

# PACIFIC COMMERCE CENTER - 5060 PACIFIC HIGHWAY LOT 3

SITUATE IN A PORTION OF THE NE 1/4, SE 1/4 OF SECTION 33, T. 39 N., R. 2 E., W.M.  
CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON

00381.001 7-9-01 DD

## LEGEND

- = CAPPED IRON PIPE FND. (PLS#13138)
- = CAPPED REBAR SET 11-9-04 (PLS#18927)
- ⊙ = NAIL/FLASHER SET (PLS#18927)
- = HUB & TACK SET
- (HST) = PROPERTY LINE STAKE SET
- (MB) = EXIST MAIL BOX
- (TP) = EXIST TELEPHONE PEDESTAL
- ⊕ = EXIST POWER POLE
- ⊕ (W/M) = EXIST POWER POLE W/METER
- ⊕ (M) = EXIST POWER METER
- ⊕ (UT) = EXIST UNDERGROUND TELEPHONE
- ⊕ (L) = EXIST LARGER DIA. PINE TREE
- ⊕ (S) = EXIST SIGN
- TB --- = EXIST TOP OF BANK/RD SHOULDER
- BB --- = 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 SANITARY SEWER MANHOLE
- ⊕ = EXIST LIGHT POST
- ⊕ = EXIST SANITARY SEWER CLEANOUT
- W --- = EXIST WATER LINE
- SS --- = EXIST SANITARY SEWER LINE
- + 100.000 = SPOT ELEV ON EXIST EDGE OF PAVEMENT
- + 100.000 = SPOT ELEV ON EXIST EDGE OF CONCRETE
- + 100.000 = SPOT ELEV ON EXIST C.L. OF PAVED ROAD
- + 100.000 = SPOT ELEV ON EXIST C.L. OF DITCH
- + 100.0 = SPOT ELEV ON EXIST GROUND
- + 100.000 = SPOT ELEV ON TOP ASPHALT
- + 100.000 = SPOT ELEV ON EDGE OF GRAVEL
- ⊕ (STOP) = EXISTING STOP SIGN
- ⊕ = EXISTING CHAIN LINK FENCE
- ⊕ = EXISTING TELEPHONE PEDESTAL
- ⊕ = EXISTING JUNCTION BOX
- SD --- = PROPOSED STORM DRAIN LINE
- SS --- = PROPOSED SAN. SEWER LINE
- W --- = PROPOSED WATER LINE
- W2 --- = 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

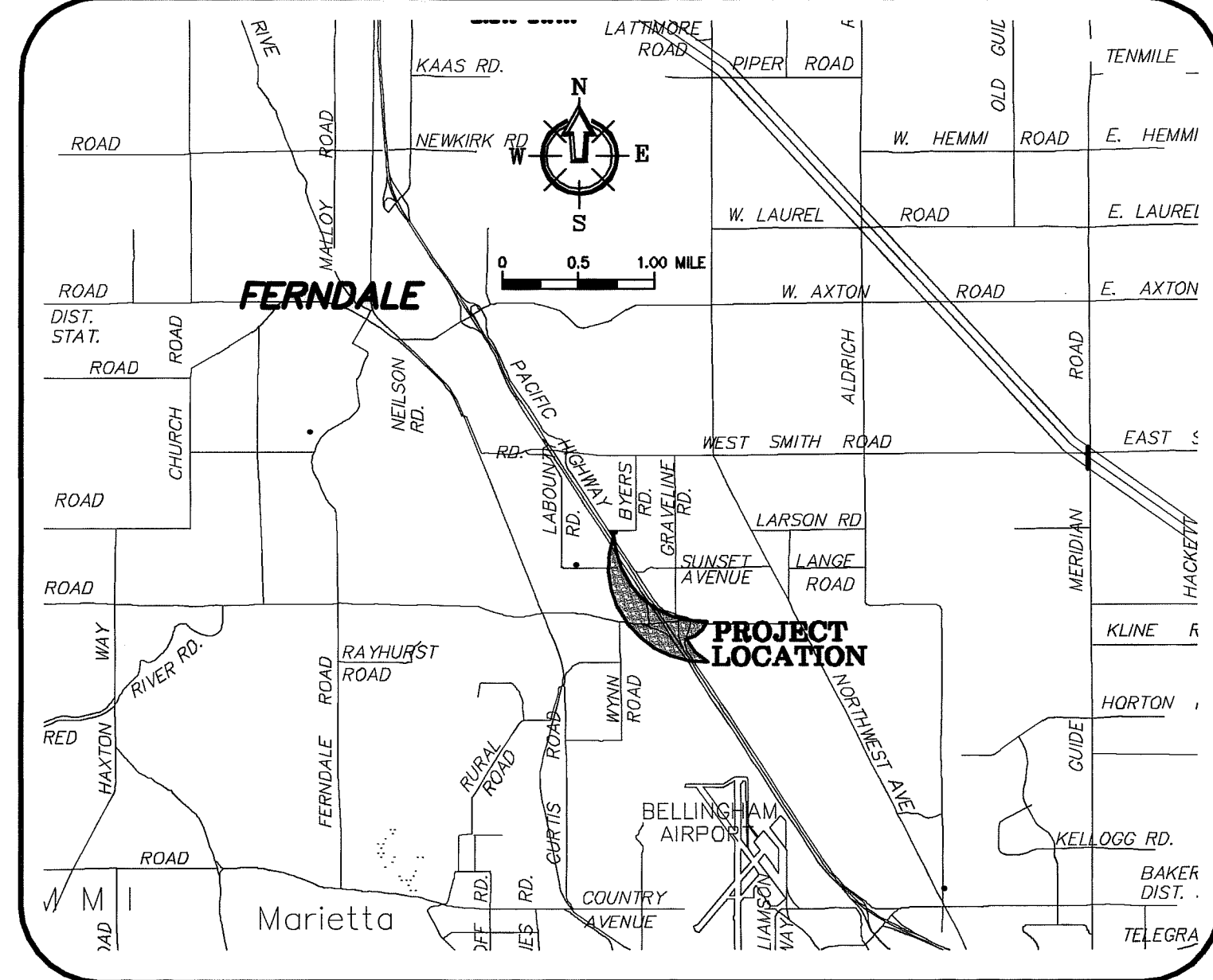
## SHEET INDEX

- 1) COVER SHEET
- 2) EXISTING CONDITIONS MAP
- 3) TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN
- 4) PAVING, GRADING, AND DRAINAGE PLAN
- 5) WATER AND SEWER PLAN
- 6) EROSION CONTROL DETAILS
- 7) DETAILS
- 8) GENERAL NOTES
- 9) WALL

## 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               |
| CPLG     | = 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.  
STEPHEN DYKSTRA  
131 E. GROVER ST.  
LYNDEN, WA 98276  
(360) 354-3500  
(360) 354-0335

### CIVIL ENGINEER

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

Asbuilt Drawing Certification

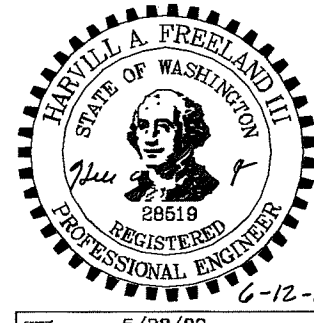
I HEREBY CERTIFY THAT THE IMPROVEMENTS IN PACIFIC COMMERCE CENTER HAVE BEEN INSPECTED BY FREELAND & ASSOCIATES, INC. AND CONSTRUCTED IN CONFORMANCE WITH THE PLANS APPROVED BY THE PUBLIC WORKS DIRECTOR FOR SAID DEVELOPMENT AND THE GENERAL SPECIFICATIONS ADOPTED BY THE CITY OF FERNDALE PUBLIC WORKS.

By: Paul A. F. Date: 6-12-08

## LEGAL DESCRIPTION

LOT 3, REVISED FABER BROS., LOT LINE ADJUSTMENT, AS FILED UNDER WHATCOM COUNTY, WASHINGTON, AUDITOR'S FILE NO. 2060702205.

City of Ferndale, Project Number DE 2007-03



07010ASB2.dwg

|  |                                    |  |
|--|------------------------------------|--|
| 1408 North Garden Street<br>Bellingham, WA 98225 | t: 360.650.1408<br>f: 360.650.1401 | DATE: 06-09-08<br>JOB #: 07010<br>SHEET: 1 |
|--|------------------------------------|--|

**FREELAND & ASSOCIATES**

"AS-BUILTS"

