

LOT 7 - STONEGATE INDUSTRIAL PARK

1375 STONEGATE WAY

CITY OF FERNDAL, WA

GENERAL NOTES:

GENERAL REQUIREMENTS

1. ALL WORK AND MATERIALS SHALL CONFORM TO THESE PLANS AND TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE "STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION" (WSDOT SPECS.), THE CITY OF FERNDAL DEVELOPMENT STANDARDS (CDFS) AND THE 2005 VERSION OF THE DEPARTMENT OF ECOLOGY STORM WATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (DOE MANUAL). IN CASE OF A CONFLICT BETWEEN PLANS, REGULATORY STANDARDS OR SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL PREVAIL.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY 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 CONSTRUCTION DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES. THROUGHOUT THE PERIOD OF CONSTRUCTION, CONTRACTOR SHALL COMPLY WITH THE TERMS OF ALL PERMITS.
3. THE CONTRACTOR MUST HAVE A FULL SET OF CITY CONTRACT DOCUMENTS ON THE SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. CONSTRUCTION NOISE SHALL BE LIMITED TO BETWEEN 7 a.m. TO 8 p.m., MONDAY THROUGH SATURDAY.
5. THE CONTRACTOR SHALL CONTACT THE UTILITIES UNDERGROUND LOCATION CENTER AT LEAST 72 HOURS PRIOR TO STARTING CONSTRUCTION. PHONE: 1-800-424-5555. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL OF THE VARIOUS UTILITY COMPANIES TO ARRANGE FOR FIELD LOCATIONS OF ALL EXISTING UTILITY FACILITIES PRIOR TO STARTING CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR COSTS INCURRED BECAUSE OF DAMAGE DONE TO EXISTING FACILITIES BY THE CONTRACTOR'S WORK FORCE, INCLUDING COSTS FOR REPAIRS, WHICH WILL BE CONTRACTOR'S SOLE RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ALL EXISTING UTILITIES AND TO NOTIFY THE ENGINEER PROMPTLY OF ANY CONFLICT BETWEEN THE APPROVED PLANS AND THE LOCATION OF ANY EXISTING UTILITIES.
6. THE CONTRACTOR SHALL PROTECT ALL PRIVATE AND PUBLIC UTILITIES FROM DAMAGE RESULTING FROM THE WORK. CONTRACTOR SHALL RESTORE ALL PRIVATE AND PUBLIC PROPERTY DISRUPTED BY THE PROJECT IMMEDIATELY AFTER CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE ON-SITE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES.
8. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL ABOVE GROUND AND BURIED DEBRIS AND WASTE THAT MAY BE PRESENT.
9. THE CONTRACTOR SHALL OBTAIN REVOCABLE ENCROACHMENT PERMITS FROM THE CITY OF FERNDAL AND/OR WHATCOM COUNTY PRIOR TO COMMENCING WORK WITHIN THE PUBLIC RIGHTS-OF-WAY.
10. THE CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH REPRESENTATIVES OF THE CITY OF FERNDAL, PUBLIC WORKS DEPARTMENT AND THE ENGINEER OF RECORD A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. THE CITY WILL SCHEDULE THE MEETING.
11. ALL WORK AND MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE CITY OF FERNDAL PUBLIC WORKS DEPARTMENT. REPRESENTATIVES FROM THE CITY OF FERNDAL PUBLIC WORKS DEPARTMENT MUST INSPECT ALL WORK IDENTIFIED ON THE PLANS, BOTH PUBLIC AND PRIVATE. THE CONTRACTOR SHALL CALL AT LEAST 24 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS AS FOLLOWS:
 - A. PLACEMENT OF TEMPORARY EROSION CONTROL MEASURES.
 - B. CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.
 - C. PLACEMENT OF WATER MAIN AND BACKFILLING OF WATER MAIN TRENCH WITHIN ROAD RIGHTS-OF-WAY OR IN WATERLINE EASEMENT TO BE DEDICATED TO THE CITY OF FERNDAL.
 - D. PLACEMENT AND BACKFILLING OF UNDERGROUND UTILITIES, STORM SEWER AND SANITARY SEWER WITHIN ROAD RIGHTS-OF-WAY, IN EASEMENTS TO BE DEDICATED TO THE CITY OF FERNDAL, OR OTHER PUBLICLY SHARED FACILITIES.
 - E. GRADING OF PUBLIC OR PRIVATE ROADWAY AT:
 1. COMPLETION OF EXCAVATION TO SUBGRADE.
 2. COMPLETION OF BALLAST COURSE PLACEMENT.
 3. COMPLETION OF CRUSHED SURFACING COURSE PLACEMENT.
 4. POURING OF CURB AND GUTTER AND SIDEWALK IN PUBLIC OR PRIVATE ROADWAY.
 5. ASPHALT PAVING IN PROGRESS IN PUBLIC OR PRIVATE ROADWAY.
 - F. OVERALL INSPECTION FOR FINISHED SHOULDERS, DITCHES, PERMANENT SEEDING AND MONUMENT PLACEMENT.
 - G. END OF MAINTENANCE PERIOD.
12. 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. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO PERFORMING THE WORK. ALL SECTIONS OF THE WSDOT SPECS., 1-07.23- TRAFFIC CONTROL, SHALL APPLY.
13. THE CONTRACTOR SHALL INFORM THE ENGINEER AND OBTAIN APPROVAL FROM THE CITY OF FERNDAL PUBLIC WORKS DIRECTOR OF ANY PROPOSED DEVIATION FROM THE APPROVED PLANS PRIOR TO CONSTRUCTION OF THE REVISED IMPROVEMENTS. THE CONTRACTOR SHALL KEEP RECORDS OF ALL DEVIATIONS AND SHALL FORWARD THEM TO THE ENGINEER AND TO THE CITY OF FERNDAL PUBLIC WORKS DEPARTMENT.
14. AS-BUILT DATA SHALL BE PROVIDED TO THE CITY OF FERNDAL UPON COMPLETION OF CONSTRUCTION AND PROVIDED IN CITY OF FERNDAL DATUM - VERTICAL (NGVD 29) AND HORIZONTAL (NAD 83/91). CONTACT THE CITY FOR MORE INFORMATION ON SUBMITTAL REQUIREMENTS.
15. 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.
16. ALL DISTURBED AREAS SHALL BE COVERED WITH MULCH OR WOOD CHIPS WHILE NOT UNDER CONSTRUCTION.
17. AN APPROVED COPY OF THESE PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

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 FERNDAL SS-15 AND SS-1.
- B. CONNECTIONS TO EXISTING SEWER SHALL BE PERFORMED IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF FERNDAL.
- C. SANITARY SEWER SERVICES SHALL BE PVC PIPE CONFORMING TO ASTM D3034 SDR 35 AND IN IN ACCORDANCE WITH CITY OF FERNDAL 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.

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 FERNDAL 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 FERNDAL STANDARDS, SECTION 619.

UNDERGROUND UTILITIES CONSTRUCTION

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE ENGINEER OF RECORD TO ASSURE ACCURATE AND TIMELY COLLECTION OF ALL REQUIRED AS-BUILT DATA. THIS DATA MUST ACCURATELY REFLECT THE LOCATIONS OF ALL UNDERGROUND UTILITIES, BOTTOM OF PIPE ELEVATIONS, INVERT ELEVATIONS, MANHOLE LOCATIONS, WATER SERVICE TAPS, BLOW-OFF LOCATIONS AND INVERTS OF SERVICE CONNECTIONS (BOTH AT PIPE AND AT PROPERTY LINE), VERTICAL AND HORIZONTAL BENDS, SERVICE BOXES AND METERS, VALVES AND HYDRANTS. CALL THE ENGINEER OF RECORD AT LEAST 48-HOURS BEFORE BURYING UNDERGROUND PIPE TO ASSURE AND FACILITATE REQUIRED AS-BUILT SURVEY.
2. THE CONSTRUCTION OF UNDERGROUND UTILITY LINES SHALL BE SUBJECT TO THE FOLLOWING CRITERIA:
 - a) NO MORE THAN 500 FEET OF TRENCH SHALL BE OPENED AT ONE TIME.
 - b) WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF DITCHES.
 - c) TRENCH DEWATERING DEVICES SHALL DISCHARGE INTO SEDIMENT TRAPS OR SEDIMENT PONDS.
 - d) WHERE PRACTICAL, INSTALL GRAVITY PIPE UTILITIES PRIOR TO INSTALLATION OF OTHER UTILITIES.
3. UTILITY CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FERNDAL DEVELOPMENT STANDARDS.
4. TESTING OF NEW WATER AND SANITARY SEWER MAINS SHALL NOT BE PERFORMED UNTIL ALL OTHER ADJACENT UTILITIES HAVE BEEN INSTALLED.
5. OPEN CUTTING OF EXISTING ROADWAYS IS ONLY ALLOWED AS APPROVED AND NOTED ON THESE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH THE COF STANDARD TRENCH DETAIL.

BASE COURSES & CRUSHED SURFACING

1. GRAVEL BASES AND BALLAST MATERIAL GRADATION SHALL MEET THE CURRENT EDITION OF WSDOT STANDARD SPECIFICATIONS.
2. BALLAST, GRAVEL BASE AND CRUSHED SURFACING SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY.
3. THE GRADED AND COMPACTED SURFACE OF THE CRUSHED SURFACING TOP COURSE SHALL BE WITHIN 1/4 INCH OF FINISHED GRADE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIAL AND COMPACTION TESTING. PRIOR TO IMPORTING OF MATERIAL FOR BASE AND CRUSHED SURFACING TOP COURSE THE CONTRACTOR SHALL PROVIDE EVIDENCE OF SATISFACTORY PASSING GRADING AND DEGRADATION TEST RESULTS TO THE ENGINEER.

