

PACIFIC COMMERCE CENTER - PACIFIC HIGHWAY

SITUATE IN A PORTION OF THE NW 1/4, NE 1/4 OF SECTION 30, T. 39 N., R. 2EW., W.M.
CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON

LEGEND

- = CAPPED IRON PIPE FND. (PLS#13136)
- = CAPPED REBAR SET 11-9-04 (PLS#18927)
- = NAIL/FLASHER SET (PLS#18927)
- = HUB & TACK SET
- = PROPERTY LINE STAKE SET
- = EXIST MAIL BOX
- = EXIST TELEPHONE PEDESTAL
- = EXIST POWER POLE
- = EXIST POWER POLE W/METER
- = EXIST POWER METER
- = EXIST UNDERGROUND TELEPHONE
- = EXIST LARGER DIA. PINE TREE
- = EXIST SIGN
- = EXIST TOP OF BANK/RO SHOULDER
- = EXIST TOE OF BANK
- = EXIST CENTERLINE OF DITCH
- = INDICATES DRAINAGE DIRECTION
- = EXISTING WATER METER BOX
- = EXISTING WATER WELL
- = EXISTING WATER VALVE
- = EXISTING FIRE HYDRANT
- = EXIST WATER LINE
- = EXIST SANITARY SEWER CLEANOUT
- = EXIST SANITARY SEWER LINE
- = SPOT ELEV ON EXIST EDGE OF PAVEMENT
- = SPOT ELEV ON EXIST EDGE OF CONCRETE
- = SPOT ELEV ON EXIST C.L. OF PAVED ROAD
- = SPOT ELEV ON EXIST C.L. OF DITCH
- = SPOT ELEV ON EXIST GROUND
- = SPOT ELEV ON TOP ASPHALT
- = SPOT ELEV ON EDGE OF GRAVEL
- = EXISTING STOP SIGN
- = EXISTING CHAIN LINK FENCE
- = EXISTING TELEPHONE PEDESTAL
- = EXISTING JUNCTION BOX
- = PROPOSED SAN. SEWER LINE
- = PROPOSED WATER LINE
- = PROPOSED 2" WATER MAIN x2
- = PROPOSED STORM DRAIN LINE
- = PROPOSED CHAIN LINK FENCE
- = PROPOSED SEWER CLEANOUT
- = PROPOSED STORM DRAIN CLEANOUT
- = PROPOSED STORM DRAIN CATCH BASIN
- = PROPOSED STORM DRAIN MANHOLE (TYPE 2)
- = PROPOSED WATER METER
- = PROPOSED FIRE HYDRANT 2 NOZZLE
- = PROPOSED LIGHT POLE
- TP 58.30 = EXIST SPOT ELEV ● TOP OF PAVEMENT
- TW 58.80 = EXIST SPOT ELEV ● TOP OF SIDEWALK
- TC 58.80 = EXIST SPOT ELEV ● TOP OF CURB

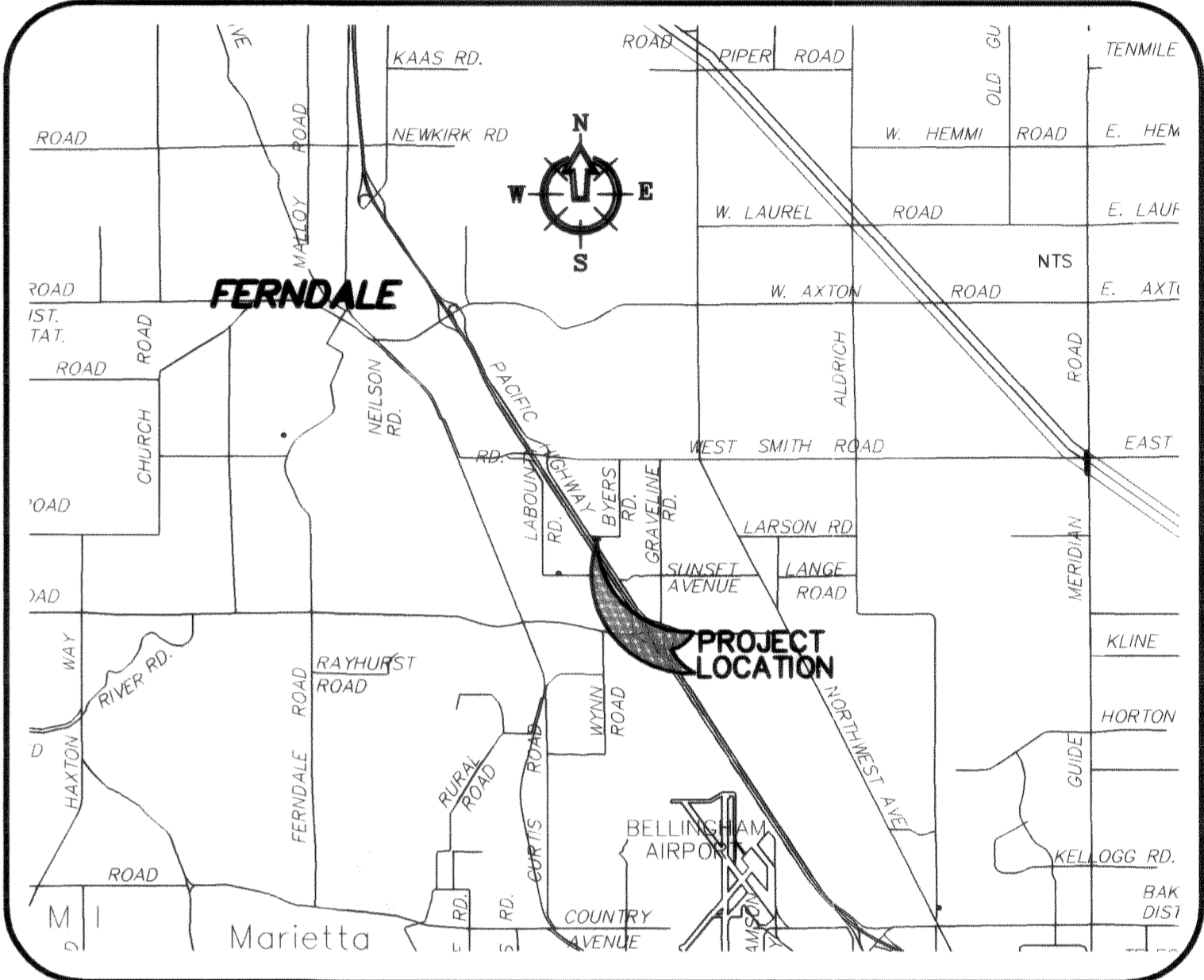
SHEET INDEX

- 1) COVER SHEET
- 2) PAVING, GRADING & DRAINAGE PLAN
- 3) BYERS ROAD STORM DRAIN PLAN & PROFILE
- 4) PACIFIC HIGHWAY STORM DRAIN PLAN & PROFILE
- 5) BYERS ROAD & PACIFIC HIGHWAY INTERSECTION
- 6) WATER & SEWER PLAN
- 7) DETAILS
- 8) STORMWATER WETLAND POND

