

VICINITY MAP
N.T.S.

HOMESTEAD

PLANNED RESIDENTIAL DEVELOPMENT

CORRELL PARK P.U.D. TRACT B DEVELOPMENT FERNDAL, WASHINGTON

CONTRACT DRAWINGS FOR:
HOMESTEAD NORTHWEST, INC.
LYNDEN, WASHINGTON

CONSULTING ENGINEER:
DAVID EVANS AND ASSOCIATES, INC.

AS-BUILT DRAWING- 12/07/04

DRAWING INDEX

SHEET NO.	DRAWING TITLE
1	COVER SHEET
2	STORMWATER POLLUTION PREVENTION PLAN
3	DRAINAGE + GRADING PLAN
4	SANITARY SEWER + WATER PLAN
5	SANITARY SEWER + ROADWAY PROFILES
6	ROADWAY + STORM DETAILS
7	WATER DETAILS
8	SANITARY SEWER DETAILS

REFERENCE DRAWINGS:

CORRELL PARK P.U.D.
PHASE 1
RECORD DRAWINGS
Dated 1/22/98
Sheets 1-19

LEGEND

EXISTING	PROPOSED	DESCRIPTION
	P	BURIED POWER
	P	OVERHEAD POWER
	COM	TELEPHONE
	G	GAS
	SD	STORM DRAINAGE
	SS	SEWER
	WA	WATER
	SF	SILT FENCE
		DITCH / BIOSWALE
		RIGHT-OF-WAY
		EASEMENT
100	100	CONTOUR
	X-X-X	FENCE
		ROAD CENTERLINE
		CULVERT
		FIRE HYDRANT
		CATCH BASIN
		MANHOLE
		VALVE
		WATER METER
		WATER BLOWOFF
		POWER VAULT
		TELEPHONE VAULT
		TELEPHONE RISER
		SURFACE MONUMENT
		TREES
		SIGN
		RIP RAP
		UTILITY POLE
		GUY WIRE
		LIGHT POLE
		LUMINAIRE
		ASPHALT PAVEMENT
		PORTLAND CEMENT CONCRETE

NOTES

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 2002 WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (WSDOT STANDARD SPECIFICATIONS) AND STANDARD PLANS (WSDOT STANDARD PLANS) FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AND THE CITY OF FERNDAL DEVELOPMENT STANDARDS (C.O.F. STANDARDS). LATEST EDITION. ALL WORK AND MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE CITY OF FERNDAL.
- UNDERGROUND UTILITIES ARE KNOWN TO EXIST IN THE AREA OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PROJECT DRAWINGS ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY OWNERS FOR LOCATIONS AND TO FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE ONE-CALL NUMBER FOR UNDERGROUND UTILITY LOCATES IS 1-800-424-5555. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ALL EXISTING UTILITIES AND FOR NOTIFYING THE ENGINEER PROMPTLY OF ANY CONFLICTS WITH EXISTING UTILITIES.
- PUBLIC RIGHTS-OF-WAY SHALL BE KEPT IN A CLEAN AND SERVICEABLE CONDITION AT ALL TIMES. IN THE EVENT THAT MATERIALS ARE INADVERTENTLY DEPOSITED IN PUBLIC RIGHTS-OF-WAY, THE MATERIAL SHALL BE PROMPTLY REMOVED. MATERIALS ARE TO BE SWEEPED AND REMOVED PRIOR TO ANY STREET WASHING, PUBLIC AND PRIVATE DRAINAGE WAYS SHALL BE PROTECTED FROM POLLUTION AND SEDIMENTATION. FAILURE TO MEET THESE REQUIREMENTS MAY RESULT IN VIOLATION OF STATE OR FEDERAL WATER QUALITY STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING AS-BUILT INFORMATION. AS-BUILT DRAWINGS SHALL INCLUDE THE EXACT LOCATION OF ALL UNDERGROUND AND ABOVE-GROUND UTILITIES. UPON COMPLETION OF THE PROJECT, THESE AS-BUILT DRAWINGS SHALL BE GIVEN TO THE PROJECT ENGINEER FOR INCORPORATION INTO THE PROJECT'S RECORD DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES (SILT FENCE, STRAW BALE DAMS, SILT POUNDS, ETC.), THROUGHOUT THE DURATION OF THE PROJECT. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING.
- ALL HARD SURFACE PAVEMENTS MUST BE REPAIRED AT THE CLOSE OF EACH WORK DAY. THE REPAIRS CAN BE TEMPORARY WITH ASPHALT COLD MIX OR PERMANENT WITH HOT MIX ASPHALT OR CONCRETE.

WATER MAIN SPECIFICATIONS

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT WSDOT STANDARD SPECIFICATIONS, SECTIONS 7-08, 7-17 TO 7-19 AND THE C.O.F. STANDARDS, SECTION 705, AND SHALL BE SUBJECT TO APPROVAL BY THE CITY OF FERNDAL.
- ALL WORK MUST BE INSPECTED AND APPROVED BY A REPRESENTATIVE OF THE CITY OF FERNDAL DEPARTMENT OF PUBLIC WORKS. 24-HOURS NOTICE MUST BE GIVEN PRIOR TO STARTING WORK OR TO SCHEDULE INSPECTIONS.
- ALL WATER MAIN PIPE SHALL BE DUCTILE IRON, THICKNESS CLASS 50, WITH CEMENT LINING IN ACCORDANCE WITH A.W.W.A. STANDARD C151-71 AND CEMENT LINING C104-71.

- PIPE LAYING SHALL BE IN ACCORDANCE WITH THE CURRENT WSDOT STANDARD SPECIFICATIONS, SECTION 7-11. ALL PIPE SHALL HAVE A MINIMUM COVER OF 3.5 FEET.
- ALL VALVES SHALL BE RESILIENT SEAT GATE VALVES IN ACCORDANCE WITH C.O.F. STANDARDS, SECTION 705.B.3.
- ALL FIRE HYDRANTS SHALL BE IOWA OR MH 9297 DRAWING NO. W-1.
- ALL BLOW OFFS SHALL BE IN ACCORDANCE WITH C.O.F. STANDARDS, DRAWING NO. W-9 FOR EXTENDABLE MAIN.
- HYDROSTATIC TESTING AND DISINFECTION OF WATER MAINS SHALL BE IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATIONS, SECTIONS 7-11.3(11) AND 7-11.3(12) AND SHALL BE WITNESSED BY A CITY OF FERNDAL REPRESENTATIVE.

SEWER SPECIFICATIONS

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATIONS, SECTIONS 7-08, 7-17 TO 7-19 AND THE C.O.F. STANDARDS, SECTION 706, AND SHALL BE SUBJECT TO APPROVAL BY THE CITY OF FERNDAL.
- ALL WORK MUST BE INSPECTED AND APPROVED BY A REPRESENTATIVE OF THE CITY OF FERNDAL DEPARTMENT OF PUBLIC WORKS. 24-HOURS NOTICE MUST BE GIVEN PRIOR TO STARTING WORK OR TO SCHEDULE INSPECTIONS.
- TRENCH EXCAVATION AND BEDDING SHALL BE IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATIONS, SECTION 7-08.3(1)A AND WITH C.O.F. STANDARDS, DRAWING NO. SS-1 AND SS-15.
- SANITARY PIPE MATERIAL SHALL BE IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATIONS, SECTION 7-17.
- PIPE LAYING SHALL MEET THE REQUIREMENTS OF THE WSDOT STANDARD SPECIFICATIONS, SECTION 7-08.3(2)B.
- ALL SIDE SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH C.O.F. STANDARDS, DRAWING NO. SS-6, SS-8, AND SS-13.
- ALL MANHOLES SHALL BE IN ACCORDANCE WITH C.O.F. STANDARDS, DRAWING NO. SS-2 AND HAVE CAST-IN-PLACE OR PRE-CAST CHANNEL AND SHELF.
- ALL CLEANOUTS SHALL BE IN ACCORDANCE WITH C.O.F. STANDARDS, DRAWING NO. SS-5.
- ALL SEWER PIPE SHALL BE CLEANED AND AIR PRESSURE TESTED IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATIONS, SECTION 7-17.3(2).

STREET SPECIFICATIONS

- THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER A REPORT FROM A QUALIFIED GEOTECHNICAL FIRM ASCERTAINING THE SUBGRADE BEARING CAPACITY AND CERTIFYING THE COMPACTION OF THE GRAVEL BASE UNDER ALL PAVED AREAS.

