4 UNIT TOWNHOUSE SITE DEVELOPMENT

RECORD CIVIL CONSTRUCTION DRAWINGS

1980 SOMERSET STREET
FERNDALE, WASHINGTON
APRIL 2012

0546.001 3/20/13 SH

PROJECT DATA

OWNER APPLICANT

DJ & DJ CONTRACTING INC
7231 SECLUDED LANE
FERNDALE, WA 98248
CONTACT: DJ VAN WEERDHUIZEN
PH: (360) 380-6078

ENGINEER

WEB ENGINEERING LTD
149 WEST KELLOGG ROAD
BELLINGHAM, WA 98226
CONTACT: NEIL LATTA, PE
PH: (360) 671-7002
FAX: (360) 671-7081

SURVEYOR

CHRISTIE & CHRISTIE LAND SURVEYING, INC.
222 GRAND AVE. SUITE 'D'
BELLINGHAM, WA 98225
CONTACT: BRIAN CHRISTIE, PLS
PH: (360) 671-8855

BASIS OF BEARING

BASIS OF BEARING: CITY OF FERNDALE CONTROL POINTS 367 TO 368: N 11°04'24" E, 1170.95 FT

HORIZONTAL AND VERTICAL CONTROL

DATUM: CITY OF FERNDALE SURVEY MONUMENT NETWORK JUNE, 2001
BENCHMARK: CITY OF FERNDALE CONTROL MONUMENT AT SOMERSET AVE AND PORTAL WAY
ELEVATION: 40.73

LEGAL DESCRIPTION

THE WEST HALF OF LOT 5, EXCEPT THE NORTH 2.3 FEET AND THE WEST HALF OF LOTS 6 THROUGH 10, INCLUSIVE, BLOCK 3, NEW FERNDALE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE(S) 4, RECORDS OF WHATCOM COUNTY, WASHINGTON.

PROPERTY DATA

SUBJECT PROPERTY (PER ROS):
TAX PARCEL # 390220 174173 (8,492 SF)

IMPERVIOUS AREA SUMMARY

SUBJECT PROPERTY: 8,492 SF (0.195 Ac)

IMPERVIOUS AREAS:
ASPHALT: 3,610 SF
CONCRETE: 1,040 SF
BUILDINGS: 2,720 SF
TOTAL: 7,370 SF±

IMPERVIOUS AREA SITE COVERAGE:
7,370 SF / 8,492 SF= 87%±

SOURCE OF WATER SUPPLY

CITY OF FERNDALE PUBLIC DISTRIBUTION MAIN LOCATED ON SOMERSET STREET

METHOD OF SEWAGE DISPOSAL

CITY OF FERNDALE SANITARY SEWER MAIN LOCATED ON SECOND AVENUE

SHEET INDEX

ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THE IMPROVEMENTS IN THE FOUR UNIT HOUSING DEVELOPMENT (1980 SOMERSET ST) HAVE BEEN INSPECTED BY WEB ENGINEERING LTD 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.

BY: NEIL LATTA, PE DATE: 03/14/2013

SURVEYOR'S CERTIFICATION

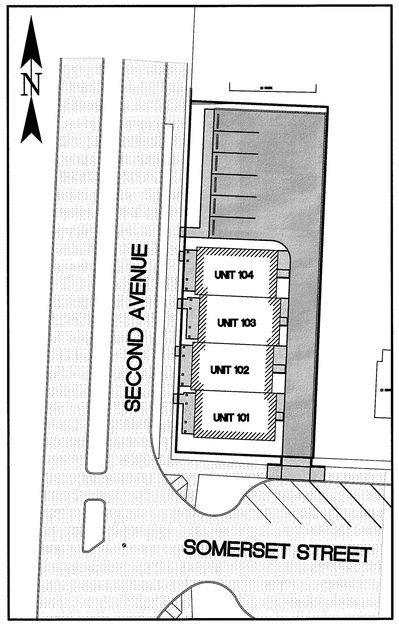
I CERTIFY THAT THE LOCATIONS, ELEVATIONS, DEPTHS, AND AS-BUILT COMMENTS REFLECTING MATERIALS ACTUALLY USED DURING CONSTRUCTION ACCURATELY REFLECT EXISTING FIELD CONDITIONS AS DETERMINED BY ME OR UNDER MY DIRECT SUPERVISION ON THIS DATE.

BY: BRIAN CHRISTIE, PLS DATE: 03/14/2013

BRIAN D. CHRISTIE — STATE OF WASHINGTON — 18897 — REGISTERED PROFESSIONAL LAND SURVEYOR

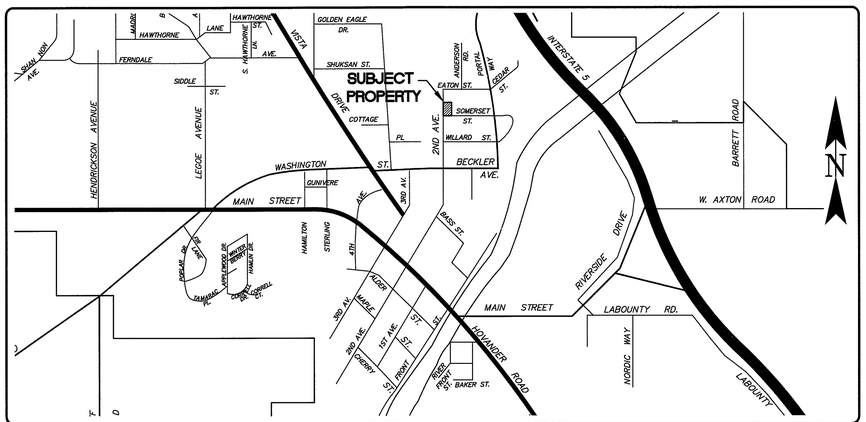
OVERALL PLAN

SCALE 1"=20'



VINCINITY MAP

1"=2000'



LEGEND

SYMBOLS

MISC SYMBOLS: (EXISTING / PROPOSED)

UTILITY POLE
UTILITY POLE ANCHOR
POWER VAULT
TELEPHONE VAULT
STREET LIGHT
TREE

SEWER AND STORM DRAIN SYMBOLS: (EXISTING / PROPOSED)

CLEAN OUT
SAN. SEWER MANHOLE
STORM DRAIN CATCH BASIN
STORM DRAIN CULVERT
STORM DRAIN MANHOLE

WATER SYMBOLS: (EXISTING / PROPOSED)

CAP/PLUG
REDUCER
THRUST BLOCK
WATER METER
FIRE HYDRANT
AIR RELIEF
BLOW-OFF
VALVE
COUPLING
MECHANICAL JOINT
PUSH-ON/HUB
FLANGE
WATER TIE-IN

LINE TYPES

GAS — EXISTING GAS
TEL — EXISTING TELEPHONE
OHP — EXISTING OVERHEAD POWER
UGP — EXISTING UNDERGROUND POWER
SS — EXISTING SEWER LINE
SS — EXISTING SEWER LINE TO BE REMOVED
SS — PROPOSED SEWER LINE
SD — EXISTING STORM LINE
SD — EXISTING STORM LINE TO BE REMOVED
DITCH OR STREAM
SD — PROPOSED STORM LINE
PROPOSED DITCH
W — EXISTING WATER LINE
W — EXISTING WATER LINE TO BE REMOVED
W — PROPOSED WATER LINE
PROPERTY BOUNDARIES
EASEMENT
SUBJECT PROPERTY BOUNDARY
FENCE
GUARD RAIL
RCL — ROAD CROWN
SF — SILT FENCE
200 — EXISTING CONTOUR
200 — PROPOSED CONTOUR

HATCHES

WETLAND
WETLAND BUFFER

NOTES

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARD PLANS AND SPECIFICATIONS OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (STANDARD SPECIFICATIONS) AND AMENDMENTS TO THESE SPECIFICATIONS AS CONTAINED HEREIN, PARTICULARLY SECTIONS 5-04 THROUGH 5-05. SECTIONS 7-08.3(3), 9-01 THROUGH 9-03 WILL GENERALLY APPLY UNLESS OTHERWISE STATED BELOW, OR BY THE CONTRACT DOCUMENTS. WORK AND MATERIALS SHALL ALSO CONFORM TO CITY OF FERNDALE (COF) DEVELOPMENT STANDARDS. IN CASE OF A CONFLICT BETWEEN THE REGULATORY STANDARDS OR SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL PREVAIL.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23-TRAFFIC CONTROL, SHALL APPLY.

3. UNDERGROUND UTILITIES ARE KNOWN TO EXIST IN THE AREA OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY OWNERS FOR LOCATIONS AND TO FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY LOCATION SERVICE AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION. PHONE: 1-800-454-5555. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ALL EXISTING UTILITIES AND TO NOTIFY THE ENGINEER PROMPTLY OF ANY CONFLICT WITH EXISTING UTILITIES.

4. THROUGHOUT THE WORK, THE CONTRACTOR SHALL COMPLY WITH ALL PERMITS.

5. A REVOCABLE ENCROACHMENT PERMIT SHALL BE OBTAINED PRIOR TO COMMENCING WORK IN THE RIGHT-OF-WAY

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SUBSURFACE CONDITIONS AND SOILS TYPES. THE CONTRACTOR SHALL RETAIN AN ENGINEER WITH SOILS EXPERIENCE.

7. THE CONTRACTOR SHALL LAY OUT AND SET ANY CONSTRUCTION STAKES AND MARKS NEEDED TO ESTABLISH THE LINES, GRADES, SLOPES OR CROSS-SECTIONS AS SHOWN ON THE PLANS OR AS STAKED BY THE ENGINEER.

8. BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CONTRACTOR, OWNER, CITY ENGINEER AND PROJECT ENGINEER (MIN. 3 DAYS PRIOR TO STARTING).

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES (SILT FENCE, STRAW BALE DAMS, SILT PONDS, ETC.) THROUGHOUT THE DURATION OF THE PROJECT. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING.

10. THE CONTRACTOR SHALL PROTECT ALL PRIVATE AND PUBLIC UTILITIES FROM DAMAGE RESULTING FROM THE WORK.

11. CONTRACTOR SHALL RESTORE ALL PRIVATE AND PUBLIC PROPERTY DISRUPTED BY THE PROJECT IMMEDIATELY AFTER CONSTRUCTION.

12. ALL HARD SURFACED PAVEMENTS IN PUBLIC AREAS MUST BE REPAIRED AT THE CLOSE OF EACH WORK DAY. THE REPAIRS CAN BE TEMPORARY WITH ASPHALT COLD MIX OR PERMANENT WITH CLASS B ASPHALT. ALL REPAIRS SHALL BE ACCORDING TO COF DEVELOPMENT STANDARDS. AT A MINIMUM PERMANENT REPAIRS MUST REPAIR THE HARD SURFACE IN KIND. SEE DETAIL.

13. INSPECTIONS FOR ROAD, DRAINAGE, AND UTILITY CONSTRUCTION SHALL BE AS OUTLINED AND IN ACCORDANCE WITH THE CITY OF FERNDALE DEVELOPMENT STANDARDS, SECTION 302

14. CONTRACTOR TO PROVIDE A 2 YEAR WARRANTY FOR MAINTAINING ALL GRADES ON DETENTION POND AND STRUCTURES.

15. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

16. GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE RETAINING WALL DESIGNS, ALL GRADING SLOPES, AND ALL GRADING EMBANKMENTS.

