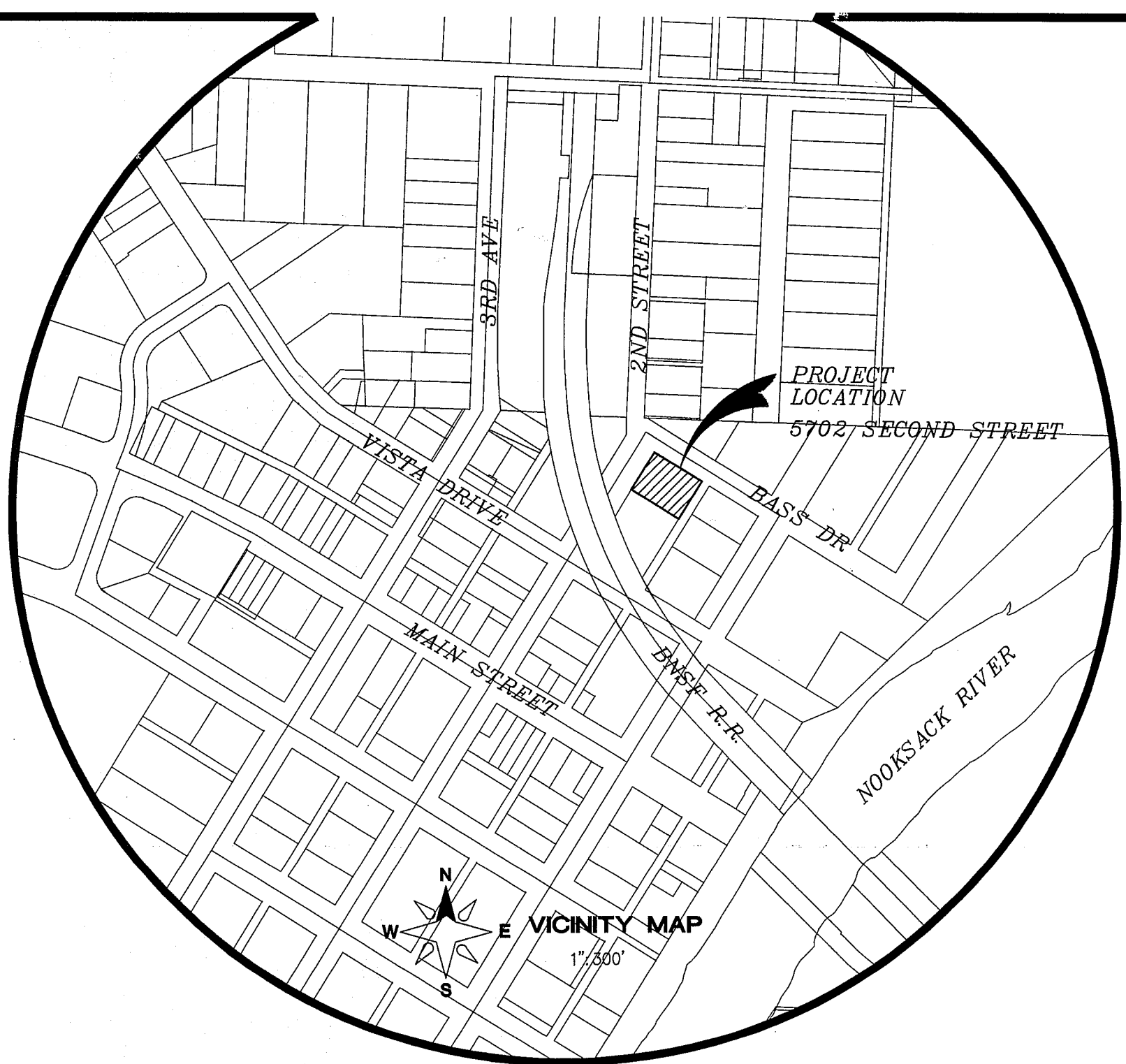


A PORTION OF THE NE 1/4 OF SECTION 29
TOWNSHIP 39 N., RANGE 2 E. OF THE W.M.
CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON

SCHWARTZ FOURPLEX

AS-BUILT DRAWINGS



- 01 COVER SHEET
- 02 SITE GRADING & DRAINAGE PLAN
- 03 EXISTING DRAINAGE PLAN - EAST
- 04 COMPOSITE UTILITY PLAN

LEGAL DESCRIPTION (S.W.D. A.F. NO. 2111101392)

LOTS 15 THROUGH 18, INCLUSIVE, BLOCK 13, AMENDED PLAT OF
FERNDALE, ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 5 OF PLATS, PAGE 4, RECORDS OF WHATCOM COUNTY,
WASHINGTON.

EXCEPT THE SOUTHWESTERLY 15 FEET OF LOT 15.

PROJECT ADDRESS
5702 SECOND STREET
FERNDALE, WA

TOTAL PARCEL AREA
11,069.31 SF (0.2541 ACRES)

ZONING
RM 1.5 (MULTI-FAMILY)

SURVEY NOTES:

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.
- THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE, USING A TOPCON 3C TOTAL STATION; CLOSURE GREATER THAN 1:5000.
- BASIS OF BEARING: BASS STREET N59°55'04"W AS PER RECORD OF SURVEY FILED UNDER A.F. NO. 920629028. ALSO REFER TO R.O.S. A.F. NO. 2031205435.
- THIS PROJECT IS TIED TO THE FERNDAL MONUMENT SYSTEM BASED ON EXISTING PARCEL BASE MAP DRAWING SUPPLIED BY THE GIS DEPARTMENT:
 - FROM THE BRASS DISK INTERSECTION MONUMENT AT BASS ST. AND SECOND ST., "FERNOB" SURFACE MONUMENT BEARS S27°15'50"W, 468.72 FEET.
 - FROM THE IRON PIPE IN CONCRETE MONUMENT AT BASS ST. AND FIRST ST., "FERNOB" SURFACE MONUMENT BEARS S66°04'55"W, 565.34 FEET.
- THE HORIZONTAL DATUM IS NAD 83/91. A DRAWING OF THE PROJECT BOUNDARY IN SAID DATUM IS PROVIDED, WITH TIES SHOWN TO "FERNOB."
- THE VERTICAL DATUM IS NGVD 29. THE BENCHMARK IS "RM1" FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM PANEL 11800). A BRASS CAP LOCATED IN THE SIDEWALK AT MAIN STREET BRIDGE OVER THE NOOKSACK RIVER, AT NORTHEAST END OF BRIDGE. MONUMENT WAS ESTABLISHED BY WASHINGTON STATE HIGHWAY, NGVD 29 ELEVATION IS 34.98 FEET.
- FROM A SURVEY IN SEPTEMBER, 2000, CHRISTIE & CHRISTIE JOB NUMBER 2000134, THE VERTICAL NGVD 29 DATUM WAS CARRIED TO PARCEL NUMBER 390229 147544 AND A RAILROAD SPIKE IN THE EAST SIDE OF A POWER POLE, APPROXIMATELY 30' NORTH OF THE RAILROAD TRACKS AS THEY CROSS THE PROJECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SECOND STREET, ELEVATION 35.00 FEET. FROM TRIG LEVELS IN 2013, THIS WAS CHECKED TO BE WITHIN 0.02' OF RECORD ELEVATION.
- DATE OF SURVEY: DECEMBER 31, 2012.
- SURVEYORS FROM LAND DEVELOPMENT ENGINEERING AND SURVEYING, INC. CONFIRMED CONSTRUCTION OF THE PROJECT UTILITIES ON DECEMBER 2, 2013, AND JANUARY 13, 2014.