ABBREVIATIONS

WL	= WATER LINE	IE	= INVERT ELEVATION
PVC	= POLY VINYL CHLORIDE	INV	= INVERT
D.I.	= DUCTILE IRON	SSCO	= SANITARY SEWER CLEANOUT
LF	= LINEAR FEET	SSMH	= SANITARY SEWER MANHOLE
FH	= FIRE HYDRANT	EG	= EXISTING GRADE
MJ	= MECHANICAL JOINT	STA	= STATION
FL	= FLANGE	AF NO.	= AUDITORS FILE NUMBER
BO	= BLOWOFF ASSEMBLY	ALIGN	= ALIGNMENT
OPLG	= COUPLING	RW/ R/W	= RIGHT OF WAY
ADAPT	= ADAPTER	TR	= TRACT EASEMENT LINE
LT	= LEFT	MB	= MAIL BOX
RT	= RIGHT	UTIL	= UTILITY
TYP	= TYPICAL	REQ	= REQUIRED
EX, EXST	= EXISTING	LOC	= LOCATION
EXIST	= EXISTING	APPROX	= APPROXIMATE
CL	= CENTERLINE	CONC	= CONCRETE
FF, FFE	= FINISH FLOOR ELEVATION	PLNTR	= PLANTER
EP, EOP	= EDGE OF PAVING	WLK	= WALKWAY
EL, ELEV	= ELEVATION	FLD	= FIELD
R	= RADIUS	PC	= POINT OF CURVE
FG	= FINISHED GRADE	PT	= POINT OF TANGENCY
FGE	= FINISHED GRADE ELEVATION	TP	= TOP OF PAVEMENT
TBC	= TOP BACK OF CURB	HP	= HIGH POINT
		FFE	= FINISH FLOOR ELEVATION

VICINITY MAP



PROJECT INFORMATION

OWNER

FABER BROTHERS
INVESTMENTS, LLC.
RICK FABER
131 E. GROVER ST.
LYNDEN, WA 98276
(360) 354-3500
(360) 354-0335

CONTRACTOR

FABER BROTHERS, INC.
MITCH MUSCUTT
131 E. GROVER ST.
LYNDEN, WA 98276
(360) 354-3500
(360) 354-0335

CML ENGINEER

FREELAND & ASSOCIATES, INC.
TONY FREELAND, PE
J.P. SLAGLE, EIT
1408 NORTH GARDEN STREET
BELLINGHAM, WA 98225
(360) 650-1408
(360) 650-1401 {FAX}

SURVEYOR

FREELAND & ASSOCIATES, INC.
ANTHONY MARCUCCI, PLS
1408 NORTH GARDEN STREET
BELLINGHAM, WA 98225
(360) 650-1408
(360) 650-1401 {FAX}

FABER BROTHERS
CITY PROJECT NUMBER - DE 2005-12

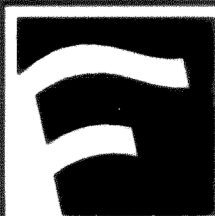
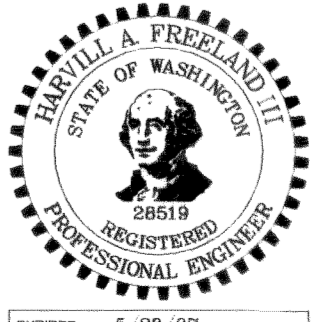
CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-5555

Asbuilt Drawing Certification

I HEREBY CERTIFY THAT THE IMPROVEMENTS IN PACIFIC HIGHWAY INDUSTRIAL PARK HAVE BEEN INSPECTED BY FREELAND & ASSOCIATES, INC. AND CONSTRUCTED IN CONFORMANCE WITH THE PLANS APPROVED BY THE PUBLIC WORKS DIRECTOR FOR SAID DEVELOPMENT AND THE GENERAL SPECIFICATIONS ADOPTED BY THE CITY OF FERNDALE PUBLIC WORKS.

By: Tim A. Pl

Date: 04-04-07



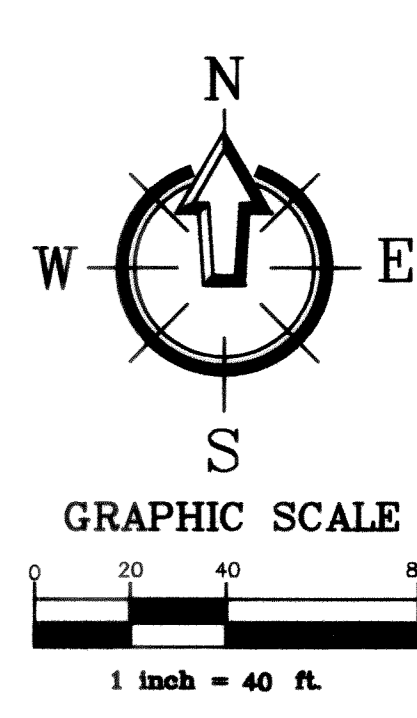
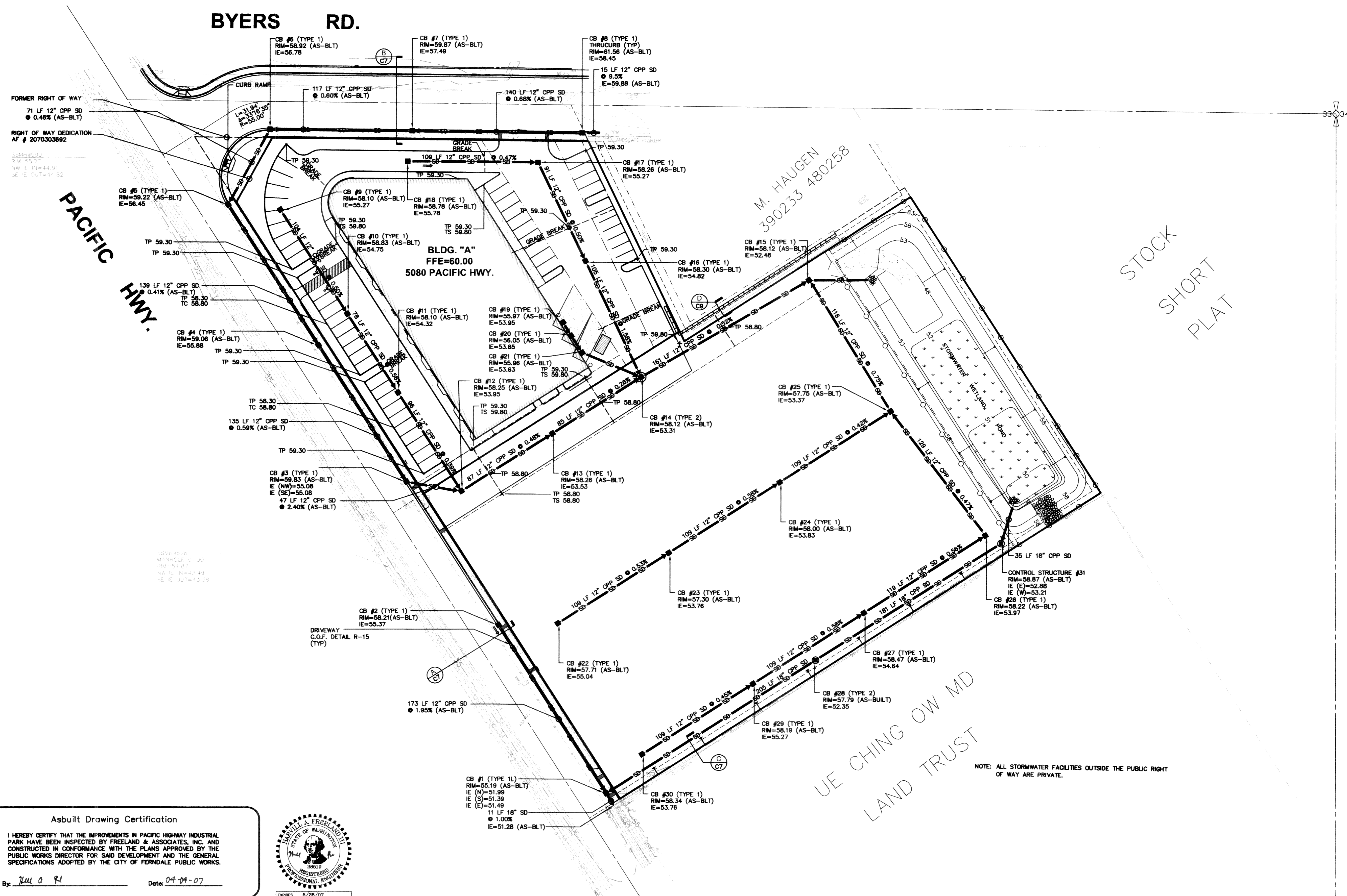
1408 North Garden Street
Bellingham, WA 98225
t: 360.650.1408
f: 360.650.1401

