

# Hardware Sales Stonegate Park - Lot 3

## 1380 Stonegate Way Ferndale, WA 98248

### 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 CONSTRUCTION OF THAT CHANGE. 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. NO 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 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 1-07.22(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-2A. WHERE LOCATED IN CURB GUTTER LINE CATCH BASIN SHALL BE THRU-CURB INLET FRAME AND GRATE IN ACCORDANCE WITH CITY OF FERNDALE STD. DRAWING B-6. VAND GRATES SHALL BE USED IN ACCORDANCE WITH WSDOT STD PLAN B-2B.
- B. STORM DRAINAGE PIPE SHALL CONFORM TO WSDOT SECTION 7-01, AND CITY OF FERNDALE STANDARDS, SECTION 819.

### ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE IMPROVEMENTS IN STONEGATE PARK - LOT 3 HAVE BEEN INSPECTED 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 MANUAL CODE, SUBSEQUENT STANDARDS ADOPTED BY REFERENCE THEREIN, AND STANDARD ENGINEERING PRACTICE.

*D. Campbell, P.E.* 9-18-12  
DOUGLAS R. CAMPBELL, P.E.  
PRINCIPAL

REVISION	DRAWN BY	DATE	CHECKED BY	DATE
1 AS-BUILT REVISIONS FOR RECORD DRAWINGS	ADT	05/16/09		
2 REVISIONS PER 08/13/13 ROS	ADT	08/21/12		
3				
4				

### STREET NOTES:

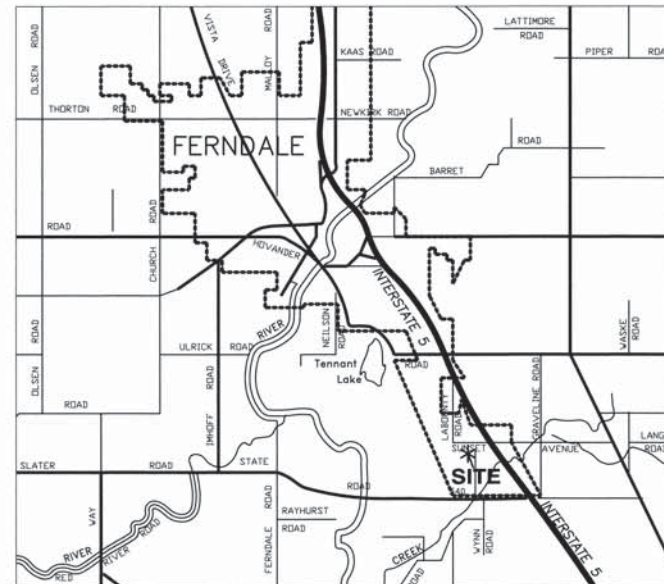
- A. PAVING
  1. SUBGRADE SHALL BE INSPECTED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PAVING.
  2. GRAVEL BASE COURSE SHALL BE INSTALLED PER WSDOT SECTION 4-02, WITH GRAVEL BASE MATERIAL CONFORMING TO WSDOT SECTION 9-03.10.
  3. CROWNED ROOF SHALL BE INSTALLED PER WSDOT SECTION 4-04, WITH MATERIAL 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 GUTTER IN ACCORDANCE WITH CITY OF FERNDALE STD. DRAWING B-4, 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 B-12. SUBGRADE FOR SIDEWALKS SHALL BE INSPECTED AND APPROVED BY ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
- D. SIDEWALK RAMPS 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 H3-71, C151-71, AND C104-71, AND CITY OF FERNDALE STANDARDS 702 AND 705.
- B. CONCRETE THRUST BLOCCING SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF FERNDALE STANDARD DETAILS W-2, W-3, AND W-4. ALL THRUST BLOCCING 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(10), 7-09.3(11), 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-SHOOT SHUT-OFF PRESSURE OF 130 PSI. ALL VALVES SHALL BE RESILIENT SEAT VALVES AND SUITABLE FOR DIRECT BURIAL. VALVES SHALL BE ROOF 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.