LEGEND:

- EXST RIGHT-OF-WAY LINE
- EXST ROAD CENTER-LINE
- EXST CONTOUR (INDEX)
- EXST CONTOUR (NORMAL)
- EXST DITCH CENTER-LINE
- EXST GAS MAIN
- EXST WATER LINE
- EXST WATER SERVICE LINE
- EXST SANITARY SEWER LINE
- EXST 8" SANITARY SEWER LINE
- EXST 6" SANITARY SEWER LINE
- EXST STORM DRAIN LINE
- EXST STORM DRAIN CULVERT
- EXST WATER VALVE BOX
- EXISTING WATER METER BOX
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXST POWER AND/OR UTILITY POLE
- EXST TELEPHONE POLE
- EXST ASPHALT
- EXST CONCRETE PAVEMENT
- EXST CONC SIDEWALK
- PROPOSED CONTOUR (INDEX)
- PROPOSED CONTOUR (NORMAL)
- PROPOSED SAN. SEWER LINE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN CULVERT
- PROPOSED DITCHLINE
- PROPOSED UNDERGROUND POWER
- PROPOSED WATER METER
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- FINISHED GRADE/TOP OF PAVEMENT
- GRADE BREAK

SURVEY LEGEND:

- FOUND BRASS DISK MONUMENT
- RECOVERED 1-1/2" IRON PIPE IN CONCRETE (1 FT. BELOW RD. SURFACE)
- FOUND 1/2" IRON PIPE
- PREVIOUSLY SET REBAR/CAP (SEE R.O.S. A.F. NO. 2031205435)
- SET 1/2" REBAR/CAP (LS #18897)
- SET NAIL/SHINER (LS #18897) (CENTERLINE BASS STREET)
- SET PROP. LINE HUB & LATH
- MONUMENT POSITION OF RECORD

TESC LEGEND:

- INLET PROTECTION
- CONSTRUCTION ENTRANCE (DETAIL 2, SHEET 07)
- SEDIMENT FENCE (DETAIL 1, SHEET 07)
- HIGH VISIBILITY CONSTRUCTION FENCE

APPROVED

APR 23 2014

CITY OF FERNDALE

OWNER/APPLICANT
MIKE & ANILORE SCHWARTZ
3471 RENEE DRIVE
SEDOO WOOLLEY, WA 98284-8812
(360)-595-9884

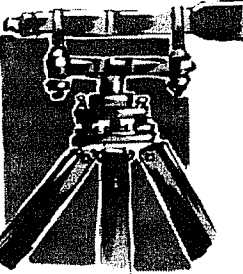
ENGINEER
LDES, INC.
5160 INDUSTRIAL PL., SUITE 108
FERNDALE, WA 98248
CONTACT: RAMON LLANOS, PE.
(360) 383-0620

SURVEYOR
CHRISTIE & CHRISTIE LAND SURVEYING INC
222 GRAND AVE, SUITE D
BELLINGHAM WA 98225
CONTACT: BRIAN CHRISTIE, PLS.
(360) 671-8855

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



SURVEYOR'S CERTIFICATION
I CERTIFY THAT THE LOCATIONS, ELEVATIONS,
DEPTHS, AND AS-BUILT COMMENTS REFLECTING
MATERIALS ACTUALLY USED DURING
CONSTRUCTION ACCURATELY REFLECT EXISTING
FIELD CONDITIONS AS DETERMINED BY ME OR
UNDER MY DIRECT SUPERVISION ON THIS
DATE: April 22, 2014
Mike Hagith
KYLE HAGITH, PLS.



