

STONEGATE INDUSTRIAL PARK

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 ENDORSEMENT 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 CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO DISCREPANCY 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 1-07.2(4) - 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-2E. WHERE LOCATED IN CURB CUTTER ONE CATCH BASIN SHALL BE THRU-CURB INLET FRAME AND GRATE IN ACCORDANCE WITH CITY OF FERNDALE STD. DRAWING R-8. VARED GRATES SHALL BE USED IN ACCORDANCE WITH WSDOT STD PLAN B-2E.
- B. STORM DRAINAGE PIPE SHALL CONFORM TO WSDOT SECTION 7-01, AND CITY OF FERNDALE STANDARDS, SECTION 619.

SPECIAL NOTES:

1. ON-SITE STORM AND SEWER UTILITIES ARE PRIVATE. WATER UTILITY IS PUBLIC WITHIN EASEMENT.
2. CONSTRUCTION SEQUENCING: CONSTRUCTION ENTRANCE TO BE RELOCATED TO STONEGATE WAY ACCESS POINT PRIOR TO DRIVEWAY RESTORATION ON RURAL AVENUE (SEE SHEET 11) SIDEWALK/DRIVEWAY REPAIRS). NO CONSTRUCTION TRAFFIC SHALL BE ALLOWED OVER NEW CURB AND SIDEWALK.

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 9-03.13.
 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 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 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 ANMA STANDARD H3-71, 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 ANMA SECTION 085.
- 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 90% 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.

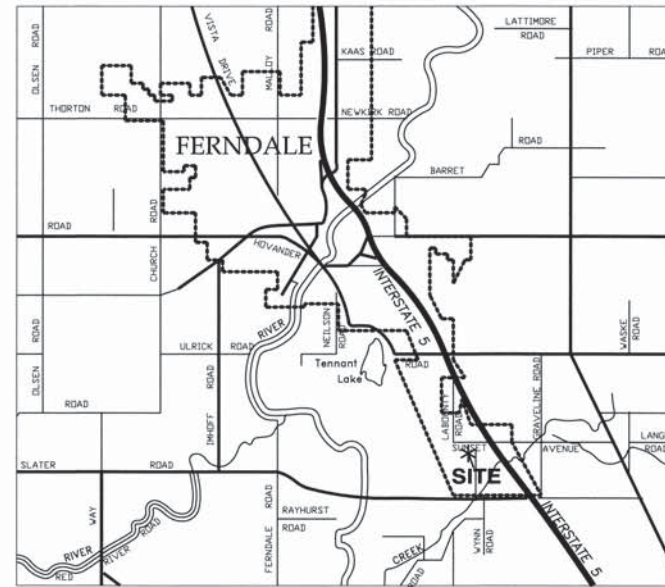
SEWER NOTES:

- 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.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE IMPROVEMENTS IN STONEGATE PARK 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 MUNICIPAL CODE, SUBSEQUENT STANDARDS ADOPTED BY REFERENCE THEREIN, AND STANDARD ENGINEERING PRACTICE.

DOUGLAS R. CAMPBELL
PRINCIPAL
DATE **9-18-12**



VICINITY MAP
1 INCH = 1/2 MILE

PROJECT DIRECTORY

OWNER:
Faber Brothers Investment LLC

ENGINEER:
Associated Project Consultants, Inc., P.S.
1401 Astor Street
Bellingham, WA 98225
(360) 671-1146

SURVEYOR:
Compass Point Survey Group, Inc.
523 Front Street
Lynden, WA 98264
(360) 354.8320

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REVISION	DRAWN BY	DATE	CHECKED BY	DATE
1 REVISION PER CITY REVIEW COMMENTS	NGR	08/24/07	DNC	08/24/07
2 AS-BUILT REVISIONS	NGR	12/31/07	DNC	12/31/07
3 REVISION PER CITY PUNDLUST LETTER DATED AUGUST 6, 2009	NGR	09/15/09		
4 UPDATED PER RECORD OF SURVEY, A.P.# 2120800396	NGR	08/23/12		

APPROVED
SEP 19 2012
BY **g.m.d.**
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



HORIZONTAL SCALE	VERTICAL SCALE	DRAWN BY
NONE	NONE	NGR
DATE:	DATE:	DATE:
09/22/07	09/22/07	09/22/07
DATE PRINTED	DATE PRINTED	DATE PRINTED
9/18/12	9/18/12	9/18/12

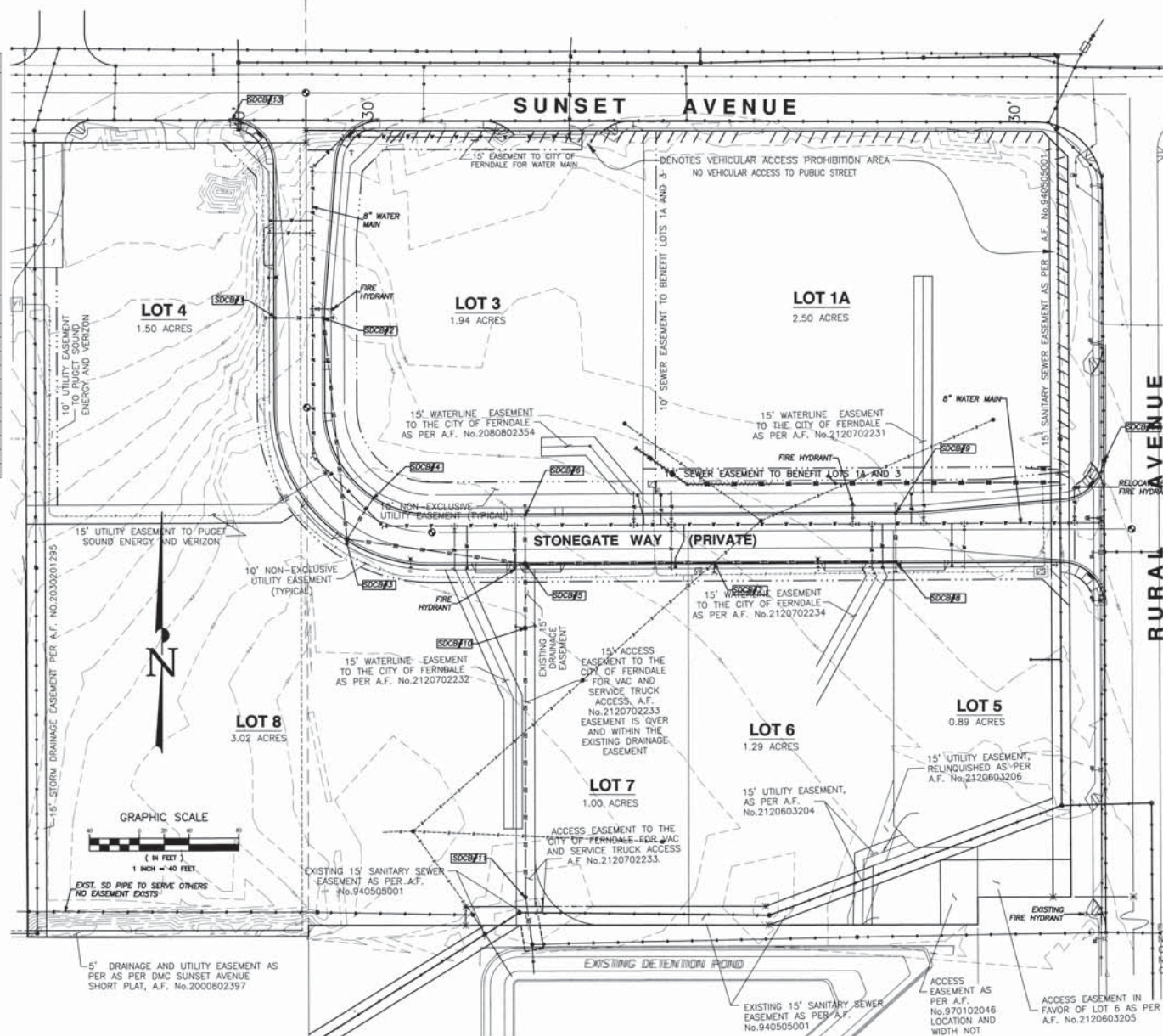
FABER BROTHERS INVESTMENT LLC
STONEGATE INDUSTRIAL PARK
COVER SHEET AND GENERAL NOTES

CLIENT	PROJECT	SHEET	TOTAL
FABER BROTHERS INVESTMENT LLC	STONEGATE INDUSTRIAL PARK	1	16

APPLIES TO ALL PLAN SHEETS

	EXISTING	PROPOSED
LOT LINE		---
RIGHT-OF-WAY LINE		---
UNDERGROUND POWER	--- P --- P ---	--- P --- P ---
UNDERGROUND TV	--- TV ---	
FIBER OPTICS	--- FO ---	
UNDERGROUND PHONE	--- T --- T ---	--- T ---
OVERHEAD POWER	--- OP ---	
OVERHEAD PHONE	--- OT ---	
GAS MAIN	--- G --- G ---	--- G --- G ---
WATER MAIN		1/2" D.I. WATER
SANITARY SEWER MAIN		8" SAN. SEWER
STORM DRAIN		18" SD
DITCH LINE		--- D ---
EDGE OF PAVEMENT		
CURB AND GUTTER FENCE		--- X ---
TREES	 	 
MAILBOX		
STORM CATCH BASIN		
UTILITY POLE		
STREET/TRAFFIC SIGN		
SAN. SEWER MANHOLE		
SAN. SEWER CLEAN-OUT		
WATER SERVICE METER		
FIRE HYDRANT		
WATER GATE VALVE		
POWER UTILITY VAULT		
TELEPHONE RISER		

1. EXISTING UTILITIES ARE SHOWN BASED ON SURVEYED TIES TO PAINTED UTILITY LOCATION MARKS, AND CITY OF FERNDALE RECORD DRAWINGS, AND MAY NOT REPRESENT ALL UNDERGROUND OR ABOVE-GROUND UTILITIES OR SITE FEATURES. ALL EXISTING UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
2. THE CONDITION OF THE NATIVE SUBGRADE AND ALL FILL MATERIALS FROM PREVIOUS CONSTRUCTION SHALL BE FIELD VERIFIED BY THE CONSULTANT 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.# 2120B0036, PREPARED BY COMMERCE ENGINEERING GROUP INC., FOR FABER CONSTRUCTION, DATED 9/3/2012.



REVISION:	DRAWN BY:	DATE:	CHECKED BY:	DATE:
1 REVISED PER CITY REVIEW COMMENTS	NGR	08/24/07	DNC	08/24/07
2 AS-BUILT REVISIONS	NGR	12/31/07	DNC	12/31/07
3 REVISED PER CITY PUNCHLIST LETTER DATED AUGUST 6, 2009	NGR	09/18/09		
4 UPDATED PER RECORD OF SURVEY, A.F.# 2120800396	NGR	08/23/12		

APPROVED
SEP 19 2012
BY *[Signature]*
CITY OF FINCHAM

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) 671-1148 FAX (360) 671-1169



HORIZONTAL SCALE:
1" = 40'

VERTICAL SCALE:
NONE

DATE: 08/22/07

NORTH: ROTATION:
& BASE POINT:

FABER BROTHERS INVESTMENT LLC
STONEGATE INDUSTRIAL PARK
COMPOSITE UTILITY PLAN

JOB NO.: 06-136	CLIENT:
ROAD FILE: CIVIL A1c	
SHEET: 2	PROJECT:
OF: 16	TITLE:

00520.002 10/12/12 SH

NOTES:

1. BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY COMPASS POINT SURVEY GROUP, 523 FRONT STREET, LYNDEN, WA, 98264, IN FEBRUARY 2007.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CITY OF FERNDALE MONUMENT NETWORK.
3. VERTICAL DATUM FOR THIS PROJECT IS NAVD 29.
4. EXISTING UTILITIES ARE SHOWN BASED ON SURVEYED TIES TO PAINTED UTILITY LOCATION MARKS, AND CITY OF FERNDALE RECORD DRAWINGS, AND MAY NOT REPRESENT ALL UNDERGROUND OR ABOVE-GROUND UTILITIES OR SITE FEATURES. ALL EXISTING UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

LAND DESCRIPTIONS

PARCEL No.390233.426/100
AS PER FIRST AMERICAN GUARANTEE No.4279-940017

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M. EXCEPT SUNSET AVENUE AND EXCEPT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE No.1128889 AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF FERNDALE UNDER AUDITOR'S FILE No.2030105771.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

PARCEL No.390233.387/100

LOT 2, DMC SUNSET SHORT PLAT, AS PER THE MAP THEREOF RECORDED UNDER AUDITOR'S FILE No.2000802367 IN THE AUDITOR'S OFFICE OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

EASEMENT NOTES:

A.F. No.970102046
GRANTOR SHALL RETAIN AN EASEMENT THRU PARCELS ALLOWING A ROAD ACCESS TO PARCEL No.390233.414/032 MEETING WHATCOM COUNTY REQUIREMENTS - LIMITED TO MINIMUM NECESSARY AND PLANNED FOR THE EASTERLY BOUNDARY OF SAID PROPERTIES.

