

A detailed map of the area around the proposed site. The map shows Main Street running horizontally across the middle, and Main St running diagonally from the top right towards the center. Other streets include Main St (top), Main St (bottom), and Main St (left). Various businesses and landmarks are labeled, including Western Union, N&N's Durgins & Brew, M. Baker Lumber, and Pacific Telephone. A legend in the bottom left corner indicates the 'SITE' location with a black arrow pointing to a specific spot on Main Street.

DATE: 05-23-19

5/21/19

I HEREBY CERTIFY THAT THE IMPROVEMENTS IN
PENCO/(CAPSTONE) BUILDING 'C' HAVE BEEN
INSPECTED BY TERRAFORMA DESIGN GROUP
AND TO THE BEST OF MY KNOWLEDGE, HAVE
BEEN CONSTRUCTED IN CONFORMANCE WITH
THE CITY OF FERRDALE DEVELOPMENT
STANDARDS, THE CITY OF FERRDALE
MUNICIPAL CODE, SUBSEQUENT STANDARDS
ADOPTED BY REFERENCE THEREIN, AND
STANDARD ENGINEERING PRACTICE.

MAY 23 2019
FOR KEVIN RENE
CITY OF FERDALE
PUBLIC WORKS DEPARTMENT

A1.1	SITE PLAN
A1.2	SITE DETAILS
A1.3	SITE DETAILS
L1.1	LANDSCAPE PLANTING PLAN
L1.2	LANDSCAPE DETAILS & NOTES

LEGEND

EXISTING	PROPOSED	PROPERTY LINE
---	---	EASEMENT
---	---	A.C. PAVING
---	---	CONCRETE

MAINTENANCE STANDARDS

1. THE ENTRANCE SHALL BE MAINTAINED BY A CURB WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE. AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, RASHED, OR TRACKED FROM THE VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

2. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ATTAINED OR AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED. UNWASHED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

PAVING SECTION (ON-SITE)

1. HOT MIX ASPHALT - CLASS 1 1/2" (2" THICK - PARKING; 3" THICK - DRIVE AISLES) OVER 6" TOP COURSE CRUSHED SURFACING PER WSDOT SPEC. 9-03.9(3), OVER COMPACTED SUBGRADE, 95% OF MAX. DRY DENSITY (ASTM D1557)

NOTE: FOR ADDITIONAL PAVING AND COMPACTION REQUIREMENTS, REFER TO GEOTECHNICAL REPORT.

CONC. CURB W/ GUTTER

1. CEMENT CONCRETE, CLASS 3000

File: 16004-CIVIL.dwg Date: May20,2019 10:58 PM

LEGEND

EXISTING	PROPOSED	PROPERTY LINE
---	---	EASEMENT
---	---	WATER MAIN
---	---	SEWER MAIN
---	---	STORM DRAIN
---	---	FIRE HYDRANT
---	---	WATER METER
---	---	GATE VALVE
---	---	SEWER MANHOLE
---	---	STORM CB
---	---	STORM MANHOLE
---	---	ELECTRICAL LINE
---	---	TELEPHONE LINE
---	---	GAS LINE
---	---	FILTER FENCE
---	---	ROCK ENTRANCE
---	---	CB INLET PROTECTION

NOTE

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.

EXISTING GRADE INFORMATION IS APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES AND NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE COMMENCING WORK.

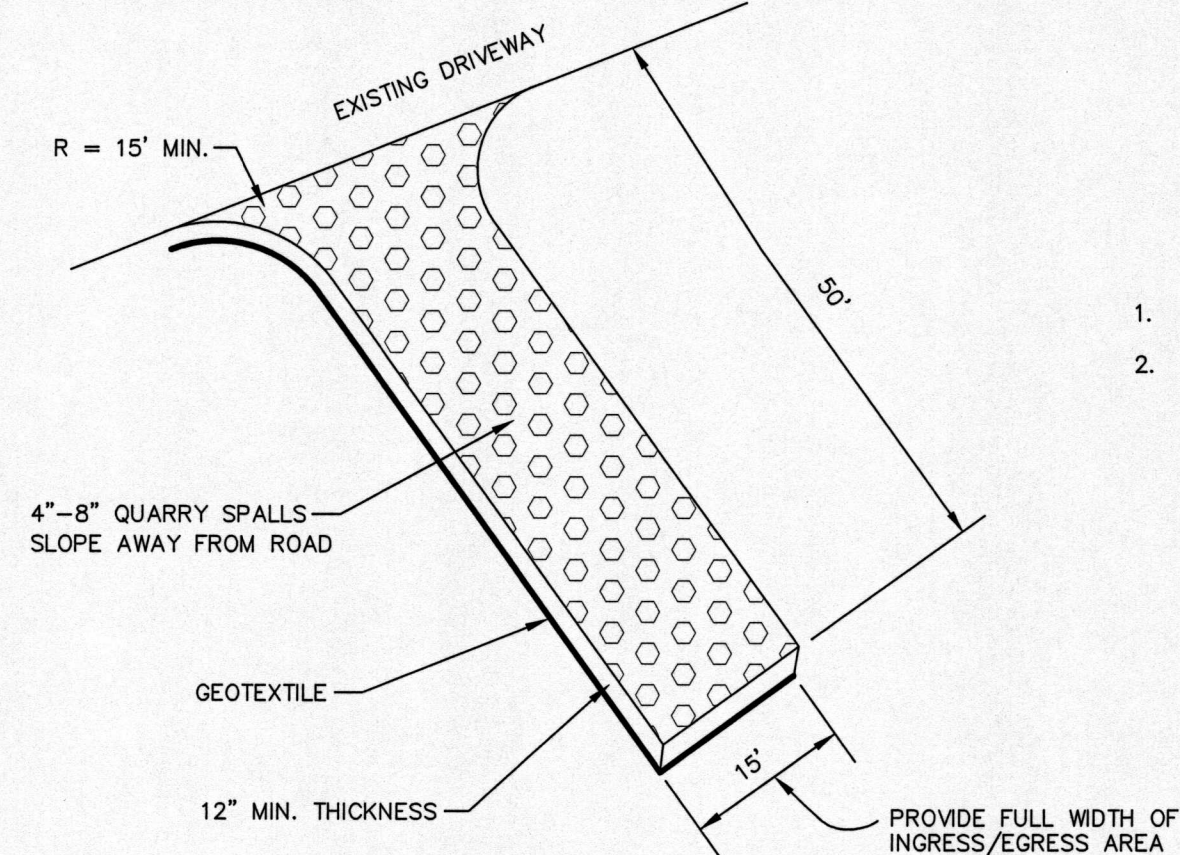
CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO CONFIRM EXISTING UTILITY AND GRADE INFORMATION.

CALL AT LEAST 2 WORKING DAYS BEFORE YOU DIG
CALL '811'

MAINTENANCE STANDARDS

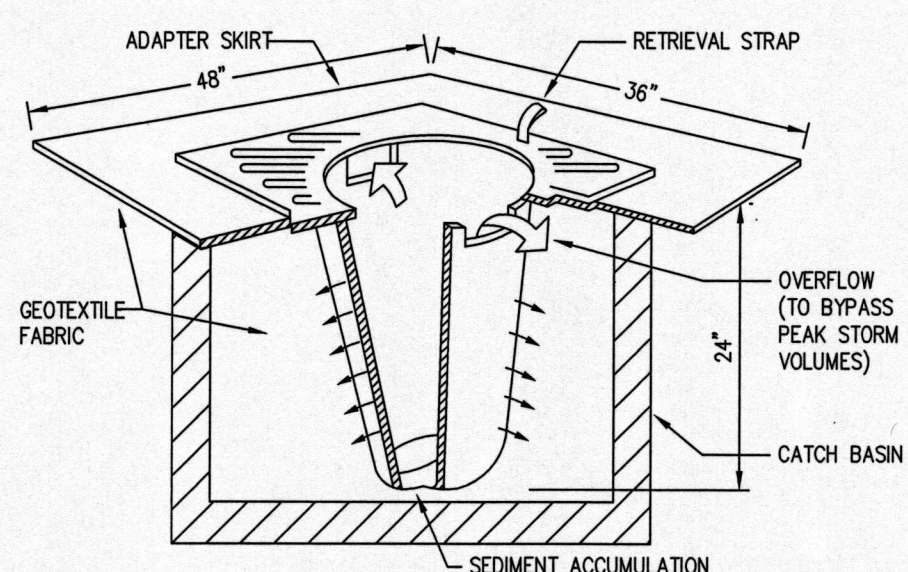
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM THE VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

2. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.



1 ROCK CONSTRUCTION ENTRANCE

C1.2 SCALE: N.T.S.



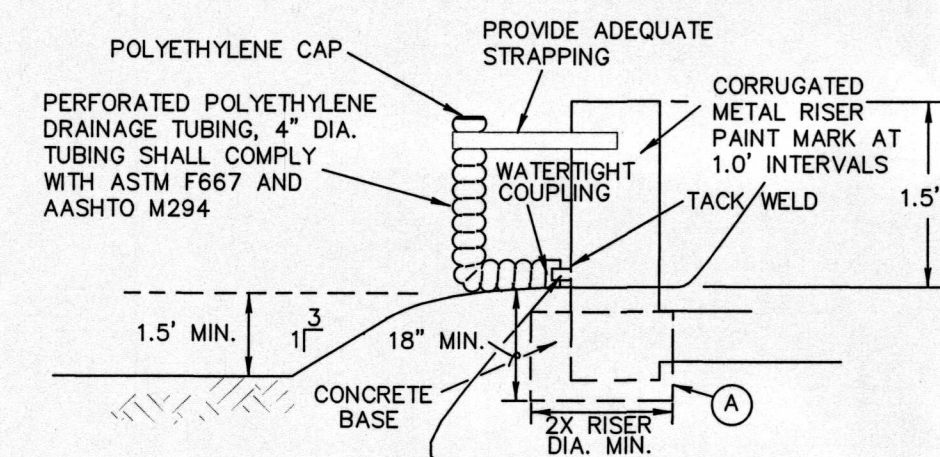
INLET PROTECTION NOTES:

1. FILTERS SHALL BE REMOVED AND CLEANED OR REPLACED AFTER EACH STORM EVENT AND ON A WEEKLY BASIS.

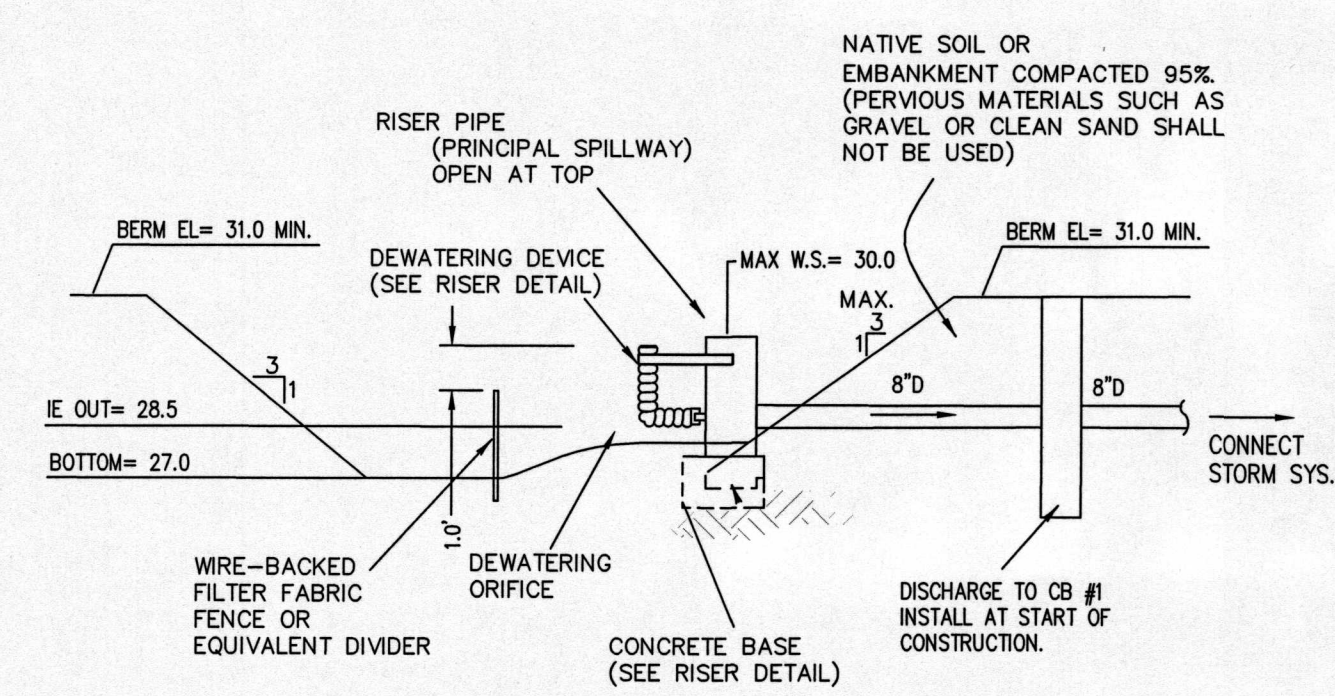
2 CB INLET FILTER

C1.2 SCALE: N.T.S.

