

LAMPLIGHTER MOBILE HOME COURT - ACCESS ROAD AND DRAINAGE IMPROVEMENTS

GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES. CONTRACTOR SHALL OBTAIN A REVOCABLE ENCROACHMENT PERMIT FROM THE CITY OF FERNDAL 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 FERNDAL PUBLIC WORKS DEPARTMENT A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO BEGINNING WORK.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE CURRENT WSDOT STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE CITY OF FERNDAL DEVELOPMENT AND CONSTRUCTION STANDARDS. IN THE EVENT OF A CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE CITY OF FERNDAL. REPRESENTATIVES FROM THE CITY OF FERNDAL PUBLIC WORKS DEPARTMENT MUST INSPECT ALL WORK. THE CONTRACTOR SHALL CALL AT LEAST 24 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS AS FOLLOWS.
 - PLACEMENT OF TEMPORARY EROSION CONTROL MEASURES.
 - 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 FERNDAL.
 - 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 FERNDAL.
 - END OF MAINTENANCE PERIOD.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL ABOVE GROUND AND BURIED DEBRIS AND WASTE THAT MAY BE PRESENT.
- CONTRACTOR SHALL RESTORE ALL PRIVATE AND PUBLIC PROPERTY DISRUPTED BY THE PROJECT IMMEDIATELY AFTER CONSTRUCTION.
- CONTRACTOR SHALL INFORM THE ENGINEER AND OBTAIN APPROVAL FROM THE CITY OF FERNDAL 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.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS 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.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23(1) - TRAFFIC CONTROL SHALL APPLY.
- ALL DISTURBED AREAS SHALL BE COVERED WITH MULCH OR WOOD CHIPS WHILE NOT UNDER CONSTRUCTION.
- AN APPROVED COPY OF THESE PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

Element #1 - Mark Clearing Limits

To protect adjacent properties and to reduce the area of soil exposed to construction, the limits of construction will be clearly marked before land-disturbing activities begin. All WORK shall be staked for line and grade in accordance with City of Ferndale Development Standards. In general, natural vegetation and native topsoil adjacent to work areas shall not be disturbed.

Element #2 - Establish Construction Access

Construction access or activities occurring on unpaved areas shall be minimized, yet where necessary, access points shall be stabilized to minimize the tracking of sediment onto public roads, and wheel washing, street sweeping, and street cleaning shall be employed when needed to prevent sediment from entering state waters.

Element #3 - Control Flow Rates

This project is not anticipated to impact downstream flow rates either during or after construction. However, the Contractor shall be responsible for monitoring stormwater runoff in and around the work area during construction, and taking measures as needed to prevent accumulation of runoff as a result of the work that could cause on-site erosion or impact surrounding or downstream properties and drainage conveyances.

Element #4 - Install Sediment Controls

All stormwater runoff from disturbed areas shall pass through an appropriate sediment removal BMP before leaving the construction site or entering a storm drainage conveyance. All existing drainage inlets that could accept runoff from the work area shall be protected with Storm Drain Inlet Protection (BMP C220). Where needed or as directed by the Engineer, Silt Fence (BMP C233) and/or Straw Wattles (BMP C235) may be implemented along the work area.

Sediment will be removed from paved areas in and adjacent to construction work areas manually or using mechanical sweepers, as needed, to minimize tracking of sediments on vehicle tires away from the site and to minimize washoff of sediments from adjacent streets in runoff.

Element #5 - Stabilize Soils

Exposed and unworked soils shall be stabilized with the application of effective BMPs to prevent erosion throughout the life of the project. In general, any slopes will be stabilized as soon as possible and soil stockpiles will be temporarily provided with Plastic Covering (BMP C123). All stockpiled soils shall be stabilized from erosion, protected with sediment trapping measures, and where possible, be located away from storm drain inlets, waterways, and drainage channels.

All disturbed areas along the sanitary sewer route shall be stabilized with Temporary and Permanent Seeding (BMP C120) or Mulching (BMP C121).

Element #6 - Protect Slopes

No cut and fill slopes are anticipated as part of this project.

Element #7 - Protect Drain Inlets

All storm drain inlets and culverts made operable during construction shall be protected to prevent unfiltered or untreated water from entering the drainage conveyance system. However, the first priority is to keep all access roads clean of sediment and keep street wash water separate from entering storm drains until treatment can be provided. Storm Drain Inlet Protection (BMP C220) will be implemented for all drainage inlets and culverts that could potentially be impacted by sediment-laden runoff on and near the project site.

Element #8 - Stabilize Channels and Outlets

Where site runoff is to be conveyed in channels, or discharged to a stream or some other natural drainage point, efforts will be taken to prevent downstream erosion. Where silt-laden runoff is conveyed from the work area in an open conveyance channel or ditch, the Contractor shall install Check Dams (BMP C207) as directed by the Engineer, at a typical spacing of 50-feet O.C.

Element #9 - Control Pollutants

All pollutants, including waste materials and demolition debris, that occur onsite shall be handled and disposed of in a manner that does not cause contamination of stormwater. Good housekeeping and preventative measures will be taken to ensure that the site will be kept clean, well organized, and free of debris. If required, BMPs to be implemented to control specific sources of pollutants are discussed below.

- All vehicles, equipment, and petroleum product storage/dispensing areas will be inspected regularly to detect any leaks or spills, and to identify maintenance needs to prevent leaks or spills.
- On-site fueling tanks and petroleum product storage containers shall include secondary containment.
- Spill prevention measures, such as drip pans, will be used when conducting maintenance and repair of vehicles or equipment.
- In order to perform emergency repairs on site, temporary plastic will be placed beneath and, if raining, over the vehicle.
- Contaminated surfaces shall be cleaned immediately following any discharge or spill incident.
- Any chemicals stored in the construction areas will conform to the appropriate source control BMPs listed in Volume IV of the Ecology stormwater manual. In Western WA, all chemicals shall have cover, containment, and protection provided on site, per BMP C153 for Material Delivery, Storage and Containment.
- Application of agricultural chemicals, including fertilizers and pesticides, shall be conducted in a manner and at application rates that will not result in loss of chemical to stormwater runoff. Manufacturers' recommendations for application procedures and rates shall be followed.
- Dust released from demolished sidewalks, buildings, or structures will be controlled using Dust Control measures (BMP C140).
- Storm drain inlets vulnerable to stormwater discharge carrying dust, soil, or debris will be protected using Storm Drain Inlet Protection (BMP C220) as described above for Element 7).
- Process water and slurry resulting from sawcutting and surfacing operations will be prevented from entering the waters of the State by implementing Sawcutting and Surfacing Pollution Prevention measures (BMP C152).
- Process water and slurry resulting from concrete work will be prevented from entering the waters of the State by implementing Concrete Handling measures (BMP C151).

