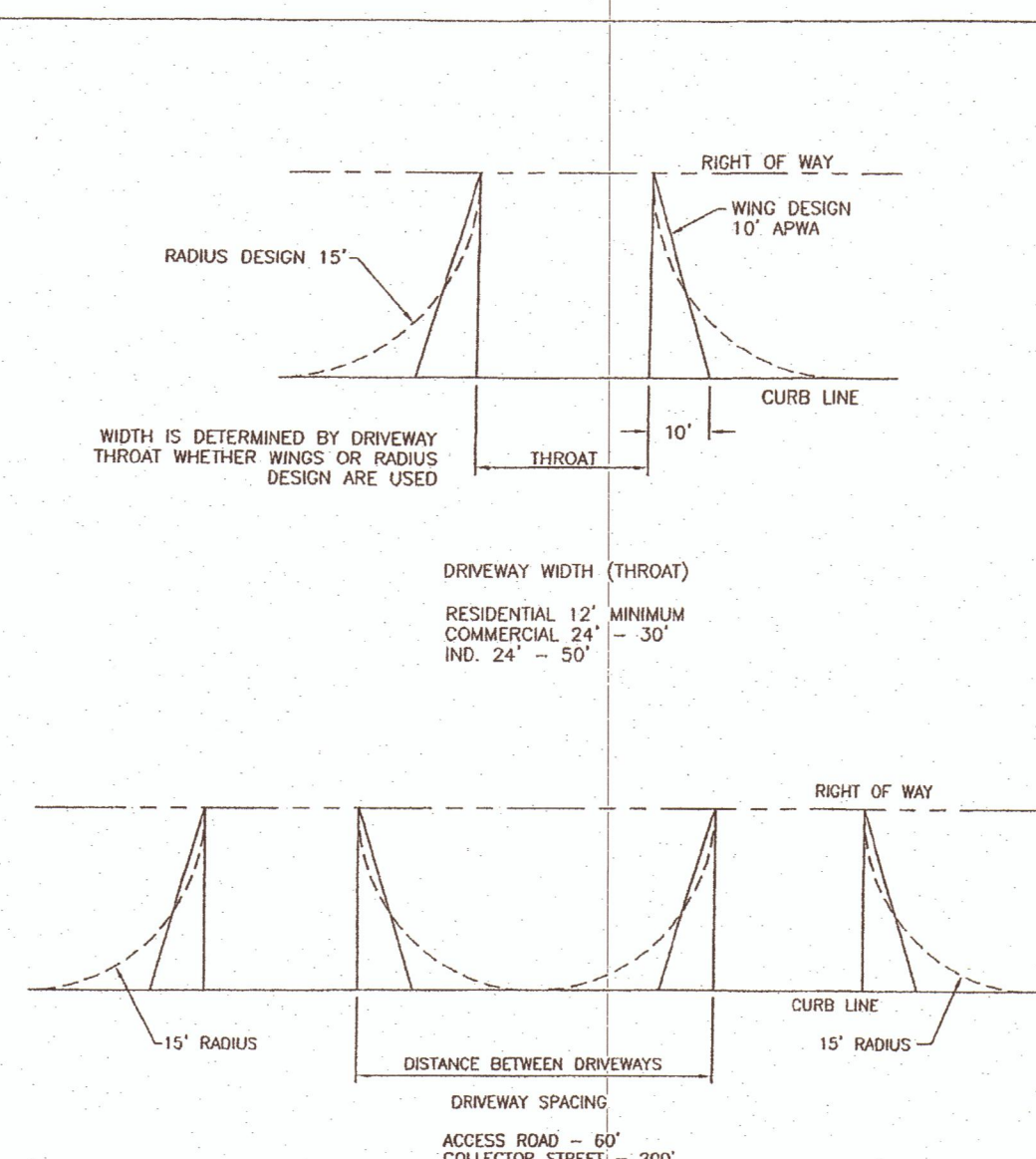
COMMON NAME	BOTANICAL NAME	SIZE	QTY.
BURNING BUSH DWARF	EUONYMUS ALATA COMPACTA	1-2 GAL.	5
PYGMY BARBERRY	BERBERIS THUNBERGII	1-2 GAL.	10
OREGON GRAPE	MAHONA REPENS	1-2 GAL.	15
HOOKERS ONION	ALLUM ACUMINATUM	1-2 GAL.	10
IRIS	IRIS SETOSA	1-2 GAL.	10
SLOUGH SEDGE	CAREX OBNUTA	1-2 GAL.	10



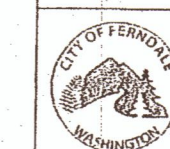
BIORETENTION CELL

N.T.S.