1. SEDIMENT SHALL BE REMOVED FROM THE POND WHEN IT REACHES 1 FOOT IN DEPTH.
2. ANY DAMAGE DONE TO THE POND EMBANKMENTS OR SLOPES SHALL BE REPAIRED.

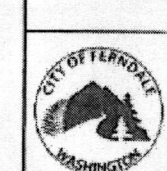
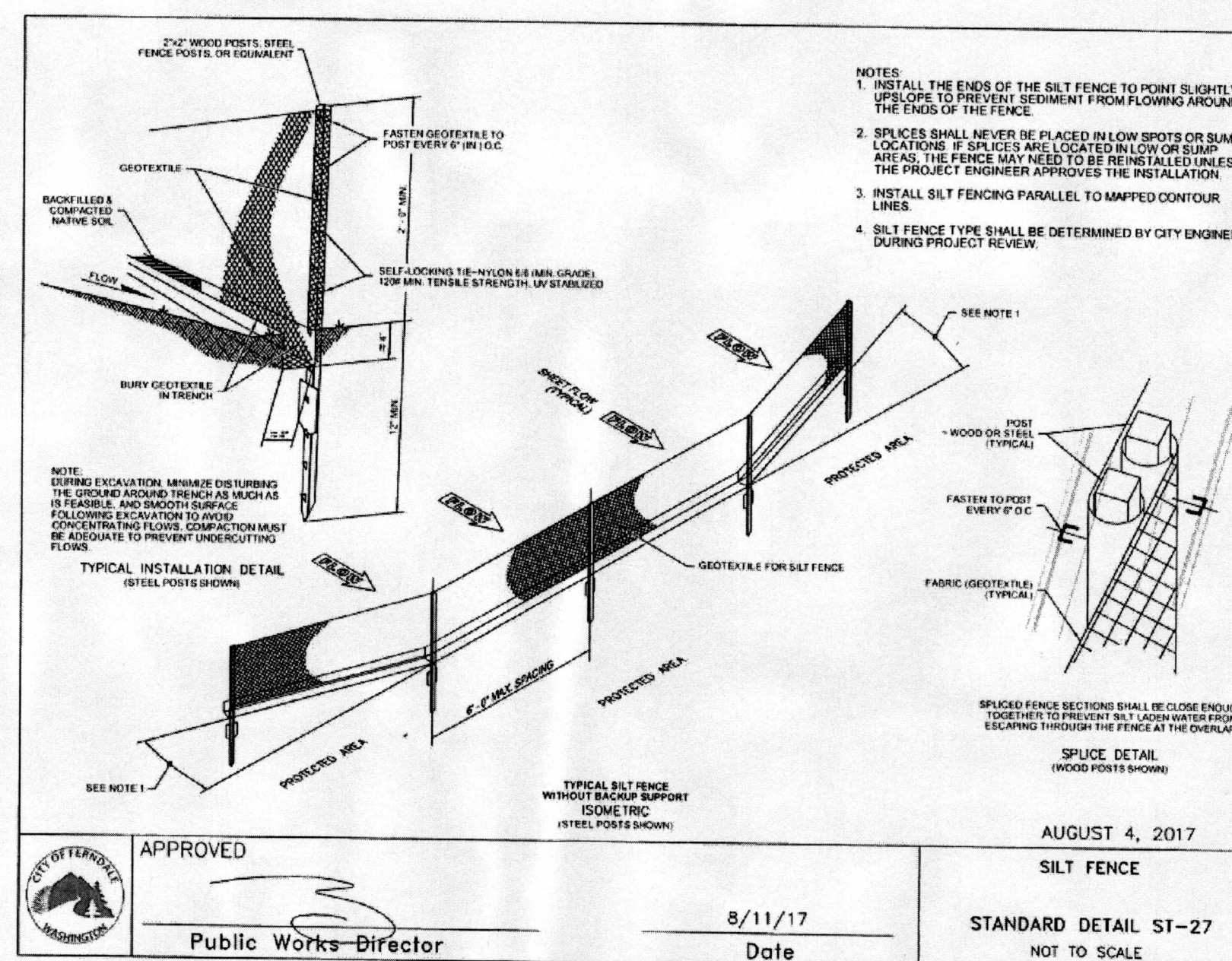


- MAINTENANCE STANDARDS:
1. PROVIDE PROMINENT 1" MARKER WITHIN POND.
 2. SEDIMENT SHALL BE REMOVED FROM THE POND WHEN IT REACHES 1" IN DEPTH.
 3. ANY DAMAGE TO THE POND EMBANKMENTS OR SLOPES SHALL BE REPAIRED.

RISER DETAIL
N.T.S.SEDIMENT POND SECTION
N.T.S.

3 SEDIMENT POND

C1.2 SCALE: N.T.S.

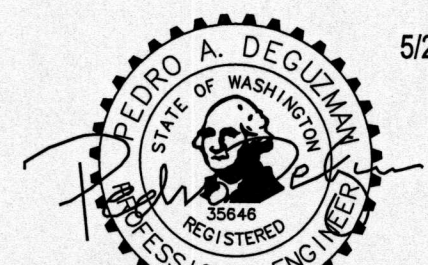
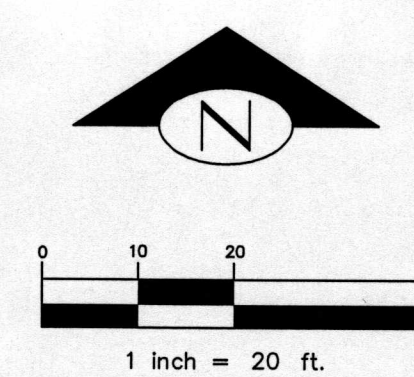


APPROVED
Public Works Director

8/11/17

Date

AUGUST 4, 2017
SILT FENCE
STANDARD DETAIL ST-27
NOT TO SCALE



5/21/19

I HEREBY CERTIFY THAT THE IMPROVEMENTS IN PENCOC(CAPSTONE) BUILDING 'C' HAVE BEEN INSPECTED BY TERRAFORMA DESIGN GROUP 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.

APPROVED

MAY 23 2019

Pedro A. Deguzman
CITY OF FERNDALE
PUBLIC WORKS DEPARTMENT

TERRAFORMA
DESIGN GROUP, INC.

CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
5007 51st Avenue SW, Seattle, WA 98148
98136



TDG#

BUILDING 'C'
NEW RETAIL BUILDING
LOT 3, EXISTING COMMERCIAL SITE
1887 MAIN STREET
FERNDALE, WA 98248-9451

REVISIONS

NO.	DATE	BY
1	12/18/17	REV. PER
2	5/21/19	CIVIL AS

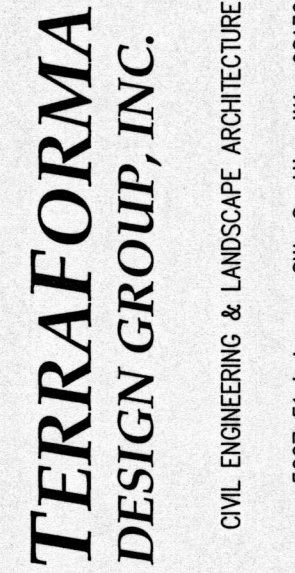
ISSUE DATES

DESIGN APPROVAL:
PERMIT SUBMITTAL:
PERMIT RECEIVED:
BID DOCS:
CONSTR. DOCS:

SHEET INFORMATION

24"x36" SCALE:
PLOT DATE:
CAD FILE:
JOB NUMBER: 16004
DESIGN / CHECKED: PAD
DRAWN: PAD
STATUS:

EX. CONDITION
& EROSION
CONTROL PLAN
C1.2



BUILDING 'C'
NEW RETAIL BUILDING
LOT 3. EXISTING COMMERCIAL SITE

1887 MAIN STREET
FERNDALE WA 98248-9451

REVISIONS		
NO.	DATE	BY
1	12/18/17	REV. PE
2	5/21/19	CIVIL AS

ISSUE DATES
DESIGN APPROVAL:
PERMIT SUBMITTAL:
PERMIT RECEIVED:
ID DOCS:
CONSTR. DOCS:

SHEET INFORMATION

4"x36" SCALE:

LOT DATE: _____

AD FILE: _____

OB NUMBER: 16004

DESIGN / CHECKED: PAD

RAWN: PAD

STATUS:

GRADING 8

GRADING 8

DRAINAGE PI

010

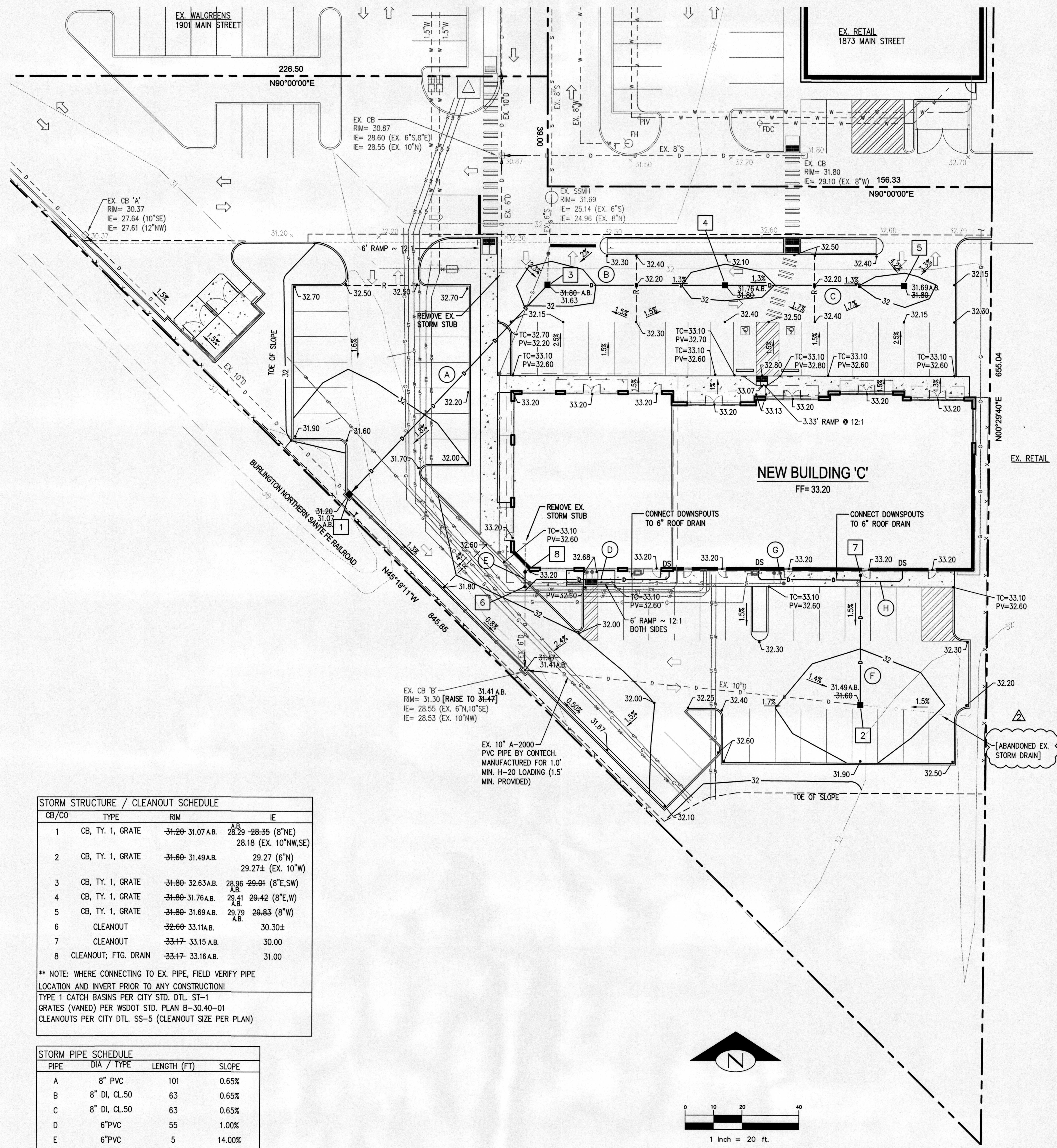
C13

C1.3

GRADING & DRAINAGE PLAN

C1.3

LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	EASEMENT
	GRADING CONTOUR
	SPOT ELEVATION
	GRADE BREAK
	WATER MAIN
	SEWER MAIN
	SEWER DRAIN
	FIRE HYDRANT
	WATER METER
	GATE VALVE
	SEWER MANHOLE
	STORM CB
	STORM MANHOLE
	ELECTRICAL LINE
	TELEPHONE LINE
	GAS LINE
	POWER VAULT
	UTILITY POLE
	PARKING LIGHT



STORM STRUCTURE / CLEANOUT SCHEDULE				
CB/CO	TYPE	RIM	IE	
1	CB, TY. 1, GRATE	31-20 31.07 A.B.	28.29 ^{A.B.} 28.35	(8"NE)
			28.18	(EX. 10"NW,SE)
2	CB, TY. 1, GRATE	31-60 31.49 A.B.	29.27	(6"N)
			29.27±	(EX. 10"W)
3	CB, TY. 1, GRATE	31-80 32.63 A.B.	28.85 ^{A.B.} 28.91	(8"E,SW)
4	CB, TY. 1, GRATE	31-80 31.76 A.B.	29.41 ^{A.B.} 29.42	(8"E,W)
5	CB, TY. 1, GRATE	31-80 31.69 A.B.	29.79 ^{A.B.} 29.83	(8"W)
6	CLEANOUT	32-60 33.11 A.B.		30.30±
7	CLEANOUT	33-17 33.15 A.B.		30.00
8	CLEANOUT; FTG. DRAIN	33-17 33.16 A.B.		31.00

**** NOTE: WHERE CONNECTING TO EX. PIPE, FIELD VERIFY PIPE LOCATION AND INVERT PRIOR TO ANY CONSTRUCTION!**
 TYPE 1 CATCH BASINS PER CITY STD. DTL. ST-1
 GRATES (VANED) PER WSDOT STD. PLAN B-30-40-01
 CLEANOUTS PER CITY DTL. SS-5 (CLEANOUT SIZE PER PLAN)

STORM PIPE SCHEDULE			
PIPE	DI / TYPE	LENGTH (FT)	SLOPE
A	8" PVC	101	0.65%
B	8" DI, CL50	63	0.65%
C	8" DI, CL50	63	0.65%
D	6"PVC	55	1.00%
E	6"PVC	5	14.00%
F	6"PVC	46	1.59%
G	6"PVC	38	1.00%
H	6"PVC	18	1.00%

CPE SHALL BE ADS, N-12 OR EQUAL.
PVC PIPE SHALL BE SDR35
PIPE SHALL HAVE 24" MIN. COVER, U.N.O.
DI, CL.50 PIPE MAY HAVE 1.0' MIN. COVER
PIPE LENGTHS DIST. TO CTR. OF STRUCTURE, U.N.O.

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE LOCATIONS, ELEVATIONS, DEPTHS, AND ASBUILT COMMENTS REFLECTING MATERIALS ACTUALLY USED DURING CONSTRUCTION ACCURATELY REFLECT EXISTING FIELD CONDITIONS AS DETERMINED BY ME OR UNDER MY DIRECT SUPERVISION ON THIS

DATE: 05-23-19



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THE CITY OF FERNDALE DEVELOPMENT
STANDARDS, THE CITY OF FERNDALE
MUNICIPAL CODE, SUBSEQUENT STANDARDS
ADOPTED BY REFERENCE THEREIN, AND
STANDARD ENGINEERING PRACTICE.

APPROVED

MAY 09 2011

MAY 23 2019

King Henry Fox KC

CITY OF FERNDALE
PUBLIC WORKS DEPT.

TABLE 1 (continued)

GENERAL REQUIREMENTS

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2015 EDITION WSDOT (WASHINGTON STATE DEPARTMENT OF TRANSPORTATION) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION), ITS CURRENT AMENDMENTS, ATTACHED SPECIAL PROVISIONS, WSDOT STANDARD PLANS AND DETAILS, CITY OF FERNDALE STANDARD DRAWINGS. 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.
- THE CONTRACTOR SHALL OBTAIN REVOCABLE ENCROACHMENT PERMITS FROM THE CITY OF FERNDALE AND WHATCOM COUNTY PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHTS-OF-WAY.
- THE CONTRACTOR SHALL SCHEDULE 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.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE CITY OF FERNDALE. REPRESENTATIVES FROM THE CITY OF FERNDALE PUBLIC WORKS DEPARTMENT MUST INSPECT ALL WORK. THE CONTRACTOR SHALL CALL AT LEAST 24 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS AS FOLLOWS:
 - PLACEMENT OF TEMPORARY EROSION CONTROL MEASURES.
 - PLACEMENT OF WATER MAIN AND BACKFILLING OF WATER MAIN TRENCH WITHIN ROAD RIGHTS-OF-WAY OR IN WATERLINE EASEMENTS TO BE DEDICATED TO THE CITY OF FERNDALE.
 - PLACEMENT AND BACKFILLING OF UNDERGROUND UTILITIES, STORM SEWER AND SANITARY SEWER WITHIN ROAD RIGHTS-OF-WAY OR IN EASEMENTS TO BE DEDICATED TO THE CITY OF FERNDALE.
 - GRADING OF PUBLIC ROADWAY AT:
 - COMPLETION OF EXCAVATION TO SUBGRADE.
 - COMPLETION OF BALLAST COURSE PLACEMENT.
 - COMPLETION OF CRUSHED SURFACING COURSE PLACEMENT.
 - POURING OF CURB AND GUTTER AND SIDEWALK IN PUBLIC ROADWAY.
 - ASPHALT PAVING IN PROGRESS IN PUBLIC ROADWAY.
 - OVERALL INSPECTION FOR FINISHED SHOULDERS, DITCHES, PERMANENT SEEDING AND MONUMENT PLACEMENT.
 - END OF MAINTENANCE PERIOD.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL ABOVE GROUND AND BURIED DEBRIS AND WASTE THAT MAY BE PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SUB-SURFACE CONDITIONS AND SOILS TYPES.
- 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 PORTION OF THE ROADWAY SHALL INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23-TRAFFIC CONTROL, SHALL APPLY.
- A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE CONTRACTOR SHALL INFORM THE ENGINEER AND OBTAIN APPROVAL FROM THE CITY OF FERNDALE PUBLIC WORKS DIRECTOR OF ANY PROPOSED DEVIATIONS 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.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON A COMBINATION OF FIELD RECONNAISSANCE, FIELD SURVEY AND UTILITY COMPANY RECORDS AND ARE SHOWN ON THESE PLANS IN AN APPROXIMATE WAY ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL OF THE VARIOUS UTILITY COMPANIES TO ARRANGE FOR FIELD LOCATIONS OF ALL EXISTING UTILITY FACILITIES PRIOR TO STARTING CONSTRUCTION. 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 CONTACT UTILITY LOCATION SERVICE AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION. PHONE: 1-800-424-5555.
- 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.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST BETWEEN ACTUAL FIELD CONDITIONS AND THE ASSUMED CONDITIONS SHOWN ON THE APPROVED PLANS PRIOR TO PROCEEDING WITH CONSTRUCTION, SO THAT NECESSARY PLAN OR DESIGN CHANGES CAN BE MADE. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR EXTRA WORK, INCLUDING REMOVAL AND RECONSTRUCTION OF NEWLY BUILT IMPROVEMENTS, MADE NECESSARY BY ERRORS OF DIMENSION OR GRADE ON THE APPROVED PLANS, UNLESS SUCH NOTIFICATION WAS GIVEN.
- THROUGHOUT THE PERIOD OF CONSTRUCTION, CONTRACTOR SHALL COMPLY WITH THE TERMS OF ALL PERMITS.
- 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.
- ALL MATERIALS TESTING REQUIREMENTS FOR THE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE CITY OF FERNDALE PUBLIC WORKS DIRECTOR. CONTRACTOR SHOULD DETERMINE THESE REQUIREMENTS PRIOR TO THE START OF CONSTRUCTION.
- ALL PORTLAND CEMENT CONCRETE SHALL BE APWA CLASS 3000, PER APWA STANDARD SPECIFICATIONS, SECTION 6-02.3(2)B.
- UNDERGROUND UTILITIES CONSTRUCTION
 - 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, 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 AT LEAST 48-HOURS BEFORE BURYING UNDERGROUND PIPE TO ASSURE AND FACILITATE REQUIRED AS-BUILT SURVEY. THE ENGINEER WILL PROVIDE CERTIFIED AS-BUILT MYLARS TO PUBLIC WORKS UPON PROVISIONAL ACCEPTANCE OF ROAD AND UTILITY IMPROVEMENTS.
 - THE CONSTRUCTION OF UNDERGROUND UTILITY LINES SHALL BE SUBJECT TO THE FOLLOWING CRITERIA:
 - 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 DITCHES.
 - TRENCH DEWATERING DEVICES SHALL DISCHARGE INTO SEDIMENT TRAPS OR SEDIMENT PONDS.
 - WHERE PRACTICAL, INSTALL GRAVITY PIPE UTILITIES PRIOR TO INSTALLATION OF OTHER UTILITIES.
 - UTILITY CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FERNDALE DEVELOPMENT STANDARDS.
 - TESTING OF NEW WATER LINES, SANITARY SEWER LINES, AND STORM SEWER SYSTEMS SHALL NOT BE PERFORMED UNTIL ALL OTHER ADJACENT UTILITIES HAVE BEEN INSTALLED.
- CONTRACTOR SHALL PROVIDE REDLINED AS-BUILTS OF ALL UTILITY AND DRAINAGE CONSTRUCTION. THE BUILDING FINISH FLOOR ELEVATION, POND WALL ELEVATIONS, STORM/SEWER RIM & INVERTS SHALL BE CERTIFIED BY THE CONTRACTOR'S SURVEYOR.