17. STREET LIGHTING DESIGN BY OTHERS (SEPARATE SUBMITTAL)

CONSTRUCTION SEQUENCE

1. SCHEDULE AND ATTEND PRE-CONSTRUCTION MEETING.
2. FLAG OR FENCE CLEARING LIMITS.
3. POST SIGN WITH NAME AND PHONE NUMBER OF CERTIFIED TESC LEAD.
4. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
5. INSTALL PERIMETER PROTECTION, I.E., FILTER FABRIC FENCE.
6. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR SWALES, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT. COMPLETE GRADING.
7. INSTALL DRAINAGE CONTROL STRUCTURES.
8. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF FERNDALE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
9. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO, THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF FERNDALE EROSION AND SEDIMENT CONTROL STANDARDS.
10. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN FIVE DAYS DURING THE DRY SEASON OR ONE DAY DURING THE WET SEASON. USE STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
11. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
12. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
13. INSTALL UTILITIES.
14. COMPLETE FINISH GRADING OF SITE.
15. INSTALL PAVEMENT.
16. CLEAN AND FLUSH ENTIRE STORM SYSTEM. DO NOT DRAIN INTO ANY INFILTRATION FACILITY.
17. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPS REMOVED IF APPROPRIATE.
18. REMOVE TEMPORARY STANDPIPE AND SEDIMENTS FROM DETENTION POND.

APPROVED
MAR 15 2013
BY _____, P.E.
CITY OF FERNDALE

STANDARD ABBREVIATIONS

AC	ASPHALTIC CONCRETE	ELEV	ELEVATION	MID/MP	MIDPOINT	SBSP	SPECIFIC BINDING SITE PLAN
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	ESC	EROSION AND SEDIMENT CONTROL	MIN	MINIMUM	SD	STORM DRAIN
		EVCE	END VERTICAL CURVE ELEVATION	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	SL	SOIL LOG
AD	ALGEBRAIC GRADE DIFFERENCE	EVCS	END VERTICAL CURVE STATION			SS	SANITARY SEWER
AF	AUDITOR'S FILE	EX	EXISTING	NRCS	NATURAL RESOURCES CONSERVATION SERVICE	STA	STATION
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	OC	ON CENTER	SVC	SERVICE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FF	FINISHED FLOOR	OHP	OVERHEAD POWER	STEP	SEPTIC TANK EFFLUENT PUMP
		FG	FINISHED GROUND	OSS	ON-SITE SEPTIC	TA	TOP OF ASPHALT
BMP	BEST MANAGEMENT PRACTICE	FL	FLOWLINE	PC	POINT OF CURVE	TC	TOP OF CONCRETE
BVCE	BEGIN VERTICAL CURVE ELEVATION	FT	FOOT/FEET	PI	POINT OF INTERSECTION	TEMP	TEMPORARY
BVCS	BEGIN VERTICAL CURVE STATION	GBSP	GENERAL BINDING SITE PLAN	PL	PROPERTY LINE	TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
CB	CATCHBASIN	GRD	GROUND	PRC	POINT OF REVERSE CURVE	TYP	TYPICAL
CDS	CUL-DE-SAC	HP	HIGH POINT	PT	POINT OF TANGENT	UNO	UNLESS NOTED OTHERWISE
CL	CENTERLINE	IE	INVERT ELEVATION	PVCE	POINT OF VERTICAL CURVE ELEVATION	VC	VERTICAL CURVE
CPEP	CORRUGATED POLYETHYLENE PIPE	K	LENGTH OF VERTICAL CURVE PER PERCENT GRADE DIFFERENCE	PVCS	POINT OF VERTICAL CURVE STATION	WA	WATER
CMP	CORRUGATED METAL PIPE			PVI	POINT OF VERTICAL INTERSECTION	WCC	WHATCOM COUNTY CODE
CSTC	CRUSHED SURFACING TOP COURSE	LF	LINEAR FOOT/FEET	RCL	ROAD CENTER LINE	WDFW	WASHINGTON DEPT OF FISH AND WILDLIFE
CY	CUBIC YARD(S)	L/LT	LEFT	ROW	RIGHT OF WAY	WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
DI	DUCTILE IRON	LP	LOW POINT	R/RT	RIGHT		

NO.	REVISION	BY	DATE
0	SUBMITTAL FOR CITY REVIEW	NL	04/16/12
1	REVISED PER CITY REVIEW COMMENTS	NL	05/09/12
2	RECORD DRAWING SUBMITTAL	NL	02/17/13
3	RECORD DRAWING SUBMITTAL	NL	03/14/13

RECORD DRAWING NOTE:

THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED ON THE ORIGINAL DESIGN PLANS, AS-BUILT SURVEY BY OTHERS, AND SITE FIELD OBSERVATIONS. CONSTRUCTION RECORD AS-BUILT SURVEY DATA PROVIDED BY "CHRISTIE & CHRISTIE LAND SURVEYING" DATED JAN 23, 2013. THE NOTATION "AS-BUILT" WITHIN THIS RECORD DRAWING SET REPRESENTS THE ACTUAL MEASURED UTILITY LOCATIONS FROM THE REFERENCED AS-BUILT SURVEY BY OTHERS. ALL OTHER UTILITY INFORMATION SHOWN HEREIN NOT LABELED "AS-BUILT" REPRESENT THE APPROXIMATE LOCATION OF UTILITIES ONLY BASED ON THE ORIGINAL CIVIL DESIGN. THE EXACT LOCATION OF ALL UTILITIES MUST BE INDEPENDENTLY VERIFIED BEFORE COMMENCING ANY ADDITIONAL UNDERGROUND WORK.

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

NEIL A. LATTA — STATE OF WASHINGTON — 37391 — REGISTERED PROFESSIONAL ENGINEER
03/14/13

WEB ENGINEERING LTD
consulting civil engineers
125 WEST KELLOGG ROAD, BELLINGHAM, WA 98226
Ph: (360) 671-7002
Fax: (360) 671-7081

JOB NO.:	09169
DWG. NAME:	COVER
DESIGNED BY:	NL
DRAWN BY:	BJS
CHECKED BY:	NL

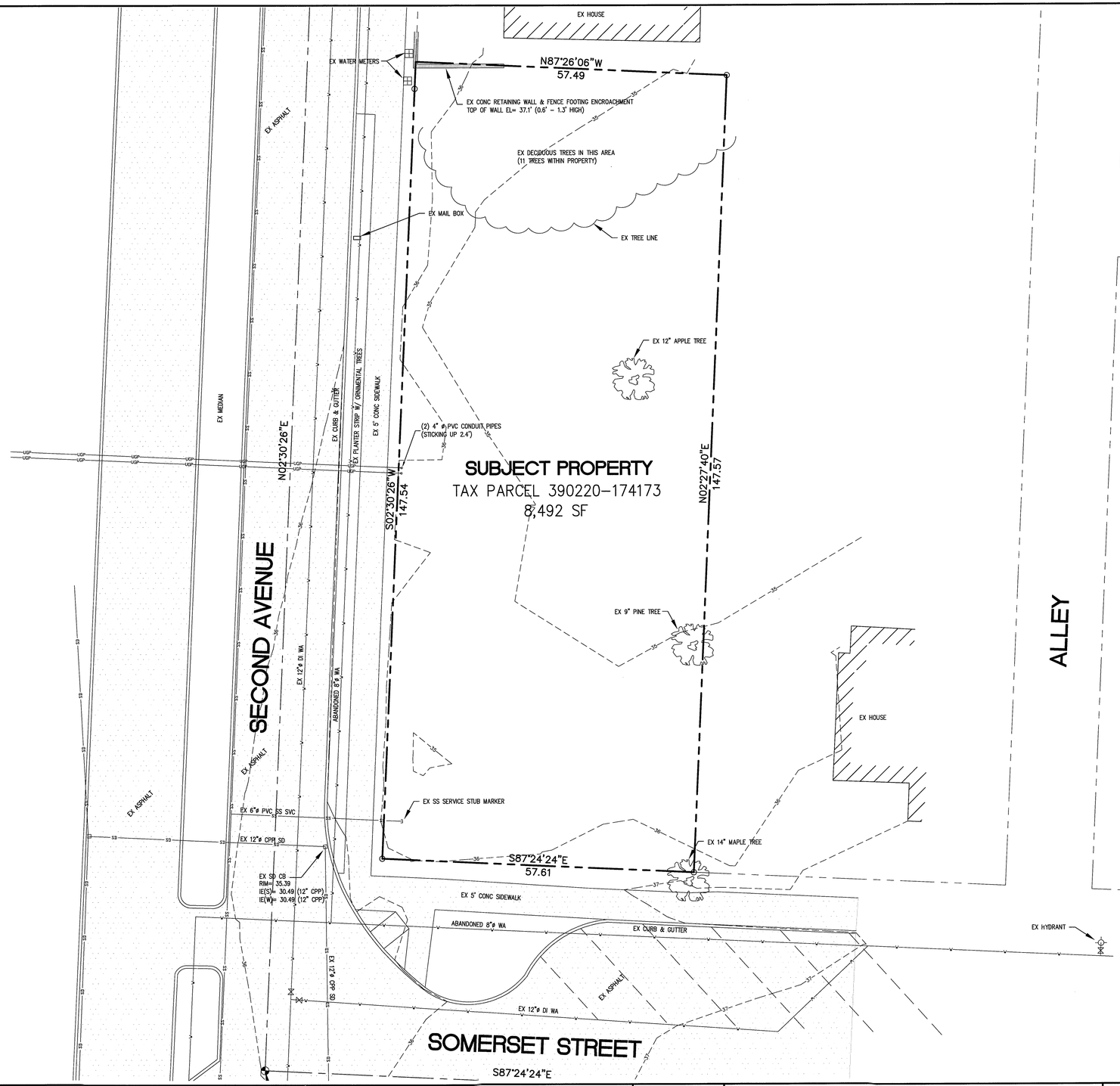
DJ + DJ CONTRACTING INC
7231 SECLUDED LANE
FERNDALE, WA 98248

COVER SHEET

4 UNIT TOWNHOUSE SITE DEVELOPMENT
1980 SOMERSET STREET, FERNDALE, WA
A PORTION OF SECTION 20, TOWNSHIP 39N, RANGE 2E, W.M.

DATE: APRIL 2012
SCALE: H: AS NOTED V: NA

DRAWING: C - 1
SHEET: 1 OF 8



N

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

005-16.002 3/20/13 SH

APPROVED

MAR 15 2013

BY _____, P.E.
CITY OF FERNDALE

RECORD DRAWING NOTE:

THIS DRAWING DOES NOT INCLUDE CONSTRUCTION RECORD DATA.

BOUNDARY AND TOPOGRAPHY SURVEY NOTE:

THIS EXISTING CONDITIONS PLAN HAS BEEN PREPARED BASED ON THE BOUNDARY AND TOPOGRAHY SURVEY COMPLETED BY OTHERS (CHRISTIE & CHRISTIE LAND SURVEYORS INC, BRIAN D. CHRISTIE, PLS # 18897 DATED MARCH 2012).

NO.	REVISION	BY	DATE
0	SUBMITTAL FOR CITY REVIEW	NL	04/16/12
1	ISSUED FOR CITY APPROVAL	NL	05/09/12
2	RECORD DRAWING SUBMITTAL	NL	02/17/13
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CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

NEIL M. MACKINNON — STATE OF WASHINGTON — 37391 — REGISTERED PROFESSIONAL ENGINEER

03/14/13

WEB ENGINEERING LTD
consulting civil engineers
125 WEST KELLOGG ROAD, BELLINGHAM, WA 98226
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Fax: (360) 671-7081

JOB NO.:	09169
DWG. NAME:	COVER
DESIGNED BY:	NL
DRAWN BY:	BJS
CHECKED BY:	NL

DJ + DJ CONTRACTING INC
7231 SECLUDED LANE
FERNDALE, WA 98248

EXISTING CONDITION

4 UNIT TOWNHOUSE SITE DEVELOPMENT
1980 SOMERSET STREET, FERNDALE, WA
A PORTION OF SECTION 20, TOWNSHIP 39N, RANGE 2E, W.M.

