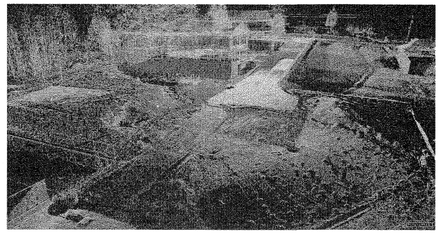
A PORTION OF THE NW 1/4 OF THE NW 1/4
OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M.
CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON

DRAKE RIDGE DEVELOPMENT: PHASE 2
AS-BUILT DRAWINGS

N
W E
S

VICINITY MAP
1": 2000'

INDEX SHEET



3D LASER SCANNING ISOMETRIC VIEW
COURTESY OF SUMMIT ENGINEERING AND DESIGN, LLC

EXISTING LEGEND:

- = PROPERTY CORNER PER RECORD
- = EXIST SD CATCH BASIN (TYPE I)
- = EXIST SANITARY SEWER SERVICE
- = EXISTING SEWER MANHOLE
- = EXISTING WATER METER BOX
- = EXISTING WATER VALVE
- = EXISTING FIRE HYDRANT
- = EXIST POWER/AND OR UTILITY POLE
- = EXIST GUY POLE
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- = GUARD RAIL
- = EXISITNG RET. WALL
- = EXISTING ON-SITE ROAD PAVEMENT
- = EXISTING ON-STE SIDEWALK
- = EXISTING ON-SITE GRAVEL ACCESS RD

PROPOSED LEGEND:

- = SILT FENCE
- = PROPOSED STORM DRAIN LINE, 6"
- = PROPOSED STORM DRAIN LINE, 8"
- = PROPOSED SANITARY SEWER, 8"
- = PROPOSED SANITARY SEWER FORCEMAIN
- = PROPOSED WATERLINE
- = PROPOSED PAVEMENT
- = PROPOSED GRAVEL ACCESS RD

ABBREVIATIONS:

[AB]	=	AS-BUILT
BOW	=	BACK OF WALK
BOW CO	=	BACK OF WALK CLEAN OUT
BW	=	BOTTOM OF WALL
COF	=	CITY OF FERNDALE
℄	=	CENTERLINE
CONC	=	CONCRETE
CPDP	=	CORRUGATED PLASTIC DRAIN PIPE
DI	=	DUCTILE IRON
DOE	=	DEPARTMENT OF ECOLOGY
DTL	=	DETAIL
EG	=	EXISTING GROUND
EL	=	ELEVATION
EXST	=	EXISTING
FF	=	FINISH FLOOR
FG	=	FINISH GROUND
FM	=	FORCE MAIN
FND	=	FOUND
G.V.	=	GATE VALVE
HYD	=	FIRE HYDRANT
IE	=	INVERT ELEVATION
LF	=	LINEAR FEET
LT	=	LEFT
OHWM	=	ORDINARY HIGH WATER MARK
PERF	=	PERFORATED PIPE
PERM.	=	PERMANENT
PRP	=	PROPOSED
PVC	=	POLYVINYL CHLORIDE PIPE
RD	=	ROAD
RT	=	RIGHT
RY	=	ROOF AND YARD
SD	=	STORM DRAIN
SS	=	SANITARY SEWER
SSCO	=	SANITARY SEWER CLEAN OUT
SF	=	SQUARE FEET
SSMH	=	SANITARY SEWER MANHOLE
STA:	=	STATION
TA	=	TOP OF ASPHALT
TC	=	TOP PF CONCRETE
TEMP.	=	TEMPORARY
TW	=	TOP OF WALL
WA	=	WATER

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UTILITIES UNDERGROUND LOCATION CENTER

OWNER APPLICANT
LEWIS AND YORK, LLC
1292 W. AXTON RD
FERNDALE, WA 98248
(360) 201-9675

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

SURVEYOR
LDES, INC.
5160 INDUSTRIAL PL #108
FERNDALE, WA 98248
CONTACT: KYLE HAGGITH, PLS.
(360) 383-0620

SURVEYORS NOTES

1) DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION ON OR ABOUT MARCH-APRIL, 2010
2) EQUIPMENT USED: NIKON DT522: 00'01.5" ± 2 PPM, ± 2 MM
3) THE PURPOSE OF THIS SURVEY IS TO SHOW AS-BUILT CONDITIONS AND NOT INTENDED FOR BOUNDARY SURVEY.
4) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND LAND DEVELOPMENT ENGINEERING & SURVEYING IS NOT RESPONSIBLE FOR ANY EASEMENTS, COVENANTS, RESERVATIONS OR RESTRICTIONS THAT MAY EXIST.
5) LAND DEVELOPMENT ENGINEERING & SURVEYING ASSUMES NO LIABILITY FOR SUBSURFACE UTILITY LOCATES.

HORIZONTAL AND VERTICAL DATUM
BENCHMARK: CITY OF FERNDALE CONTROL POINT # 7
DATUM: CITY OF FERNDALE SURVEY MONUMENT NETWORK JUNE, 2001
VERTICAL: NGVD29
HORIZONTAL: NAD-83/91
ELEVATION: 147.15

LEGAL DESCRIPTION

LOTS A, B, AND C, AS DELINEATED ON "AMENDED MT. VIEW LOT LINE ADJUSTMENT," ACCORDING TO THE PLAT THEREOF, RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE No. 2090701331

WASHINGTON STATE

NOTE:
BOUNDARY DERIVED FROM PACIFIC SURVEYING AND ENGINEERING, INC "MT. VIEW LOT LINE ADJUSTMENT" AF No. 2090701331.

PROJECT SUMMARY	
LEGAL DESCRIPTION	SEE LEGAL DESCRIPTION THIS SHEET
ASSESSOR'S PARCEL #	390230 089531
SITE ADDRESS	2407, 2409 MAIN ST, RESPECTIVELY
SITE AREA	38,916 SF
LOT COVERAGE	73% (DESIGN – INCLUDING EX POND)
IMPERMEABLE SURFACE AREA	28,406 SF (DESIGN – INCLUDING EX POND)
# OF BUILDINGS	2 BUILDINGS
GROSS FLOOR AREA	
BUILDING HEIGHT	
# OF PARKING	
CITY ZONING	RO

ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THE IMPROVEMENTS IN "DRAKE RIDGE DEVELOPMENT: PHASE 2" HAVE BEEN INSPECTED BY LDES AND TO THE BEST OF MY KNOWLEDGE, HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE CITY OF FERNDALE DEVELOPMENT STANDARDS, THE CITY OF FERNDALE MUNICIPAL CODE, SUBSEQUENT STANDARDS ADOPTED BY REFERENCE THEREIN, AND STANDARD ENGINEERING PRACTICE.

1/9/18
RAMON LLANOS, P.E.

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: 1/09/18
KYLE HAGGITH, P.L.S.

NO.	REVISION	BY	DATE
6	AS-BUILT SUBMITTAL 1	HJ	9/29/17
1	AS-BUILT SUBMITTAL 2	HJ/EH	01/03/18
2	AS-BUILT SUBMITTAL 3	YC	01/09/18
3			
4			
5			

1/9/18

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

JOB NO.: 6022
DWG. NAME: 6022-CIVIL-ph2-2017-AB.dwg
DESIGNED BY: RL
DRAWN BY: EH
CHECKED BY: RL

LEWIS AND YORK, LLC
1292 W. AXTON RD
FERNDALE, WA 98248

APPROVED
JAN 11 2018
BY _____
CITY OF FERNDALE
PUBLIC WORKS DEPARTMENT

COVER SHEET

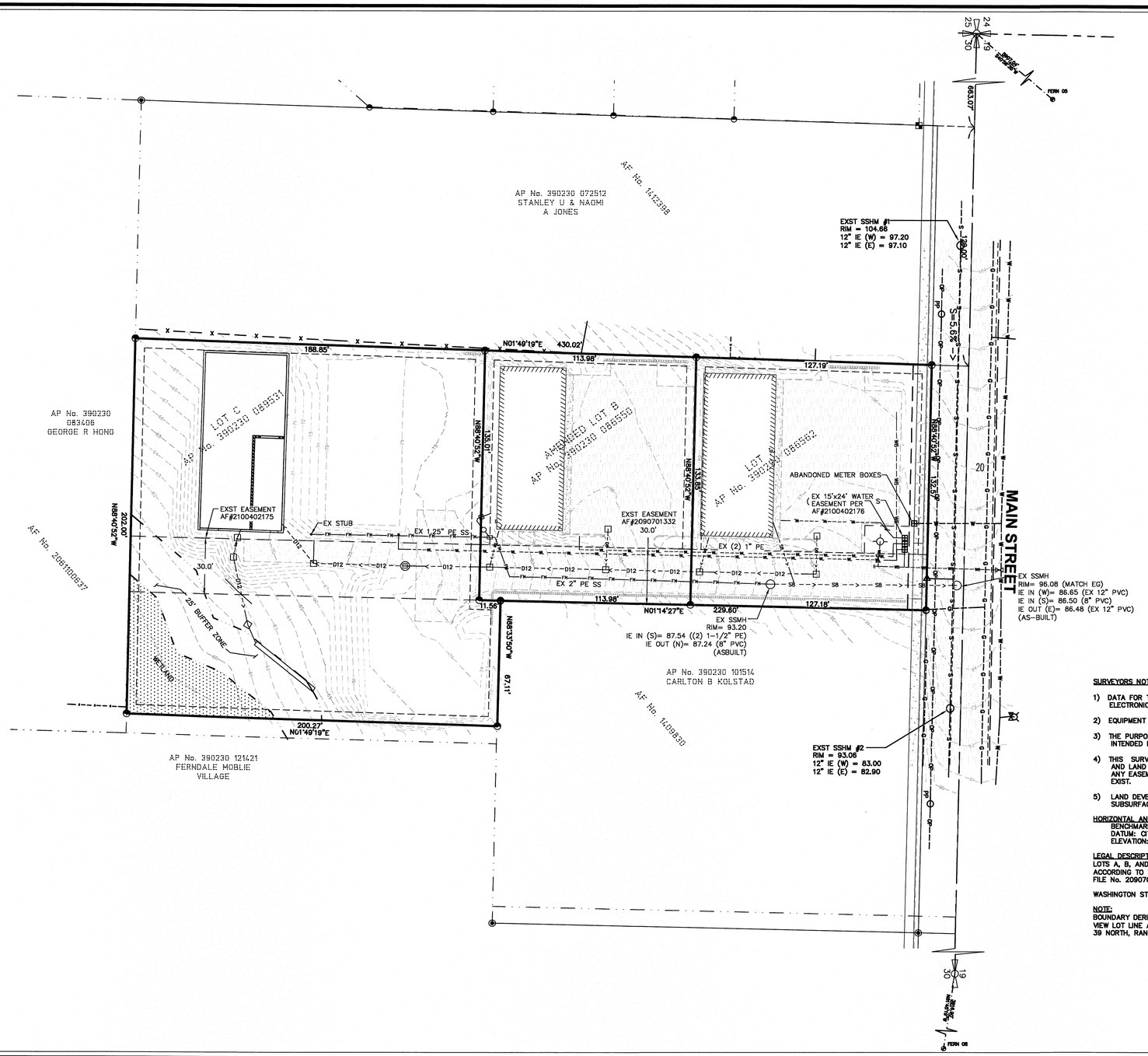
DRAKE RIDGE DEVELOPMENT: PHASE 2
MAIN STREET, FERNDALE, WA

SHEET 01 OF 08

AS-BUILT DRAWING

00628.001 01/23/2018 KB

R:\Common\Land Projects 2008\6022 MT. VIEW RD\dwg\6022-CIVIL-ph2-2017-AB.dwg PLOT DATE:1/9/2018 5:08 PM



GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

EXISTING LEGEND:

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- = EXIST SD CATCH BASIN (TYPE I)
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- = EXISTING SEWER MANHOLE
- = EXISTING WATER METER BOX
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HORIZONTAL AND VERTICAL DATUM
BENCHMARK: CITY OF FERNDALE CONTROL POINT # 7
DATUM: CITY OF FERNDALE SURVEY MONUMENT NETWORK JUNE, 2001
ELEVATION: 147.15

LEGAL DESCRIPTION
LOTS A, B, AND C, AS DELINEATED ON "AMENDED MT. VIEW LOT LINE ADJUSTMENT," ACCORDING TO THE PLAT THEREOF, RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE No. 2090701331

WASHINGTON STATE

NOTE:
BOUNDARY DERIVED FROM PACIFIC SURVEYING AND ENGINEERING, INC "AMENDED MT. VIEW LOT LINE ADJUSTMENT" AF No. 2090701331, SITUATE IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 2 EAST. WHATCOM COUNTY, WASHINGTON.

CONTROL NOTES

CITY OF FERNDALE COMPREHENSIVE MAPPING PROGRAM.

BASIS OF BEARING: NAD83/91
VERTICAL CONTROL: NGVD29

FERN 05: BASIS OF COORDINATE & REFERENCE BENCHMARK
FOUND A BRASS DISK AT EXIT DRVEWAY FOR
VISTA SCHOOL
NORTHING: 683701.32
EASTING: 1214911.44
ELEVATION: 220.76'(NGVD29)

FERN 08: BASIS OF BEARING
FOUND A BRASS DISK SET IN CONCRETE AT BACK OF
SIDEWALK NORTHWESTERLY OF FERNDALE CITY COUNCIL
CHAMBERS BUILDING – 5694 SECOND AVENUE
NORTHING: 678623.10
EASTING: 1217288.97

NORTH QUARTER CORNER SECTION 30, T39N, R2E WM
FOUND 2–INCH SURFACE BRASS DISK
NORTHING: 679184.78
EASTING: 1213412.55

NORTHWEST CORNER SECTION 30, T39N, R2E WM
FOUND 2–INCH SURFACE BRASS DISK
NORTHING: 679239.38
EASTING: 1211040.50

NO.	REVISION	BY	DATE
0	AS-BUILT SUBMITTAL 1	HJ	9/29/17
1	AS-BUILT SUBMITTAL 2	HJ/EH	01/03/18
2			
3			
4			
5			

KYLE T. HAGGITH — STATE OF WASHINGTON — 22016 — REGISTERED PROFESSIONAL LAND SURVEYOR — 1/11/18

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

JOB NO.:	6022
DWG. NAME:	6022-CIVIL-ph2-2017-AB.dwg
DESIGNED BY:	RL
DRAWN BY:	EH
CHECKED BY:	RL

LEWIS AND YORK, LLC
1292 W. AXTON RD
FERNDALE, WA 98248

APPROVED
JAN 11 2018
BY CITY OF FERNDALE
PUBLIC WORKS DEPARTMENT

EXISTING CONDITIONS

DRAKE RIDGE DEVELOPMENT: PHASE 2
MAIN STREET, FERNDALE, WA

SHEET 02 OF 08

AS-BUILT DRAWING

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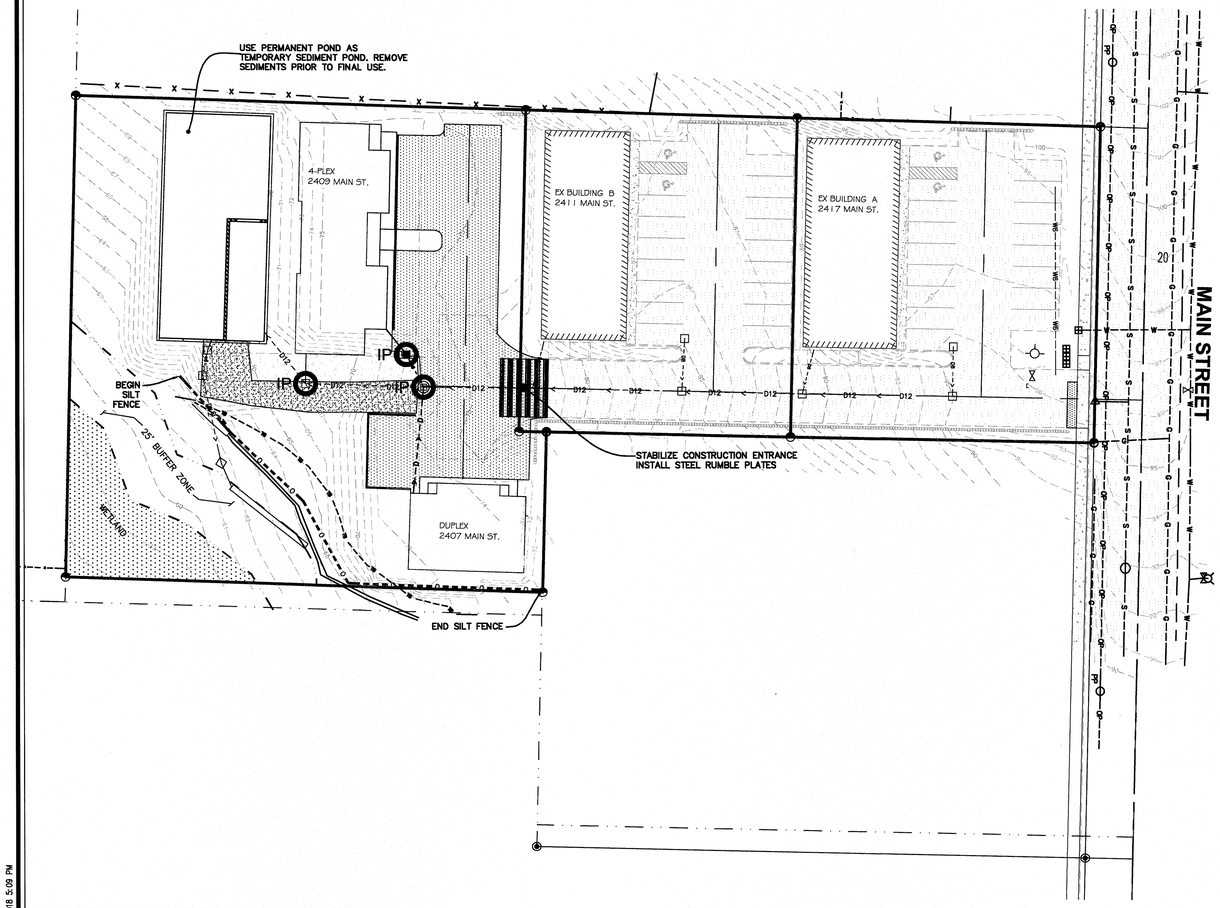

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

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TESC LEGEND:

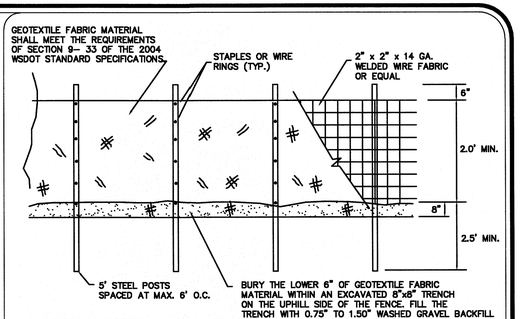
= INLET PROTECTION
PROTECT NEW STRUCTURES AS THEY ARE INSTALLED

= SEDIMENT FENCE
(DETAIL 1, THIS SHEET)

= CONSTRUCTION ENTRANCE
STEEL RUMBLE PLATE

CITY OF FERNDALE TESC NOTES:

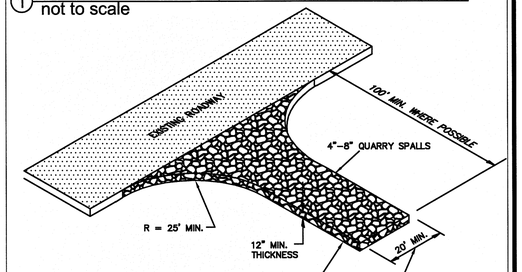
1. STABILIZATION & SEDIMENT TRAPPING. ALL EXPOSED SOILS SHALL BE STABILIZED BY SUITABLE APPLICATION OF BMP'S. FROM OCTOBER 1 TO APRIL 30, NO SOILS SHALL REMAIN UNEXPOSED FOR MORE THAN 2 DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN 7 DAYS. PRIOR TO LEAVING THE SITE, STORMWATER 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 THEIR 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 STREAM BANKS, 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



GENERAL NOTES:

1. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO SURROUNDING FACILITIES, THEN ALTERNATIVE MEASURES TO KEEP THE FACILITIES FREE OF SEDIMENT SHALL TO USED. THIS MAY INCLUDE STREET SWEEPING OR UPSIZING THE DIMENSIONS OF THE ENTRANCE.
2. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH PAVEMENT, A SMALL SUMP OR POND SHALL BE CONSTRUCTED AND THE SEDIMENT SHALL BE CONVEYED INTO THE SUMP OR POND.