Element #10 - Control Dewatering

All dewatering water from open cut excavation, tunneling, foundation work, trench, or underground vaults shall be discharged into a controlled conveyance system prior to discharge to a sediment trap or sediment pond. Channels will be stabilized, per Element #8. Clean, non-turbid dewatering water will not be routed through stormwater sediment ponds, and will be discharged to systems tributary to the receiving waters of the State in a manner that does not cause erosion, flooding, or a violation of State water quality standards in the receiving water. Highly turbid dewatering water from soils known or suspected to be contaminated, or from use of construction equipment, will require additional monitoring and treatment as required for the specific pollutants based on the receiving waters into which the discharge is occurring. Such monitoring is the responsibility of the contractor.

However, the dewatering of soils known to be free of contamination will trigger BMPs to trap sediment and reduce turbidity. At a minimum, geotextile fabric socks/bags/cells will be used to filter this material. Other BMPs to be used for sediment trapping and turbidity reduction include the following:

- Concrete Handling (BMP C151)
- Use of a sedimentation bag, with outfall to a ditch or swale for small volumes of localized dewatering.

Element #11 - Maintain BMPs

All temporary and permanent erosion and sediment control BMPs shall be maintained and repaired as needed to assure continued performance of their intended function. Maintenance and repair shall be conducted in accordance with each particular BMP's specifications. Visual monitoring of the BMPs will be conducted at least once every calendar week and within 24 hours of any rainfall event that causes a discharge from the site. If the site becomes inactive, and is temporarily stabilized, the inspection frequency will be reduced to once every month.

All temporary erosion and sediment control BMPs shall be removed within 30 days after the final site stabilization is achieved or after the temporary BMPs are no longer needed. Trapped sediment shall be removed or stabilized on site. Disturbed soil resulting from removal of BMPs or vegetation shall be permanently stabilized.

Element #12 - Manage the Project

Project management by the Contractor shall incorporate the key components listed below:

Phasing of Construction

The construction work shall be phased to the extent practicable to limit the length of open trenches and disturbed areas at one time, in order to prevent soil erosion, and, to the maximum extent possible, the transport of sediment from the site during construction.

Revegetation of disturbed areas and maintenance of that vegetation shall be an integral part of the work during each stage of construction, per the Scheduling BMP (C 162).

Inspection and Monitoring

All BMPs shall be inspected, maintained, and repaired as needed to assure continued performance of their intended function. A Certified Erosion and Sediment Control Lead shall be on-site or on-call at all times. Whenever inspection and/or monitoring reveals that the BMPs identified in this SWPPP are inadequate, due to the actual or potential discharge of a significant amount of any pollutant, appropriate BMPs or design changes shall be implemented as soon as possible.

Maintaining an Updated Construction SWPPP

This SWPPP shall be retained on-site or within reasonable access to the site. The SWPPP shall be modified whenever there is a change in the design, construction, operation, or maintenance at the construction site that has, or could have, a significant effect on the discharge of pollutants to waters of the state.

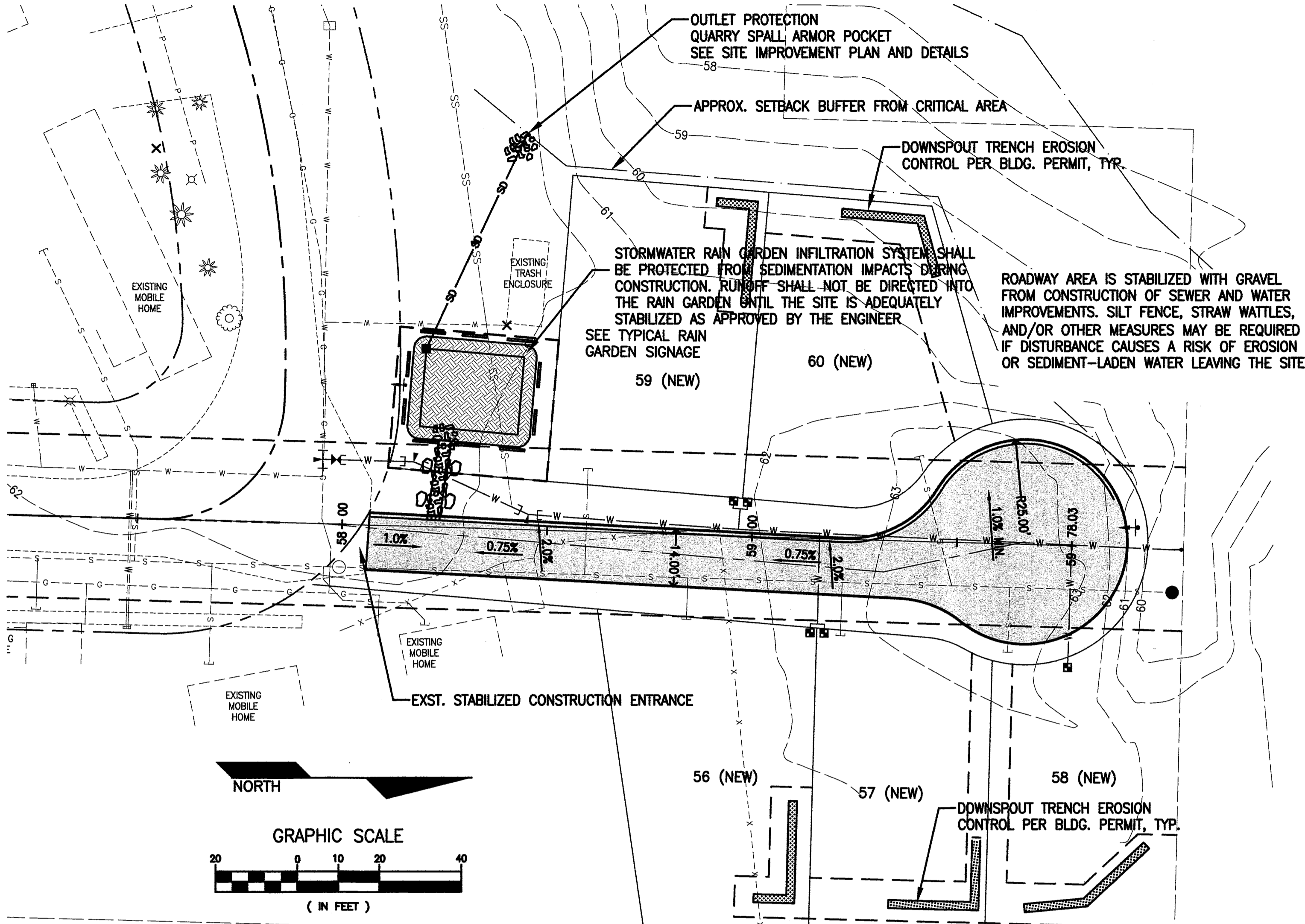
SEEDING SPECIFICATIONS:

EROSION CONTROL SEED MIXTURE:

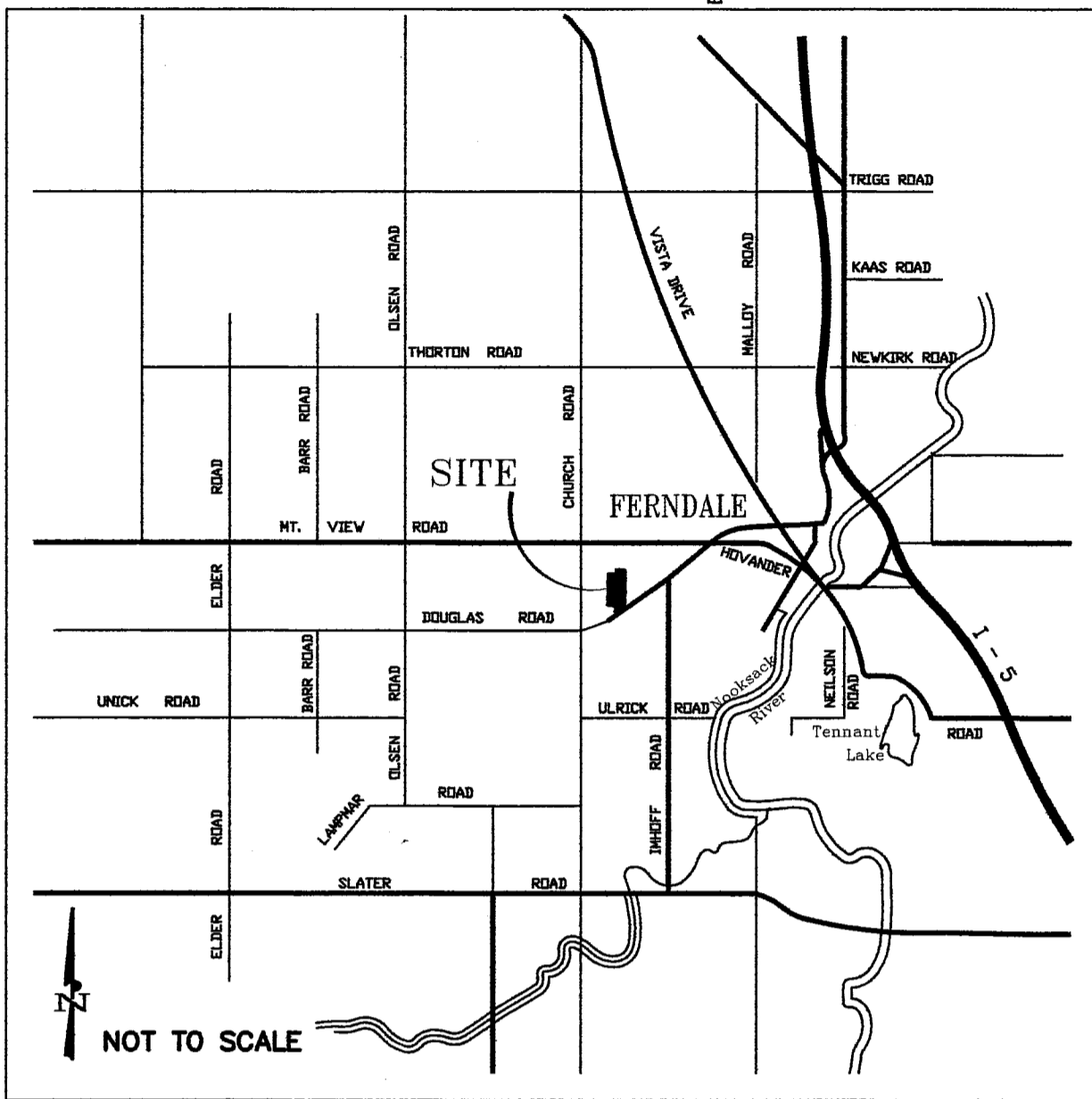
- 75-80% TALL FESCUE
- 10-15% SEASIDE/COLONIAL BENTGRASS
- 5-10% REDTOP

SEEDING SHALL MEET THE REQUIREMENTS OF THE DEPARTMENT OF ECOLOGY BMP C120 TEMPORARY AND PERMANENT SEEDING.

CONTRACTOR SHALL BE RESPONSIBLE FOR VEGETATION UNTIL IT IS FULLY ESTABLISHED, AS APPROVED BY THE ENGINEER.



TEMPORARY EROSION CONTROL PLAN



VICINITY MAP

ELEVATION DATUM:
CITY OF FERNDAL; NAVD 29.
USED CITY NETWORK MON. #10,
EL. 8.30' PER CITY RECORDS.

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THE IMPROVEMENTS IN LAMPLIGHTER MOBILE HOME COURT HAVE BEEN INSPECTED BY ASSOCIATED PROJECT CONSULTANTS, INC. AND TO THE BEST OF MY KNOWLEDGE, HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE CITY OF FERNDAL DEVELOPMENT STANDARDS, THE CITY OF FERNDAL MUNICIPAL CODE, SUBSEQUENT STANDARDS ADOPTED BY REFERENCE THEREIN, AND STANDARD ENGINEERING PRACTICE.