DATE: APRIL 2012
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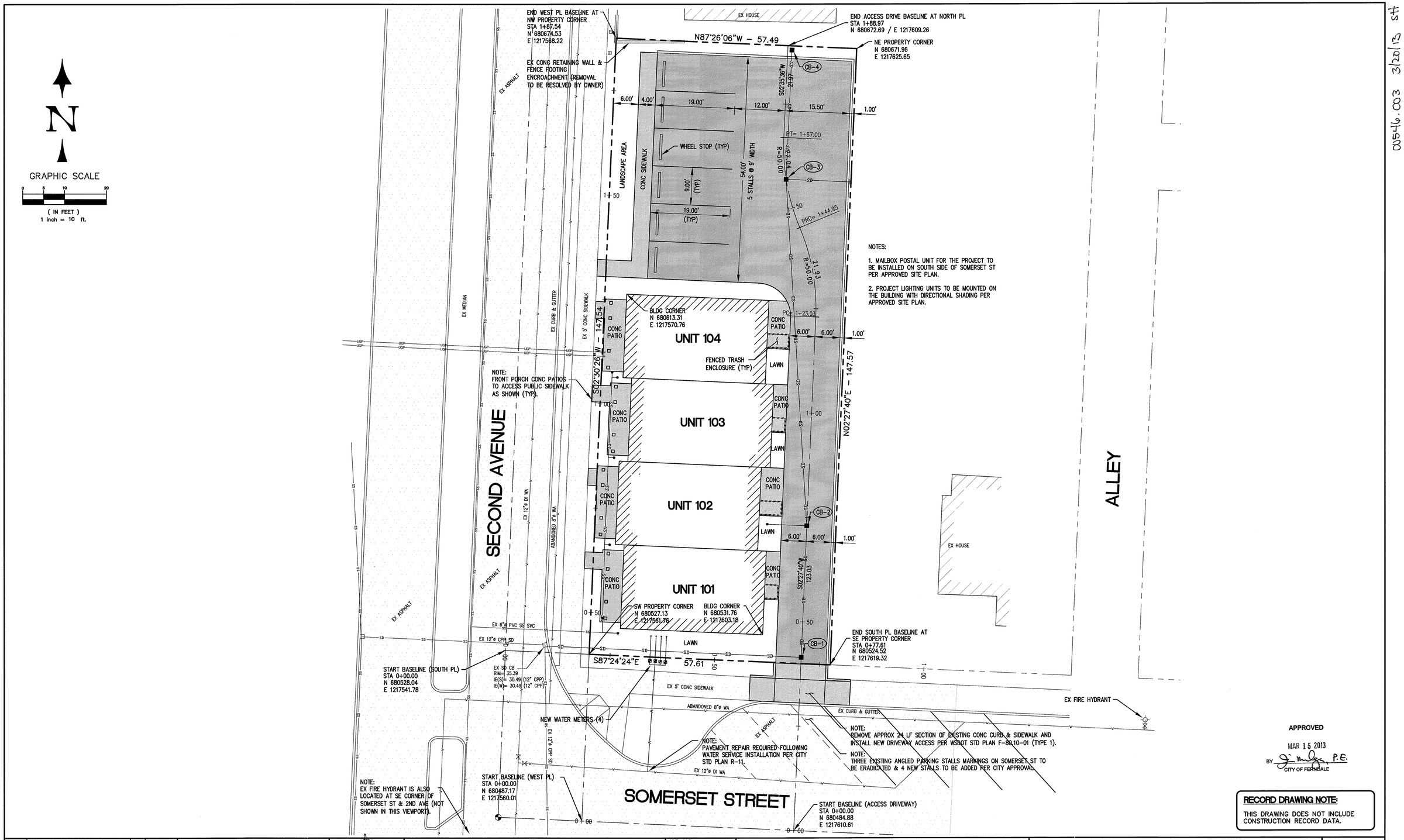
DRAWING: C - 2

SHEET: 2 OF 8



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CITY OF FERNDALE

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NEIL A. LAVIA — STATE OF WASHINGTON — 37397 — REGISTERED PROFESSIONAL ENGINEER
03/14/13

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DRAWN BY:	BJS
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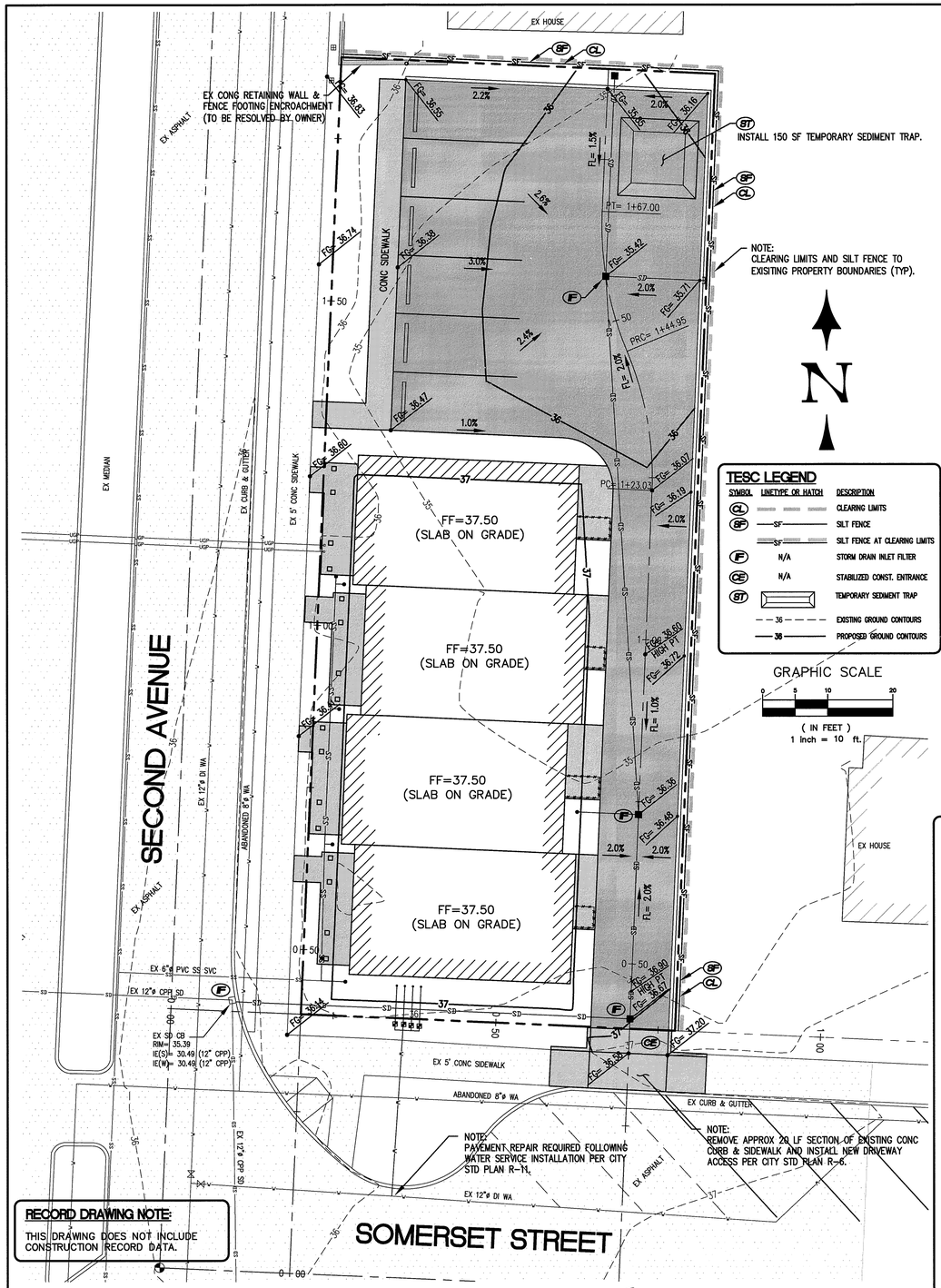
DJ + DJ CONTRACTING INC
7231 SECLUDED LANE
FERNDALE, WA 98248

HORIZONTAL CONTROL PLAN
4 UNIT TOWNHOUSE SITE DEVELOPMENT
1980 SOMERSET STREET, FERNDALE, WA
A PORTION OF SECTION 20, TOWNSHIP 39N, RANGE 2E, W.M.

DATE: APRIL 2012
SCALE: H: 1"=10' V: 1"=5'

DRAWING: C - 3
SHEET: 3 OF 8

0546.003 3/20/12 sh



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CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

ELEMENT #1: MARK CLEARING LIMITS

The project will not require clearing beyond removal of isolated on site trees and vegetation. A qualified land surveyor will physically mark the property clearing limits on the site.

ELEMENT #2: ESTABLISH CONSTRUCTION ACCESS

A construction access (BMP C105) is proposed to be constructed to Somerset St in general accordance with the Standard detail (modified due to small property area). Any soil tracked onto paved areas shall be swept up and disposed of on a regular basis.

ELEMENT #3: CONTROL FLOW RATES

A temporary sediment trap (cleared area less than 3 acres) per BMP C240 in the SWMM has been sized to prevent soil laden waters from exiting the site. WWHM flow frequencies are typically less than those obtained by the Santa Barbara Urban Hydrology or Rational Method, therefore the 10 year flow frequency for the project (using all impervious areas) was utilized. The equations and design criterion for the sediment trap is as follows:

Surface Area (SA) = Q_2 x 2080
SA = 0.072 x 2080 = 150 sf (Note: Q_{10} used for Q_2)
The temporary trap will discharge to the storm drain pea gravel trench.

ELEMENT #4: INSTALL SEDIMENT CONTROLS

Runoff from disturbed areas will be collected by temporary interceptor swales and directed to the temporary sediment trap. Perimeter silt fencing will be installed. Catch basin inlet filters will be utilized to protect exiting catch basins adjacent to the project site.

ELEMENT #5: STABILIZE SOILS

All exposed and un-worked soils shall be stabilized and will not remain exposed and un-worked for more than seven days (two days if construction takes place between October 1 through April 30th).

ELEMENT #6: PROTECT SLOPES

Temporary cut slopes shall be protected with plastic covering per BMP C123.

ELEMENT #7: PROTECT DRAIN INLETS

Below grate basin filter inserts shall be installed in catch basins prior to completion of the project. The barriers shall be removed upon completion of construction.

ELEMENT #8: STABILIZE CHANNELS AND OUTLETS

Interceptor swales (if required) will be positively graded and seeded (BMP C120) or lined (BMP C202).

ELEMENT #9: CONTROL POLLUTANTS

All pollutants including waste materials and construction debris, that occur on-site shall be handled and disposed of in a manner that does not cause contamination of stormwater.

ELEMENT #10: CONTROL DEWATERING

De-watering shall be routed to the on-site temporary sediment trap.

ELEMENT #11: MAINTAIN BMPs

All temporary and permanent erosion and sediment control BMPs shall be maintained by and repaired as needed to assure continued performance of their intended function. Sediment control BMPs shall be inspected weekly or after a runoff-producing storm event during the dry season (daily if construction takes place during the wet season).

ELEMENT #12: MANAGE THE PROJECT

All BMPs shall be inspected and maintained by the Contractor's Certified Erosion and Sediment Control Lead.

GRADING SPECIFICATIONS

1. SITE SOILS ARE CONSIDERED MOISTURE SENSITIVE AND ARE SUSCEPTIBLE TO DISTURBANCE BY CONSTRUCTION EQUIPMENT, PARTICULARLY DURING WET WEATHER. THE GRADING CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO LIMIT SURFACE DISTURBANCE AND TO PROTECT THE SITE GRADING AREA FROM EXCESSIVE EROSION.

2. AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DELETERIOUS MATERIAL.

3. AREAS TO RECEIVE FILL SHALL BE PROOF ROLLED. ALL LOOSE OR SOFT AREAS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL.

