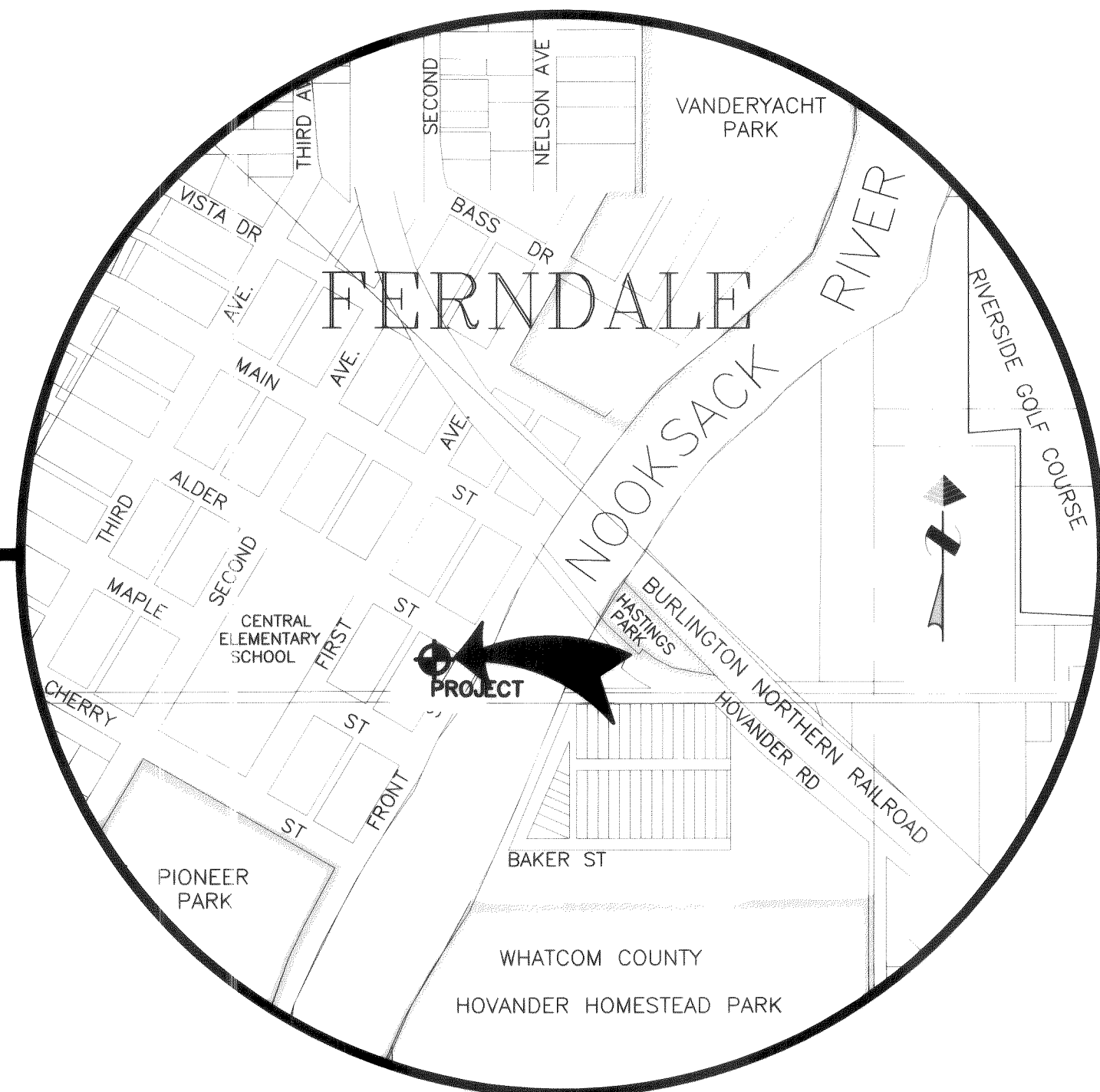


THE ALDERGROVE CONDO SITE

AS-BUILT

CITY OF FERNDALE



VICINITY MAP
NO SCALE

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (WSDOT/APWA), EDITION, AND THE CITY OF FERNDALE DEVELOPMENT GUIDELINES AND IMPROVEMENT CURRENT STANDARDS. ALL WORK AND MATERIALS SHALL ALSO BE SUBJECT TO APPROVAL BY THE CITY OF FERNDALE.
2. ALL WORK IN THE CITY RIGHT-OF-WAY MUST BE INSPECTED AND APPROVED BY A REPRESENTATIVE OF THE CITY OF FERNDALE ENGINEERING DIVISION. THE CONTRACTOR SHALL CALL AT LEAST 24 HOURS IN ADVANCE FOR INSPECTIONS.
3. ALL TESTING REQUIREMENTS FOR THE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN CONFORMANCE WITH THE CITY OF SUMAS DEVELOPMENT STANDARDS. ALL SUBGRADES MUST BE CERTIFIED BY THE DEVELOPERS ENGINEER, IN WRITING, PRIOR TO PAVING.
4. THE CONTRACTOR SHALL OBTAIN A REVOCABLE ENCROACHMENT PERMIT FROM THE CITY OF FERNDALE PRIOR TO COMMENCING WORK IN THE RIGHTS-OF-WAY.
5. TRENCH EXCAVATION, BEDDING AND PIPE LAYING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 7-04 OF THE STANDARD SPECIFICATIONS. PIPE COMPACTION AND BACKFILL SHALL BE IN ACCORDANCE WITH STANDARD PLAN B-11. PIPE BEDDING SHALL BE IN ACCORDANCE WITH DETAILS.
6. MATERIALS AND CONSTRUCTION METHODS FOR THE PLACEMENT OF CLASS "B" ASPHALT CONCRETE PAVEMENT SHALL CONFORM WITH THE REQUIREMENTS OF SECTION 5-04 OF THE STANDARD SPECIFICATIONS. CONNECTIONS TO EXISTING PAVEMENT SHALL BE TO A STRAIGHT, NEATLY-TRIMMED LINE.
7. UNDERGROUND UTILITIES ARE KNOWN TO EXIST IN THE AREA OF CONSTRUCTION. THE SHOWN LOCATION OF THE EXISTING UTILITIES IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY OWNERS FOR LOCATIONS AND FIELD VERIFY THESE LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PROMPTLY OF ANY CONFLICT. THE CONTRACTOR SHALL CONTACT UTILITY LOCATION SERVICE (1-800-424-5555) 48 HOURS PRIOR TO STARTING CONSTRUCTION.
8. 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.
9. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL WHILE THE SITE IS UNDER CONSTRUCTION.
10. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
11. CONTRACTOR SHALL INFORM THE ENGINEER AND OBTAIN APPROVAL OF ANY PROPOSED CHANGES IN PLAN PRIOR TO CONSTRUCTION OF THAT CHANGE. CONTRACTOR SHALL KEEP RECORD OF DEVIATIONS AND FORWARD TO THE ENGINEER.

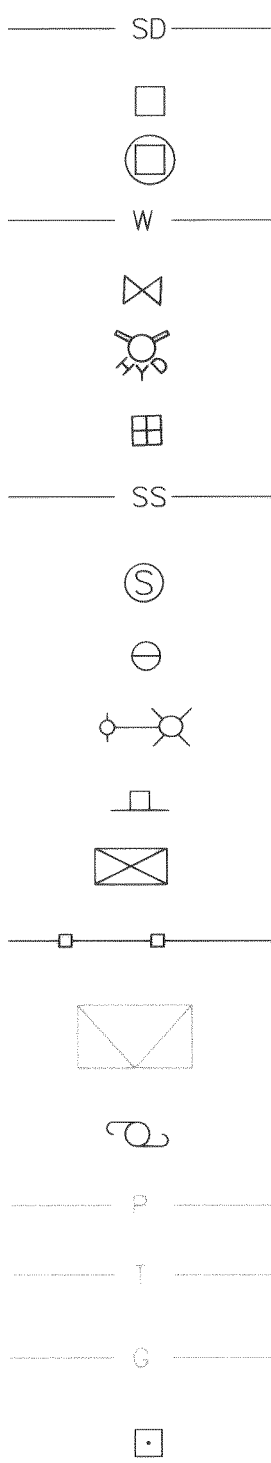
SHT.

TITLE

1. COVER SHEET
2. EXISTING CONDITIONS
3. SITE UTILITY PLAN, SEWER AND WATER CONNECTIONS
4. ALDER ST. STREET AND STORM
5. ALLEY STREET AND STORM
6. DETAILS

LEGEND

EXISTING



STORM MAIN

STORM DRAIN CATCH BASIN

STORM DRAIN MANHOLE

WATER MAIN

GATE VALVE

FIRE HYDRANT

WATER METER

SEWER MAIN

SEWER MANHOLE

SEWER CLEANOUT

STREET LIGHT

STREET SIGN

MAIL BOX

FENCE

POWER VAULT

UTILITY POLE

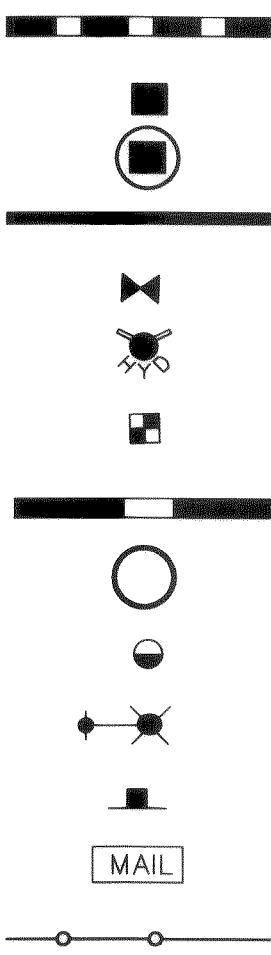
POWER LINE

TELEPHONE LINE

NATURAL GAS LINE

TELEPHONE/CABLE RISER

PROPOSED



CONTACTS:

OWNER:
PATTEN CONSTRUCTION INC.
851 E. MCLEOD ROAD
BELLINGHAM, WA 98226
(360) 733-9044
JOHN PATTEN

ENGINEER:
MILLENNIUM ENGINEERING GROUP, INC.
P.O. BOX 137 - 109 6TH ST.
LYNDEN, WA 98264
(360) 354-8141
TERESA REED-JENNINGS, P.E.

SURVEYOR:
CHRISTIE & CHRISTIE
LAND SURVEYING INC.
222 GRAND AVE. SUITE 'D'
BELLINGHAM, WA 98225
(360) 671-8855
JOHN ANDERSON

AS-BUILT SURVEYOR:
COMPASS POINT SURVEY GROUP INC.
523 FRONT STREET
LYNDEN, WA 98264
(360) 354-8320
SCOTT HARKSELL

NOTES

1. EXISTING FIELD DATA PER CHRISTIE & CHRISTIE LAND SURVEYING INC. SURVEYS PERFORMED JUNE, 2004
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FERNDALE STANDARDS AND CURRENT WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.

AS-BUILT DRAWING CERTIFICATION

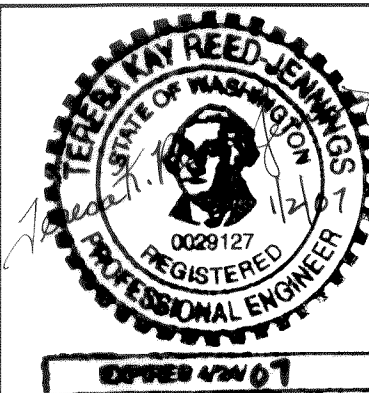
I hereby certify that a representative sample of the improvements in the Aldergrove Condo Site have been inspected by Millennium Engineering Group, Inc. and constructed in conformance with the plans approved by the Public Works Director for said development and the general specifications adopted by the City of Ferndale Department of Public Works.

DATUM

VERTICAL
NATIONAL GEODETIC VERTICAL DATUM OF 1929
HORIZONTAL
ASSUMED COORDINATE SYSTEM, WITH (1000,1000)
BEING NE CORNER OF LOT B.

BASIS OF BEARINGS

PER THE LANDCASTLE LOT LINE ADJUSTMENT
WHATCOM COUNTY A.F. NO. 960808023.



MILLENNIUM
Engineering Group, Inc.

109-6th ST., PO BOX 137, LYNDEN, WA 98264
PH: (360) 354-8141 FAX: (360) 354-3744
mail@2001egi.com www.2001egi.com

THE ALDERGROVE CONDO SITE

COVER SHEET

CITY OF FERNDALE

FOR
PATTEN CONSTRUCTION, INC.

PTN. NE 1/4, NW 1/4, SEC.29, T39N, R2E, W.M.
CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON

SCALE:

DATE: 01/02/07

DRAWN BY: LLCP

REVIEWED: 01/02/07

SHEET:

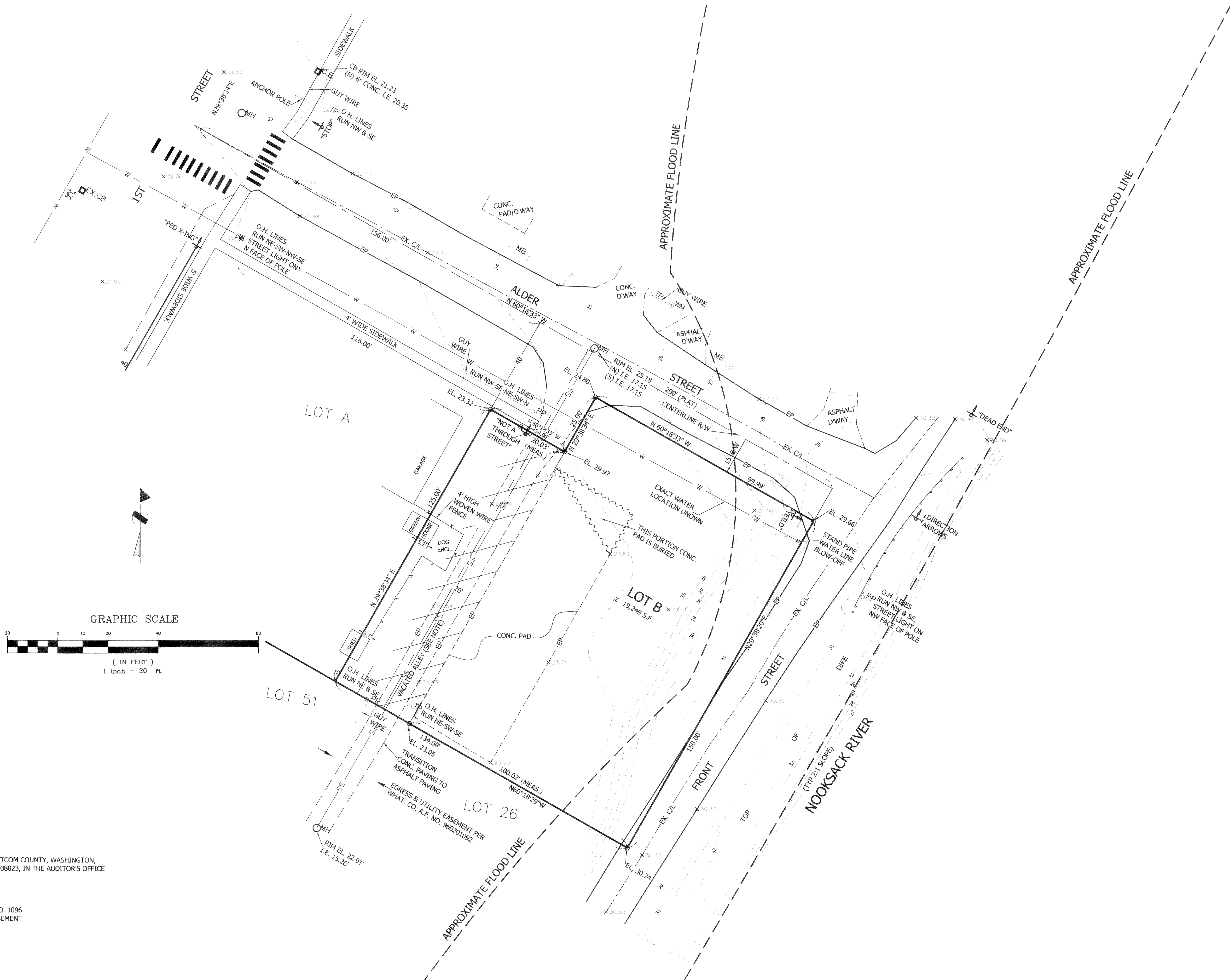
1 OF 6

JOB NUMBER:
04037

APPROVED

JAN 22 2007
BY: [Signature]
CITY OF FERNDALE


AS-BUILT



ELEVATION DATUM
ORIGINAL BENCH MARK WAS RMI AT ELEVATION
34.96' NGVD, BRASS CAP IN SIDEWALK AT MAIN
STREET BRIDGE OVER THE NOOKSACK RIVER.

LEGAL DESCRIPTION
LOT B, LANCASTLE LOT LINE ADJUSTMENT, WHATCOM COUNTY, WASHINGTON,
AS RECORDED UNDER AUDITOR'S FILE NO. 960808023, IN THE AUDITOR'S OFFICE
OF SAID COUNTY AND STATE.

VACATED ALLEY NOTE:
VACATED PTN. OF ALLEY PER FERNDAL ORD. NO. 1096
SUBJ. TO THAT INGRESS, EGRESS & UTILITY EASEMENT
DESC. UNDER WHAT. CO. A.F. NO. 960201092.

APPROVED
JAN 22 2007
BY 
CITY OF FERNDAL

AS-BUILT

CALL BEFORE
YOU DIG
1-800-424-5555

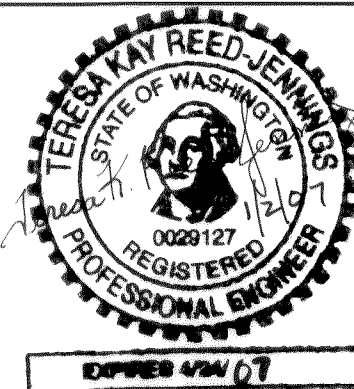
NOTES

- EXISTING FIELD DATA PER CHRISTIE & CHRISTIE LAND SURVEYING INC.
SURVEYS PERFORMED JUNE, 2004
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF
FERNDAL STANDARDS AND CURRENT WSDOT/APWA STANDARD
SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.

AS-BUILT DRAWING CERTIFICATION

I hereby certify that a representative sample of the improvements in the
Aldergrove Condo Site have been inspected by Millennium Engineering
Group, 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 Department of Public Works.

DATUM
VERTICAL:
NATIONAL GEODETIC VERTICAL DATUM OF 1929
HORIZONTAL:
ASSUMED COORDINATE SYSTEM, WITH (1000,1000)
BEING NE CORNER OF LOT B.
BASIS OF BEARINGS
PER THE LANCASTLE LOT LINE ADJUSTMENT
WHATCOM COUNTY A.F. NO. 960808023.



MILLENNIUM
Engineering Group, Inc.

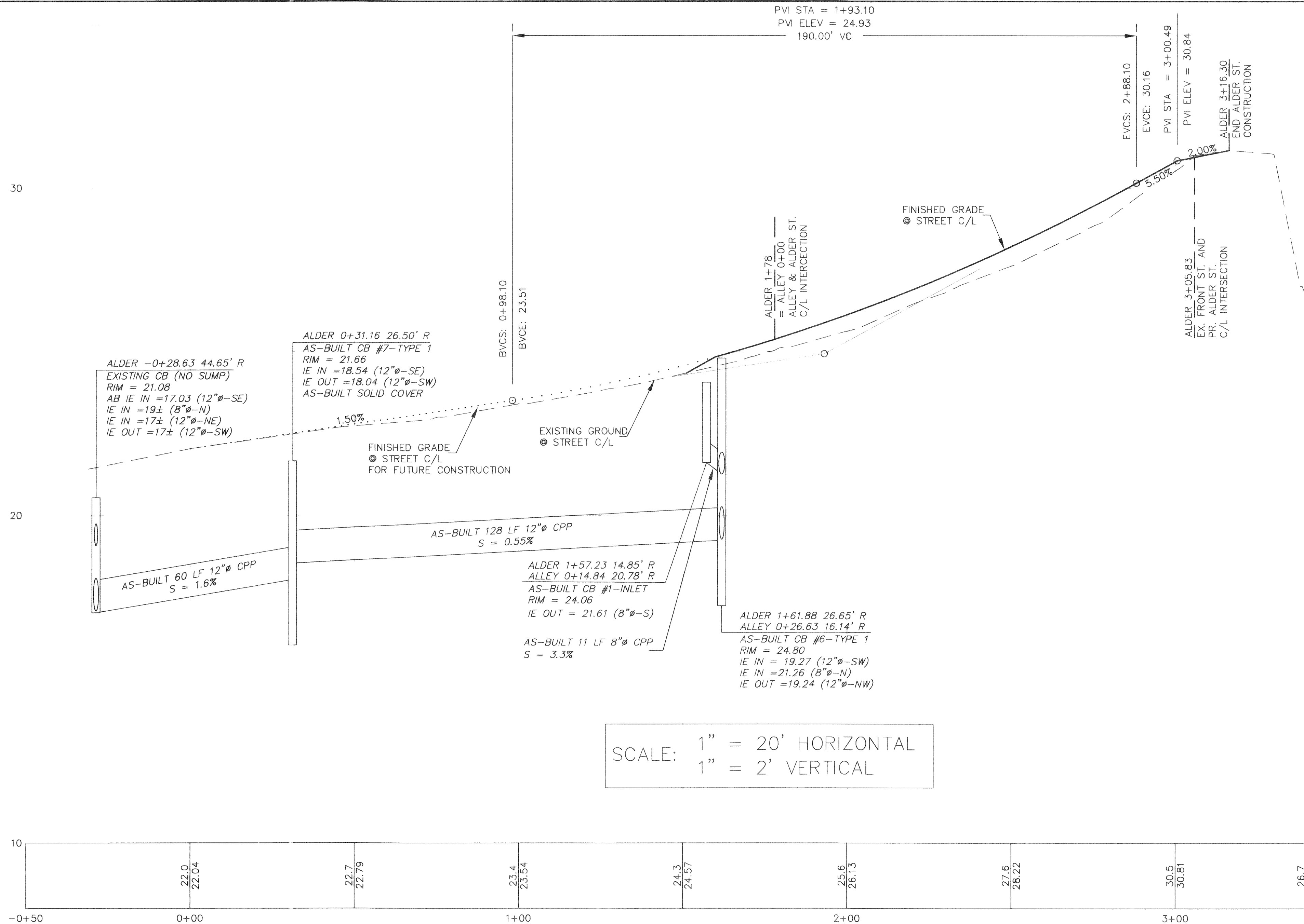
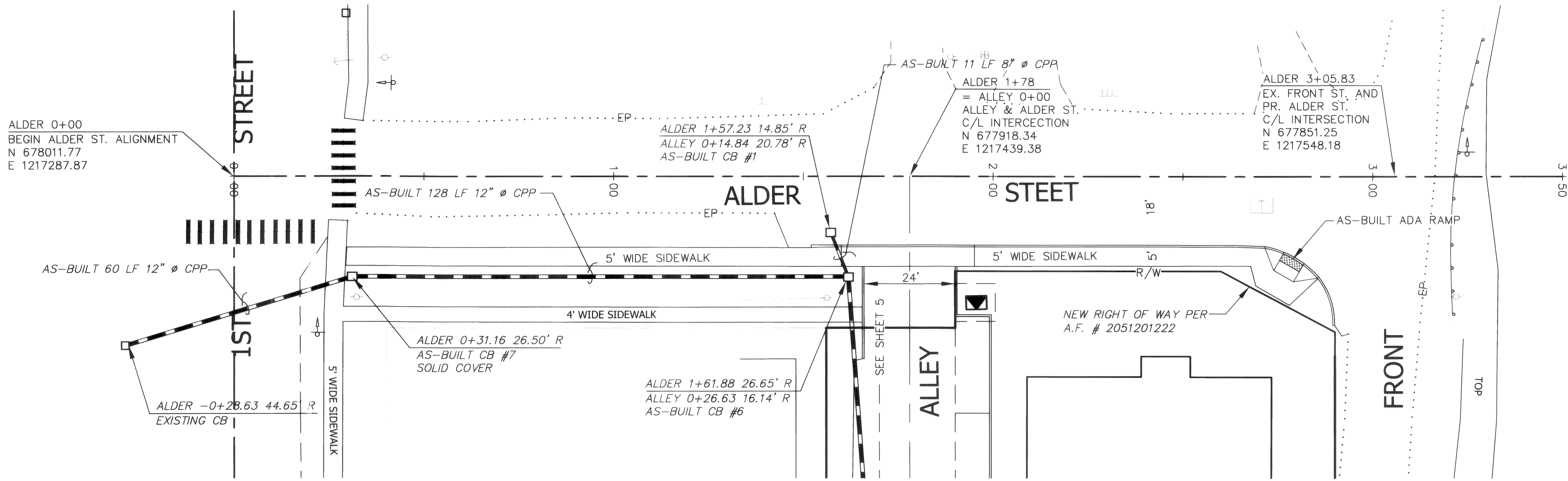
109-6th ST., PO BOX 137, LYNDEN, WA 98264
PH: (360) 354-8141 FAX: (360) 354-3744
mail@2001egi.com www.2001egi.com

THE ALDERGROVE CONDO SITE
EXISTING CONDITIONS

CITY OF FERNDAL
FOR
PATTEN CONSTRUCTION, INC.

PTN. NE 1/4, NW 1/4, SEC.29, T39N, R2E, W.M.
CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON

SCALE: 1" = 20'
DATE: 01/02/07
DRAWN BY: LLC
REVISOR: 01/02/07
SHEET: 2 OF 6
JOB NUMBER: 04037



SCALE: 1" = 20' HORIZONTAL
1" = 2' VERTICAL

APPROVED
JAN 22 2007
BY RC
CITY OF FERDALE

AS-BUILT

CALL BEFORE
YOU DIG
1-800-424-5555

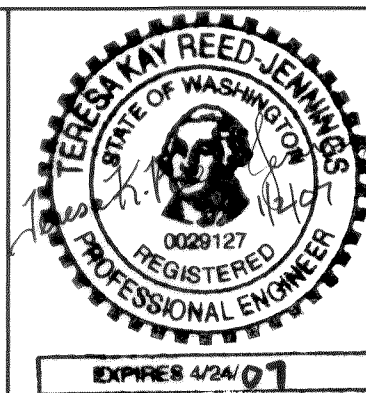
NOTES

- EXISTING FIELD DATA PER CHRISTIE & CHRISTIE LAND SURVEYING INC. SURVEYS PERFORMED JUNE, 2004
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FERDALE STANDARDS AND CURRENT WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.

AS-BUILT DRAWING CERTIFICATION

I hereby certify that a representative sample of the improvements in the Aldergrove Condo Site have been inspected by Millennium Engineering Group, 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 Department of Public Works.

DATUM
VERTICAL
NATIONAL GEODETIC VERTICAL DATUM OF 1929
HORIZONTAL
ASSUMED COORDINATE SYSTEM, WITH (1000,1000)
BEING NE CORNER OF LOT B.
BASIS OF BEARINGS
PER THE LANDCASTLE LOT LINE ADJUSTMENT
WHATCOM COUNTY A.F. NO. 980808023.



MILLENNIUM
Engineering Group, Inc.