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

COVER SHEET
AS-BUILT
SCHWARTZ FOURPLEX

REVISIONS

NO.	DATE	REVISION
MR	08.08.13	CITY COMMENTS
MR	08.19.13	CITY COMMENTS
EH	4.17.14	ASBUILT
SR	4-22-14	CITY COMMENTS-ASBUILTS

SHEET

01

OF

04

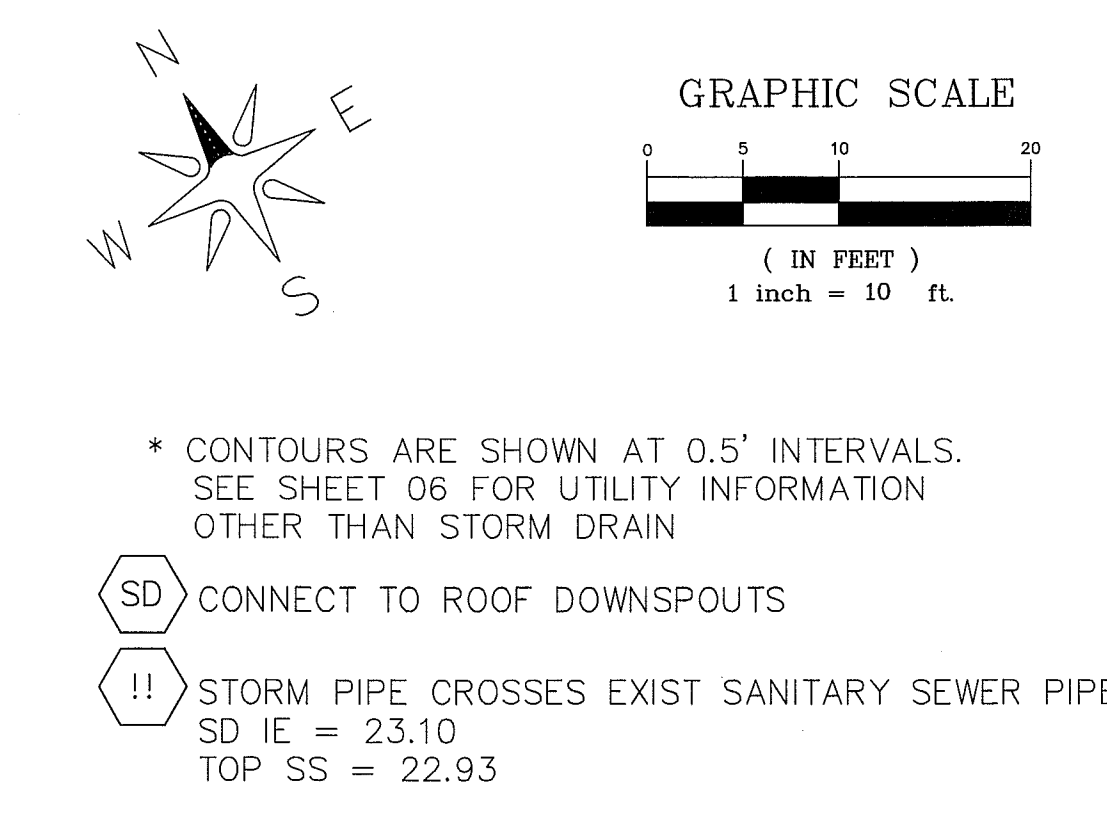
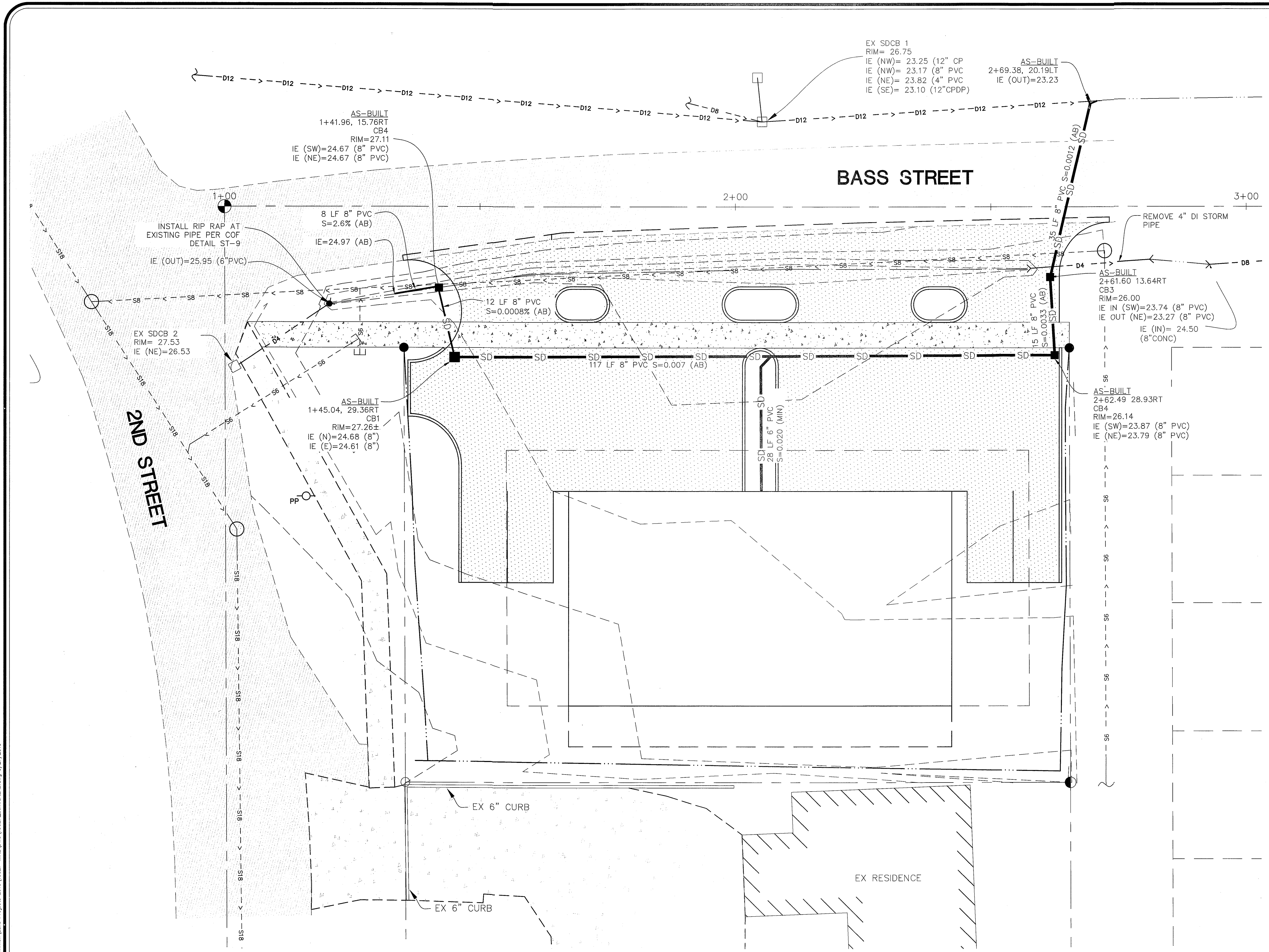
JOB # 13027

