

PROPERTY OWNER:  
LCK PROPERTIES, LLC

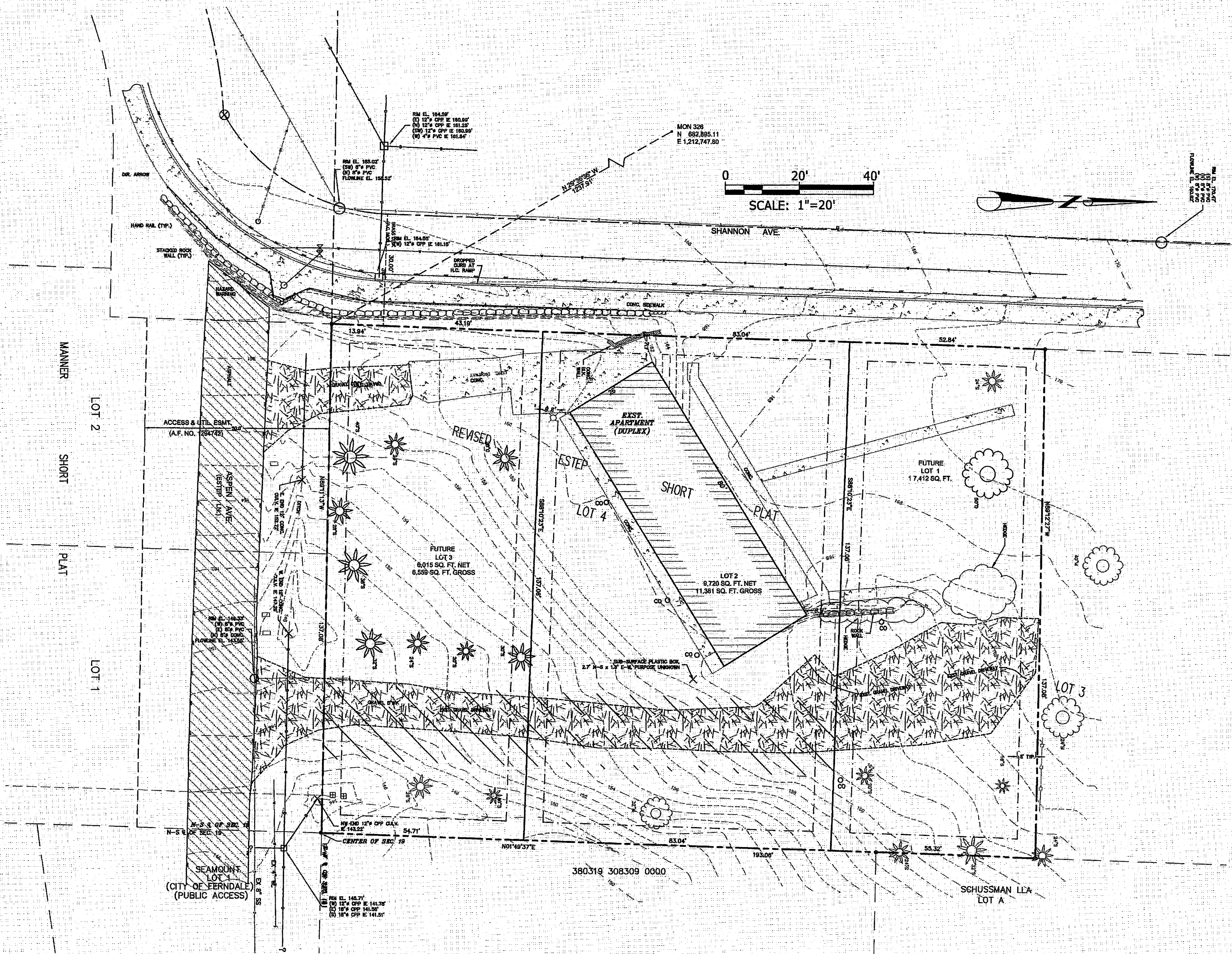
PARCEL ADDRESS:  
5960 E. ESTEP LANE  
FERNDALE, WA 98224

TAX PARCEL:  
390219 238313

LEGAL DESCRIPTION:  
LOT 4, REVISED ESTEP SHORT PLAT,  
RECORDED IN VOLUME 3 OF SHORT  
PLATS, PAGES 80 AND 81, UNDER  
AUDITOR'S FILE NUMBER 1299349,  
RECORDS OF WHATCOM COUNTY  
WASHINGTON.

SURVEY INFORMATION SHOWN PER "LCK  
PROPERTIES LLC SHORT PLAT", BY CHRISTIE  
& CHRISTIE LAND SURVEYING, INC.,  
TOPOGRAPHIC SURVEY PERFORMED  
DEC 2014

LCK PROPERTIES LLC SHORT PLAT  
A PORTION OF THE SE 1/4, NW 1/4, SEC. 19, TWP. 39 N, R. 02 E OF W.M.



LEGEND

EXISTING	PROPOSED	
		BURIED POWER
		OVERHEAD POWER
		TELEPHONE
		GAS
		STORM DRAINAGE
		SEWER
		WATER
		SILTY FENCE
		DITCH / BIOSWALE
		RIGHT-OF-WAY
		UTILITY EASEMENT
		CONTOUR
		FENCE
		ROAD CENTERLINE
		ASPHALT PAVEMENT
		PORTLAND CEMENT CONCRETE
		GRAVEL ROADWAY
		CULVERT
		FIRE HYDRANT
		CATCH BASIN
		MANHOLE
		VALVE
		WATER METER
		WATER BLOWOFF
		ROCKERY
		POWER VAULT
		TELEPHONE VAULT
		TELEPHONE RISER
		SURFACE MONUMENT
		TREES
		SIGN
		RIP RAP
		UTILITY POLE
		GUY WIRE
		LIGHT POLE
		LUMINAIRE & J-BX

I HEREBY CERTIFY THAT THE IMPROVEMENTS IN THE LCK PROPERTIES LLC SHORT PLAT HAVE BEEN INSPECTED BY WEDEN ENGINEERING, LLC 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 PRACTICES.

*Eric J. Weden* 2-26-16  
ERIC J. WEDEN

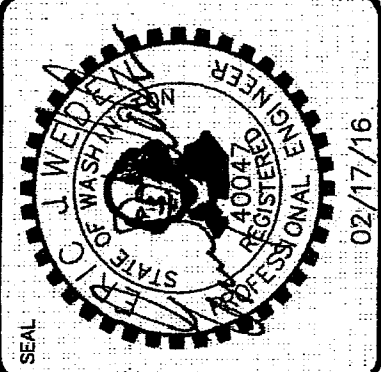
I CERTIFY THAT THE LOCATIONS, ELEVATIONS, DEPTHS, AND AS-BUILT COMMENTS REFLECT MATERIALS ACTUALLY USED DURING CONSTRUCTION ACCURATELY REFLECT EXISTING FIELD CONDITIONS AS DETERMINED BY ME OR UNDER MY DIRECT SUPERVISION ON THE DATE:

*Brian D. Christie* 2-23-16  
BRIAN D. CHRISTIE

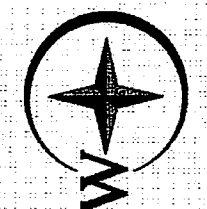
SHEET INDEX

- |     |                                   |
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| 1   | COVER SHEET & EXISTING CONDITIONS |
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| 3   | GRADING & UTILITY PLAN            |
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APPROVED  
FEB 29 2016  
BY  
CITY OF FERNDALE



WEDEN ENGINEERING, LLC  
Civil Engineering - Planning - Project Management  
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email: info@wedengengineering.com



No.	REVISIONS / SUBMISSIONS	DATE
1	AS-BUILT INFORMATION	02/10/16
2	REVISED PER CITY COMMENTS	04/10/16
1	REVISED PER CITY COMMENTS	03/17/16
1	REVIEWED : E-JW	DRAWN : KLS
CAD FILE :		PROJECT NO. : 1405-01

PROJECT TITLE  
LCK PROPERTIES LLC SHORT PLAT  
5960 E. ESTEP LANE  
FERNDALE, WA

DRAWING TITLE  
COVER SHEET & EXISTING CONDITIONS

DATE : 12/19/2014  
DRAWING No.