- ASPHALT CONCRETE PAVEMENT SHALL BE CLASS "B". MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATIONS, SECTION 5-04, EXCEPT AS MODIFIED HEREIN. CONNECTIONS TO EXISTING PAVEMENT SHALL BE TO A STRAIGHT, NEATLY-TRIMMED LINE.
- CRUSHED ROCK SURFACING FOR PAVEMENT BASE SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION, SECTION 9-03.9(3); BALLAST PER SECTION 9-03-9(1).
- CEMENT CONCRETE SHALL BE CLASS 3000 (WITH AIR ENTRAINMENT) IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATIONS, SECTION 6-02.3(2)B.
- CEMENT CONCRETE SIDEWALK SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS OR AS DESIGNATED BY THE ENGINEER, IN ACCORDANCE WITH C.O.F. STANDARDS, DRAWING NO. R-12.
- CEMENT CONCRETE DRIVEWAYS SHALL BE 6 INCHES THICK AND CONSTRUCTED WHERE SHOWN ON THE PLANS IN ACCORDANCE WITH WSDOT STANDARD PLAN, F-4. A 2-INCH LAYER OF 3/4 INCH DRAIN ROCK SHALL BE USED FOR DRIVEWAY BEDDING.
- CEMENT CONCRETE CURB AND GUTTER SHALL BE CONSTRUCTED WHERE SHOWN ON THE PLANS OR AS DESIGNATED BY THE ENGINEER, IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS, SECTION 8-04 AND C.O.F. STANDARDS, DRAWING NO. R-9 AND ST-8. HANDICAP RAMPS PER F-3, C.O.F. STANDARD PLANS. WHERE NEW CEMENT CONCRETE CURB AND GUTTER IS TO BE CONSTRUCTED TO CONNECT TO EXISTING CURBED ROADWAY, CARE SHALL BE TAKEN TO ASSURE THAT NO ABRUPT OFFSETS IN LINE OR GRADE SHALL BE CONSTRUCTED WHICH WILL BE UNSIGHTLY OR IMPEDE FLOW IN THE GUTTER LINE.
- THRU-CURB BASINS AND THRU-CURB INLETS CONFORMING TO THE WSDOT STANDARD SPECIFICATIONS, SECTION 7-05 SHALL BE CONSTRUCTED AT THE LOW POINTS OF THE CURBS AND TO THE LOCATIONS, DIMENSIONS, AND DETAILS AS SHOWN ON THE PLANS OR DESIGNATED BY THE ENGINEER AND C.O.F. STANDARDS, DRAWING NO. ST-8.
- TRENCH EXCAVATIONS, BEDDING, AND PIPE FOR STORMWATER PIPE LAYING SHALL BE IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATIONS, SECTION 7-08.
- STORM SEWER PIPE CONSTRUCTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATION, SECTION 7-04. MATERIAL SHALL BE HANCOCK SURE-LOK F477 PIPE OR CITY APPROVED EQUAL. LOTS STORM DRAIN SERVICE LINE SHALL BE 6" PVC PER THE WSDOT STANDARD SPECIFICATIONS, SECTION 9-05.1(5).

MISCELLANEOUS NOTES

- RIP-RAP SHALL BE "HAND PLACED RIP-RAP" IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATIONS, SECTION 9-13.2.

As-built Drawing Certification

I hereby certify that the improvements in Correll Park Planned Unit Development, Tract B have been inspected by David Evans and Associates and constructed in conformance with the plans approved by the Public Works Director for said development and the general specifications adopted by the City of Ferndale Department of Public Works.



DAVID EVANS
AND ASSOCIATES, INC.

119 Grand Avenue, Suite D
Bellingham Washington 98225
Phone: 360.847.1761
Fax: 360.647.1760

APPROVED

DEC 20 2004

By: [Signature]

CITY OF FERNDAL

HOMESTEAD NORTHWEST INC.
FERNDAL, WASHINGTON

CORRELL PARK

TRACT B DEVELOPMENT
COVER SHEET

PROJECT NUMBER:

HMNW0044

DATE: 09-11-03

DESIGN:

DRAWN: TEP

CHECKED:

SCALE: AS SHOWN

SHEET NO.

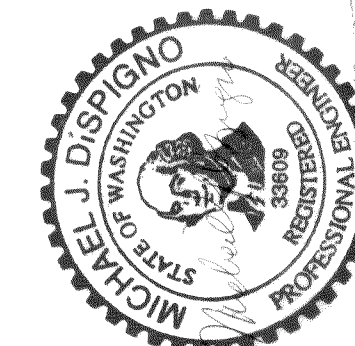
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OF

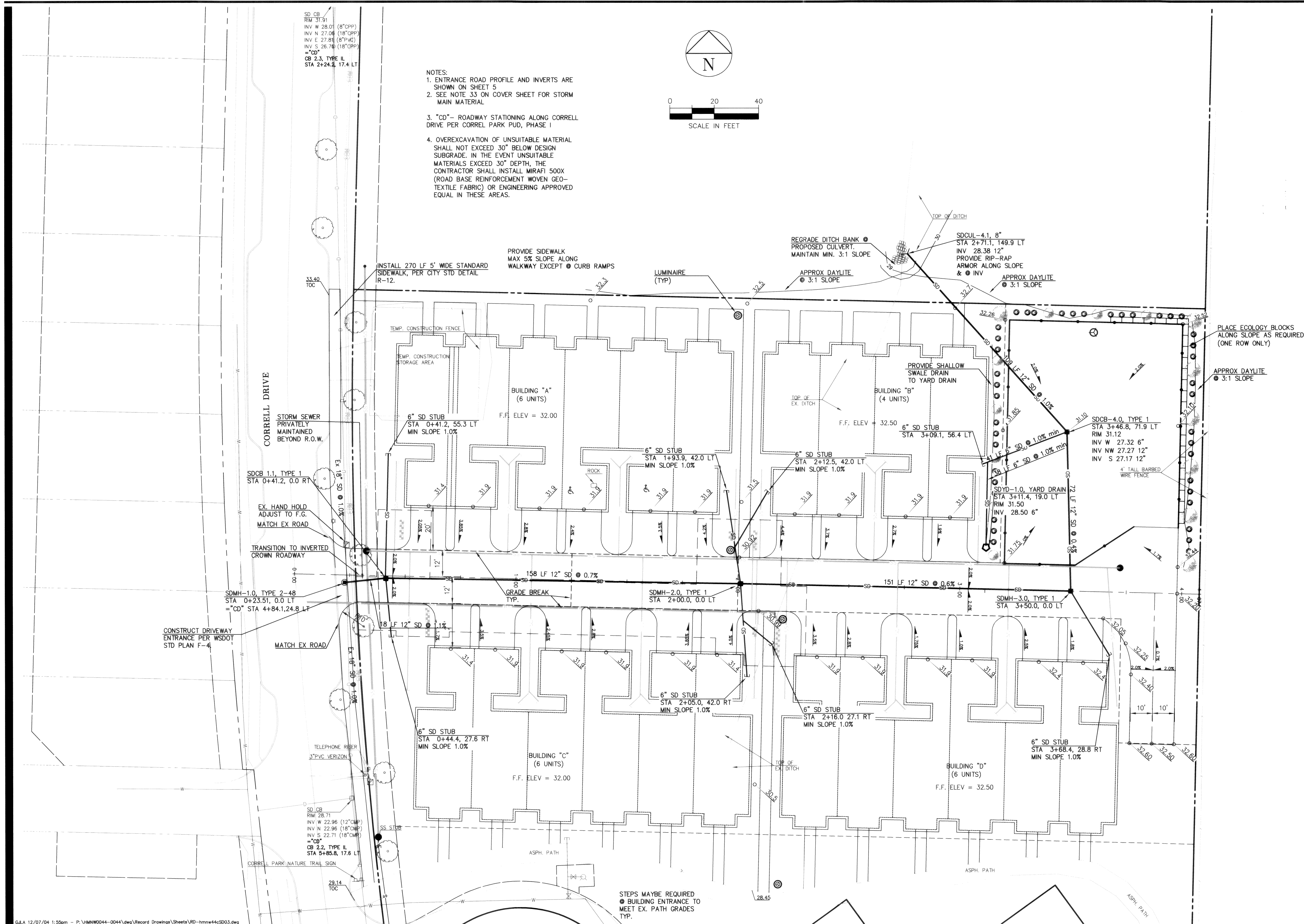
8

NO. REVISIONS: 00033.001 8-10-06 KZ

APPROVED: 11-12-05







NOTES:

1. ENTRANCE ROAD PROFILE AND INVERTS ARE SHOWN ON SHEET 5
2. SEE NOTE 33 ON COVER SHEET FOR STORM MAIN MATERIAL
3. "CD"— ROADWAY STATIONING ALONG CORRELL DRIVE PER CORRELL PARK PUD, PHASE I
4. OVEREXCAVATION OF UNSUITABLE MATERIAL SHALL NOT EXCEED 30" BELOW DESIGN SUBGRADE. IN THE EVENT UNSUITABLE MATERIALS EXCEED 30" DEPTH, THE CONTRACTOR SHALL INSTALL MIRAFI 500X (ROAD BASE REINFORCEMENT WOVEN GEO-TEXTILE FABRIC) OR ENGINEERING APPROVED EQUIVALENT IN THESE AREAS.

