

VICINITY MAP
NTS

CONSULTANTS

CIVIL:
PACLAND
11711 SE 8TH ST
SUITE 303
BELLEVUE, WA 98005
(425) 453-9501
CONTACT: PAUL MANZER, P.E.
JASON GREEN

SURVEYOR:
PACE ENGINEERS, INC.
1601 2ND AVE, SUITE 1000
SEATTLE, WA 98101
(206) 441-1855
CONTACT: FRED WILLIAMSON

SURVEYOR:
PACIFIC SURVEY & ENGINEERING, INC.
1812 CORNWALL
BELLINGHAM, WA 98225
(360) 671-73875
CONTACT: ADAM NELSON

GOVERNING AGENCIES

REVIEWING AGENCY:

CITY OF FERNDALE
COMMUNITY DEVELOPMENT DEPARTMENT
2095 MAIN STREET
FERNDALE, WA 98248
(360) 384-4006
CONTACT: BIEN TABANGCOURA

FIRE DISTRICT:

WHATCOM COUNTY FIRE DISTRICT SEVEN
2020 WASHINGTON STREET
FERNDALE, WA 98248
(360) 384-0303
CONTACT: LARRY HOFFMAN

OWNER/DEVELOPER

BRIAR DEVELOPMENT COMPANY
2211 RIMLAND DRIVE
BELLINGHAM, WA 98226
(360) 650-8217
CONTACT: GLEN FORESMAN

EXISTING LEGEND

	= EXISTING RIGHT OF WAY LINE		= EXISTING STORM DRAIN MANHOLE
	= EXISTING EDGE OF ASPHALT		= EXISTING STORM DRAIN CLEANOUT
	= EXISTING EDGE OF CONCRETE		= EXISTING STORM DRAIN CATCH BASIN MANHOLE
	= EXISTING CURB		= EXISTING AREA DRAIN
	= EXISTING SIDEWALK		= EXISTING CATCH BASIN
	= EXISTING STORM CULVERT		= EXISTING SANITARY SEWER MANHOLE
	= EXISTING STORM DRAIN LINE		= EXISTING SANITARY SEWER CLEANOUT
	= EXISTING SANITARY SEWER LINE		= EXISTING MANHOLE STRUCTURE
	= EXISTING WATER LINE		= EXISTING GATE VALVE
	= EXISTING UNDERGROUND POWER		= EXISTING WATER METER
	= EXISTING UNDERGROUND TV CABLE LINE		= EXISTING FIRE HYDRANT
	= EXISTING UNDERGROUND TELEPHONE LINE		= EXISTING IRRIGATION BOX
	= EXISTING UNDERGROUND GAS LINE		= EXISTING BOLLARD
	= EXISTING EDGE OF TREES & BRUSH		= EXISTING POST
	= EXISTING CHAINLINK FENCE		= EXISTING STREET SIGN
	= EXISTING MONUMENT		= EXISTING STREET LIGHT POLE
	= CENTER OF SECTION		= EXISTING LUMINAIRE ALIGNMENT
	= EXISTING SECTION CORNER		= EXISTING UTILITY POLE
	= EXISTING QUARTER SECTION CORNER		= EXISTING GROUND GUY
	= EXISTING MONUMENT		= EXISTING TELEPHONE PEDESTAL/ RISER
			= EXISTING COMMUNICATIONS PEDESTAL/ RISER
			= EXISTING GAS METER
			= EXISTING LANDSCAPE TREE/UNKNOWN SPECIES TREE

BENCHMARK/VERTICAL DATUM

HORIZONTAL DATUM:
NAD 83/91 (WSDOT)
BASIS OF COORDINATES: GP 37005-32 (#1421), WSDOT
MON. & RECORD INVERSE TO GP 37005-31 (#1420), WSDOT
MON.,PER WSDOT PUBLISHED MONUMENT DATA.

VERTICAL DATUM:
NAVD 88 (WSDOT)
PROJECT BENCHMARK:
WSDOT BM 37005-32 (#1421)
ELEVATION=60.69'
ELEVATION = 544.97 FEET (NAVD 88)

SITE DATA

PROPOSED SITE AREA = 435,611 SF (10.0± ACRES)
PARCEL NUMBER = TP 390229403395
EXISTING USE = COMMERCIAL / RETAIL
PROPOSED USE = COMMERCIAL / RETAIL

NOTES AND GENERAL REIUREMENTS: (PACLAND)

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON A CAD SURVEY FILE PROVIDED BY PACE, DATED JULY 2007 AND UTILITY AS-BUILTS PROVIDED BY THE CITY OF FERNDALE ON 2/28/2011. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED, IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.

CITY OF FERNDALE

- 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, AND ITS AMENDMENTS" (WSDOT SPECS.) AND STANDARD PLANS, 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 PROJECT ENGINEER OF RECORD (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 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:
 - PLACEMENT OF TEMPORARY EROSION CONTROL MEASURES.
 - CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.
 - 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.
 - 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.
 - GRADING OF PUBLIC OR PRIVATE 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
- 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 SPECS., 1-07.23- TRAFFIC CONTROL, SHALL APPLY.
- 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.
- AS-BUILT DATA SHALL BE PROVIDED TO THE CITY OF FERNDALE UPON COMPLETION OF CONSTRUCTION AND PROVIDED IN CITY OF FERNDALE DATUM - VERTICAL (NGVD 29) AND HORIZONTAL (NAD 83/91). CONTACT THE CITY FOR MORE INFORMATION ON SUBMITTAL REQUIREMENTS. UNDERGROUND UTILITIES CONSTRUCTION

RECORD LEGAL DESCRIPTION

(PER CHICAGO TITLE CO. ORDER NO. 302085, WITH AN EFFECTIVE DATE OF MAY 11th, 2007)

PARCEL A:
THE NORTH 743.22 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 2 EAST, W.M., AS MEASURED ALONG THE EAST LINE OF SAID SUBDIVISION;

EXCEPT THE WESTERLY 715.21 FEET OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER.

ALSO EXCEPT THE NORTHERLY 30.00 FEET FOR RIGHT-OF-WAY PURPOSES.

ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER WHATCOM AUDITOR'S FILE NO. 1025283.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL B:
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°44'27" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER A DISTANCE OF 30.00 FEET TO THE SOUTHERLY MARGIN OF LABOUNTY DRIVE; THENCE ALONG SAID SOUTHERLY MARGIN NORTH 88°36'05" WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 171.04 FEET TO THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A CURVE TO THE RIGHT, THE CENTRAL ANGLE POINT OF WHICH BEARS NORTH 01°23'55" EAST A RADIAL DISTANCE OF 136.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°53'36", AN ARC DISTANCE OF 135.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 31°42'29" WEST A DISTANCE OF 19.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE CENTRAL ANGLE POINT OF WHICH BEARS SOUTH 58°17'31" WEST A RADIAL DISTANCE OF 60.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT THROUGHOUT A CENTRAL ANGLE OF 35°04'06" AN ARC DISTANCE OF 36.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE CENTRAL ANGLE POINT OF WHICH BEARS NORTH 27°19'53" WEST A RADIAL DISTANCE OF 1060.00 FEET; LAST SAID CURVE FURTHER DESCRIBED AS BEING CONCENTRIC WITH AND 60.00 FEET SOUTHEASTERLY OF THE CENTERLINE OF MAIN STREET, AS SHOWN ON WASHINGTON DEPARTMENT OF TRANSPORTATION SHEET 3 OF 4, SMITH ROAD TO FERNDALE, DATED MARCH 8, 1966; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°48'10" AN ARC DISTANCE OF 310.86 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 715.21 FEET, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°29'40" WEST ALONG LAST SAID PARALLEL LINE A DISTANCE OF 15.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE CENTRAL ANGLE POINT OF WHICH BEARS NORTH 10°22'22" WEST A RADIAL DISTANCE OF 1075.00 FEET, SAID CURVE FURTHER DESCRIBED AS BEING CONCENTRIC WITH AND 75 FEET SOUTHEASTERLY OF THE SAID CENTERLINE OF MAIN STREET; THENCE NORTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°51'55" AN ARC DISTANCE OF 91.28 FEET; THENCE SOUTH 88°36'05" EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 353.96 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