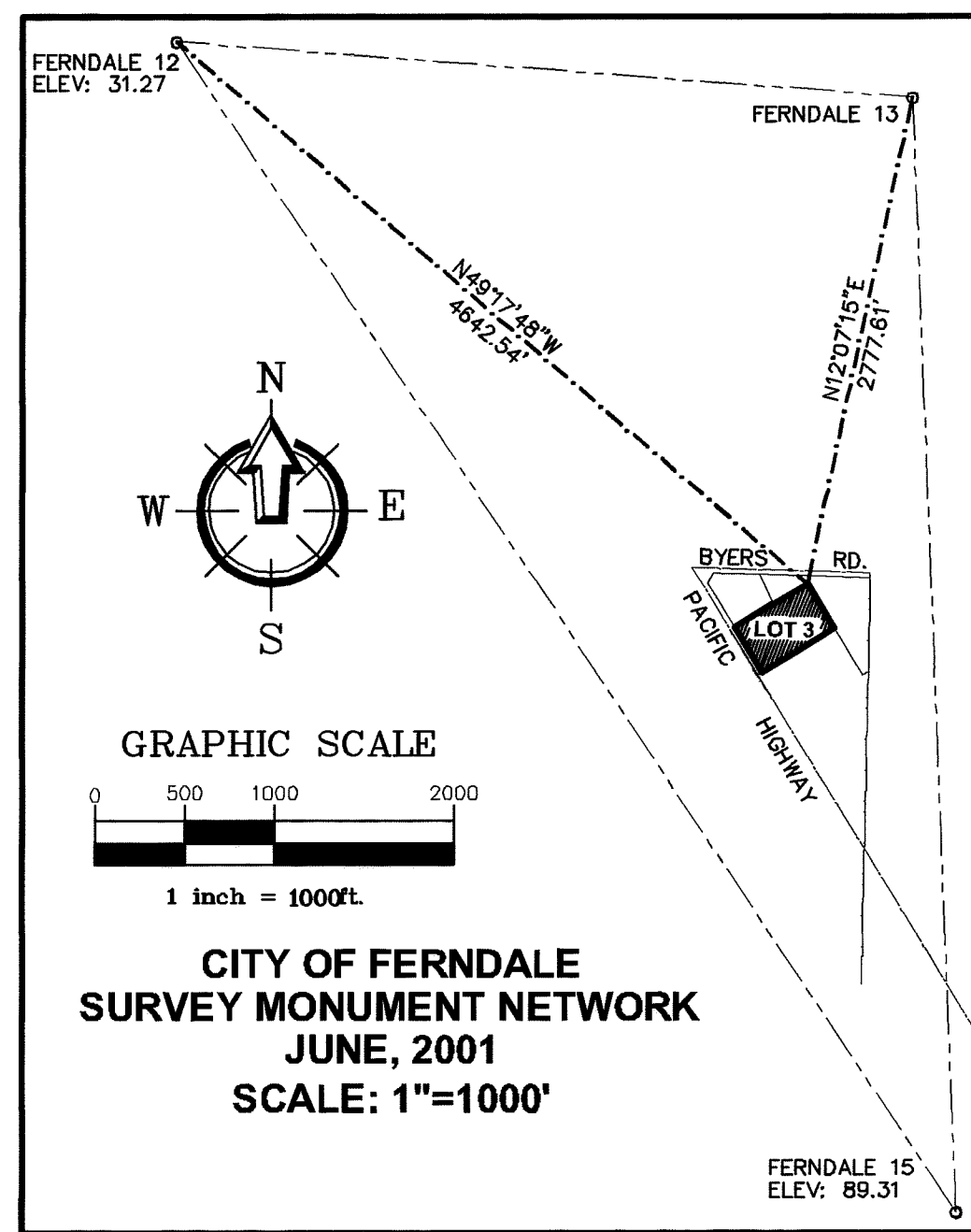
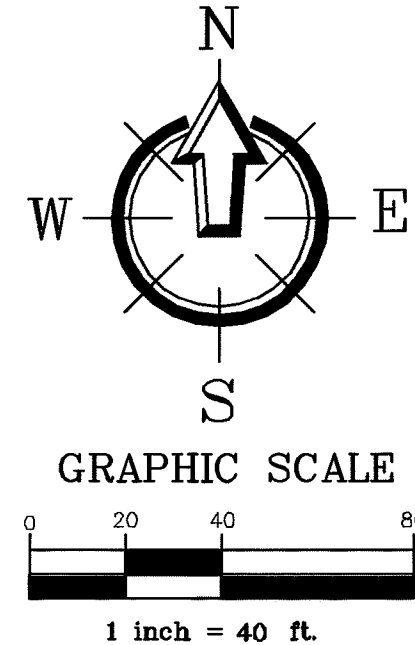
P:\07010.dwg (07010ASB2.dwg) 1 - COVER SHEET, 6/12/2008 10:13:39 AM, HP 500 24x36.pc3, Arch D (landscape), 111

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00381.002 7.8.09 DD

"AS-BUILTS"

SECTION 33 , TOWNSHIP 39 N, RANGE 2 E , W.M.



LEGEND

- = CAPPED IRON PIPE FND. (PLS#13138)
- = CAPPED REBAR SET 11-9-04 (PLS#18927)
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- ⊠ = EXISTING STOP SIGN
- ⊠ = EXISTING CHAIN LINK FENCE
- ⊠ = EXISTING TELEPHONE PEDESTAL
- ⊠ = EXISTING JUNCTION BOX

TOPO NOTES

- 1) FOR THIS SURVEY DATA WAS GATHERED UTILIZING ELECTRONIC DATA COLLECTION, BY FIELD TRAVERSE AND SWING TOPO ON OR ABOUT 1-28-2005 BY CONSTRUCTION SURVEYORS H.W., INC. WITH LIETZ SET 4 TOTAL STATION, ACCURACY EXCEEDS 1:10000.
- 2) BASIS OF BEARINGS: FERNDAL MONUMENT NETWORK JUNE 2001 - HELD N0114°31'E BETWEEN FERNDAL MONUMENTS #365 AND #366.
- 3) VERTICAL DATUM: CITY OF FERNDAL DATUM, HELD FERN#12-CASED CONC. MON. WITH BRASS CAP AT INTERSECTION SMITH RD. AND LABOUNTY (GIVEN ELEVATION 31.27), CHECKED TO FERN#15-CASED CONC. MON. WITH BRASS CAP LOCATED ON NORTH SIDE OF ACCESS ROAD SOUTH OF SLATER ROAD (GIVEN ELEV. 89.31). TBW'S: AS SHOWN ON FACE OF MAP HEREON.
- 4) CONTOUR INTERVAL AS SHOWN IS 1 FOOT AND ARE COMPUTER GENERATED FROM FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION. 1 FOOT CONTOURS DO NOT MEET NATIONAL MAPPING STANDARDS AND ARE SHOWN FOR GRAPHIC PURPOSES ONLY. ACTUAL CONTOUR ACCURACY INTERVAL IS 2 FOOT.
- 5) FREELAND & ASSOCIATES, ASSUMES NO LIABILITY FOR ANY SUBSURFACE CONDITIONS OR FEATURES THAT MAY EXIST THAT ARENT DETECTABLE AND/OR NOT VISIBLE.
- 6) THIS TOPOGRAPHY MAP WAS DONE WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND FREELAND & ASSOCIATES, IS NOT RESPONSIBLE FOR ANY EASEMENTS, COVENANTS, RESERVATIONS AND RESTRICTIONS NOT SHOWN HEREON, THAT MAY EXIST.

Asbuilt Drawing Certification  
I HEREBY CERTIFY THAT THE IMPROVEMENTS IN PACIFIC COMMERCE CENTER 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: Jim A. F. Date: 6-12-08

APPROVED  
JUN 18 2008  
BY B. Borden  
CITY OF FERNDAL  
Professional Engineer  
6-12-08

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| No. | Date | REVISION | By |
|-----|------|----------|----|
|     |      |          |    |

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

**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 COMMERCE CENTER  
5080 PACIFIC HIGHWAY  
FERNDAL, WASHINGTON

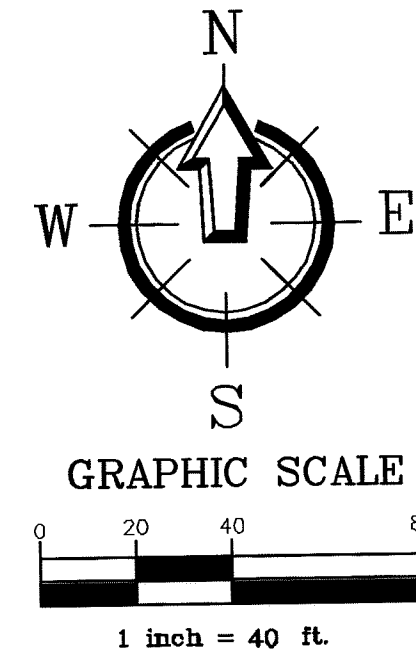
SHEET CONTENTS:  
**EXISTING CONDITIONS MAP**

|        |           |        |          |
|--------|-----------|--------|----------|
| DWG #: | 07010ASB2 | DATE:  | 06-09-08 |
| JOB #: | 07010     | SHEET: | 2        |
| SCALE: | H: 1"=40' | V: n/a |          |

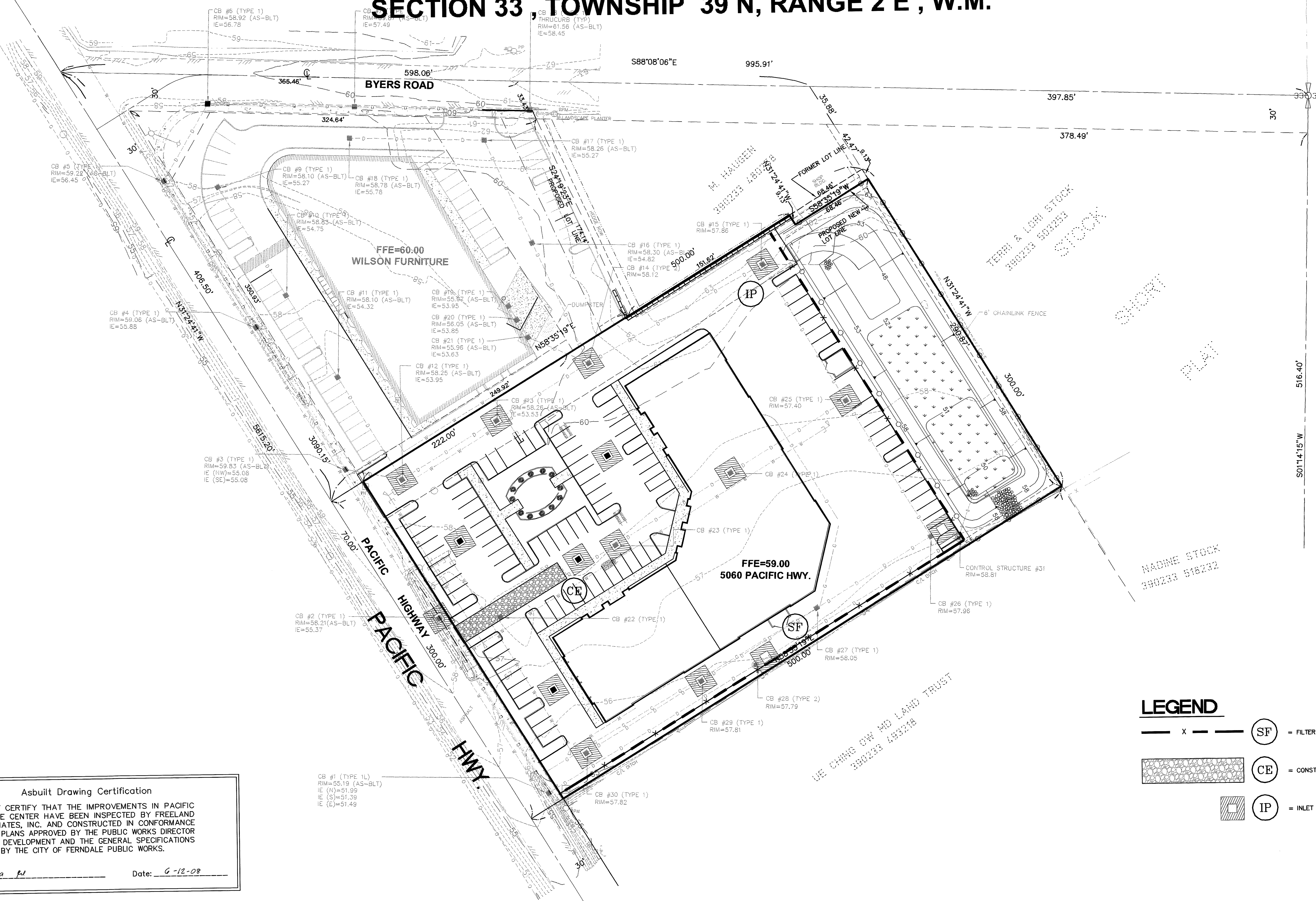


P:\07010\dwg\07010ASB2.dwg, 3-EROSION CONTROL, 6/12/2008 10:13:05 AM, HP 500 24x36, p3, Arch D (landscape), 1:1

# SECTION 33, TOWNSHIP 39 N, RANGE 2 E, W.M.



0 20 40 80  
1 inch = 40 ft.



