

**BEING A PORTION OF THE NE 1/4, NW 1/4, SECTION 17, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M.**

= FOUND BRASS MON  
 = PROPOSED BRASS MON  
 = FOUND ALUMINUM CAP MON  
 = FOUND CONC MON  
 = FOUND SQUARE CONC MON  
 = FOUND REBAR AND CAP

- = EXISTING OVERHEAD ELECTRIC LINES  
 = EXISTING FIBER OPTIC LINE  
 = EXISTING UNDERGROUND POWER  
 = EXISTING OVERHEAD PHONE  
 = EXISTING UNDERGROUND PHONE  
 = EXISTING OVERHEAD UTILITIES (UNKNOWN)  
 = EXISTING UNDERGROUND TV CABLE  
 = EXISTING GAS MAIN  
 = PROPOSED GAS LINE  
 = EXISTING WATER LINE  
 = EXISTING FIRE MAIN  
 = PROPOSED WATER LINE  
 = PROPOSED FIRE MAIN LINE  
 = PROPOSED IRRIGATION LINE  
 = EXISTING SANITARY SEWER LINE  
 = EXISTING SEWER FORCE MAIN  
 = PROPOSED SANITARY SEWER LINE  
 = PROPOSED SANITARY SEWER FORCE LINE  
 = EXISTING FLOW LINE & DIRECTION  
 = EXISTING STORM DRAIN LINE  
 = PROPOSED STORM DRAIN LINE (SOLID WALL)  
 = PROPOSED STORM DRAIN LINE (PERFORATED)  
 = PROPOSED FOUNDATION DRAIN  
 = PROPOSED ROOF DRAIN  
 = EXISTING CHAIN LINK FENCE  
 = PROPOSED CHAIN LINK FENCE  
 = EXISTING BARBED WIRE FENCE  
 = PROPOSED BARBED WIRE FENCE  
 = EXISTING FENCE TYPE:  
 = EXISTING FENCE TYPE:  
 = EXISTING CONC. FENCE OR RET. WALL  
 = EXISTING STONE WALL  
 = EXISTING ORDINARY HIGH WATER LINE  
 = EXISTING TOP OF BANK  
 = EXISTING TOE OF BANK  
 = PROPOSED TOP OF BANK  
 = PROPOSED TOE OF BANK  
 = EXISTING CONTOUR (INDEX)  
 = EXISTING CONTOUR (NORMAL)  
 = PROPOSED CONTOUR (INDEX)  
 = PROPOSED CONTOUR (NORMAL)  
 = PROPOSED DAYLIGHT CUT LINE  
 = PROPOSED DAYLIGHT CUT LINE  
 = EXISTING SPOT ELEV ● TOP OF PAVEMENT  
 = EXISTING SPOT ELEV ● EDGE OF PAVEMENT  
 = EXISTING SPOT ELEV ● EDGE OF CONC WALK  
 = EXISTING SPOT ELEV ● TOP OF GROUND  
 = EXISTING SPOT ELEV ● EDGE OF GRAVEL  
 = EXISTING SPOT ELEV ● FACE OF CURB  
 = EXISTING SPOT ELEV ● TOP BACK OF SIDEWALK  
 = EXISTING SPOT ELEV ● TOP OF CONC WALK OR WALL  
 = PROPOSED SPOT ELEV ● TOP OF SIDEWALK  
 = PROPOSED SPOT ELEV ● TOP OF PAVEMENT  
 = PROPOSED SPOT ELEV ● TOP OF CURB  
 = PROPOSED SPOT ELEV ● TOP OF FINISHED GRADE  
 = PROPOSED SPOT ELEV ● TOP OF BIORETENTION  
 = PROPOSED SPOT ELEV ● BOTTOM OF BIORETENTION

1'/"	ONE FOOT/ONE INCH	O.C.	ON CENTER
AC	ACRE	PC	POINT OF CURVATURE
AD	ABSOLUTE VALUE OF THE ALGEBRAIC	PCL	PARCEL
	GRADE DIFFERENCE	PERF	PERFORATED
AF#	AUDITORS FILE NUMBER	PI	POINT OF INTERSECTION
APPROX	APPROXIMATE	PIV	POST INDICATOR VALVE
ASB/AB	AS-BUILT	POB	POINT OF BEGINNING
ASPH	ASPHALT	PP	POWER POLE
BLDG	BUILDING	PROP	K PROPERTY
BMP	BEST MANAGEMENT PRACTICE	K	LENGTH OF VERTICAL CURVE PER PERCENT GRADE DIFFERENCE
BNDRY	BOUNDARY	PT/PO	POINT OF TANGENCY
BWCS	BEGINNING OF VERTICAL CURVE STATION	PVC	POLYVINYL CHLORIDE
BVCE	BEGINNING OF VERTICAL CURVE ELEVATION	PVI	POINT OF VERTICAL INFLECTION
C	COMPACT PARKING STALL	PWR	POWER
CB	CATCH BASIN	R	RADIUS
CL	CENTERLINE	R/C	REBAR WITH CAP
OMP	CORRUGATED METAL PIPE	RCF	REINFORCED CONCRETE PIPE
CNTRL	CONTROL	RET	RETAINING
	CLEANOUT	RIM	RIM
COR	CORNER	ROW	RIGHT-OF-WAY
	CORRUGATED POLYETHYLENE PIPE	RUPP	REDUCED PRESSURE PRINCIPAL
CONC	CONCRETE	R	RAILROAD
CSTC	CRUSHED SURFACING TOP COURSE	SS	SOUTH
CULV	CULVERT	SAN	SANITARY
	DIAMETER	SCH	SCHEDULE
DEMO	DEMOLITION	SD	STORM DRAIN
DI	DUCTILE IRON	SDBC	STORM DRAIN CATCH BASIN
DWS	DRAWINGS	SDCO	STORM DRAIN CLEANOUT
E	EAST	SDMH	STORM DRAIN MAN HOLE
EA	EACH	SERV	SERVICE
EL/ELEV	ELEVATION	STND/STD	STANDARD
	REMOVABLE ENCROACHMENT PERMIT	SS	SANITARY SEWER
EP/EOP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
ESMT	EASEMENT	SSMH	SANITARY SEWER MANHOLE
EVCS	END OF VERTICAL CURVE STATION	ST	STREET
EVCE	END OF VERTICAL CURVE ELEVATION	TEMP	TEMPORARY BENCH MARK
EX/EXIST	EXISTING	TC	TOP OF CURB
FDC	FIRE DEPARTMENT CONNECTION	TEL/TELE	TELEPHONE
FF/FF	FINISH FLOOR ELEVATION	TESS	TEMPORARY EROSION & SEDIMENTATION CONTROL
FC	FINISH GRADE		
FH	FIRE HYDRANT	TP	TOP OF PAVEMENT
FND	FOUND	TS	TOP OF SIDEWALK
GND	GROUND	TO	TOP OF WALL
GUTT	GUTTER	TYP	TYPICAL
HP	HIGH POINT	UG	UNDERGROUND
INV	INVERT	VC	VERTICAL CURVE
I/E./E.	INVERT ELEVATION	VEG	VEGETATION
IRRG	IRRIGATION	W	WEST
LF	LINEAR FOOT	WA	WATER
L.S.	LAND SURVEYOR	W/N	WITHIN
MAX	MAXIMUM	WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
MIN	MINIMUM		
MON	MONUMENT		
NIC	NOT IN CONTRACT		
N	NORTH		
No./#	NUMBER		

C1.0	COVER SHEET
C1.1	EXISTING CONDITIONS
C1.2	PROJECT OVERVIEW
C1.3	PHASING PLAN
C2.0	TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN
C2.1	TEMPORARY EROSION AND SEDIMENTATION CONTROL DETAILS AND SWPPP
C3.0	SITE LAYOUT & PAVING PLAN (WEST)
C3.1	SITE LAYOUT & PAVING PLAN (EAST)
C4.0	GRADING PLAN (WEST)
C4.1	GRADING PLAN (EAST)
C5.0	DRAINAGE PLAN (WEST)
C5.1	DRAINAGE PLAN (EAST)
C6.0	UTILITY PLAN (WEST)
C6.1	UTILITY PLAN (EAST)
C7.0	SITE SECTIONS (BUILDING TO BUILDING)
C7.1	SITE SECTIONS (BUILDING TO BUILDING)
C7.2	SITE SECTIONS (BUILDING TO PROPERTY LINE)
C8.0	PAVING DETAILS
C8.1	DRAINAGE DETAILS
C8.2	DRAINAGE DETAILS
C8.3	SANITARY SEWER DETAILS
C8.4	WATER DETAILS
C8.5	WATER DETAILS
L1	OVERALL LANDSCAPE PLAN
L2	WESTERN LANDSCAPE PLAN
L3	EASTERN LANDSCAPE PLAN
L4	LANDSCAPE DETAILS

<b><u>OWNER</u></b>	<b><u>CONTRACTOR</u></b>	<b><u>PUGET SOUND ENERGY</u></b>	<b><u>NATURAL GAS</u></b>
FLEXSPACE NORTH, LLC 6208 PORTAL WAY FERNDALE, WA 98248 (360) 815-8806	PIONEER POST FRAME, INC DOUG SCOGGINS 8028 PORTAL WAY FERNDALE, WA 98248 (360) 380-4436 dou.scoggins@comcast.net	LIZ BARTLETT 1600 PARK LANE BURLINGTON, WA 98233 425-466-2251 elizabeth.bartlett@pse.com	BRANDON HAUGNESS CASCADE NATURAL GAS (360) 788-2362 brandon.haugness@cngc.com
<b><u>CIVIL ENGINEER</u></b>	<b><u>SURVEYOR</u></b>	<b><u>ARCHITECT</u></b>	<b><u>STRUCTURAL (BLDG)</u></b>
FREELAND & ASSOCIATES, INC. NICK PALEWICZ, PE 220 W. CHAMPELOT, STE 200 BELLINGHAM, WA 98225 PHONE (360) 650-1408 npalewicz@freelandengineering.com	NORTHWEST SURVEYING & GPS, INC. BRETT VRIES, PLS 4077 5TH STREET LYNDEN, WA 98284 PHONE (360) 815-0291	HAVEN DESIGN WORKSHOP SEAN HAVEN, AP 5628 2ND AVE., STE #101 FERNIE, WA 98248 PHONE (360) 527-2840 sean@haven-dw.com	MADRONA ENGINEERING, LLC CRIS WILSON, P.E. 1315 THREDSMURR COURT BELLINGHAM, WA 98228 PHONE (360) 510-0480 craig@madronaengineering.com
<b><u>STRUCTURAL (WALL)</u></b>	<b><u>COMMUNICATIONS</u></b>	<b><u>COMMUNICATIONS</u></b>	
BRADLEY ENGINEERING, INC. DAVID BRADLEY, P.E. (360) 752-5795	BARB ROBINSON FRONTIER (360) 393-3131 brobinson@ftr.com	CASEY JONES COMCAST (360) 527-8243 c_jones@comcast.com	

**GENERAL REQUIREMENTS**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CURRENT EDITION AND THE CITY OF FERNDALE DEVELOPMENT STANDARDS AND SHALL BE SUBJECT TO APPROVAL BY THE CITY OF FERNDALE. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL APPLY. A WRITTEN CONTRACT BETWEEN THE PROJECT OWNER AND CONTRACTOR, WHICH SPECIFICALLY REQUIRES AND WILL BE PROVIDED AT OR BEFORE THE PROJECT PRECONSTRUCTION MEETING, ALL SOLI, OBSERVATIONS AND COMPACTION TESTING PER THE CITY OF FERNDALE STANDARDS WILL REQUIRED TO PROCEED WITH CONSTRUCTION AND/OR OBTAIN FINAL PROJECT ACCEPTANCE. A LIST OF MATERIAL TESTING AND COMPACTION TESTING EQUIPMENTS THAT CAN BE PROVIDED BY THE CITY ANYTIME AT OR BEFORE THE PROJECTS SCHEDULED PRECONSTRUCTION MEETING. OBTAINING THIS LIST OF REQUIREMENTS PRIOR TO THE PROJECT PRECONSTRUCTION MEETING IS ADVISED TO DETERMINE THE SIZE, SCOPE AND COSTS ASSOCIATED WITH YOUR PROJECT.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWS ALL PLANS AND OTHER CONSTRUCTION DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES. THROUGHOUT THE PERIOD OF CONSTRUCTION, CONTRACTOR SHALL COMPLY WITH THE TERMS OF ALL PERMITS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SUB-SURFACE CONDITIONS AND SOILS TYPES.
4. ALL DESIGNED STRUCTURES AND INFRASTRUCTURE SHALL BE STAKED AND MARKED APPROPRIATELY BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION AND INSPECTION.
6. WHEN THE CONTRACTOR CONSIDERS THE WORK PHYSICALLY COMPLETE AND READY FOR FINAL INSPECTION, THE CONTRACTOR SHALL REQUEST THAT CITY INSPECTOR SCHEDULE A FINAL INSPECTION. THE INSPECTOR WILL MAKE A FINAL INSPECTION AND NOTIFY THE CONTRACTOR IN WRITING OF ALL PASS/FAIL/WHOLELY UNACCEPTABLE INSPECTION FINDINGS. THE WORK INCOMPLETE OR UNACCEPTABLE. THE CONTRACTOR SHALL IMMEDIATELY TAKE SUCH CORRECTIVE MEASURES AS ARE NECESSARY TO REMEDY THE LISTED DEFICIENCIES.
7. BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY A PRE-CONSTRUCTION MEETING MUST BE HAD BETWEEN THE CONTRACTOR, OWNER, CITY ENGINEER AND PROJECT ENGINEER. (MINIMUM 3 DAYS PRIOR TO STARTING WORK)
8. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
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 1-07.23-PUBLIC CONVENIENCE AND SAFETY, SHALL APPLY.
10. PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRE-CONSTRUCTION MEETING.
11. NO WORK SHALL OCCUR BETWEEN 7:00 PM & 7:00 AM. NO EXCEPTIONS.
11. ALL HARD SURFACED PAVEMENTS MUST BE REPAIRED AT THE CLOSE OF EACH WORK DAY. THE REPAIRS CAN BE TEMPORARY WITH ASPHALT COLD MIX OR PERMANENT WITH HOT MIX ASPHALT OR CONCRETE. ALL REPAIRS SHALL BE ACCORDING TO CITY OF FERNDALE DRAWING R-11.
13. ALL WORK MUST BE INSPECTED BY A REPRESENTATIVE OF THE CITY OF FERNDALE ENGINEERING DIVISION, AND 24 HOURS NOTICE MUST BE GIVEN PRIOR TO STARTING WORK OR TO SCHEDULE INSPECTIONS IN ACCORDANCE WITH SECTION 302 OF THE DEVELOPMENT STANDARDS.
14. THE CONTRACTOR SHALL INFORM THE ENGINEER AND OBTAIN APPROVAL FROM THE CITY OF FERNDALE PUBLIC WORKS DIRECTOR OF ANY PROPOSED DEVIATION FROM THE APPROVED PLANS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL KEEP RECORDS OF ALL DEVIATIONS AND SHALL FORWARD THEM TO THE ENGINEER AND TO THE CITY OF FERNDALE PUBLIC WORKS DEPARTMENT.
15. AS-BUILT DATA SHALL BE PROVIDED TO THE CITY OF FERNDALE UPON COMPLETION OF CONSTRUCTION AND PROVIDED IN CITY OF FERNDALE DATUM-VERTICAL (NGVD 29) AND HORIZONTAL (NAD 83/91). CONTACT THE CITY FOR MORE INFORMATION ON SUBMITTAL REQUIREMENTS.
16. METHOD OF SURVEY, SURVEY DATA, AND SURVEY EQUIPMENT UTILIZED TO CREATE THE BASE MAP/EXISTING CONDITIONS ARE NOTED ON THE EXISTING CONDITIONS SHEET OF THIS PLAN SET.
17. COMPLETE PLAT SURVEY STAKING AND MONUMENTATION PER CITY STANDARD REQUIRED PRIOR TO FINAL ACCEPTANCE.

17. 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 EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND LOSS OF THESE UTILITIES CAUSED BY HIS WORK FORCE. CALL 1-800-424-5565 FOR UTILITY LOCATE 48 HOURS PRIOR TO WORK, CONTRACT TO HOLD. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PROMPTLY OF ANY CONFLICT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ALL ADJACENT UTILITIES WHICH INCLUDE BUT ARE NOT LIMITED TO: WATER, SEWER, SANITARY, PHONE, TELEPHONE, CABLE TV, IRRIGATION, AND STREET LIGHTING. THE CONTRACTOR SHALL RESTORE ALL PRIVATE AND PUBLIC PROPERTY DISTURBED BY THE PROJECT UPON COMPLETION OF THE PROJECT.
18. A REVOCABLE ENCROACHMENT PERMIT SHALL BE OBTAINED PRIOR TO COMMENCING WORK IN THE PUBLIC RIGHT-OF-WAY.
19. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE IN APPROXIMATE LOCATIONS ONLY AND THERE IS NO GUARANTEE THAT ALL UTILITIES ON THIS SITE ARE SHOWN. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT THE WASHINGTON STATE UTILITY LOCATE CENTER AT LEAST 48 HOURS BEFORE CONSTRUCTION.
20. THE CITY OF FERNDALE DOES NOT GUARANTEE THAT AS-BUILT INFORMATION ON RECORD FOR EXISTING UTILITIES ARE CORRECT. THE CITY REQUIRES THAT THE PROJECT OWNER/ENGINEER OF RECORD POT HOLE ALL EXISTING UTILITIES TO AVOID COSTLY DELAYS OR DEVIATION FROM YOUR APPROVED PLANS. ALL COSTS ASSOCIATED TO THESE DELAYS AND/OR DEVIATIONS FROM THE APPROVED PLANS DUE TO INADEQUATE INFORMATION WILL BE THE RESPONSIBILITY OF THE PROJECT OWNER/CONTRACTOR, NOT THE CITY OF FERNDALE.

2. THE CONTRACTOR SHALL EXCAVATE AND GRADE TO THE ALIGNMENT, GRADE AND CROSS-SECTIONS SHOWN IN THE PLANS OR ESTABLISHED BY THE ENGINEER, IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL ENGINEERING STUDY.
3. MAXIMUM DENSITY AND OPTIMUM MOISTURE FOR GRANULAR MATERIALS WILL BE DETERMINED USING ASTM D-1557 TEST METHOD.
4. THE UNSUITABLE MATERIAL NOT FIT FOR A SUB-GRADE SHALL BE EXCAVATED TO THE BOUNDARIES SET BY THE ENGINEER AND REPLACED WITH A SUITABLE BACKFILL MATERIAL.

1. ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT 7-08. 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.
2. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.
3. ALL CATCH BASIN GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS".
4. ALL DRIVEWAY CULVERTS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS PER WSDOT
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO THE UTILITIES (E.G. POWER, GAS, TELEPHONE, TELEVISION).

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, CURRENT EDITION AND THE CITY OF FERNDALE DEVELOPMENT STANDARDS SECTION 5 AND SHALL BE SUBJECT TO APPROVAL BY THE CITY OF FERNDALE.
2. FOUR INCH THROUGH TWELVE-INCH PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D-3034, SDR-35 OR EQUAL. PIPE JOINTS SHALL BE MADE WITH FLEXIBLE GASKETS CONFORMING TO THE REQUIREMENTS OF SECTION 7-17.36 (2)E OF THE STANDARD SPECIFICATIONS.
3. TRENCH EXCAVATION SHALL BE ACCORDING TO SECTION 7-08.3(1) OF THE STANDARD SPECIFICATIONS.
4. THE BEDDING SHALL BE PEA GRAVEL PER SS-1.
5. PIPE LAYING SHALL MEET THE REQUIREMENTS OF SECTION 7-08.3(2)B OF THE STANDARD SPECIFICATIONS.
6. ALL SIDE SEWERS SHALL BE CONSTRUCTED ACCORDING TO THE CITY OF FERNDALE DRAWINGS SS-6 THROUGH SS-8, AND SS-13. MARK EACH SERVICE WITH A WHITE 2-INCH DIAMETER SCHEDULE 40 PVC PIPE WITH THE TOP PAINTED GREEN, STENOILED WITH THE WORD "SEWER" IN BLACK TEXT, AND THE DEPTH NOTED ON THE MARKER TO THE SERVICE INVERT.
7. ALL TRENCH BACKFILL UNDER EXISTING OR FUTURE PAVING SHALL BE BANK RUN GRAVEL, CLASS "B" AND SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
8. ALL SEWER PIPE WILL BE PRESSURE TESTED AND WILL SCANNED BY MEANS OF A TV CAMERA PRIOR TO ACCEPTANCE BY THE CITY OF FERNDALE. ALL STRUCTURES AND CONVEYANCE WILL BE CLEANED AND CLEANED PRIOR TO CALLING FOR INSPECTION. LINES TOO DIRTY FOR INSPECTION WILL REQUIRE A REINSCRIPTION, ADDITIONAL FEES WILL APPLY FOR REQUIRED REINSCRIPTION.
9. ALL MANHOLES WILL BE ACCORDING TO THE CITY OF FERNDALE STANDARD PLAN NO. SS-2 THROUGH SS-4 AND WSDOT MH TYPE 1 STANDARD PLAN B-15.20.01.
10. ALL CLEAUNTS SHALL BE ACCORDING TO CITY OF FERNDALE STANDARD PLAN NO. SS-5.
11. ALL HARD SURFACED PAVEMENTS WILL BE REPAIRED AT THE CLOSE OF EACH WORK DAY. THE REPAIRS CAN BE TEMPORARY WITH ASPHALT COLD MIX OR PERMANENT WITH HOT MIX ASPHALT OR CONCRETE.
12. ALL WORK SHALL BE INSPECTED AND APPROVED BY A REPRESENTATIVE OF THE CITY OF FERNDALE PUBLIC WORKS, AND 24 HOURS NOTICE MUST BE GIVEN PRIOR TO STARTING WORK OR TO SCHEDULE INSPECTIONS. 13. ALL TESTING SHALL BE DONE IN THE PRESENCE AND UNDER THE SUPERVISION OF A REPRESENTATIVE OF THE CITY OF FERNDALE.

1. IT IS THE APPLICANTS SOLE RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE FEDERAL AND STATE REGULATIONS, AND TO OBTAIN ANY NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

1. 119 PARKING SPACES PROPOSED (4 ADA)
2. 162,000 SF BUILDING AREA @ 1 STALL PER 2,000 sf = 81 STALLS MINIMUM

ENGINEER'S CERTIFICATION:  
I HEREBY CERTIFY THAT THE IMPROVEMENTS OF  
FLEXSPACE NORTH HAVE BEEN INSPECTED BY  
FREELAND & ASSOCIATES, INC. AND TO THE BEST  
OF MY KNOWLEDGE, HAVE BEEN CONSTRUCTED IN  
CONFORMANCE WITH THE CITY OF FERNDALE  
DEPARTMENT STANDARDS, THE CITY OF FERNDALE  
MUNICIPAL CODE, SUBSEQUENT STANDARDS  
ADOPTED BY REFERENCE THEREIN, AND STANDARD  
ENGINEERING PRACTICE.

**AS-BUILT NOTE:**  
INFORMATION NOTED AS-BUILT "(AB)" HAS BEEN PROVIDED BY N.W.  
SURVEYING ON 5/10/2023, 1/13/2024, 1/31/2024.

BY: [Signature] DATE: 2/8/2024

**APPROVED**  
02/21/2024

BY: By Hunter For Kevin  
CITY OF FERDALE  
PUBLIC WORKS DEPARTMENT



220 West Champion Street, Suite 200 t: 360.650.1408  
 Bellingham, WA 98225 f: 360.650.1401

**FREELAND**  
 & ASSOCIATES

INVOICE		REV:	DATE:	DESCRIPTION:	BY:
<b>FLEXSPACE NORTH, LLC</b>  6208 PORTAL WAY FERNDALE, WASHINGTON					
CALL BEFORE YOU DIG OR BURIED UTILITY LOCATIONS 1-800-424-5555					

**FLEXSPACE NORTH**  
6445 PORTAL WAY,  
FERNDALE, WASHINGTON

COVER SHEET

JOB #: 21146	DATE: 01-31-2024
-----------------	---------------------

## C1.0





SURVEYOR'S NOTES:

- EXISTING CONDITIONS COMPILED FROM FLEXSPACE SOUTH ASBUILT DRAWING AND SURVEY PROVIDED BY NORTHWEST SURVEY, DATED 04/05/2018. SEE ORIGINAL SURVEY DOCUMENT FOR COMPLETE SURVEY INFORMATION.
- THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A LEICA TS12 TOTAL STATION WITH A CARLSON SURVEYOR PLUS COLLECTOR/FIELD COMPUTER IN JANUARY AND FEBRUARY OF 2018.
- THIS SURVEY TIED INTO CONTROL POINTS FROM OUR PREVIOUS WORK WITHIN THE AREA AND LOT CORNERS AS SHOWN AND RELIED UPON THE CITY OF FERDALE SURVEY MONUMENT NETWORK FOR BASIS OF BEARINGS.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.
- VERTICAL DATUM IS PER THE CITY OF FERDALE MONUMENT NETWORK (NGVD29).
- CONTOUR INTERVALS ARE 1 FOOT. CONTOURS ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY.
- NORTHWEST SURVEYING & GPS INC. ASSUMES NO LIABILITY FOR ANY SUBSURFACE CONDITIONS OR UTILITIES NOT SHOWN HEREON. UNDERGROUND UTILITIES ARE KNOWN TO EXIST WITHIN THE AREA OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHOWN ARE BASED UPON FIELD SURVEY AND VISUAL IDENTIFICATION. ALL EXISTING UTILITIES MAY NOT BE INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ANY AND ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND TO ALERT THE ENGINEER AND OWNER PROMPTLY IN CASE OF CONFLICT.

**AS-BUILT DRAWING**

AS-BUILT NOTE:  
INFORMATION NOTED AS-BUILT ("AS") HAS BEEN PROVIDED BY N.W. SURVEYING ON 5/10/2023, 1/13/2024, 1/31/2024.

ENGINEER'S CERTIFICATION:  
I HEREBY CERTIFY THAT THE IMPROVEMENTS OF FLEXSPACE NORTH HAVE BEEN INSPECTED BY FREELAND & ASSOCIATES, INC. AND TO THE BEST OF MY KNOWLEDGE, HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE CITY OF FERDALE DEPARTMENT STANDARDS, THE CITY OF FERDALE MUNICIPAL CODE, SUBSEQUENT STANDARDS ADOPTED BY REFERENCE THEREIN, AND STANDARD ENGINEERING PRACTICE.