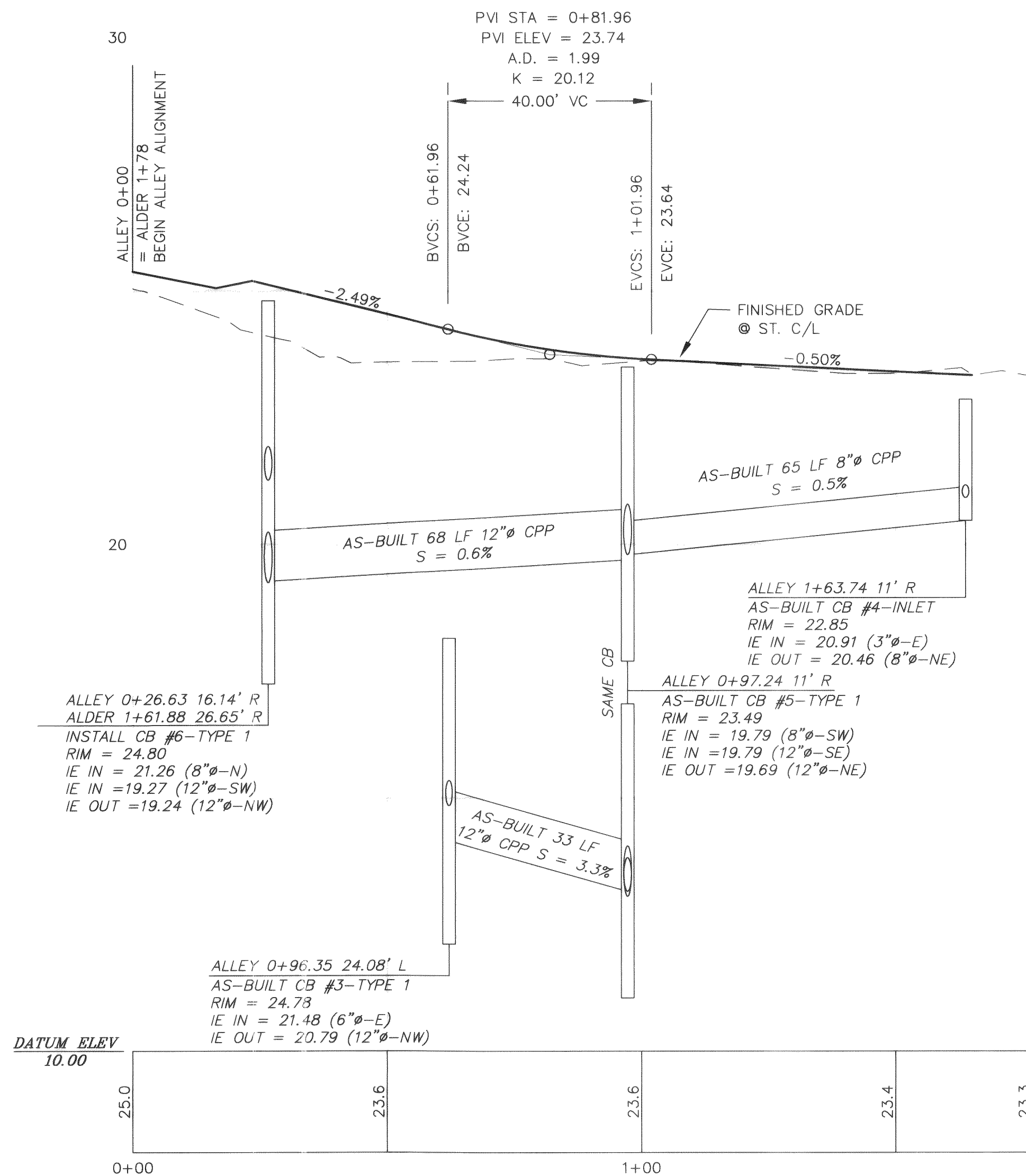
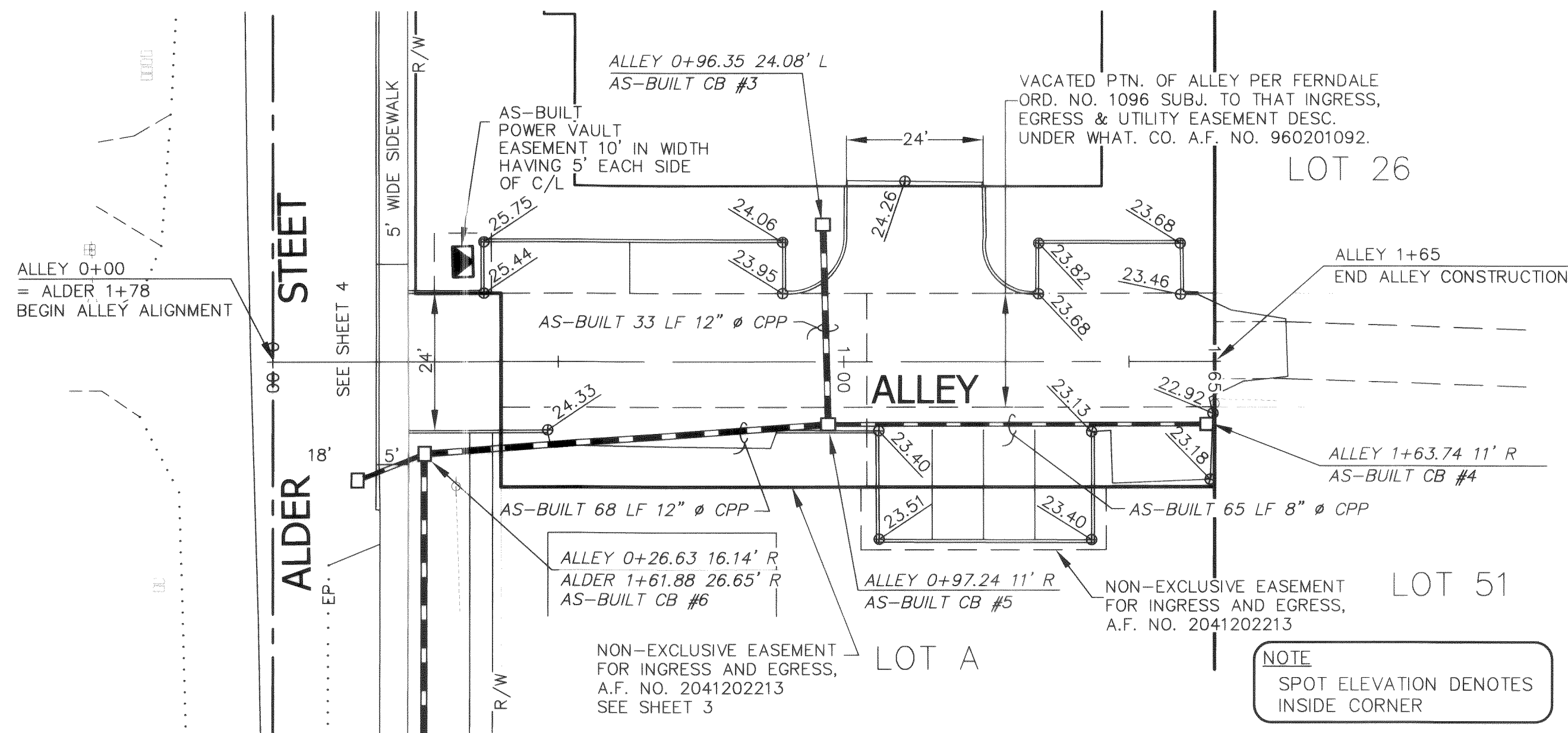
109-6th ST., PO BOX 137, LYNDEN, WA 98264
PH: (360) 354-8141 FAX: (360) 354-3744
mail@2001egi.com www.2001egi.com

THE ALDERGROVE CONDO SITE
**ALDER ST.
STREET AND STORM**
CITY OF FERDALE

FOR
PATTEN CONSTRUCTION, INC.

PTN. NE 1/4, NW1/4, SEC.29, T39N, R2E, W.M.
CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON

SCALE: 1" = 20'
DATE: 01/02/07
DRAWN BY: LLCPC
REVIEWED: 01/02/07
SHEET:
4 OF 6
JOB NUMBER:
04037



SCALE: 1" = 20' HORIZONTAL
1" = 2' VERTICAL

APPROVED
JAN 22 2007
BY [Signature]
CITY OF FERDALE

AS-BUILT

CALL BEFORE
YOU DIG
1-800-424-5555

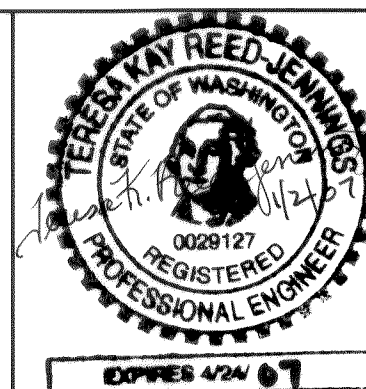
NOTES

- EXISTING FIELD DATA PER CHRISTIE & CHRISTIE LAND SURVEYING INC. SURVEYS PERFORMED JUNE, 2004
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FERDALE STANDARDS AND CURRENT WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.

AS-BUILT DRAWING CERTIFICATION

I hereby certify that a representative sample of the improvements in the Aldergrove Condo Site have been inspected by Millennium Engineering Group, 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 Department of Public Works.

DATUM
VERTICAL
NATIONAL GEODETIC VERTICAL DATUM OF 1929
HORIZONTAL
ASSUMED COORDINATE SYSTEM, WITH (1000,1000)
BEING NE CORNER OF LOT B.
BASIS OF BEARINGS
PER THE LANDCASTLE LOT LINE ADJUSTMENT
WHATCOM COUNTY A.F. NO. 960808023.



MILLENNIUM
Engineering Group, Inc.

109-6th ST., PO BOX 137, LYNDEN, WA 98264
PH: (360) 354-8141 FAX: (360) 354-3744
mail@2001egi.com www.2001egi.com

THE ALDERGROVE CONDO SITE
**ALLEY
STREET AND STORM**
CITY OF FERDALE

FOR
PATTEN CONSTRUCTION, INC.

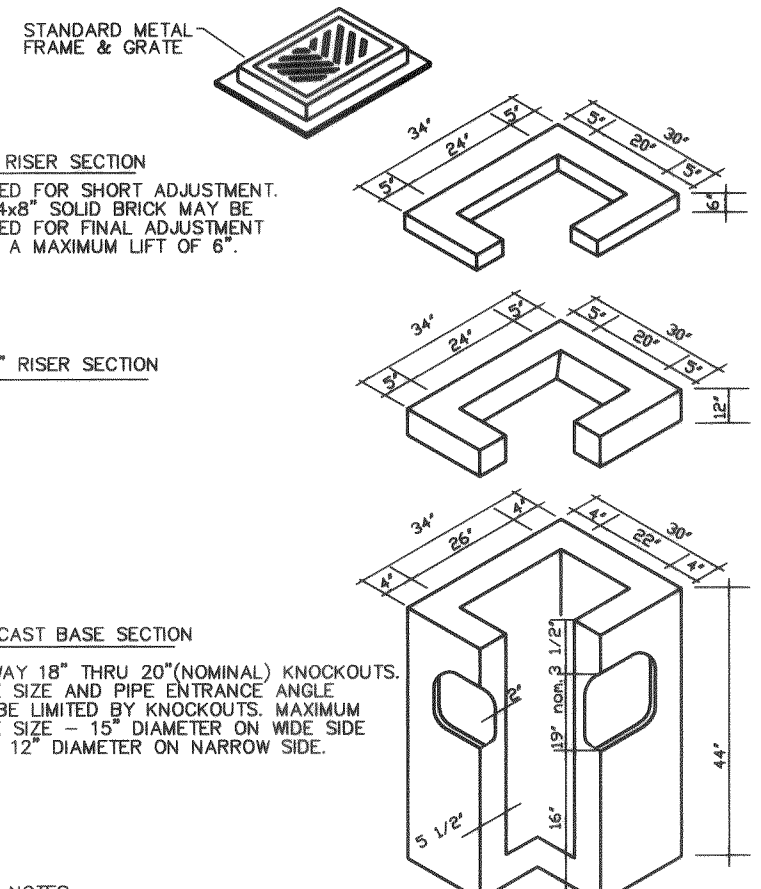
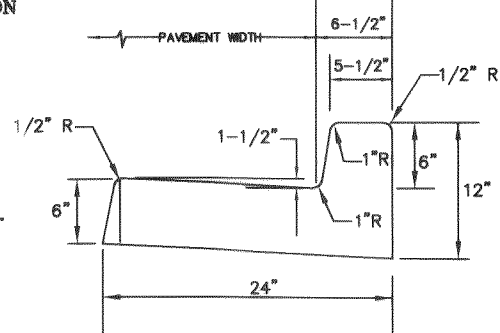
PTN. NE 1/4, NW 1/4, SEC.29, T39N, R2E, W.M.
CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON

SCALE: 1" = 20'
DATE: 01/02/07
DRAWN BY: LLCP
REVIEWED: 01/02/07
SHEET:
5 OF 6
JOB NUMBER:
04037

NOTES:

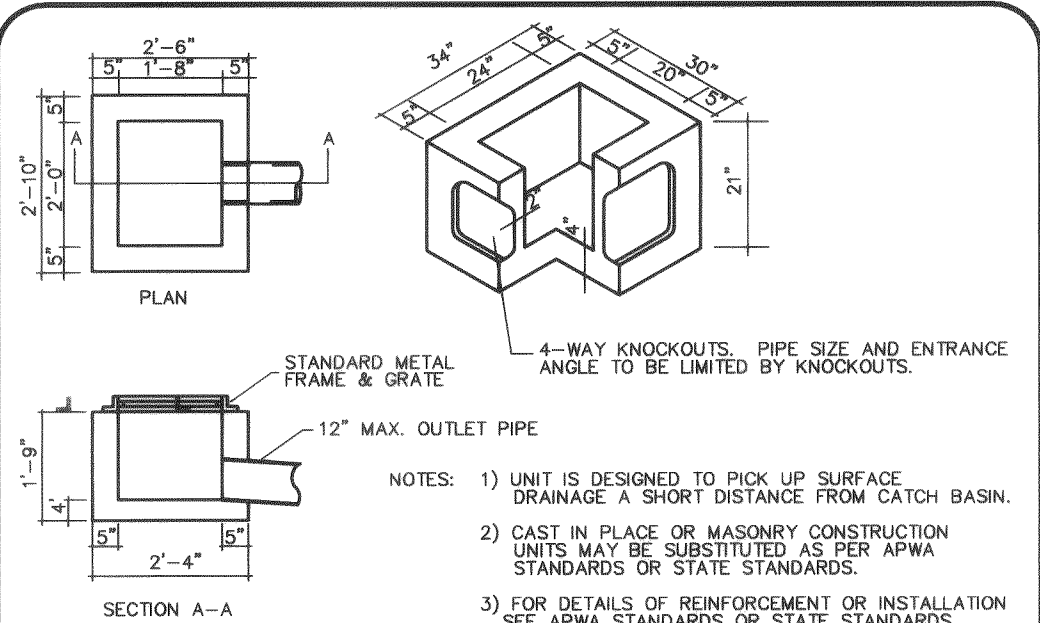
- CONSTRUCTION OF CURB DETAILS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND THE AMERICAN PUBLIC WORKS ASSOCIATION (WSDOT/APWA SPECIFICATIONS) UNLESS OTHERWISE NOTED BELOW.
- ALL CONCRETE SHALL BE AIR ENTRAINMENT CONCRETE CLASS 3000.
- FORMS SHALL BE TRUE TO LINE AND GRADE AND SECURELY STAKED. STEEL FORMS ONLY SHALL BE USED ON TANGENT SECTIONS. WOOD FORMS MAY BE USED ON CURVED SECTIONS.
- FULL DEPTH EXPANSION JOINTS CONSISTING OF 3/8 INCH MINIMUM PREMOLEDED JOINT MATERIAL SHALL BE PLACED ADJACENT TO CATCH BASINS, INLETS, AND AT POINTS OF TANGENCY ON STREETS AND DRIVEWAY SECTIONS. MINIMUM SPACING SHALL BE 80 FEET. MAXIMUM SPACING SHALL BE 100 FEET.
- CONTRACTION JOINTS (BUMPY JOINTS) CONSISTING OF 9/8 INCH MINIMUM x 2 INCHES OF PREMOLEDED JOINT MATERIAL SHALL BE CONSTRUCTED AT INTERVALS OF 10 FEET.
- ALL JOINTS SHALL BE CLEANED AND EDGED.
- FINISH SHALL BE A LIGHT BROOM FINISH.
- FINISHED CURBS AND GUTTERS SHALL BE SPRAYED WITH A CLEAR CURING COMPOUND.
- VERTICAL CURB WILL BE REQUIRED FOR ALL CURBED ROADWAYS.
- ANY CURB AND GUTTER REMOVAL SHALL BE SAWCUT.
- CURB TO BE CONSTRUCTED ON MINIMUM DEPTH OF BALLAST AS ADJACENT ROAD SECTION.
- 2" WEDGEOLDS SHALL BE PLACED 60" O.C. AND AT EITHER END OF DRIVEWAY CUT.

VERTICAL CEMENT CONCRETE CURB AND GUTTER

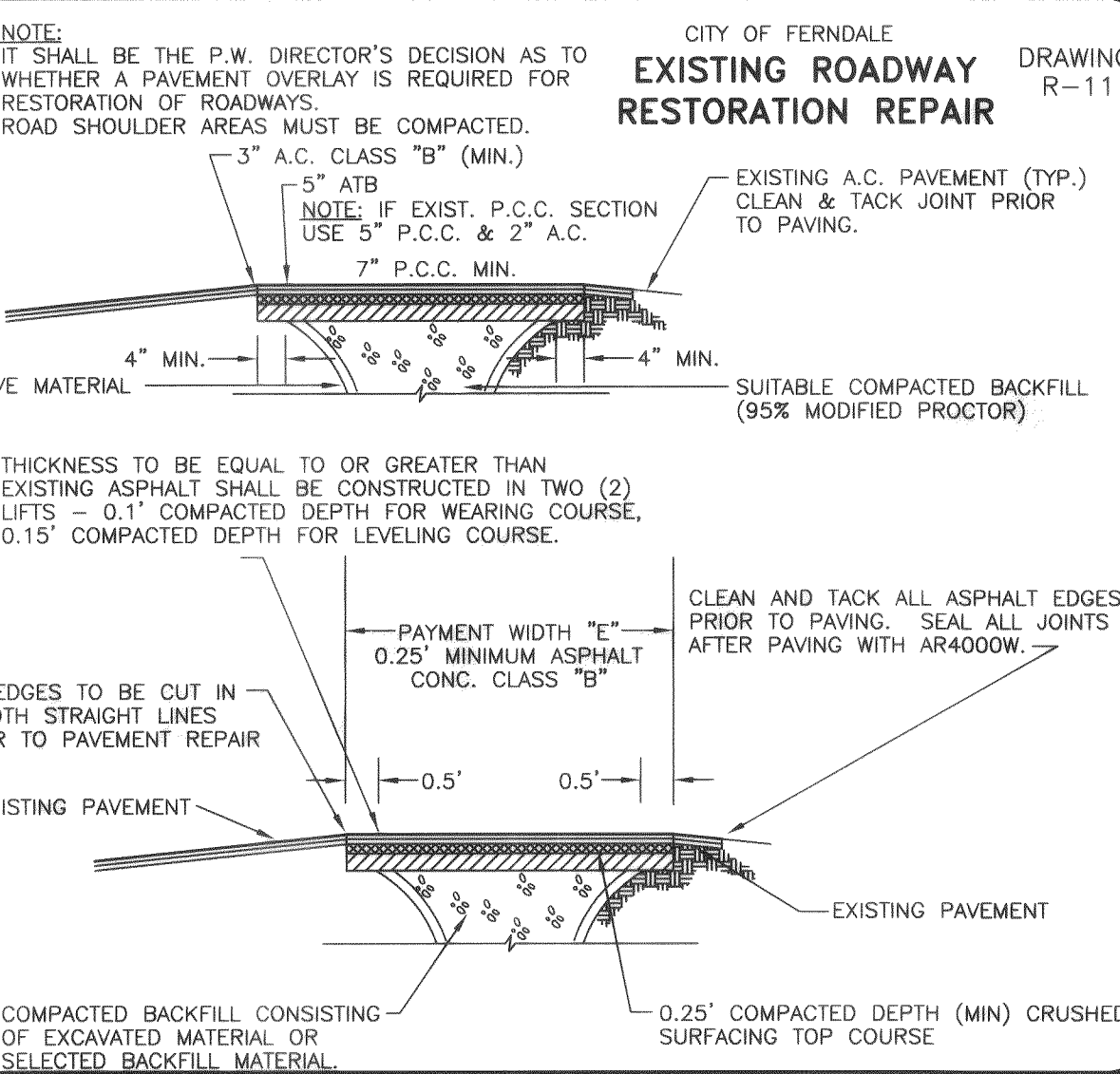


- NOTES:
- CAST IN PLACE OR MASONRY CONSTRUCTION UNITS MAY BE SUBSTITUTED AS PER A.P.W.A. STANDARDS OR STATE STANDARDS.
 - FOR DETAILS OF REINFORCEMENTS AND INSTALLATION, SEE A.P.W.A. STANDARDS OR STATE STANDARDS.

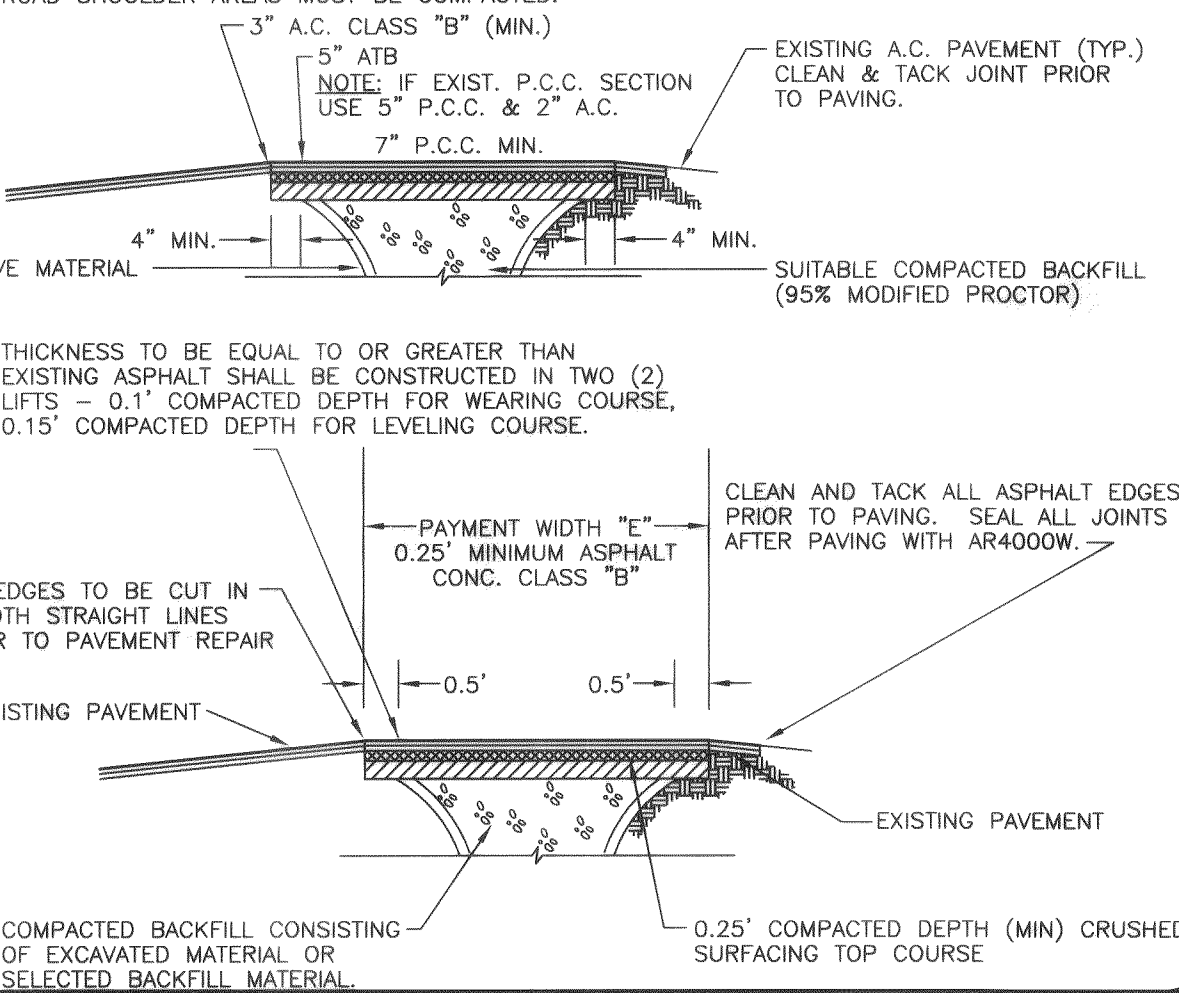
CATCH BASIN TYPE I



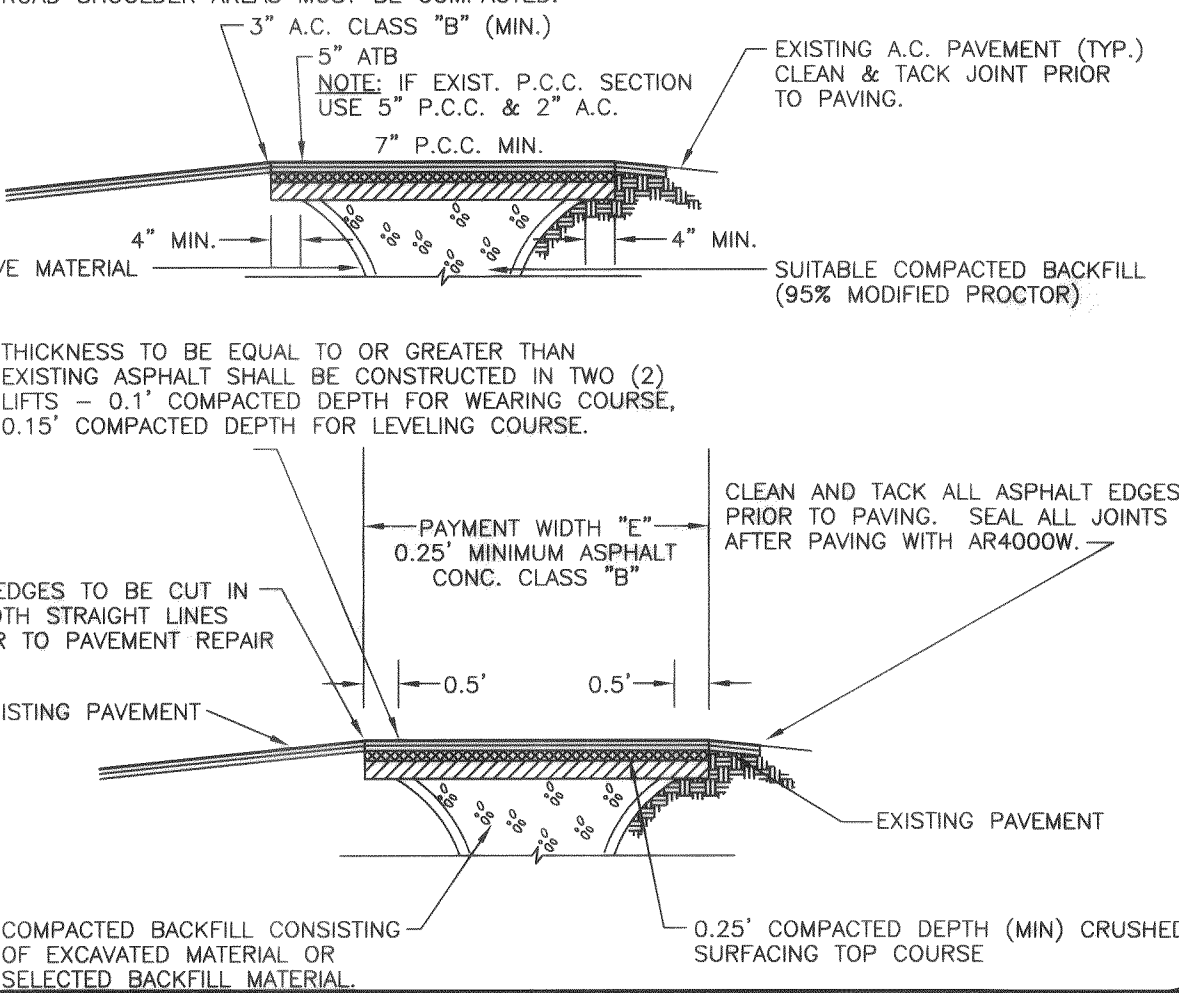
INLET DETAIL



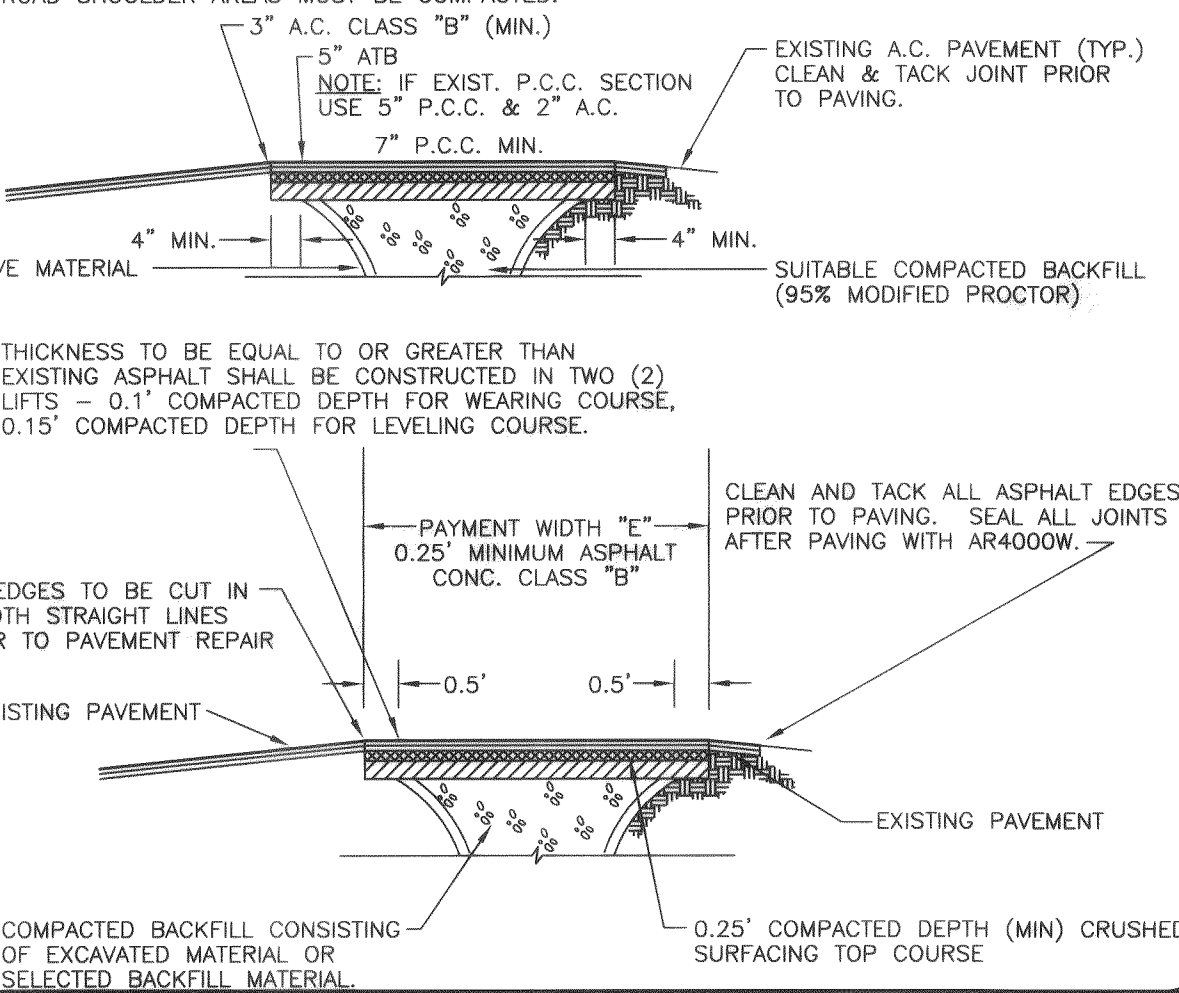
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