**Asbuilt Drawing Certification**  
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By: Jim A. P. Date: 6-12-08

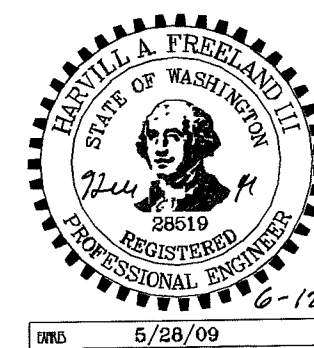
## LEGEND

- SF = FILTER FABRIC FENCE
- CE = CONSTRUCTION ROAD ENTRANCE
- IP = INLET PROTECTION

APPROVED

JUN 18 2008

BY Biden  
CITY OF BERDALE



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1-800-424-5555

| No. | Date | REVISION | By |
|-----|------|----------|----|
|     |      |          |    |

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



CLIENT: **FABER BROTHERS INVESTMENTS, LLC.**  
131 E. GROVER ST.  
LYNDEN, WA 98264  
PROJECT LOCATION: PACIFIC COMMERCE CENTER  
5060 PACIFIC HIGHWAY  
FERDALE, WASHINGTON

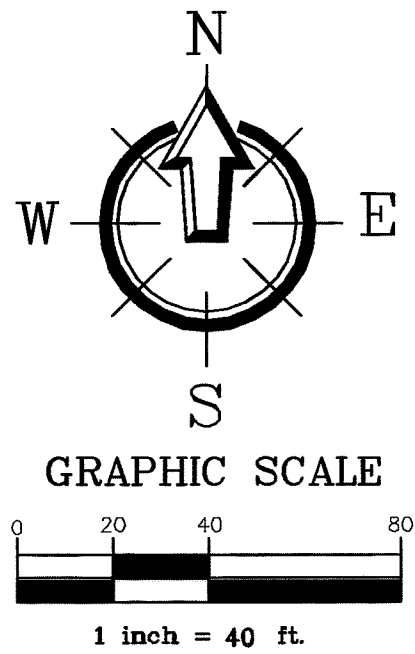
SHEET CONTENTS: **TEMPORARY EROSION & SEDIMENTATION CONTROL PLAN**

|        |                  |        |          |
|--------|------------------|--------|----------|
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| JOB #: | 07010            | SHEET: | 3        |
| SCALE: | H: 1"=40' V: n/a |        |          |

"AS-BUILTS"



SECTION 33, TOWNSHIP 39 N, RANGE 2 E, W.M.



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I HEREBY CERTIFY THAT THE IMPROVEMENTS IN PACIFIC COMMERCE CENTER 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 F. Date: 6-12-08

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FOR BURIED UTILITY LOCATIONS  
1-800-424-5555

| No. | Date | REVISION | By |
|-----|------|----------|----|
|     |      |          |    |

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

**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 COMMERCE CENTER  
5060 PACIFIC HIGHWAY  
FERDALE, WASHINGTON

SHEET CONTENTS:

**PAVING, GRADING, & DRAINAGE PLAN**

|        |           |          |          |
|--------|-----------|----------|----------|
| DWG #: | 07010ASB2 | DATE:    | 06-09-08 |
| JOB #: | 07010     | SHEET #: | 4        |
| SCALE: | H: 1"=40' | V: n/a   |          |

"AS-BUILTS"

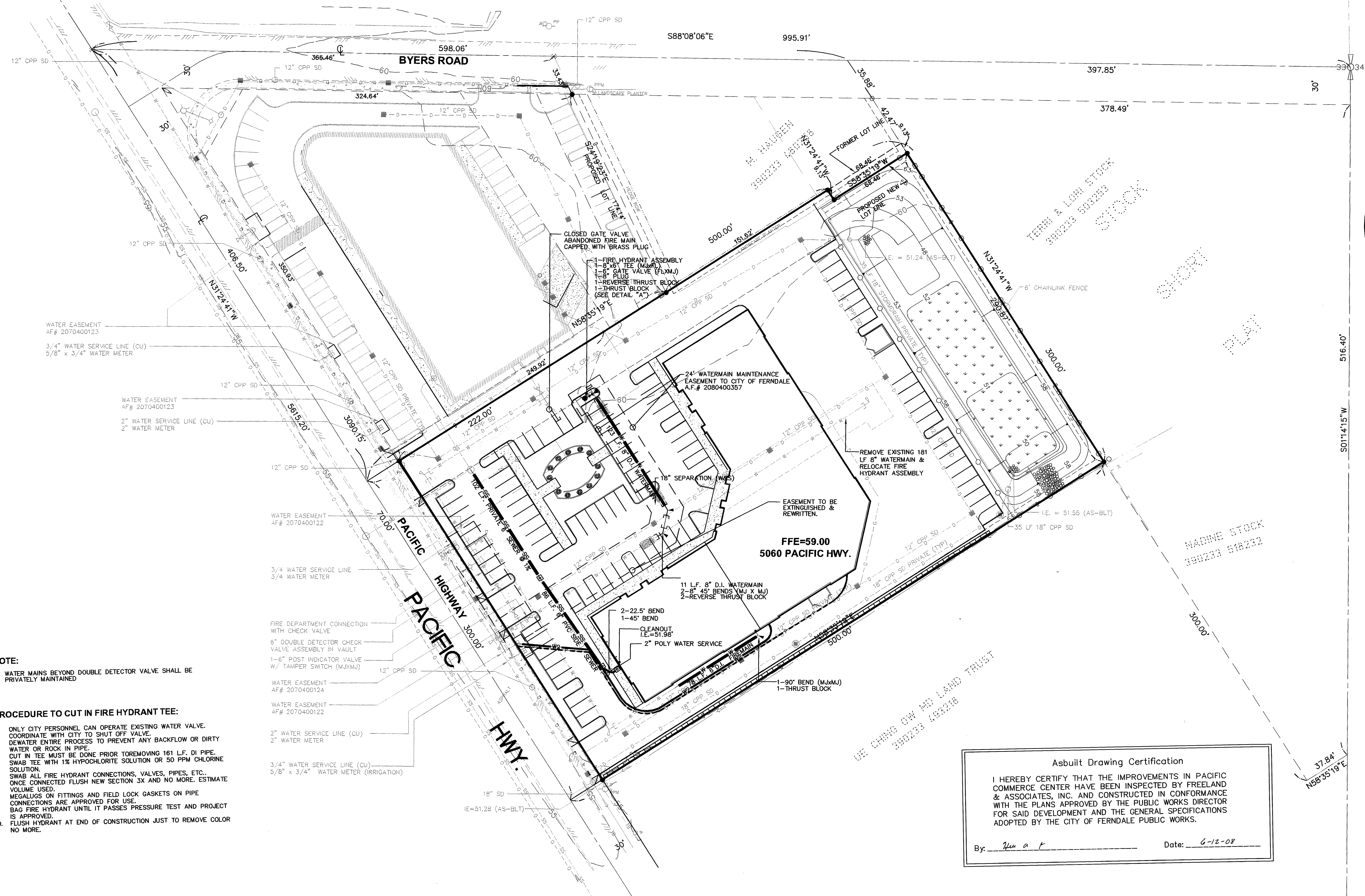
00381.004 7-8-09 DD

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P:\07010.dwg (07010ASB2.dwg, 5- WATER & SEWER PLAN, 6/12/2008 10:12:32 AM, HP 500 24x36.pcl, Arch D (landscape), 1:1

# SECTION 33 , TOWNSHIP 39 N, RANGE 2 E , W.M.



- NOTE:**
1. WATER MAINS BEYOND DOUBLE DETECTOR VALVE SHALL BE PRIVATELY MAINTAINED
- PROCEDURE TO CUT IN FIRE HYDRANT TEE:**
1. ONLY CITY PERSONNEL CAN OPERATE EXISTING WATER VALVE. COORDINATE WITH CITY TO SHUT OFF VALVE.
  2. DEWATER ENTIRE PROCESS TO PREVENT ANY BACKFLOW OR DIRTY WATER OR ROCK IN PIPE.
  3. CUT IN TEE MUST BE DONE PRIOR TO REMOVING 161 L.F. DI PIPE.
  4. SWAB TEE WITH 1% HYPOCHLORITE SOLUTION OR 50 PPM CHLORINE SOLUTION.
  5. SWAB ALL FIRE HYDRANT CONNECTIONS, VALVES, PIPES, ETC.
  6. ONCE CONNECTED FLUSH NEW SECTION 3X AND NO MORE. ESTIMATE VOLUME USED.
  7. MEGALUGS ON FITTINGS AND FIELD LOCK GASKETS ON PIPE CONNECTIONS ARE APPROVED FOR USE.
  8. BAG FIRE HYDRANT UNTIL IT PASSES PRESSURE TEST AND PROJECT IS APPROVED.
  9. FLUSH HYDRANT AT END OF CONSTRUCTION JUST TO REMOVE COLOR NO MORE.

