

LOT 4 - STONEGATE INDUSTRIAL PARK 1415 SUNSET AVENUE

CITY OF FERNDALE, WA

GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES. CONTRACTOR SHALL OBTAIN A REVOCABLE ENCROACHMENT PERMIT FROM THE CITY OF FERNDALE PRIOR TO COMMENCING ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE REPRESENTATIVES FROM THE CITY OF FERNDALE PUBLIC WORKS DEPARTMENT A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO BEGINNING WORK.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE CURRENT WSDOT STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE CITY OF FERNDALE DEVELOPMENT AND CONSTRUCTION STANDARDS. IN THE EVENT OF A CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE CITY OF FERNDALE REPRESENTATIVES FROM THE CITY OF FERNDALE PUBLIC WORKS DEPARTMENT MUST INSPECT ALL WORK. THE CONTRACTOR SHALL CALL AT LEAST 24 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS AS FOLLOWS:
 - A. PLACEMENT OF TEMPORARY EROSION CONTROL MEASURES.
 - B. PLACEMENT OF WATER MAIN AND BACK FILLING OF WATER MAIN WITHIN ROAD RIGHT-OF-WAY OR IN WATERLINE EASEMENTS TO BE DEDICATED TO THE CITY OF FERNDALE.
 - C. PLACEMENT AND BACKFILLING OF UNDERGROUND UTILITIES, STORM SEWER AND SANITARY SEWER WITHIN ROAD RIGHT-OF-WAY OR IN EASEMENTS TO BE DEDICATED TO THE CITY OF FERNDALE.
 - D. END OF MAINTENANCE PERIOD.
4. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL ABOVE GROUND AND BURIED DEBRIS AND WASTE THAT MAY BE PRESENT.
5. CONTRACTOR SHALL RESTORE ALL PRIVATE AND PUBLIC PROPERTY DISRUPTED BY THE PROJECT IMMEDIATELY AFTER CONSTRUCTION.
6. CONTRACTOR SHALL INFORM THE ENGINEER AND OBTAIN APPROVAL FROM THE CITY OF FERNDALE PUBLIC WORKS DEPARTMENT OF ANY PROPOSED CHANGES IN PLAN PRIOR TO THE ENGINEER. CONTRACTOR SHALL KEEP RECORD OF DEVIATIONS AND FORWARD TO THE ENGINEER.
7. 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. ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CALL 1-800-424-5555.
8. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
9. 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(1) - TRAFFIC CONTROL SHALL APPLY.
10. ALL DISTURBED AREAS SHALL BE COVERED WITH MULCH OR WOOD CHIPS WHILE NOT UNDER CONSTRUCTION.
11. AN APPROVED COPY OF THESE PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

STORM NOTES:

- A. TYPE 1 CATCH BASINS SHALL BE PER WS-DOT STANDARD PLAN B-1. TYPE 2 CATCH BASINS SHALL BE PER WS-DOT STANDARD PLAN B-1E. CONCRETE INLETS SHALL BE PER WS-DOT STANDARD PLAN B-26. WHERE LOCATED IN CURB GUTTER LINE CATCH BASIN SHALL BE THRU-CURB INLET FRAME AND GRATE IN ACCORDANCE WITH CITY OF FERNDALE STD. DRAWING R-8. VANED GRATES SHALL BE USED IN ACCORDANCE WITH WSDOT STD PLAN B-26.
- B. STORM DRAINAGE PIPE SHALL CONFORM TO WSDOT SECTION 7-01, AND CITY OF FERNDALE STANDARDS, SECTION 619.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE IMPROVEMENTS IN STONEGATE PARK - LOT 4 HAVE BEEN DESIGNED BY THE CITY OF FERNDALE 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 PRACTICE.

Douglas N. Campbell, P.E. 9/18/12
DATE
DOUGLAS N. CAMPBELL, P.E.
PRINCIPAL

REVISION	DATE	DRAWN BY	CHECKED BY	DATE
1 CITY OF FERNDALE COMMENTS	ADT	07/27/10		
2 REVISIONS PER 08/13/12 ROS	ADT	08/21/12		
3				
4				

STREET NOTES:

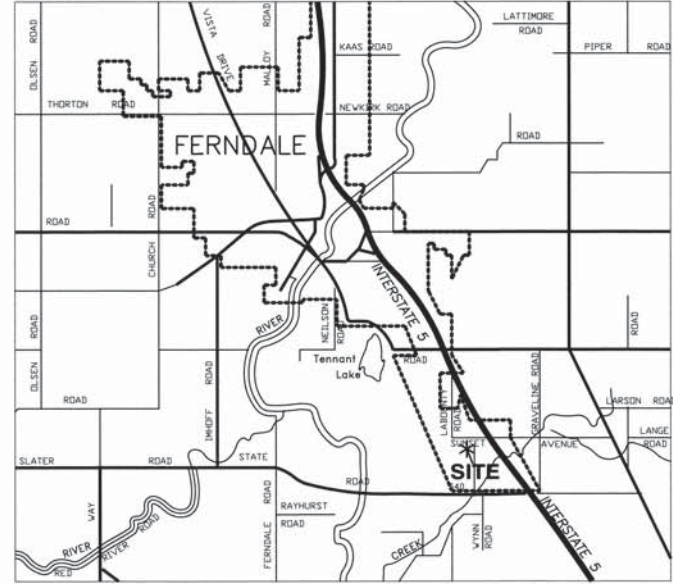
- A. PAVING
 1. SUBGRADE SHALL BE INSPECTED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PAVING.
 2. GRAVEL BASE COURSE SHALL BE INSTALLED PER WSDOT SECTION 4-02, WITH GRAVEL BASE MATERIAL CONFORMING TO WSDOT SECTION 9-03.10.
 3. CRUSHED ROCK SHALL BE INSTALLED PER WSDOT SECTION 4-04, WITH MATERIAL CONFORMING TO WSDOT SECTION 9-03.9(3).
 4. ASPHALT PAVEMENT SHALL BE IN ACCORDANCE WITH WSDOT SECTION 5-04.
- B. CONCRETE CURBING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CURB AND BUTTER IN ACCORDANCE WITH CITY OF FERNDALE STD. DRAWING R-9, AS NOTED ON THE PLANS. CURBING ON PRIVATE PROPERTY SHALL BE CONCRETE BARRIER CURB, AS NOTED ON THE PLANS.
- C. SIDEWALKS SHALL BE IN ACCORDANCE WITH CITY OF FERNDALE STD. DRAWING R-12. SUBGRADE FOR SIDEWALKS SHALL BE INSPECTED AND APPROVED BY ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
- D. SIDEWALK RAMP SHALL BE IN ACCORDANCE WITH WSDOT STANDARD PLAN F-40.12-00.
- E. CONTRACTOR SHALL VERIFY ALL GRADES AND DIMENSIONS PRIOR TO CURB INSTALLATION AND PRIOR TO PAVING.