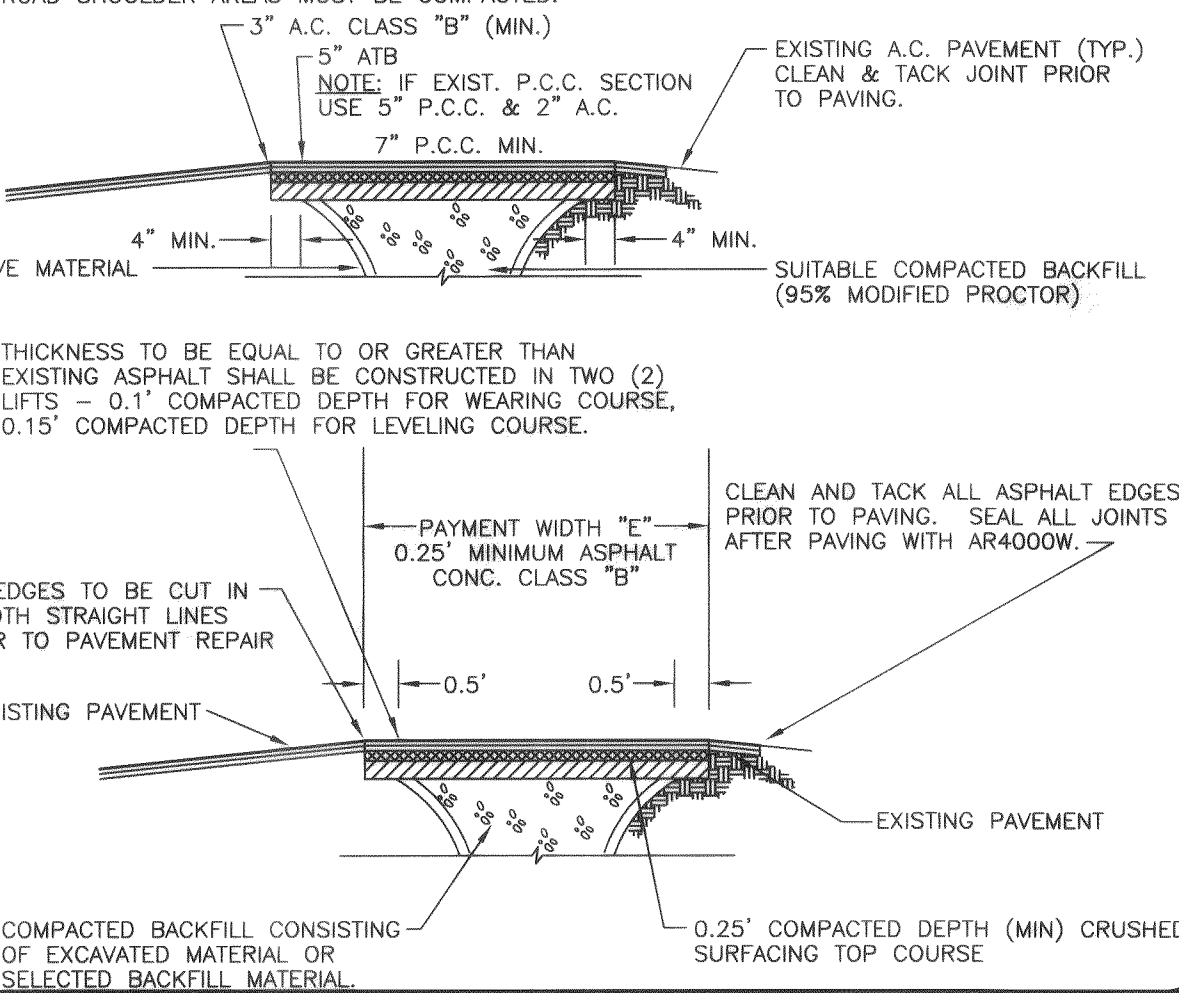
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



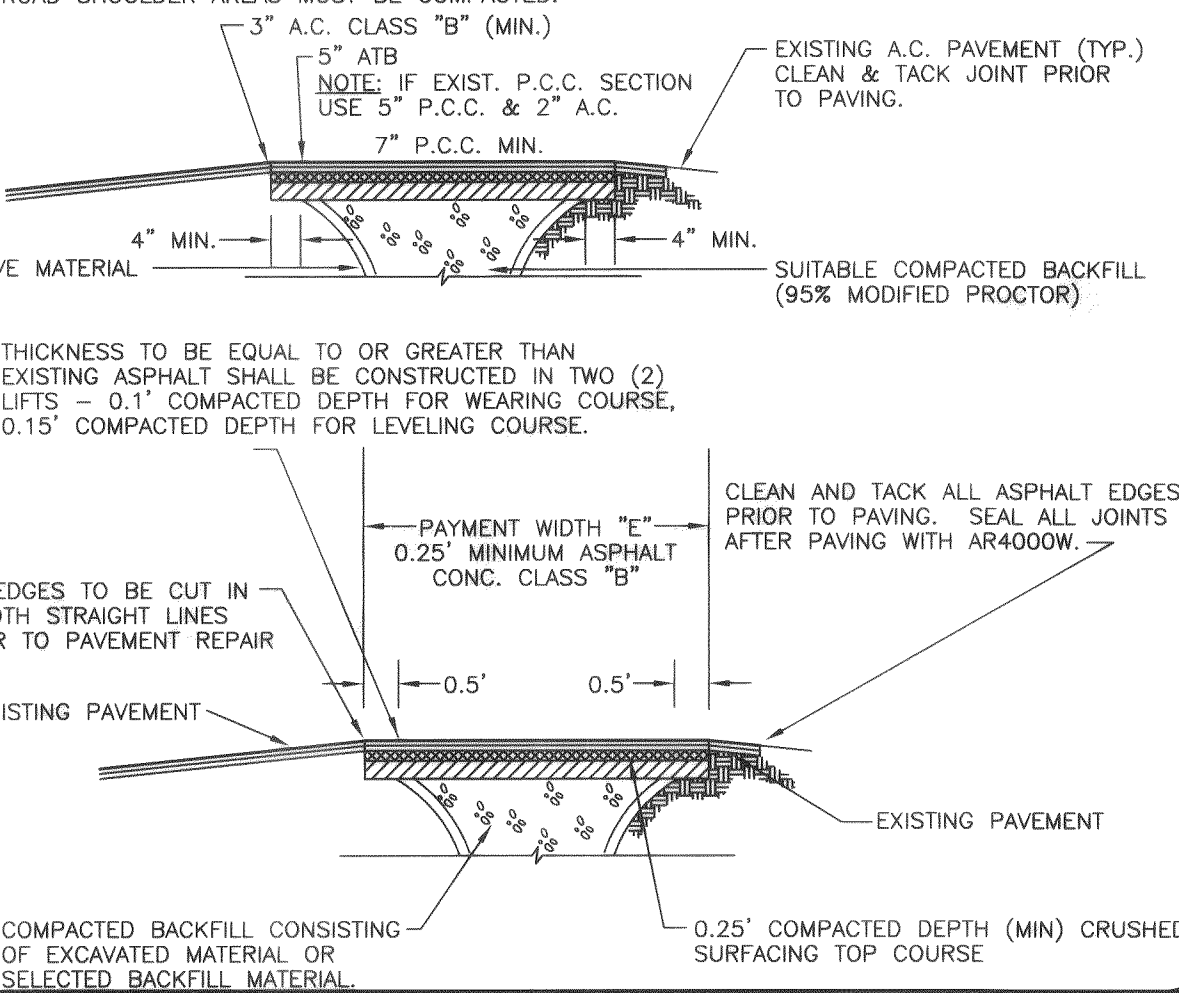
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



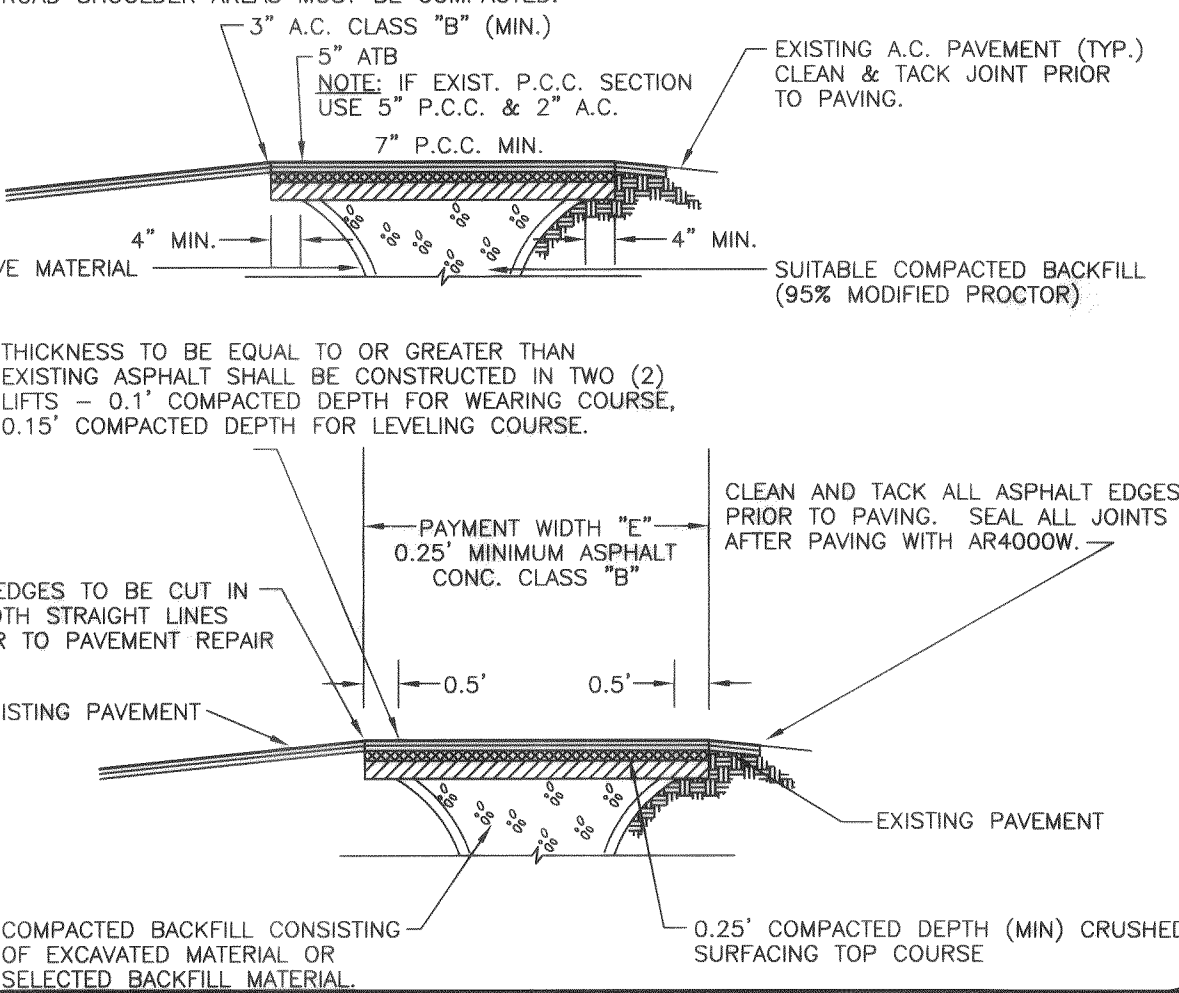
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



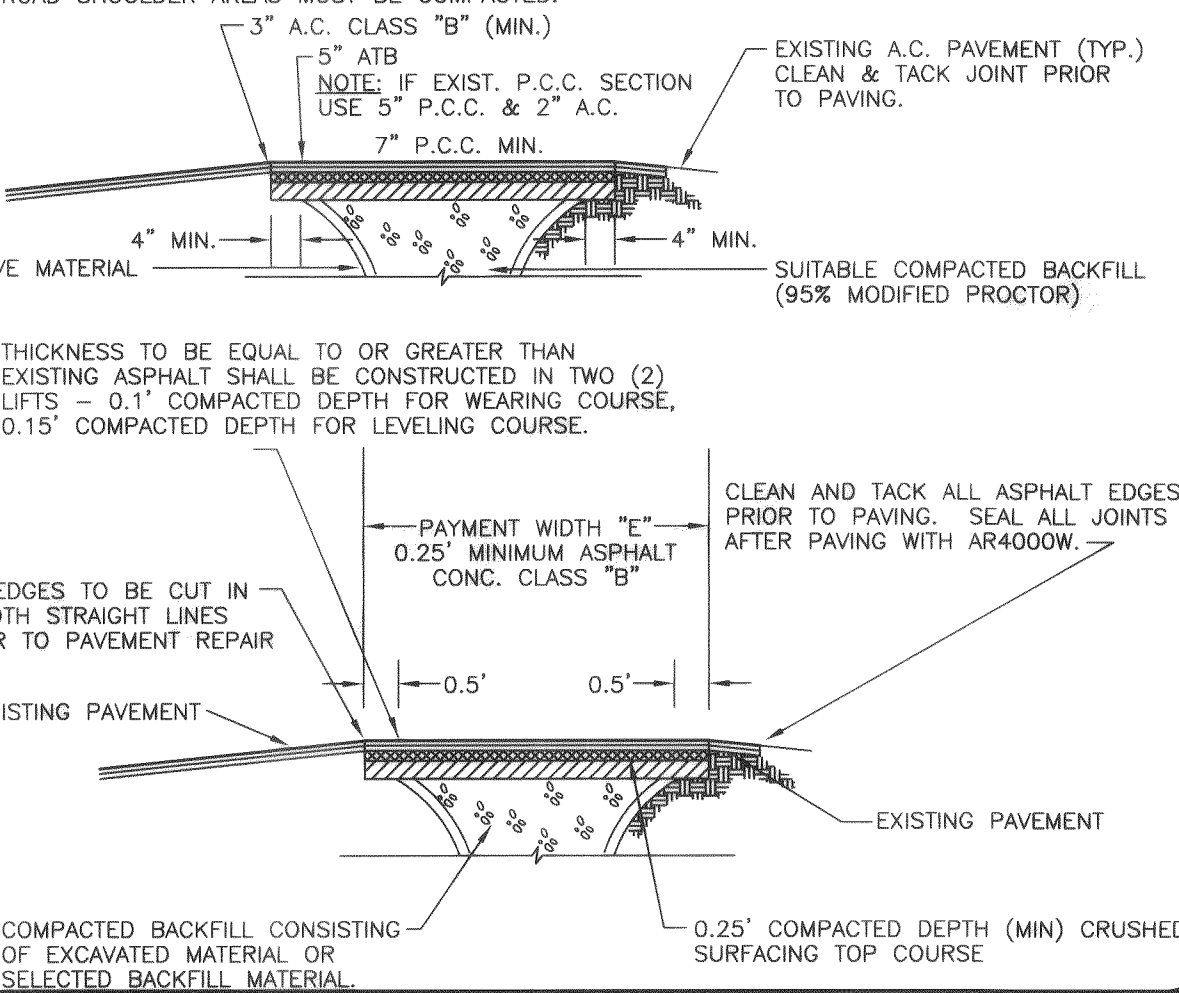
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



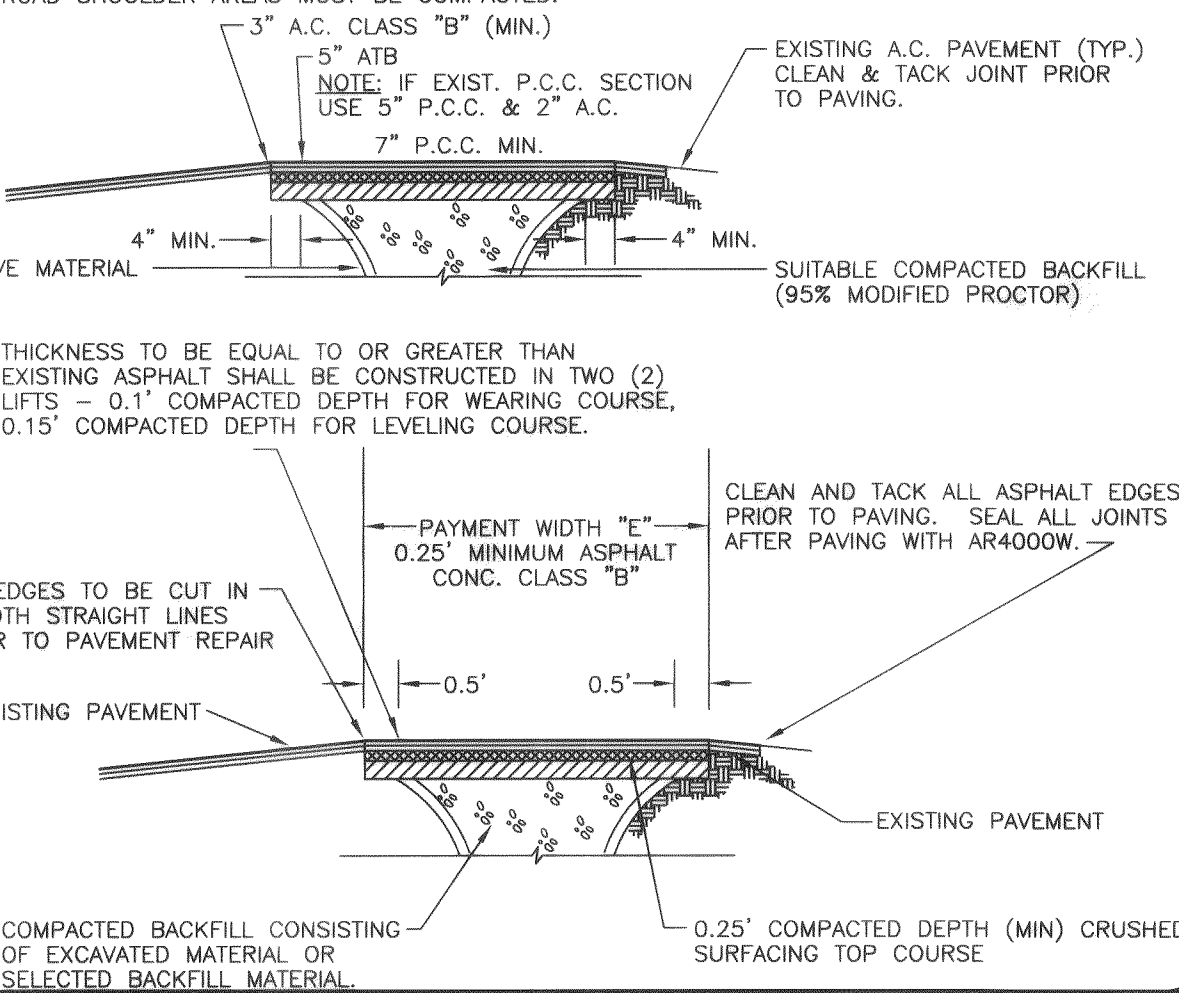
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



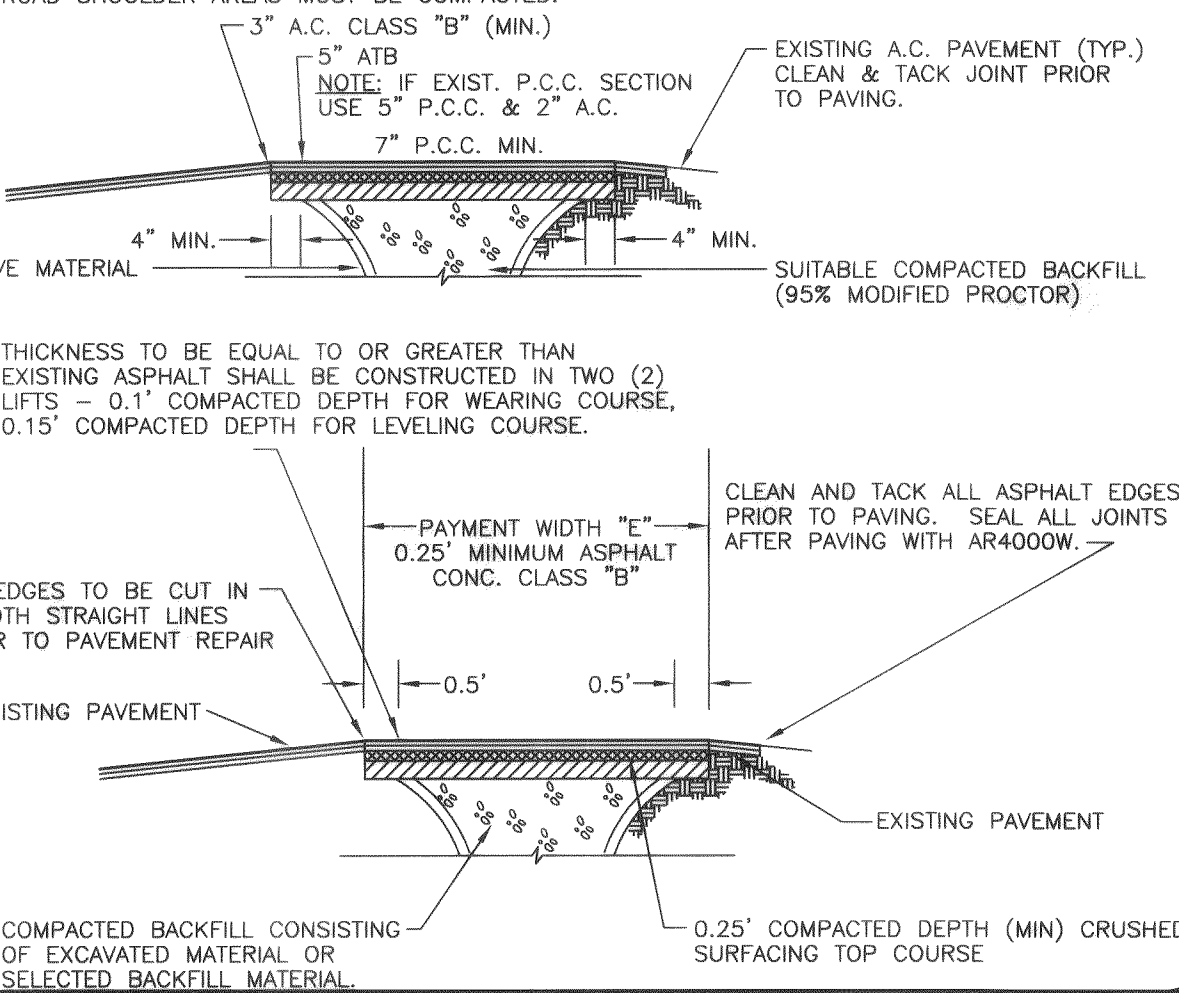
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



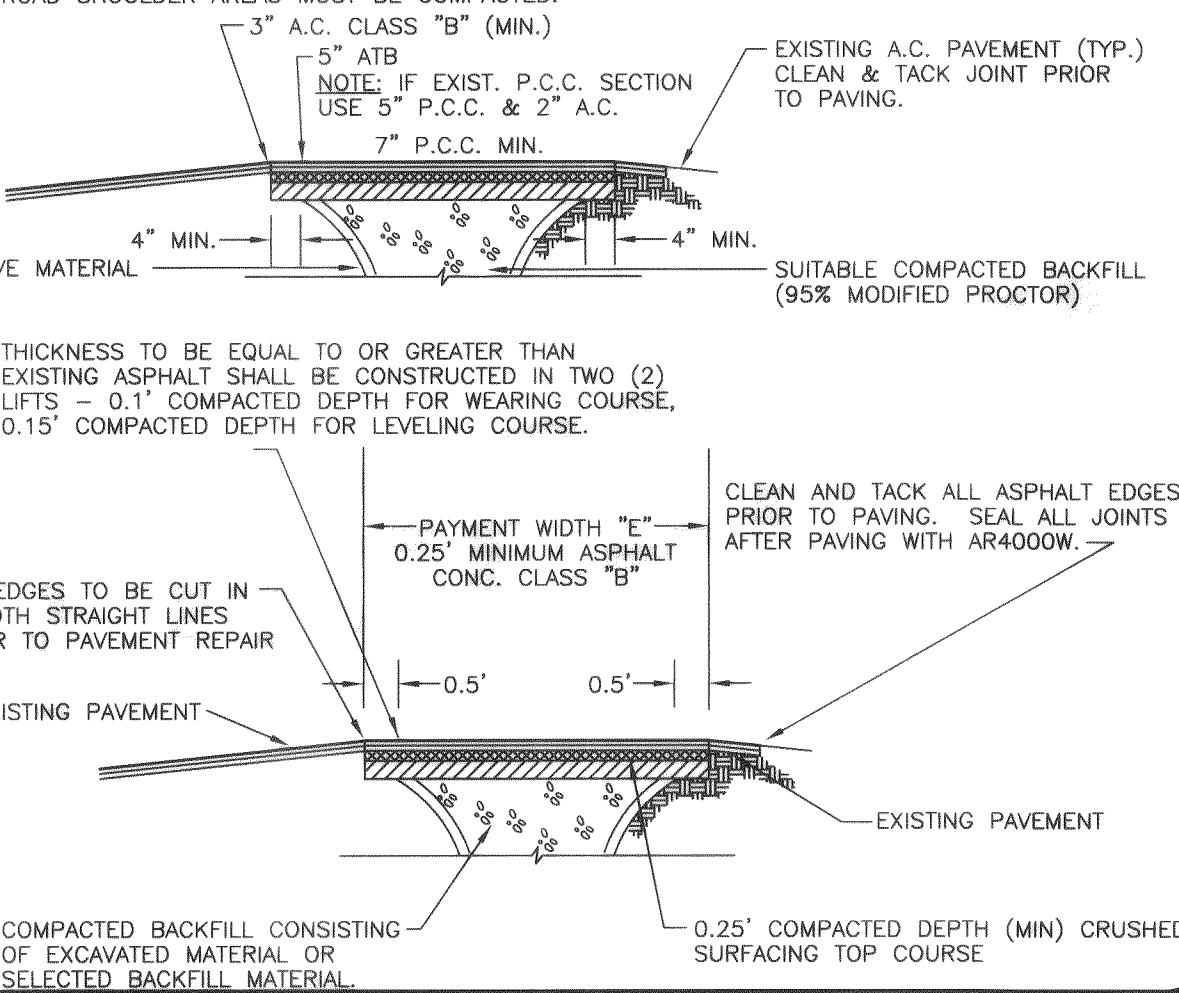
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



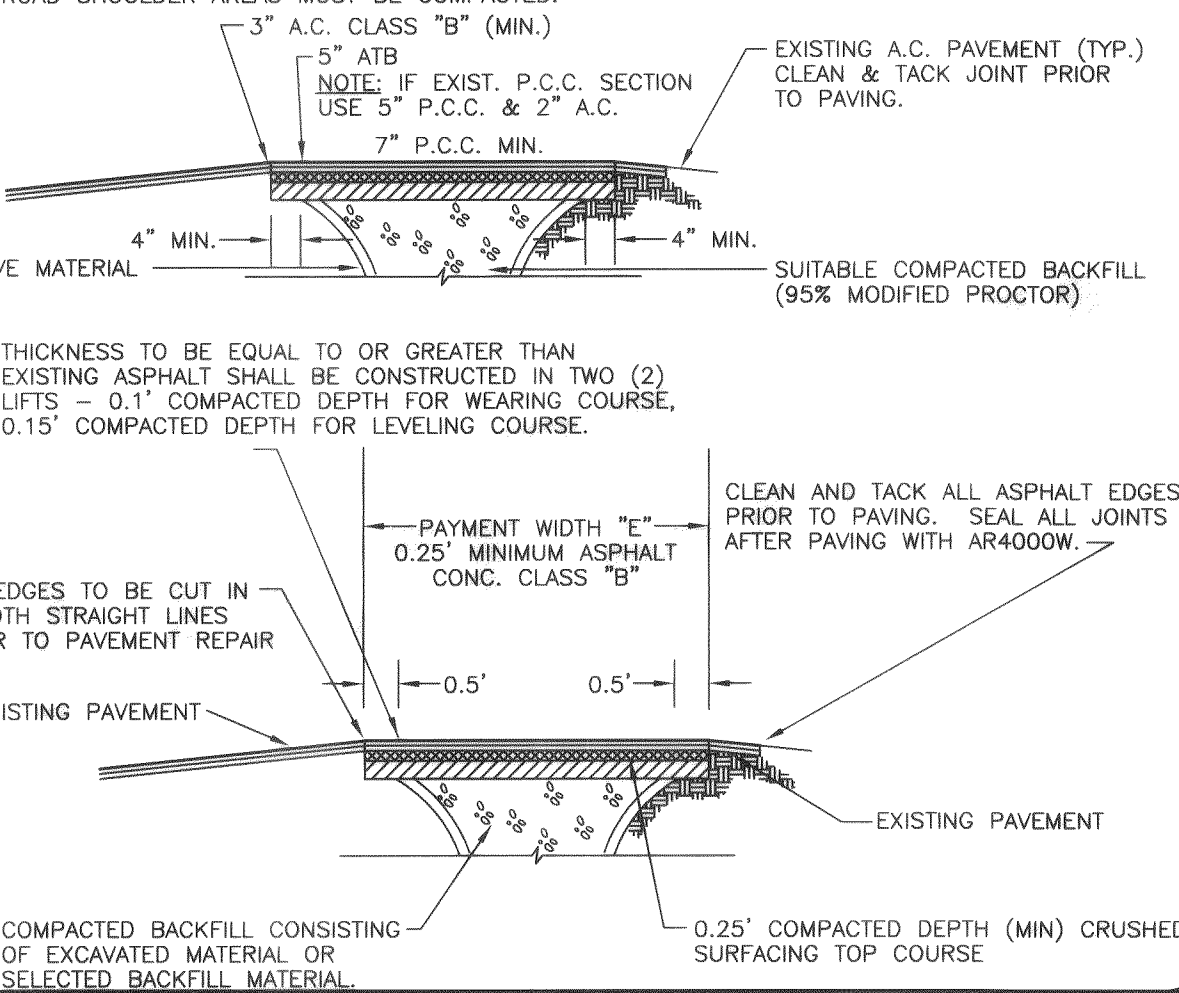
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