CONCRETE CLEANUP BMP'S

- CONCRETE TRUCK CHUTES, PUMPS AND INTERALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR ASPHALT.
- UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING.
- HAND TOOLS INCLUDING, BUT NOT LIMITED TO, SCREDS, SHOVELS, RAKES, FLOATS AND TROWELS SHALL BE WASHED OFF ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR ASPHALT.
- EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
- WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAYS SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
- WHEN NO FORMED AREAS ARE AVAILABLE, WASHWATER AND LEFTOVER PRODUCT SHALL BE CONTAINED IN A LINED CONTAINER. UNLOADED CONCRETE SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS. CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPAIRED THE SAME DAY.

SANITARY SEWER

- THE FOLLOWING STANDARD DETAILS SHALL BE USED IN CONSTRUCTING SANITARY SEWER IMPROVEMENTS:

PIPE BEDDING TRENCH BACKFILL SS CLEANOUTS SIDE SEWERS	CITY OF FERNDALE STANDARD DETAIL (COFSD) SS-1 COFSD SS-15 & SS-1 & WSDOT STD. SPEC. SEC. 9-03.12 COFSD SS-5 COFSD SS-6, SS-8 & SS-13
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- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH A.P.W.A. STANDARD SPECIFICATIONS, 1996 EDITION, AND SHALL BE SUBJECT TO APPROVAL BY THE CITY OF FERNDALE.
- 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 DONE 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 OR SUITABLE NATURAL MATERIAL AS DIRECTED BY THE ENGINEER, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- 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 FEET BEYOND UTILITY CORRIDOR OR 15 FEET BEYOND RIGHT-OF-WAY LINE.

WATER

- THE FOLLOWING STANDARD DETAILS SHALL BE USED IN CONSTRUCTING WATER SUPPLY SYSTEM IMPROVEMENTS:

TRENCH BACKFILL WATER SERVICE	COFSD W-11 & WSDOT STD. SPEC. SEC. 9-03.12 COFSD W-6, & DETAIL SHEET 16
----------------------------------	--
- 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 CONNECTIONS SHALL BE DONE BY THE CONTRACTOR. CONNECTION TO EXISTING CITY WATER SYSTEM SHALL BE PAID IN ADVANCE BY A DEPOSIT.
- ALL HYDROSTATIC TESTING AND DISINFECTION OF WATER MAINS SHALL CONFORM TO SECTION 7-09.3 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 225 PSI AND SHALL BE DONE ACCORDING TO CITY OF FERNDALE REQUIREMENTS. ALL DISINFECTION AND BACTERIOLOGICAL TESTS SHALL BE CONDUCTED BY THE CITY OF FERNDALE LABORATORY. 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 PIPE SHALL HAVE A MINIMUM COVER OF 42".
- WATER SERVICE TAP INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE CITY OF FERNDALE DEVELOPMENT STANDARDS. ALL WATER SERVICE STUB ENDS SHALL BE MARKED FOR LOCATION WITH A 4" LONG 2" X 4" TIMBER, PAINTED BLUE.
- CONTRACTOR IS RESPONSIBLE TO SET WATERMETER BOXES TO THE FINISHED GRADE BEHIND SIDEWALK. FINISHED GRADE BEHIND SIDEWALK SHALL MEET CITY APPROVAL.

STORM DRAINAGE

- THE FOLLOWING STANDARD DETAILS SHALL BE USED FOR CONSTRUCTION OF STORM DRAIN IMPROVEMENTS:

"MAIN LINE" CATCH BASINS	TYPE 1, 1L OR 2, WSDOT STD. DETAILS B-1, B-1A OR B-1E
--------------------------	---
- ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS SECTION 7-08.3(1). THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL AND ANY REQUIRED PIPE BEDDING TO A UNIFORM GRADE SO THAT THE ENTIRE PIPE IS SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE. DRAINAGE MATERIALS SHALL CONFORM TO WSDOT STANDARD SPECIFICATIONS SECTION 9-05.
- STORM SEWER PIPE HAVING DIAMETERS GREATER THAN 8" SHALL BE CORRUGATED POLYETHYLENE PIPE (CPEP) AND SHALL CONFORM TO WSDOT STANDARD SPECIFICATIONS, SECTION 9-05.20. STORM SEWER PIPE HAVING DIAMETERS 8" AND SMALLER SHALL BE POLYVINYL CHLORIDE (PVC) PIPE AND SHALL CONFORM TO WSDOT STANDARD SPECIFICATIONS, SECTION 9-05.12.
- BACK OF WALK DRAIN SHALL BE 4" SMOOTH WALL PERFORATED PVC PIPE, ASTM D 3034 SDR35, INSTALLED IN CUT SECTIONS PER COFSD ST-15.
- ALL CATCH BASIN GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS".
- UNLESS OTHERWISE SPECIFIED, CAST IRON PRODUCTS SHALL CONFORM TO ASTM DESIGNATION "A 48 CLASS 30" AND DUCTILE IRON PRODUCTS TO ASTM DESIGNATION "A 536 GRADE 80-55-06".
- ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.
- OMITTED.
- LOT/ROOF DRAIN SERVICES SHALL BE MIN. 4" PVC PIPE, ASTM D 3034 SDR35. MULTIPLE RESIDENTIAL STORM DRAIN SERVICES SHALL BE 6" PVC PIPE, DRAINING TO A COFSD ST-7 INLET. 8" PVC PIPE SHALL BE USED TO CONNECT EACH ST-7 INLET TO A NEARBY TYPE 1, TYPE 1L, OR TYPE 2 CATCH BASIN.

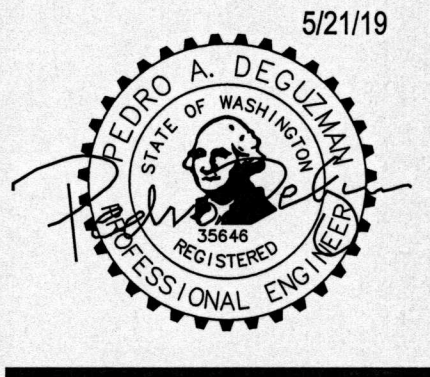
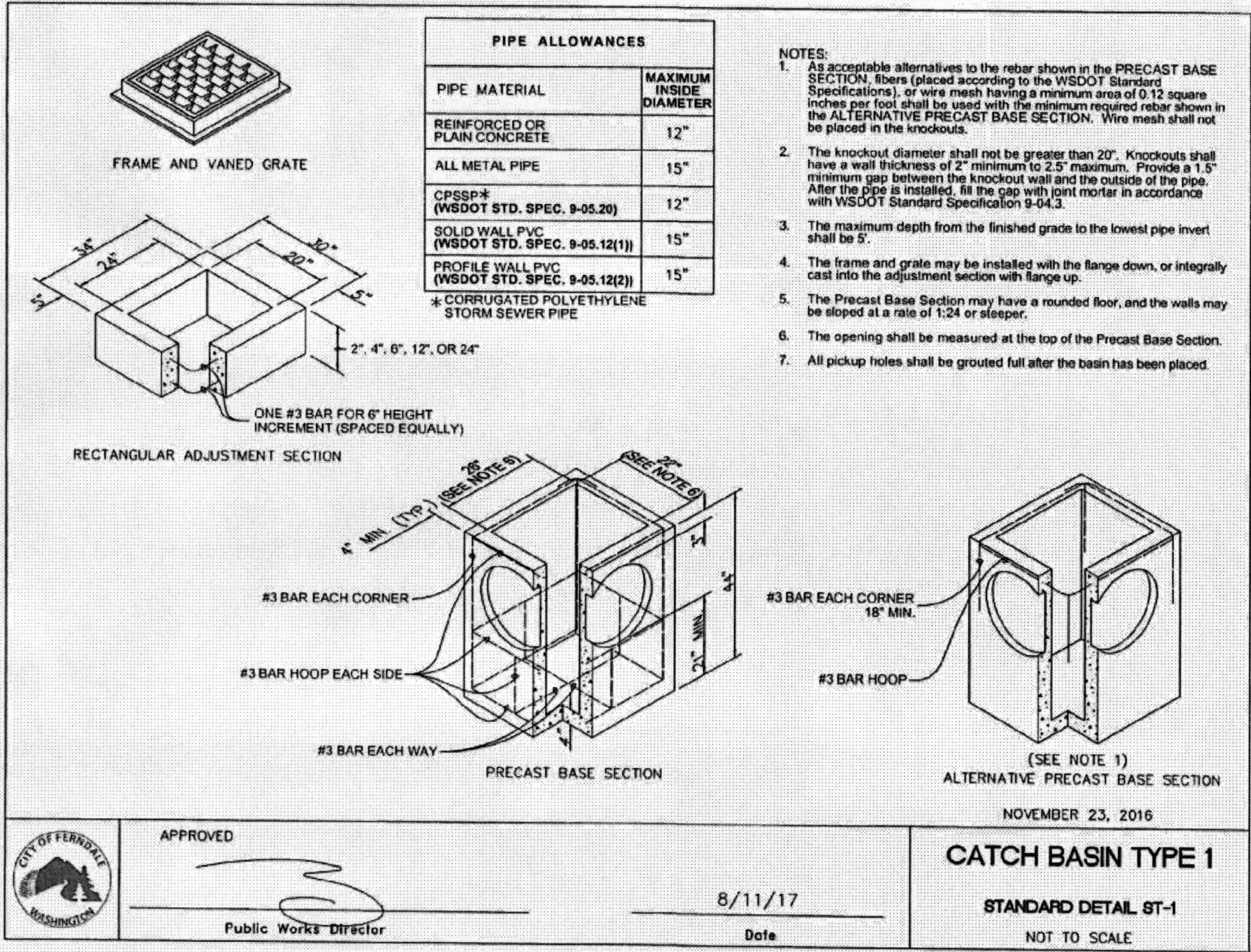
CITY LAND DISTURBANCE NOTES