BY: *[Signature]* DATE: 2/8/2024

COF MONUMENT 06 IS FOUND SOUTH OF THE PLAT  
BOUNDARY AT:  
N: 685483.08 = Y  
E: 1218938.40 = X  
Z=48.96

CONTRACTOR SHALL FIELD VERIFY MONUMENT INFORMATION WITH PROJECT SURVEYOR PRIOR TO CONSTRUCTION

**APPROVED**  
02/21/2024  
BY: *[Signature]*  
CITY OF FERDALE  
PUBLIC WORKS DEPARTMENT

220 West Champion Street, Suite 200  
Bellingham, WA 98225  
t: 360.650.1408  
f: 360.650.1401

**FREELAND & ASSOCIATES**

BY:	DESCRIPTION:	REV:	DATE:

**FLEXSPACE NORTH, LLC**  
6208 PORTAL WAY  
FERDALE, WASHINGTON

**FLEXSPACE NORTH**  
6445 PORTAL WAY  
FERDALE, WASHINGTON

CALL BEFORE YOU DIG  
FOR BURIED UTILITY LOCATIONS  
1-800-424-5655

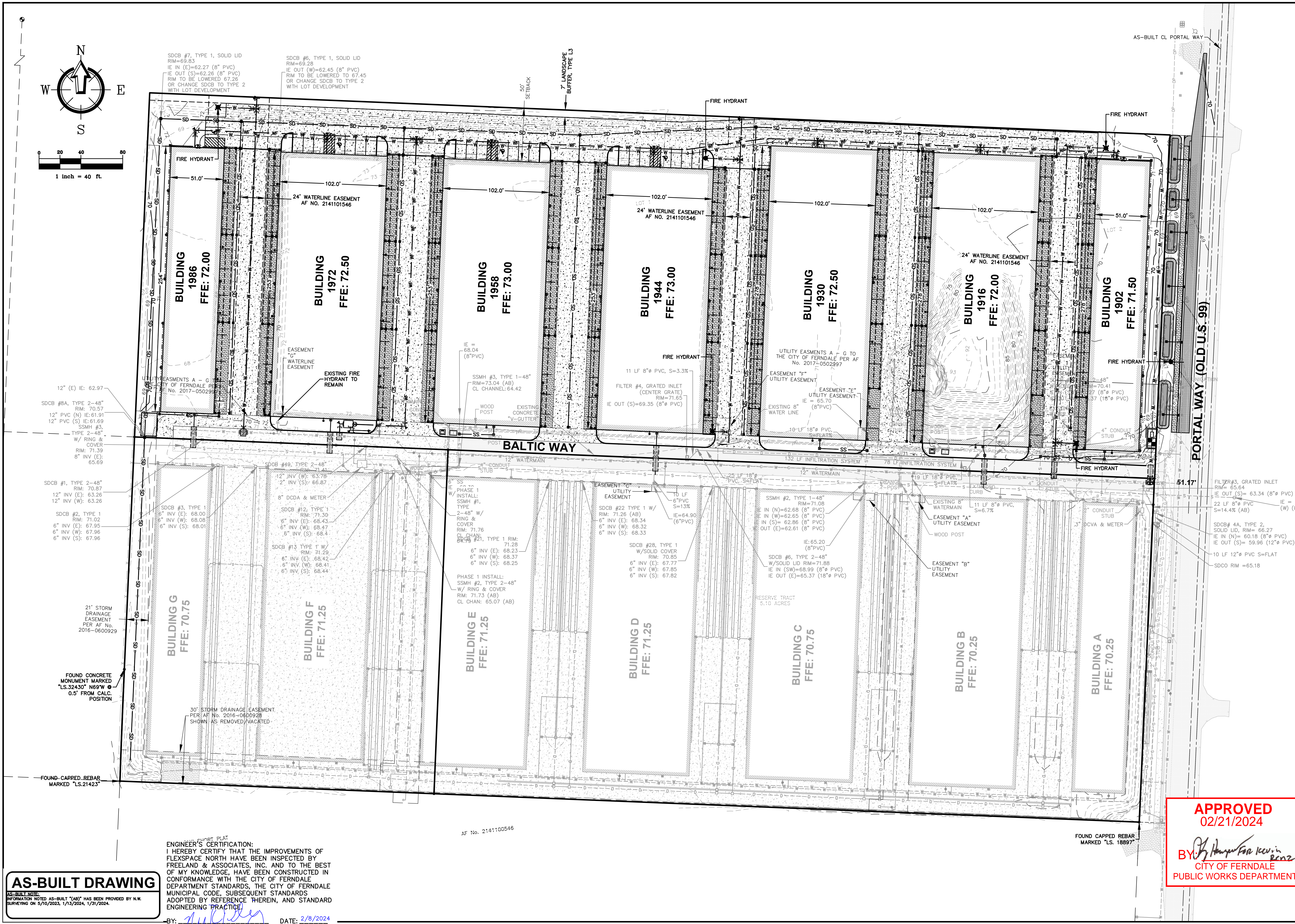
DRAWN BY: GIR  
DESIGNED BY: NSP  
CHECKED BY: NSP

**EXISTING CONDITIONS**

JOB #: 21146  
DATE: 01-31-2024

SHEET: **C1.1**





**AS-BUILT DRAWING**  
AS-BUILT NOTE:  
INFORMATION NOTED AS-BUILT ("AB") HAS BEEN PROVIDED BY N.W.  
SURVEYING ON 5/10/2023, 1/13/2024, 1/31/2024.

ENGINEER'S CERTIFICATION:  
I HEREBY CERTIFY THAT THE IMPROVEMENTS OF  
FLEXSPACE NORTH HAVE BEEN INSPECTED BY  
FREELAND & ASSOCIATES, INC. AND TO THE BEST  
OF MY KNOWLEDGE, HAVE BEEN CONSTRUCTED IN  
CONFORMANCE WITH THE CITY OF FERDALE  
DEPARTMENT STANDARDS, THE CITY OF FERDALE  
MUNICIPAL CODE, SUBSEQUENT STANDARDS  
ADOPTED BY REFERENCE THEREIN, AND STANDARD  
ENGINEERING PRACTICE.

BY: *[Signature]* DATE: 2/8/2024

**APPROVED**  
02/21/2024  
BY: *[Signature]*  
CITY OF FERDALE  
PUBLIC WORKS DEPARTMENT

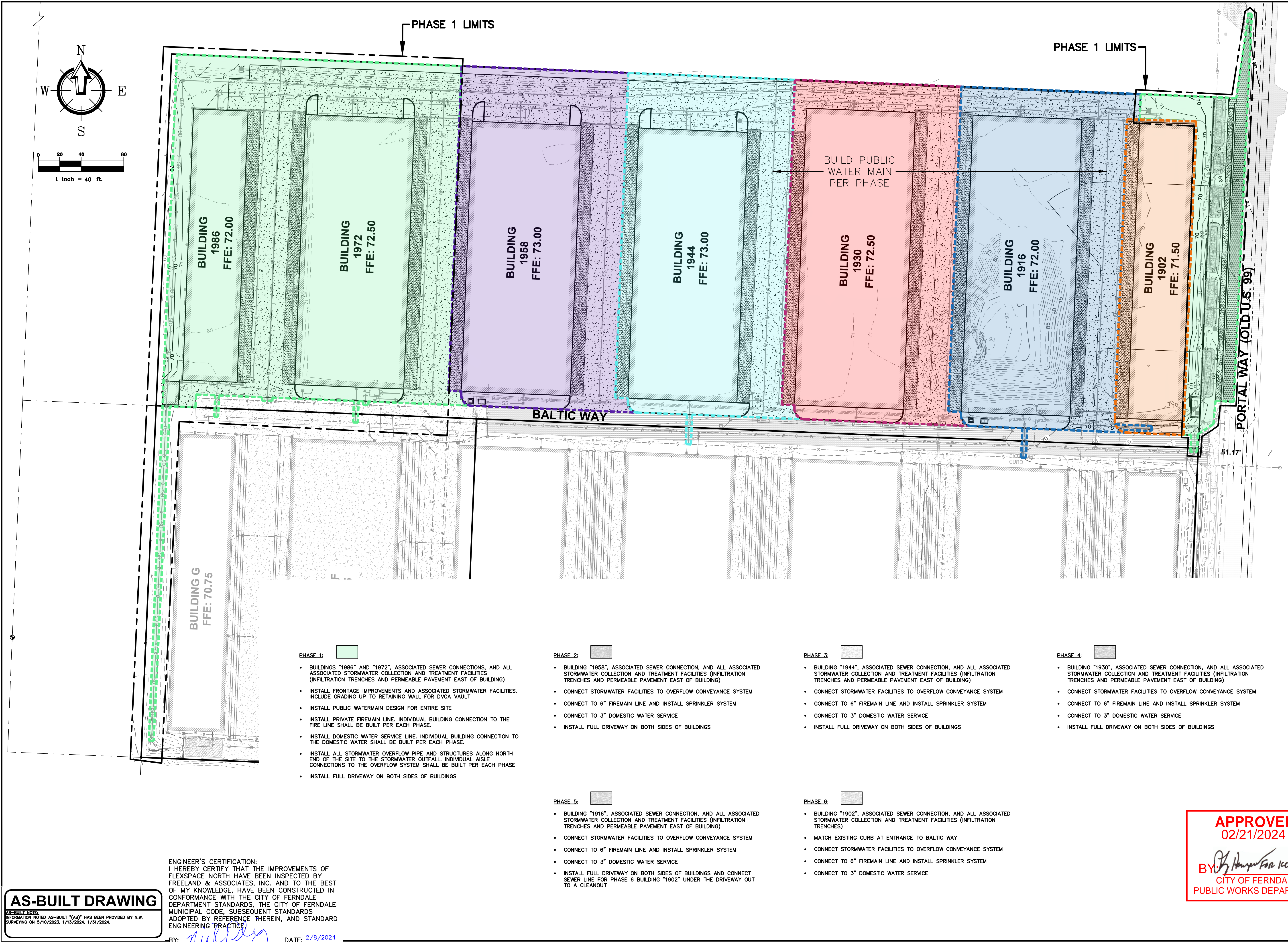
220 West Champion Street, Suite 200  
Bellevue, WA 98005  
t: 360.650.1408  
f: 360.650.1401

**FREELAND & ASSOCIATES**

BY:		DESCRIPTION:	
REV:		DATE:	
CLIENT:	FLEXSPACE NORTH, LLC 6208 PORTAL WAY FERDALE, WASHINGTON		
PROJECT LOCATION:	FLEXSPACE NORTH 6445 PORTAL WAY FERDALE, WASHINGTON		
SHEET CONTENTS:	PROJECT OVERVIEW		
DRAWING #:	21146AB1_P01.DWG	DRAWN BY:	GR
DESIGNED BY:	NSP	CHECKED BY:	NSP
JOB #:	21146	DATE:	01-31-2024
SHEET:	C1.2		

1/11/2024

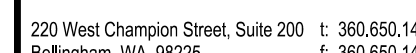
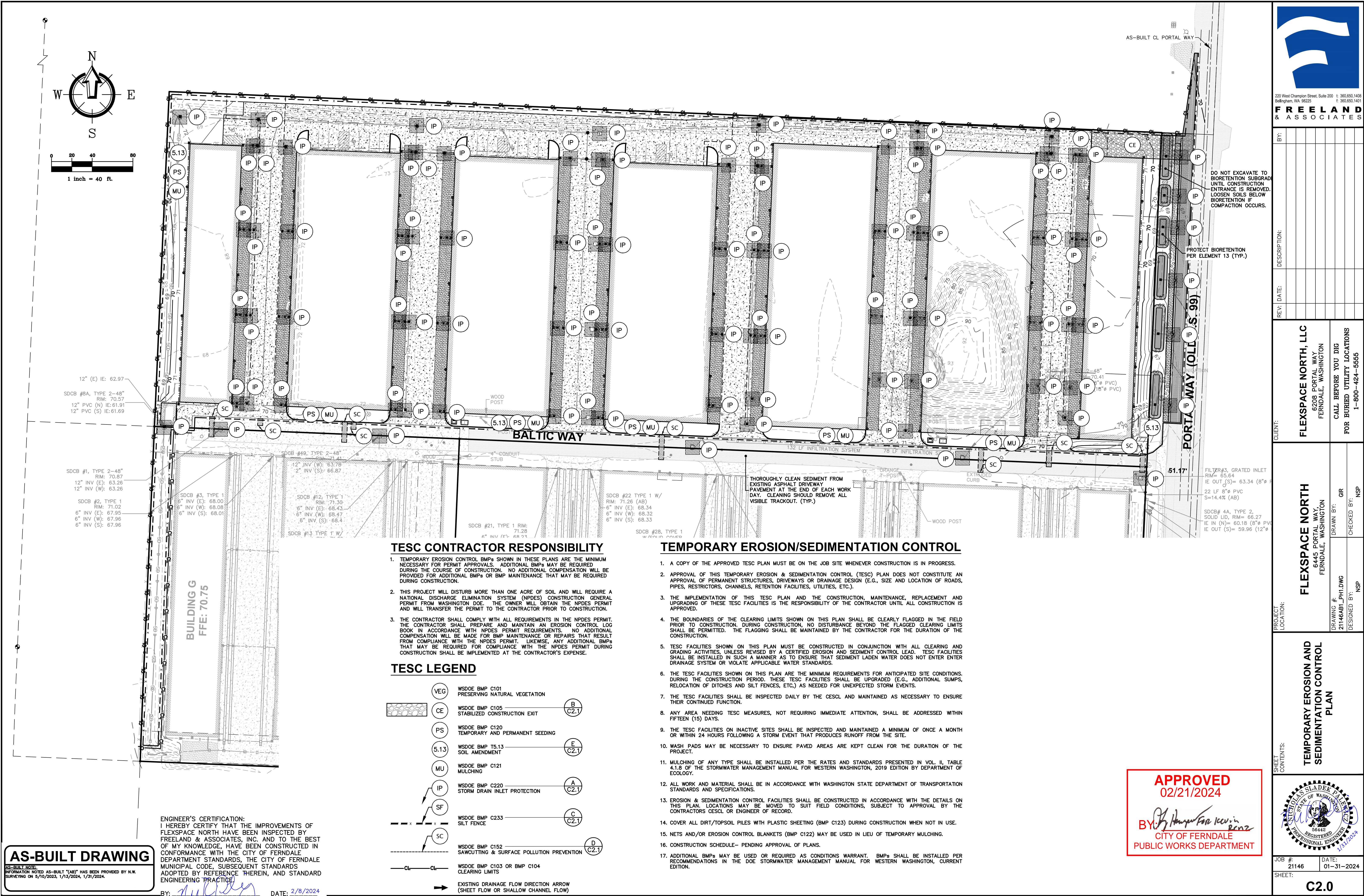




PHASING PLAN		LOCATION:		FLEXSPACE NORTH 6445 PORTAL WAY FERNDAL, WASHINGTON		FLEXSPACE NORTH, LLC 6208 PORTAL WAY FERNDAL, WASHINGTON		CALL BEFORE YOU DIG FOR BURIED UTILITY LOCATIONS 1-800-424-5555		REV: DATE: DESCRIPTION:		B1:	
		DRAWING #: 21146AB1_PH1.DWG		DRAWN BY: GIR									
		DESIGNED BY: NSP		CHECKED BY: NSP									

00748.004 02/21/24 RH





**F R E E L A N D**  
**& A S S O C I A T E S**

[illegible]

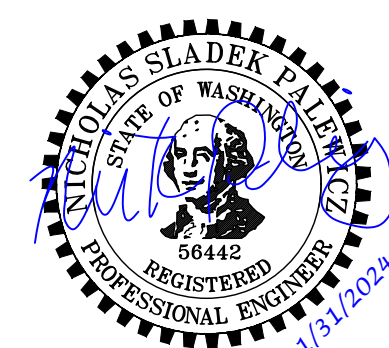
**FLEXSPACE NORTH, LLC**  
6208 PORTAL WAY  
FERNDALE, WASHINGTON

---

**CALL BEFORE YOU DIG**  
**FOR BURIED UTILITY LOCATIONS**  
1-800-424-5555

<b>FLEXSPACE NORTH</b> 6445 PORTAL WAY, FERNDALE, WASHINGTON	DRAWING #:	21146AB1_LPH1.DWG	DRAWN BY:	GR
	DESIGNED BY:		CHECKED BY:	

# TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN



JOB #: 21146	DATE: 01-31-202
SHEET:	

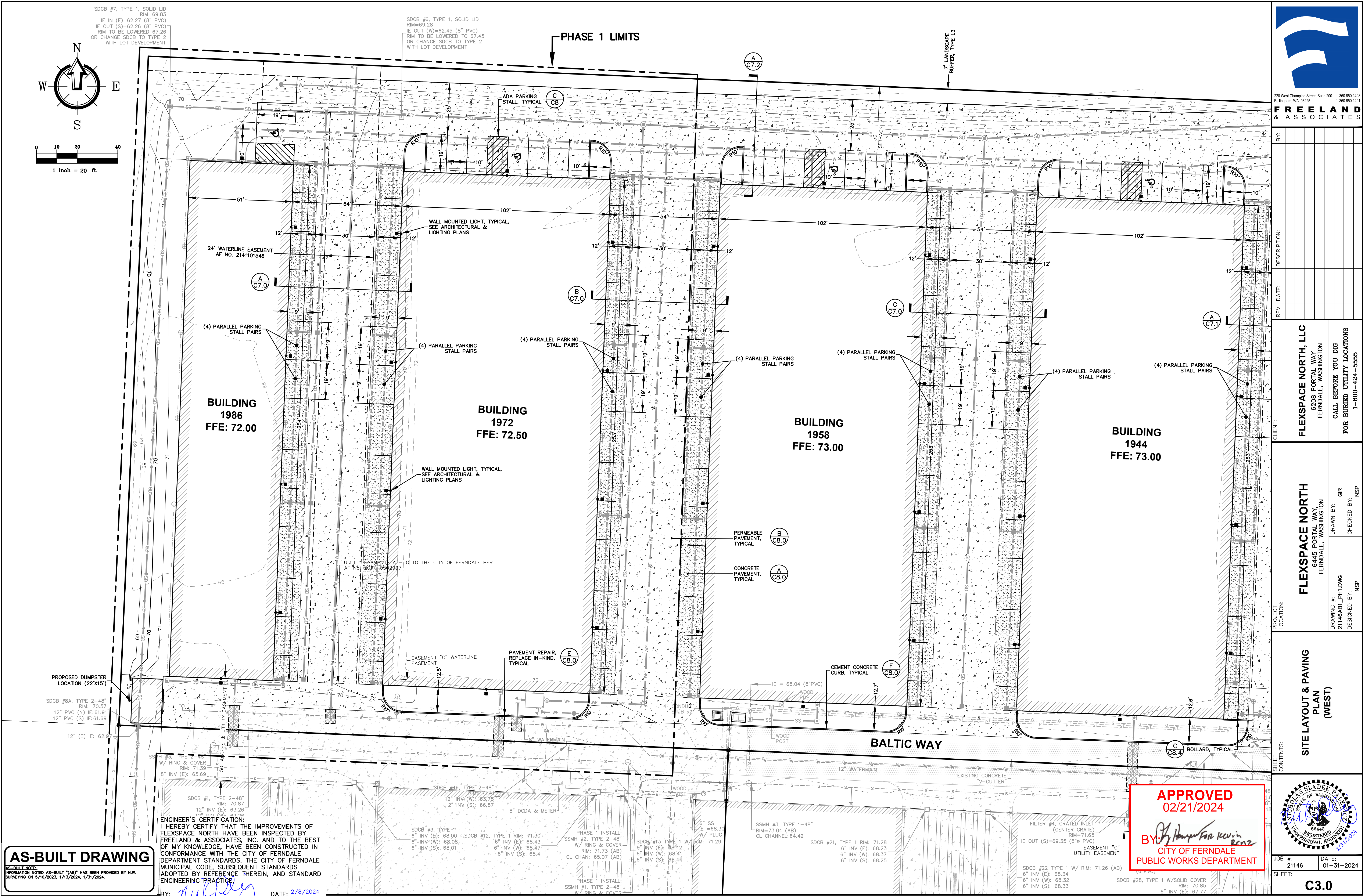
## C2.0

00748 005 02/21/24 RH







[illegible]

**FLEXSPACE NORTH, LLC**  
6208 PORTAL WAY  
FERDALE, WASHINGTON

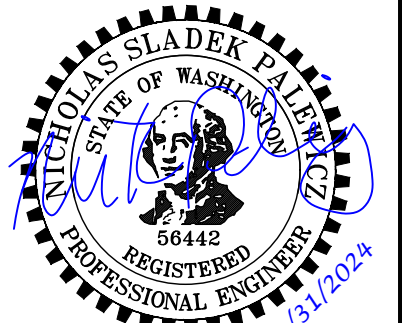
---

**CALL BEFORE YOU DIG  
FOR BURIED UTILITY LOCATIONS**  
1-800-424-5555

<b>FLEXSPACE NORTH</b>	
6445 PORTAL WAY, FERNDALE, WASHINGTON	
DRAWING #:	DRAWN BY:
21146AB1_PH1.DWG	GJR
DESIGNED BY:	CHECKED BY:
NRP	NRP

**CONTENTS:**

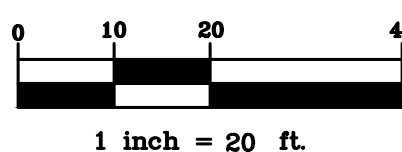
**SITE LAYOUT & PAVING  
PLAN  
(WEST)**



OB #:	DATE:
21146	01-31-2024
HEET:	
<b>C3.0</b>	

00748.007 02/21/24 RH





**AS-BUILT NOTE:**  
INFORMATION NOTED AS-BUILT "(AB)" HAS BEEN PROVIDED BY N.W.  
SURVEYING ON 5/10/2023, 1/13/2024, 1/31/2024.

ENGINEER'S CERTIFICATION:  
I HEREBY CERTIFY THAT THE IMPROVEMENTS OF  
FLEXSPACE NORTH HAVE BEEN INSPECTED BY  
FREELAND & ASSOCIATES, INC. AND TO THE BEST  
OF MY KNOWLEDGE, HAVE BEEN CONSTRUCTED IN  
CONFORMANCE WITH THE CITY OF FERNDALE  
DEPARTMENT STANDARDS, THE CITY OF FERNDALE  
MUNICIPAL CODE, SUBSEQUENT STANDARDS  
ADOPTED BY REFERENCE THEREIN, AND STANDARD  
ENGINEERING PRACTICE.