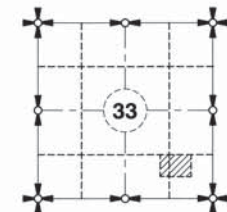
A.F. No.776898
EASEMENT TO PUD#1 FOR ACCESS TO POWER LINES IS NOT WITHIN THE CURRENT BOUNDARY.

A.F. No.1023112
TELEPHONE EASEMENT FOR LINE AND APPURTENANCES ACROSS THIS AND OTHER PROPERTY AT AN UNDISCLOSED LOCATION. CURRENT AS-BUILT PHONE LINE LOCATION LIES OFF THESE PROPERTIES.

A.F. No.2001103099
EASEMENT FOR STORM AND SURFACE WATER TREATMENT AND DETENTION AT AN UNDISCLOSED LOCATION.

ACCESS NOTE:

THE COMMON ACCESS AND UTILITY EASEMENT SHOWN HEREON DOES NOT PRECLUDE EITHER LOT FROM ESTABLISHING ADDITIONAL ACCESS AREAS WHICH MEET CITY OF FERNDALE DESIGN STANDARDS.

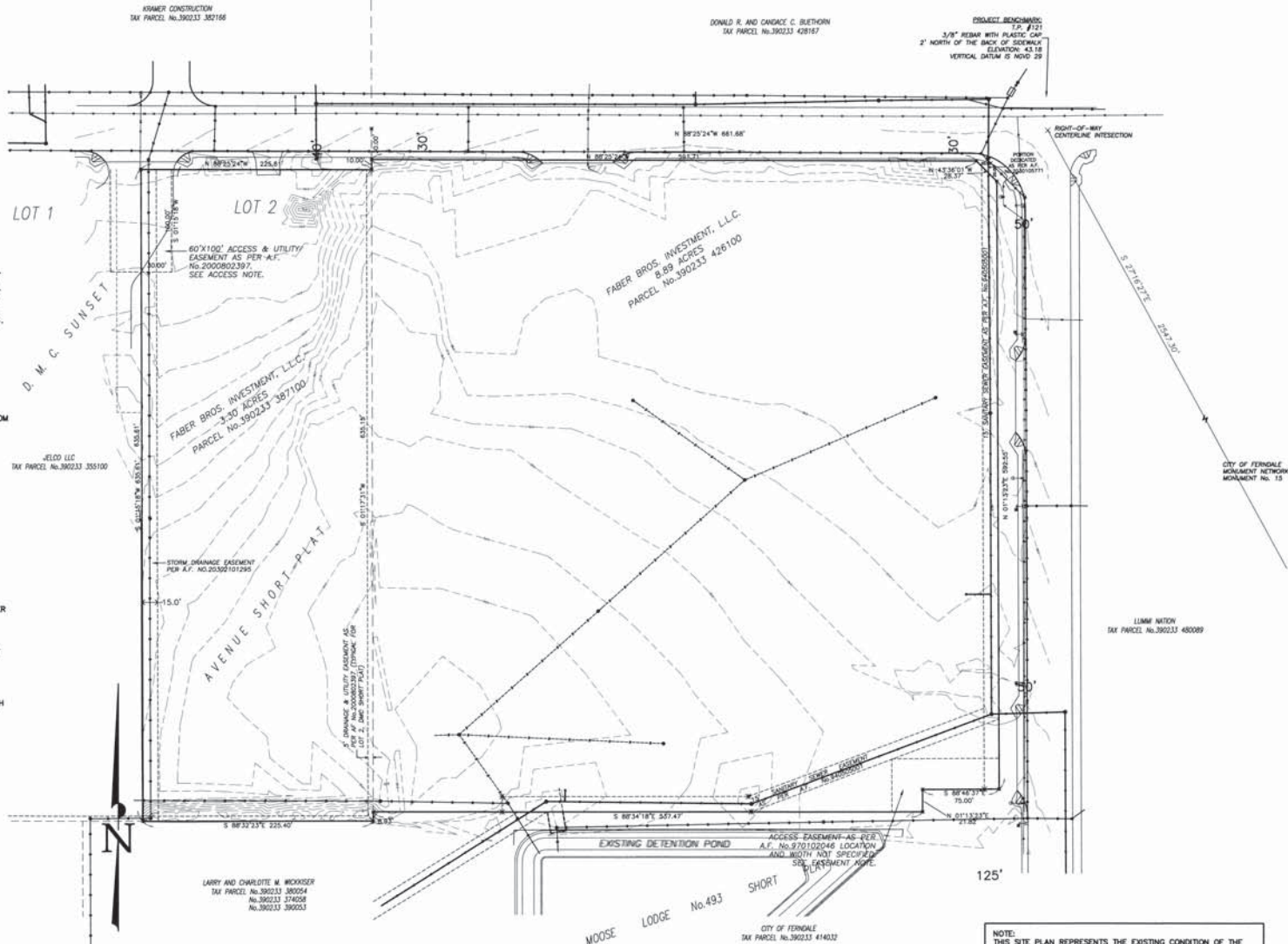


SECTION 33, TOWNSHIP 39 NORTH,
RANGE 2 EAST OF W.M.

GRAPHIC SCALE



REVISION	DATE	BY	CHECKED BY	DATE
1 REVISED PER CITY REVIEW COMMENTS	08/24/07	NGR	DNC	08/24/07
2 AS-BUILT REVISIONS	12/31/07	NGR	DNC	12/31/07
3 REVISED PER CITY PUNCHLIST LETTER DATED AUGUST 6, 2009	09/18/09	NGR		
4 UPDATED PER RECORD OF SURVEY, A.F.# 212680398	08/23/12	NGR		



EXISTING SITE CONDITIONS - PRIOR TO CONSTRUCTION

NOTE:
THIS SITE PLAN REPRESENTS THE EXISTING CONDITION OF THE SUBJECT PROJECT SITE PRIOR TO THE CONSTRUCTION DEPICTED IN THESE PLANS. SEE SEPARATE DRAWING SHEETS IN THIS PLAN SET FOR POST CONSTRUCTION PROPERTY CONFIGURATION INCLUDING LOT LINES AND EASEMENTS. TOPOGRAPHY SHOWN IS PRE-CONSTRUCTION EXISTING GROUND TOPOGRAPHY FROM SURVEY DATA PROVIDED BY COMPASS POINT SURVEYORS.

APPROVED

SEP 19 2007

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,
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A.P.C.
1401 ASTOR STREET, BELLINGHAM, WA 98225
PHONE (360) 671-1148 FAX (360) 671-1169



PROFESSIONAL SCALE	DRAWN BY	APPROVED BY
1" = 100'	NGR	NGR
VERTICAL SCALE	NONE	DATE: 09/22/07
		IN BULK POINT

CLIENT: FABER BROTHERS INVESTMENT LLC
PROJECT: STONEGATE INDUSTRIAL PARK
SHEET: 3 OF 16

TITLE: EXISTING CONDITIONS PLAN

DATE: 08/24/07

BY: *[Signature]*

CHECKED BY: *[Signature]*

DATE: 08/24/07

PROJECT: STONEGATE INDUSTRIAL PARK

SHEET: 3 OF 16

TITLE: EXISTING CONDITIONS PLAN

DATE: 08/24/07

BY: *[Signature]*

CHECKED BY: *[Signature]*

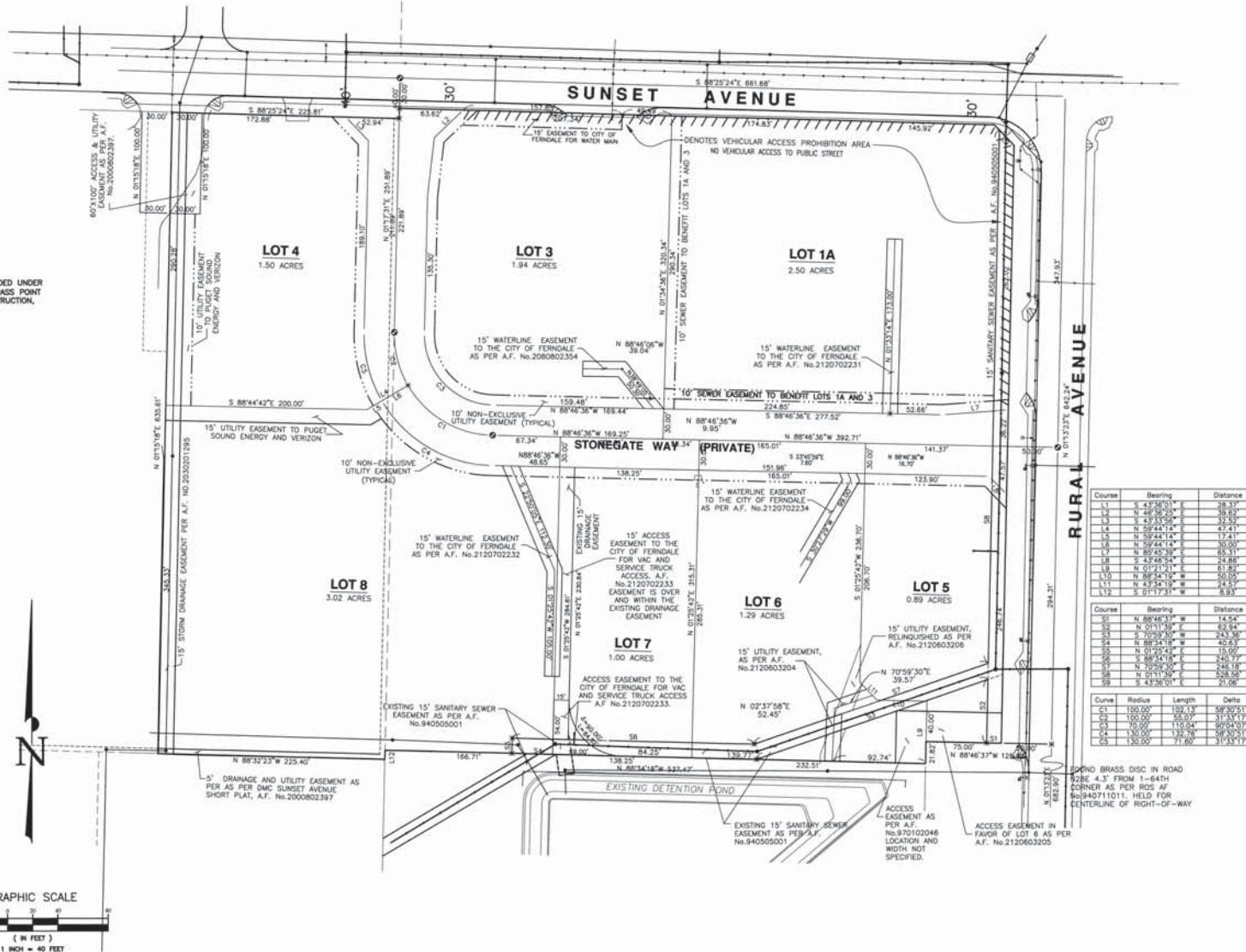
DATE: 08/24/07

STONEGATE GENERAL BINDING SITE PLAN

A PORTION SECTION 33, TOWNSHIP 39 N, RANGE 2E W.M.
CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON

NOTES:

REFERENCE RECORD OF SURVEY RECORDED UNDER
A.F.# 2120800396, PREPARED BY COMPASS POINT
SURVEY GROUP INC., FOR FABER CONSTRUCTION,
DATED 8/3/2012.