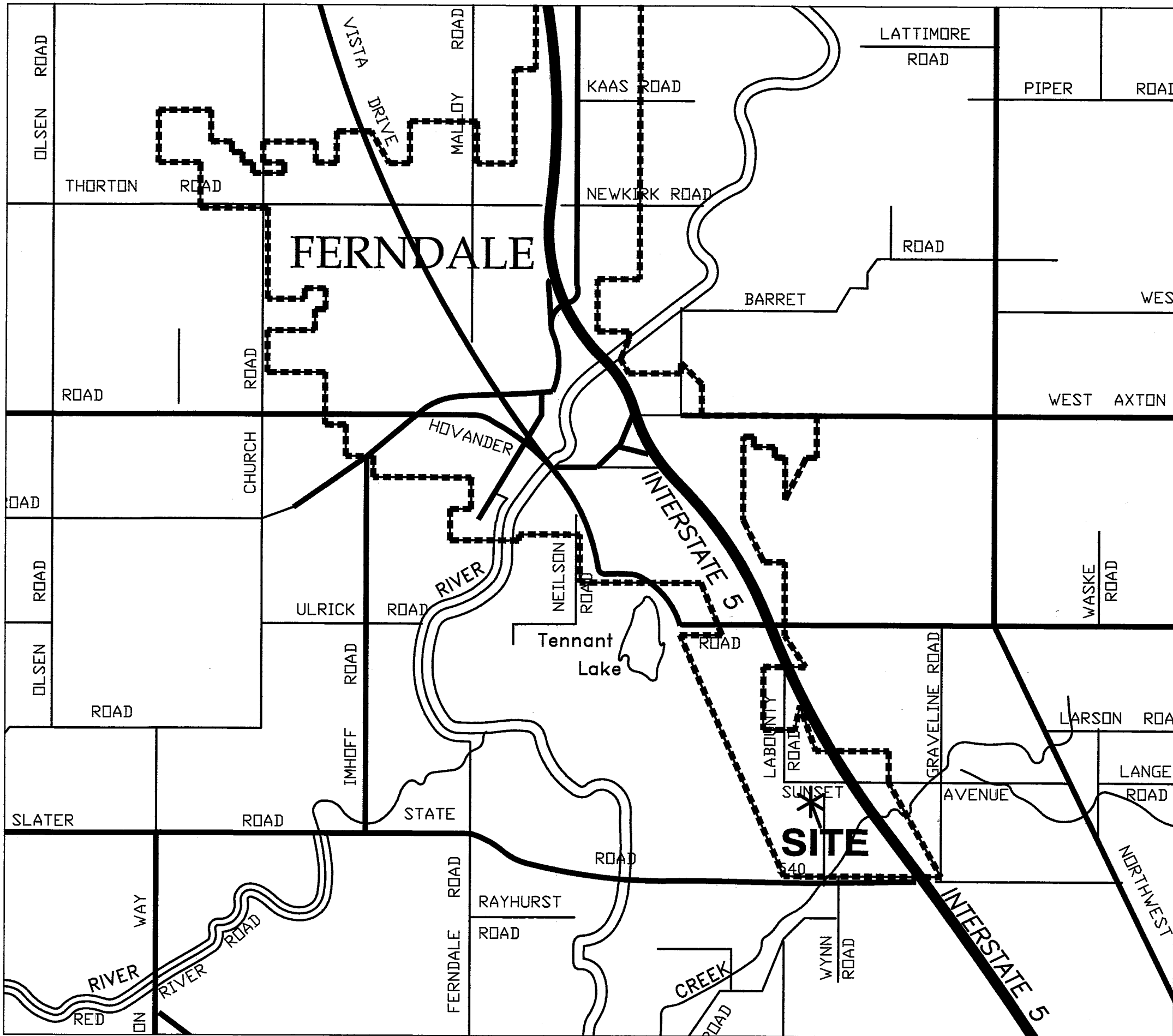
WATER

1. THE FOLLOWING STANDARD DETAILS SHALL BE USED IN CONSTRUCTING WATER SUPPLY SYSTEM IMPROVEMENTS:

PIPE BEDDING	COSD W-11
TRENCH BACKFILL	COSD W-11
FIRE HYDRANT ASSEMBLY	COSD W-1
THRUST BLOCKING	COSD W-2, W-3 & W-4
WATER SERVICE	COSD W-5
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FERNDAL DEVELOPMENT STANDARDS, SECTIONS 702 AND 705 AND THE CURRENT EDITION OF THE WSDOT STANDARD SPECIFICATIONS.
3. ALL WATER MAIN PIPE SHALL BE DUCTILE IRON PER SECTION 9-30.1(1) OF THE WSDOT SPECS., UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR.
4. MATERIAL FOR FITTINGS SUCH AS CROSSES, TEES, BENDS, REDUCERS AND SLEEVES SHALL BE DUCTILE IRON. JOINTS SHALL BE M.J., FLANGED OR PUSH-ON JOINTS AND SHALL CONFORM TO SECTION 9-30.2(1) OF THE WSDOT SPECS.
5. CONCRETE BLOCKING SHALL BE AS SPECIFIED IN CITY OF FERNDAL STANDARD DETAILS W-2, W-3 AND W-4, OR AS DIRECTED BY THE ENGINEER OF RECORD. BLOCKS SHALL BE INSTALLED AS SPECIFIED IN SECTION 7-09.3(21) OF THE WSDOT SPECS. NO PRE-CAST BLOCKS ARE ALLOWED.
6. CONNECTIONS TO EXISTING WATER MAINS - THE CONTRACTOR MUST NOTIFY THE CITY OF FERNDAL PUBLIC WORKS DIRECTOR OF A PROPOSED CONNECTION AT LEAST FOUR WORKING DAYS IN ADVANCE.
7. ALL HYDROSTATIC TESTING AND DISINFECTION OF WATER MAINS SHALL CONFORM TO SECTION 7-09.3(23) AND SECTION 7-09.3(24) OF THE WSDOT SPECS. HYDROSTATIC TEST PRESSURE FOR WATER MAIN ACCEPTANCE SHALL BE 250 PSI AND SHALL BE DONE ACCORDING TO CITY OF FERNDAL REQUIREMENTS. THE CITY OF FERNDAL LABORATORY SHALL CONDUCT ALL DISINFECTION AND BACTERIOLOGICAL TESTS. THE PIPE WILL NOT PASS TESTING UNLESS A ZERO BACTERIAL COUNT IS MEASURED ON TWO CONSECUTIVE TESTS, CONDUCTED 24 HOURS APART. THE CONTRACTOR SHALL CALL AT LEAST 24 HOURS IN ADVANCE TO SCHEDULE TESTING.
8. BACKFILL SHALL BE GRAVEL BASE, CLASS B, IN ALL STREET RIGHTS-OF-WAY, COMPACTED TO MINIMUM 95% OPTIMUM DENSITY. IN UNIMPROVED AREAS, MINIMUM COMPACTION SHALL BE 90% OF OPTIMUM DENSITY.
9. ALL PIPES SHALL HAVE A MINIMUM COVER OF 36".
10. ALL VALVES SHALL BE EITHER GATE OR BUTTERFLY TYPE VALVES AND SHALL BE INSTALLED WITH SLIP TYPE CAST IRON VALVE BOXES. GATE VALVES SHALL BE USED FOR LINES 2 INCHES THROUGH TO INCHES IN DIAMETER. SHORT-BODY VALVES SUITABLE FOR A NON-SHOCK SHUT-OFF PRESSURE OF 130 PSI AND SUITABLE FOR DIRECT BURIAL ARE SPECIFIED. GATE VALVES SHALL BE RESILIENT SEATED IRON-BODY, FULL-BRONZE MOUNTED VALVES CONFORMING TO ANWA C509 AND SUITABLE FOR SERVICE WITH THE TYPE AND CLASS OF PIPE USED. ALL VALVES SHALL HAVE NON-RISING STEMS AND SHALL OPEN COUNTERCLOCKWISE AND SHALL BE EQUIPPED WITH A 2 INCH SQUARE OPERATING NUT. VALVES WILL BE FLANGE OR M.J. JOINTS. VALVE MARKERS SHALL BE LOCATED OUTSIDE OF PAVEMENT SECTIONS.
11. WATER SERVICE TAP INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE CITY OF FERNDAL DEVELOPMENT STANDARDS.
12. FIRE HYDRANTS AND FIRE MAINS MUST CONFORM TO COSD W-1 AND THE FOLLOWING STANDARDS:
 - a. FIRE HYDRANTS SHALL HAVE TWO INDIVIDUALLY VALVED 2-1/2" PORTS AND ONE 5-1/4" MAIN VALVE OPENING. A 4-1/2" NST PUMPER NOZZLE AND A 5" STORZ PORT WITH CAP AND AIRCRAFT CABLE SHALL BE SUPPLIED. HYDRANTS SHALL BE EITHER IOWA OR M.H. 929T HYDRANTS.
 - b. FIRE HYDRANTS SHALL HAVE THE STORZ PORT FACING THE REQUIRED ACCESS AND THE BASE FLANGE OF THE HYDRANT MUST NOT VARY MORE THAN 1 FOOT IN ELEVATION FROM THE GRADE LEVEL OF THE REQUIRED ACCESS. THE LOWEST STEM SHALL BE A MINIMUM OF 14" ABOVE THE GROUND.
 - c. IF THE PUBLIC WORKS DIRECTOR DETERMINES THAT FIRE HYDRANTS ARE VULNERABLE TO VEHICULAR DAMAGE, APPROPRIATE HYDRANT GUARD POSTS SHALL BE PROVIDED. NO OBSTRUCTIONS SHALL EXIST WITHIN A 3-FOOT WORKING AREA OF EACH REQUIRED ACCESS. HYDRANT SHUTOFF VALVES SHALL BE LOCATED BETWEEN 5' AND 20' FROM THE HYDRANT.
 - d. UNDERGROUND SUPPLIES TO FIRE HYDRANTS MUST BE INSPECTED. SUCH INSPECTION SHALL INCLUDE VISUAL INSPECTION OF PIPING AND HYDROSTATIC PRESSURE TESTING TO A MIN. OF 250 PSI. A FLOW TEST WILL BE REQUIRED WHEN INSTALLATION IS COMPLETE.
 - e. FIRE HYDRANTS MUST BE MAINTAINED IN AN OPERABLE CONDITION AT ALL TIMES AND MUST BE REPAIRED OR REPLACED WHEN DEFECTIVE. HYDRANTS SHALL BE FULLY OPERABLE BEFORE CONSTRUCTION COMMENCES ABOVE GRADE LEVEL.

AS-BUILT NOTE:

PLANS UPDATED TO REFLECT INFORMATION PROVIDED BY CONTRACTOR AND FIELD SURVEY PROVIDED BY COMPASS POINT SURVEYING.



VICINITY MAP
1 INCH = 1/2 MILE

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE IMPROVEMENTS IN STONEGATE PARK HAVE BEEN INSPECTED BY THE CITY OF FERNDAL, AND TO THE BEST OF MY KNOWLEDGE, HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE CITY OF FERNDAL DEVELOPMENT STANDARDS, THE CITY OF FERNDAL MUNICIPAL CODE, SUBSEQUENT STANDARDS ADOPTED BY REFERENCE THEREIN, AND STANDARD ENGINEERING PRACTICE.

Nathan G. Row, P.E. 8/31/2015
NATHAN G. ROW, P.E. DATE
PROJECT ENGINEER

SURVEYOR'S CERTIFICATION

I CERTIFY THAT ON AUGUST 11, 2015 A FIELD AS-BUILT SURVEY WAS PERFORMED AT LOT 7 OF THE AMENDED STONEGATE GENERAL AND SPECIFIC BRIDGING SITE PLAN, BY ME OR UNDER MY DIRECTION, AND DATA FROM THAT FIELD SURVEY, INCLUDING LOCATION SHOTS, INVERT MEASUREMENTS AND FIELD BOOK NOTES WERE SUBMITTED TO ASSOCIATED PROJECT CONSULTANTS. ON AUGUST 13, 2015 FOR USE IN PREPARATION OF THESE AS-BUILT PLANS. SAID FIELD SURVEY WORK MEETS OR EXCEEDS THE MINIMUM SURVEY STANDARDS AS PER VAC 332.130.090.