WATER NOTES:

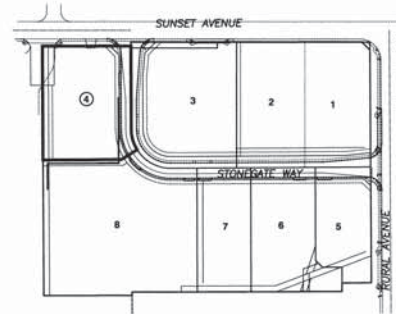
- A. ALL WATER MAIN PIPE SHALL BE DUCTILE IRON, CLASS 50, WITH CEMENT LINING ACCORDING TO AWWA STANDARD C103-71, C151-71, AND C104-71, AND CITY OF FERNDALE STANDARDS 702 AND 705.
- B. CONCRETE THRUST BLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF FERNDALE STANDARD DETAILS W-2, W-3, AND W-4. ALL THRUST BLOCKING SHALL BE IN ACCORDANCE WITH WSDOT 7-09.3(21).
- C. FIRE HYDRANTS SHALL BE INSTALLED PER FERNDALE STANDARDS DETAIL W-1.
- D. CHLORINATION AND DISINFECTION OF WATER MAINS SHALL BE IN ACCORDANCE WITH AWWA SECTION C651.
- E. TEST PRESSURE FOR WATER MAIN ACCEPTANCE SHALL BE 225 PSI AND TESTING SHALL BE PERFORMED ACCORDING TO CITY OF FERNDALE REQUIREMENTS. ALL DISINFECTION AND BACTERIOLOGICAL TESTS SHALL BE CONDUCTED BY THE CITY OF FERNDALE LABORATORY. THE PIPE WILL NOT PASS UNLESS A ZERO BACTERIA COUNT IS OBTAINED FOR TWO CONSECUTIVE TESTS 24 HOURS APART.
- F. BACKFILL FOR WATER MAINS SHALL BE GRAVEL BASE IN ALL TRAFFIC AREAS, COMPACTED TO 95% OPTIMUM DENSITY. BEDDING AND BACKFILL FOR ALL WATER PIPE SHALL BE PER WSDOT 7-09.3(9), 7-09.3(10), AND 7-09.3(11).
- G. ALL PIPE SHALL HAVE A MINIMUM COVER OF 3.5- FEET FROM THE CROWN OF THE PIPE TO THE FINISHED SURFACE GRADE.
- H. ALL VALVES SHALL BE EITHER GATE OR BUTTERFLY TYPE VALVES AND SHALL HAVE SLIP TYPE CAST IRON VALVE BOXES. SHORT BODY VALVES SHALL BE SUITABLE FOR A NON-SHOCK SHUT-OFF PRESSURE OF 130 PSI. ALL VALVES SHALL BE RESILIENT SEAT VALVES AND SUITABLE FOR DIRECT BURIAL. VALVES SHALL BE IRON BODY FULL BRONZE MOUNTED, AND SUITABLE FOR INSTALLATION WITH THE TYPE AND CLASS OF PIPE USED. ALL VALVES SHALL HAVE NON-RISING STEMS, SHALL OPEN COUNTERCLOCKWISE, AND SHALL BE EQUIPPED WITH A 2-INCH SQUARE OPERATING NUT. VALVES WILL HAVE EITHER FLANGED OR MECHANICAL-JOINT ENDS.
- I. CONNECTION TO EXISTING WATER MAINS: THE CONTRACTOR MUST NOTIFY THE FERNDALE PUBLIC WORKS DEPARTMENT OF A PROPOSED CONNECTION TIME AT LEAST FOUR WORKING DAYS IN ADVANCE. ALL CONNECTIONS SHALL BE MADE BY THE CONTRACTOR IN THE PRESENCE OF A REPRESENTATIVE OF THE FERNDALE PUBLIC WORKS DEPARTMENT.

SEWER NOTES:

- A. SEWER PIPE SHALL BE IN ACCORDANCE WITH WSDOT 9-05.12. BEDDING AND BACKFILL FOR SEWER PIPE SHALL BE IN ACCORDANCE WITH CITY OF FERNDALE SS-15.
- B. CONNECTIONS TO EXISTING SEWER SHALL BE PERFORMED IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF FERNDALE.
- C. SANITARY SEWER SERVICES SHALL BE PVC PIPE CONFORMING TO ASTM D3034 SDR 35 AND IN ACCORDANCE WITH CITY OF FERNDALE STANDARD PLAN SS-8. BEDDING AND BACK FILL SHALL BE AS SHOWN IN THE STANDARD DETAILS. ALL SIDE SEWERS SHALL BE INSTALLED AT A MINIMUM 2.0% SLOPE.



VICINITY MAP
1 INCH = 1/2 MILE



SITE LOCATION KEY PLAN

CALL 2 DAYS
BEFORE YOU DIG
1-800-424-5555

PLAN INDEX

- C1 COVER SHEET AND GENERAL NOTES
- C2 EXISTING SITE CONDITIONS
- C3 SITE GRADING PLAN
- C4 CIVIL SITE IMPROVEMENTS
- C5 TEMPORARY EROSION CONTROL PLAN

APPROVED
SEP 19 2012
BY *[Signature]*
FOR FERNDALE

CITY OF FERNDALE
PROJECT #DE2007-11
AS-BUILT

ASSOCIATED PROJECT CONSULTANTS, INC., P.S.
CIVIL ENGINEERS, PROJECT AND LAND USE MANAGEMENT,
BUILDING, STRUCTURAL AND ENVIRONMENTAL SERVICES
1401 ASTOR STREET, BELLINGHAM, WA 98225
PHONE (360) 877-1148 FAX (360) 671-1169

FABER BROTHERS INVESTMENT LLC
STONEGATE INDUSTRIAL PARK - LOT 4
1415 SUNSET AVE., FERNDALE, WA 98245
COVER SHEET AND GENERAL NOTES

CLIENT	DE-135
PROJECT	LOT 4, CIVIL, A2
SHEET	C1
TITLE	5



ASSOCIATED PROJECT CONSULTANTS, INC. P.S.
CIVIL ENGINEERS, PROJECT AND LAND USE MANAGEMENT,
BUILDING, STRUCTURAL, AND ENVIRONMENTAL SERVICES
1401 ASTOR STREET, BELLINGHAM, WA 98225
PHONE (360) 671-1466 FAX (360) 671-1669