SHEET INDEX

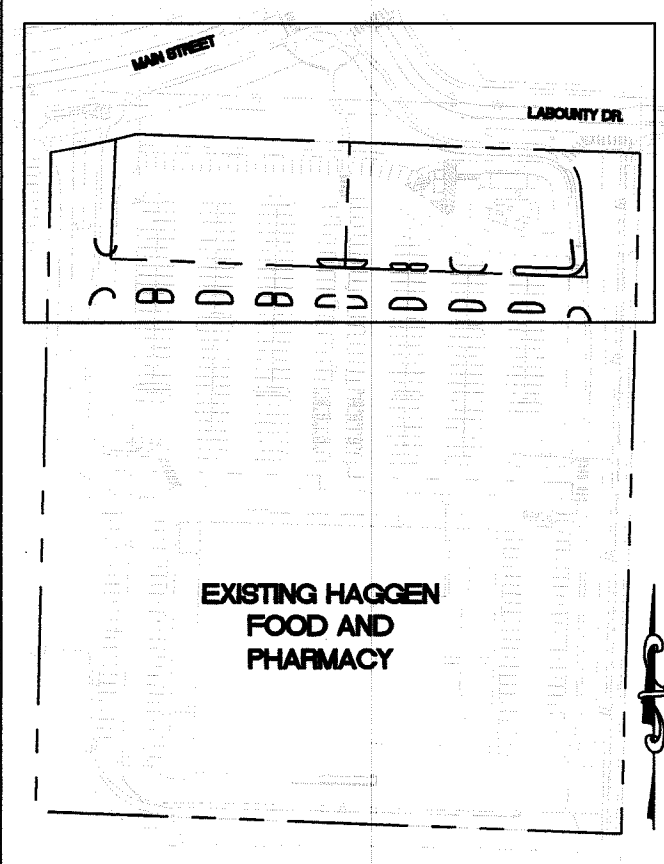
CVR-1	COVER SHEET
C-1.0	SITE, PAVING, AND UTILITY PLAN
C-1.1	SITE PAVING NOTES AND DETAILS
C-1.2	UTILITY NOTES AND DETAILS

APPROVED

DEC 27 2012
BY *J. Manzer, P.E.*
CITY OF FERNDALE

I HEREBY CERTIFY THAT THE IMPROVEMENTS IN HAGGEN FOOD AND PHARMACY HAVE BEEN INSPECTED BY PACLAND 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.

RECORD DRAWINGS BASED ON INFORMATION PROVIDED BY TRICO CONTRACTORS, INC ON JUNE 6, 2011



KEYMAP
SCALE = N.T.S.



Know what's below.
Call before you dig.



PACLAND
11711 SE 8th St.
Suite 303
Bellevue, WA 98005
T (425) 453-9501
F (425) 453-9286
WWW.PACLAND.COM

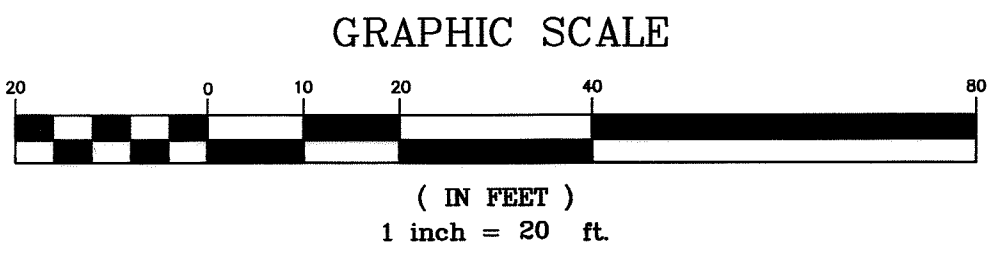
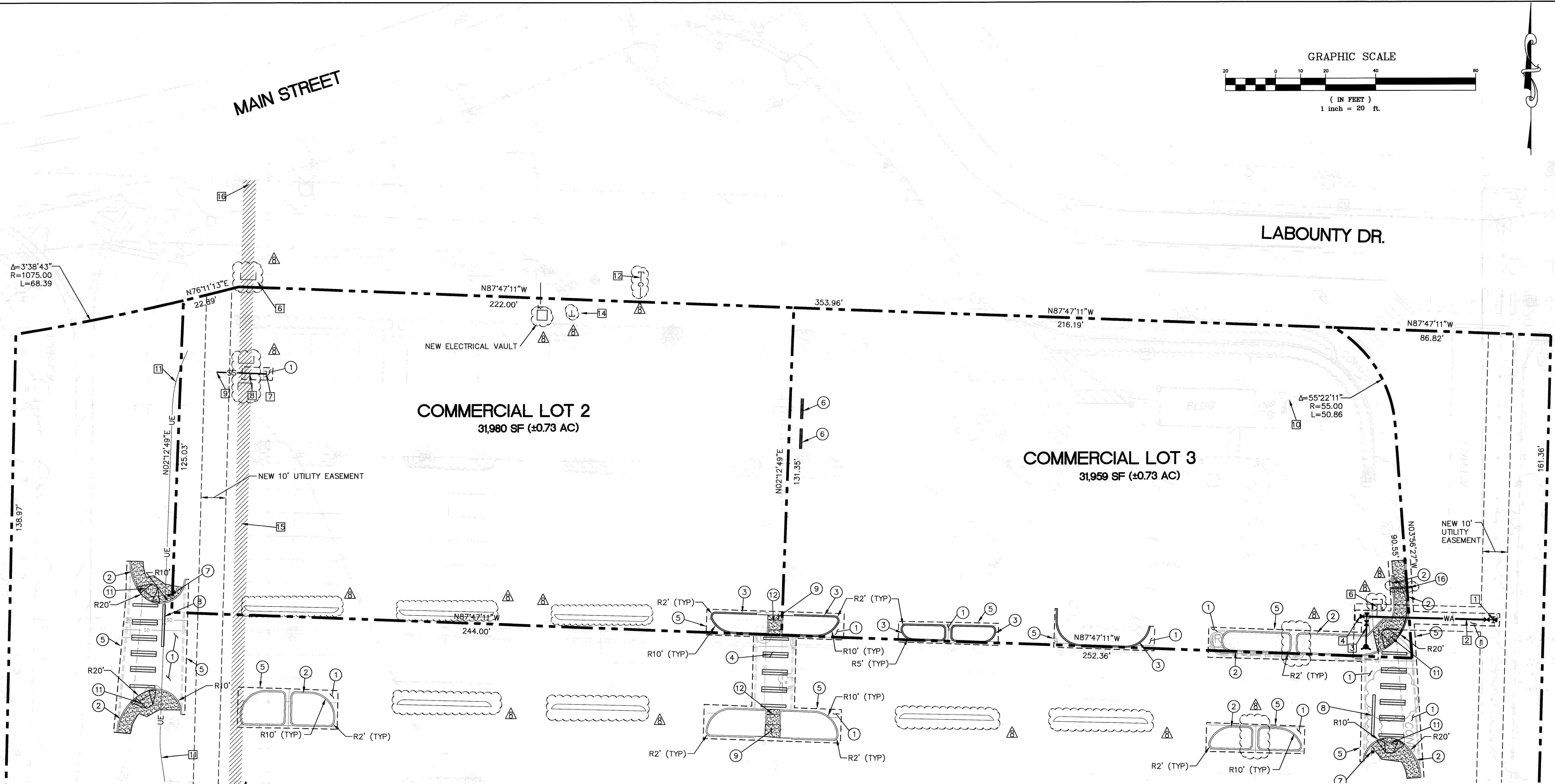
HAGGEN FOOD AND PHARMACY
1815 MAIN STREET
FERNDALE, WASHINGTON
COVER SHEET

CVR-1

No.	Date	By	Revision Description
1	8/12/2011	PACLAND	RECORD DRAWINGS

Issue Date:	8/12/2011	RECORD	Project No.	50007004	
Designed By:	JKG	Drawn By:	JKG	Checked By:	PJM