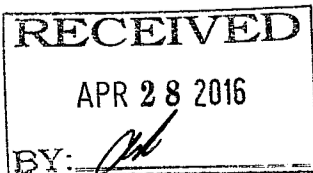
Douglas N. Campbell, P.E.
DOUGLAS N. CAMPBELL, P.E.

AS-BUILT NOTE:

AS-BUILTS BASED ON CONTRACTOR RECORDS AND SITE OBSERVATION AND MEASUREMENT DURING AND FOLLOWING CONSTRUCTION. EROSION CONTROL BMPs NOT AS-BUILT.

AS-BUILT

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



REVISION:	DRAWN BY:	DATE:	CHECKED BY:	DATE:
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CLIENT: LAMPLIGHTER MOBILE HOME COURT

JOB NO.: 13-100

ACAD FILE:

PROJECT: ACCESS ROAD AND DRAINAGE IMPROVEMENTS

SHEET: 1

TITLE: TEMPORARY EROSION CONTROL PLAN

OF: 3

ASSOCIATED PROJECT CONSULTANTS, INC., P.S.

CIVIL ENGINEERS, PROJECT AND LAND USE MANAGEMENT,
BUILDING, STRUCTURAL, AND ENVIRONMENTAL SERVICES
1401 ASTOR STREET, BELLINGHAM, WA. 98225
PHONE (360) 671-1146 FAX (360) 671-1169

A.P.C.
INCORPORATED

HORIZONTAL SCALE:
AS NOTED

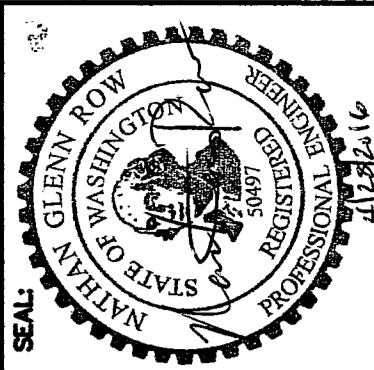
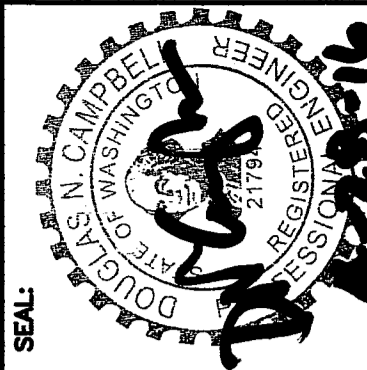
VERTICAL SCALE:
NONE

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NGR

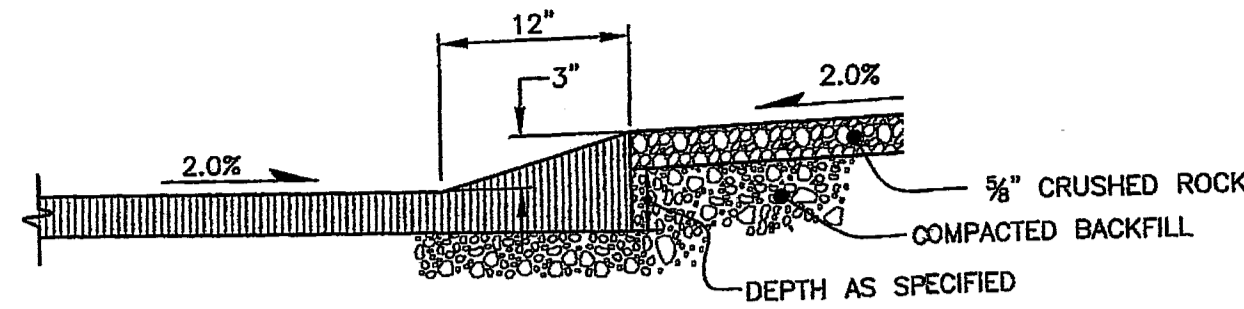
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04/20/15

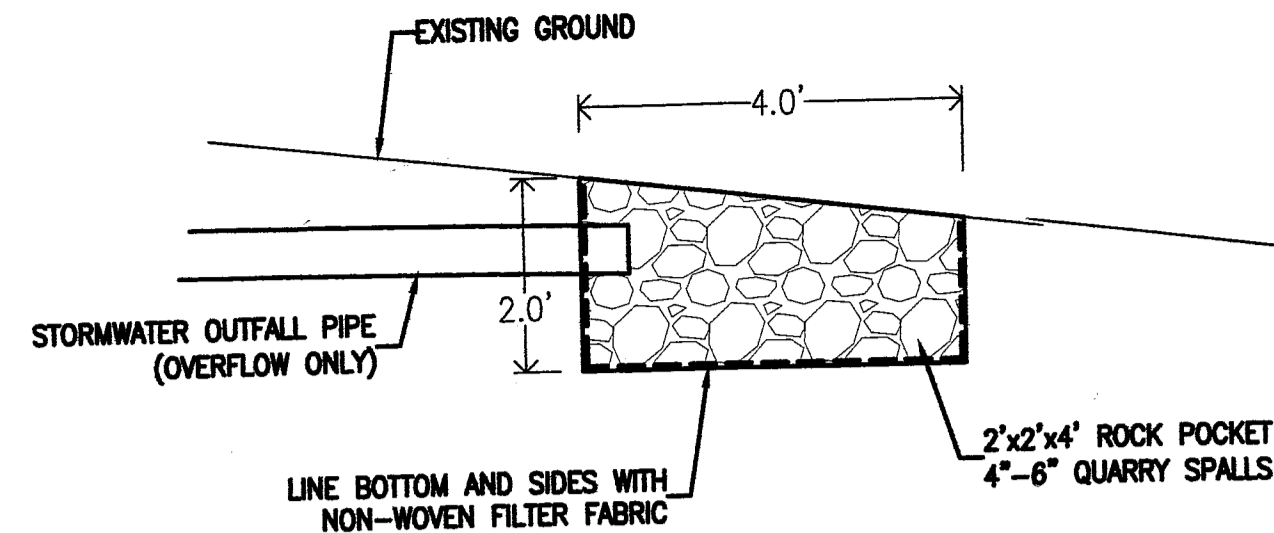
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48 4/19/15 100-1 0900



RAISED EDGE ASPHALT CURB



OUTLET PROTECTION DETAIL

RAIN GARDEN NOTES

1. PLANTING SOIL MIX SHALL BE 60-65% MINERAL AGGREGATE AND 35-40% COMPOST BY VOLUME

MINERAL AGGREGATE GRADATION:	
SIEVE SIZE	% PASSING
3/8-INCH	100
US NO. 4	95-100
US NO. 10	75-90
US NO. 40	25-40
US NO. 100	4-10
US NO. 200	2-5

COMPOST MATERIAL SHALL BE IN COMPLIANCE WITH WAC 173-350 SECTION 220 AND PRODUCED AT A COMPOSTING FACILITY PERMITTED BY DOE, MEETING THE REQUIREMENTS UNDER BMP 17.30, 2012 DOE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.