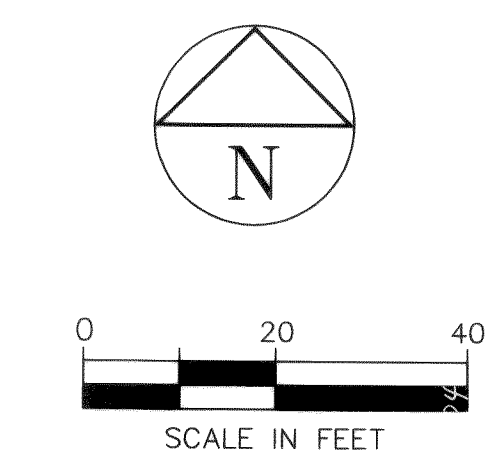
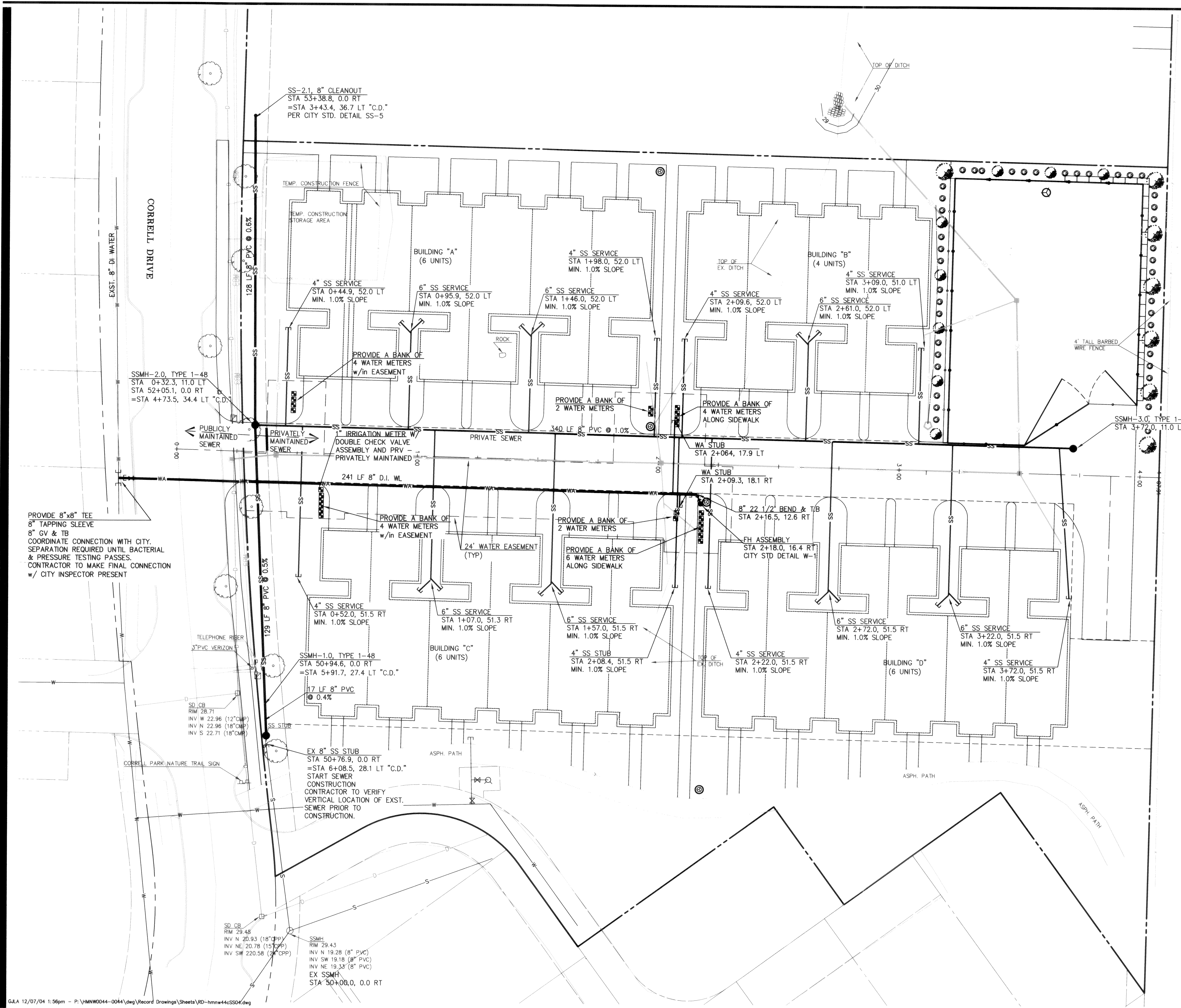
AS-BUILT DRAWING- 12/07/04

HOMESTEAD NORTHWEST, INC.
FERNDALE, WA

CORRELL PARK

TRACT B DEVELOPMENT
DRAINAGE + GRADING PLAN

3
OF 8



- NOTES:
1. SANITARY SEWER PROFILES AND INVERTS ARE SHOWN ON SHEET 5
 2. PROVIDE CLEAN-OUT ASSEMBLY AT BUILDING SERVICE CONNECTION POINT.
 3. "C.D." - CORRELL DRIVE STATIONING
 4. SANITARY SEWER STUBS PER CITY OF FERNDALE STANDARD DETAIL SS-13.

AS-BUILT DRAWING- 12/07/04

HOMESTEAD NORTHWEST, INC.
FERNDALE, WA
CORRELL PARK
TRACT B DEVELOPMENT
SANITARY SEWER + WATER PLAN

PROJECT NUMBER:
HMNW0044

DATE: 12-7-04
DESIGN: KLS
DRAWN: KLS
CHECKED:

SCALE: 1"=20'

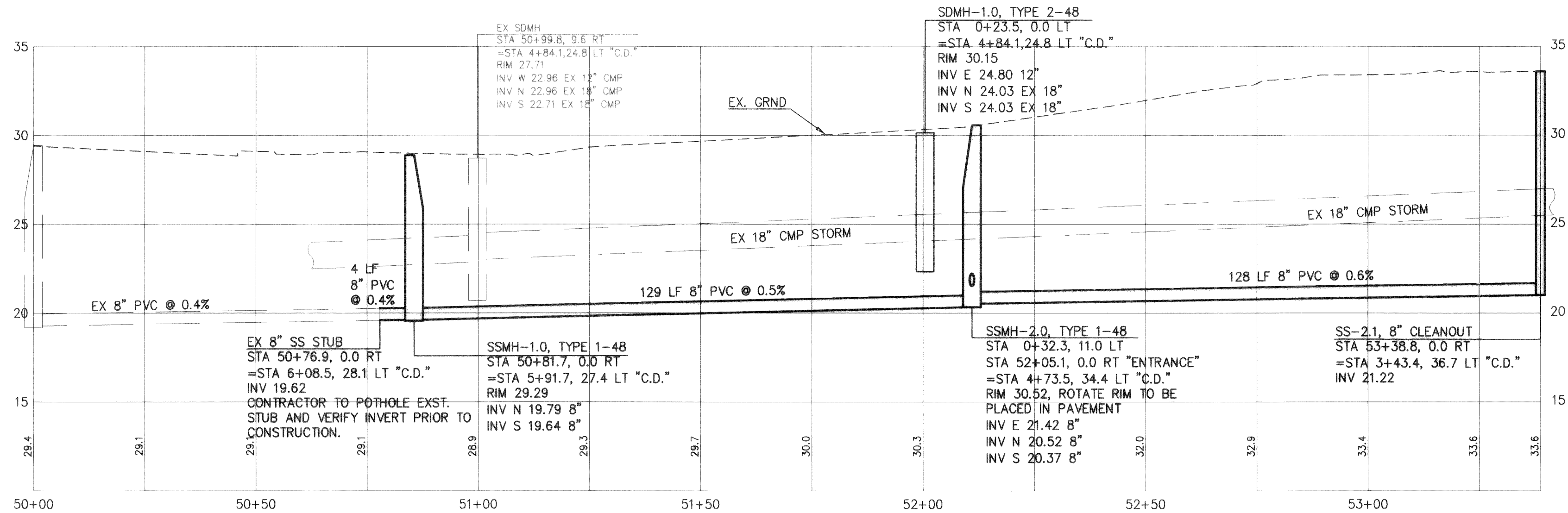
SHEET NO.

APPROVED
DEC 21, 2004
BY *[Signature]*
CITY OF FERNDALE

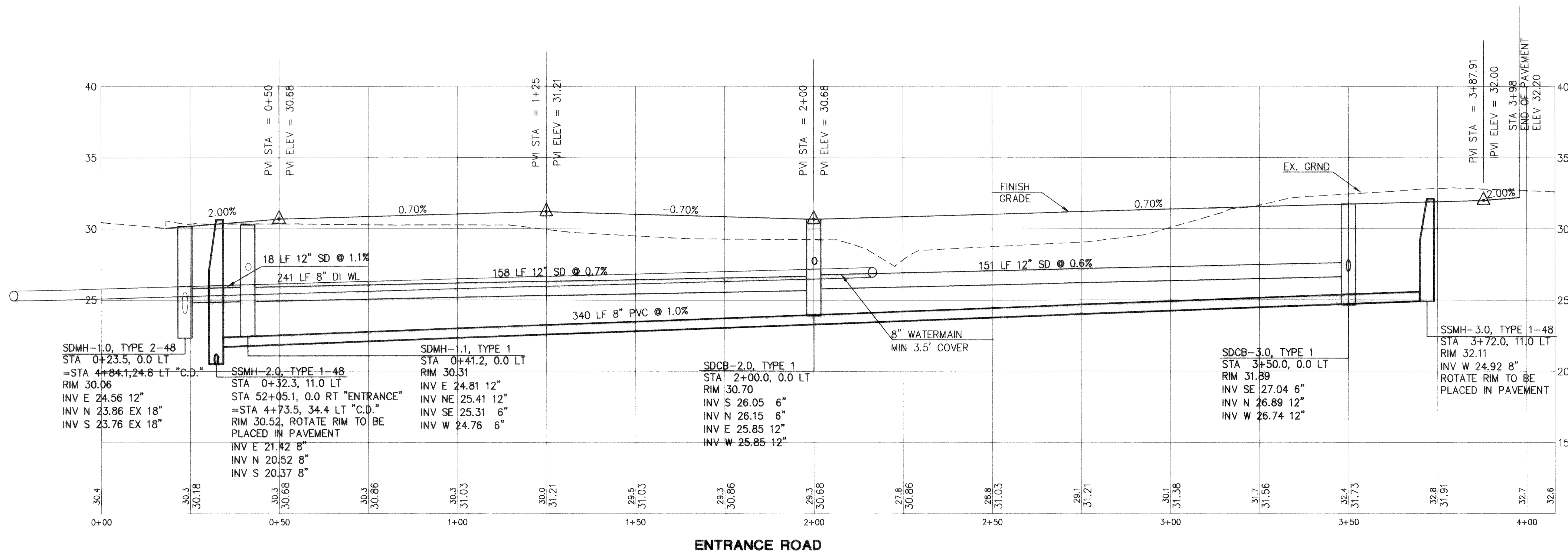
DAVID EVANS AND ASSOCIATES, INC.
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STATE OF WASHINGTON
MICHAEL J. DISPIGNO
REGISTERED PROFESSIONAL ENGINEER
NO. 11121
EXPIRES 11-12-05

NO. REVISIONS:	APPD.
00033-004	2-10-06



SCALE:
1" = 20' HORZ.
1" = 5' VERT.
CORRELL DRIVE STATIONING "C.D."



