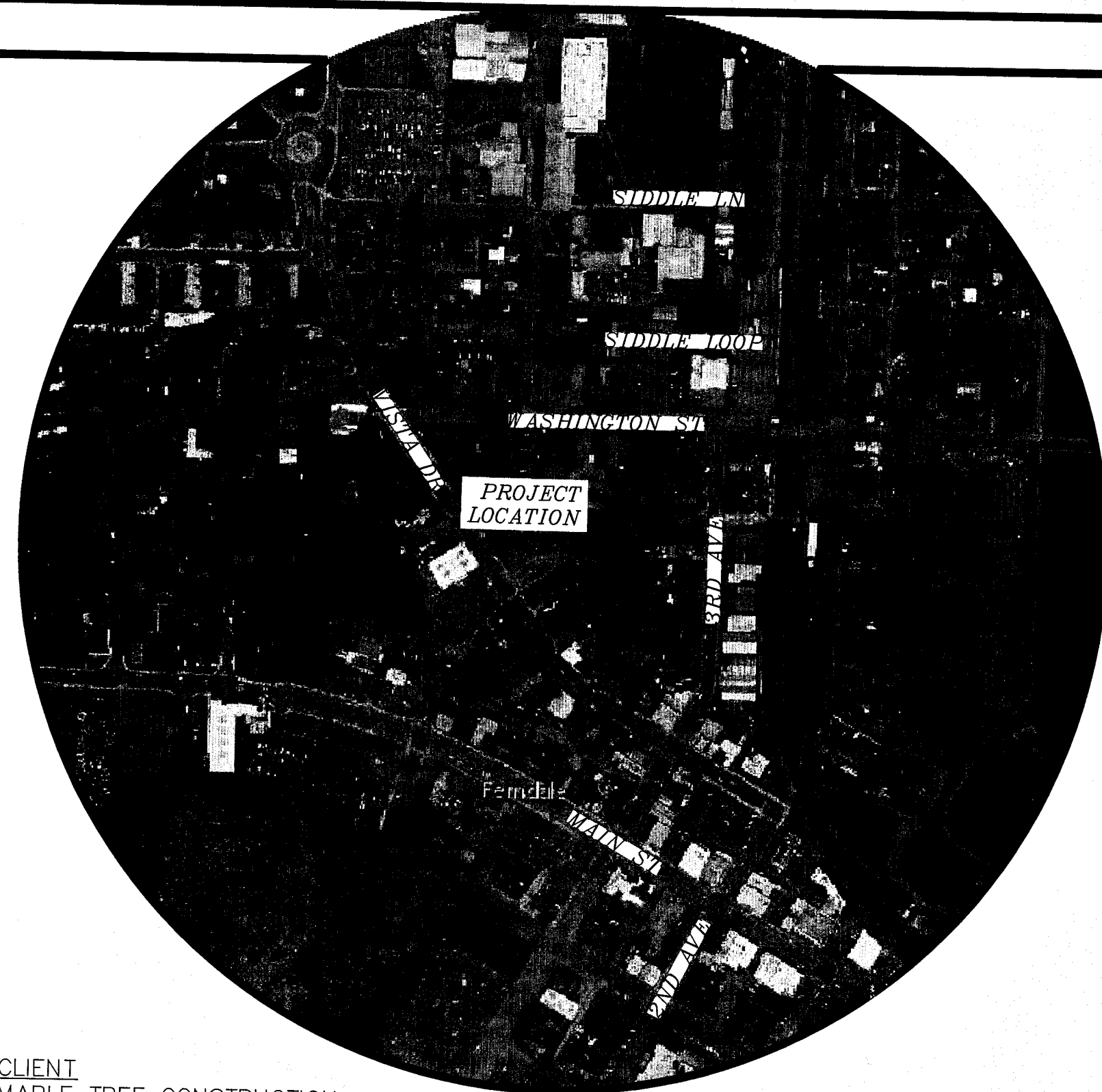


A PORTION OF THE SE 1/4 OF SECTION 19, TOWNSHIP 39 N., RANGE 2 E. OF THE W.M.
CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON

3RD AVE DUPLEX RECORD DRAWINGS



CLIENT
MAPLE TREE CONSTRUCTION
3334 BOXWOOD AVE
BELLINGHAM, WA, 98225
CONTACT: ANATOLY SAVCHUK
PHONE: (360) 527-2269

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

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

BURIED UTILITIES NOTE:

ALL UNDERGROUND UTILITIES SHOWN ON THIS
PLAN ARE APPROXIMATE LOCATIONS ONLY AND
THERE IS NO GUARANTEE THAT ALL UTILITIES ON
THIS SITE ARE SHOWN. THE CONTRACTOR SHALL
FIELD VERIFY THE LOCATIONS OF ALL UTILITIES
PRIOR TO CONSTRUCTION. CONTACT THE
WASHINGTON STATE UTILITY LOCATED CENTER AT
LEAST 48 HOURS BEFORE CONSTRUCTION

SHEET INDEX

1. COVER SHEET
2. CITY OF FERNDALE GENERAL NOTES & SITE PLAN
3. GRADING & UTILITY, DETAILS
4. DEMO & TESC
5. DETAILS

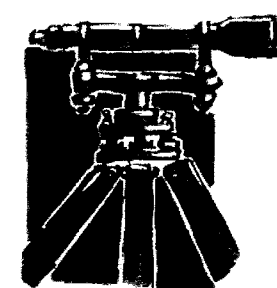
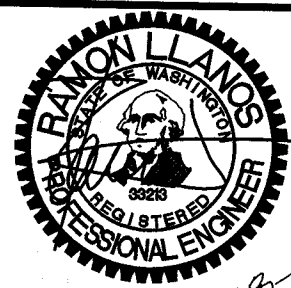
PROJECT SUMMARY	
LEGAL DESCRIPTION	3RD AVE COMPLEX
ASSESSOR'S PARCEL #	390220 101043 0000
SITE ADDRESS	5731 3RD AVE
SITE AREA	8,253 SF
# OF BUILDINGS	2 DUPLEXS
GROSS BUILDING FOOTPRINT	2,054 SF
BUILDING HEIGHT	TO BE DETERMINED (PER COF)
# OF PARKING	8 (OUTSIDE)
CITY ZONING	RM1.5

LEGEND:

- = FND BRASS MON
- = FND ALUMINUM CAP MON
- = FND CONC MON
- = FND SQUARE CONC MON
- = FND REBAR AND CAP
- = FND IRON PIPE
- = FND HUB AND TACK
- = FND PK NAIL
- = FND PK NAIL AND TAG/SHINER
- = FND RR SPIKE
- = SET RED CAP WITH REBAR
- = SET RAILROAD SPIKE
- = SET BERNITSEN ROD
- = SET YPC
- = CENTER SECTION 29
- = CALCULATED POSITION
- = EXISTING/SET TEMPORARY BENCHMARK
- = EXISTING MEANDER CORNER
- = EXISTING OWNERSHIP TIE
- = EXISTING CLOSING CORNER
- = EXISTING WITNESS CORNER
- = RECORD DATA PER DEED
- = RECORD DATA PER PLAT
- = EXIST SD CATCH BASIN (TYPE 1)
- = EXIST SD CATCH BASIN (TYPE 2)
- = EXISTING SD MANHOLE (TYPE 1) (SOLID TOP)
- = EXISTING SD MANHOLE (TYPE 2) (SOLID TOP)
- = EXIST SD INLET
- = EXIST SD AREA DRAIN
- = EXIST SD CLEANOUT
- = EXIST SD CONTROL STRUCTURE
- = EXIST SD STUBMARK
- = PROPOSED STORM DRAIN SERVICE
- = PROPOSED STORM DRAIN CLEANOUT
- = PROPOSED STORM DRAIN CATCH BASIN
- = PROPOSED STORM DRAIN MANHOLE (TYPE 2)
- = PROPOSED STORM DRAIN VAULT
- = EXIST SANITARY SEWER MANHOLE
- = EXIST SANITARY SEWER CLEANOUT
- = EXIST SANITARY SEWER SERVICE
- = PROPOSED SANITARY SEWER SERVICE
- = PROPOSED SEWER CLEANOUT
- = PROPOSED SEWER MANHOLE
- = EXISTING WATER SERVICE CONNECT
- = EXISTING PIV
- = EXISTING WATER SPIGOTT
- = EXISTING WATER BLOW-OFF VALVE
- = EXISTING WATER METER BOX
- = EXISTING WATER VALVE
- = EXISTING FIRE HYDRANT
- = EXIST WATER VALVE BOXS
- = EXIST POWER/AND OR UTILITY POLE
- = EXIST GUY POLE
- = EXIST GUY WIRE
- = EXIST POWER METER/STRUCTURE
- = EXIST OVERHEAD POWER
- = EXIST UNDERGROUND POWER (PAINT MARK)
- = EXIST OVERHEAD PHONE
- = EXIST UNDERGROUND PHONE (PAINT MARK)
- = EXIST OVERHEAD UTILITIES (UNKNOWN)
- = EXIST UNDERGROUND TV CABLE (PAINT MARK)
- = EXIST GAS MAIN
- = EXIST WATER LINE
- = EXIST WATER SERVICE LINE
- = EXIST SANITARY SEWER LINE
- = EXIST FIBER OPTIC LINE
- = EXIST STORM DRAIN LINE
- = EXIST TOP OF BANK
- = EXIST TOE OF BANK
- = EXIST TREE LINE (BRUSH)
- = EXIST ORDINARY HIGH WATER MARK
- = EXIST DITCH CENTER-LINE
- = EXISTING ROAD CENTERLINE
- = EXIST BOTTOM OF DITCH
- = EXIST TOP OF DITCH
- = EXIST CHAIN LINK FENCE
- = PROPOSED CONSTRUCTION/SILT FENCE
- = EXIST BARBED WIRE FENCE
- = PROPOSED BARBED WIRE FENCE
- = EXIST WOOD POST FENCE
- = PROPOSED WOOD POST FENCE
- = EXIST FENCE TYPE:
- = EXIST FENCE TYPE:
- = EXIST CONC. FENCE OR RET. WALL
- = EXIST CONTOUR (INDEX)
- = EXIST CONTOUR (NORMAL)
- = PROPOSED STORM DRAIN LINE
- = PROPOSED SAN. SEWER LINE
- = PROPOSED WATER LINE
- = PROPOSED GAS LINE
- = PROPOSED PLANTER DRAIN
- = PROPOSED ROOF DRAIN AND CLEANOUT
- = PROPOSED PAVEMENT REMOVAL
- = PROPOSED SPOT ELEV @ TOP OF FINISH GRADE ASPHALT
- = PROPOSED THERMOPLASTIC DIRECTIONAL ARROW
- = PROPOSED THERMOPLASTIC FIRE LANE NO PARKING LINE

R:\Common\Land Projects\2017\1734-3rd St Duplex.dwg 3rd St Duplex.dwg PLOT DATE: 6/29/2018 11:12 AM

AS-BUILT SUBMITTAL 1	RS	06/25/18
AS-BUILT SUBMITTAL 2	RS	06/28/18
NO.	REVISION	BY DATE



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

JOB NO.: 1734
DWG. NAME: 1734-BASE-CIVIL
DESIGNED BY: AD
DRAWN BY: RS
CHECKED BY: RL

ANATOLY SAVCHUK
3334 BOXWOOD AVE
BELLINGHAM, WA 98225

RECORD DRAWING CERTIFICATION:

THESE DRAWINGS REFLECT THE WORK AS
CONSTRUCTED AND ALL MODIFICATIONS MEET
THE PERFORMANCE STANDARDS OF THE
ORIGINAL DESIGN.