Course	Bearing	Distance
C1	N 43°30'01" E	28.37
C2	N 43°30'01" E	28.37
C3	N 43°30'01" E	28.37
C4	N 43°30'01" E	28.37
C5	N 43°30'01" E	28.37
C6	N 43°30'01" E	28.37
C7	N 43°30'01" E	28.37
C8	N 43°30'01" E	28.37
C9	N 43°30'01" E	28.37
C10	N 43°30'01" E	28.37
C11	N 43°30'01" E	28.37
C12	N 43°30'01" E	28.37
C13	N 43°30'01" E	28.37
C14	N 43°30'01" E	28.37
C15	N 43°30'01" E	28.37
C16	N 43°30'01" E	28.37
C17	N 43°30'01" E	28.37
C18	N 43°30'01" E	28.37
C19	N 43°30'01" E	28.37
C20	N 43°30'01" E	28.37
C21	N 43°30'01" E	28.37
C22	N 43°30'01" E	28.37
C23	N 43°30'01" E	28.37
C24	N 43°30'01" E	28.37
C25	N 43°30'01" E	28.37
C26	N 43°30'01" E	28.37
C27	N 43°30'01" E	28.37
C28	N 43°30'01" E	28.37
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C31	N 43°30'01" E	28.37
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C36	N 43°30'01" E	28.37
C37	N 43°30'01" E	28.37
C38	N 43°30'01" E	28.37
C39	N 43°30'01" E	28.37
C40	N 43°30'01" E	28.37
C41	N 43°30'01" E	28.37
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C65	N 43°30'01" E	28.37
C66	N 43°30'01" E	28.37
C67	N 43°30'01" E	28.37
C68	N 43°30'01" E	28.37
C69	N 43°30'01" E	28.37
C70	N 43°30'01" E	28.37
C71	N 43°30'01" E	28.37
C72	N 43°30'01" E	28.37
C73	N 43°30'01" E	28.37
C74	N 43°30'01" E	28.37
C75	N 43°30'01" E	28.37
C76	N 43°30'01" E	28.37
C77	N 43°30'01" E	28.37
C78	N 43°30'01" E	28.37
C79	N 43°30'01" E	28.37
C80	N 43°30'01" E	28.37
C81	N 43°30'01" E	28.37
C82	N 43°30'01" E	28.37
C83	N 43°30'01" E	28.37
C84	N 43°30'01" E	28.37
C85	N 43°30'01" E	28.37
C86	N 43°30'01" E	28.37
C87	N 43°30'01" E	28.37
C88	N 43°30'01" E	28.37
C89	N 43°30'01" E	28.37
C90	N 43°30'01" E	28.37
C91	N 43°30'01" E	28.37
C92	N 43°30'01" E	28.37
C93	N 43°30'01" E	28.37
C94	N 43°30'01" E	28.37
C95	N 43°30'01" E	28.37
C96	N 43°30'01" E	28.37
C97	N 43°30'01" E	28.37
C98	N 43°30'01" E	28.37
C99	N 43°30'01" E	28.37
C100	N 43°30'01" E	28.37

Course	Bearing	Distance
C1	N 88°46'33" E	14.54
C2	N 0°11'39" E	62.94
C3	N 70°59'30" E	283.86
C4	N 88°46'33" E	42.63
C5	N 0°11'39" E	15.00
C6	N 88°46'33" E	240.77
C7	N 70°59'30" E	248.38
C8	N 0°11'39" E	228.50
C9	N 88°46'33" E	21.00

Curve	Radius	Length	Delta
C1	100.00	122.13	58°30'51"
C2	100.00	65.00	31°54'11"
C3	70.00	110.04	89°04'07"
C4	100.00	176.79	58°30'51"
C5	100.00	171.60	31°54'11"



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) 671-1446 FAX (360) 671-1669

A.P.C.

FABER BROTHERS INVESTMENT LLC
STONEGATE INDUSTRIAL PARK
OVERALL SITE BOUNDARY PLAN

REVISION	DATE	BY	CHKD	DATE
1 REVISED PER CITY REVIEW COMMENTS	08/22/07	NGR	DNC	08/22/07
2 AS-BUILT REVISIONS	12/31/07	NGR	DNC	12/31/07
3 REVISED PER CITY FUNDIST LETTER DATED AUGUST 6, 2009	09/16/09	NGR		
4 UPDATED PER RECORD OF SURVEY, A.F.# 2120800396	08/23/12	NGR		

APPROVED
SEP 19 2012
BY [Signature]
CITY OF FERNDAL

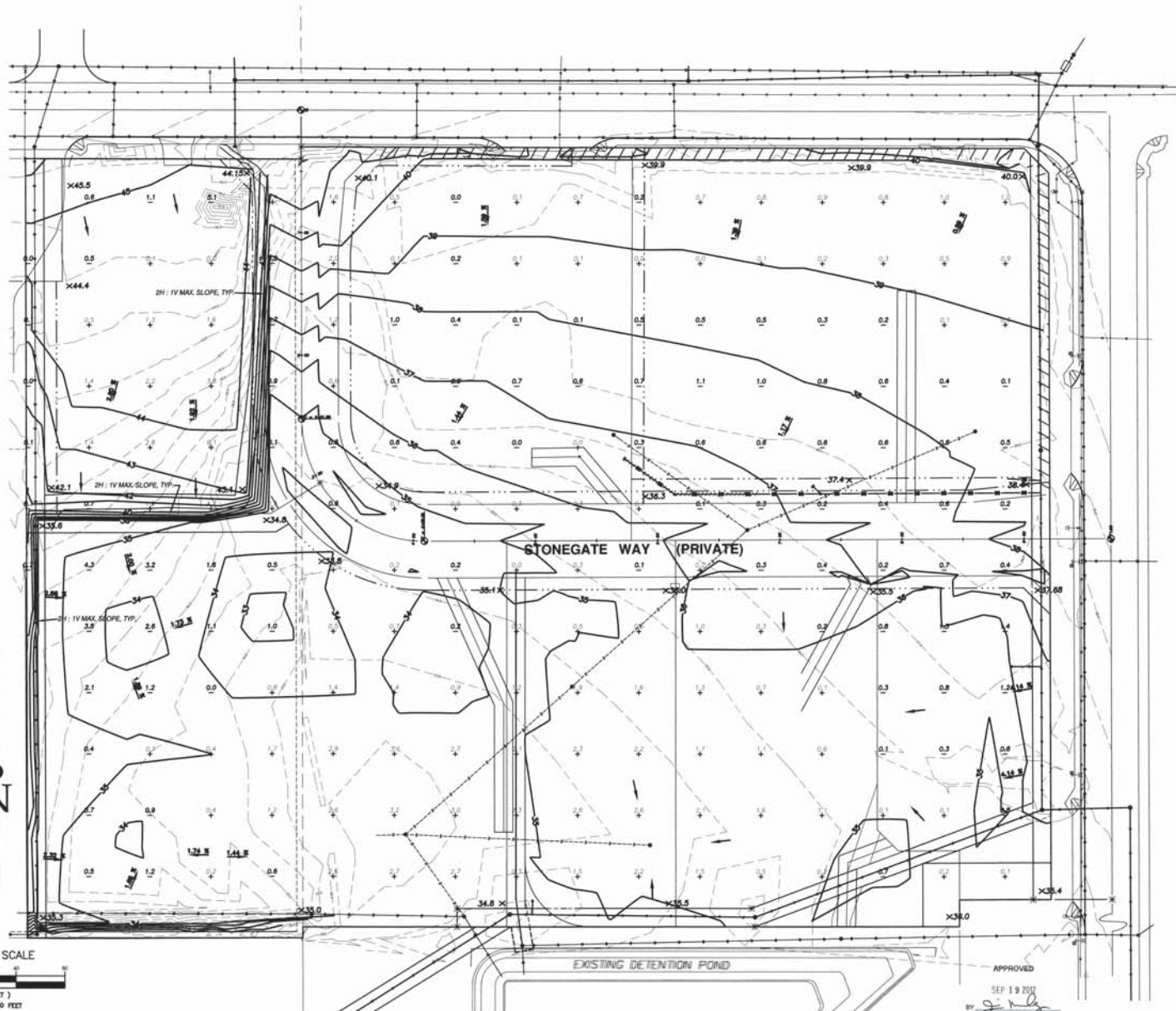
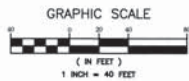
CITY OF FERNDAL
PROJECT #DE2007-11
AS-BUILT

4
16

GRADING PLAN NOTES:

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND EROSION CONTROL PLANS AND DETAILS, AND IN COMPLIANCE WITH THE DEPARTMENT OF ECOLOGY NPDES CONSTRUCTION STORMWATER GENERAL PERMIT APPROVAL TERMS AND CONDITIONS.
2. ALL STRUCTURAL FILL SHALL BE WITH AN APPROVED MATERIAL, COMPACTED IN PLACE TO 95% MAXIMUM DENSITY IN ACCORDANCE WITH CITY OF FERNDALE CODE AND THE INTERNATIONAL COMMERCIAL BUILDING CODE. THE EXPOSED NATIVE SUBGRADE SHALL BE INSPECTED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STRUCTURAL FILL. ALL STRUCTURAL FILL SHALL BE TESTED BY THE GEOTECHNICAL ENGINEER FOR ADEQUATE COMPACTION PROCEDURES AND TESTED FOR IN-PLACE DENSITY.
3. CLEARING AND GRUBBING OF THE SITE SHALL INCLUDE REMOVAL OF ALL VEGETATION, DEBRIS AND WASTE, ORGANIC SOILS, AND ALL OTHER DELETERIOUS MATERIALS PRIOR TO PLACEMENT OF FILL.
4. THIS SITE PLAN DEPICTS APPROXIMATE FINISHED SITE GRADES AND ELEVATIONS. FOR FINAL FINISHED GRADES, SEE THE SEPERATE BUILDING PERMIT PLANS FOR EACH INDIVIDUAL BUILDING LOT. ALL GRADES AND ELEVATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE FINISHED GRADES AS REQUIRED TO PREPARE THE SITE SUBGRADE.
5. THE MAXIMUM SLOPE ALLOWED SHALL BE 2H:1V. ALL SLOPES GREATER THAN 4H:1V SHALL BE HYDROSEEDDED AND COVERED WITH NORTH AMERICAN GREEN SC150 EROSION CONTROL BLANKET, OR EQUAL, SEE EROSION CONTROL PLANS.

X100.0 = FINISHED GRADE SPOT ELEVATION
 0.5' = DEPTH OF CUT/FILL FROM EXISTING GROUND
 --- = FINISHED GRADE CONTOUR, 1.0' INTERVAL



REVISION:	DRAWN BY:	DATE:	CHECKED BY:	DATE:
1 REVISED PER CITY REVIEW COMMENTS	NGR	08/24/07	DNC	08/24/07
2 AS-BUILT REVISIONS	NGR	12/31/07	DNC	12/31/07
3 REVISED PER CITY PUNCHLIST LETTER DATED AUGUST 6, 2009	NGR	09/18/09		
4 UPDATED PER RECORD OF SURVEY, A.F. # 2120800396	NGR	08/23/12		

NOTE: FINAL GRADING ELEVATIONS FOR LOTS NOT AS-BUILT AT THIS TIME. AS-BUILT VERIFICATION OF LOT GRADES, WHEN REQUIRED, WILL BE PROVIDED WITH AS-BUILT DRAWINGS FOR THE FINISHED ON-SITE IMPROVEMENTS FOR EACH LOT.