SCALE:
1" = 20' HORZ.
1" = 5' VERT.
CORRELL DRIVE STATIONING "C.D."

AS-BUILT DRAWING- 12/07/04



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APPROVED
DEC 20 2004
BY: [Signature]
CITY OF FERNDALE

HOMESTEAD NORTHWEST, INC.
FERNDALE, WA

CORRELL PARK

TRACT B DEVELOPMENT

SANITARY SEWER + ROADWAY PROFILES

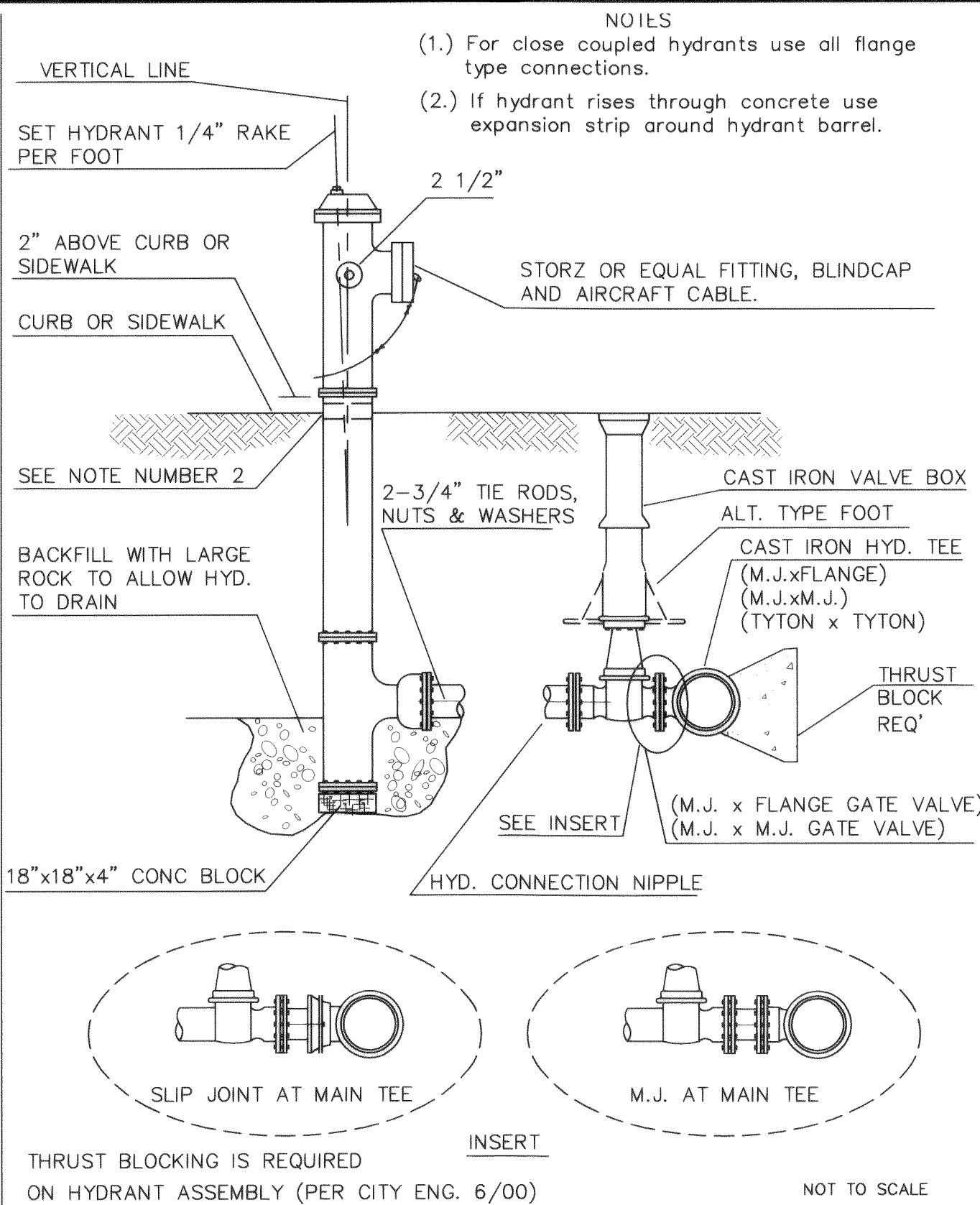
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HMNW0044
DATE: 12-7-04
DESIGN: KLS
DRAWN: KLS
CHECKED:

SCALE: 1"=20'

SHEET NO.