[Signature]
RAMON LLANOS, P.E.
DATE: 6/28/18

APPROVED

JUN 29 2018

BY: *[Signature]*
CITY OF FERNDALE
PUBLIC WORKS DEPARTMENT

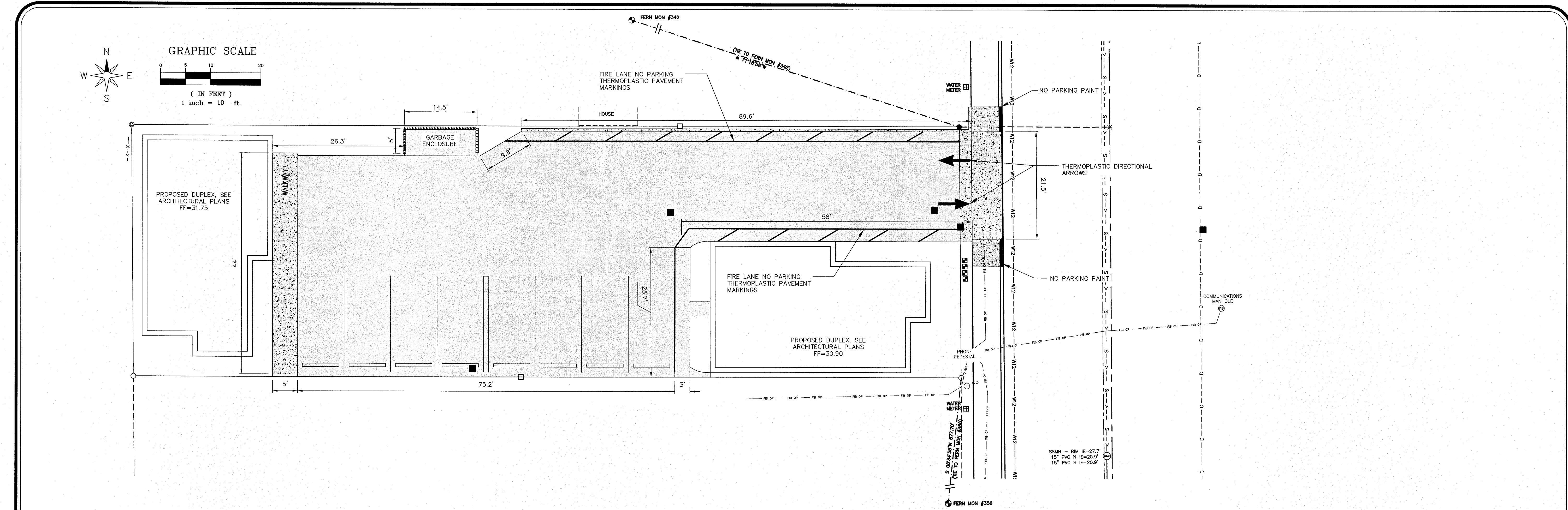
COVER
AS-BUILT
3RD AVENUE DUPLEX
FERNDALE, WA
A PORTION OF SECTION 20, TOWNSHIP 39N, RANGE 2E, W.M.

SHEET

01

OF

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GENERAL REQUIREMENTS:

- 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.
- 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.
- THE CONTRACTOR MUST HAVE A FULL SET OF CITY CONTRACT DOCUMENTS ON THE SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- CONSTRUCTION NOISE SHALL BE LIMITED TO BETWEEN 7 a.m. TO 8 p.m., MONDAY THROUGH SATURDAY.
- 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.
- 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.
- 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.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL ABOVE GROUND AND BURIED DEBRIS AND WASTE THAT MAY BE PRESENT.
- 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.
- 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.
- 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 FOLLOWS:
 - PLACE OF TEMPORARY EROSION CONTROL MEASURES.
 - CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.
 - PLACE OF WATER MAIN AND BACKFILLING OF WATER MAIN TRENCH WITHIN ROAD RIGHTS OF WAY OR IN WATERLINE EASEMENT TO BE DEDICATED TO THE WORD "DRAIN" AND THE PIPE INVERT INDICATED. THE LOCATION MARKER SHALL BE CONNECTED TO THE SERVICE STUB WITH A #12 COPPER WIRE.

WATER

- 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
- 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.
- 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.
- 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 MEASURED ON TWO CONSECUTIVE TESTS, CONDUCTED 24 HOURS APART.
- 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.
- ALL PIPES SHALL HAVE A MINIMUM COVER OF 36".
- WATER SERVICE TAP INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE COFDS W-5.

EARTHWORK

- 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.
- THE CONTRACTOR SHALL EXCAVATE AND GRADE TO THE ALIGNMENT, GRADE AND CROSS-SECTIONS SHOWN IN THE PLANS OR ESTABLISHED BY THE ENGINEER.
- UNSATURABLE 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.
- THE ENGINEER IS REQUIRED TO CERTIFY SUBGRADE, IN WRITING, PRIOR TO PAVING.
- SITE GRADING MUST CONFORM TO APPENDIX J OF THE INTERNATIONAL BUILDING CODE.

BASE COURSES & CRUSHED SURFACING

- GRAVEL BASES AND BALLAST MATERIAL GRADATION SHALL MEET WSDOT STANDARD SPECIFICATIONS.
- BALLAST, GRAVEL BASE AND CRUSHED SURFACING SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY.
- THE GRADED AND COMPACTED SURFACE OF THE CRUSHED SURFACING TOP COURSE SHALL BE WITHIN 1/4 INCH OF FINISHED GRADE.
- 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

- 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)
- STORM SEWER PIPE HAVING DIAMETERS GREATER THAN 8" SHALL BE CORRUGATED POLYETHYLENE PIPE (CPEP); ALL OTHER STORM SEWER PIPE SHALL BE PVC.
- ALL CATCH BASIN GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS".
- 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.
- 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.
- 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.
- STORM DRAIN SERVICES TO EACH LOT SHALL BE 6" WHITE SDR 35 ASTM D 3034 PVC PIPE.
- EACH STORM DRAIN SERVICE STUB SHALL BE CAPPED WITH WATERTIGHT PLUG. EACH STUB SHALL BE MARKED FOR LOCATION WITH A 2" DIA. WHITE PVC PIPE (MIN. SCHEDULE 40) WITH THE TOP 18" STENOILED WITH THE WORD "DRAIN" AND THE PIPE INVERT INDICATED. THE LOCATION MARKER SHALL BE CONNECTED TO THE SERVICE STUB WITH A #12 COPPER WIRE.

WATER

- 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
- 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.
- 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.
- 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.
- 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.
- ALL PIPES SHALL HAVE A MINIMUM COVER OF 36".
- WATER SERVICE TAP INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE COFDS W-5.

ROAD

- THE FOLLOWING STANDARD DETAILS SHALL BE USED FOR CONSTRUCTION OF THE STANDARD STREET SECTION:
 - TYPICAL STREET SECTION PER THESE PLANS
 - PCC CURB AND GUTTER COFSD R-9
 - PCC SIDEWALKS COFSD R-12 (SEE CONSTRUCTION DOCUMENTS TYPICAL SECTION)
 - PCC CURB RAMP WSDOT STD. DETAIL F-40.
- 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.
- THE OWNER SHALL PROVIDE TO THE ENGINEER A REPORT FROM A QUALIFIED GEOTECHNICAL FIRM CERTIFYING THE COMPACTION OF THE GRAVEL BASE UNDER ALL PAVING AREAS.
- 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.
- 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).
- CEMENT CONCRETE SHALL BE CLASS 3000 (WITH AIR ENTRAINMENT) IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION, 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 CITY STANDARDS, DRAWING NO. R-12.
- 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.
- 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 CITY OF FERNDALE STANDARDS, DRAWING R-8 AND R-9. HANDICAP RAMP 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.
- PAVEMENT:
 - SOIL RESIDUAL HERBICIDE SHALL BE PLACED WITHIN 24 HOURS OF PAVING.
 - A TACK COAT OF ASPHALT SHALL BE APPLIED BETWEEN ALL COURSES OF ASPHALT.
 - C. 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 PETRODAC PAVING FABRIC, OR EQUIVALENT, OVER JOINT BETWEEN PAVING LIFTS.
- 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.
- 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 WSDOT STANDARD SPECIFICATION, SECTION 7-04. MATERIAL SHALL BE HANCO 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).
- PERFORATED UNDERDRAIN PIPE SHALL MEET THE WSDOT STANDARD SPECIFICATION 7-01.3(2).

SANITARY SEWER SYSTEMS

- 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.
- 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.
- 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.
- ALL SIDE SEWERS SHALL BE INSTALLED PER CITY OF FERNDALE STANDARD DETAILS SS-6, SS-8 OR SS-13, EXCEPT THAT SINGLE SIDE SEWERS SHALL HAVE A MINIMUM DIAMETER OF 4".
- CONTRACTOR SHALL EXTEND SEWER STUBS 5 FT BEYOND UTILITY CORRIDOR OR 15 FEET BEYOND RIGHT-OF-WAY LINE.
- 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 STENOILED WITH THE WORD "SEWER" AND THE PIPE INVERT INDICATED. THE LOCATION MARKER SHALL BE CONNECTED TO THE SERVICE STUB BY A #12 COPPER WIRE.

SITE LAYOUT, COF NOTES
AS-BUILT3RD AVENUE DUPLEX
FERNDALE, WA

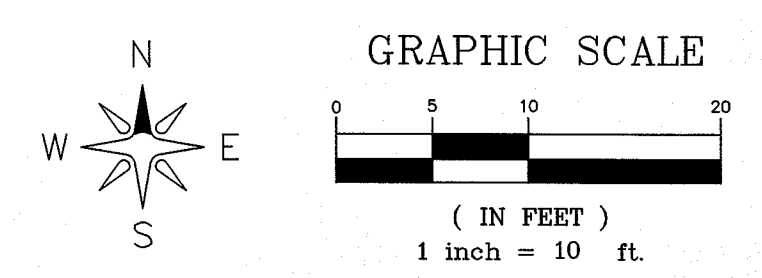
A PORTION OF SECTION 20, TOWNSHIP 39N, RANGE 2E, W.M.