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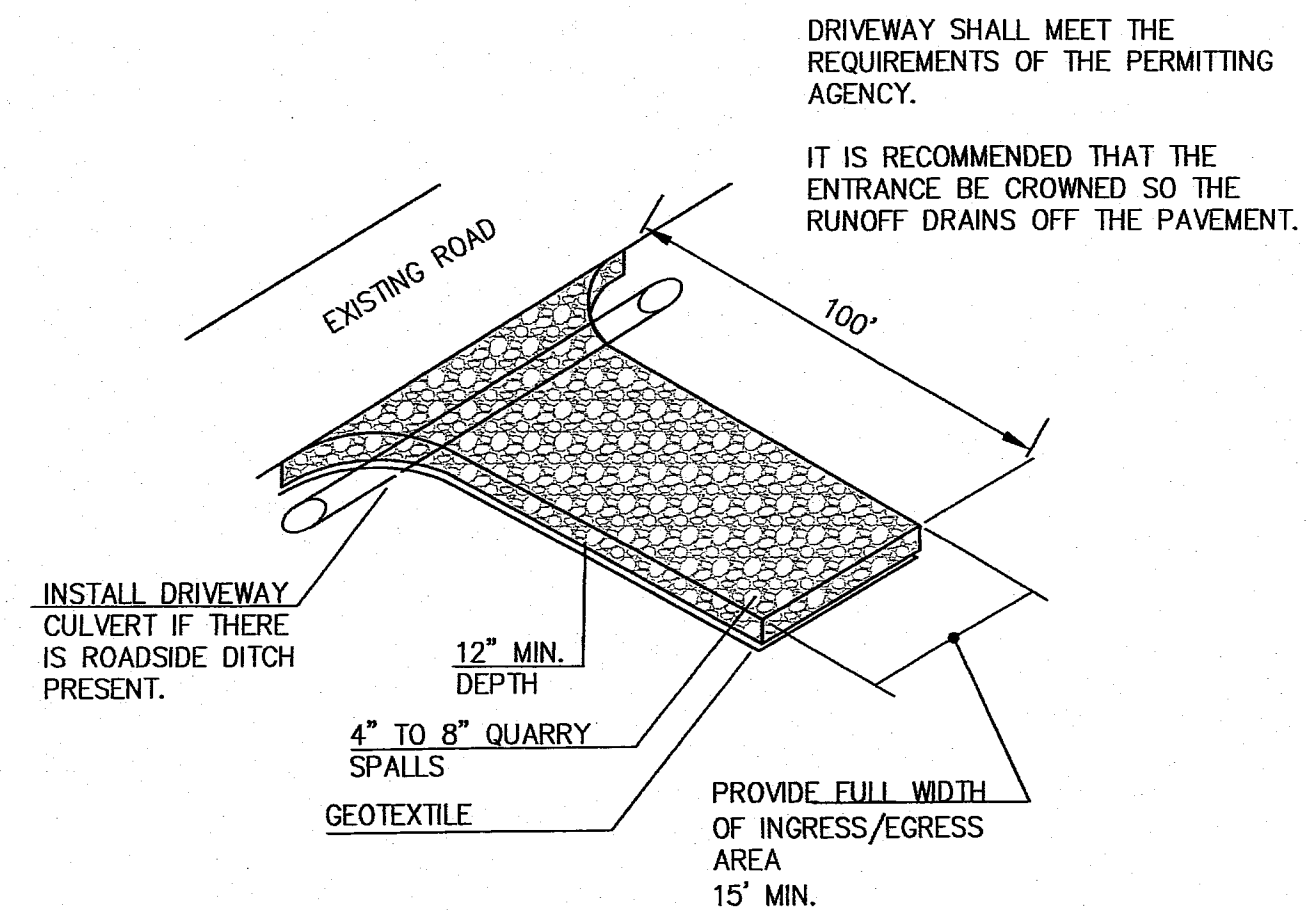
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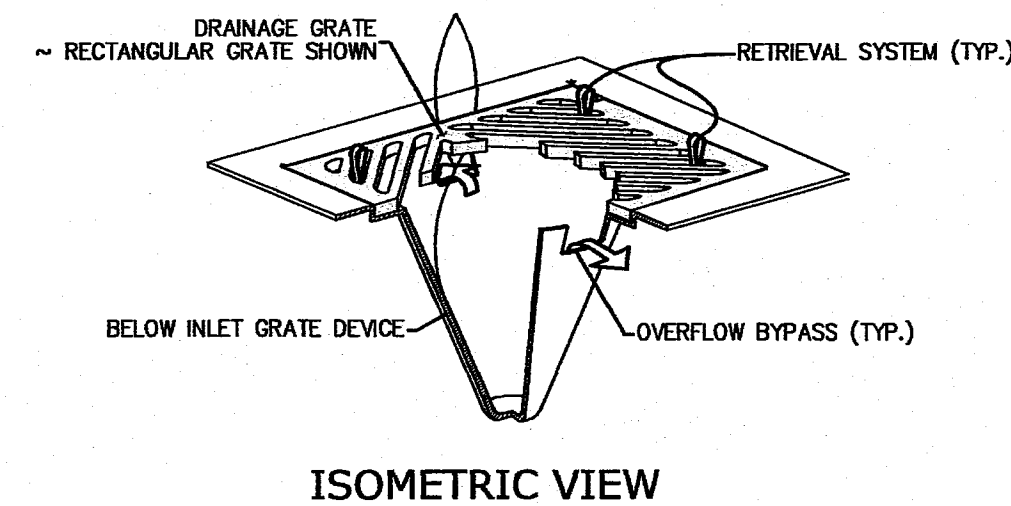
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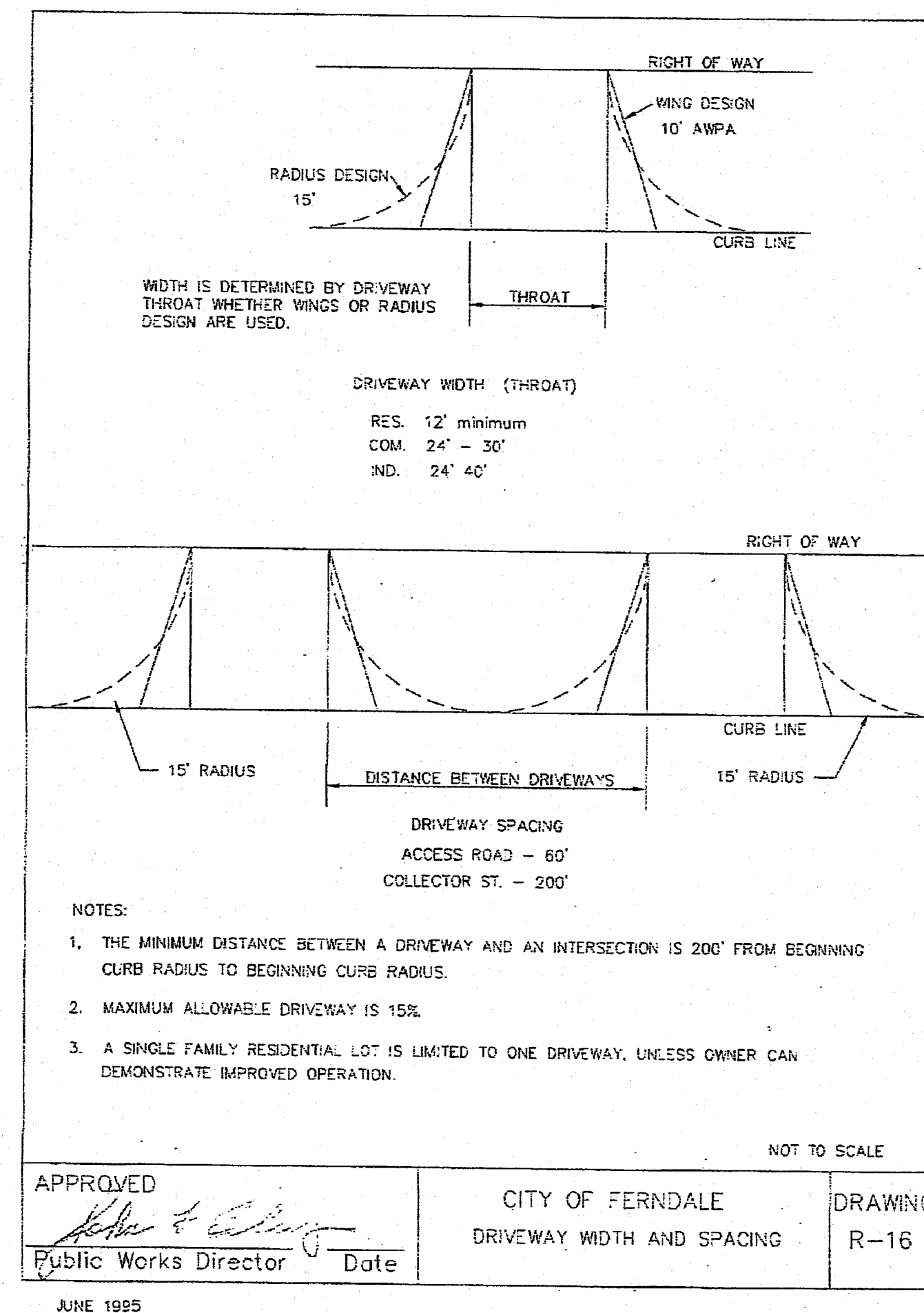
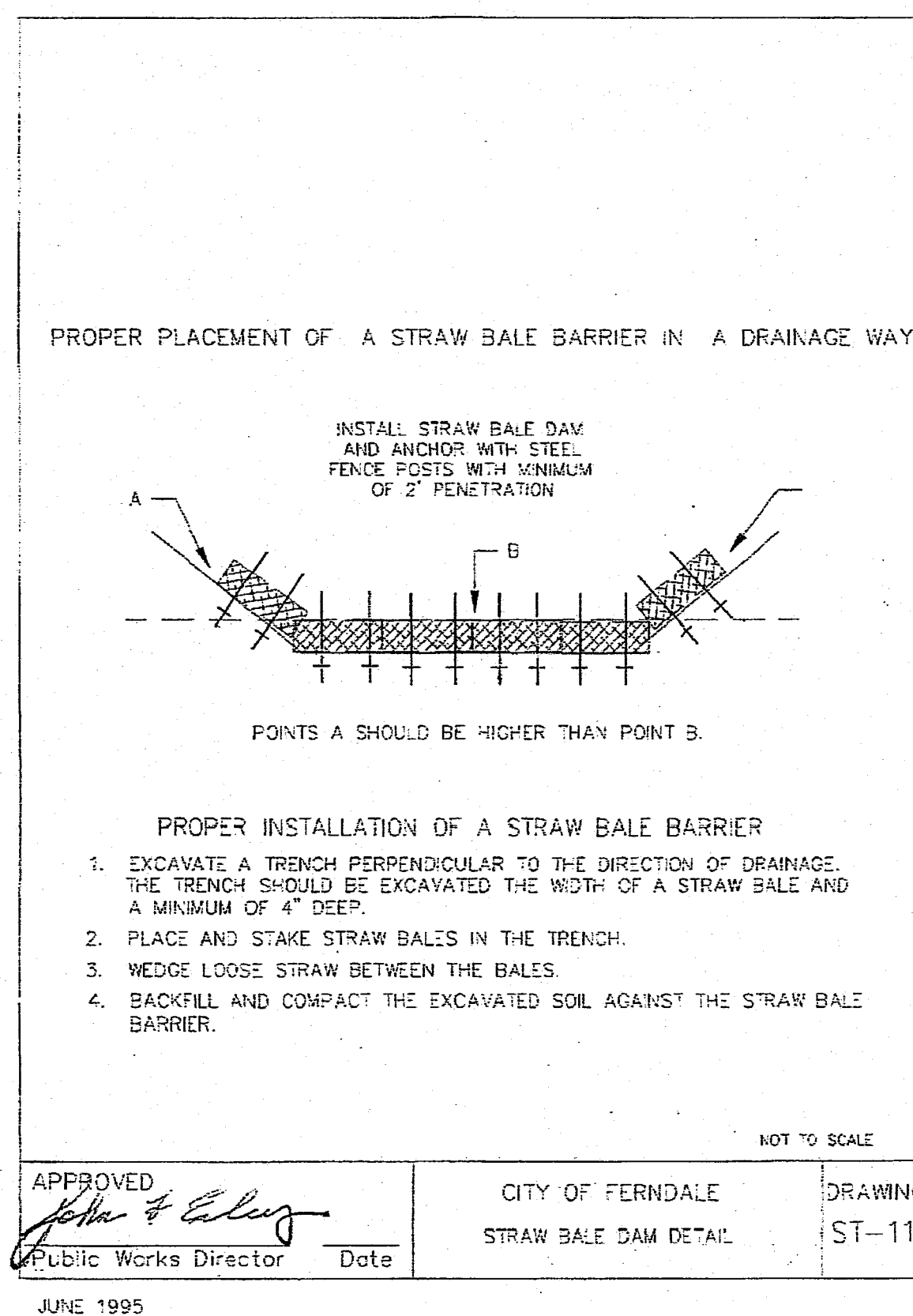
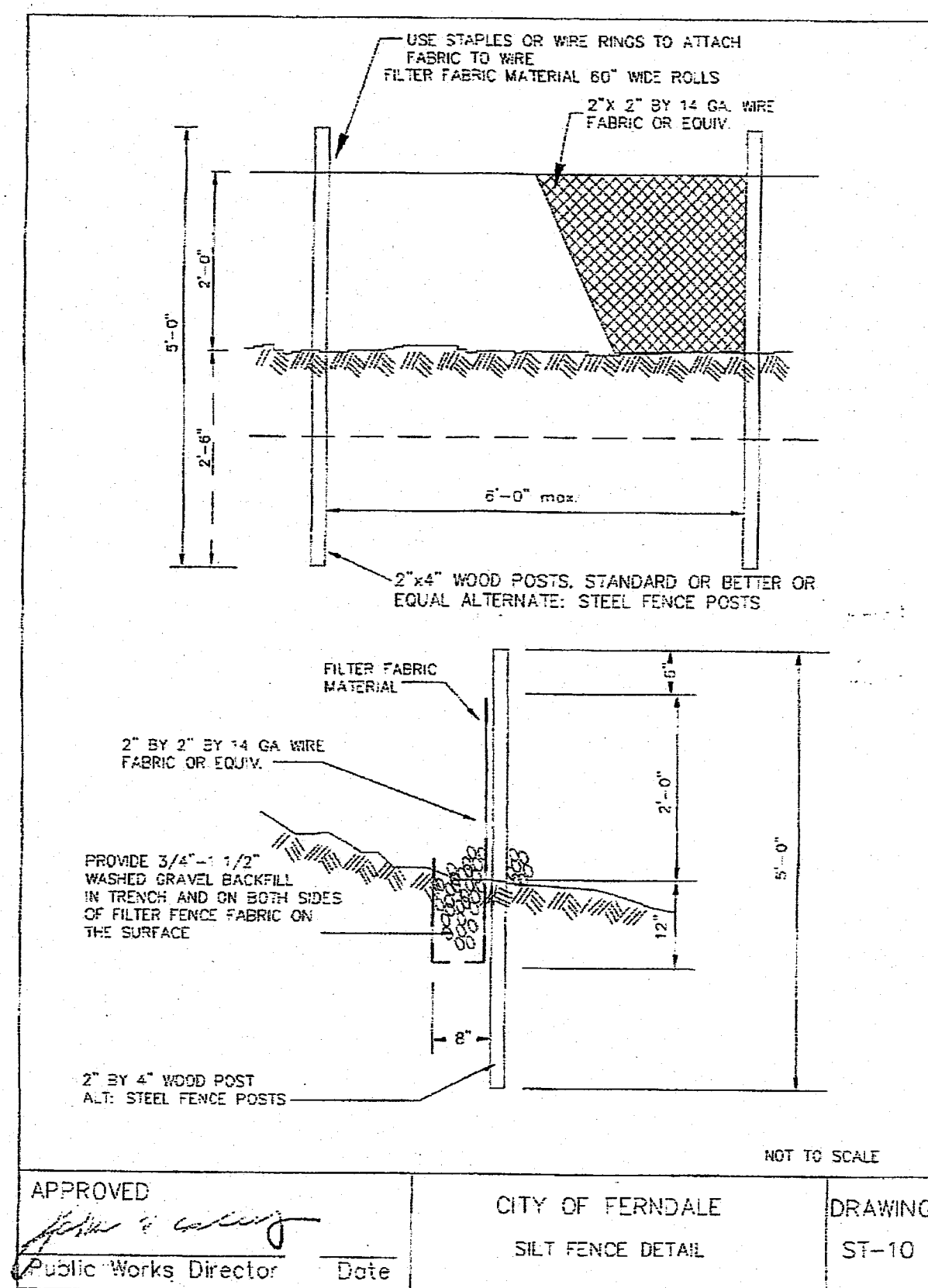
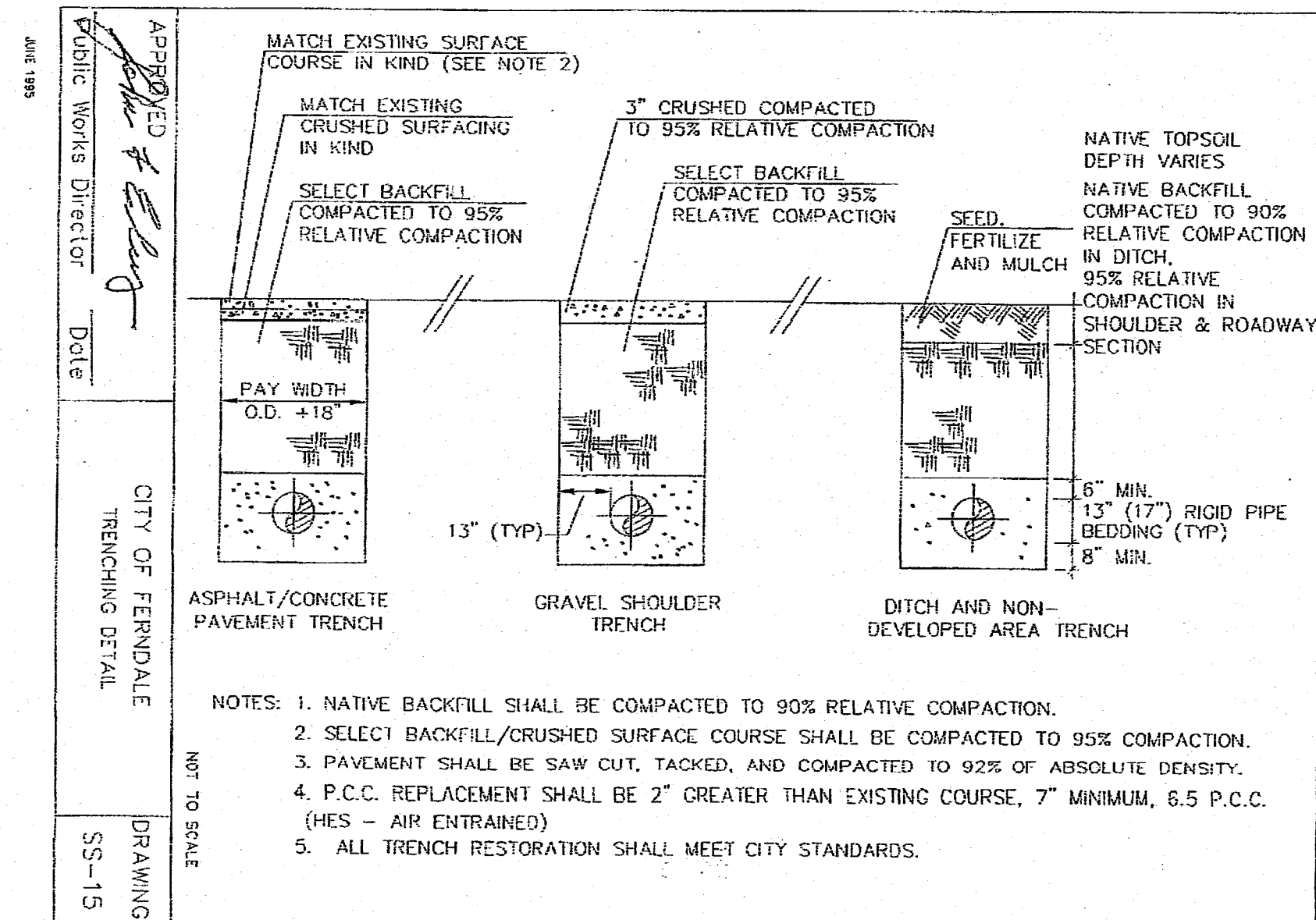
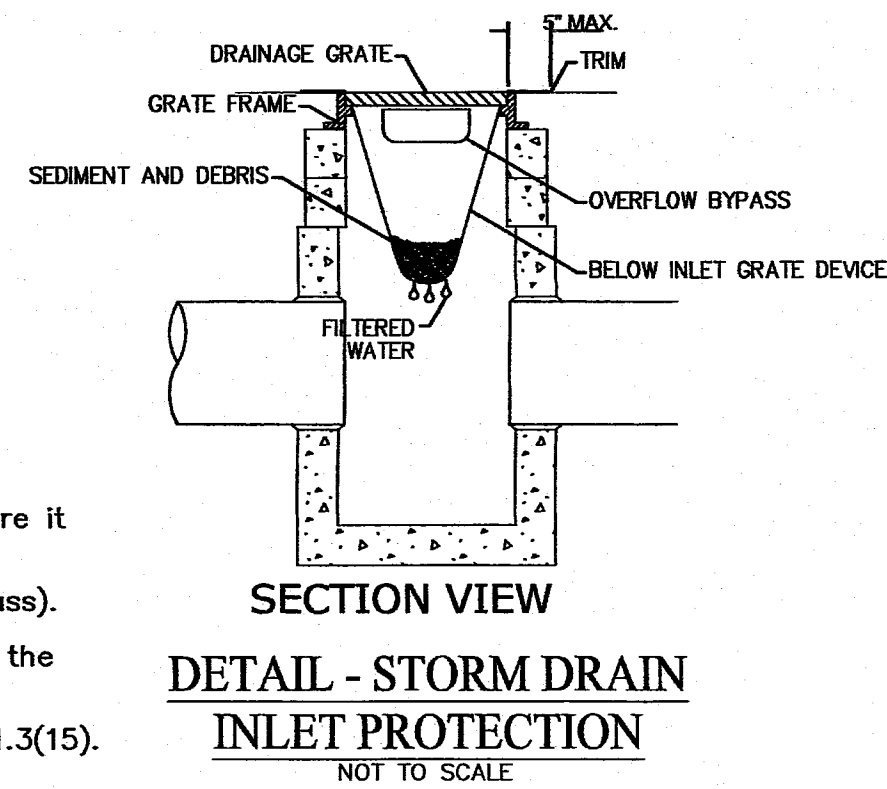
**STABILIZED CONSTRUCTION ACCESS**