② QUARRY SPALL CONSTRUCTION ENTRANCE DETAIL
not to scale

EROSION AND SEDIMENT CONTROL GENERAL NOTES:

1. EROSION CONTROL METHODS AND MATERIALS SHALL MEET THE REQUIREMENTS OF SECTION 8-01 OF THE 2006 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. FLUSHING OPERATION SHALL BE PERFORMED USING A VACTOR TRUCK.

NO.	REVISION	BY	DATE
0	AS-BUILT SUBMITTAL 1	HJ	9/29/17
1	AS-BUILT SUBMITTAL 2	HJ/EH	01/03/18
2			
3			
4			
5			

RAMON LANAS — STATE OF WASHINGTON — 22822 — REGISTERED PROFESSIONAL ENGINEER — 1/9/18

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

JOB NO.:	6022
DWG. NAME:	6022-CIVIL-ph2-2017-AB.dwg
DESIGNED BY:	RL
DRAWN BY:	EH
CHECKED BY:	RL

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1292 W. AXTON RD
FERNDALE, WA 98248

APPROVED
JAN 11 2018
BY _____
CITY OF FERNDALE
PUBLIC WORKS DEPARTMENT

EROSION CONTROL

DRAKE RIDGE DEVELOPMENT: PHASE 2
MAIN STREET, FERNDALE, WA

SHEET 03 OF 08

AS-BUILT DRAWING

R:\Common\Land Projects 2006\6022 MT. VIEW RD\dwg\6022-CIVIL-ph2-2017-AB.dwg PLOT DATE:1/9/2018 5:09 PM

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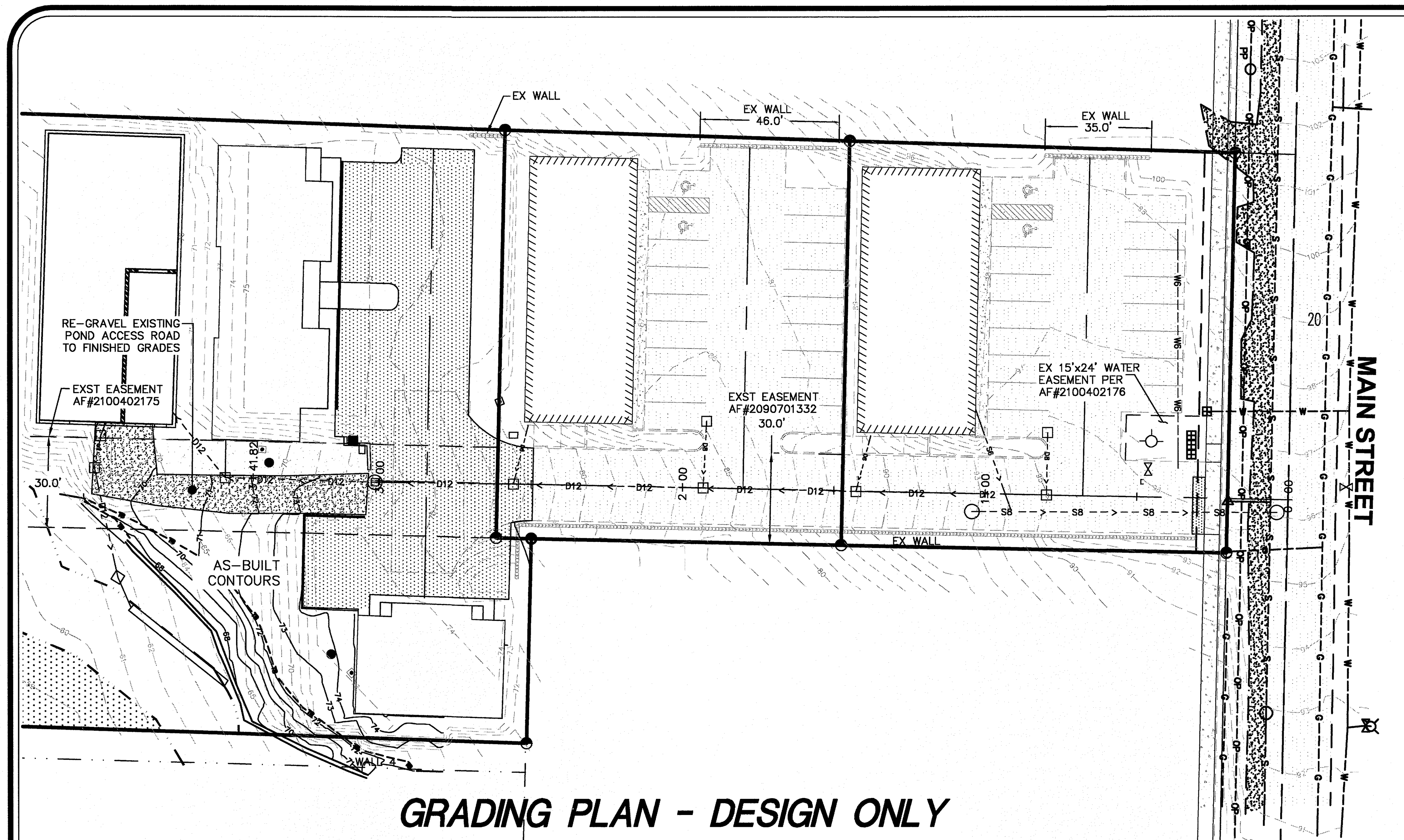
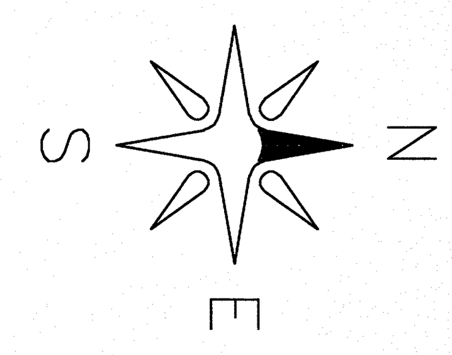


GRADING PLAN - DESIGN ONLY



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

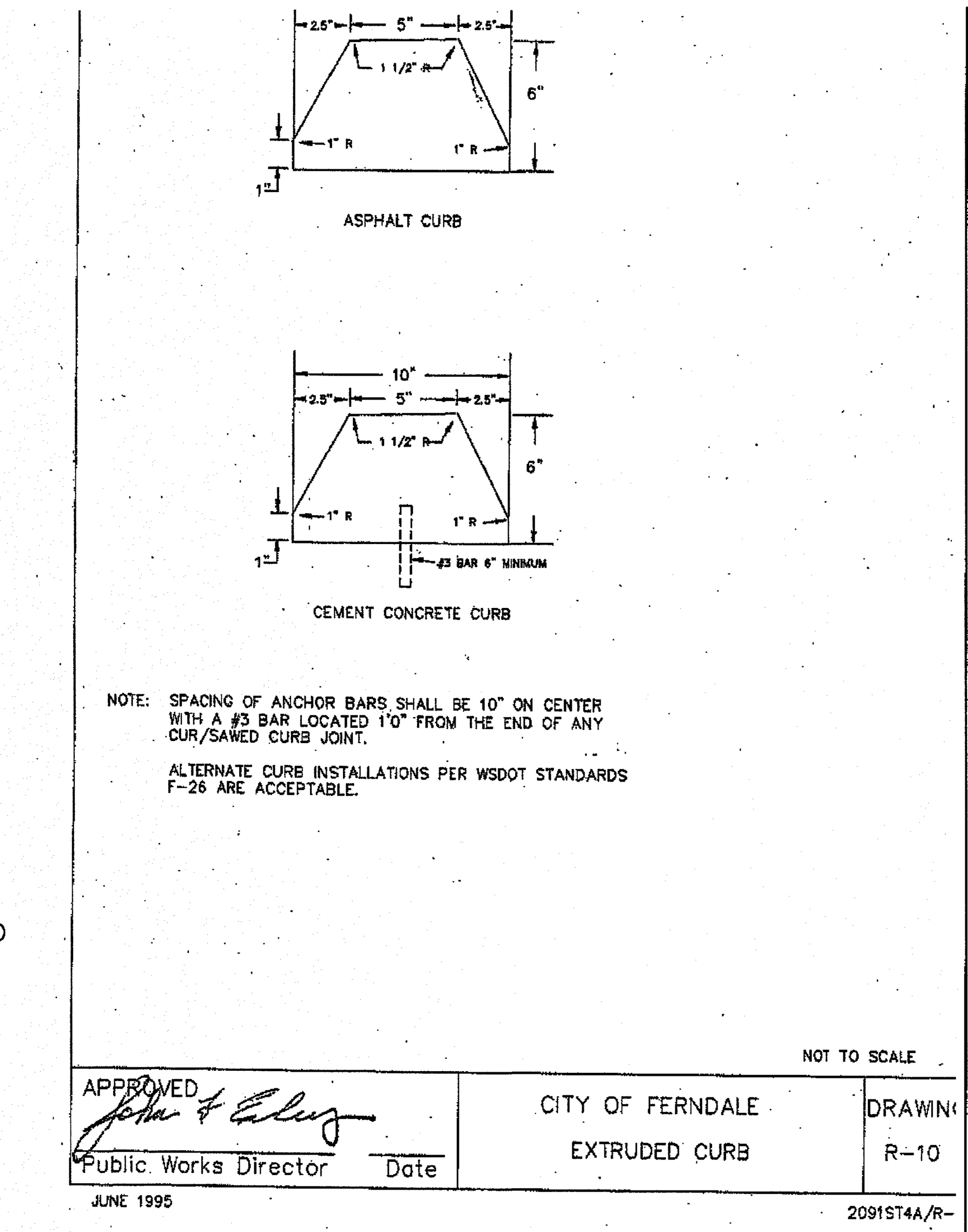
HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=10'