SHEET

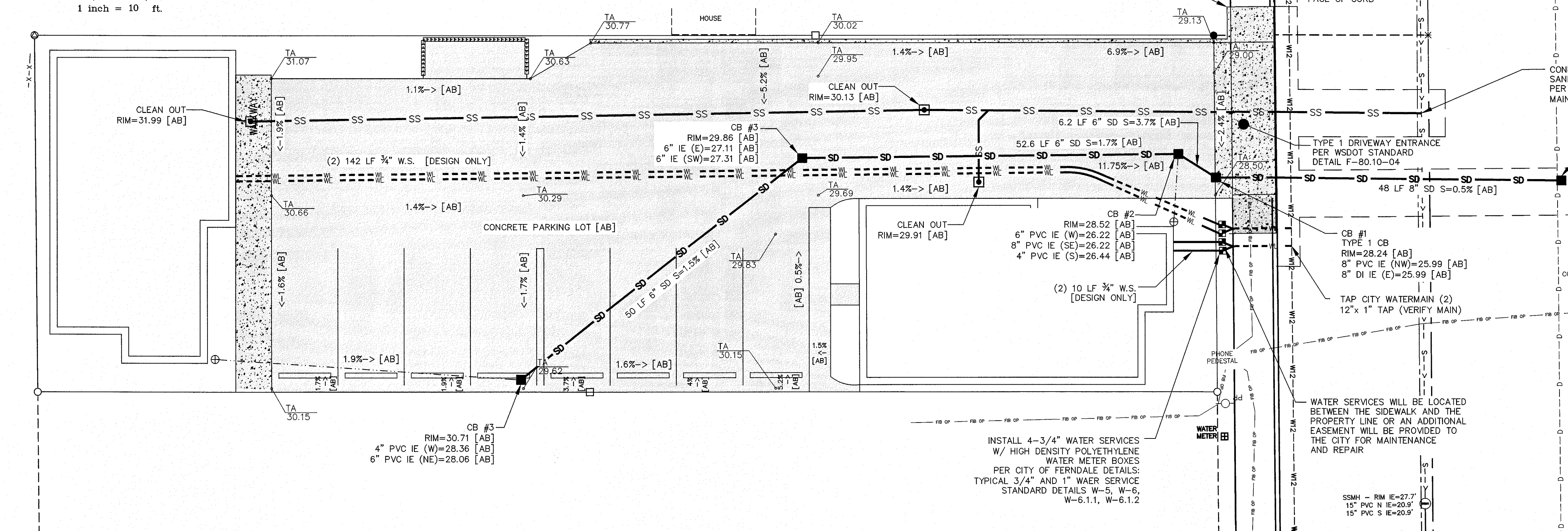
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GRADING ELEVATIONS - FOR DESIGN ONLY



ROADWAY REPAIR:
REPLACE ROADWAY SECTION WITH IN
KIND MATERIALS, SEE DETAIL R-1.
CONTRACTOR TO VERIFY WITH CITY
OF FERDALE ENGINEERING AND
INSPECTOR, CO-ORDINATE ALL
SAWCUTS AND TRENCH RESTORATION
WITH CITY INSPECTOR.

CONNECT TO EXISTING
SANITARY SEWER PIPE
PER COF DETAIL SS-12.
MAIN I.E. ~ 21.12 +/-

SIDEWALK:
THE SIDEWALK IN CITY R/W
MUST BE SEPARATED FROM
THE PROPOSED DRIVEWAY
WITH EXPANSION FABRIC. IT
IS NOT ACCEPTABLE TO
CONNECT THE SIDEWALK IN
THE CITY R/W TO THE
PROPOSED DRIVEWAY BY
MONOLITHIC CONSTRUCTION

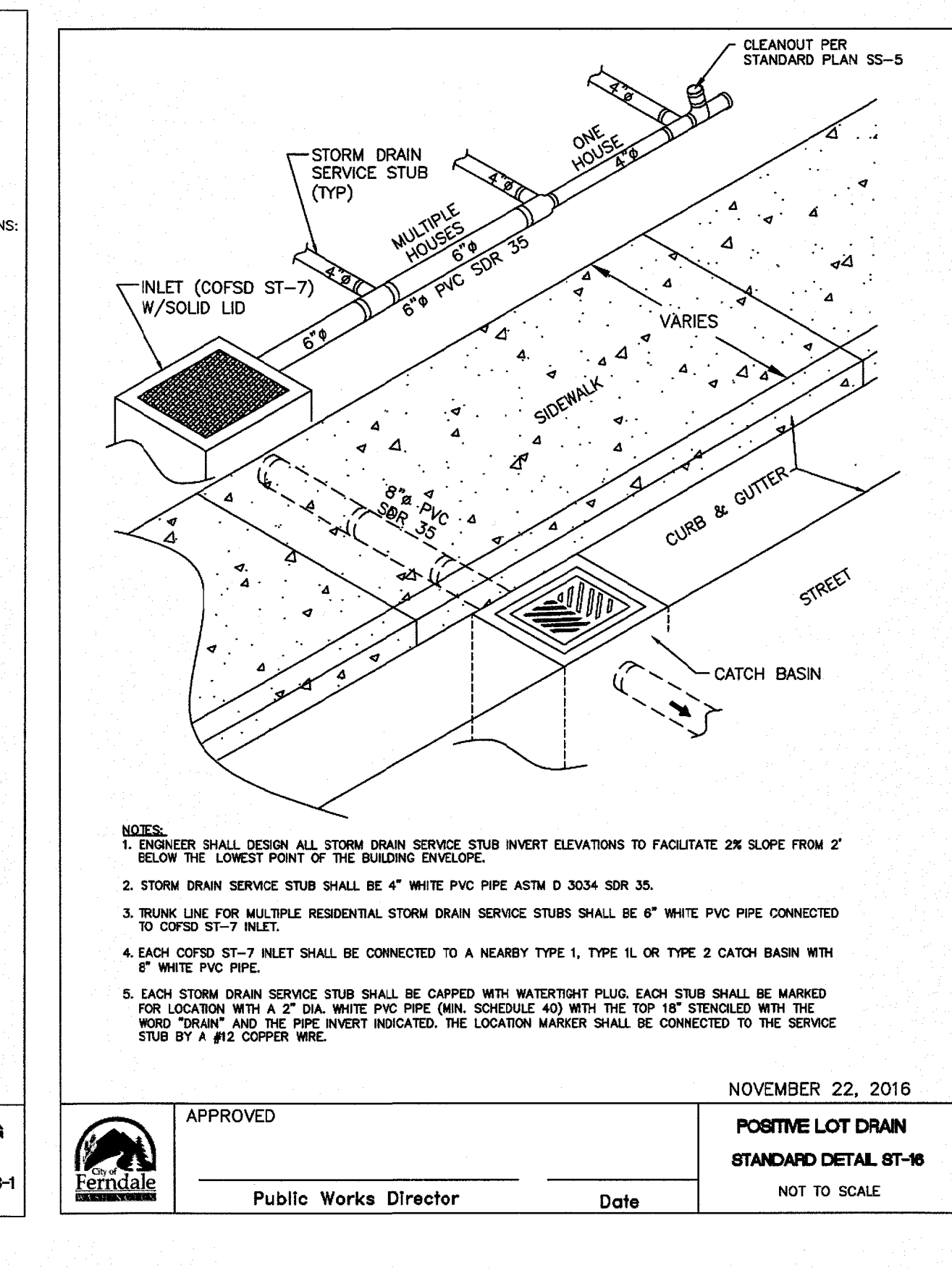
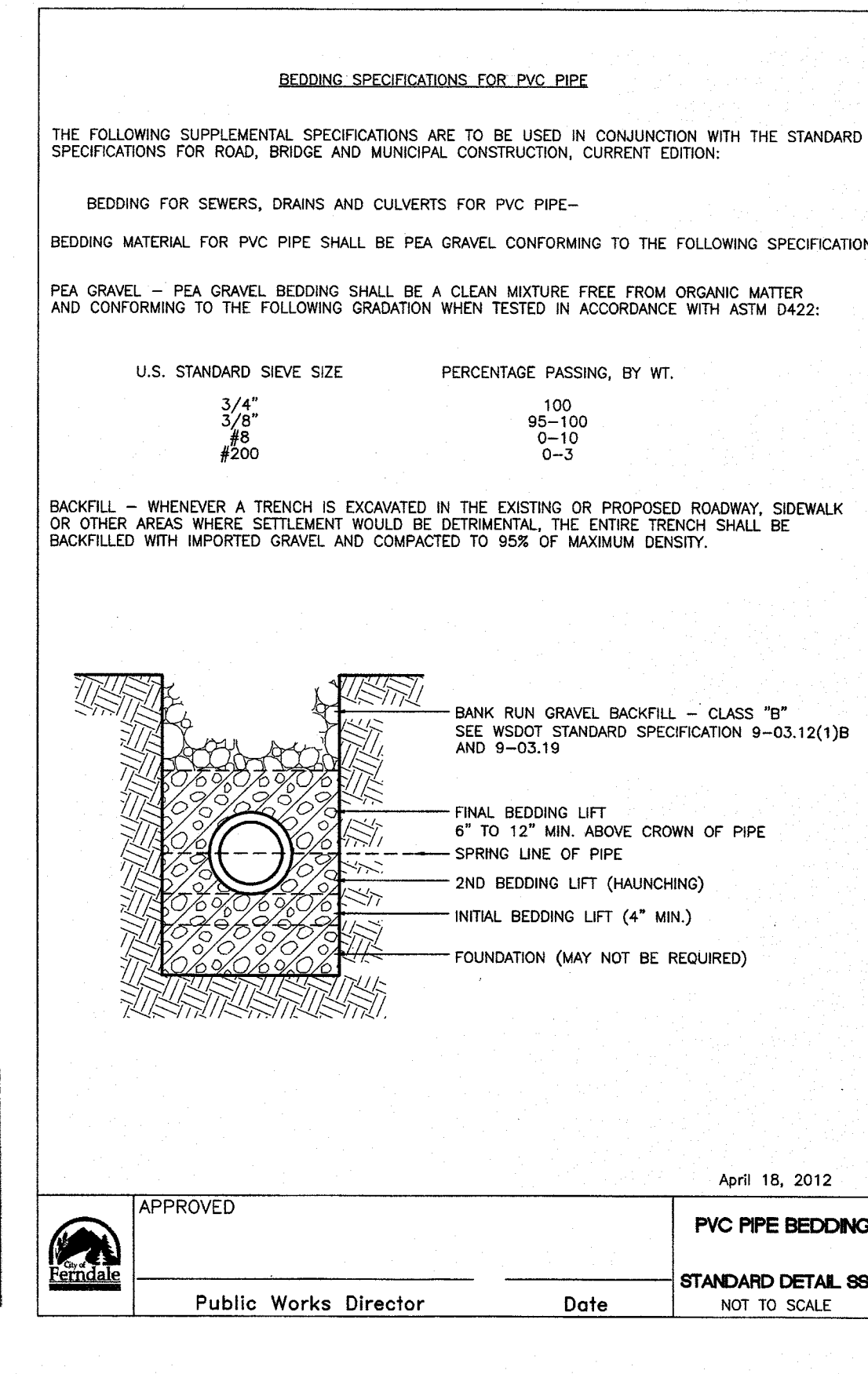
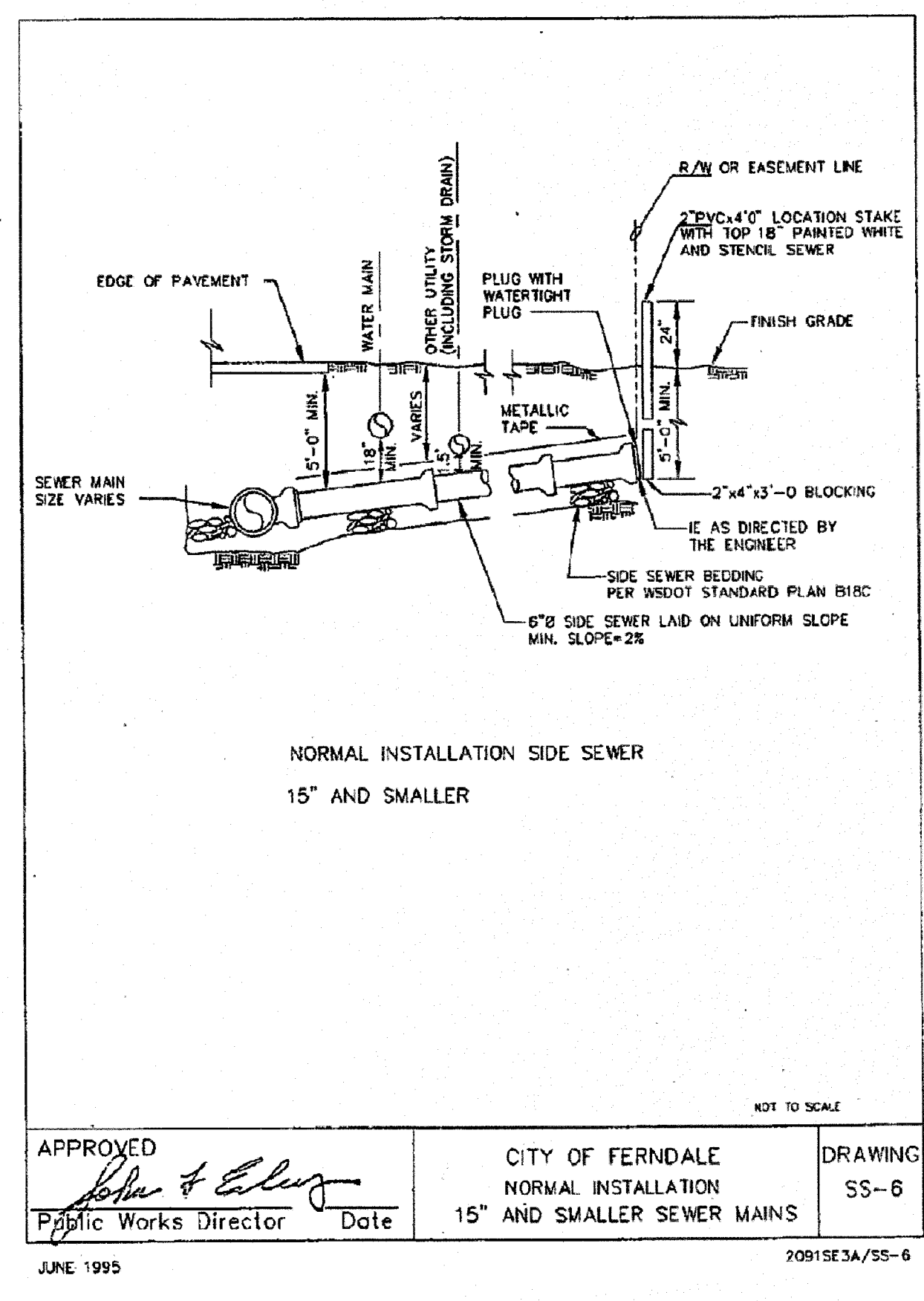
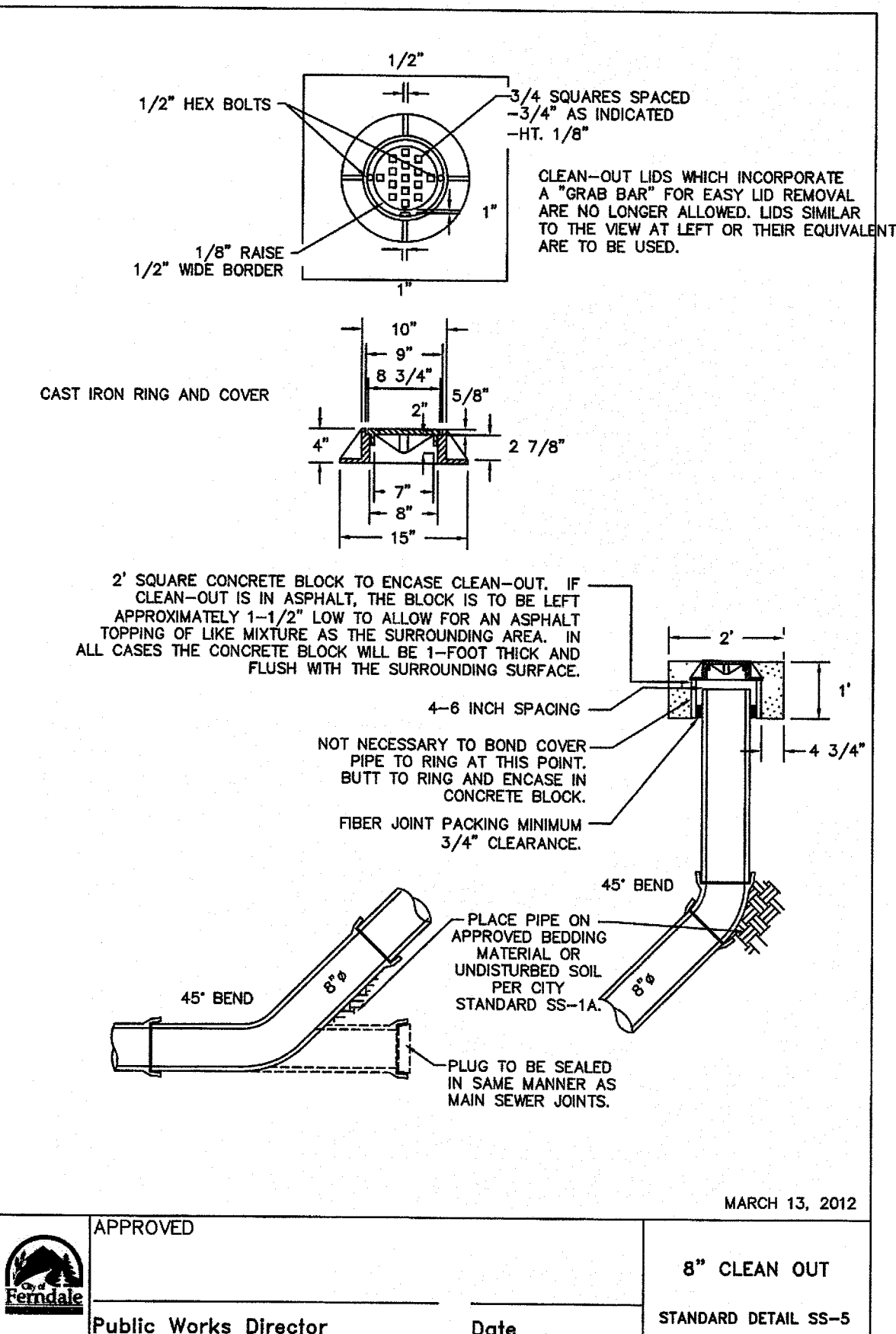
GENERAL NOTES:

- THE CITY OF FERDALE DOES NOT
GUARANTEE THAT AS BUILT INFORMATION
ON RECORD FOR EXISTING UTILITIES ARE
CORRECT. THE CITY REQUIRES THAT THE
PROJECT OWNER / EOR POTHOLE ALL
EXISTING UTILITIES TO AVOID COSTLY
DELAYS OR DEVIATIONS FORM YOUR
APPROVED PLANS AS PROPOSED. THE CITY
OF FERDALE WILL NOT BE HELD
RESPONSIBLE FOR COST ASSOCIATED TO
THESE DELAYS AND OR DEVIATES FROM THE
APPROVED PLANS DUE TO INACCURATE
INFORMATION
- SITE GRADING SHALL BE IN ACCORDANCE
WITH APPENDIX J OF THE 2012
INTERNATIONAL BUILDING CODE
- PROVIDE MINIMUM 18" CLEARANCE BETWEEN
WATER AND STORM/SEWER.
- CONTRACTOR TO CONTACT CITY AND EOR IF
CONFLICT EXIST WITH WATERMAIN AND
STORM. NO WORK TO BE PERFORMED UNTIL
ALTERNATIVE DESIGN IS APPROVED BY THE
CITY OF FERDALE.

*ASSUME WATER MAIN 3' COVER BELOW EXISTING GRADE

UTILITY CROSSINGS			
	SS I.E.	SD I.E.	WS I.E. CLEARANCE (FT)
1	-	26.11	1.13
2	22.70	-	4.12
3	22.64	26.33	3.19
4	-	-	0.75
5	21.48	24.14*	2.43
6	21.18+/-	25.80	3.45

DESIGN ONLY



NO.	REVISION	BY	DATE
1	AS-BUILT SUBMITTAL 1	RS	06/25/18
2	AS-BUILT SUBMITTAL 2	RS	06/28/18

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

JOB NO.: 1734
DWG. NAME: 1734-BASE-CIVIL
DESIGNED BY: AD
DRAWN BY: AD
CHECKED BY: RL

ANATOLY SAVCHUK
3334 BOXWOOD AVE
BELLINGHAM, WA 98225

RECORD DRAWING CERTIFICATION:
THESE DRAWINGS REFLECT THE WORK AS
CONSTRUCTED AND ALL MODIFICATIONS MET
THE PERFORMANCE STANDARDS OF THE
ORIGINAL DESIGN.
BY:
RAMON LLANOS, P.E.
DATE: 6/28/18

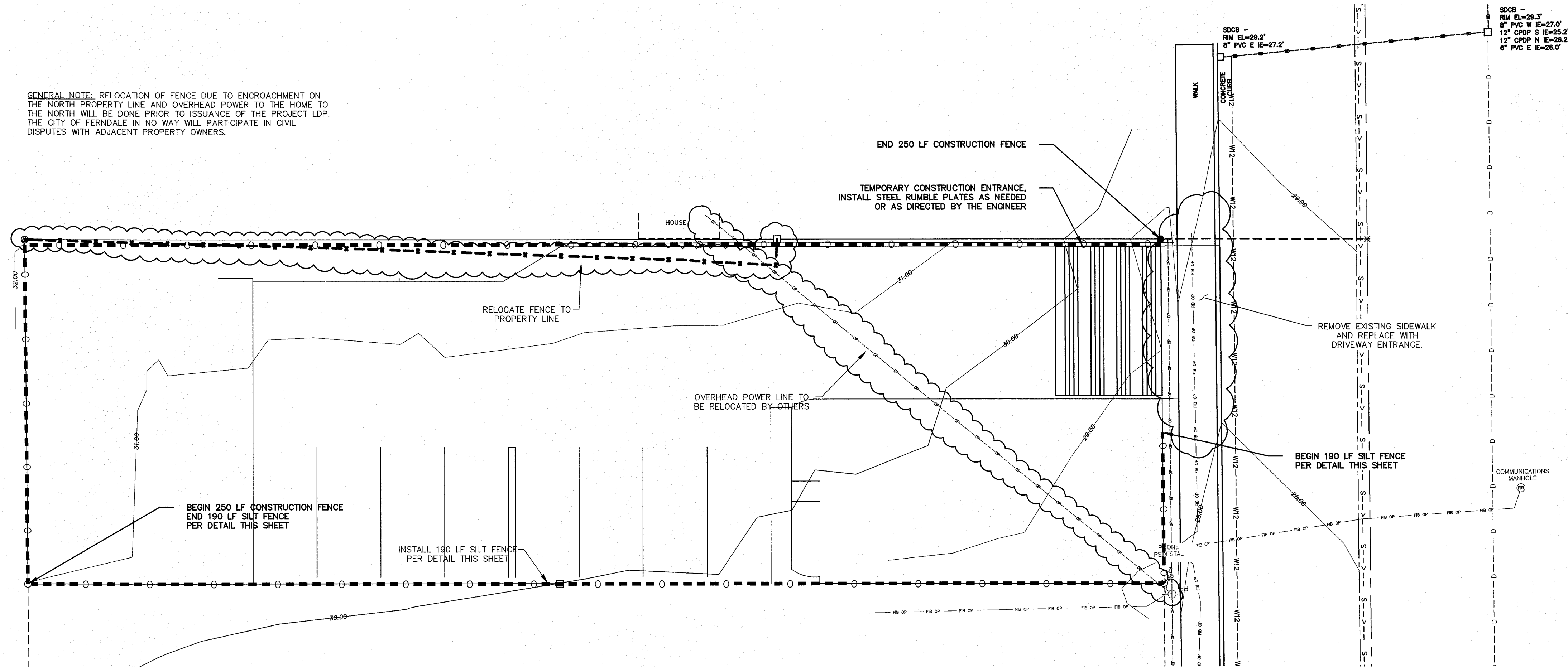
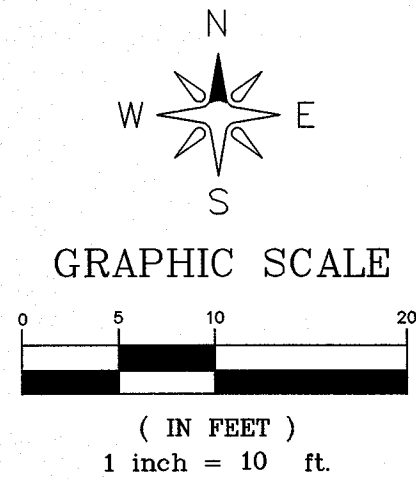
APPROVED
JUN 29 2018
BY:
CITY OF FERDALE
PUBLIC WORKS DEPARTMENT