NOTE:
THE CATCHBASIN AND CONVEYANCE SHALL BE INSPECTED BY THE CITY. THE BIORETENTION CELL SHALL BE INSPECTED AND APPROVED BY A LICENSED GEOTECHNICAL ENGINEER AND CERTIFIED BY THE ENGINEER OF RECORD PRIOR TO FINAL PROJECT APPROVAL.



- NOTES:
1. THE MINIMUM DISTANCE BETWEEN A DRIVEWAY AND AN INTERSECTION IS 200' FROM BEGINNING CURB RADIUS TO BEGINNING CURB RADIUS.
 2. MAXIMUM ALLOWABLE DRIVEWAY SLOPE IS 15%.
 3. A SINGLE FAMILY RESIDENTIAL LOT IS LIMITED TO ONE DRIVEWAY, UNLESS OWNER CAN DEMONSTRATE IMPROVED OPERATION.
 4. THIS DRIVEWAY LAYOUT ONLY ALLOWED AT LOCATIONS WHERE FRONTAGE IMPROVEMENTS ARE NOT REQUIRED.



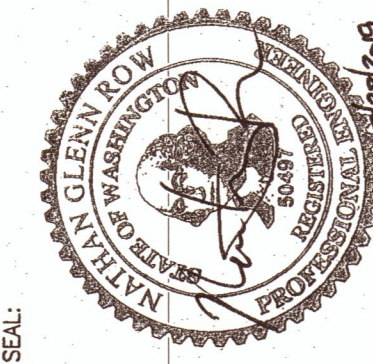
APPROVED
Public Works Director

8/11/17
Date

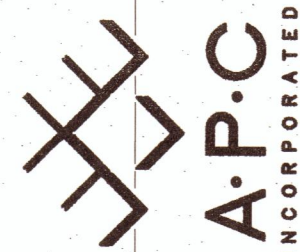
DRIVEWAY
WIDTH AND SPACING
STANDARD DETAIL R-16
NOT TO SCALE

AS-BUILT - RECORD DRAWINGS
AUGUST 2019

CALL 2 DAYS
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ASSOCIATED PROJECT CONSULTANTS, INC., P.S.
PROFESSIONAL CONSULTING ENGINEERS - LAND USE - CONSTRUCTION AND DEVELOPMENT CONSULTANTS