05.006.SPR

DATE: 01-27-07

JOB #: 04119

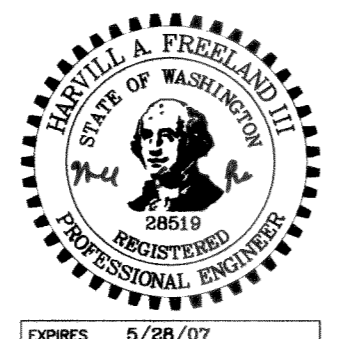
SHEET: 1



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I HEREBY CERTIFY THAT THE IMPROVEMENTS IN PACIFIC HIGHWAY INDUSTRIAL PARK HAVE BEEN INSPECTED BY FREELAND & ASSOCIATES, INC. AND CONSTRUCTED IN CONFORMANCE WITH THE PLANS APPROVED BY THE PUBLIC WORKS DIRECTOR FOR SAID DEVELOPMENT AND THE GENERAL SPECIFICATIONS ADOPTED BY THE CITY OF FERDALE PUBLIC WORKS.

By: Jim A. R. Date: 04-04-07



APPROVED

APR 10 2007

By: RC

CITY OF FERDALE

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1-800-424-5555

No.	Date	PREPARE ASBUILTS	REVISION
2	1-31-07	PREPARE ASBUILTS	

DESIGNED BY: HF	JPS/TF
DRAWN BY: AMM,AN	By
CHECKED BY: AMM	

1408 North Garden Street
Bellingham, WA 98225
T: 360.650.1408
F: 360.650.1401

FREELAND & ASSOCIATES

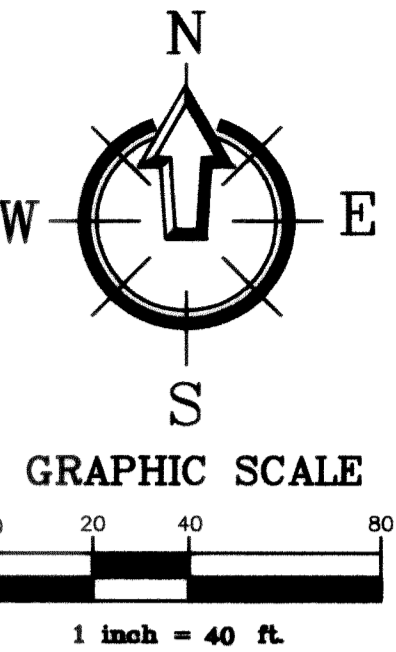
CLIENT: **FABER BROTHERS INVESTMENTS, LLC.**
131 E. GROVER ST.
LYNDEN, WA 98264

PROJECT LOCATION: PACIFIC HIGHWAY & BYERS ROAD
5080, 5070 & 5076 PACIFIC HIGHWAY
FERDALE, WASHINGTON

SHEET CONTENTS:

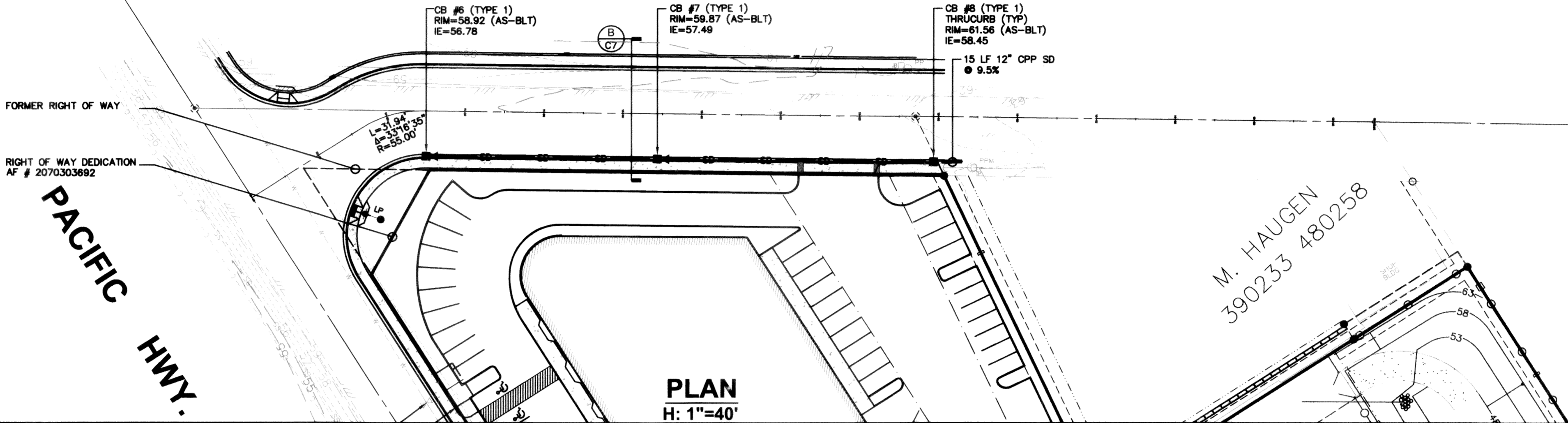
**AS-BUILT
PAVING, GRADING, & DRAINAGE PLAN**

DWG #:	04119 ASB	DATE:	01-27-07
JOB #:	04119	SHEET:	2
SCALE:	H: 1"=40'	V: n/a	

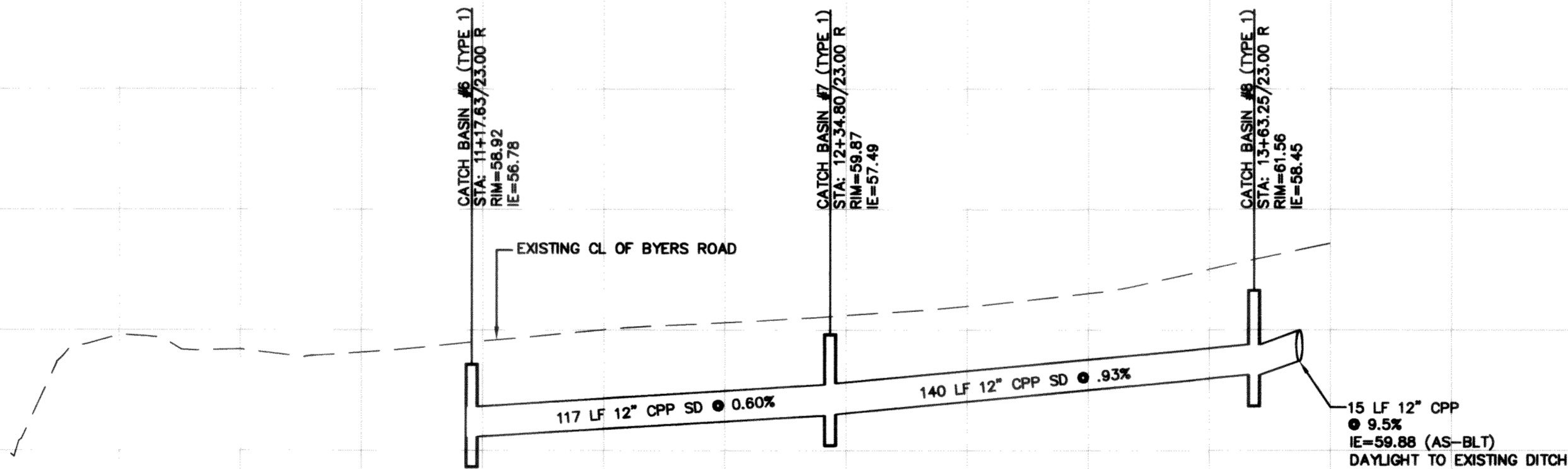


NOTE: IMPROVEMENTS SHOWN NORTH OF ROAD CENTERLINE
ARE NOT CONSTRUCTED. SHOWN FOR FUTURE DESIGN PURPOSES.

BYERS RD.



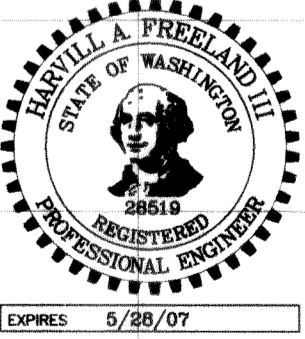
PLAN
H: 1"=40'



PROFILE
H: 1"=40'
V: 1"=4'

APPROVED
APR 16 2007
BY *RC*
CITY OF FERDALE

Asbuilt Drawing Certification
I HEREBY CERTIFY THAT THE IMPROVEMENTS IN PACIFIC HIGHWAY INDUSTRIAL PARK HAVE BEEN INSPECTED BY FREELAND & ASSOCIATES, INC. AND CONSTRUCTED IN CONFORMANCE WITH THE PLANS APPROVED BY THE PUBLIC WORKS DIRECTOR FOR SAID DEVELOPMENT AND THE GENERAL SPECIFICATIONS ADOPTED BY THE CITY OF FERDALE PUBLIC WORKS.
By: *Julia A. R.* Date: *04-19-07*
EXPIRES 5/28/07



CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-5555

No.	Date	REVISION
2	1-31-07	PREPARE ASBUILTS
1	3-16-06	REVISED PER SITE PLAN AMENDMENT

DESIGNED BY: HAF	JPS/TF
DRAWN BY: AMN	TF
CHECKED BY: HAF	By

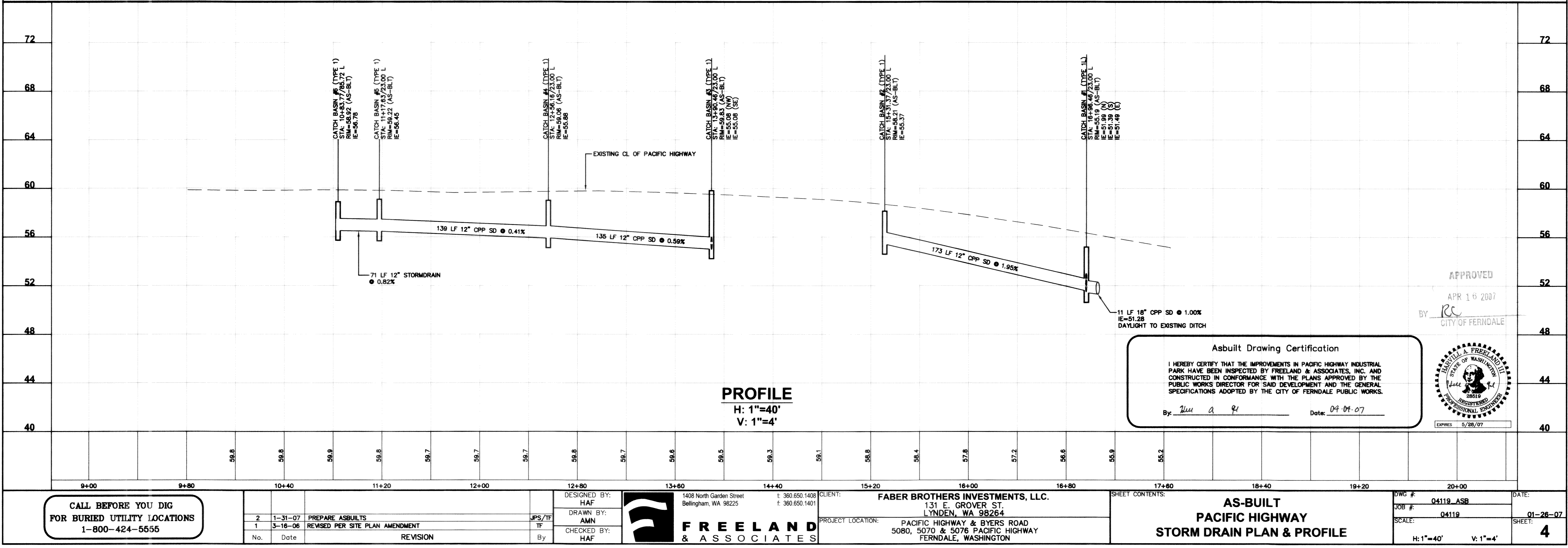
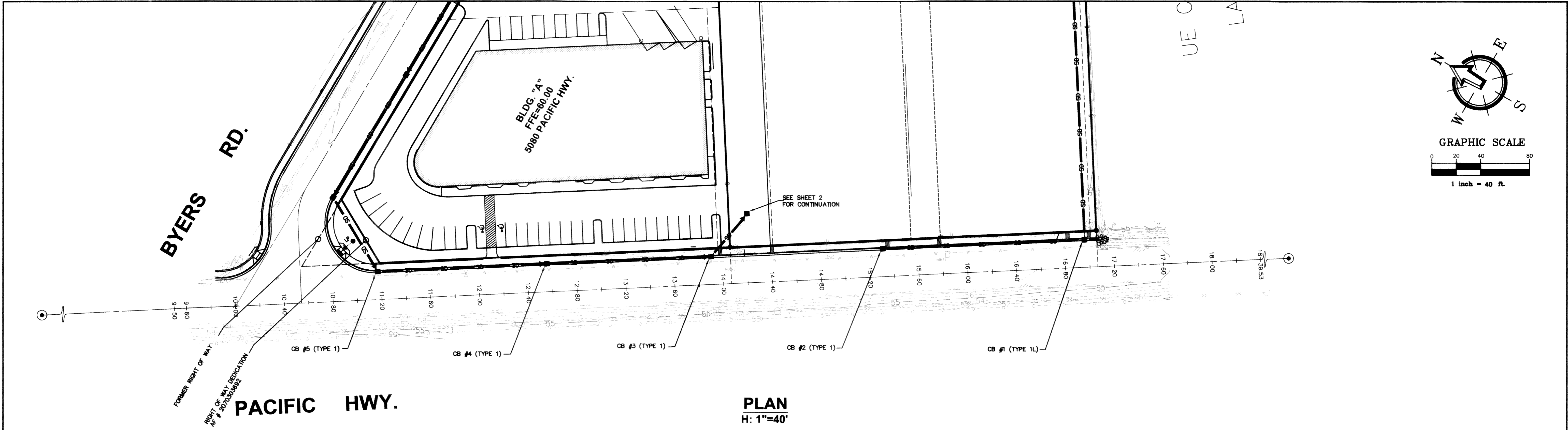
1408 North Garden Street
Bellingham, WA 98225
t: 360.650.1408
f: 360.650.1401

FREELAND & ASSOCIATES

CLIENT: **FABER BROTHERS INVESTMENTS, LLC.**
131 E. GROVER ST.
LYNDEN, WA 98264
PROJECT LOCATION: PACIFIC HIGHWAY & BYERS ROAD
5080, 5070 & 5076 PACIFIC HIGHWAY
FERDALE, WASHINGTON

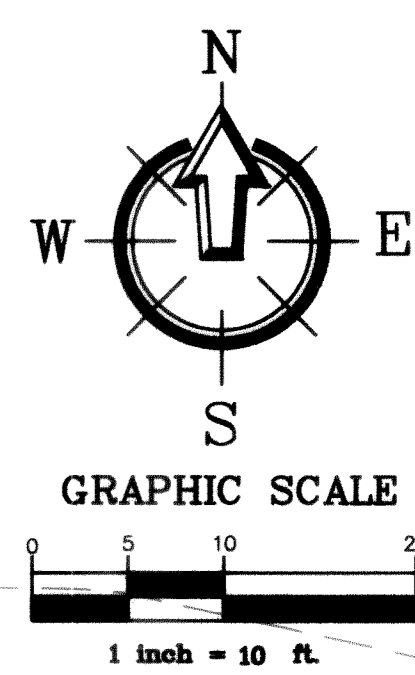
SHEET CONTENTS:
**AS-BUILT
BYERS ROAD
STORM DRAIN PLAN & PROFILE**

DWG #:	04119 ASB	DATE:	01-27-07
JOB #:	04119	SHEET:	3
SCALE:	H: 1"=40' V: 1"=4'		



003423.cdw 1-28-08 4/4

00303.005 1-28-08



NOTE: IMPROVEMENTS SHOWN NORTH OF ROAD CENTERLINE
ARE NOT CONSTRUCTED. SHOWN FOR FUTURE DESIGN PURPOSES.

PACIFIC HWY.

BYERS RD.

FORMER RIGHT OF WAY

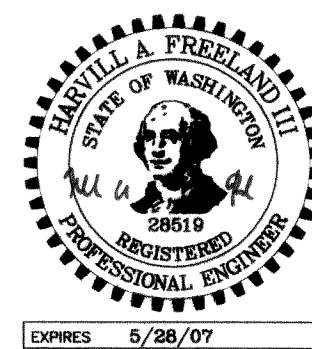
RIGHT OF WAY DEDICATION
A.F.# 2070303692

LP

22'

Asbuilt Drawing Certification
I HEREBY CERTIFY THAT THE IMPROVEMENTS IN PACIFIC HIGHWAY INDUSTRIAL
PARK HAVE BEEN INSPECTED BY FREELAND & ASSOCIATES, INC. AND
CONSTRUCTED IN CONFORMANCE WITH THE PLANS APPROVED BY THE
PUBLIC WORKS DIRECTOR FOR SAID DEVELOPMENT AND THE GENERAL
SPECIFICATIONS ADOPTED BY THE CITY OF FERNDAL PUBLIC WORKS.
By: Wesley A. Freeman Date: 04-09-07

APPROVED
APR 16 2007
By: RC
CITY OF FERNDAL



CALL BEFORE YOU DIG
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1-800-424-5555