BY: [Signature] DATE: 2/8/2024

[illegible]

**CLIENT:**

**FLEXSPACE NORTH, LLC**  
6208 PORTAL WAY  
FERNDALE, WASHINGTON

---

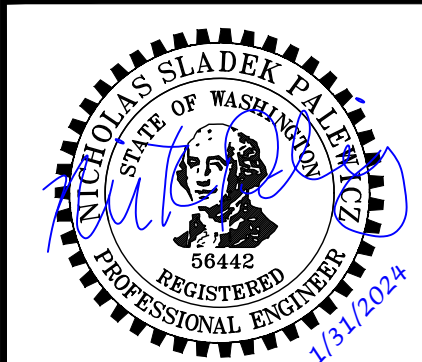
**CALL BEFORE YOU DIG**

**FOR BURIED UTILITY LOCATIONS**  
1-800-424-5555

PROJECT LOCATION:	<h1 style="text-align: center;">FLEXSPACE NORTH</h1> <p style="text-align: center;">6445 PORTAL WAY FERNDALE, WASHINGTON</p>	
DRAWING #:	21146AB1_PHI.DWG	DRAWN BY:
DESIGNED BY:		GIR CHECKED BY: NSP

ENTS:

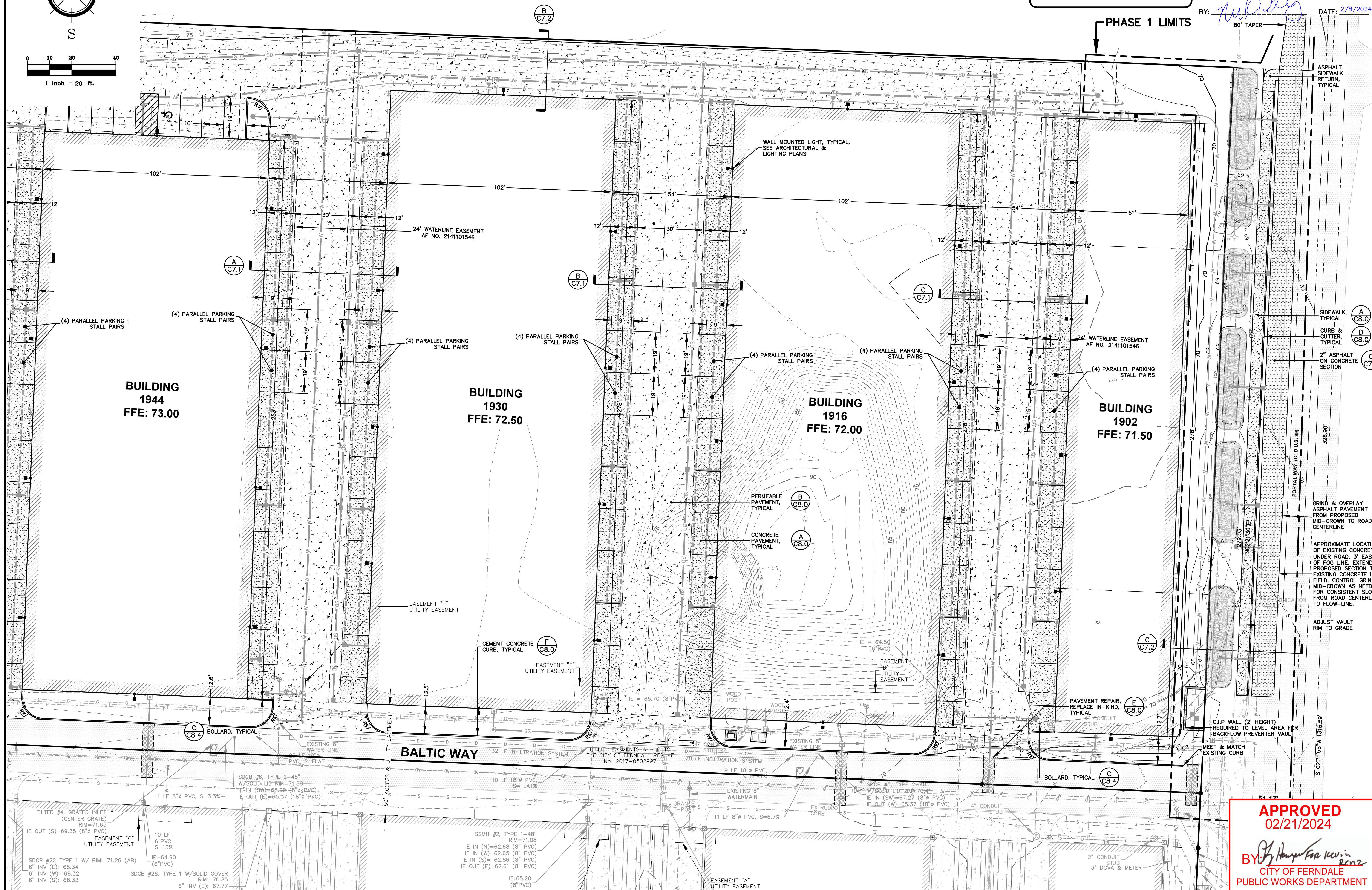
**SITE LAYOUT & PAVING  
PLAN  
(EAST)**



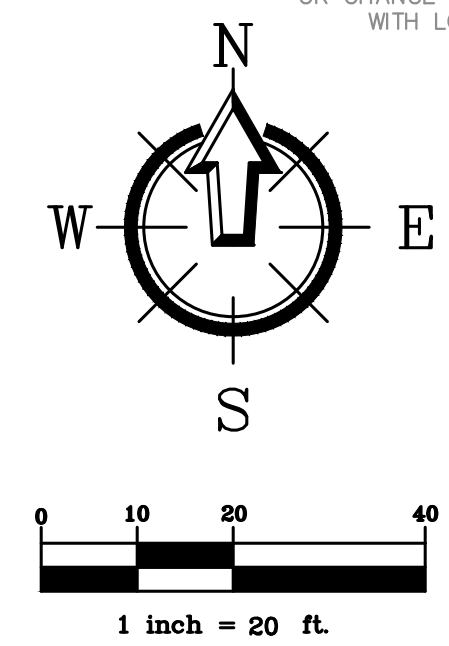
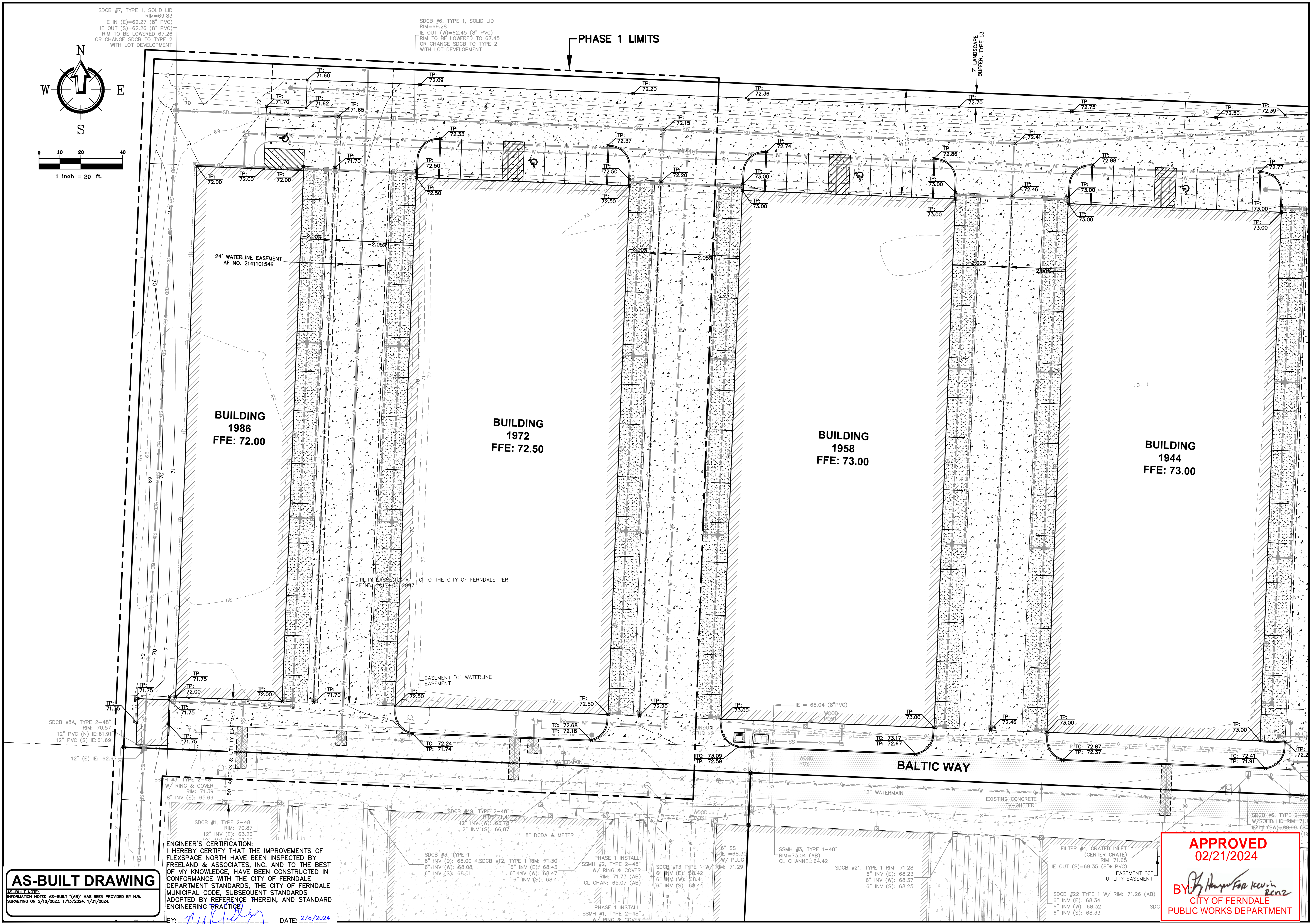
JOB #: 21146	DATE: 01-31-2024
SHEET:	

### C3.1

00748.008 02/21/24 RH







SDCB #7, TYPE 1, SOLID LID  
RIM=69.83  
IE IN (E)=62.27 (8" PVC)  
IE OUT (S)=62.26 (8" PVC)  
RIM TO BE LOWERED 67.26  
OR CHANGE SDCB TO TYPE 2  
WITH LOT DEVELOPMENT

SDCB #6, TYPE 1, SOLID LID  
RIM=69.28  
IE OUT (W)=62.45 (8" PVC)  
RIM TO BE LOWERED TO 67.45  
OR CHANGE SDCB TO TYPE 2  
WITH LOT DEVELOPMENT

PHASE 1 LIMITS

7' LANDSCAPE  
BUFFER, TYPE L3

BUILDING  
1986  
FFE: 72.00

BUILDING  
1972  
FFE: 72.50

BUILDING  
1958  
FFE: 73.00

BUILDING  
1944  
FFE: 73.00

ENGINEER'S CERTIFICATION:  
I HEREBY CERTIFY THAT THE IMPROVEMENTS OF  
FLEXSPACE NORTH HAVE BEEN INSPECTED BY  
FREELAND & ASSOCIATES, INC. AND TO THE BEST  
OF MY KNOWLEDGE, HAVE BEEN CONSTRUCTED IN  
CONFORMANCE WITH THE CITY OF FERDALE  
DEPARTMENT STANDARDS, THE CITY OF FERDALE  
MUNICIPAL CODE, SUBSEQUENT STANDARDS  
ADOPTED BY REFERENCE THEREIN, AND STANDARD  
ENGINEERING PRACTICE.

**AS-BUILT DRAWING**  
AS-BUILT NOTE:  
INFORMATION NOTED AS-BUILT "AB" HAS BEEN PROVIDED BY N.W.  
SURVEYING ON 5/10/2023, 1/13/2024, 1/31/2024.

BY: *[Signature]* DATE: 2/8/2024

SDCB #3, TYPE 1  
6" INV (E): 68.00  
6" INV (W): 68.08  
6" INV (S): 68.01

SDCB #12, TYPE 1  
RIM: 71.30  
6" INV (E): 68.43  
6" INV (W): 68.47  
6" INV (S): 68.4

SDCB #13, TYPE 1  
RIM: 71.73 (AB)  
CL CHAN: 65.07 (AB)  
6" INV (E): 68.42  
6" INV (W): 68.41  
6" INV (S): 68.44

PHASE 1 INSTALL:  
SSMH #1, TYPE 2-48"  
W/ RING & COVER

SSMH #3, TYPE 1-48"  
RIM=73.04 (AB)  
CL CHANNEL: 64.42

SDCB #21, TYPE 1  
RIM: 71.28  
6" INV (E): 68.23  
6" INV (W): 68.37  
6" INV (S): 68.25

FILTER #4, GRATED INLET  
(CENTER GRATE)  
RIM=71.65  
IE OUT (S)=69.35 (8" PVC)

SDCB #22, TYPE 1 W/ RIM: 71.26 (AB)  
6" INV (E): 68.34  
6" INV (W): 68.32  
6" INV (S): 68.33

**APPROVED**  
02/21/2024  
BY: *[Signature]*  
CITY OF FERDALE  
PUBLIC WORKS DEPARTMENT

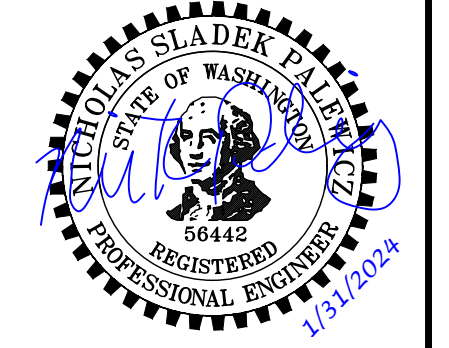


BY:	
REV:	
DATE:	
DESCRIPTION:	

CLIENT:  
**FLEXSPACE NORTH, LLC**  
6208 PORTAL WAY  
FERDALE, WASHINGTON  
CALL BEFORE YOU DIG  
FOR BURIED UTILITY LOCATIONS  
1-800-424-5655

PROJECT LOCATION:  
**FLEXSPACE NORTH**  
6445 PORTAL WAY  
FERDALE, WASHINGTON  
DRAWING #: 21146AB1\_PH1.DWG  
DESIGNED BY: NSP  
DRAWN BY: GJR  
CHECKED BY: NSP

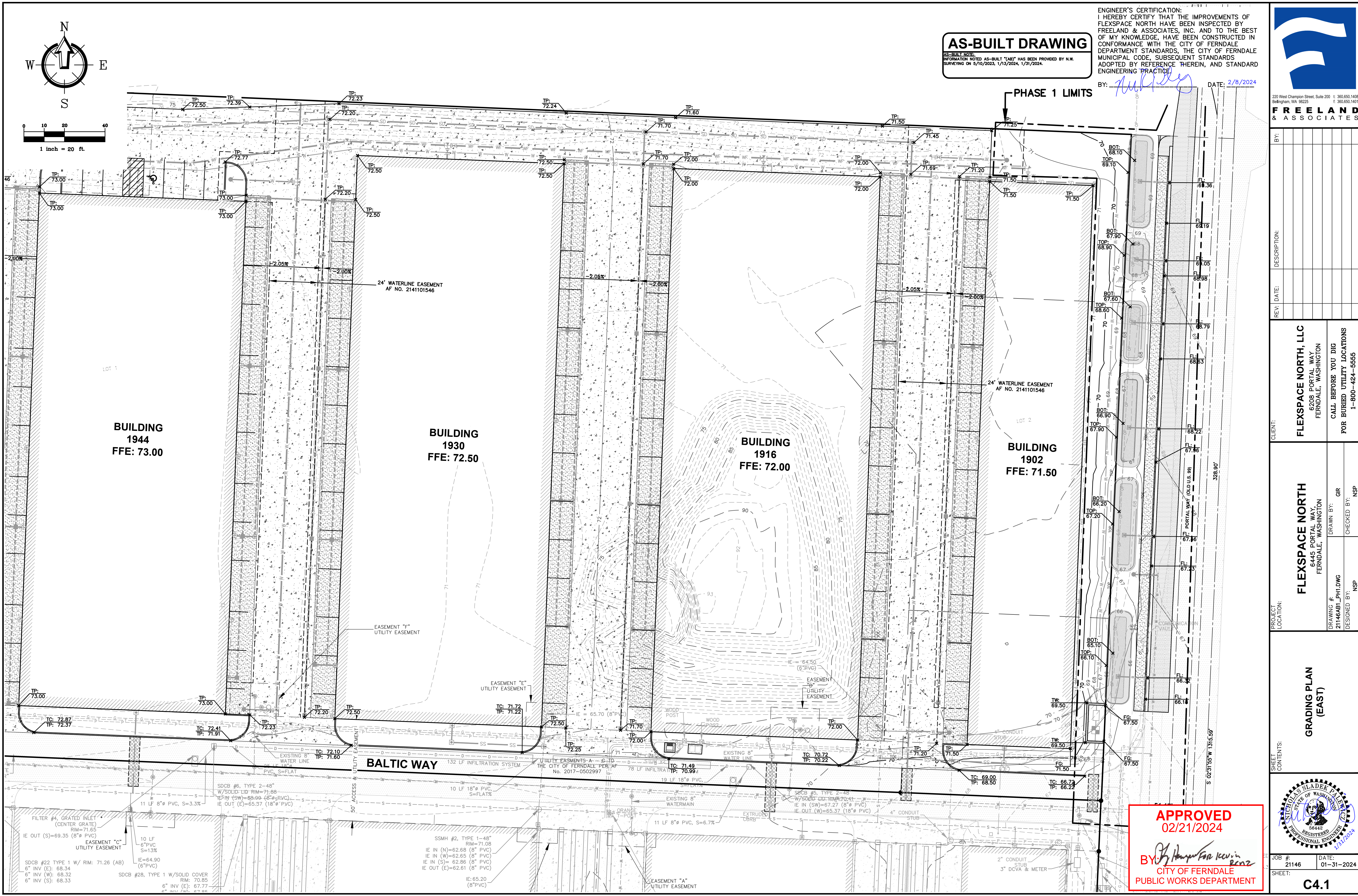
SHEET CONTENTS:  
**GRADING PLAN (WEST)**



JOB #: 21146  
DATE: 01-31-2024  
SHEET: **C4.0**

00748.009 02/21/24 RH





**AS-BUILT NOTE:**  
INFORMATION NOTED AS-BUILT "(AB)" HAS BEEN PROVIDED BY N.W.  
SURVEYING ON 5/10/2023, 1/13/2024, 1/31/2024.

ENGINEER'S CERTIFICATION:  
I HEREBY CERTIFY THAT THE IMPROVEMENTS OF  
FLEXSPACE NORTH HAVE BEEN INSPECTED BY  
FREELAND & ASSOCIATES, INC. AND TO THE BEST  
OF MY KNOWLEDGE, HAVE BEEN CONSTRUCTED IN  
CONFORMANCE WITH THE CITY OF FERNDALE  
DEPARTMENT STANDARDS, THE CITY OF FERNDALE  
MUNICIPAL CODE, SUBSEQUENT STANDARDS  
ADOPTED BY REFERENCE THEREIN, AND STANDARD  
ENGINEERING PRACTICE.

BY: [Signature] DATE: 2/8/2024

## PHASE 1 LIMITS

DATE: 2/8/2024



0 West Champion Street, Suite 200 t: 360.650.1408  
 Ellensburg, WA 98225 f: 360.650.1401

**FREELAND**  
ASSOCIATES

[illegible]

**FLEXSPACE NORTH, LLC**  
6208 PORTAL WAY  
FERNDALE, WASHINGTON

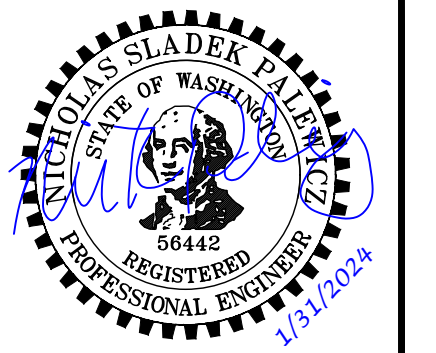
---

**CALL BEFORE YOU DIG  
FOR BURIED UTILITY LOCATIONS**  
1-800-424-5555

---

LOCATION:	DRAWING #:	DRAWN BY:	GIR
	21146AB1_P01.DWG	CHECKED BY:	NSP
	DESIGNED BY:		NSP

## GRADING PLAN (EAST)



**APPROVED**  
02/21/2024

BY: My Name For Kevin  
CITY OF FERNDALE  
PUBLIC WORKS DEPARTMENT

OB #:	DATE:
21146	01-31-2024
SHEET:	

### C4.1

00748.010 02/21/24 RH





DESCRIPTION:	
REV:	
DATE:	

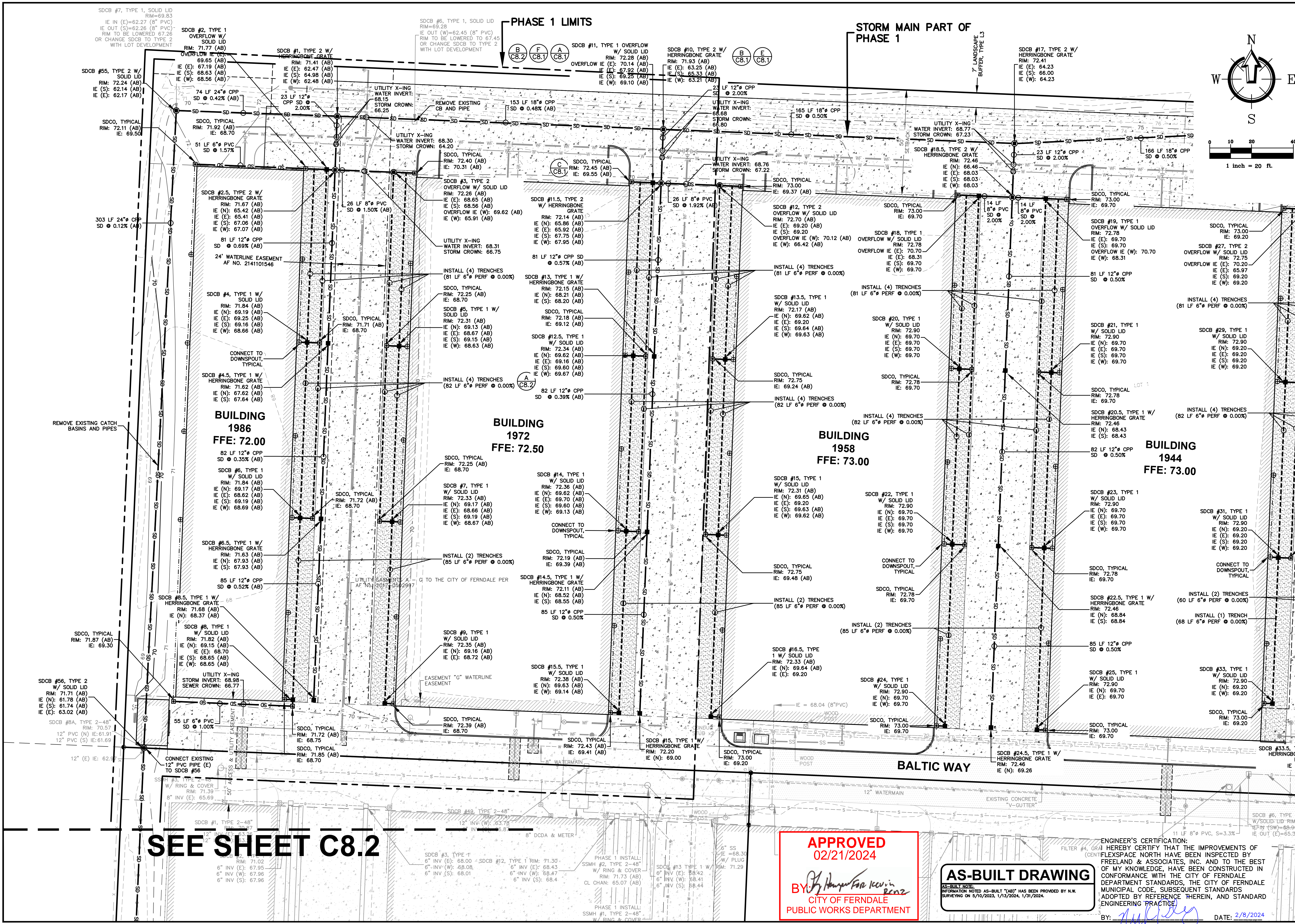
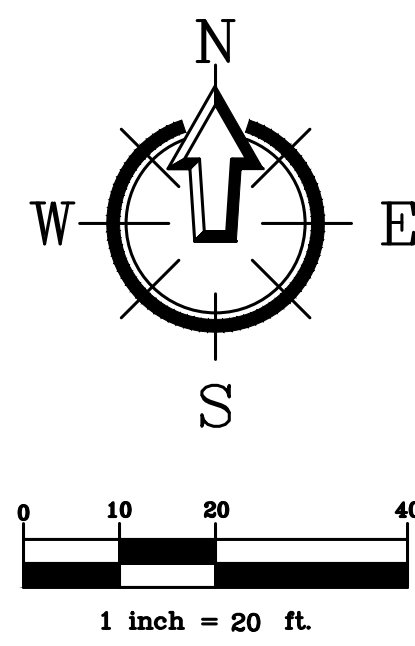
CLIENT: FLEXSPACE NORTH, LLC  
6208 PORTAL WAY  
FERDALE, WASHINGTON  
CALL BEFORE YOU DIG  
FOR BURIED UTILITY LOCATIONS  
1-800-424-5655

PROJECT LOCATION: FLEXSPACE NORTH  
6445 PORTAL WAY  
FERDALE, WASHINGTON  
DRAWING #: 21146AB1-PH1.DWG  
DESIGNED BY: NSP  
CHECKED BY: NSP

SHEET CONTENTS: DRAINAGE PLAN (WEST)

ENGINEER'S CERTIFICATION:  
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE IMPROVEMENTS OF FLEXSPACE NORTH HAVE BEEN INSPECTED BY FREELAND & ASSOCIATES, INC. AND TO THE BEST OF MY KNOWLEDGE, HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE CITY OF FERDALE DEPARTMENT STANDARDS, THE CITY OF FERDALE MUNICIPAL CODE, SUBSEQUENT STANDARDS ADOPTED BY REFERENCE THEREIN, AND STANDARD ENGINEERING PRACTICE.  
DATE: 2/8/2024  
BY: [Signature]

JOB #: 21146  
DATE: 01-31-2024  
SHEET: C5.0

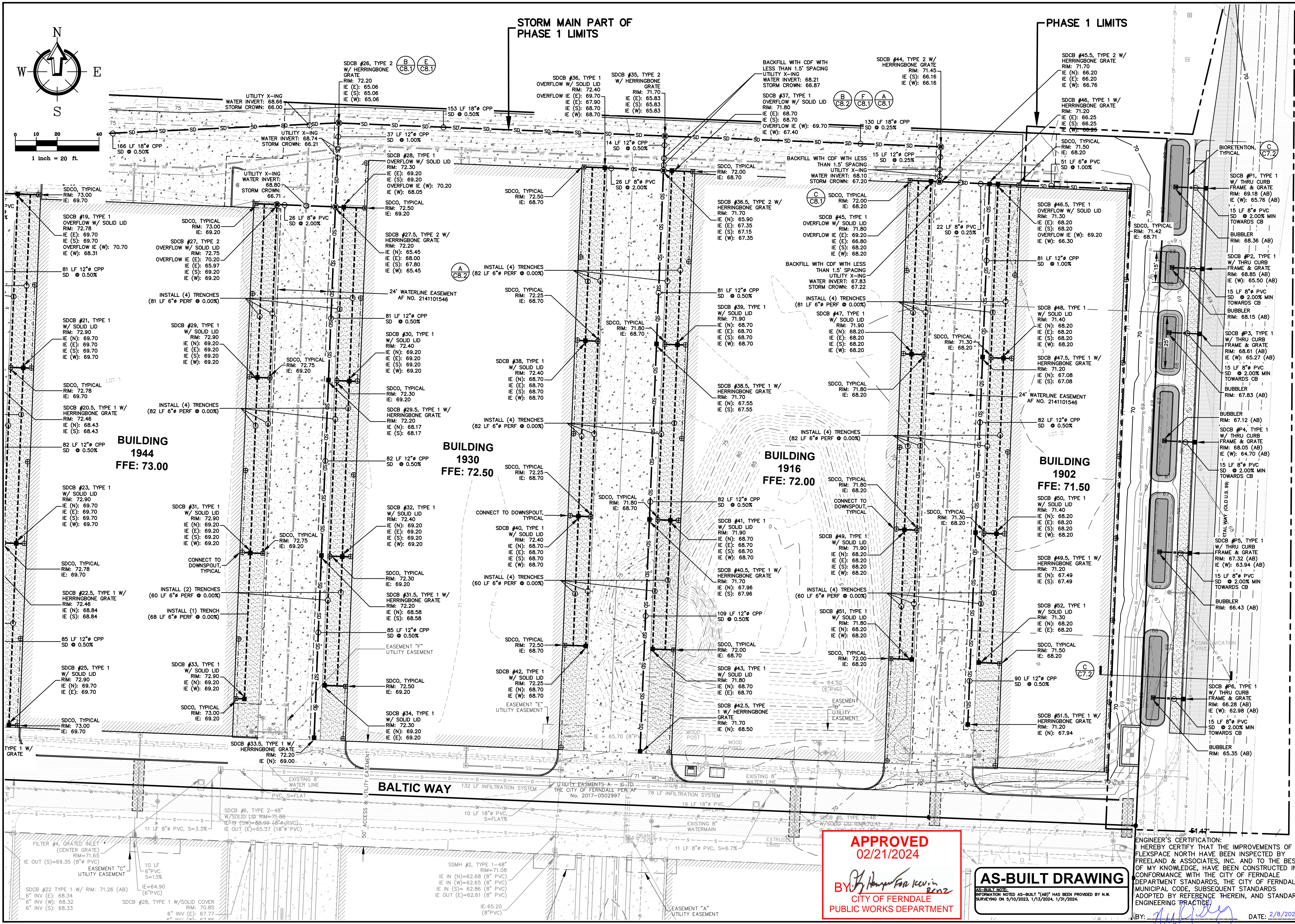


**APPROVED**  
02/21/2024  
BY: [Signature]  
CITY OF FERDALE  
PUBLIC WORKS DEPARTMENT

**AS-BUILT DRAWING**  
ALL-BUILT DRAWING  
INFORMATION NOTED AS-BUILT (AB) HAS BEEN PROVIDED BY N.W. SURVEYING ON 5/10/2023, 1/13/2024, 1/31/2024.