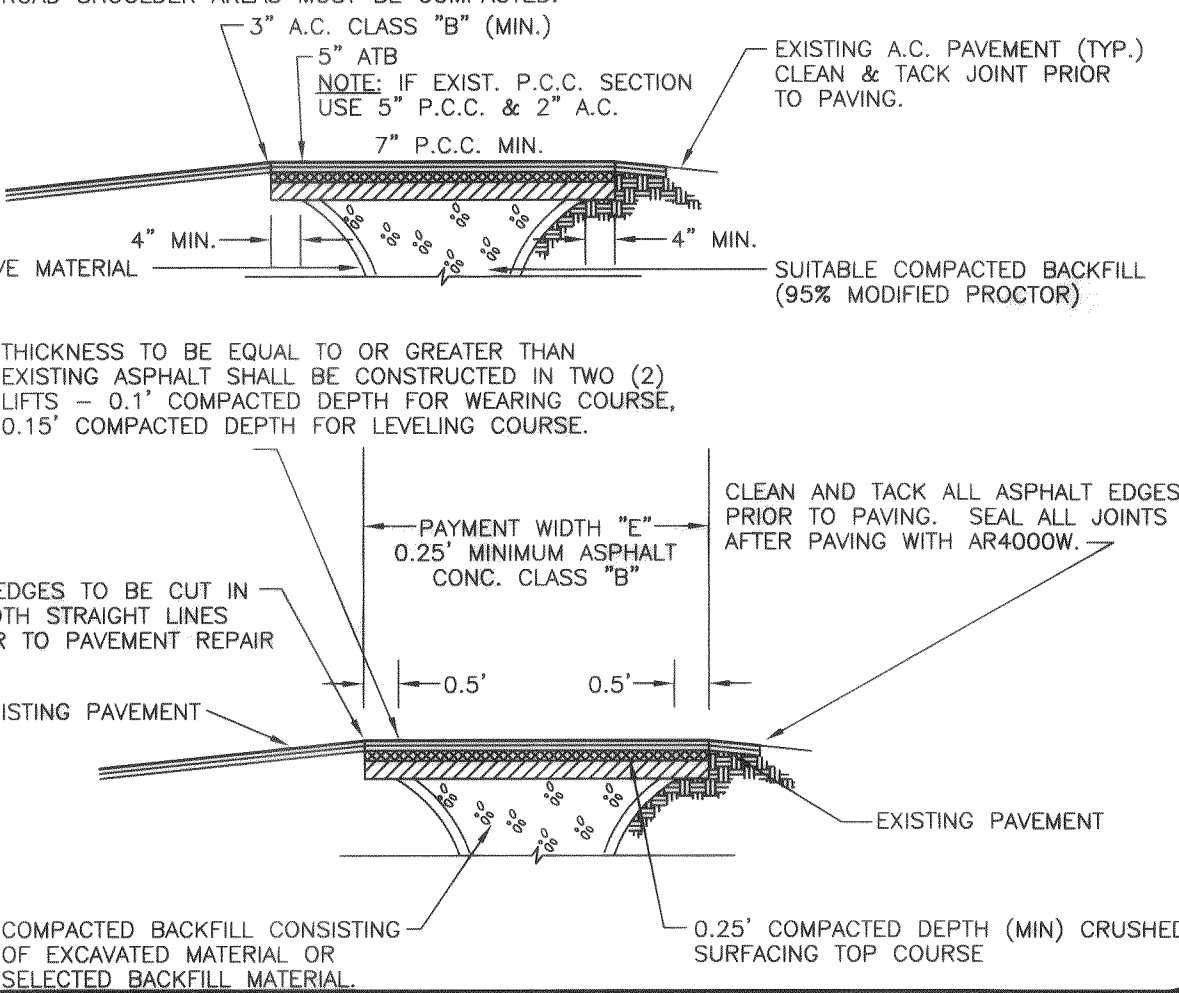
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



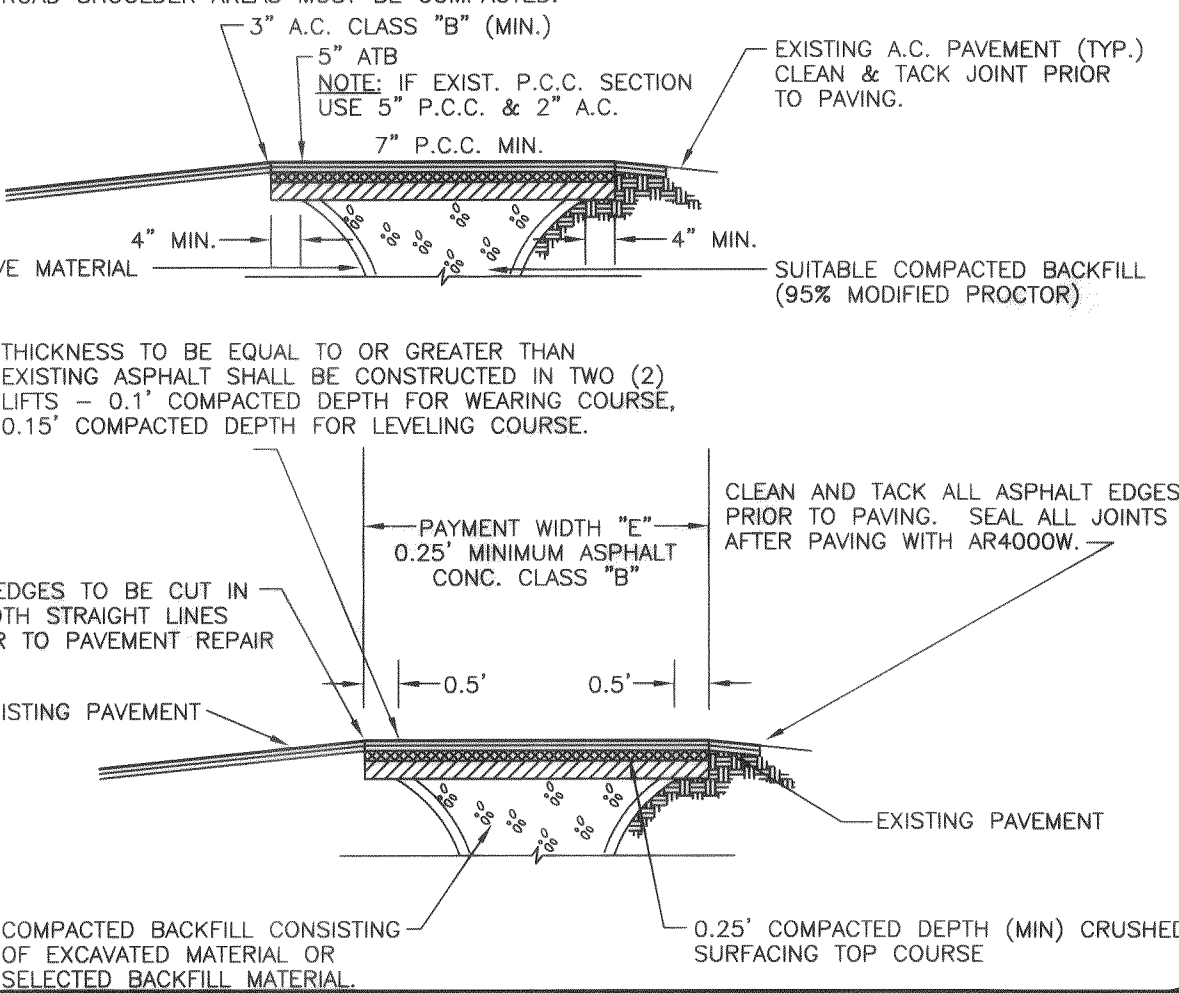
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



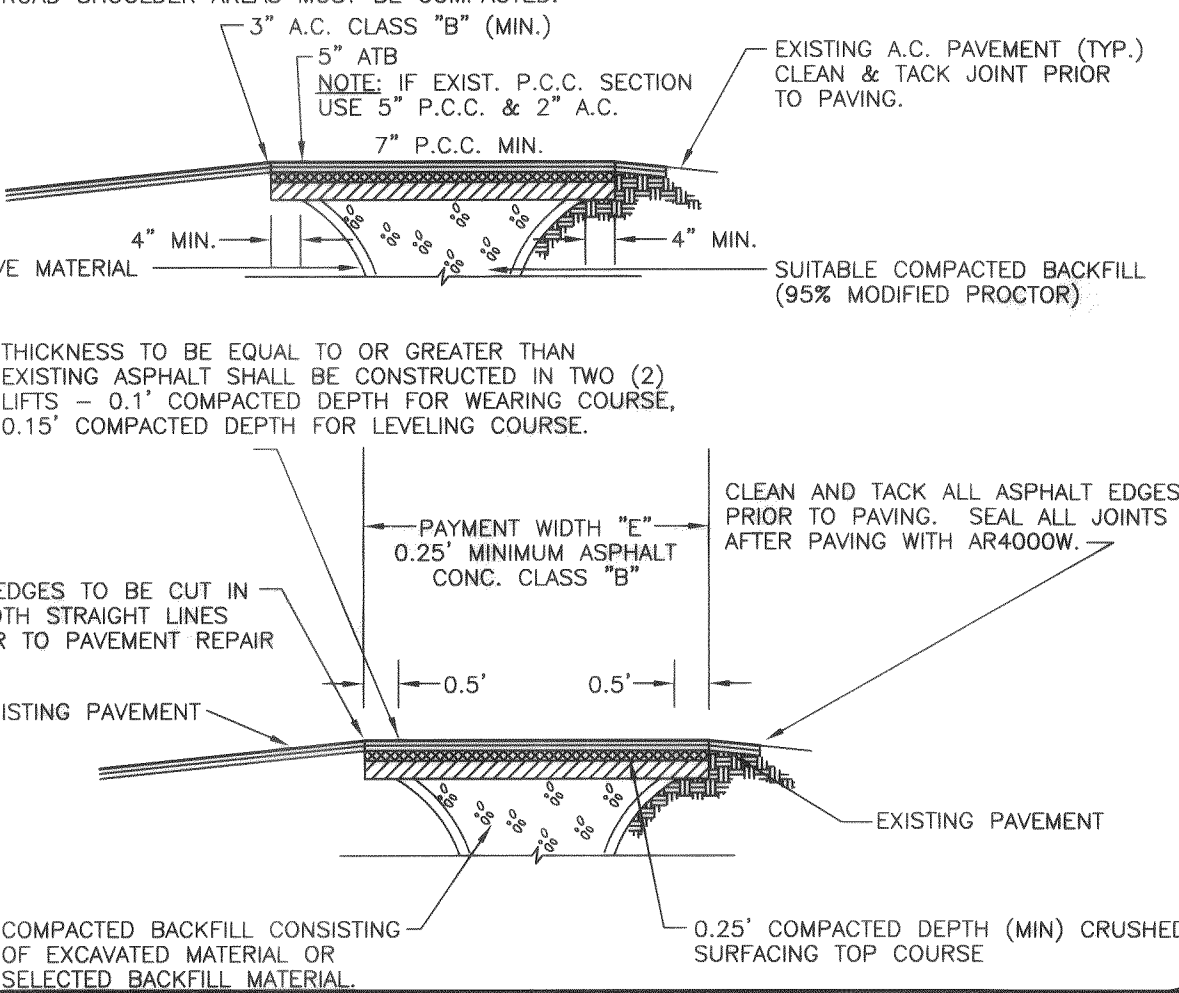
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



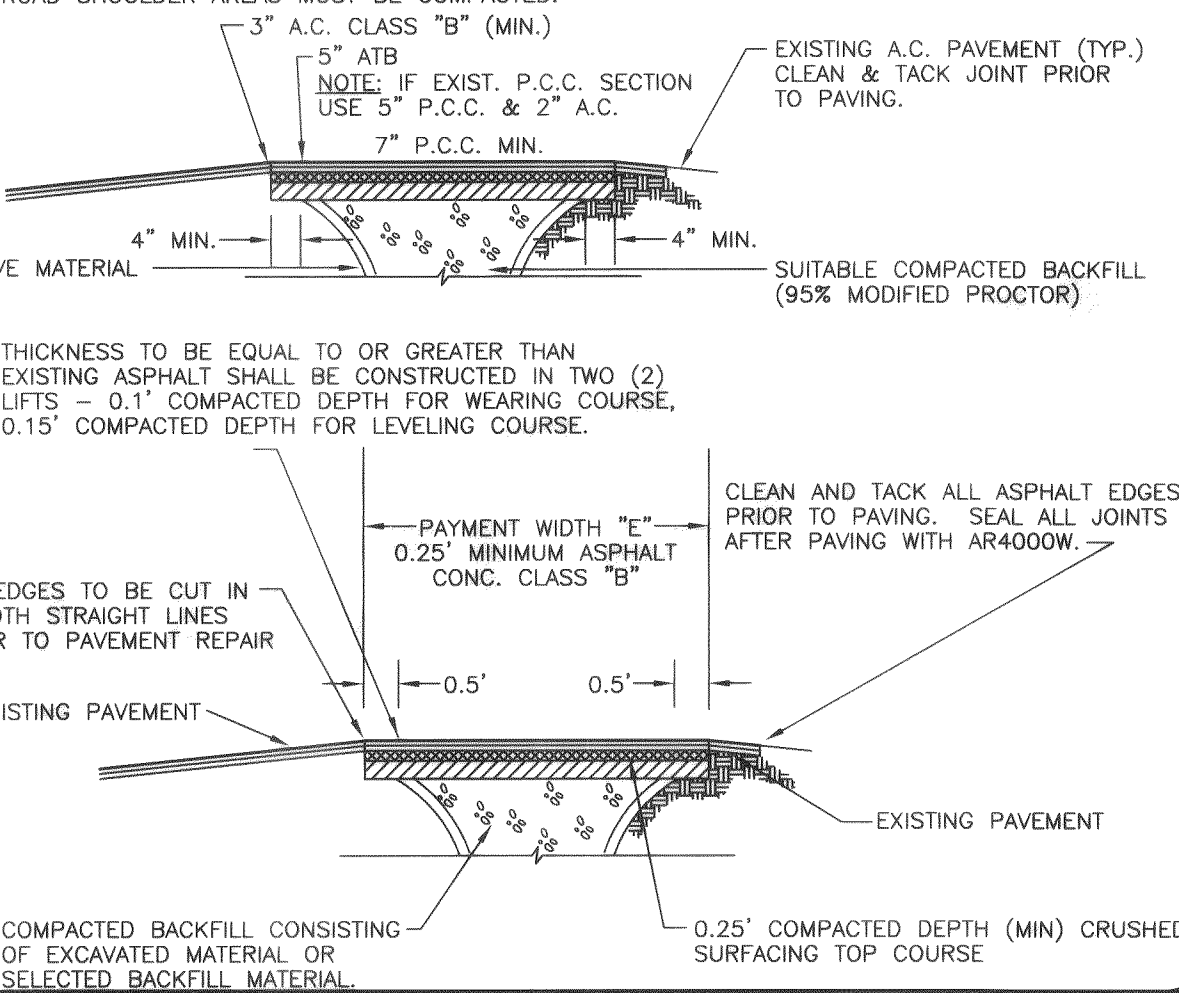
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



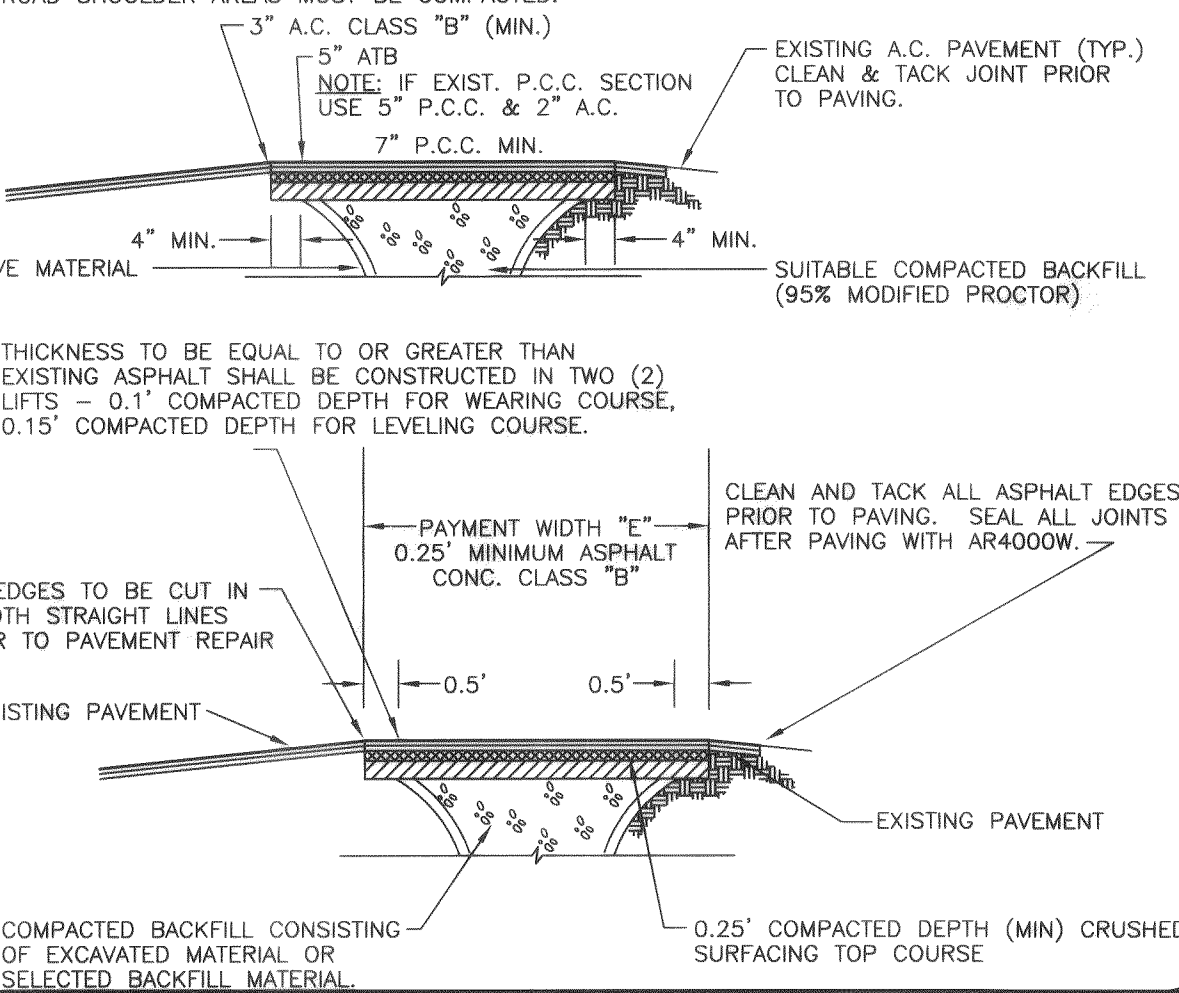
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



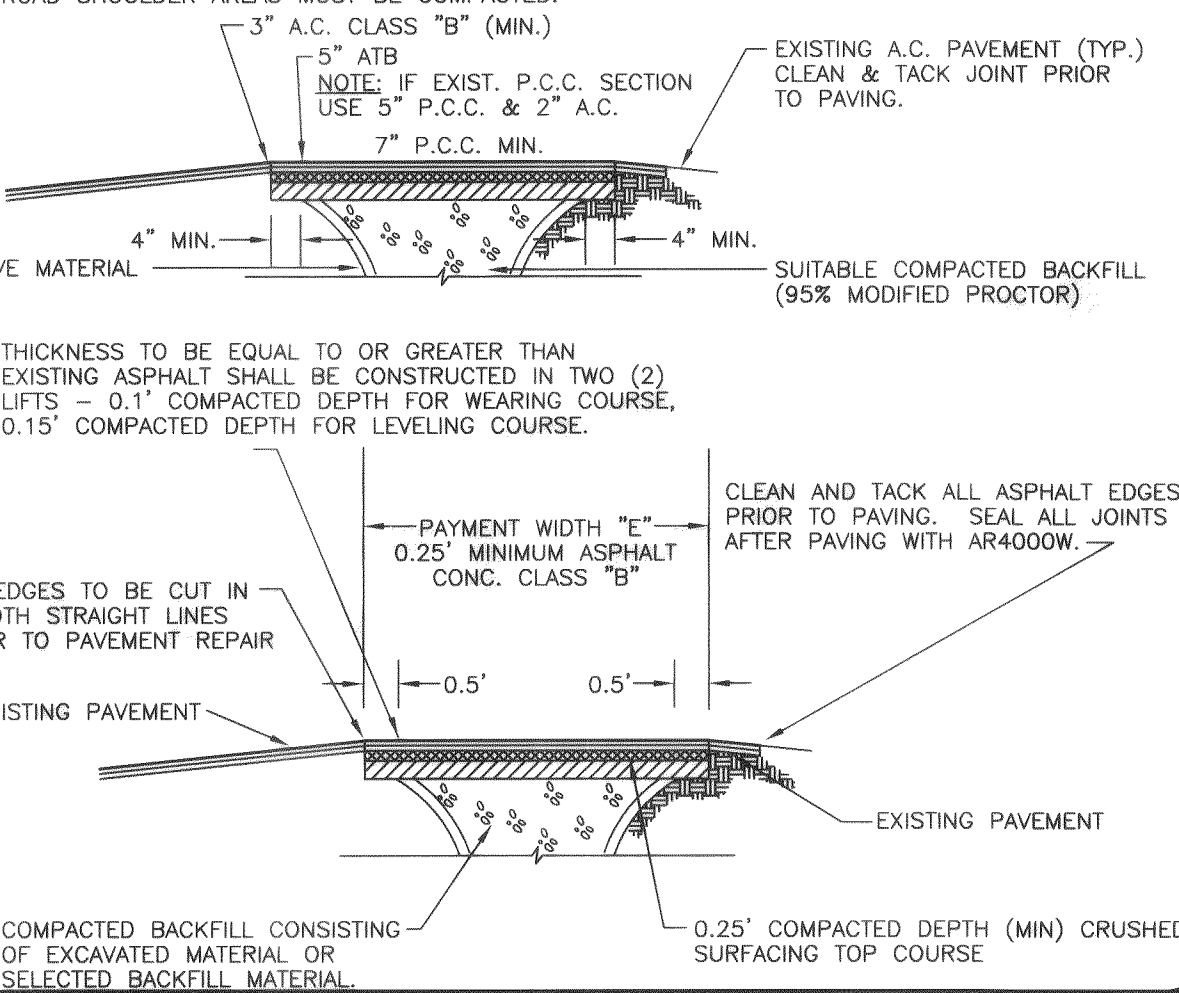
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



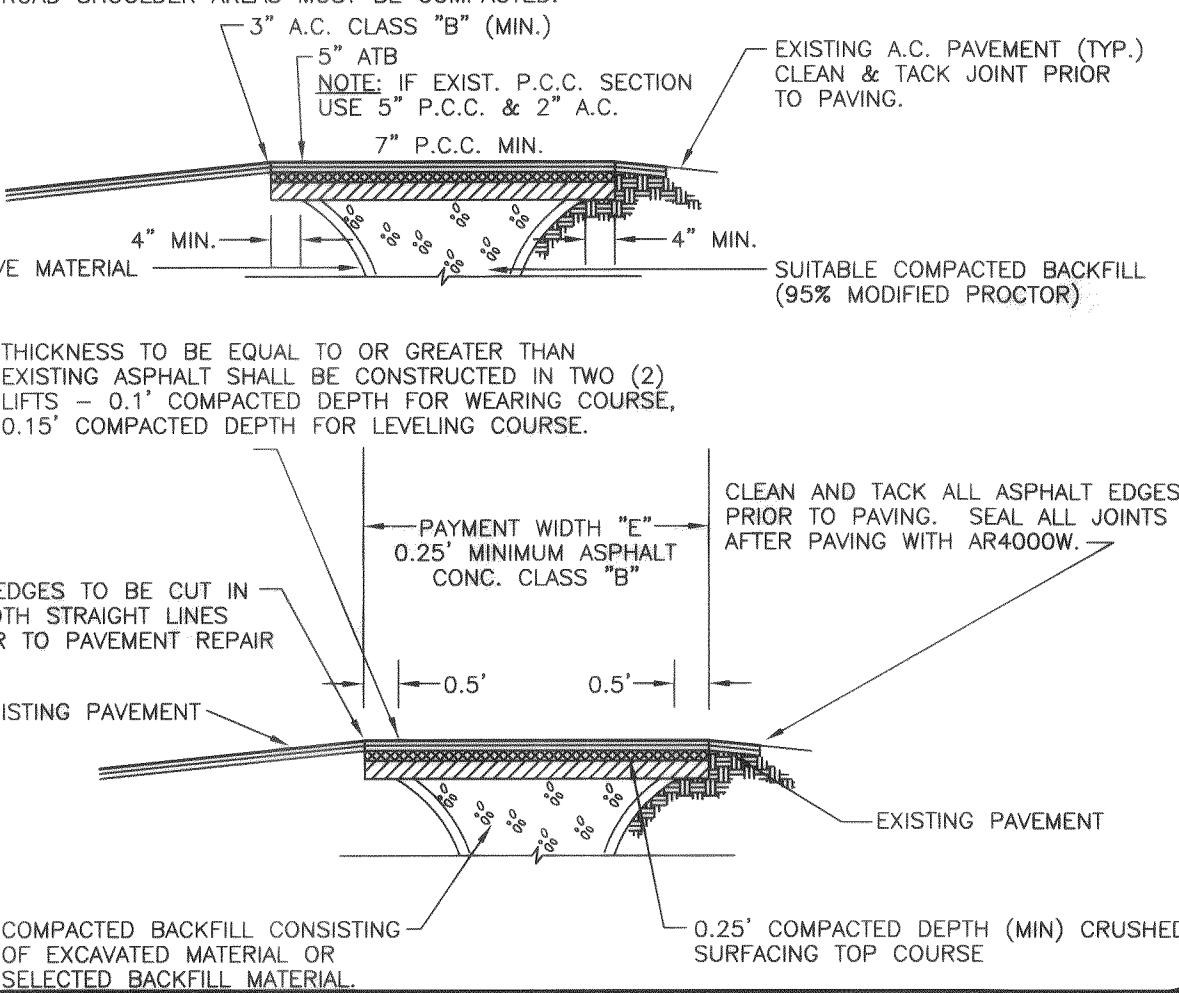
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



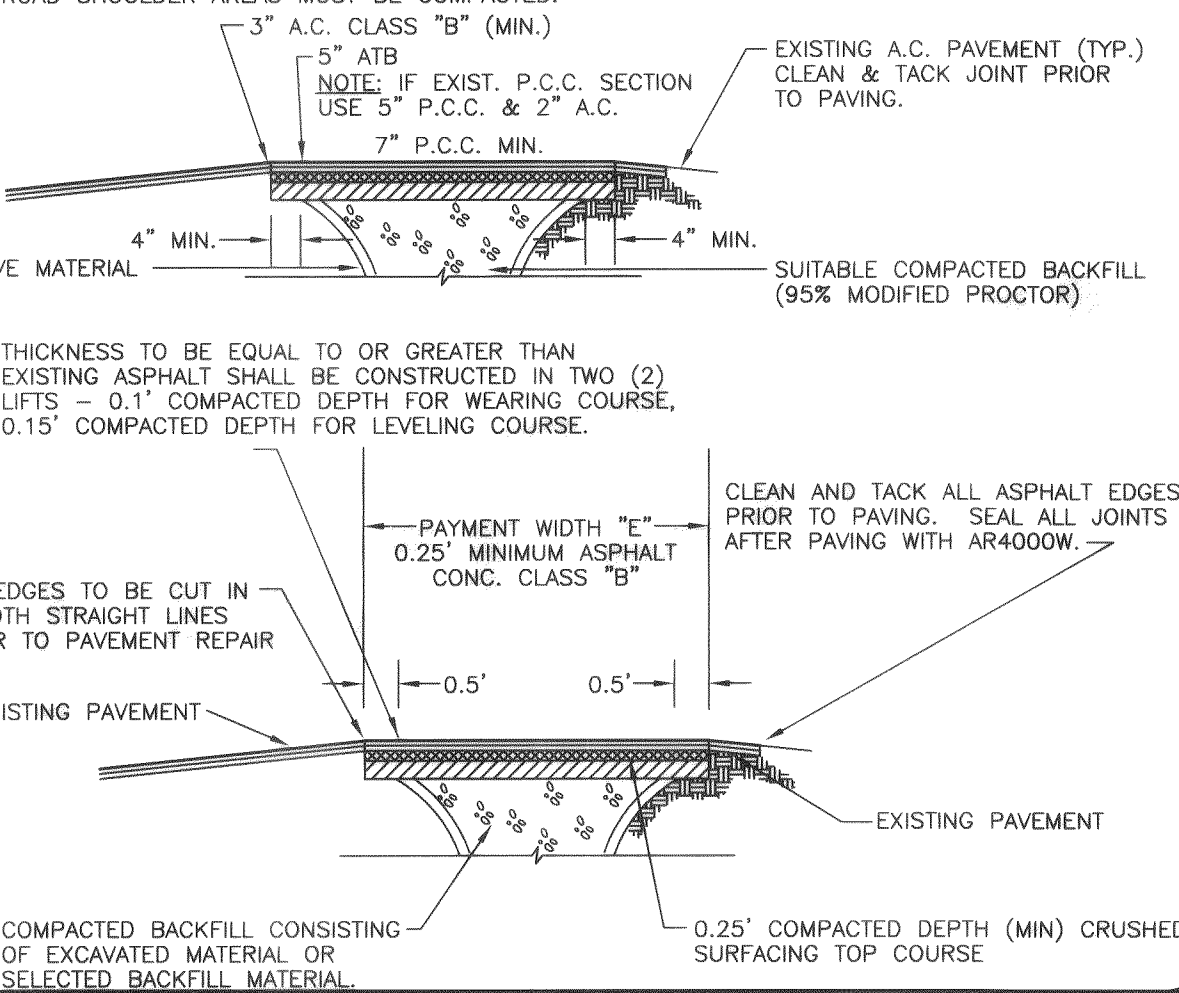
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



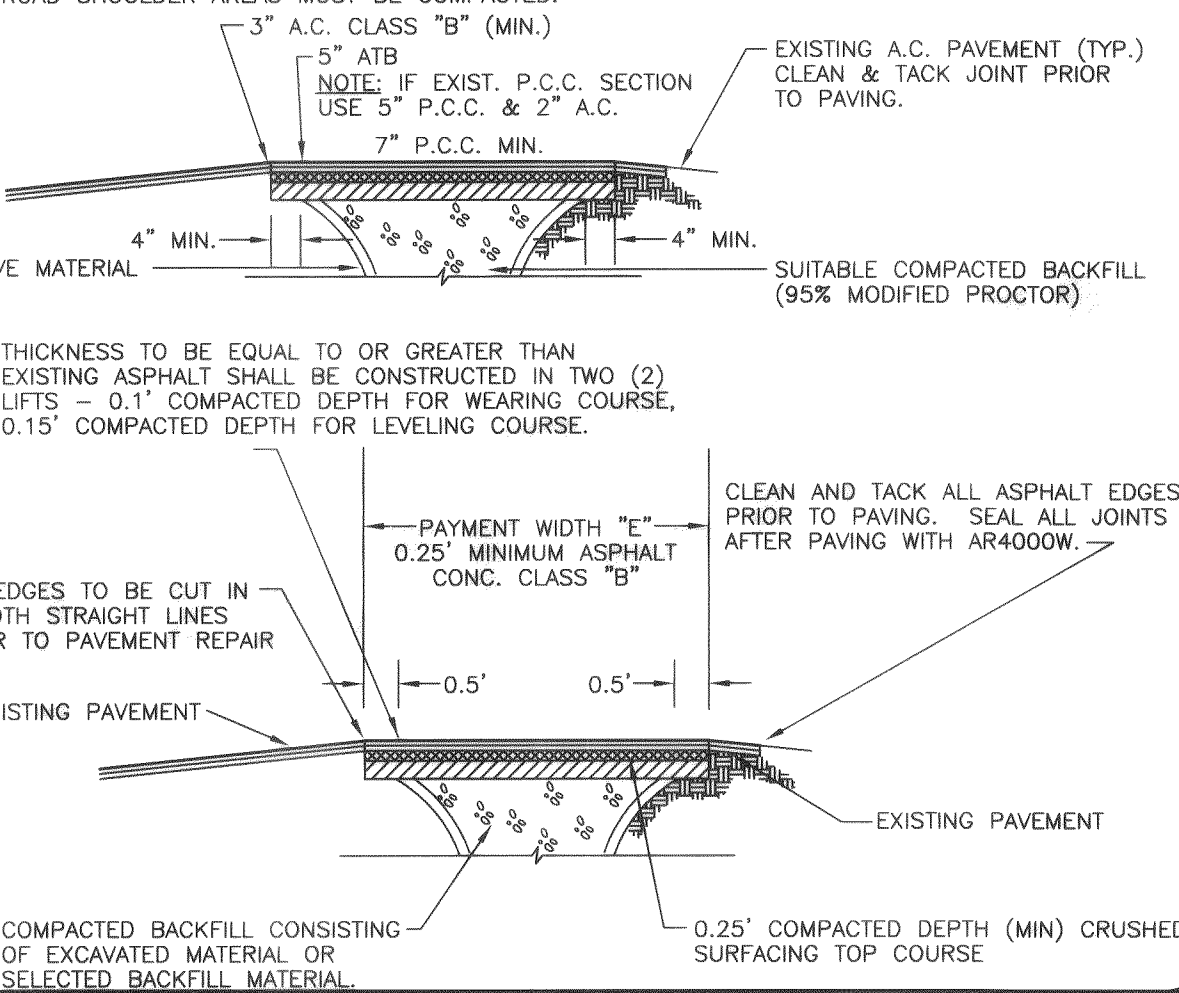
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