HORIZONTAL SCALE
1" = 20'
VERTICAL SCALE
1" = 10'
DRAWN BY: NGR
CHECKED BY: NGR
DATE: 10/12/12
APPROVED BY: [Signature]
NORTH ARROW
N

FABER BROTHERS INVESTMENT LLC
STONEGATE INDUSTRIAL PARK - LOT 4
GRADING PLAN

CITY OF FERDALE
PROJECT #DE2007-11
AS-BUILT

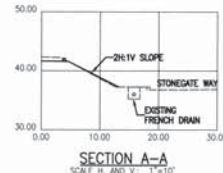
CLIENT: 06-136
PROJECT: LOT 4 CIVIL A2
SHEET: C3
5

100.00 = PROPOSED FINISHED GRADE SPOT ELEVATION
TOP OF PAVEMENT, UNLESS NOTED OTHERWISE

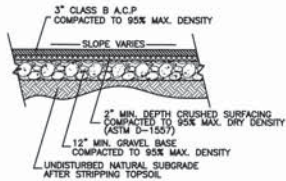
LEGEND

APPLIES TO ALL PLAN SHEETS

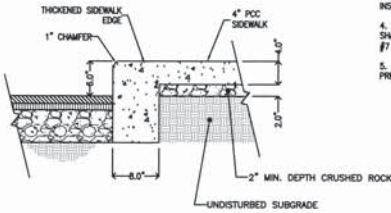
	EXISTING	PROPOSED
LOT LINE	---	---
RIGHT-OF-WAY LINE	---	---
UNDERGROUND POWER	---	---
UNDERGROUND TV	---	---
FIBER OPTICS	---	---
UNDERGROUND PHONE	---	---
OVERHEAD POWER	---	---
OVERHEAD PHONE	---	---
GAS MAIN	---	---
WATER MAIN	---	---
SANITARY SEWER MAIN	---	---
STORM DRAIN	---	---
DITCH LINE	---	---
EDGE OF PAVEMENT	---	---
CURB AND GUTTER	---	---
FENCE	---	---
TREES	---	---
MAILBOX	---	---
STORM CATCH BASIN	---	---
UTILITY POLE	---	---
STREET/TRAFFIC SIGN	---	---
SAN. SEWER MANHOLE	---	---
SAN. SEWER CLEAN-OUT	---	---
WATER SERVICE METER	---	---
FIRE HYDRANT	---	---
POWER UTILITY VAULT	---	---
TELEPHONE RISER	---	---



SITE GRADING QUANTITY ESTIMATE:
NET FILL: 32 CY



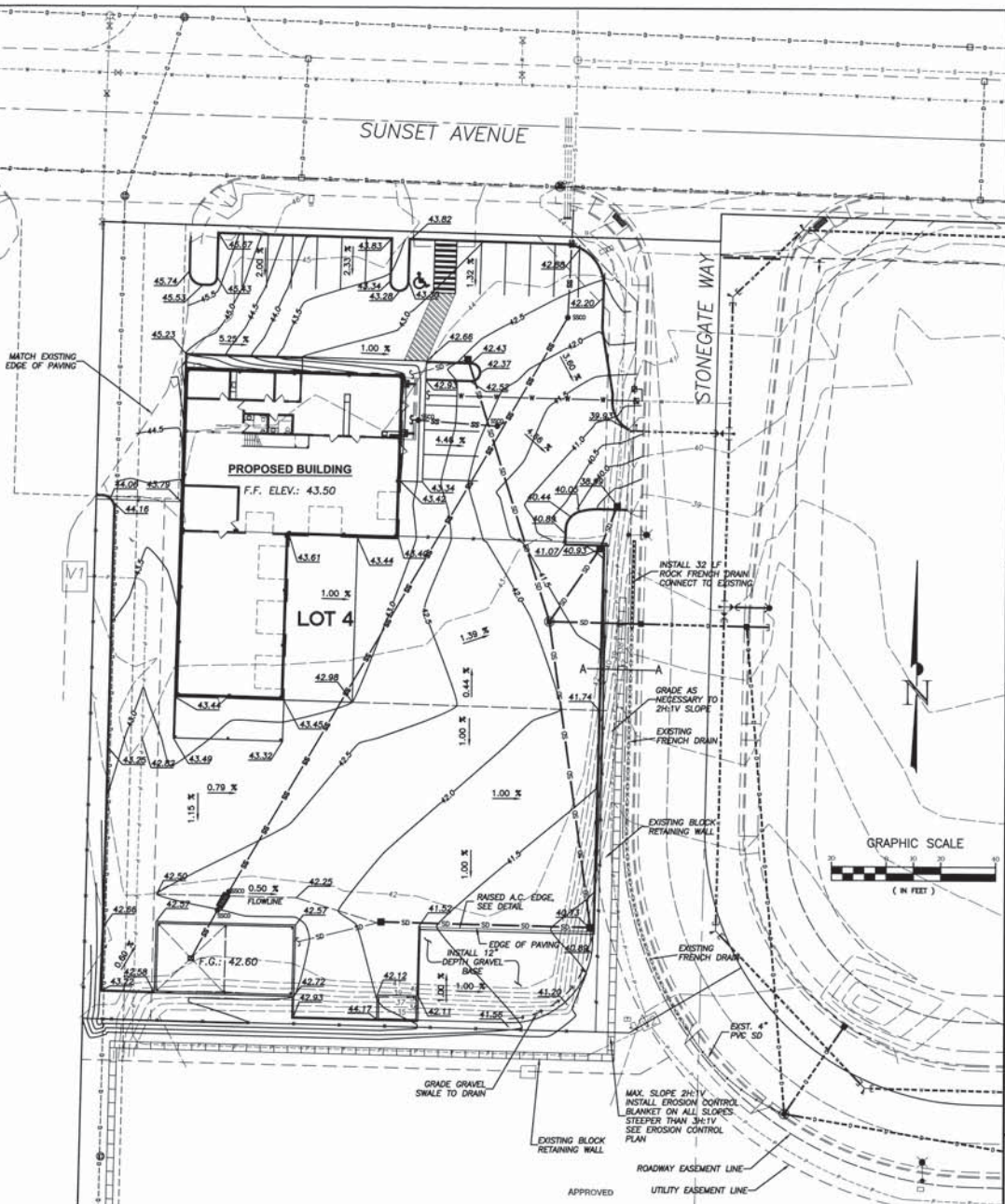
TYPICAL PAVING SECTION
N.T.S.



TYPICAL RAISED EDGE SIDEWALK SECTION
N.T.S.

