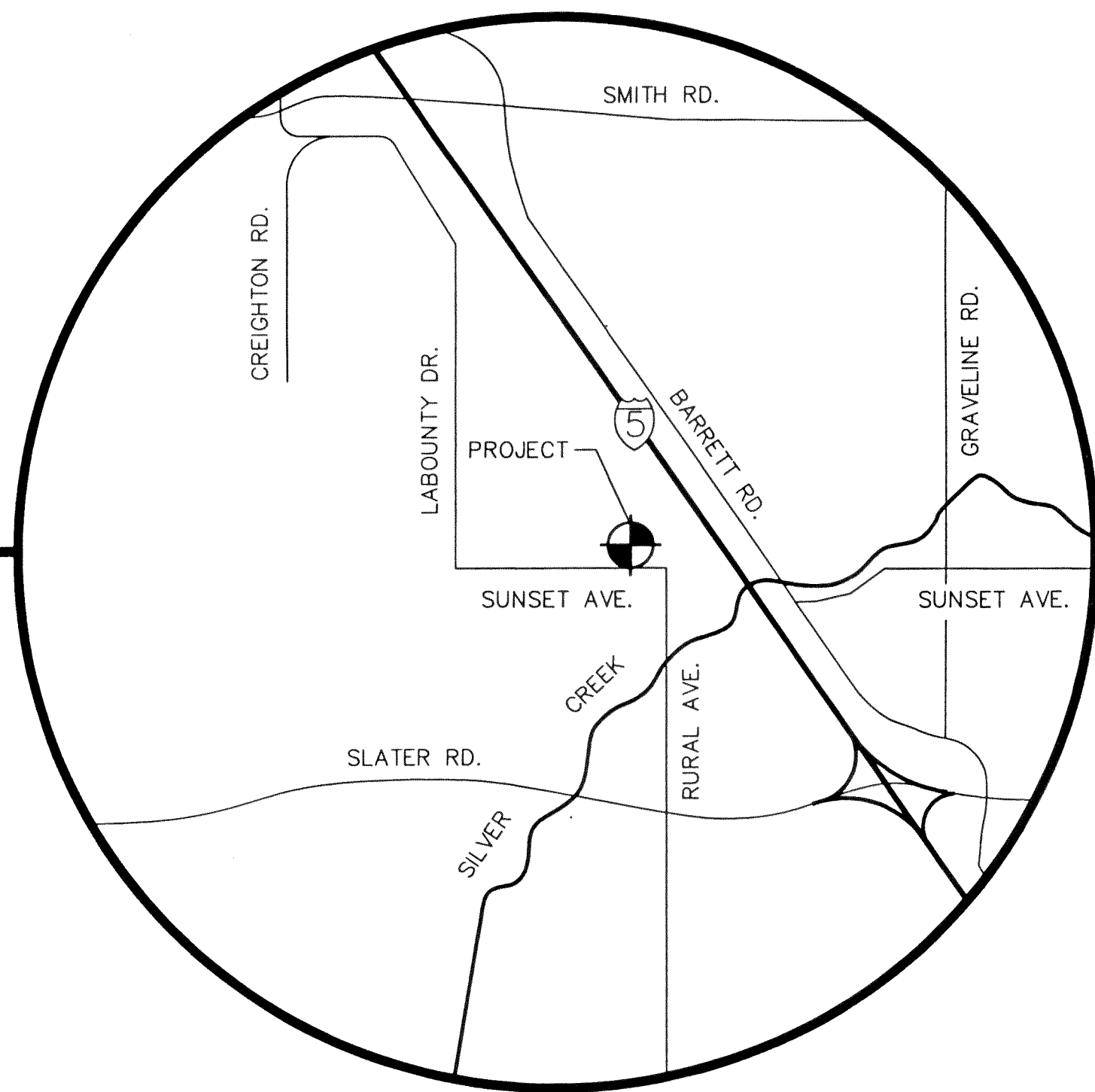


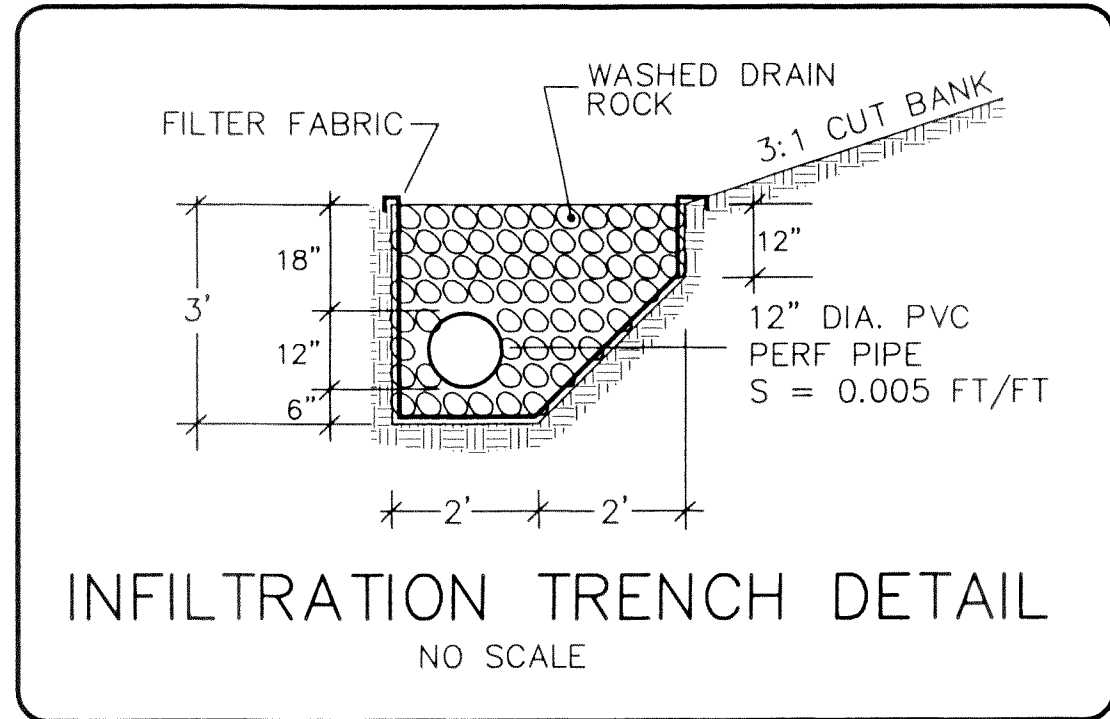
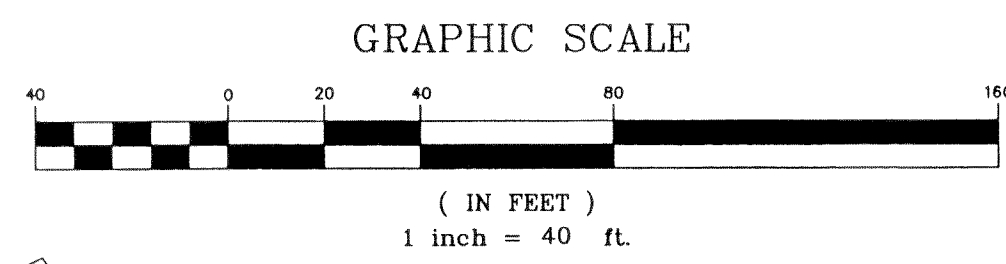
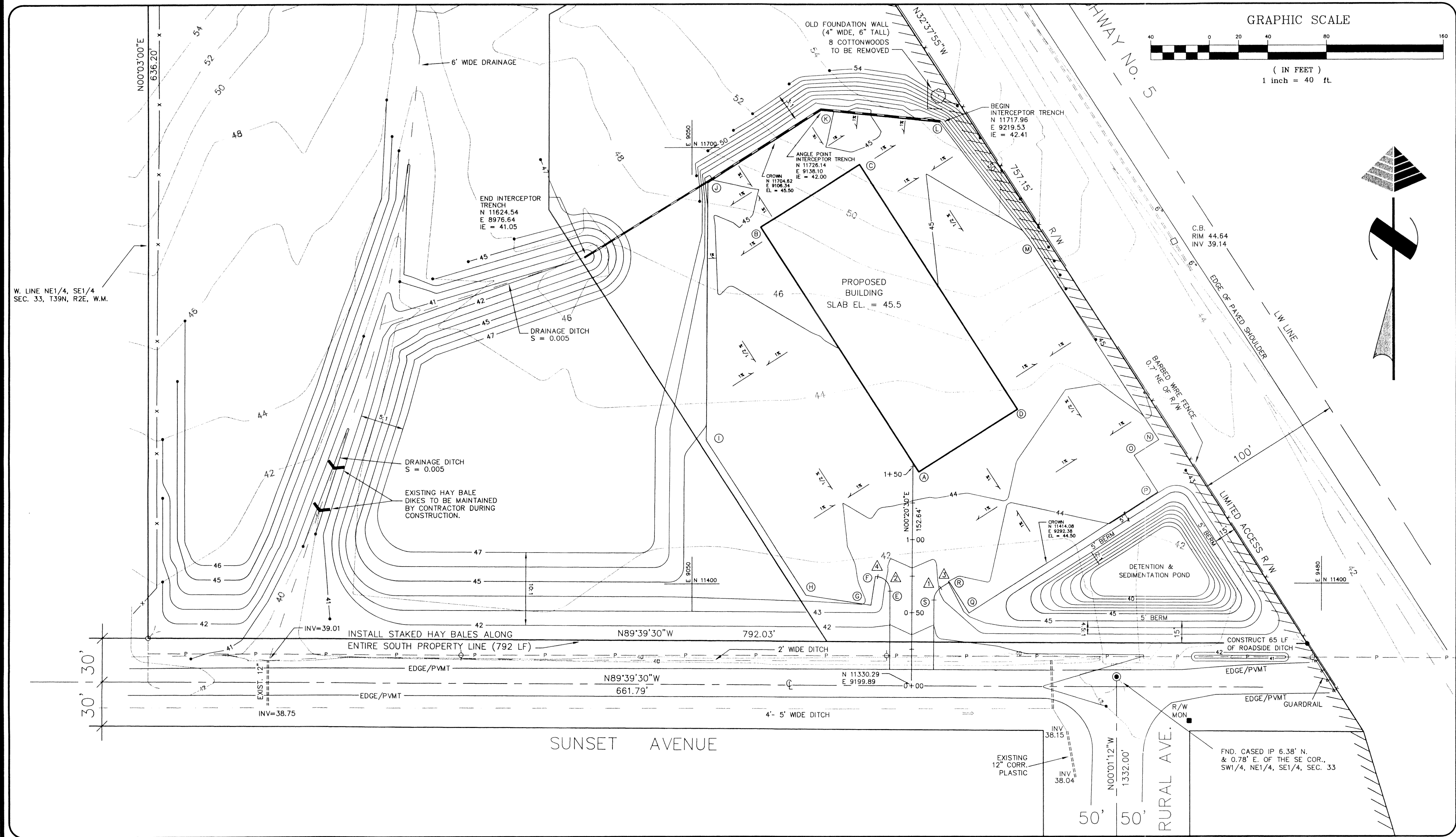
SUNSET AVE. INDUSTRIAL SITE CONSTRUCTION PLANS