4. ALL FILL MATERIALS SHALL BE FREE OF VEGETATION AND DELETERIOUS MATERIAL AND SHALL NOT CONTAIN ROCKS GREATER THAN SIX INCHES IN DIAMETER.

5. STRUCTURAL FILLS SHALL BE PLACED IN 6"-8" THICK LOOSE HORIZONTAL LIFTS AND SPREAD UNIFORMLY. AFTER EACH LIFT HAS BEEN PLACED AND SPREAD EVENLY, STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY BY MODIFIED PROCTOR TEST (ASTM D-1557-70).

6. NON-STRUCTURAL FILL MAY BE COMPACTED TO 85-90% PROCTOR.

7. THE SURFACE OF ALL SLOPES SHALL BE COMPACTED. THIS MAY BE ACCOMPLISHED BY OVER-BUILDING THE SLOPES, THEN CUTTING BACK TO FINAL GRADES, OR BY RUNNING THE COMPACTOR OVER THE SLOPE AS EACH FILL LIFT IS BEING PLACED. ALL SLOPES SHALL BE COMPACTED BY THE END OF EACH WORKING DAY.

8. FIELD DENSITY TESTS SHALL BE MADE BY A QUALIFIED SOILS ENGINEER. DENSITY TESTS SHALL BE TAKEN AT OR JUST BELOW THE SURFACE OF THE FILL AT A LOCATION AND FREQUENCY DETERMINED BY THE SOILS ENGINEER. WHEN THE SOIL TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR ANY PORTION THEREOF IS BELOW THE SPECIFIED DENSITY, THE PARTICULAR SECTION SHALL BE REWORKED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED. COPIES OF TESTING REPORTS SHALL BE PROVIDED TO CITY ENGINEER.

9. PUBLIC STREETS SHALL BE KEPT CLEAR OF DIRT AND DEBRIS DURING GRADING OPERATIONS.

10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EARTHWORK QUANTITIES PRIOR TO BID SUBMITTAL. NO REPRESENTATION IS MADE IN THESE PLANS REGARDING THE CONSTRUCTION SUITABILITY OF ON-SITE SOILS OR THE FINAL CUT/FILL BALANCE.

EROSION CONTROL NOTES

1. APPROVAL OF THE EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

2. THE IMPLEMENTATION OF THE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.

3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

4. THE ESC FACILITIES SHOWN ON THE PLANS MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.

5. THE ESC FACILITIES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS.

6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

7. ANY AREA STRIPPED OF VEGETATION, INCLUDING ROADWAY EMBANKMENTS, WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 7 DAYS, SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, NETTING, EROSION BLANKETS, ETC.).

8. ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.

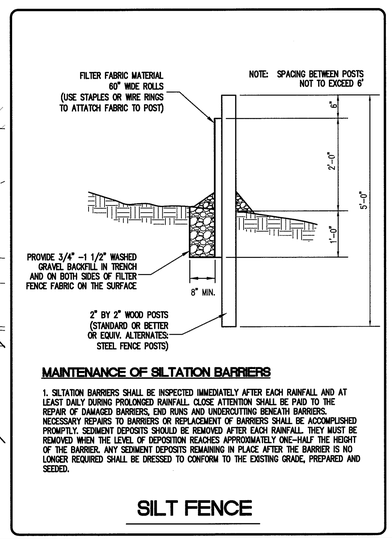
9. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.

10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

11. STABILIZED CONSTRUCTION ENTRANCES AND WASH PADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

12. DURING THE TIME PERIOD OF NOVEMBER 1 THROUGH MARCH 31, ALL PROJECT DISTURBED AREAS GREATER THAN 5,000 SQUARE FEET THAT ARE TO BE LEFT UNWORKED FOR MORE THAN 12 HOURS, SHALL BE COVERED BY ONE OF THE FOLLOWING COVER MEASURES: MULCH, SODDING OR PLASTIC COVERING.

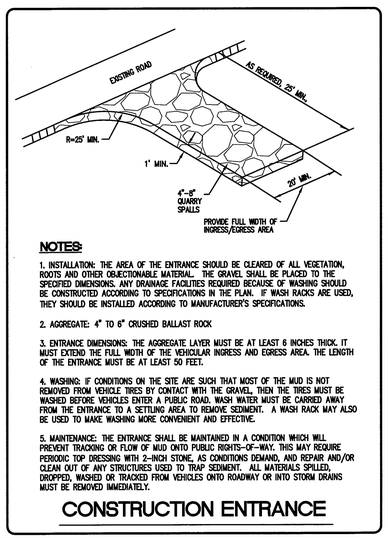
13. PUBLIC RIGHTS OF WAY SHALL BE KEPT IN A CLEAN AND SERVICEABLE MANNER AT ALL TIMES. IN THE EVENT MATERIAL ARE INADVERTENTLY DEPOSITED ON ROADWAYS, THE MATERIAL SHALL BE PROMPTLY REMOVED. MATERIALS ARE TO BE SWEPT AND REMOVED PRIOR TO ANY FLUSHING. PUBLIC AND PRIVATE DRAINAGE WAYS SHALL BE PROTECTED FROM POLLUTION.



MAINTENANCE OF SILTATION BARRIERS

1. SILTATION BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BARRIERS, END RUNS AND UNDERCUTTING BENEATH BARRIERS. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

SILT FENCE



NOTES:

1. INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

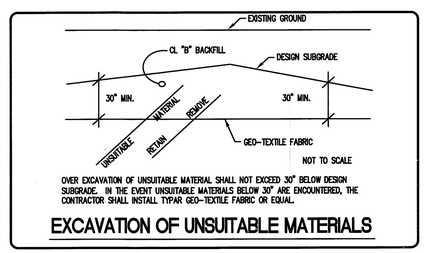
2. AGGREGATE: 4" TO 6" CRUSHED BALLAST ROCK

3. ENTRANCE DIMENSIONS: THE AGGREGATE LAYER MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 50 FEET.

4. WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE GRAVEL, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.

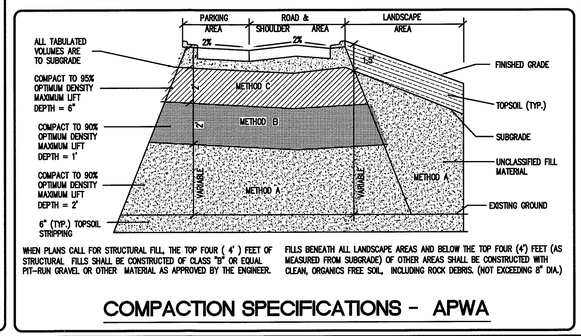
5. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

CONSTRUCTION ENTRANCE



OVER EXCAVATION OF UNSUITABLE MATERIAL SHALL NOT EXCEED 30" BELOW DESIGN SUBGRADE. IN THE EVENT UNSUITABLE MATERIALS BELOW 30" ARE ENCOUNTERED, THE CONTRACTOR SHALL INSTALL TYPAR GEO-TEXTILE FABRIC OR EQUAL.

EXCAVATION OF UNSUITABLE MATERIALS



WHEN PLANS CALL FOR STRUCTURAL FILL, THE TOP FOUR (4') FEET OF STRUCTURAL FILLS SHALL BE CONSTRUCTED OF CLASS "B" OR EQUAL PIT-RUN GRAVEL OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.

FILLS BENEATH ALL LANDSCAPE AREAS AND BELOW THE TOP FOUR (4') FEET (AS MEASURED FROM SUBGRADE) OF OTHER AREAS SHALL BE CONSTRUCTED WITH CLEAN, ORGANICS FREE SOIL, INCLUDING ROCK DEBRIS. (NOT EXCEEDING 8" DIA.)

COMPACTION SPECIFICATIONS - APWA

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CITY OF FERNDALE

NO.	REVISION	BY	DATE
0	SUBMITTAL FOR CITY REVIEW	NL	04/16/12
1	REVISED PER CITY REVIEW COMMENTS	NL	05/09/12
2	RECORD DRAWING SUBMITTAL	NL	02/17/13
3	RECORD DRAWING SUBMITTAL	NL	03/14/13

RECORD DRAWING NOTE:
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DWG. NAME:	COVER
DESIGNED BY:	NL
DRAWN BY:	BJS
CHECKED BY:	NL