CIVIL DESIGN NOTES

1. GEOTECHNICAL INVESTIGATION OF SITE SOILS IS REQUIRED PRIOR TO STARTING WORK ON THE SITE. INVESTIGATION SHALL INCLUDE ASSESSMENT OF GROUNDWATER TABLE, SUBGRADE CONDITIONS, NATIVE SOIL COMPOSITION, AND LOAD BEARING CAPACITY.
2. THIS SITE CONTAINS STRUCTURAL FILL USING NATIVE SITE MATERIALS. INSPECTION, TESTING, AND CERTIFICATION BY THE GEOTECHNICAL ENGINEER IS REQUIRED TO VERIFY THAT ALL FILLS ARE IN ACCORDANCE WITH THE IRC AND CITY OF FERDALE STANDARDS.
3. ALL STRUCTURAL FILL MATERIALS WITHIN THE PAVING SECTION SHALL BE TESTED FOR COMPACTION AND MATERIAL PROPERTIES BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE THE SUBGRADE PRIOR TO PAVING.
4. THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR, SEE GENERAL NOTES #1 AND #9.
5. SITE PLAN INCLUDING PARKING LAYOUT AND ACCESS LANES PREPARED BY FABER BROTHERS CONSTRUCTION.



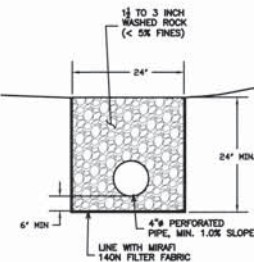
APPROVED
SEP 19 2012
[Signature]
CITY OF FERDALE

AS-BUILT NOTE: FINISHED PAVING
GRADES NOT AS-BUILT BY
SURVEY, SHOWN AS PROPOSED.

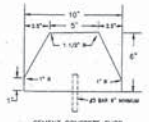
REVISION	DATE	DRAWN BY	CHECKED BY	DATE
1 CITY OF FERDALE COMMENTS				
2 REVISIONS PER 08/13/12 ROS		ADT	08/21/12	
3				
4				

CIVIL DESIGN NOTES

1. GEOTECHNICAL INVESTIGATION OF SITE SOILS IS REQUIRED PRIOR TO STARTING WORK ON THE SITE. INVESTIGATION SHALL INCLUDE ASSESSMENT OF GROUNDWATER TABLE, SUBSURFACE CONDITIONS, NATIVE SOIL COMPACTION, AND LOAD BEARING CAPACITY.
2. THIS SITE CONTAINS STRUCTURAL FILL USING NATIVE SITE MATERIALS. INSPECTION, TESTING, AND CERTIFICATION BY THE GEOTECHNICAL ENGINEER IS REQUIRED TO VERIFY THAT ALL FILLS ARE IN ACCORDANCE WITH THE IRC AND CITY OF FERNDALE STANDARDS.
3. ALL STRUCTURAL FILL MATERIALS WITHIN THE PAVING SECTION SHALL BE TESTED FOR COMPACTION AND MATERIAL PROPERTIES BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE THE SUBGRADE PRIOR TO PAVING.
4. THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR, SEE GENERAL NOTES, SHEET 1 OF THIS PLAN SET.
5. SITE PLAN INCLUDING PARKING LAYOUT AND ACCESS LANES PREPARED BY FABER BROTHERS CONSTRUCTION.



ROCK FRENCH DRAIN
N.T.S.



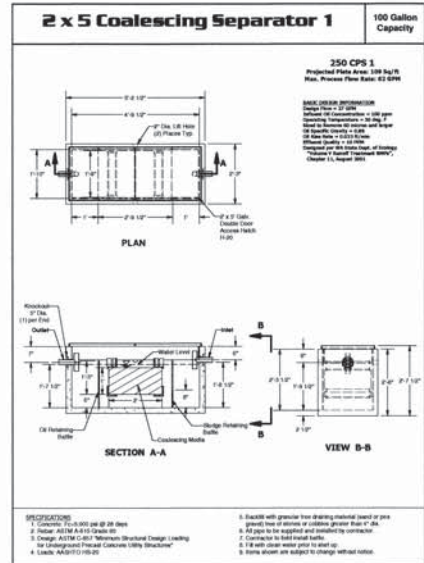
NOTE: SPACING OF ANCHOR BARS SHALL BE 10" ON CENTER WITH A #2 BAR LOCATED 1" FROM THE END OF ANY CURB/RAISED CURB JOINT.
ALTERNATE CURB INSTALLATIONS PER WDOT STANDARDS T-28 ARE ACCEPTABLE.

EXTRUDED CURB DETAIL
N.T.S.

CONCRETE SHALL BE CLASS "C" (3000 PSI) DUMPT JOINTS SHALL BE 3/16" THICK AND 10" O.C.