1. COVER SHEET
2. GRADING & SITE PLAN
3. STORM DRAINAGE PLAN & PROFILE
4. WATER & SEWER CONNECTION
5. SUNSET AVE. STREET IMPROVEMENTS

DATUM MEAN SEA LEVEL, 1929 BENCHMARK: L6=26B (ELEV.=34.96) IN SIDEWALK OF MAIN ST. BRIDGE OVER NOOKSACK RIVER, FERNDAL, WA. TBM: N. RIM CASED MON. AT INTERSECTION OF SUNSET AVE. AND RURAL AVE. (ELEV.=42.30)		
BASIS OF BEARINGS EAST LINE SECTION 33, T39N, R2E, W.M., AS PER RECORD OF SURVEY #258 (AF# 1230786) AND #487 (AF# 1310429). FOUND NE AND SE SECTION CORNERS, APRIL 1990.		
COVER SHEET		
SCALE:	APPROVED BY:	DRAWN BY: CMAS
DATE: 4/8/97	<i>JF Eley - 6-26-97</i>	REVISED:
FOR FABER BROS. CONSTRUCTION		SHEET: 1 OF 5
PTN. NE1/4, SE1/4, T39N, R2E, W.M. CITY OF FERNDAL WHATCOM COUNTY, WASHINGTON		JOB NUMBER: 96010

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GRADING POINTS & SPOT ELEVATIONS			
POINT	NORTHING	EASTING	SPOT ELEVATION
A	N 11476.73	E 9204.77	44.50
B	N 11645.16	E 9096.92	45.50
C	N 11688.30	E 9164.29	45.50
D	N 11519.86	E 9272.14	44.50
E	N 11395.05	E 9185.28	42.50
F	N 11405.23	E 9175.26	43.88
G	N 11385.46	E 9172.22	43.98
H	N 11392.30	E 9127.74	44.35
I	N 11498.39	E 9059.81	44.98
J	N 11675.50	E 9060.87	44.96
K	N 11725.11	E 9138.34	45.12
L	N 11716.97	E 9219.43	45.39
M	N 11636.92	E 9280.31	44.97
N	N 11498.66	E 9368.84	43.80
O	N 11487.88	E 9352.00	43.60
P	N 11462.61	E 9368.17	43.90
Q	N 11380.11	E 9239.33	44.33
R	N 11401.16	E 9225.84	44.08
S	N 11388.96	E 9215.24	42.37

NOTE: ALL SPOT ELEVATIONS ARE TO FINISHED GRADE.

- LEGEND**
 - RESET 3/4" IRON PIPE/ CAP #13138 (JAN. 1997)
 - FOUND 3/4" IRON PIPE/ CAP #13138, SET AUG. 1994 PER ROS FOR SUNSET ENTERPRISES (AF#941214022)
 - ⊙ FOUND CASED MONUMENT
 - 47- FINISHED GRADE CONTOUR
 - INTERCEPTOR TRENCH
 - POWER POLE
 - P — AERIAL POWER LINES (TRANSMISSION AND DISTRIBUTION)
 - ⊙ PARKING LOT ANGLE POINTS
 - △ PARKING LOT GEOMETRY
- NOTES**
 - EXISTING FIELD DATA PER LARRY STEELE & ASSOCIATES SURVEY, JANUARY 22, 1997.
 - UNDERGROUND TELEPHONE LOCATION, WATERMAIN, AND SEWERLINE SIZE OBTAINED FROM UTILITY MAPS ON FILE WITH FERNDALDE DEPT. OF PUBLIC WORKS.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FERNDALDE DEVELOPMENT STANDARDS AND DETAILS.
 - CONSTRUCT LINE OF STAKED HAY BALES ALONG ENTIRE SOUTHERN PROPERTY LINE (792 LF) FOR EROSION CONTROL.

DATUM

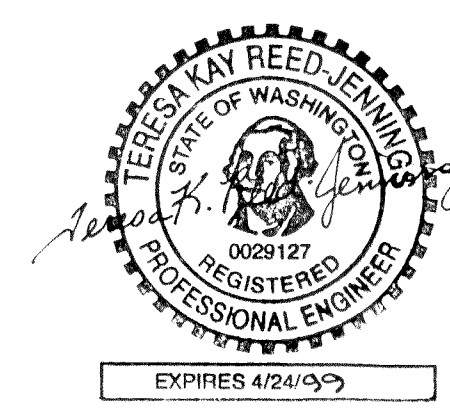
MEAN SEA LEVEL, 1929
BENCHMARK: L6=268 (ELEV.=34.96)
IN SIDEWALK OF MAIN ST. BRIDGE OVER NOOKSACK RIVER, FERNDALDE, WA.
TBM: N, RIM CASED MON. AT INTERSECTION OF SUNSET AVE. AND RURAL AVE. (ELEV.=42.30)

BASIS OF BEARINGS

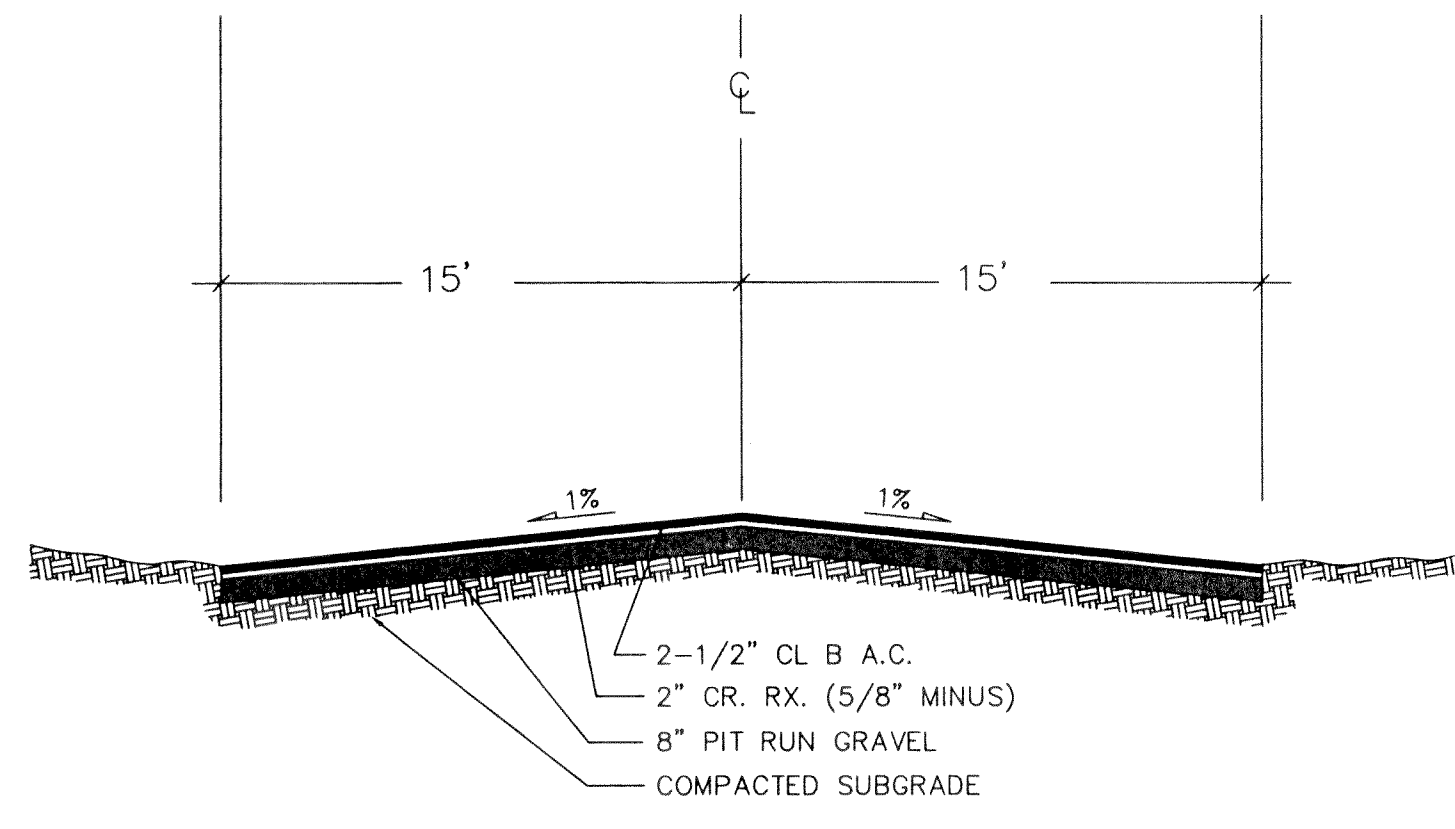
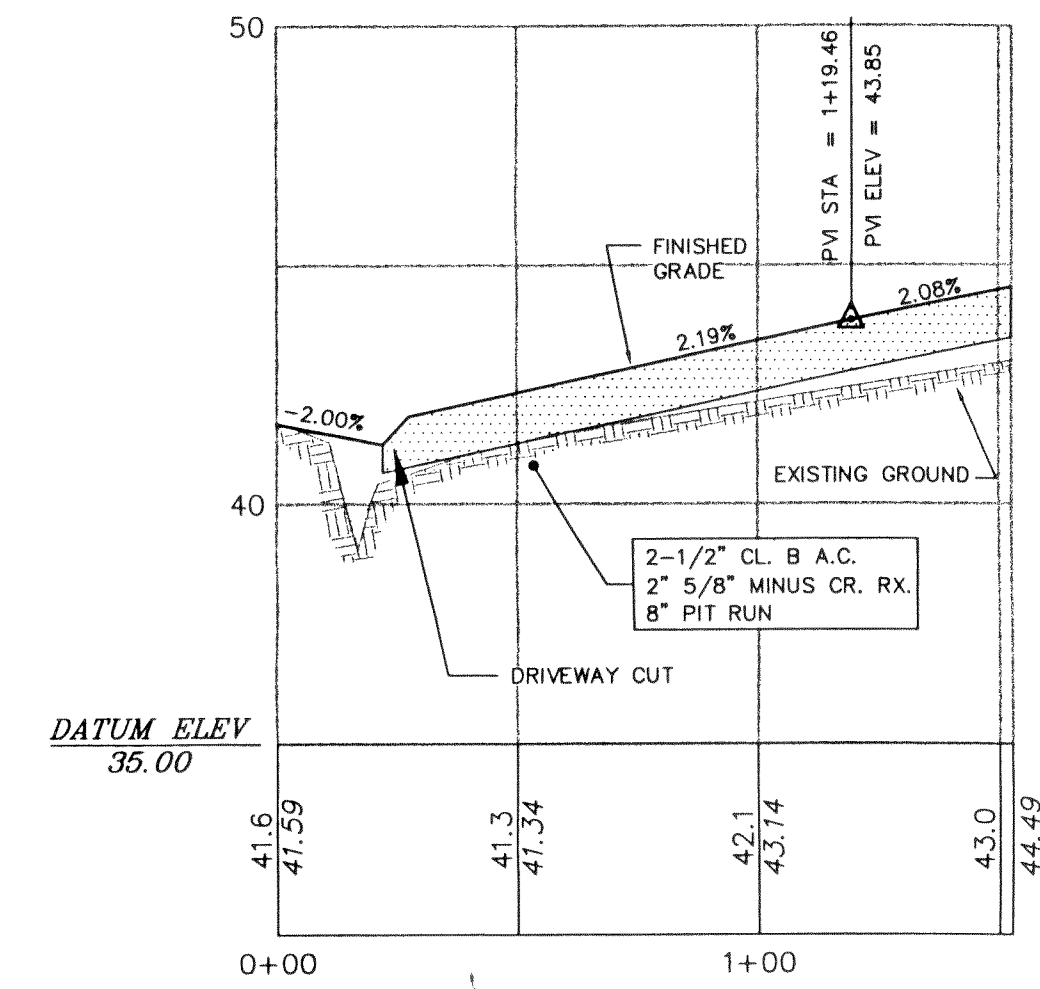
EAST LINE SECTION 33, T39N, R2E, W.M., AS PER RECORD OF SURVEY #258 (AF# 1230786) AND #497 (AF# 1310429). FOUND NE AND SE SECTION CORNERS, APRIL 1990.