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) 671-1448 FAX (360) 671-1869

9-18-12

CLIENT: FABER BROTHERS INVESTMENT LLC PROJECT: STONEGATE INDUSTRIAL PARK TITLE: SITE GRADING PLAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"> HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: NONE </td> <td style="width: 33%;"> DRAWN BY: NGC DATE: 08/22/07 </td> <td style="width: 33%;"> APPROVED BY: NORTH ROTATION @ BASE POINT </td> </tr> </table>	HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: NONE	DRAWN BY: NGC DATE: 08/22/07	APPROVED BY: NORTH ROTATION @ BASE POINT
HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: NONE	DRAWN BY: NGC DATE: 08/22/07	APPROVED BY: NORTH ROTATION @ BASE POINT		

JOB NO.: 05-136
 AS-BUILT FILE: CIVIL A1C

SHEET: 5	OF: 16	
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EROSION CONTROL NOTES:

1. THE IMPLEMENTATION OF THE APPROVED STORMWATER POLLUTION PREVENTION PLANS (SWPPP) INCLUDING THIS TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN (TESCP), AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADE 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 LOADED 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 LOADED 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 SEED WITH THE FOLLOWING EROSION CONTROL SEED MIXTURE:

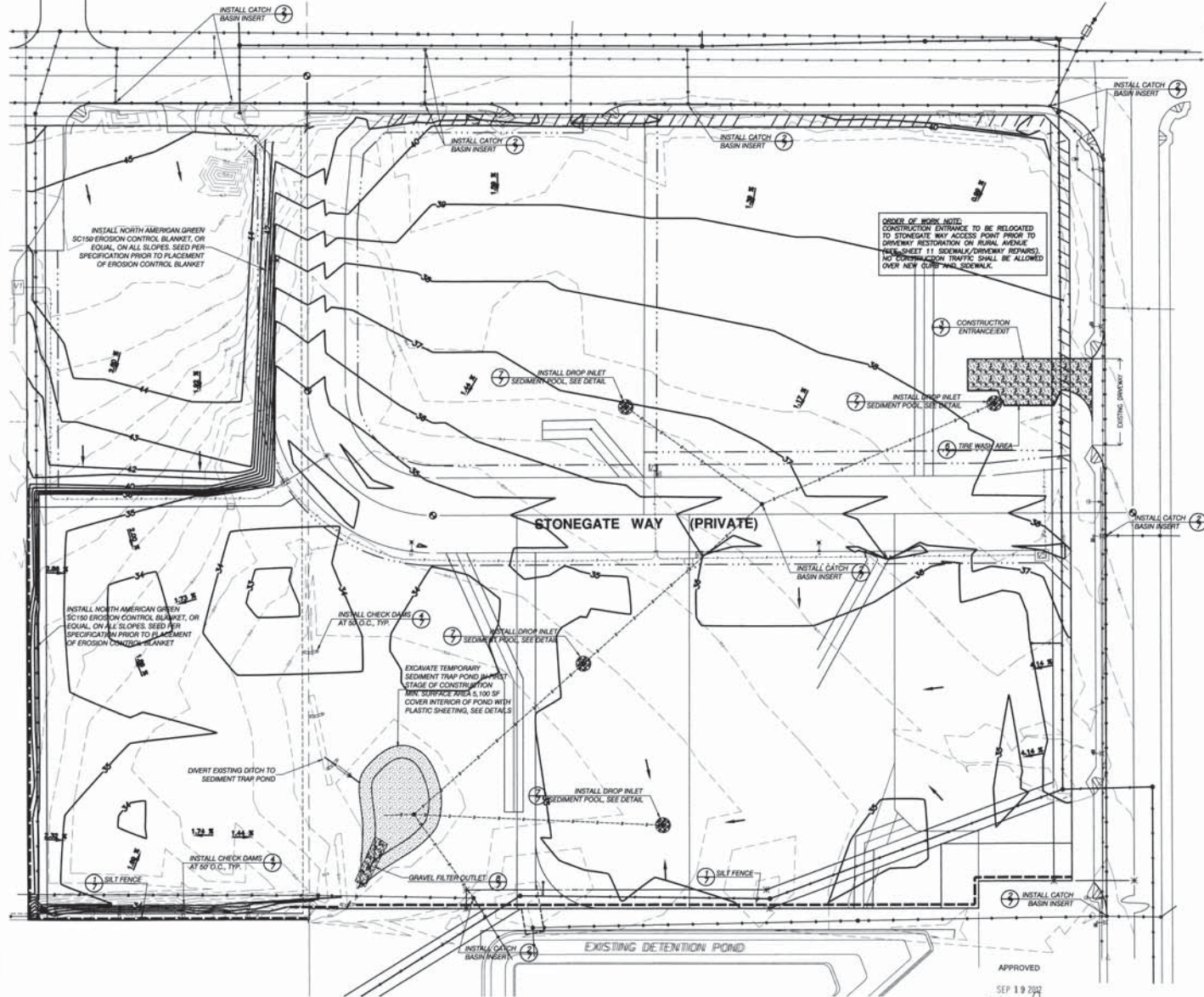
75-80% TALL FESCUE
10-15% SEASIDE/COLONIAL BENTGRASS
5-10% REDTOP

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 OR OTHER APPROVED INLET PROTECTION BMP.
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 INTERVALS 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 OUT 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.



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.

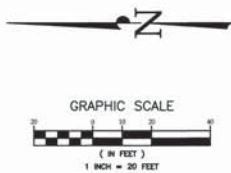
CITY OF FERNDALE
PROJECT #DE2007-11
AS-BUILT

REVISION	DRAWN BY	DATE	CHECKED BY	DATE
1 REVISED PER CITY REVIEW COMMENTS	NGR	08/24/07	DNC	08/24/07
2 AS-BUILT REVISIONS	NGR	12/31/07	DNC	12/31/07
3 REVISED PER CITY RUNOFF LETTER DATED AUGUST 6, 2009	NGR	09/15/09		
4 UPDATED PER RECORD OF SURVEY, A.P. # 2120800396	NGR	08/23/12		

		ASSOCIATED PROJECT CONSULTANTS, INC., P.S. CIVIL ENGINEER, PROJECT AND LAND USE MANAGEMENT, BUILDING, STRUCTURAL, AND ENVIRONMENTAL SERVICES 1401 ASTOR STREET, BELLINGHAM, WA 98225 PHONE (360) 671-1446 FAX (360) 671-1669
CLIENT: FABER BROTHERS INVESTMENT LLC PROJECT: STONEGATE INDUSTRIAL PARK SHEET: 6 OF 16	HORIZONTAL SCALE: NONE VERTICAL SCALE: NONE DATE: 09/22/07 NORTH: 0° 0' 0"	PROJECT: TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

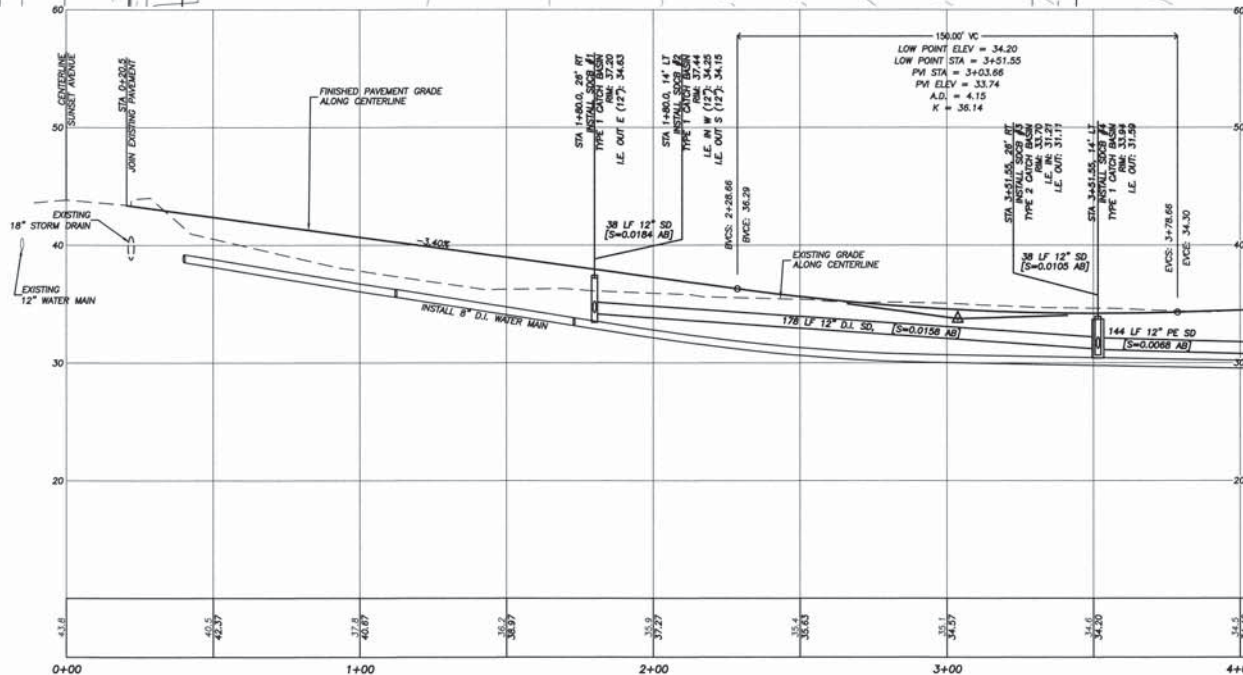
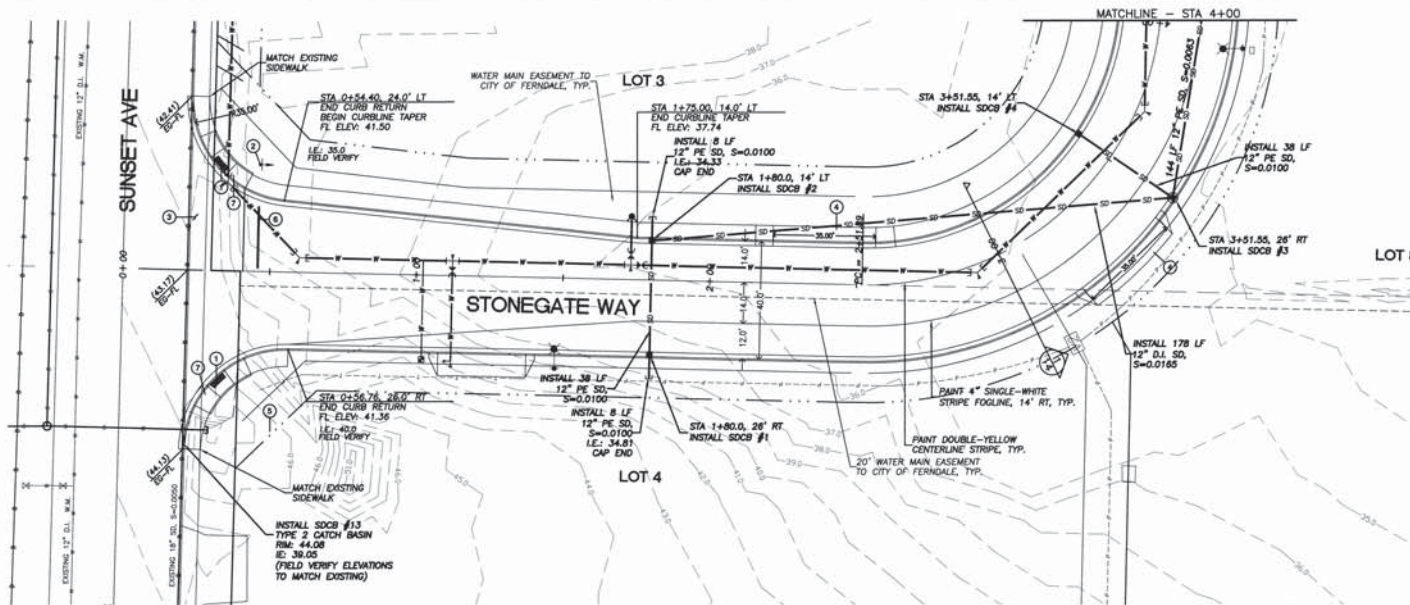
CONSTRUCTION NOTES

1. INSTALL PEDESTRIAN RAMP PER WSDOT STD. DETAIL F-40.12-30
2. INSTALL STOP SIGN PER MUTCD R1-1
3. REMOVE EXISTING CONCRETE CURB/OUTLET AND SIDEWALK. JOIN EXISTING PAVEMENT WITH NEW A.C. FINISH.
4. INSTALL DRIVEWAY CURB SECTION AND CONCRETE APRON, WITH WIDTH AS NOTED. SEE DETAIL.
5. INSTALL 6" SAN. SEWER LATERAL SERVICE, MIN. SLOPE=0.010. SEE CITY OF FERNDALE STD. DETAILS. INSTALL CLEAN-OUT PER CITY STD. SS-3 WHERE SHOWN.
6. INSTALL STOP LINE PER MUTCD 3B-17
7. SIDEWALK ADJACENT TO CURB RETURN SHALL BE MINIMUM 6" THICK CONCRETE.



NOTES:

1. PE STORM DRAINAGE PIPE SHALL BE CORRUGATED POLYETHYLENE DRAIN PIPE PER WSDOT 9-05.1(7), HANCOCK SURE-LOK F477 OR EQUAL.