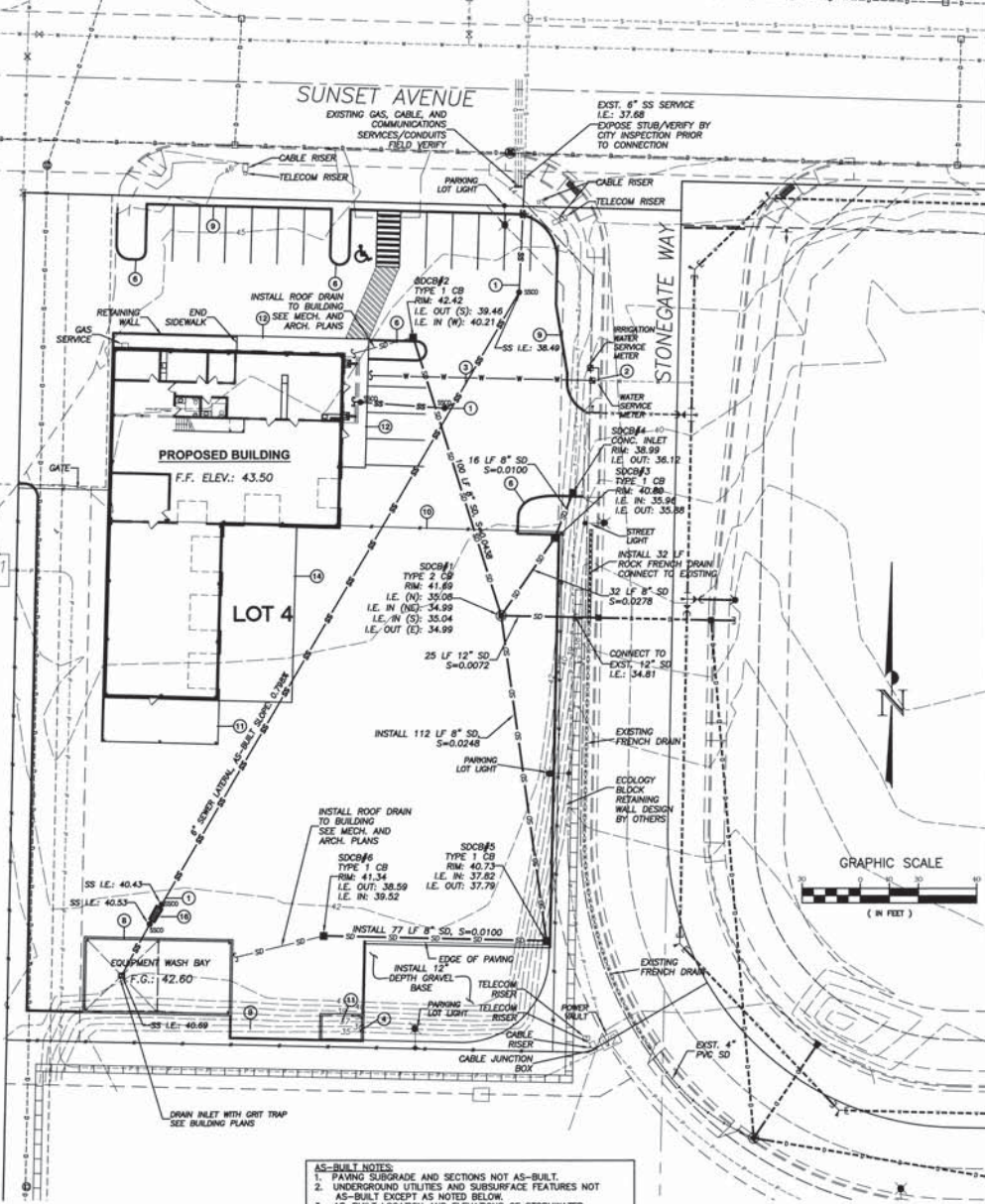
CONSTRUCTION NOTES

1. INSTALL SANITARY SEWER SERVICE LATERAL WITH CLEAN-OUT. FIELD VERIFY LOCATION, DEPTH, AND SIZE OF SEWER SERVICE. SEE ARCHITECTURAL AND BUILDING MECHANICAL PLANS FOR SEWER/WASTE PIPE SIZES, LOCATIONS, AND CONNECTION TO BUILDING.
2. INSTALL 2-INCH WATER SERVICE METER. CONFIRM SIZE TO MEET REQUIREMENTS FOR WATER SERVICE AS SHOWN IN MECHANICAL PLANS.
3. INSTALL WATER SERVICE PIPING TO BUILDING. SEE MECHANICAL PLANS FOR PIPE SIZE AND TYPE, LOCATION OF CONNECTION TO BUILDING, AND DETAILS. PRESSURE-REDUCING VALVE ASSEMBLY AND BACKFLOW PREVENTION ASSEMBLY TO BE LOCATED WITHIN THE BUILDING. SEE THE ARCHITECTURAL PLANS.
4. TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS.
5. INSTALL LANDSCAPE ISLAND WITH EXTRUDED CURBS, SEE LANDSCAPING PLANS FOR PLANTS AND TREATMENT.
6. WASH BAY BUILDING STRUCTURE, SEE ARCHITECTURAL PLANS.
7. INSTALL EXTRUDED CURBS, SEE DETAILS.
8. SITE FENCING AND GATES BY ARCHITECT; SEE ARCHITECTURAL PLANS.
9. INSTALL CONCRETE PAD, SEE TRASH ENCLOSURE DESIGN, BY OTHERS.
10. INSTALL CONCRETE SIDEWALK WITH RASSED THICKENED EDGE, SEE DETAILS.
11. INSTALL CONCRETE CURTAIN, SEE DETAIL THIS SHEET. SLOPE TO MATCH EXISTING DRIVEWAY APRON, AND DRAIN TO PROPOSED CATCH BASIN.
12. INSTALL CONCRETE PAD FOR TRUCK LOADING RAMP PER ARCHITECTURAL PLANS, DESIGN BY OTHERS.
13. INSTALL OIL/WATER SEPARATOR, GRANITE PRECASTING AND CONCRETE, 250 CPS-1, RATED FOR DESIGN FLOW OF 27-GPM AND MAXIMUM PROCESS FLOW OF 62-GPM, OR APPROVED EQUAL.



350 CPS-1
Preferred Plate Area: 128 sq ft
Plan: Preferred Plate Area: 63 sq ft

SEPARATION OF SOLIDS FROM LIQUID
1. Baffle with granular base draining material (seal or pipe) placed over or under a collection greater than 1/2 inch.
2. All pipe to be installed and installed by contractor.
3. Design AS-BUILT (AS-BUILT) (Minimum Structural Design Loading)
4. Construction to be installed and installed by contractor.
5. All pipe to be installed and installed by contractor.
6. All pipe to be installed and installed by contractor.



AS-BUILT NOTES:
1. PAVING SUBGRADE AND SECTIONS NOT AS-BUILT.
2. UNDERGROUND UTILITIES AND SUBSURFACE FEATURES NOT AS-BUILT EXCEPT AS NOTED BELOW.
3. AS-BUILT LOCATION AND ELEVATIONS OF STORMWATER STRUCTURES, WATER SERVICES, SEWER SERVICE CLEAN OUTS AND SITE FEATURES PROVIDED BY:
COMPASS POINT SURVEY GROUP, INC.
623 FRONT STREET
LYNDEN, WA 98284
(360) 354-8320
4. SEE STONEGATE INDUSTRIAL PARK AS-BUILT PLANS FOR IMPROVEMENTS AND UTILITIES WITHIN COMMON EASEMENT AND STREET AREAS.

APPROVED
SEP 19 2012
BY: [Signature]
CITY OF FERNDALE

CITY OF FERNDALE
PROJECT #DE2007-11
AS-BUILT

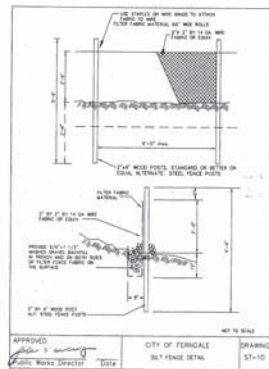
		ASSOCIATED PROJECT CONSULTANTS, INC. P.S. CIVIL ENGINEERS, PROJECT AND LAND USE MANAGEMENT, BUILDING, STRUCTURAL, AND ENVIRONMENTAL SERVICES 1401 ASTOR STREET, BELLINGHAM, WA 98225 PHONE (360) 671-1146 FAX (360) 671-1169	
FABER BROTHERS INVESTMENT LLC STONEGATE INDUSTRIAL PARK - LOT 4 1415 SUNSET AVE., FERNDALE, WA 98248		CIVIL SITE IMPROVEMENTS	
JOB NO.: 06-136 AS-BUILT FILE: LOT 4 CIVIL A2	SHEET: C4 OF: 5	CLIENT: FABER BROTHERS INVESTMENT LLC PROJECT: STONEGATE INDUSTRIAL PARK - LOT 4 TITLE: CIVIL SITE IMPROVEMENTS	