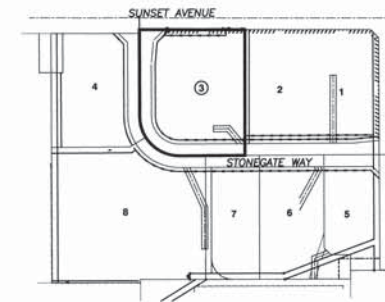
### SEWER NOTES:

- A. SENDER PIPE SHALL BE IN ACCORDANCE WITH WSDOT 9-05.12. BEDDING AND BACKFILL FOR SENDER 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-6. 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

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



SITE LOCATION KEY PLAN

### PLAN INDEX

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

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

A.P.C.  
INCORPORATED

FERNDAL SCALE  
NONE  
VERTICAL SCALE  
NONE  
DRAWN BY  
NONE  
CHK'D BY  
NONE  
DATE  
9/18/12  
APPROVED BY  
[Signature]  
SCALE  
AS SHOWN  
W/ MAP POINT

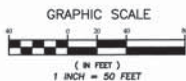
CLIENT: FABER BROTHERS INVESTMENT LLC  
PROJECT: STONEGATE INDUSTRIAL PARK - LOT 3  
1380 STONEGATE WAY, FERNDALE, WA 98248  
TITLE: COVER SHEET AND GENERAL NOTES