5

OF 8



APPROVED

Public Works Director

Date

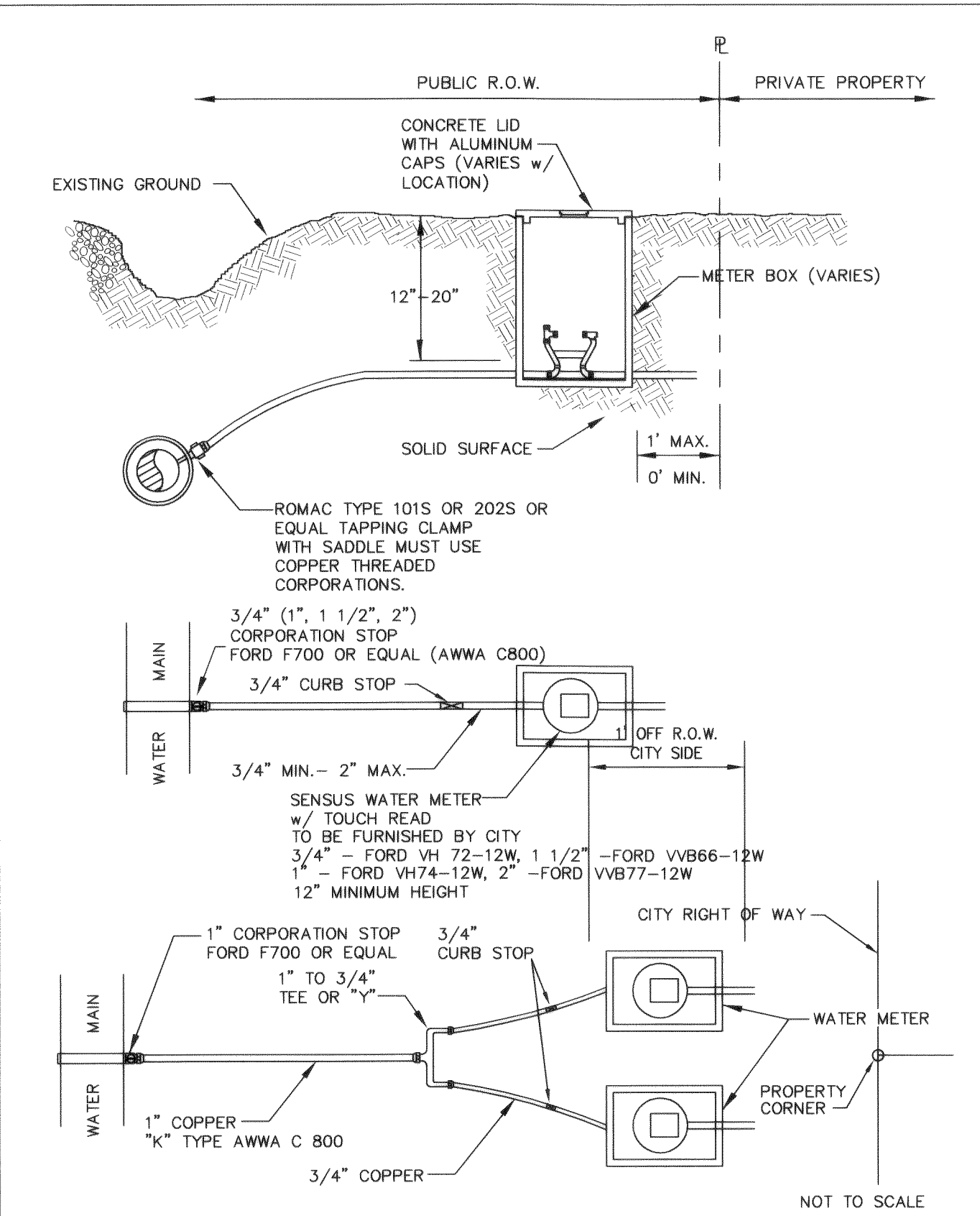
CITY OF FERNDAL

FIRE HYDRANT ASSEMBLY

DRAWING

W-1

JUNE 1995



APPROVED

Public Works Director

Date

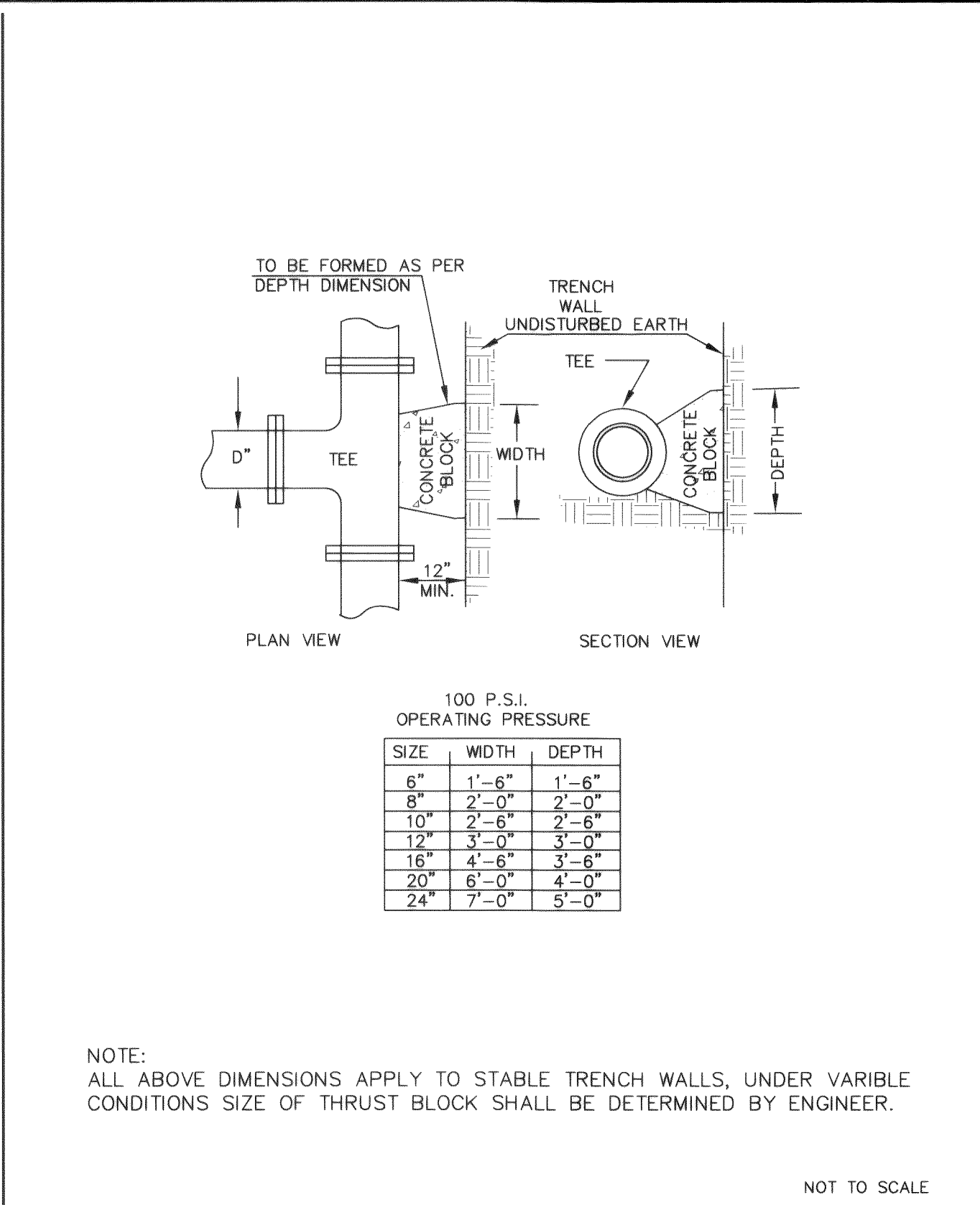
CITY OF FERNDAL

TYPICAL WATER SERVICE (3/4" TO 2")