**SEE SHEET C8.2**





220 West Champion Street, Suite 200 • 360.650.1408  
Bellevue, WA 98005

**FREELAND & ASSOCIATES**

BY:		DESCRIPTION:	
REV:		DATE:	
CIENT:	<b>FLEXSPACE NORTH, LLC</b> 6208 PORTAL WAY FERDALE, WASHINGTON		
PROJECT LOCATION:	<b>FLEXSPACE NORTH</b> 6445 PORTAL WAY FERDALE, WASHINGTON		
SHEET CONTENTS:	<b>DRAINAGE PLAN (EAST)</b>		
DRAWN BY:	GR	CHECKED BY:	NSP
DESIGNED BY:	NSP		
JOB #:	21146	DATE:	01-31-2024
SHEET:			



[illegible]

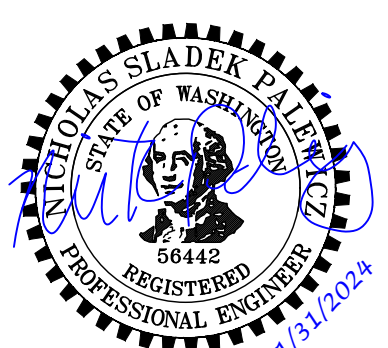
**FLEXSPACE NORTH, LLC**  
6208 PORTAL WAY  
FERNDALE, WASHINGTON

---

**CALL BEFORE YOU DIG  
FOR BURIED UTILITY LOCATIONS**  
1-800-424-5555

LOCATION:	DRAWING #:	DRAWN BY:
	Z2146AB1_P41.DWG	GR
	DESIGNED BY:	CHECKED BY:
	NSP	NSP

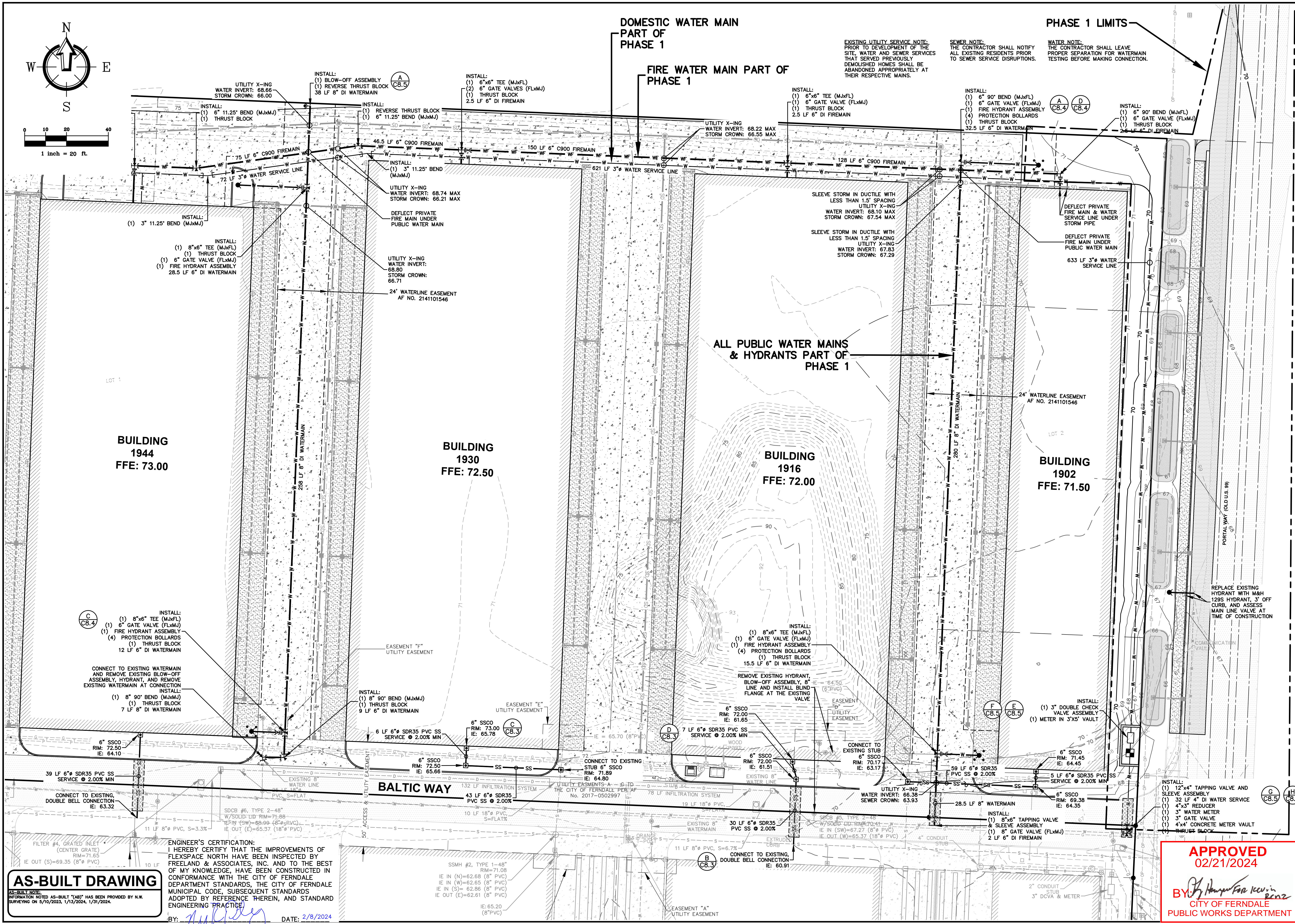
## UTILITY PLAN (WEST)




OB #: 21146	DATE: 01-31-2024
SHEET:	
<b>C6.0</b>	

00748.013 02/21/24 RH







220 West Champion Street, Suite 200  
Bellevue, WA 98005  
T: 360.650.1408  
F: 360.650.1401

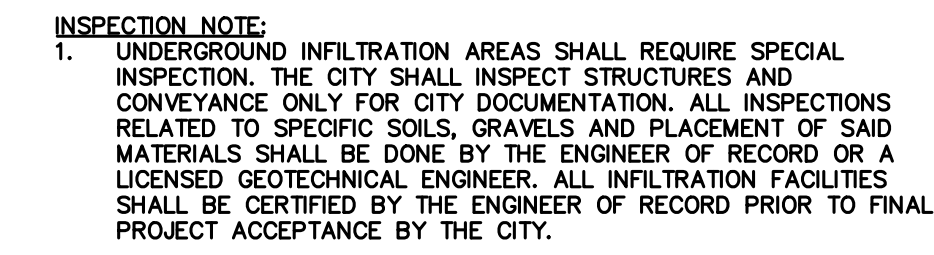
**FREELAND & ASSOCIATES**

BY:	
DESCRIPTION:	
REV:	
DATE:	
CLIENT:	<b>FLEXSPACE NORTH, LLC</b> 6208 PORTAL WAY FERNDAL, WASHINGTON
PROJECT LOCATION:	<b>FLEXSPACE NORTH</b> 6445 PORTAL WAY FERNDAL, WASHINGTON
DRAWING #:	21146AB1_P01.DWG
DESIGNED BY:	NSP
CHECKED BY:	NSP
DRAWN BY:	GR
PROJECT LOCATION:	<b>UTILITY PLAN (EAST)</b>
SHEET CONTENTS:	
JOB #:	21146
DATE:	01-31-2024
SHEET:	<b>C6.1</b>

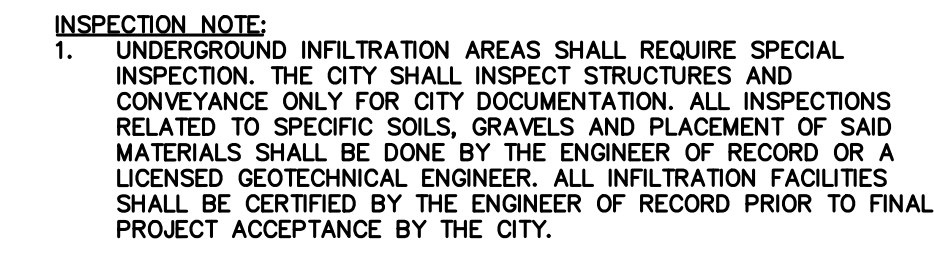
**APPROVED**  
02/21/2024

BY: *[Signature]*  
CITY OF FERNDAL  
PUBLIC WORKS DEPARTMENT

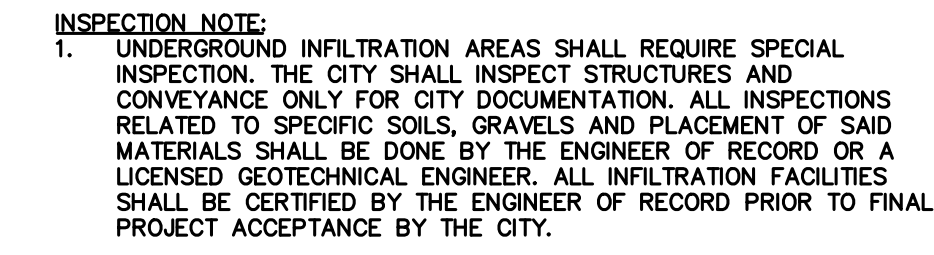




INCLUDED IN PHASE 1 A PAVEMENT SECTION BUILDING "1986" TO "1972"  
nts



## B PAVEMENT SECTION BUILDING "1972" TO "1958"



BY: [Signature] DATE: 2/8/2024

NOT INCLUDED IN PHASE 1 (C) PAVEMENT SECTION BUILDING "1958" TO "1944"  
nts

[illegible]

**FLEXSPACE NORTH, LLC**  
6208 PORTAL WAY  
FERNDALE, WASHINGTON

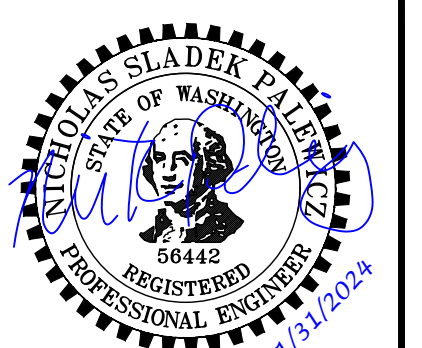
---

**CALL BEFORE YOU DIG  
FOR BURIED UTILITY LOCATIONS**  
1-800-424-5555

---

6445 PORTAL WAY, FERNDAL, WASHINGTON	DRAWN BY:	GR
	CHECKED BY:	NSP

## SITE SECTIONS (BUILDING TO BUILDING)



OB #:	DATE:
21146	01-31-2024

## C7.0

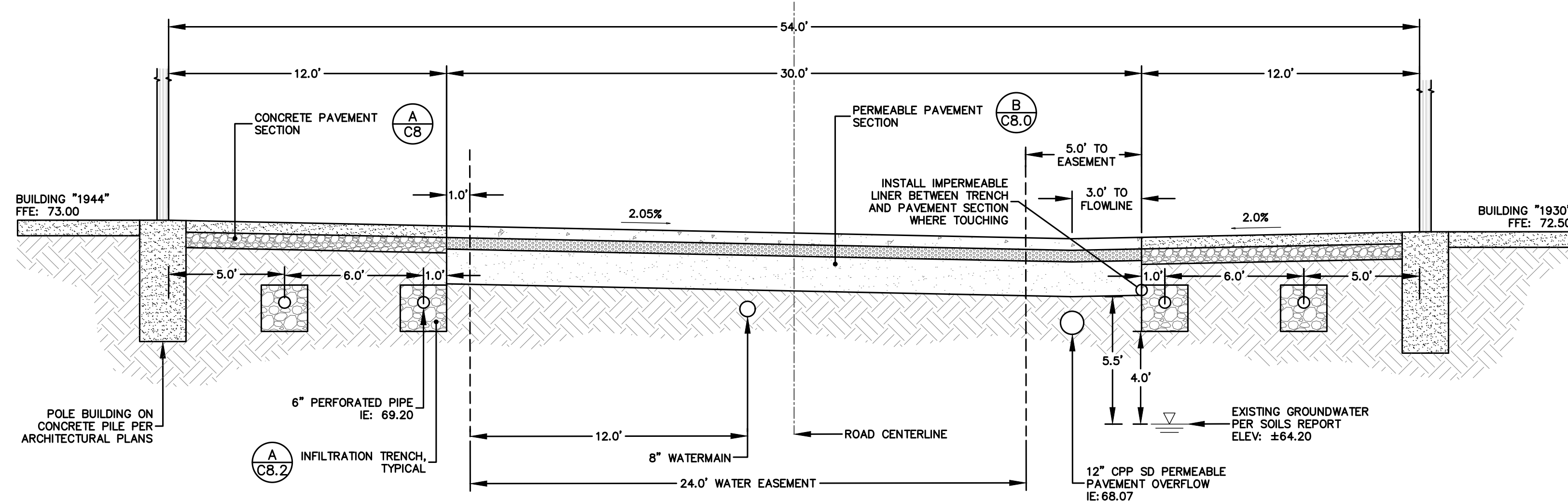
**APPROVED**  
02/21/2024

BY:  for Kevin  
CITY OF FERNDALE  
PUBLIC WORKS DEPARTMENT

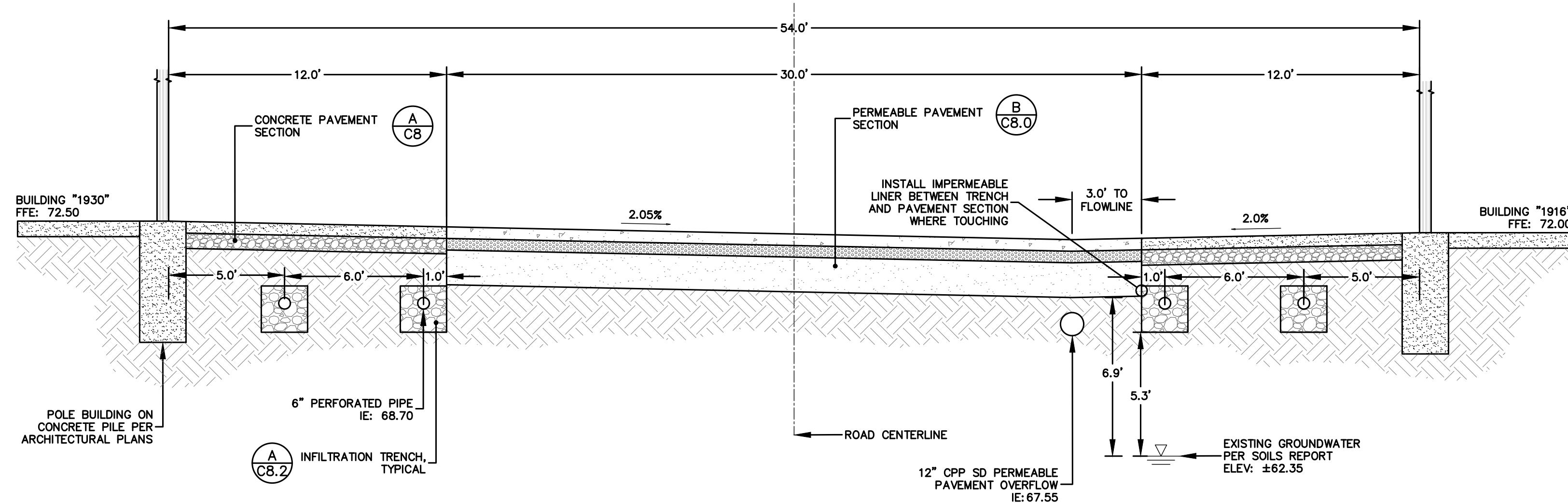
**AS-BUILT DRAWING**

**AS-BUILT NOTE:**  
INFORMATION NOTED AS-BUILT "(AB)" HAS BEEN PROVIDED BY N.W.  
SURVEYING ON 5/10/2023, 1/13/2024, 1/31/2024.

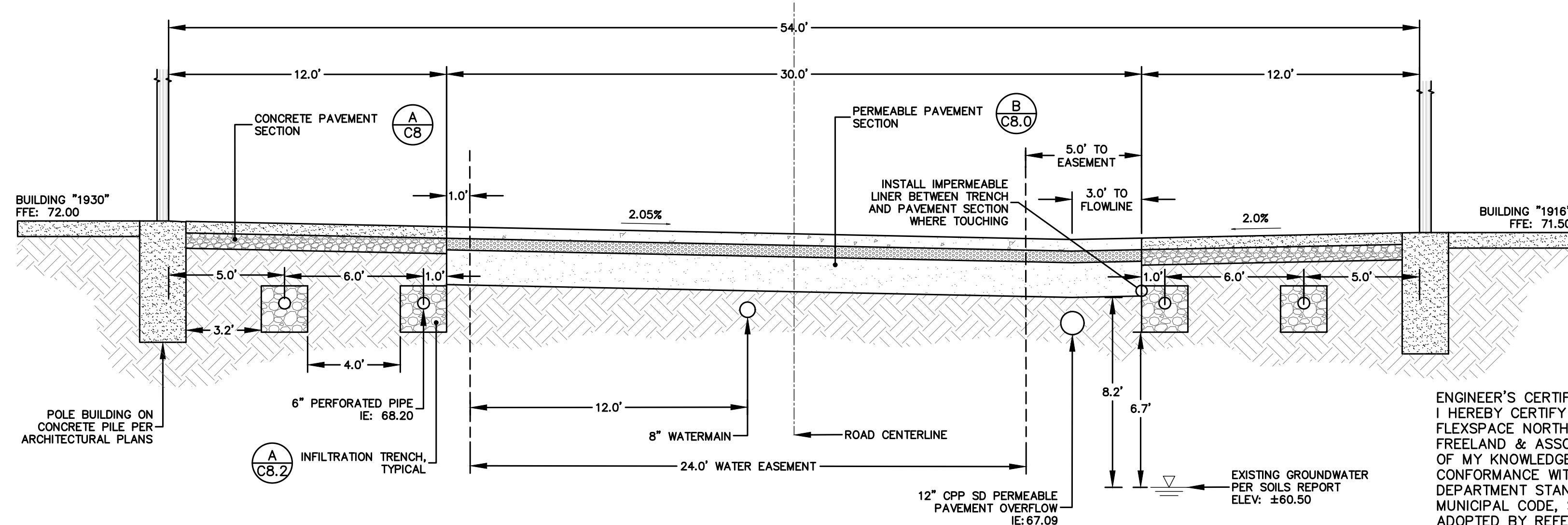




NOT INCLUDED IN PHASE 1 (A) PAVEMENT SECTION BUILDING "1944" TO "1930"  
nts



NOT INCLUDED IN PHASE 1 (B) PAVEMENT SECTION BUILDING "1930" TO "1916"  
nts



ENGINEER'S CERTIFICATION:  
I HEREBY CERTIFY THAT THE IMPROVEMENTS OF  
FLAXSPACE NORTH HAVE BEEN INSPECTED BY  
FLAXSPACE NORTH ASSOCIATES, INC. AND TO THE BEST  
OF MY KNOWLEDGE, HAVE BEEN CONSTRUCTED IN  
CONFORMANCE WITH THE CITY OF FERNDALE  
DEPARTMENT STANDARDS, THE CITY OF FERNDALE  
MUNICIPAL CODE, SUBSEQUENT STANDARDS  
ADOPTED BY REFERENCE THEREIN, AND STANDARD  
ENGINEERING PRACTICE.

BY: [Signature] DATE: 2/8/2024

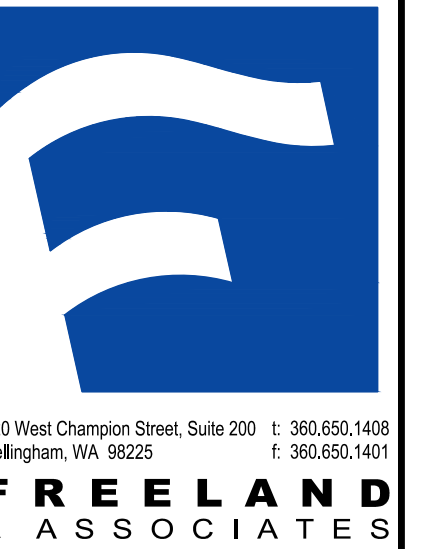
NOT INCLUDED IN PHASE 1  PAVEMENT SECTION BUILDING "1916" TO "1902"

**APPROVED**  
02/21/2024

BY:  **KEVIN FERRELLE**  
CITY OF FERNDALE  
PUBLIC WORKS DEPARTMENT

**AS-BUILT DRAWING**

**AS-BUILT NOTE:**  
INFORMATION NOTED AS-BUILT "(AB)" HAS BEEN PROVIDED BY N.W.  
SURVEYING ON 5/10/2023, 1/13/2024, 1/31/2024.

[illegible]

**FLEXSPACE NORTH, LLC**  
6208 PORTAL WAY  
FERNDALE, WASHINGTON

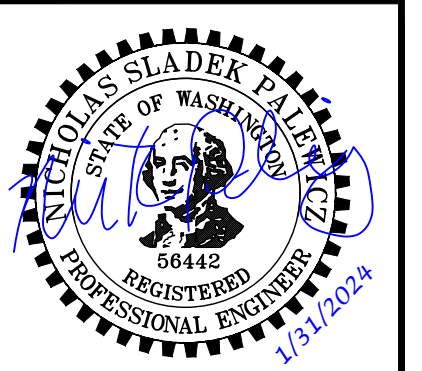
---

**CALL BEFORE YOU DIG  
FOR BURIED UTILITY LOCATIONS**  
1-800-424-5555

---

LOCATION:	<h1>FLEXSPACE NORTH</h1> <p>6445 PORTAL WAY FERNDALE, WASHINGTON</p>	DRAWN BY:	GR
		DESIGNED BY:	NSP

## CONTENTS:



OB #:	DATE:
21146	01-31-2024
SHEET:	