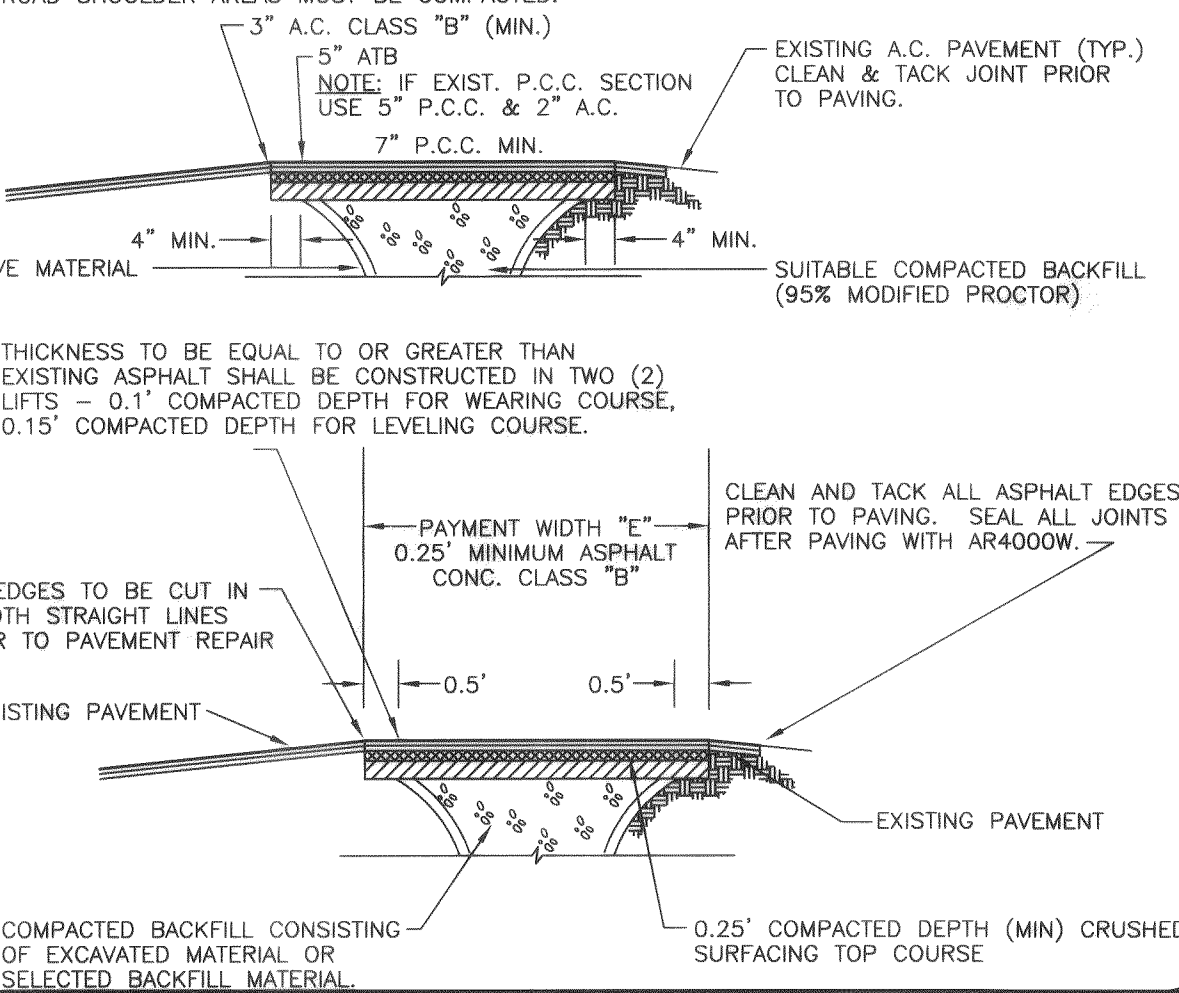
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



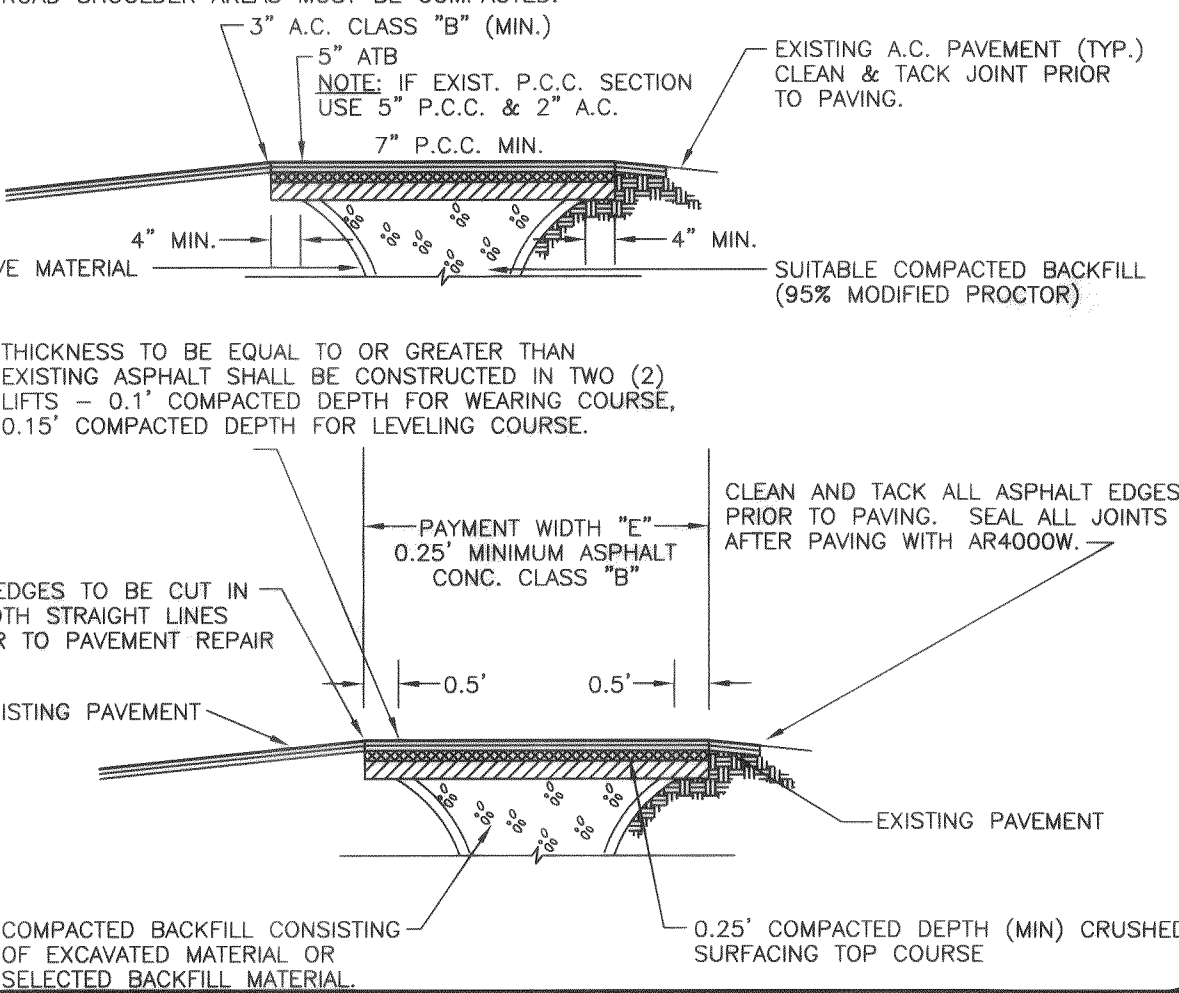
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



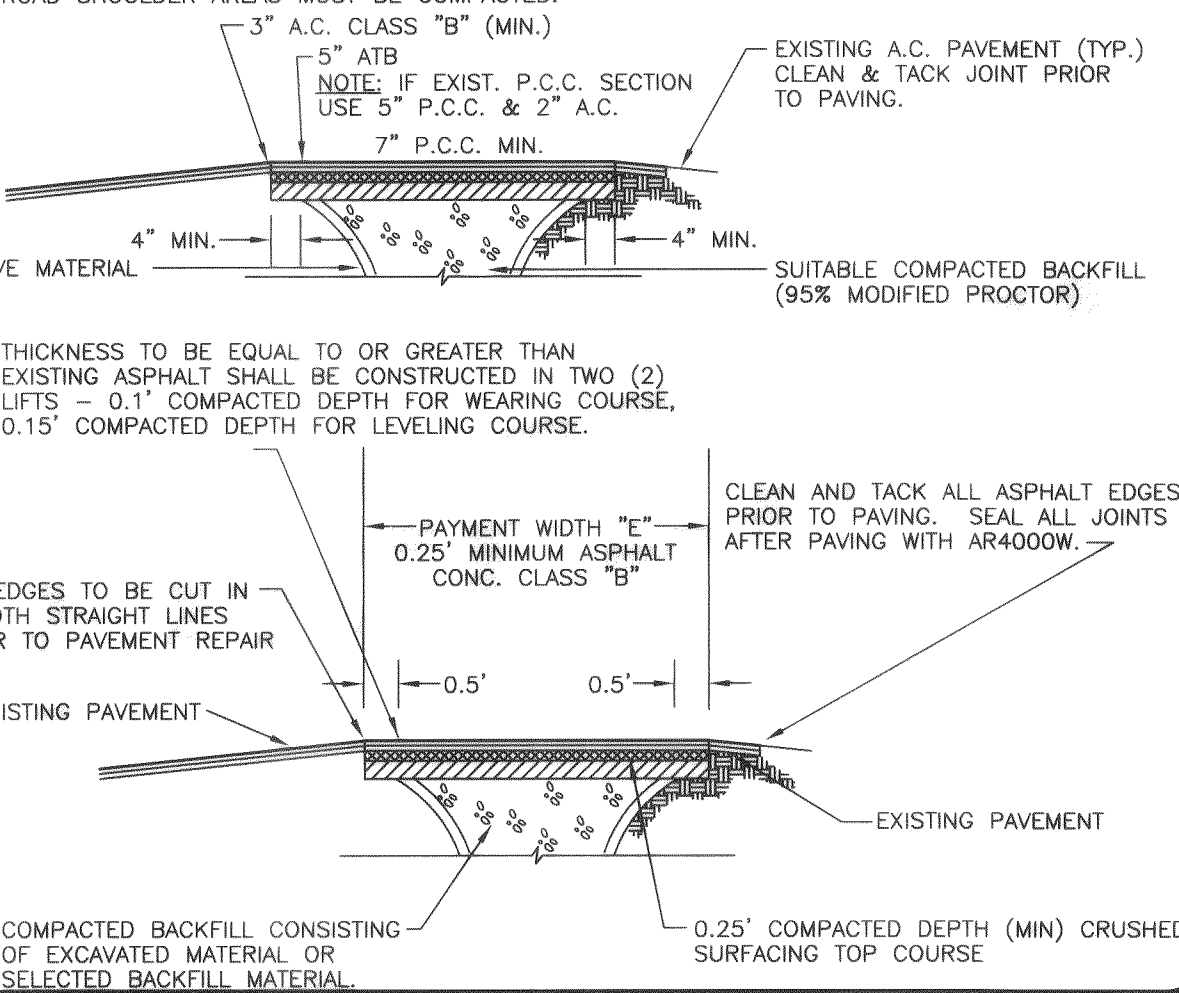
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



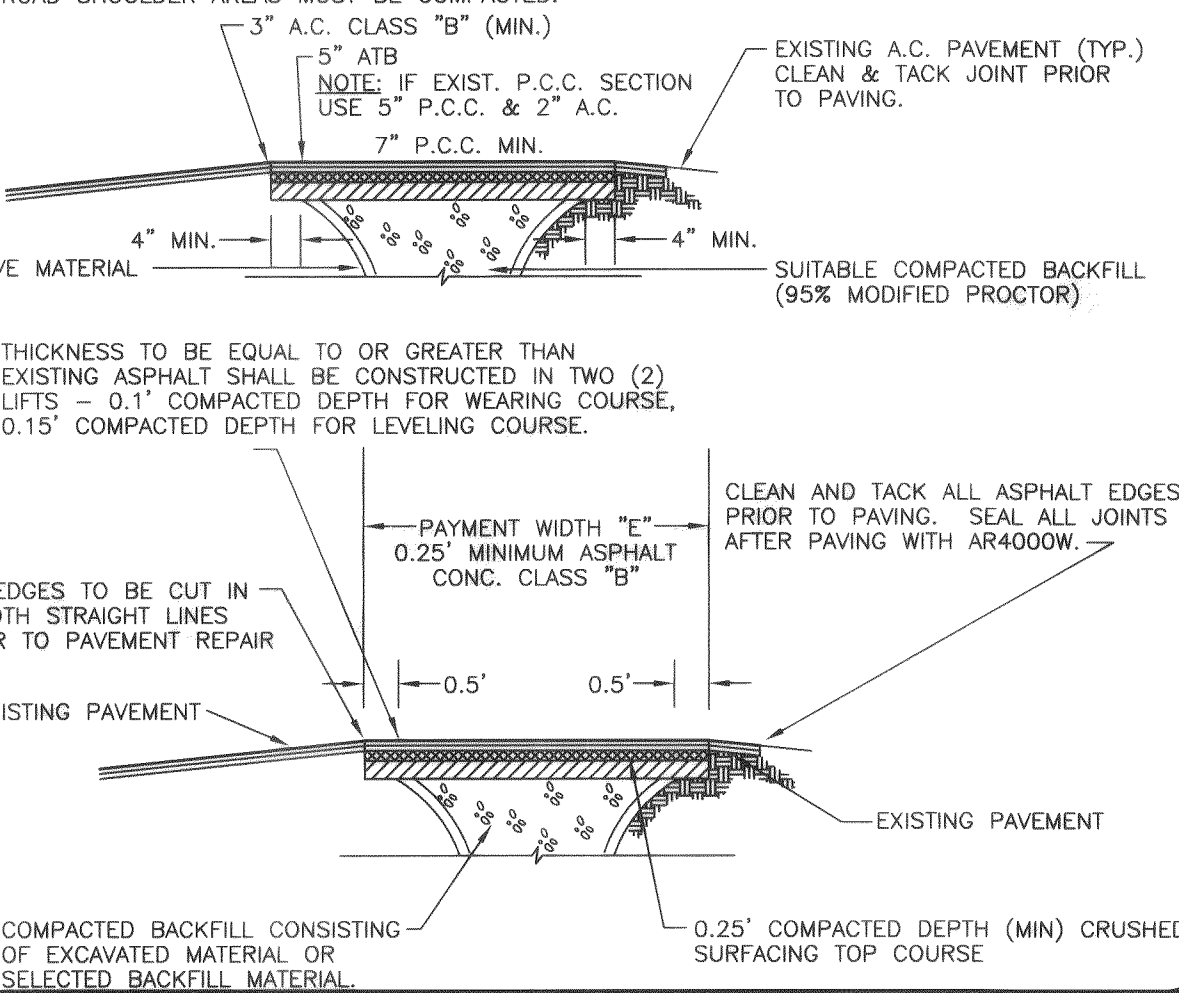
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



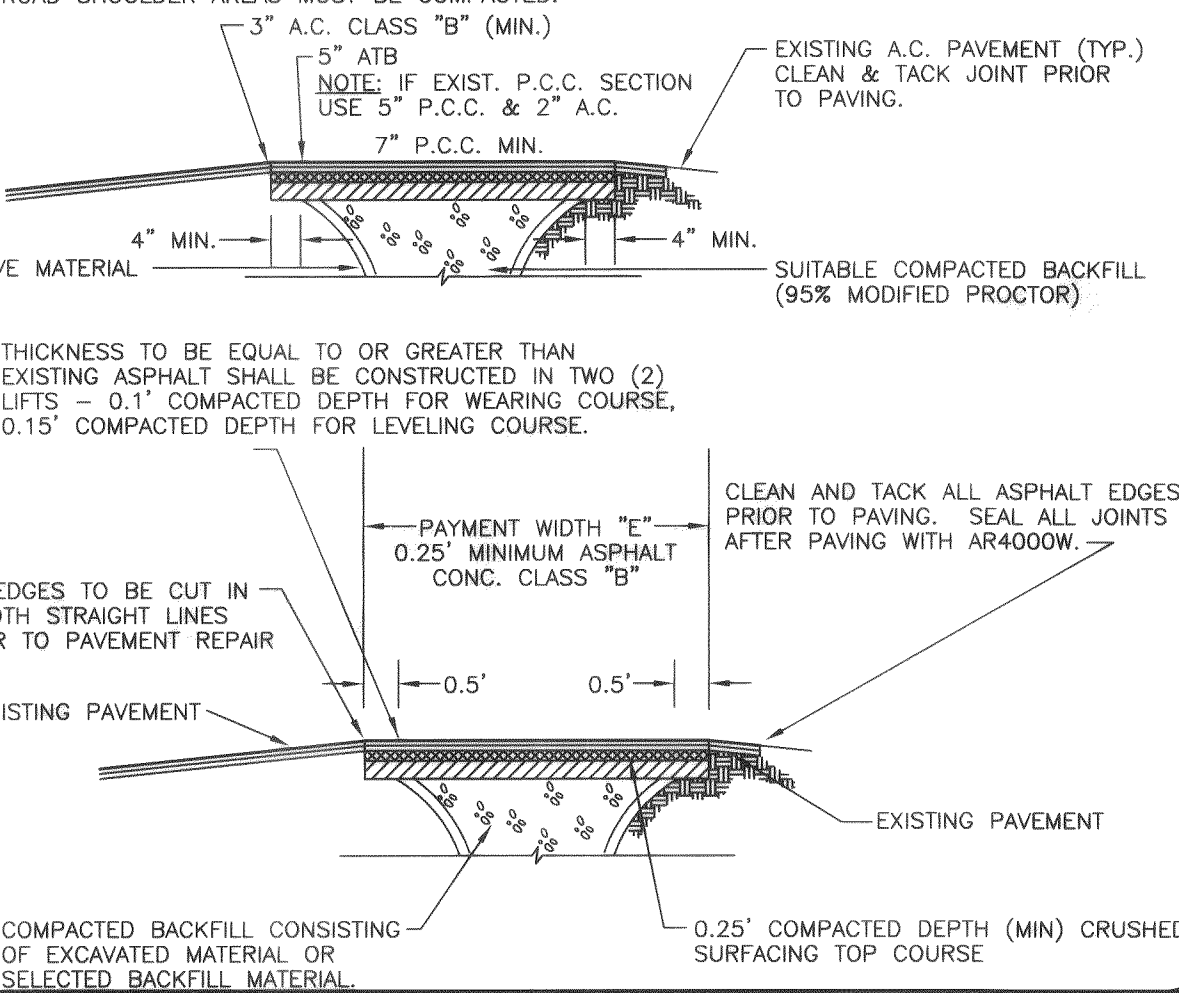
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



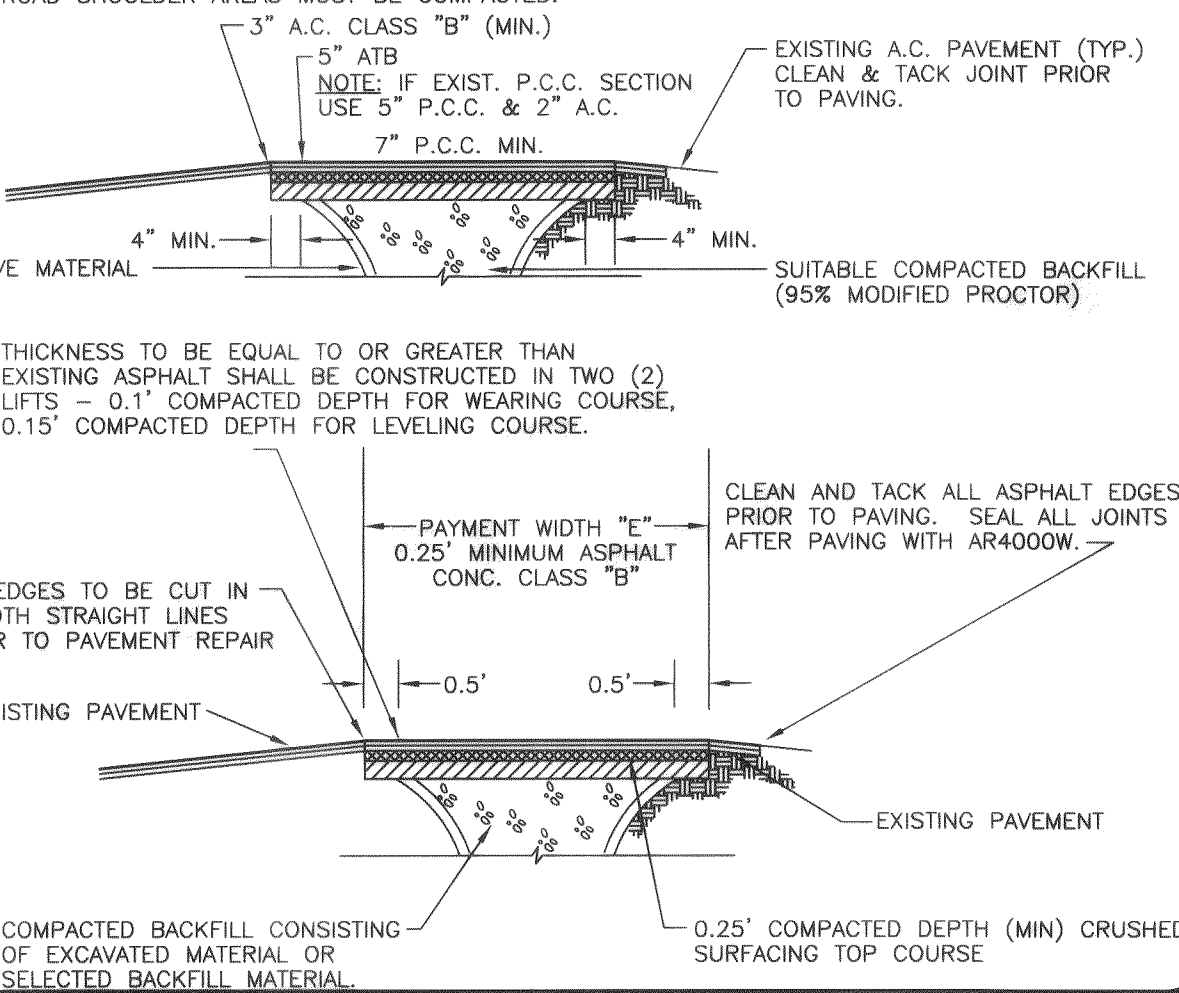
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



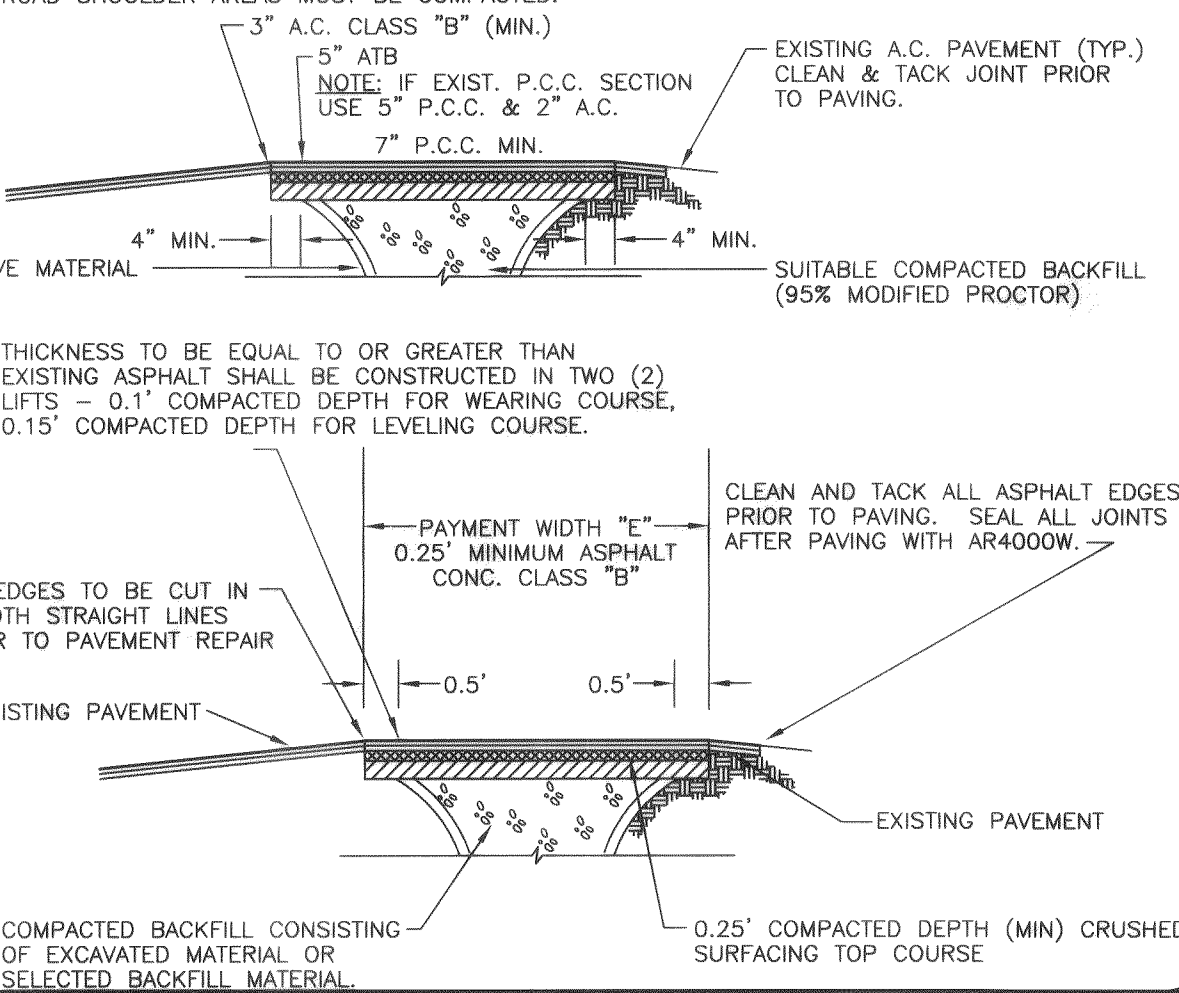
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



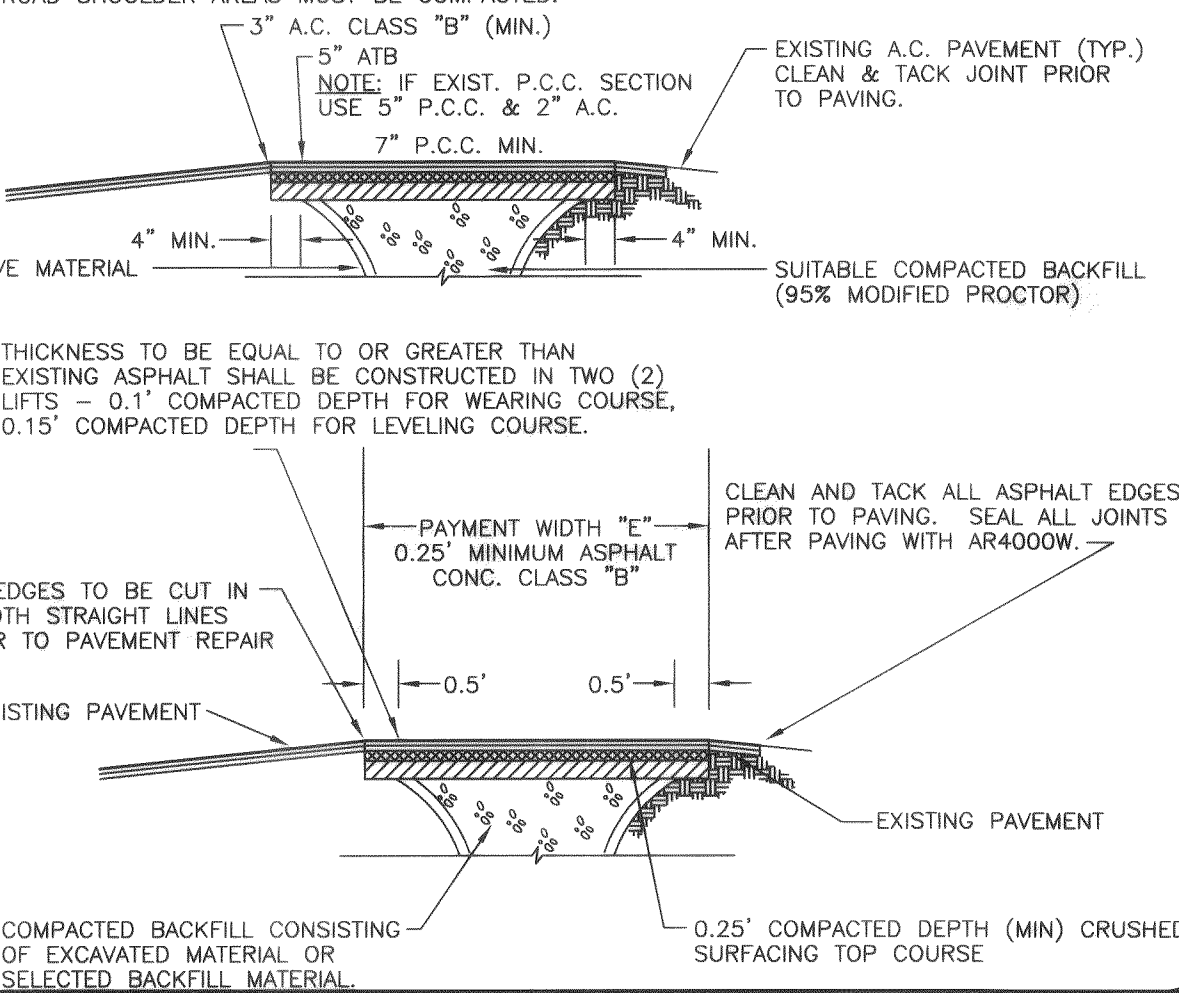
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