No.	Date	REVISION
2	1-31-07	PREPARE ASBUILTS
1	3-16-06	REVISED PER SITE PLAN AMENDMENT

DESIGNED BY: HF	U/S/TF
DRAWN BY: AMM,AN	TF
CHECKED BY: HAF	By



**FREELAND
& ASSOCIATES**

1408 North Garden Street
Bellingham, WA 98225

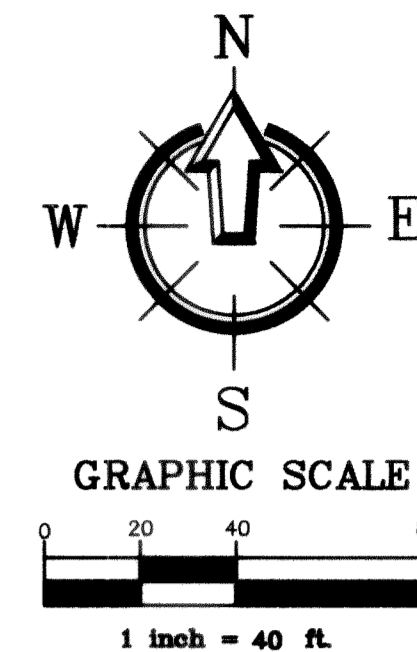
t: 360.650.1408
f: 360.650.1401

CLIENT: **FABER BROTHERS INVESTMENTS, LLC.**
131 E. GROVER ST.
LYNDEN, WA 98264
PROJECT LOCATION: PACIFIC HIGHWAY & BYERS ROAD
5080, 5070 & 5076 PACIFIC HIGHWAY
FERNDAL, WASHINGTON

SHEET CONTENTS:
**AS-BUILT
INTERSECTION OF BYERS ROAD
& PACIFIC HIGHWAY**

DWG #:	04119_ASB	DATE:	01-27-07
JOB #:	04119	SHEET:	5
SCALE:	H: 1"=10'	V: n/a	

BYERS RD.



FORMER RIGHT OF WAY

RIGHT OF WAY DEDICATION
AF # 2070303692

SSMH#5930
RIM=55.77
NW I.E. IN=44.91
SE I.E. OUT=44.82

PACIFIC HWY.

RELOCATED FIRE HYDRANT ASSEMBLY
AT BACK OF SIDEWALK
(TYP)

WATER EASEMENT
AF# 2070400123

3/4" WATER SERVICE LINE (CU)
5/8" x 3/4" WATER METER

2" WATER SERVICE LINE (CU)
2" WATER METER

1-6" 90° BEND (M/JMJ)
1-THRUST BLOCK

101 LF PVC 8"
SEWER @ 1% MIN.

SSMH#6007
MANHOLE 0+20
RIM=54.8"
NW I.E. IN=43.49
SE I.E. OUT=43.71
I.E.= 43.71 (OUTSIDE DROP)

NOTE:
WATER MAINS BEYOND DOUBLE DETECTOR
VALVE SHALL BE PRIVATELY MAINTAINED

3/4" WATER SERVICE LINE
3/4" WATER METER

1-6" GATE VALVE (FL X MJ)
1-6" TEE (M/JMJ)
1-THRUST BLOCK
FIRE DEPARTMENT CONNECTION
WITH CHECK VALVE

6" DOUBLE DETECTOR CHECK
VALVE ASSEMBLY IN VAULT
1-6" POST INDICATOR VALVE
W/ TAMPER SWITCH (M/JMJ)

1-6" GATE VALVE (FL X MJ)
1-6" X 6" TEE (M/JMJ)
1-THRUST BLOCK

CONNECTION TO EXISTING
WATERMAIN W/ 10"x8"
TAPPING VALVE & SLEEVE ASSEMBLY
1-THRUST BLOCK

2" WATER SERVICE LINE (CU)

2" WATER METER

3/4" WATER SERVICE LINE (CU)

5/8" x 3/4" WATER METER

1-6" 90° BEND (M/JMJ)
1-THRUST BLOCK

BLDG. "A"
FFE=60.00
5080 PACIFIC HWY.

WATER EASEMENT
AF# 2070400123

SEWER CLEANOUT
0+88
I.E.=56.50 (AS-BLT)
74 LF PVC 6"
SIDE SEWER
@ 1% MIN
(PRIVATE)

34 LF 6" DI
1-6" TEE (FL X MJ)
2-6" GATE VALVES (FL X MJ)
1-THRUST BLOCK

10 LF 6" DI

SSMH#6007
MANHOLE 0+100
RIM=58.63 (AS-BLT)
I.E.=50.00 (IN)
I.E.=48.00 (OUT)

I.E.=55.30 (AS-BLT)

12 LF 6" DI

1-6" 90° BEND (M/JMJ)

1-THRUST BLOCK

100 LF PVC 8"
SIDE SEWER @ 1% MIN
(PRIVATE)

WATER EASEMENT
AF# 2070400122

1+00

1+00

1+00

1+00

1+00

1+00

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1+00

1+00

1+00

M. HAUGEN
390233 480258

1-FIRE HYDRANT ASSEMBLY
1-8"X6" TEE (M/JMJ)
1-8" PLUG
1-THRUST BLOCK

24' WATER EASEMENT IN FAVOR OF THE CITY OF FERNDAL
FOR MAINTENANCE AF# 2070400124

UE CHING OW MD
LAND TRUST

APPROVED

APR 16 2007

BY *RC*
CITY OF FERNDAL

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PUBLIC WORKS DIRECTOR FOR SAID DEVELOPMENT AND THE GENERAL
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By: *Haru a RL*

Date: 04-09-07



EXPIRES 5/28/07

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1-800-424-5555

No.	Date	PREPARE ASBUILTS	REVISION
2	1-31-07	PREPARE ASBUILTS	

DESIGNED BY: HF	DRAWN BY: AMM,AN	CHECKED BY: AMM
--------------------	---------------------	--------------------

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Bellingham, WA 98225
t: 360.650.1408
f: 360.650.1401