SCOTT HARKSELL 9/3/15 P.L.S. No.32430 /DATE

PLAN INDEX

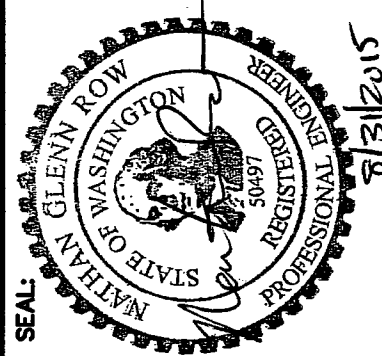
- | | |
|----|------------------------------------|
| C1 | COVER SHEET AND GENERAL NOTES |
| C2 | EXISTING SITE CONDITIONS AND TESP |
| C3 | SITE IMPROVEMENTS AND UTILITY PLAN |
| C4 | GRADING AND PAVING PLAN |
| C5 | DETAILS |
| | APPROVED |

SEP 14 2015
BY *[Signature]*
CITY OF FERNDAL

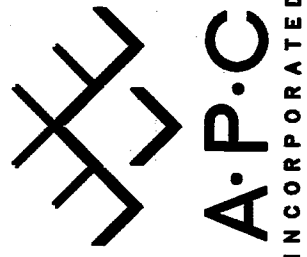
AS-BUILT/RECORD DRAWINGS
15004 LDP

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

REVISION:	DRAWN BY:	DATE:	CHECKED BY:	DATE:
1				
2				
3				
4				



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



HORIZONTAL SCALE:	VERTICAL SCALE:	DRAWN BY:	DATE:	APPROVED BY:	NORTH ROTATION:
NONE	NONE	NGR	02/11/15		4 BASE POINT:

FABER CONSTRUCTION
STONEGATE INDUSTRIAL PARK - LOT 7
COVER SHEET AND GENERAL NOTES

CLIENT:	PROJECT:	TITLE:
14-117	C1	5
ACAD FILE: LOT 7		
SHEET:		
OF:		

00567.001 SH 9/11/15

CONSTRUCTION NOTES

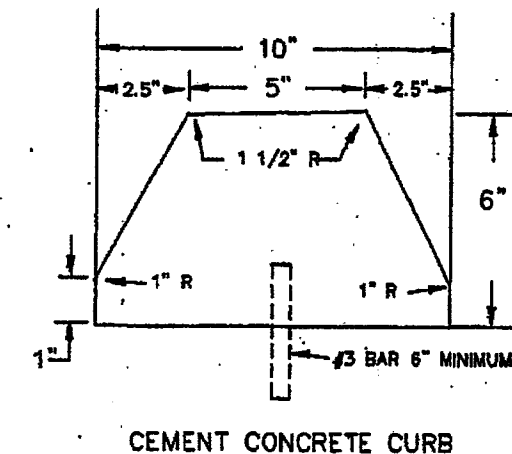
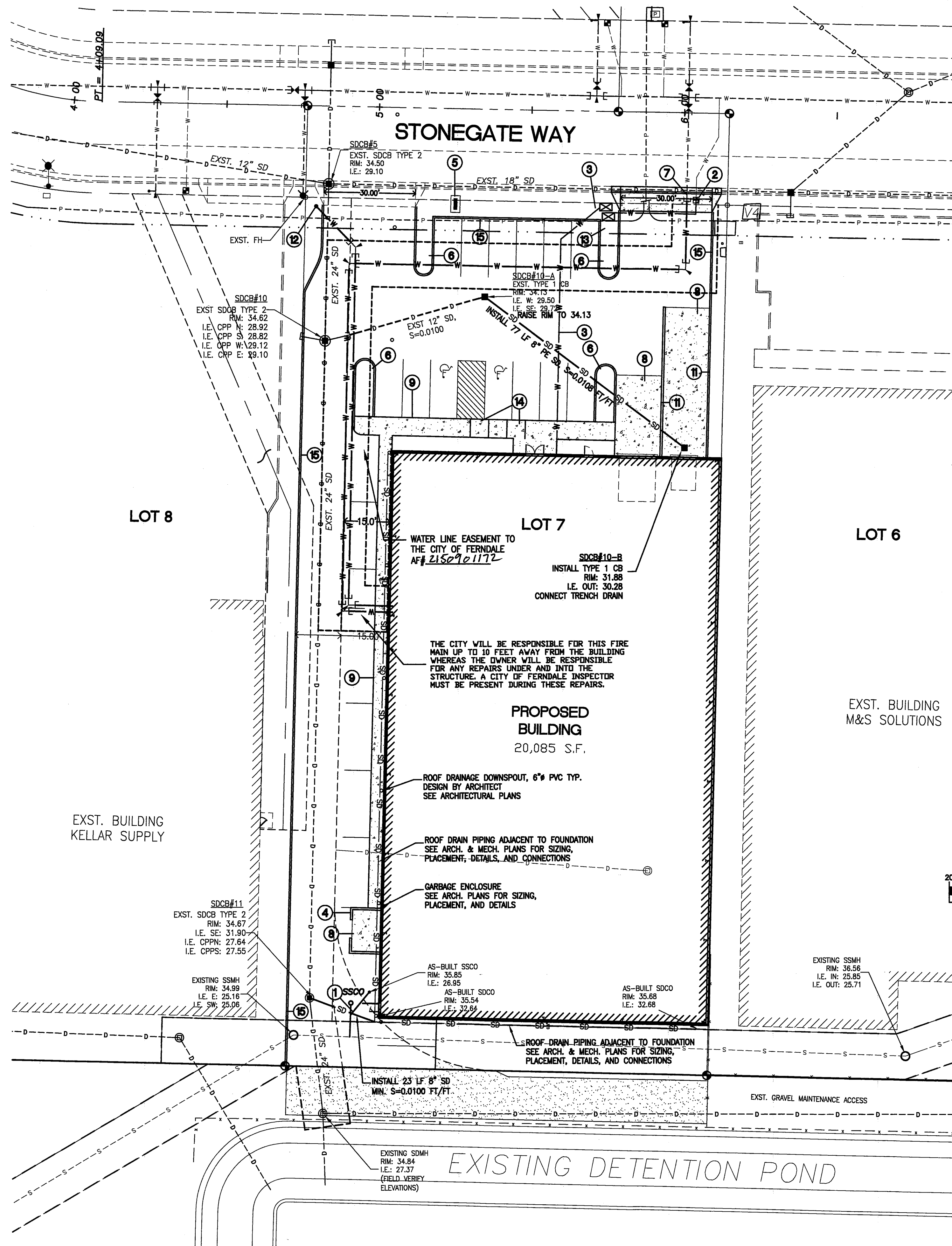
1. INSTALL 6" SANITARY SEWER SERVICE LATERAL WITH CLEAN-OUT TO EXST. SEWER SERVICE STUB. FIELD VERIFY LOCATION, DEPTH, AND SIZE OF SEWER SERVICE. SEE ARCHITECTURAL AND BUILDING MECHANICAL PLANS FOR SEWER/WASTE PIPE SIZES, LOCATIONS, AND CONNECTION TO BUILDING. CONNECT TO EXST. WITH (2) 45° BENDS SPACED ±5' APART; INSTALL CLEAN-OUT AT UPSTREAM BEND.
2. EXST. WATER SERVICES FOR POTABLE AND IRRIGATION. CONFIRM SIZE AND CONDITION TO MEET REQUIREMENTS FOR WATER SERVICE AS SHOWN IN MECHANICAL PLANS. EXTEND 2" PIPE AND RELOCATE EXST. SPLITTER ASSEMBLY TO NEW LOCATION AS SHOWN FOR METER INSTALLATION AND BACKFLOW PREVENTION DEVICES. AT A MINIMUM IN ACCORDANCE WITH CITY OF FERNDALE CROSS CONNECTION CONTROL ORDINANCE AN APPROVED DOUBLE CHECK VALVE ASSEMBLY (DCVA) MUST BE INSTALLED (SEE DETAIL SHEET C5) WITHIN THREE FEET OF THE DOMESTIC METERS ON THE OWNER'S SIDE OF THE METER.
3. INSTALL POTABLE WATER METER SERVICE AND DOUBLE CHECK VALVE ASSEMBLY (DCVA). INSTALL POTABLE 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. SEE ARCHITECTURAL PLANS.
6. INSTALL LANDSCAPE ISLAND WITH BARRIER CURB, SEE LANDSCAPING PLANS FOR PLANTS AND TREATMENT.
7. CONNECT TO EXISTING 8" D.I. WATER MAIN WITH CAPPED END, AND INSTALL FIRELINE TO BUILDING SPRINKLER SYSTEM. P.V. 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, MEGA LUG MJ 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 THRUST BLOCKS PRIOR TO BACKFILL. PRESSURE AND BACTERIOLOGICAL TESTING REQUIRED PER CITY OF FERNDALE STANDARDS. SEPARATION IS REQUIRED BETWEEN THE PROPOSED FIRELINE AND 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 PRELIMINARY DESIGN. FINAL EASEMENT LOCATION SHALL BE BASED ON A SURVEYED AS-BUILT OF THE INSTALLED FIRE LINE. PROVIDE A MIN. OF 2.0' SEPARATION BETWEEN THE FIRE LINE AND THE FDC LINE.
8. INSTALL 8" THICK CONCRETE PAD/TRUCK RAMP. DESIGN BY OTHERS
9. INSTALL CONCRETE SIDEWALK WITH RAISED THICKENED EDGE, SEE DETAILS
10. INSTALL TRENCH DRAIN AT BOTTOM OF LOADING RAMP; CONNECT TO GRAVITY STORM DRAIN AS SHOWN.
11. CONCRETE RETAINING WALL STRUCTURE TO BUILDING AT TRUCK RAMP, DESIGN BY OTHERS. SEE STRUCTURAL PLANS AND DETAILS.
12. 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.
13. INSTALL IRRIGATION SERVICE LINE, METER, AND DOUBLE CHECK VALVE ASSEMBLY (DCVA). SIZING OF PIPING AND DCVA PER APPROVED LANDSCAPE IRRIGATION DESIGN. AT A MINIMUM IN ACCORDANCE WITH CITY OF FERNDALE CROSS CONNECTION CONTROL ORDINANCE AN APPROVED DOUBLE CHECK VALVE ASSEMBLY (DCVA) MUST BE INSTALLED (SEE DETAIL SHEET C5) WITHIN THREE FEET OF THE IRRIGATION METER ON THE OWNER'S SIDE OF THE METER.
14. INSTALL ADA RAMP IN CONCRETE SIDEWALK, MAX. SLOPE 12%:1V.
15. INSTALL EXTRUDED CURB, TYP. SEE DETAIL.

CIVIL DESIGN NOTES

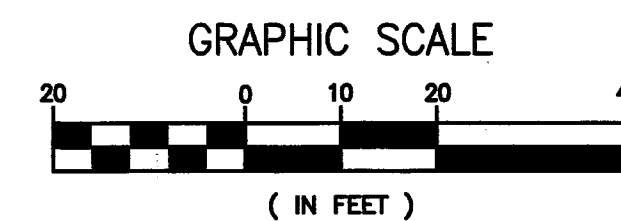
1. GEOTECHNICAL INVESTIGATION OF SITE SOILS IS REQUIRED PRIOR TO STARTING WORK ON THE SITE. INVESTIGATION SHALL INCLUDE ASSESSMENT OF GROUND WATER TABLE, NATIVE SOIL COMPACTION, AND LOAD BEARING CAPACITY.
2. THE GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE NATIVE SUBGRADE PRIOR TO PLACEMENT OF GRAVEL 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 #7 AND #8.
5. SITE PLAN INCLUDING PARKING LAYOUT AND ACCESS LANES PREPARED BY FABER BROTHERS CONSTRUCTION.



NOTE: SPACING OF ANCHOR BARS SHALL BE 10" ON CENTER WITH A #3 BAR LOCATED 1'0" FROM THE END OF ANY CUR/SAWED CURB JOINT.
ALTERNATE CURB INSTALLATIONS PER WSDOT STANDARDS F-26 ARE ACCEPTABLE.

EXTRUDED CURB DETAIL

N.T.S.