STONEGATE WAY - PROFILE VIEW

H. SCALE: 1"=20'
V. SCALE: 1"=5'

APPROVED

SEP 19 2012
BY *gnd*
CITY OF FERNDALE

CITY OF FERNDALE
PROJECT #DE2007-11

AS-BUILT

REVISION	DATE	CHECKED BY	DATE
1 REVISED PER CITY REVIEW COMMENTS	08/22/07	DNC	08/22/07
2 AS-BUILT REVISIONS	12/31/07	DNC	12/31/07
3 REVISED PER CITY PUNCHLIST LETTER DATED AUGUST 6, 2009	09/16/09		
4 UPDATED PER RECORD OF SURVEY, A.E. # 2120800396	08/23/12		



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PHONE (360) 871-1448 FAX (360) 671-1669



HORIZONTAL SCALE	VERTICAL SCALE	DATE	APPROVED BY
1"=20'	1"=5'	08/22/07	

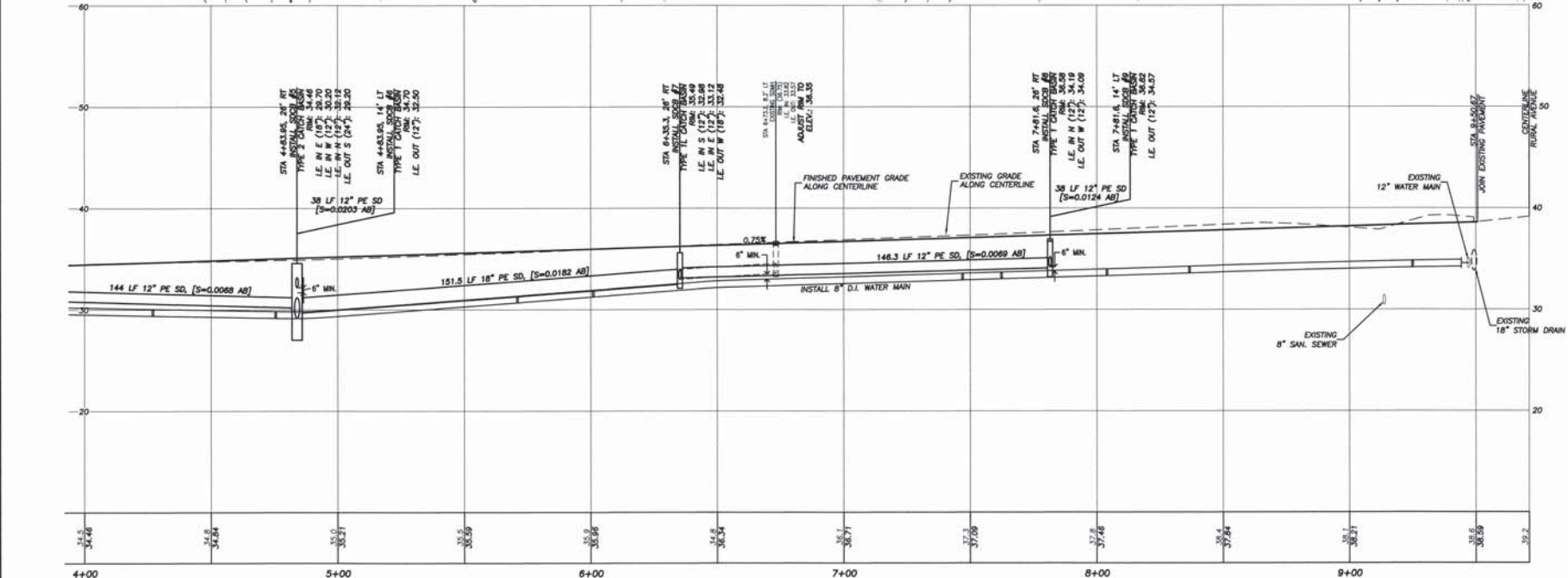
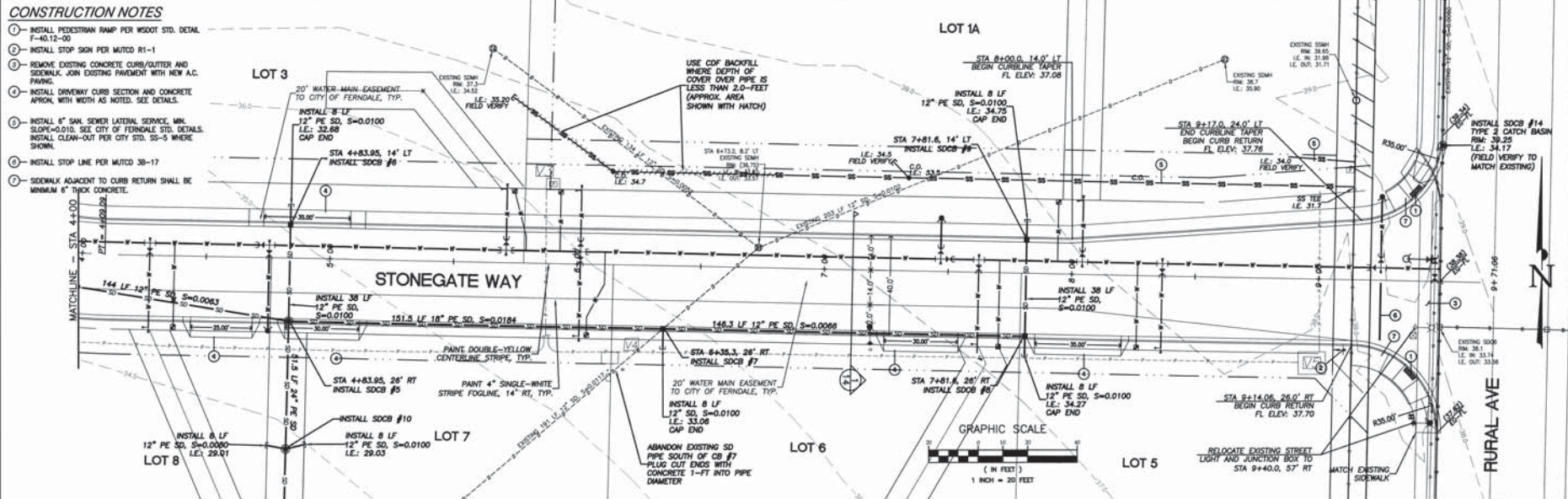
CLIENT	FABER BROTHERS INVESTMENT LLC
PROJECT	STONEGATE INDUSTRIAL PARK
DATE	PRIVATE ROADWAY STA 0+00 THROUGH 4+00

JOB NO.	06-135
AS-BUILT FILE	CIVIL A1C
SHEET	8
OF	16

00520.008 10/12/12 SH

CONSTRUCTION NOTES

1. INSTALL PEDESTRIAN RAMP PER WSDOT STD. DETAIL F-40.12-00.
2. INSTALL STOP SIGN PER MUTCD R1-1.
3. REMOVE EXISTING CONCRETE CURB/OUTTER AND SIDEWALK. JOIN EXISTING PAVEMENT WITH NEW A.C. PAVING.
4. INSTALL DRIVEWAY CURB SECTION AND CONCRETE APRON, WITH WIDTH AS NOTED. SEE DETAILS.
5. INSTALL 6" SAN. SEWER LATERAL SERVICE, MIN. SLOPE=0.010. SEE CITY OF FERNDALE STD. DETAILS. INSTALL CLEAN-OUT PER CITY STD. SS-3 WHERE SHOWN.
6. INSTALL STOP LINE PER MUTCD 3B-17.
7. SIDEWALK ADJACENT TO CURB RETURN SHALL BE MINIMUM 6" THICK CONCRETE.



REVISION	DATE	BY	CHKD	DATE
1. REVISED PER CITY REVIEW COMMENTS	08/22/07	NGR	DNC	08/22/07
2. AS-BUILT REVISIONS	12/31/07	NGR	DNC	12/31/07
3. REVISED PER CITY PUNCHLIST LETTER DATED AUGUST 6, 2009	09/10/09	NGR		
4. UPDATED PER RECORD OF SURVEY, A.F. # 212060396	08/23/12	NGR		

STONEGATE WAY - PROFILE VIEW

H. SCALE: 1"=20'
V. SCALE: 1"=5'

APPROVED
SEP 19 2007
J. J. [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
A.P.C.
 1401 ASTOR STREET, BELLINGHAM, WA 98225
 PHONE (360) 671-1448 FAX (360) 671-1669

CLIENT: **FABER BROTHERS INVESTMENT LLC**

PROJECT: **STONEGATE INDUSTRIAL PARK**

TITLE: **PRIVATE ROADWAY STA 4+00 THROUGH 9+71**

DATE: 08/22/07

APPROVED BY: [Signature]

DATE: 09/10/09

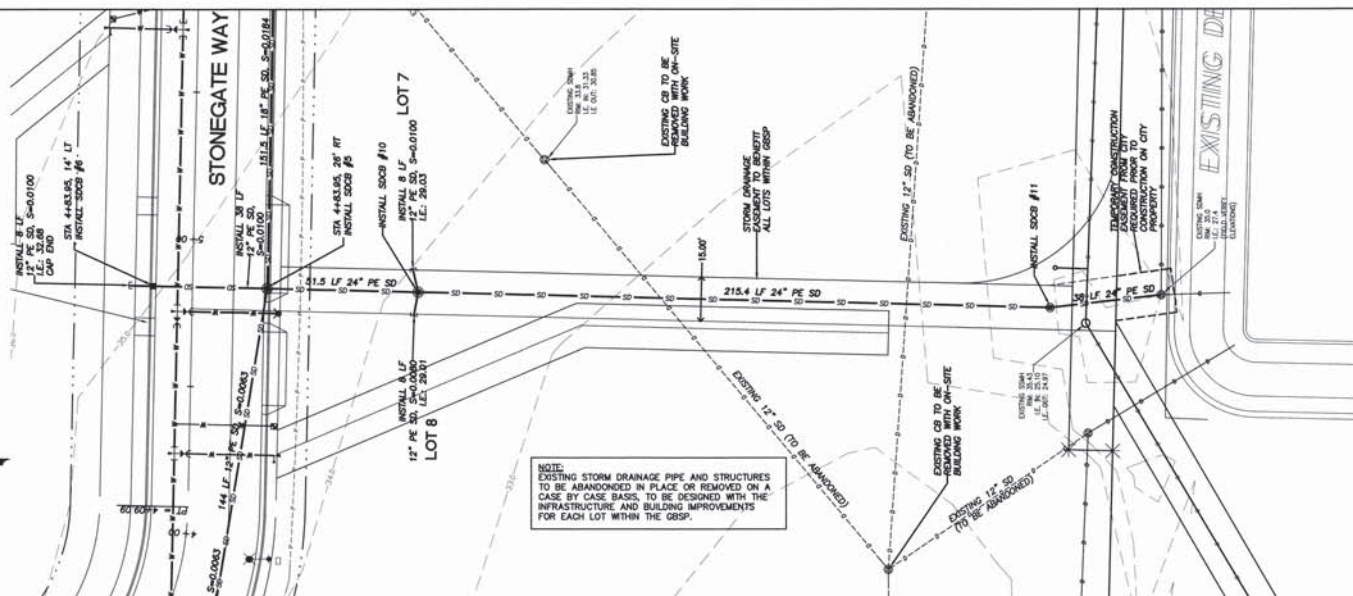
APPROVED BY: [Signature]

VERTICAL SCALE: 1"=5'

HORIZONTAL SCALE: 1"=40'

DATE: 08/22/07

APPROVED BY: [Signature]



AS-BUILT

REVISION:	DRAWN BY:	DATE:	CHECKED BY:	DATE:
1 REVISED PER CITY REVIEW COMMENTS	NGR	08/22/07	DNC	08/22/07
2 AS-BUILT REVISIONS	NGR	12/31/07	DNC	12/31/07
3 REVISED PER CITY PUNCHLIST LETTER DATED AUGUST 6, 2009	NGR	09/18/09		
4 UPDATED PER RECORD OF SURVEY, A.F.# 2120800396	NGR	08/23/12		