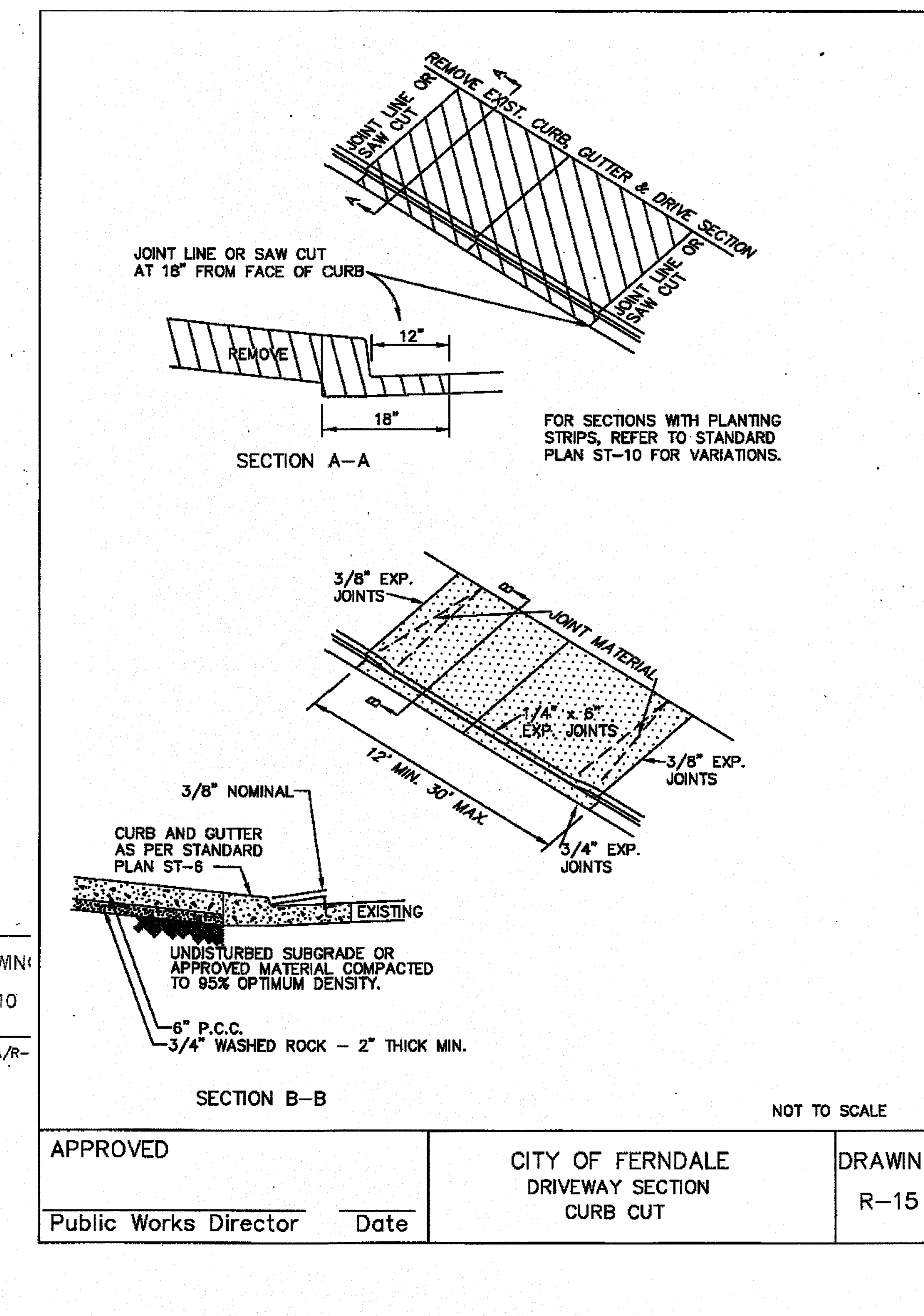
GRADING NOTES:

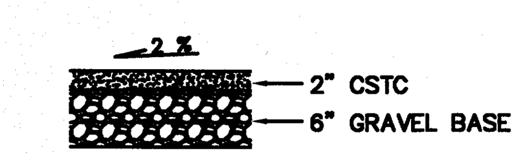
1. SITE GRADING SHALL BE COMPLETED INACCORDANCE WITH APPENDIX J OF THE 2012 INTERNATIONAL BUILDING CODE.
2. SITE GRADING SHALL BE MONITORED BY GEOTEST TO ENSURE WORK IS PERFORMED AND RECORDED PER APPENDIX J NOTED IN THE ABOVE COMMENT FOR PROJECT CERTIFICATION BY THE ENGINEER OF RECORD.

STORM VAULT ACCESS NOTES:

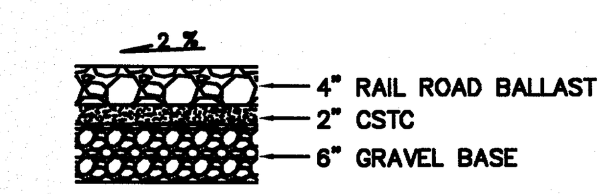
1. THE GRAVEL ACCESS ROAD SHALL ACCOMODATE A TRUCK WITH WHEEL BASE DIMENSIONS EQUAL TO A STERLING STLT8511.
2. FOR THE CITY TO APPROVE THE INSTALLATION OF THE ACCESS ROAD THE DEVELOPER MUST EMPLOY A PRIVATELY OWNED VACTOR TRUCK WITH IDENTICAL SPECIFICATIONS AS THE CITY'S NOTED ABOVE IN ORDER TO VERIFY THE OPERATORS ABILITY TO ACCESS TO STORM VAULT AND BACK OUT.
3. PRIOR TO PROJECT ACCEPTANCE, POND SHALL BE CLEANED OF SEDIMENT TO CONFIRM ABILITY OF ACCESS ROAD TO ACCOMODATE A VACTOR TRUCK, AS SPECIFIED IN NOTES 1 AND 2 ABOVE.