FOR: TOP NOTCH BUILDERS

SCHWARTZ FOURPLEX

00562-002 4/23/14 SH

R:\Common\Land Projects\2013\13027-MKE\DWG\13027_Schwartz4B.dwg 8/27/2013



LEGEND	
	= EXST RIGHT-OF-WAY LINE
	= EXST ROAD CENTER-LINE
	= EXIST CONTOUR (INDEX)
	= EXIST CONTOUR (NORMAL)
	= EXST DITCH CENTER-LINE
	= EXIST STORM DRAIN LINE
	= EXIST STORM DRAIN CULVERT
	= EXIST ASPHALT
	= EXIST CONCRETE PAVEMENT
	= EXIST CONC SIDEWALK
	= PROPOSED CONTOUR (INDEX)
	= PROPOSED CONTOUR (NORMAL)
	= PROPOSED WATER SERVICE LINE
	= PROPOSED STORM DRAIN LINE
	= PROPOSED STORM DRAIN CULVERT
	= PROPOSED STORM DRAIN CATCH BASIN
	= PROPOSED ASPHALT
	= PROPOSED SIDEWALK
	= FINISHED GRADE/TOP OF PAVEMENT
	= GRADE BREAK
	= AS-BUILT

APPROVED
APR 23 2014
BY
CITY OF FERDALE

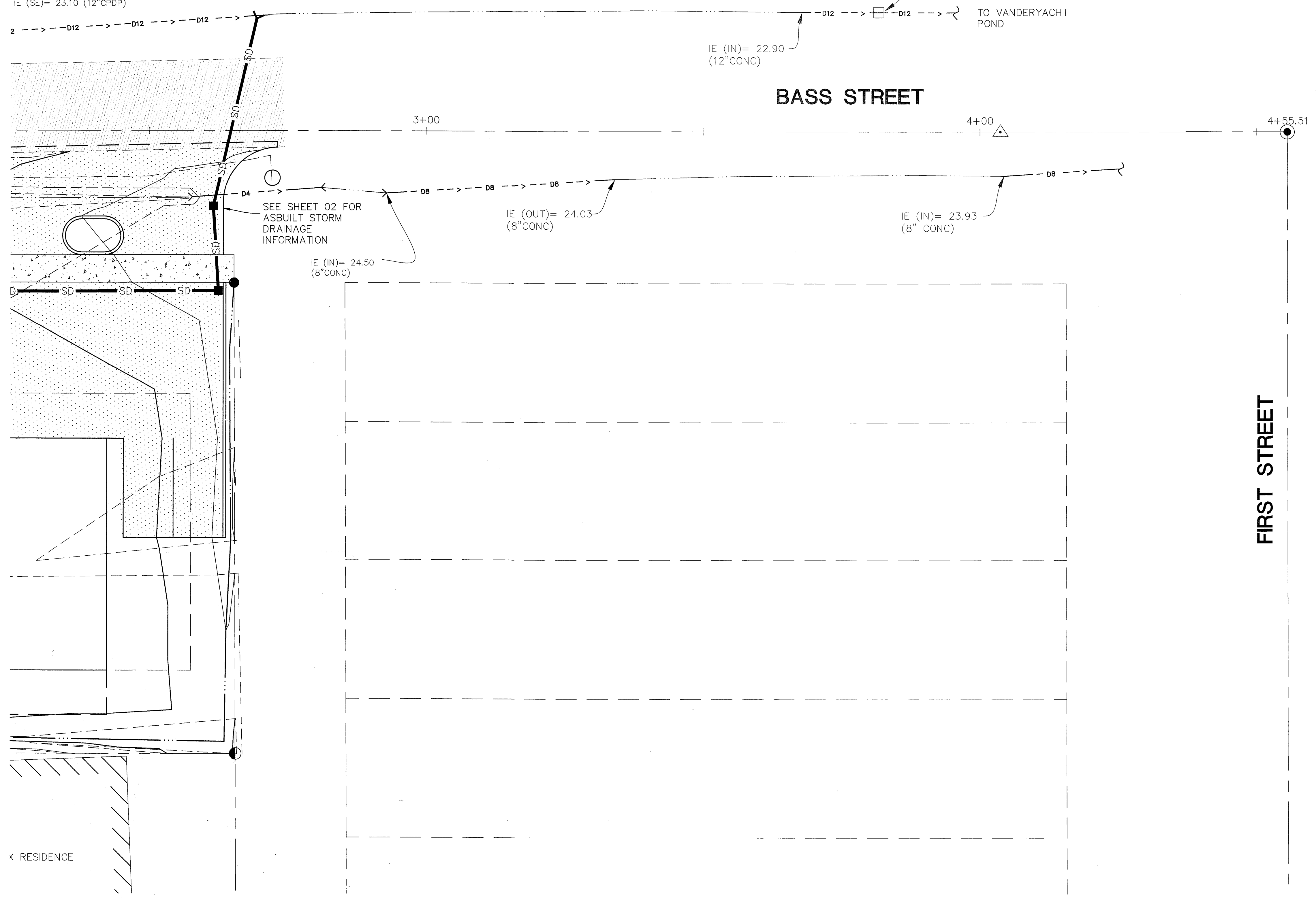
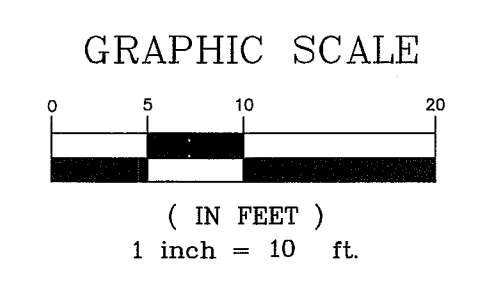
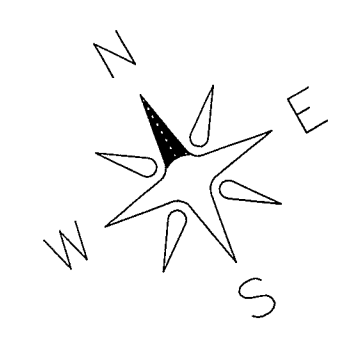
CALL 2 BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