APPROVED
SEP 1 2015
BY
CITY OF FERNDALE

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

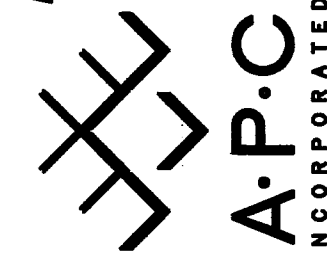
REVISION:	DRAWN BY:	DATE:	CHECKED BY:	DATE:
1				
2				
3				
4				

AS-BUILT NOTE:
ITEMS DESIGNED BY ARCHITECT NOT AS-BUILT

AS-BUILT/RECORD DRAWINGS
15004 LDP



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



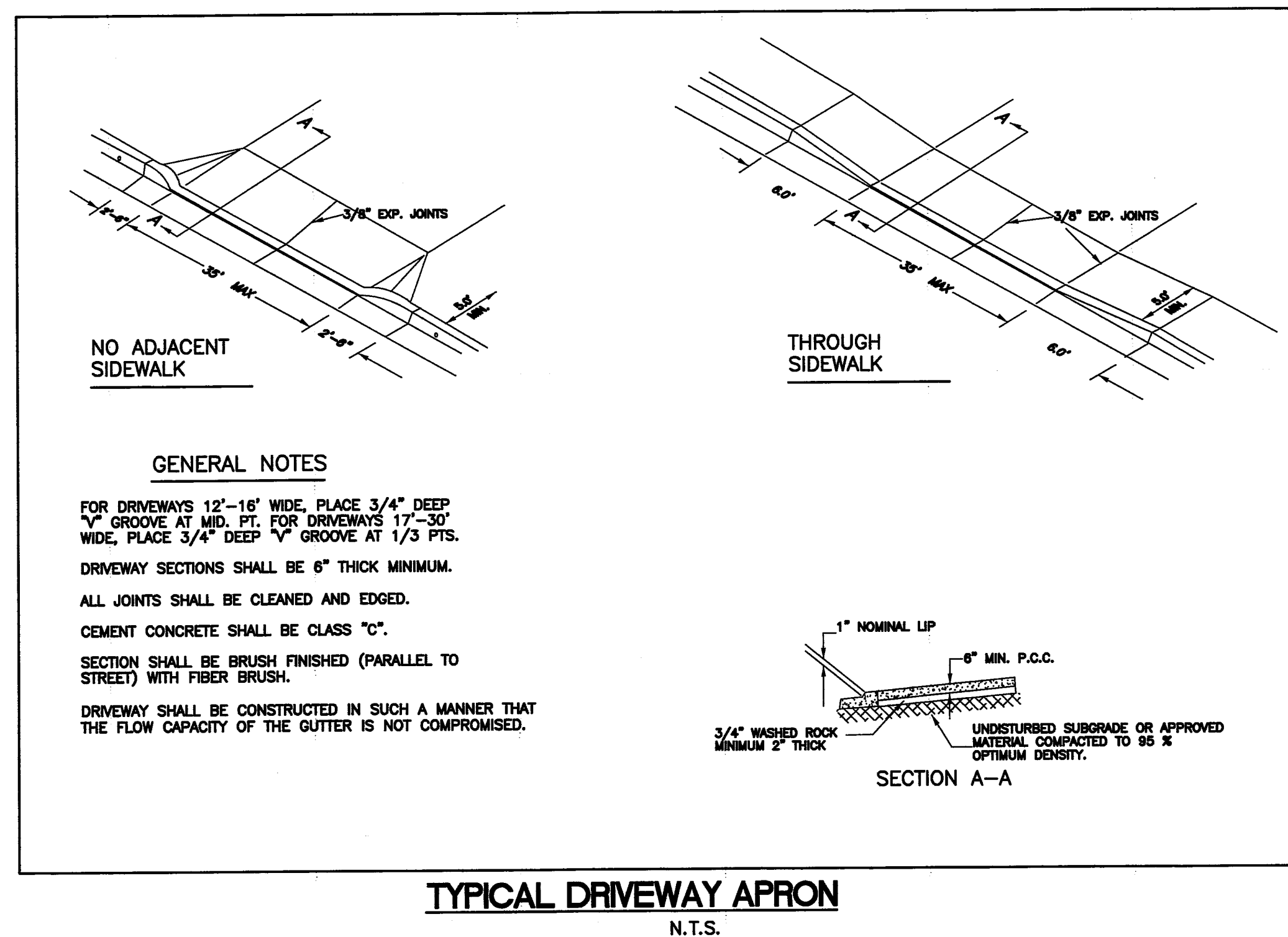
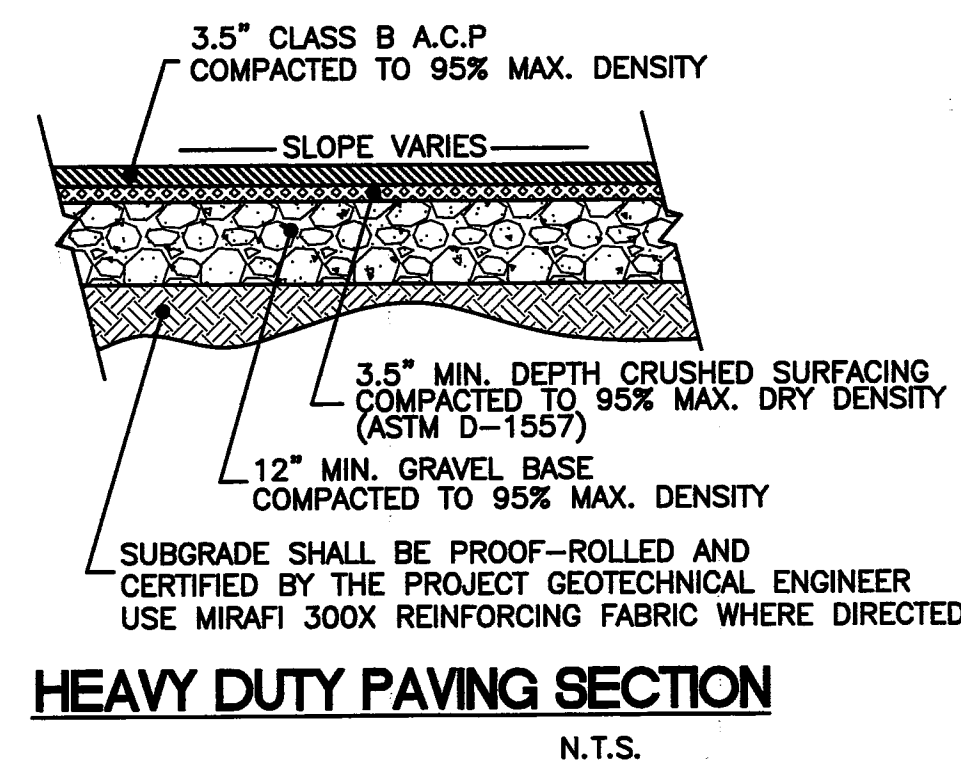
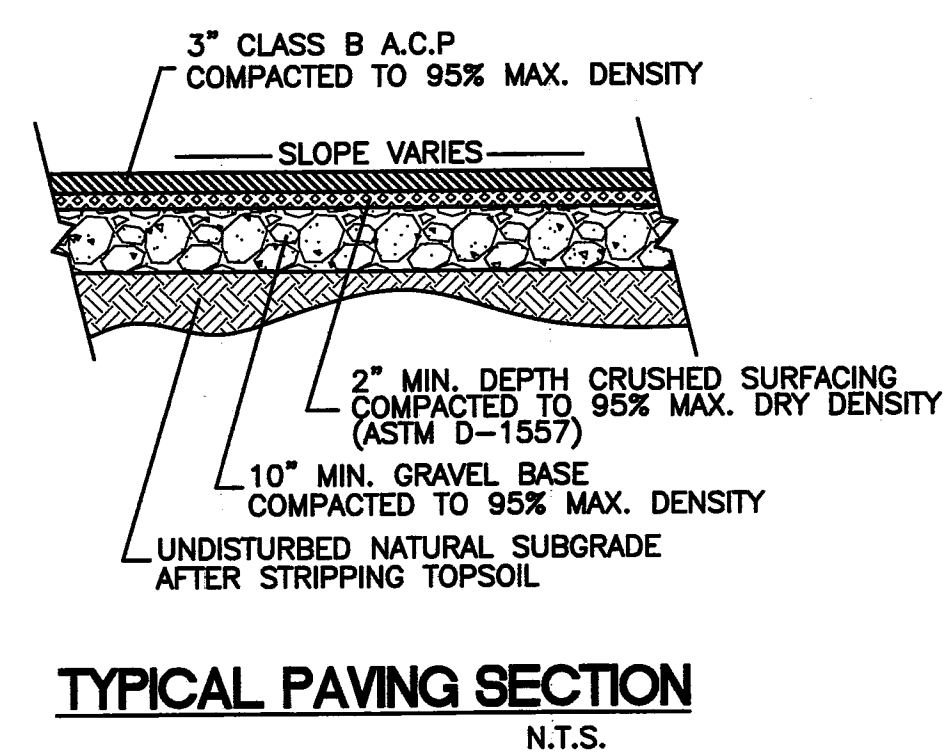
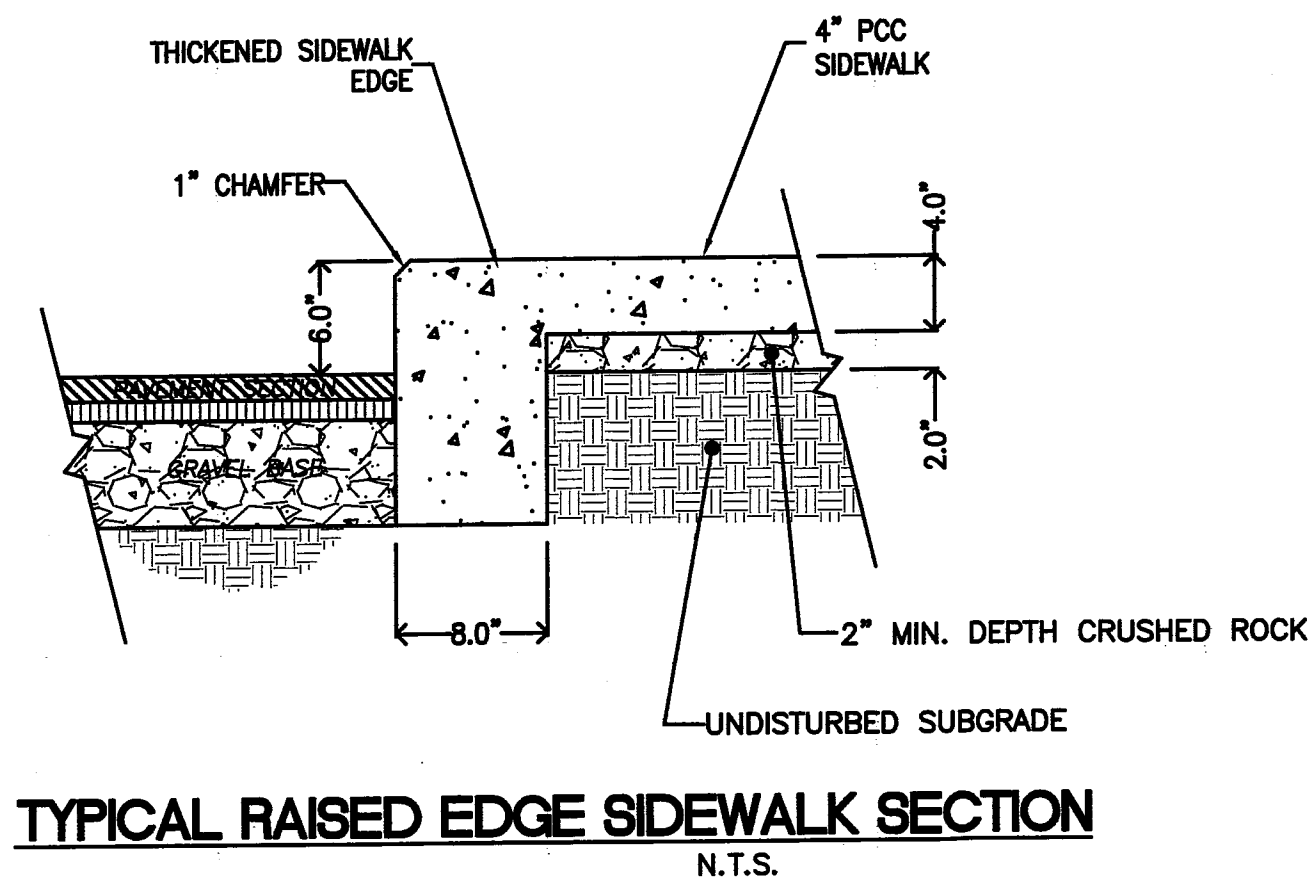
HORIZONTAL SCALE: 1" = 20'	DRAWN BY: NGR
VERTICAL SCALE: NONE	APPROVED BY: DATE: 08/11/15
	NORTH ARROW: & BASE POINT:

FABER CONSTRUCTION

STONEGATE INDUSTRIAL PARK - LOT 7

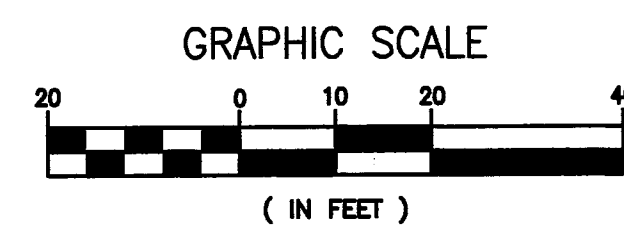
SITE IMPROVEMENTS AND UTILITY PLAN

JOB NO.: 14-117	CLIENT:
ACAD FILE: LOT 7	PROJECT:
SHEET: C3	TITLE:
OF: 5	

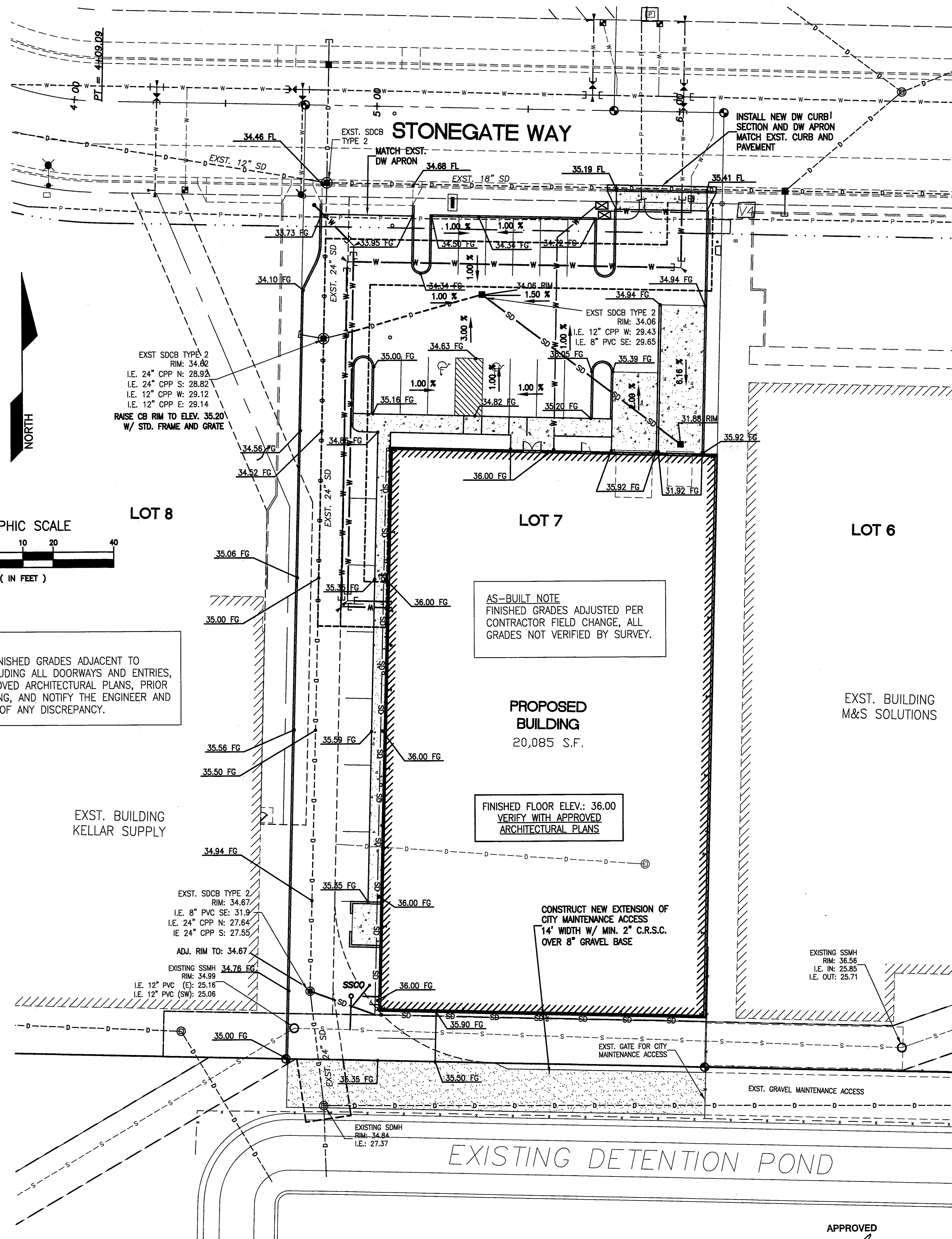


GRADING PLAN NOTES

1. 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.
2. 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.
3. MAXIMUM ALLOWABLE SLOPE SHALL BE 2H:1V, TYP. HYDROSEED ALL DISTURBED AREAS OUTSIDE AREA OF PAVING/BUILDING ENVELOPE, EXCEPT WHERE OTHERWISE SPECIFIED IN THE APPROVED LANDSCAPING PLANS. FOR ALL SLOPES STEEPER THAN 3H:1V COVER WITH NORTH AMERICAN GREEN SC-150 EROSION CONTROL BLANKET AND HYDROSEED.
4. ALL EXISTING ON-SITE OVERHEAD AND UNDERGROUND UTILITIES, POLES, RISERS, AND OTHER EQUIPMENT WITHIN 5-FOET OF THE BUILDING FOUNDATION SHALL BE RELOCATED OR REMOVED AND MATERIALS DISPOSED OF OFF-SITE, UNLESS OTHERWISE APPROVED BY THE ENGINEER IN ACCORDANCE WITH A PLAN OR RECOMMENDATION FROM THE UTILITY PURVEYOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE REMOVAL OR RELOCATION OF ALL EXISTING UTILITIES WITH THE UTILITY COMPANIES, AND COMPLYING WITH APPLICABLE REGULATIONS AND REQUIREMENTS.
5. SEE PROJECT ARCHITECTURAL PLANS FOR PARKING LAYOUT, LANDSCAPING REQUIREMENTS, LIGHTING, TRASH ENCLOSURE AND FENCING INCLUDING GATE DETAILS, ADA ACCESSIBILITY REQUIREMENTS, AND SIGNAGE.



GRADING NOTE
CONFIRM ALL FINISHED GRADES ADJACENT TO BUILDINGS, INCLUDING ALL DOORWAYS AND ENTRIES, WITH THE APPROVED ARCHITECTURAL PLANS, PRIOR TO FINAL GRADING, AND NOTIFY THE ENGINEER AND THE ARCHITECT OF ANY DISCREPANCY.



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

HORIZONTAL SCALE:
1" = 20'

VERTICAL SCALE:
NONE

DRAWN BY:
NGR

DATE:
09/11/15

APPROVED BY:

NORTH ROTATION:
& BASE POINT:

CLIENT:
FABER CONSTRUCTION

PROJECT:
STONEGATE INDUSTRIAL PARK - LOT 7

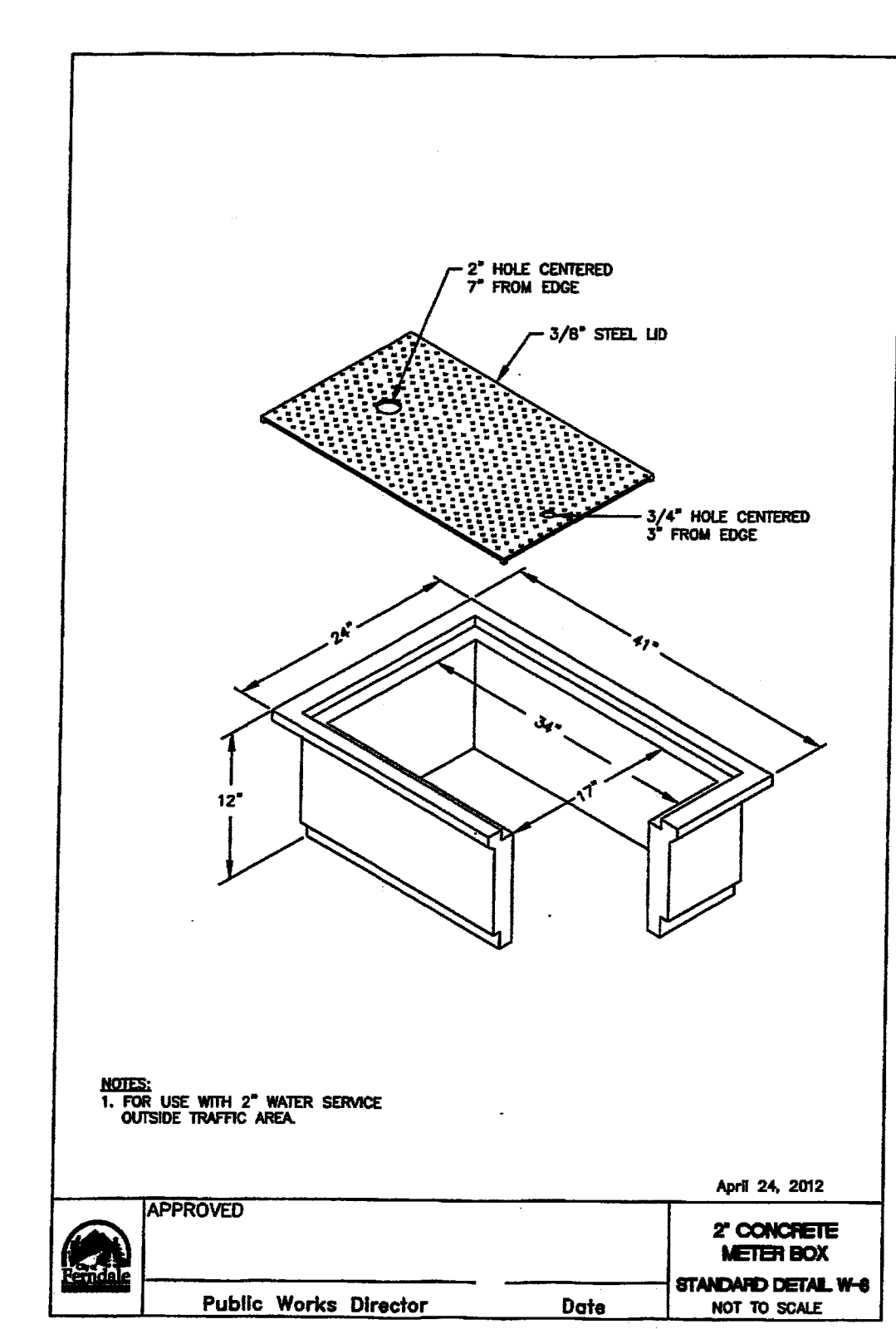
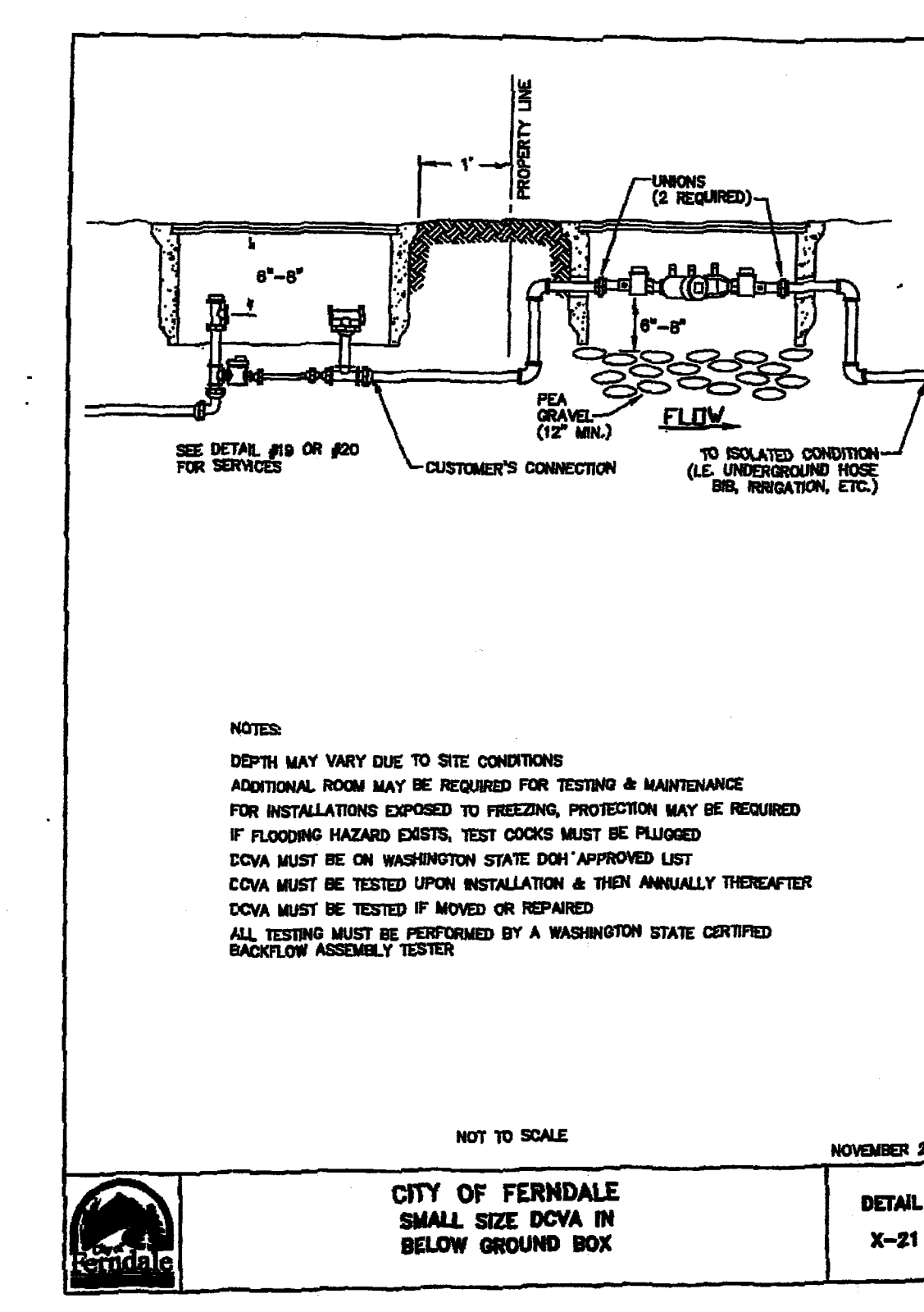
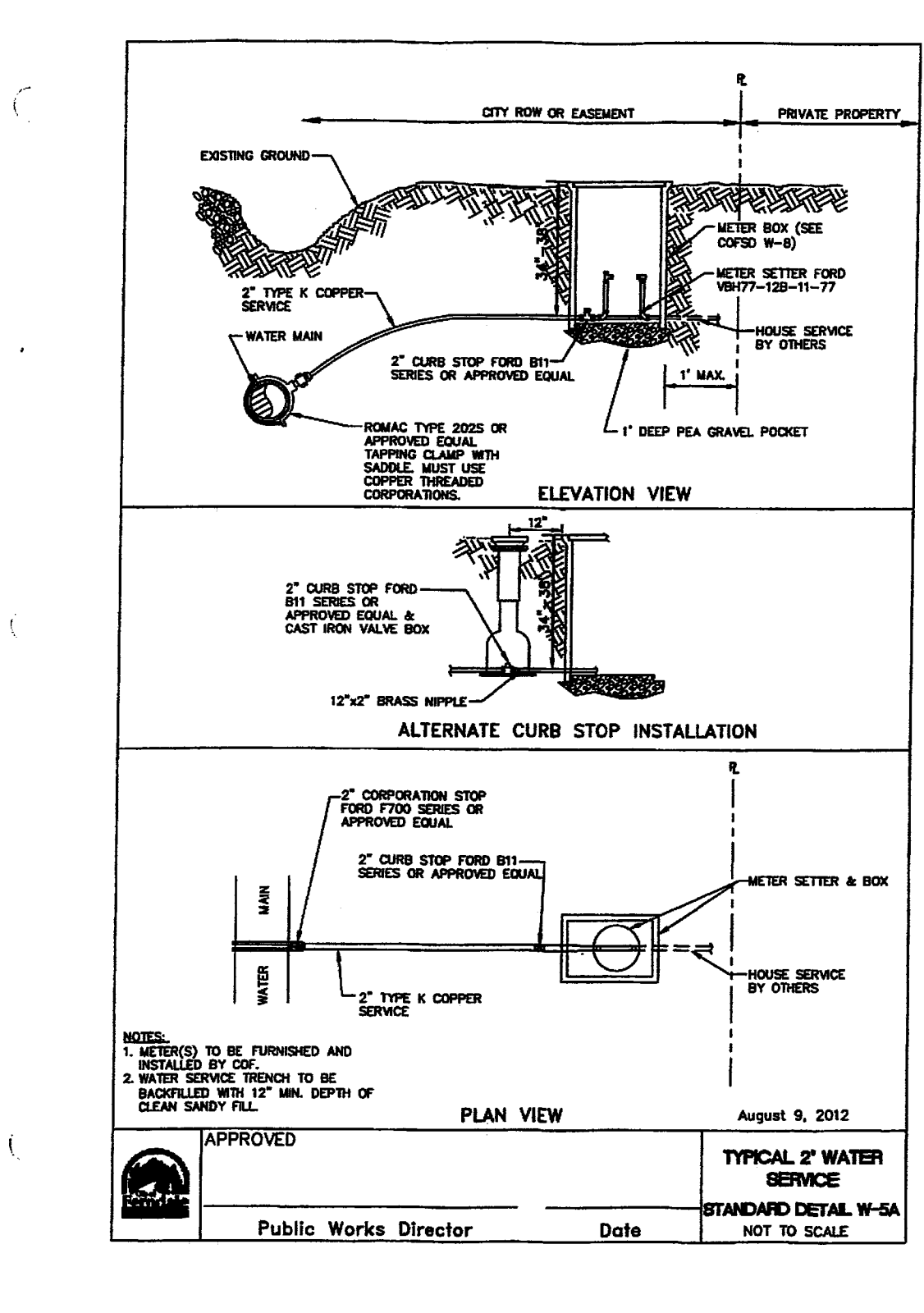
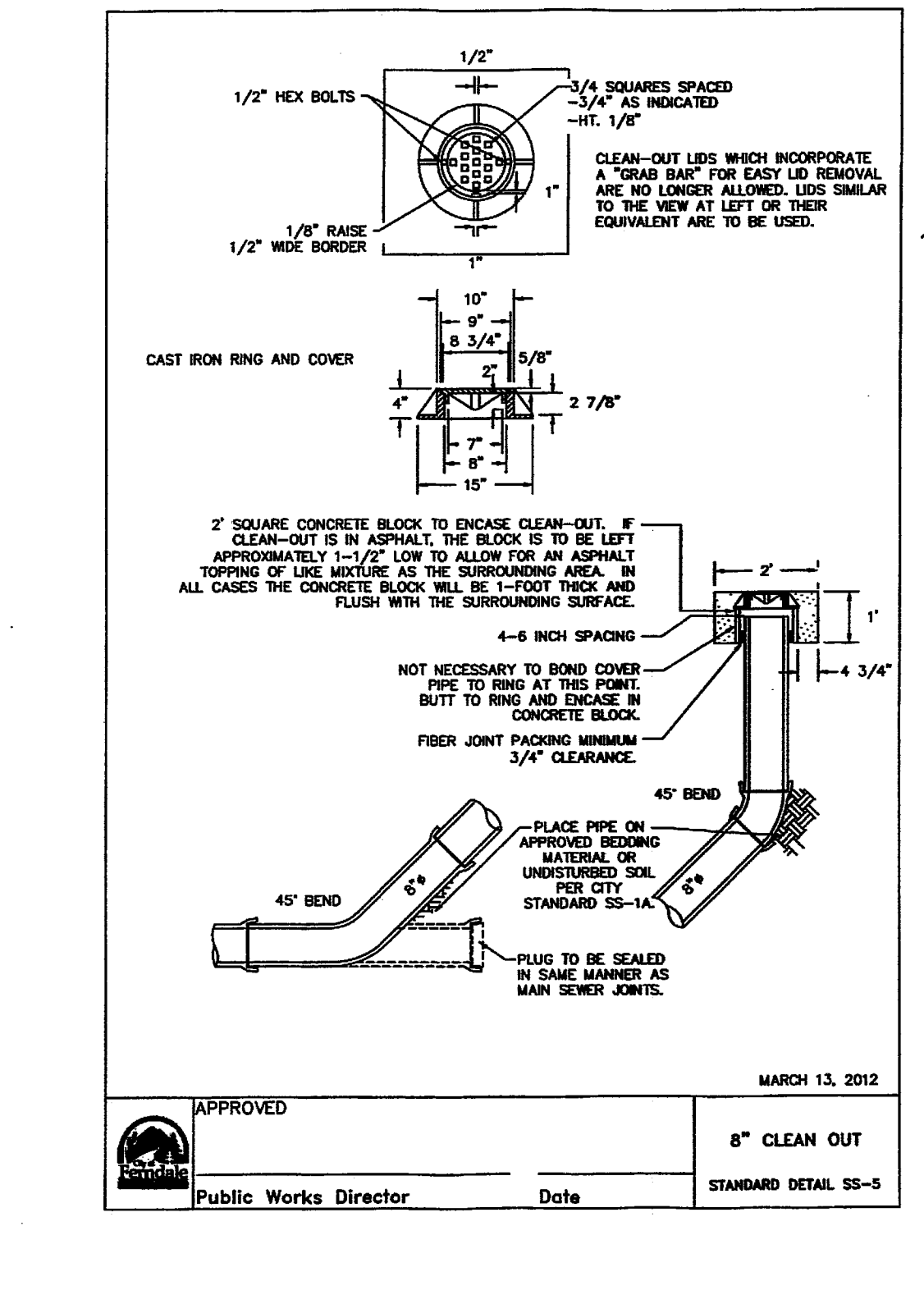
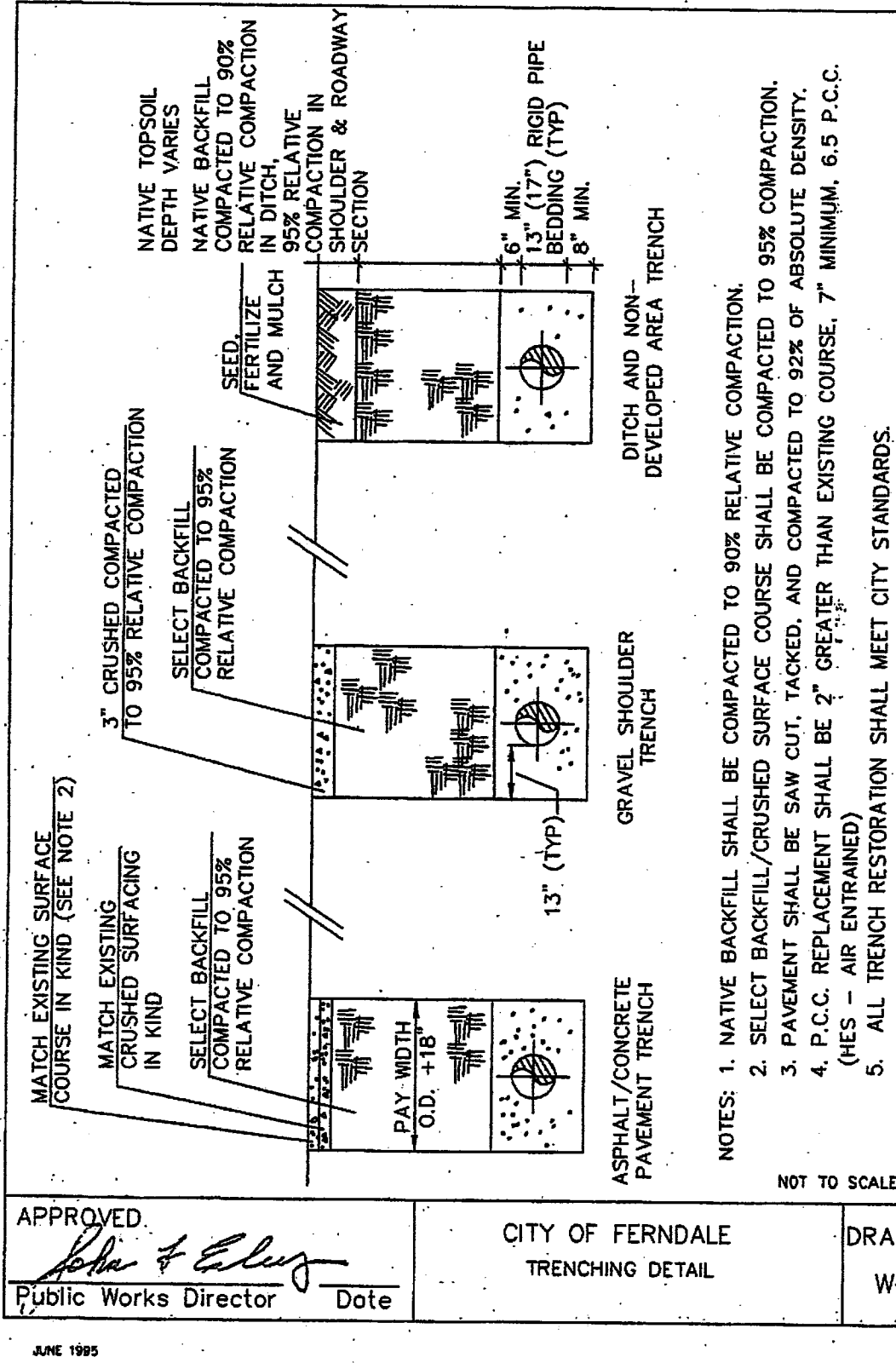