REVISION: 1 CITY OF FERNDALE COMMENTS 2 REVISIONS PER 08/13/12 ROS 3 4

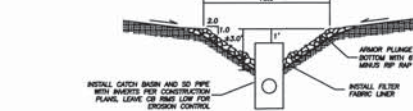
00522.004 10/12/12 SH

EROSION CONTROL NOTES:

1. THE IMPLEMENTATION OF THE APPROVED STORMWATER POLLUTION PREVENTION PLANS (SWPPP) INCLUDING THIS TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN (TESOP), AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF EROSION CONTROL FACILITIES AND POLLUTION PREVENTION BMP'S IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION IS ESTABLISHED.
2. THE EROSION CONTROL FACILITIES AND MEASURES SHOWN ON THIS PLAN AND DESCRIBED IN THE SWPPP MUST BE CONSTRUCTED AND CARRIED OUT IN CONJUNCTION WITH ALL LAND DISTURBING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS. THE EROSION CONTROL FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE EROSION CONTROL FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
3. THE EROSION CONTROL FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. THE EROSION CONTROL FACILITIES ON INACTIVE PORTIONS OF THE SITE SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE PER MONTH OR WITHIN 48 HOURS FOLLOWING A MAJOR STORM EVENT. IF AT ANY TIME IT IS DETERMINED THAT THE OBJECTIVES OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN ARE NOT BEING MET, ADDITIONAL DEPARTMENT OF ECOLOGY BEST MANAGEMENT PRACTICES MAY BE REQUIRED.
4. ALL STRUCTURAL EROSION CONTROL MEASURES AND FACILITIES ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. ALL DISTURBED AREAS OR EXPOSED SOILS SHALL BE COVERED WITH MULCH OR WOOD CHIPS IF SOILS ARE TO REMAIN UNWORKED FOR MORE THAN 2 DAYS, OCTOBER 1 THROUGH APRIL 30, OR 7 DAYS, MAY 1 THROUGH SEPTEMBER 30. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS AND CUT/FILL SLOPES ARE TO BE SEEDED WITH THE FOLLOWING EROSION CONTROL SEED MIXTURE:
75-80% TALL FESCUE
10-15% SEASIDE/COLONIAL BENTGRASS
5-10% REDTOP
CONTRACTOR SHALL BE RESPONSIBLE FOR VEGETATION UNTIL IT IS FULLY ESTABLISHED, AS APPROVED BY THE ENGINEER.
6. ANY TEMPORARY DITCHES OR DIVERSIONS OF WATER SHALL BE ROUTED THROUGH STILLING POOLS AND PROVIDED WITH PEA GRAVEL OR STRAW BALE CHECK DAMS AT A MAXIMUM SPACING OF 50' O.C.
7. EXISTING CATCH BASINS ACCEPTING RUNOFF FROM THE SITE AND DRAINAGE INLETS PLACED INTO SERVICE PRIOR TO FULL SITE STABILIZATION SHALL BE PROTECTED WITH CATCH BASIN INSERTS PER THE DETAILS INCLUDED IN THE PLAN SET.
8. ALL SAWCUTTING AND SURFACING SHALL BE PERFORMED IN ACCORDANCE WITH DEPARTMENT OF ECOLOGY BMP C152. SLURRY AND CUTTINGS SHALL BE VACUUMED DURING SAWCUTTING OPERATIONS, SHALL NOT REMAIN ON PERMANENT PAVEMENT OVERNIGHT, SHALL NOT DRAIN TO ANY NATURAL, OR CONSTRUCTED DRAINAGE CONVEYANCE, AND SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
9. ALL CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH DEPARTMENT OF ECOLOGY BMP C151. CONCRETE TRUCK CHUTES, PUMPS, AND INTERIORS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR ASPHALT. UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING. HAND TOOLS SHALL BE WASHED OFF ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR ASPHALT. WASHDOWN FROM ANY AREAS SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES. WHEN NO FORMED AREAS ARE AVAILABLE, WASHWATER AND LEFTOVER PRODUCT SHALL BE CONTAINED IN A LINED CONTAINER AND DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.



CATCH BASIN INSERT



DROP INLET SEDIMENT POOL DETAIL

N.T.S.

MATERIAL SPECIFICATION
SC150

The erosion-control erosion control blanket shall be a machine-produced blanket of 100% agricultural straw and 10% coconut fiber matrix with a fractional frequency of up to 25 bundles. (NOTE: Fractional frequency may vary depending upon climatic conditions, soil, geographic location, and elevation.)

The blanket shall be of constant thickness with the straw and coconut evenly distributed over the entire area of the blanket. The blanket shall be covered on the top side with heavy-weight photodegradable polypropylene netting having openings no larger than 1/4 inch (6.35 mm) and 1/2 inch (12.7 mm) in size, and on the bottom side with a lightweight photodegradable polypropylene netting with an opening of 1/8 inch (3.18 mm) in size.

The SC150 shall meet requirements established by the Erosion Control Technology Council (ECTC) Specification and the U.S. Department of Transportation, Federal Highway Administration's (FHWA) Standard Specification for Construction of Road and Bridge on Federal Highway Projects, 2003 Edition Section 711.17 as a Type 3 Erosion Control Blanket.

The SC150 is also available upon request with the DOT System™. The DOT System™ consists of installation angle markers evenly spaced on the erosion control blanket with economically with gaps. The blanket shall be constructed with a colored line or thread spaced along both outer edges (approximately 2-3 inches (51.5 mm) from the edge) to ensure proper material handling.