JOB NO.: 06-136  
ADD. FILE: LOT 3 AS-BUILT  
SHEET: C1  
OF: 5



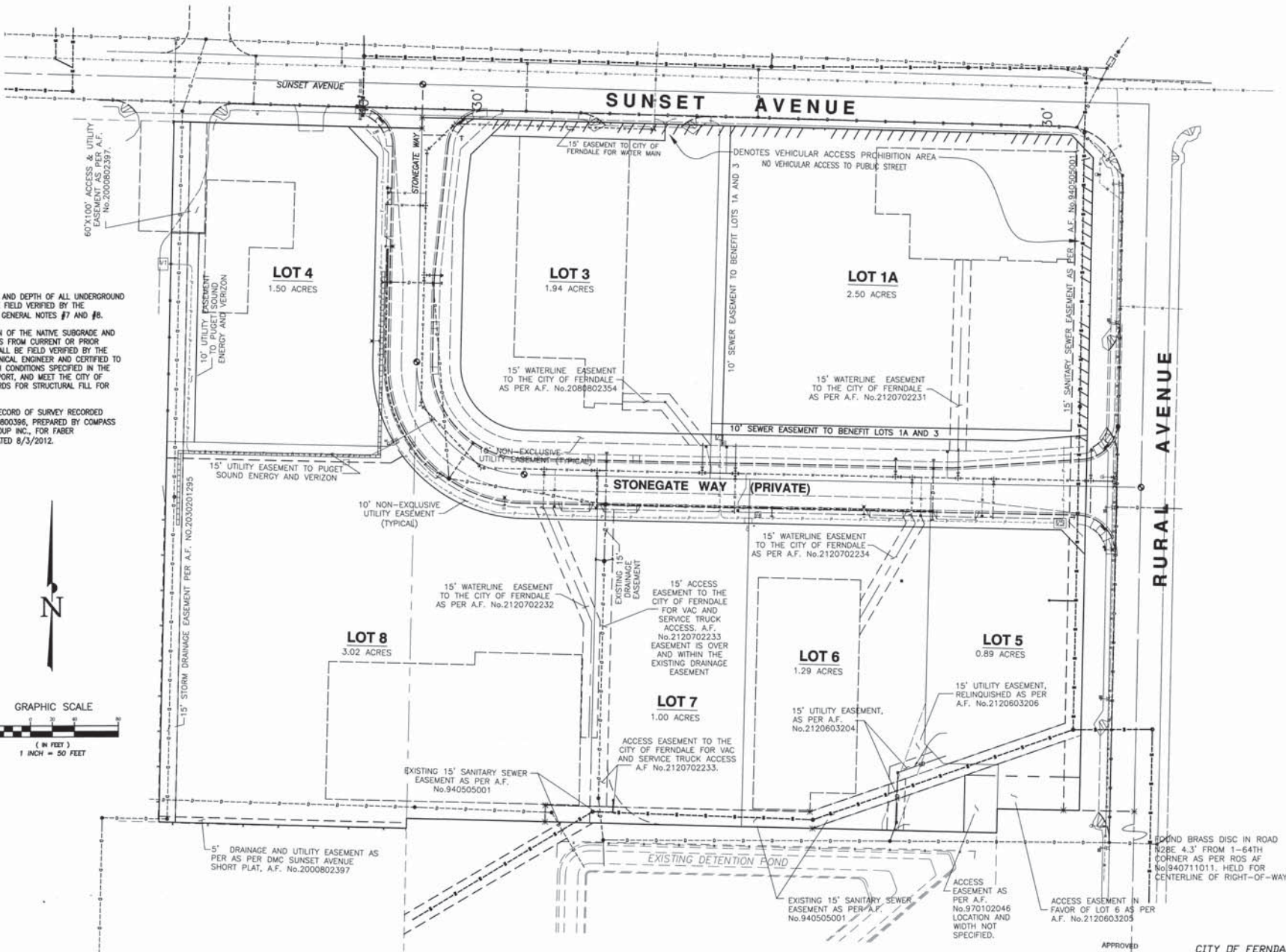
# **NOTES**

1. THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR, SEE GENERAL NOTES #7 AND #8.
2. THE CONDITION OF THE NATIVE SUBGRADE AND ALL FILL MATERIALS FROM CURRENT OR PRIOR CONSTRUCTION SHALL BE FIELD VERIFIED BY THE PROJECT GEOTECHNICAL ENGINEER AND CERTIFIED TO MEET THE MINIMUM CONDITIONS SPECIFIED IN THE GEOTECHNICAL REPORT, AND MEET THE CITY OF FERNDALE STANDARDS FOR STRUCTURAL FILL FOR BUILDING SITES.
3. REFERENCE RECORD OF SURVEY RECORDED UNDER A.F. # 2120800396, PREPARED BY COMPASS POINT SURVEY GROUP INC., FOR FABER CONSTRUCTION, DATED 8/3/2012.



REVISION	DATE	BY	CHECKED BY	DATE
1	08/13/12	ROS		
2				
3				
4				

DRAWN BY	DATE	CHECKED BY	DATE
ADT	08/21/12		



APPROVED  
SEP 19 2012  
CITY OF FERNDALE

CITY OF FERNDALE  
PROJECT #DE2007-11  
**AS-BUILT**

JOB NO.	06-136
ASD FILE	LOT 4 CIVIL A2
SHEET	C2
OF	5

CLIENT: FABER BROTHERS INVESTMENT LLC  
PROJECT: STONEGATE INDUSTRIAL PARK - LOT 3  
1380 STONEGATE WAY., FERNDALE, WA 98248  
TITLE: OVERALL SITE AND UTILITY PLAN

HORIZONTAL SCALE	VERTICAL SCALE
NONE	NONE
DATE	DATE
APPROVED BY	APPROVED BY
DATE	DATE

A.P.C.

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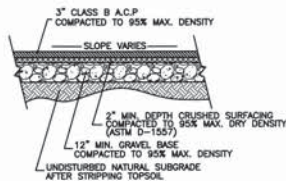