SOIL MIXTURE SHALL BE UNIFORM, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS.

2. SEE PROJECT LANDSCAPING PLAN FOR PLANTING NOTES, PLANT LAYOUT, AND OTHER REQUIREMENTS. RAIN GARDEN PLANTING SHALL BE IN ACCORDANCE WITH 2012 DOE SWMMWW GUIDELINES.

3. THIS STORMWATER PLAN IS DEPENDENT ON BEING CLOSELY FOLLOWED BY THE CONTRACTOR. DEVIATIONS FROM THIS PLAN COULD RESULT IN SIGNIFICANT ADDITIONAL REQUIREMENTS AND ADDED FACILITIES. CONTRACTOR SHALL CLOSELY FOLLOW PLAN, AND NOTIFY ENGINEER OF ANY CONCERNS OR CONFLICTS.

REQUIREMENTS PER FERNDAL MUNICIPAL CODE 13.34.060
MAINTENANCE OF LOW IMPACT DEVELOPMENT STORMWATER MANAGEMENT FACILITIES SHALL BE ENSURED THROUGH A MAINTENANCE COVENANT OR EASEMENTS ON THE FACE OF THE PLAT OR BINDING SITE PLAN, THE LANGUAGE FOR WHICH MUST BE APPROVED BY THE CITY OF FERNDAL, AND RECORDED INTO THE LAND RECORD PRIOR TO FINAL PROJECT APPROVAL. THE COVENANT OR PLAT LANGUAGE SHALL IDENTIFY REQUIREMENTS AND LIABILITY FOR PRESERVATION AND MAINTENANCE OF LOW IMPACT DEVELOPMENT FACILITIES APPROVED UNDER THIS CHAPTER AND PRIVATELY HELD IN INDIVIDUAL OR UNDIVIDED OWNERSHIP OR INTENDED FOR PUBLIC OWNERSHIP, SHALL RESTRICT CONVERSION OF LID FACILITIES, AND SHALL GRANT TO THE CITY RIGHT OF ENTRY TO ALLOW INSPECTION, AND EMERGENCY MAINTENANCE AND REPAIR

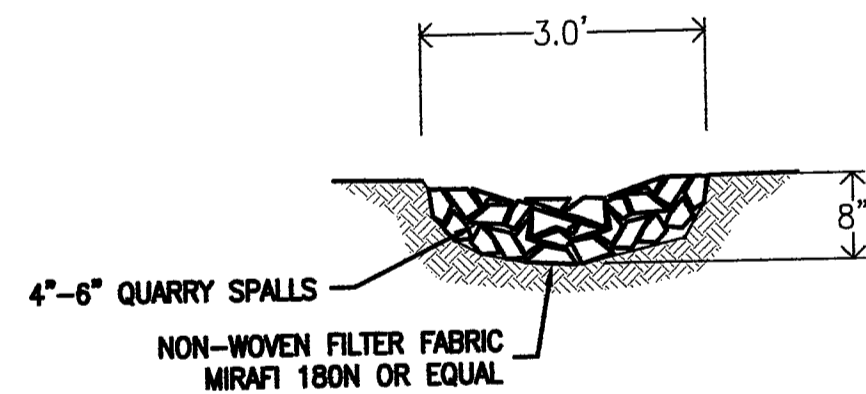
BIORETENTION PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE	QTY.
BURNING BUSH DWARF	EUONYMUS ALATA COMPACTA	1-2 GAL.	5
PYGMY BARBERRY	BERBERIS THUNBERGII	1-2 GAL.	5
OREGON GRAPE	MAHONIA REPENS	1-2 GAL.	10
HOOKERS ONION	ALLIUM ACUMINATUM	1-2 GAL.	10
IRIS	IRIS SETOSA	1-2 GAL.	10
SLOUGH SEDGE	CAREX OBNUTA	1-2 GAL.	20

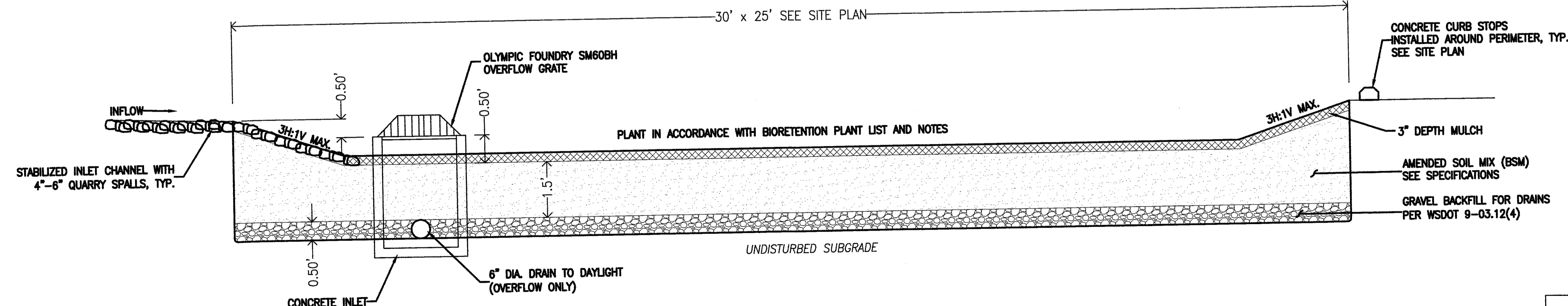
NOTE: COMPACTION OF THE BASE AND SIDEWALLS OF THE BIORETENTION AREA MUST BE MINIMIZED. EXCAVATION IS NOT ALLOWED DURING WET OR SATURATED CONDITIONS. EXCAVATION MUST BE PERFORMED BY MACHINERY ADJACENT TO THE BIORETENTION FACILITY AND NO HEAVY EQUIPMENT IS ALLOWED ON THE BOTTOM OF THE FACILITY. PRIOR TO PLACEMENT OF THE BIORETENTION SOIL MEDIA (BSM), THE SUBGRADE MUST BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES. ANY CONSTRUCTION RUNOFF SEDIMENT MUST BE REMOVED, AND IT MUST BE INSPECTED BY THE ENGINEER.