1401 ASTOR STREET, BELLINGHAM, WA 98225
PHONE (360) 671-1146 FAX (360) 671-1169

00675.003 09/24/19 KB

CLIENT: WHATCOM CENTER FOR EARLY LEARNING

PROJECT: 2185 FERNDALE TERRACE

SHEET TITLE: PROPOSED SITE AND GRADING PLAN

DESIGNED: NGR

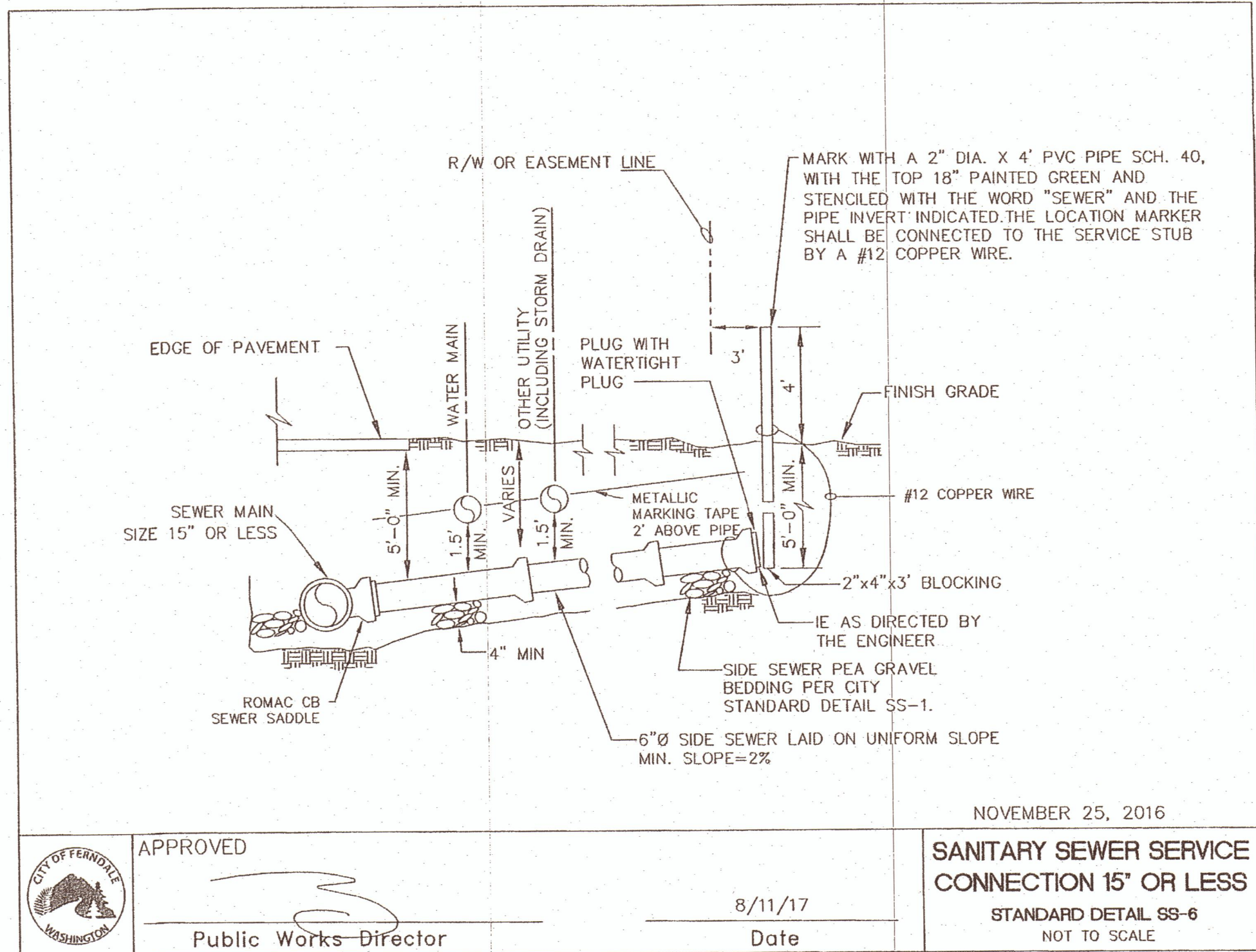
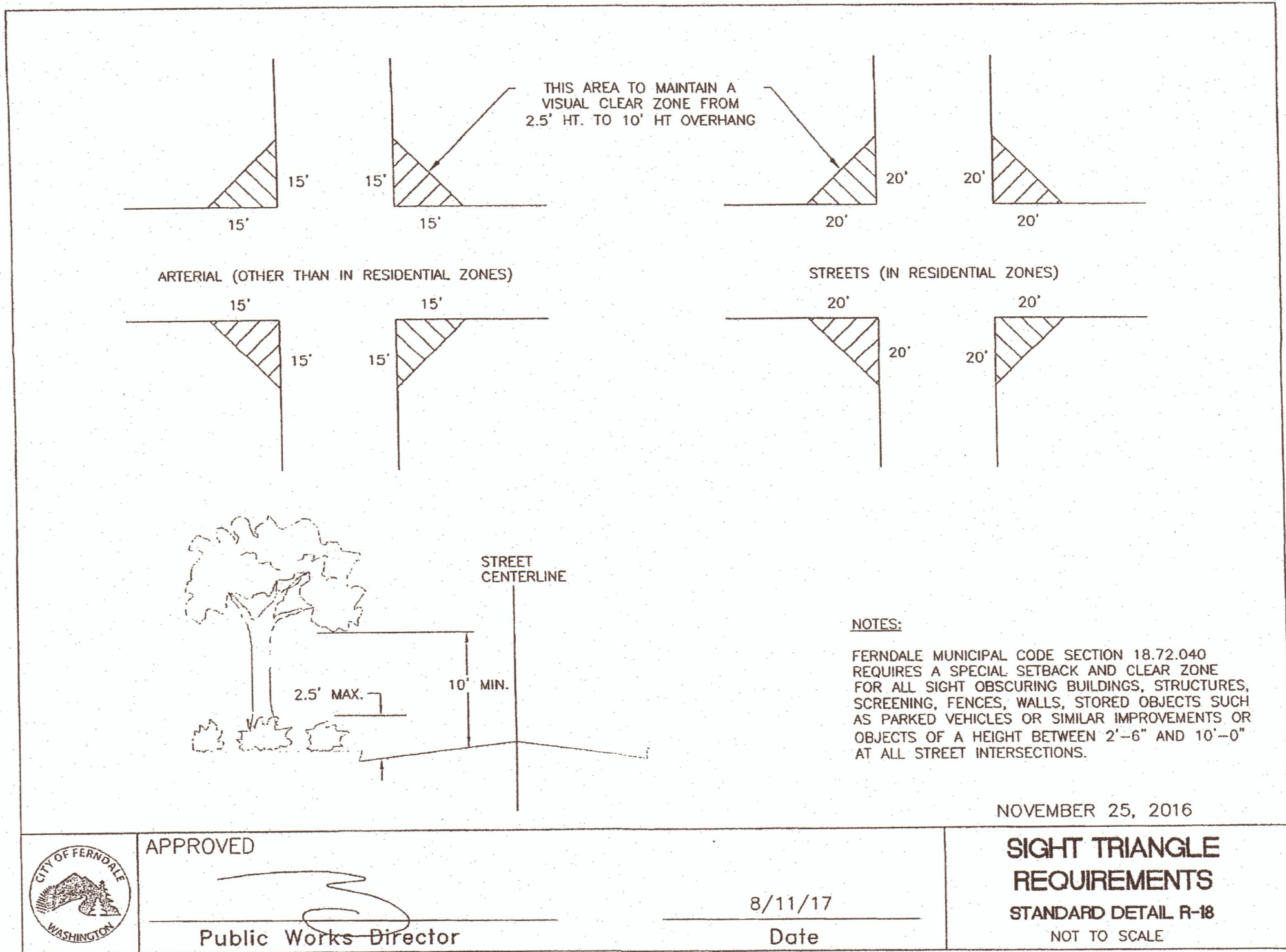