12/29/12
12/29/12
12/29/12



UTILITY KEY NOTES

- CONNECT TO EXISTING WATERMAIN
1 - 8" SADDLE TAP
1 - 8" GATE VALVE
THRUST BLOCKING
CONTRACTOR TO VERIFY EXISTING
WATERMAIN SIZE PRIOR TO CONSTRUCTION.
- 51 LF 8" D.I. WATERMAIN
- 1 - 8" x 6" TEE
1 - 6" GATE VALVE
1 - FIRE HYDRANT ASSEMBLY
12 LF 6" D.I.
THRUST BLOCKING
- PROVIDE REVERSE THRUST BLOCK AT EAST SIDE OF TEE.
- NOT USED
- 2" WATER SERVICE FROM EXISTING VALVE
WITH A PLUG TAPPED 2" FLARED COPPER
ADAPTER SOUTH SOUTHEAST TO CORP
STOP AND VALVE CAN BE LOCATED
PLAN ALIGNMENT 20' NORTH OF TBC
ASPHALT DRIVE.
- 6" SS STUB AND PLUG
- 20 LF 6" SS PVC @ 2.0% MIN.
CONTRACTOR TO MAINTAIN A MIN. 18" VERTICAL
CLEARANCE WITH EXISTING WATER AND PLACE NO JOINT
NEARER THAN 9' FROM EXISTING WATER CROSSING.
- CONNECT TO EXISTING SANITARY SEWER MAIN.
CONTRACTOR TO VERIFY EXISTING ELEVATIONS
PRIOR TO CONSTRUCTION.
- FUTURE LOT 3 DEVELOPMENT TO VERIFY
ELEVATIONS AND UTILIZE EXISTING SIDE SEWER.
- PROPOSED UNDERGROUND ELECTRICAL FEED FOR
PARKING LOT LIGHTING. CONTRACTOR TO
COORDINATE WITH UTILITY PURVEYOR AND
CONFIRM TIE IN LOCATION PRIOR TO
CONSTRUCTION. CONTRACTOR TO REPLACE
DISTURBED LANDSCAPE AREA IN-KIND.
- 2" GAS TO BE STUBBED AND CAPPED FOR
FUTURE CONNECTION. CONTRACTOR TO
COORDINATE WITH GAS PURVEYOR. EXISTING GAS
MAIN SHOWN BASED ON AS-BUILT SKETCH
PROVIDED BY GAS COMPANY.
- NOT USED
- NEW TELECOM SERVICE. 2-4" TELECOM CONDUITS
FOR SERVICE TO BE INSTALLED AND COORDINATE
WITH TELECOM PROVIDER.
- CONTRACTOR TO LOCATE AND CLOSE THE
NEAREST GATE VALVE TO THE NORTH AND SOUTH
PRIOR TO CAPPING AND ABANDONING THE WATER
MAIN, AS SHOWN HATCHED ON THIS PLAN.
- CLOSE VALVE, CUT LINE 3' FROM VALVE, REMOVE CUT
PIECE AND CAP LINE. PLUG VALVE END WITH MJ PLUG.
- KEY BLOCK NORTH EDGE LOCATED 4' NORTH OF TBC.
RESTRAINED CAP PER CITY OF FERNDAL STANDARD
PLAN LOCATED 7' NORTH TBC. WATERMAIN ALIGNMENT IS
7' EAST OF TBC RUNNING NORTH AND SOUTH.

SITE KEY NOTES

- STANDARD DUTY PAVEMENT
- CONCRETE VERTICAL (TYP)
- TEMPORARY EXTRUDED CURB (TYP)
- PEDESTRIAN CROSSWALK
- SAWCUT, MATCH AND JOIN WITH AR-4000, OR APPROVED EQUAL (TYP)
- TYPE 3 BARRICADE PER WSDOT STANDARD PLAN K-80.20-00
- STOP SIGN
- STOP BAR
- CONCRETE SIDEWALK
- VERIFY SIZE, LOCATION OF EXISTING WATER SERVICE.
CONTRACTOR TO LOCATE PRIOR TO START OF CONSTRUCTION.
- PERPENDICULAR CURB RAMP WITH DETECTABLE WARNING STRIP.
- SIDEWALK RAMP TYPE 3B WITH DETECTABLE WARNING STRIP.
- NOT USED
- NOT USED
- NOT USED
- 2" CONDUIT FOR DRAINAGE.

LEGEND

- | | |
|-----|--------------------------------|
| --- | PROPERTY LINE |
| --- | SAWCUT LINE |
| --- | STANDARD DUTY ASPHALT PAVEMENT |
| --- | CONCRETE SIDEWALK |
| --- | CONCRETE VERTICAL CURB |
| --- | TEMPORARY EXTRUDED CURB |
| --- | TYPE 3 BARRICADE |
| --- | SIGN |
| --- | GAS |
| --- | UNDERGROUND ELECTRICAL |
| --- | SANITARY SIDE SEWER |
| --- | WATERMAIN |
| --- | GATE VALVE |
| --- | FIRE HYDRANT |
| --- | THRUST BLOCKING |
| --- | ABANDONED WATER MAIN |

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APPROVED

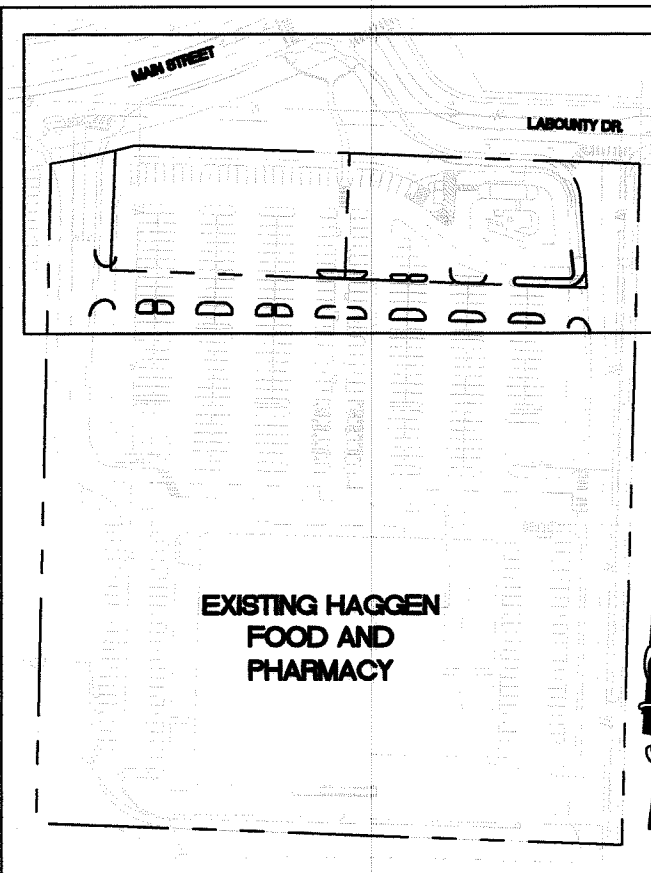
DEC 27 2012
BY *g. n. g.* P.E.
CITY OF FERNDAL



SEE SHEET C-1.1 FOR
SITE NOTES AND
DETAILS

SEE SHEET C-1.2 FOR
UTILITY NOTES AND
DETAILS

RECORD DRAWINGS BASED ON
INFORMATION PROVIDED BY
TRICO CONTRACTORS, INC ON
JUNE 6, 2011



KEYMAP
SCALE = N.T.S.