GRADING & SITE PLAN

SCALE: 1" = 40'	APPROVED BY: <i>[Signature]</i> DATE: 5/2/97	DRAWN BY: CMAS REVIEWED: SHEET: 2 OF 5 JOB NUMBER: 96010
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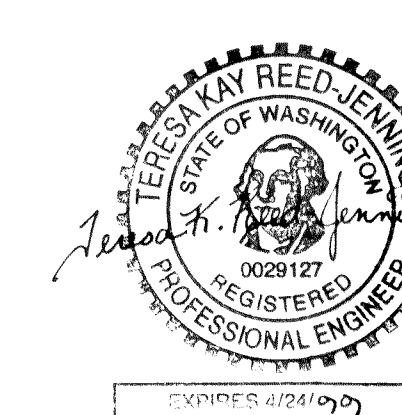
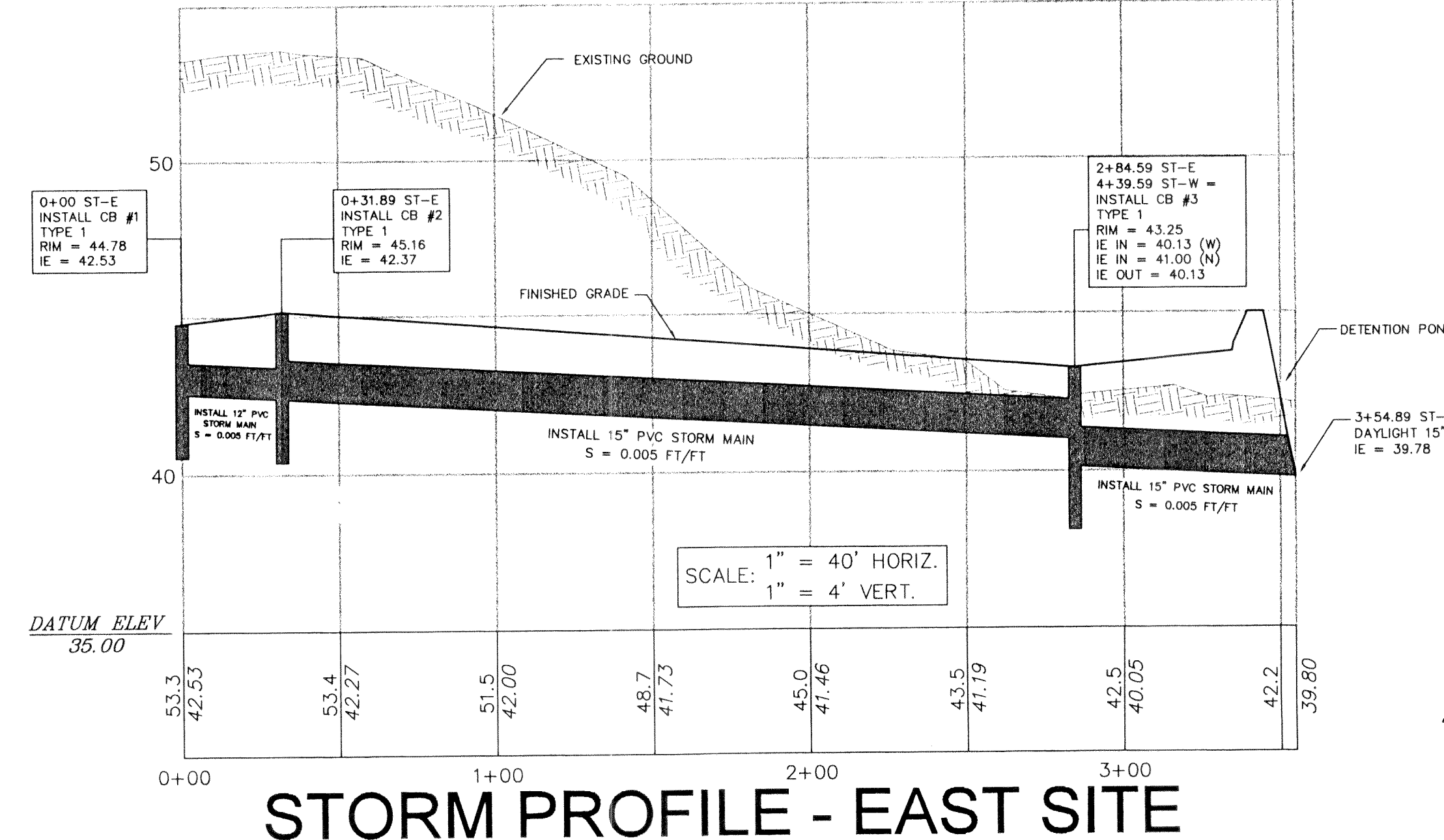
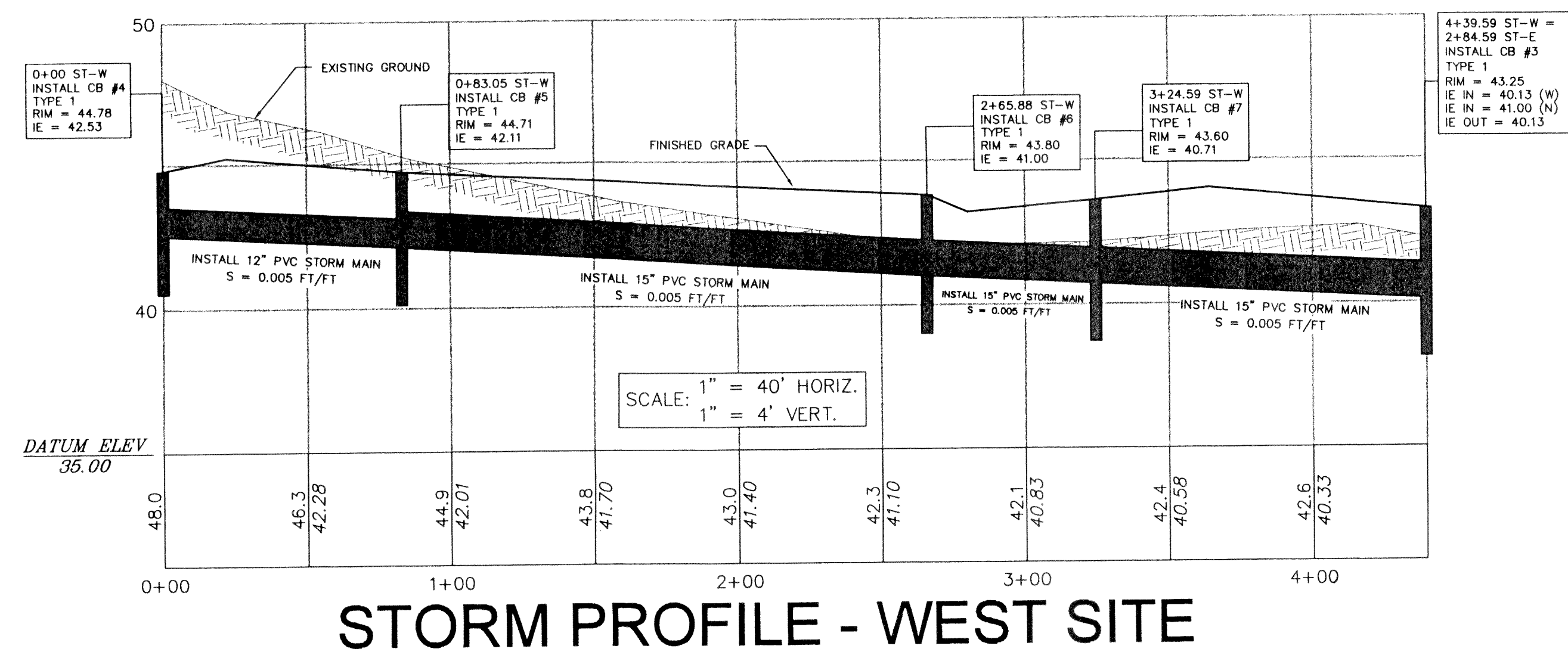
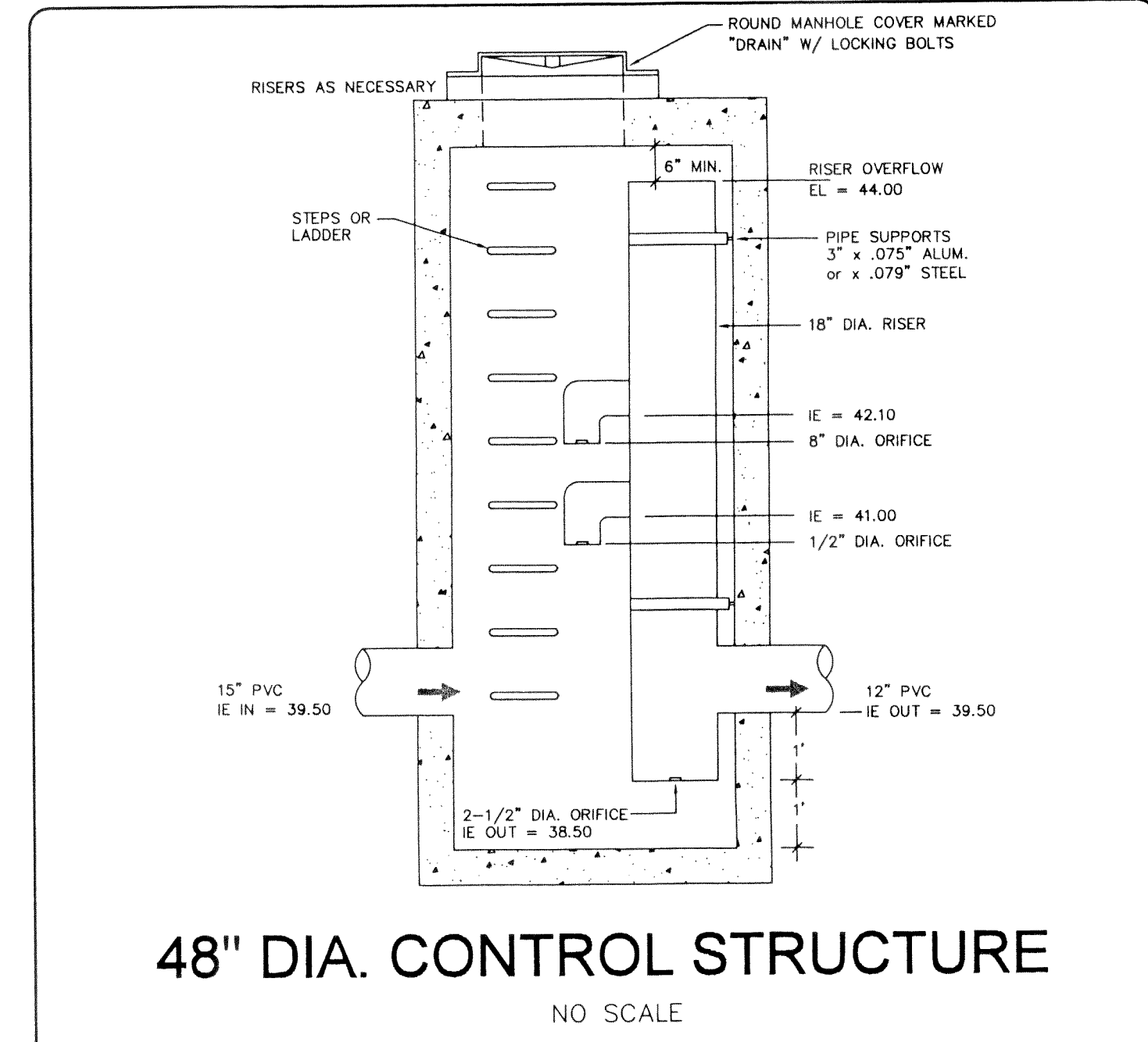