MIXING AND PLACEMENT OF THE BSM SHALL NOT BE PERFORMED ON-SITE IF THE BSM OR SUBGRADE IS SATURATED. THE BSM MUST BE PLACED IN LIFTS 12" OR LESS AND COMPACTED TO 85% OF THE MODIFIED MAXIMUM DRY DENSITY BY BOOT PACKING AND SUBSEQUENT APPLICATION OF 0.2 INCHES OF WATER PER 1 INCH OF BSM DEPTH BY SPRAYING OR SPRINKLING.

EACH NEW LEASE SPACE MAY SEND A MAX OF 400SF IMPERVIOUS AREA TO THE RAIN GARDEN FACILITY. IMPERVIOUS AREA IN EXCESS OF 400SF SHALL BE ROUTED IN INFILTRATION TRENCHES.

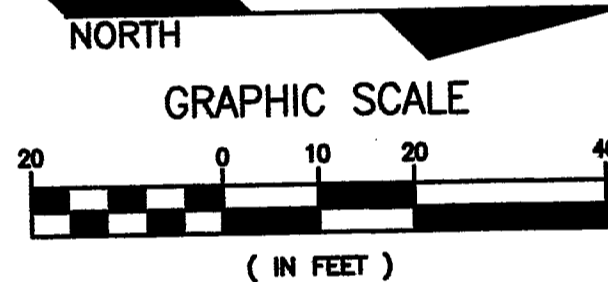


INLET CHANNEL SECTION



RAIN GARDEN INFILTRATION BASIN
N.T.S.

ELEVATION DATUM:
CITY OF FERNDAL; NAVD 29.
USED CITY NETWORK MON. #10,
EL. 8.30' PER CITY RECORDS.



NOTES:
INSTALL BLUE REFLECTOR IN ROADWAY AT ALL FIRE HYDRANTS WITHIN THE LAMPLIGHTER PARK IN ACCORDANCE WITH WHATCOM COUNTY FIRE DISTRICT NO. 7 STANDARDS.
THE FIRE CHIEF AND ENGINEER SHALL REVIEW THE ON SITE FIRE HYDRANTS FOR ADEQUACY OF PROTECTION FROM VEHICLE DAMAGE AND ANY REQUIRED ADDITIONAL PROTECTION SHALL BE COMPLETED TO THE FIRE DISTRICT STANDARDS PRIOR TO PROJECT ACCEPTANCE.

RAIN GARDEN

THE PLANTS AND SOILS IN THIS RAIN GARDEN ARE SPECIFICALLY DESIGNED TO CATCH AND FILTER RAINWATER RUNOFF AND SHOULD NOT BE MODIFIED WITHOUT INPUT FROM A LANDSCAPE ARCHITECT OR STORMWATER ENGINEER.

FOR ADDITIONAL INFORMATION PLEASE CONTACT THE CITY OF FERNDAL AT (360) 384-4006

TYPICAL RAIN GARDEN SIGNAGE

PROVIDE SIGN WITH SIMILAR LANGUAGE TO CITY OF FERNDAL STANDARDS. SUBMITTAL TO BE APPROVED BY CITY OF FERNDAL PRIOR TO INSTALLATION

AS-BUILT

AS-BUILT NOTE:
AS-BUILTS BASED ON CONTRACTOR RECORDS AND SITE OBSERVATION AND MEASUREMENT DURING AND FOLLOWING CONSTRUCTION. EROSION CONTROL BMPs NOT AS-BUILT.

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1-800-424-5555

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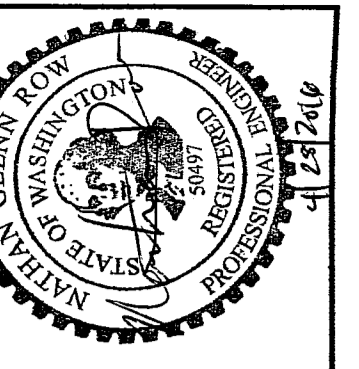
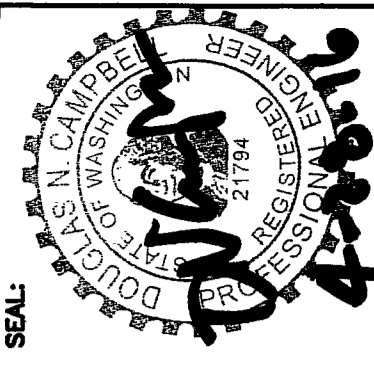
ASSOCIATED PROJECT CONSULTANTS, INC., P.S.
CIVIL ENGINEERS, PROJECT AND LAND USE MANAGEMENT,
BUILDING, STRUCTURAL, AND ENVIRONMENTAL SERVICES
1401 ASTOR STREET, BELLINGHAM, WA 98225
PHONE (360) 671-1146 FAX (360) 671-1169



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'
DRAWN BY: NGR
DATE: 04/20/15
APPROVED BY: [Signature]
NORTH ARROW: [Arrow pointing up]
BASE POINT: [Point]