## C7.1

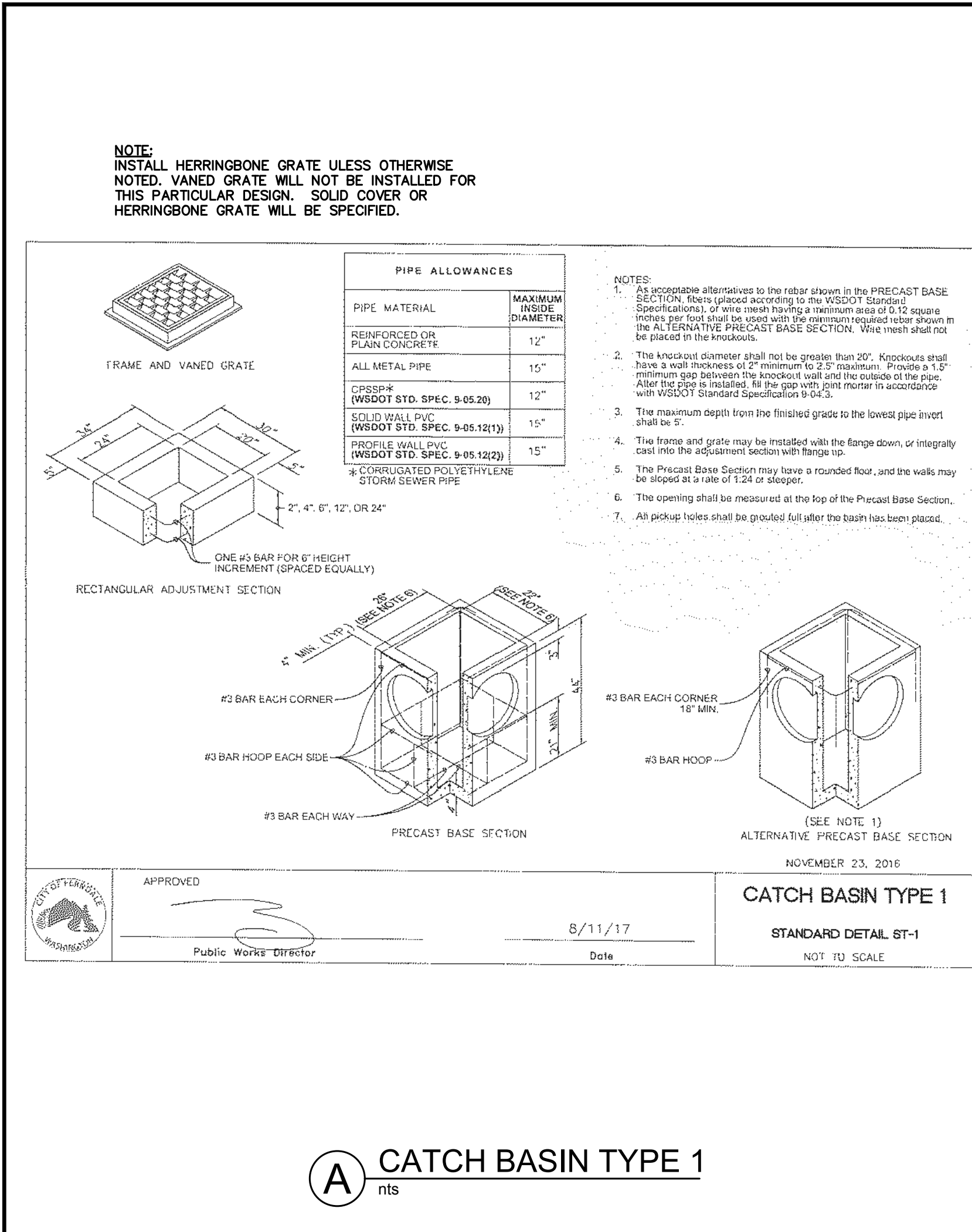




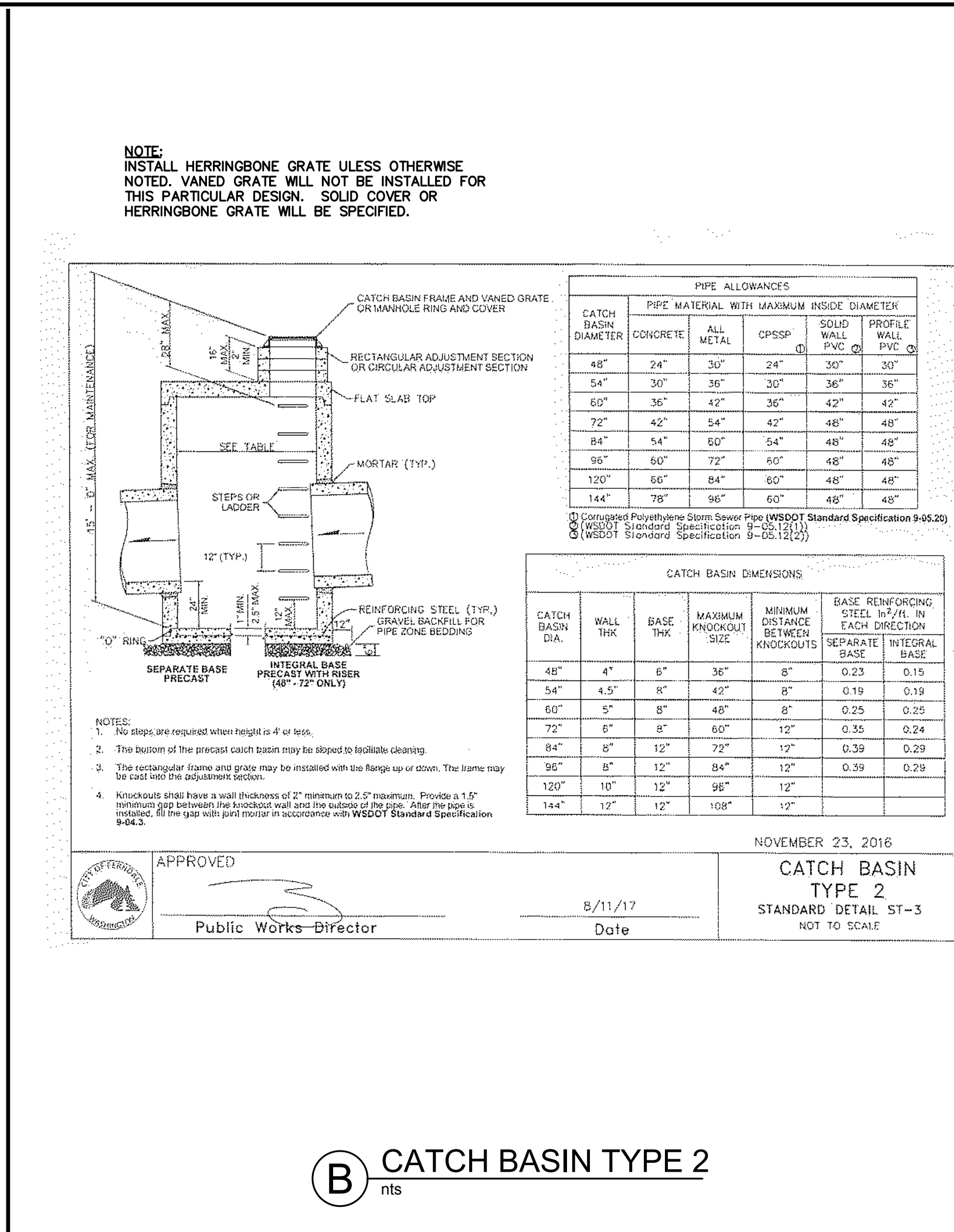




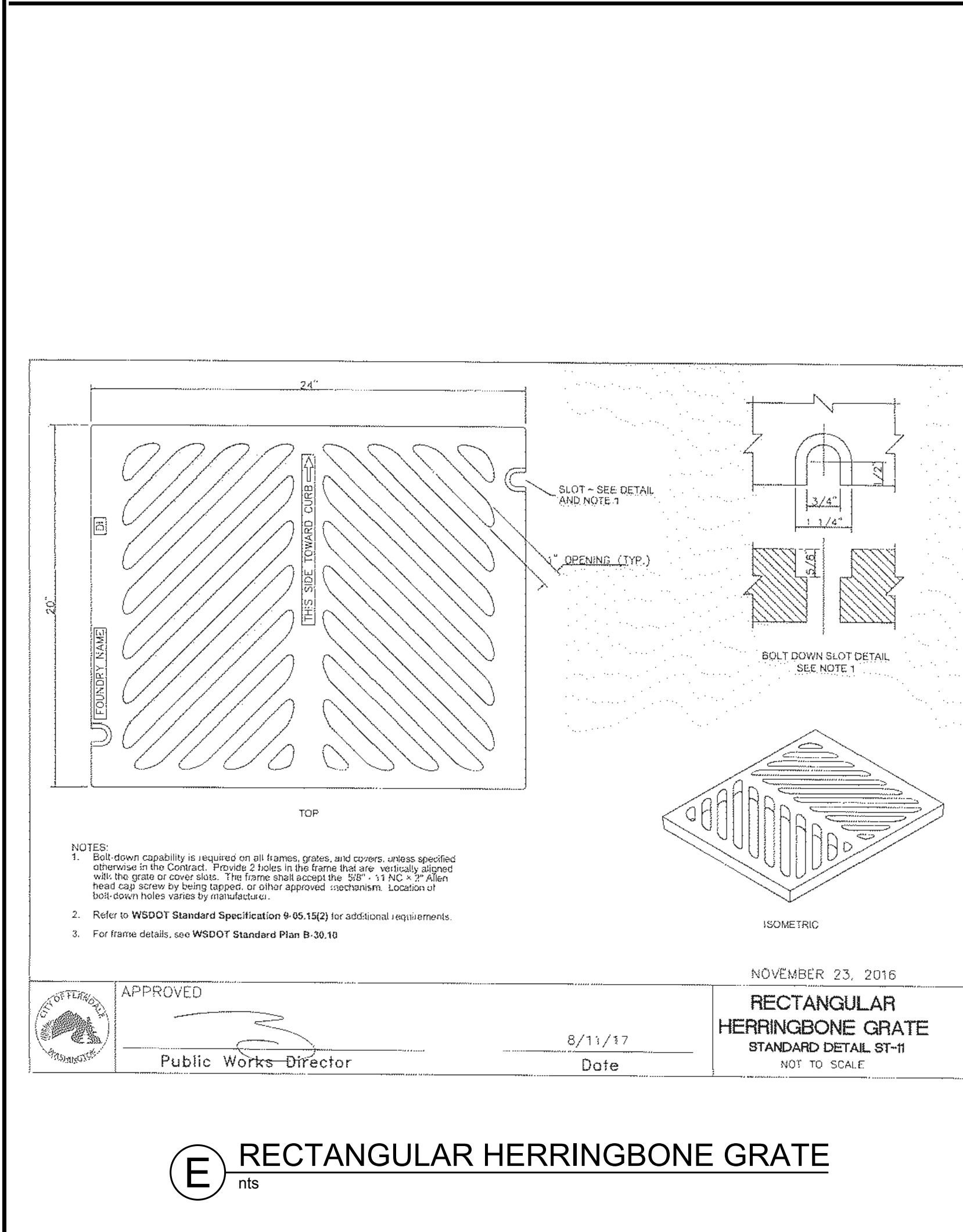




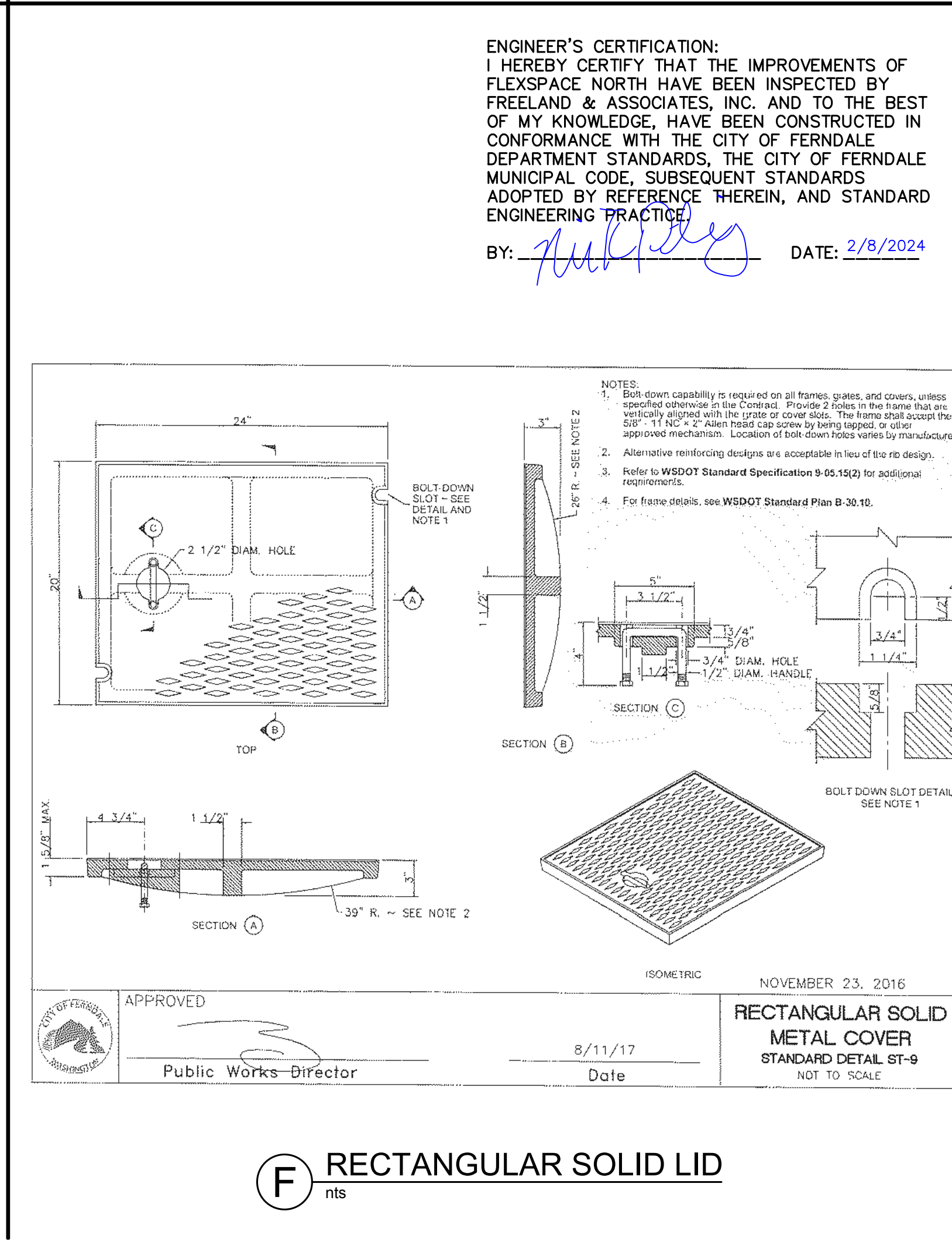
A CATCH BASIN TYPE 1  
nts



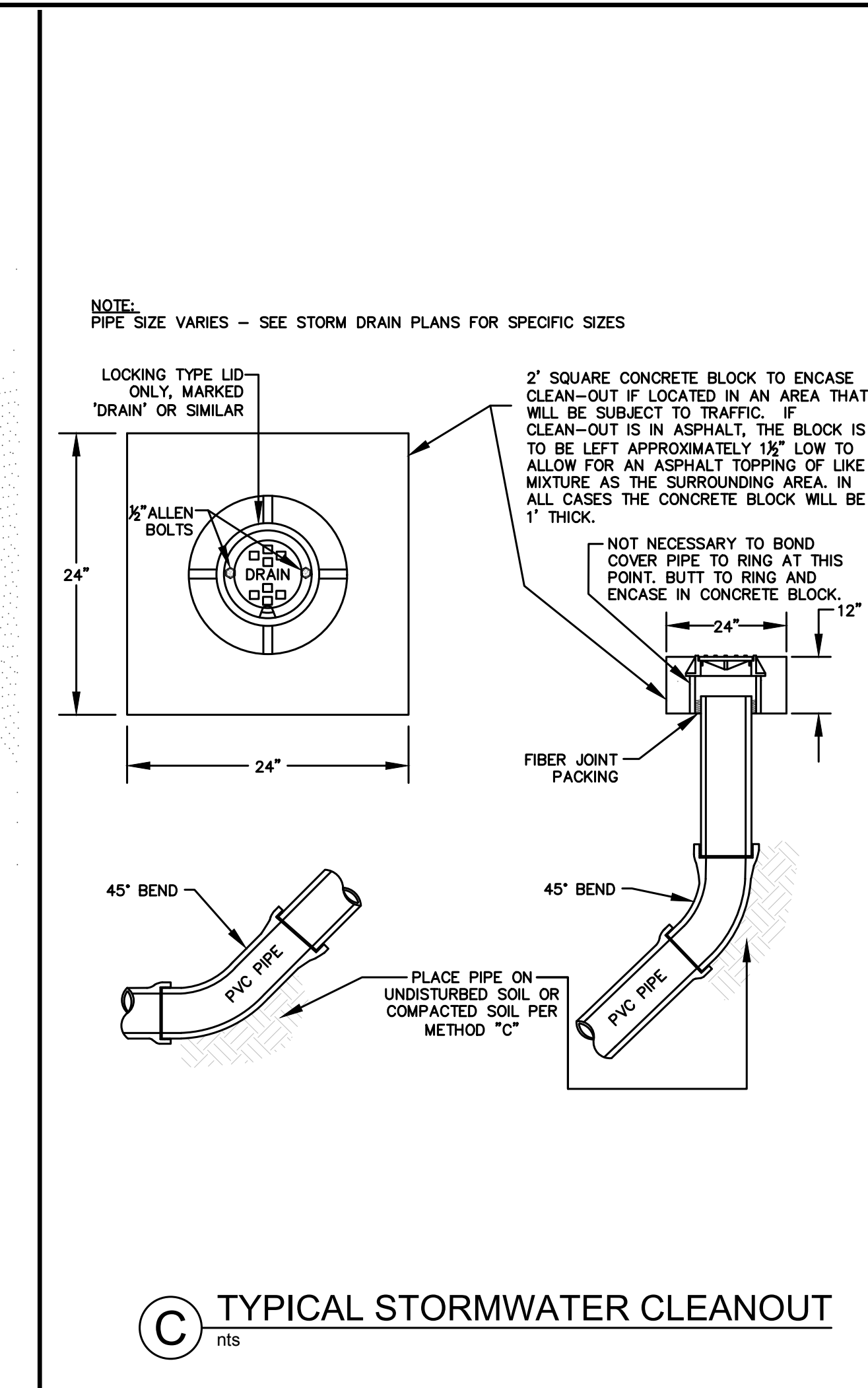
B CATCH BASIN TYPE 2  
nts



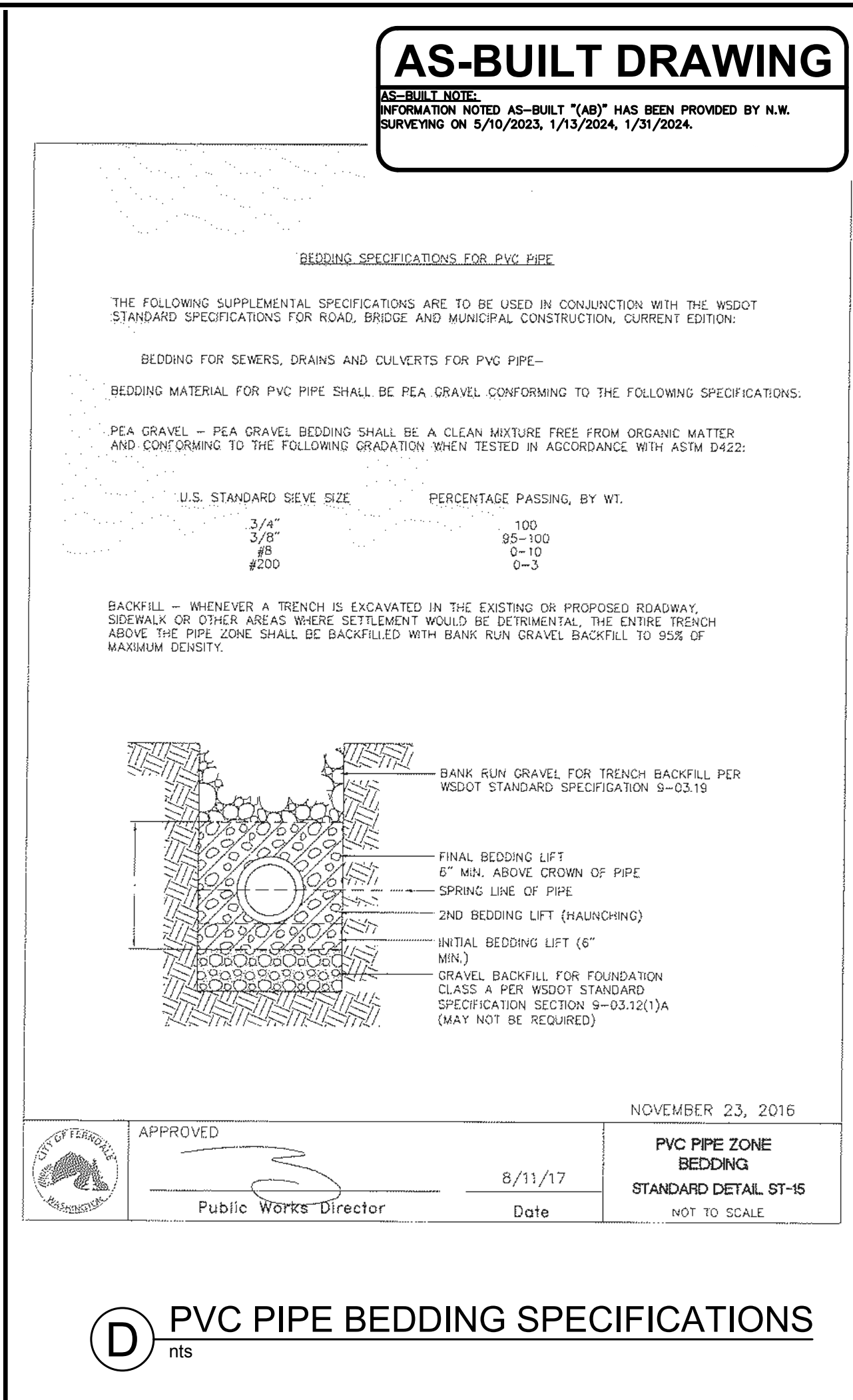
E RECTANGULAR HERRINGBONE GRATE  
nts



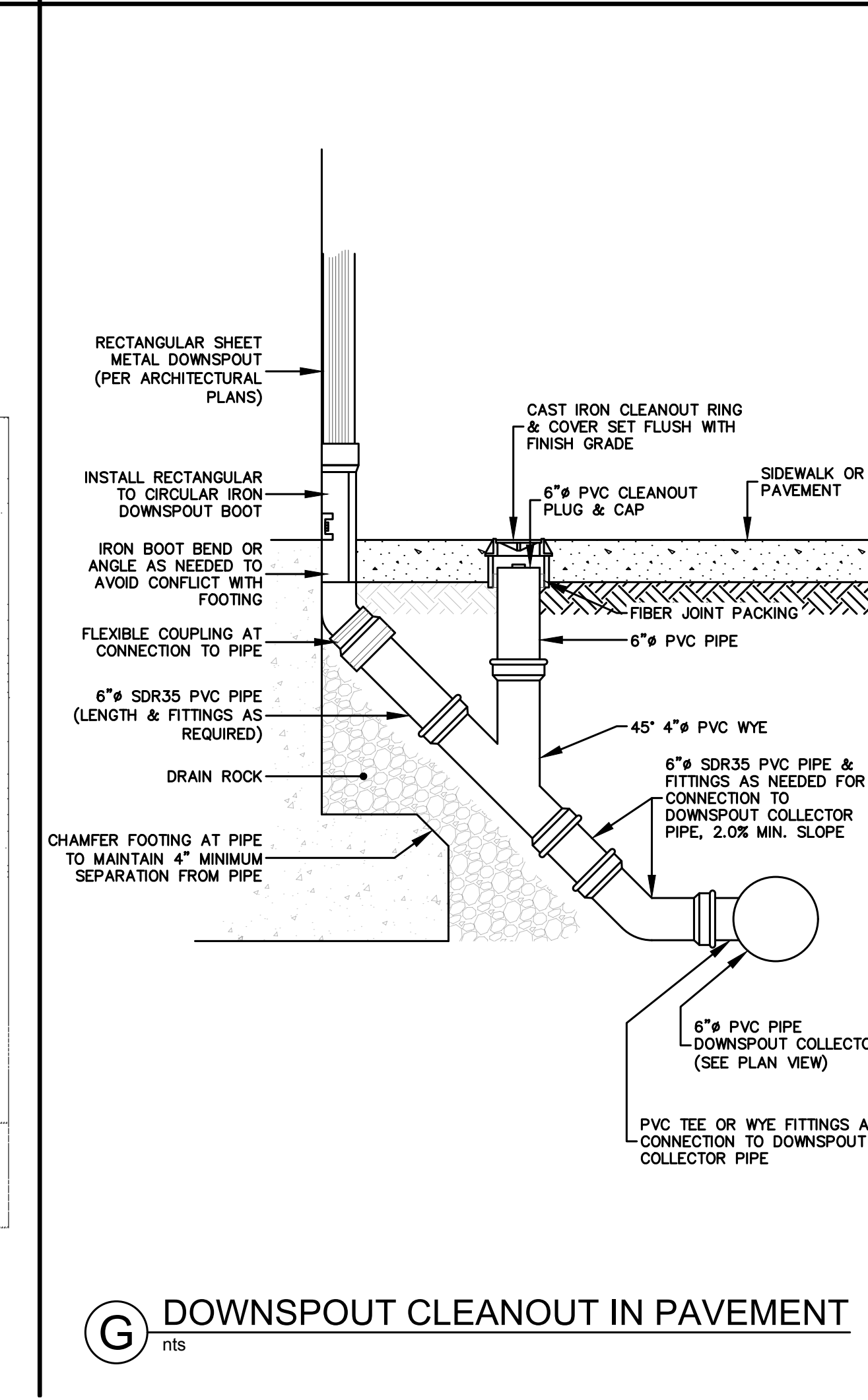
F RECTANGULAR SOLID LID  
nts



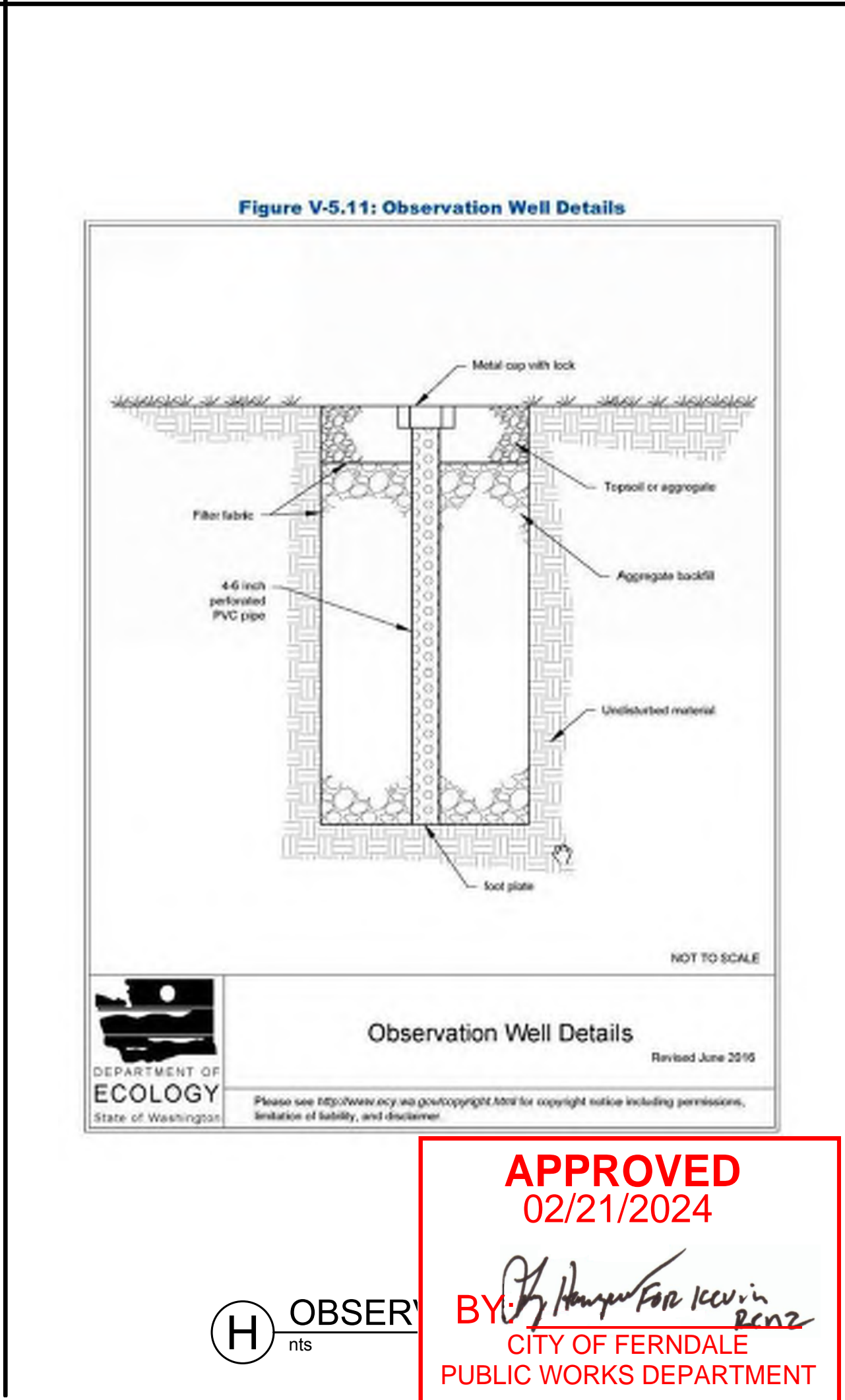
C TYPICAL STORMWATER CLEANOUT  
nts



D PVC PIPE BEDDING SPECIFICATIONS  
nts



G DOWNSPOUT CLEANOUT IN PAVEMENT  
nts



H OBSERVATION WELL  
nts

220 West Chippman Street, Suite 200  
Bellevue, WA 98005  
F: 360.650.1401

**FREELAND & ASSOCIATES**

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REV: \_\_\_\_\_

DESCRIPTION:

CLIENT: FLEXSPACE NORTH, LLC  
6208 PORTAL WAY  
FERNDALE, WASHINGTON  
CALL BEFORE YOU DIG  
FOR BURIED UTILITY LOCATIONS  
1-800-424-5655

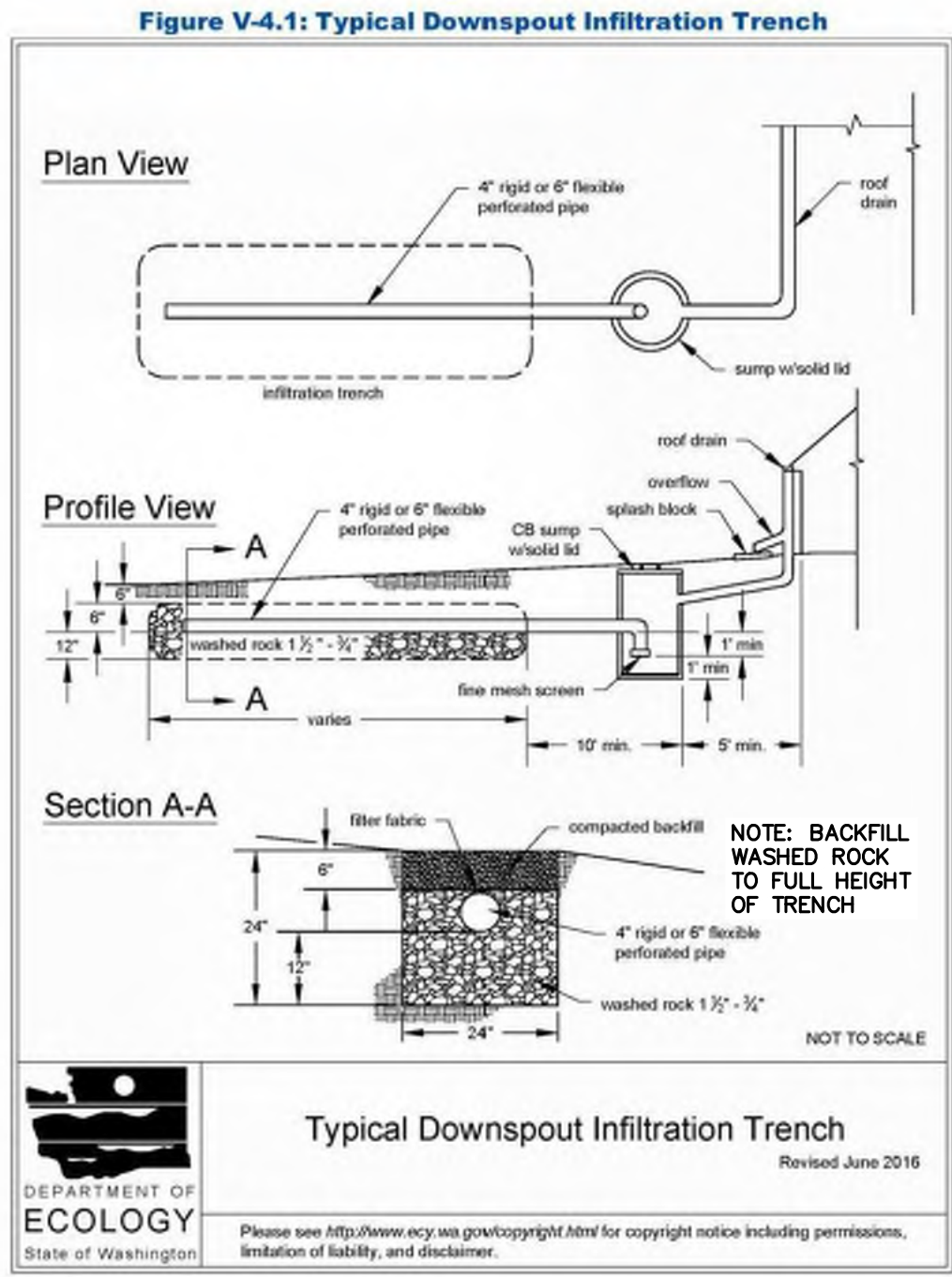
PROJECT LOCATION: FLEXSPACE NORTH  
6445 PORTAL WAY  
FERNDALE, WASHINGTON  
DRAWING #: 21146AB1\_P41.DWG  
DESIGNED BY: NSP  
CHECKED BY: NSP

SHEET CONTENTS: DRAINAGE DETAILS

APPROVED  
02/21/2024  
BY: *[Signature]*  
CITY OF FERNDALE  
PUBLIC WORKS DEPARTMENT

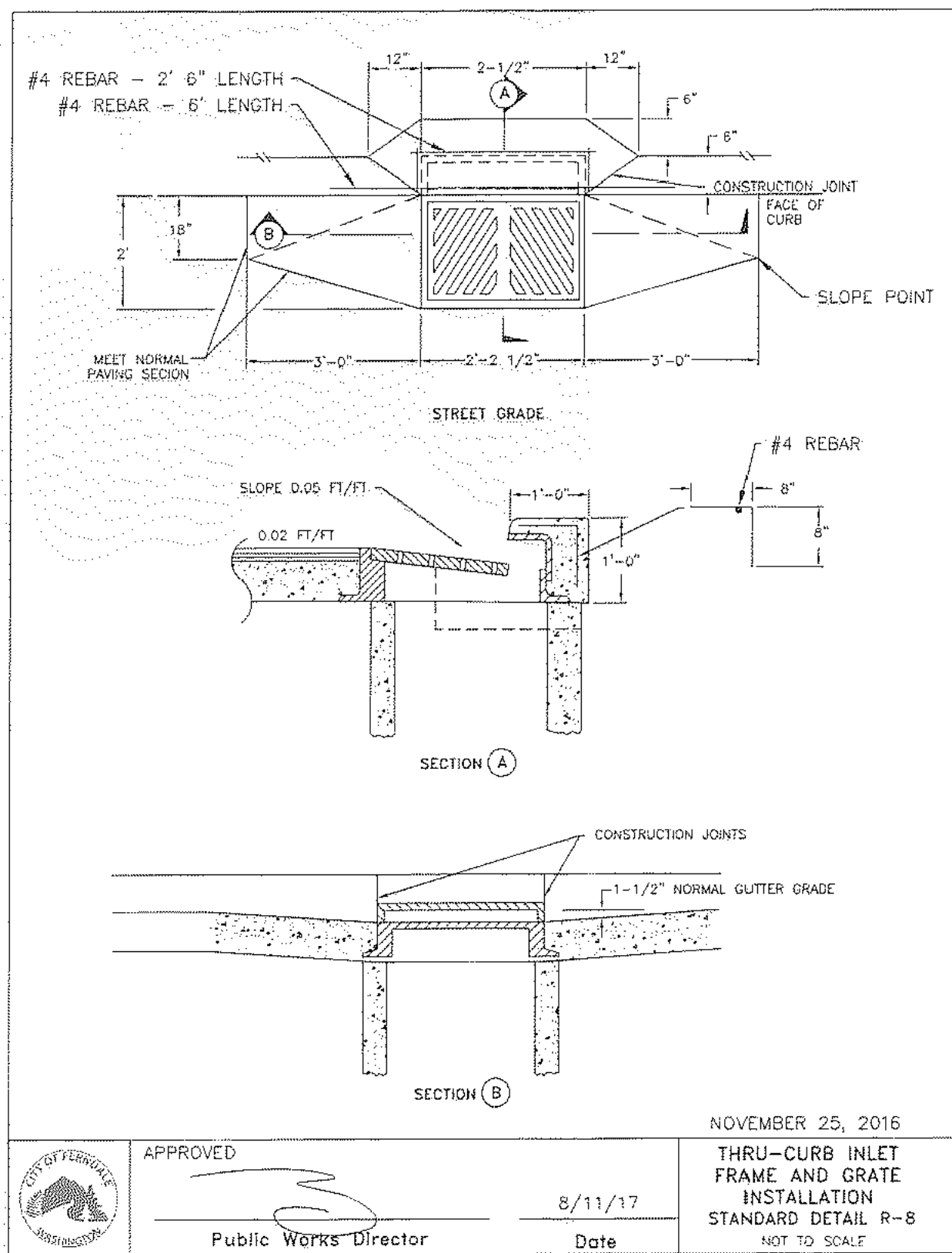
NOVEMBER 23, 2016  
C8.1



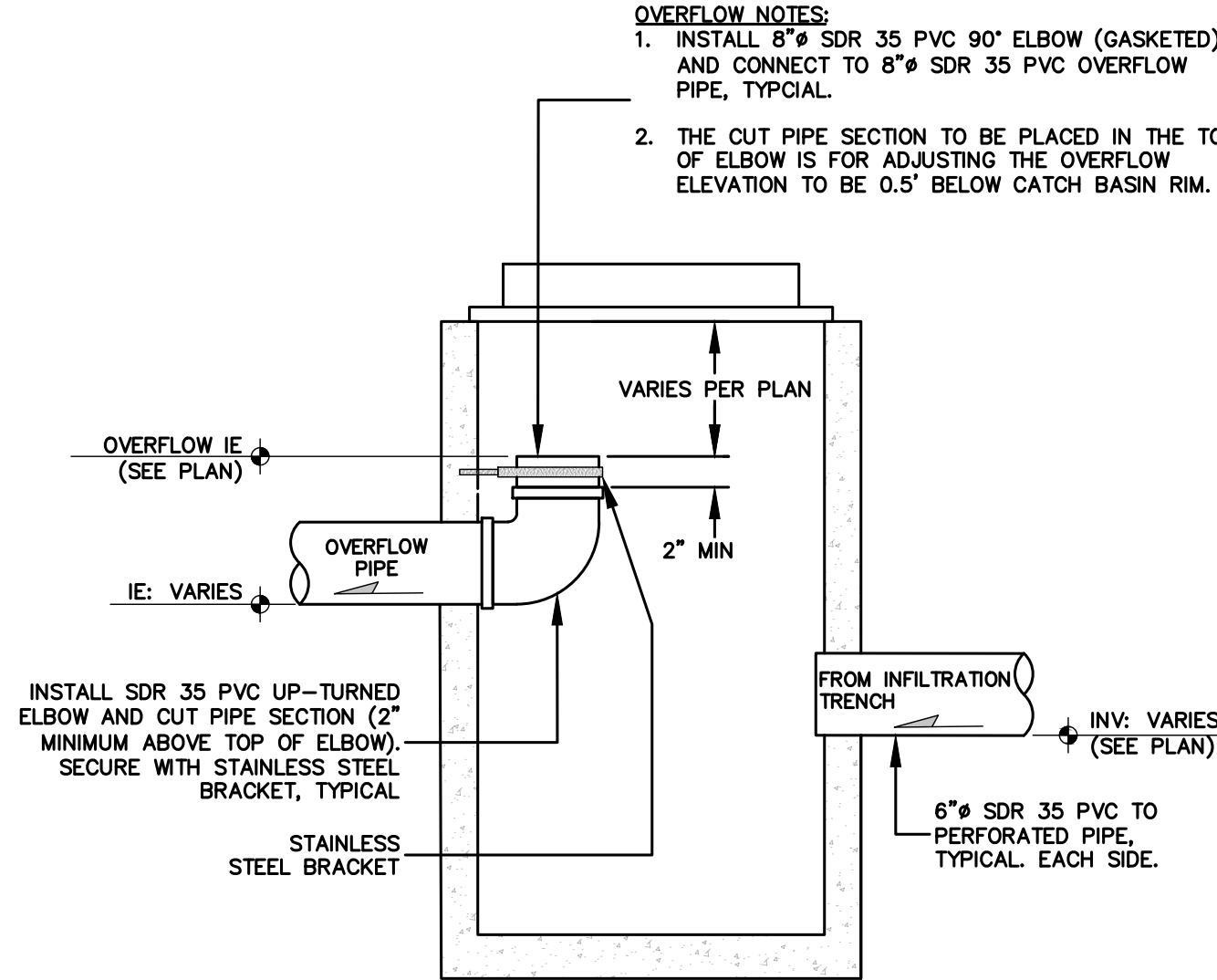


2019 Stormwater Management Manual for Western Washington  
Volume V - Chapter 4 - Page 709

## A TYPICAL DOWNSPOUT INFILTRATION TRENCH



## C THRU CURB INLET FRAME & GRATE



## B OVERFLOW CATCH BASIN

### NOTES ON BIORETENTION SOIL MIX:

#### 1. MINERAL AGGREGATE FOR DEFAULT BSM:

PERCENT FINES: A RANGE OF 2 TO 4 PERCENT PASSING THE #200 SIEVE IS IDEAL AND FINES SHOULD NOT BE ABOVE 5 PERCENT FOR A PROPER FUNCTIONING SPECIFICATION ACCORDING TO ASTM D422.

#### 2. AGGREGATE GRADATION FOR DEFAULT BSM:

THE AGGREGATE PORTION OF THE BSM SHOULD BE WELL-GRADED, ACCORDING TO ASTM D 2487-98 (CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES (UNIFIED SOIL CLASSIFICATION SYSTEM)). WELL-GRADED SAND SHOULD HAVE THE FOLLOWING GRADATION COEFFICIENTS:

- COEFFICIENT OF UNIFORMITY (CU = D60/D10) EQUAL TO OR GREATER THAN 4
- COEFFICIENT OF CURVE (CC = (D30)2/D60 X D10) GREATER THAN OR EQUAL TO 1 AND LESS THAN OR EQUAL TO 3

#### 3. GRADATION GUIDELINE FROM THE 2019 DOE SWMMWW SHOWN IN TABLE BELOW

### BIORETENTION SOIL MIX GRADATION:

Table V-5.2: General  
Guideline for Mineral  
Aggregate Gradation

Sieve Size	Percent Passing
3/8"	100
#4	95-100
#10	75-90
#40	25-40
#100	4-10
#200	2-5

3" COURSE COMPOST  
18" BIORETENTION SOIL MIX  
EXISTING NATIVE SUBGRADE

### COMPOST

TO ENSURE THAT THE BSM WILL SUPPORT HEALTHY PLANT GROWTH AND ROOT DEVELOPMENT, CONTRIBUTE TO BIOFILTRATION OF POLLUTANTS, AND NOT RESTRICT INFILTRATION WHEN USED IN THE PROPORTIONS CITED HEREIN, THE FOLLOWING COMPOST STANDARDS ARE REQUIRED:

- MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220 (INCLUDING CONTAMINANT LEVELS AND OTHER STANDARDS), AVAILABLE ONLINE AT [HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/ORGANICS/SOL.HTML](http://www.ecy.wa.gov/programs/swfa/organics/sol.html)
- PRODUCED AT A COMPOSTING FACILITY PERMITTED BY THE WA DEPARTMENT OF ECOLOGY. A CURRENT LIST OF PERMITTED FACILITIES IS AVAILABLE AT [HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/COMPOST/](http://www.ecy.wa.gov/programs/swfa/compost/)
- THE COMPOST PRODUCT MUST ORIGINATE A MINIMUM OF 65 PERCENT BY VOLUME FROM RECYCLED PLANT WASTE AS DEFINED IN WAC 173-350-100 AS "TYPE I FEEDSTOCKS," A MAXIMUM OF 35 PERCENT BY VOLUME OF OTHER APPROVED ORGANIC WASTE AS DEFINED IN WAC 173-350-100 AS "TYPE III," INCLUDING POSTCONSUMER FOOD WASTE, BUT NOT INCLUDING BIOSOLIDS, MAY BE SUBSTITUTED FOR RECYCLED PLANT WASTE. TYPE II AND IV FEEDSTOCKS SHALL NOT BE USED FOR THE COMPOST GOING INTO BIORETENTION FACILITIES OR RAIN GARDENS.
- STABLE (LOW OXYGEN USE AND CO2 GENERATION) AND MATURE (CAPABLE OF SUPPORTING PLANT GROWTH) BY TESTS SHOWN BELOW. THIS IS CRITICAL TO PLANT SUCCESS IN A BIORETENTION SOIL MIXES.
- MOISTURE CONTENT RANGE: NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING THE MATERIAL.
- TESTED IN ACCORDANCE WITH THE U.S. COMPOSTING COUNCIL "TESTING METHODS FOR THE EXAMINATION OF COMPOST AND COMPOSTING" (TMECC), AS ESTABLISHED IN THE COMPOSTING COUNCIL'S "SEAL OF TESTING ASSURANCE" (STA) PROGRAM. MOST WASHINGTON COMPOST FACILITIES NOW USE THESE TESTS.
- SCREENED TO THE SIZE GRADATIONS FOR FINE COMPOST UNDER TMECC TEST METHOD 02.02-B (GRADATIONS ARE SHOWN IN THE SPECIFICATION IN AN APPENDIX OF THE LOW IMPACT DEVELOPMENT TECHNICAL GUIDANCE MANUAL FOR PUGET SOUND)

PH BETWEEN 6.0 AND 8.5 (TMECC 04.11-A). IF THE PH FALLS OUTSIDE OF THE ACCEPTABLE RANGE, IT MAY BE MODIFIED WITH LIME TO INCREASE THE PH OR IRON SULFATE PLUS SULFUR TO LOWER THE PH. THE LIME OR IRON SULFATE MUST BE MIXED UNIFORMLY INTO THE SOIL PRIOR TO USE IN THE BIORETENTION AREA.

- MANUFACTURED INERT CONTENT LESS THAN 1% BY WEIGHT (TMECC 03.08-A)
- MINIMUM ORGANIC MATTER CONTENT OF 40% (TMECC 05.07-A)
- SOLUBLE SALT CONTENT LESS THAN 4.0 MMHOS/CM (TMECC 04.10-A)
- MATURITY GREATER THAN 80% (TMECC 05.05-A "GERMINATION AND VIGOR")
- STABILITY OF 7 OR BELOW (TMECC 05.08-B "CARBON DIOXIDE EVOLUTION RATE")
- CARBON TO NITROGEN RATIO (TMECC 04.01 "TOTAL CARBON" AND 04.02D "TOTAL KJELDHAL NITROGEN") OF LESS THAN 25:1. THE C:N RATIO MAY BE UP TO 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PUGET SOUND LOWLAND NATIVE SPECIES AND UP TO 40:1 FOR COARSE COMPOST TO BE USED AS A SURFACE MULCH (NOT IN A SOIL MIX).

### TESC

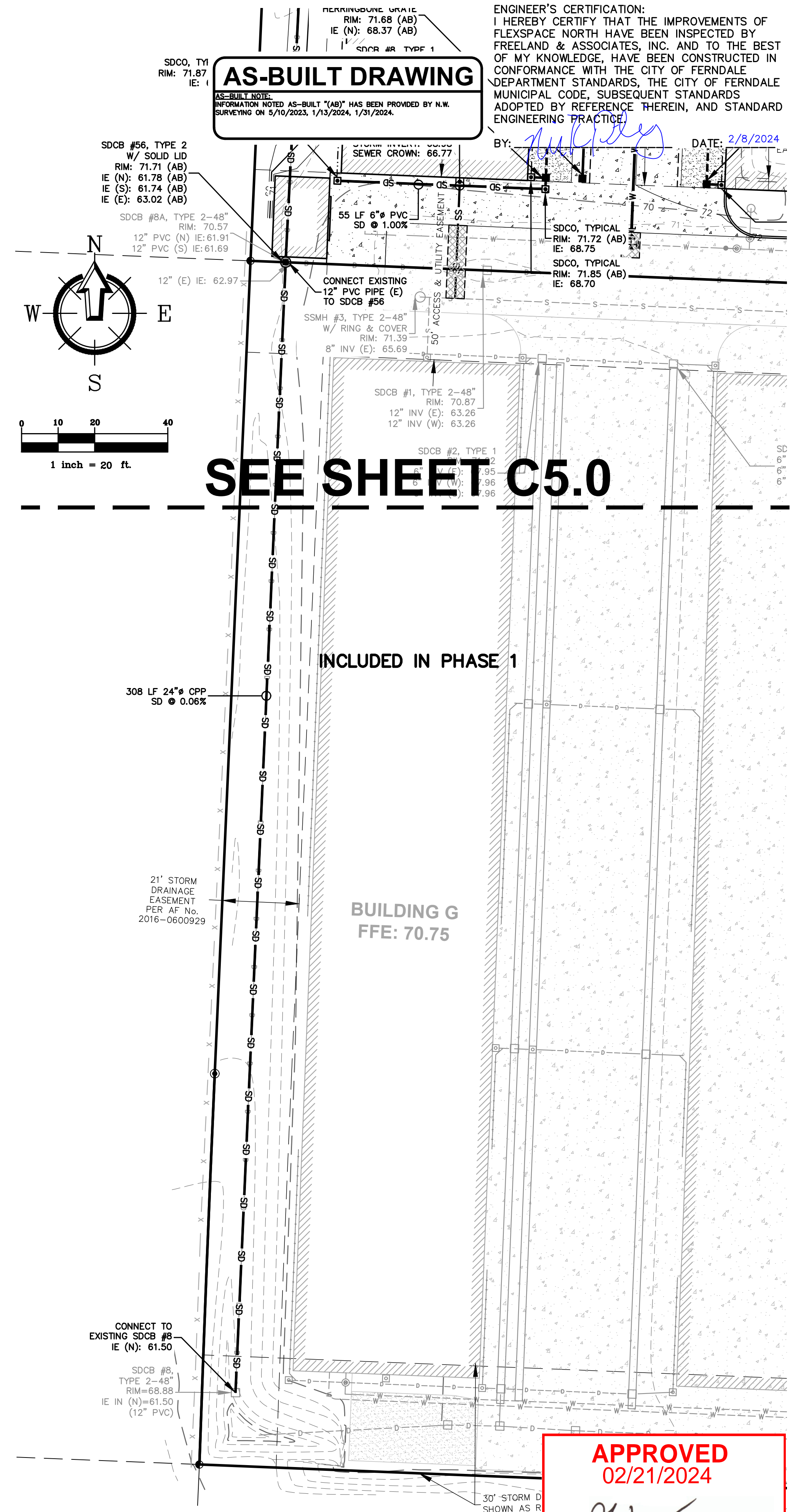
CONTROLLING EROSION AND SEDIMENT ARE MOST DIFFICULT DURING CLEARING, GRADING, AND CONSTRUCTION. ACCORDINGLY, MINIMIZING SITE DISTURBANCES TO THE GREATEST EXTENT PRACTICABLE IS THE MOST EFFECTIVE SEDIMENT MANAGEMENT. ALWAYS KEEP CONSTRUCTION TRAFFIC OFF OF BIORETENTION AREA.

- BIORETENTION AREAS SHOULD NOT BE USED AS SEDIMENT CONTROL FACILITIES AND ALL DRAINAGE SHOULD BE DIRECTED AWAY FROM BIORETENTION AREAS AFTER INITIAL ROUGH GRADING. FLOW CAN BE DIRECTED AWAY FROM THE FACILITY WITH TEMPORARY DIVERSION SWALES OR OTHER APPROVED PROTECTION.
- CONSTRUCTION ON BIORETENTION FACILITIES SHOULD NOT BEGIN UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED ACCORDING TO EROSION AND SEDIMENT CONTROL BMPs.
- IF THE DESIGN INCLUDES CURB AND GUTTER, THE CURB CUTS AND INLETS SHOULD BE BLOCKED UNTIL BSM AND MULCH HAVE BEEN PLACED AND PLANTING IS COMPLETED.

IF IT BECOMES UNAVOIDABLE TO PREVENT STORMWATER RUNOFF FROM ENTERING THE BIORETENTION FACILITY DURING CONSTRUCTION, ADDITIONAL SEDIMENT CONTROLS AND ALTERED CONSTRUCTION TECHNIQUES MUST BE EMPLOYED.

### WITHOUT UNDERDRAIN:

- INSTALL ADDITIONAL SEDIMENT CONTROLS, SUCH AS A TEMPORARY FOREBAY TO LOCALIZE SEDIMENT.
- LEAVE TEMPORARY GRADE AT LEAST 6 INCHES ABOVE FINAL GRADE.
- LINE BIORETENTION FACILITY WITH PLASTIC OR 6 INCH THICK BLANKET OF MULCH.



## E OUTFALL

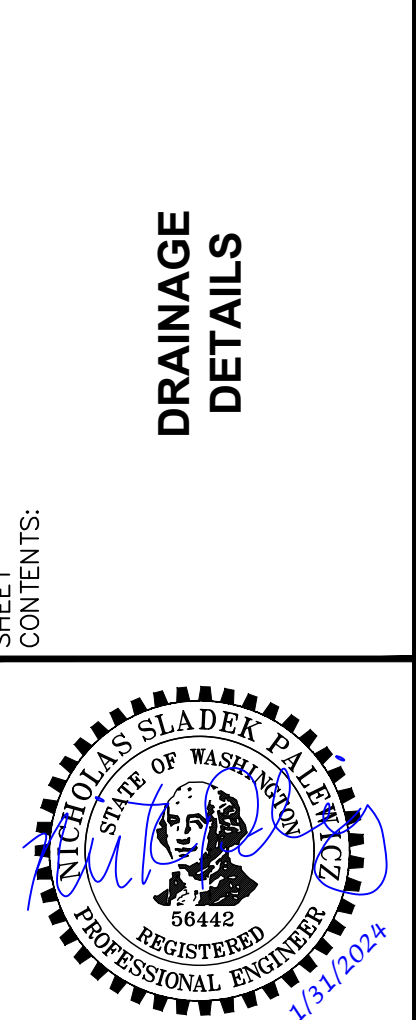
ENGINEER'S CERTIFICATION:  
I HEREBY CERTIFY THAT THE IMPROVEMENTS OF  
FLEXSPACE NORTH HAVE BEEN INSPECTED BY  
FREELAND & ASSOCIATES, INC. AND TO THE BEST  
OF MY KNOWLEDGE, HAVE BEEN CONSTRUCTED IN  
CONFORMANCE WITH THE CITY OF FERNDALE  
MUNICIPAL CODE, SUBSEQUENT STANDARDS  
ADOPTED BY REFERENCE THEREIN, AND STANDARD  
ENGINEERING PRACTICE.