DJ + DJ CONTRACTING INC
7231 SECLUDED LANE
FERNDALE, WA 98248

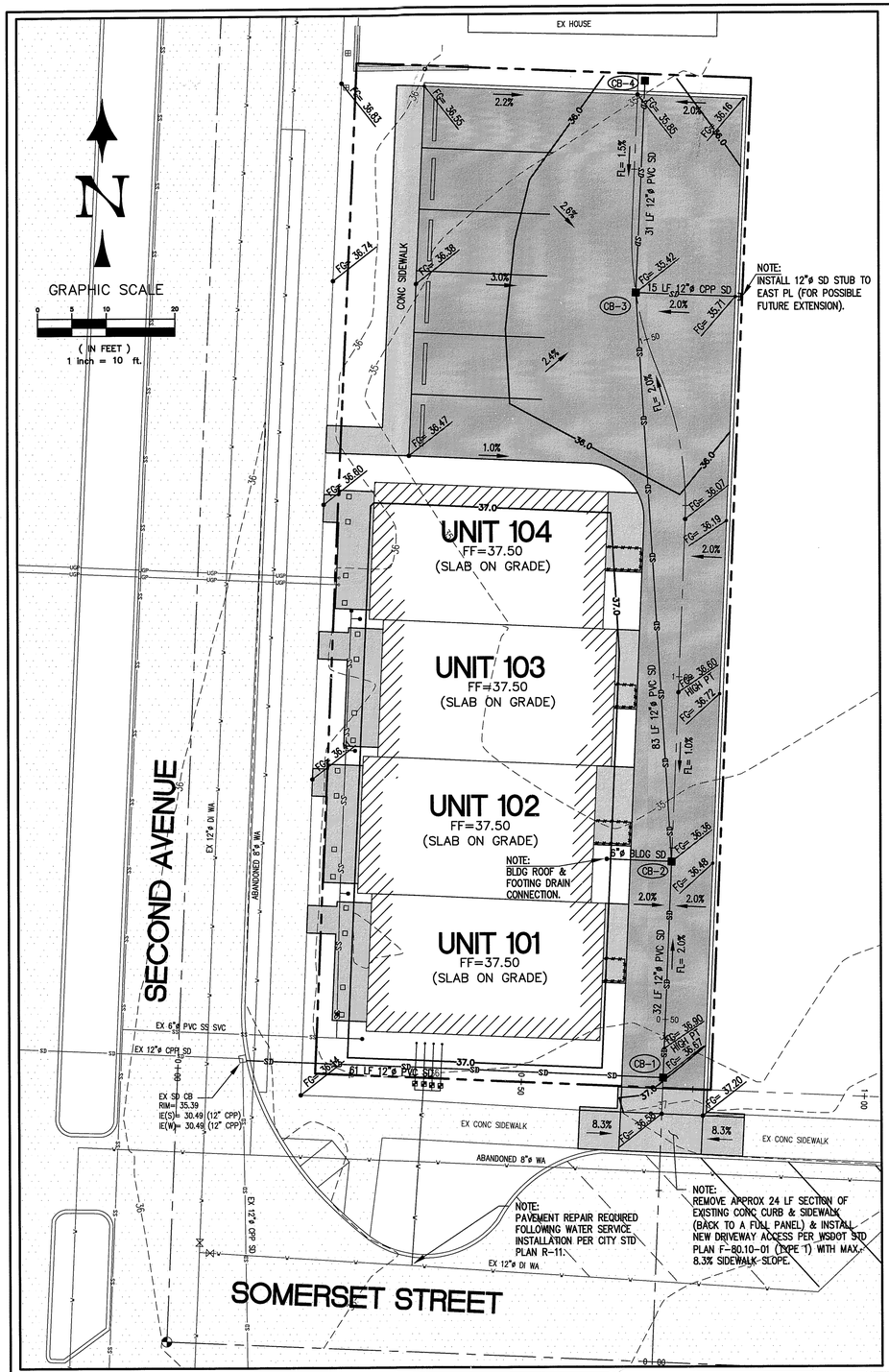
GRADING AND TESC PLAN

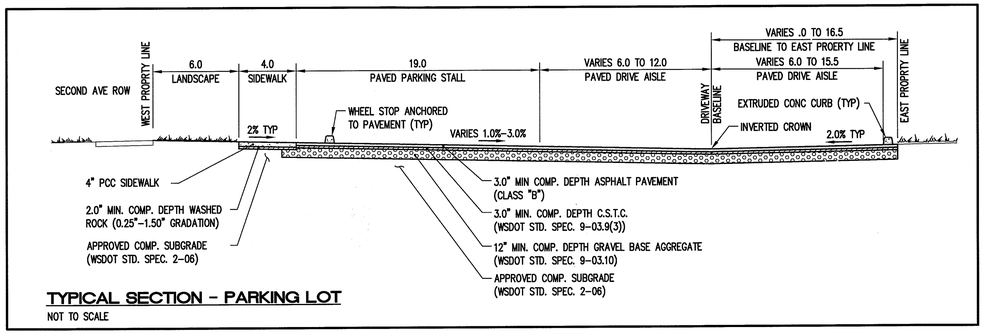
4 UNIT TOWNHOUSE SITE DEVELOPMENT
1980 SOMERSET STREET, FERNDALE, WA
A PORTION OF SECTION 20, TOWNSHIP 39N, RANGE 2E, W.M.

DATE: APRIL 2012
SCALE: H: 1"=10' V: 1"=5'

DRAWING: C - 4
SHEET: 4 OF 8

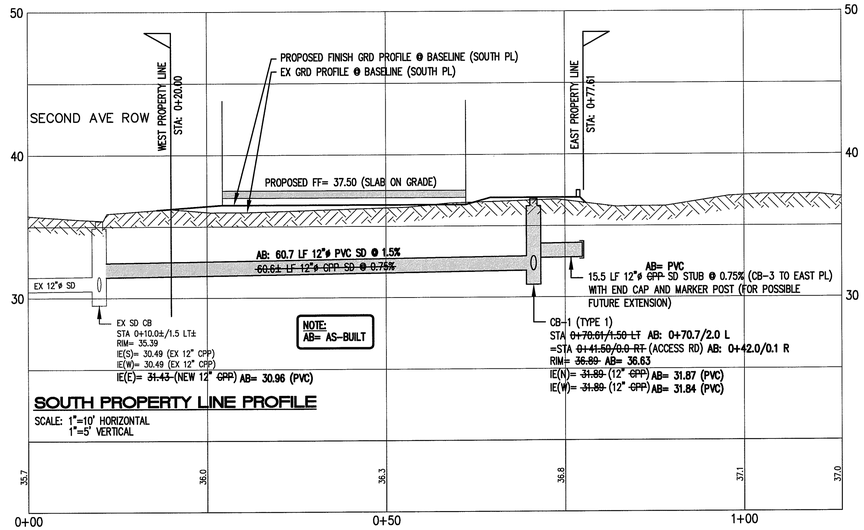
0544.004 3/20/13 SH





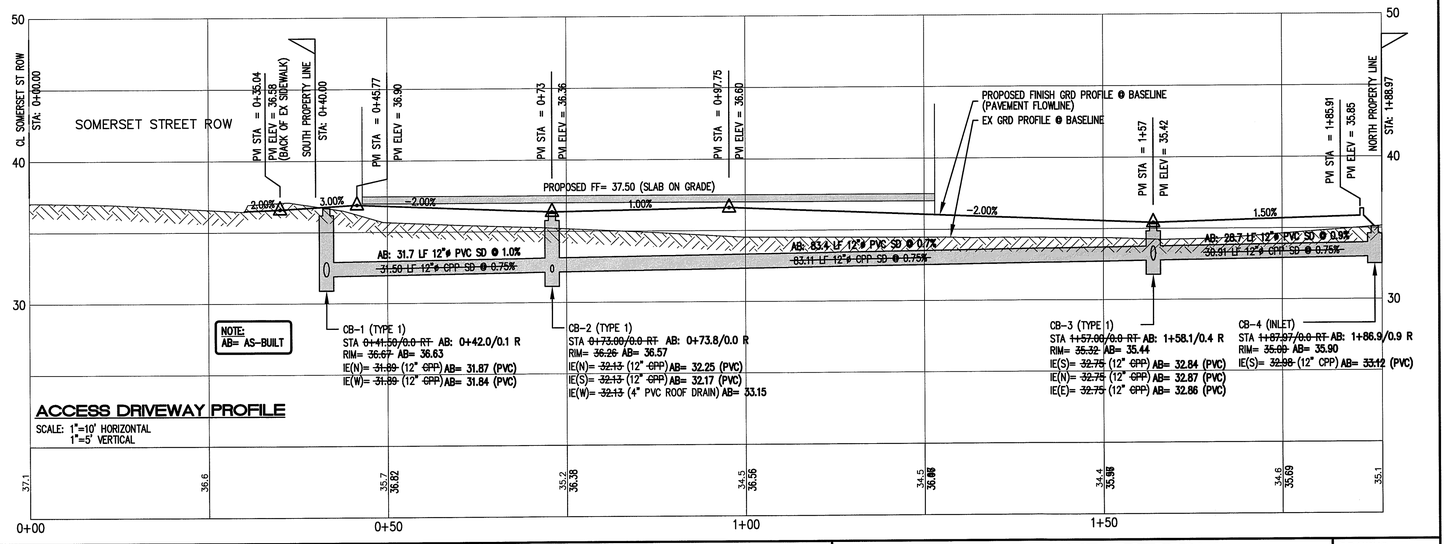
TYPICAL SECTION - PARKING LOT

NOT TO SCALE



SOUTH PROPERTY LINE PROFILE

SCALE: 1"=10' HORIZONTAL
1"=5' VERTICAL



ACCESS DRIVEWAY PROFILE

SCALE: 1"=10' HORIZONTAL
1"=5' VERTICAL

STORM DRAINAGE NOTES

1. ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT 7-08.3(1). THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL AND ANY REQUIRED PIPE BEDDING, TO A UNIFORM GRADE SO THAT THE ENTIRE PIPE IS SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE. DRAINAGE MATERIALS SHALL CONFORM TO SEC. 9-05.20.

2. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, LOCATED IN AREAS HAVING LIMITED PUBLIC SURVEILLANCE SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY OR OIL POLLUTION PREVENTION DEVICE SHALL HAVE SOLID LOCKING LIDS.

3. ALL STORM DRAIN GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS.

4. UNLESS OTHERWISE SPECIFIED, CAST IRON PRODUCTS SHALL CONFORM TO ASTM DESIGNATION A 48 CLASS 30 AND DUCTILE IRON PRODUCTS TO ASTM DESIGNATION A 536 GRADE 80-55-06.

5. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE FOOT AND MUST MEET THE FOLLOWING SPECIFICATIONS: 6"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 2" ROCK/10%-20% PASSING.

6. STORM SEWER PIPE SHALL BE CORRUGATED POLYETHYLENE PIPE (CPEP) AND SHALL CONFORM TO WSDOT STANDARD SPECIFICATIONS, SECTION 9-5.20.

7. STORM SERVICES SHALL BE MARKED ACCORDING TO CITY STANDARDS, W/ 2" PVC, PAINTED AND STENCILED "STORM", W/ #12 COPPER WIRE CONNECTION MARKER TO STUB.

PAVEMENT NOTES

1. WHERE SHOWN ON THE PLANS, PAVEMENT MARKINGS SHALL BE OBLITERATED UNTIL BLEMISHES CAUSED BY THE PAVEMENT MARKING REMOVAL CONFORM TO THE COLORATION OF THE ADJACENT PAVEMENT.

2. SOIL RESIDUAL HERBICIDE SHALL BE PLACED WITHIN 24 HOURS OF PAVING.

3. A TACK COAT OF ASPHALT SHALL BE APPLIED BETWEEN ALL COURSES OF ASPHALT.

4. ALL PAVEMENT REPAIR SHALL BE SAW-CUT BEFORE REMOVAL. AR-4000W SHALL BE APPLIED TO ALL EDGES OF EXISTING PAVEMENT.

5. ASPHALT CONCRETE PAVEMENT SHALL NOT BE PLACED NOR COMPACTED DURING HOURS OF DARKNESS.

6. SUBGRADE SHALL BE CERTIFIED IN WRITING BY THE DESIGN ENGINEER PRIOR TO PAVING.

BASE NOTES

1. GRAVEL BASES AND BALLAST MAXIMUM PARTICLE SIZE PASSING THE U.S. NO. 200 SIEVE SHALL NOT EXCEED 5%

2. BALLAST, GRAVEL BASE AND CRUSHED SURFACING SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY.

3. CONTRACTOR OR PROPONENT SHALL BE RESPONSIBLE FOR ALL COMPACTION TESTING AND COSTS.

4. CEMENT CONCRETE DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED PER WSDOT STANDARD PLAN F80-10.01 (TYPE 1) WITH THE FOLLOWING TYPICAL SECTION:
- 3.0" MIN. COMP. DEPTH C.S.T.C. (WSDOT STD. SPEC. 9-03.9(3))
- 12" MIN. COMP. DEPTH GRAVEL BASE AGGREGATE (WSDOT STD. SPEC. 9-03.10)
- APPROVED COMP. SUBGRADE (WSDOT STD. SPEC. 2-06)

APPROVED

MAR 15 2013

BY _____ P.E.
CITY OF FERNDALE

05416.005 3/20/13 sh

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DRAWN BY:	BJS
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FERNDALE, WA 98248

ROAD AND STORM

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A PORTION OF SECTION 20, TOWNSHIP 39N, RANGE 2E, W.M.