APPROVED
Public Works Director
Date

**GRADING & UTILITY PLAN,
DETAILS AS-BUILT**
3RD AVENUE DUPLEX
FERDALE, WA
A PORTION OF SECTION 20, TOWNSHIP 39N, RANGE 2E, W.M.

SHEET
03
OF
05

GENERAL NOTE: RELOCATION OF FENCE DUE TO ENCROACHMENT ON THE NORTH PROPERTY LINE AND OVERHEAD POWER TO THE HOME TO THE NORTH WILL BE DONE PRIOR TO ISSUANCE OF THE PROJECT LDP. THE CITY OF FERNDAL IN NO WAY WILL PARTICIPATE IN CIVIL DISPUTES WITH ADJACENT PROPERTY OWNERS.



EROSION AND SEDIMENT CONTROL GENERAL NOTES:

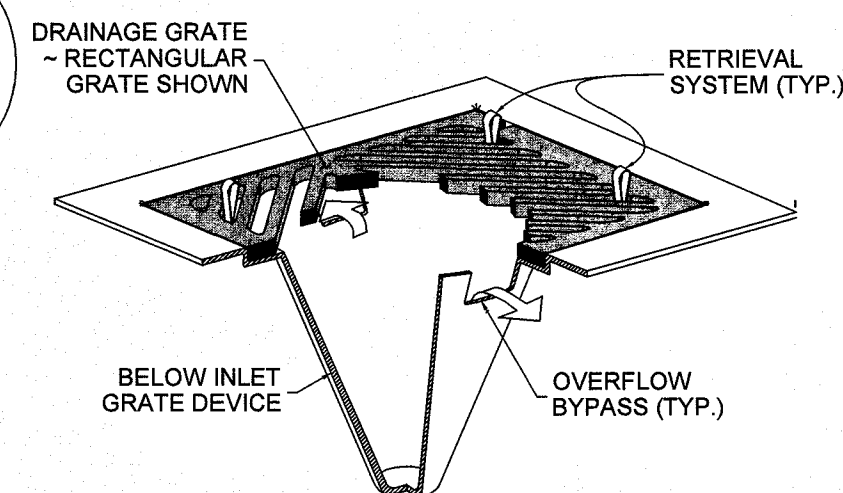
1. EROSION CONTROL METHODS AND MATERIALS SHALL MEET THE REQUIREMENTS OF SECTION 8-01 OF THE 2012 WSDOT/APWA STANDARD SPECIFICATIONS, THE REQUIREMENTS SET FORTH IN VOLUME II OF THE "STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY, CURRENT EDITION, THE CITY OF FERNDAL 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 VACUUM TRUCK.

CONSTRUCTION ENTRANCE NOTES:

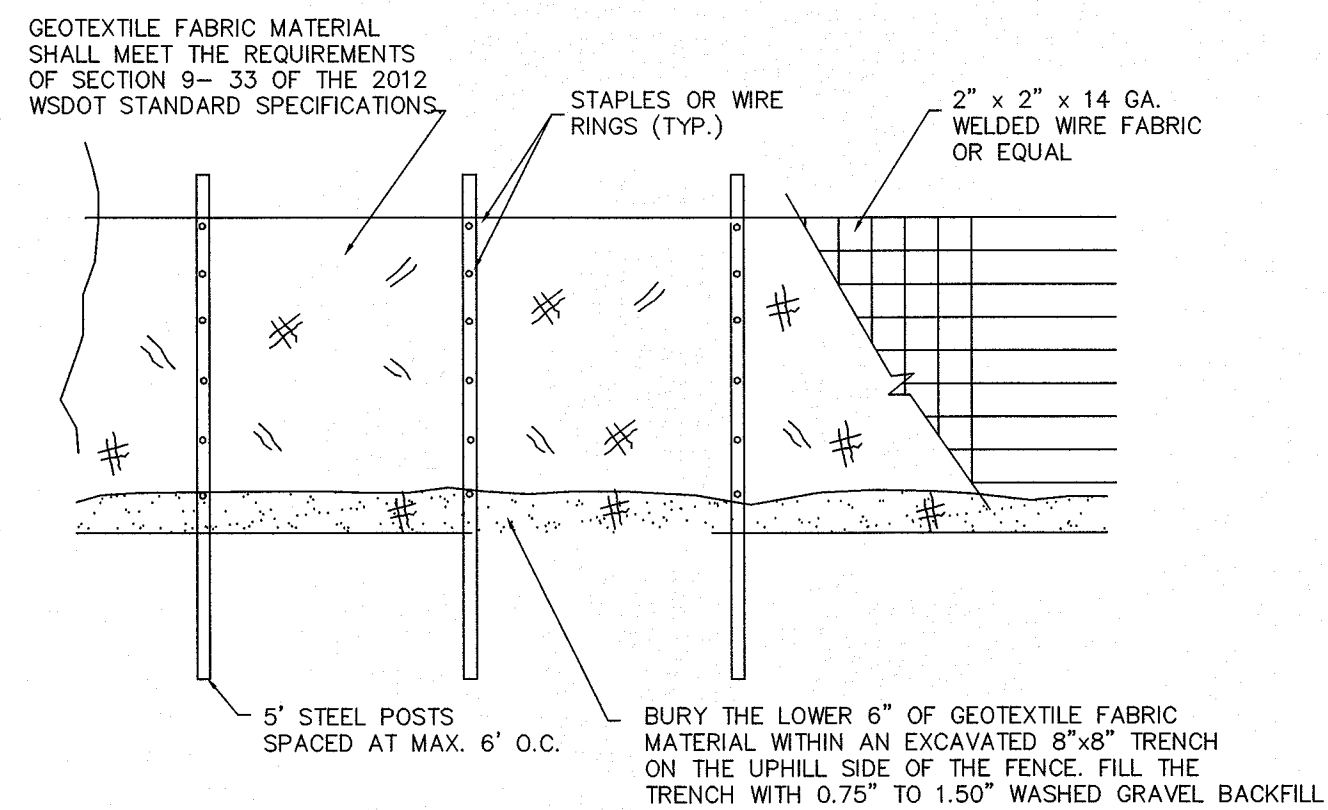
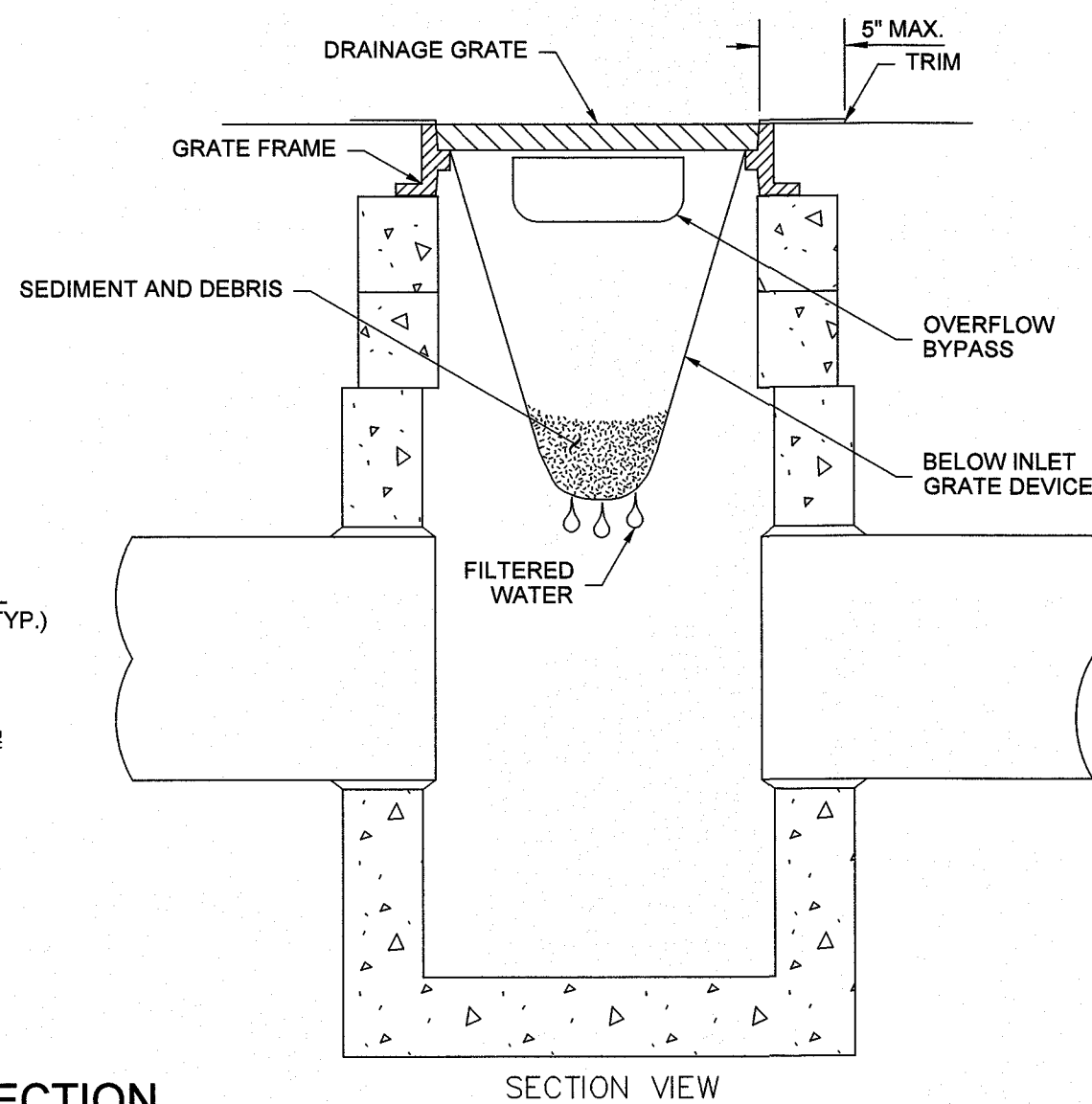
1. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO SURROUNDING FACILITIES, THEN ALTERNATIVE MEASURES TO KEEP THE FACILITIES FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING OR UPSIZING THE DIMENSIONS OF THE ENTRANCE.
2. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL 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.