N  
W  
E  
S

GRAPHIC SCALE

0 20 40 80

1 inch = 40 ft.

DETAIL A

SCALE: NTS

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By: Alan A. F. Date: 6-12-08

APPROVED

JUN 18 2008

BY Bill [Signature]


CITY OF FERDALE

STATE OF WASHINGTON

PROFESSIONAL ENGINEER

5/28/09

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|     |      |          |  |  |                     |   |  |
|-----|------|----------|--|--|---------------------|---|--|
|     |      |          |  |  | DESIGNED BY:<br>HF  |  | 1408 North Garden Street<br>Bellingham, WA 98225<br>t: 360.650.1408<br>f: 360.650.1401 |
|     |      |          |  |  | DRAWN BY:<br>AMM,AN |   |  |
|     |      |          |  |  | CHECKED BY:<br>AMM  |   |  |
| No. | Date | REVISION |  |  | By                  |   | <b>F R E E L A N D</b><br><b>&amp; A S S O C I A T E S</b>                             |

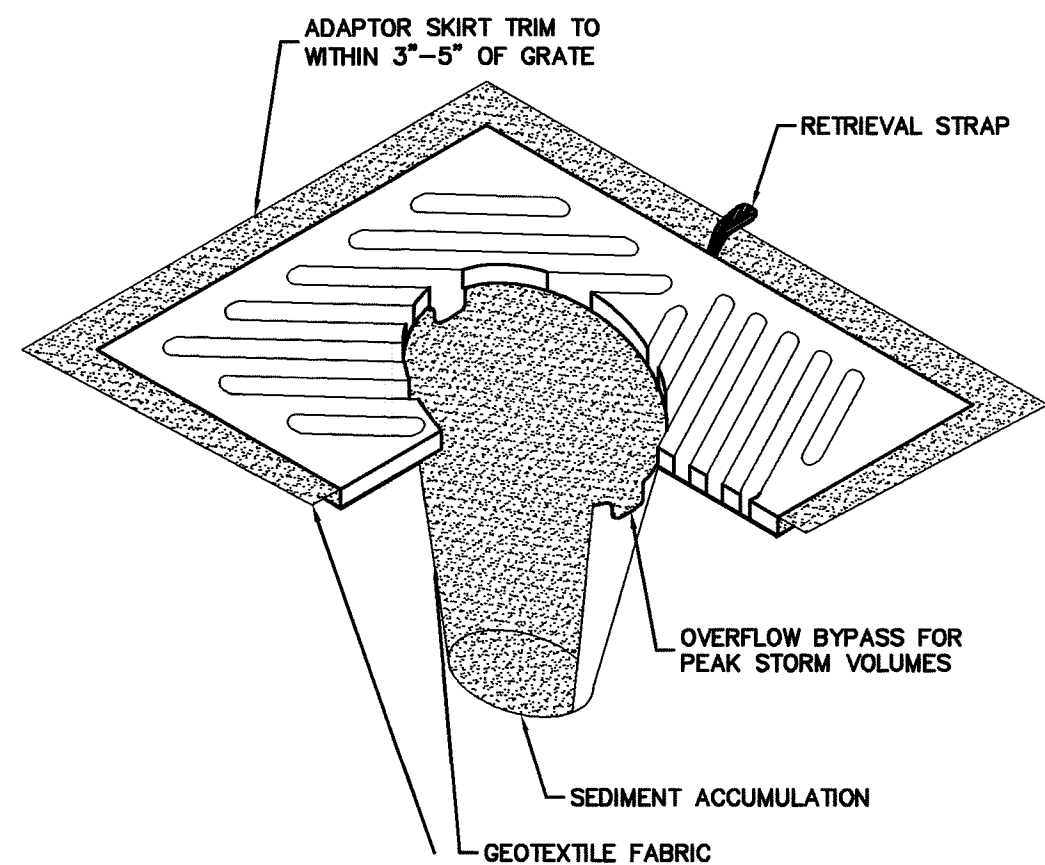
CLIENT: **FABER BROTHERS INVESTMENTS, LLC.**  
131 E. GROVER ST.  
LYNDEN, WA 98264

PROJECT LOCATION: PACIFIC HIGHWAY & BYERS ROAD  
5060 PACIFIC HIGHWAY  
FERDALE, WASHINGTON

|                 |                               |
|-----------------|-------------------------------|
| SHEET CONTENTS: | <b>WATER &amp; SEWER PLAN</b> |
| DWG #:          | 07010ASB2                     |
| JOB #:          | 07010                         |
| SCALE:          | H: 1"=40' V: n/a              |
| DATE:           | 06-09-08                      |
| SHEET:          | 5                             |

"AS-BUILTS"

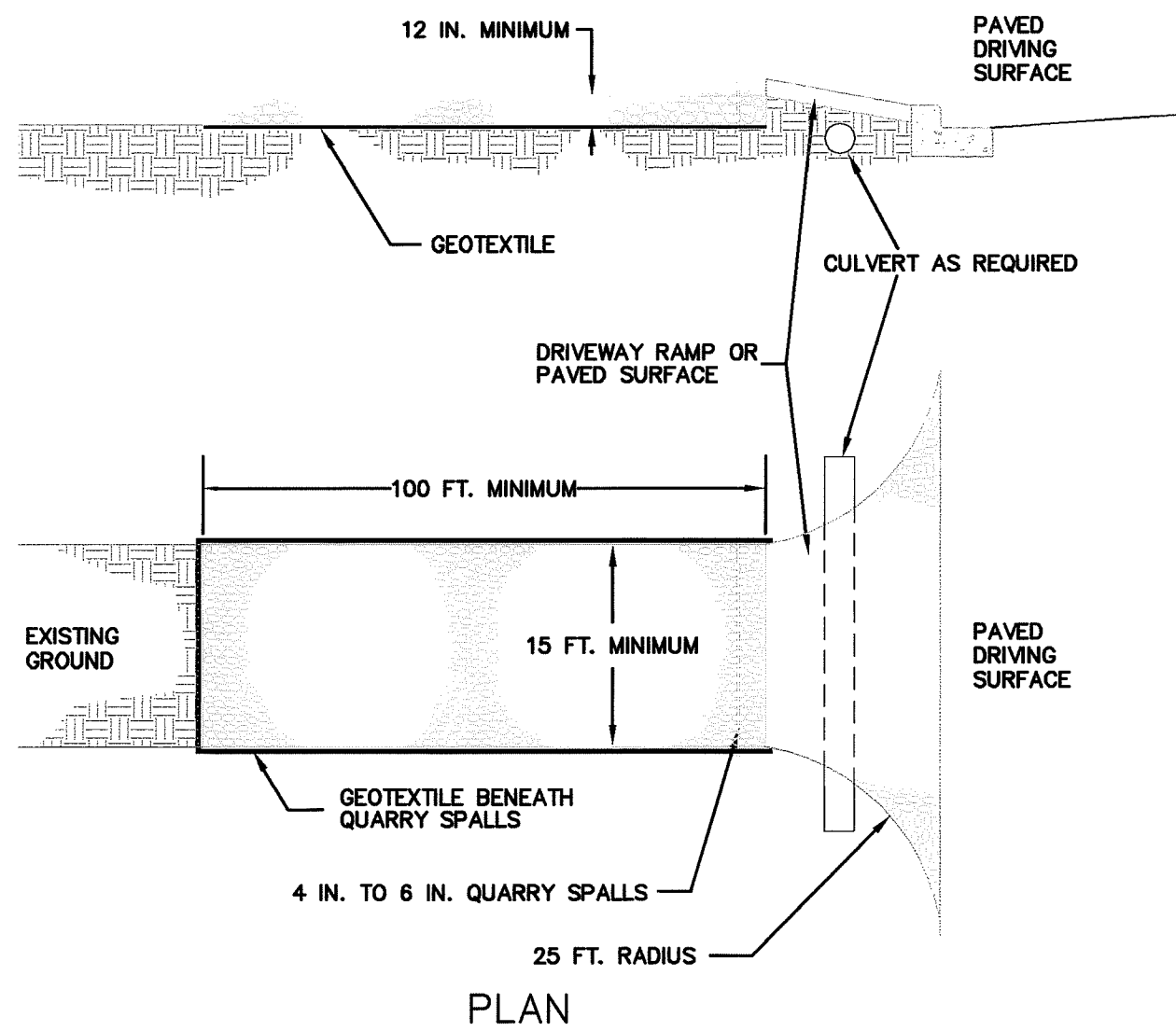
00381.005 78.09 DD



NOTES:

1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

**A** CATCH BASIN INSERT  
nts



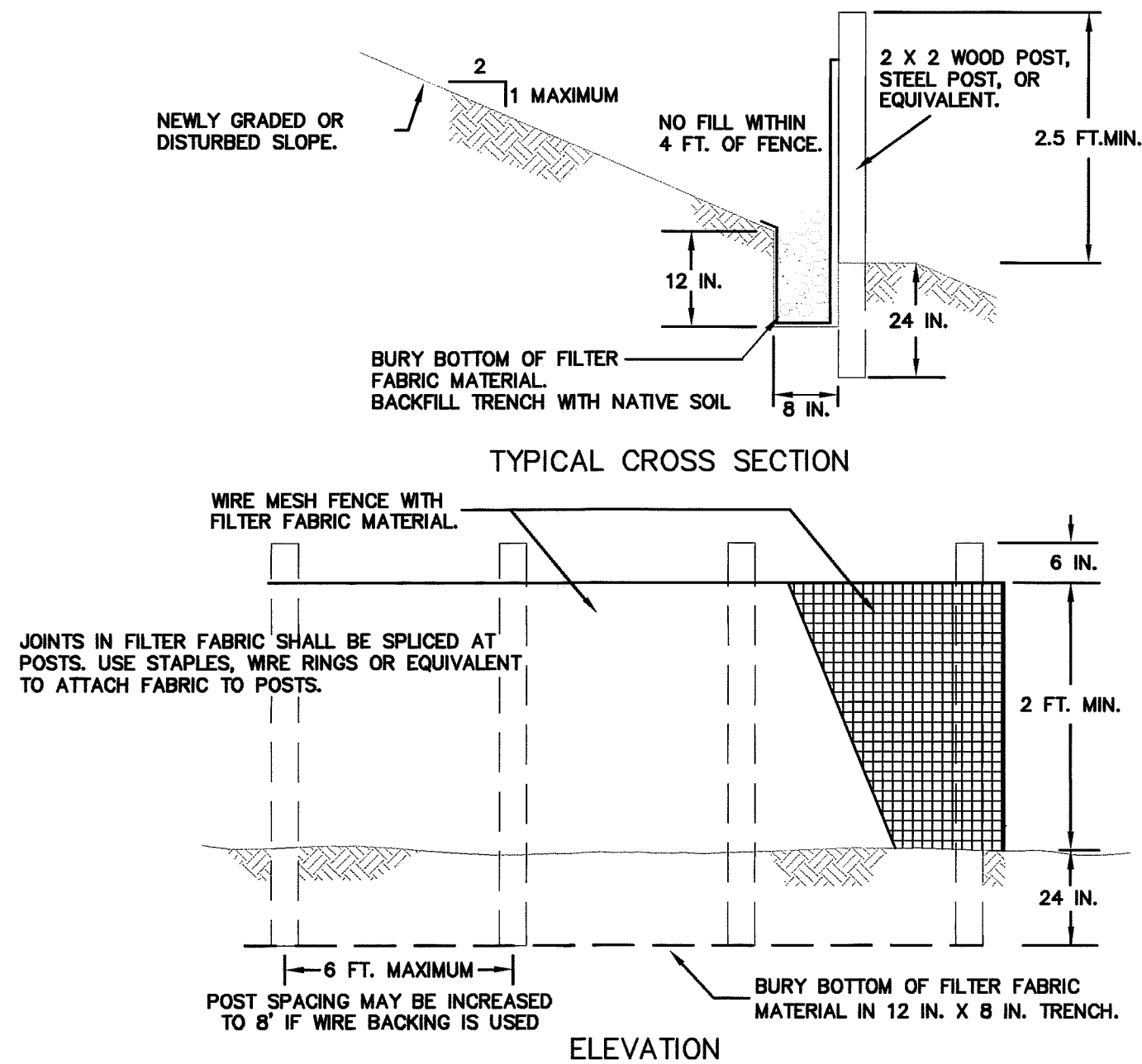
NOTES:

1. PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE CITY.
2. PAD SHALL BE INSTALLED IN PLANTING STRIP AS APPROPRIATE.
3. PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE OR PER THE DIRECTION OF THE CITY.
4. MINIMUM DIMENSIONS MAY BE MODIFIED AS REQUIRED BY SITE CONDITIONS UPON APPROVAL OF THE CITY.

**B** CONSTRUCTION ENTRANCE  
nts

**EROSION/SEDIMENTATION CONTROL**

1. APPROVAL OF THE 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.).
2. THE IMPLEMENTATION OF THE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED, AND LANDSCAPING IS ESTABLISHED.
3. 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 CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THE PLANS MUST BE CONSTRUCTED PRIOR TO ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC FACILITIES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS, AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A 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.
9. STABILIZED CONSTRUCTION ENTRANCES AND WASH PADS 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.
10. ANY AREA STRIPPED OF VEGETATION, INCLUDING ROADWAY EMBANKMENTS, WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 7 DAYS, SHALL BE IMMEDIATELY STABILIZED WITH APPROVED ESC METHODS (E.G. SEEDING, MULCHING, NETTING, EROSION BLANKETS, ETC.).
11. PUBLIC RIGHTS-OF-WAY SHALL BE KEPT IN A CLEAN SERVICEABLE MANNER AT ALL TIMES. IN THE EVENT THAT MATERIAL IS DEPOSITED ON ROADWAYS, THE MATERIAL SHALL BE PROMPTLY REMOVED. MATERIALS ARE TO BE SWEEPED AND REMOVED PRIOR TO ANY FLUSHING. PUBLIC AND PRIVATE DRAINAGE WAYS SHALL BE PROTECTED FROM POLLUTION.
12. UPON COMPLETION OF PROJECT AND REMOVAL OF ALL TESC MEASURES, THE POND AND ALL AFFECTED CATCH BASINS MUST BE CLEANED OUT.



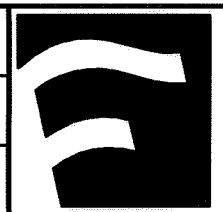
NOTES:

1. FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2 : 1.
2. JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 6 INCHES AT POST.
3. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO WIRE FENCE.
4. REMOVE SEDIMENT WHEN IT REACHES 1/3 FENCE HEIGHT.

**C** SILT FENCE  
nts

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

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



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 COMMERCE CENTER  
5060 PACIFIC HIGHWAY  
FERDALE, WASHINGTON

SHEET CONTENTS:

EROSION CONTROL DETAILS

DWG #:

07010ASB2

JOB #:

07010

SCALE:

H: 1"=40'

V: n/a

DATE:

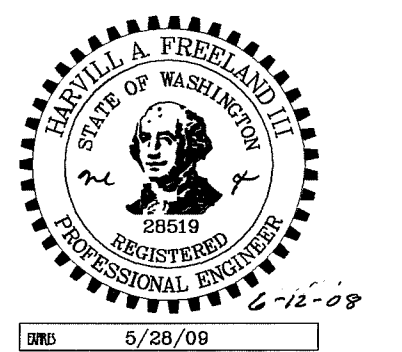
06-09-08

SHEET:

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APPROVED

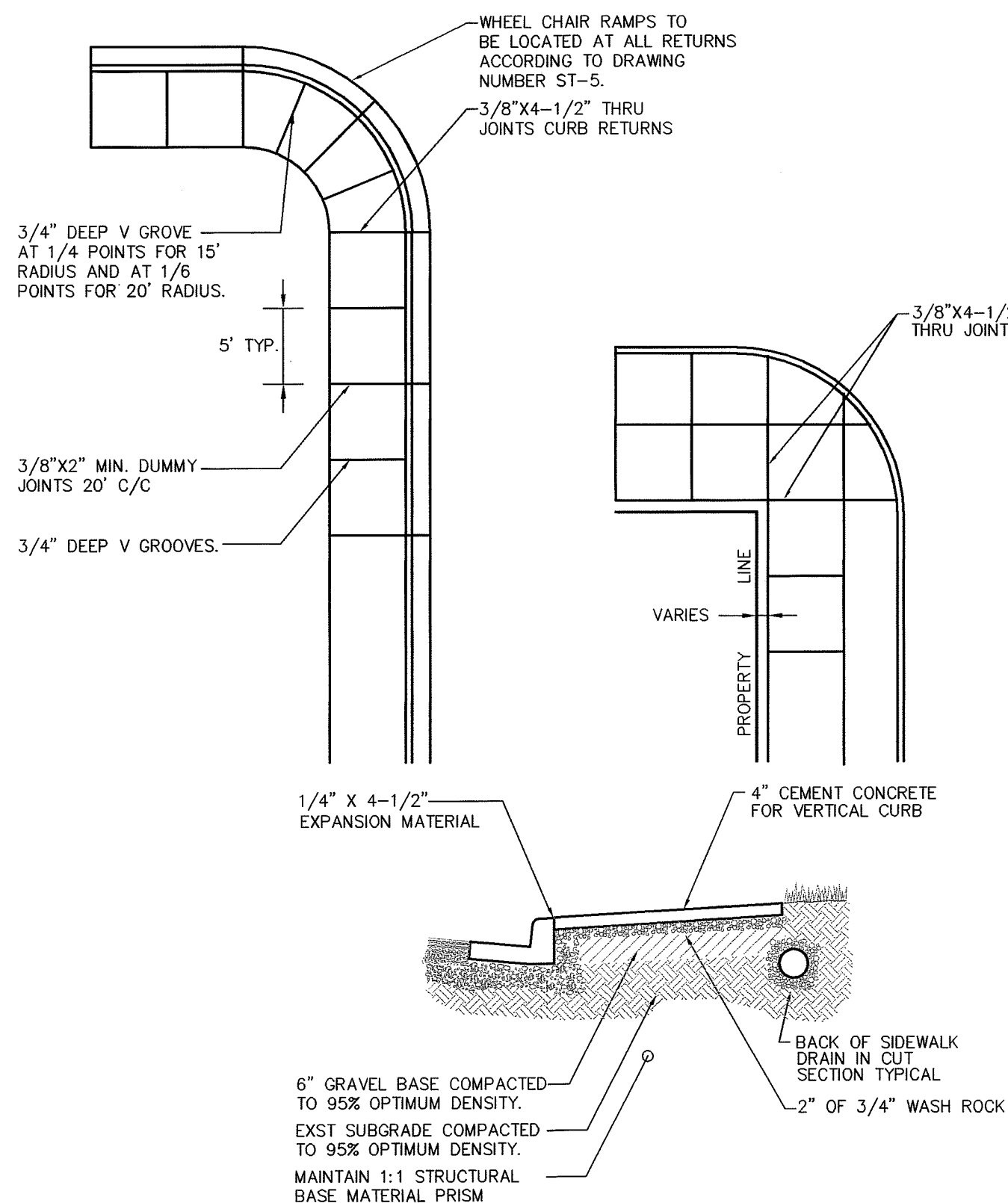
JUN 18 2008  
BY: *Boaden*  
CITY OF FERDALE



"AS-BUILTS"