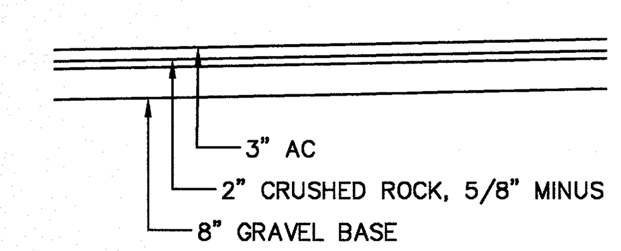




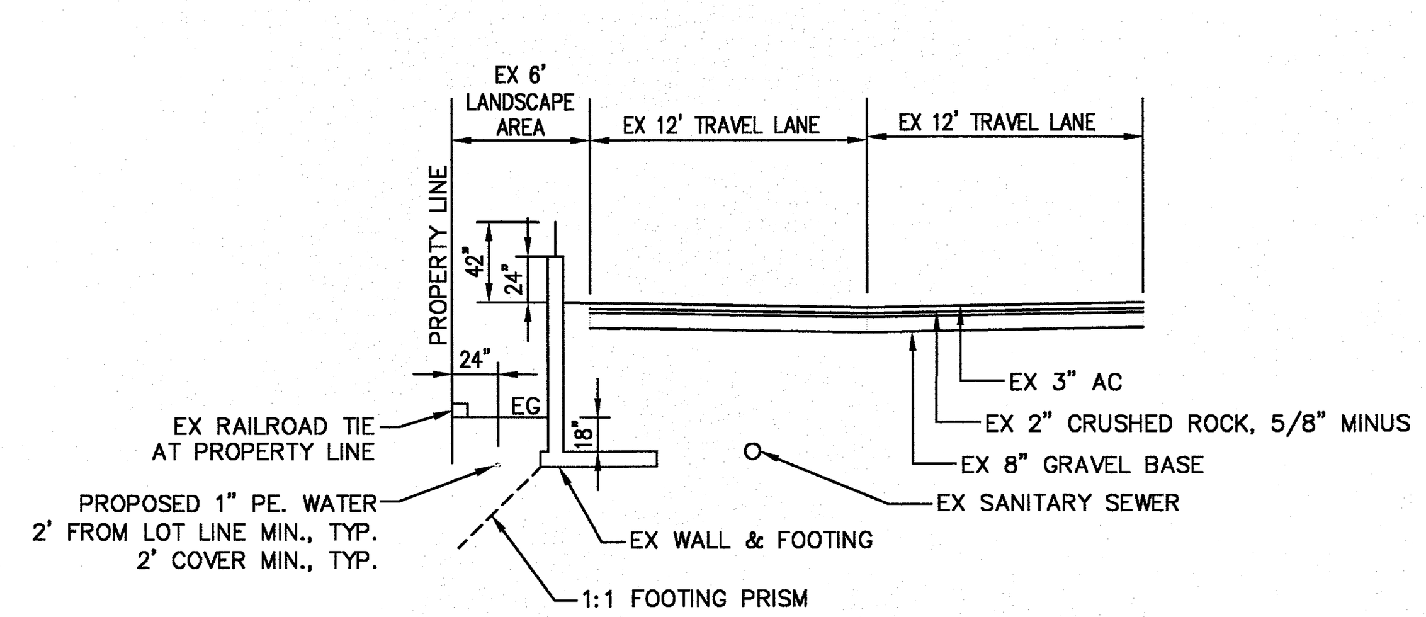
EXISTING GRAVEL ACCESS RD TO POND
NTS



PROPOSED RE-GRADE SECTION OF GRAVEL ACCESS RD TO POND
NTS



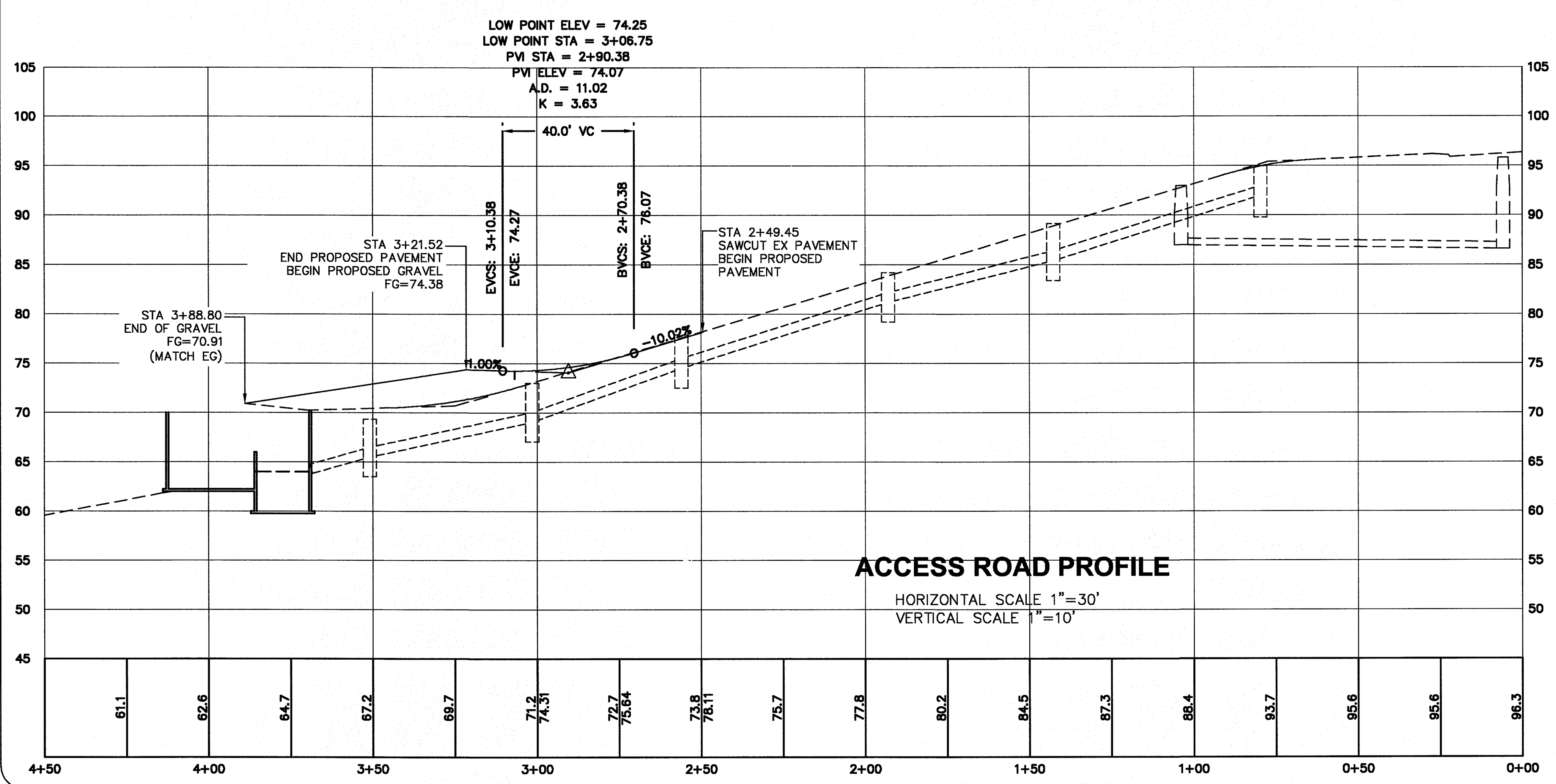
PAVING SECTION
NTS



NOTES:

1. STRUCTURAL ENGINEER MUST REVIEW AND APPROVE THE EXCAVATION PROPOSED PRIOR TO INSTALLING AND PRIOR TO BACKFILLING THE WATER SERIVCE LINE ADJACENT TO THE CONCRETE RETAINTING WALL AND CERTIFY IT WILL NOT NEGATIVELY IMPACT TH INTEGRITY OF THE WALL AND/OR PROVIDE A STRUCTURE DESIGN THAT WILL NOT IMPACT THE EXISTING CONCRETE WALL.
2. THE CITY WILL NOT APPROVE WORK WITHIN 2-FT OF THE EIXSTING PROPERTY LINE, AND ANY GRADING ADJACENT TO THE EXISTING PROPERLY MUST BE IN CONFORMANCE WITH APPENDIX J OF THE INTERNATIONAL BUILDING CODE.

EXISTING ROAD & WALL WITH PROPOSED WATER LINE
NTS



ACCESS ROAD PROFILE

HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=10'

AS-BUILT DRAWING

R:\Common\Land Projects 2006\6022 MT. VIEW RD\dwg\6022-CIVIL-ph2-2017-AB.dwg PLOT DATE:1/9/2018 5:10 PM

NO.	REVISION	BY	DATE
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1	AS-BUILT SUBMITTAL 2	HJ/EH	01/03/18
2			
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RAMON LLANOS — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER
1/9/18

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

JOB NO.: 6022
DWG. NAME: 6022-CIVIL-ph2-2017-AB.dwg
DESIGNED BY: JW
DRAWN BY: JW
CHECKED BY: EH

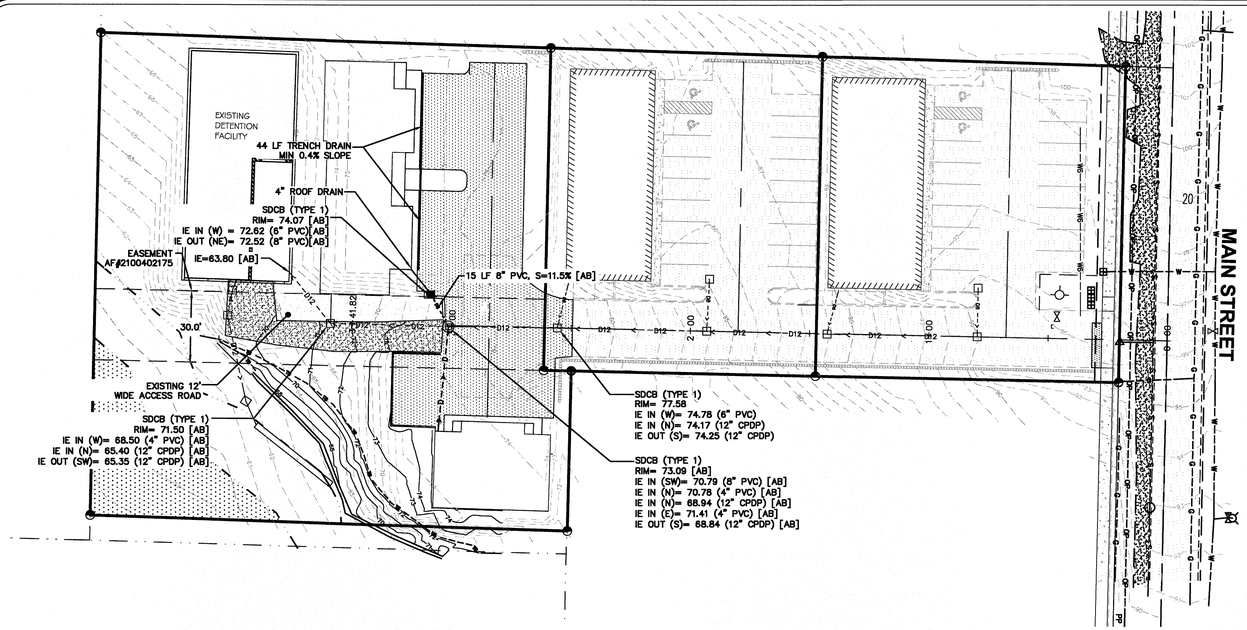
LEWIS AND YORK, LLC
1292 W. AXTON RD
FERNDALE, WA 98248

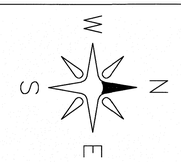
APPROVED
JAN 11 2018
BY
CITY OF FERNDALE
PUBLIC WORKS DEPARTMENT

GRADING PLAN

DRAKE RIDGE DEVELOPMENT: PHASE 2
MAIN STREET, FERNDALE, WA

SHEET 04 OF 08



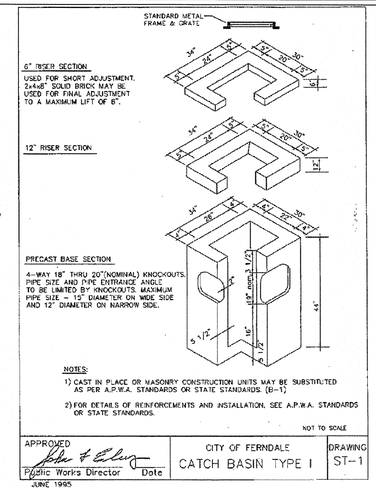


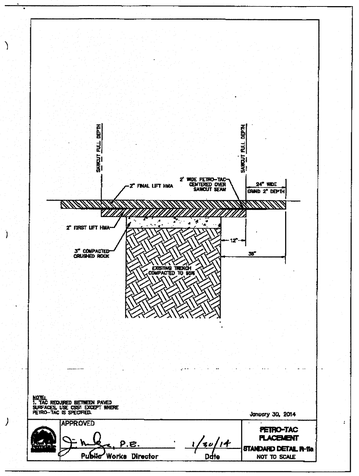
GRAPHIC SCALE

0 15 30 60

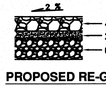
(IN FEET)
1 inch = 30 ft.

HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=10'





EXISTING GRAVEL ACCESS RD TO POND
NTS



PROPOSED RE-GRADE SECTION OF GRAVEL ACCESS RD TO POND
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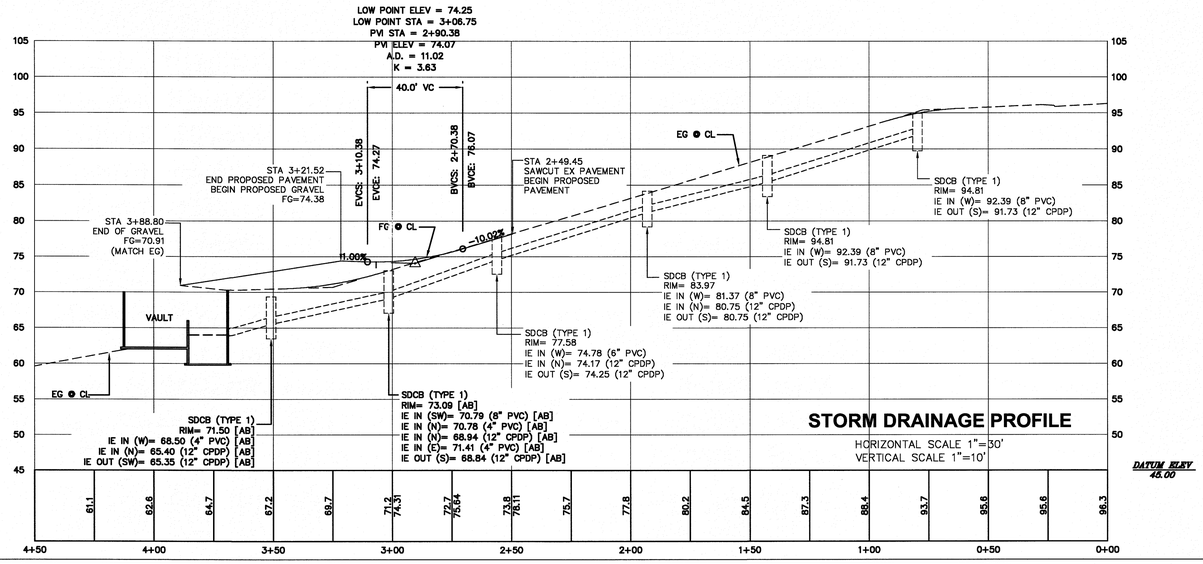