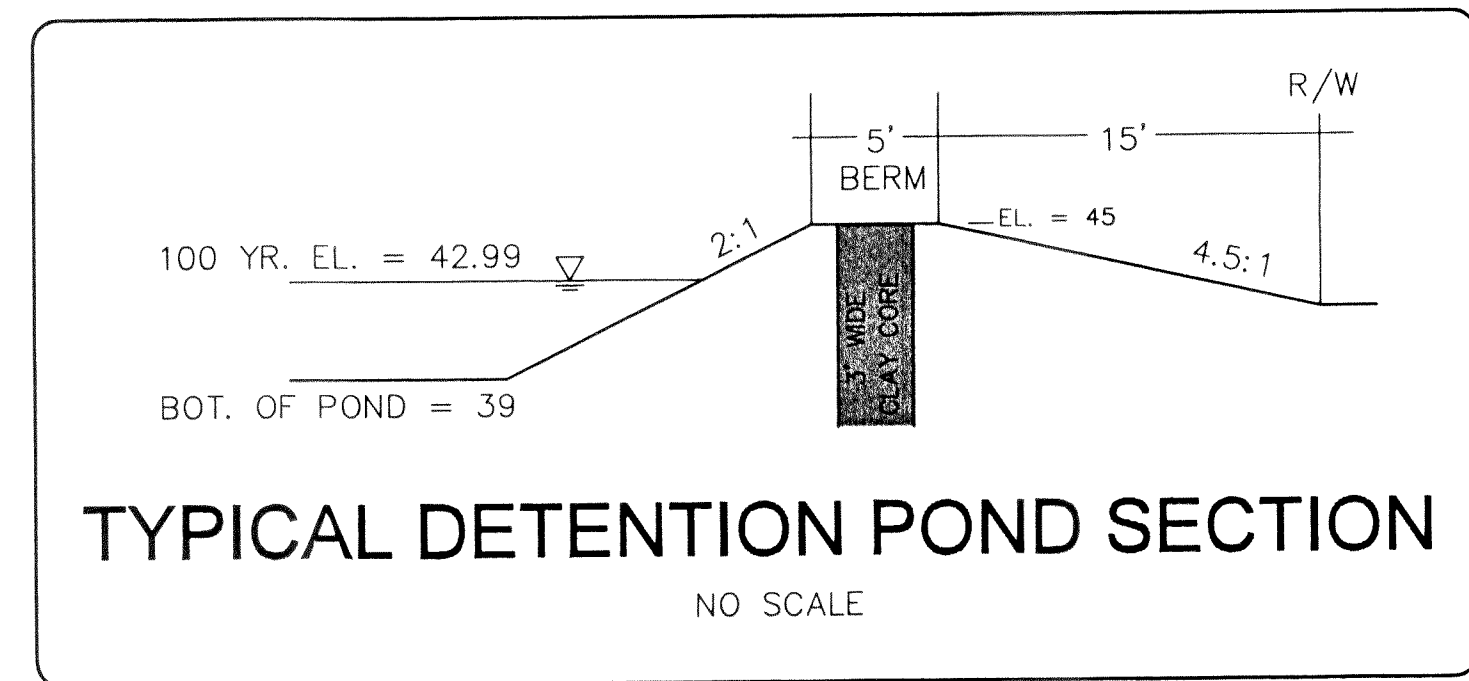
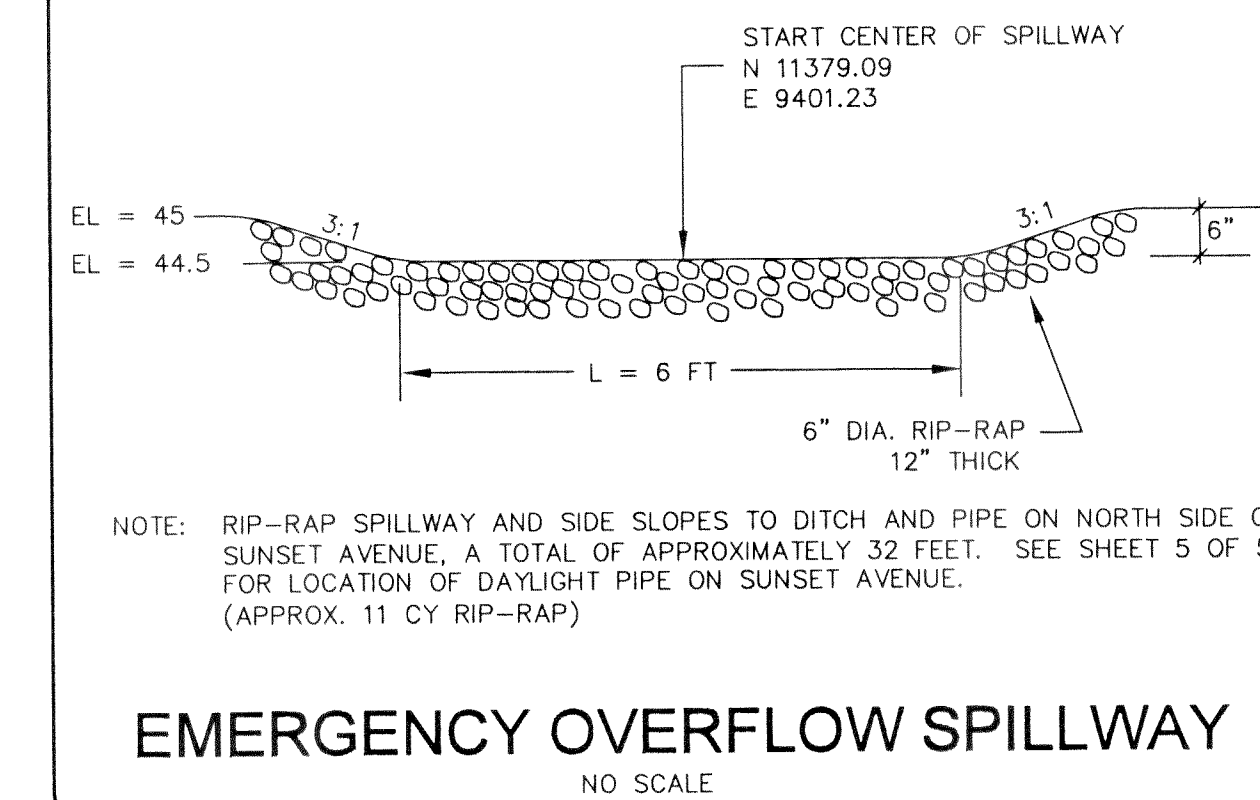
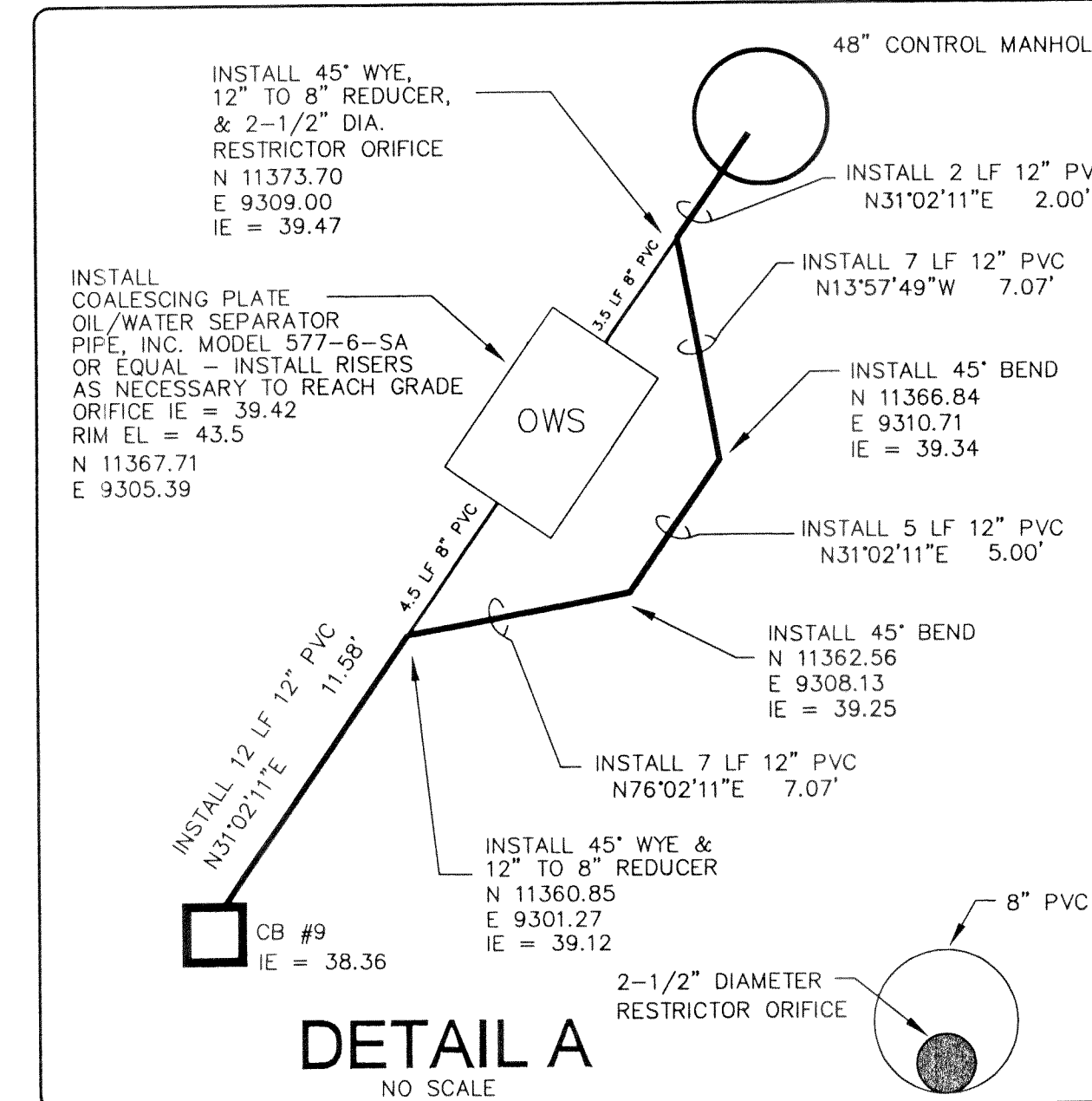
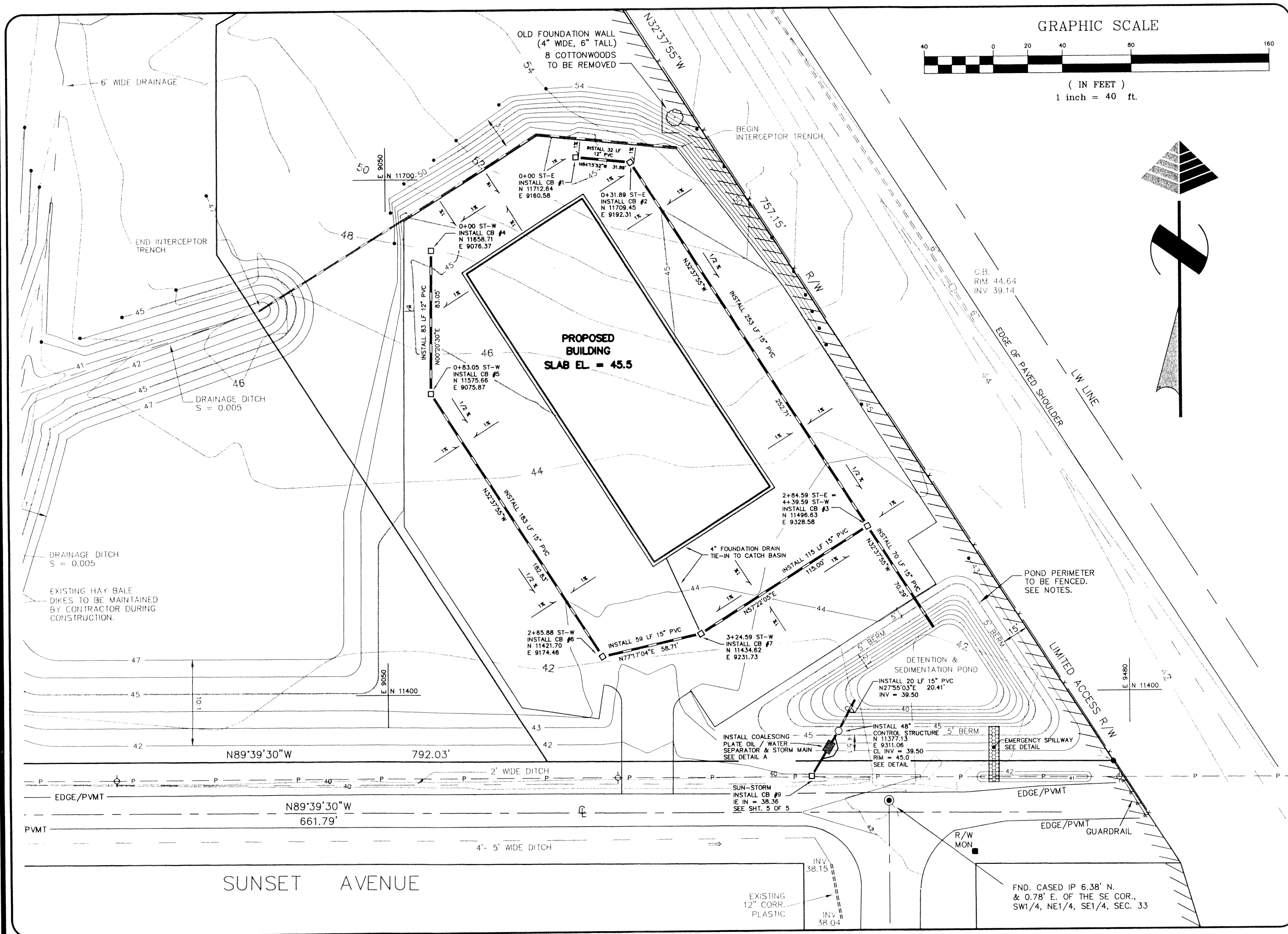