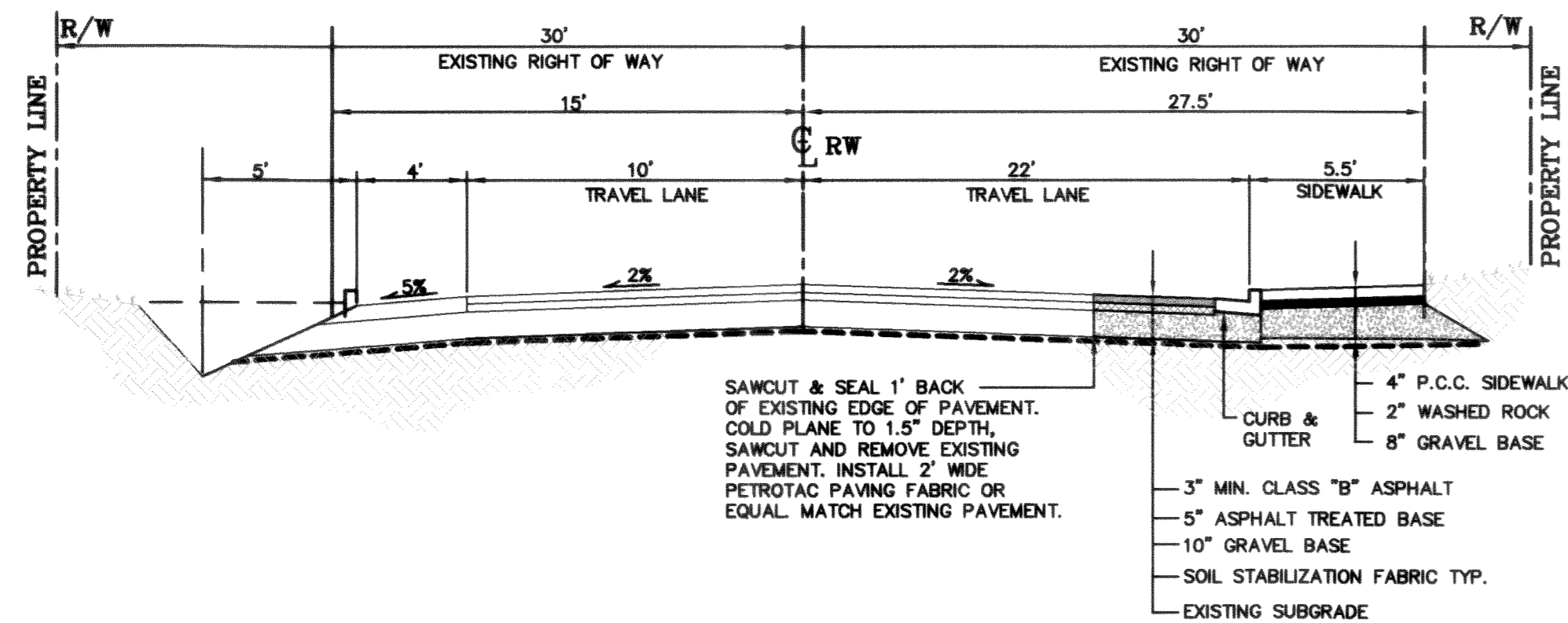
FREELAND & ASSOCIATES

CLIENT: **FABER BROTHERS INVESTMENTS, LLC.**
131 E. GROVER ST.
LYNDEN, WA 98264
PROJECT LOCATION: PACIFIC HIGHWAY & BYERS ROAD
5080, 5070 & 5076 PACIFIC HIGHWAY
FERNDAL, WASHINGTON

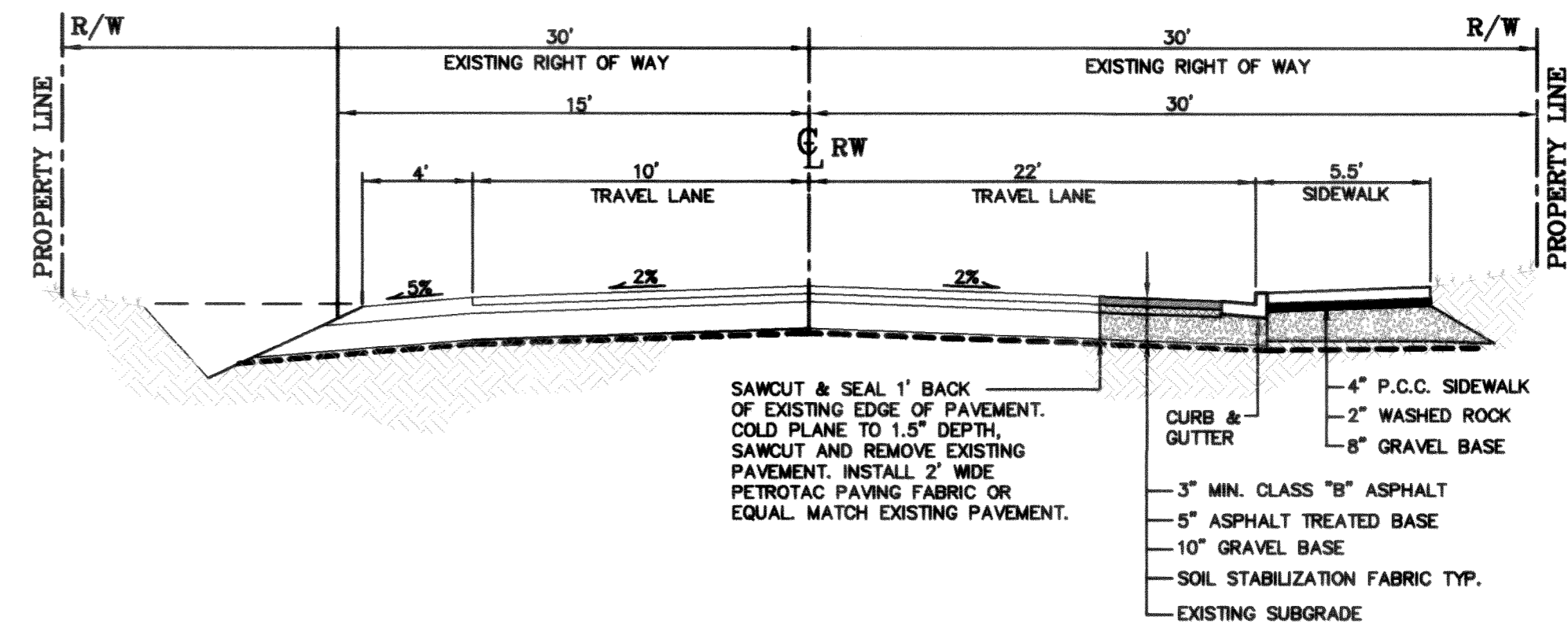
SHEET CONTENTS:

**AS-BUILT
WATER & SEWER PLAN**

DWG #:	04119-ASB	DATE:	01-27-07
JOB #:	04119	SHEET:	6
SCALE:	H: 1"=40'	V: n/a	



A ASPHALT PAVEMENT SECTION
nts PACIFIC HWY. (3/4 STREET)