STORM DRAINAGE PROFILE

HORIZONTAL SCALE 1"=30'
VERTICAL SCALE 1"=10'

AS-BUILT DRAWING

NO.	REVISION	BY	DATE
1	AS-BUILT SUBMITTAL 1	HJ	9/29/17
1	AS-BUILT SUBMITTAL 2	HJ/EH	01/03/18
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RAMON LLANOS — EXPIRES: 09/30/2019 — PROFESSIONAL ENGINEER — 1/9/18

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

JOB NO.:	6022
DWG. NAME:	6022-CIVIL-ph2-2017-AB.dwg
DESIGNED BY:	RL
DRAWN BY:	EH
CHECKED BY:	RL

LEWIS AND YORK, LLC
1292 W. AXTON RD
FERNDALE, WA 98248

APPROVED
JAN 11 2018
BY CITY OF FERNDALE
PUBLIC WORKS DEPARTMENT

STORM DRAINAGE PLAN

DRAKE RIDGE DEVELOPMENT: PHASE 2
MAIN STREET, FERNDALE, WA

SHEET 05 OF 08

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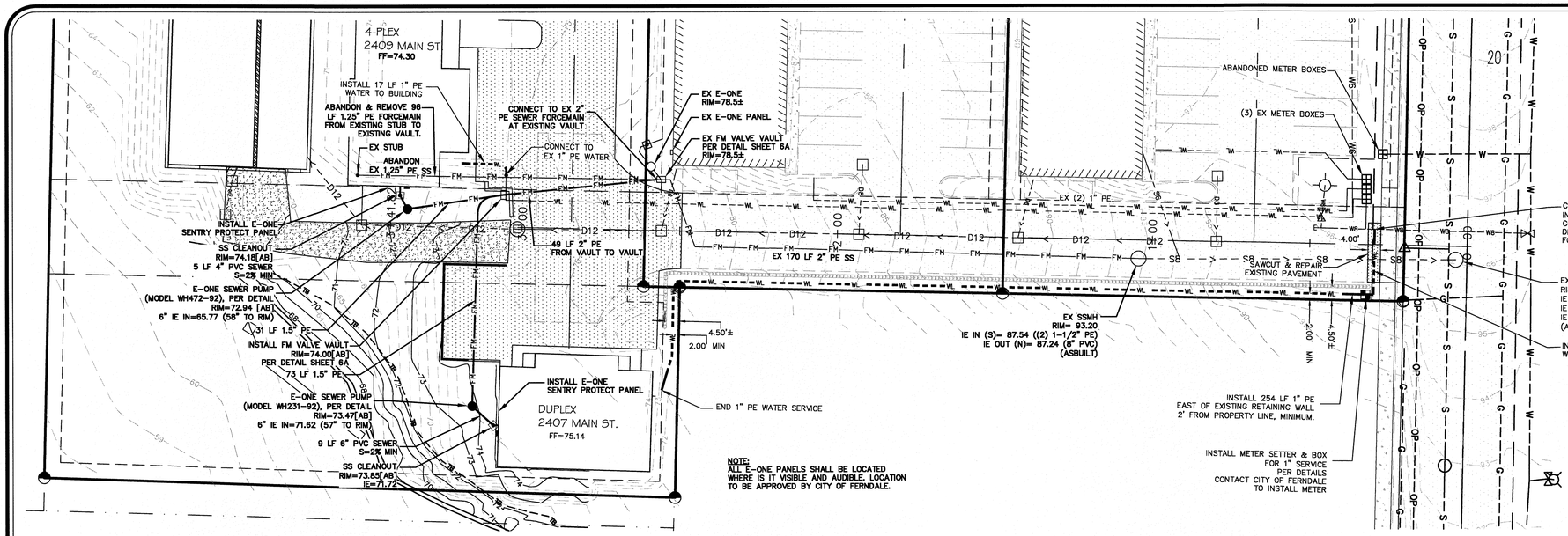

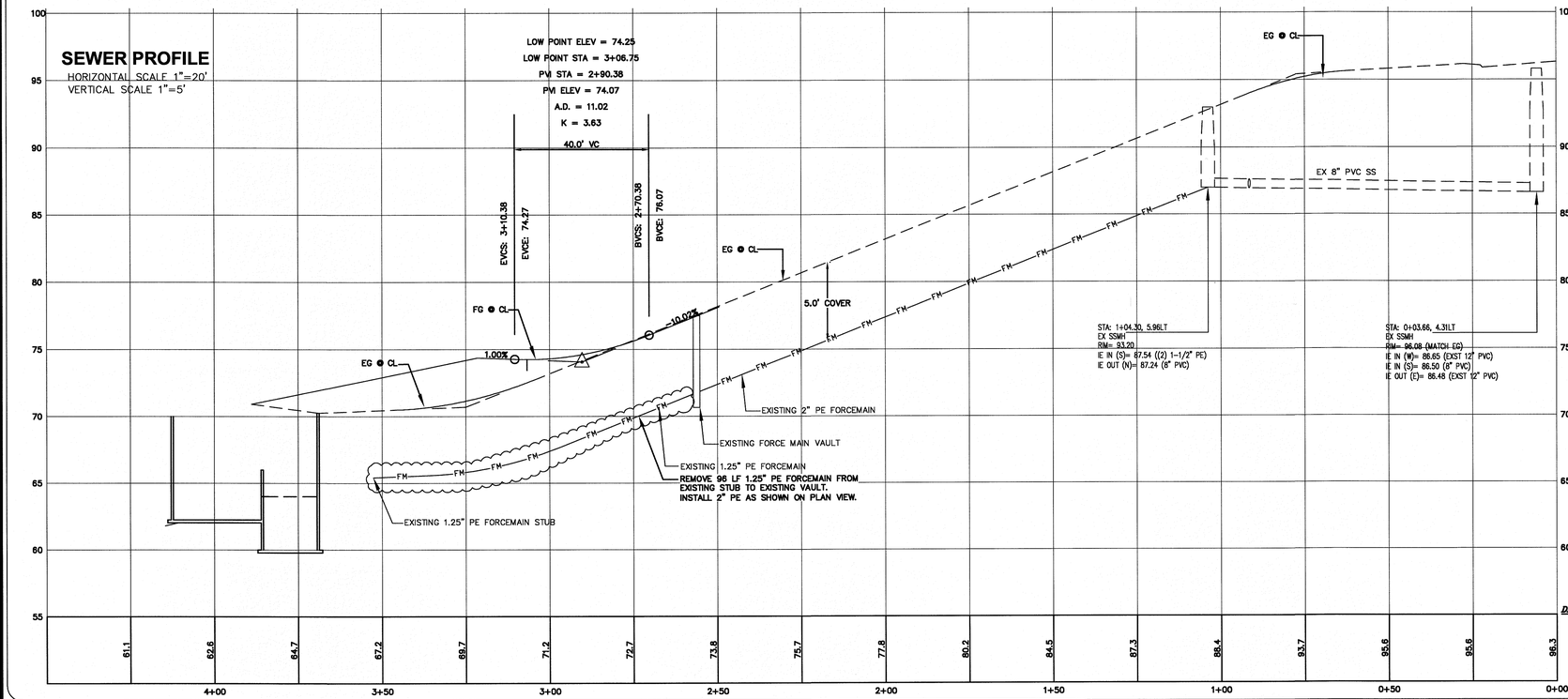

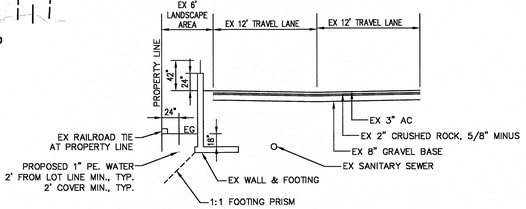

NOTES:
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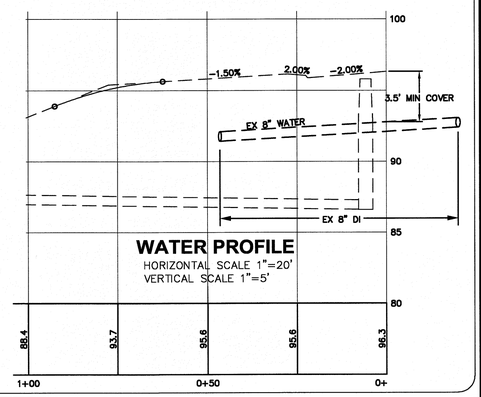
EXISTING ROAD & WALL WITH PROPOSED WATER LINE
NTS