±100.00 = PROPOSED FINISHED GRADE SPOT ELEVATION  
TOP OF PAVEMENT, UNLESS NOTED OTHERWISE

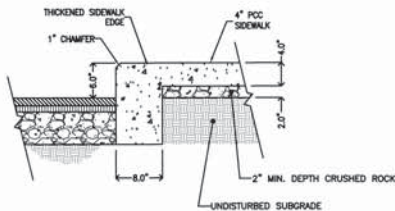
# LEGEND

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	Ⓢ	Ⓢ

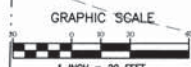
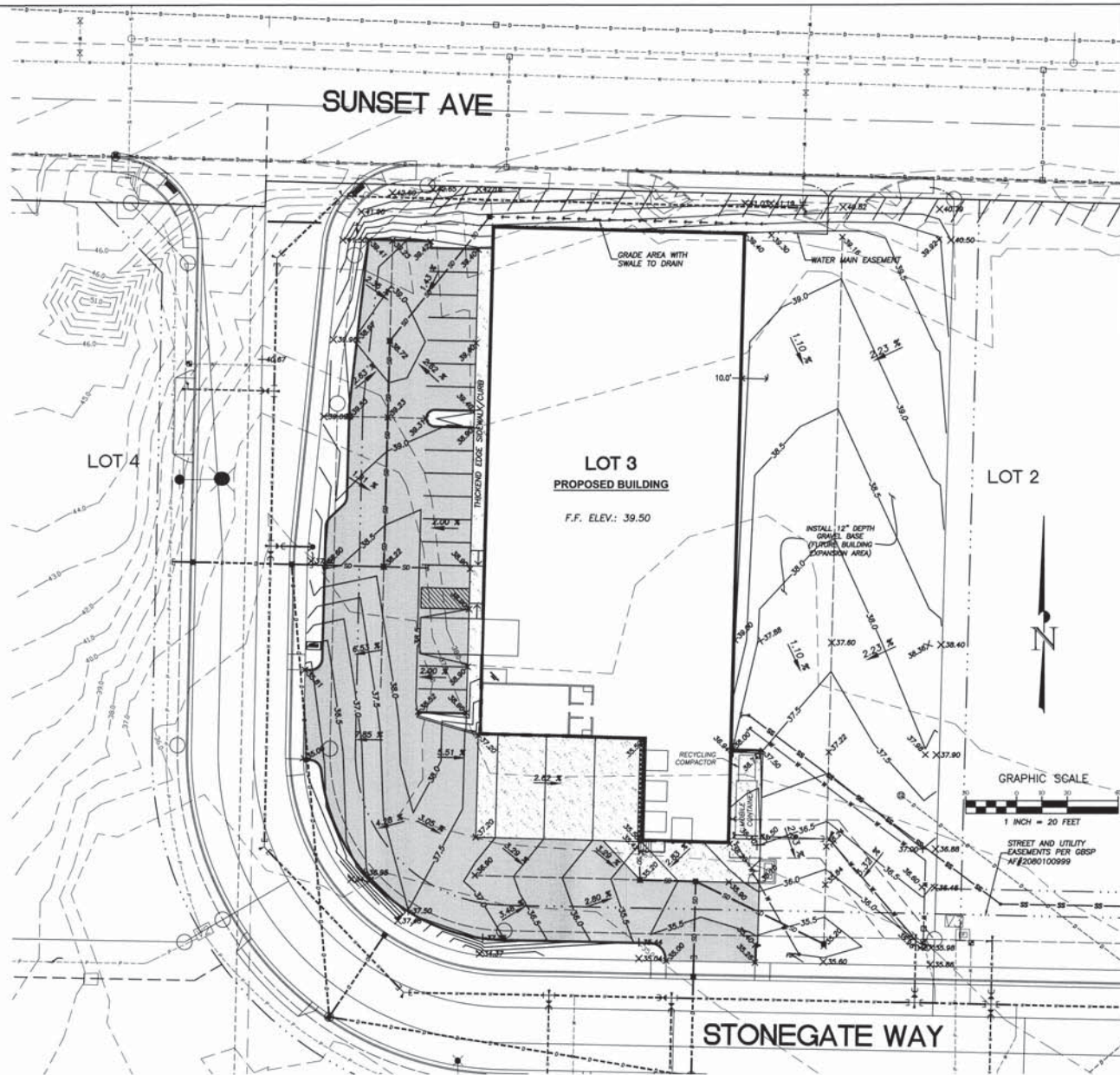


TYPICAL PAVING SECTION  
N.T.S.



TYPICAL RAISED EDGE SIDEWALK SECTION  
N.T.S.

REVISION	DATE	BY	DATE
1 AS-BUILT REVISIONS FOR RECORD DRAWINGS	06/16/09	ADT	
2 REVISIONS PER 08/13/13 ROS	08/21/12	ADT	
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STREET AND UTILITY  
EASEMENTS PER GESP  
#2080100999

9-18-12

**ASSOCIATED PROJECT CONSULTANTS, INC. P.E.**  
CIVIL ENGINEERS, PROJECT AND LAND USE MANAGEMENT,  
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PHONE (360) 671-1146 FAX (360) 671-1169

**FABER BROTHERS INVESTMENT LLC**  
**STONEGATE INDUSTRIAL PARK - LOT 3**  
PROJECT: 1380 STONEGATE WAY, FERDALE, WA 98248

**A.P.C.**  
INCORPORATED

CLIENT: FABER BROTHERS INVESTMENT LLC  
PROJECT: STONEGATE INDUSTRIAL PARK - LOT 3  
SHEET: C3

TITLE: GRADING PLAN  
DATE: 06-13-15  
BY: ADT

APPROVED: SEP 19 2012  
BY:

CITY OF FERDALE  
PROJECT #DE2007-11  
**AS-BUILT**

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



# CIVIL DESIGN NOTES

1. GEOTECHNICAL INVESTIGATION OF SITE SOILS IS REQUIRED PRIOR TO STARTING WORK ON THE SITE. INVESTIGATION SHALL INCLUDE ASSESSMENT OF GROUND WATER TABLE, NATIVE SOIL COMPOSITION, AND LOAD BEARING CAPACITY.
2. THE GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE NATIVE SUBGRADE PRIOR TO PLACEMENT OF GRAVEL BASE.
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 #2.
5. SITE PLAN INCLUDING PARKING LAYOUT AND ACCESS LANES PREPARED BY FABER BROTHERS CONSTRUCTION.