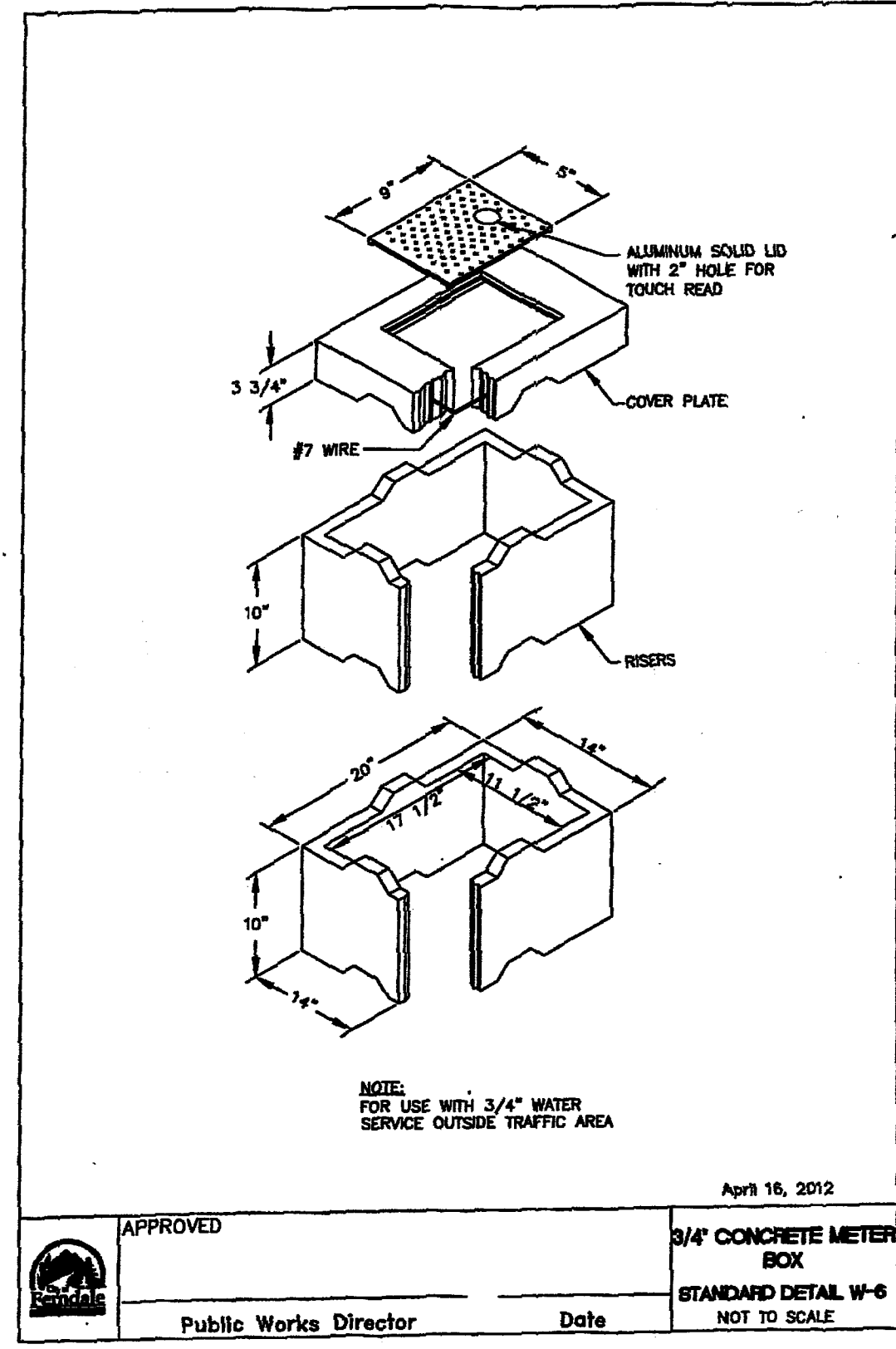
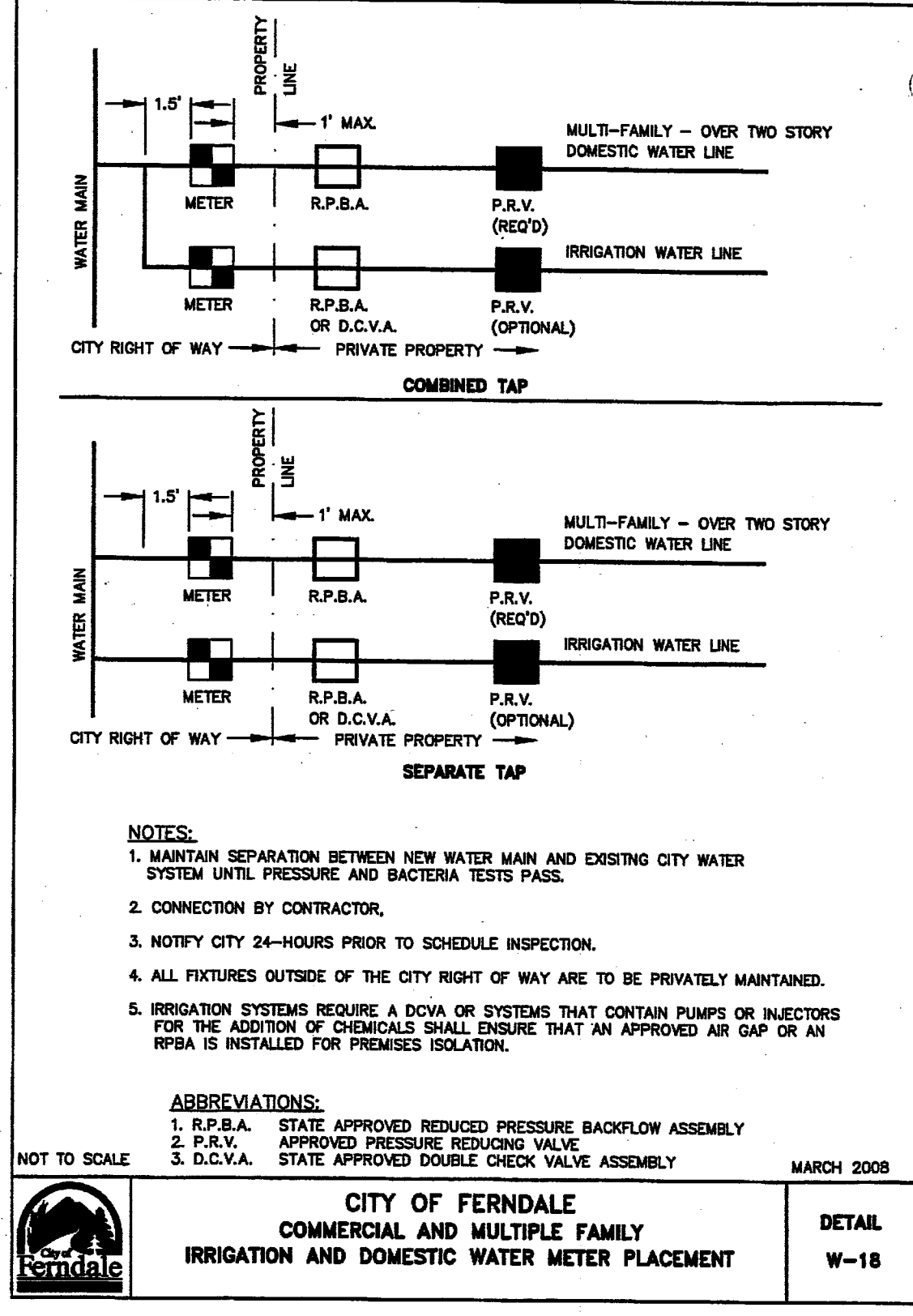
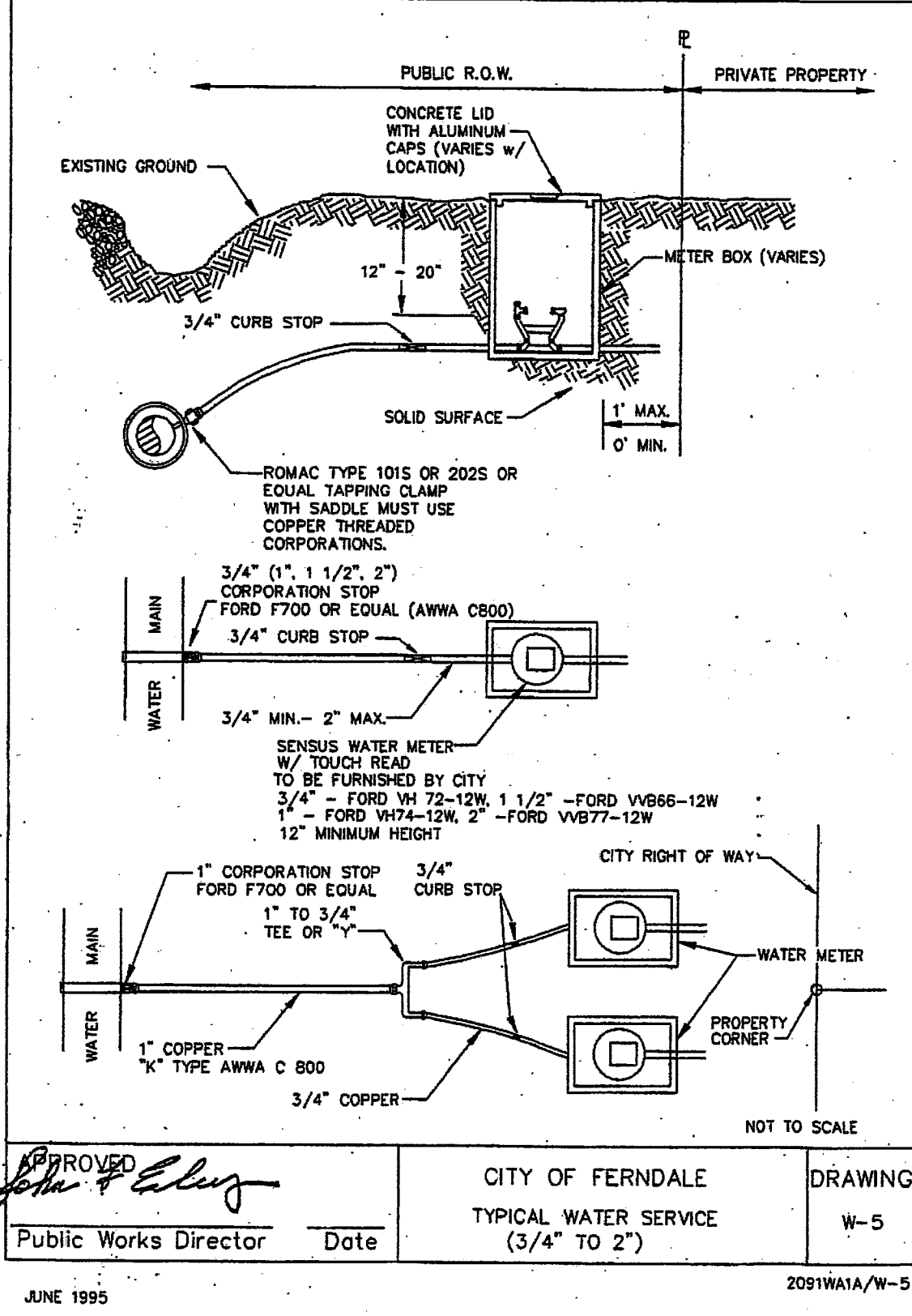
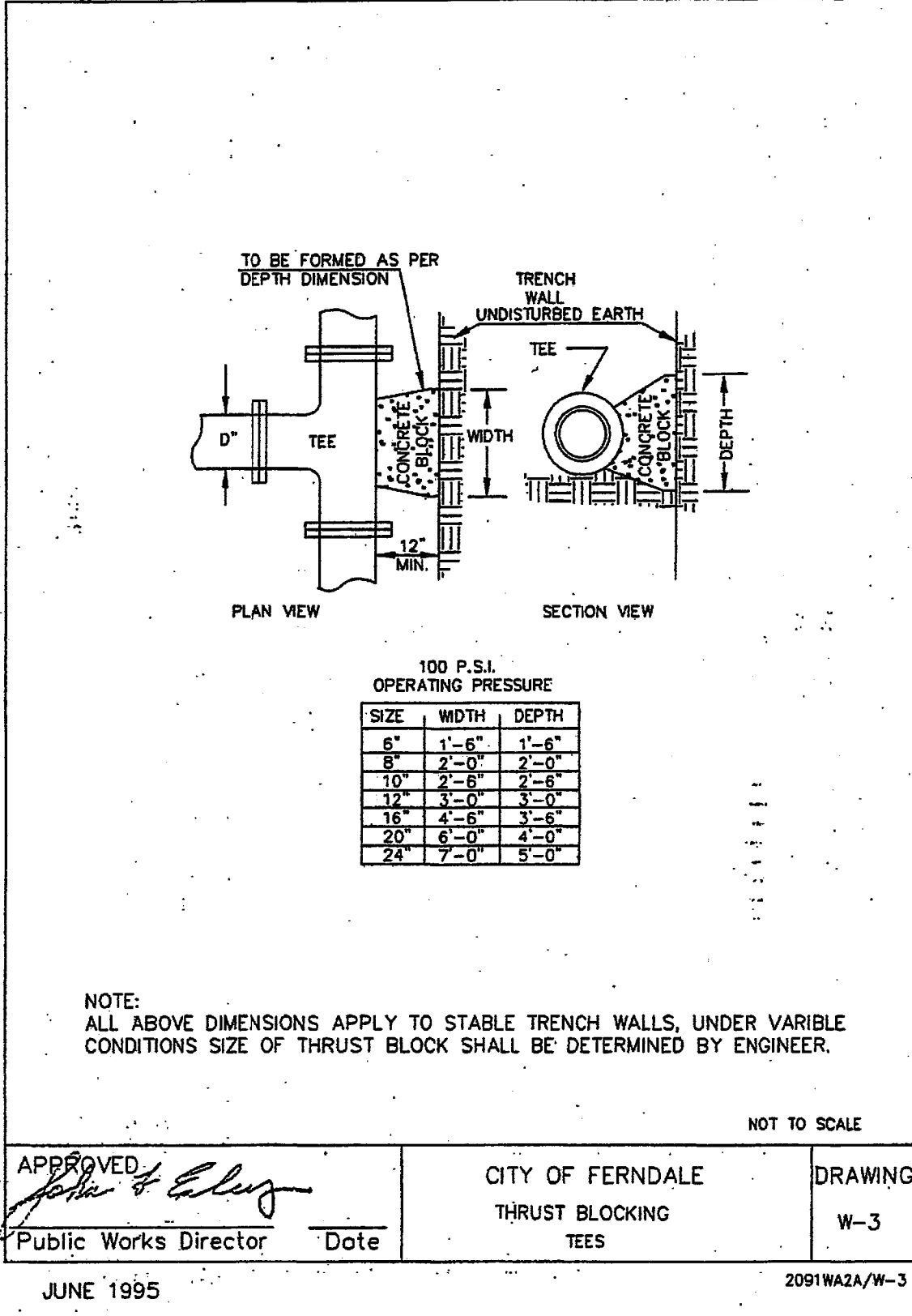
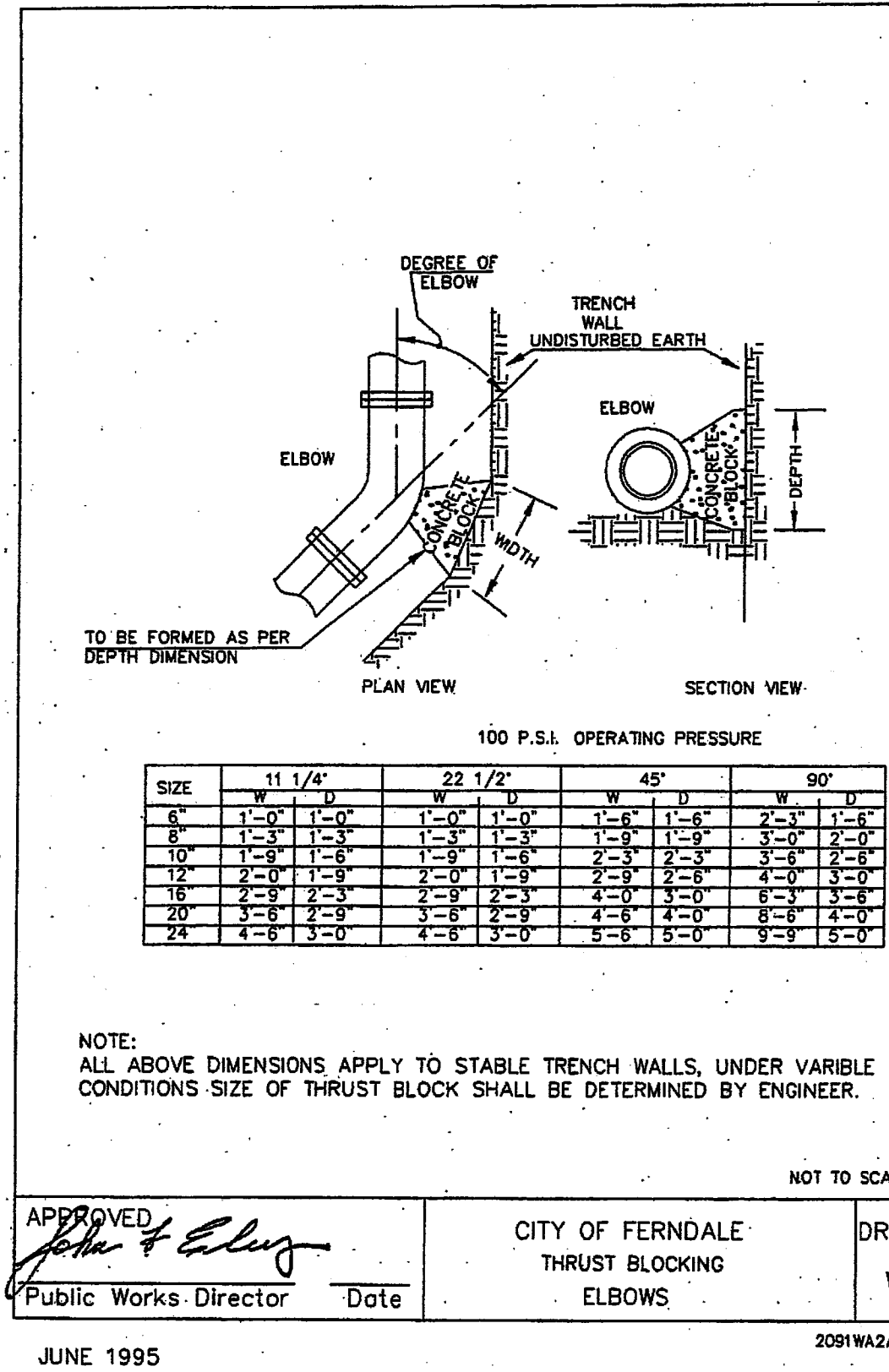
TITLE:
GRADING AND PAVING PLAN