DATE: APRIL 2012
SCALE: H: 1"=10' V: 1"=5'

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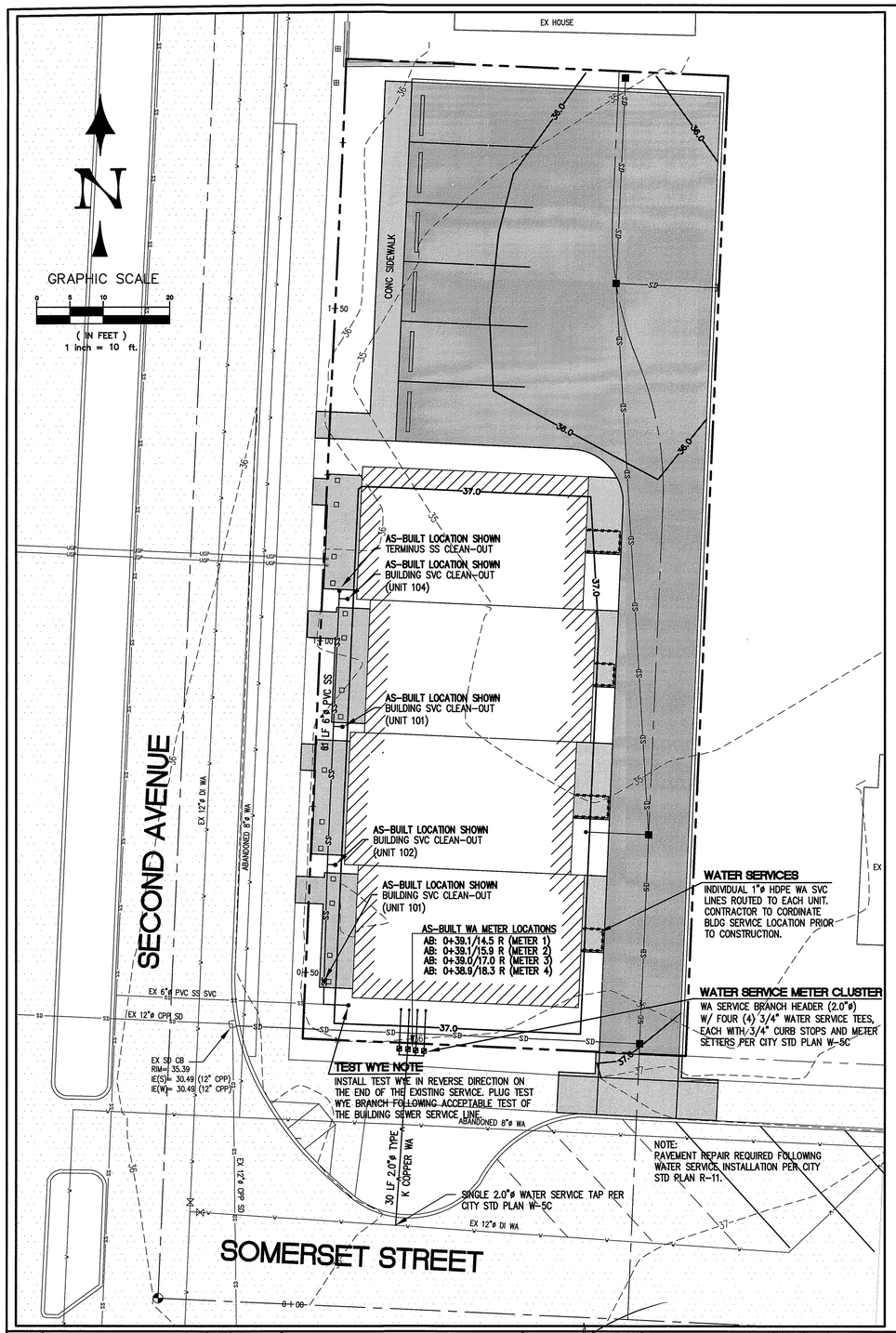


WATER NOTES

1. PIPE FOR WATER MAIN –
ALL PIPE SHALL BE OF A.W.W.A. STANDARDS H3–71, C151–71 AND CEMENT LINING C104–71, AND SHALL BE DUCTILE CAST–IRON, STANDARD THICKNESS CLASS 50 PUSH–ON JOINTS OR M.J. JOINTS. THE PIPE SHALL BE OF 150 PSI WORKING PRESSURE, PLUS 100 PSI SURGE PRESSURE. NO PVC OR AC PIPE WILL BE ALLOWED. PIPE LAYING SHALL MEET THE REQUIREMENTS OF SECTION 7–08 OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE OR MUNICIPAL CONSTRUCTION. ALL PIPE SHALL HAVE A MINIMUM COVERING OF 42 INCHES.

2. FITTINGS –
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 A.W.W.A. SPECIFICATIONS C–110–71 AND C–104–71.

3. CONCRETE THRUST BLOCKING –
CONCRETE BLOCKING SHALL BE AS SPECIFIED IN CITY STANDARD DETAILS, OR AS DIRECTED BY PROJECT ENGINEER. BLOCKS SHALL BE INSTALLED AS SPECIFIED IN SECTION 7–09.3(21) OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE OR MUNICIPAL CONSTRUCTION. NO PRE CAST BLOCKS ARE ALLOWED.

4. CONNECTION TO EXISTING WATER MAINS –
THE CONTRACTOR MUST NOTIFY THE CITY PUBLIC WORKS DIRECTOR OF A PROPOSED CONNECTION AT LEAST FOUR WORKING DAYS IN ADVANCE.

5. TESTING AND DISINFECTION –
ALL HYDROSTATIC TESTING AND DISINFECTION OF WATER MAINS SHALL CONFORM TO SECTIONS 7–09.3(23) AND 7–09.3(24) OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE OR MUNICIPAL CONSTRUCTION – CURRENT EDITION. HYDROSTATIC TESTING INSPECTED BY CITY.

6. WATER SERVICE TRANSFERS –
TAP INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE CITY DEVELOPMENT STANDARDS.

7. GATE VALVES –
GATE VALVES SHALL BE USED FOR LINES 2 INCHES THROUGH 8 INCHES, AND SHALL BE INSTALLED IN CAST–IRON VALVE BOXES. SHORT–BODY VALVES SUITABLE FOR A NONSHOCK SHUT–OFF PRESSURE OF 130 PSI RESILIENT SEAT VALVES AND SUITABLE FOR DIRECT BURIAL ARE SPECIFIED.
GATE VALVES SHALL BE RESILIENT SEATED IRON–BODY, FULL–BRONZE MOUNTED VALVES CONFORMING TO A.W.W.A. C509 AND SUITABLE FOR SERVICE WITH THE TYPE AND CLASS OF PIPE USED.
ALL VALVES SHALL HAVE NONRISING 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.

8. METER LOCATIONS –
MARK ALL SERVICE LOCATIONS WITH METER BOX PER CITY OF FERNDALE STANDARD PLAN W–5C. WATER SERVICE TAP INSTALLATIONS SHALL MEET THE REQUIREMENTS OF CITY OF FERNDALE STANDARD PLAN W–5C.

SANITARY SEWER NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF FERNDALE STANDARD SPECIFICATIONS AND DETAILS, A.P.W.A. STANDARD SPECIFICATIONS, AND WSDOT STANDARD SPECIFICATION, LATEST EDITION, AND SHALL BE SUBJECT TO APPROVAL BY THE CITY OF FERNDALE.

2. ALL WORK MUST BE INSPECTED TO THE SATISFACTION OF THE CITY OF FERNDALE. 24 HOUR NOTICE MUST BE GIVEN PRIOR TO STARTING WORK.

3. SEWER MAIN AND SERVICES SHALL BE A MINIMUM 8 INCHES DIAMETER PVC CONFORMING TO WSDOT SPECIFICATION 9–05.12(1) AND INSTALLED TO CITY SPECIFICATIONS.

4. TESTING OF THE SEWER SYSTEM SHALL BE DONE IN THE PRESENCE AND UNDER THE SUPERVISION OF A CITY OF FERNDALE REPRESENTATIVE. TESTING SHALL COMPLY WITH WSDOT 7–17.3(2)F. SANITARY SEWERS SHALL BE TESTED AT 5 PSI FOR 15 MINUTES.

5. ALL TRENCHES SHALL BE BACKFILLED WITH CLASS B BANK RUN GRAVEL OR SUITABLE NATURAL MATERIAL AS DIRECTED BY THE ENGINEER, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY, IN ACCORDANCE WITH CITY OF FERNDALE DETAIL SS–15 AND WSDOT 7–08.

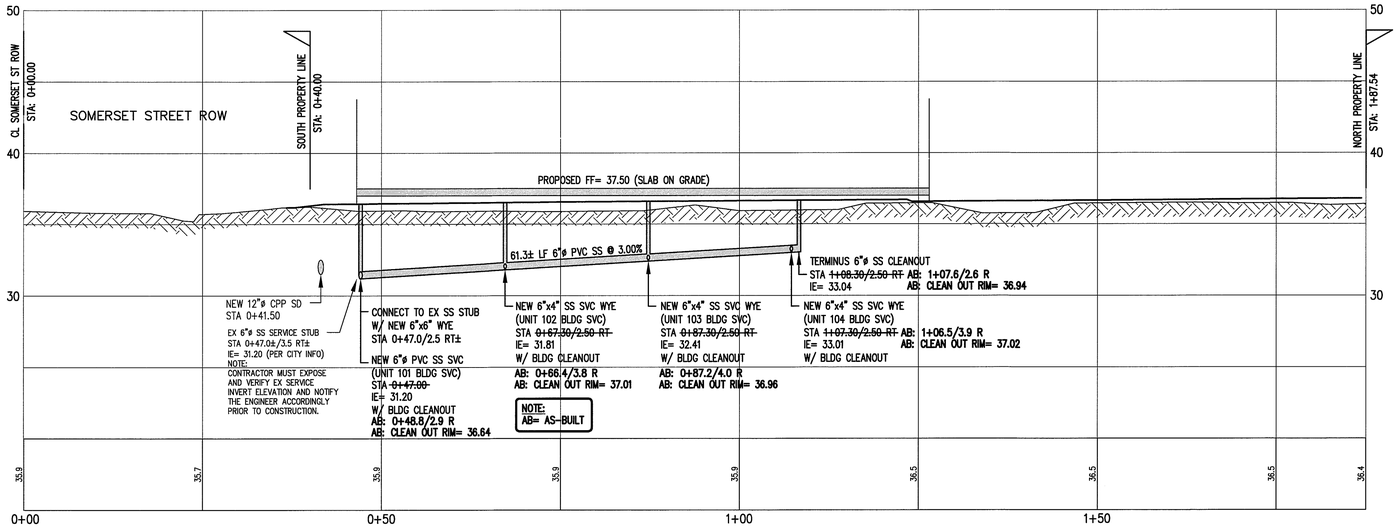
6. ALL MANHOLES SHALL BE INSTALLED PER CITY OF FERNDALE SS–2, SS–3, SS–4, AND SHALL BE PRE–CHANNELED.

7. SIDE SEWERS SHALL BE INSTALLED PER CITY OF FERNDALE STANDARDS SS–6, SS–8 AND SS–13. SEWER STUBS SHALL BE CAPPED AND MARKED W/ 2" PVC, PAINTED AND STENCILED "SEWER." CONNECT PVC MARKER TO STUB W/ #12 COPPER WIRE.

8. MANHOLE CONES ARE TO BE OFFSET SUCH THAT LADDER RUNGS ARE PARALLEL TO THE FLOW.

9. BEDDING SHALL BE PEA GRAVEL PER SS–1.

10. ALL CLEANOUTS SHALL BE INSTALLED PER CITY OF FERNDALE SS–5.



WEST PROPERTY LINE PROFILE

SCALE: 1"=10' HORIZONTAL
1"=5' VERTICAL

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3	RECORD DRAWING SUBMITTAL	NL	03/14/13

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THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED ON THE ORIGINAL DESIGN PLANS, AS–BUILT SURVEY BY OTHERS, AND SITE FIELD OBSERVATIONS. CONSTRUCTION RECORD AS–BUILT SURVEY DATA PROVIDED BY "CHRISTIE & CHRISTIE LAND SURVEYING" DATED JAN. 23, 2013. THE NOTATION "AS–BUILT" WITHIN THIS RECORD DRAWING SET REPRESENTS THE ACTUAL MEASURED UTILITY LOCATIONS FROM THE REFERENCED AS–BUILT SURVEY BY OTHERS. ALL OTHER UTILITY INFORMATION SHOWN HEREIN NOT LABELED "AS–BUILT" REPRESENT THE APPROXIMATE LOCATION OF UTILITIES ONLY BASED ON THE ORIGINAL CIVIL DESIGN. THE EXACT LOCATION OF ALL UTILITIES MUST BE INDEPENDENTLY VERIFIED BEFORE COMMENCING ANY ADDITIONAL UNDERGROUND WORK.
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NEIL A. LITTA — STATE OF WASHINGTON — 37339 — REGISTERED PROFESSIONAL ENGINEER
03/14/13

WEB ENGINEERING LTD
consulting civil engineers
125 WEST KELLOGG ROAD, BELLINGHAM, WA 98226
Ph: (360) 671–7002
Fax: (360) 671–7081

JOB NO.:	09169
DWG. NAME:	COVER
DESIGNED BY:	NL
DRAWN BY:	BJS
CHECKED BY:	NL

DJ + DJ CONTRACTING INC
7231 SECLUDED LANE
FERNDALE, WA 98248

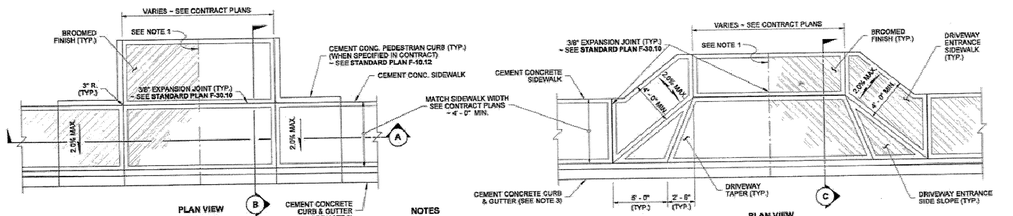
WATER AND SEWER

4 UNIT TOWNHOUSE SITE DEVELOPMENT
1980 SOMERSET STREET, FERNDALE, WA
A PORTION OF SECTION 20, TOWNSHIP 39N, RANGE 2E, W.M.