A SOILS EXPLORATION WAS PERFORMED BY ANVIL CORPORATION ON JANUARY 31, 1997 AND A REPORT OF THE SITE CONDITIONS WAS PREPARED. SAID REPORT MAKES SEVERAL RECOMMENDATIONS WITH REGARDS TO PREPARING THE SITE FOR CONSTRUCTION. AMONG THE RECOMMENDATIONS WERE THE EXCAVATION OF BETWEEN THREE AND FOUR FEET OF UNSUITABLE ON-SITE MATERIAL, INSTALLATION OF GEOTEXTILES, AND IMPORT OF STRUCTURAL FILL MATERIAL. THE STRUCTURAL SECTION RECOMMENDED ASSUMES THAT THESE OR OTHER MEASURES HAVE BEEN TAKEN TO ACHIEVE COMPETENT BEARING CAPACITY OF THE SUBGRADE.

ENTRANCE GEOMETRY			
	RADIUS	DELTA	LENGTH
1	10.00'	57°01'35"	9.95'
2	10.00'	81°35'36"	14.24'
	BEARING	DISTANCE	
3	N57°22'05"E	7.12'	
4	N81°15'06"W	1.55'	

DRIVEWAY ENTRANCE SECTION
CROWN TYPICAL STA 0+27.50 TO 0+59
STRUCTURAL SECTION TYPICAL THROUGHOUT PARKING LOT
NO SCALE

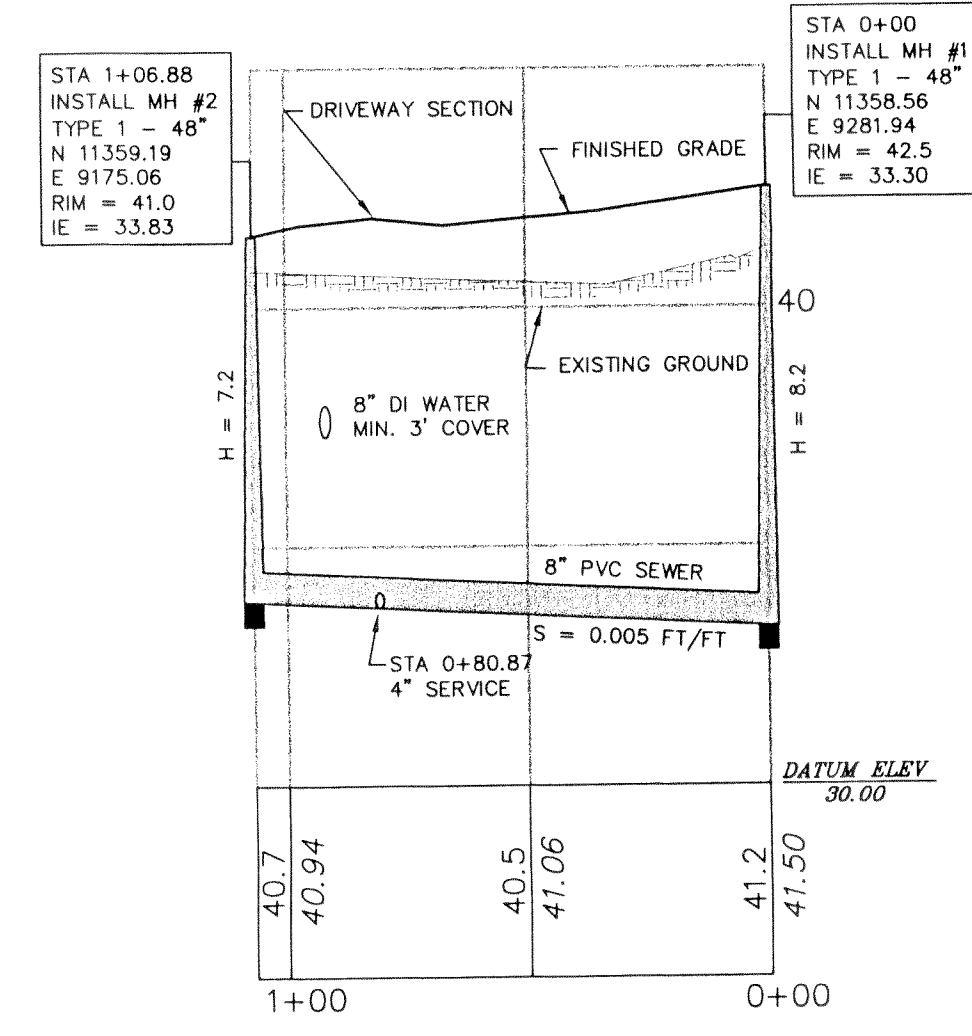
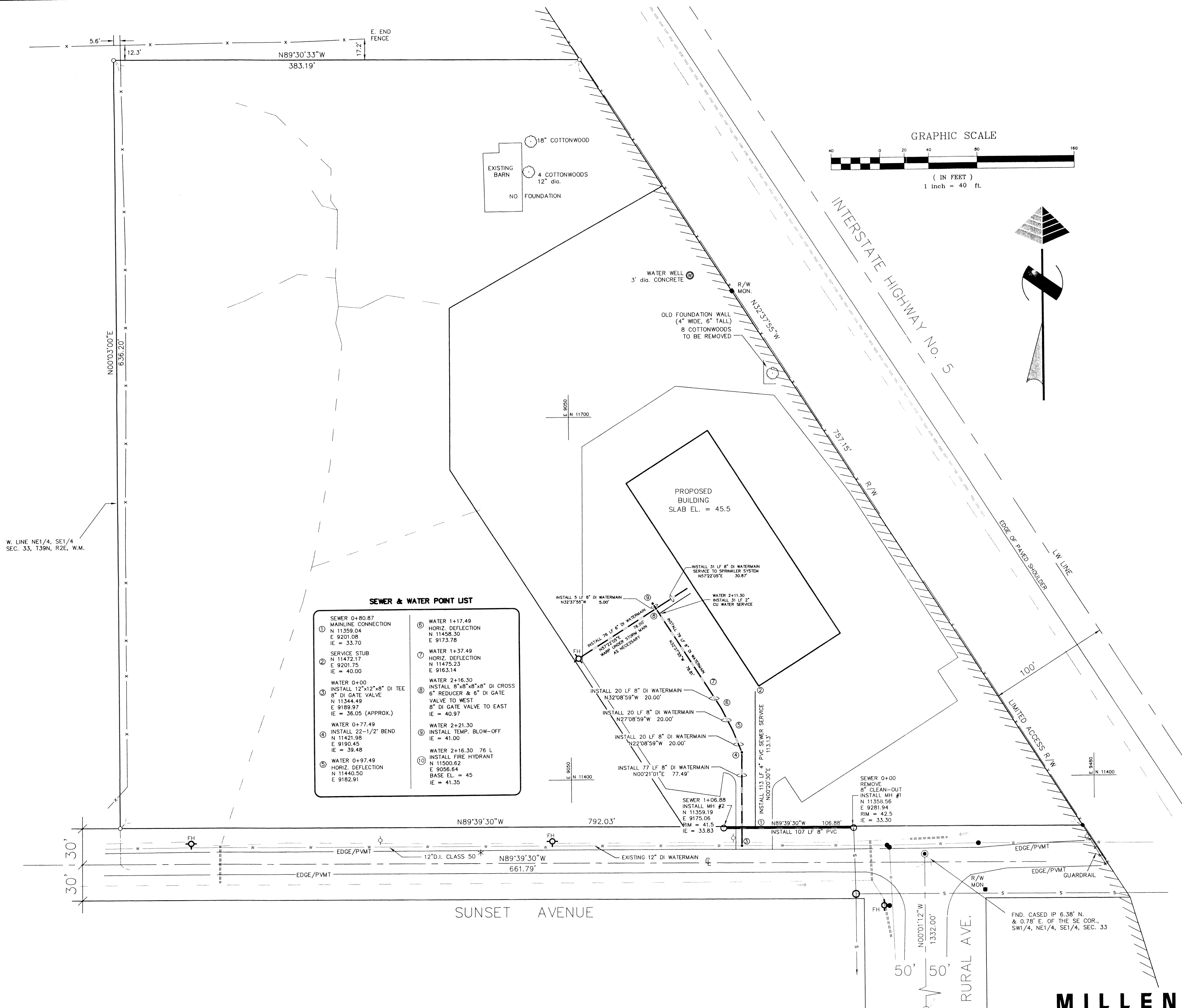
SCALE: 1" = 40' HORIZ.
1" = 4' VERT.



LEGEND			
●	RESET 3/4" IRON PIPE/ CAP #13138 (JAN. 1997)		
○	FOUND 3/4" IRON PIPE/ CAP #13138, SET AUG. 1994 PER ROS FOR SUNSET ENTERPRISES (AF#941214022)		
●	FOUND CASED MONUMENT		
—	FINISHED GRADE CONTOUR		
—	STORM MAIN		
□	CATCH BASIN		
□	POWER POLE		
— P —	AERIAL POWER LINES (TRANSMISSION AND DISTRIBUTION)		
NOTES			
1. EXISTING FIELD DATA PER LARRY STEELE & ASSOCIATES SURVEY, JANUARY 22, 1997.			
2. UNDERGROUND TELEPHONE LOCATION, WATERMAIN, AND SEWERLINE SIZE OBTAINED FROM UTILITY MAPS ON FILE WITH FERDALE DEPT. OF PUBLIC WORKS.			
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FERDALE DEVELOPMENT STANDARDS AND DETAILS.			
4. POND AREA SHALL BE FENCED OUTSIDE OF BERM WITH SIX FOOT (6') TALL CYCLONE FENCE (APPROX. 475 LF)			
DATUM			
MEAN SEA LEVEL, 1929 BENCHMARK: L6=26B (ELEV.=34.96) IN SIDEWALK OF MAIN ST. BRIDGE OVER NOOKSACK RIVER, FERDALE, WA. TBM: N. RIM CASED MON. AT INTERSECTION OF SUNSET AVE. AND RURAL AVE. (ELEV.=42.30)			
BASIS OF BEARINGS			
EAST LINE SECTION 33, T39N, R2E, W.M., AS PER RECORD OF SURVEY #258 (AF# 1230786) AND #497 (AF# 1310429). FOUND NE AND SE SECTION CORNERS, APRIL 1990.			
STORM DRAINAGE PLAN & PROFILE			
SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: CMAS	
DATE: 5/2/97	FOR: 6-26-97	REVISOR:	
FABER BROS. CONSTRUCTION		SHEET:	3 OF 5
PTN. NE1/4, SE1/4, SEC 33, T39N, R2E, W.M.		JOB NUMBER:	96010
CITY OF FERDALE		WHATCOM COUNTY, WASHINGTON	

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00025.004 2-3-06 RLB



SANITARY SEWER EXTENSION
SCALE: 1" = 40' HORIZ.
1" = 4' VERT.