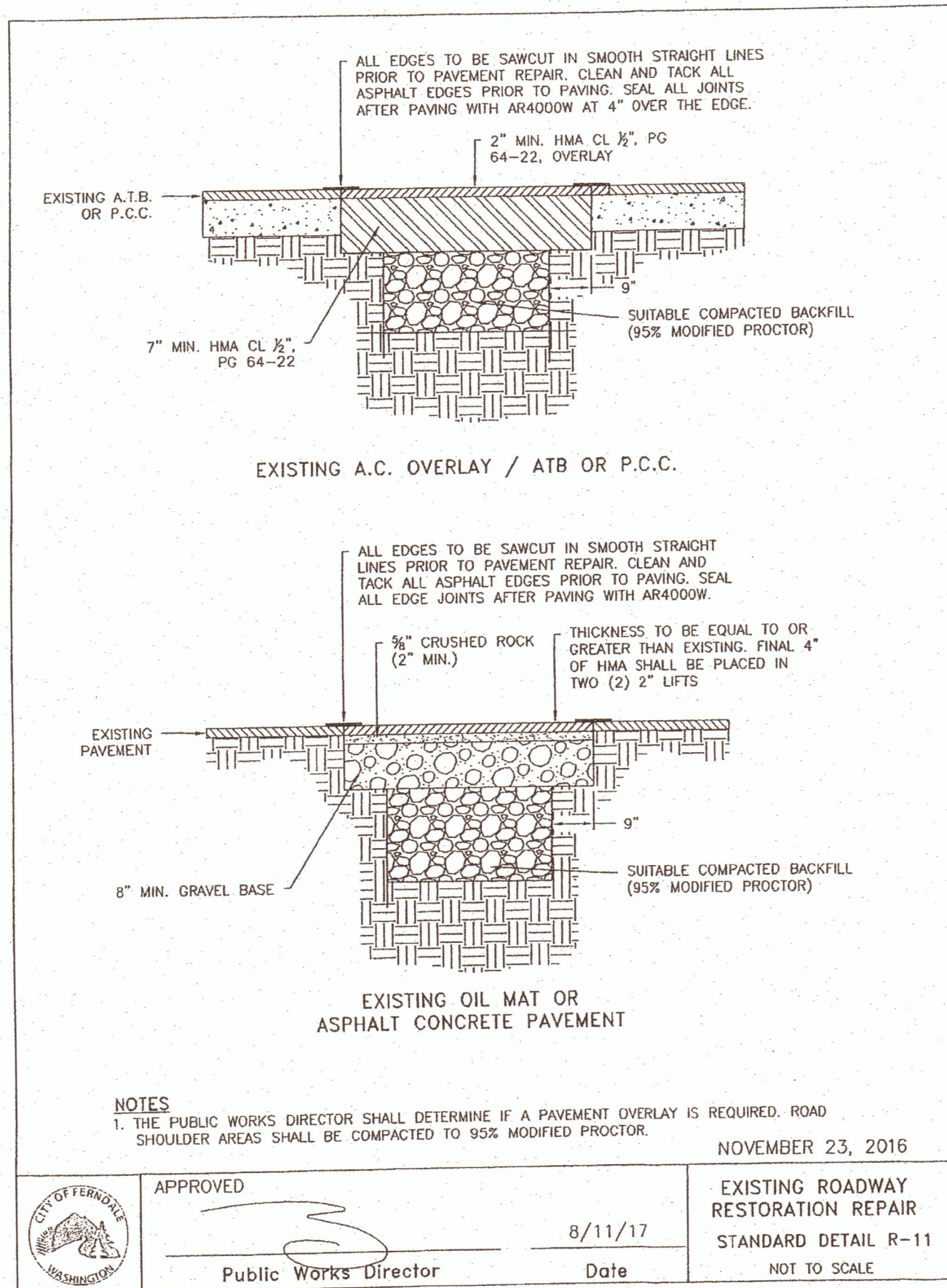
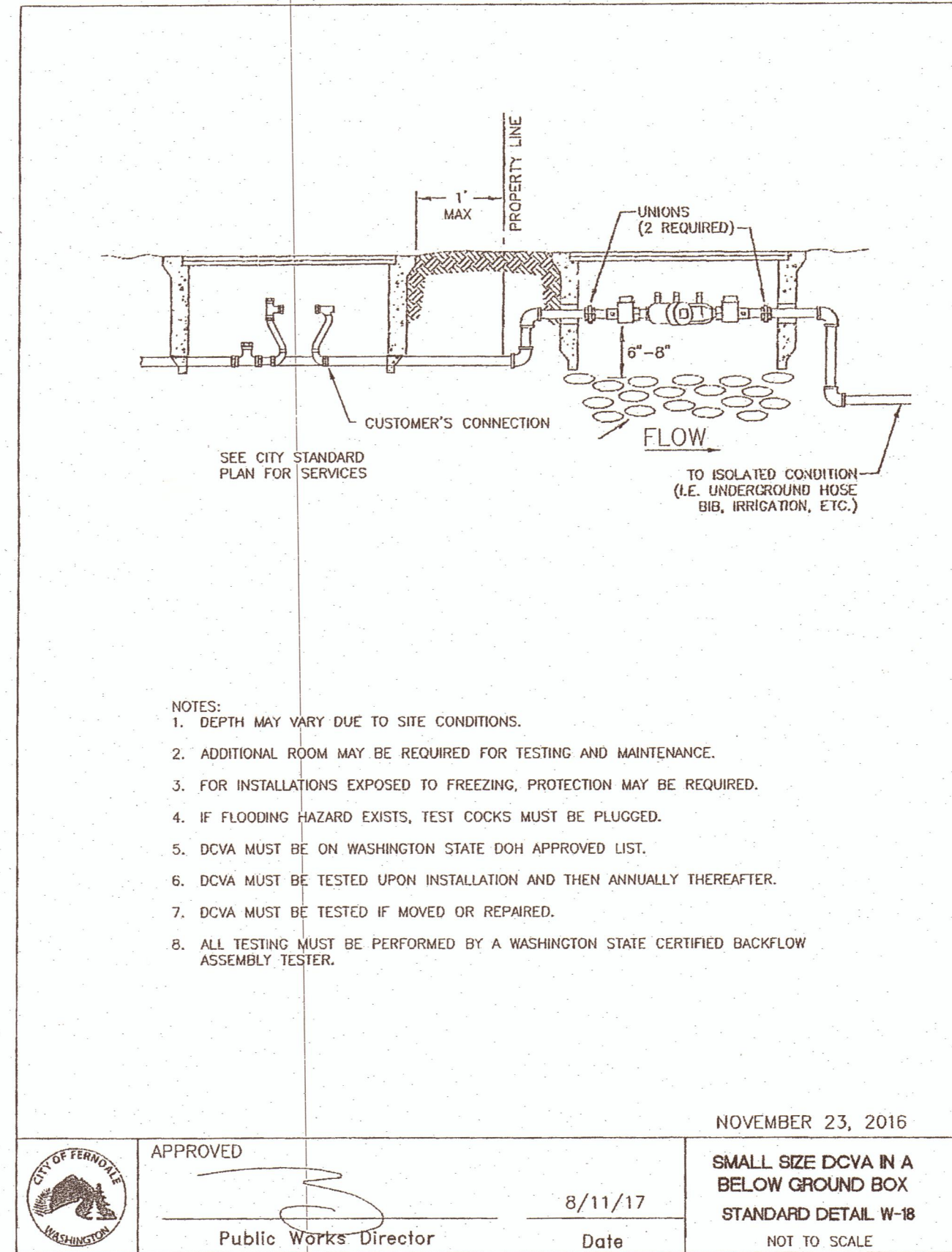
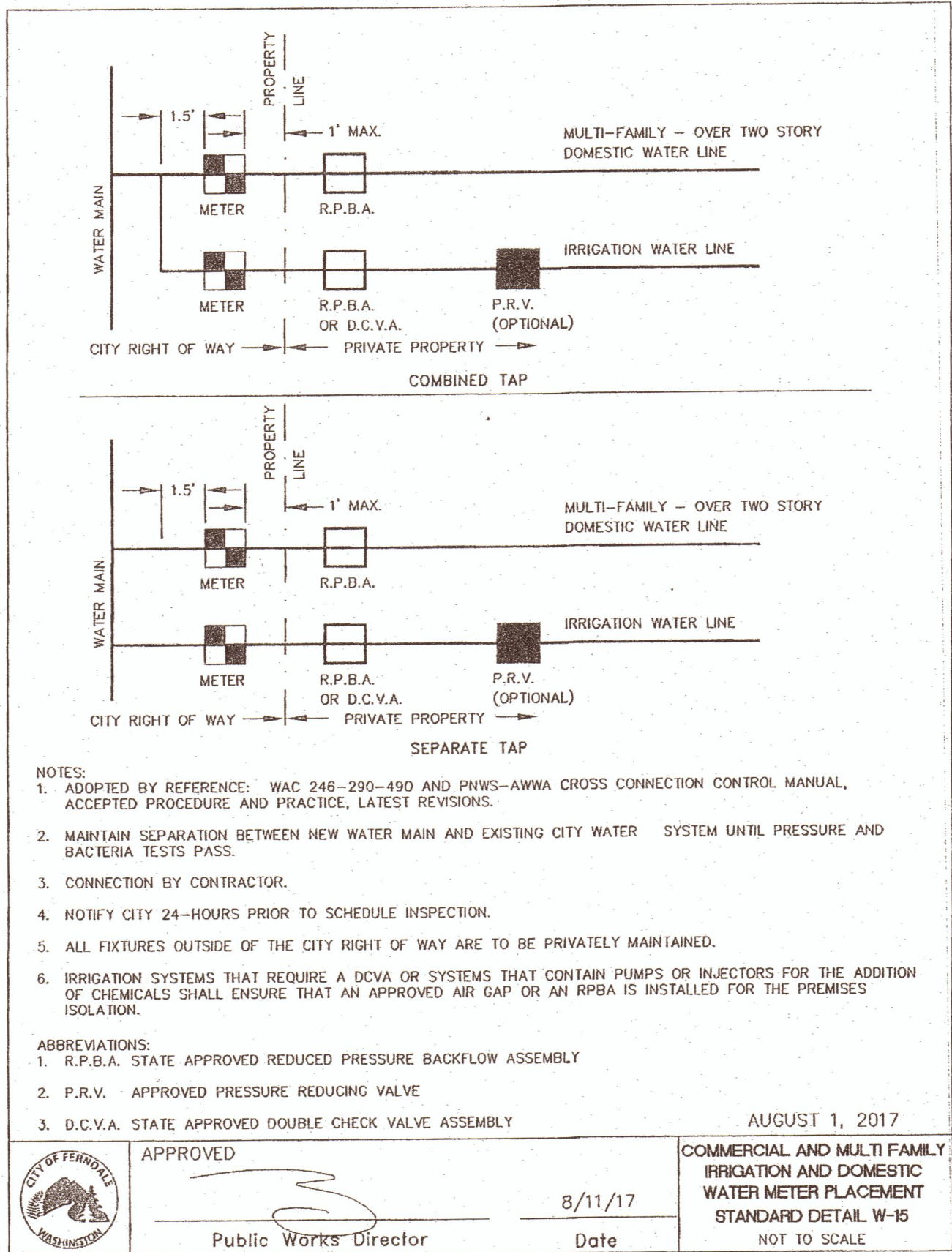