BY: *[Signature]* DATE: 2/8/2024



DESCRIPTION:	
REV:	
DATE:	
CLIENT:	FLEXSPACE NORTH, LLC 6208 PORTAL WAY FERNDALE, WASHINGTON
PROJECT LOCATION:	6445 PORTAL WAY FERNDALE, WASHINGTON
SHEET CONTENTS:	DRAWN BY: GIR CHECKED BY: NSP DESIGNED BY: NSP

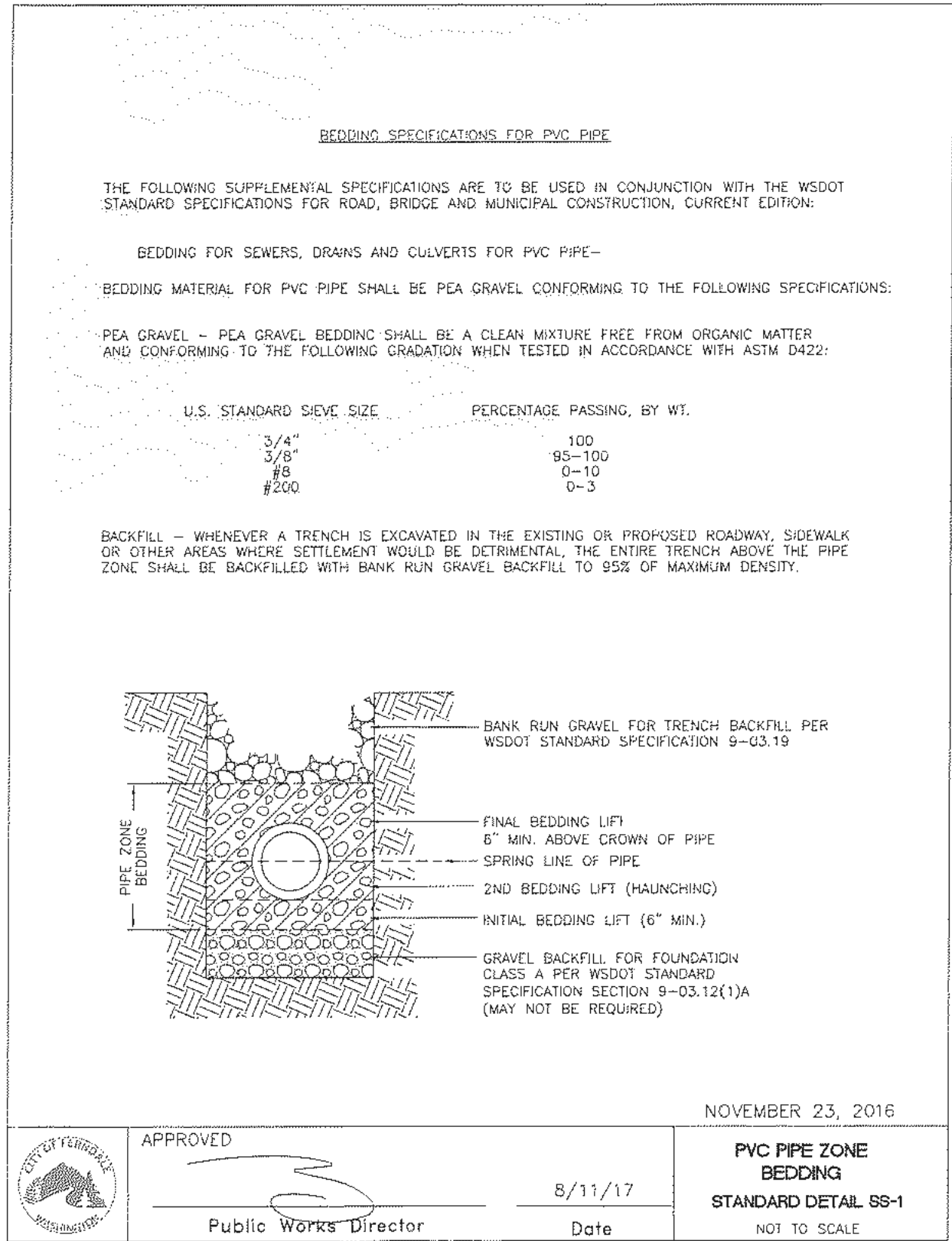
CLIENT:	FLEXSPACE NORTH, LLC 6208 PORTAL WAY FERNDALE, WASHINGTON
PROJECT LOCATION:	6445 PORTAL WAY FERNDALE, WASHINGTON
SHEET CONTENTS:	DRAWN BY: GIR CHECKED BY: NSP DESIGNED BY: NSP



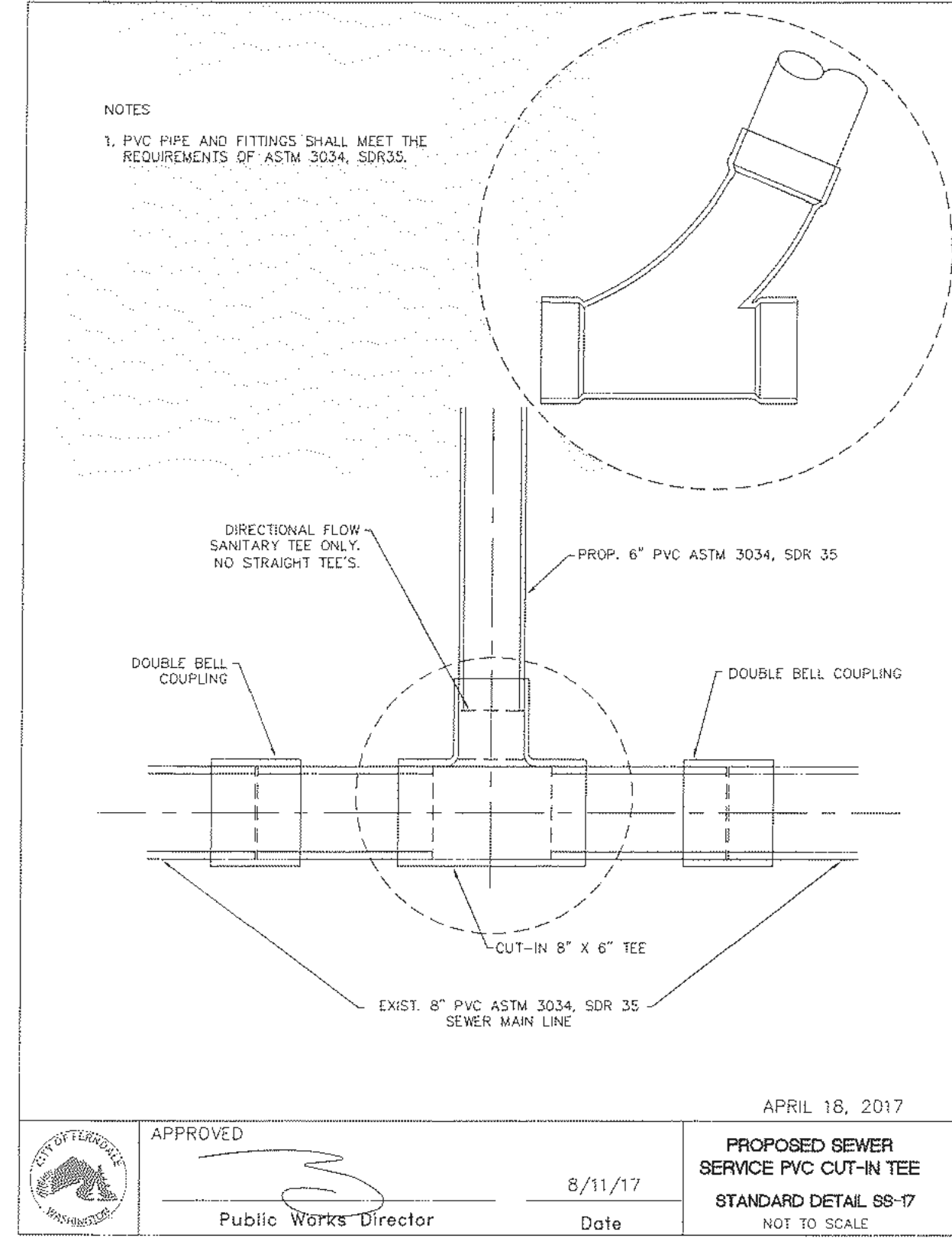
JOB #:	21146
DATE:	01-31-2024
SHEET:	C8.2

APPROVED  
02/21/2024  
BY: *[Signature]*  
CITY OF FERNDALE  
PUBLIC WORKS DEPARTMENT

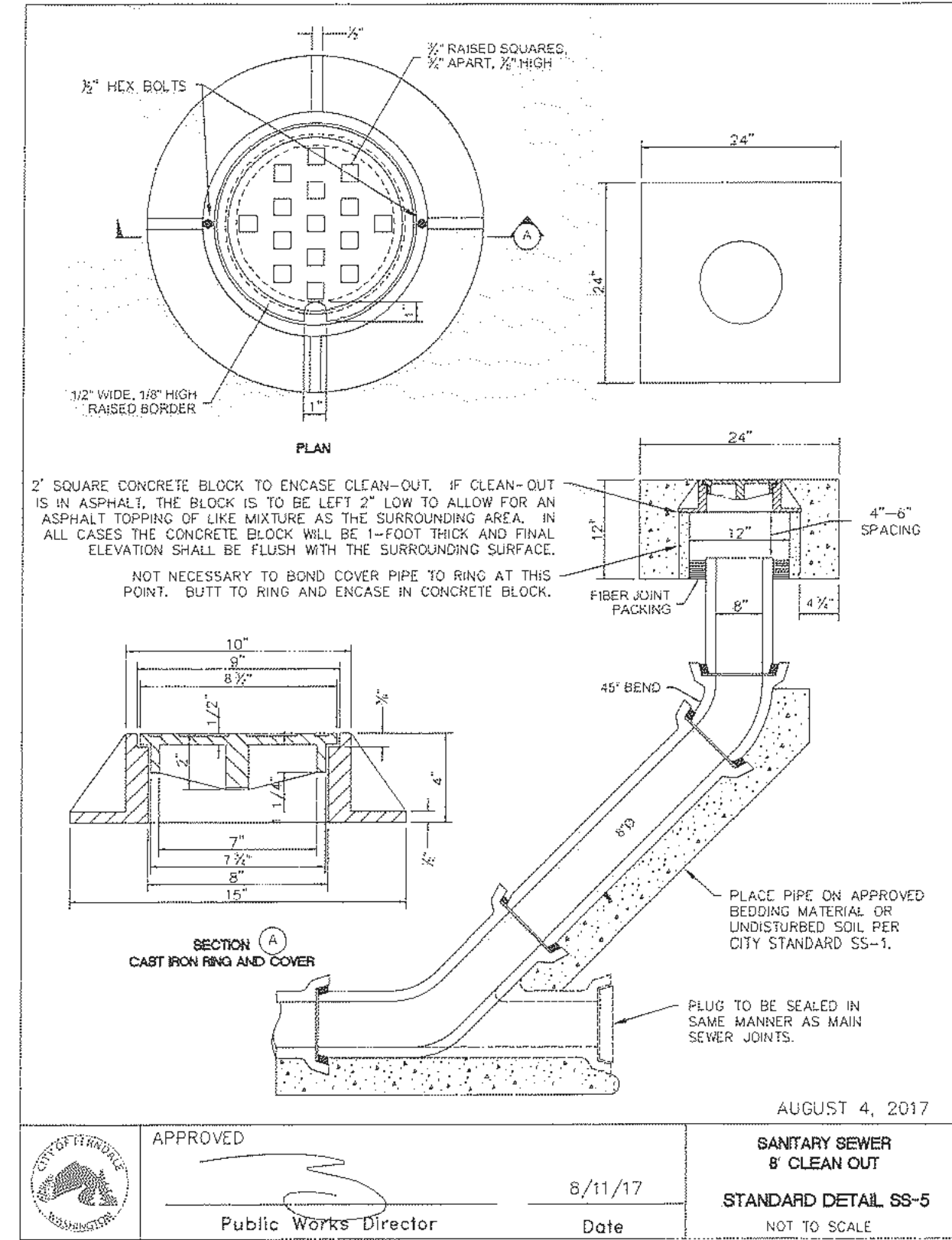




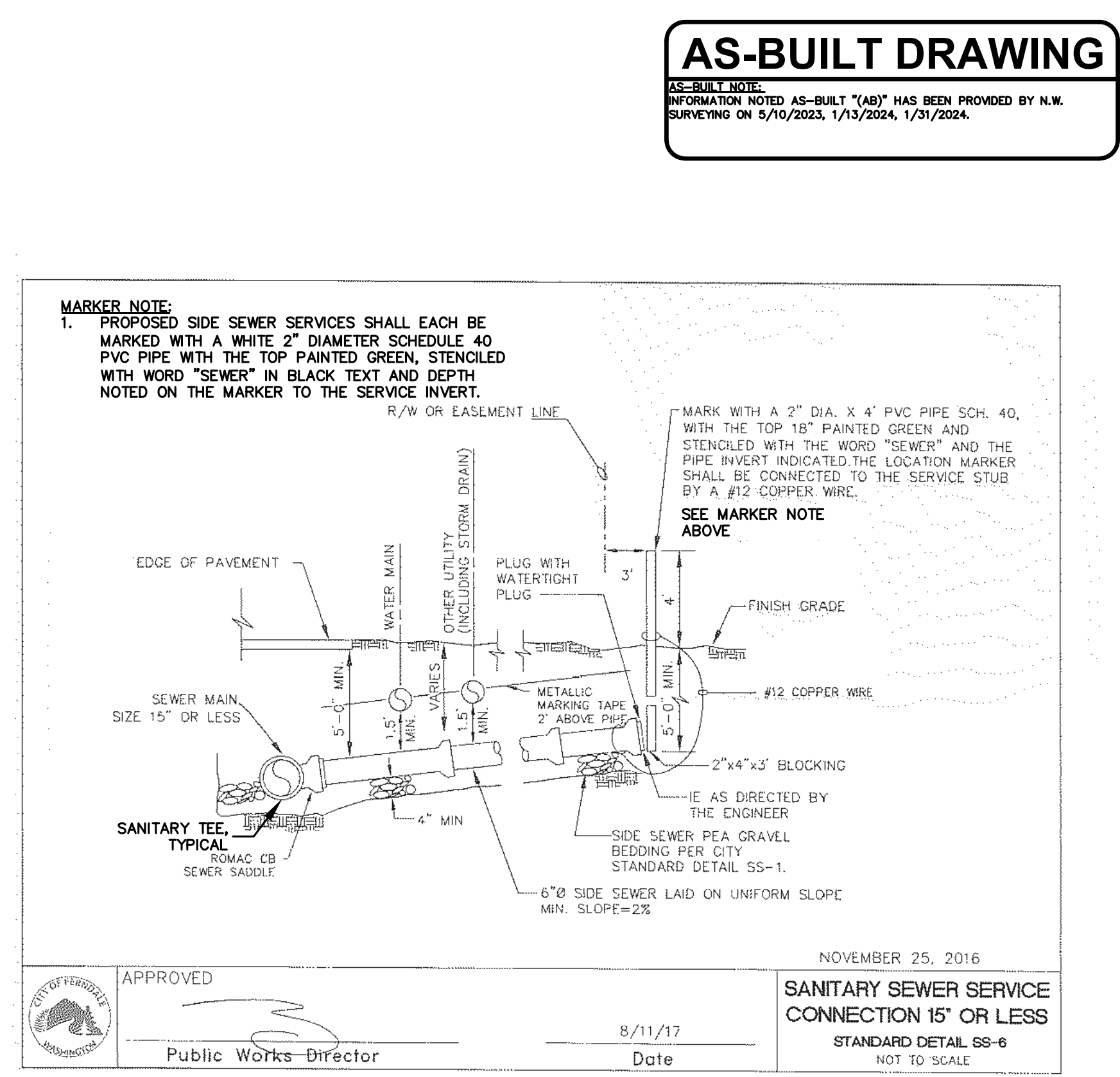
**A** PIPE BEDDING FOR SANITARY SEWERS



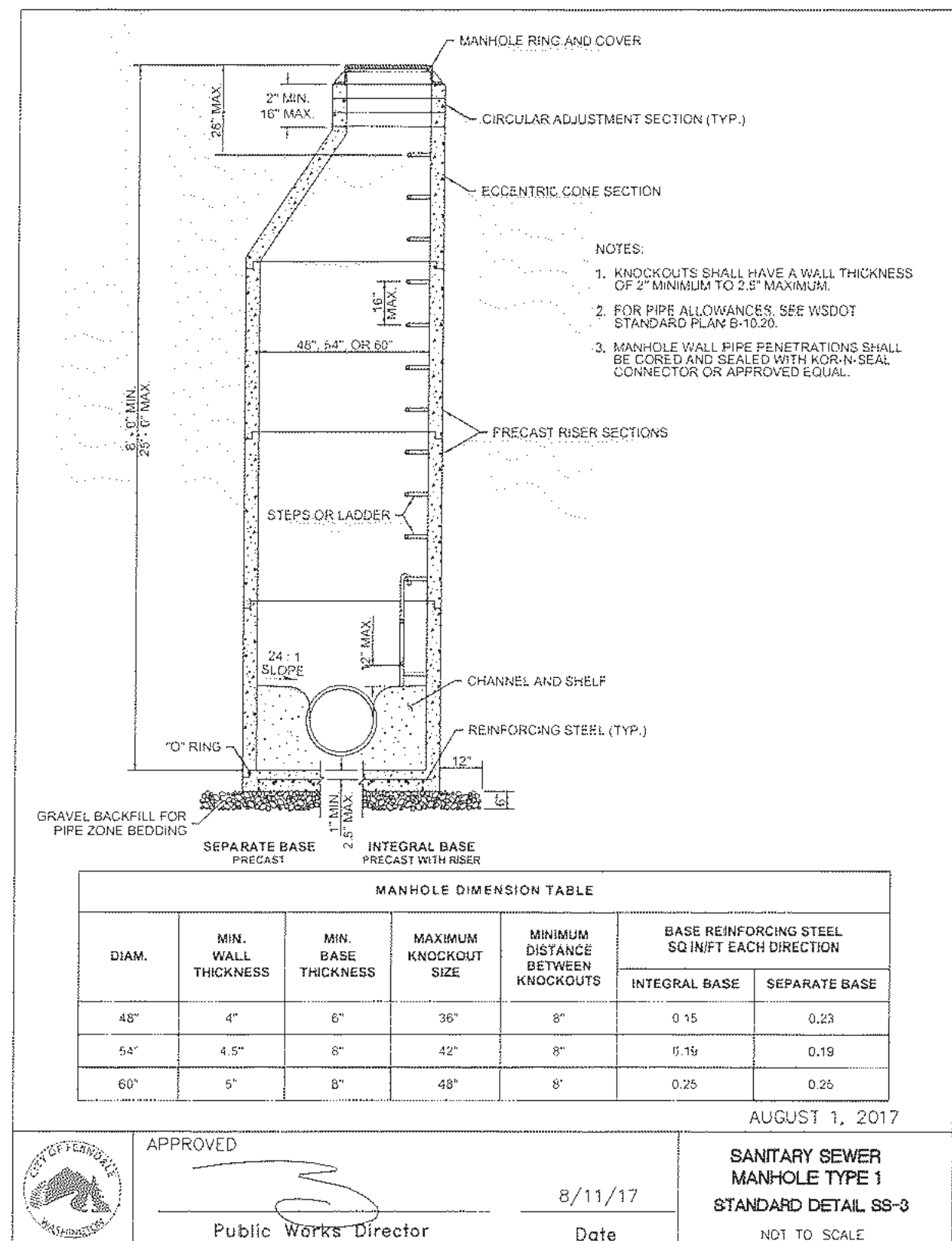
**B** PROPOSED SEWER SERVICE PVC CUT-IN TEE