- LAND DISTURBANCE PERMITS, AUTHORIZATION, AND EXEMPTION NOTICES, OR ANY OTHER LAND USE PERMIT INVOLVING LAND DISTURBANCE, MUST BE POSTED AND CLEARLY VISIBLE AT THE ACCESS TO THE SITE.
- NOTICE TO THE CITY MUST BE GIVEN 24 HOURS PRIOR TO STARTING WORK, AND 24 HOURS PRIOR TO COMPLETION OF THE PERMITTED LAND DISTURBANCE. FAILURE TO DO SO MAY NULLIFY THE PERMIT AND SUBJECT THE APPLICANT TO PENALTIES PURSUANT TO SECTION 204 OF THE DEVELOPMENT STANDARDS FOR THE CITY OF FERNDALE.
- PROVIDE A CLEAN, HARD SURFACE FOR VEHICLES ENTERING THE SITE TO ELIMINATE TRACKING SOIL PNTO THE STREET. SURFACE MATERIAL MAY INCLUDE QUARRY SPALLS, CRUSHED ROCK, OR RIVER ROCK (SEE ILLUSTRATION OF STABILIZED CONSTRUCTION ENTRANCE ATTACHED).
- CONSTRUCT A SILT BARRIER DOWN SLOPE OF ACTIVITY AND MAINTAIN IT IN WORKING ORDER UNTIL PERMANENT VEGETATION IS FULLY ESTABLISHED; AND/OR
- DIRECT ON-SITE RAINFALL RUNOFF TO A SINGLE POINT ON THE PROPERTY. CONSTRUCT AN ADEQUATELY SIZED SUMP OR BASIN FILTERING SYSTEM TO ACCOMMODATE THE DIRECTED RUNOFF. DISCHARGE THE FILTERED RUNOFF TO AN EXISTING DRAINAGE FACILITY.
- WHERE AREAS HAVE BEEN STRIPPED OF VEGETATION AND NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF THIRTY (30) DAYS, LAND SHALL BE STABILIZED THROUGH SEEDING AND/OR MULCHING.
- TOPSOIL SHALL NOT BE USED AS FILL MATERIAL. SITES BEING STRIPPED FOR GRADING OR EXCAVATION MUST STOCKPILE ON SITE FOR TOP DRESSING ROAD BANKS, LAWNS, AND MINING RECLAMATION.
- CRITICAL AREAS: IN AREAS SUCH AS WETLANDS AS SHOWN IN CRITICAL AREAS ORDINANCE #955 ON THE WETLANDS MAP, THE APPLICANT MUST HAVE A PERMIT FROM THE CORPS OF ENGINEERS OR A LETTER OF EXEMPTION FOR ALTERATION OF LAND IN THE 100-YEAR FLOODPLAIN, A FLOODPLAIN PERMIT FROM THE CITY OF FERNDALE IS REQUIRED.
- FORESTED AREAS: A PERMIT FROM THE STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES IS REQUIRED FOR LOGGING ACTIVITY. IF THE FORESTED AREA IS LOCATED IN A CRITICAL AREA, SUCH AS A WETLAND, A WETLAND PERMIT FROM THE CORPS OF ENGINEERS WOULD BE REQUIRED.
- WORK IN THE CITY RIGHT-OF-WAY: AN ENCROACHMENT PERMIT FROM THE CITY OF FERNDALE IS REQUIRED FOR ANY WORK PERFORMED.

NOTE: UNLESS OTHERWISE NOTED ON THE FACE OF THE PERMIT, ALL LAND DISTURBANCE ACTIVITY IS PROHIBITED BETWEEN OCTOBER 1 AND APRIL 1.

EROSION CONTROL NOTES

- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION / LANDSCAPING IS ESTABLISHED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO INSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.



TERRAFORMA
DESIGN GROUP, INC.

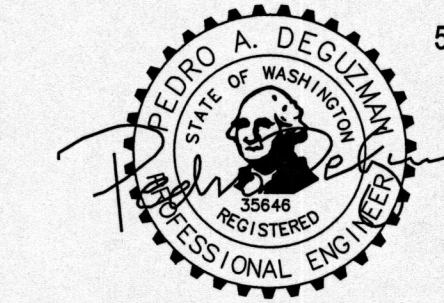
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
5027 51st Avenue SW Seattle, WA 98136
Phone 206.933.0590 website www.terraformdesigngroup.com

T
TDG# 16004

BUILDING 'C'
NEW RETAIL BUILDING
LOT 3, EXISTING COMMERCIAL SITE
1887 MAIN STREET
FERNDALE, WA 98248-9451
WHATCOM COUNTY, WA

REVISIONS		
NO.	DATE	BY
△	12/18/17	REV. PER CITY
△	5/21/19	CIVIL ASBUILTS
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ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	
SHEET INFORMATION	
24"x36" SCALE:	
PLOT DATE:	
CAD FILE:	
JOB NUMBER:	16004
DESIGN / CHECKED: PAD	
DRAWN: PAD	
STATUS:	



I HEREBY CERTIFY THAT THE IMPROVEMENTS IN PENCO/(CAPSTONE) BUILDING 'C' HAVE BEEN INSPECTED BY TERRAFORMA DESIGN GROUP 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.

APPROVED
MAY 23 2019
Pedro A. Deguzman
CITY OF FERNDALE
PUBLIC WORKS DEPARTMENT

CIVIL DETAILS
& NOTES
C1.5
5 OF 11

BEDDING SPECIFICATIONS FOR PVC PIPE

THE FOLLOWING SUPPLEMENTAL SPECIFICATIONS ARE TO BE USED IN CONJUNCTION WITH THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CURRENT EDITION:

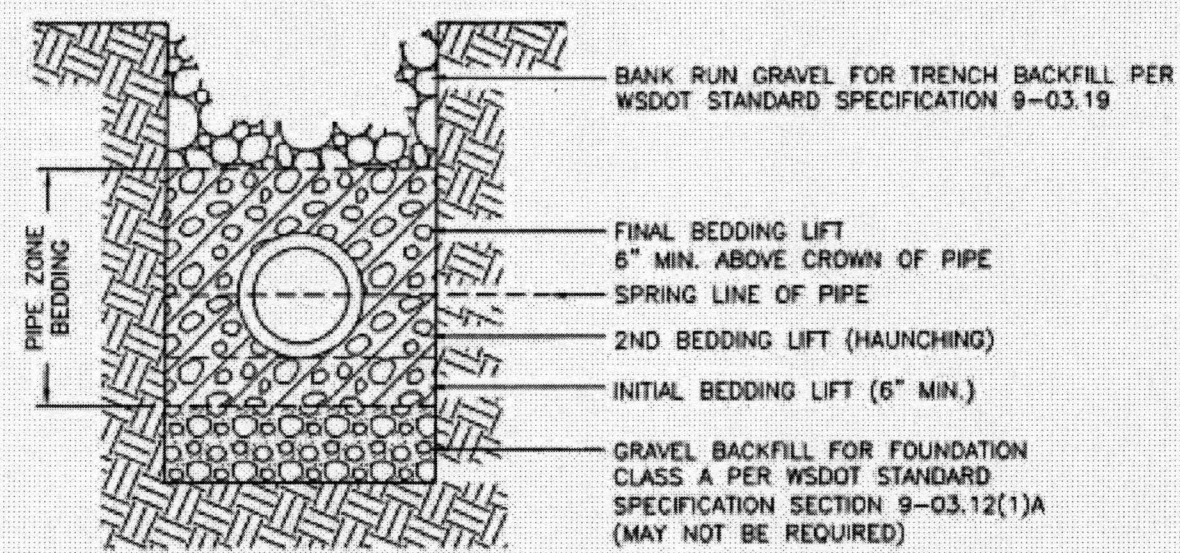
BEDDING FOR SEWERS, DRAINS AND CULVERTS FOR PVC PIPE--

BEDDING MATERIAL FOR PVC PIPE SHALL BE PEA GRAVEL CONFORMING TO THE FOLLOWING SPECIFICATIONS:

PEA GRAVEL -- PEA GRAVEL BEDDING SHALL BE A CLEAN MIXTURE FREE FROM ORGANIC MATTER AND CONFORMING TO THE FOLLOWING GRADATION WHEN TESTED IN ACCORDANCE WITH ASTM D422:

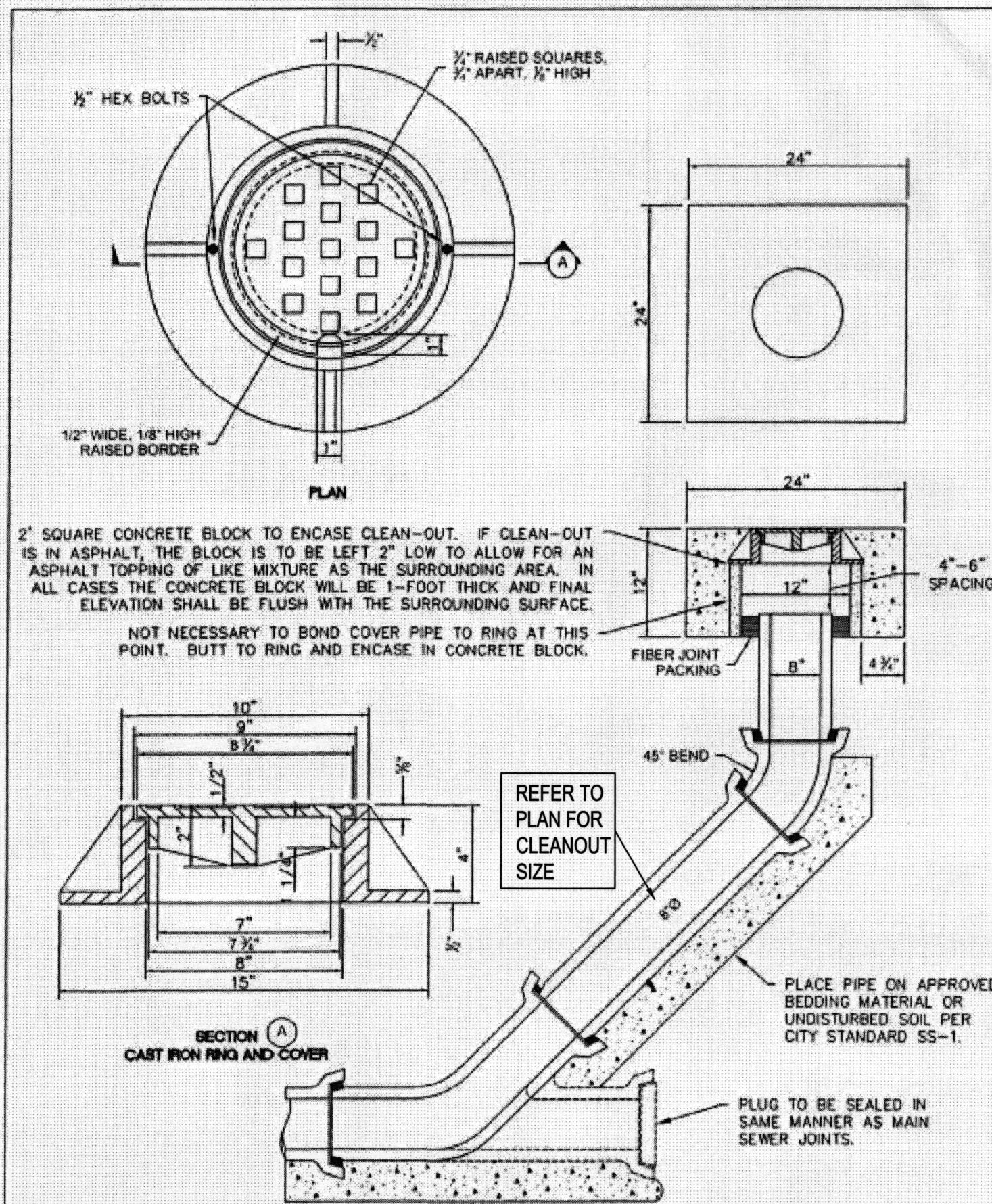
U.S. STANDARD SIEVE SIZE	PERCENTAGE PASSING, BY WT.
3/4"	100
3/8"	95-100
#8	0-10
#200	0-3

BACKFILL -- WHENEVER A TRENCH IS EXCAVATED IN THE EXISTING OR PROPOSED ROADWAY, SIDEWALK OR OTHER AREAS WHERE SETTLEMENT WOULD BE DETRIMENTAL, THE ENTIRE TRENCH ABOVE THE PIPE ZONE SHALL BE BACKFILLED WITH BANK RUN GRAVEL BACKFILL TO 95% OF MAXIMUM DENSITY.