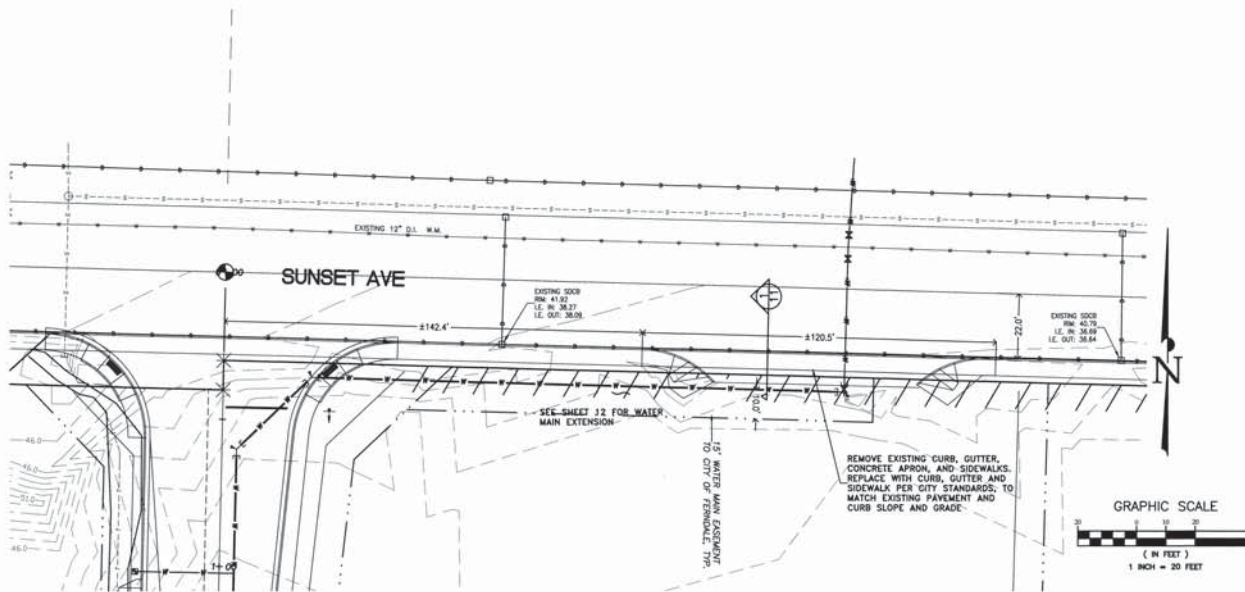
JOB NO.	06-135	CLIENT	FABER BROTHERS INVESTMENT LLC	HORIZONTAL SCALE	1" = 20'
ROAD FILE	CIVIL A1c	PROJECT	STONEGATE INDUSTRIAL PARK	VERTICAL SCALE	1" = 5' NGR
SHEET	10	DATE	05/22/07	APPROVED BY	
PK	16	REVISION		NORTH ARROW	AT BASE POINT

A.P.C.
REGISTERED

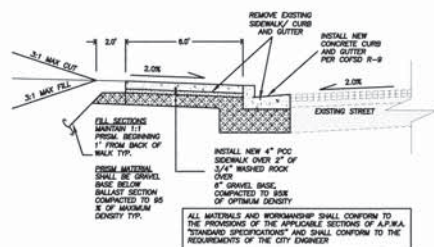
ASSOCIATED PROJECT CONSULTANTS, INC., P.S.
CIVIL ENGINEERS, PROJECT AND LAND USE MANAGEMENT,
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1401 ASTOR STREET, BELLINGHAM, WA. 98225
PHONE (360) 671-1146 FAX (360) 67-1169



00520.010 10/12/12 SH

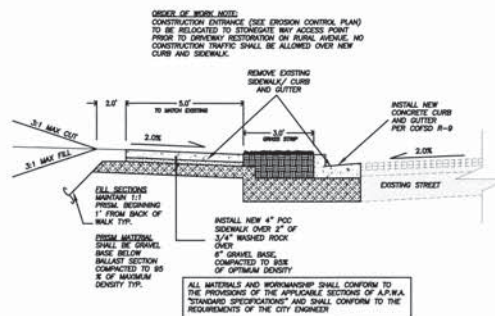


SUNSET AVE SIDEWALK REPAIR



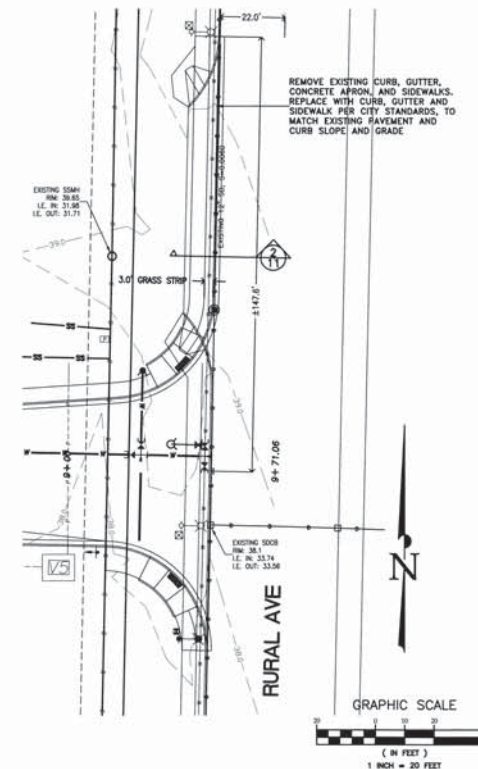
DRIVEWAY RESTORATION SUNSET AVE. TYPICAL SECTION

NOT TO SCALE



DRIVEWAY RESTORATION RURAL AVE. TYPICAL SECTION

NOT TO SCALE



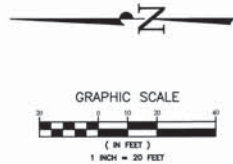
RURAL AVE SIDEWALK REPAIR

REVISION	DATE	BY	CHECKED BY	DATE
1 REVERSED PER CITY REVIEW COMMENTS	08/22/07	DNC	08/22/07	
2 AS-BUILT REVISIONS	12/31/07	DNC	12/31/07	
3 REVISED PER CITY PUNCHLIST LETTER DATED AUGUST 6, 2009	09/18/09			
4 UPDATED PER RECORD OF SURVEY, A.F.# 2120800396	08/23/12			

APPROVED
SEP 19 2007
BY [Signature]
CITY OF FERNDALE

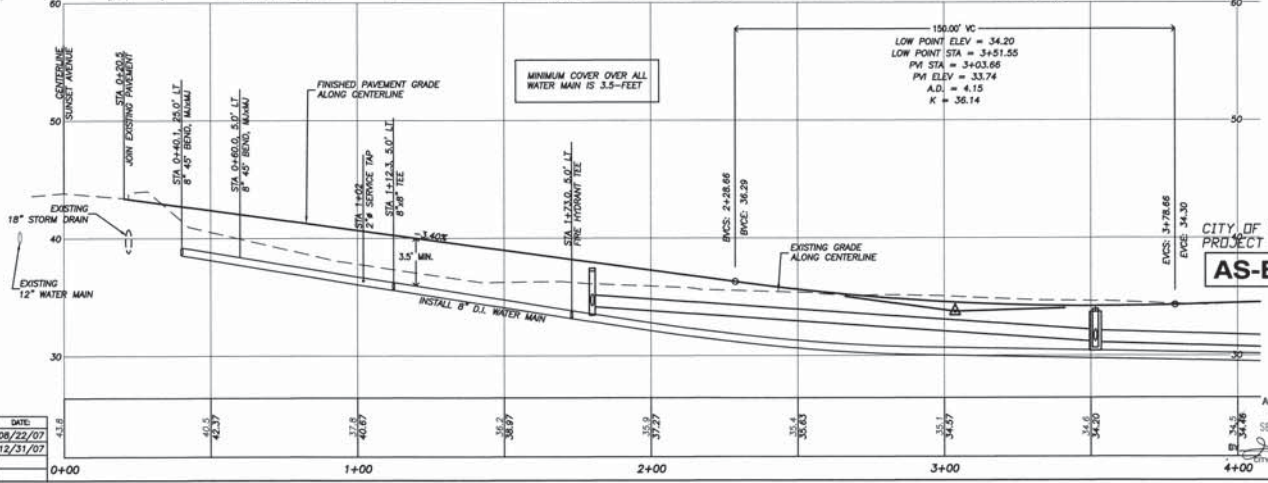
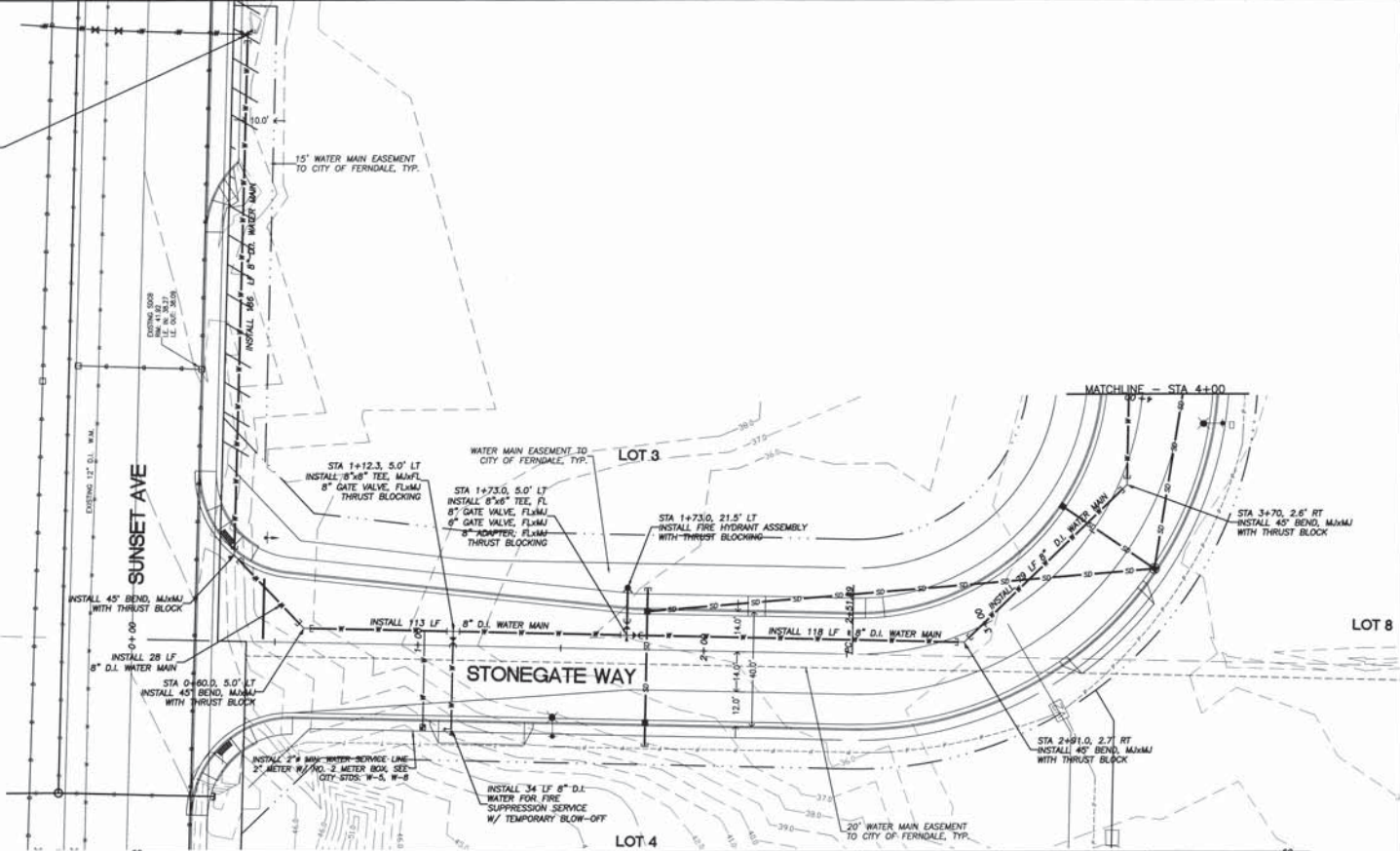
CITY OF FERNDALE
PROJECT #DE2007-11
AS-BUILT

JOB NO. 06-136 AS-BUILT FILE: CIVIL A1C	SHEET 11	PROJECT STONEGATE INDUSTRIAL PARK	TITLE SIDEWALK REPAIRS - SUNSET AND RURAL	DRAWN BY NGR	CHECKED BY NGR	DATE 08/22/07	NORTH ARROW & SCALE POINT	APPROVED BY	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) 871-1448 FAX (360) 671-1869	SEAL 9-18-12