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RAMON LLANOS — EXPIRES 6/6/2018 — PROFESSIONAL ENGINEER
1/9/18

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

JOB NO.:	6022
DWG. NAME:	6022-CIVL-ph2-2017-AB.dwg
DESIGNED BY:	RL
DRAWN BY:	EH
CHECKED BY:	RL

LEWIS AND YORK, LLC
1292 W. AXTON RD
FERNDALE, WA 98248

APPROVED
JAN 11 2018
BY _____ CITY OF FERNDALE
PUBLIC WORKS DEPARTMENT

SANITARY SEWER & WATER DISTRIBUTION PLAN & PROFILE

DRAKE RIDGE DEVELOPMENT: PHASE 2
MAIN STREET, FERNDALE, WA

SHEET 06 OF 08

AS-BUILT DRAWING

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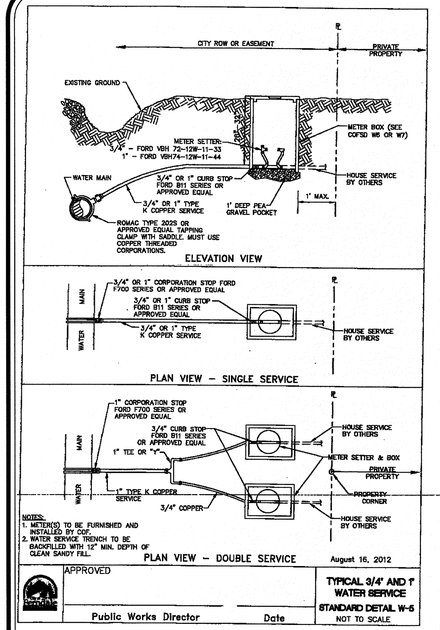
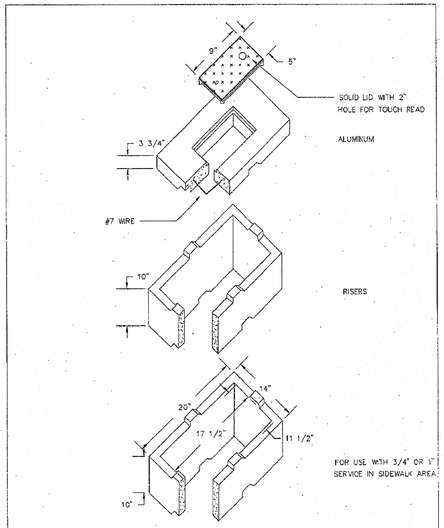
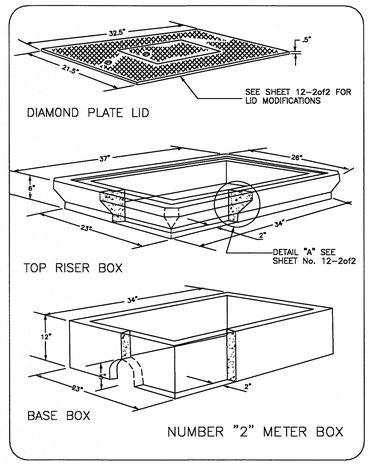
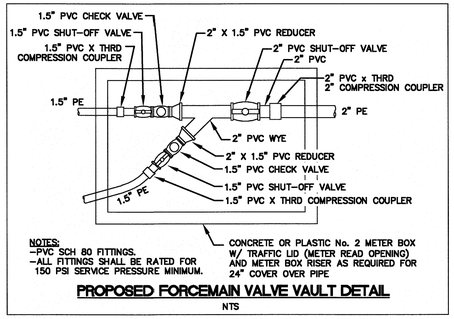
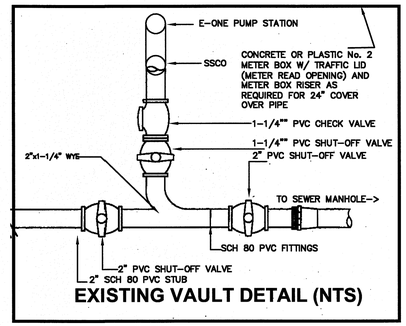








PROPOSED FORCEMAIN VALVE VAULT DETAIL
NTS



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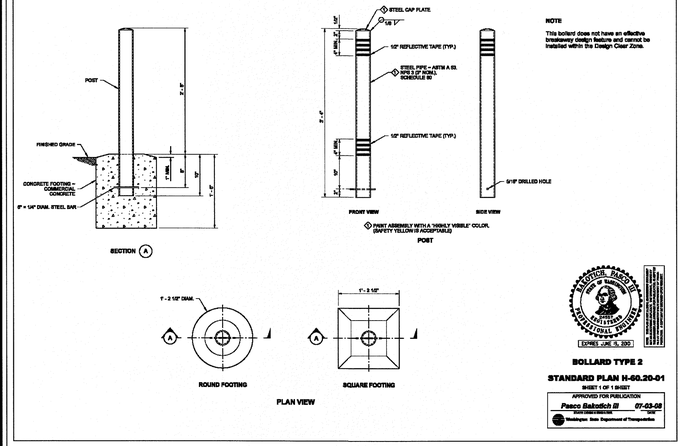

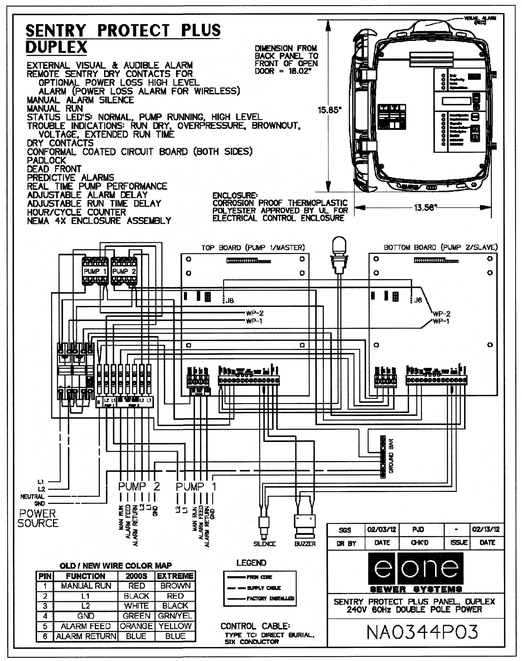

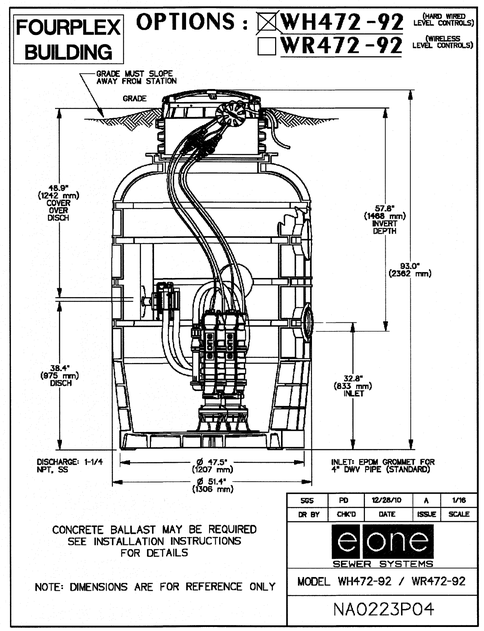

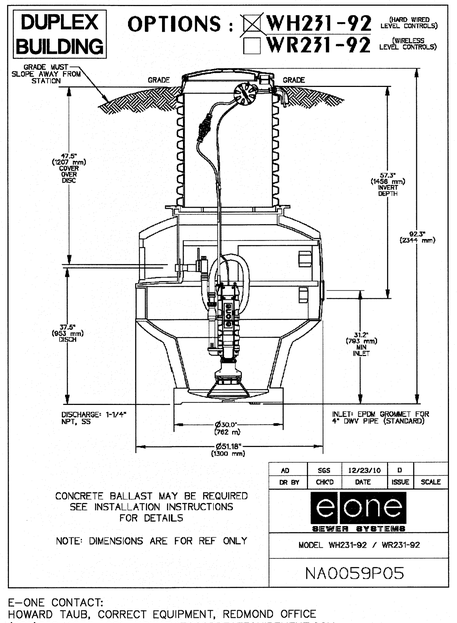

E-ONE CONTACT:
HOWARD TAUB, CORRECT EQUIPMENT, REDMOND OFFICE
(425)869-1233 x201, HOWARDT@CORRECTEQUIPEMENT.COM

NO.	REVISION	BY	DATE
0	AS-BUILT SUBMITTAL 1	HJ	9/29/17
1	AS-BUILT SUBMITTAL 2	HJ/EH	01/03/18
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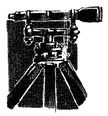
RAMON LANDS PROFESSIONAL ENGINEER 1/9/18



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

JOB NO.: 6022
DWG. NAME: 6022-CIVL-ph2-2017-AB.dwg
DESIGNED BY: RL
DRAWN BY: EH
CHECKED BY: RL

LEWIS AND YORK, LLC
1292 W. AXTON RD
FERNDALE, WA 98248

APPROVED
JAN 11 2018
BY CITY OF FERNDALE PUBLIC WORKS DEPARTMENT

SANITARY SEWER & WATER DISTRIBUTION DETAILS

DRAKE RIDGE DEVELOPMENT: PHASE 2
MAIN STREET, FERNDALE, WA

SHEET 06A OF 08

AS-BUILT DRAWING

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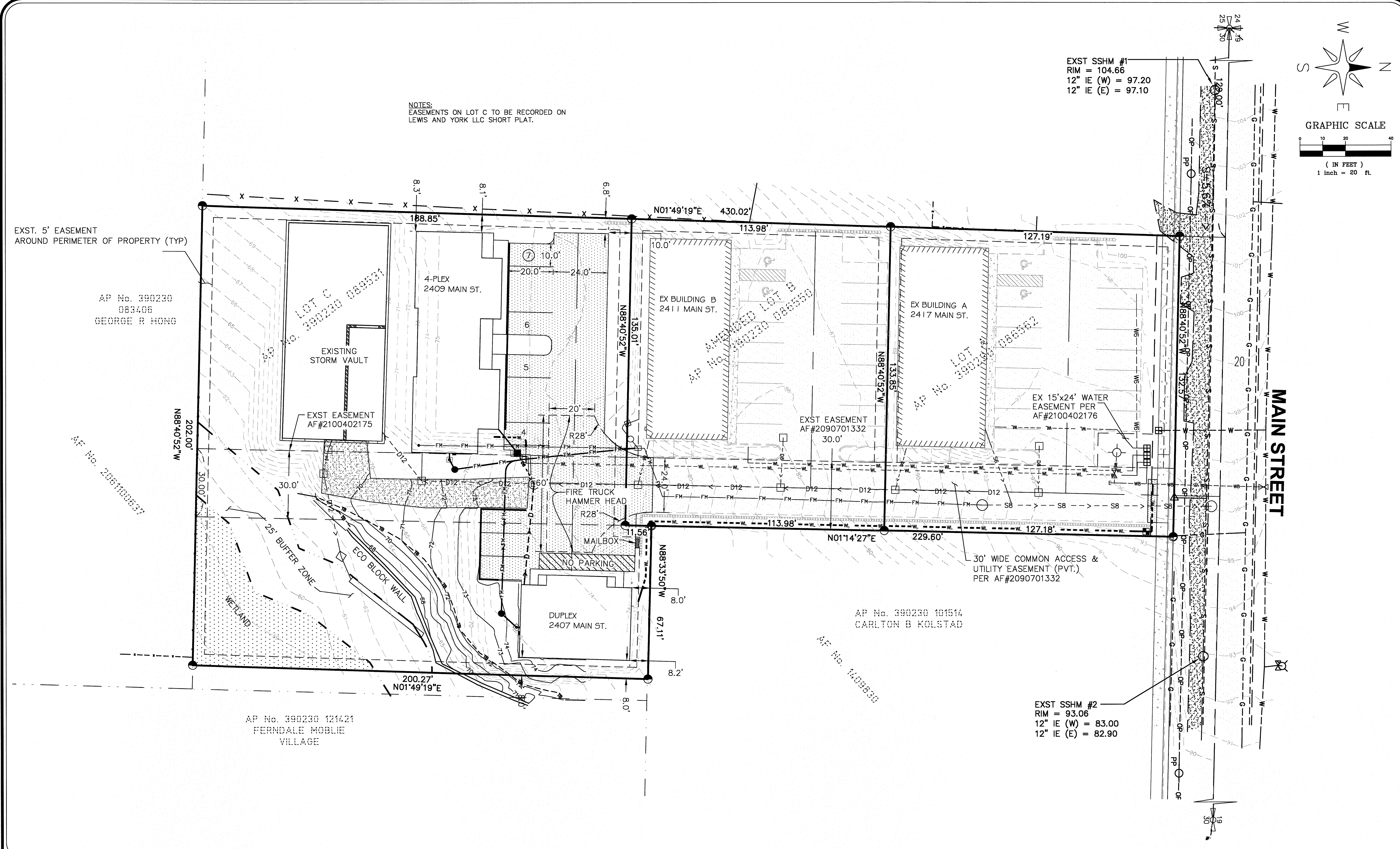