JOB # 13027		FOR: TOP NOTCH BUILDERS				LDES, INC. 5160 INDUSTRIAL PL. #108 FERDALE, WA 98248 PHONE 360-383-0620 FAX 360-383-0639	SITE GRADING & DRAINAGE PLAN AS-BUILT SCHWARTZ FOURPLEX	REVISIONS		SHEET 02 OF 04									
								<table><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>MR</td><td>08.08.13</td><td>CITY COMMENTS</td></tr><tr><td>MR</td><td>08.27.13</td><td>CITY COMMENTS</td></tr><tr><td>EH</td><td>4.17.14</td><td>AS-BUILT</td></tr><tr><td>SR</td><td>4-22-14</td><td>CITY COMMENTS-AS-BUILTS</td></tr></table>	NO.		DATE	DESCRIPTION	MR	08.08.13	CITY COMMENTS	MR	08.27.13	CITY COMMENTS	EH
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EH	4.17.14	AS-BUILT																	
SR	4-22-14	CITY COMMENTS-AS-BUILTS																	

00562.003 4/23/14 SH

EX SDCB 1
RIM= 26.75
IE (NW)= 23.25 (12" CPDP)
IE (NW)= 23.17 (8" PVC)
IE (NE)= 23.82 (4" PVC)
IE (SE)= 23.10 (12"CPDP)

EX SDCB 3
RIM= 25.46
IE (NW)= 22.46 (12" CPDP)
IE (SE)= 22.46 (12"CPDP)



SEE SHEET 02 FOR
ASBUILT STORM
DRAINAGE
INFORMATION

LEGEND	
	= EXIST RIGHT-OF-WAY LINE
	= EXIST ROAD CENTER-LINE
	= EXIST CONTOUR (INDEX)
	= EXIST CONTOUR (NORMAL)
	= EXIST DITCH CENTER-LINE
	= EXIST STORM DRAIN LINE
	= EXIST STORM DRAIN CULVERT
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	= PROPOSED ASPHALT
	= PROPOSED SIDEWALK
	= FINISHED GRADE/TOP OF PAVEMENT
	= GRADE BREAK
	= AS-BUILT

FIRST STREET

APPROVED
APR 23 2014
BY
CITY OF FERNDALE

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

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SCHWARTZ FOURPLEX				EXISTING DRAINAGE PLAN - EAST AS-BUILT SCHWARTZ FOURPLEX	REVISIONS		SHEET 03 OF 04
JOB # 13027	FOR: TOP NOTCH BUILDERS				MR 08.19.13 CITY COMMENTS		
					MR 08.27.13 CITY COMMENTS		
					EH 4.17.14 ASBUILT		
					SR 4-22-14 CITY COMMENTS-ASBUILTS		