JOB NO.:
14-117

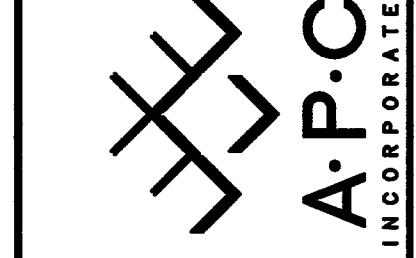
ACAD FILE:
LOT 7

SHEET:
C4

OF:
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) 671-1146 FAX (360) 671-1169



HORIZONTAL SCALE:	NONE
VERTICAL SCALE:	NONE
DRAWN BY:	NGR
DATE:	02/11/15
APPROVED BY:	
NORTH ROTATION:	& BASE POINT:

FABER CONSTRUCTION	CLIENT:
STONEGATE INDUSTRIAL PARK - LOT 7	PROJECT:
DETAILS	TITLE:

JOB NO: 14-117	SHEET: C5	OF: 5
ACAD FILE: LOT 7 DETAILS		

REVISION:	DRAWN BY:	DATE:	CHECKED BY:	DATE:
1				
2				
3				
4				

APPROVED
SEP 14 2015
BY: [Signature]
CITY OF FERNDALE

AS-BUILT/RECORD DRAWINGS