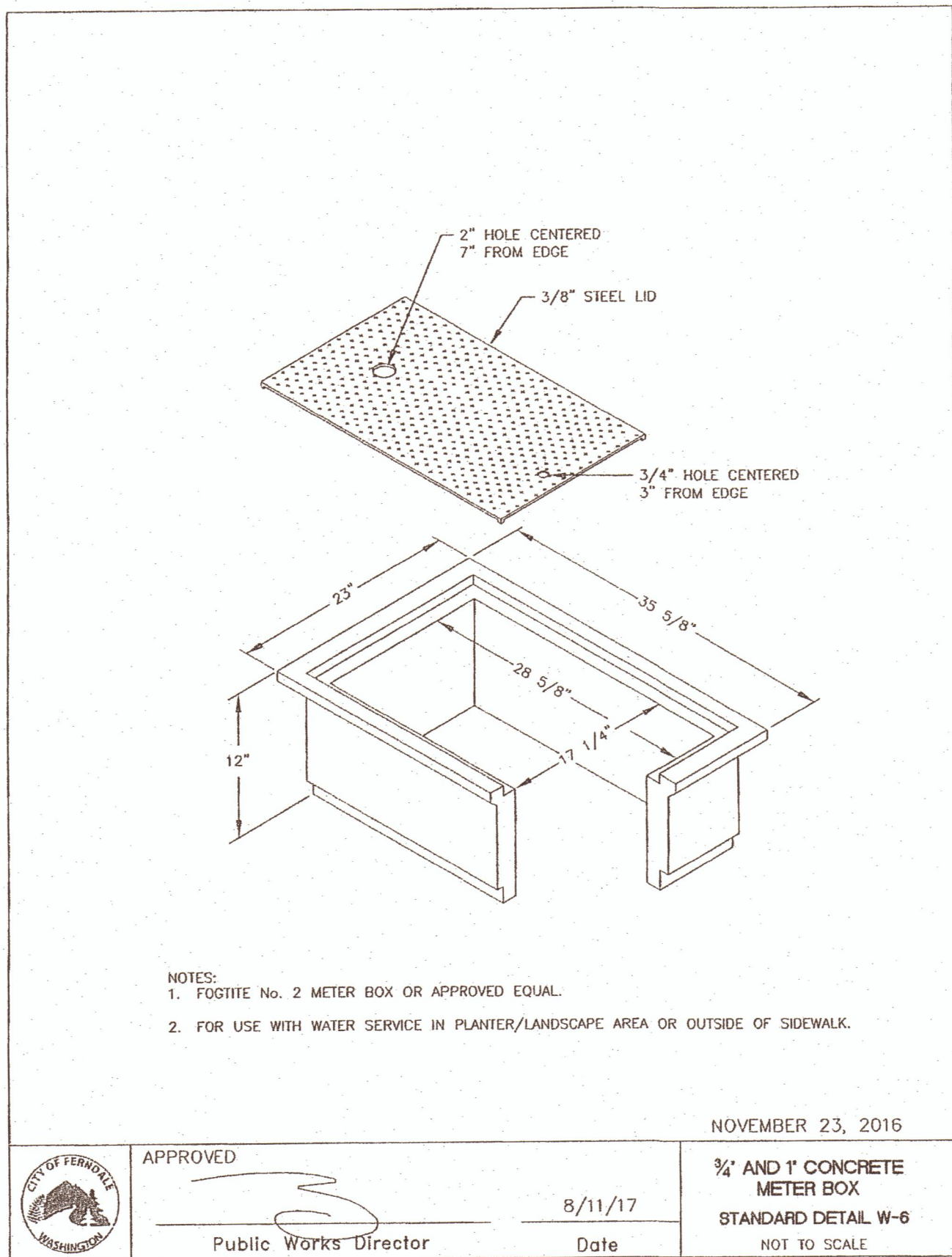
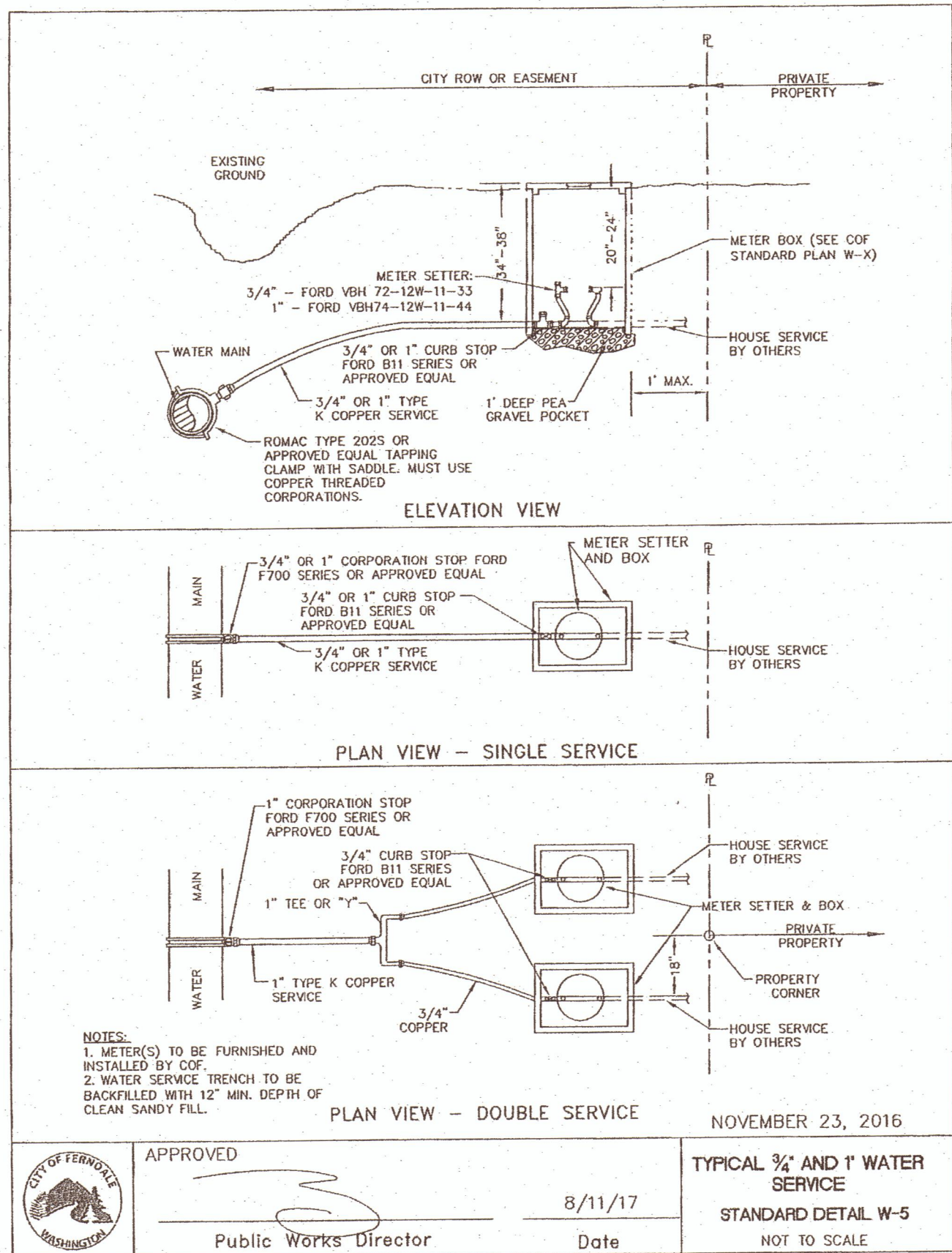
DRAWN: NGR