DOE MANUAL BMP C105

N.T.S.



1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
3. The retrieval system must allow removal of the BIGD without spilling the collected material.
4. Perform maintenance in accordance with Standard Specification 8-01.3(15).



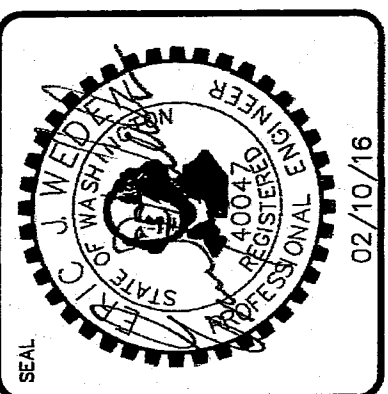
**AS-BUILTS**

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LCK PROPERTIES LLC SHORT PLAT  
5960 E. ESTEP LANE  
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WEDEN ENGINEERING, LLC

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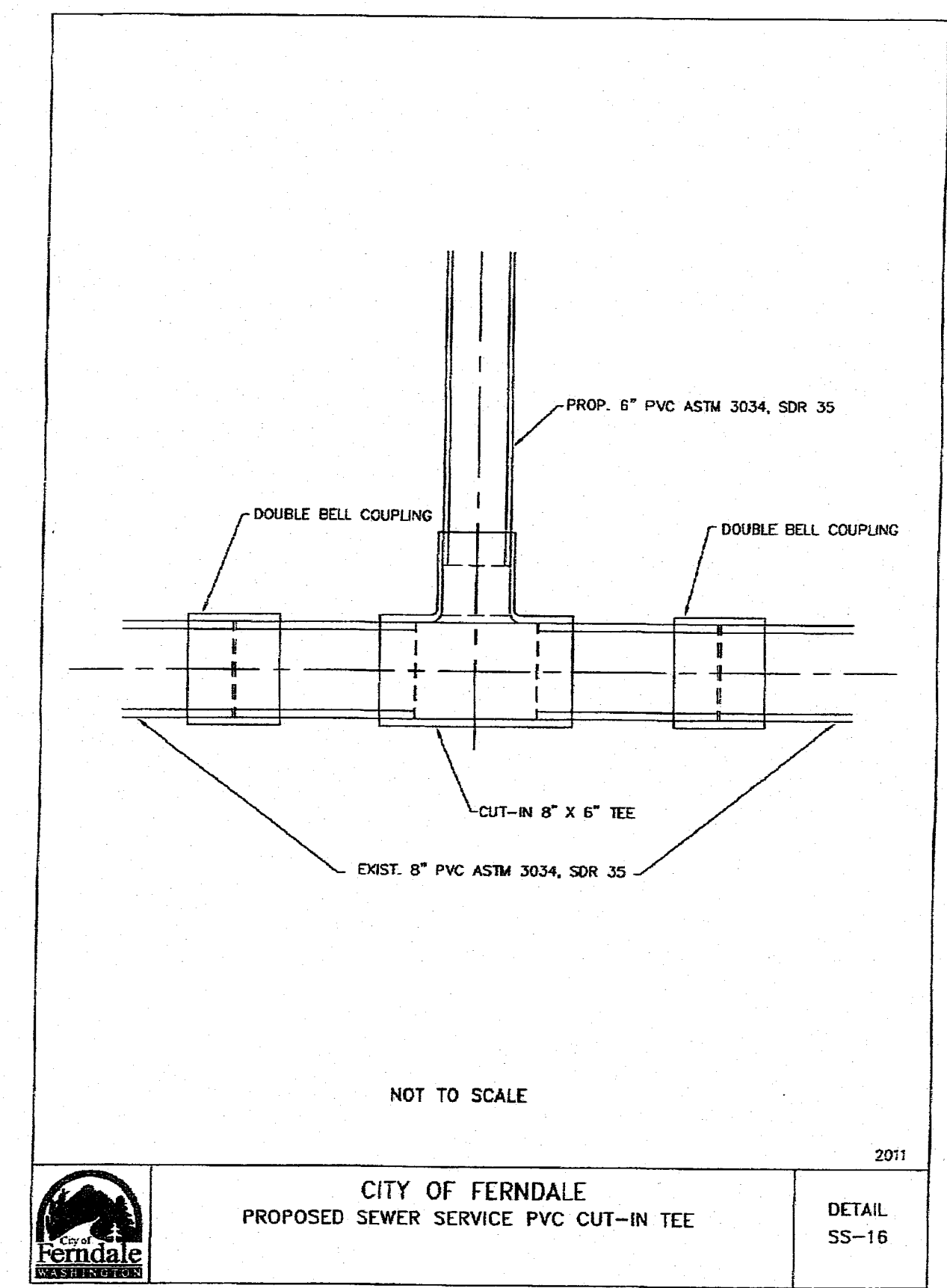
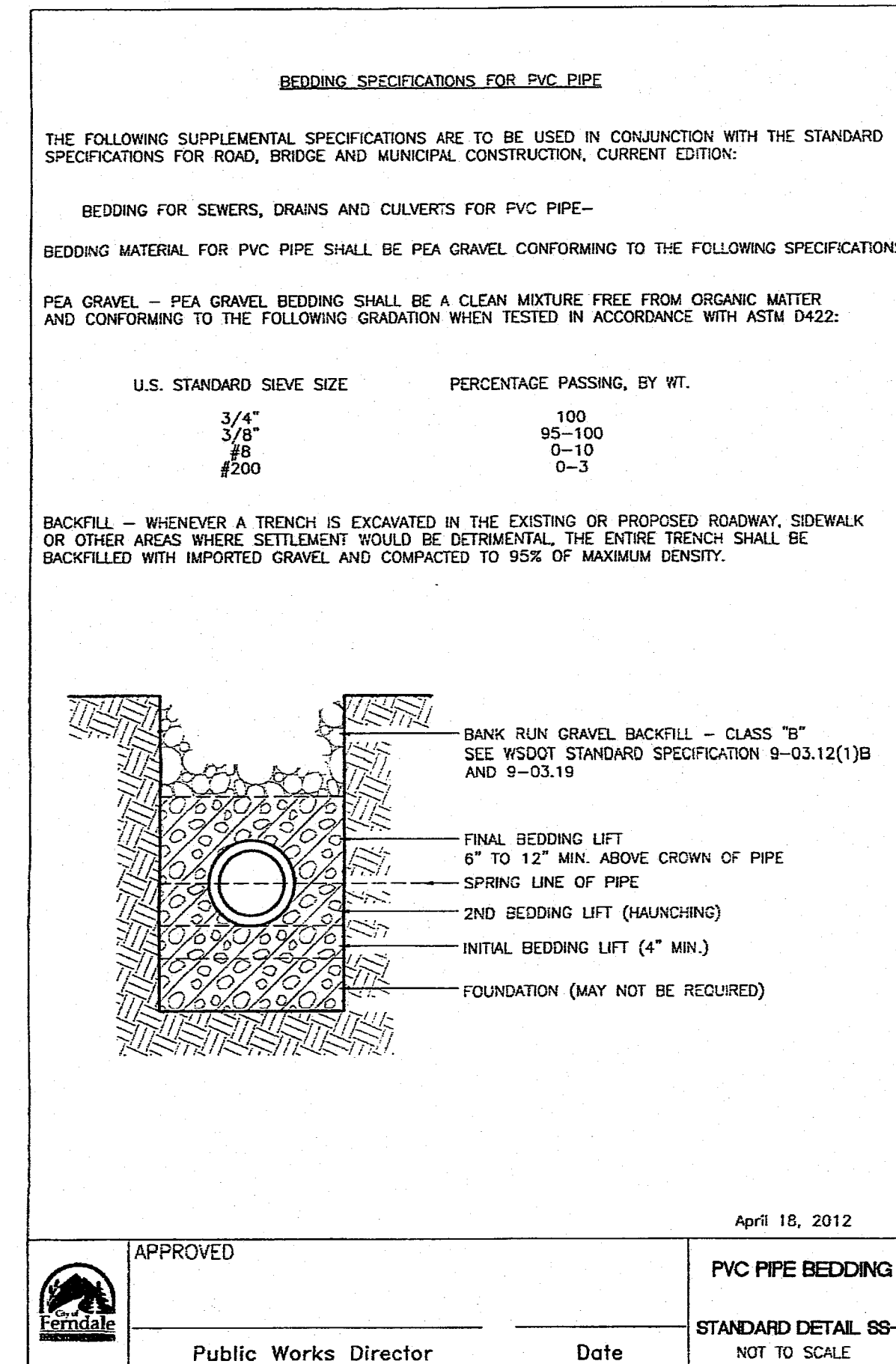
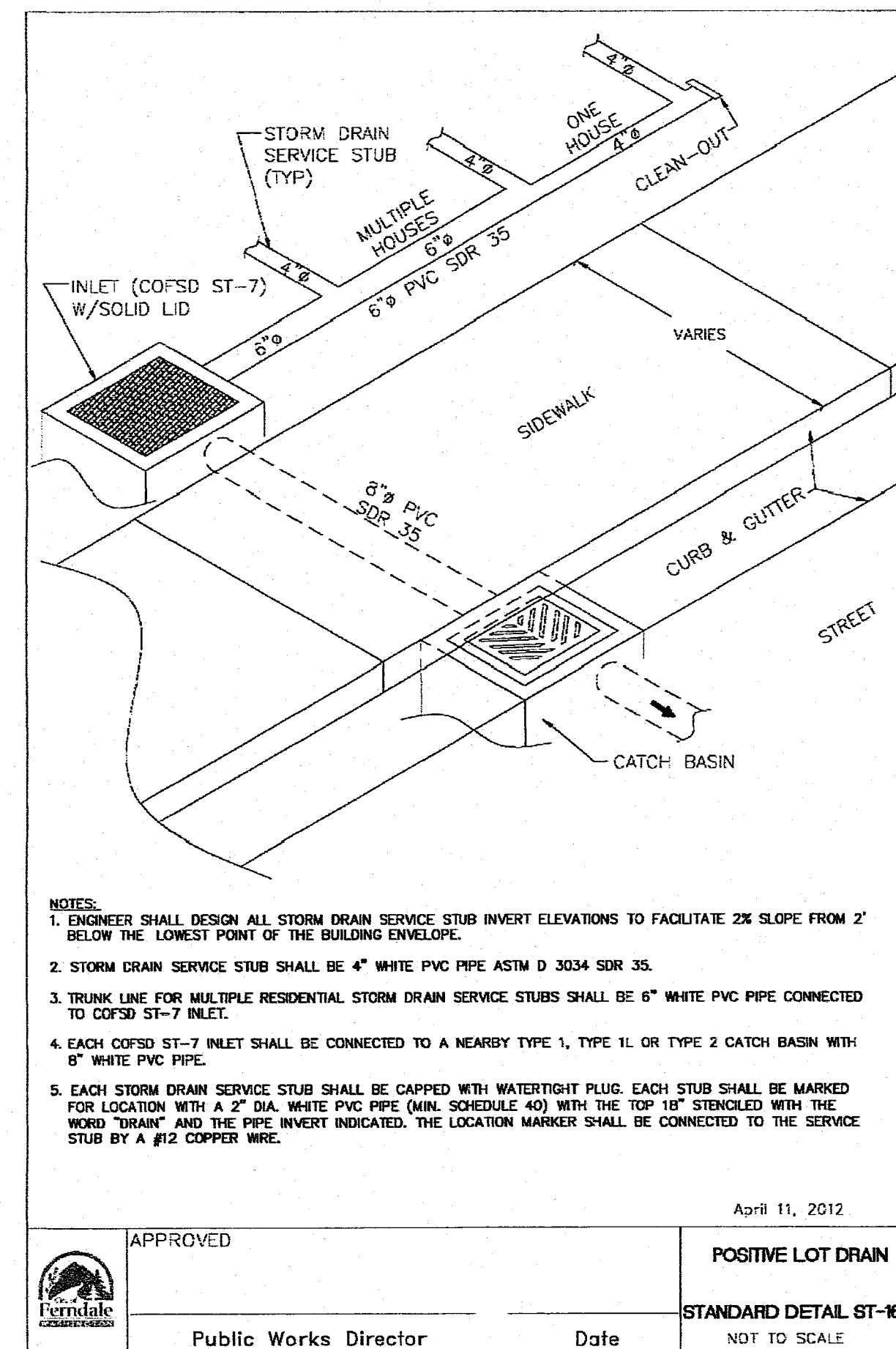
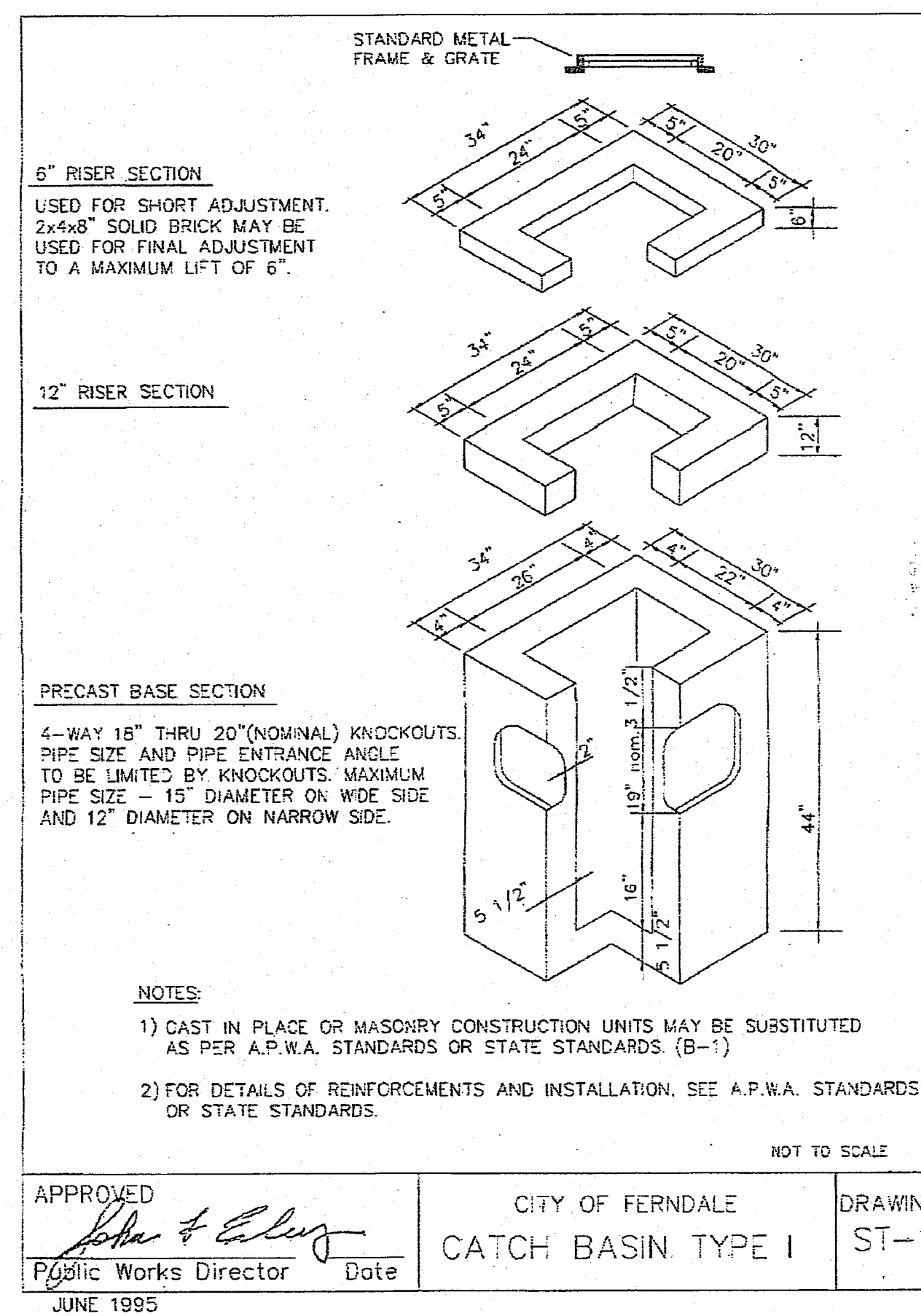
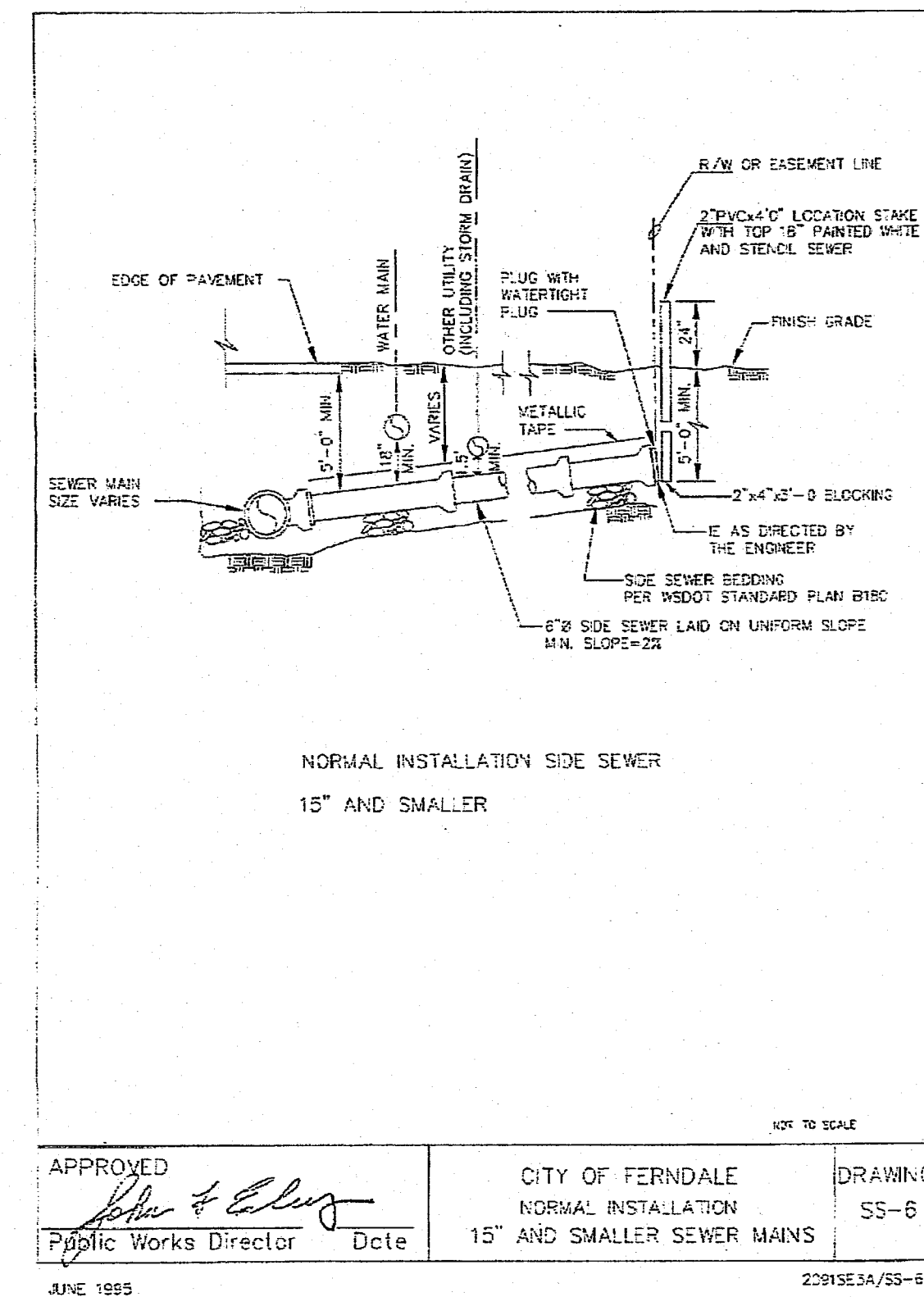
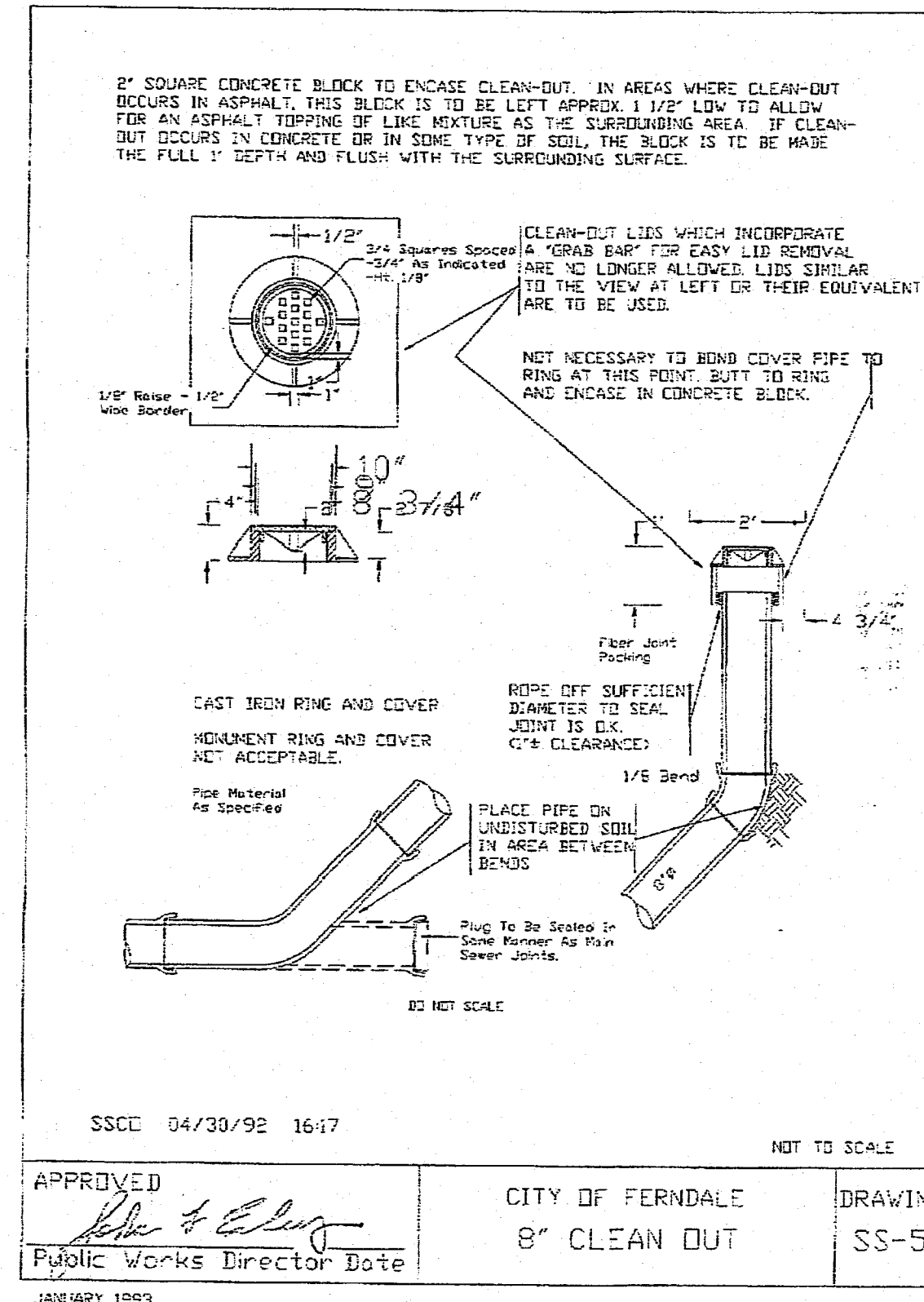
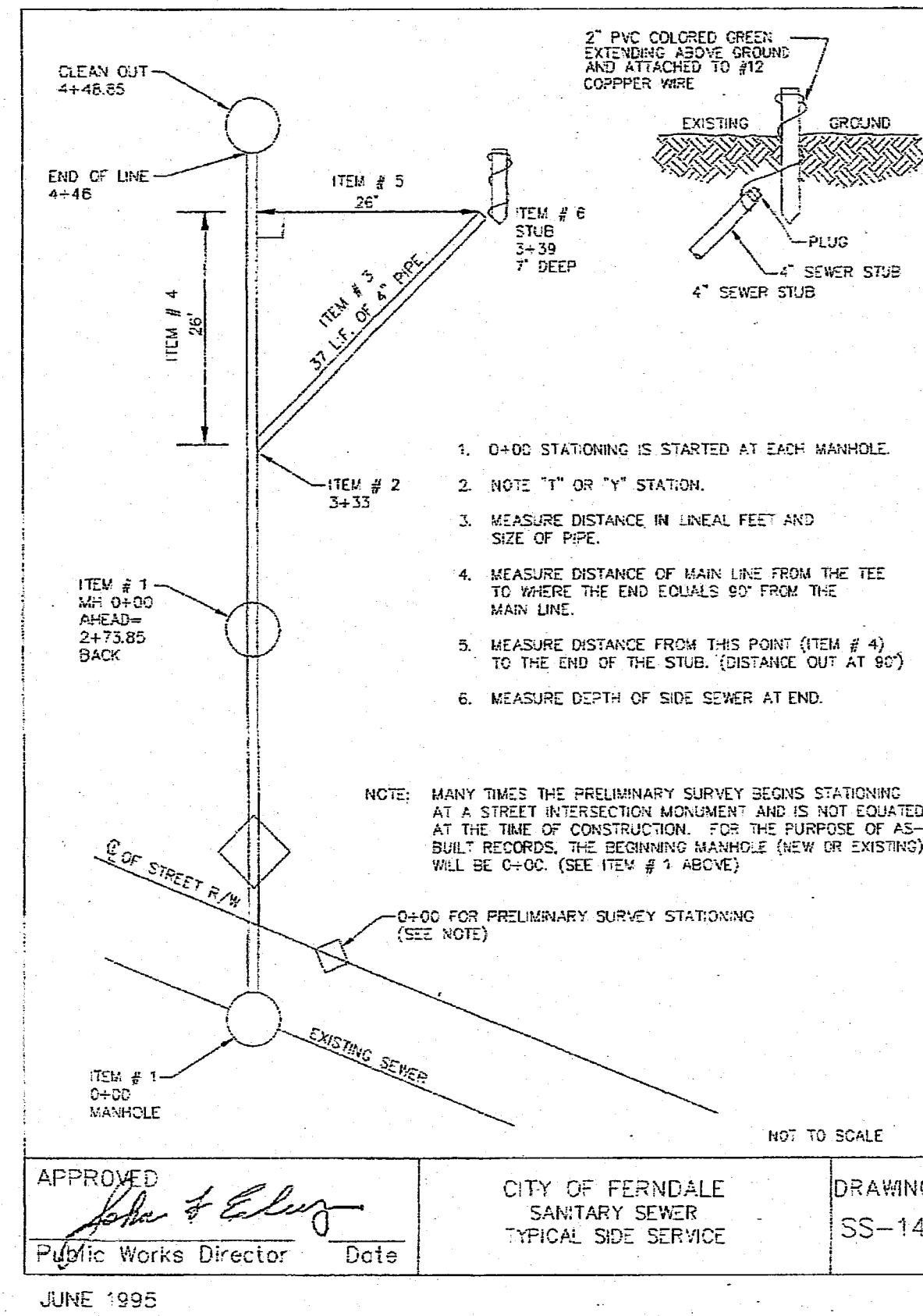
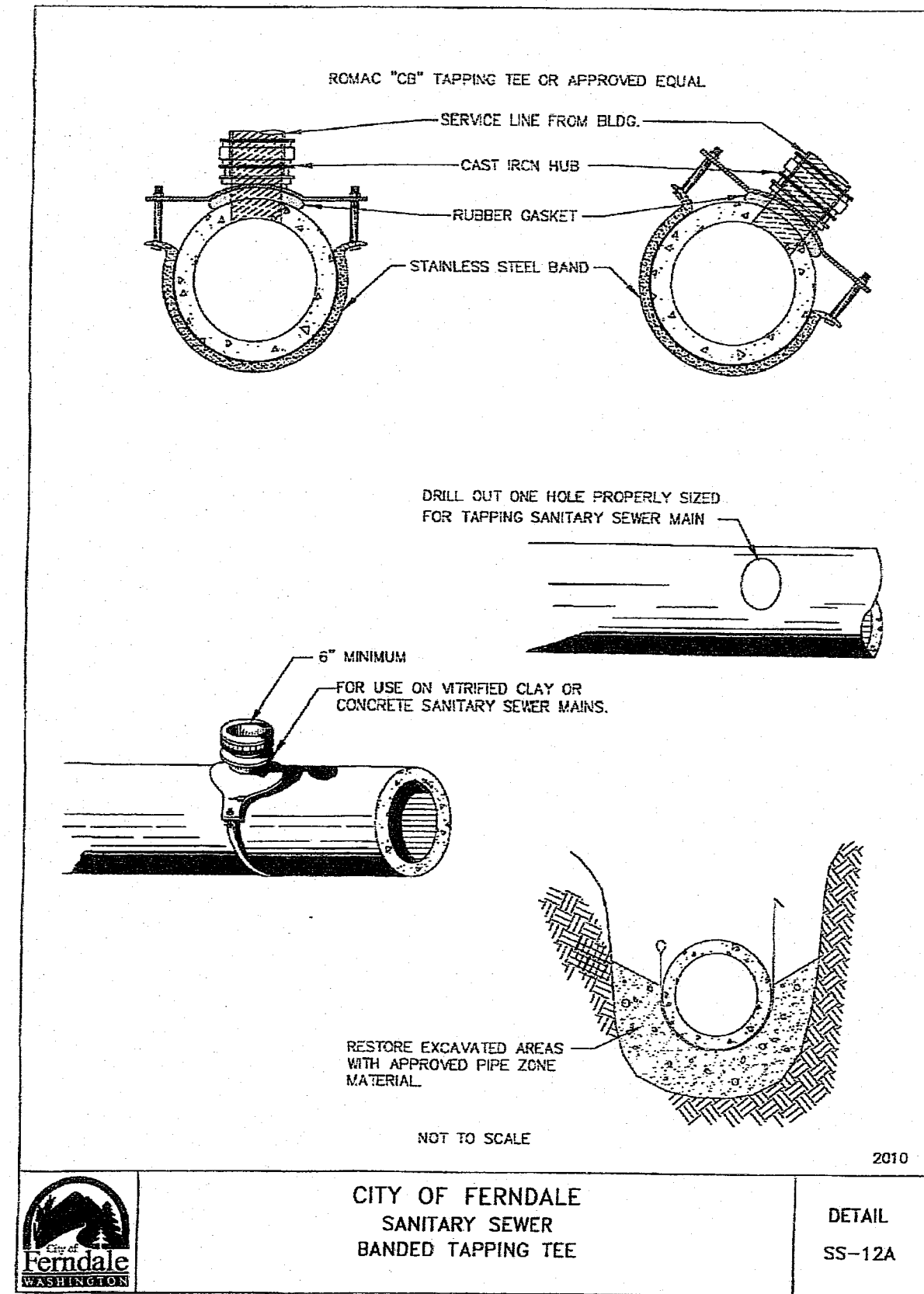
FEB 2 9 2016