NOVEMBER 23, 2016

CITY OF FERDALE WASHINGTON	APPROVED		PVC PIPE ZONE BEDDING STANDARD DETAIL SS-1
	Public Works Director	8/11/17 Date	NOT TO SCALE



AUGUST 4, 2017

CITY OF FERDALE WASHINGTON	APPROVED		SANITARY SEWER 8" CLEAN OUT STANDARD DETAIL SS-5
	Public Works Director	8/11/17 Date	NOT TO SCALE

BEDDING SPECIFICATIONS FOR PVC PIPE

THE FOLLOWING SUPPLEMENTAL SPECIFICATIONS ARE TO BE USED IN CONJUNCTION WITH THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CURRENT EDITION:

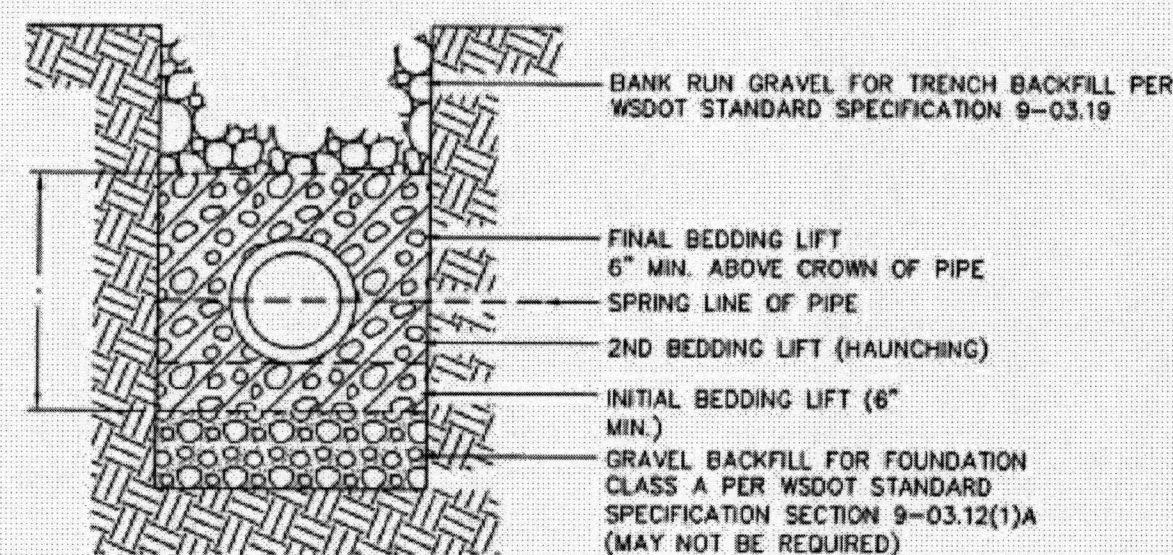
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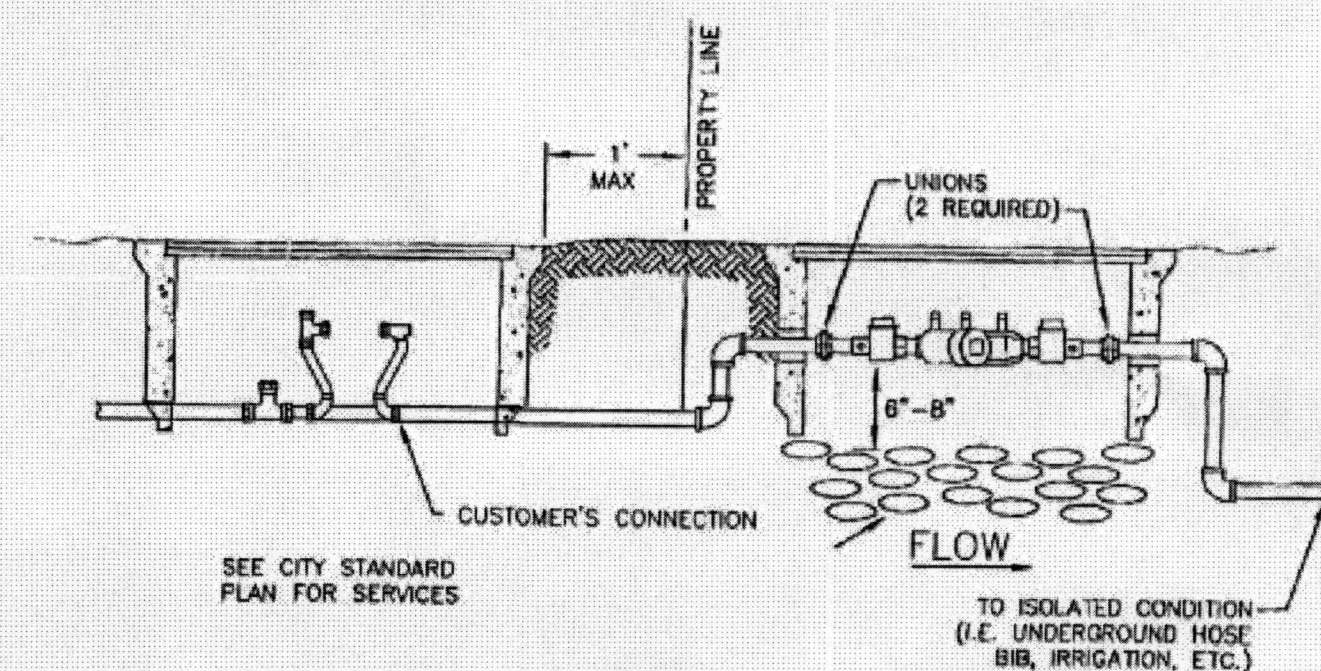
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NOVEMBER 23, 2016

CITY OF FERDALE WASHINGTON	APPROVED		PVC PIPE ZONE BEDDING STANDARD DETAIL ST-15
	Public Works Director	8/11/17 Date	NOT TO SCALE

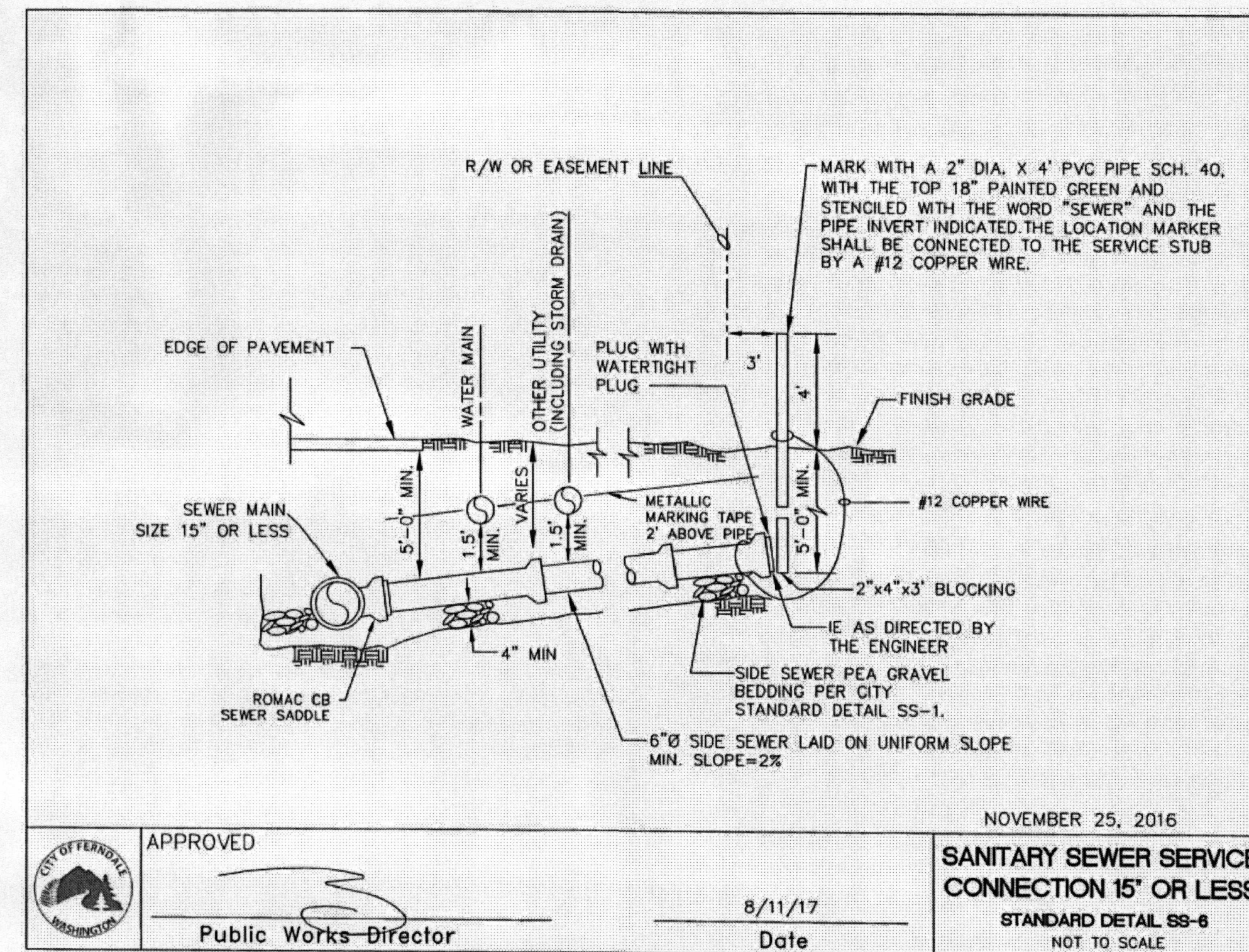


NOTES:

1. DEPTH MAY VARY DUE TO SITE CONDITIONS.
2. ADDITIONAL ROOM MAY BE REQUIRED FOR TESTING AND MAINTENANCE.
3. FOR INSTALLATIONS EXPOSED TO FREEZING, PROTECTION MAY BE REQUIRED.
4. IF FLOODING HAZARD EXISTS, TEST COCKS MUST BE PLUGGED.
5. DCVA MUST BE ON WASHINGTON STATE DOH APPROVED LIST.
6. DCVA MUST BE TESTED UPON INSTALLATION AND THEN ANNUALLY THEREAFTER.
7. DCVA MUST BE TESTED IF MOVED OR REPAIRED.
8. ALL TESTING MUST BE PERFORMED BY A WASHINGTON STATE CERTIFIED BACKFLOW ASSEMBLY TESTER.