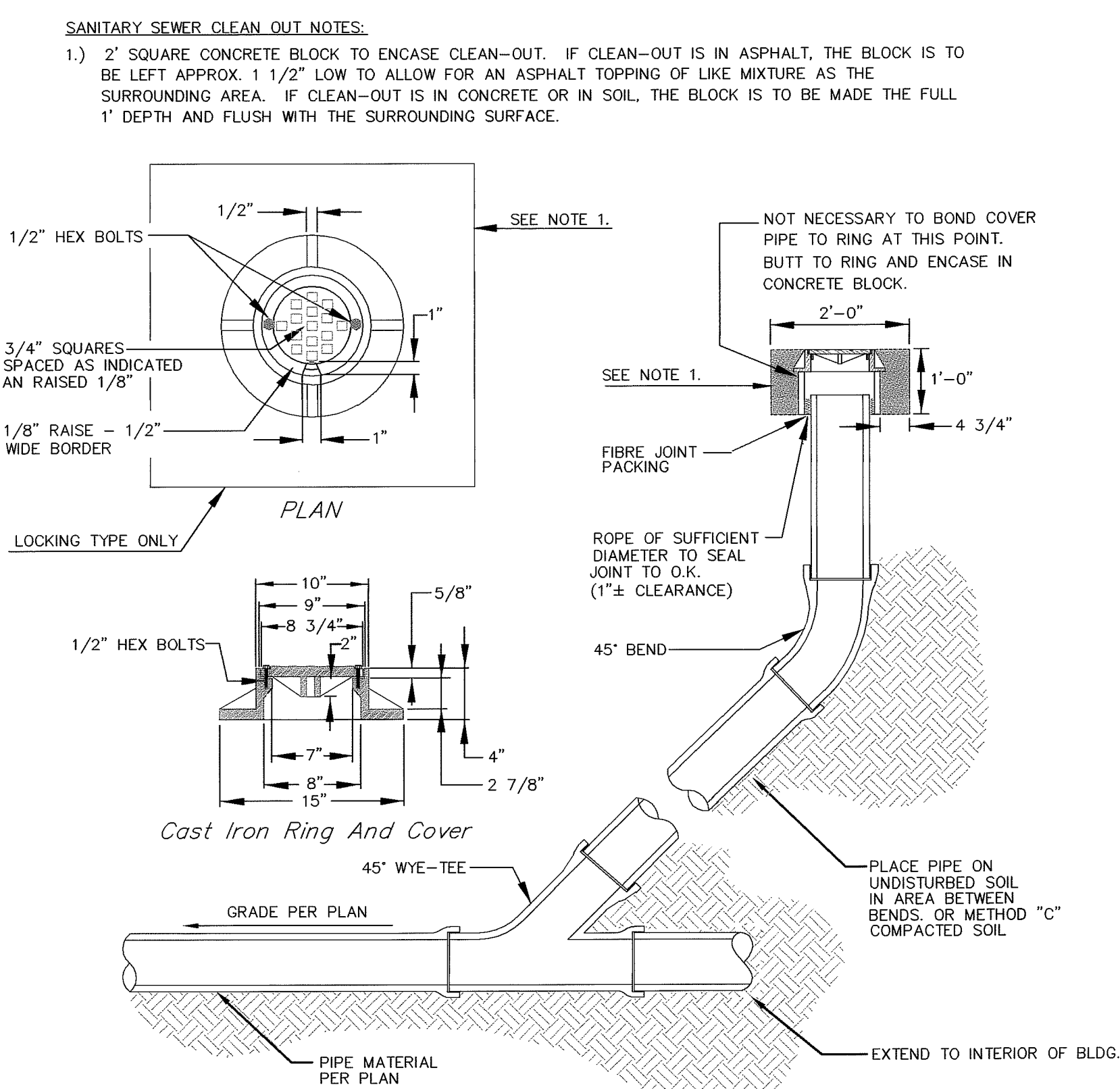
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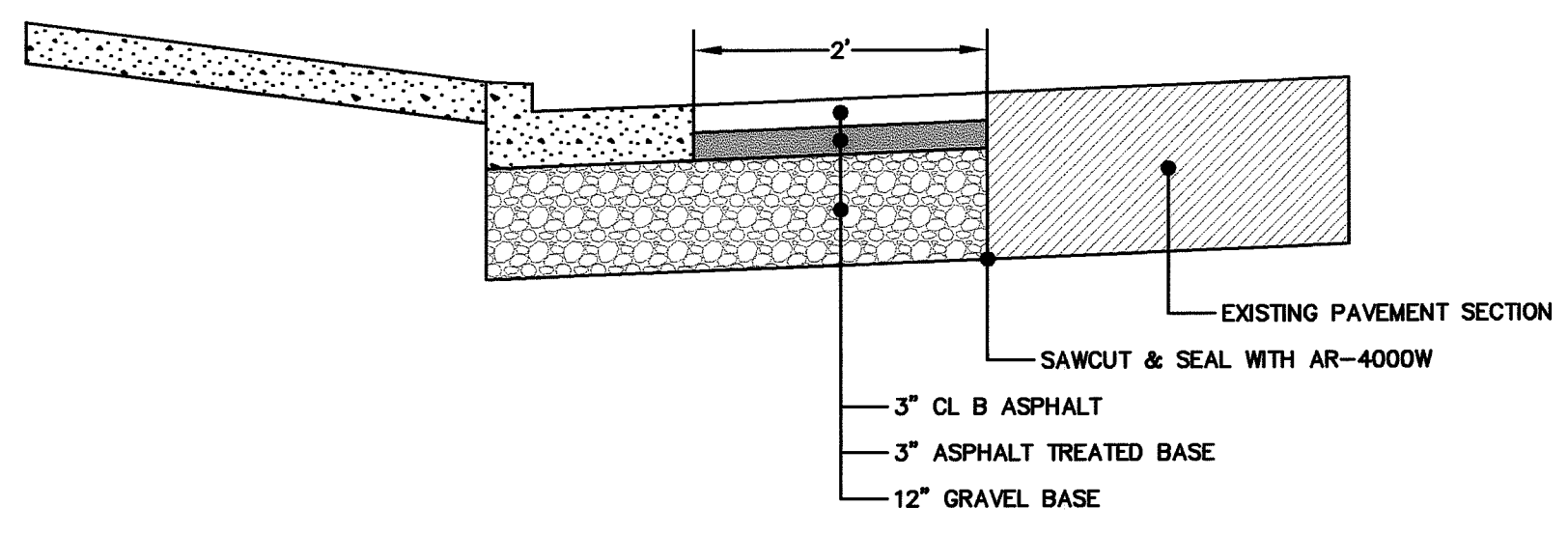


- SIDEWALK NOTES**
1. SIDEWALKS SHALL HAVE A UNIFORM THICKNESS OF 4-INCHES EXCEPT DRIVEWAY AREAS SHALL BE 8-INCHES THICK.
  2. 3/8-INCH THROUGH JOINTS SHALL BE PLACED 20 FEET CENTER TO CENTER, AND SHALL BE MATCHED TO CURB AND GUTTER JOINTS.
  3. "V" GROOVES SHALL BE SCORED 3/4-INCH DEEP AT FIVE-FOOT INTERVALS.
  4. FOR DRIVEWAYS WIDER THAN 20 FEET, PLACE 3/4-INCH DEEP "V" GROOVE AT THE MID-POINT. FOR DRIVEWAYS GREATER THAN 30 FEET WIDE, PLACE 3/4-INCH DEEP "V" GROOVE AT ONE-THIRD POINTS.
  5. ALL JOINTS SHALL BE CLEANED AND EDGED.
  6. DRIVEWAY SECTIONS SHALL BE BRUSH FINISHED LONGITUDINALLY WITH A FIBER BRUSH.
  7. THE CONTRACTOR SHALL PROVIDE TEMPORARY RAMPS OVER NEW CONCRETE CURBING AT DRIVEWAY LOCATIONS.
  8. THE BACK OF SOME DRIVEWAYS MAY BE DEPRESSED AT THE DIRECTION OF THE ENGINEER.
  9. TWO (2) INCHES OF WASHED ROCK SHALL BE PLACED BENEATH SIDEWALKS. WASHED ROCK SHALL CONFORM TO SECTION 9-03.1(3)C GRADING NO. 4"