BY

CITY OF FERDALE

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	REVIEWED: E.U.W.	DRAWN: KLS
	CAD FILE:	PROJECT NO.: 1405-01

LCK PROPERTIES LLC SHORT PLAT  
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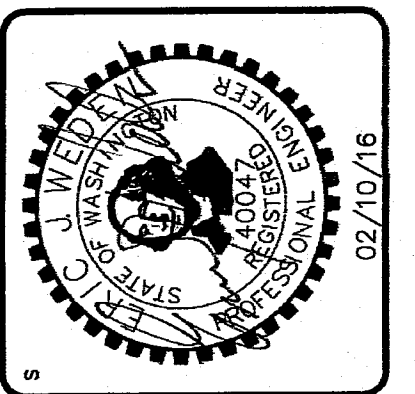
PROJECT TITLE	DATE
LCK PROPERTIES LLC SHORT PLAT	02/10/16
5960 E. ESTEP LANE	04/10/15
FERDALE, WA	03/17/15
DRAWING TITLE	REVIEWED : EJV
DETAILS	DRAWN : KLS
	PROJECT NO. : 1405-01

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DRAWING No.

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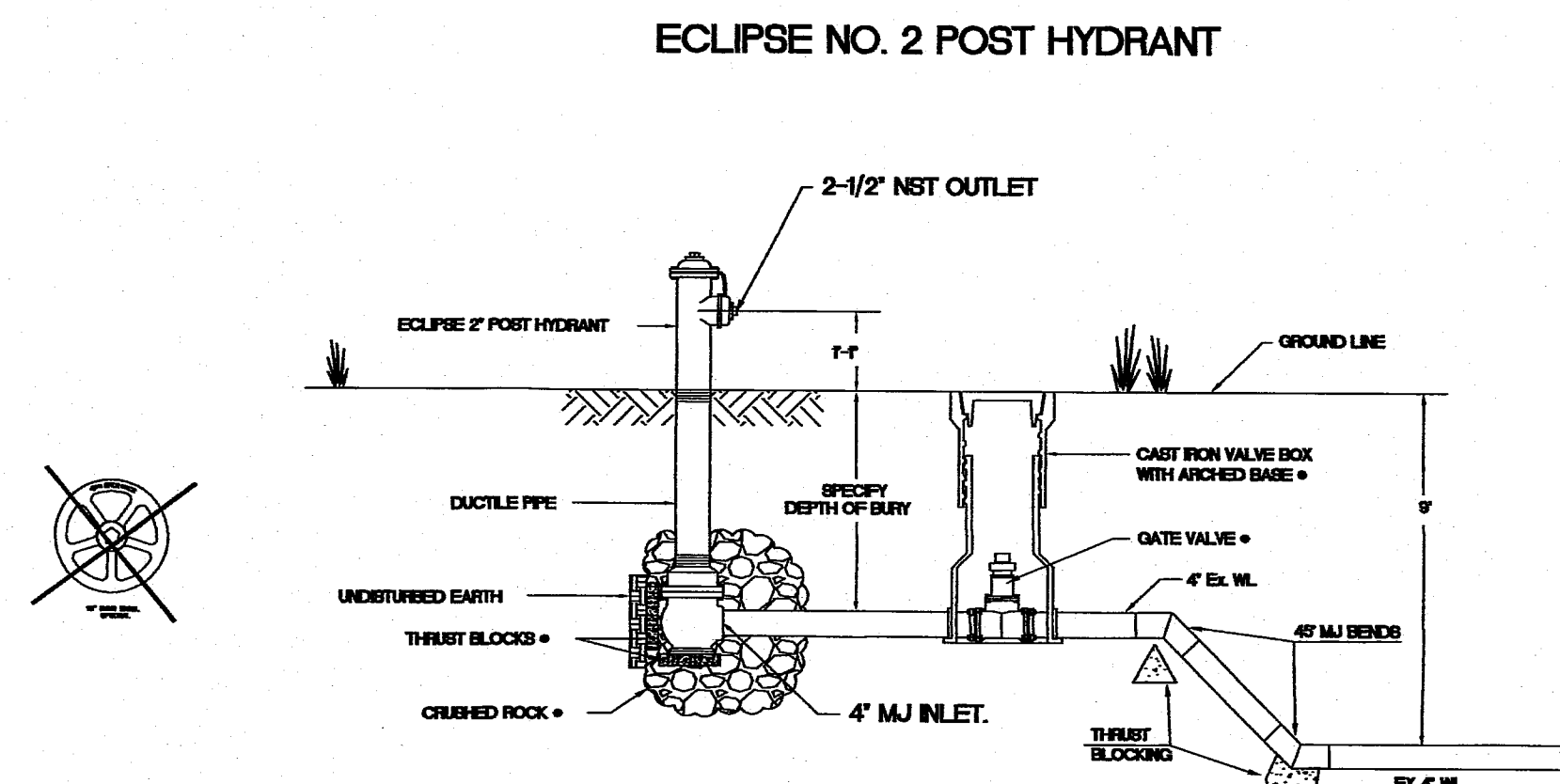
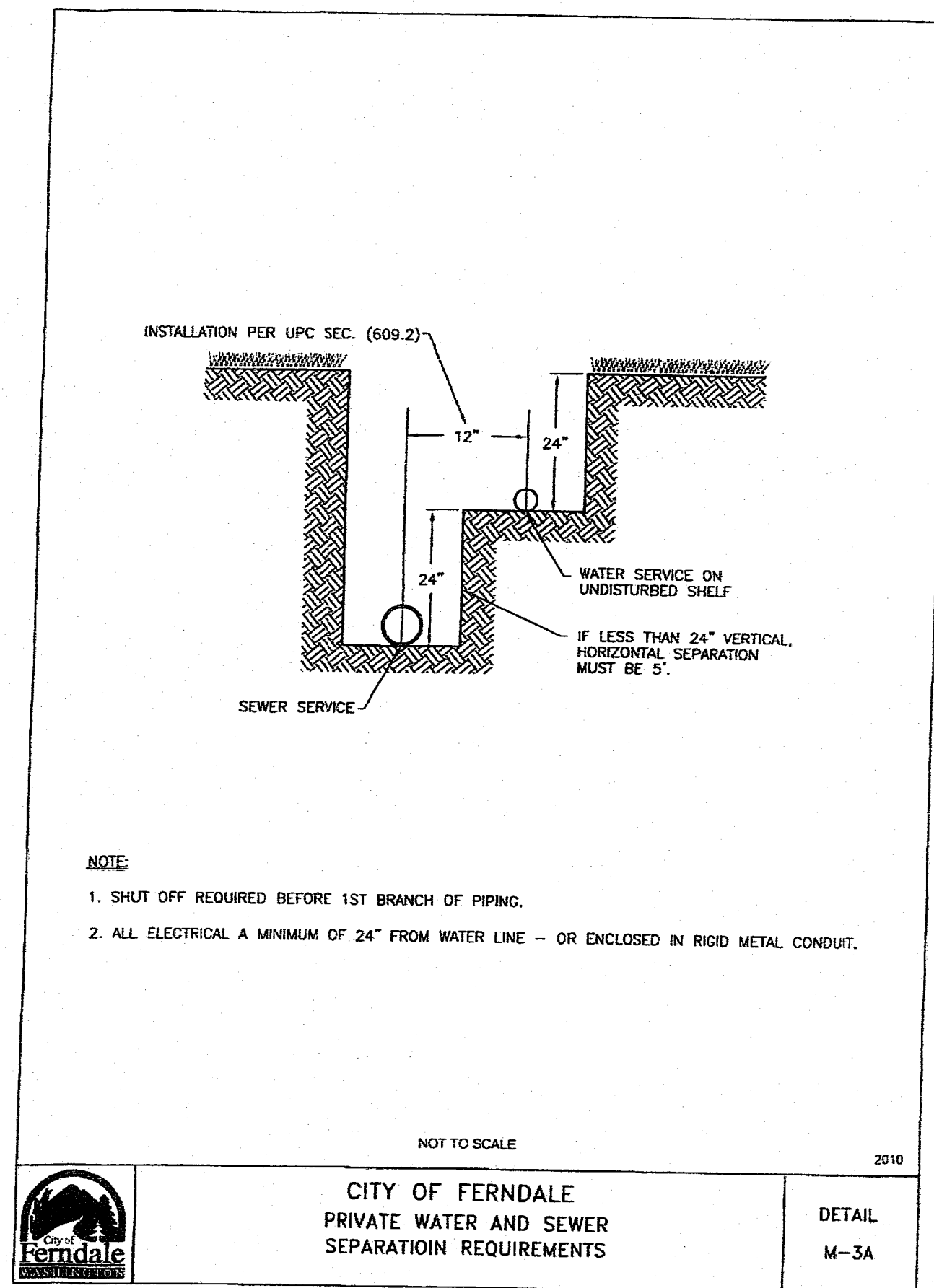
APPROVED  
FEB 29 2016  
CITY OF FERDALE