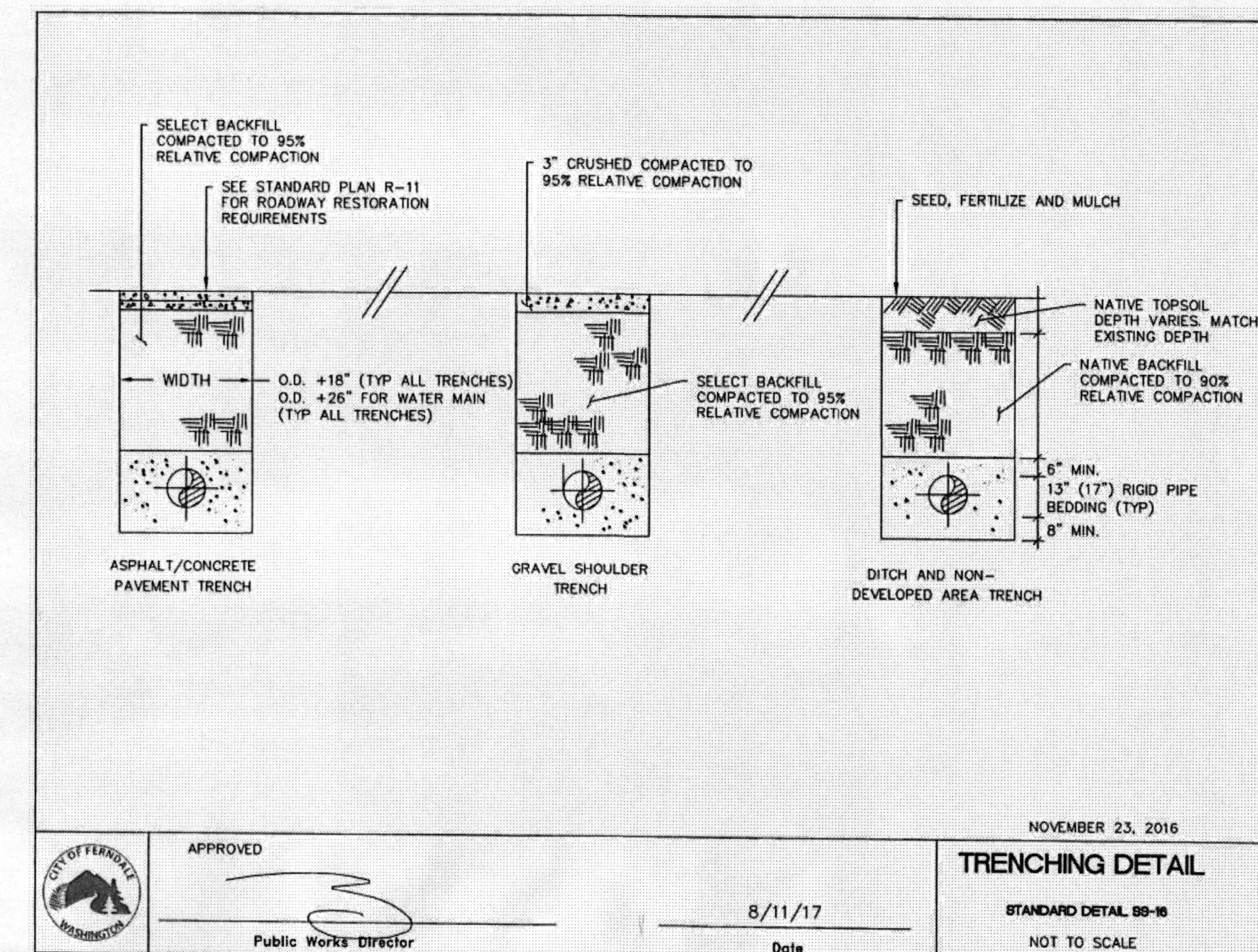
NOVEMBER 23, 2016

CITY OF FERDALE WASHINGTON	APPROVED		SMALL SIZE DCVA IN A BELOW GROUND BOX STANDARD DETAIL W-18
	Public Works Director	8/11/17 Date	NOT TO SCALE



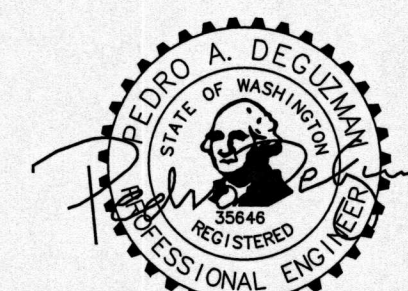
NOVEMBER 25, 2016

CITY OF FERDALE WASHINGTON	APPROVED		SANITARY SEWER SERVICE CONNECTION 15" OR LESS STANDARD DETAIL SS-6
	Public Works Director	8/11/17 Date	NOT TO SCALE



NOVEMBER 23, 2016

CITY OF FERDALE WASHINGTON	APPROVED		TRENCHING DETAIL STANDARD DETAIL SS-10
	Public Works Director	8/11/17 Date	NOT TO SCALE

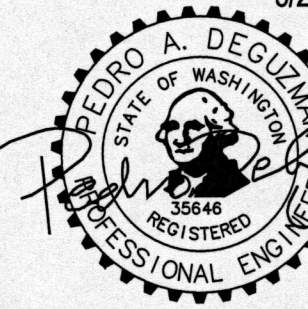


5/21/19

I HEREBY CERTIFY THAT THE IMPROVEMENTS IN PECO/CAPSTONE BUILDING 'C' HAVE BEEN INSPECTED BY TERRAFORMA DESIGN GROUP AND TO THE BEST OF MY KNOWLEDGE, HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE CITY OF FERDALE DEVELOPMENT STANDARDS, THE CITY OF FERDALE MUNICIPAL CODE, SUBSEQUENT STANDARDS ADOPTED BY REFERENCE THEREIN, AND STANDARD ENGINEERING PRACTICE.

APPROVED

MAY 23 2019
J. B. K. K. K. K. K.
CITY OF FERDALE
PUBLIC WORKS DEPARTMENT



TERRAFORMA
DESIGN GROUP, INC.
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
5077 51st Avenue SW, Seattle, WA 98148



TDG#

BUILDING 'C'
NEW RETAIL BUILDING
LOT 3, EXISTING COMMERCIAL SITE
1887 MAIN STREET
FERDALE, WA 98248-9451

REVISIONS

NO.	DATE	BY
1	12/18/17	REV. PER
2	5/21/19	CIVIL ASS
3		
4		
5		

ISSUE DATES

DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	
SHEET INFORMATION	
24"x36" SCALE:	
PLOT DATE:	
CAD FILE:	
JOB NUMBER: 16004	
DESIGN / CHECKED: PAD	
DRAWN: PAD	
STATUS:	

CIVIL DETAIL

C1.6

SITE PLAN NOTES

- ACCESSIBLE ROUTES OF TRAVEL ON THE SITE NOT TO EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE. LOCATION OF PROPOSED HC STALL NOT IDEAL DUE TO SITE CONSTRAINTS. THE WEST SIDE OF THE PROPERTY EXCEEDS 2% SLOPE AND PROPOSED DRIVE LOCATION CANNOT BE FURTHER NORTH.
- FIRE APPARATUS ACCESS: GC TO VERIFY FIRE LANES ARE MARKED AND SIGNED IN ACCORDANCE WITH THE CITY OF KENT REQUIREMENTS.
- THE GC IS RESPONSIBLE FOR PROCURING NECESSARY PERMITS, AS REQUIRED, FOR: FIRE HYDRANTS & WATER MAIN INSTALLATIONS, SPRINKLER SYSTEM SUPPLY MAIN AND PDC, SPRINKLER SYSTEM, AUTOMATIC FIRE ALARM SYSTEM AND MONITORING SYSTEMS, AS APPROPRIATE.
- G.C. TO COORD. WITH LOCAL FIRE DEPARTMENT THE LOCATION FOR THE LOCK BOX FOR ACCESS TO THE BUILDING AND FENCE(S).
- PERIMETER FENCE AND EXTERIOR BUILDING AND SITE SIGNAGE TO BE APPLIED FOR AND PERMITTED SEPARATELY.
- THE ADDRESS ON THE BUILDING NEEDS TO BE VISIBLE FROM THE STREET PER FIRE DEPARTMENT REQUIREMENTS.
- GC TO COORDINATE ALL SITE AND SIGNAGE POWER NEEDS WITH THE TENANT.

FIRE DEPT. NOTES

FIRE HYDRANTS:
REQUIRED FIRE FLOW, WILL DETERMINE THE REQUIRED MINIMUM NUMBER OF FIRE HYDRANTS, AVERAGE SPACING AND MAXIMUM DISTANCE AS OUTLINED IN 2012 IFC APPENDIX C, TABLE C105.1 AND AS OUTLINED IN CITY OF FERNDAL MUNICIPAL CODE

REQUIRED SYSTEMS:
FIRE SPRINKLER SYSTEM, PERMIT AND PLAN REVIEW IS REQUIRED [CITY OF FERNDAL MUNICIPAL CODE AND 2012 IFC, SECTION 903.2]. FIRE ALARM SYSTEM, PERMIT AND PLAN REVIEW IS REQUIRED.

ADDRESS IDENTIFICATION:
COMMERCIAL BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THE BACKGROUND. NUMBERS SHALL BE A MINIMUM TWELVE INCHES IN HEIGHT.

EMERGENCY VEHICLE ACCESS:
EMERGENCY VEHICLE ACCESS AS RELATED TO ACCESS ROAD AND GATE ACCESS, NEED TO BE PROVIDED IN ACCORDANCE WITH CITY OF FERNDAL MUNICIPAL CODE.

KNOX BOX:
A KNOX FIRE DEPARTMENT KEY LOCK BOX SHALL BE INSTALLED AT AN APPROVED LOCATION DETERMINED BY THE FIRE MARSHAL (2012 IFC, SECTION 506.1). THE KNOX BOX PART NO IS #3201 FOR SURFACE MOUNT OR #3220 FOR RECESS MOUNT. KNOX PRODUCTS CAN BE ORDERED ON LINE AT WWW.KNOXBOX.COM.

FIRE EXTINGUISHER(S):
FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 2A: 10B:C SHALL BE ACCESSIBLE AT EVERY 75 FEET OF TRAVEL (2012 IFC, SECTION 906) OR AS SPECIFIED BY HAZARD LISTED IN 2012 IFC, TABLE 906.1.

• RETAIL & OFFICE - 2A:10B:C WITHIN 75' TRAVEL DISTANCE

INTERNATIONAL FIRE CODE PERMITS AND PLAN REVIEW:
• AN INTERNATIONAL FIRE CODE CONSTRUCTION PERMIT IS REQUIRED FOR THE INSTALLATION OF OR MODIFICATION TO AN AUTOMATIC FIRE-EXTINGUISHING SYSTEMS. PLANS ARE REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL (2012 IFC, SECTION 105.7.1).

• AN INTERNATIONAL FIRE CODE CONSTRUCTION PERMIT IS REQUIRED FOR THE INSTALLATION OR MODIFICATION OF AN UNDERGROUND WATER SUPPLY FOR AUTOMATIC FIRE SPRINKLER SYSTEMS. PLANS ARE REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL (2012 IFC, SECTION 105).

• AN INTERNATIONAL FIRE CODE CONSTRUCTION PERMIT IS REQUIRED FOR THE INSTALLATION OF OR MODIFICATION TO A FIRE ALARM AND DETECTION SYSTEM. PLANS ARE REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL (2012 IFC, SECTION 105.7.6).