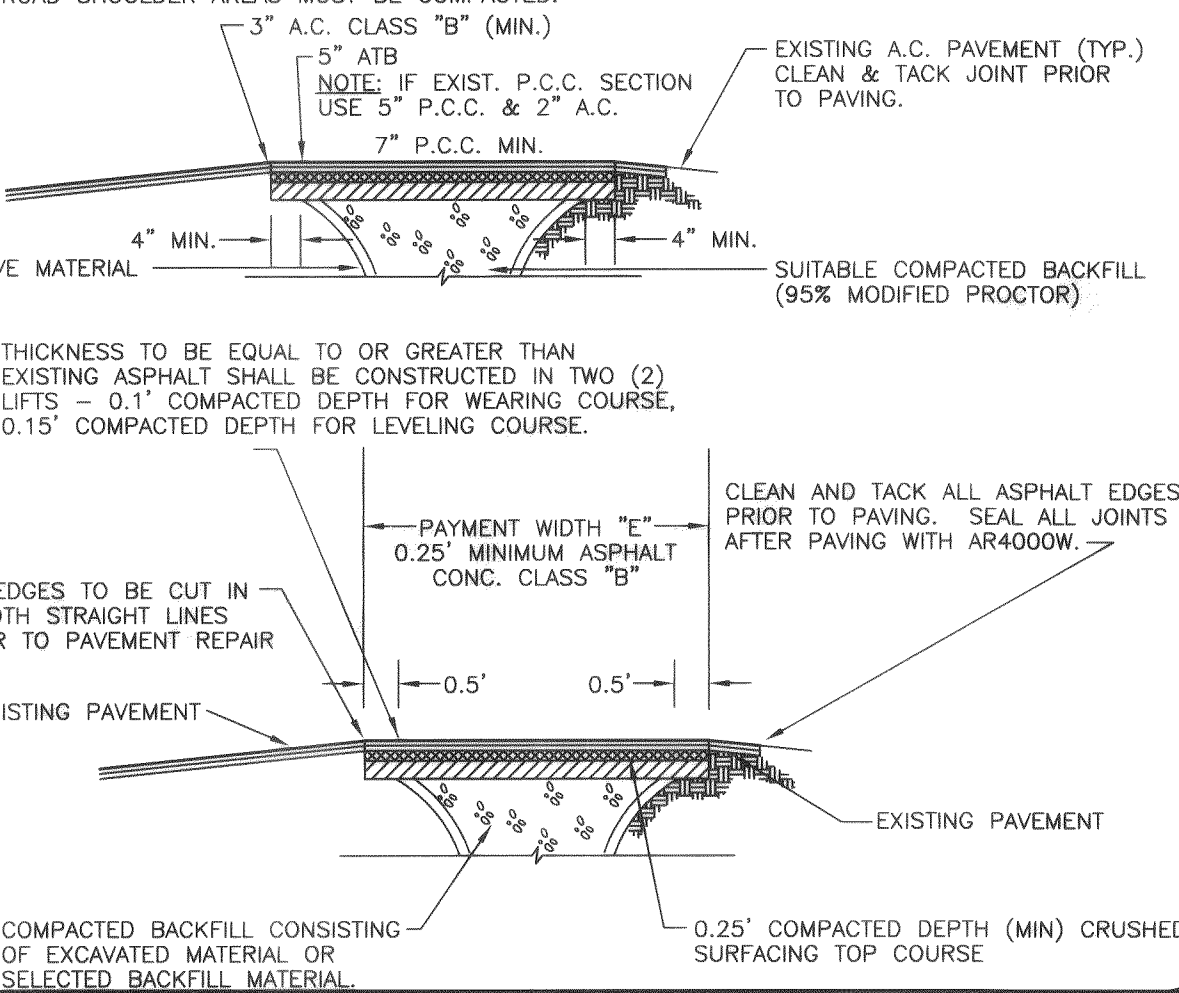
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



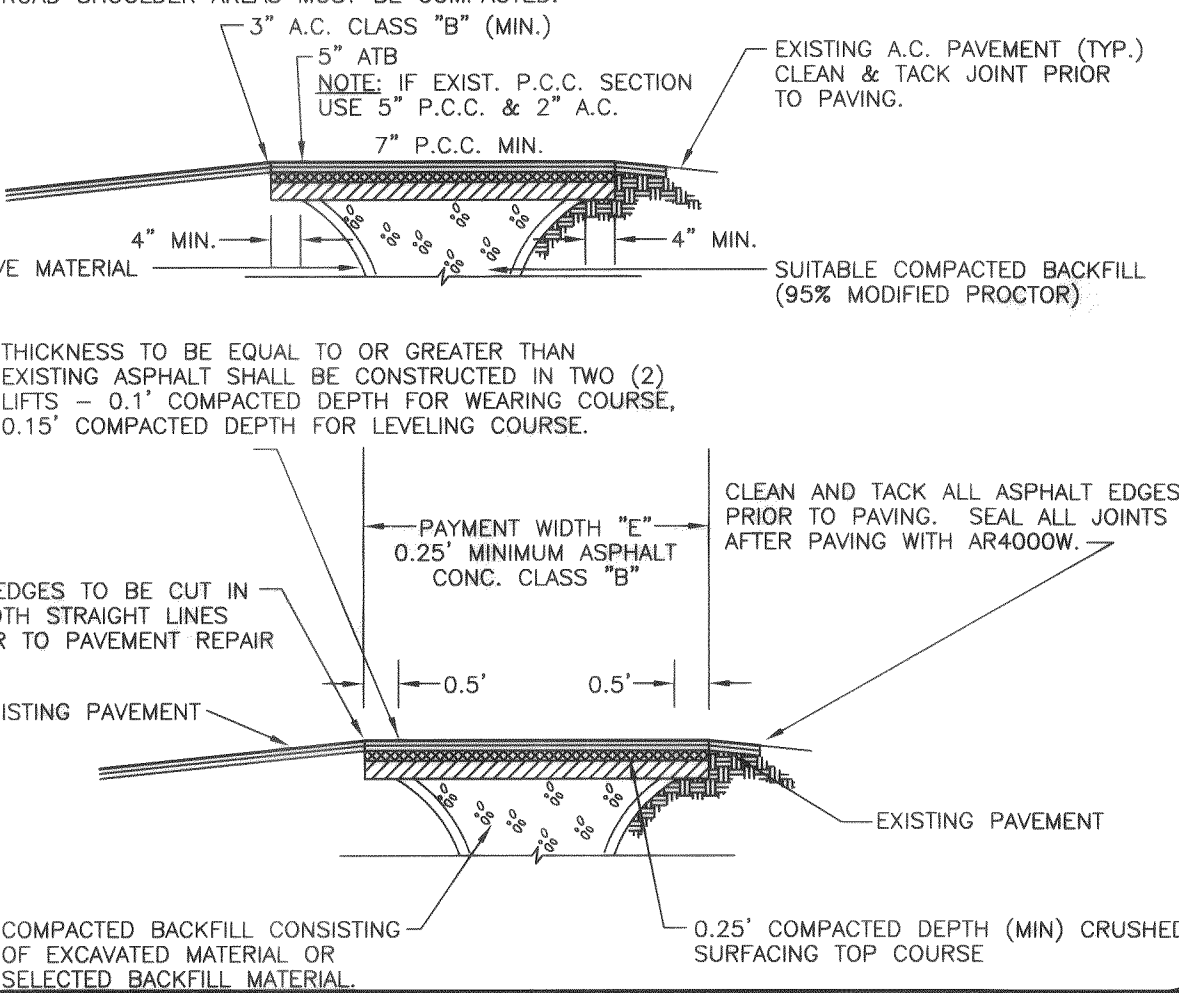
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



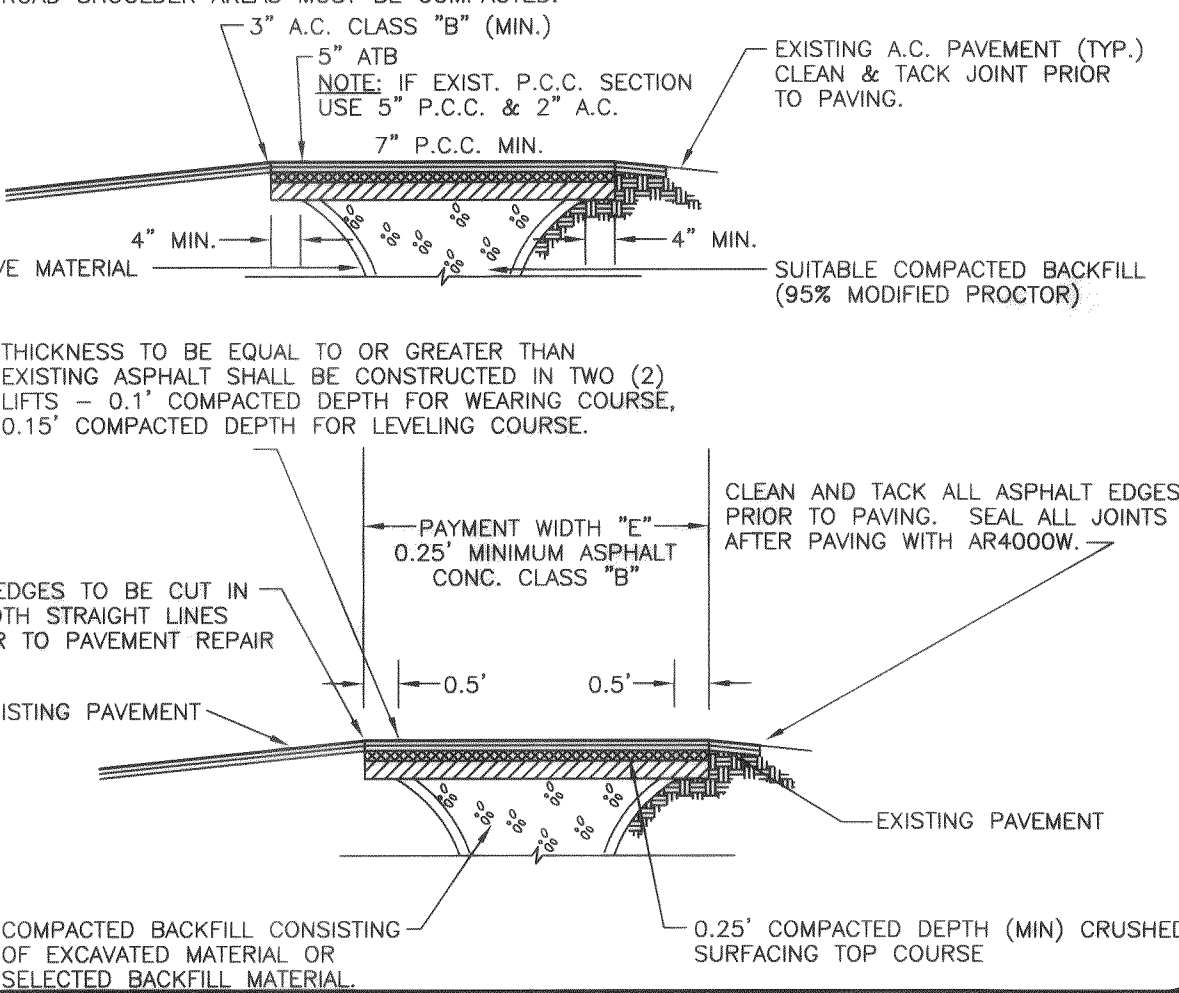
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



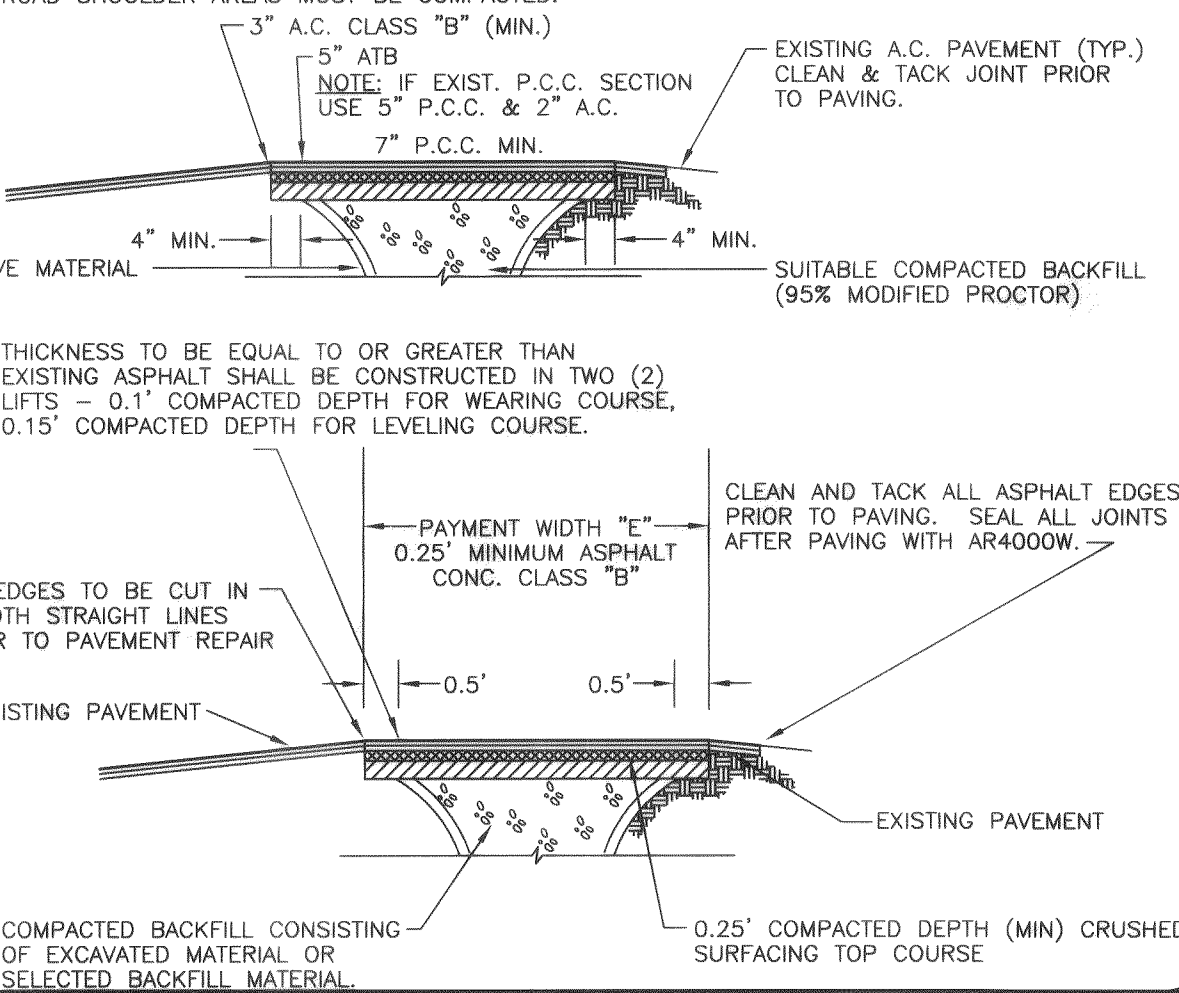
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



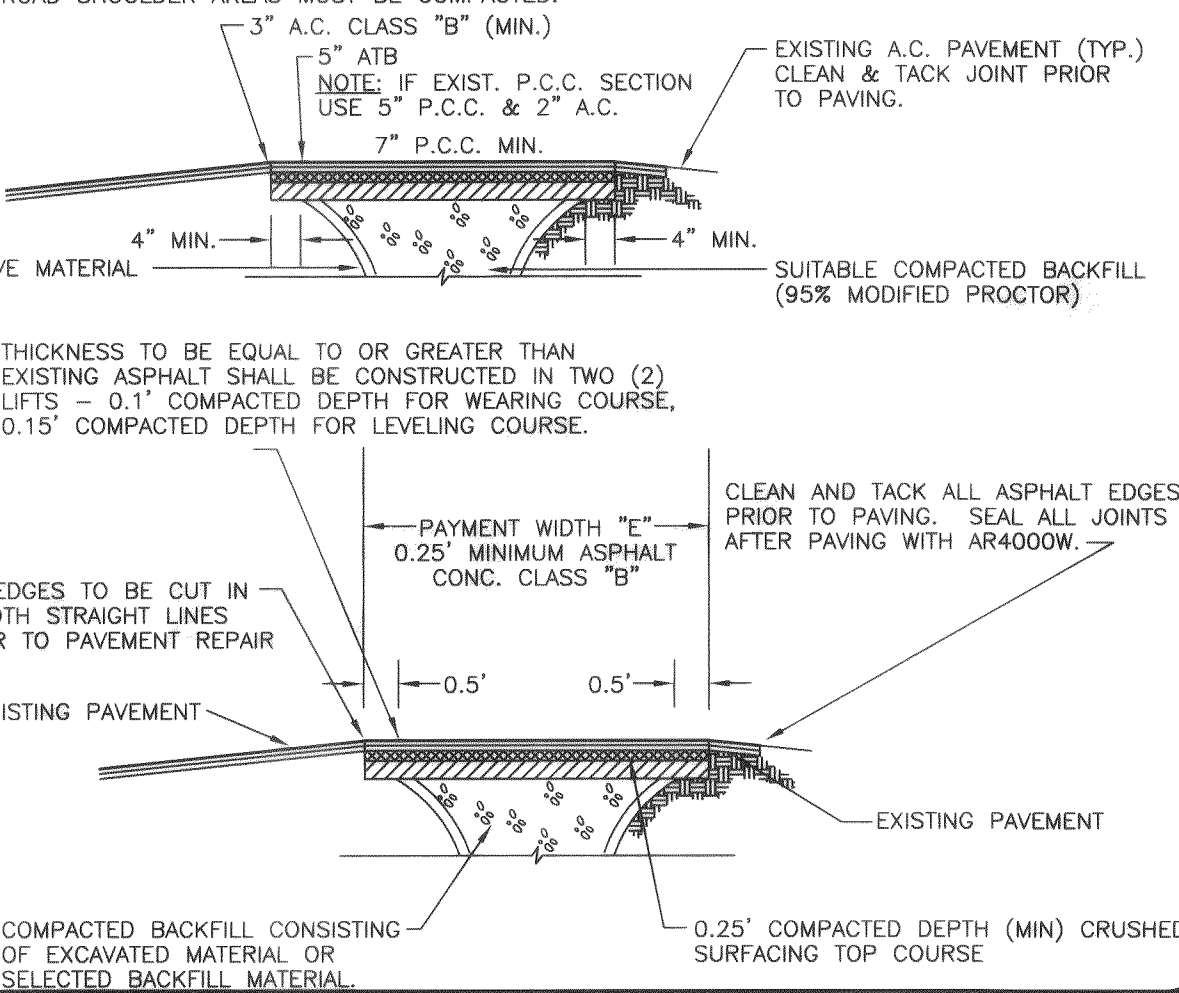
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



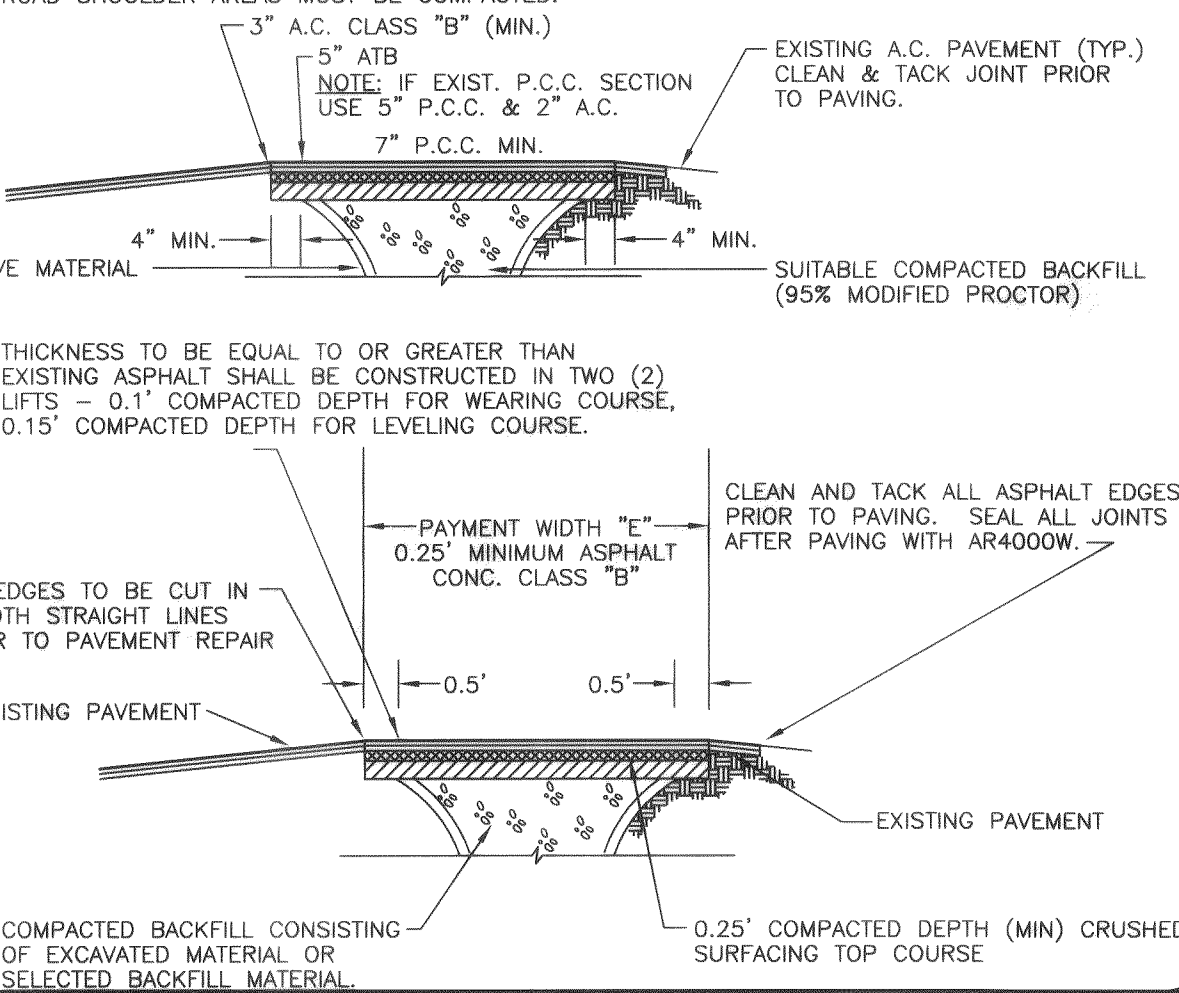
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



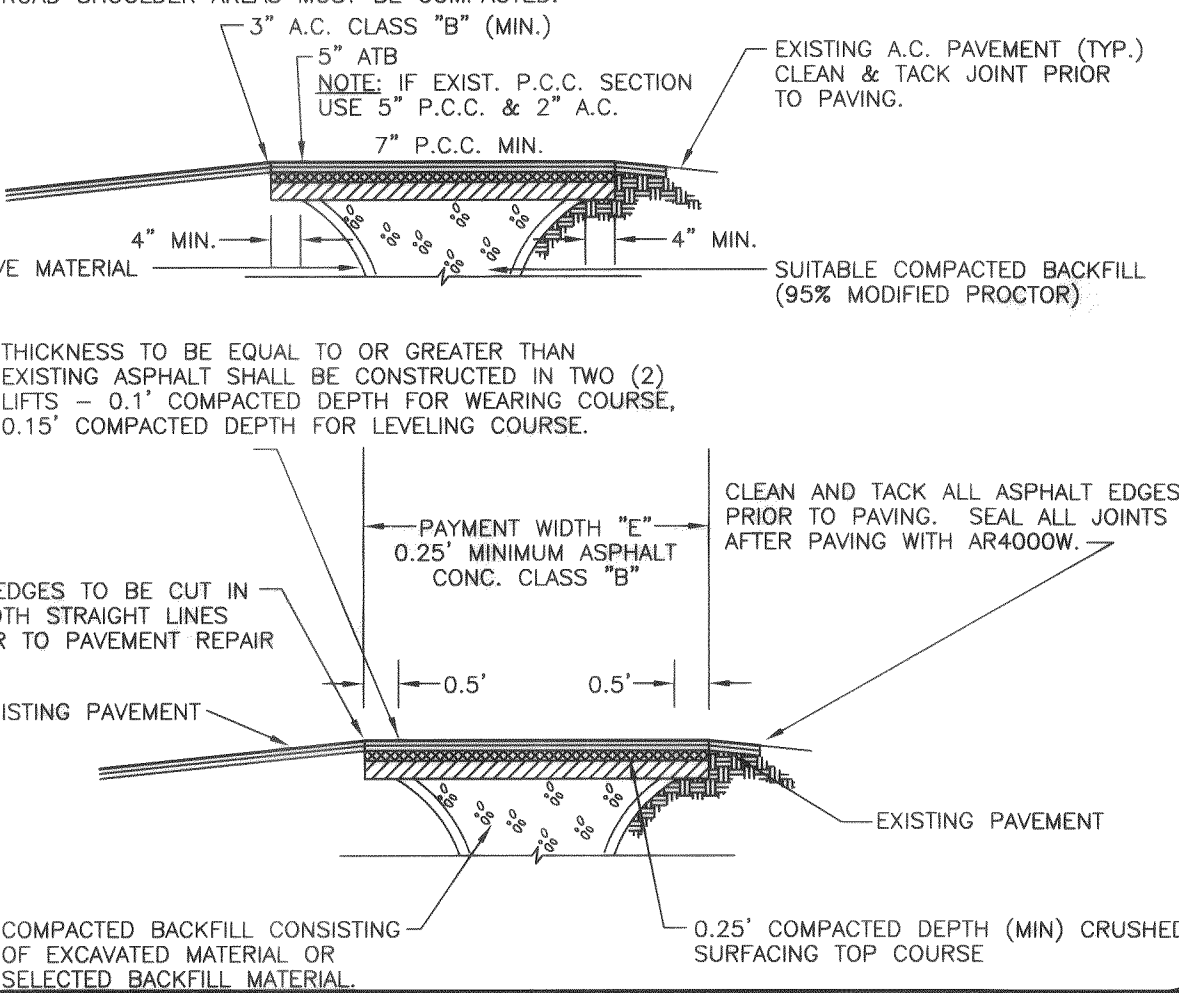
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



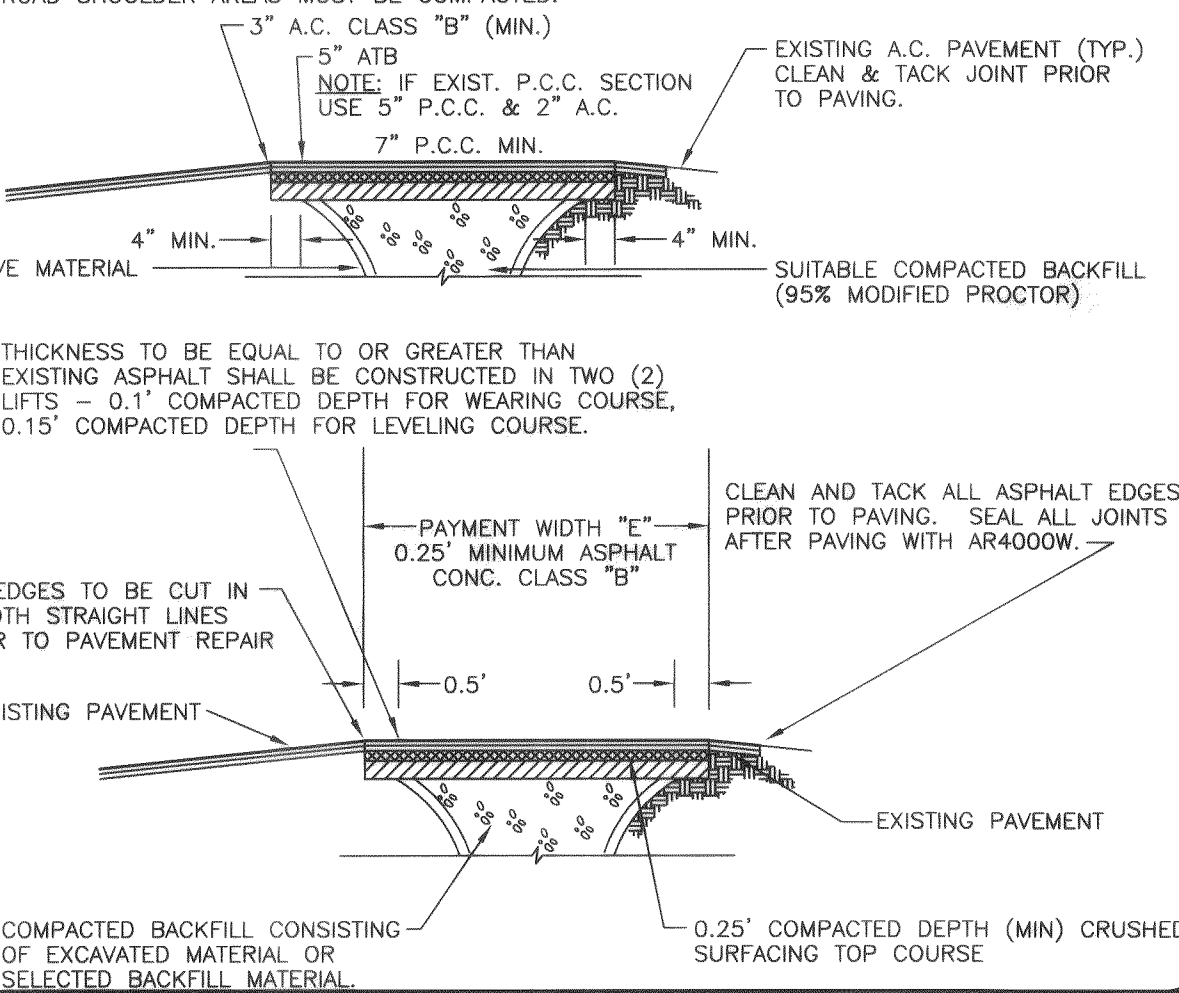
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