CLIENT: LAMPLIGHTER MOBILE HOME COURT
PROJECT: ACCESS ROAD AND DRAINAGE IMPROVEMENTS
TITLE: ACCESS ROAD AND DRAINAGE

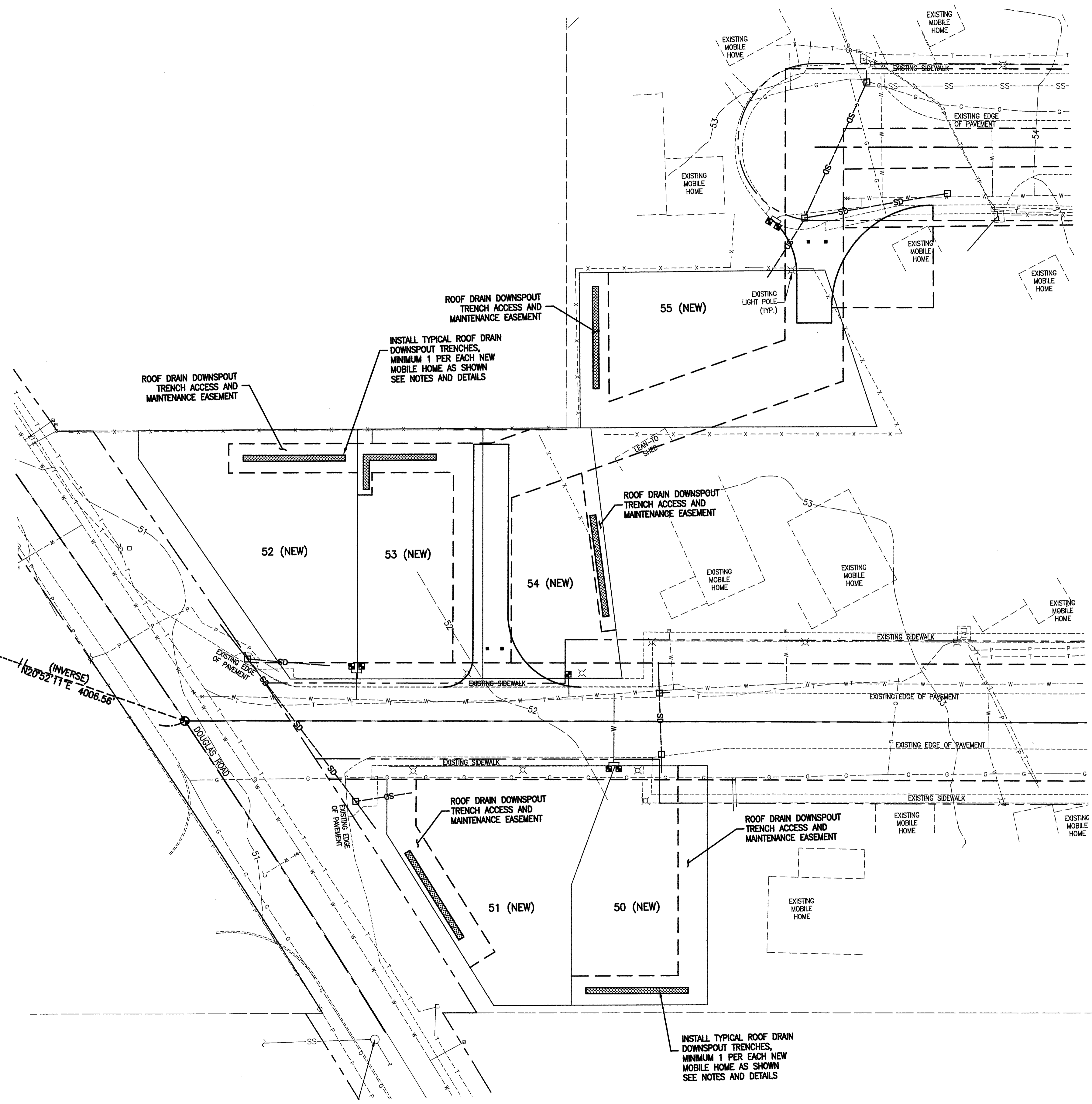
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CASED MONUMENT
CITY OF FERDALE MON. #10



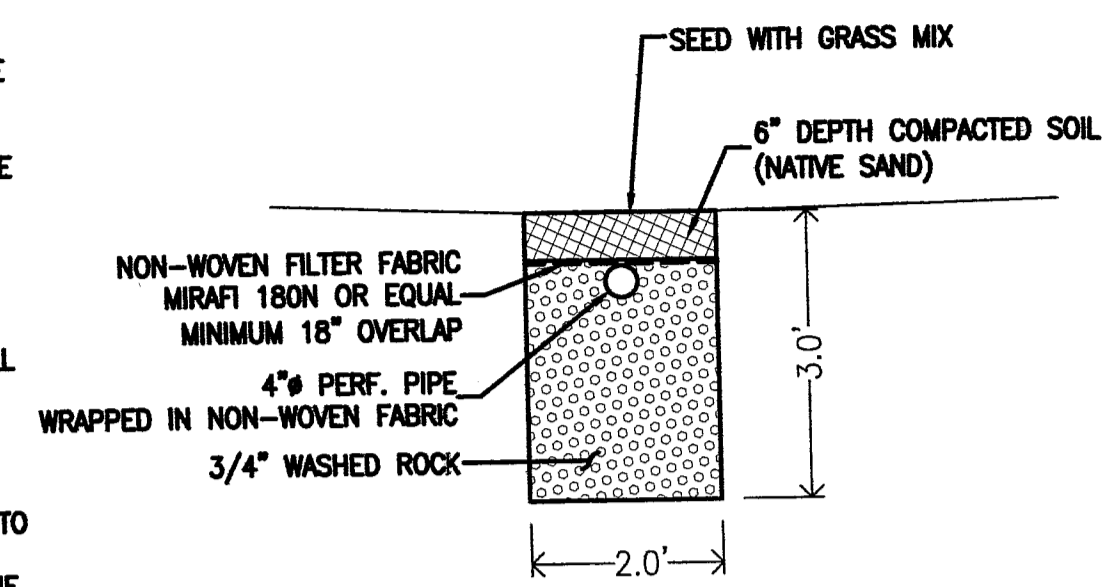
ROOF DRAIN DOWNSPOUT TRENCH NOTES

DRAINAGE TRENCHES FOR THE INFILTRATION OF NON-POLLUTED ROOF DRAIN RUNOFF SHALL BE PROVIDED FOR EACH NEW MOBILE HOME LOT, UNLESS AN EQUIVALENT ALTERNATE SYSTEM IS APPROVED BY THE CITY OF FERDALE. A MINIMUM OF 1 INFILTRATION TRENCH SHALL BE INSTALLED FOR EACH NEW MOBILE HOME.