CONNECTION TO EXISTING 8" WATER MAIN STUD
EXISTING 8" GATE VALVE
INSTALL 90° BEND, M&M/J
AND THRUST BLOCKING

SEPARATION FROM EXISTING WATER MAIN IS REQUIRED UNTIL BACTERIA AND PRESSURE TESTS PASS AND THE CONNECTION CAN BE MADE



REVISION	DATE	CHECKED BY	DATE
1 REVISED PER CITY REVIEW COMMENTS	08/22/07	DNC	08/22/07
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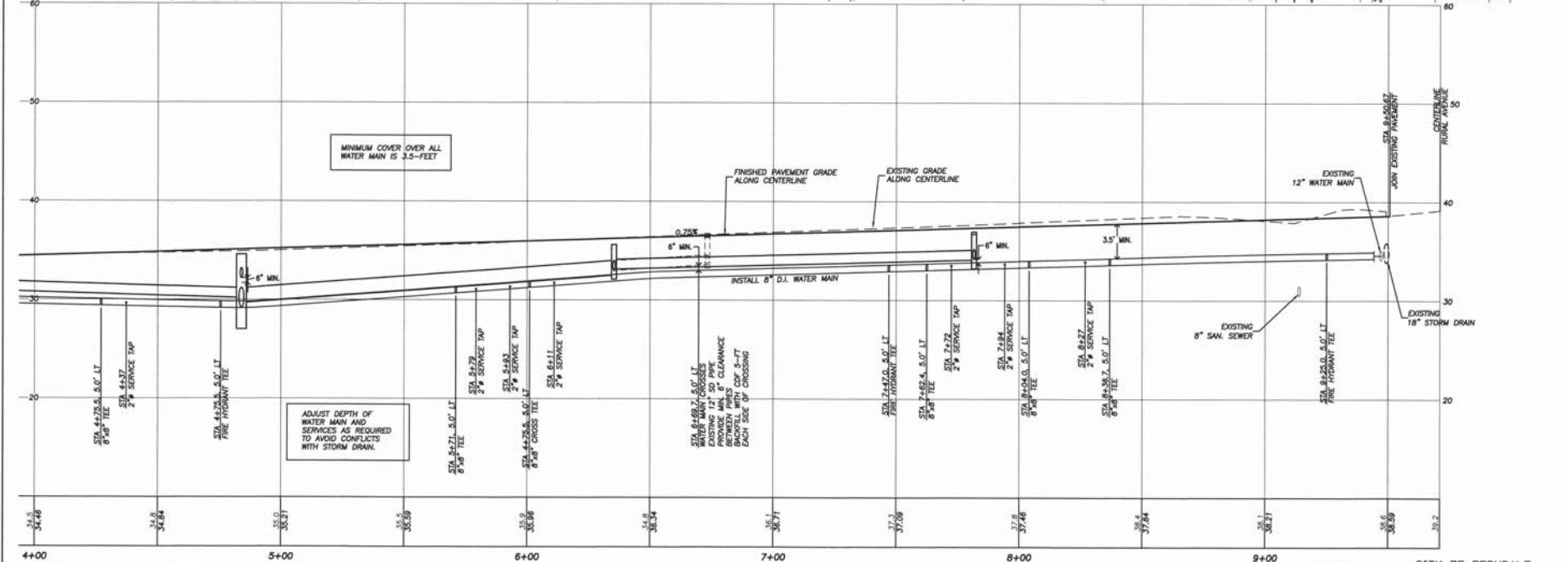
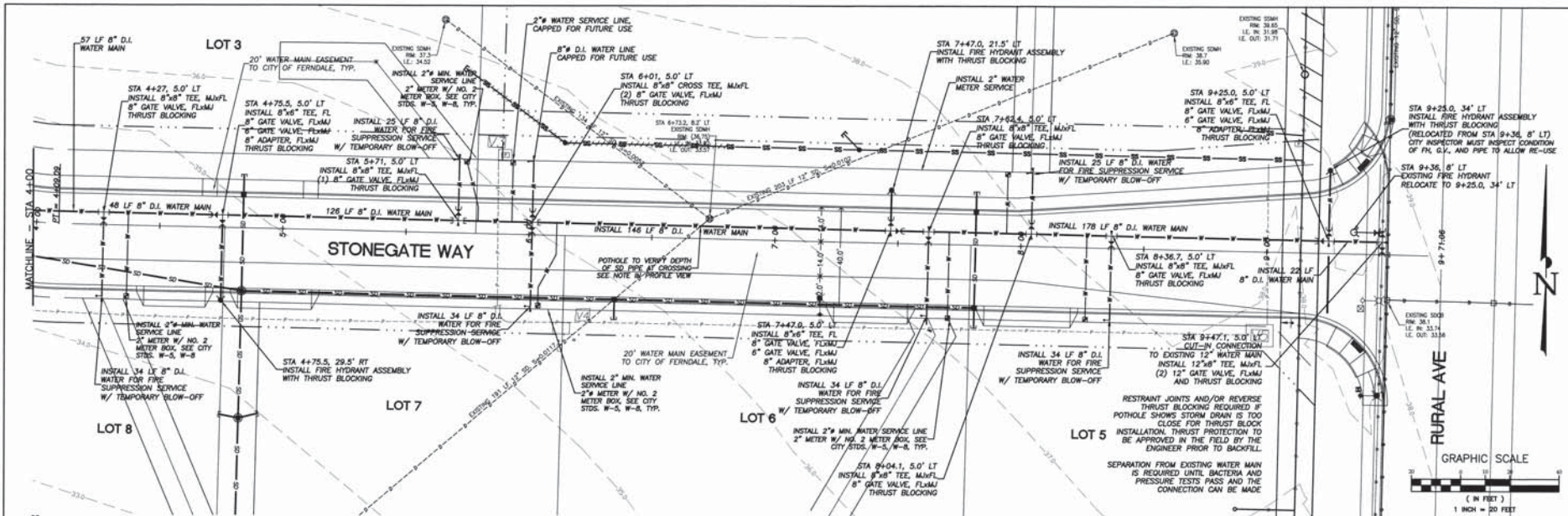
APPROVED
SEP 19 2012
CITY OF FERDALE

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) 871-1446 FAX (360) 871-1669

FABER BROTHERS INVESTMENT LLC
STONEGATE INDUSTRIAL PARK
WATER MAIN STA 0+00 THROUGH 4+00

JOB NO.: 06-136	SHEET: 12	DATE: 08/22/07	APPROVED BY: [Signature]	NORTH ARROW: [Symbol]
AS-BUILT	16			

00520.012 10/12/12 SH



REVISION	DATE	CHECKED BY	DATE
1. REVISED PER CITY REVIEW COMMENTS	08/22/07	DNC	08/22/07
2. AS-BUILT REVISIONS	12/31/07	DNC	12/31/07
3. REVISED PER CITY PUNCHLIST LETTER DATED AUGUST 6, 2009	09/18/09		
4. UPDATED PER RECORD OF SURVEY, A.F. # 2120800396	08/23/12		

STONEGATE WAY - PROFILE VIEW

H. SCALE: 1"=20'
V. SCALE: 1"=5'

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

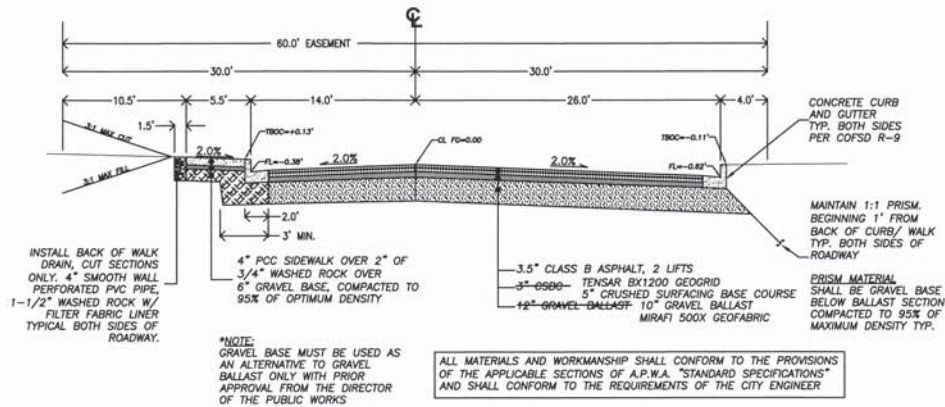
CITY OF FERNDALE
PROJECT #DE2007-11
AS-BUILT

ASSOCIATED PROJECT CONSULTANTS, INC., P.S.
CIVIL ENGINEERS, PROJECT AND LAND USE MANAGEMENT,
BUILDING, STRUCTURAL, AND ENVIRONMENTAL SERVICES
1401 ASTOR STREET, BELLINGHAM, WA 98225
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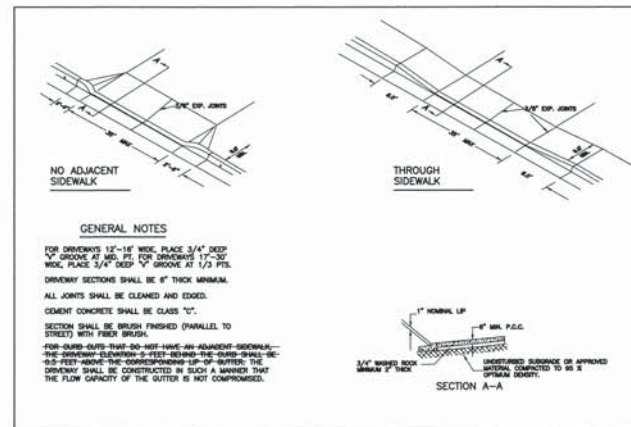
FABER BROTHERS INVESTMENT LLC
STONEGATE INDUSTRIAL PARK
WATER MAIN STA 4+00 THROUGH 9+71

CLIENT: 06-135
PROJECT: 13
SHEET: 16

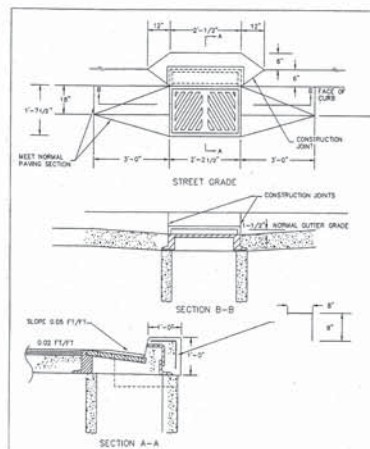
DATE: 08/22/07
APPROVED BY: [Signature]
IN SCALE POINT



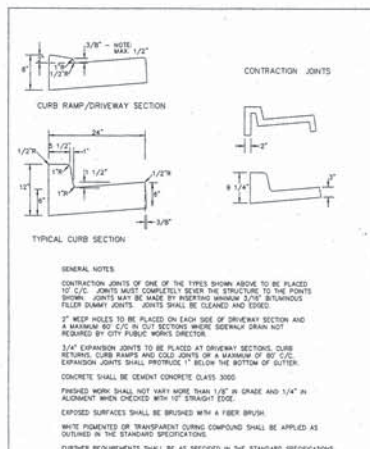
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NOT TO SCALE



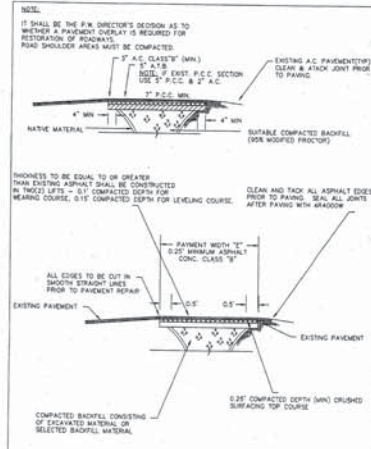
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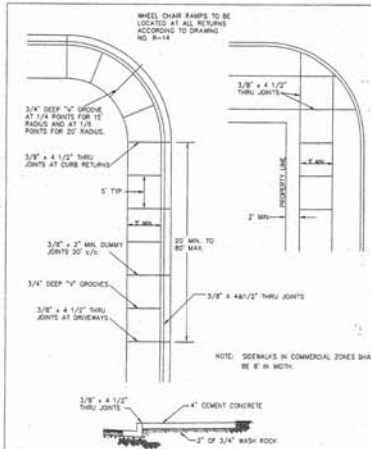
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CITY OF FERNDALE
THRU-CURB INLET FRAME & GRATE WITH VERTICAL CURB INSTALLATION
DRAWING: R-8
200815A/R-8