DRAWING

W-5

JUNE 1995



APPROVED

Public Works Director

Date

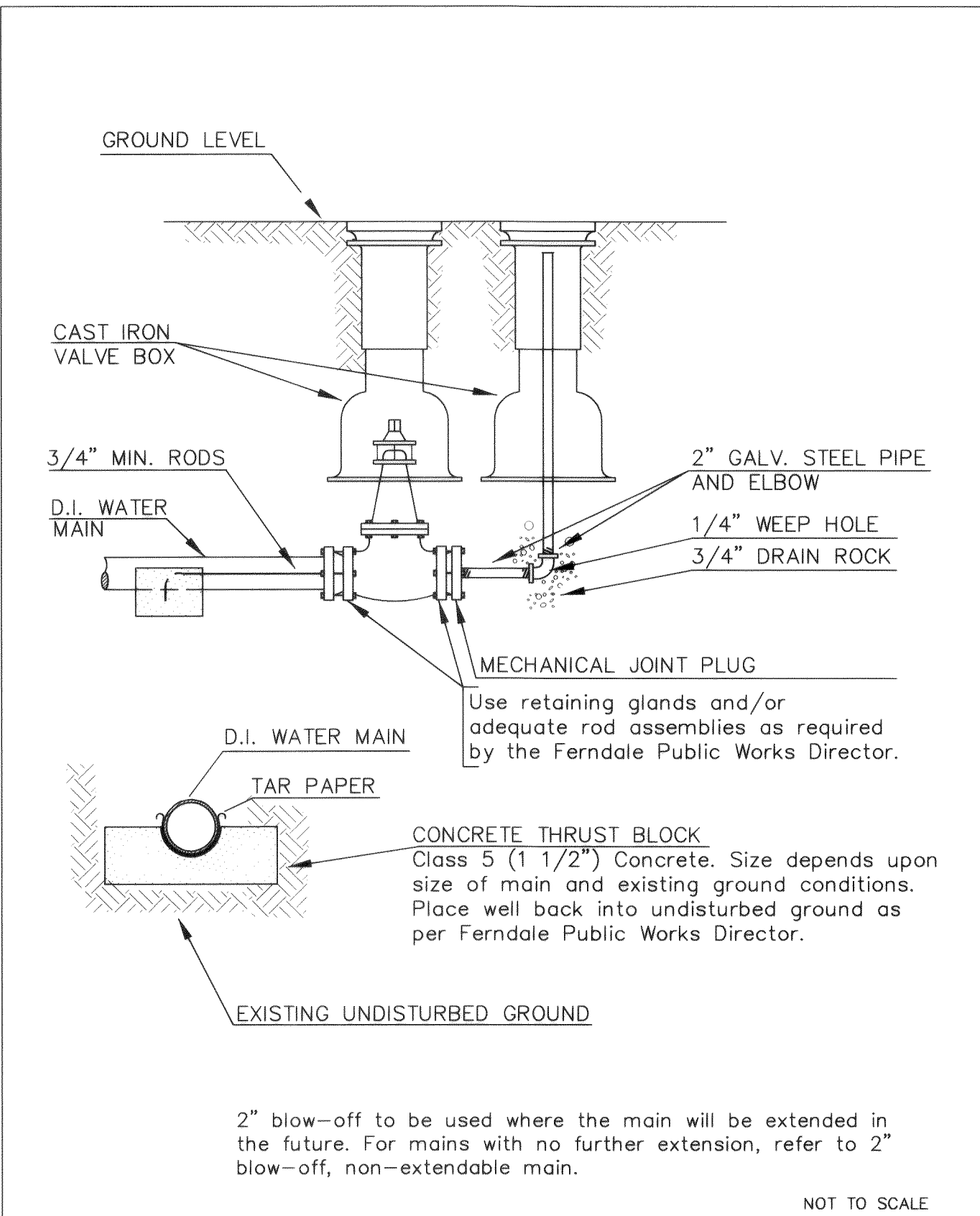
CITY OF FERNDAL

THRUST BLOCKING TEES

DRAWING

W-3

JUNE 1995



APPROVED

Public Works Director

Date

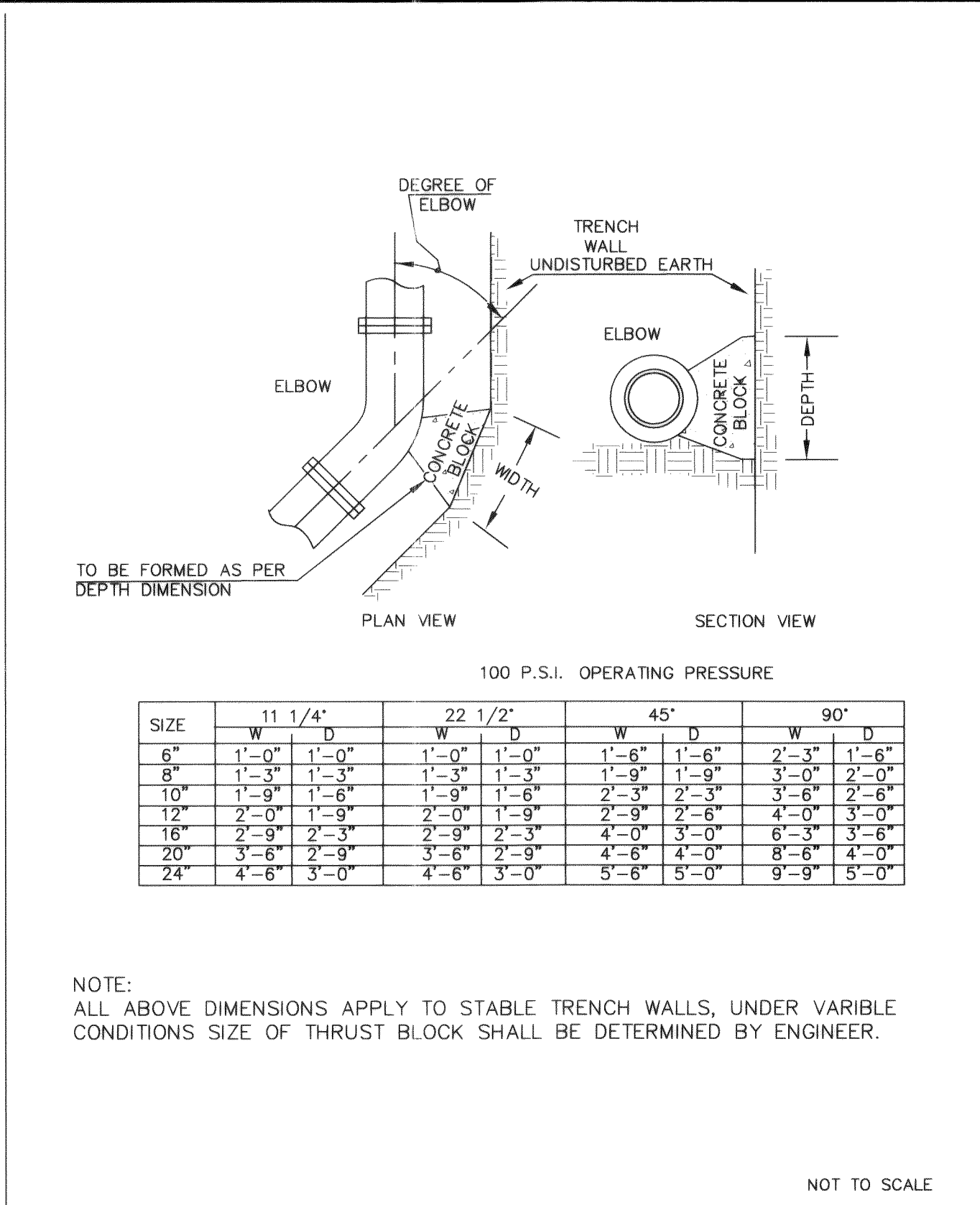
CITY OF FERNDAL

2" BLOW-OFF WATER MAIN EXTENSION

DRAWING

W-9

JANUARY 1993



APPROVED

Public Works Director

Date

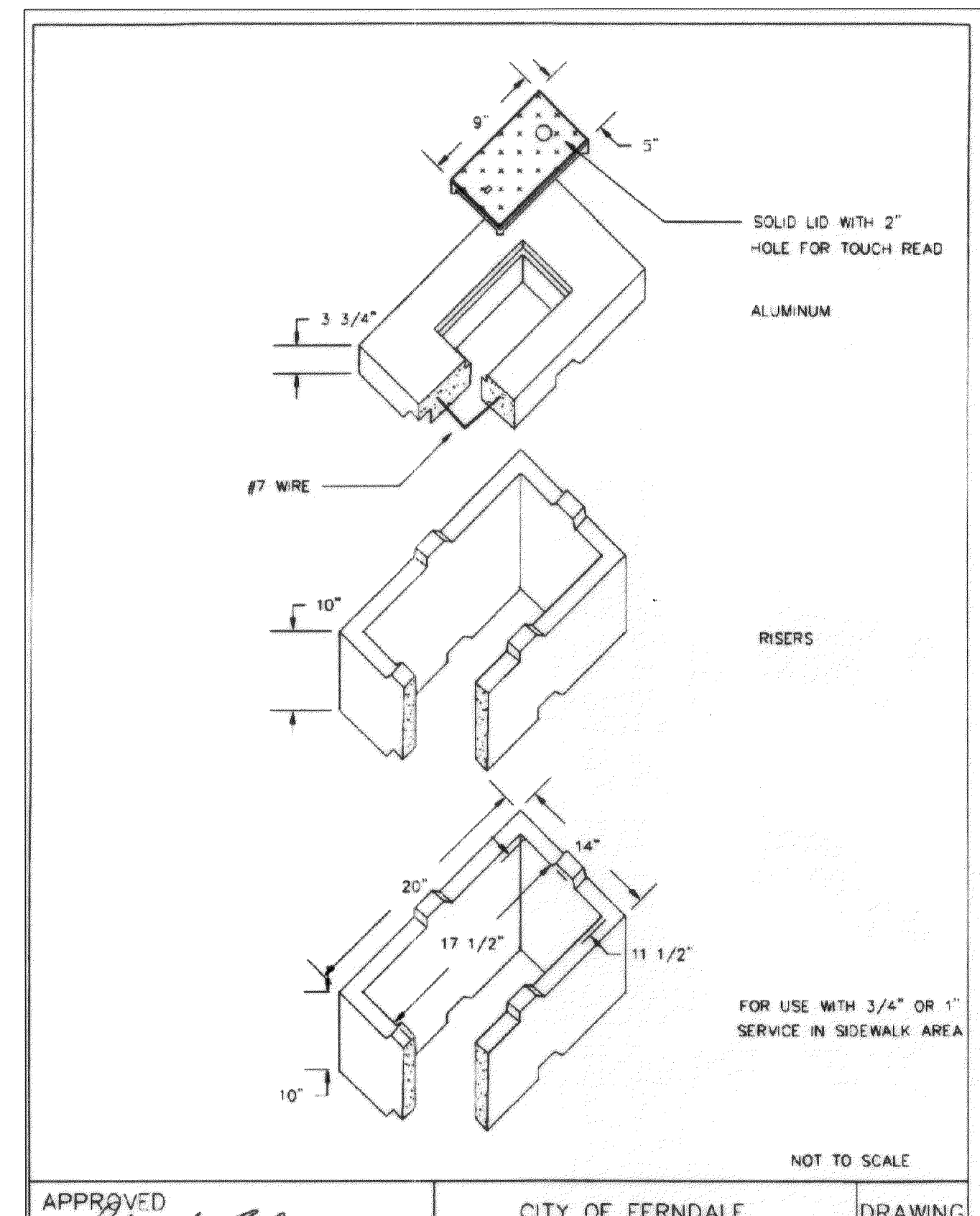
CITY OF FERNDAL

THRUST BLOCKING ELBOWS

DRAWING

W-2

JUNE 1995



APPROVED

Public Works Director

Date

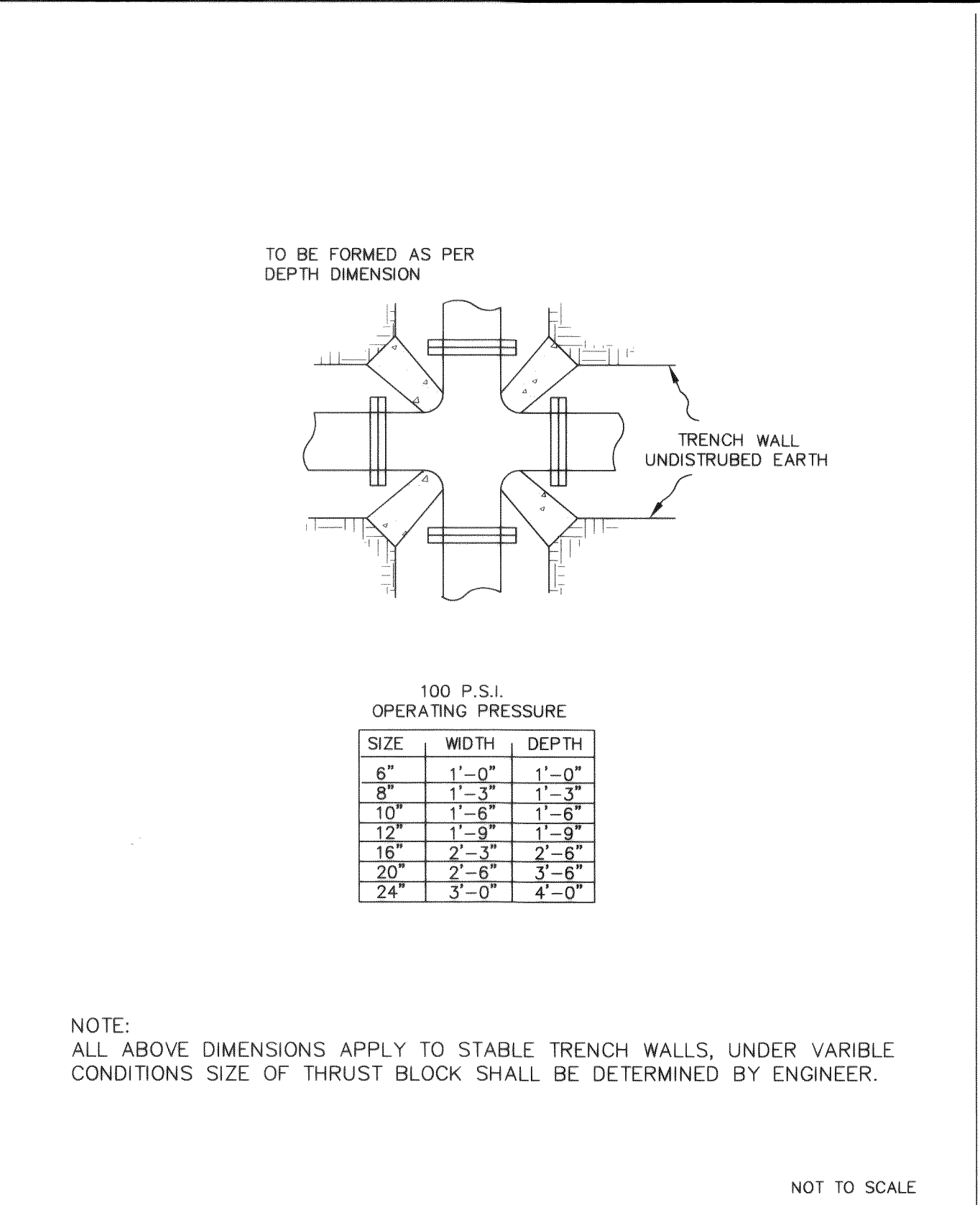
CITY OF FERNDAL

NO. 1 METER BOX FOG TIE

DRAWING

W-6

JUNE 1995



APPROVED

Public Works Director

Date

CITY OF FERNDAL

THRUST BLOCKING 4-WAY INTERSECTION

DRAWING

W-4

JUNE 1995

AS-BUILT DRAWING- 12/07/04

NO. REVISIONS:

000 33 007 2-10-06

APPD.