AS-BUILT DRAWING

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RAMON LLANOS, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER 33233 — 1/9/18

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

JOB NO.: 6022
DWG. NAME: 6022-CIVIL-ph2-2017-AB.dwg
DESIGNED BY: RL
DRAWN BY: EH
CHECKED BY: RL

LEWIS AND YORK, LLC
1292 W. AXTON RD
FERNDALE, WA 98248

APPROVED
JAN 11 2018
BY ______ CITY OF FERNDALE PUBLIC WORKS DEPARTMENT

COMPOSITE UTILITY PLAN

DRAKE RIDGE DEVELOPMENT: PHASE 2
MAIN STREET, FERNDALE, WA

SHEET 07 OF 08

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" (WSDOT SPECS.), 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 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 PROJECT 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 OR 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 STANDARD SPECIFICATIONS 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 (NAVD-88) AND HORIZONTAL (NAD 27). 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 PROJECT 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 CONSIDERATIONS, 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 CITY OF FERNDALE DEVELOPMENT STANDARDS.
D. ALL UTILITY TRENCHES IN THE RIGHT OF WAY SHALL BE BACKFILLED WITH ?-INCH MINUS OR 5/8-INCH MINUS WELL GRADED CRUSHED ROCK.
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% DENSITY IN LIFTS NOT TO EXCEED 24 INCHES WITH A "HOE PACK, OR 8 INCHES WITH HAND-OPERATED COMPACTION."
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 FERNDALE STANDARD TRENCH DETAIL(S). ALL UTILITY TRENCHES UNDERNEATH AN EXISTING ROADWAY SHALL BE BACKFILLED WITH 150 PSI CONTROLLED DENSITY FILL.
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 ENGINEER.
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 WSDOT STANDARD SPECIFICATIONS.
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 ½ INCH OF FINISHED GRADE.
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-7 (CITY OF FERNDALE STD DETAIL)
   CATCH BASINS
2. STORM SEWER PIPE HAVING DIAMETERS GREATER THAN 8" SHALL BE CORRUGATED POLYETHYLENE PIPE (CPEP); ALL OTHER STORM SEWER PIPE SHALL BE PVC.
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 18" OF COVER IS MAINTAINED OVER THE PROPOSED STORM PIPES (PIPE IS IN ROAD BASE SECTION), AS SHOWN IN THE PLANS. DUCTILE IRON 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 CATCH BASINS AND STORMWATER CONVEYANCES. DEBRIS SHALL NOT BE ALLOWED TO ENTER STREAMS OR OFF-SITE STORMWATER SYSTEMS.

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 WSDOT STANDARD SPECIFICATIONS.
3. ALL WATER MAIN PIPE SHALL BE DUCTILE IRON, MINIMUM THICKNESS CLASS 50, PER AWWA STANDARDS H3-71 AND C151-71, WITH CEMENT LINING PER AWWA STANDARD C104-71.
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 AWWA SPECIFICATIONS C-110-71 AND C-104-71.
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 WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE OR MUNICIPAL CONSTRUCTION. 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 WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE OR MUNICIPAL CONSTRUCTION - CURRENT EDITION. HYDROSTATIC TEST PRESSURE FOR WATER MAIN ACCEPTANCE SHALL BE 250 PSI AND SHALL BE DONE ACCORDING TO CITY OF FERNDALE REQUIREMENTS. THE CITY OF FERNDALE LABORATORY SHALL CONDUCT ALL DISINFECTION TESTS AND BACTERIOLOGICAL TESTS. THE PIPE WILL NOT PASS TESTING UNLESS A ZERO BACTERIAL COUNT IS MEASURED ON TWO CONSECUTIVE TESTS, CONDUCTED 24 HOURS APART.
8. BACKFILL SHALL BE GRAVEL BASE, CLASS B, IN ALL STREET RIGHTS-OF-WAY, COMPACTED TO MINIMUM 95% OPTIMUM DENSITY. IN UNIMPROVED AREAS, MINIMUM COMPACTION SHALL BE 90% OF OPTIMUM DENSITY.
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. SHORT-BODY VALVES SUITABLE FOR A NON-SHOCK SHUT-OFF PRESSURE OF 130 PSI AND SUITABLE FOR DIRECT BURIAL ARE SPECIFIED. GATE VALVES SHALL BE RESILIENT SEATED IRON-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 COFDS W-5.
12. FIRE HYDRANTS AND FIRE MAINS MUST CONFORM TO COFDS- SD 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 EITHER IOWA OR 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 CRASH 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)
PCC CURB AND GUTTER — COFSD R-9
PCC SIDEWALKS — COFSD R-12 (SEE CONSTRUCTION DOCUMENTS TYPICAL SECTION)
PCC CURB RAMPS — WSDOT STD. DETAIL F-40.

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 CONTRACTOR SHALL PROVIDE TO THE ENGINEER A REPORT FROM A QUALIFIED GEOTECHNICAL FIRM CERTIFYING THE COMPACTION OF THE GRAVEL BASE UNDER ALL PAVING AREAS.
4. ASPHALT CONCRETE PAVEMENT SHALL BE CLASS "B" MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, SECTION 5-04, 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 STANDARD SPECIFICATION, 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 STANDARD SPECIFICATION, SECTION 6-02.3(2)B.
7. CEMENT CONCRETE SIDEWALK SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS OR AS DESIGNATED BY THE ENGINEER IN ACCORDANCE WITH CITY STANDARDS, DRAWING NO. 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 CITY STANDARDS, DRAWING NO. R-15. A 2- INCH LATER 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 STANDARDS SPECIFICATIONS, SECTION 8-04 AND CITY OF FERNDALE STANDARDS, DRAWING R-8 AND R-9. HANDICAP RAMPS SHALL BE CONSTRUCTED PER WSDOT STANDARD PLANS F-40. WHERE NEW CEMENT CONCRETE CURB AND GUTTER IS CONNECT 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. SOIL 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 STANDARD SPECIFICATIONS, 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 CITY STANDARDS, DRAWING NO. R-8.
12. TRENCH EXCAVATIONS, BEDDING AND PIPE FOR STORMWATER PIPE LAYING SHALL BE IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATIONS, SECTION 7-08.
13. STORM SEWER PIPE CONSTRUCTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION, SECTION 7-04. MATERIAL SHALL BE HANCOR SURE-LOK F477 PIPE OR CITY APPROVED EQUAL. LOTS' STORM DRAIN SERVICE LINE SHALL BE 6" PVC PER WSDOT STANDARD SPECIFICATION, SECTION 9-05.1(5)
14. PERFORATED UNDERDRAIN PIPE SHALL MEET THE WSDOT STANDARD SPECIFICATION 7-01.3(2) .

SANITARY SEWER SYSTEMS
1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF FERNDALE STANDARD SPECIFICATIONS AND DETAILS, A.P.W.A. STANDARD SPECIFICATIONS, AND WSDOT STANDARD SPECIFICATIONS, MOST RECENT EDITIONS.
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 (SDR-35) CONFORMING TO THE PROVISIONS OF ASTM D 3034 AND INSTALLED TO CITY SPECIFICATIONS.
4. SANITARY SEWER PIPE BEDDING SHALL BE PEA GRAVEL PER COFSD SS-1. ALL TRENCHES SHALL BE BACKFILLED WITH CLASS B BANK RUN GRAVEL 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 CITY OF FERNDALE STANDARD DETAILS 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 CITY OF FERNDALE STANDARD DETAILS SS-6, SS-B 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. 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.

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

NO.	REVISION	BY	DATE
0	AS-BUILT SUBMITTAL 1	HJ	9/29/17
1	AS-BUILT SUBMITTAL 2	HJ/EH	01/03/18
2			
3			
4			
5			

RANON LANDS — EXPIRES 12/31/2018 — PROFESSIONAL ENGINEER — 1/9/18

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

JOB NO.:	6022
DWG. NAME:	6022-CIVIL-ph2-2017-A8.dwg
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DRAWN BY:	EH
CHECKED BY:	RL

LEWIS AND YORK, LLC
1292 W. AXTON RD
FERNDALE, WA 98248

APPROVED
JAN 11 2018
BY _____
CITY OF FERNDALE
PUBLIC WORKS DEPARTMENT

CITY OF FERNDALE
GENERAL REQUIREMENT NOTES
DRAKE RIDGE DEVELOPMENT: PHASE 2
MAIN STREET, FERNDALE, WA

SHEET 08 OF 08

AS-BUILT DRAWING

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