# 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 WATER SERVICE METER. CONFIRM SIZE AND CONNECTION 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.
4. TRASH ENCLOSURE, DESIGN BY OTHERS. SEE ARCHITECTURAL PLANS.
5. MONUMENT SIGN, BY OTHERS.
6. INSTALL LANDSCAPE ISLAND WITH BARRIER CURBS, SEE LANDSCAPING PLANS FOR PLANTS AND TREATMENT.
7. INSTALL RETAINING WALLS PER ARCHITECTURAL PLANS, DESIGN BY OTHERS.
8. INSTALL 5" GRASS BENCH ALONG BUILDING, AND 5" GRASS SLOPE TO EDGE OF GRAVEL, MAX. SLOPE 2H:1V.
9. INSTALL EXTRUDED CURBS, TYP.
10. CONNECT TO EXISTING 8" D.I. WATER MAIN WITH CAPPED END, AND INSTALL FIRELINE TO BUILDING SPRINKLER SYSTEM. P.W. TO BE LOCATED ON FACE OF BUILDING PER SPRINKLER DESIGN. APPROVED BACKFLOW PREVENTION DEVICE REQUIRED. TO BE LOCATED WITHIN BUILDING. ALL PIPE JOINTS SHALL HAVE LOCKING GASKETS. MEET ALL RESTRAINTS ON ALL FITTINGS. SEE FIRE SUPPRESSION SYSTEM DESIGN, BY OTHERS, FOR SIZING AND DETAILS.

CITY INSPECTIONS ARE REQUIRED TO VERIFY INSTALLATION METHODS AND RECORDING THIRST BLOCKS PRIOR TO BACKFILL. PRESSURE AND BACTERIOLOGICAL TESTING REQUIRED PER CITY OF FERNDALE STANDARDS. SEPARATION IS REQUIRED BETWEEN THE PROPOSED FIRELINE AND CITY'S WATER MAIN UNTIL PRESSURE TEST AND BACTERIOLOGICAL ANALYSIS IS SATISFACTORY. CONTRACTOR SHALL MAKE FINAL CONNECTION WITH CITY INSPECTOR PRESENT. INSPECTIONS SHALL BE SCHEDULED 24-HOURS IN ADVANCE.

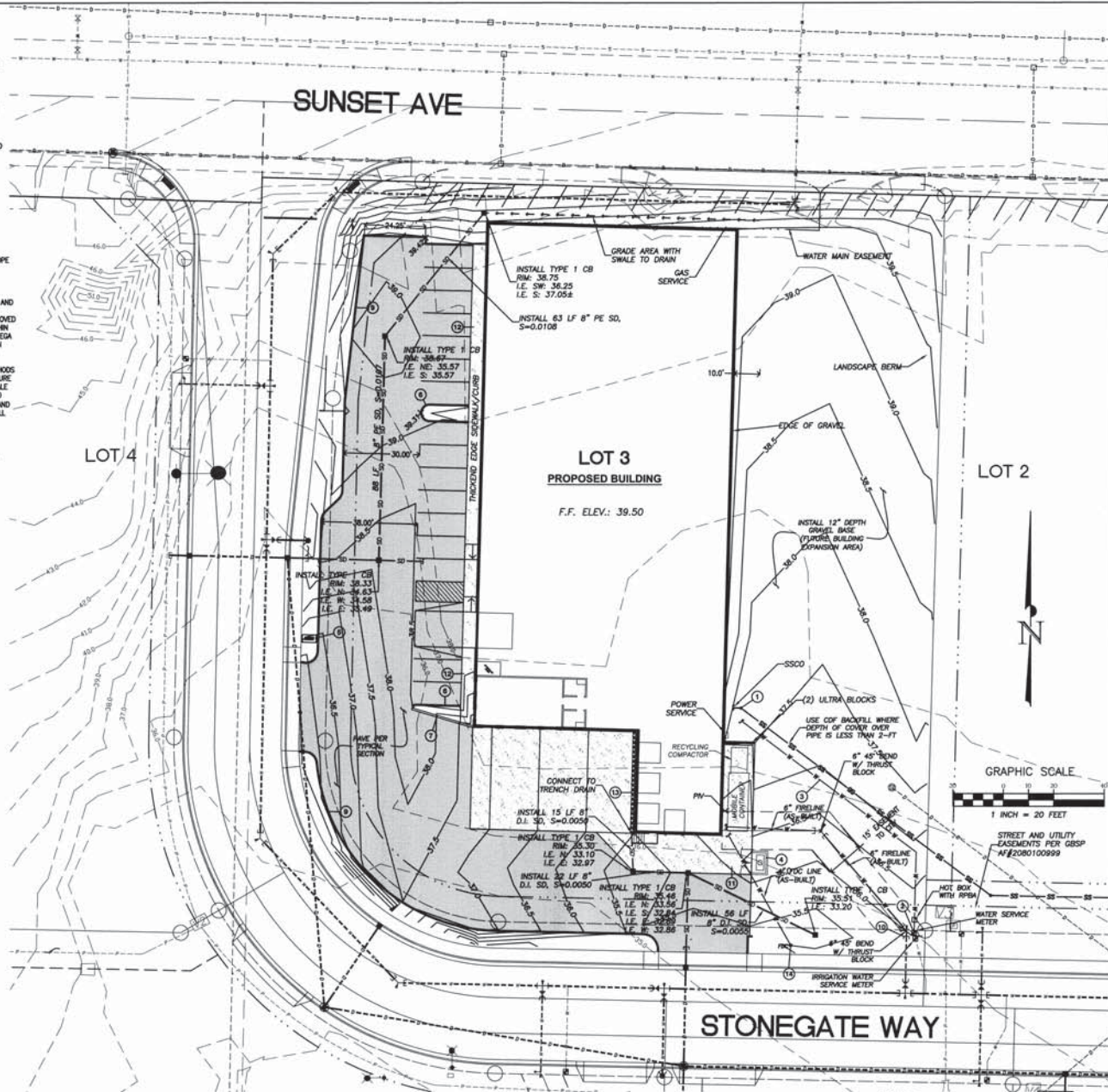
FIRE AND FDC LINE SIZE AND LOCATION PER DESIGN SKETCH PREPARED BY FABER CONSTRUCTION, RECEIVED FEB 20, 2008. FINAL EASEMENT LOCATION SHALL BE BASED ON A SURVEYED AS-BUILT OF THE INSTALLED FIRE LINE.