005916.005 3/22/16 SH



LCK PROPERTIES LLC SHORT PLAT  
A PORTION OF THE SE 1/4, NW 1/4, SEC. 19, TWP. 39 N, R. 02 E OF W.M.



Hydrants shall be self-draining, non-freezing, compression type with 2-3/8" main opening, and operated with a 45° hand-wheel. Inlet shall be (6", 2-1/2" + 8" FNPT, or 2"-6" or 4" M.J.). Outlet shall be (3/4" GHT or 1", 1-1/4", 1-1/2", 2" or 2-1/2" MNPT or 1-1/2", 2" or 2-1/2" NST).

Hydrants shall have a (ductile iron (STD), galvanized steel, stainless steel, or brass) exterior casing pipe, a (galvanized (STD), stainless steel or brass) interior non-turning operating rod with a heavy wall (cast iron (STD), or aluminum) top stock.

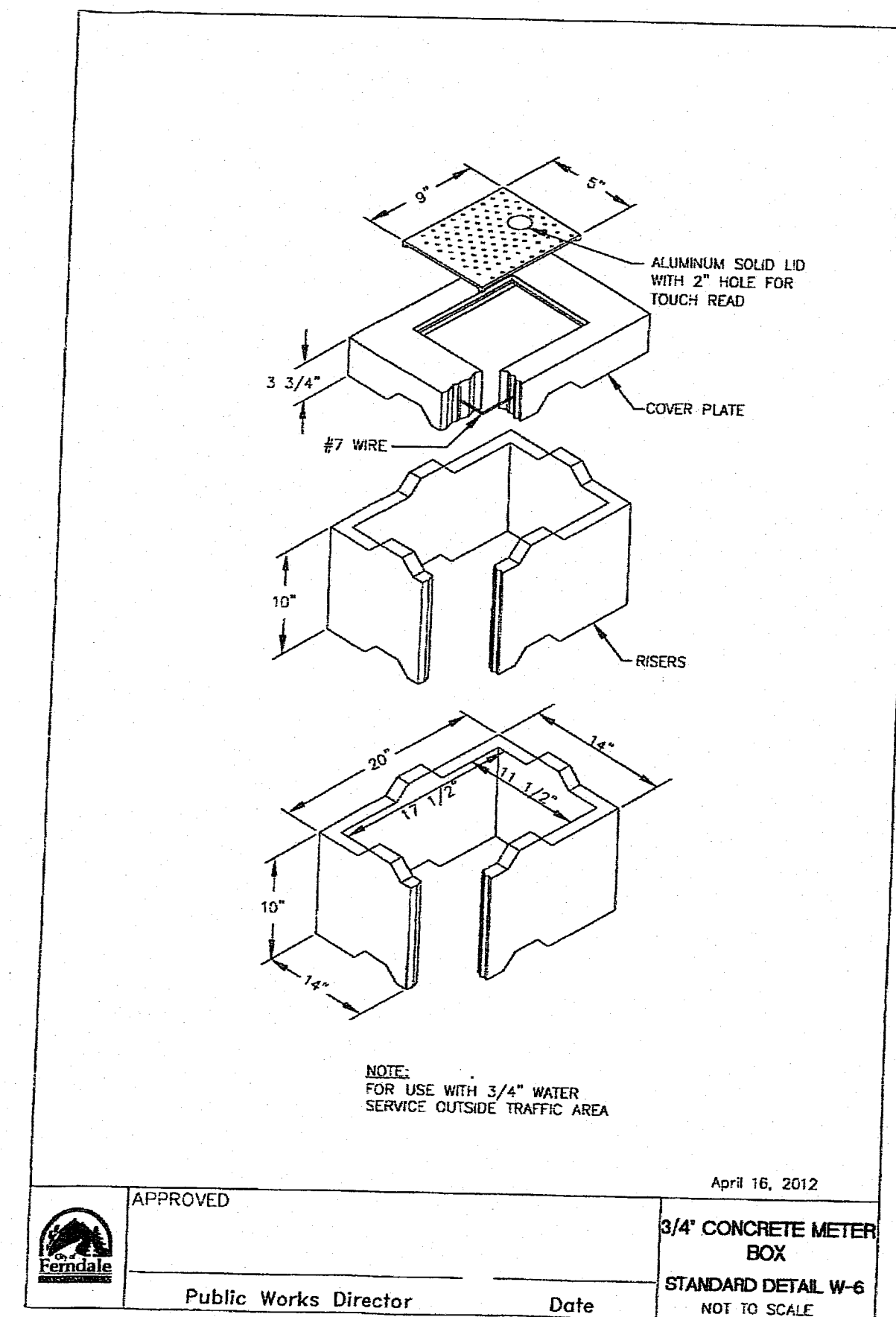
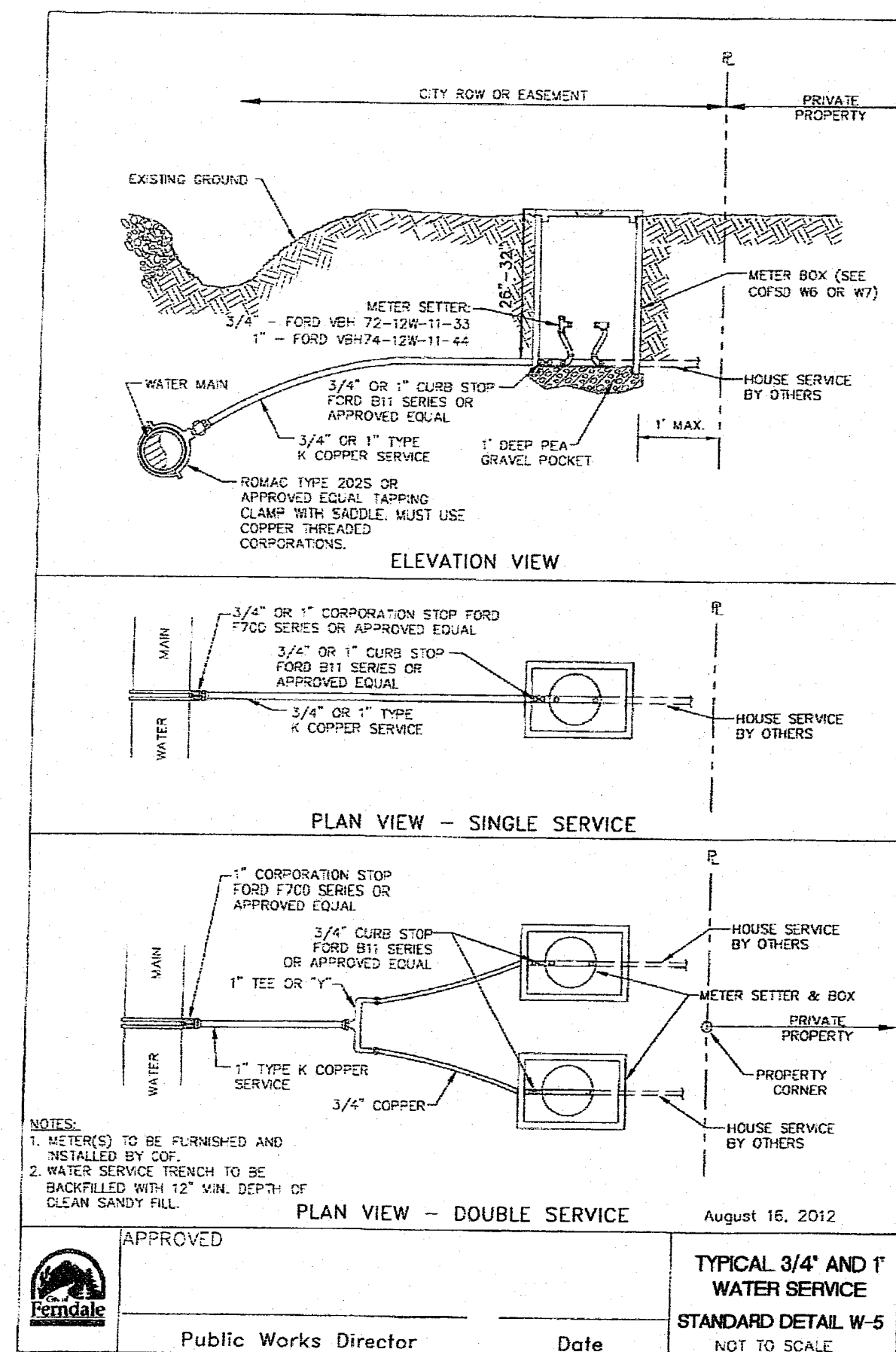
Principal interior operating parts shall be brass, bronze and aluminum and be removable for servicing without excavating the hydrant.

Hydrants shall be set in 4 cubic feet of crushed stone to allow for proper drainage of the hydrant. Recommendations of the AWWA should followed when installing the hydrant.

Hydrants shall be Eclipse No. 2 Eclipse Post Hydrant as manufactured by John C. Kupperle Company, St. Louis, MO or approved equal.

DRAWN  
G.B.  
APPROVED  
DATE  
8/08  
MATL

**ECLIPSE**  
KUPPERLE FOUNDRY COMPANY  
2511 NORTH 9TH STREET, ST. LOUIS, MO 63102  
314-281-8738 800-231-3990 FAX 314-213-2820  
http://www.hydrants.com



AS-BUILTS

PROJECT TITLE  
LCK PROPERTIES LLC SHORT PLAT  
5960 E. ESTEP LANE  
FERDALE, WA

DRAWING TITLE  
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DATE : 12/19/2014  
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FEB 29 2016  
BY  
CITY OF FERDALE



005946.006 3/22/16 SH



LCK PROPERTIES LLC SHORT PLAT  
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STORMWATER POLLUTION PREVENTION PLAN (SWPPP):

THIS STORMWATER POLLUTION PREVENTION PLAN IS PROVIDED IN ACCORDANCE WITH THE TERMS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR CONSTRUCTION ACTIVITIES FOR THIS PROJECT. THE CONTRACTOR IS ADVISED THAT THE PROJECT AREA DRAINS TO WETLANDS AND/OR STATE WATERS AND THAT THE CONTRACTOR IS RESPONSIBLE TO PROTECT THE RECEIVING WATERS FROM DELETERIOUS EFFECTS OF CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO HAVE A COPY OF THE NPDES PERMIT AS WELL AS THE SWPPP ON SITE AT ALL TIMES.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION CONTROL MEASURES SHOWN OR DESCRIBED IN THE CONTRACT DOCUMENTS AND ANY ADDITIONAL MEASURES THAT MAY BE REQUIRED TO CONTROL EROSION AND SEDIMENT AT THE CONSTRUCTION SITE AND TO PREVENT VIOLATION OF SURFACE WATER QUALITY, GROUND WATER QUALITY, OR SEDIMENT MANAGEMENT STANDARDS. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION AND UNTIL ALL DISTURBED EARTH IS STABILIZED IN FINISH GRADES.