HAGGEN FOOD AND PHARMACY
1815 MAIN STREET
FERNDAL, WASHINGTON
SITE PAVING AND UTILITY PLAN

C-1.0



No.	Date	By	Revision Description
1	8/12/2011	PACLAND	RECORD DRAWINGS

Issue Date:	8/12/2011	Project No.	50007004
Designed By:	JKG	Drawn By:	JKG
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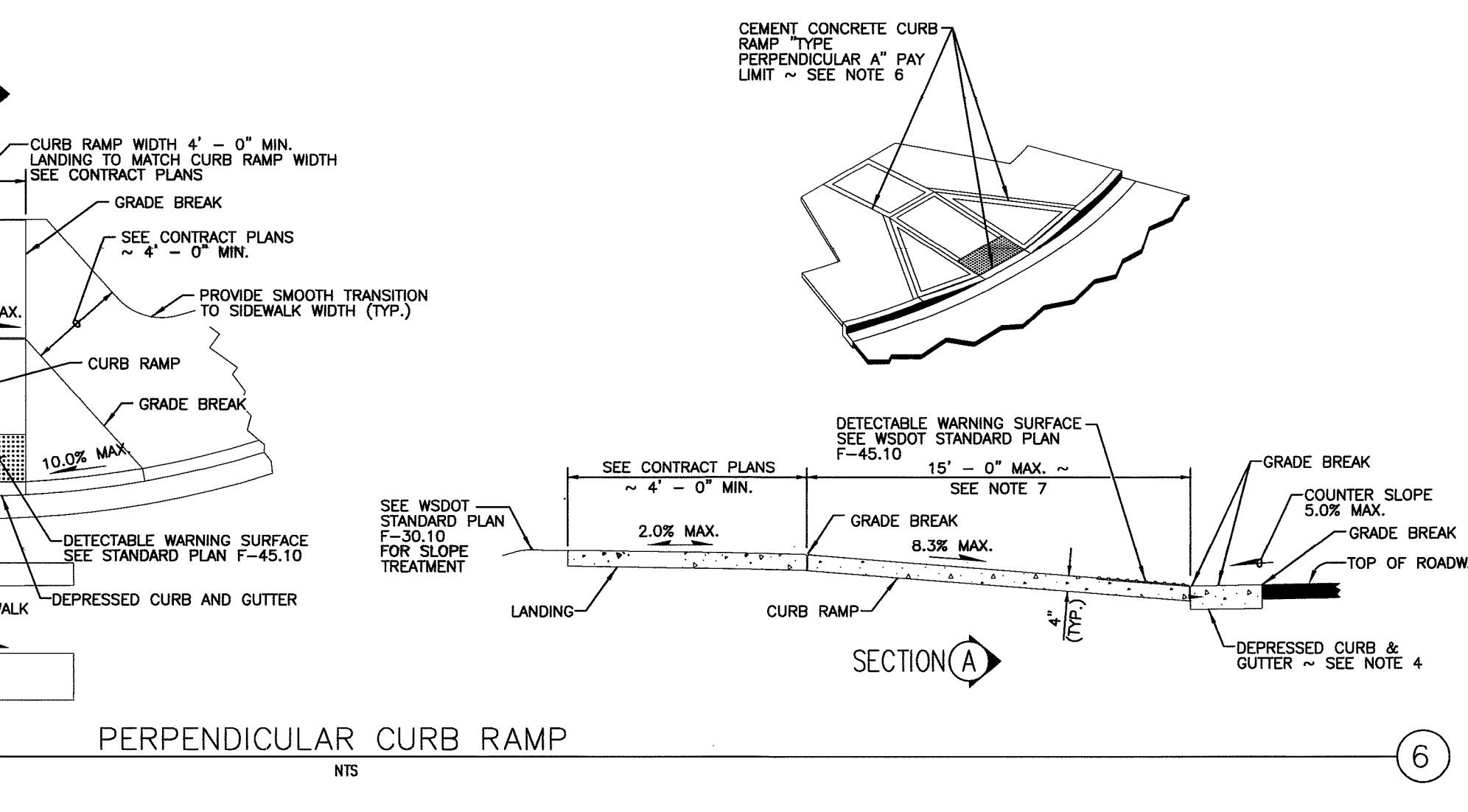
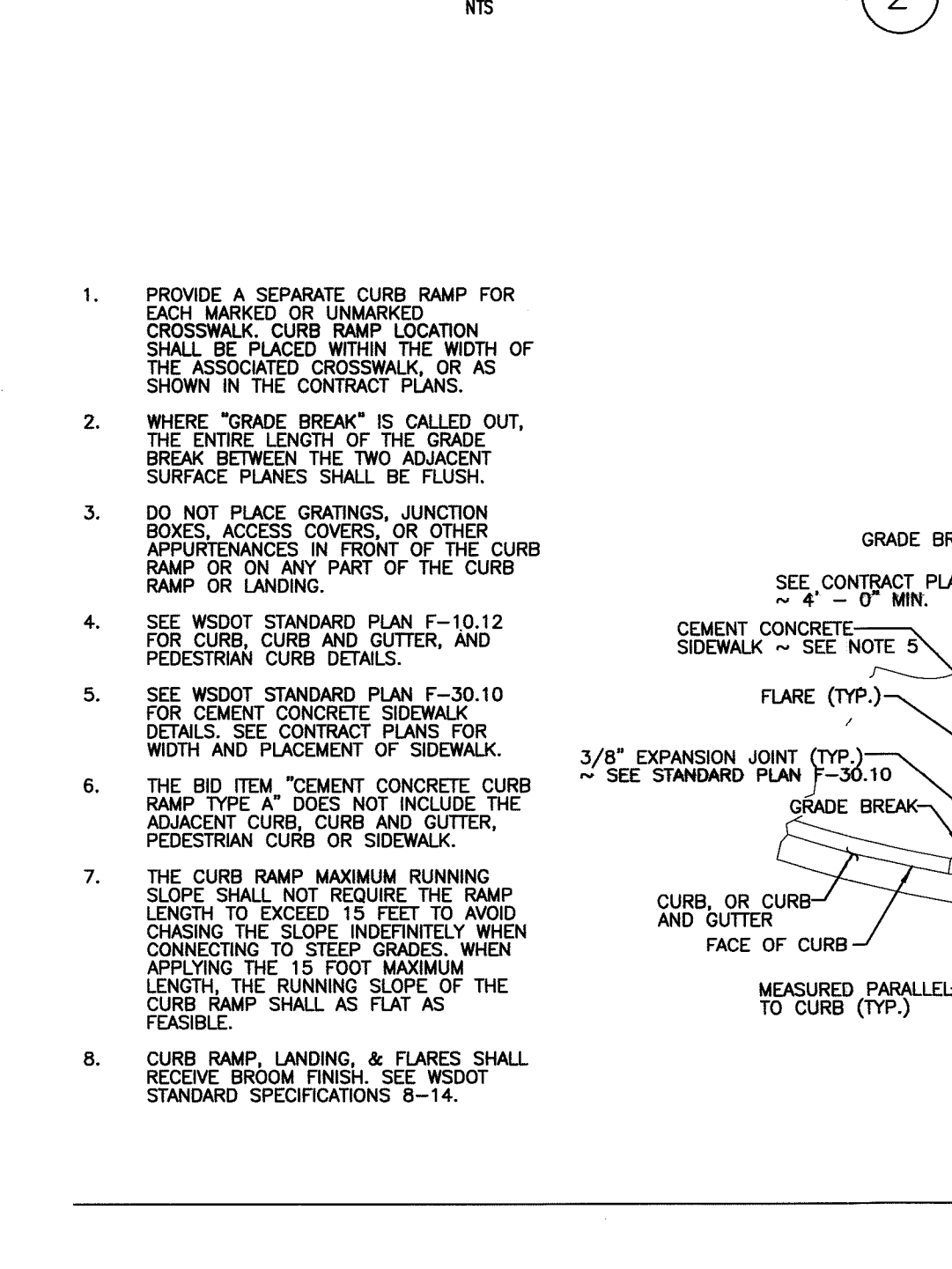
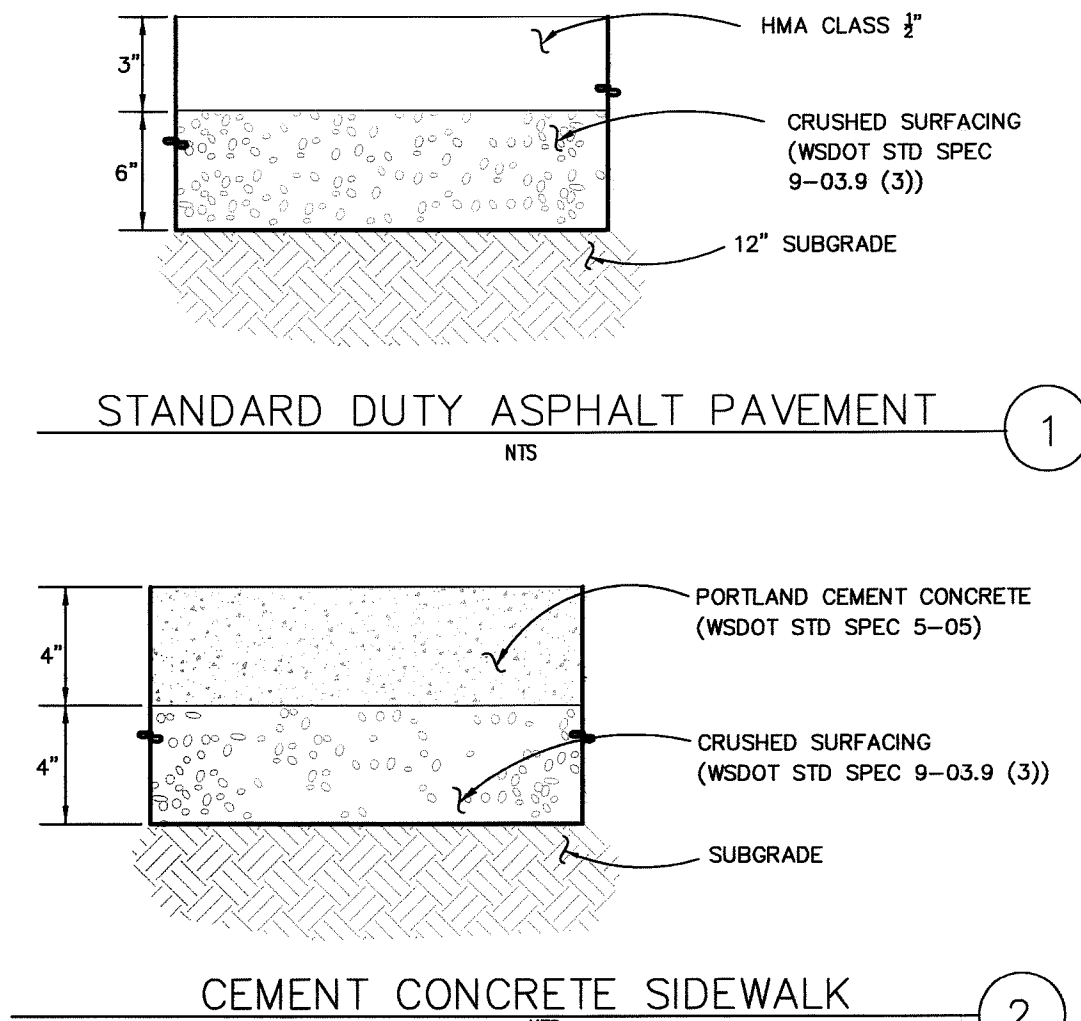
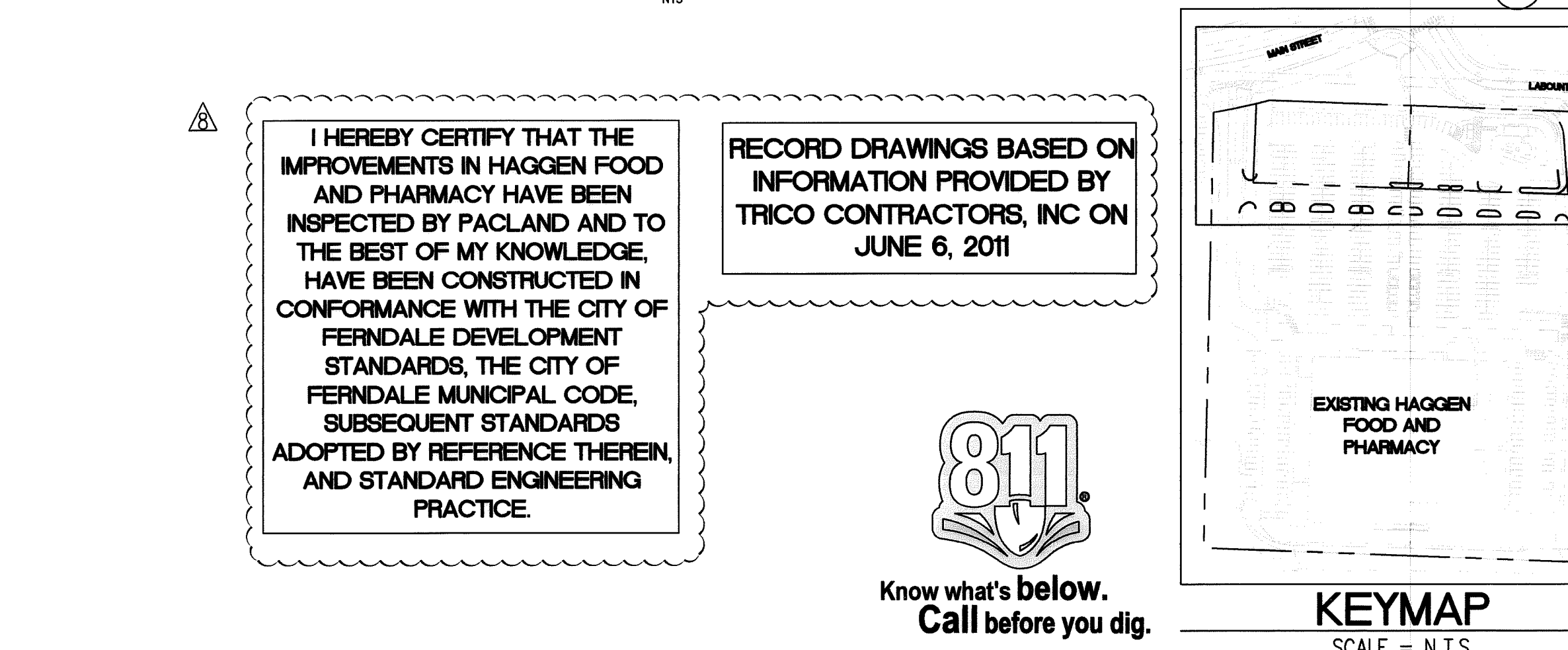
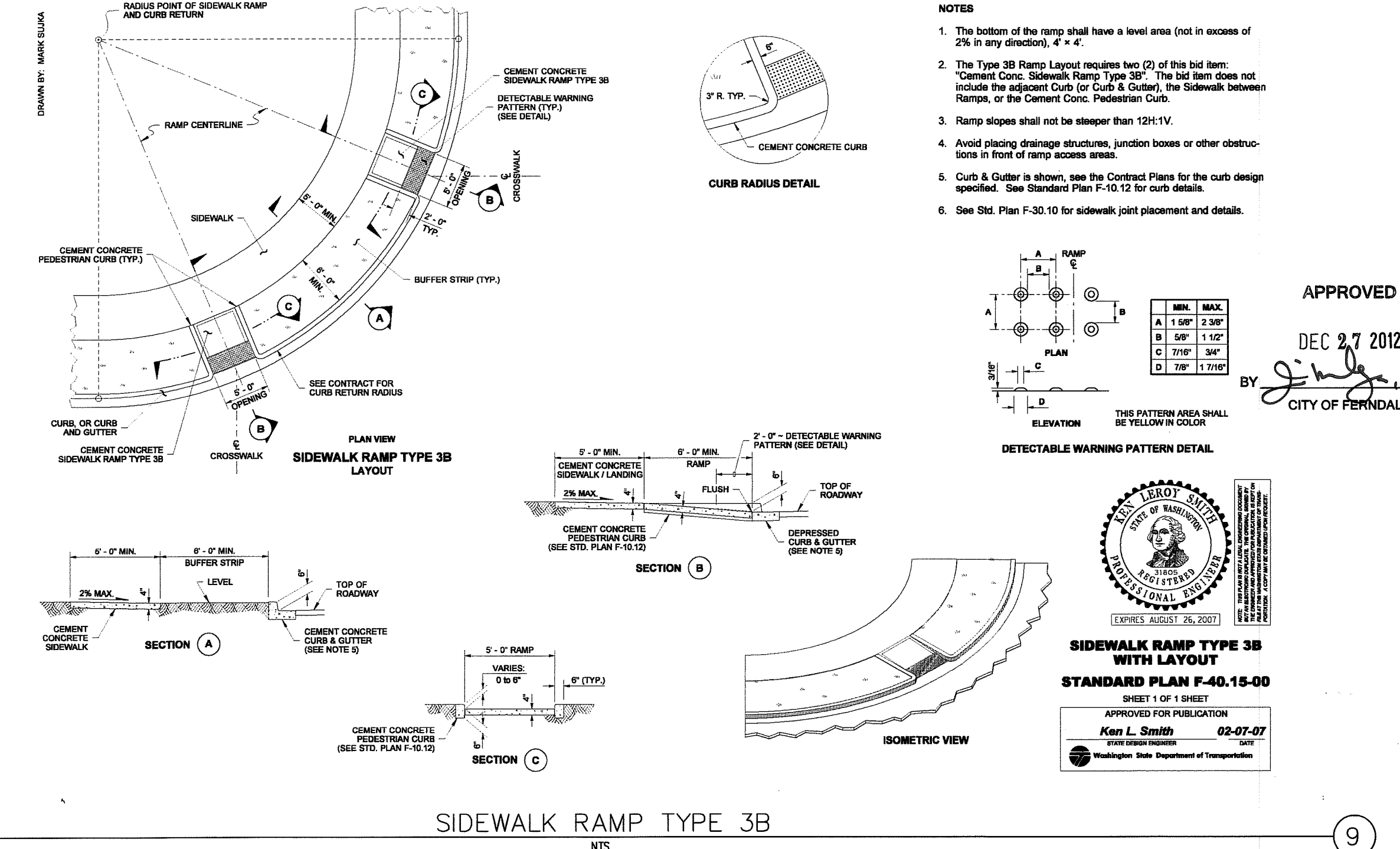