The erosion-control erosion control blanket shall be SC150 as manufactured by North American Grasses, or equivalent. The SC150 erosion control blanket shall have the following properties:

Material Content	
Matrix	100% Straw Fiber 20.00 (2.00 kg/m²) 100% Coconut Fiber 20.00 (2.00 kg/m²) Top side heavy-weight photodegradable with UV additive 0.50 (0.05 kg/m²) (1.00 lb/100 sq ft) (approximate weight) Bottom side lightweight photodegradable Minimum netting weight (1.50 lb/100 sq ft) (2.00 kg/100 sq ft) (approx. weight)
Thread	Optional

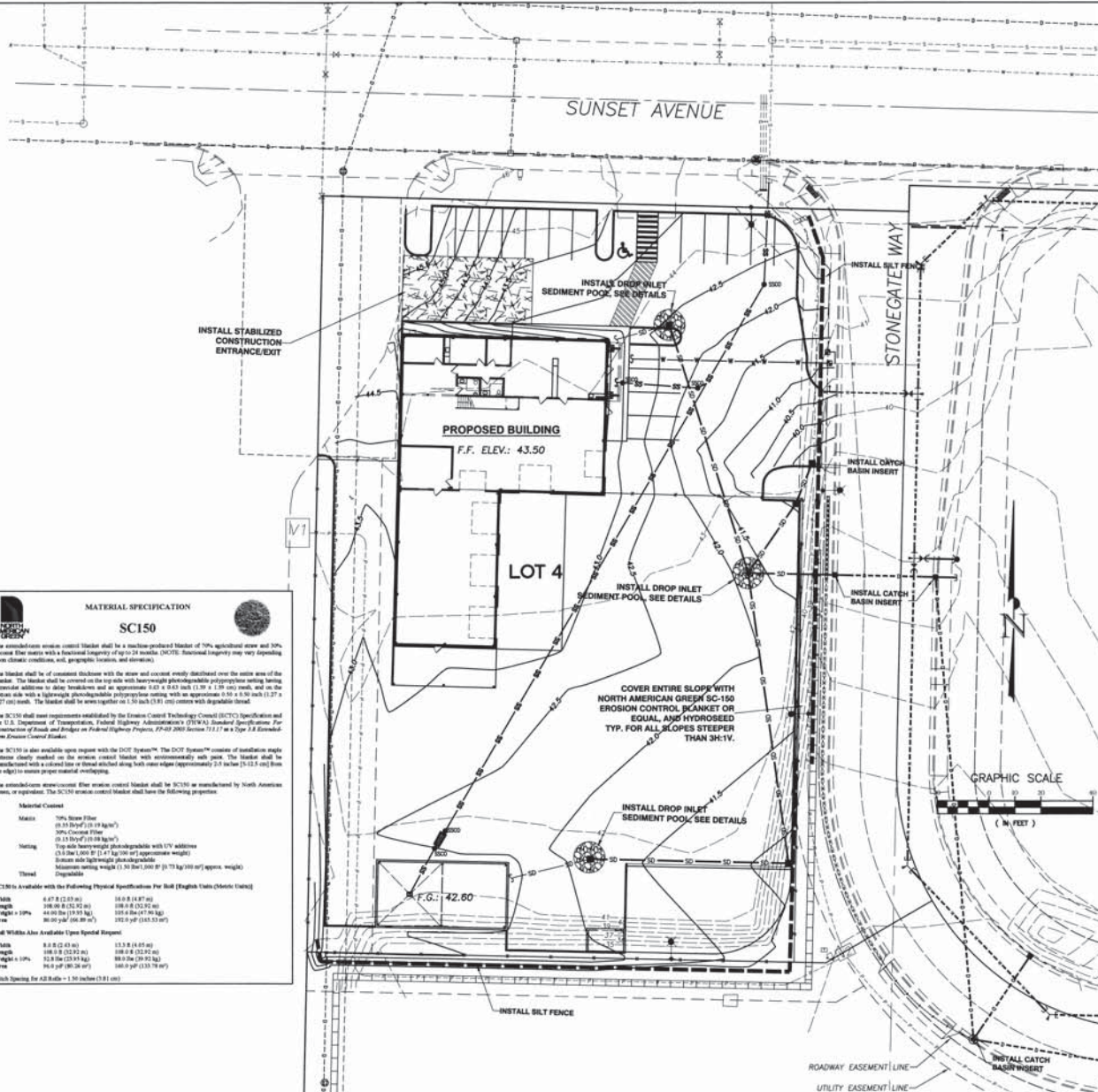
SC150 is available with the following Physical Specifications Per Roll (English Units (Metric Units))

Width	Length	Weight	Area
4.0' (121.92 cm)	100.0' (30.48 m)	100.0' (30.48 m)	400.0' (121.92 m²)
6.0' (182.88 cm)	100.0' (30.48 m)	150.0' (45.72 m)	600.0' (182.88 m²)
8.0' (243.84 cm)	100.0' (30.48 m)	200.0' (60.96 m)	800.0' (243.84 m²)

Roll Widths Also Available Upon Special Request:

Width	Length	Weight	Area
8.0' (243.84 cm)	100.0' (30.48 m)	150.0' (45.72 m)	800.0' (243.84 m²)
10.0' (304.80 cm)	100.0' (30.48 m)	200.0' (60.96 m)	1000.0' (304.80 m²)
12.0' (365.76 cm)	100.0' (30.48 m)	250.0' (76.17 m)	1200.0' (365.76 m²)

Blank Weight for A2.80s = 1.50 (blank (0.81 cm))



APPROVED

SEP 19 2012

CITY OF FERNDALE

NOTE: EROSION CONTROL BMP'S SHOWN ON THIS PLAN ARE TEMPORARY CONSTRUCTION EROSION MANAGEMENT FEATURES AND MAY BE OR HAVE BEEN MODIFIED DURING CONSTRUCTION OR REMOVED FROM STABILIZED AREAS FOLLOWING CONSTRUCTION PER THE STORMWATER POLLUTION PREVENTION PLAN.

CITY OF FERNDALE
PROJECT #DE2007-11

AS-BUILT

ASSOCIATED PROJECT CONSULTANTS, INC., P.S.
CIVIL ENGINEERS, PROJECT AND LAND USE MANAGEMENT,
BUILDING, STRUCTURAL, AND ENVIRONMENTAL SERVICES
1401 ASTOR STREET, BELLINGHAM, WA 98225
PHONE (360) 677-1146 FAX (360) 677-1169