DATE: APRIL 2012
SCALE: H: 1"=10' V: 1"=5'

DRAWING: C – 6
SHEET: 6 OF 8

05346.006 3/20/13 sht

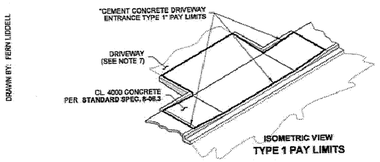


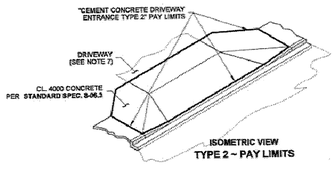
NOTES

1. When the driveway width exceeds 15 feet, construct a full depth expansion joint with 3/8" joint filler along the driveway centerline. See **Standard Plan F-30.10.** Construct expansion joints parallel with the centerline as required at 15 feet maximum spacing when driveway widths exceed 30 feet.
2. See **Standard Plan F-30.10** for sidewalk details.
3. Curb and gutter shown; see the Contract Plans for the curb design specified. See **Standard Plan F-10.12** for Curb Details.
4. Avoid placing drainage structures, junction boxes or other obstructions in front of driveway entrances.
5. Where "GRADE BREAK" is called out, the entire length of the line between the two adjacent surface planes shall be flush.
6. The curb ramp maximum running slope shall not require the ramp length to exceed 15 feet to avoid chasing the slope indefinitely when connecting to steep grades. When applying the 15 foot max. length, the running slope of the curb ramp shall be as flat as feasable.
7. Pay item does not include driveway. See Contract Plans.

LEGEND

SLOPE IN EITHER DIRECTION





DRAWN BY: FERN LIDDELL

NANCY PENNO BOYD — STATE OF WASHINGTON — 39296 — REGISTERED PROFESSIONAL ENGINEER

CEMENT CONCRETE DRIVEWAY ENTRANCE TYPES 1, 2, 3 & 4 STANDARD PLAN F-80.10-01

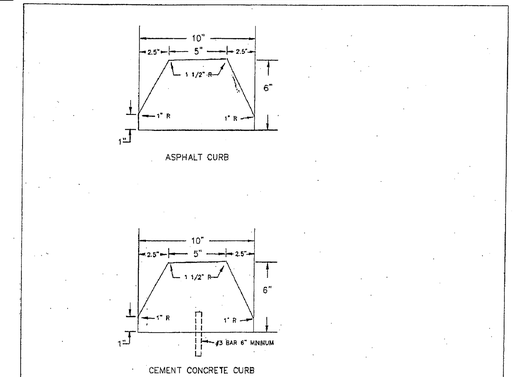
SHEET 1 OF 2 SHEETS

APPROVED FOR PUBLICATION

Pasco Bakotich III 06-03-10

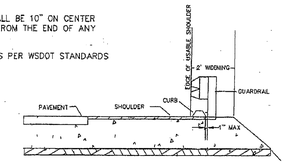
STATE DESIGN ENGINEER — DATE

Washington State Department of Transportation



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.



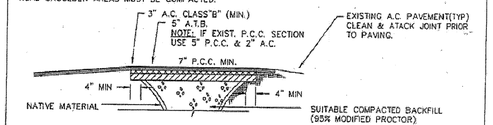
NOT TO SCALE

APPROVED	CITY OF FERNDALE	DRAWING
Public Works Director Date	EXTRUDED CURB	R-10

JUNE 1995 — 2091ST4A/R-13

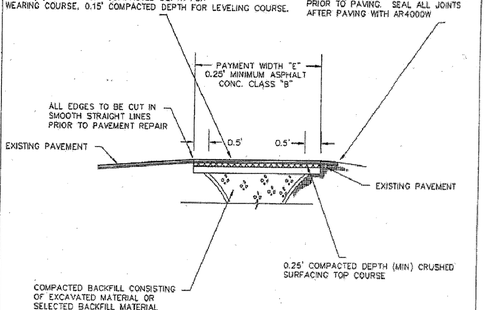
NOTE:

IT SHALL BE THE P.W. DIRECTOR'S DECISION AS TO WHETHER A PAVEMENT OVERLAY IS REQUIRED FOR RESTORATION OF ROADWAYS.
ROAD SHOULDER AREAS MUST BE COMPACTED.



THICKNESS TO BE EQUAL TO OR GREATER THAN EXISTING ASPHALT SHALL BE CONSTRUCTED IN TWO(2) LIFTS ~ 0.1' COMPACTED DEPTH FOR WEARING COURSE, 0.15' COMPACTED DEPTH FOR LEVELING COURSE.

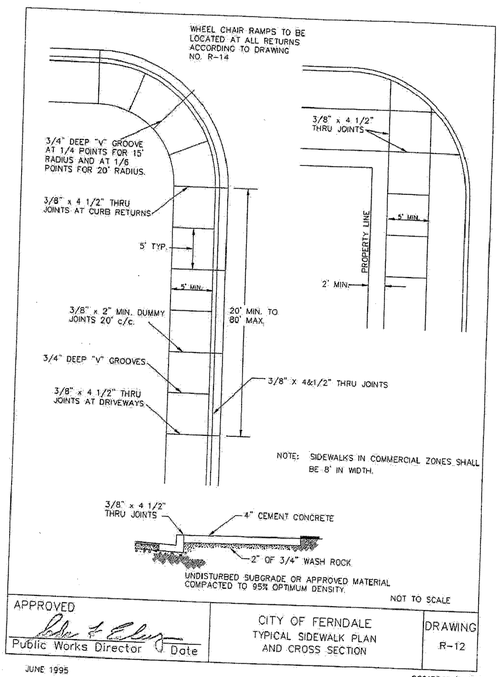
CLEAN AND TACK ALL ASPHALT EDGES PRIOR TO PAVING. SEAL ALL JOINTS AFTER PAVING WITH AR4000W



NOT TO SCALE

APPROVED	CITY OF FERNDALE	DRAWING
Public Works Director Date	EXISTING ROADWAY RESTORATION REPAIR	R-11

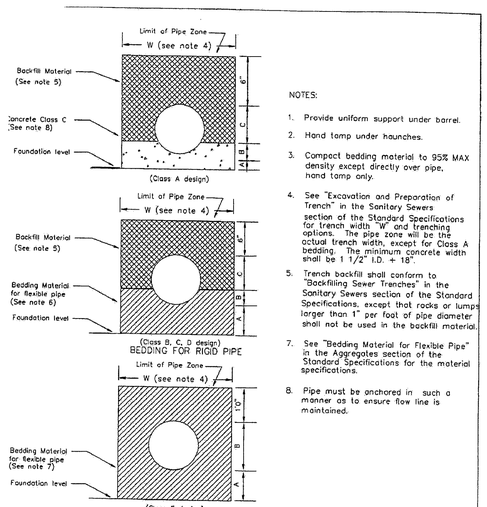
JUNE 1995 — 2091ST4A/R-12



NOT TO SCALE

APPROVED	CITY OF FERNDALE	DRAWING
Public Works Director Date	TYPICAL SIDEWALK PLAN AND CROSS SECTION	R-12

JUNE 1995 — 2091RD2A/R-12



NOTES:

1. Provide uniform support under barrel.
2. Hand tamp under haunches.
3. Compact bedding material to 95% MAX density except directly over pipe, hand tamp only.
4. See "Excavation and Preparation of Trench" in the Sanitary Sewers section of the Standard Specifications for trench width "W" and trenching options. The pipe zone will be the actual trench width, except for Class A bedding. The minimum concrete width shall be 1 1/2" I.D. + 18".
5. Trench backfill shall conform to "Backfilling Sewer Trenches" in the Sanitary Sewers section of the Standard Specifications, except that rocks or lumps larger than 1" per foot of pipe diameter shall not be used in the backfill material.
7. See "Bedding Material for Flexible Pipe" in the Aggregates section of the Standard Specifications for the material specifications.
8. Pipe must be anchored in such a manner as to ensure flow line is maintained.

BEDDING CLASS DESIGN

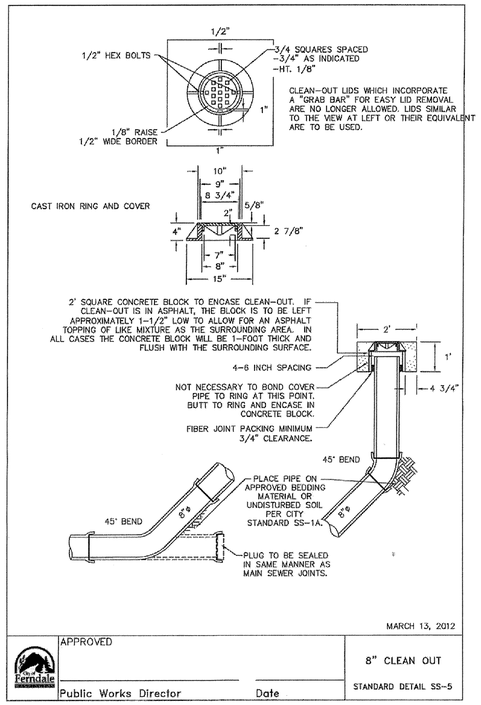
DIMENSION A	CLASS A 4" MIN. 1/4 I.D. 12" MAX	CLASS B *	CLASS C *	CLASS D *	CLASS F *
B	1/4 O.D.	1/2 O.D.	1/8 O.D.	Zero	O.D.
C	3/4 O.D.	1/2 O.D.	7/8 O.D.	O.D.	"

*A = 4" MIN, 27" I.D. and under; 8" MIN, over 27" I.D.

NOT TO SCALE

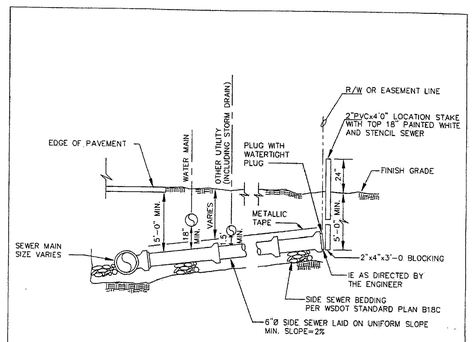
APPROVED	CITY OF FERNDALE	DRAWING
Public Works Director Date	PIPE BEDDING FOR SANITARY SEWERS	SS-1

JUNE 1995



MARCH 13, 2012

APPROVED	8" CLEAN OUT
Public Works Director Date	STANDARD DETAIL SS-5



NORMAL INSTALLATION SIDE SEWER 15" AND SMALLER

APPROVED
MAR 15 2013
BY _____, P.E.
CITY OF FERNDALE

RECORD DRAWING NOTE:
THIS DRAWING DOES NOT INCLUDE CONSTRUCTION RECORD DATA.