INLET PROTECTION NOTES

1. SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
2. THE BIGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
3. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BIGD WITHOUT SPILLING THE COLLECTED MATERIAL.
4. PERFORM MAINTENANCE IN ACCORDANCE WITH STANDARD SPECIFICATION 8-01.3(15).



ISOMETRIC VIEW
③ STORM DRAIN INLET PROTECTION
NOT TO SCALE

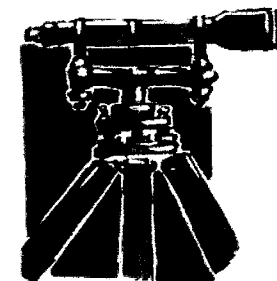
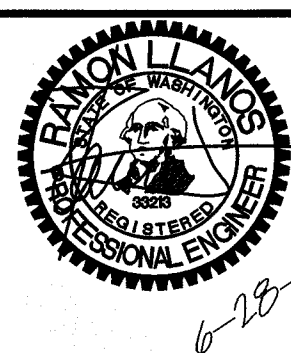


SILT FENCE NOTES:

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
NOT TO SCALE

AS-BUILT SUBMITTAL 1	RS	06/25/18
AS-BUILT SUBMITTAL 2	RS	06/28/18
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RECORD DRAWING CERTIFICATION:

THESE DRAWINGS REFLECT THE WORK AS CONSTRUCTED AND ALL MODIFICATIONS MEET THE PERFORMANCE STANDARDS OF THE ORIGINAL DESIGN.