APPROVED: [Signature] DATE: [Date]
CITY OF FERNDALE
CURB AND CUTTER
DRAWING: R-9
200815A/R-9



APPROVED: [Signature] DATE: [Date]
CITY OF FERNDALE
EXISTING ROADWAY RESTORATION REPAIR
DRAWING: R-11
200815A/R-11



APPROVED: [Signature] DATE: [Date]
CITY OF FERNDALE
TYPICAL SIDEWALK PLAN AND CROSS SECTION
DRAWING: R-12
200815A/R-12

REVISION	DATE	BY	CHECKED BY	DATE
1. REVISED PER CITY REVIEW COMMENTS	08/22/07	NGR	DNC	08/22/07
2. AS-BUILT REVISIONS	12/31/07	NGR	DNC	12/31/07
3. REVISED PER CITY PUNCHLIST LETTER DATED AUGUST 6, 2009	09/18/09	NGR		
4. UPDATED PER RECORD OF SURVEY, A.F. # 2120800396	08/23/12	NGR		

APPROVED
SEP 19 2012
BY [Signature]
CITY OF FERNDALE

CITY OF FERNDALE
PROJECT #DE2007-11
AS-BUILT

CLIENT	FABER BROTHERS INVESTMENT LLC
PROJECT	STONEGATE INDUSTRIAL PARK
SHEET	14
OF	16
DATE	06-136
FILE	CIVIL A1C
DATE	14
FILE	CIVIL A1C
DATE	16
FILE	CIVIL A1C

ASSOCIATED PROJECT CONSULTANTS, INC., P.S.
CIVIL ENGINEERS, PROJECT AND LAND USE MANAGEMENT,
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1401 ASTOR STREET, BELLINGHAM, WA. 98225
PHONE (360) 677-1445 FAX (360) 677-1659

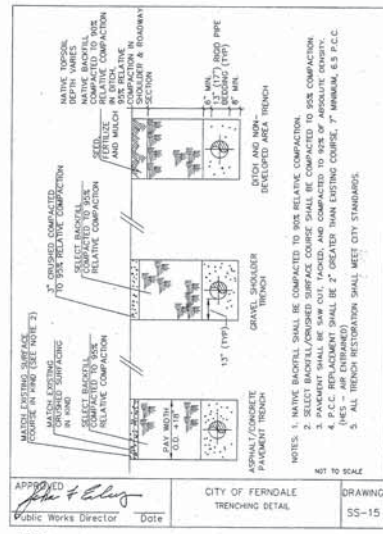
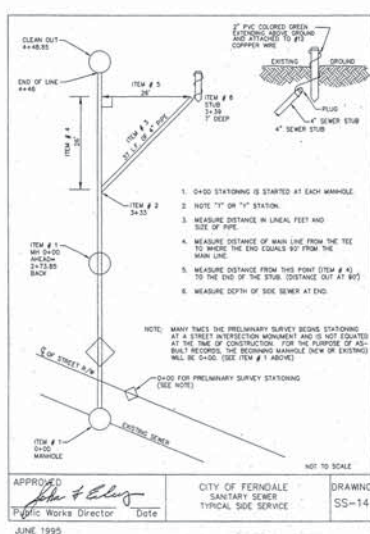
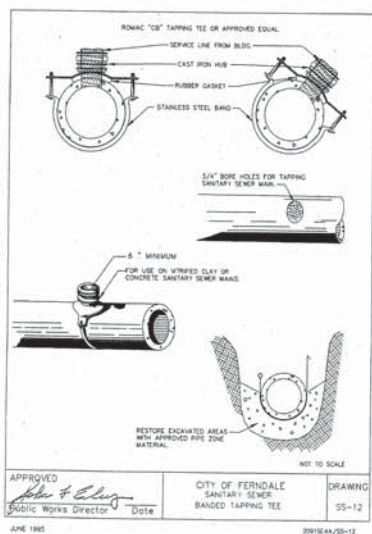
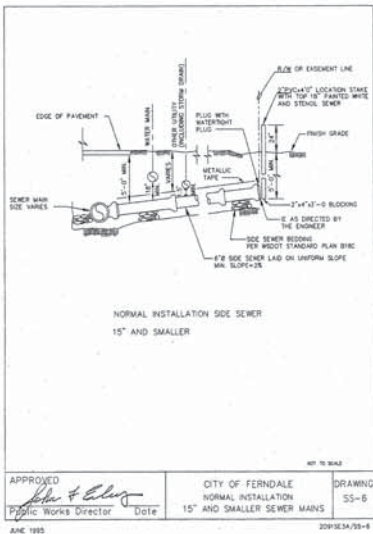
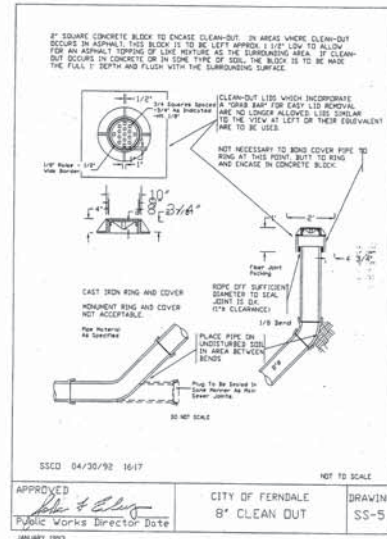
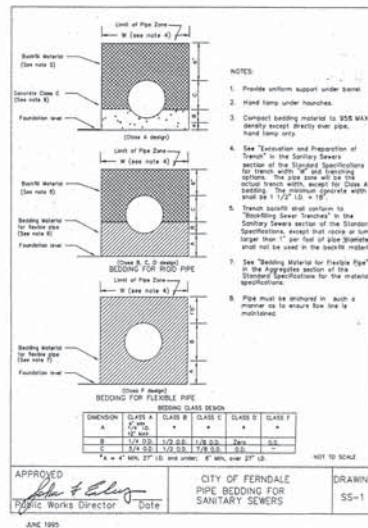
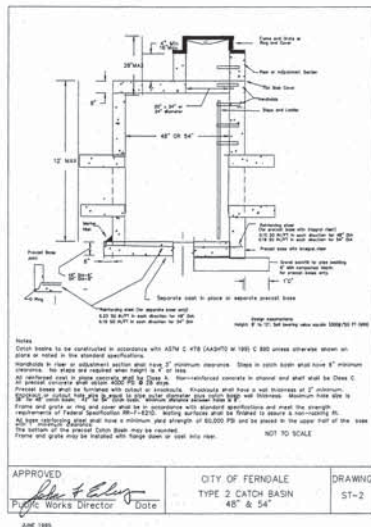
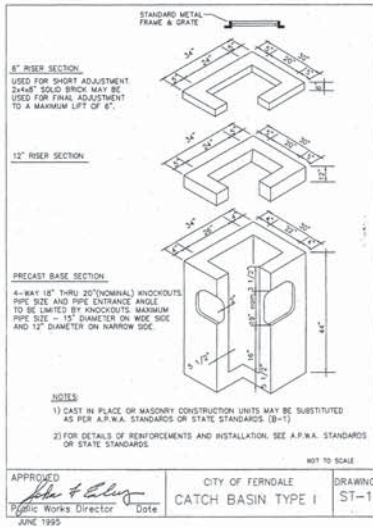
A.P.C.
INCORPORATED

VERTICAL SCALE
AS NOTED
VERTICAL SCALE
AS NOTED
DATE
08/22/07
APPROVED BY
[Signature]
DATE
08/22/07

STREET DETAILS

DATE
06-136
FILE
CIVIL A1C
DATE
14
FILE
CIVIL A1C
DATE
16
FILE
CIVIL A1C

00520.014 10/12/12 SH



REVISION	DATE	BY	CHKD	DATE
1 REVISED PER CITY REVIEW COMMENTS	08/22/07	DNC	08/22/07	
2 AS-BUILT REVISIONS	12/31/07	DNC	12/31/07	
3 REVISED PER CITY PUNCHLIST LETTER DATED AUGUST 6, 2009	09/18/09	NGR	09/18/09	
4 UPDATED PER RECORD OF SURVEY, A.F. # 2120800396	08/23/12	NGR	08/23/12	

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 CIVIL ENGINEERS, PROJECT AND LAND USE MANAGEMENT,
 BUILDING, STRUCTURAL, AND ENVIRONMENTAL SERVICES
 1401 ASTOR STREET, BELLINGHAM, WA. 98225
 PHONE (360) 671-4448 FAX (360) 671-1669

A.P.C.
 INCORPORATED

CLIENT: FABER BROTHERS INVESTMENT LLC	PROJECT: STONEGATE INDUSTRIAL PARK	TITLE: STORM AND SANITARY SEWER DETAILS	JOB NO.: 06-136 A/C NO.: CIVIL A/C	SHEET: 16	OF: 16
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APPROVED

 Public Works Director Date

APPROVED

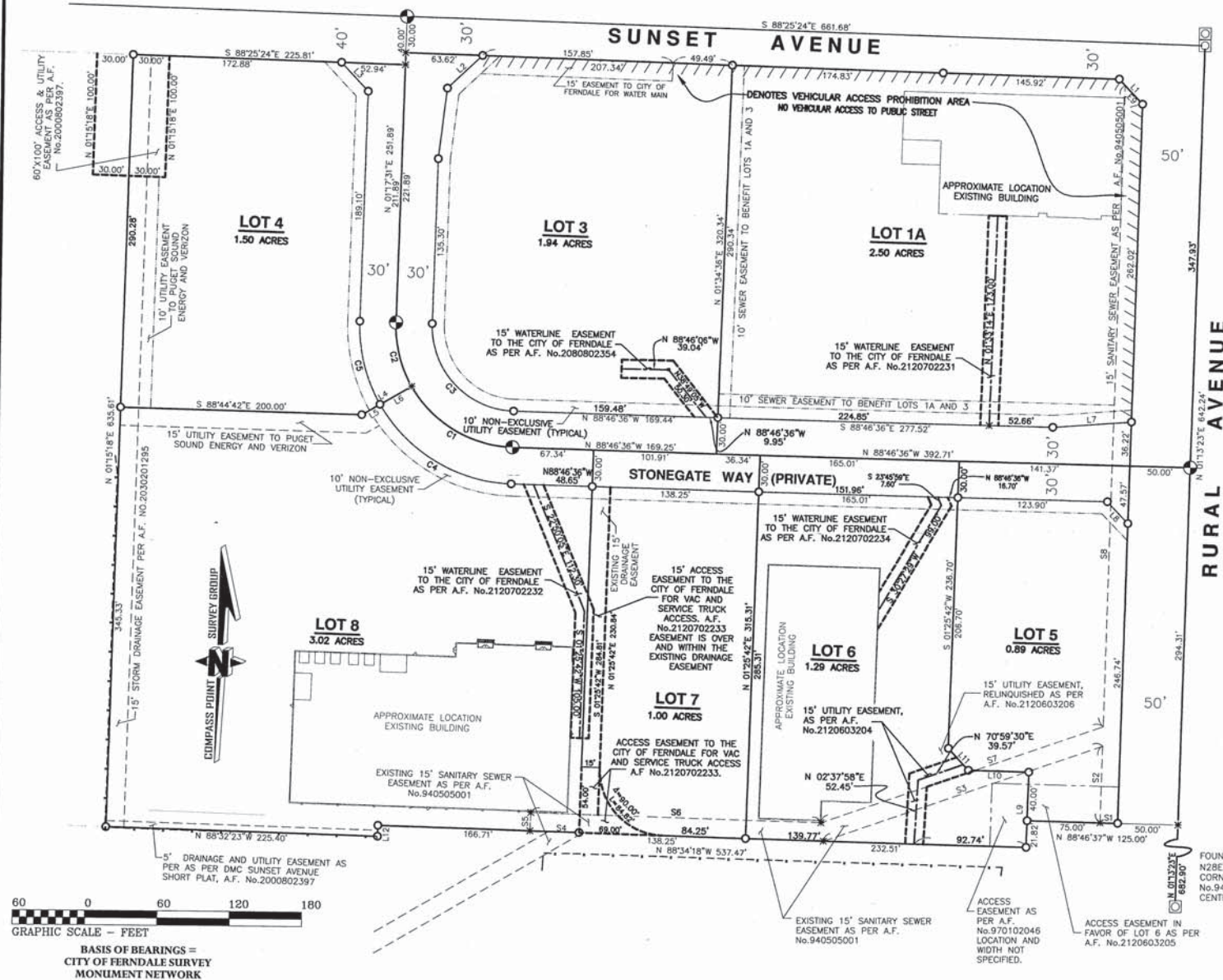
 Public Works Director Date

CITY OF FERNDALE
 PROJECT #DE2007-11
AS-BUILT

SEP 18 2009
 BY
 CITY OF FERNDALE

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 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.