THE FOLLOWING DESCRIBES HOW THE CONSTRUCTION SWPPP ADDRESSES EACH OF THE 12 REQUIRED ELEMENTS. REFER TO THESE PLANS FOR DRAWINGS OF THE PROJECT, VICINITY MAP, SITE MAP, CONVEYANCE SYSTEMS, EROSION AND SEDIMENT CONTROL MEASURES, AND EROSION AND SETTLEMENT CONTROL DETAILS.

ELEMENT #1: PRESERVE VEGETATION/MARK CLEARING LIMITS

1. PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES (INCLUDING CLEARING AND GRADING) CLEARLY MARK ALL CLEARING LIMITS AND TREES THAT ARE TO BE PRESERVED WITHIN THE CONSTRUCTION AREA AS SHOWN IN THE DRAWINGS.

2. SILT FENCE, GEOTEXTILE ENCASED BARRIERS, CONSTRUCTION FENCE, ORANGE PLASTIC FENCE, OR OTHER APPROVED MEASURES MAY BE USED TO MARK THE CLEARING LIMITS AT THE CONTRACTOR'S OPTION.

3. THE DUFF LAYER, NATIVE TOPSOIL, AND NATURAL VEGETATION SHALL BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM DEGREE PRACTICABLE.

SUGGESTED BMPs/BMPs TO BE USED:

BMP C233: SILT FENCE

ELEMENT #2: ESTABLISH CONSTRUCTION ACCESS

1. INSTALL CONSTRUCTION VEHICLE ACCESS PER DOE MANUAL BMP C105. ALL ACCESS/EXIT POINTS SHALL BE STABILIZED WITH QUARRY SPALLS, CRUSHED ROCK OR OTHER EQUIVALENT BMP, TO MINIMIZE THE TRACKING OF SEDIMENT ONTO PUBLIC ROADS.

2. IF THE STABILIZED CONSTRUCTION ENTRANCE IS NOT EFFECTIVE IN PREVENTING SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADS, WHEEL WASH OR TIRE BATHS SHALL BE LOCATED ON SITE.

3. IF SEDIMENT IS TRACKED OFF SITE, PUBLIC ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY, OR MORE FREQUENTLY DURING WET WEATHER. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR PICKUP SWEEPING AND SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

4. STREET WASHING IS ALLOWED ONLY AFTER SEDIMENT IS REMOVED AS DESCRIBED ABOVE. STREET WASH WASTEWATER SHALL BE CONTROLLED BY PUMPING BACK ON SITE OR OTHERWISE BE PREVENTED FROM DISCHARGING INTO SYSTEMS TRIBUTARY TO WATERS OF THE STATE.

SUGGESTED BMPs/BMPs TO BE USED:

BMP C105: STABILIZED CONSTRUCTION ENTRANCE

ELEMENT #3: CONTROL FLOW RATES

1. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN VELOCITY AND PEAK VOLUMETRIC FLOW RATE OF STORMWATER RUNOFF FROM THE PROJECT SITE.

SUGGESTED BMPs/BMPs TO BE USED:

BMP C208: TRIANGULAR SILT DIKE

BMP C235: STRAW WATTLES

ELEMENT #4: INSTALL SEDIMENT CONTROLS

1. THE DUFF LAYER, NATIVE SOIL, AND NATURAL VEGETATION SHALL BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE.

2. SEDIMENT CONTROL BMPs SHALL BE CONSTRUCTED AS ONE OF THE FIRST STEPS IN GRADING. THESE BMPs SHALL BE FUNCTIONAL BEFORE OTHER LAND DISTURBING ACTIVITIES TAKE PLACE.

3. PRIOR TO LEAVING THE CONSTRUCTION SITE, STORMWATER RUNOFF FROM DISTURBED AREAS SHALL PASS THROUGH AN APPROPRIATE SEDIMENT REMOVAL BMP, BUT MUST MEET THE FLOW CONTROL PERFORMANCE STANDARD ELEMENT #3.

SUGGESTED BMPs/BMPs TO BE USED:

BMP C220: STORM DRAIN INLET PROTECTION

BMP C233: SILT FENCE

BMP C234: VEGETATED STRIP

BMP C235: STRAW WATTLES

ELEMENT #5: STABILIZE SOILS

1. EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY APPLICATION OF EFFECTIVE BMPs THAT PROTECT THE SOIL FROM EROSION FORCES OF RAINDROPS, WATER, AND WIND.

2. TO PREVENT EROSION, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN THE TIME PERIODS SET FORTH BELOW:

DURING THE WET SEASON (OCTOBER 1-APRIL 30): 2 DAYS

DURING THE DRY SEASON (MAY 1-SEPT. 30): 7 DAYS

THIS STABILIZATION REQUIREMENT APPLIES TO ALL SOILS ON SITE, WHETHER AT FINAL GRADE OR NOT. THESE TIMES MAY BE ADJUSTED BY THE LOCAL PERMITTING AUTHORITY IF IT CAN BE SHOWN THAT SITE CONDITIONS OR THE AVERAGE TIME BETWEEN STORM EVENTS JUSTIFIES A DIFFERENT STANDARD.

3. SOILS SHALL BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST.

4. SOIL STOCKPILES SHALL BE STABILIZED FROM EROSION, PROTECTED WITH SEDIMENT TRAPPING MEASURES, AND WHERE POSSIBLE, BE LOCATED AWAY FROM STORM DRAIN INLETS, WATERWAYS, AND DRAINAGE CHANNELS.

5. APPLICABLE BMPs INCLUDE, BUT ARE NOT LIMITED TO: TEMPORARY AND PERMANENT SEEDING, SODDING, MULCHING, PLASTIC COVERING, EROSION CONTROL FABRICS AND MATTING, SOIL APPLICATION OF POLYACRYLAMIDE (PAM), EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED AND DUST CONTROL. SELECT SOIL STABILIZATION MEASURES SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, ESTIMATED DURATION OF USE, AND THE POTENTIAL WATER QUALITY IMPACTS.

6. REMOVE ALL TESC MEASURES AS SOON AS PRACTICAL AFTER ESTABLISHMENT OF UNIFORM GRASS GROWTH OR INSTALLATION OF OTHER PERMANENT STABILIZATION MEASURES. REPAIR ANY DAMAGE TO STABILIZED SURFACES AFTER REMOVAL OF TESC MEASURES.

SUGGESTED BMPs/BMPs TO BE USED:

BMP C120: TEMPORARY AND PERMANENT SEEDING

BMP C121: MULCHING

BMP C122: NETS AND BLANKETS

BMP C123: PLASTIC AND COVERING

BMP C140: DUST CONTROL

ELEMENT #6: PROTECT SLOPES

1. DESIGN, CONSTRUCT, AND PHASE CUT AND FILL SLOPES IN A MANNER THAT WILL MINIMIZE EROSION. APPLICABLE PRACTICES INCLUDE, BUT ARE NOT LIMITED TO, REDUCING CONTINUOUS LENGTH OF SLOPE WITH TERRACING AND DIVERSIONS, REDUCING SLOPE STEEPNESS, AND ROUGHENING SLOPE SURFACES (E.G. TRACK WALKING).

2. STORMWATER OR GROUNDWATER FROM OFF SITE SHALL BE DIVERTED AWAY FROM SLOPES AND DISTURBED AREAS WITH INTERCEPTOR DIKES, PIPES, AND/OR SWALES. OFF-SITE STORMWATER SHOULD BE MANAGED SEPARATELY FROM STORMWATER GENERATED ON THE SITE.

3. DO NOT CLEAR AND GRUB SLOPES GREATER THAN 4 (HORIZONTAL:1) (VERTICAL) UNLESS FURTHER WORK RESULTING IN STABILIZATION OF THE SLOPES TO BE CLEARED AND GRUBBED IS SCHEDULED.

4. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES, CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS.

5. CHECK DAMS SHALL BE PLACED AT REGULAR INTERVALS WITHIN CONSTRUCTED CHANNELS THAT ARE CUT DOWN A SLOPE.

SUGGESTED BMPs TO BE USED:

BMP C120: TEMPORARY AND PERMANENT SEEDING

BMP C200: INTERCEPTOR DIKE AND SWALE

BMP C201: GRASS-LINED CHANNELS

BMP C202: CHANNEL LINING

BMP C206: LEVEL SPREADER

BMP C207: CHECK DAMS

BMP C208: TRIANGULAR SILT DIKE

ELEMENT #7: PROTECT DRAIN INLETS

1. ALL STORM DRAIN INLETS OPERABLE DURING CONSTRUCTION AND ALL INLETS WITHIN 200 FEET DOWNSTREAM OF THE PROJECT SITE SHALL BE PROTECTED WITH CATCH BASIN FILTERS SO THAT STORMWATER RUNOFF DOES NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENT. CATCH BASIN FILTERS IN THE ROADWAY WILL BE OIL/SEDIMENT FILTERS AND CATCH BASIN FILTERS OUTSIDE OF THE ROADWAY WILL BE SEDIMENT FILTERS.

2. APPROACH ROADS SHALL BE KEPT CLEAN. SEDIMENT AND STREET WASH WATER SHALL NOT BE ALLOWED TO ENTER STORM DRAINS WITHOUT PRIOR AND ADEQUATE TREATMENT.

3. INLET PROTECTION DEVICES SHOULD BE CLEANED OR REMOVED AND REPLACED WHEN SEDIMENT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE (OR WHEN FILLED WITH SIX-INCHES OF SEDIMENT).

SUGGESTED BMPs TO BE USED:

BMP C220: STORM DRAIN INLET PROTECTION

ELEMENT #8: STABILIZE CHANNELS AND OUTLETS

1. ALL TEMPORARY ON-SITE CONVEYANCE CHANNELS SHALL BE DESIGNED, CONSTRUCTED AND STABILIZED TO PREVENT EROSION FROM THE EXPECTED PEAK 10-MINUTE VELOCITY OF FLOW FROM A TYPE 1A, 10-YEAR, 24-HOUR FREQUENCY STORM FOR THE DEVELOPED CONDITION. ALTERNATIVELY, THE 10-YEAR FLOW RATE INDICATED BY AN APPROVED CONTINUOUS RUNOFF MODEL, INCREASED BY A FACTOR OF 1.6, MAY BE USED.

2. STABILIZATION, INCLUDING ARMORING MATERIAL, ADEQUATE TO PREVENT EROSION OF OUTLETS, ADJACENT STREAM BANKS, SLOPES, AND DOWNSTREAM REACHES SHALL BE PROVIDED AT THE OUTLETS ALL CONVEYANCE SYSTEMS.

SUGGESTED BMPs/BMPs TO BE USED:

BMP C201: GRASS-LINED CHANNELS

BMP C202: CHANNEL LINING

BMP C206: LEVEL SPREADER

BMP C207: CHECK DAMS

BMP C208: TRIANGULAR SILT DIKE

BMP C209: OUTLET PROTECTION

ELEMENT #9: CONTROL POLLUTANTS

1. ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON SITE, SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER.

2. COVER, CONTAINMENT, AND PROTECTION FROM VANDALISM SHALL BE PROVIDED FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND OTHER MATERIALS THAT HAVE THE POTENTIAL TO POSE A THREAT TO HUMAN HEALTH AND/OR THE ENVIRONMENT. ON-SITE FUELING TANKS SHALL INCLUDE SECONDARY CONTAINMENT.

3. MAINTENANCE, FUELING, AND REPAIR OF HEAVY EQUIPMENT VEHICLES SHALL BE CONDUCTED USING SPILL PREVENTION AND CONTROL MEASURES. CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY SPILL INCIDENT.

4. WHEEL WASH OR TIRE BATH WASTEWATER SHALL BE DISCHARGED TO A SEPARATE ON-SITE TREATMENT SYSTEM OR TO THE SANITARY SEWER WITH LOCAL SEWER DISTRICT APPROVAL.

5. APPLICATION OF FERTILIZERS AND PESTICIDES SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICALS TO STORMWATER RUNOFF. MANUFACTURERS' LABEL REQUIREMENTS FOR APPLICATION RATES AND PROCEDURES SHOULD BE FOLLOWED.

6. BMPs SHALL BE USED TO PREVENT OR TREAT CONTAMINATION OF STORMWATER RUNOFF BY PH MODIFYING SOURCES. THESE SOURCES INCLUDE, BUT ARE NOT LIMITED TO: BULK CEMENT, CEMENT KILN DUST, FLY, ASH, NEW CONCRETE WASHING AND CURING WATERS, WASTE STREAMS GENERATED FROM CONCRETE GRINDING AND SAWING, EXPOSED AGGREGATE PROCESSES, AND CONCRETE PUMPING AND MIXER WASHOUT WATERS. PERMITTEES SHALL ADJUST THE PH OF STORMWATER IF NECESSARY TO PREVENT VIOLATIONS OF WATER QUALITY STANDARDS.

7. PERMITTEES SHALL OBTAIN WRITTEN APPROVAL FROM ECOLOGY PRIOR TO USING CHEMICAL TREATMENT, OTHER THAN CARBON DIOXIDE OR DRY ICE, TO ADJUST PH.

8. PROCESS WATER AND SLURRY RESULTING FROM CONCRETE WORK WILL BE PREVENTED FROM ENTERING THE WATERS OF THE STATE BY IMPLEMENTING CONCRETE HANDLING MEASURES. (BMP C151).

ELEMENT #10: CONTROL DE-WATERING

1. FOUNDATION, VAULT, AND TRENCH DE-WATERING, WATER WHICH HAVE SIMILAR CHARACTERISTICS TO STORMWATER RUNOFF AT THE SITE, SHALL BE DISCHARGED INTO A CONTROLLED CONVEYANCE SYSTEM PRIOR TO DISCHARGE TO A SEDIMENT TRAP OR SEDIMENT POND. STABILIZE CHANNELS PER ELEMENT #8.