CHECKED: NGR

DATE: 8/11/17

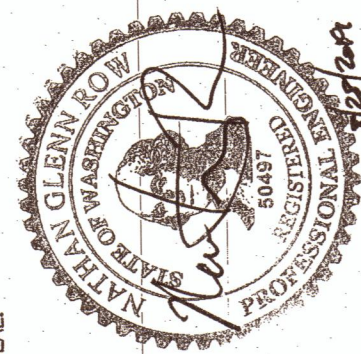
BY: NGR

DATE: 8/11/17

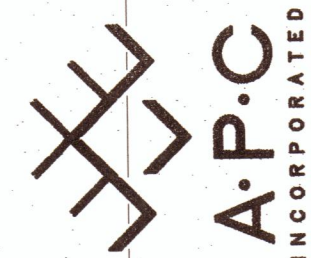


AS-BUILT - RECORD DRAWINGS
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PHONE (360) 671-1146 FAX (360) 671-1169



NO.	DATE	REVISIONS	DESCRIPTION	BY

CLIENT: **WHATCOM CENTER FOR EARLY LEARNING**
PROJECT: **2185 FERDALE TERRACE**
SHEET TITLE: **DETAILS**

DESIGNED: NCR	BY: CITY OF FERNDALE
DRAWN: 4	CITY OF FERNDALE
SHEET: 4	PUBLIC WORKS DEPARTMENT
OF: 4	