1. INSTALL CONCRETE PAD FOR TRUCK LOADING RAMPS PER ARCHITECTURAL PLANS, DESIGN BY OTHERS.
2. INSTALL CONCRETE SIDEWALK WITH RAISED THICKENED EDGE, SEE DETAILS.
3. INSTALL TRENCH DRAIN AT BOTTOM OF LOADING RAMP, CONNECT TO GRAVITY STORM DRAIN AS SHOWN.
4. INSTALL FIRE DEPARTMENT CONNECTION (FDC) AND FIRE LINE TO BUILDING. SIZING, LOCATION, AND TYPE TO BE IN ACCORDANCE WITH THE ARCHITECTURAL AND MECHANICAL PLANS, AND THE APPROVED SPRINKLER SYSTEM DESIGN.

## 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. 523 FRONT STREET LYNDEN, WA 98264 (360) 354-8320
4. SEE STONEGATE INDUSTRIAL PARK AS-BUILT PLANS FOR IMPROVEMENTS AND UTILITIES WITHIN COMMON EASEMENT AND STREET AREAS.

REVISION	DATE	DRAWN BY	CHECKED BY	DATE
1	AS-BUILT REVISIONS FOR RECORD DRAWINGS	ADT	08/16/09	
2	REVISIONS PER 08/13/13 ROS	ADT	08/21/12	
3				
4				