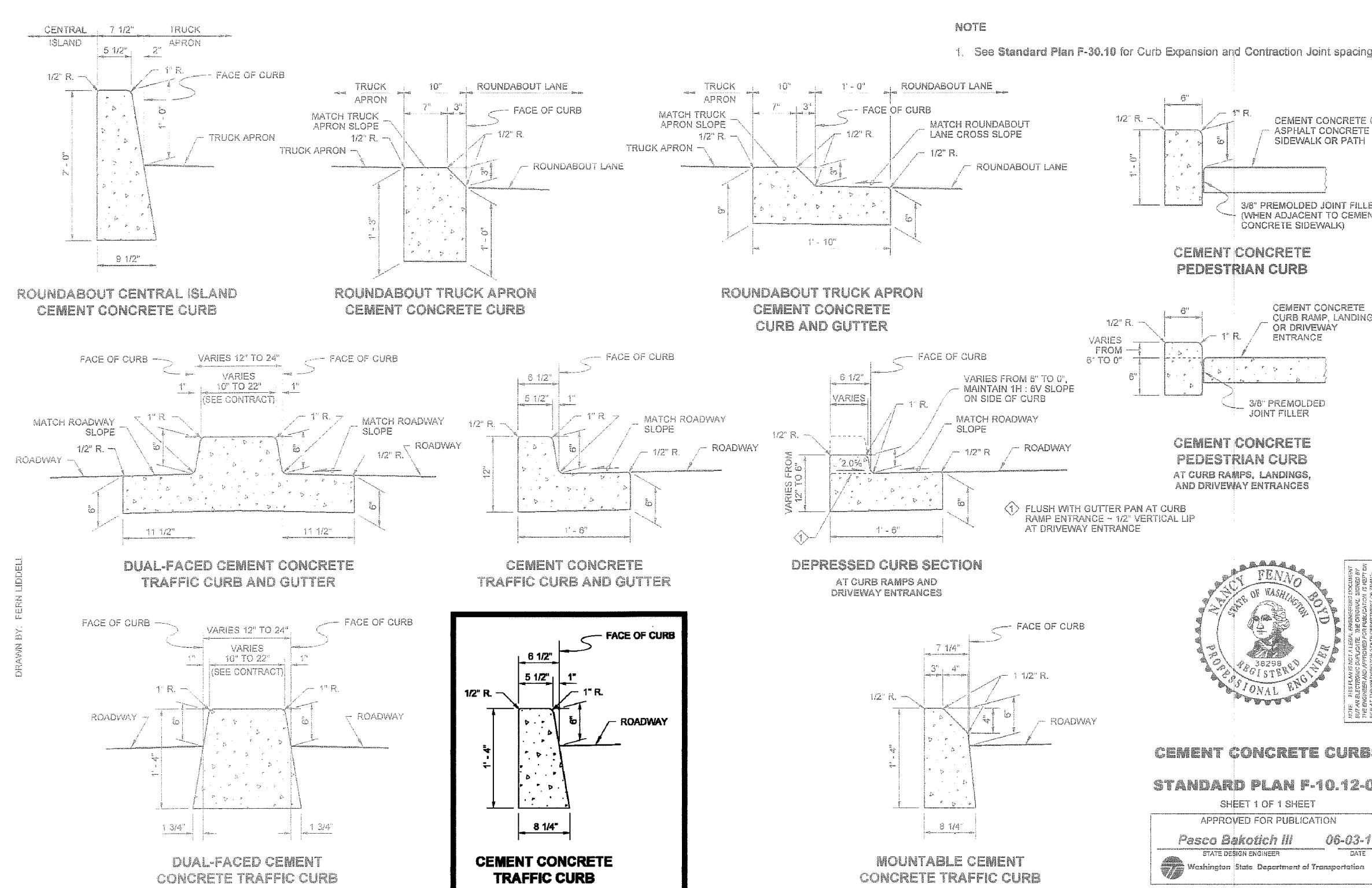
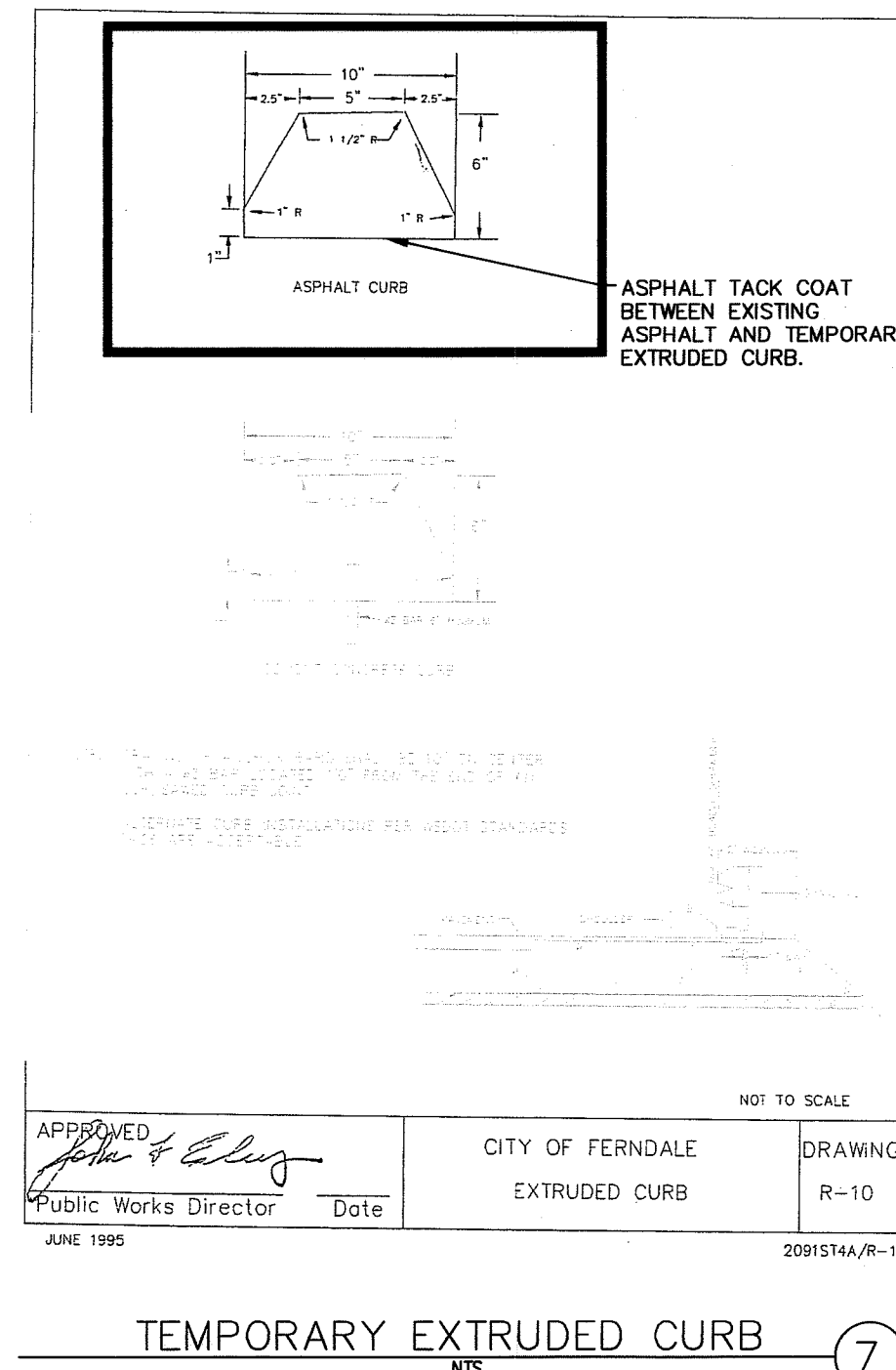
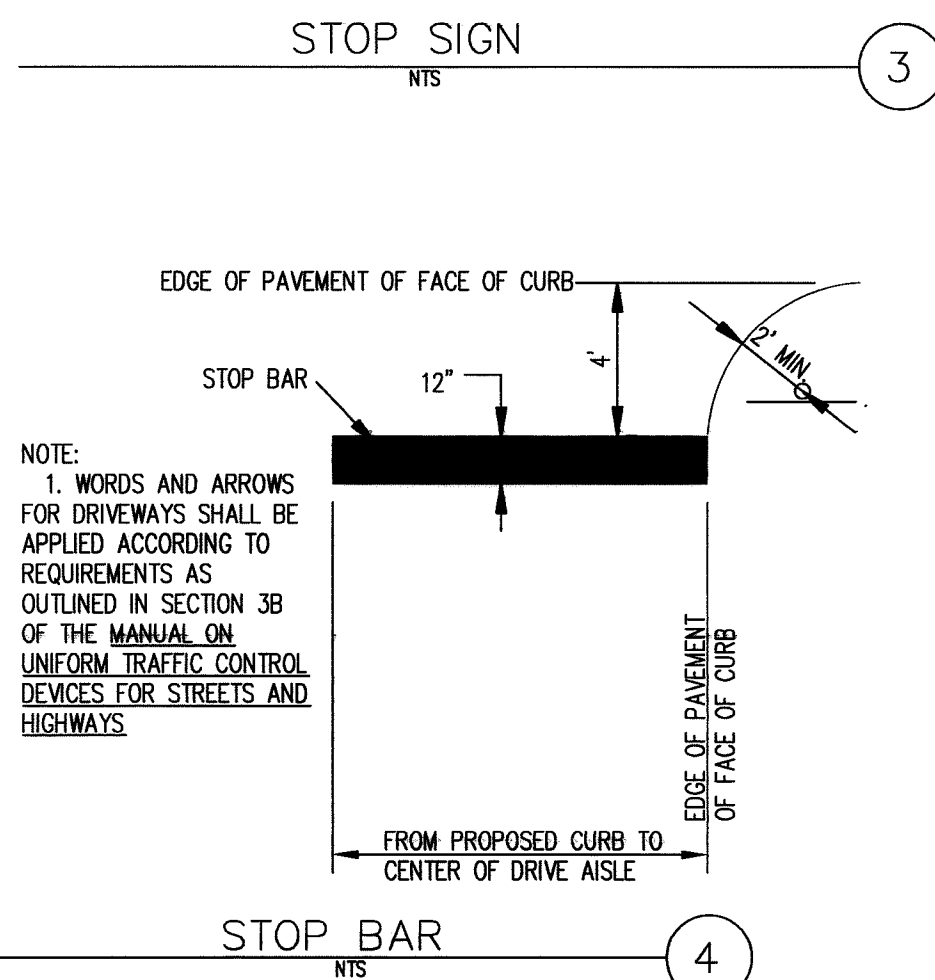
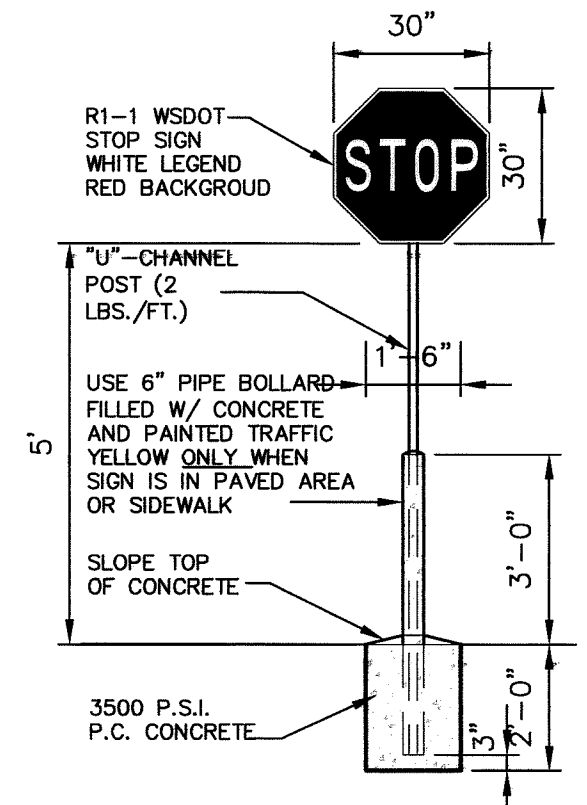
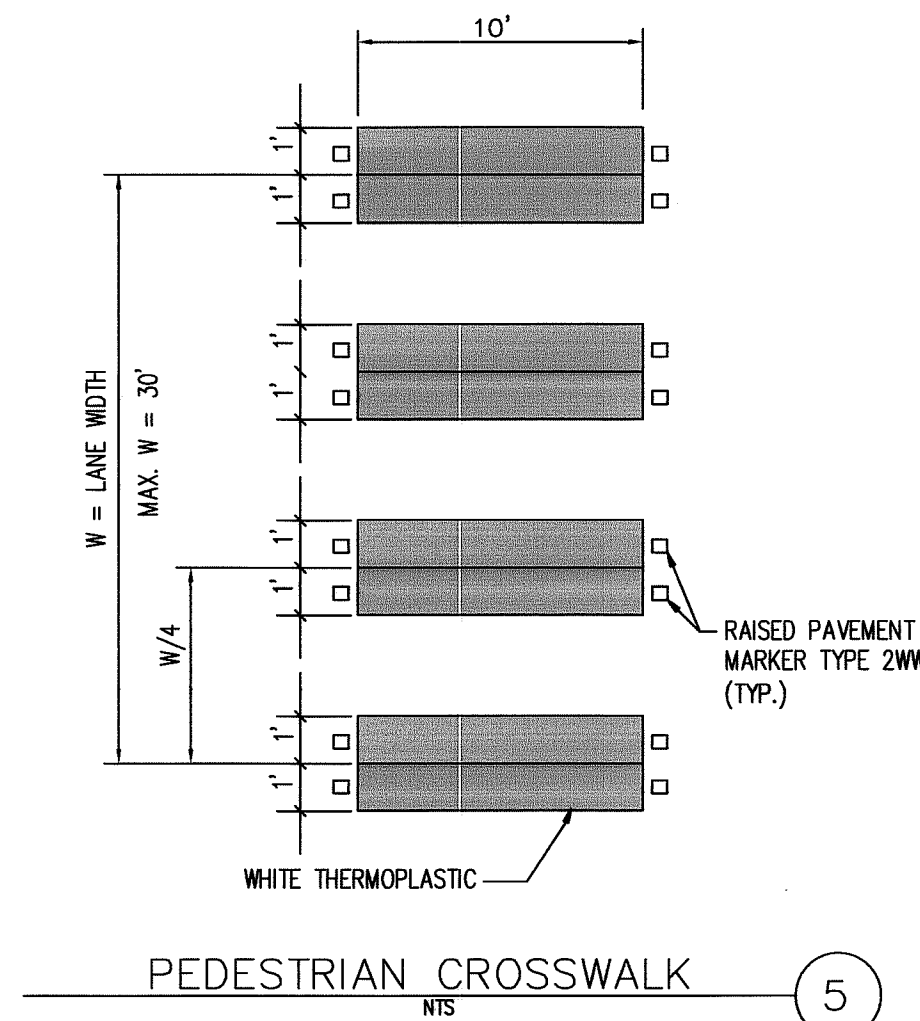
00537.002 12/28/12 sht