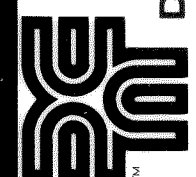
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APPROVED

DEC 2 2004

BY [Signature]

CITY OF FERNDAL

HOMESTEAD NORTHWEST INC.

FERNDAL, WASHINGTON

CORRELL PARK

TRACT B DEVELOPMENT

WATER DETAILS

PROJECT NUMBER:

HMNW0044

DATE: 12-7-04

DESIGN: MJD

DRAWN: TEP

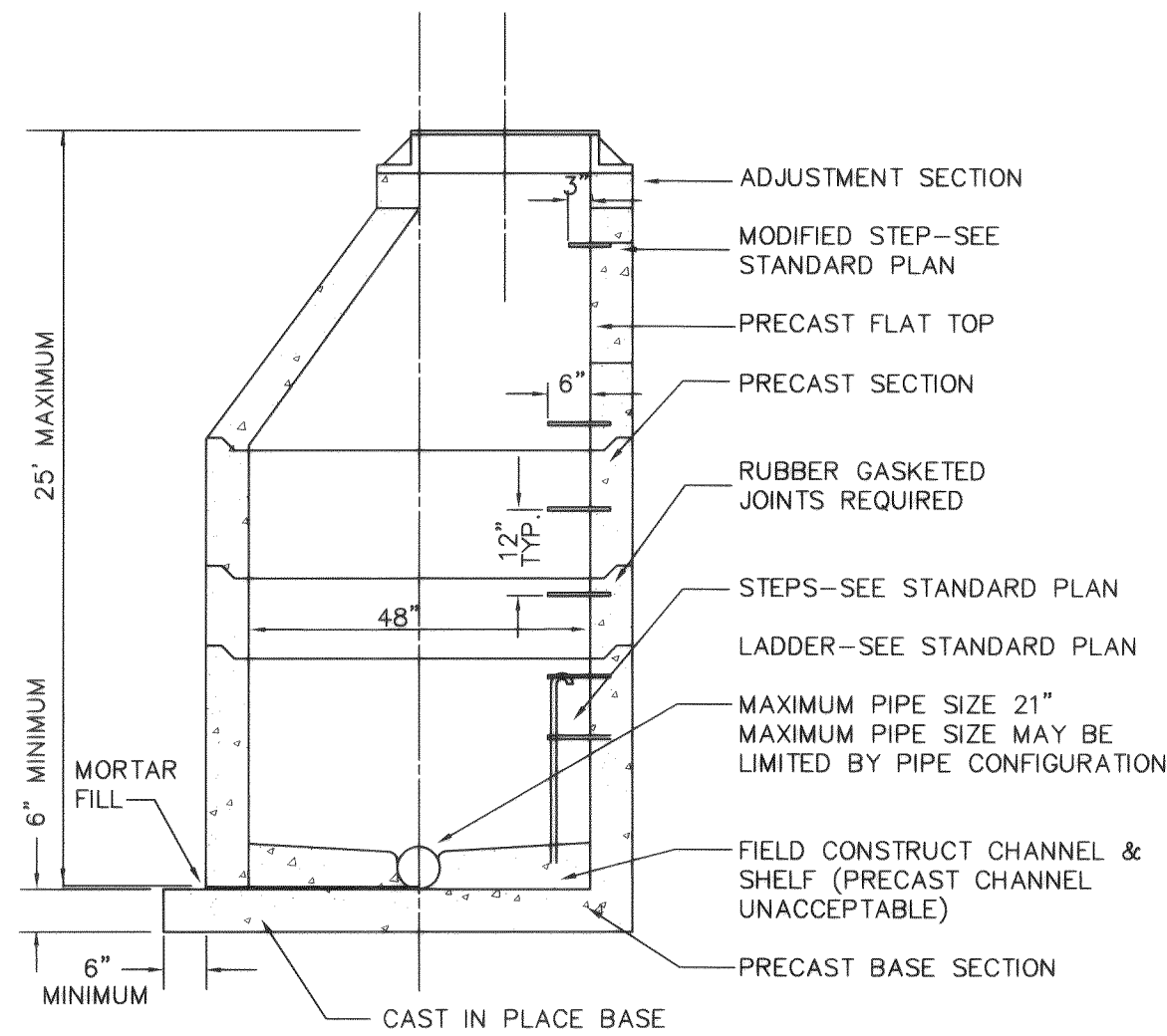
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SCALE: AS SHOWN

SHEET NO.

7

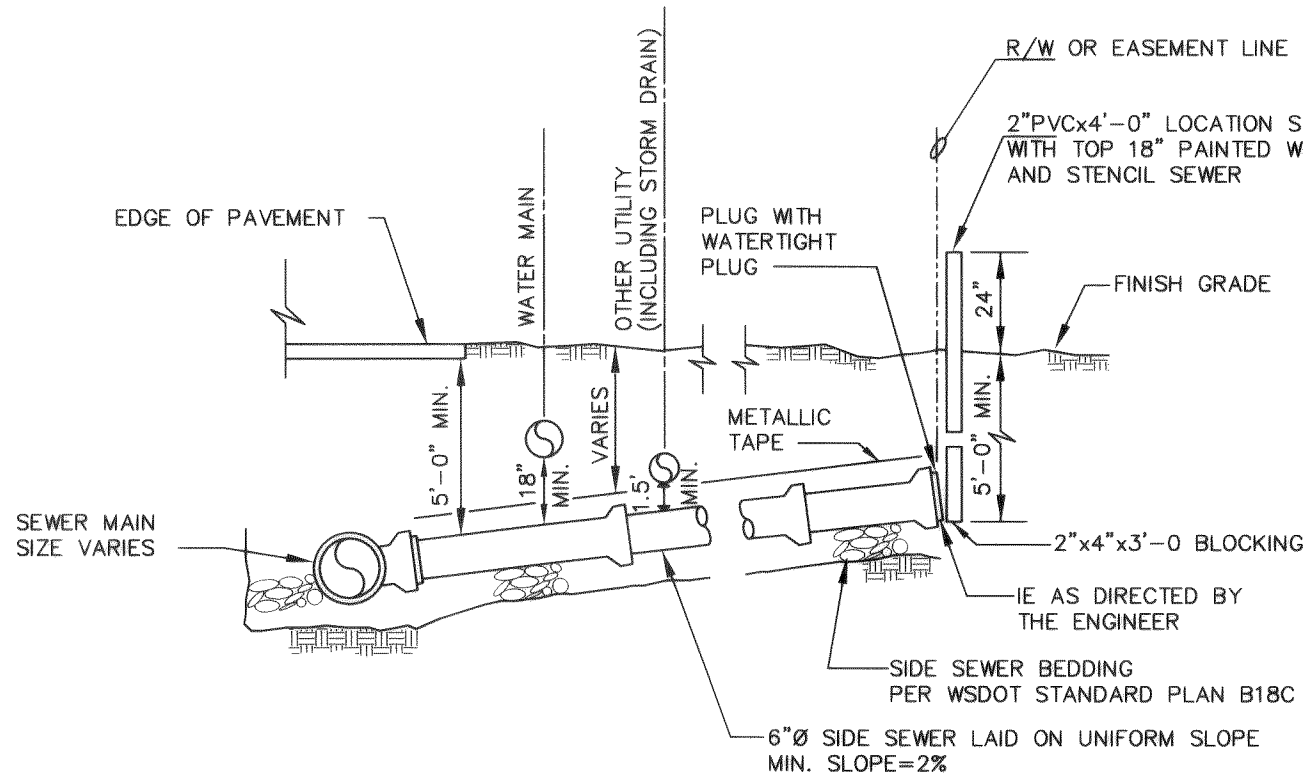
OF 8



TYPE 1 - 48" MANHOLE
NTS

NOT TO SCALE

APPROVED	CITY OF FERNDAL	DRAWING
Public Works Director	TYPE 1 48" MANHOLE	SS-2
_____	_____	_____
JANUARY 1993	Date	