APPROVED  
SEP 19 2011  
CITY OF FERNDALE

CITY OF FERNDALE  
PROJECT #DE2007-11  
**AS-BUILT**

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**A.P.C.**  
INCORPORATED

9-18-12

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STONEGATE INDUSTRIAL PARK - LOT3  
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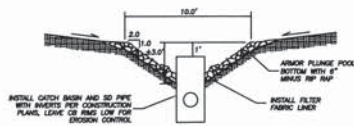
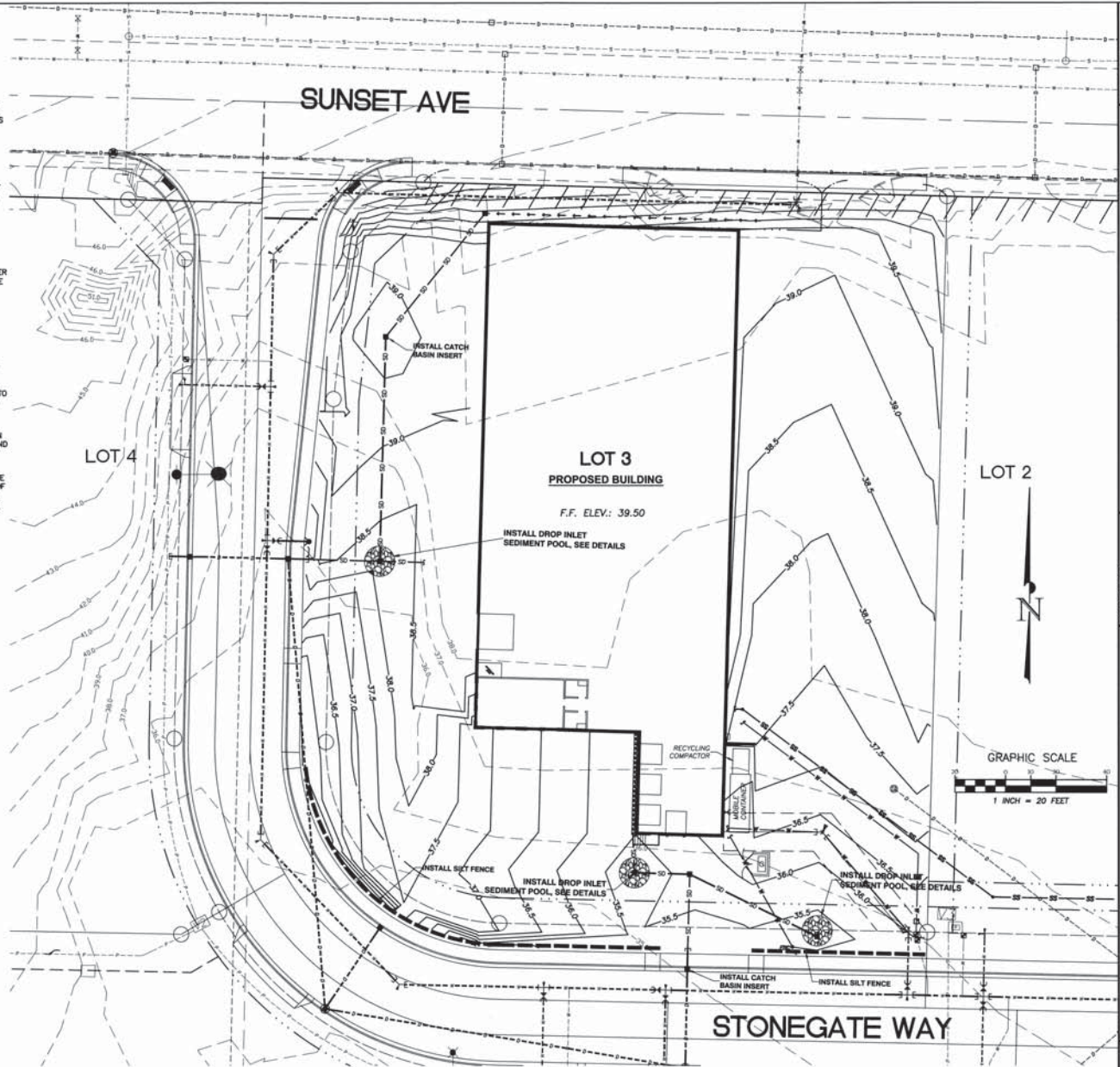
**CIVIL SITE IMPROVEMENTS**

CLIENT: LOT 3 AS-BUILT  
PROJECT: C4  
SHEET: 5



# 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 SEEDDED 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.



DROP INLET SEDIMENT POOL DETAIL  
N.T.S.

REVISION	DATE	BY	DATE	BY
1 AS-BUILT REVISIONS FOR RECORD DRAWINGS	06/16/09	ADT		
2 REVISIONS PER 08/13/13 ROS	08/21/12	ADT		
3				
4				

APPROVED  
SEP 19 2007  
BY [Signature]  
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

A.P.C.  
INCORPORATED

CLIENT: FABER BROTHERS INVESTMENT LLC

PROJECT: STONEGATE INDUSTRIAL PARK - LOT 3

1380 STONEGATE WAY, FERNDALE, WA 98248

VERTICAL SCALE: 1" = 20'

GRAPHIC SCALE: 1 INCH = 20 FEET

DATE: 06-13-09

BY: ADT

CHECKED: C5

DATE: 06-13-09

BY: [Signature]

PROJECT: STONEGATE INDUSTRIAL PARK - LOT 3

1380 STONEGATE WAY, FERNDALE, WA 98248

DATE: 06-13-09

BY: ADT

CHECKED: C5

DATE: 06-13-09

BY: [Signature]

PROJECT: STONEGATE INDUSTRIAL PARK - LOT 3

1380 STONEGATE WAY, FERNDALE, WA 98248

DATE: 06-13-09

BY: ADT

CHECKED: C5

DATE: 06-13-09

BY: [Signature]