SITE NOTES

1. SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT SPECIFICATIONS, THE CITY OF MAPLE VALLEY STANDARD SPECIFICATIONS, AND THE A.P.W.A. STANDARDS WHICH ARE HEREBY REFERENCED AS PART OF THESE PLANS.
2. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON A DAD SURVEY FILE PROVIDED BY PACE, DATED JULY 2007 AND UTILITY AS-BUILTS PROVIDED BY THE CITY OF FERNDALE ON 2/28/2011. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED STEWART IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. **CAUTION - NOTICE TO CONTRACTOR**
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. DIMENSIONS SHOWN REFER TO FACE OF CURB, FACE OF BUILDING OR TO THE CENTERLINE OF PAVEMENT STRIPING, UNLESS OTHERWISE NOTED.
6. ALL PAVED PARKING LOT AREAS WITHIN THE LIMITS OF IMPROVEMENTS SHALL BE STANDARD DUTY ASPHALT PAVEMENT UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
8. FIRE LANE STRIPING AROUND BUILDING PERIMETER AND ALONG FIRE TRUCK ACCESS WAYS SHALL BE INSTALLED AS PART OF THIS CONTRACT, IN ACCORDANCE WITH THE LOCAL CODE AND FIRE MARSHALL REQUIREMENTS.
9. REFER TO BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS OF PROPERTY LINES, BASIS OF BEARINGS & BENCHMARK INFORMATION.
10. ALL ON-SITE PAINTED STRIPING SHALL BE DOUBLE COATED. SEPARATE COATS SHALL BE APPLIED NO SOONER THAN 4 HOURS APART. (CONTRACTOR TO REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL PAVING MARKING REQUIREMENTS.)
11. PARKING LOT STRIPING SHALL BE WHITE, 4" WIDTH, & DOUBLE COATED, UNLESS OTHERWISE NOTED. LIGHT POLE BASES TO BE PAINTED TRAFFIC YELLOW (DOUBLE COAT)
12. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
13. ALL ISLANDS WITH CURB SHALL BE LANDSCAPED.
14. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
16. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS. THE CONTRACTOR SHALL INSTALL CONDUIT AND ELECTRICAL CIRCUIT BETWEEN THE PYLON SIGN(S) AND THE LIGHTING PANEL.
17. CURB RADII ADJACENT TO PARKING STALLS SHALL BE 2', UNLESS OTHERWISE NOTED.

PAVEMENT NOTES

1. MATERIAL THICKNESS IS COMPACTED DEPTH. APPLIES TO ALL SECTIONS.
2. SUITABLE ON-SITE SOILS SHALL BE FREE OF DELETERIOUS MATERIALS AND MAY BE USED FOR SUBBASE PROVIDED SOILS MEET REQUIREMENTS IN THE PROJECT'S SPECIFICATIONS.
3. FOR PREPARATION OF PAVEMENT SUBGRADE, FILL PLACED WITHIN 12 INCHES OF FINISHED SUBGRADE ELEVATION IN FILL AREAS AND AT LEAST THE UPPER 8 INCHES OF SUBGRADE IN ALL AREAS TO BE PAVED SHOULD BE COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D-1557) AND SHOULD BE NON-YIELDING. FILL PLACED BELOW THIS LEVEL SHOULD BE COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY. COMPACTION AND SUBGRADE PREPARATION REPORTS SHALL BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO PAVING ACTIVITIES.
4. ALL COMPACTION SHALL BE IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 2-03.3(14)(D).
5. IF ALTERNATIVE PAVEMENT SECTION WITH A.T.B. IS USED DURING CONSTRUCTION ANY FAILED AREAS THAT SHOW CRACKING UNDER EQUIPMENT SHOULD BE REPAIRED ONCE HEAVY CONSTRUCTION TRAFFIC HAS CEASED AND PRIOR TO PLACEMENT OF FINAL LIFT OF HMA PAVEMENT.
6. CRUSHED BASE COURSE MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 9-03.9(3) OF THE LATEST EDITION OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
7. ASPHALTIC SURFACE COURSE MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 9-02 OF THE LATEST EDITION OF THE WSDOT STANDARD SPECIFICATIONS. THE MIXTURE SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1,000 POUNDS, AND THE SURFACE COURSE SHOULD BE COMPACTED TO A MINIMUM OF 96% MARSHALL DENSITY (ASTM SPECIFICATION D 1559).
8. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL BE IN ACCORDANCE WITH CONCRETE FOR PAVEMENT SECTION 5-05 OF THE LATEST EDITION OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION. THE MIXTURE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH A 4 INCH MAXIMUM SLUMP.
9. CONTRACTOR SHALL PROVIDE A PRIME COAT AND TACK COAT TO FACE OF CURB WHERE CURB CONTACTS ASPHALT.