[Signature]
RAMON LLANOS, P.E.
DATE: 6/28/18

APPROVED

JUN 29 2018

BY: *[Signature]*
CITY OF FERNDAL
PUBLIC WORKS DEPARTMENT

DEMO & TESC PLAN
AS-BUILT

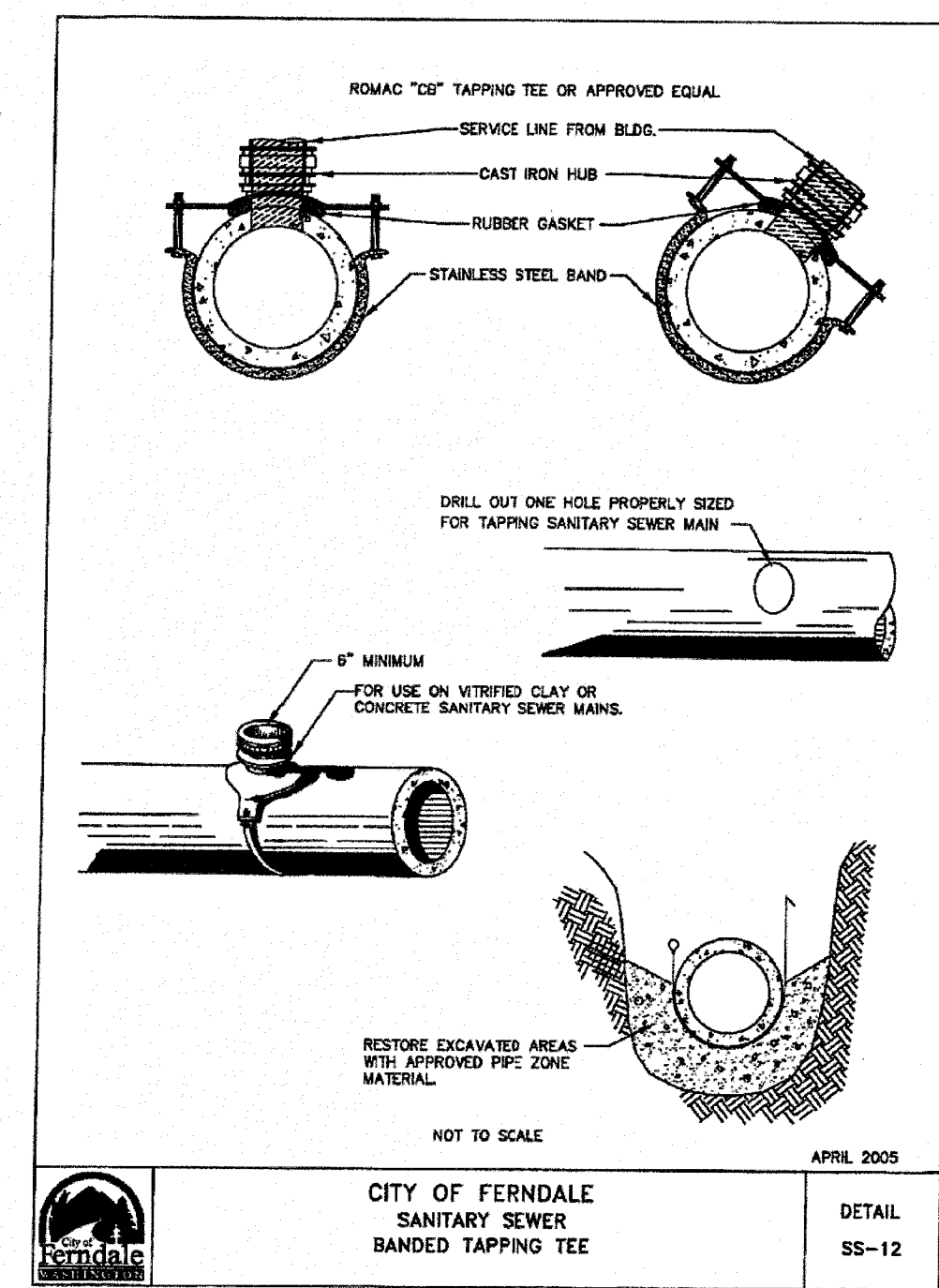
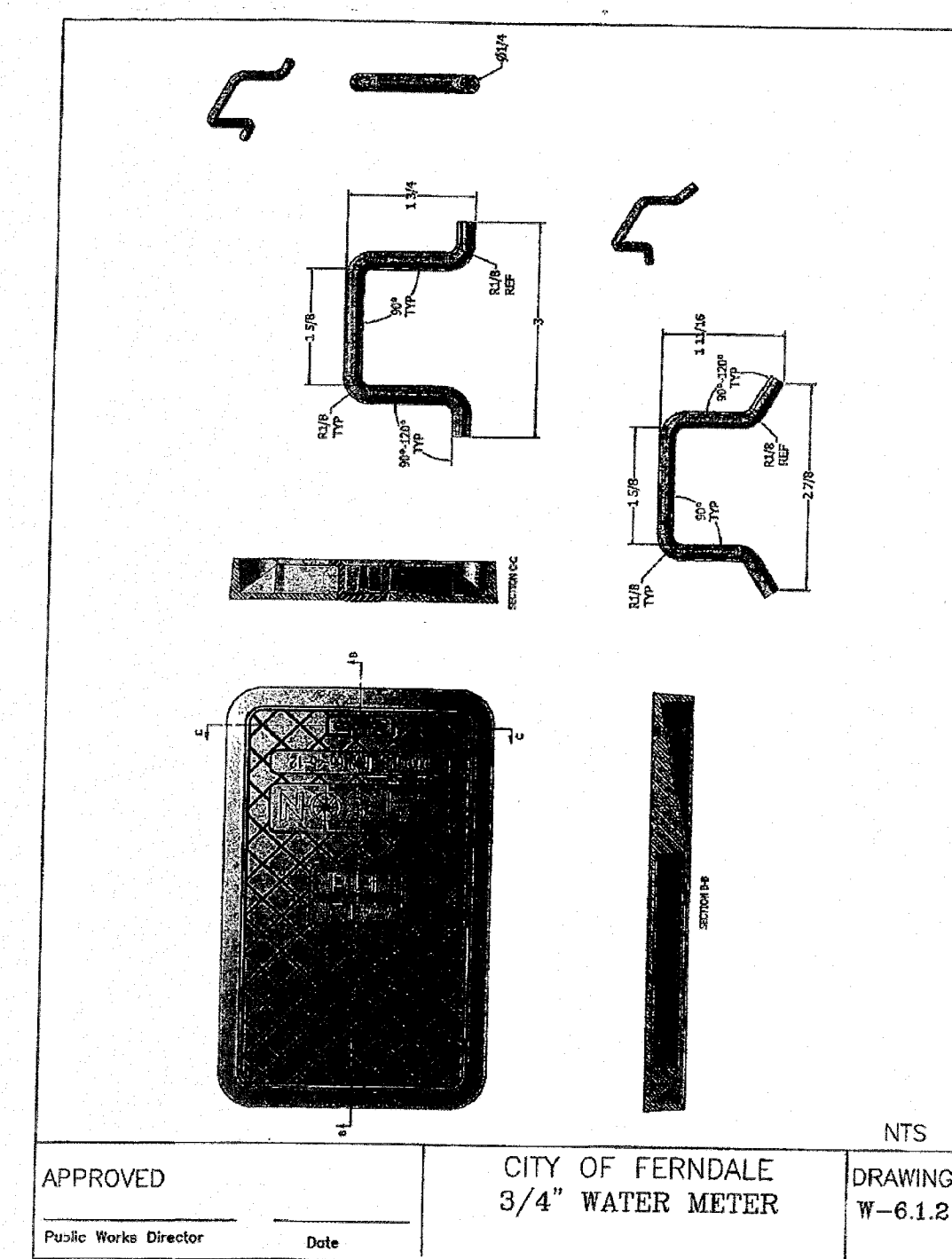
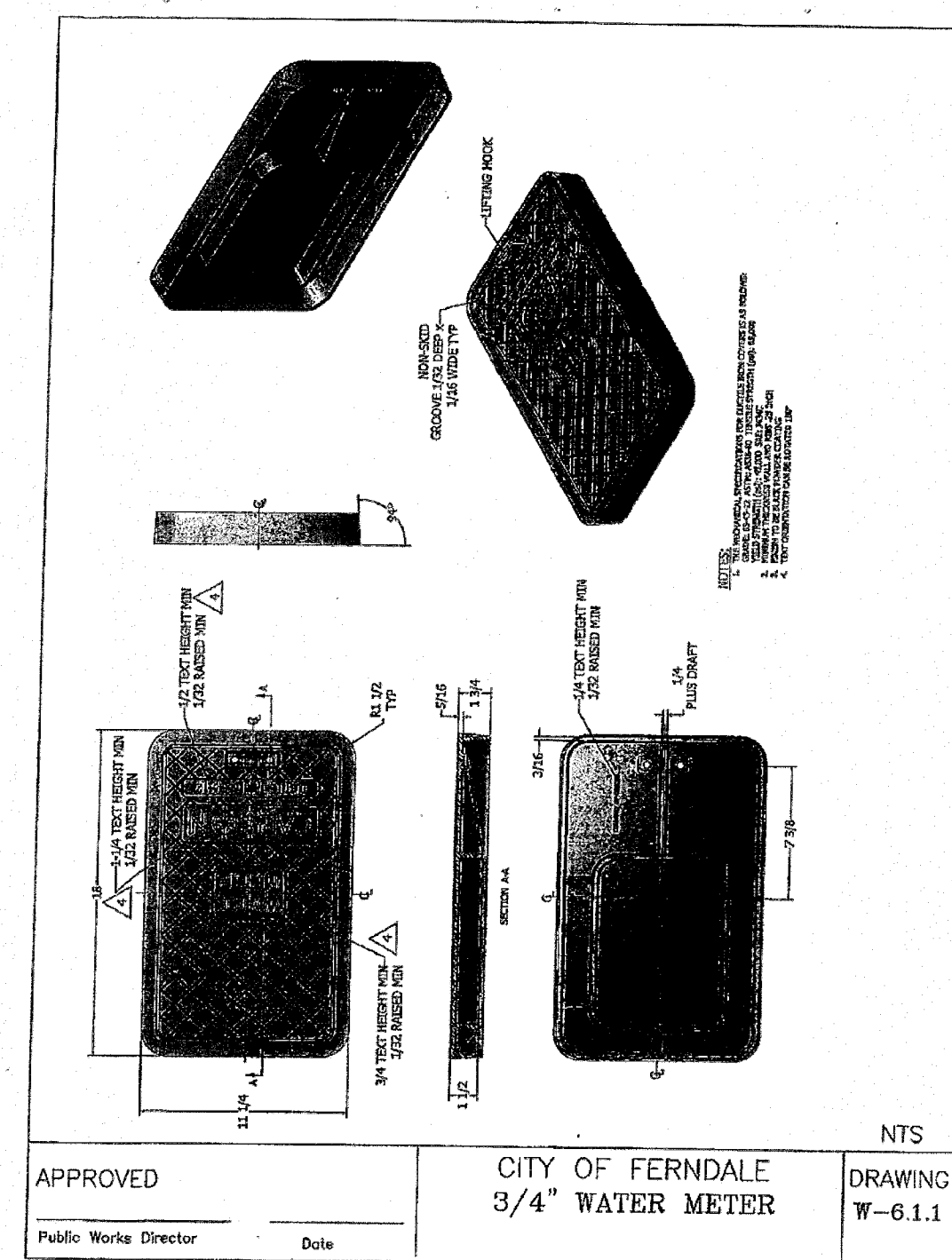
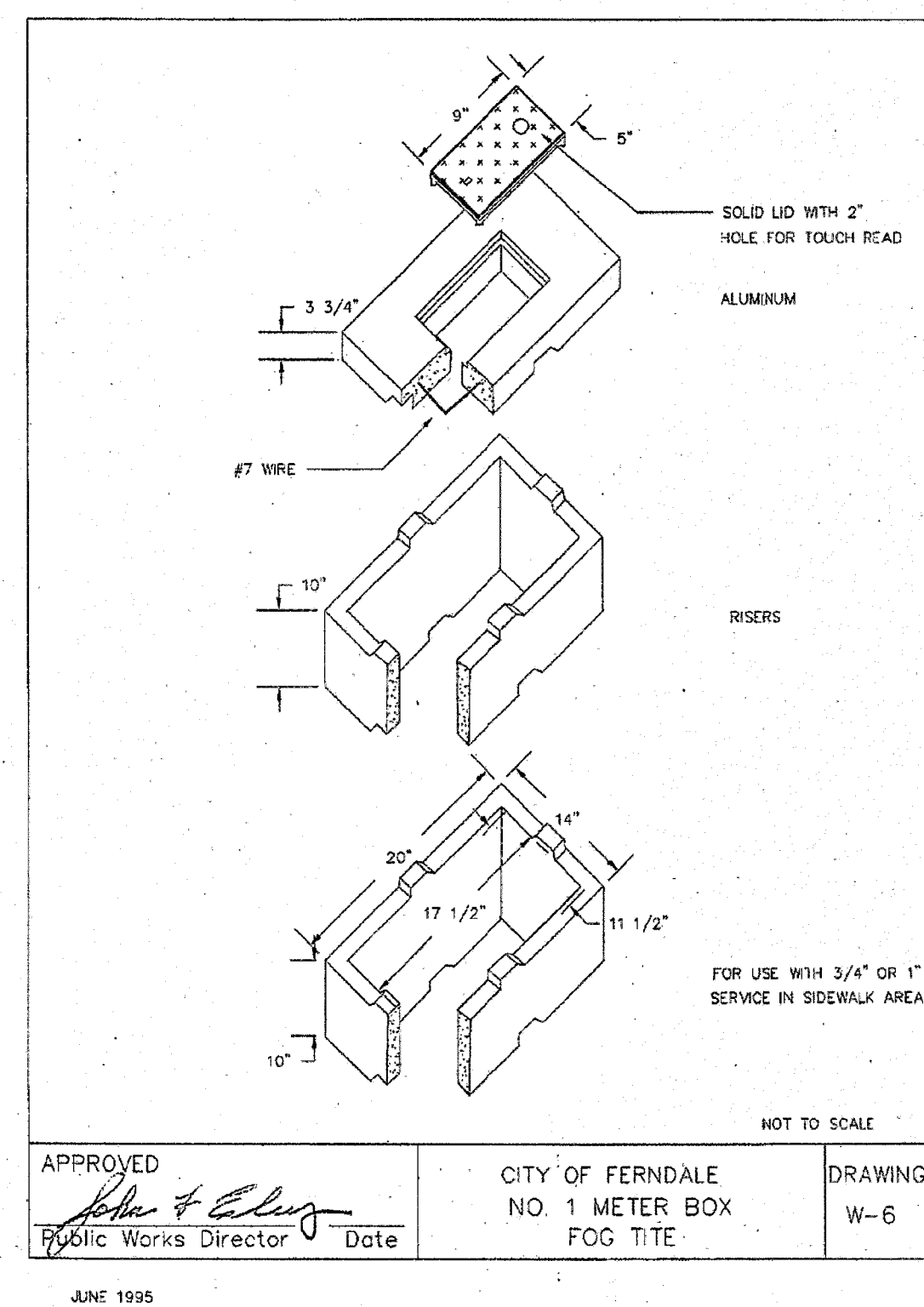
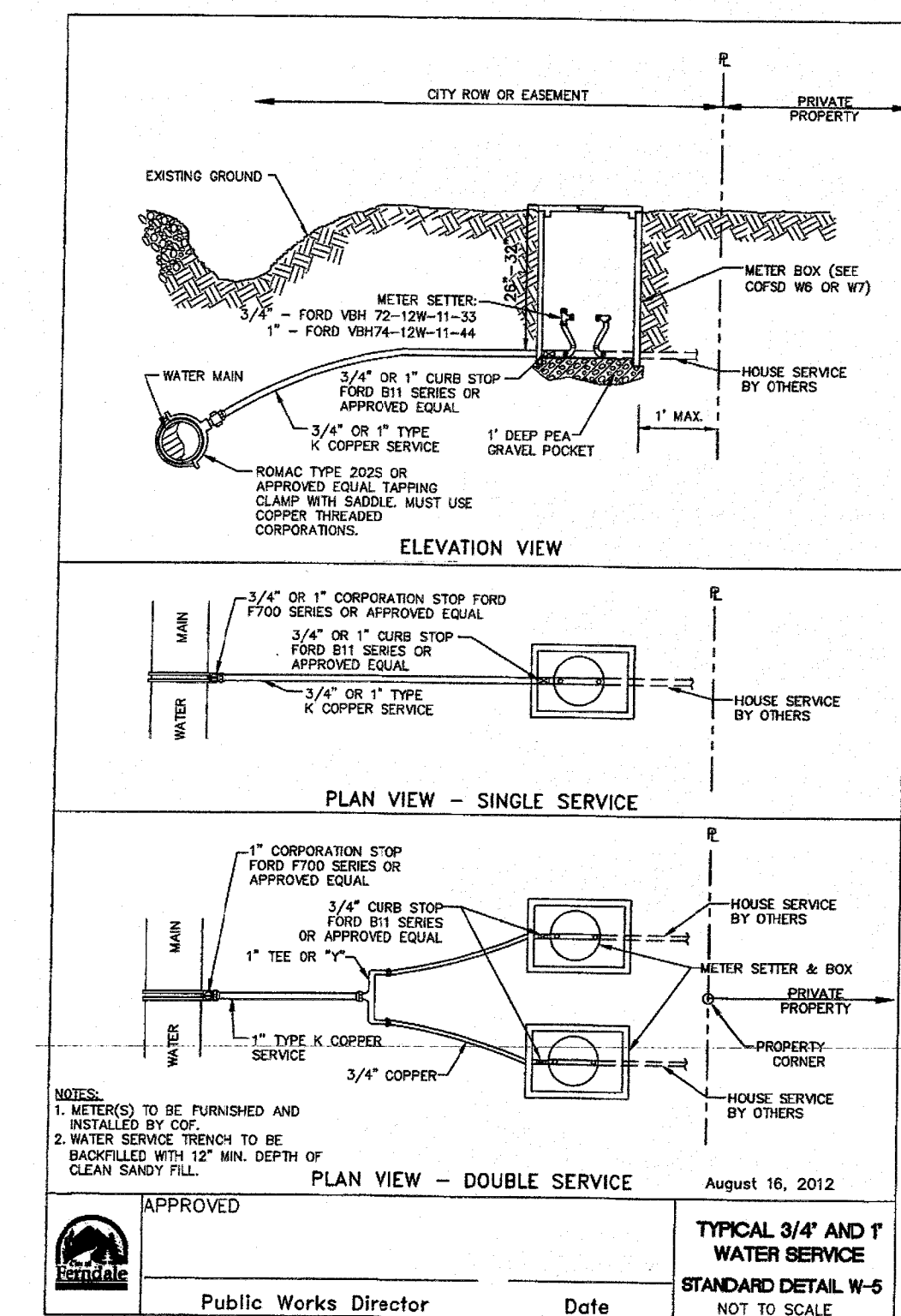
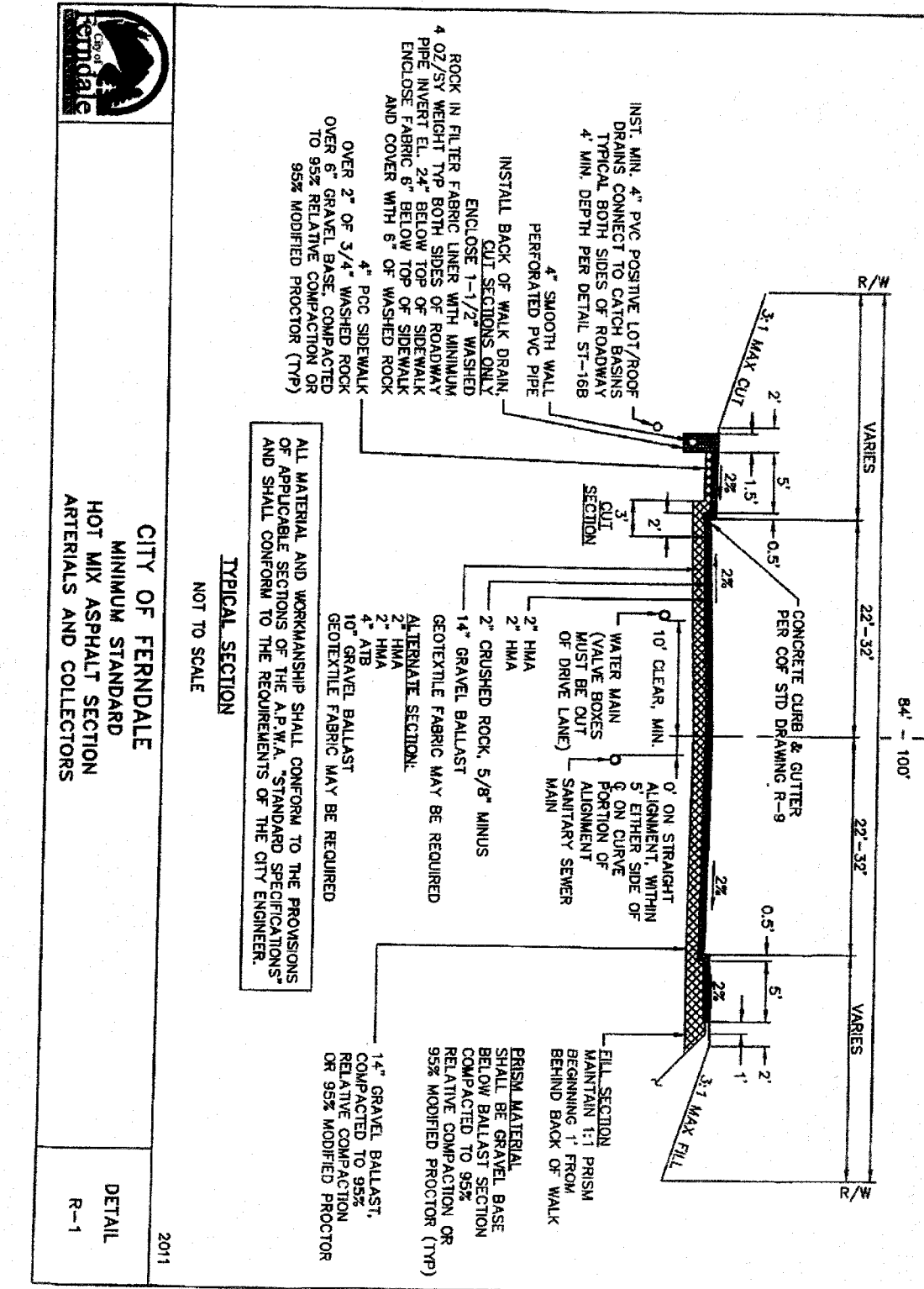