KEY NOTES

- NEW LANDSCAPE AREAS SHOWN HATCHED PER LANDSCAPE DWGS. WITH 6" HIGH CONCRETE CURB PER DTLS (7&8 A1.2)
- APPROX. LOCATION OF NEW LIGHTING FIXTURE, TYP. REFER TO ELECTRICAL DWGS AND DETAIL (9 A1.2)
- SIGN TO BE POSTED STATING, "CAUTION - TRUCK MAY BE BACKING FOR REFUSE PICK-UP" ALONG THIS DRIVE AISLE, TYP. 3, (PER E-MAIL FROM RODD PEMBLE AT SANITARY SERVICE COMPANY, INC).
- PAINTED DIRECTIONAL ARROW, TYP. PER DETAIL LOCATE ARROWS AND MARKINGS PER TENANT AND CITY OF FERNDAL REQ.
- ASPHALT PAVING, TYP. PER CIVIL DWGS.
- RAMP PER ENLARGED DETAIL (7 A1.3)
- 6" HIGH SIDEWALK PER CIVIL DWGS. REFER TO FLOOR PLAN FOR ADDITIONAL DIMENSIONS AND RADIUS INFORMATION.
- NEW BOLLARDS, TYP. X. COORDINATE EXACT LOCATION WITH TENANT. REFER TO FLOOR PLAN AND DETAIL (10 A1.2)
- TRASH ENCLOSURE AND FLUSH CONCRETE PAD PER ENLARGED DETAILS ON SHEET A13 AND CIVIL DWGS.
- NEW HANDICAPPED STALLS PER CITY OF FERNDAL REQ. REFER TO DETAILS ON SHEET A12 FOR REQUIRED SIGNAGE AND WHEEL STOP INFORMATION.
- GC TO COORDINATE WITH THE MECHANICAL, PLUMBING AND ELECTRICAL DWGS THE EXTERIOR BUILDING UTILITY LOCATIONS, INCLUDING BUT NOT LIMITED TO: EXTERIOR SIGNAGE POWER, POLE TRANSFORMER & UTILITY METERS, GAS METER AND HOSE BIBS.
- METAL CANOPY THRU-CURB DRAINAGE PER DETAIL (8 A1.3)
- BIKE RACK FOR 2 BIKES PERMANENTLY AFFIXED TO CONCRETE SIDEWALK. SEE FUTURE SCHEDULE.

SITE AND BUILDING DATA

LEGAL DESCRIPTION:

LOT 3 WALGREEN'S LLA AS REC AF 2040402803

EXISTING SITE & BUILDING DATA

SITE ADDRESS: 1887 MAIN STREET
PARCEL ID: NUMBER: 98546; 39022930303930000
JURISDICTION: CITY OF FERNDAL, WHATCOM COUNTY
SECTION-TOWNSHIP-RANGE: 28-139N-R02E
PROPERTY NAME/OWNER: PENCOR FERNDAL LLC
EXISTING/PRIOR USE: VACANT LOT
BLDGs ON PARCEL: NONE
LAND USE CODE: 91
ZONING: MC (ZONING MAP), CS/MXD MIXED USE COMMERCIAL

SITE IMPROVEMENT DATA:

BUILDING SETBACKS: FRONT: NONE; REAR: NONE; SIDE: NONE
MAX. SITE COVERAGE: NONE; MAXIMUM HEIGHT: 45' OR 3 STORIES

LANDSCAPE SETBACKS:
PARKING LOT SIDE & REAR: 7'-0" MIN. PER FMC 18.74.140 PARKING LOT LANDSCAPE STANDARDS. DEVIATIONS ALLOWED PER DESIGN REVIEW.

GROSS PARCEL AREA: 165,894 S.F.
CONCRETE CURB/WALKWAY AREAS: 13,604 S.F.
TRASH ENCLOSURE & PAD AREA: 1944 S.F.
ASPHALT PAVING AREAS: 133,852 S.F.
LANDSCAPE AREAS: 19,846 S.F.
UNDEVELOPED PERVIOUS AREA: 17,838 S.F.
PROPOSED BUILDING FOOTPRINT AREA: 16,910 S.F.

PROPOSED BUILDING DATA

OCCUPANCY TYPE(S): B AND/OR M AND/OR A-3 (NON-SEPARATED USES PER IBC SEC. 508.3)

BUILDING CONSTRUCTION TYPE: V-B, FIRE-SPRINKLERED
ALLOWABLE AREA PER FLOOR BASED ON IBC 504.2 AUTOMATIC SPRINKLER SYSTEM INCREASE & TABLE 503: 6,000 S.F., 1 STORY [A-3 OCCUPANCY], 6,000 x 3 = 18,000 S.F. MAX. BUILDING AREA FOR SINGLE STORY, ONE ADDITIONAL STORY ALLOWED.

PROPOSED USE: RETAIL & OFFICE
PROPOSED BUILDING AREA: 12,808 S.F.
PROPOSED BUILDING HEIGHT: 129'-6"
OCCUPANCY BREAKDOWN: 12,808 / 100 = 128 OCC.

FIRE RESISTIVE & FIRE PROTECTION REQUIREMENTS
PER IBC TABLES 601 AND 602 THERE ARE NO FIRE RESISTANCE RATINGS FOR ANY ELEMENTS OF THIS BUILDING, EXCEPT THE 1-HOUR RATED WALL ASSEMBLY ALONG THE EAST PROPERTY LINE PER FLOOR PLAN ON SHEET A2.1.
AN APPROVED NFPA 13 FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING PER FIRE DEPT REQ. (SEPARATE PERMIT). SEE ADDITIONAL NOTES ON SHEET A1.1.

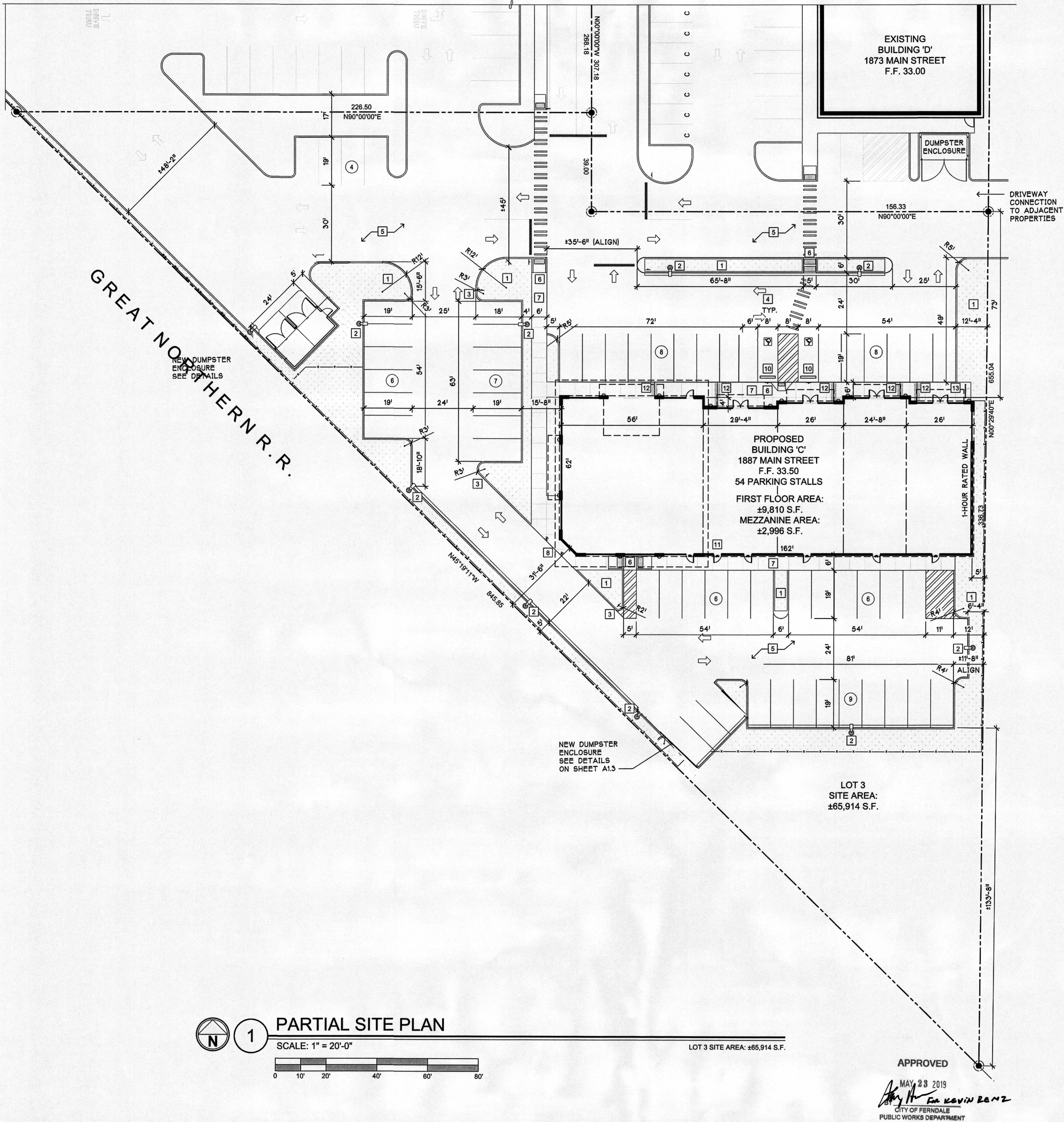
ENERGY CODE REQUIREMENTS

REFER TO "LEVELS OF INSULATION" NOTES ON SHEET A2.1

PARKING REQUIREMENTS:

TABLE 2. OFF-STREET PARKING REQUIREMENTS
USE, RETAIL & PROFESSIONAL OFFICE
MINIMUM PARKING REQUIREMENTS: RETAIL: 1 SPACE PER EACH 333 SQ. FEET; OFFICE: 1 SPACE PER EACH 300 SQ. FEET
REQUIRED BICYCLE SPACES: 1 SPACE PER EACH 10 VEHICLE PARKING STALLS; 5 BICYCLE SPACES PROVIDED.
PARKING BREAKDOWN:
6,356 (RETAIL) / 333 = 19 + 6,450 (OFFICE) / 300 = 22 = 41 SPACES REQUIRED, 54 SPACES PROVIDED: 52 STANDARD STALLS AND 2 HANDICAPPED VAN STALLS.

OFF-STREET PARKING DIMENSION REQUIREMENTS:
BASED ON FMC 18.76.140 PARKING LOT STANDARDS FOR 90-DEGREE PARKING: PARKING STALL WIDTH: 9' (COMPACT: 8'); PARKING STALL LENGTH: 18' (COMPACT: 16'); WIDTH OF MAIN DRIVEWAY AISLE: 25' WIDTH OF PARKING LOT ACCESS DRIVEWAY: 24'



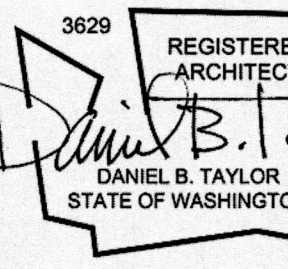
PARTIAL SITE PLAN

SCALE: 1" = 20'-0"

LOT 3 SITE AREA: ±65,914 S.F.

APPROVED

MAY 23 2019
Kevin Benz
CITY OF FERNDAL
PUBLIC WORKS DEPARTMENT



ARCHITECT:
DANIEL B. TAYLOR
ARCHITECT, PLLC
CONTACT: DANIEL B. TAYLOR
1639 HARBOR AVE. SW, #300
SEATTLE, WA 98126
PHONE: (206) 465-2491
EMAIL: dan@nicholsondev.com

- PERMIT SET
NOT FOR CONSTRUCTION

BUILDING 'C'
NEW CONSTRUCTION
LOT 3, EXISTING COMMERCIAL SITE
1887 MAIN STREET
FERNDAL, WA 98248-9451
WHATCOM COUNTY, WA

REVISIONS

NO.	DATE	BY
1		
2		
3		
4		
5		

ISSUE DATES

DESIGN APPROVAL:

PERMIT SUBMITTAL:

PERMIT RECEIVED:

BID DOCS:

CONSTR. DOCS:

SHEET INFORMATION

24"x36" SCALE: AS NOTED

PLOT DATE: 07/12

CAD FILE: 16-11

JOB NUMBER: 16

CHECKED: DBT/T

DRAWN: T

STATUS: PERMIT

PARTIAL SITE PLAN

A1.1