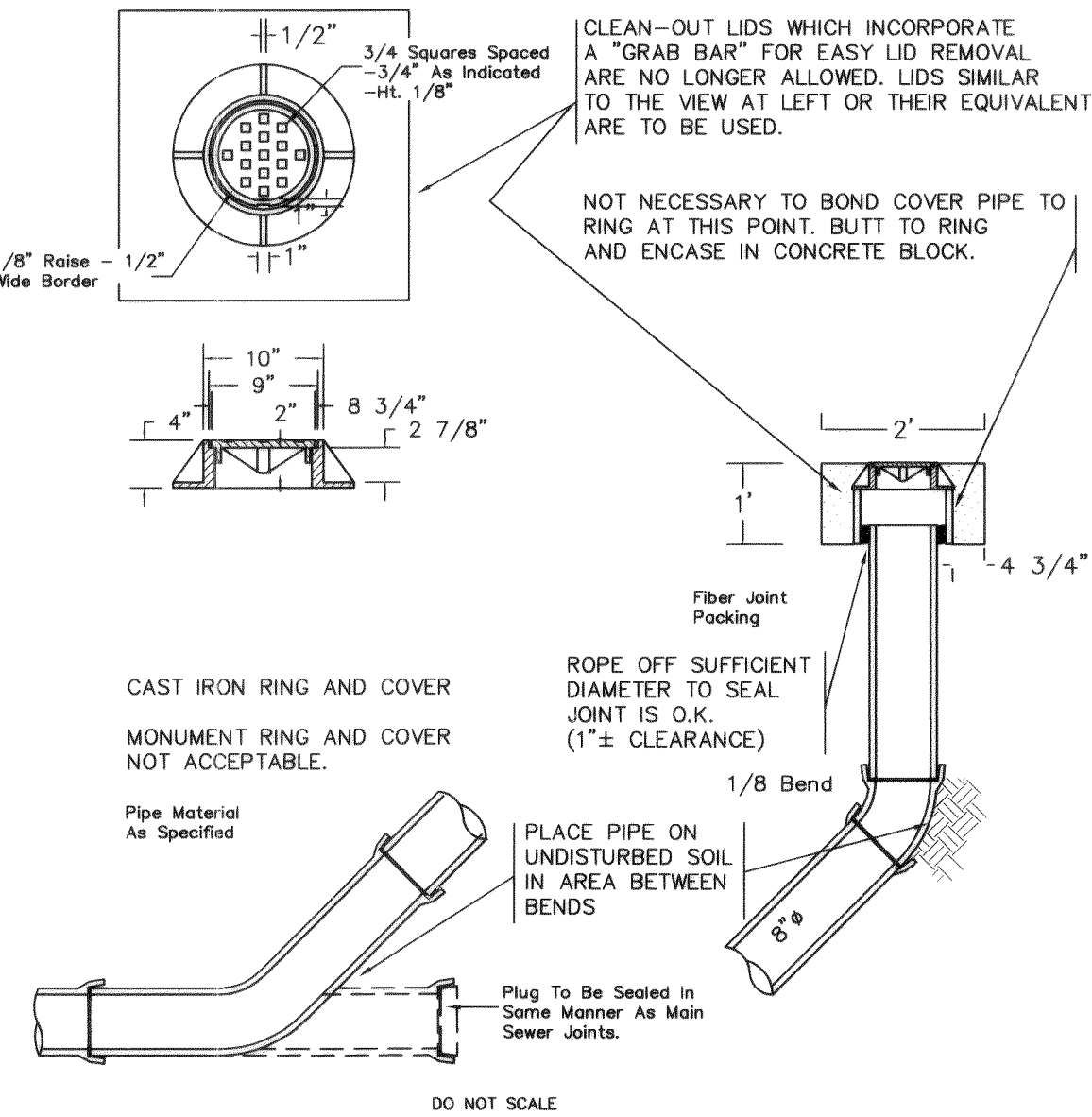


NORMAL INSTALLATION SIDE SEWER
15" AND SMALLER

NOT TO SCALE

APPROVED	CITY OF FERNDAL	DRAWING
Public Works Director	NORMAL INSTALLATION	SS-6
_____	15" AND SMALLER SEWER MAINS	_____
JUNE 1995	Date	

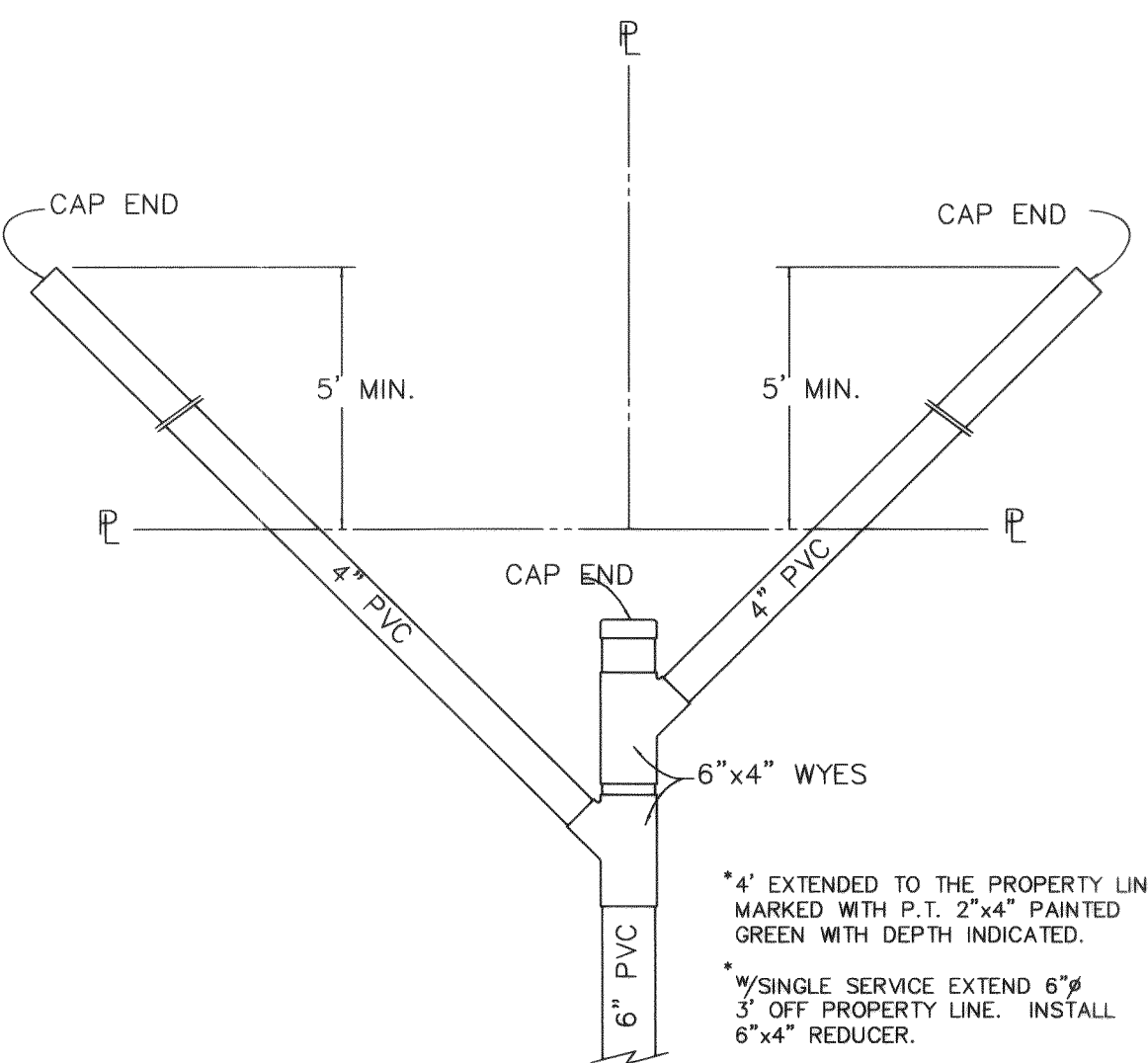
2" SQUARE CONCRETE BLOCK TO ENCASE CLEAN-OUT. IN AREAS WHERE CLEAN-OUT OCCURS IN ASPHALT, THIS BLOCK IS TO BE LEFT APPROX. 1 1/2" LOW TO ALLOW FOR AN ASPHALT TOPPING OF LIKE MIXTURE AS THE SURROUNDING AREA. IF CLEAN-OUT OCCURS IN CONCRETE OR IN SOME TYPE OF SOIL, THE BLOCK IS TO BE MADE THE FULL 1' DEPTH AND FLUSH WITH THE SURROUNDING SURFACE.



SSCO 04/30/92 16:17

NOT TO SCALE

APPROVED	CITY OF FERNDAL	DRAWING
Public Works Director	8" CLEAN OUT	SS-5
_____	_____	_____
JANUARY 1993	Date	



SEWER SERVICE DETAIL

NOT TO SCALE

APPROVED	CITY OF FERNDAL	DRAWING
Public Works Director	DOUBLE SANITARY SEWER SERVICE	SS-13
_____	_____	_____
JUNE 1995	Date	

AS-BUILT DRAWING- 12/07/04



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APPROVED
DEC 20 2004
By: [Signature]
CITY OF FERNDAL

HOMESTEAD NORTH-WEST INC.
FERNDAL, WASHINGTON
CORRELL PARK
TRACT B DEVELOPMENT
SANITARY SEWER DETAILS

PROJECT NUMBER:
HMNW0044
DATE: 12-7-04
DESIGN: MJD
DRAWN: TEP
CHECKED:
SCALE: AS SHOWN
SHEET NO.

8

OF 8

NO. REVISIONS:
000 33.008 2-10-06
APPD.

OF 8