2. CLEAN, NON TURBID DE-WATERING WATER, SUCH AS WELL-POINT GROUND WATER, CAN BE DISCHARGED TO SYSTEMS TRIBUTARY TO, OR DIRECTLY INTO, SURFACE WATERS OF THE STATE, PROVIDED THE DE-WATERING FLOW DOES NOT CAUSE EROSION OR FLOODING OR A VIOLATION OF STATE WATER QUALITY STANDARDS IN THE RECEIVING WATERS. CLEAN DE-WATERING WATER SHOULD NOT BE ROUTED THROUGH STORMWATER SEDIMENTS PONDS.

3. OTHER DE-WATERING DISPOSAL OPTIONS MAY INCLUDE:

a) INFILTRATION

b) TRANSPORT OFF SITE IN A VEHICLE, SUCH AS A VACUUM FLUSH TRUCK, FOR LEGAL DISPOSAL IN A MANNER THAT DOES NOT POLLUTE STATE WATERS.

c) ECOLOGY APPROVED ON-SITE CHEMICAL TREATMENT OF OTHER SUITABLE TREATMENT TECHNOLOGIES.

d) SANITARY SEWER DISCHARGE WITH LOCAL SEWER DISTRICT APPROVAL, IF THERE IS NO OTHER OPTION.

e) USE OF A SEDIMENTATION BAG (DIRT BAG OR APPROVED EQUAL) WITH OUTFALL TO A DITCH OR SWALE FOR SMALL VOLUMES OF LOCALIZED DE-WATERING.

4. HIGHLY TURBID, CONTAMINATED DEWATERING WATER SUCH AS FROM CONSTRUCTION EQUIPMENT OPERATION, CLAMSHELL DIGGING, CONCRETE TREMIE POUR, OR WORK INSIDE A COFFERDAM, SHALL BE HANDLED SEPARATELY FROM STORMWATER. SUCH CONTAMINATED WATER WILL REQUIRE ADDITIONAL MONITORING AND TREATMENT AS REQUIRED FOR THE SPECIFIC POLLUTANTS BASED ON THE RECEIVING WATERS INTO WHICH THE DISCHARGE IS OCCURRING. SUCH MONITORING IS THE RESPONSIBILITY OF THE CONTRACTOR.

ELEMENT #11: MAINTAIN BMPs

1. VISUALLY INSPECT EROSION CONTROL DEVICES ON A WEEKLY BASIS AND WITHIN 24 HOURS OF ANY STORMWATER EVENT. MAKE NECESSARY REPAIRS AND MAINTENANCE TO ENSURE CONTINUED PERFORMANCE OF EROSION AND SEDIMENT CONTROLS. IF THE SITE BECOMES INACTIVE AND IS TEMPORARILY STABILIZED, THE INSPECTION FREQUENCY WILL BE REDUCED TO ONCE EVERY MONTH.

2. WHEN SEDIMENT ACCUMULATION IN SEDIMENTATION STRUCTURES, OTHER THAN INLET PROTECTION DEVICES, HAS REACHED A POINT OF ONE-THIRD OF THE DEPTH OF THE SEDIMENT STRUCTURE OR DEVICE, OR IF FLOW THROUGH THE DEVICE IS REDUCED BY MORE THAN ONE-THIRD OF THE CAPACITY, THE CONTRACTOR SHALL REMOVE AND REPLACE DISPOSABLE DEVICES OR CLEAN AND DISPOSE OF SEDIMENT.

3. TEMPORARY EROSION AND SEDIMENT CONTROL BMPs 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 SOILS SHALL BE PERMANENTLY STABILIZED.

ELEMENT #12: MANAGE THE PROJECT

1. PHASING OF CONSTRUCTION:

a) PROJECTS SHALL BE PHASED WHERE FEASIBLE IN ORDER TO PREVENT, TO THE MAXIMUM EXTENT PRACTICABLE, THE TRANSPORT OF SEDIMENT FROM THE DEVELOPMENT SITE DURING CONSTRUCTION. REVEGETATION OF EXPOSED AREAS AND MAINTENANCE OF THAT VEGETATION SHALL BE AN INTEGRAL PART OF THE CLEARING ACTIVITIES FOR ANY PHASE, PER THE SCHEDULING BMP (C162).

b) CLEARING AND GRADING ACTIVITIES FOR DEVELOPMENT SHALL BE PERMITTED ONLY IF CONDUCTED PURSUANT TO AN APPROVED SITE DEVELOPMENT PLAN (E.G. SUB DIVISION APPROVAL) THAT ESTABLISHES APPROVED AREAS OF CLEARING, GRADING CUTTING AND FILLING. WHEN ESTABLISHING THESE AREAS, MINIMIZE REMOVAL OF EXISTING TREES AND MINIMIZE DISTURBANCE AND COMPACTION OF NATIVE SOILS EXCEPT AS NEEDED FOR BUILDING PURPOSES. THESE PERMITTED CLEARING AND GRADING AREAS, GROWTH PROTECTION EASEMENTS, OR TREE RETENTION AREAS, AS MAY BE REQUIRED BY LOCAL JURISDICTIONS, SHALL BE DELINEATED ON THE SITE PLANS AND THE DEVELOPMENT SITE.

2. SEASONAL WORK LIMITATIONS:

FROM OCTOBER 1 THROUGH APRIL 30, CLEARING, GRADING, AND OTHER SOIL DISTURBING ACTIVITIES SHALL ONLY BE PERMITTED IF SHOWN TO THE SATISFACTION OF THE LOCAL PERMITTING AUTHORITY THAT THE TRANSPORT OF SEDIMENT FROM THE CONSTRUCTION SITE TO RECEIVING WATERS WILL BE PREVENTED THROUGH A COMBINATION OF THE FOLLOWING:

- SITE CONDITIONS INCLUDING EXISTING VEGETATIVE COVERAGE, SLOPE, SOIL TYPE, AND PROXIMITY TO RECEIVING WATERS; AND
- LIMITATIONS ON ACTIVITIES AND THE EXTENT OF DISTURBED AREAS; AND
- PROPOSED EROSION AND SEDIMENT CONTROL MEASURES.

BASED ON THE INFORMATION PROVIDED AND/OR ON LOCAL WEATHER CONDITIONS, THE LOCAL PERMITTING AUTHORITY MAY EXPAND OR RESTRICT THE SEASONAL LIMITATION ON SITE DISTURBANCE. THE LOCAL PERMITTING AUTHORITY SHALL TAKE ENFORCEMENT ACTION SUCH AS NOTICE OF VIOLATION, ADMINISTRATIVE ORDER, PENALTY, OR STOP-WORK ORDER UNDER THE FOLLOWING CIRCUMSTANCES;

-IF, DURING THE COURSE OF ANY CONSTRUCTION OR SOIL DISTURBANCE ACTIVITY DURING THE SEASONAL LIMITATION ON SITE DISTURBANCE, SEDIMENT LEAVES THE CONSTRUCTION SITE CAUSING A VIOLATION OF THE SURFACE WATER QUALITY STANDARD; OR

-IF CLEARING AND GRADING LIMITS OR EROSION AND SEDIMENT CONTROL MEASURES SHOWN IN THE APPROVED PLAN ARE NOT MAINTAINED.

THE FOLLOWING ACTIVITIES ARE EXEMPT FROM THE SEASONAL CLEARING AND GRADING LIMITATIONS:

- ROUTINE MAINTENANCE AND NECESSARY REPAIR OF EROSION AND SEDIMENT CONTROL BMPs;
- ROUTINE MAINTENANCE OF PUBLIC FACILITIES OR EXISTING UTILITY STRUCTURES THAT DO NOT EXPOSE THE SOIL OR RESULT IN THE REMOVAL OF THE VEGETATION COVER TO SOIL, AND
- ACTIVITIES WHERE THERE IS ONE HUNDRED PERCENT INFILTRATION OF SURFACE WATER RUNOFF WITHIN THE SITE IN APPROVED AND INSTALLED EROSION AND SEDIMENT CONTROL FACILITIES.

3. COORDINATE WITH UTILITIES AND OTHER CONTRACTORS

THE PRIMARY PROJECT PROPOSER SHALL EVALUATE, WITH INPUT FROM UTILITIES AND OTHER CONTRACTORS, THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE ENTIRE PROJECT, INCLUDING THE UTILITIES, WHEN PREPARING THE CONSTRUCTION SWPPP.

4. INSPECTION AND MONITORING

a) A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL SHALL BE IDENTIFIED AT THE PRE-CONSTRUCTION MEETING AND SHALL BE ON SITE OR ON CALL AT ALL TIMES. EMERGENCY CONTACT INFORMATION SHALL BE KEPT ON SITE. CERTIFICATION MAY BE THROUGH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL CERTIFICATION PROGRAM OFFERED BY WSDOT, ASSOCIATED GENERAL CONTRACTORS OF WASHINGTON EDUCATION FOUNDATION, OR ANY EQUIVALENT LOCAL OR NATIONAL CERTIFICATION AND/OR TRAINING PROGRAM.

b) IF INSPECTION AND/OR WATER MONITORING OF SITE RUNOFF REVEALS THAT THE BMPs IDENTIFIED IN THE CONSTRUCTION SWPPP ARE INADEQUATE, THE CONTRACTOR SHALL IMMEDIATELY ADD BMPs TO THE SWPPP AS NECESSARY.

c) MONITORING INCLUDES VISUAL INSPECTION, MONITORING FOR WATER QUALITY PARAMETERS OF CONCERN, AND DOCUMENTATION OF THE INSPECTION AND MONITORING FINDINGS IN A SITE LOG BOOK. A SITE LOG BOOK WILL BE MAINTAINED FOR ALL ON-SITE CONSTRUCTION ACTIVITIES AND WILL INCLUDE:

A RECORD OF THE IMPLEMENTATION OF THE SWPPP AND OTHER PERMIT REQUIREMENTS;

SITE INSPECTIONS; AND,

STORMWATER QUALITY MONITORING.

d) SITE INSPECTION WILL OCCUR IN ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND AT ALL STORMWATER DISCHARGE POINTS. STORMWATER WILL BE EXAMINED FOR THE PRESENCE OF SUSPENDED SEDIMENT, TURBIDITY, DISCOLORATION, AND OILY SHEEN. THE SITE INSPECTOR WILL EVALUATE AND DOCUMENT THE EFFECTIVENESS OF THE INSTALLED BMPs AND DETERMINE IF IT IS NECESSARY TO REPAIR OR REPLACE ANY OF THE BMPs TO IMPROVE THE QUALITY OF STORMWATER DISCHARGES. ALL MAINTENANCE AND REPAIRS WILL BE DOCUMENTED IN THE SITE LOG BOOK OR FORMS PROVIDED IN THIS DOCUMENT (THE STORMWATER MANAGEMENT PLAN). ALL NEW BMPs OR DESIGN CHANGES WILL BE DOCUMENTED IN THE SWPPP AS SOON AS POSSIBLE.

e) RECORDS OF ALL MONITORING INFORMATION (SITE LOG BOOK, INSPECTION REPORTS/CHECKLISTS, ETC.), THIS STORMWATER POLLUTION PREVENTION PLAN, AND ANY OTHER DOCUMENTATION OF COMPLIANCE WITH PERMIT REQUIREMENTS WILL BE RETAINED DURING THE LIFE OF THE CONSTRUCTION PROJECT AND FOR A MINIMUM OF THREE YEARS FOLLOWING THE TERMINATION OF PERMIT COVERAGE IN ACCORDANCE WITH PERMIT CONDITION 55.C.

5. THE CONSTRUCTION SWPPP SHALL BE RETAINED ON SITE.

THE CONTRACTOR'S TESC RECORD OF RAINFALL, TESC MEASUREMENTS, AND INSPECTION SHALL BECOME PART OF THE SWPPP. THE CONSTRUCTION SWPPP SHALL BE MODIFIED WHENEVER THERE IS A SIGNIFICANT CHANGE IN THE DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE AT THE CONSTRUCTION SITE.

6. NAMES AND CONTACT INFORMATION FOR THOSE IDENTIFIED AS MEMBERS OF THE POLLUTION PREVENTION TEAM ARE AS FOLLOWS:

CERTIFIED EROSION & SEDIMENT CONTROL LEAD (CESCL): TO BE DETERMINED  
RESIDENT ENGINEER/EMERGENCY OWNER CONTACT: KHANG LE (360) 441-3062  
EMERGENCY ECOLOGY CONTACT: KEVIN FITZPATRICK (425) 649-7033

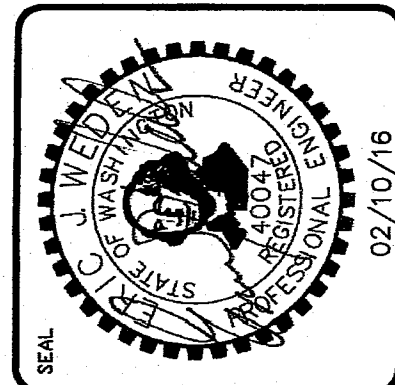
AS-BUILTS

PROJECT TITLE  
LCK PROPERTIES LLC SHORT PLAT  
5960 E. ESTEF LANE  
FERDALE, WA

DRAWING TITLE  
SWPPP- EROSION CONTROL NOTES

DATE: 12/19/2014  
DRAWING No.

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APPROVED  
FEB 29 2016

BY: [Signature]  
CITY OF FERDALE

No.	REVISIONS/ SUBMISSIONS	DATE
	AS-BUILT INFORMATION	02/10/16
2	REVISED PER CITY COMMENTS	04/10/15
1	REVISED PER CITY COMMENTS	03/17/15
	REVIEWED BY: EAW	DRAWN BY: KLS
	CAD FILE	PROJECT NO.: 1405-01