FABER BROTHERS INVESTMENT LLC
STONEGATE INDUSTRIAL PARK - LOT 4
1415 SUNSET AVE., FERNDALE, WA 98241

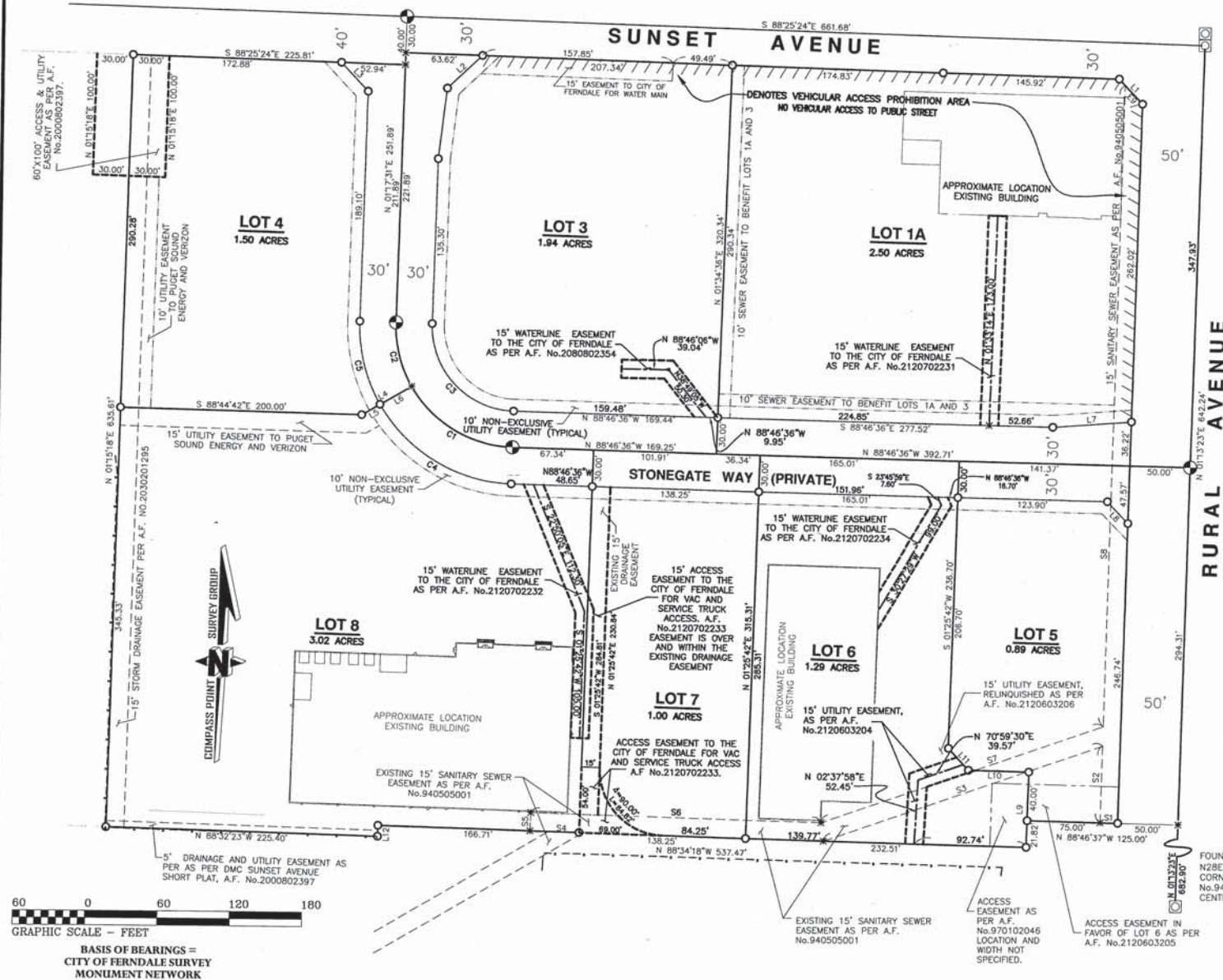
C5
5

TEMPORARY EROSION CONTROL PLAN

00522.005 10/12/12 SH

2120800396

SURVEY IN SECTION 33, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M.



FOUND BRASS DISC IN ROAD 6.9' NORTH OF 64TH CORNER AND BRASS DISC AT TRUE CENTERLINE INTERSECTIONS CALCULATED AS PER ROS AF No.940711011.

LAND DESCRIPTION:

LOTS 1A, 3, 4, 5, 6, 7, AND 8 OF THE "AMENDED STONEGATE GENERAL AND SPECIFIC BINDING SITE PLAN" AS PER THE MAP THEREOF RECORDED IN THE AUDITORS OFFICE OF WHATCOM COUNTY WASHINGTON UNDER FILE NUMBER 2080400356.

SURVEYOR'S NOTES:

1. THIS SURVEY MAP REPRESENTS OFFICE CALCULATIONS AND FIELD AS-BUILTS OF VARIOUS EASEMENTS ADDED TO THE LOTS AS SHOWN HEREON.
2. NO ADDITIONAL CORNERS WERE SET IN THE FIELD AND NO BOUNDARY INFORMATION HAS CHANGED.

Course	Bearing	Distance
L1	S 43°36'01" E	28.37'
L2	N 46°36'25" E	39.62'
L3	S 43°33'56" E	32.52'
L4	N 59°44'14" E	47.41'
L5	N 59°44'14" E	17.41'
L6	N 59°44'14" E	30.00'
L7	N 65°45'39" E	65.31'
L8	S 43°48'54" E	24.88'
L9	N 01°21'21" E	61.89'
L10	N 88°34'19" W	50.05'
L11	N 43°34'19" W	24.57'
L12	S 01°17'31" W	8.93'

Course	Bearing	Distance
S1	N 88°46'37" W	14.54'
S2	N 01°11'39" E	62.94'
S3	S 70°59'30" W	243.36'
S4	N 88°34'18" W	40.83'
S5	N 01°25'42" E	15.00'
S6	S 88°34'18" W	246.77'
S7	N 70°59'30" E	246.18'
S8	N 01°11'39" E	528.56'
S9	S 43°36'01" E	21.06'

Curve	Radius	Length	Delta
C1	100.00'	102.13'	58°30'51"
C2	100.00'	55.07'	31°33'17"
C3	70.00'	110.04'	90°04'07"
C4	130.00'	139.76'	58°30'51"
C5	130.00'	71.60'	31°33'17"

FOUND BRASS DISC IN ROAD N28E 4.3' FROM 1-64TH CORNER AS PER ROS AF No.940711011, HELD FOR CENTERLINE OF RIGHT-OF-WAY

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 3RD DAY OF AUGUST 2012 AT 4:06 P.M. AT THE REQUEST OF COMPASS POINT SURVEY GROUP INC. RECORDED UNDER

AUDITOR'S FILE NUMBER 2120800396

Debbie Peterson by Ratti McAllen
COUNTY AUDITOR DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST

OF FABER CONSTRUCTION IN JULY OF 2012
8-3-12
DATE CERTIFICATE No. 32430

RECORD OF SURVEY FOR FABER CONSTRUCTION
WITHIN THE SE1/4, SE1/4, SECTION 33,
TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M.
WHATCOM COUNTY, WASHINGTON

Drawn by: SH
Drawing: STONEGATE ROS.dwg
Date: 07/31/2012
Field Book:
Reviewed by: SH
Dir: B:\333802\LT\FABER\APC-BINDINGSITEPLAN
Sheet: 1 of 1
PAGE:



SCOTT HARKSELL, L.S. 32430
523 FRONT STREET, LYNDEN, WA 98264
PH. 360.354.8320 FAX. 360.354.8321

COMPASS POINT
SURVEY GROUP INC.