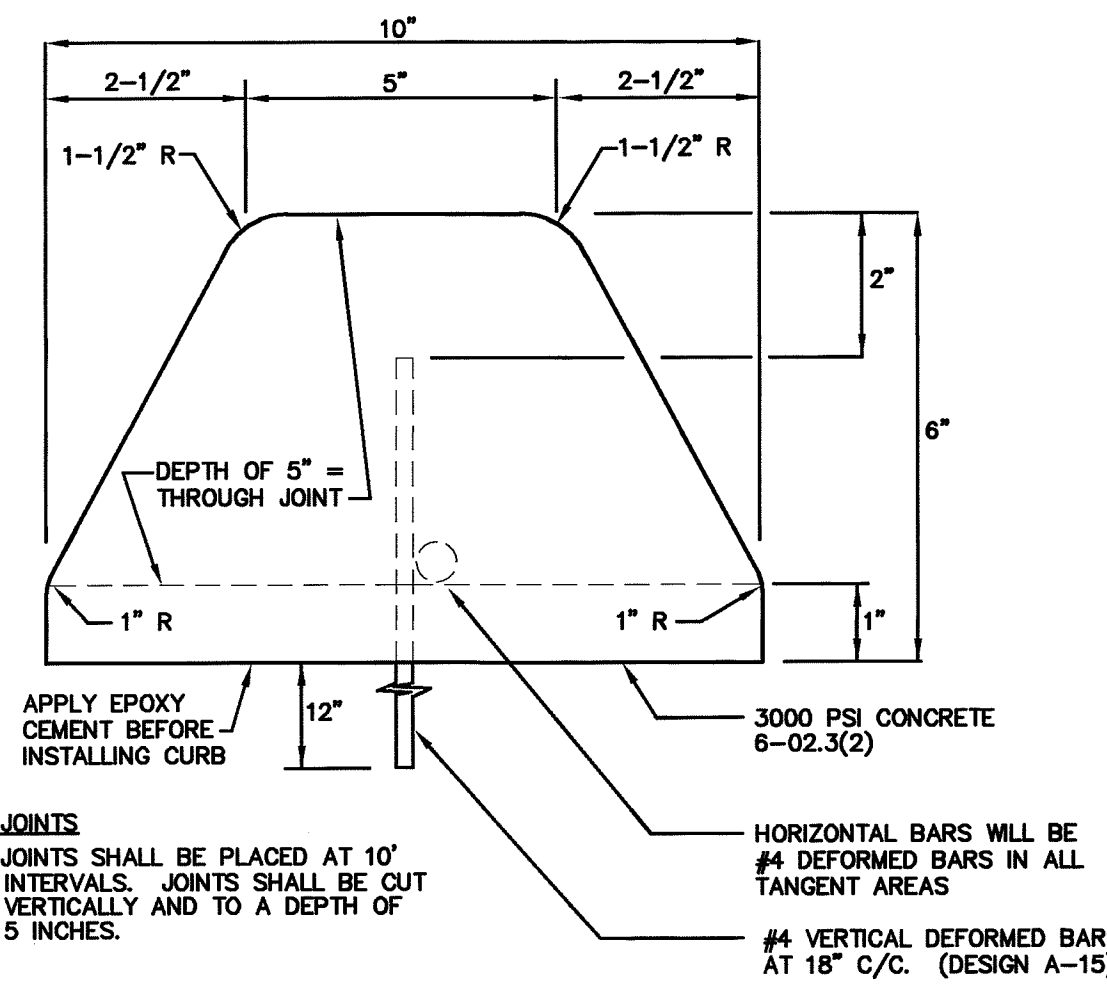
**A SIDEWALK**  
NTS



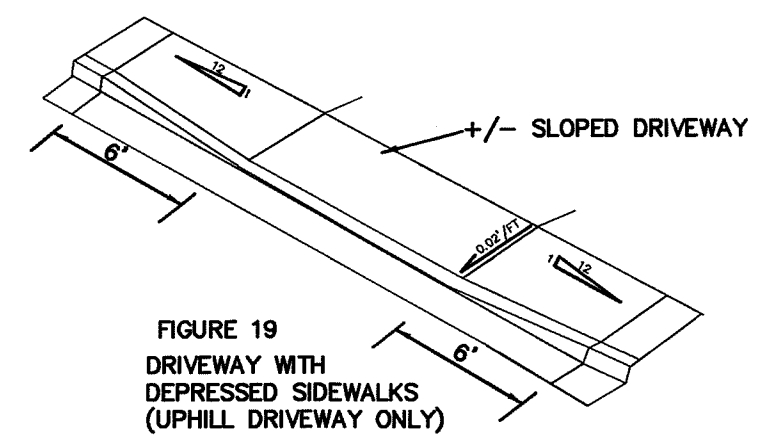
**B SANITARY SEWER CLEAN OUT**  
NTS C.O.B. DWG SE-1



**D DRIVEWAY INSTALLATION**  
NTS



**C EXTRUDED CURB**  
NTS



**GENERAL NOTES**

THE MOST IMPORTANT ELEMENT OF DRIVEWAY CUTS THAT MEET ADA REQUIREMENTS IS THAT THEY PROVIDE A CONTINUOUS ROUT OF TRAVEL THAT IS A MINIMUM OF 0.9 METERS (3 FEET) IN WIDTH AND A CROSS SLOPE NOT EXCEEDING 2 PERCENT.

\* REFERENCE: WSDOT PEDESTRIAN FACILITIES GUIDEBOOK (1998)

**E DRIVEWAY SECTION**  
NTS WSDOT DWG F-4

Asbuilt Drawing Certification

I HEREBY CERTIFY THAT THE IMPROVEMENTS IN PACIFIC COMMERCE CENTER 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: M. A. H. Date: 6-12-08

APPROVED

JUN 18 2008

BY: B. B. B.

CITY OF FERDALE

STATE OF WASHINGTON  
JUN 18 2008  
PROFESSIONAL ENGINEER

5/28/09

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1-800-424-6555

| No. | Date | REVISION | By |
|-----|------|----------|----|
|     |      |          |    |

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 COMMERCE CENTER  
5060 PACIFIC HIGHWAY  
FERDALE, WASHINGTON

SHEET CONTENTS:

**DETAILS**

|           |           |        |          |
|-----------|-----------|--------|----------|
| DWG #:    | 07010ASB2 | DATE:  |          |
| JOB #:    | 07010     |        | 06-09-08 |
| SCALE:    |           | SHEET: | 7        |
| H: 1"=40' | V: n/a    |        |          |

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GENERAL REQUIREMENTS

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CURRENT EDITION AND THE CITY OF FERNDALE DEVELOPMENT STANDARDS AND SHALL BE SUBJECT TO APPROVAL BY THE CITY OF FERNDALE. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SUB-SURFACE CONDITIONS AND SOILS TYPES.
- THE SURVEYOR SHALL LAY OUT AND SET ANY CONSTRUCTION STAKES AND MARKS NEEDED TO ESTABLISH THE LINES, GRADES, SLOPES OR CROSS-SECTIONS AS SHOWN ON THE PLANS OR AS STAKED BY THE ENGINEER.
- THROUGHOUT THE WORK, THE CONTRACTOR SHALL COMPLY WITH ALL PERMITS.
- THE CONTRACTOR SHALL PROTECT ALL PRIVATE AND PUBLIC UTILITIES FROM DAMAGE RESULTING FROM THE WORK.
- WHEN THE CONTRACTOR CONSIDERS THE WORK PHYSICALLY COMPLETE AND READY FOR FINAL INSPECTION, THE CONTRACTOR SHALL REQUEST THAT CITY INSPECTOR TO SCHEDULE A FINAL INSPECTION. THE INSPECTOR WILL MAKE A FINAL INSPECTION AND NOTIFY THE CONTRACTOR IN WRITING OF ALL PARTICULARS IN WHICH THE FINAL INSPECTION REVEALS THE WORK INCOMPLETE OR UNACCEPTABLE. THE CONTRACTOR SHALL IMMEDIATELY TAKE SUCH CORRECTIVE MEASURES AS ARE NECESSARY TO REMEDY THE LISTED DEFICIENCIES.
- BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CONTRACTOR, OWNER, CITY ENGINEER AND PROJECT ENGINEER. (MINIMUM 3 DAYS PRIOR TO STARTING WORK)
- A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- 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. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23-PUBLIC CONVENIENCE AND SAFETY, SHALL APPLY.
- PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRE-CONSTRUCTION MEETING.
- NO WORK SHALL OCCUR BETWEEN 7:00 PM & 7:00 AM.
- ALL HARD SURFACED PAVEMENTS MUST BE REPAIRED AT THE CLOSE OF EACH WORK DAY. THE REPAIRS CAN BE TEMPORARY WITH ASPHALT COLD MIX OR PERMANENT WITH HOT MIX ASPHALT OR CONCRETE. ALL REPAIRS SHALL BE ACCORDING TO CITY OF FERNDALE DRAWING R-11.
- ALL WORK MUST BE INSPECTED BY A REPRESENTATIVE OF THE CITY OF FERNDALE ENGINEERING DIVISION, AND 24 HOURS NOTICE MUST BE GIVEN PRIOR TO STARTING WORK OR TO SCHEDULE INSPECTIONS IN ACCORDANCE WITH SECTION 302 OF THE DEVELOPMENT STANDARDS.
- UPON COMPLETION OF THE PROJECT A CERTIFIED AS-BUILT PRINT SHALL BE PROVIDED TO THE CITY. AS-BUILTS SHALL BE ACCORDING TO CITY OF FERNDALE SPECIFICATION SEC 403.4A.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CALL 1-800-424-5555 FOR UTILITY LOCATE 48 HOURS PRIOR TO WORK, CONTRACT TO HOLD. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PROMPTLY OF ANY CONFLICT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ALL ADJACENT UTILITIES WHICH INCLUDE BUT ARE NOT LIMITED TO: WATER, SEWER, STORM SEWER, POWER, TELEPHONE, CABLE TV, IRRIGATION, AND STREET LIGHTING. CONTRACTOR SHALL RESTORE ALL PRIVATE AND PUBLIC PROPERTY DISTURBED BY THE PROJECT UPON COMPLETION OF THE PROJECT.
- A REVOCABLE ENCROACHMENT PERMIT SHALL BE OBTAINED PRIOR TO COMMENCING WORK IN THE PUBLIC RIGHT OF WAY.

BASES

- GRAVEL BASES AND BALLAST MAXIMUM PARTICLE SIZE PASSING THE U.S. NO. 200 SIEVE SHALL NOT EXCEED 5%.
- BALLAST, GRAVEL BASE AND CRUSHED SURFACING SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY.
- THE CONTRACTOR OR PROPONENT SHALL BE RESPONSIBLE FOR ALL COMPACTION TESTING. ALL TESTING SHALL BE THROUGH ENGINEERING REVIEW ACCOUNT AND PAID FOR BY THE OWNER.

PAVEMENTS

- WHERE SHOWN ON THE PLANS, PAVEMENT MARKINGS SHALL BE OBLITERATED UNTIL BLEMISHES CAUSED BY THE PAVEMENT MARKING REMOVAL CONFORM TO THE COLORATION OF THE ADJACENT 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.
- ALL PAVEMENT REPAIR SHALL BE SAW-CUT BEFORE REMOVAL. AR-4000W SHALL BE APPLIED TO ALL EDGES OF EXISTING PAVEMENT.
- ASPHALT CONCRETE PAVEMENT SHALL NOT BE PLACED NOR COMPACTED DURING HOURS OF DARKNESS.
- SUBGRADE SHALL BE CERTIFIED IN WRITING BY THE ENGINEER PRIOR TO PAVING.

WATER MAINS

- TEST PRESSURE FOR WATERMAIN ACCEPTANCE SHALL BE 225 p.s.i. AT THE HIGHEST POINT ON THE WATER LINE AND SHALL BE DONE ACCORDING TO CITY OF FERNDALE REQUIREMENTS. ALL PURIFICATION ACCEPTANCE TESTING SHALL BE ACCORDING TO CITY OF FERNDALE REQUIREMENTS. THE PIPE WILL NOT PASS UNLESS A ZERO BACTERIA COUNT IS OBTAINED FOR TWO CONSECUTIVE TESTS 24 HOURS APART.
- ALL BACKFILL SHALL BE IMPORTED GRAVEL AND SHALL CONFORM TO SECTION 2-09 OF THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
- ALL PIPE SHALL HAVE A MINIMUM COVER OF 3.5 FEET.