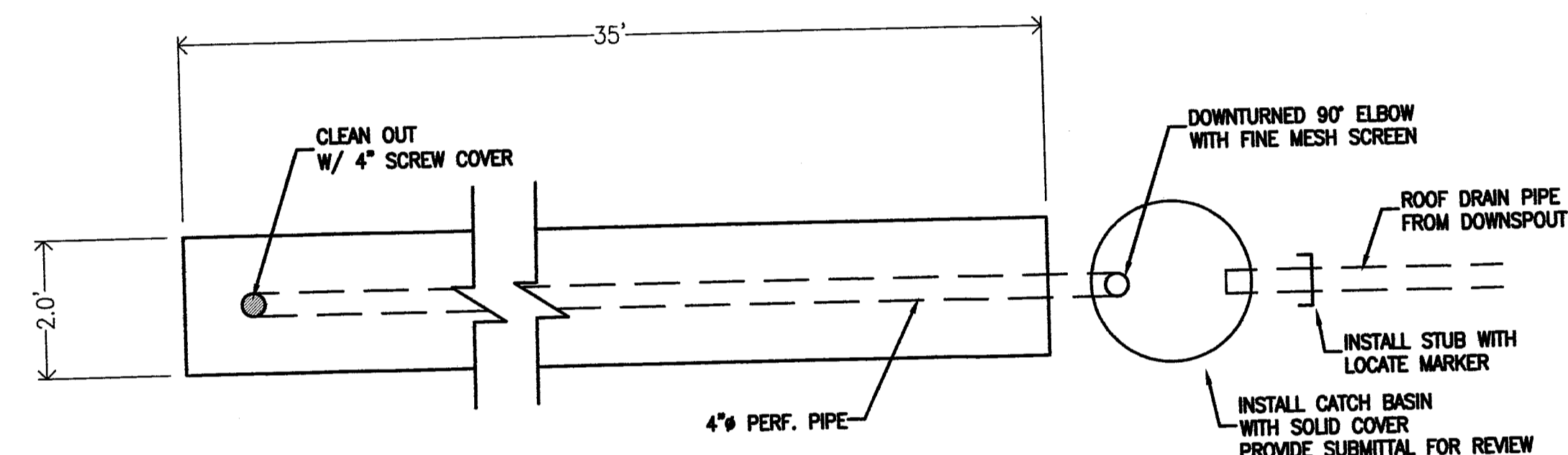
INDIVIDUAL TRENCHES SHALL SERVE A MAXIMUM OF 600-SF OF ROOF AREA, UNLESS OTHERWISE APPROVED IN A SEPARATE SITE-SPECIFIC, ENGINEERED DESIGN APPROVED BY THE CITY OF FERDALE. MOBILE HOMES HAVING GREATER THAN 600-SF SHALL PROVIDE ADDITIONAL TRENCHES AS REQUIRED. MULTIPLE TRENCH SPACING SHALL BE MIN. 6' CENTER TO CENTER.

SUGGESTED TRENCH LOCATIONS AS SHOWN MAY VARY TO ACCOMMODATE VARIOUS MOBILE HOME CONFIGURATIONS, SUBJECT TO APPROVAL BY THE ENGINEER. ALL TRENCH LOCATIONS AND EXPOSED SUB SOILS SHALL BE REVIEWED AND INSPECTED BY THE ENGINEER.

THE ENGINEER OF RECORD WILL BE REQUIRED TO CERTIFY THE LOW IMPACT DEVELOPMENT IMPROVEMENTS, INCLUDING THE DOWNSPOUT INFILTRATION TRENCHES, ARE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN, DOE REQUIREMENTS, AND ARE FULLY FUNCTIONAL PRIOR TO FINAL ACCEPTANCE OF THE GENERAL BINDING SITE PLAN BY THE PUBLIC WORKS DEPARTMENT.



SECTION VIEW



PLAN VIEW

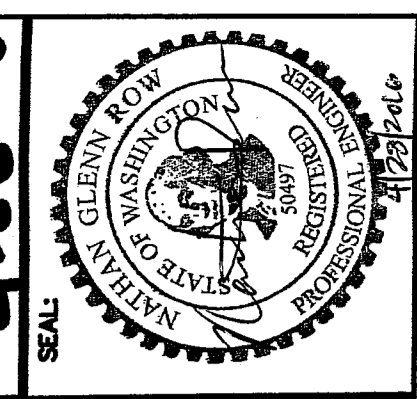
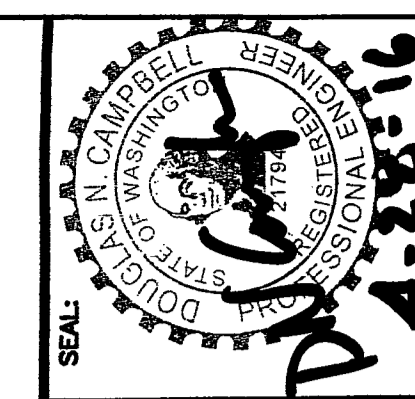
INSTALL DOWNSPOUT INFILTRATION TRENCH
N.T.S.

AS-BUILT NOTE:
AS-BUILTS BASED ON CONTRACTOR RECORDS AND SITE OBSERVATION AND MEASUREMENT DURING AND FOLLOWING CONSTRUCTION. EROSION CONTROL BMPs NOT AS-BUILT.

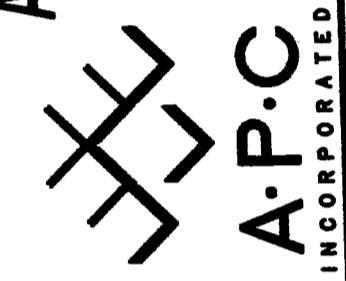
AS-BUILT

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

APPROVED
MAY 03 2016
BY
CITY OF FERDALE



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HORIZONTAL SCALE: 1"=20'	VERTICAL SCALE: 1"=20'
DRAWN BY: NGR	APPROVED BY:
DATE: 04/20/15	NORTH ARROW & BASE POINT:

CLIENT:	LAMPLIGHTER MOBILE HOME COURT
PROJECT:	ACCESS ROAD AND DRAINAGE IMPROVEMENTS
TITLE:	FUTURE LEASE SPACE DRAINAGE
JOB NO.:	13-100
ACAD FILE:	
SHEET:	3
OF:	3

00001.003 5/18/16 st