SEWER & WATER POINT LIST	
SEWER 0+80.87 MAINLINE CONNECTION N 11359.04 E 9201.08 IE = 33.70	WATER 1+17.49 HORIZ. DEFLECTION N 11458.30 E 9173.78
SERVICE STUB N 11472.17 E 9201.75 IE = 40.00	WATER 1+37.49 HORIZ. DEFLECTION N 11475.23 E 9163.14
WATER 0+00 INSTALL 12"x12"x8" DI TEE 8" DI GATE VALVE N 11344.49 E 9189.97 IE = 36.05 (APPROX.)	WATER 2+16.30 INSTALL 8"x8"x8"x8" DI CROSS 6" REDUCER & 6" DI GATE VALVE TO WEST 8" DI GATE VALVE TO EAST IE = 40.97
WATER 0+77.49 INSTALL 22-1/2" BEND N 11421.98 E 9190.45 IE = 39.48	WATER 2+21.30 INSTALL TEMP. BLOW-OFF IE = 41.00
WATER 0+97.49 HORIZ. DEFLECTION N 11440.50 E 9192.91	WATER 2+16.30 76 L INSTALL FIRE HYDRANT N 11500.62 E 9056.64 BASE EL. = 45 IE = 41.35

LEGEND

- RESET 3/4" IRON PIPE/ CAP #13138 (JAN. 1997)
- FOUND 3/4" IRON PIPE/ CAP #13138, SET AUG. 1994 PER ROS FOR SUNSET ENTERPRISES (AF#941214022)
- ⊙ FOUND CASED MONUMENT
- ⊙ POWER POLE
- WATER MAIN
- SANITARY SEWER MAIN
- FH FIRE HYDRANT

NOTES

- EXISTING FIELD DATA PER LARRY STEELE & ASSOCIATES SURVEY, JANUARY 22, 1997.
- UNDERGROUND TELEPHONE LOCATION, WATERMAIN, AND SEWERLINE SIZE OBTAINED FROM UTILITY MAPS ON FILE WITH FERNDALDE DEPT. OF PUBLIC WORKS.
- EXISTING WATERMAIN INVERT ON SUNSET AVENUE IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY CONNECTION INVERT PRIOR TO WATERMAIN CONNECTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FERNDALDE DEVELOPMENT STANDARDS AND DETAILS.

DATUM
MEAN SEA LEVEL, 1929
BENCHMARK: L6-26B (ELEV.=34.96)
IN SIDEWALK OF MAIN ST. BRIDGE OVER NOOKSACK RIVER, FERNDALDE, WA.
TBM: N. RIM CASED MON. AT INTERSECTION OF SUNSET AVE. AND RURAL AVE. (ELEV.=42.30)

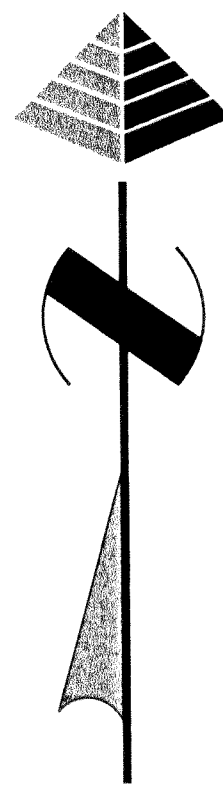
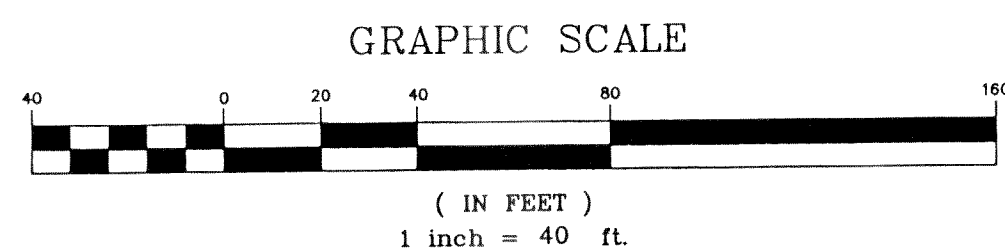
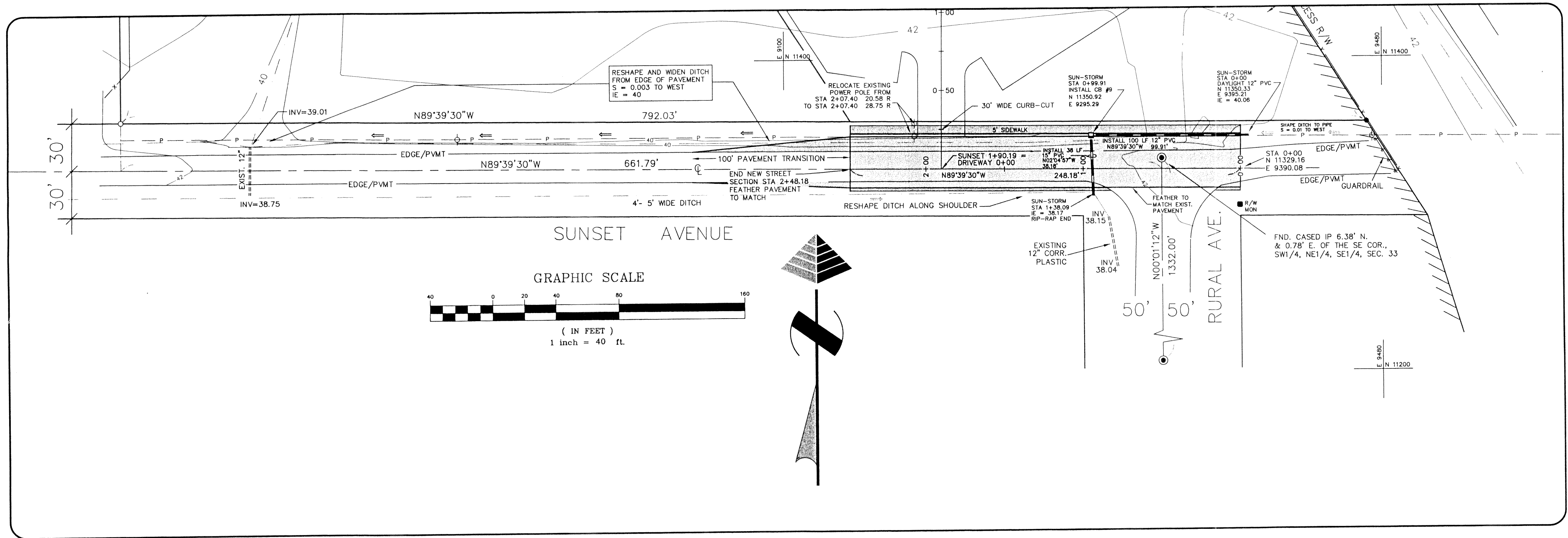
BASIS OF BEARINGS
EAST LINE SECTION 33, T39N, R2E, W.M., AS PER RECORD OF SURVEY #258 (AF# 1230786) AND #497 (AF# 1310429). FOUND NE AND SE SECTION CORNERS, APRIL 1990.

WATER & SEWER CONNECTION

SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: CMAS
DATE: 5/2/97	<i>[Signature]</i> 6-26-97	REVISED:
FOR FABER BROS. CONSTRUCTION		SHEET: 4 OF 5
PTN. NE1/4, SE1/4, SEC 33, T39N, R2E, W.M. CITY OF FERNDALDE WHATCOM COUNTY, WASHINGTON		JOB NUMBER: 96010