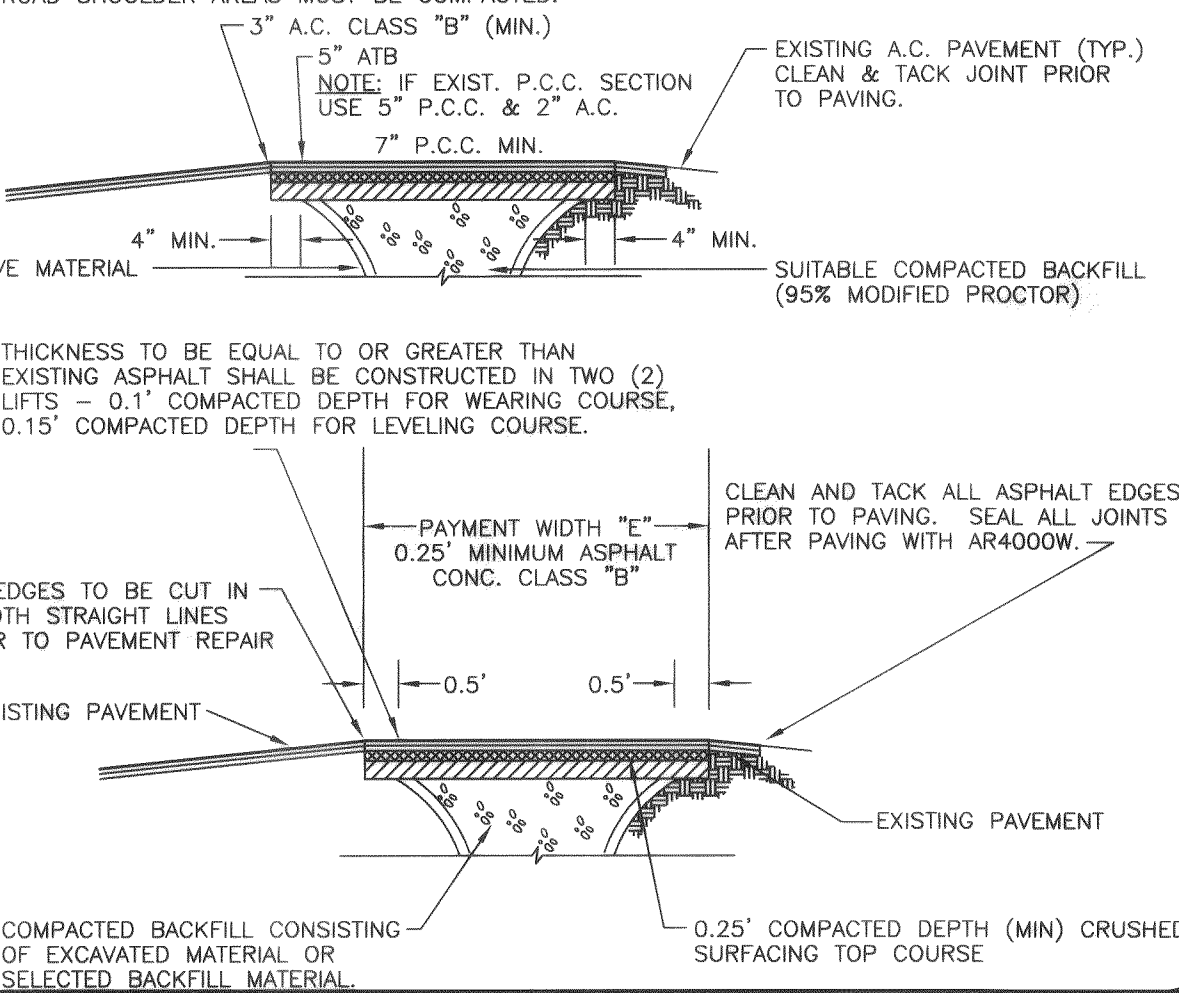
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



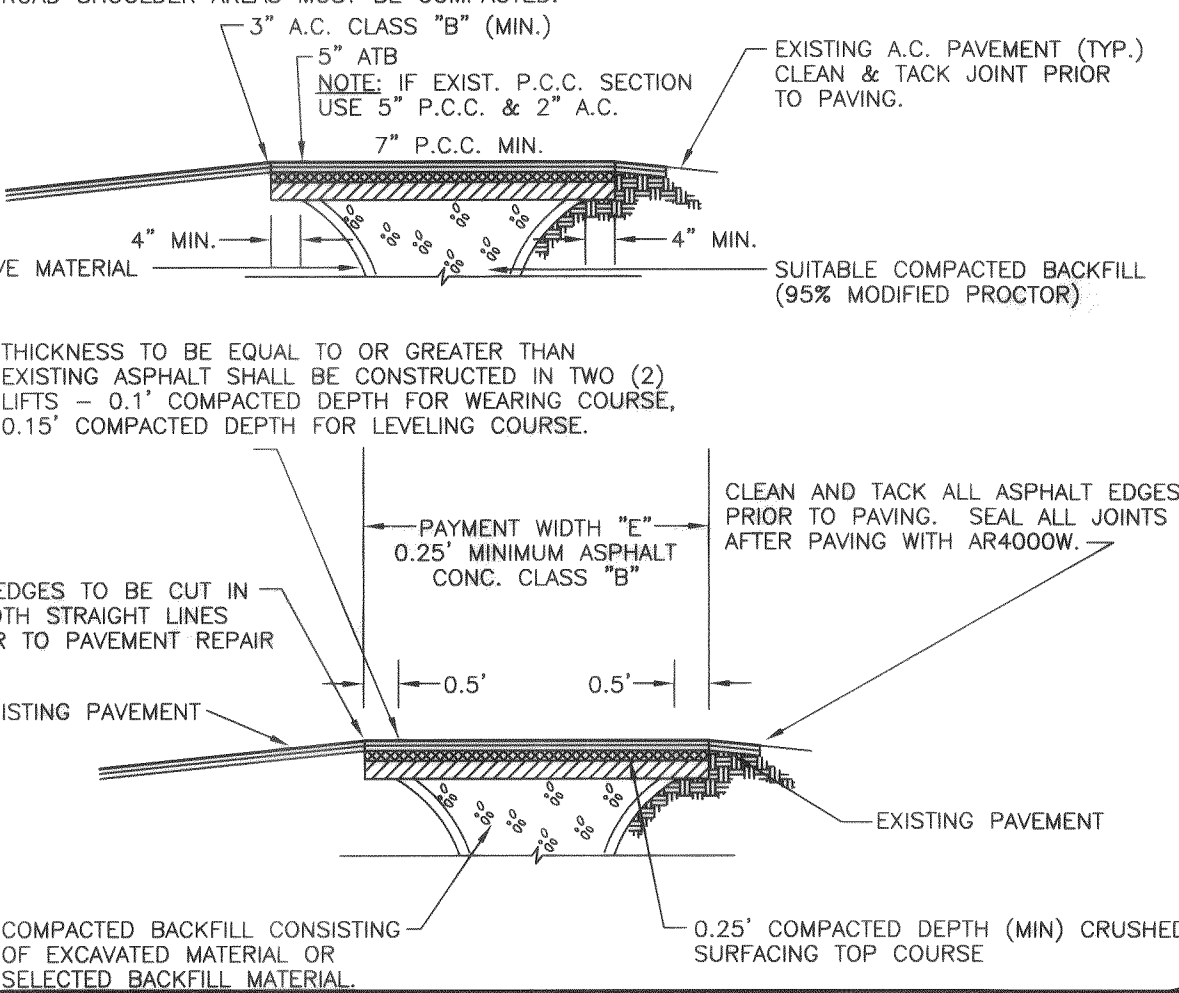
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



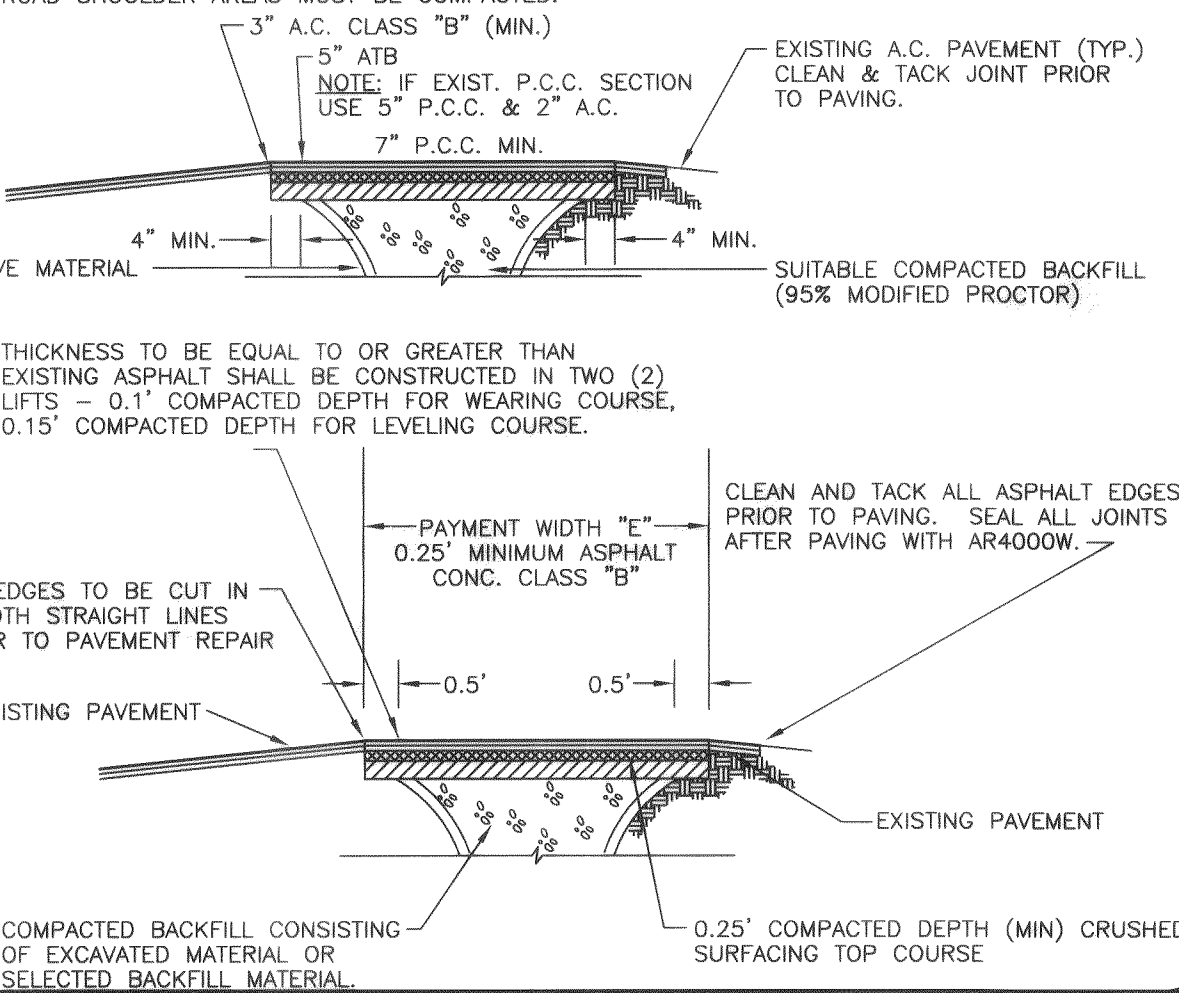
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



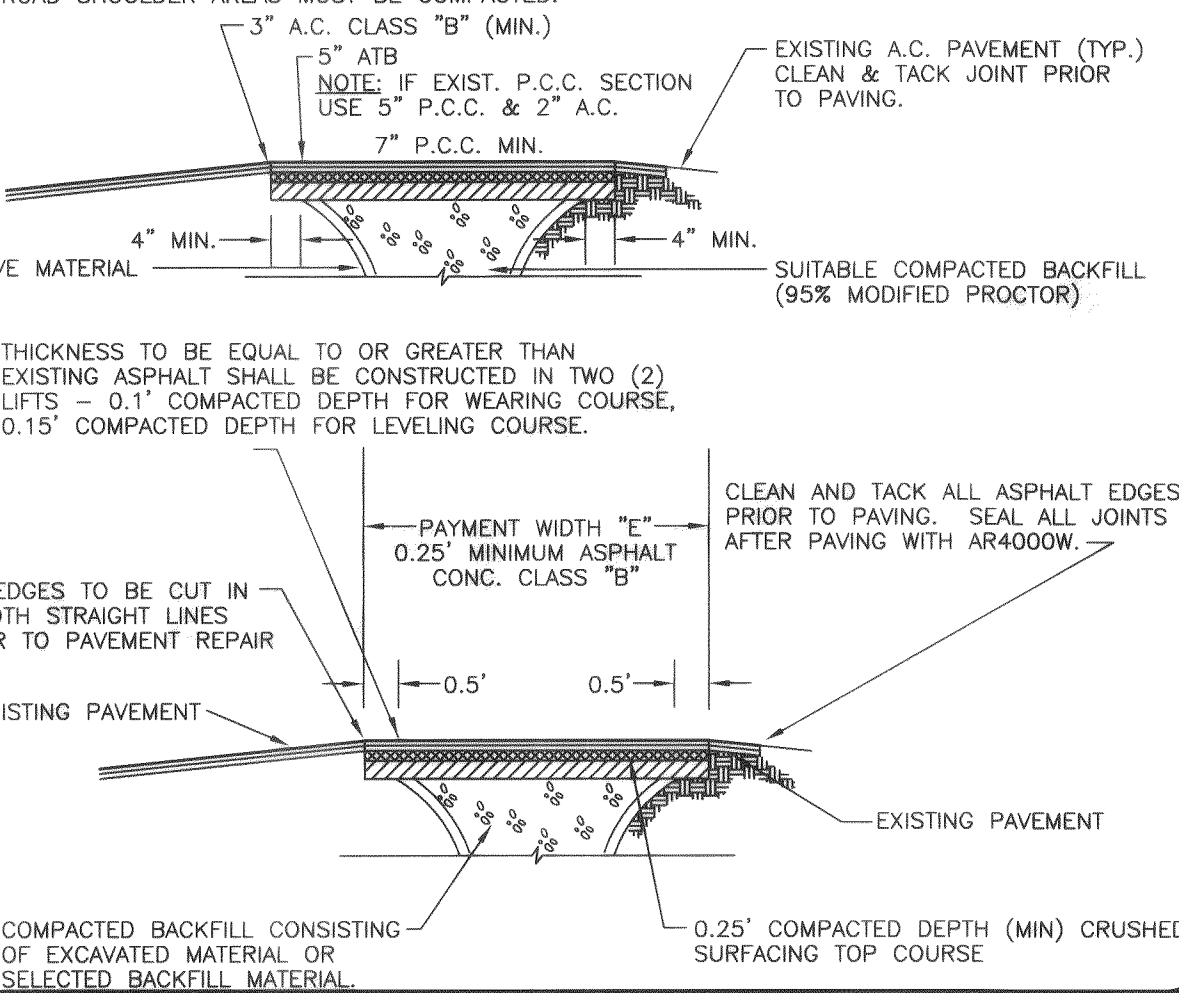
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



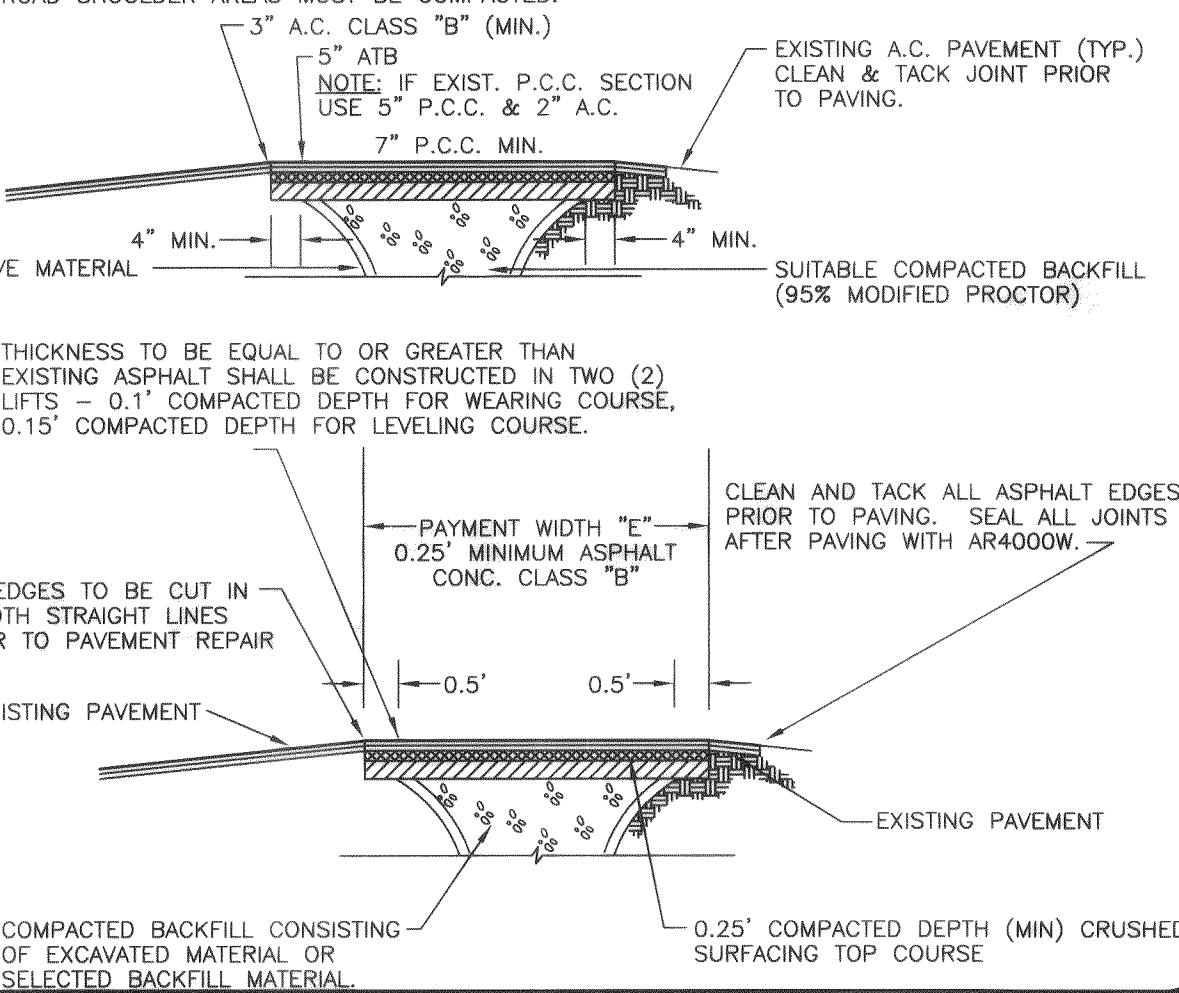
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



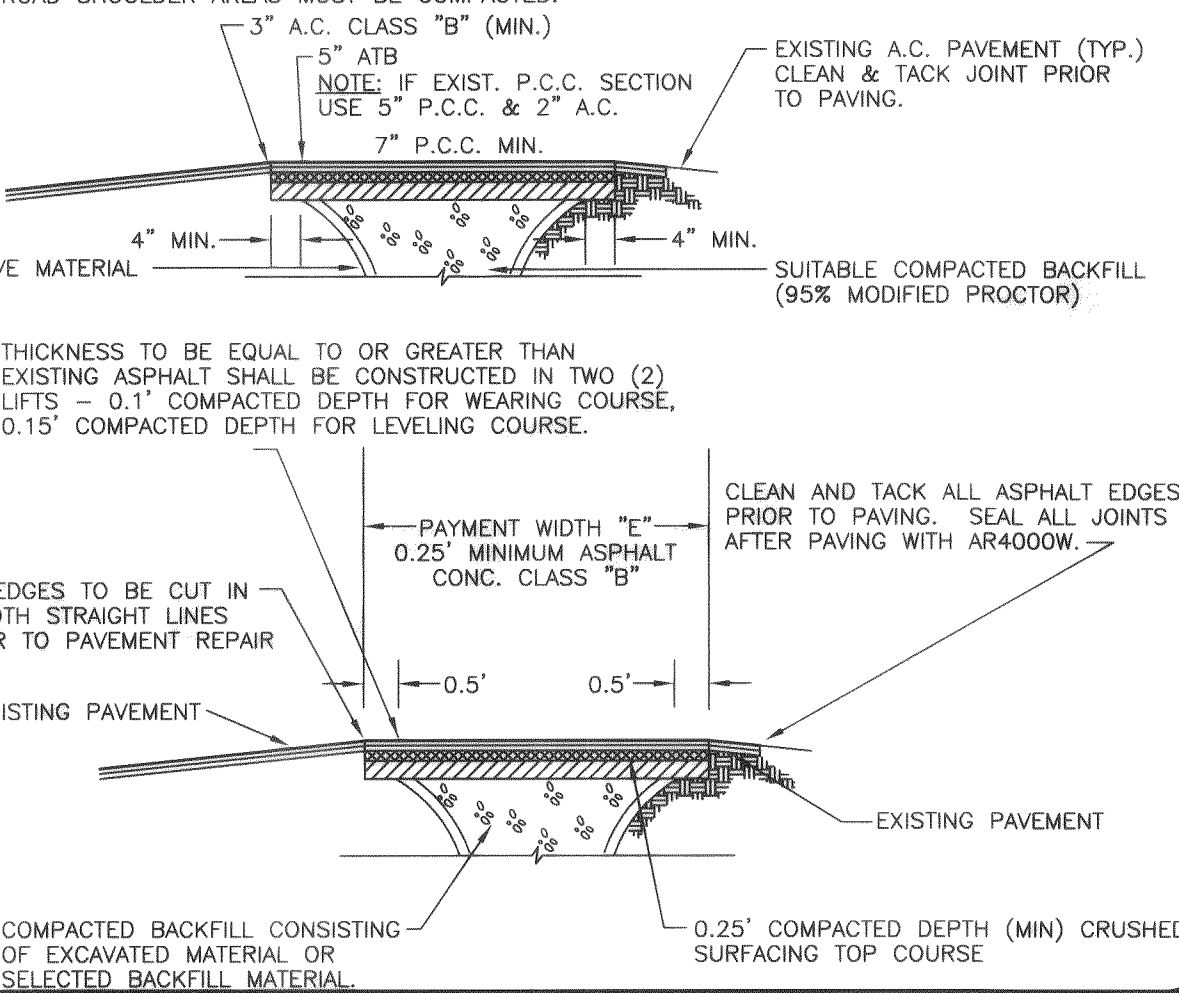
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



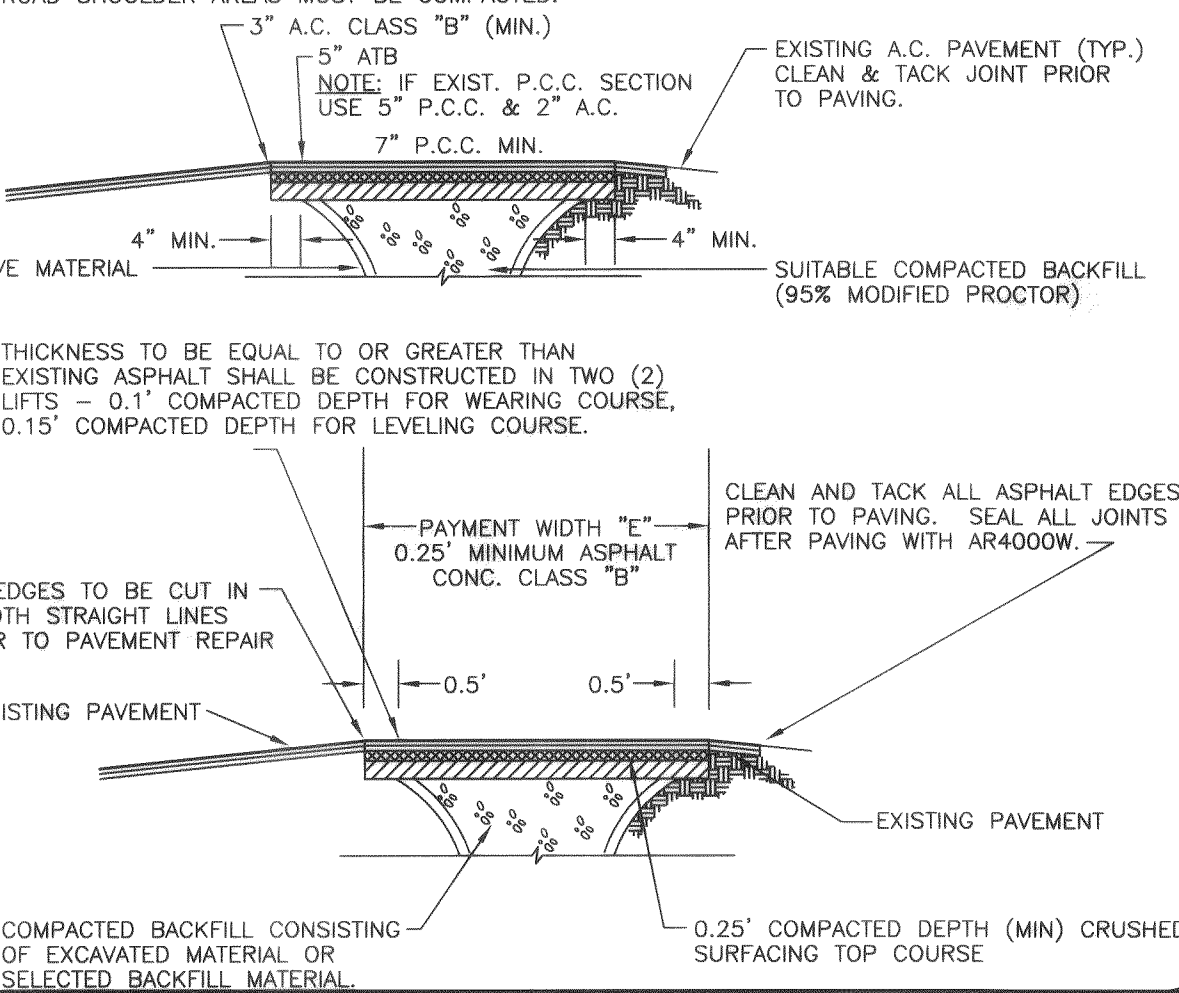
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



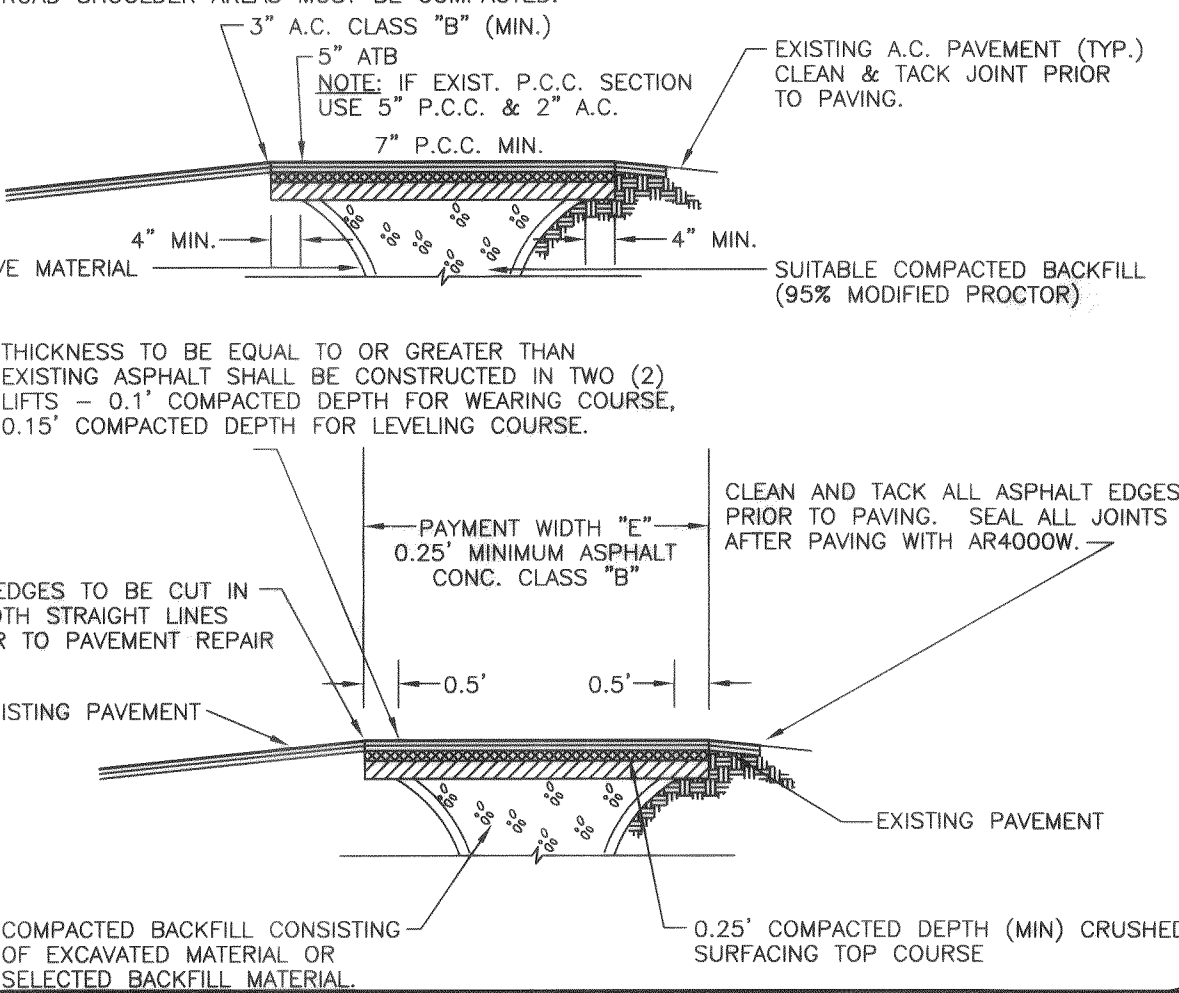
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