EARTHWORK

- THE CONTRACTOR SHALL CLEAR, GRUB AND CLEAN UP THOSE AREAS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL EXCAVATE AND GRADE TO THE ALIGNMENT, GRADE AND CROSS-SECTIONS SHOWN IN THE PLANS OR ESTABLISHED BY THE ENGINEER. IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL ENGINEERING STUDY.
- MAXIMUM DENSITY AND OPTIMUM MOISTURE FOR GRANULAR MATERIALS WILL BE DETERMINED USING ASTM D-1557 TEST METHOD.
- UNSUITABLE MATERIAL NOT FIT FOR A SUB-GRADE SHALL BE EXCAVATED TO THE BOUNDARIES SET BY THE ENGINEER AND REPLACED WITH A SUITABLE BACKFILL MATERIAL.

STORM DRAINAGE

- ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT 7-08. 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.
- 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.
- ALL CATCH BASIN GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS.

STORM DRAINAGE CONT.

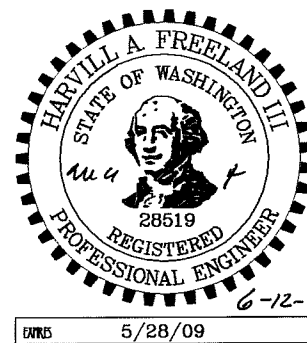
- ALL DRIVEWAY CULVERTS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS PER WSDOT
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO THE UTILITIES (E.G. POWER, GAS, TELEPHONE, TELEVISION).

SANITARY SEWER SPECIFICATIONS

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, CURRENT EDITION AND THE CITY OF FERNDALE DEVELOPMENT STANDARDS SECTION 5 AND SHALL BE SUBJECT TO APPROVAL BY THE CITY OF FERNDALE.
- FOUR INCH THROUGH TWELVE-INCH PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D-3034, SDR-35 OR EQUAL. PIPE JOINTS SHALL BE MADE WITH FLEXIBLE GASKETS CONFORMING TO THE REQUIREMENTS OF SECTION 7-17.3G (2)E OF THE STANDARD SPECIFICATIONS.
- TRENCH EXCAVATION SHALL BE ACCORDING TO SECTION 7-17.3(1)A OF THE STANDARD SPECIFICATIONS.
- THE BEDDING SHALL BE PEA GRAVEL PER SS-1.
- PIPE LAYING SHALL MEET THE REQUIREMENTS OF SECTION 7-17.3(2)B OF THE STANDARD SPECIFICATIONS.
- ALL SIDE SEWERS SHALL BE CONSTRUCTED ACCORDING TO THE CITY OF FERNDALE STANDARD PLAN SS-6 THROUGH SS-8. CONNECT SIDE SEWERS PER COF DWG SS-12.
- ALL TRENCH BACKFILL UNDER EXISTING OR FUTURE PAVING SHALL BE BANK RUN GRAVEL, CLASS "B" AND SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
- ALL SEWER PIPE WILL BE PRESSURE TESTED AND WILL SCANNED BY MEANS OF A TV CAMERA PRIOR TO ACCEPTANCE BY THE CITY OF FERNDALE.
- ALL MANHOLES WILL BE ACCORDING TO THE CITY OF FERNDALE STANDARD PLAN NO. SS-2. THROUGH SS-4.
- ALL CLEANOUTS SHALL BE ACCORDING TO CITY OF FERNDALE STANDARD PLAN NO. SS-5.
- ALL HARD SURFACED PAVEMENTS MUST BE REPAIRED AT THE CLOSE OF EACH WORK DAY. THE REPAIRS CAN BE TEMPORARY WITH ASPHALT COLD MIX OR PERMANENT WITH HOT MIX ASPHALT OR CONCRETE.
- ALL WORK MUST BE INSPECTED AND APPROVED BY A REPRESENTATIVE OF THE CITY OF FERNDALE PUBLIC WORKS, AND 24 HOURS NOTICE MUST BE GIVEN PRIOR TO STARTING WORK OR TO SCHEDULE INSPECTIONS.
- ALL TESTING SHALL BE DONE IN THE PRESENCE AND UNDER THE SUPERVISION OF A REPRESENTATIVE OF THE CITY OF FERNDALE.

APPROVED

JUN 18 2008  
BY *Bill Freeland*  
CITY OF FERNDALE

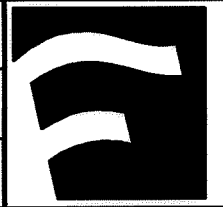


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By: *Ma F* Date: *6-12-08*

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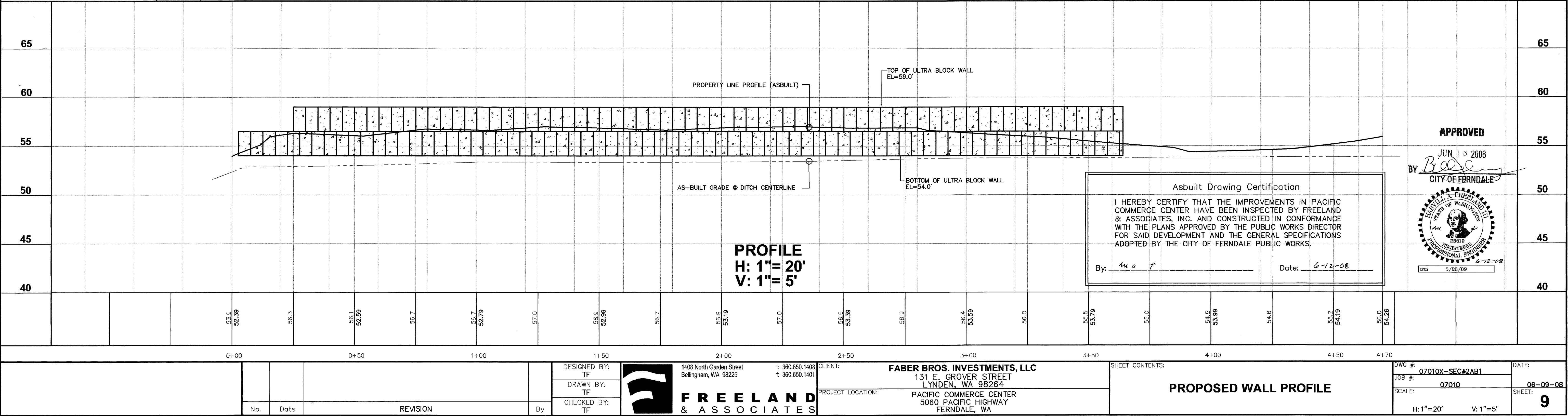
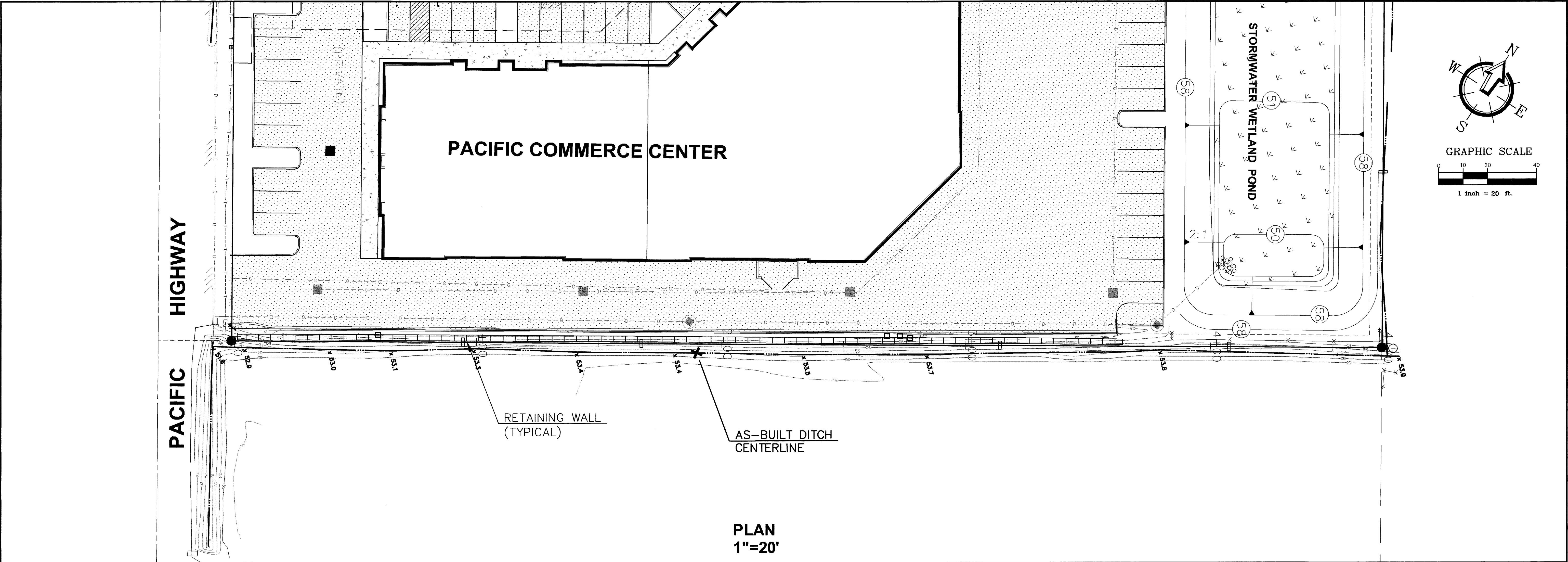
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|-----|------|----------|----|---------------------|--|--|---|---|-------------------------|-------------------|
| No. | Date | REVISION | By | DESIGNED BY:<br>HAF |  1408 North Garden Street<br>Bellingham, WA 98225<br>t: 360.650.1408<br>f: 360.650.1401 | CLIENT: <b>FABER BROTHERS INVESTMENTS, LLC.</b><br>131 E. GROVER ST.<br>LYNDEN, WA 98264 | PROJECT LOCATION: PACIFIC COMMERCE CENTER<br>5060 PACIFIC HIGHWAY<br>FERNDALE, WASHINGTON | SHEET CONTENTS:<br><br><b>GENERAL NOTES</b> | DWG #:<br>07010ASB2     | DATE:<br>06-09-08 |
|     |      |          |    | DRAWN BY:<br>AMN    |  |  |   |   | JOB #:<br>07010         | SHEET:<br>8       |
|     |      |          |    | CHECKED BY:<br>HAF  |  |  |   |   | SCALE:<br>H: n/a V: n/a |                   |

"AS-BUILTS"

00381.008 7-8-09 DD



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