No.	Date	By	Revision	Description
1	8/12/2011	PACLAND	RECORD	DRAWINGS

Issue Date:	8/12/2011
Designed By:	JGC
Drawn By:	JGC
Checked By:	PJM
Project No.	50007004



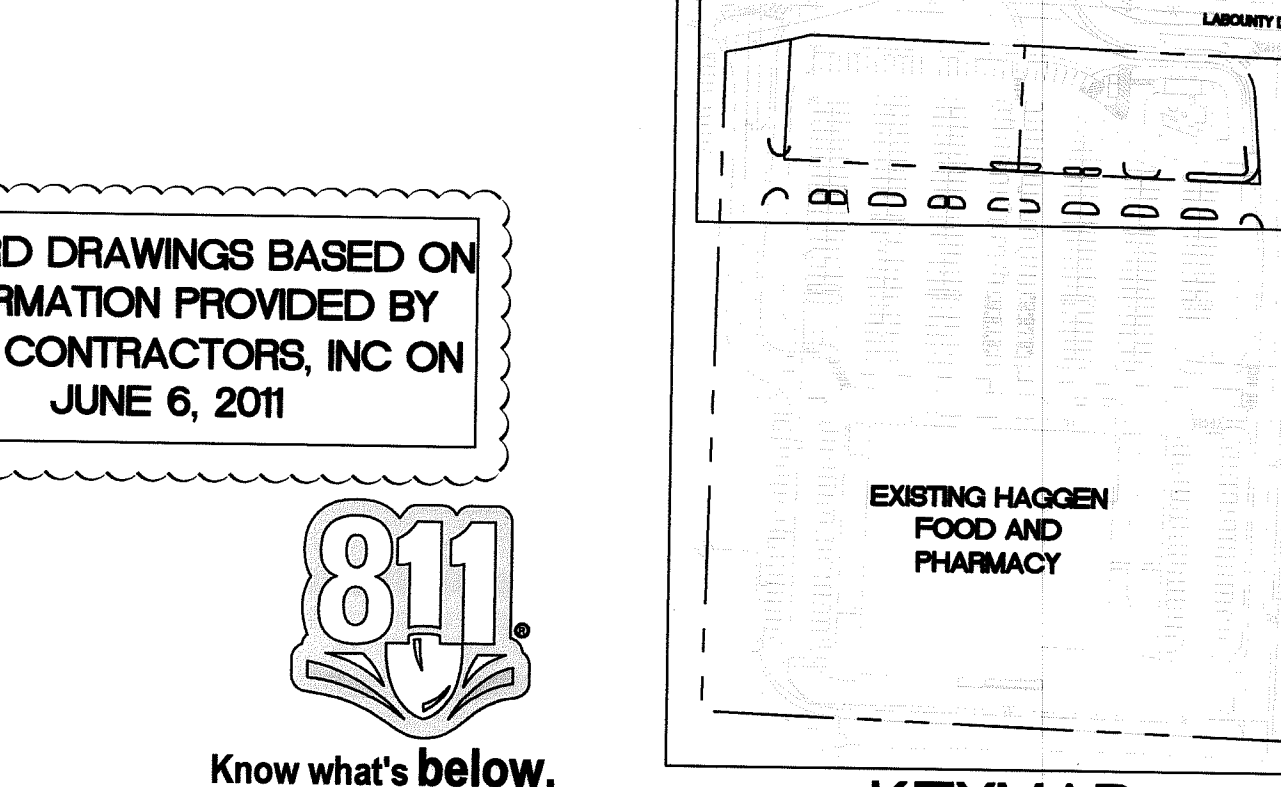
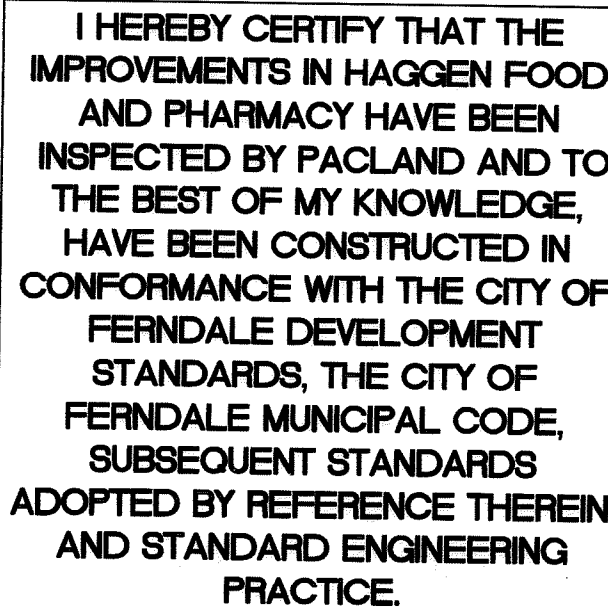
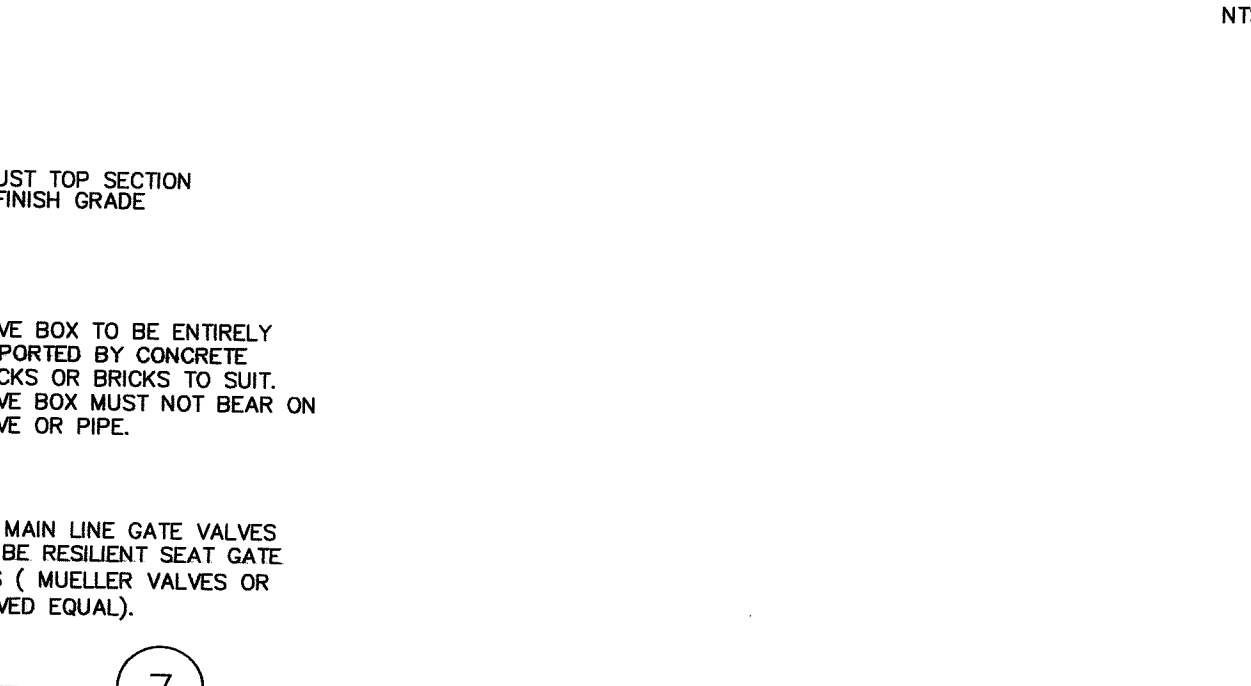
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KEYMAP
SCALE = N.T.S.

GATE VALVE DETAIL



C-1	1815 MAIN STREET
C-12	FERNDAL, WASHINGTON
	UTILITY NOTES AND DETAILS

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