PROJECT: STONEGATE INDUSTRIAL PARK - LOT 3

1380 STONEGATE WAY, FERNDALE, WA 98248

DATE: 06-13-09

BY: ADT

CHECKED: C5

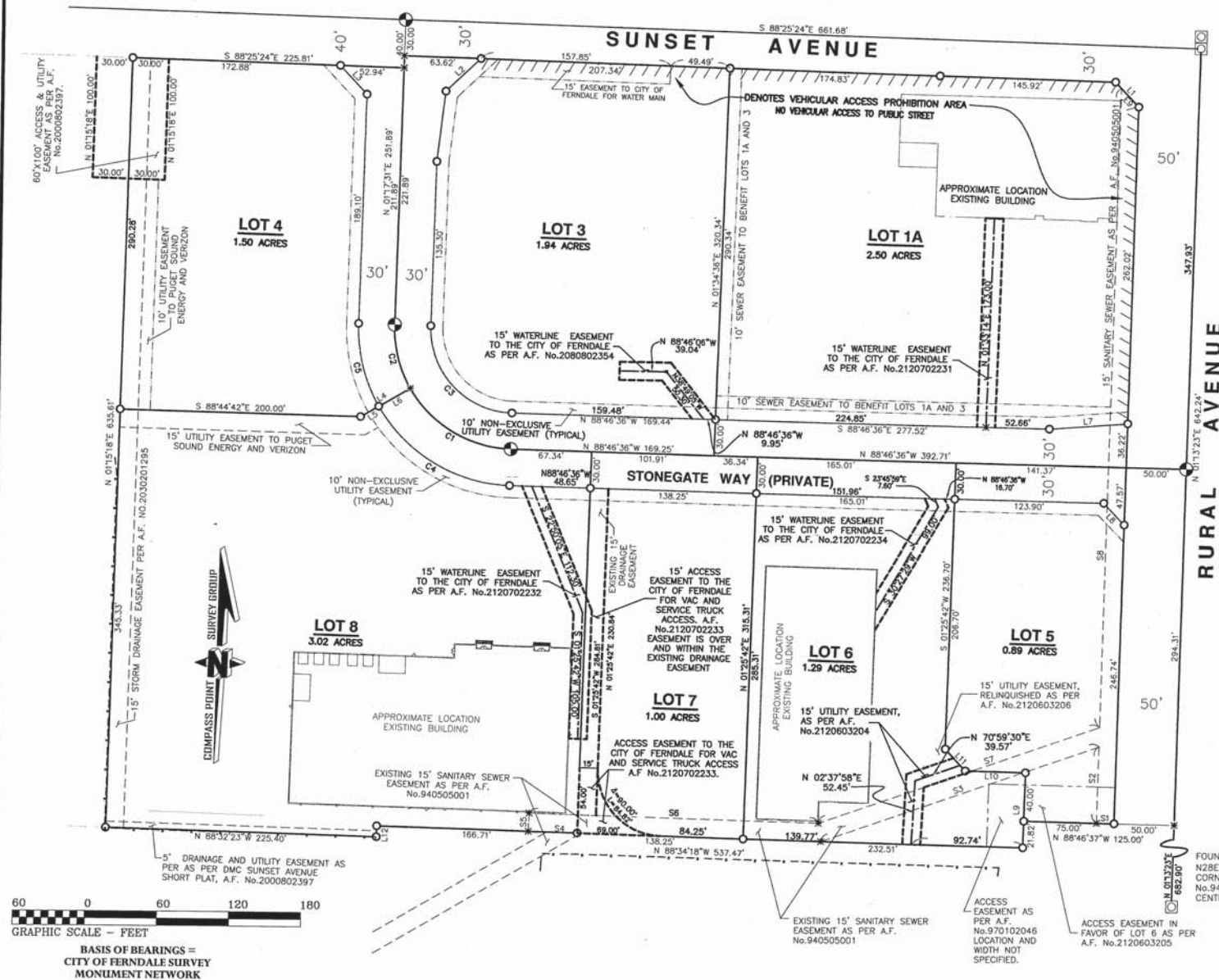
DATE: 06-13-09

BY: [Signature]



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 AUDITOR'S 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 3<sup>RD</sup> 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 Reister, County Auditor  
Ruth McLean, Deputy Auditor

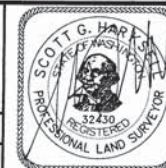
## SURVEYOR'S CERTIFICATE

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.