NOT TO SCALE

APPROVED	CITY OF FERNDALE	DRAWING
Public Works Director Date	NORMAL INSTALLATION 15" AND SMALLER SEWER MAINS	SS-6

JUNE 1995 — 2091SE3A/SS-6

NO.	REVISION	BY	DATE
0	SUBMITTAL FOR CITY REVIEW	NL	04/16/12
1	ISSUED FOR CITY APPROVAL	NL	05/09/12
2	RECORD DRAWING SUBMITTAL	NL	02/17/13
3			

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NEIL ALASTA — STATE OF WASHINGTON — 39391 — REGISTERED PROFESSIONAL ENGINEER
02/17/13

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consulting civil engineers
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Fax: (360) 671-7081

JOB NO.:	09169
DWG. NAME:	COVER
DESIGNED BY:	NL
DRAWN BY:	BJS
CHECKED BY:	NL

DJ + DJ CONTRACTING INC
7231 SECLUDED LANE
FERNDALE, WA 98248

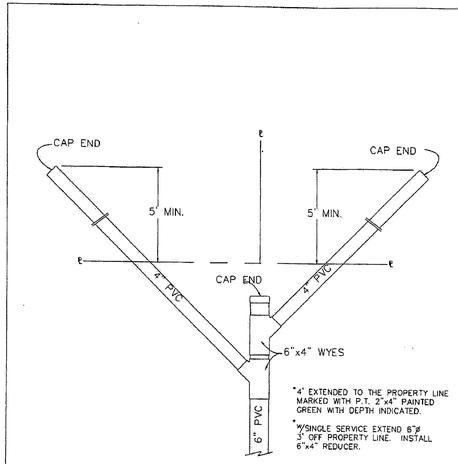
STANDARD DETAILS

4 UNIT TOWNHOUSE SITE DEVELOPMENT
1980 SOMERSET STREET, FERNDALE, WA
A PORTION OF SECTION 20, TOWNSHIP 39N, RANGE 2E, W.M.

DATE: APRIL 2012 — SCALE: H: 1"=10' V: NA

DRAWING: C-7
SHEET: 7 OF 8

0946.007 3/20/13 SH

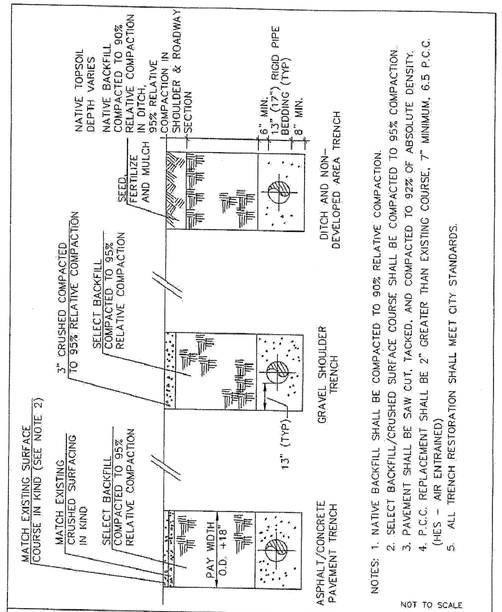


SEWER SERVICE DETAIL

NOT TO SCALE

APPROVED	CITY OF FERNDALE	DRAWING
Public Works Director Date	DOUBLE SANITARY SEWER SERVICE	SS-13

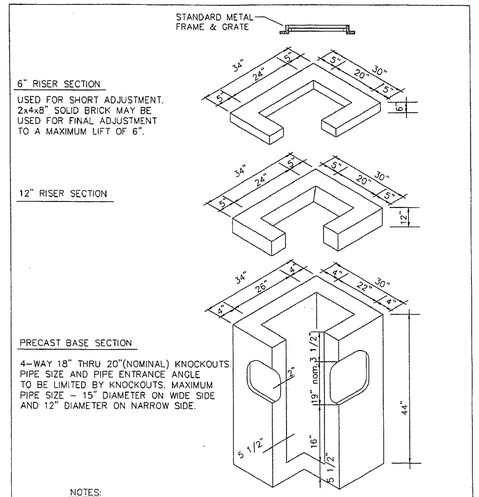
JUNE 1995 2091SE4A/SS-13



NOT TO SCALE

APPROVED	CITY OF FERNDALE	DRAWING
Public Works Director Date	TRENCHING DETAIL	SS-15

JUNE 1995



NOTES:

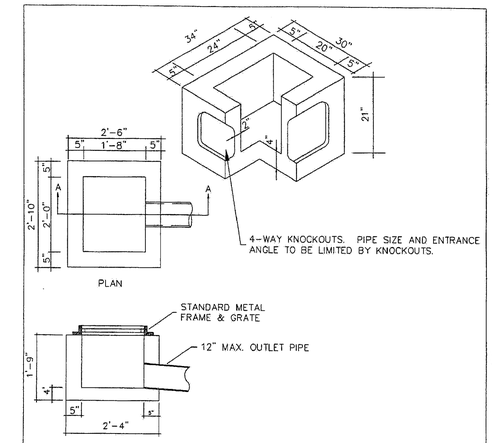
1) CAST IN PLACE OR MASONRY CONSTRUCTION UNITS MAY BE SUBSTITUTED AS PER A.P.W.A. STANDARDS OR STATE STANDARDS. (B-1)

2) FOR DETAILS OF REINFORCEMENTS AND INSTALLATION, SEE A.P.W.A. STANDARDS OR STATE STANDARDS.

NOT TO SCALE

APPROVED	CITY OF FERNDALE	DRAWING
Public Works Director Date	CATCH BASIN TYPE I	ST-1

JUNE 1995



NOTES:

1) UNIT IS DESIGNED TO PICK UP SURFACE DRAINAGE A SHORT DISTANCE FROM CATCH BASIN.

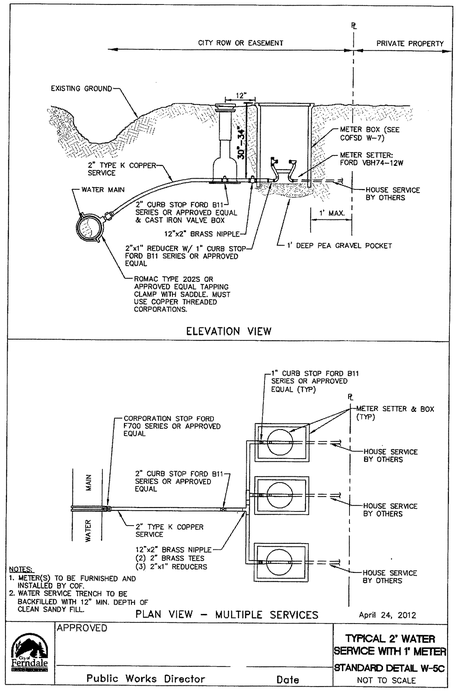
2) CAST IN PLACE OR MASONRY CONSTRUCTION UNITS MAY BE SUBSTITUTED AS PER APWA STANDARDS OR STATE STANDARDS.

3) FOR DETAILS OF REINFORCEMENT OR INSTALLATION SEE APWA STANDARDS OR STATE STANDARDS.

NOT TO SCALE

APPROVED	CITY OF FERNDALE	DRAWING
Public Works Director Date	INLET DETAIL	ST-7

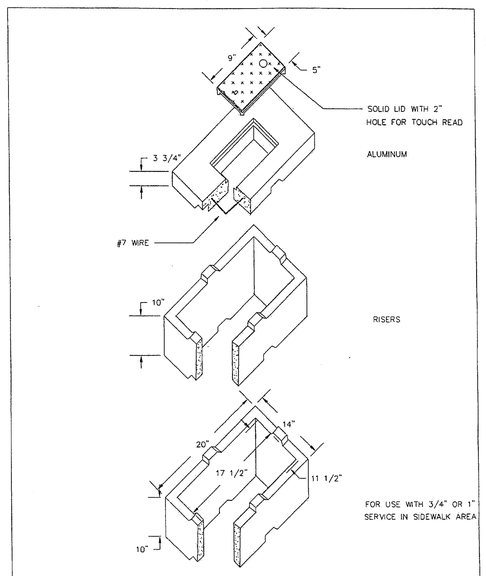
JUNE 1995



NOTES:
1. METER(S) TO BE FURNISHED AND INSTALLED BY COF.
2. WATER SERVICE TRENCH TO BE BACKFILLED WITH 12" MIN. DEPTH OF CLEAN SANDY FILL.

April 24, 2012

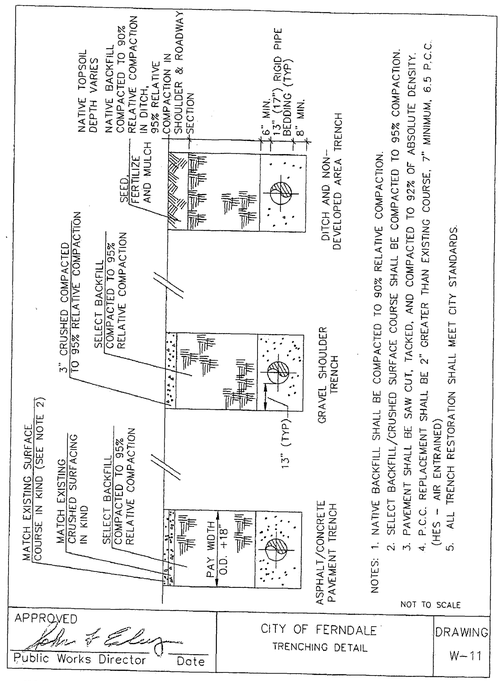
APPROVED	TYPICAL 2' WATER SERVICE WITH 1' METER
Public Works Director Date	STANDARD DETAIL W-5C
	NOT TO SCALE



NOT TO SCALE

APPROVED	CITY OF FERNDALE	DRAWING
Public Works Director Date	NO. 1 METER BOX FOG TITE	W-6

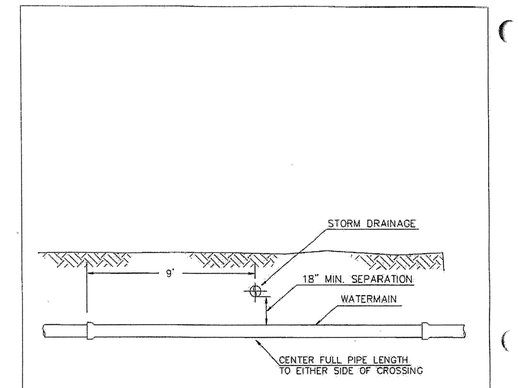
JUNE 1995



NOT TO SCALE

APPROVED	CITY OF FERNDALE	DRAWING
Public Works Director Date	TRENCHING DETAIL	W-11

JUNE 1995



APPROVED

MAR 15 2013

BY CITY OF FERNDALE

RECORD DRAWING NOTE:

THIS DRAWING DOES NOT INCLUDE CONSTRUCTION RECORD DATA.

NOT TO SCALE

APPROVED	CITY OF FERNDALE	DRAWING
Public Works Director Date	WATER CROSSING DETAIL	W-12

JUNE 1995

NO.	REVISION	BY	DATE
0	SUBMITTAL FOR CITY REVIEW	NL	04/16/12
1	ISSUED FOR CITY APPROVAL	NL	05/09/12
2	RECORD DRAWING SUBMITTAL	NL	02/17/13
3			

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NEIL A. KATZ STATE OF WASHINGTON 39391 REGISTERED PROFESSIONAL ENGINEER

02/17/13

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JOB NO.:	09169
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DATE: APRIL 2012 SCALE: H: 1"=10' V: NA

DRAWING: C - 8

SHEET: 8 OF 8

0514.008 2/20/13 SH