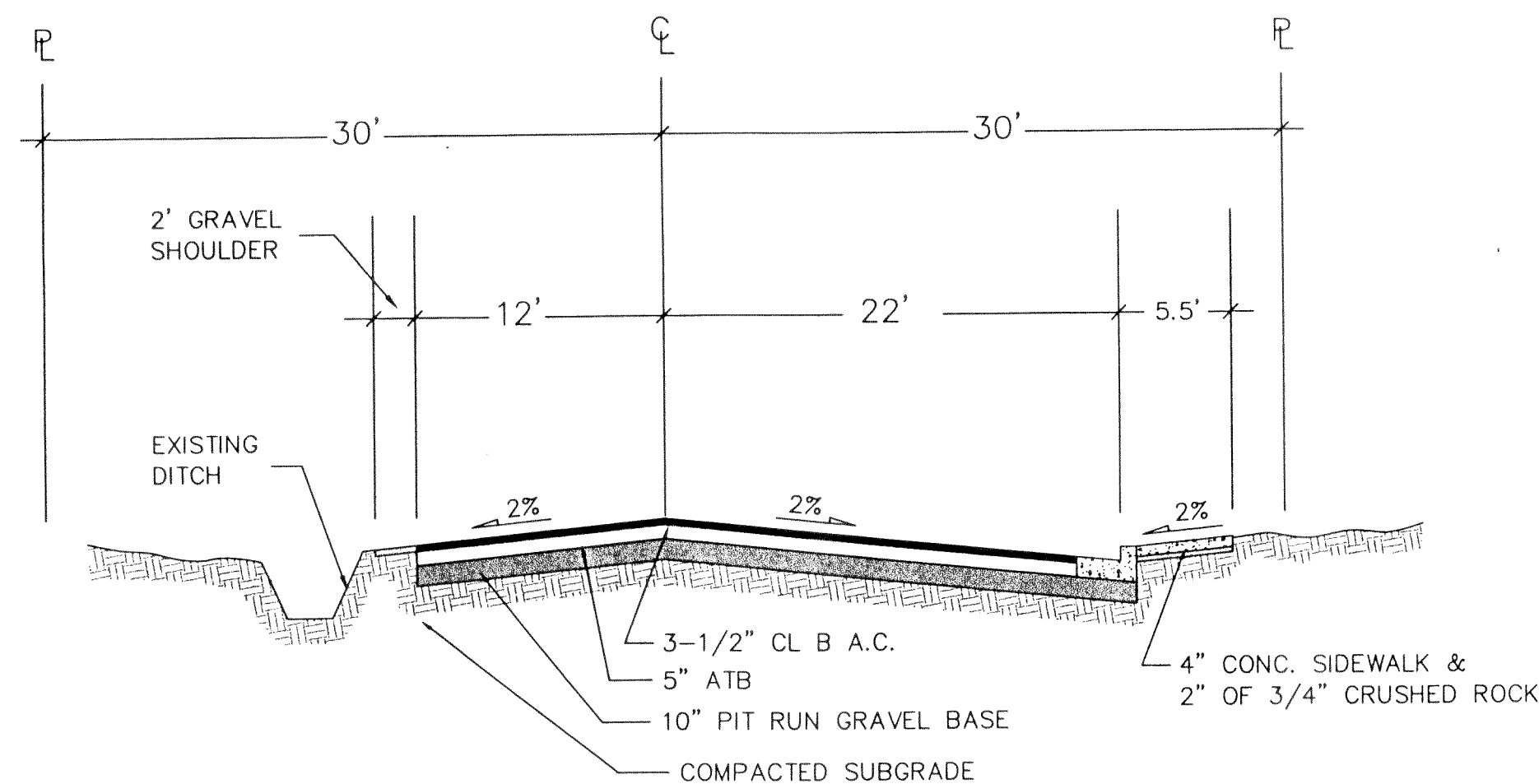


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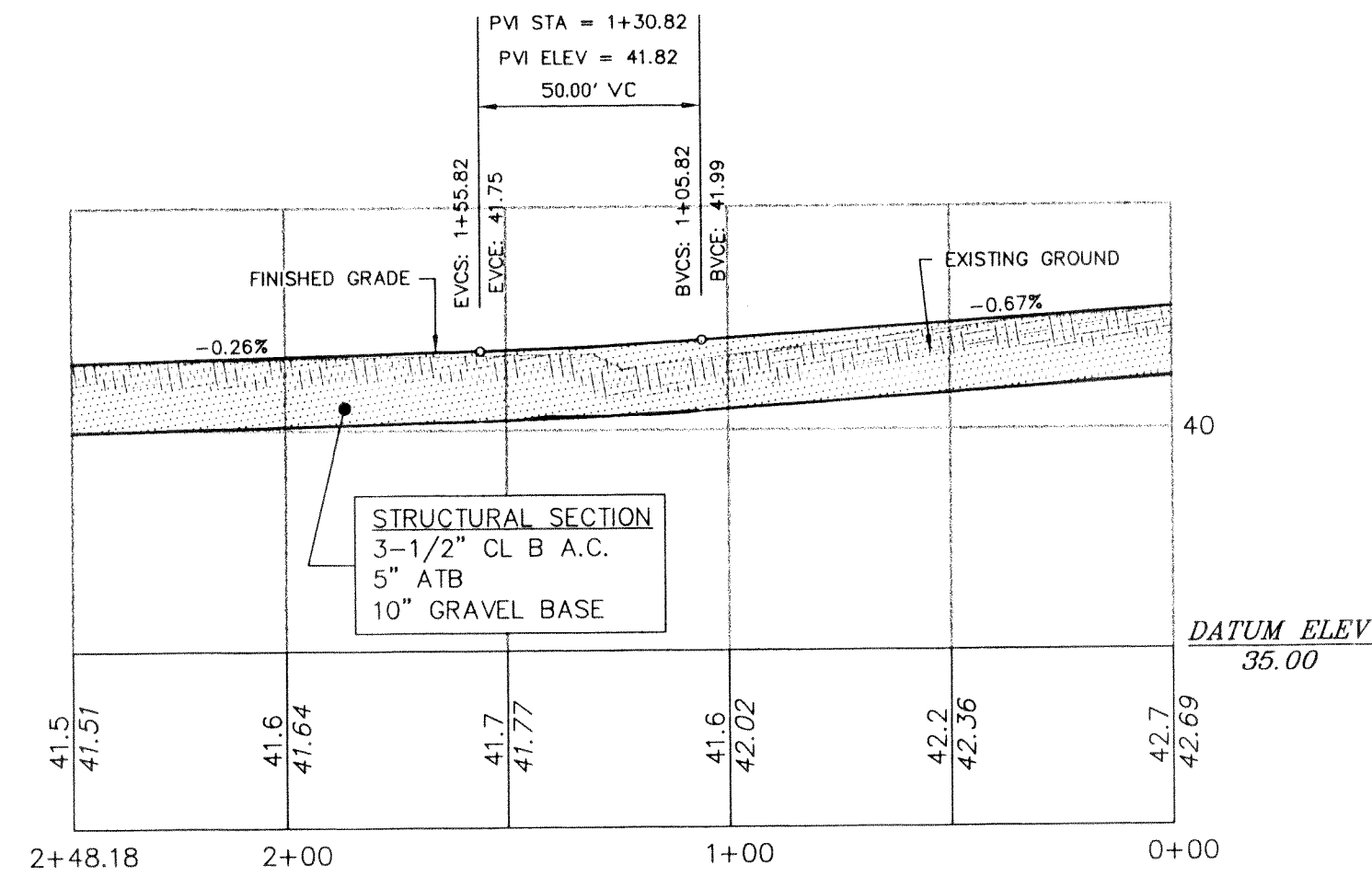
LIGHTING NOTE

A 250W HPS STREET LIGHT WILL BE INSTALLED ON THE RELOCATED POWER POLE AT SUNSET STA 2+07.40. OWNER/CONTRACTOR SHALL CONTACT THE PUGET SOUND ENERGY ENGINEERING DEPARTMENT TO COORDINATE POLE RELOCATION AND INSTALLATION OF LIGHT STANDARD ON THE EXISTING POWER POLE.



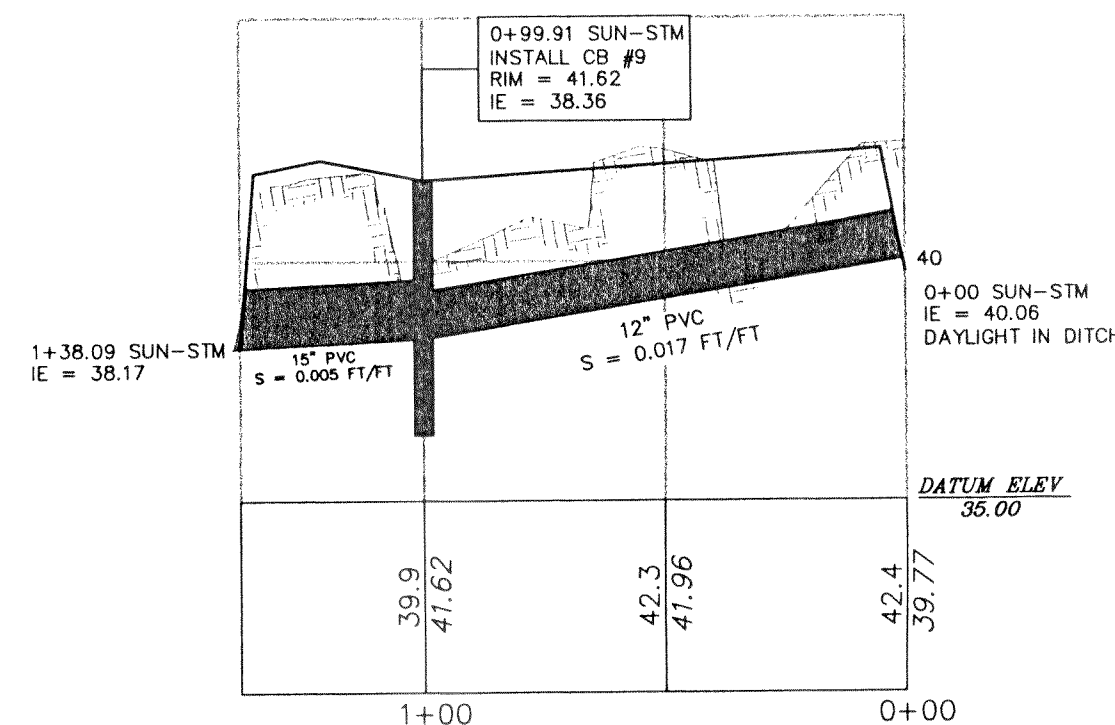
SUNSET AVE. NEW SECTION

STA 0+00 TO 2+16.63
NO SCALE



SUNSET AVE. REVISED PROFILE

SCALE: 1" = 40' HORIZ.
1" = 4' VERT.



SUNSET STORM PROFILE

1" = 40' HORIZ.
1" = 4' VERT.

LEGEND

- RESET 3/4" IRON PIPE/ CAP #13138 (JAN. 1997)
- FOUND 3/4" IRON PIPE/ CAP #13138, SET AUG. 1994 PER ROS FOR SUNSET ENTERPRISES (AF#941214022)
- ⊙ FOUND CASED MONUMENT
- CATCH BASIN
- STORM MAIN LINE
- ⊕ POWER POLE
- P — AERIAL POWER LINES (TRANSMISSION AND DISTRIBUTION)

NOTES

1. EXISTING FIELD DATA PER LARRY STEELE & ASSOCIATES SURVEY, JANUARY 22, 1997.
2. UNDERGROUND TELEPHONE LOCATION, WATERMAIN, AND SEWERLINE SIZE OBTAINED FROM UTILITY MAPS ON FILE WITH FERDALE DEPT. OF PUBLIC WORKS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FERDALE DEVELOPMENT STANDARDS AND DETAILS.
4. CONSTRUCT LINE OF STAKED LF BALES ALONG ENTIRE SOUTHERN PROPERTY LINE (792 LF) FOR EROSION CONTROL.

DATUM

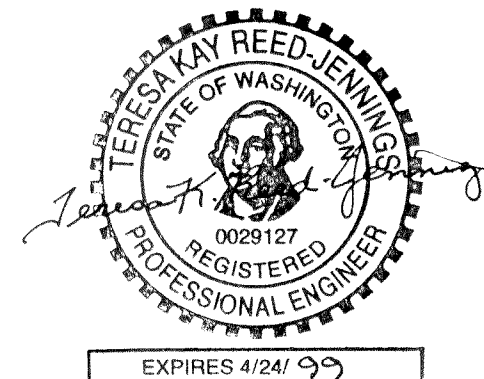
MEAN SEA LEVEL, 1929
BENCHMARK: LB=26B (ELEV.=34.96)
IN SIDEWALK OF MAIN ST. BRIDGE OVER NOOKSACK RIVER, FERDALE, WA.
TBM: N. RIM CASED MON. AT INTERSECTION OF SUNSET AVE. AND RURAL AVE. (ELEV.=42.30)

BASIS OF BEARINGS

EAST LINE SECTION 33, T39N, R2E, W.M., AS PER RECORD OF SURVEY #258 (AF# 1230786) AND #497 (AF# 1310429). FOUND NE AND SE SECTION CORNERS, APRIL 1990.

SUNSET AVE. STREET IMPROVEMENTS

SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: CMAS
DATE: 5/2/97	DATE: 6-26-97	REVISD:
FOR	SHEET: 5 OF 5	JOB NUMBER: 96010
FABER BROS. CONSTRUCTION	PTN. NE1/4, SE1/4, SEC 33, T39N, R2E, W.M.	CITY OF FERDALE
	WHATCOM COUNTY, WASHINGTON	



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