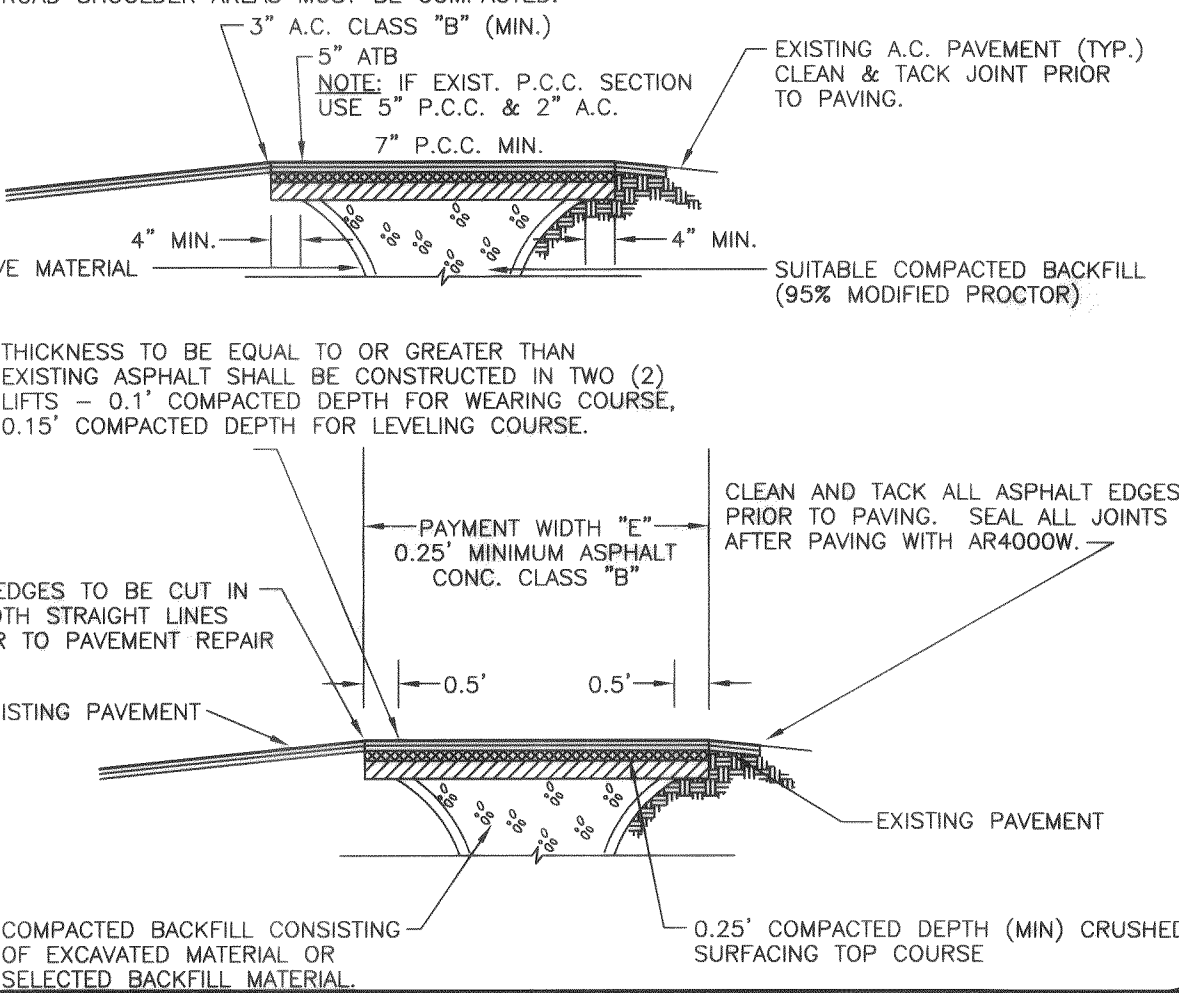
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



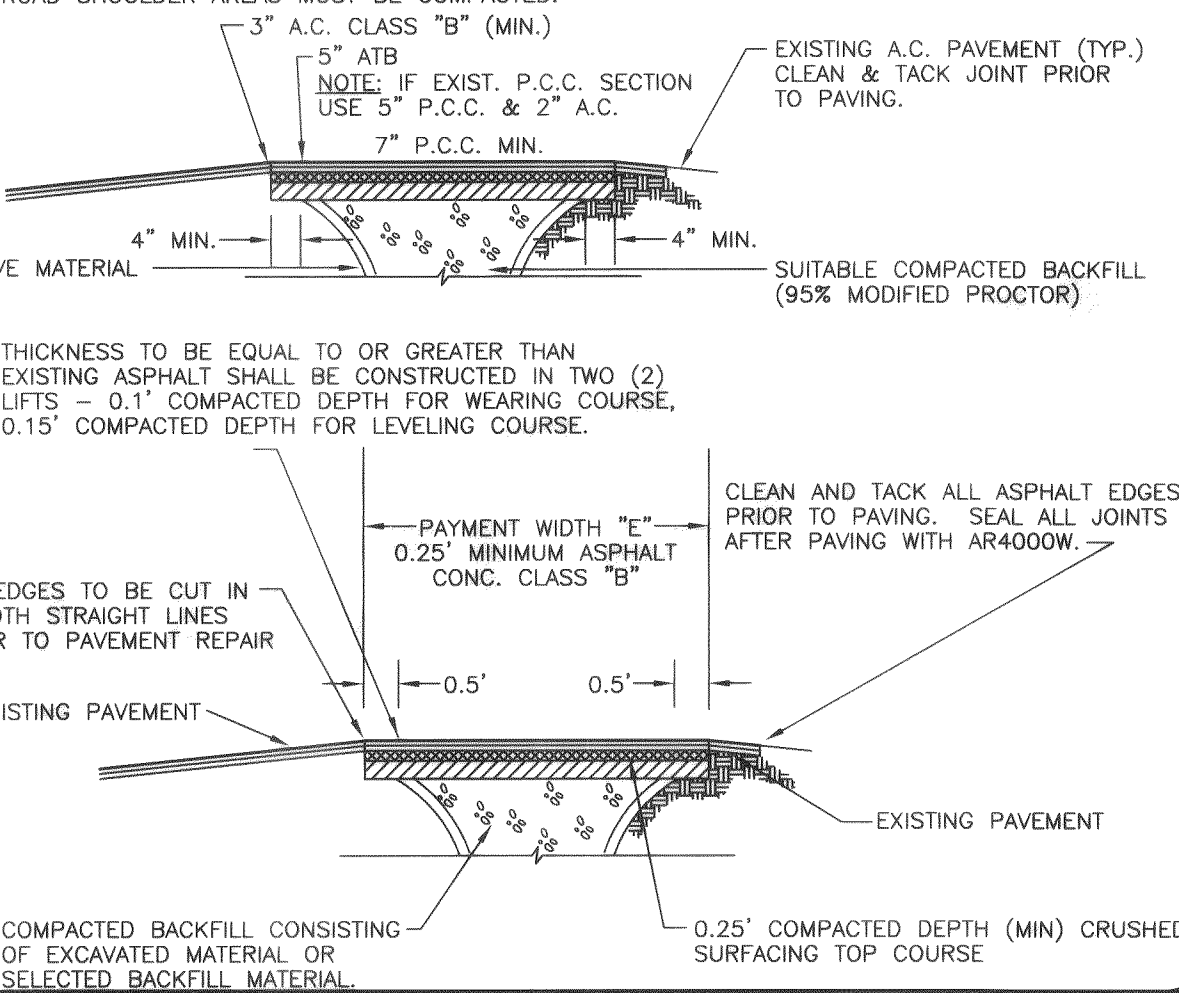
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



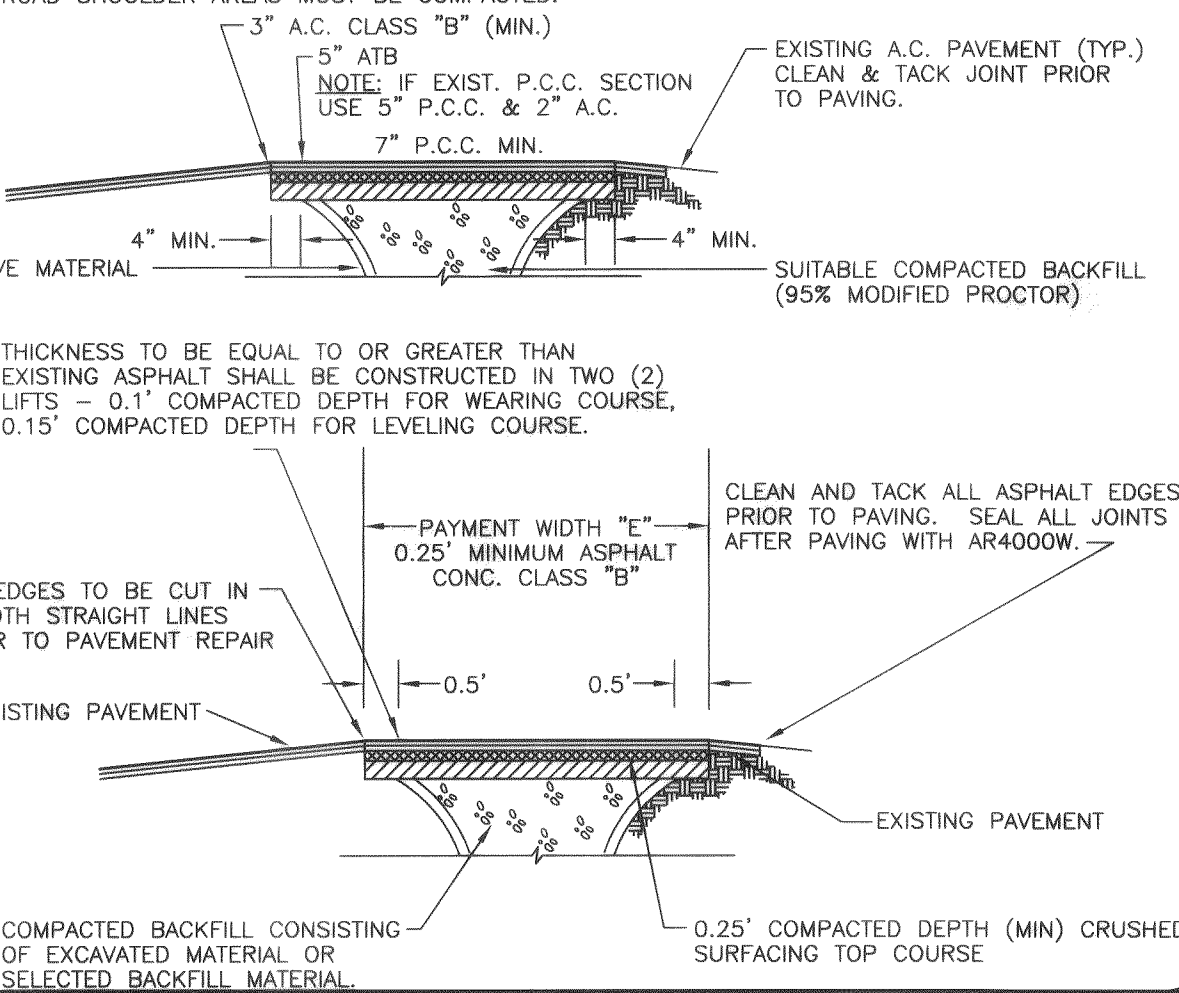
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



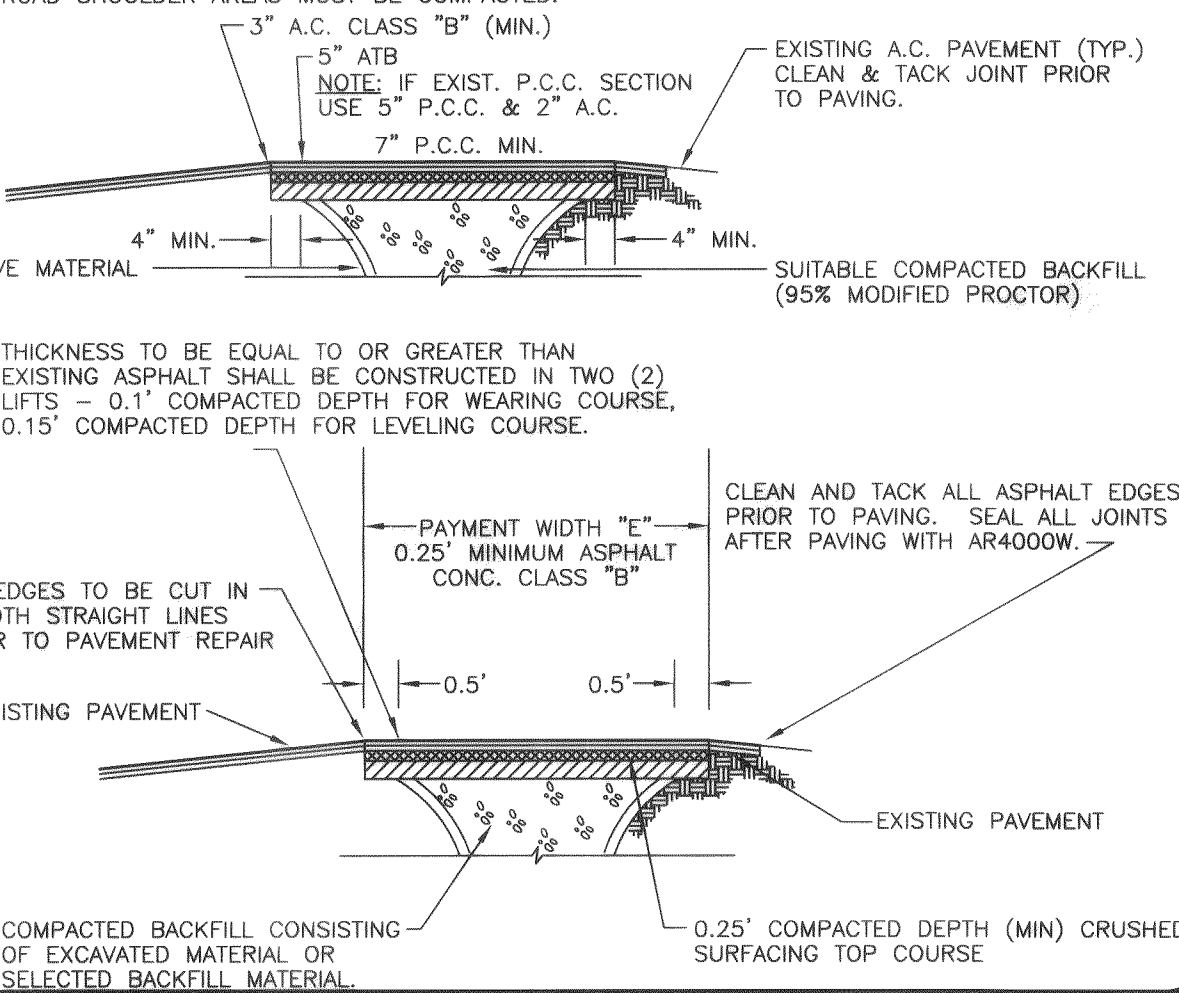
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



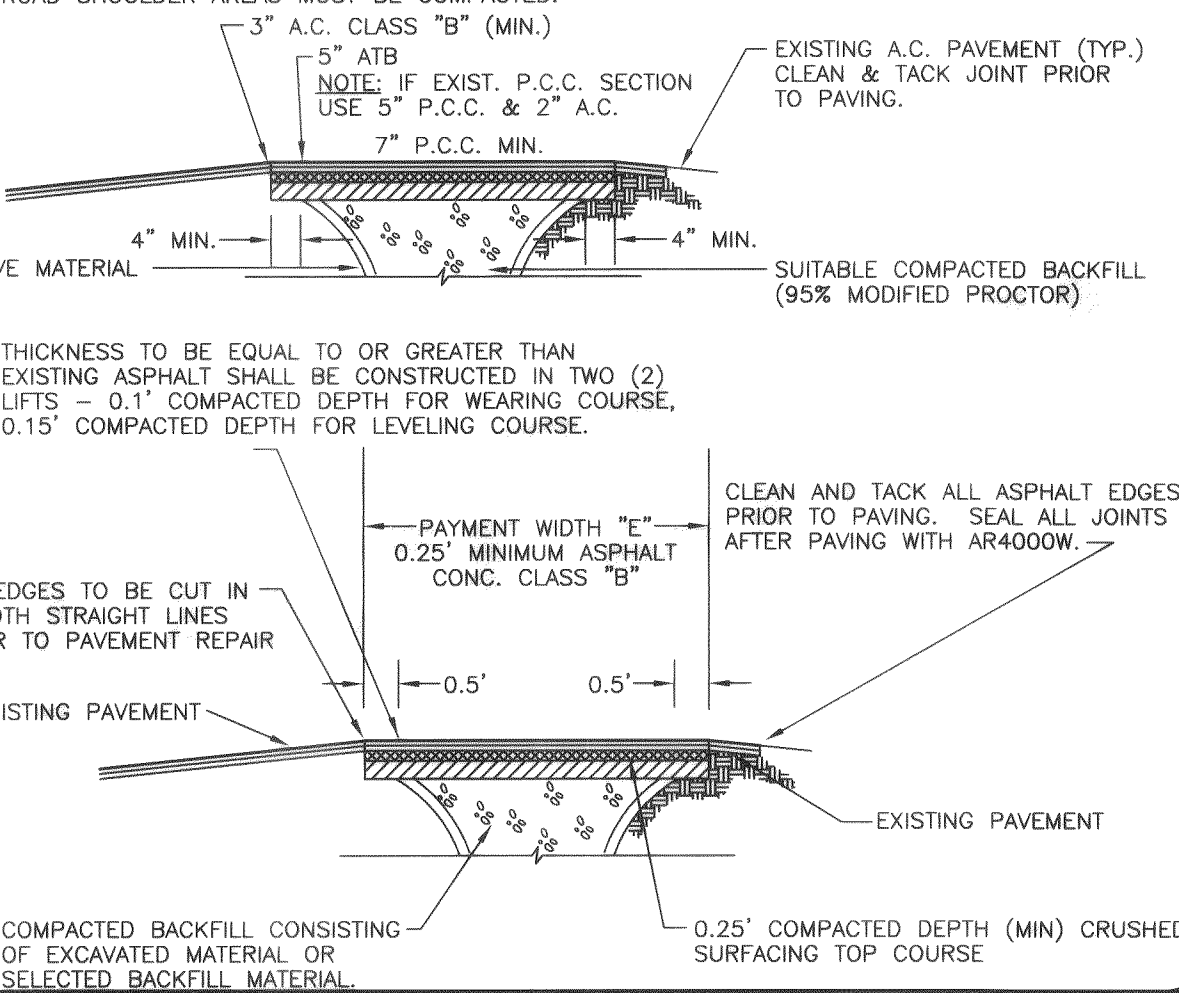
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



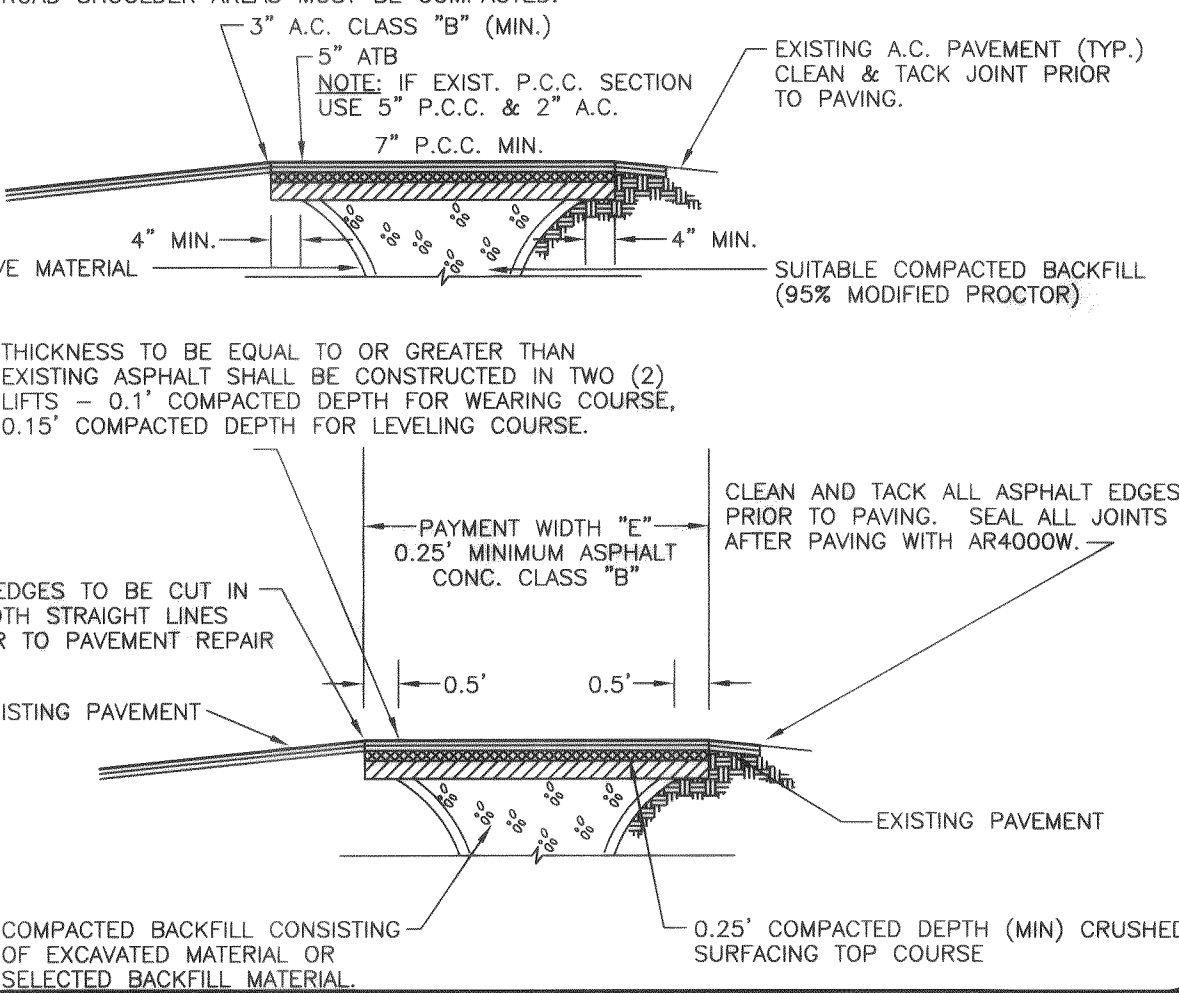
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



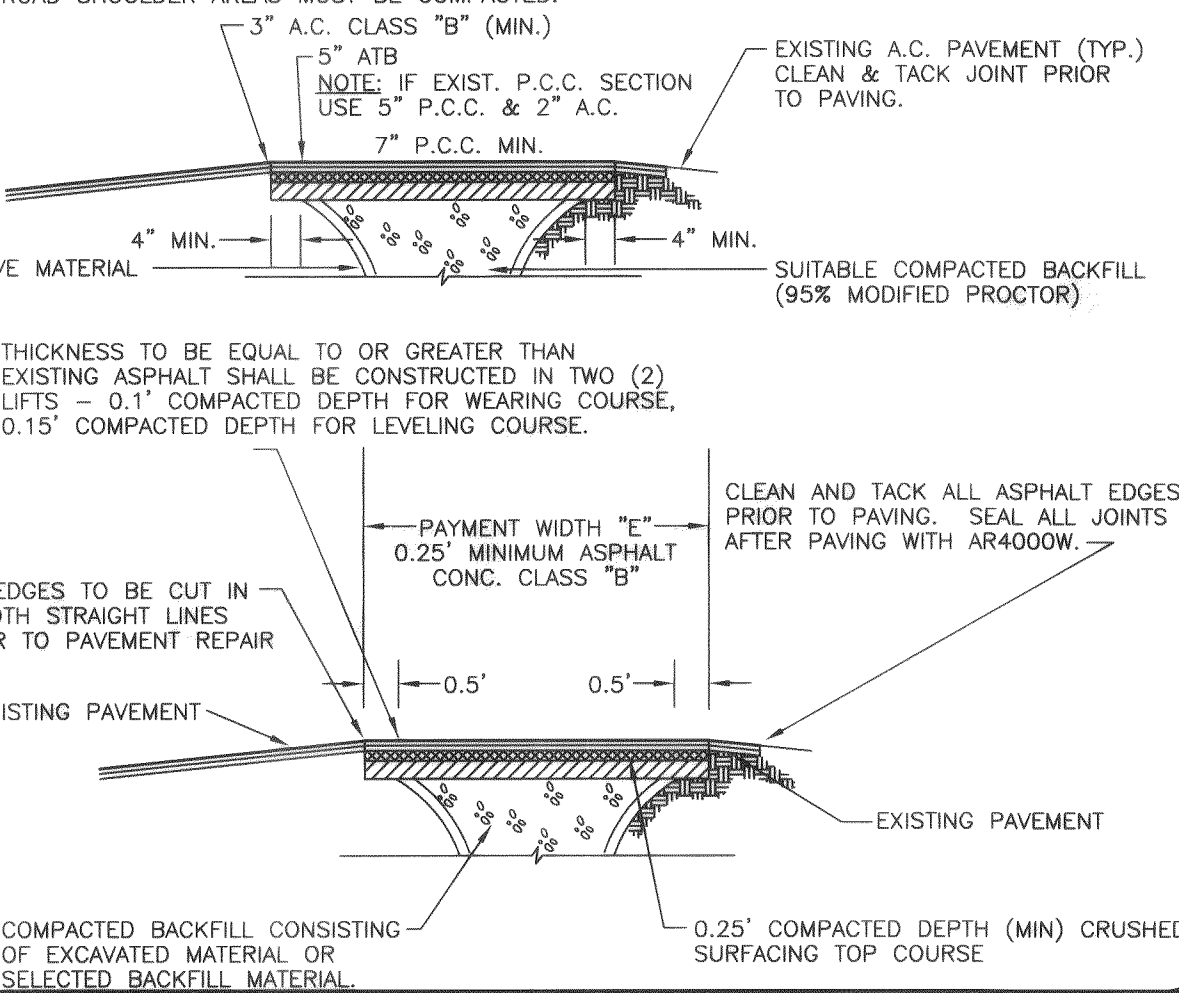
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



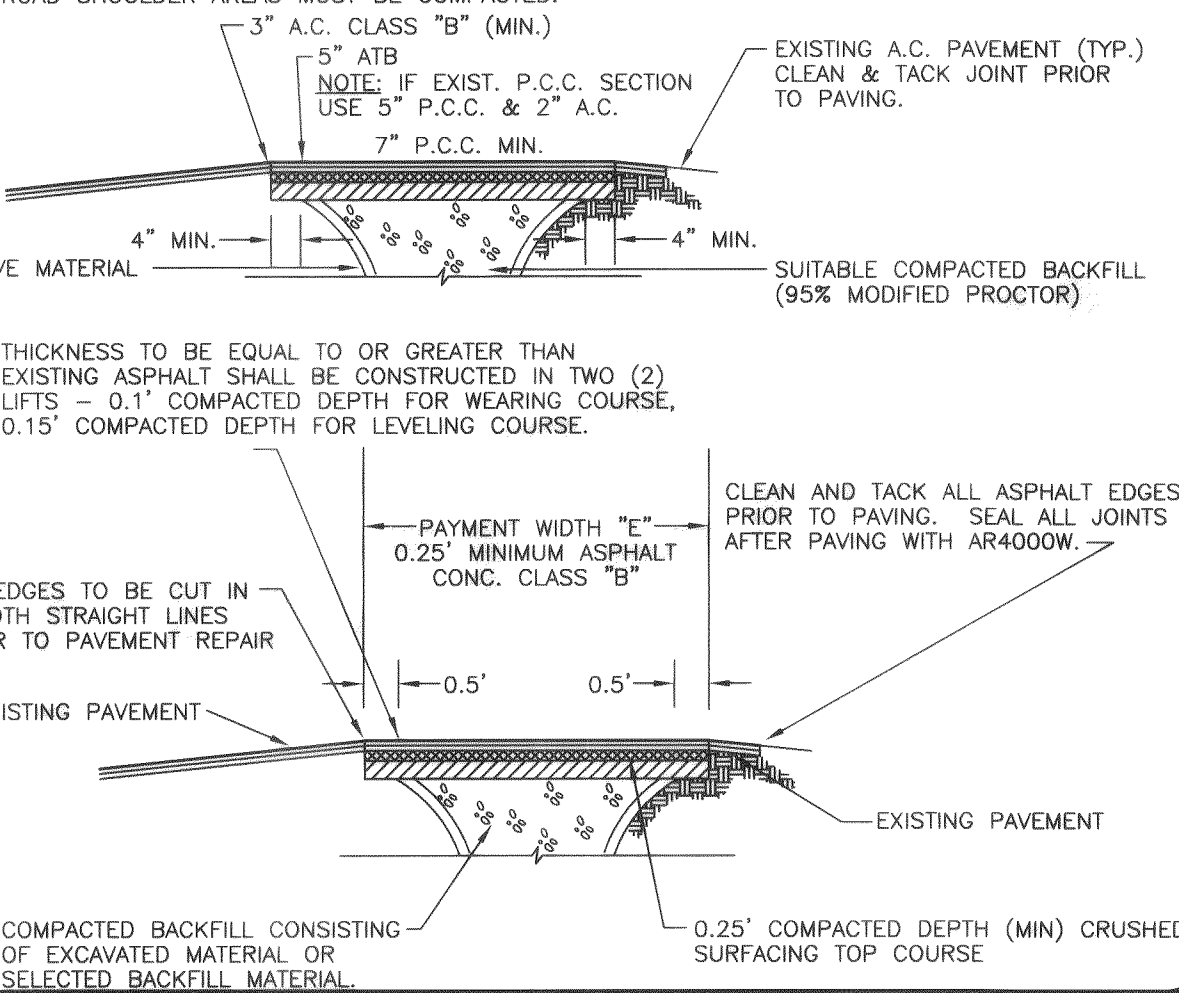
CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR



CITY OF FERDALE EXISTING ROADWAY RESTORATION REPAIR