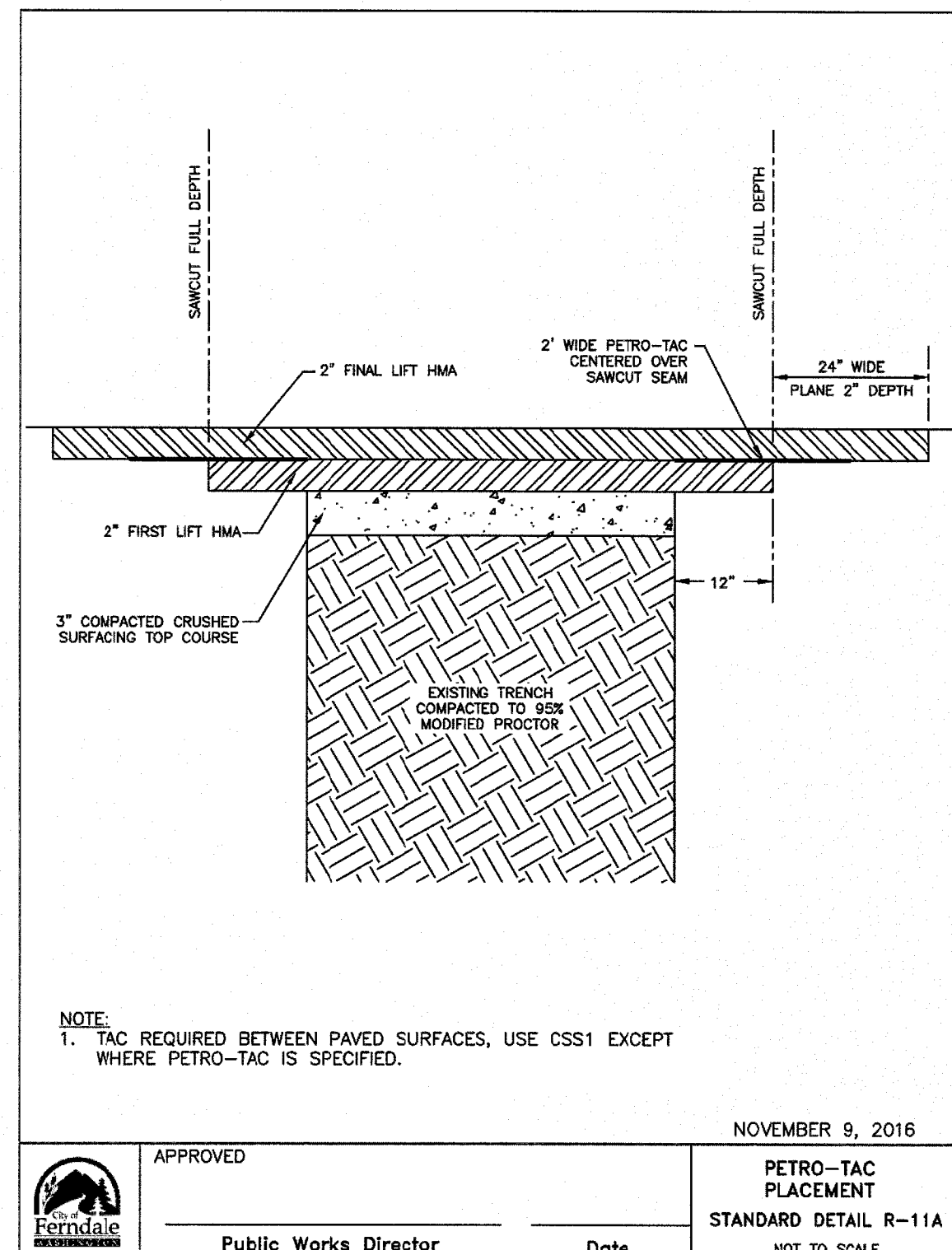
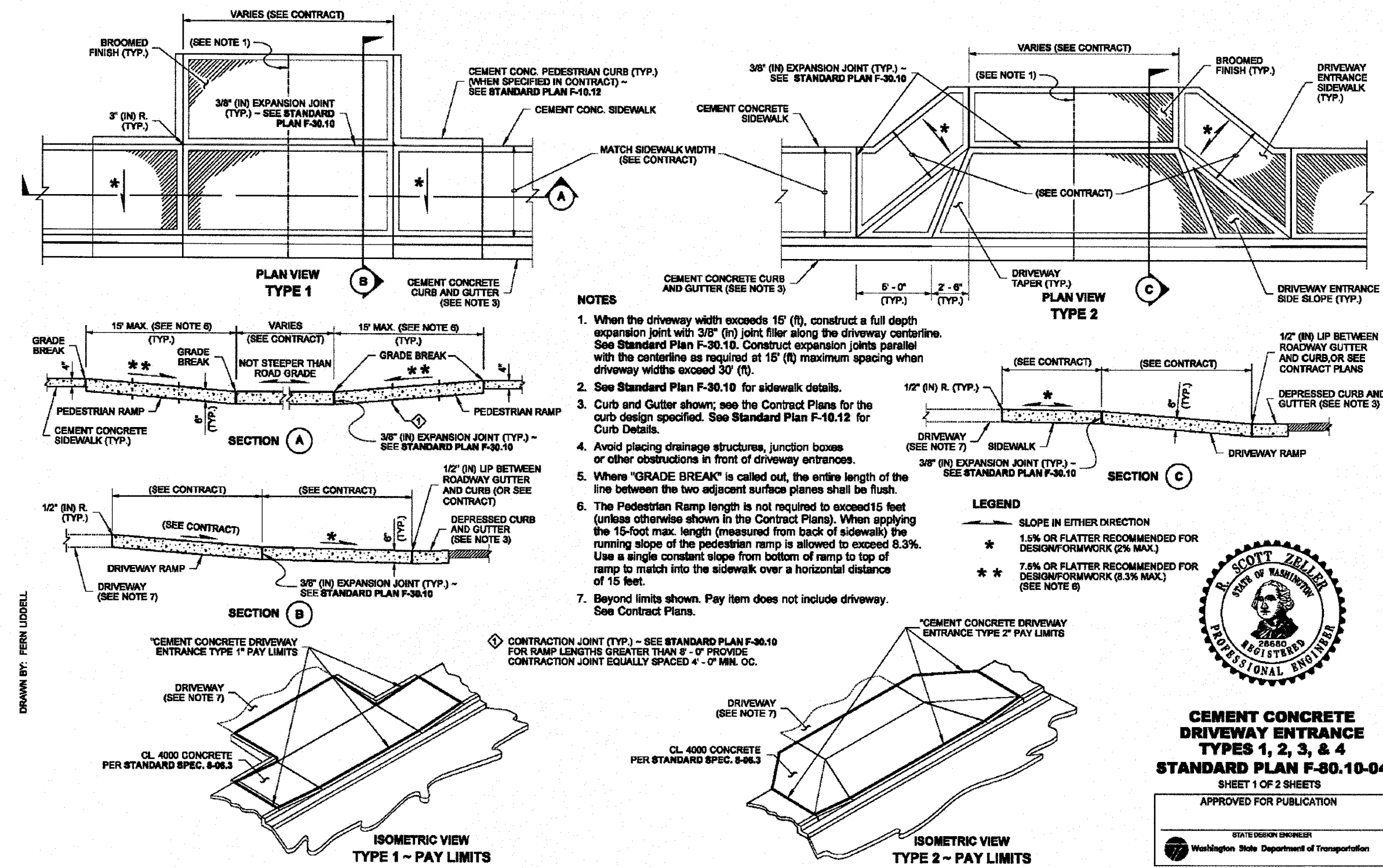
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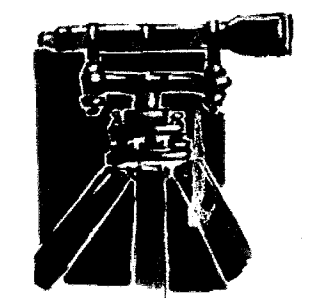
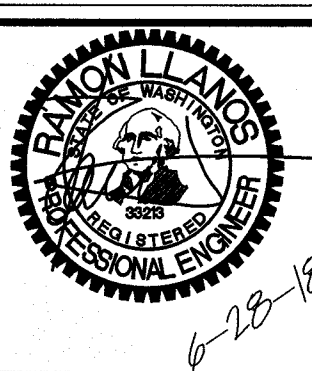
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Ramon Llanos, P.E.
DATE 6/28/18

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JUN 29 2018
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