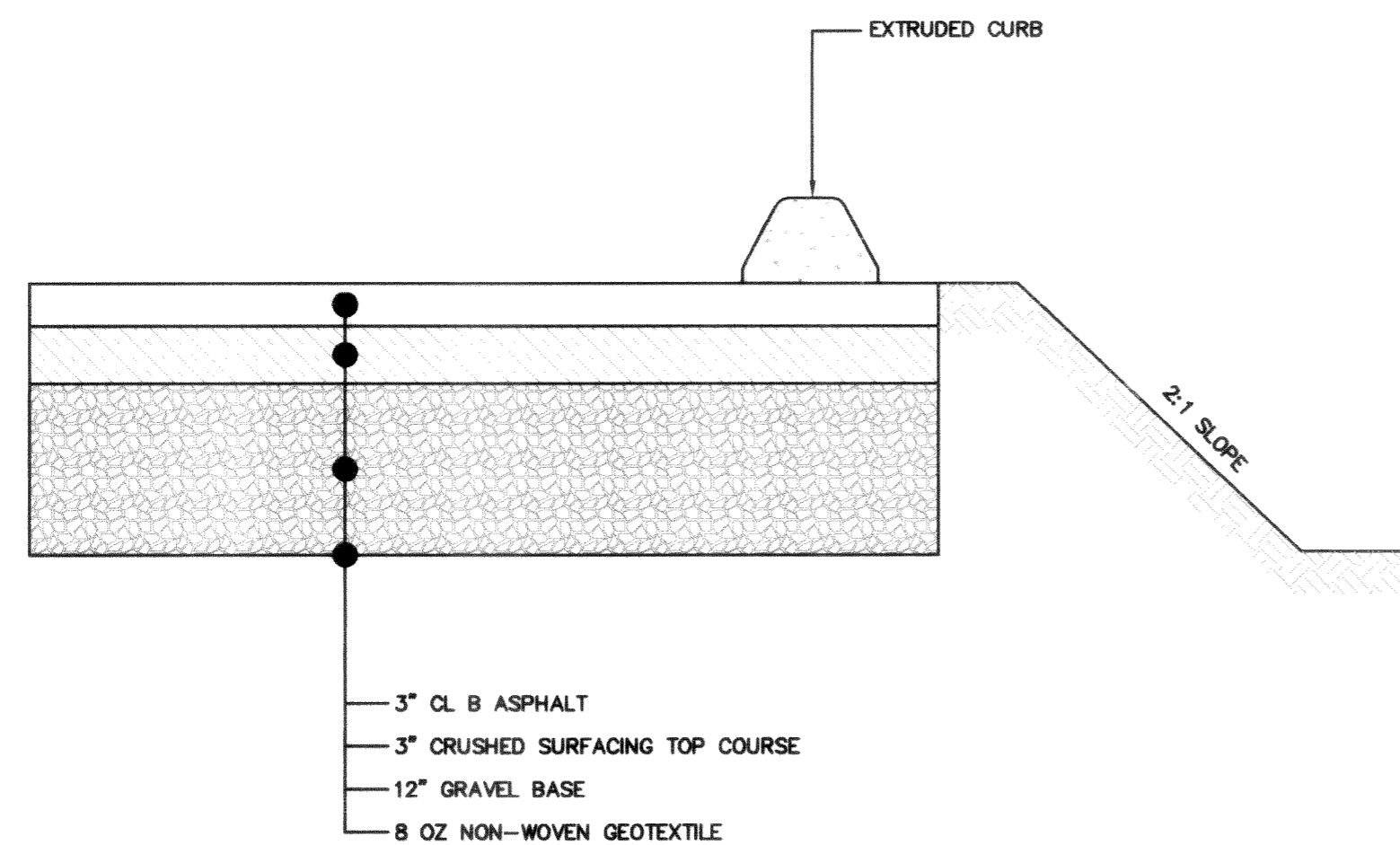
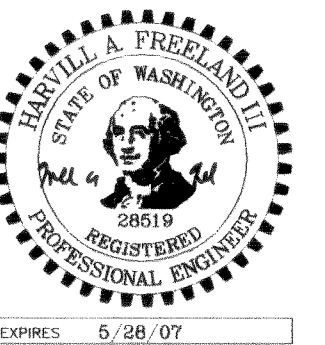


B ASPHALT PAVEMENT SECTION
nts BYERS ROAD (3/4 STREET)

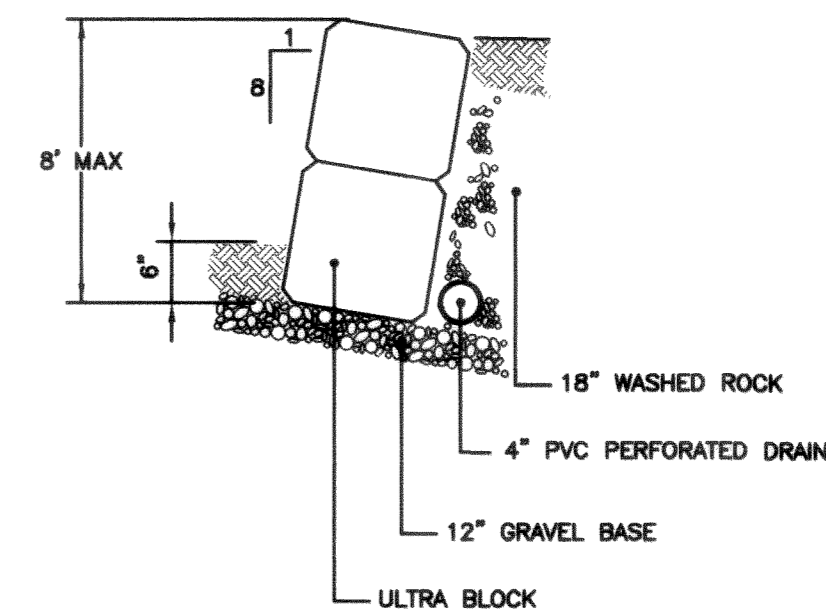
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By: Paul A. K Date: 04-04-07



C ASPHALT PAVEMENT SECTION
nts



D BLOCK RETAINING WALL
nts

APPROVED
APR 16 2007
BY RC
CITY OF FERNDALE

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No.	Date	REVISION	By
2	1-31-07	PREPARE ASBUILTS	JPS/TF
1	3-16-06	REVISED PER SITE PLAN AMENDMENT	TF

DESIGNED BY:
HAF
DRAWN BY:
AMN
CHECKED BY:
HAF

FREELAND & ASSOCIATES
1408 North Garden Street
Bellingham, WA 98225
t: 360.650.1408
f: 360.650.1401

CLIENT: **FABER BROTHERS INVESTMENTS, LLC.**
131 E. GROVER ST.
LYNDEN, WA 98264
PROJECT LOCATION: PACIFIC HIGHWAY & BYERS ROAD
5080, 5070 & 5076 PACIFIC HIGHWAY
FERNDAL, WASHINGTON

SHEET CONTENTS:

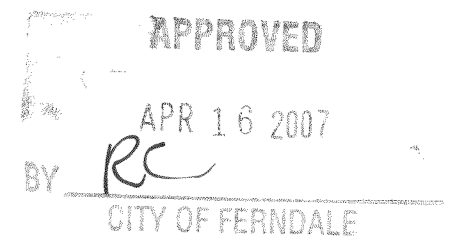
**AS-BUILT
DETAILS**

DWS #: 04119 ASB
JOB #: 04119
SCALE: H: 1"=40' V: n/a
DATE: 01-27-07
SHEET: 7

00363.007 1.28.08 42

0 5 10 20

1 inch = 10 ft.



DWG #:	04119 ASB	DATE:	
JOB #:	04119	01-27-07	
SCALE:	H: 1"=40'	V: n/a	SHEET: 8