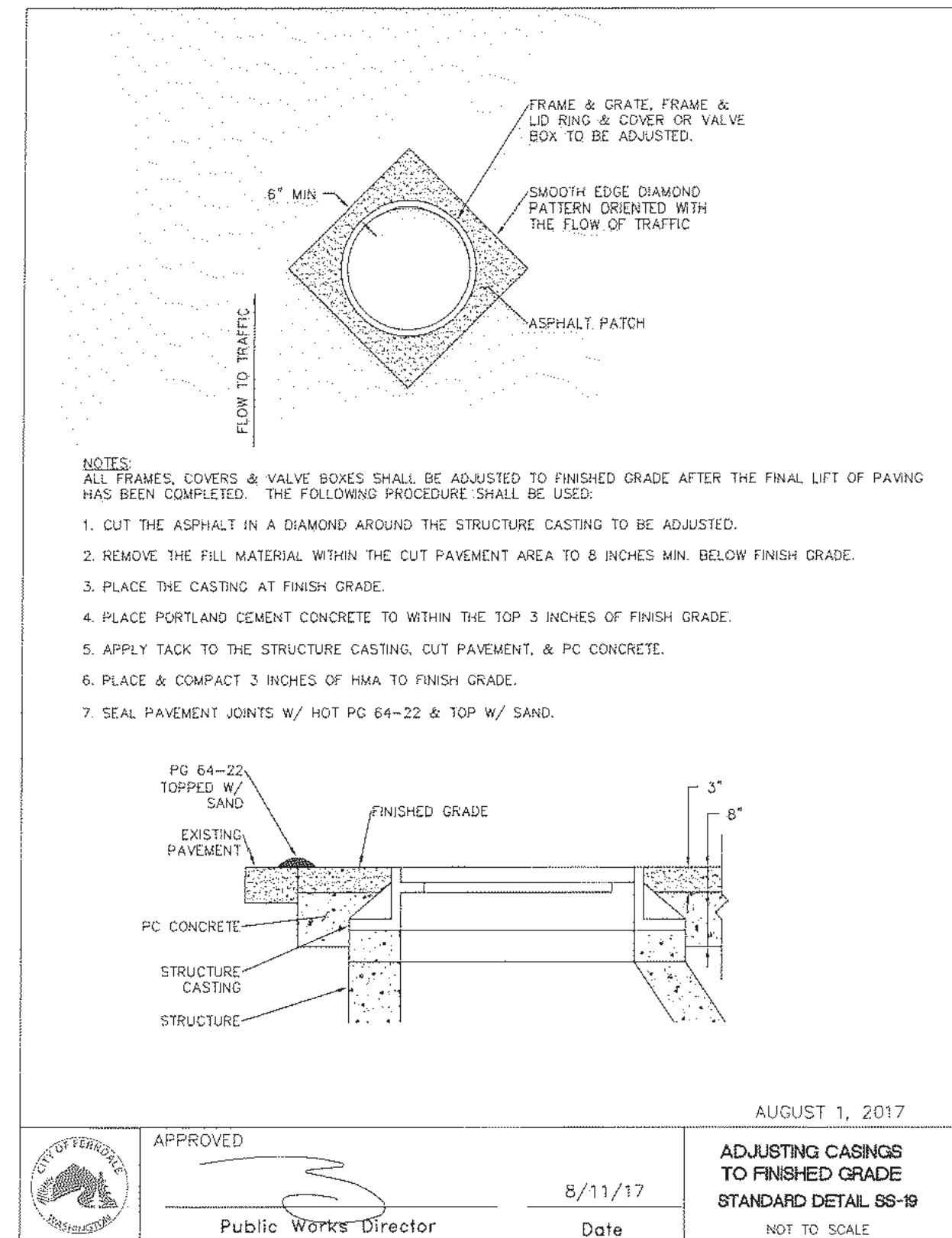
**C** SANITARY SEWER CLEAN OUT



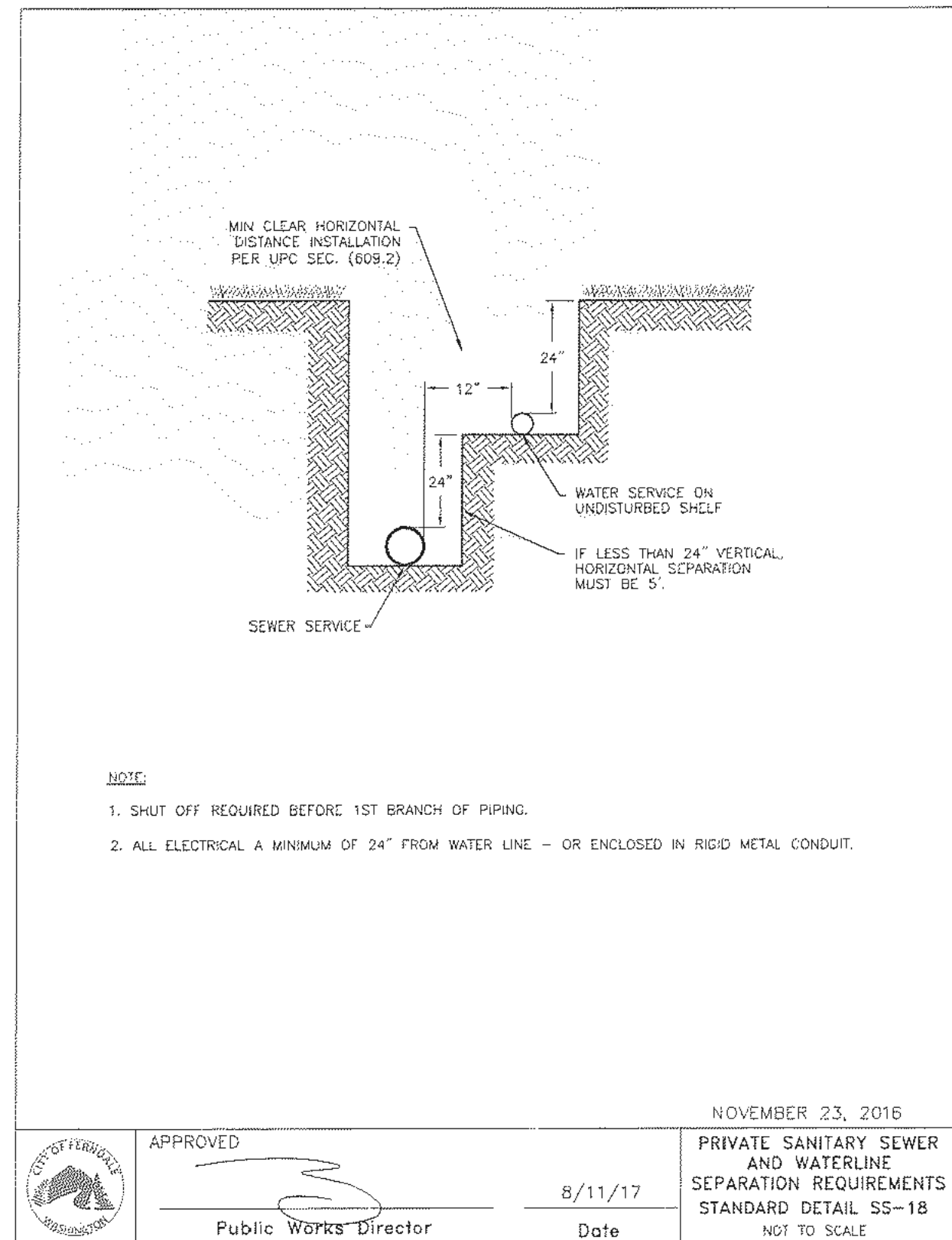
**D** SIDE SEWER SERVICE



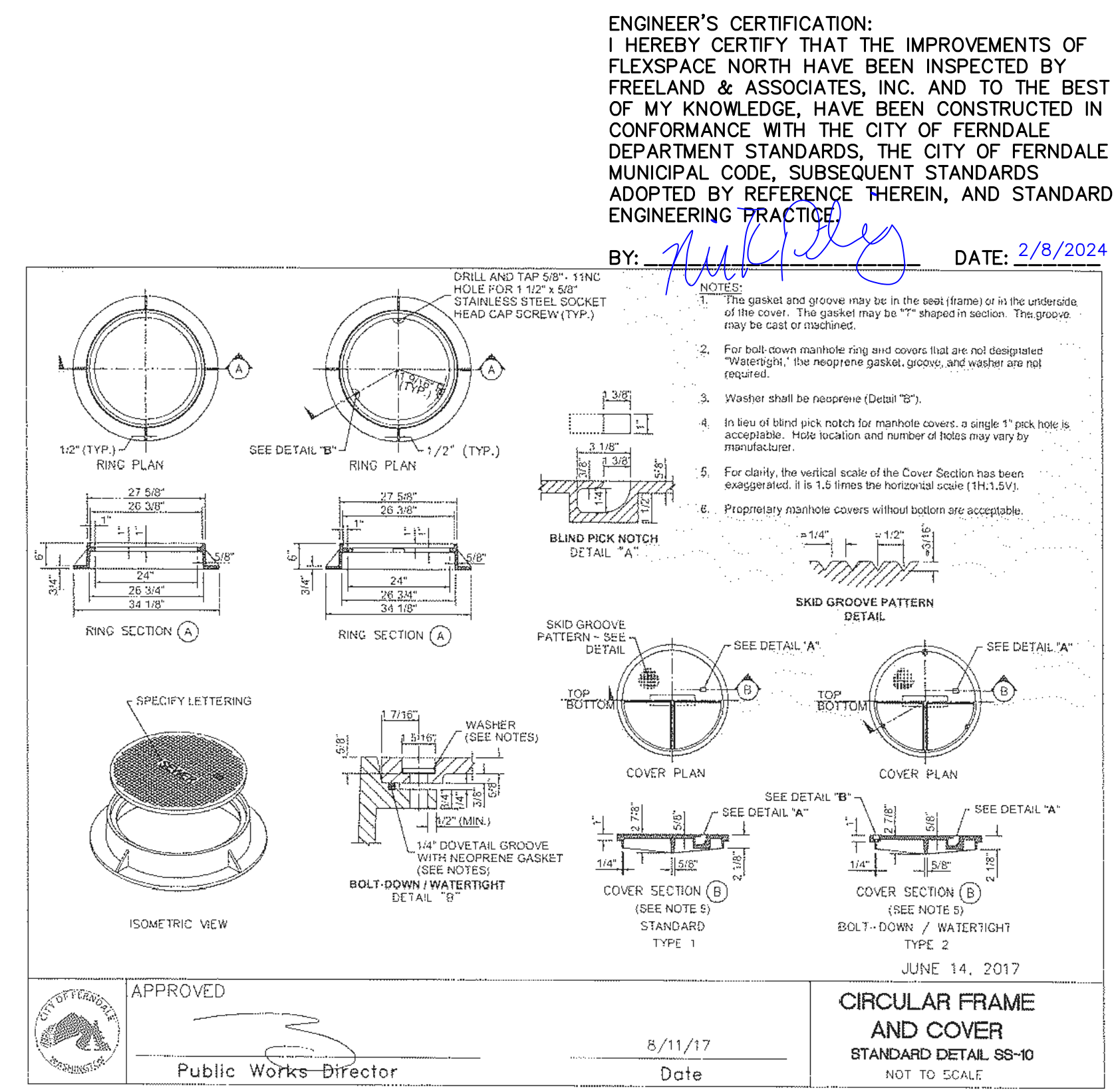
**E** MANHOLE TYPE 1



**F** ADJUSTING CASINGS TO FINISHED GRADE



**G** SEWER AND WATER SEPARATION



**H** CIRCULAR FRAME AND COVER

**APPROVED**  
02/21/2024

BY: DATE: 01-31-2024

CITY OF FERNDALE  
PUBLIC WORKS DEPARTMENT

**FREELAND & ASSOCIATES**

220 West Champion Street, Suite 200 | Bellingham, WA 98225 | T: 360.650.1408 | F: 360.650.1401

CLIENT: FLEXSPACE NORTH, LLC  
6208 PORTAL WAY  
FERNDALE, WASHINGTON

PROJECT LOCATION: FLEXSPACE NORTH  
6445 PORTAL WAY  
FERNDALE, WASHINGTON

DRAWING #: 21146AB1-PH1.DWG  
DRAWN BY: GIR  
CHECKED BY: NSP

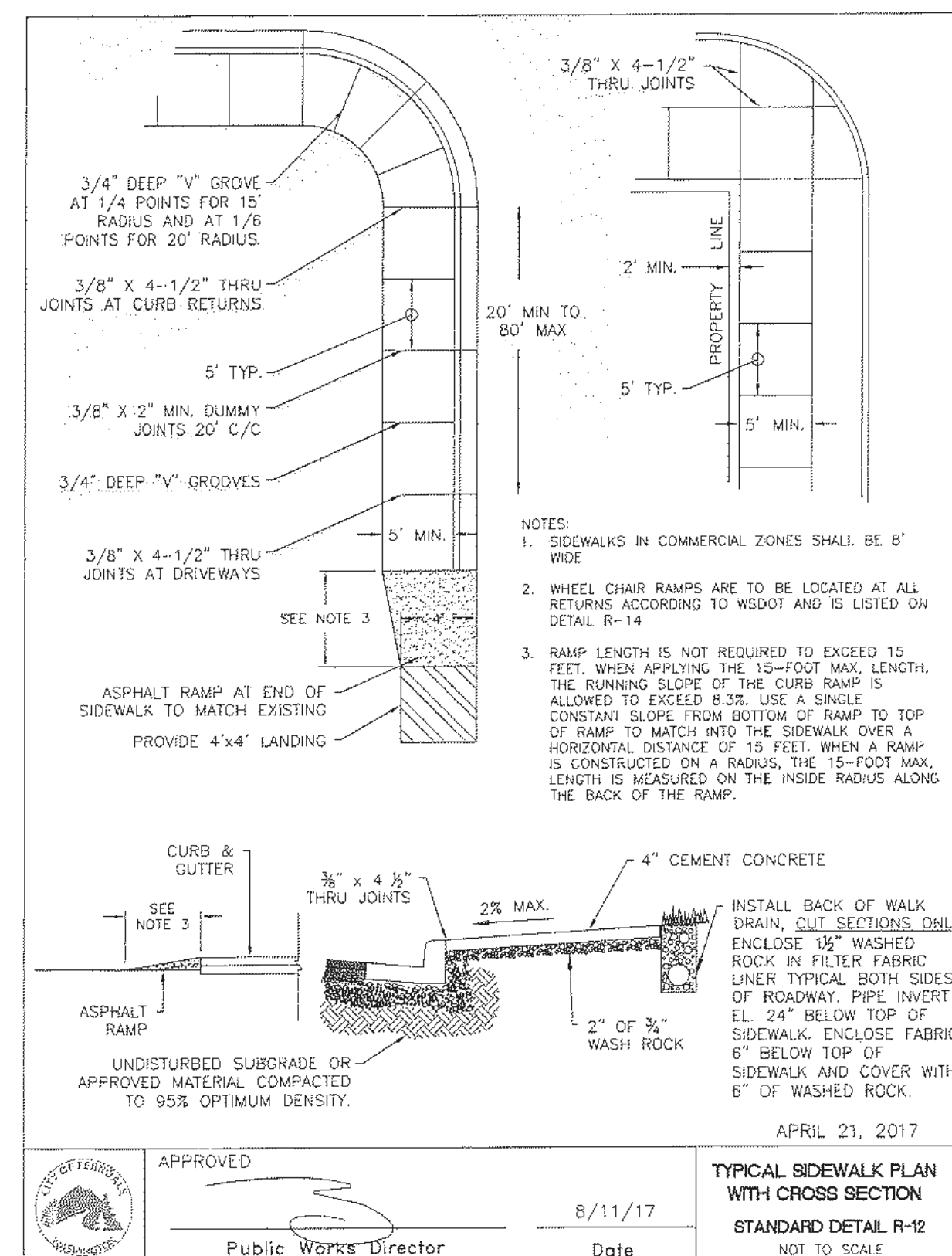
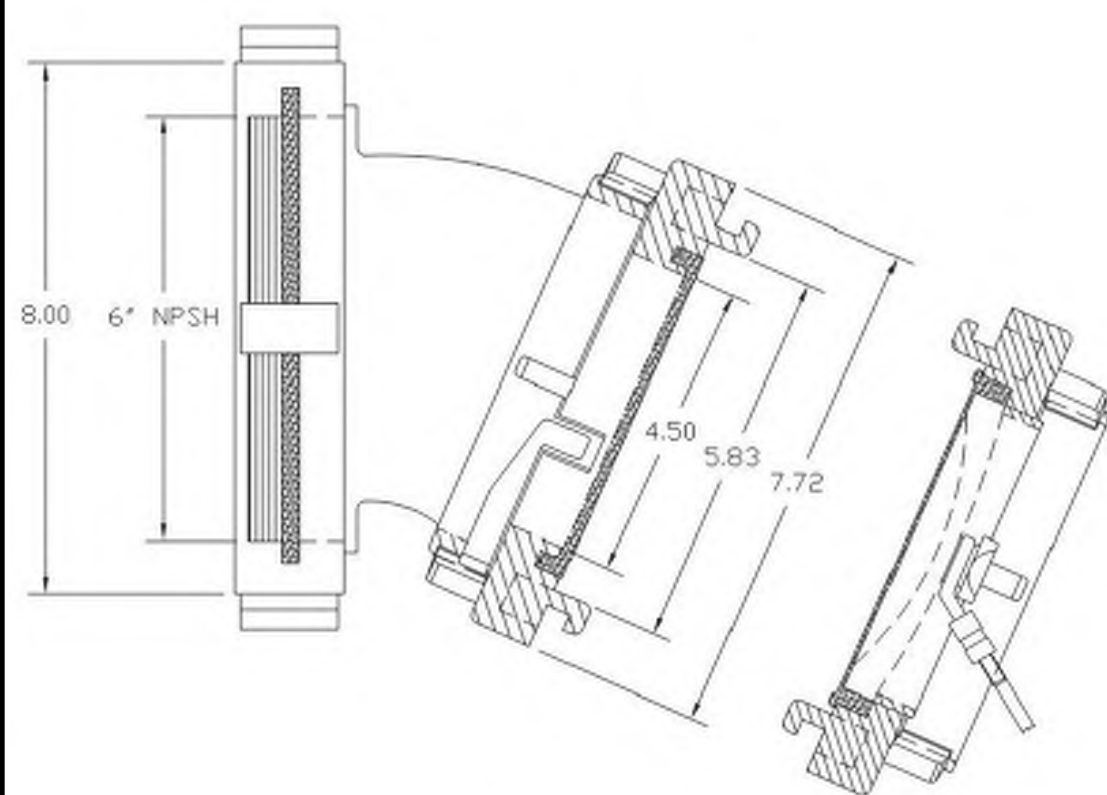
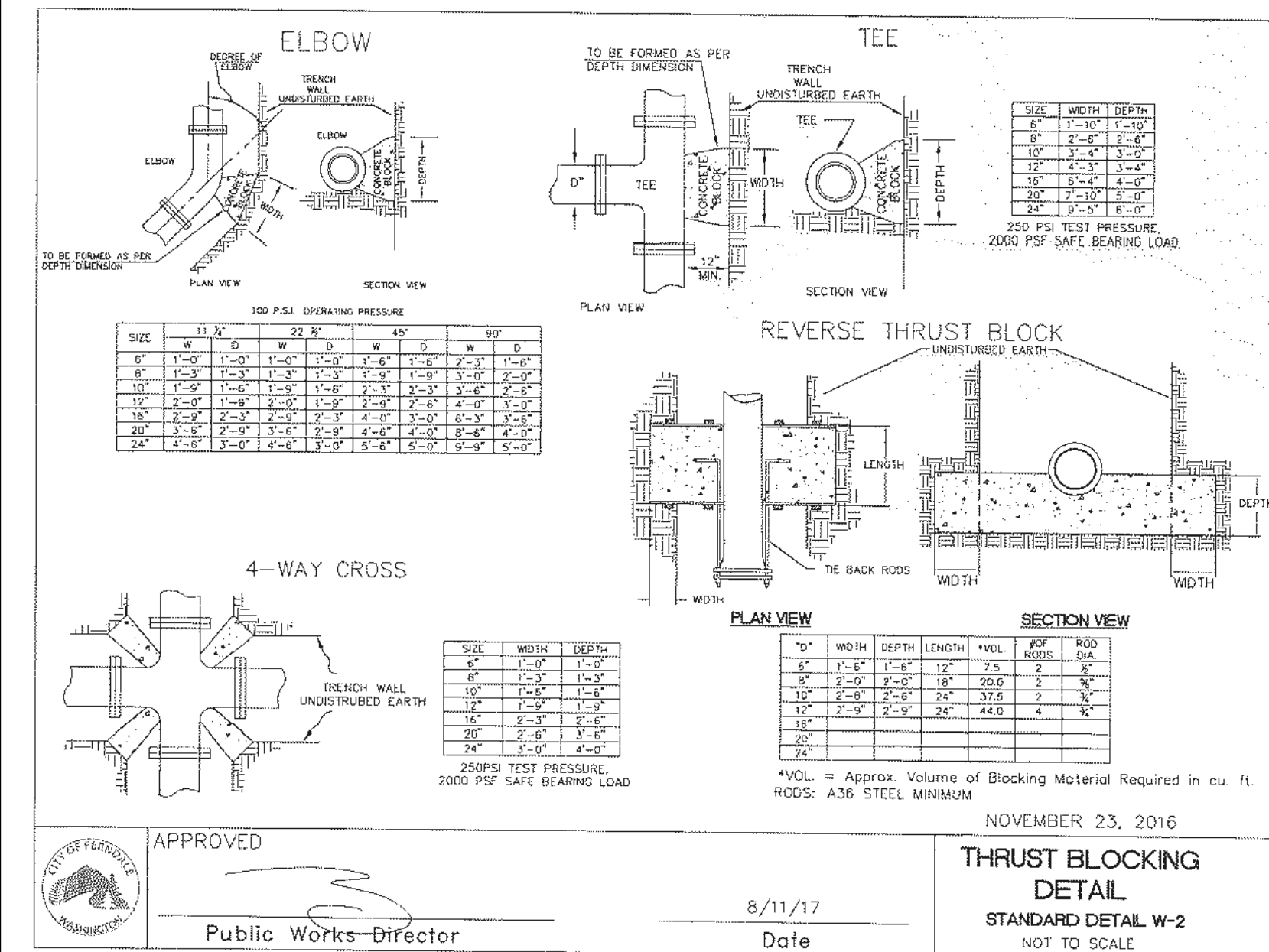
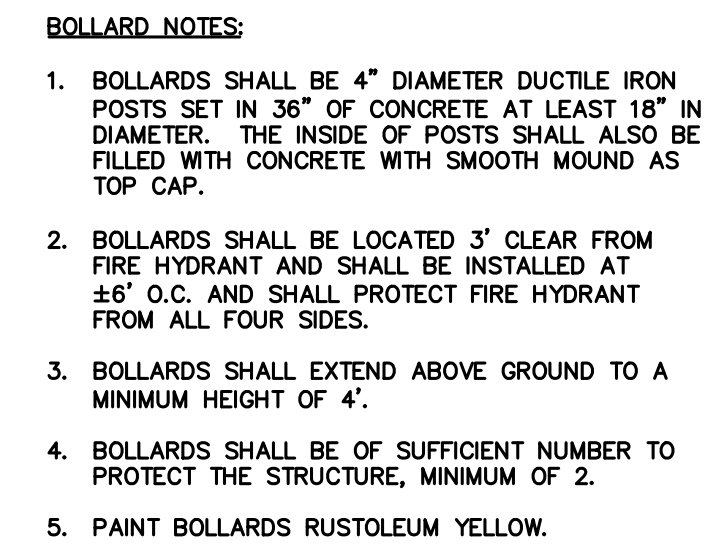
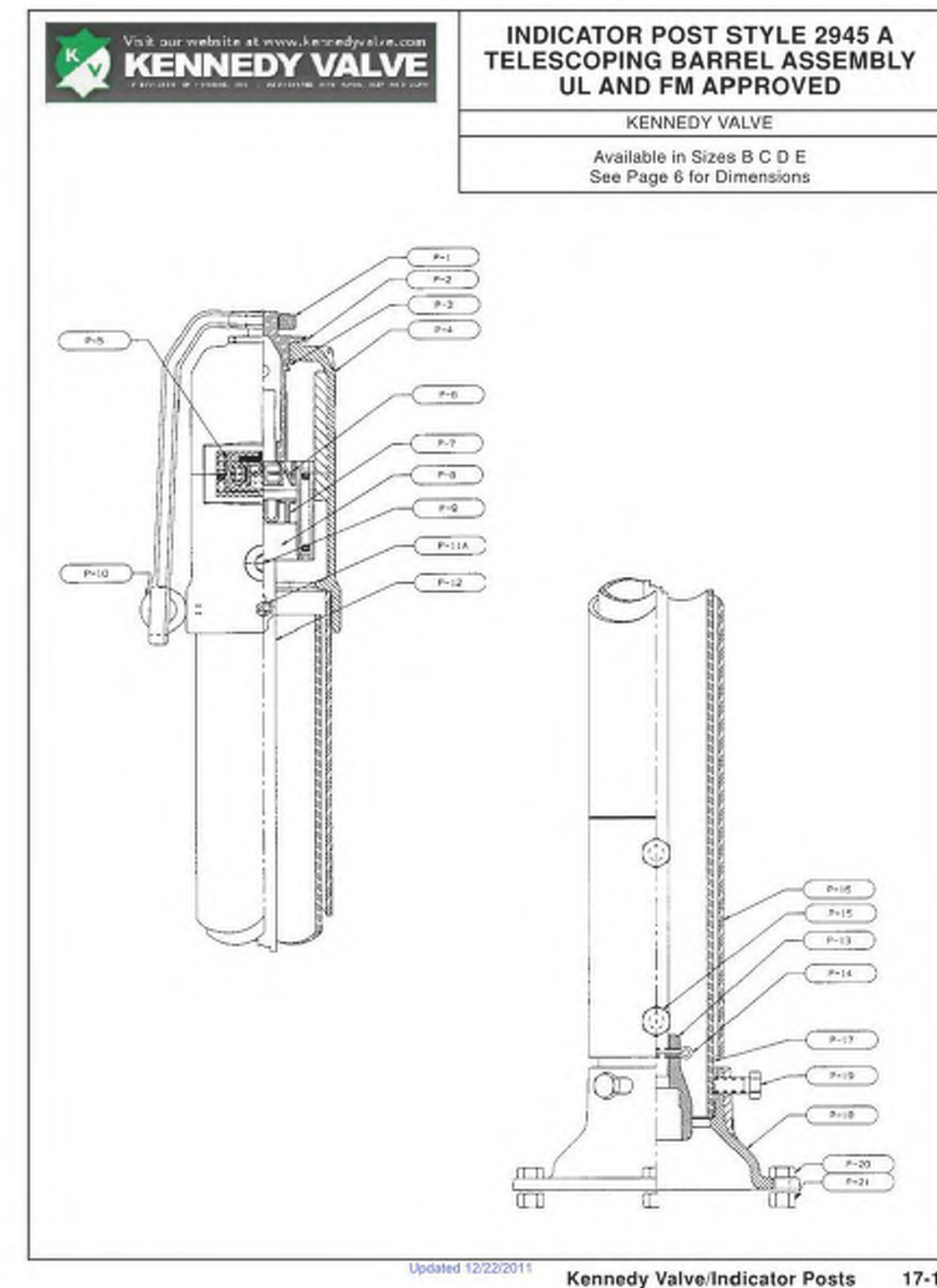
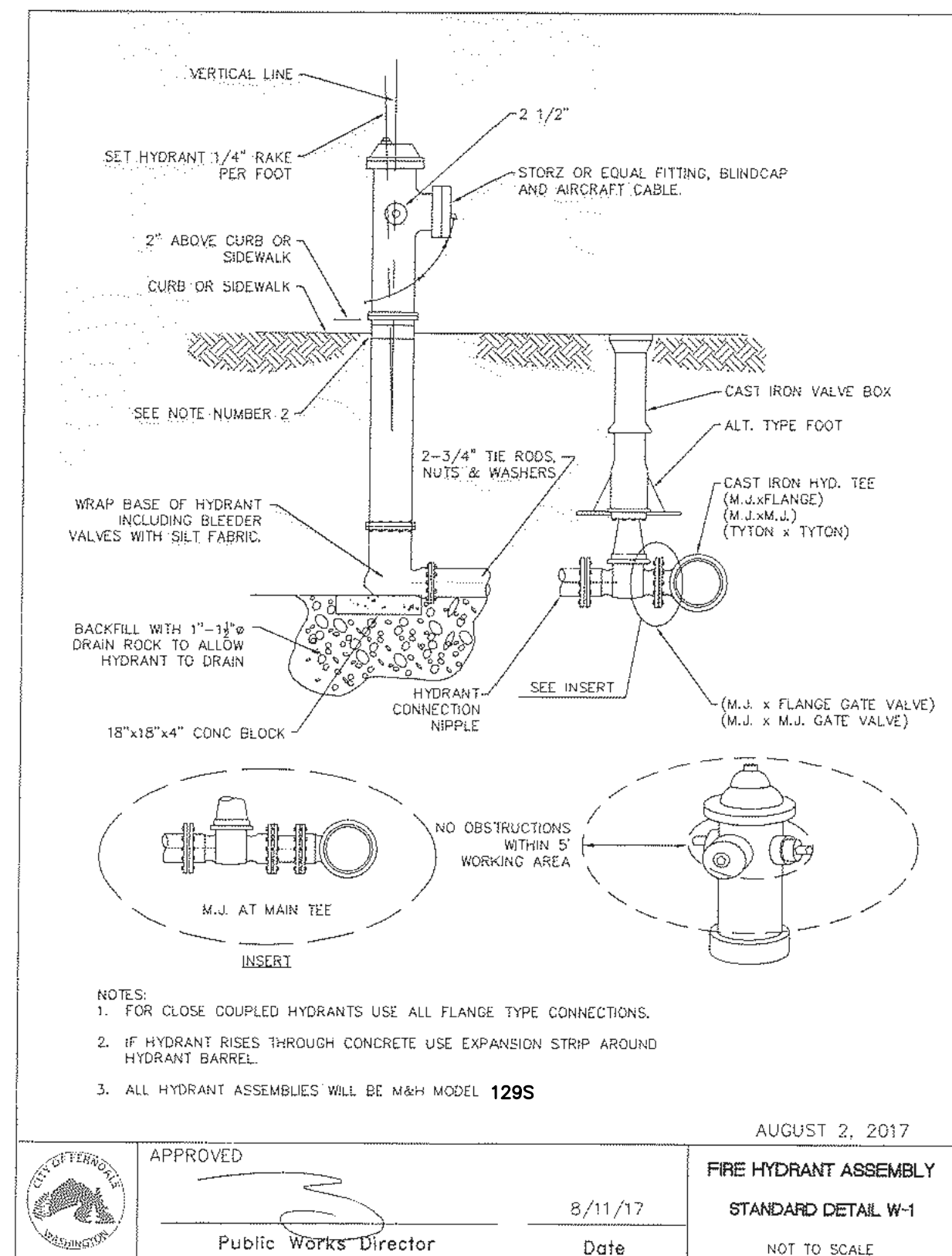
DESIGNED BY: NSP

SHEET CONTENTS: SANITARY SEWER DETAILS

JOB #: 21146 | DATE: 01-31-2024  
SHEET: C8.3

1/31/2024





ENGINEER'S CERTIFICATION:  
I HEREBY CERTIFY THAT THE IMPROVEMENTS OF  
FLEXSPACE NORTH HAVE BEEN INSPECTED BY  
FREELAND & ASSOCIATES, INC. AND TO THE BEST  
OF MY KNOWLEDGE, HAVE BEEN CONSTRUCTED IN  
CONFORMANCE WITH THE CITY OF FERNDALE  
DEPARTMENT STANDARDS, THE CITY OF FERNDALE  
MUNICIPAL CODE, SUBSEQUENT STANDARDS  
ADOPTED BY REFERENCE THEREIN, AND STANDARD  
ENGINEERING PRACTICE.

BY: [Signature] DATE: 2/8/2024

**AS-BUILT DRAWING**

**AS-BUILT NOTE:**  
INFORMATION NOTED AS-BUILT "(AB)" HAS BEEN PROVIDED BY N.W.  
SURVEYING ON 5/10/2023, 1/13/2024, 1/31/2024.



0 West Champion Street, Suite 200 t: 360.650.1408  
 Ellensburg, WA 98225 f: 360.650.1401

**REELAND**  
ASSOCIATES

[illegible]

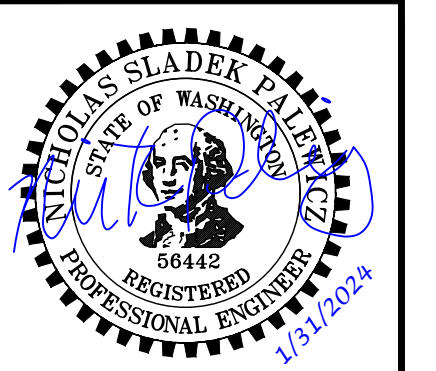
**FLEXSPACE NORTH, LLC**  
6208 PORTAL WAY  
FERNDALE, WASHINGTON

---

CALL BEFORE YOU DIG  
FOR BURIED UTILITY LOCATIONS  
1-800-424-5555

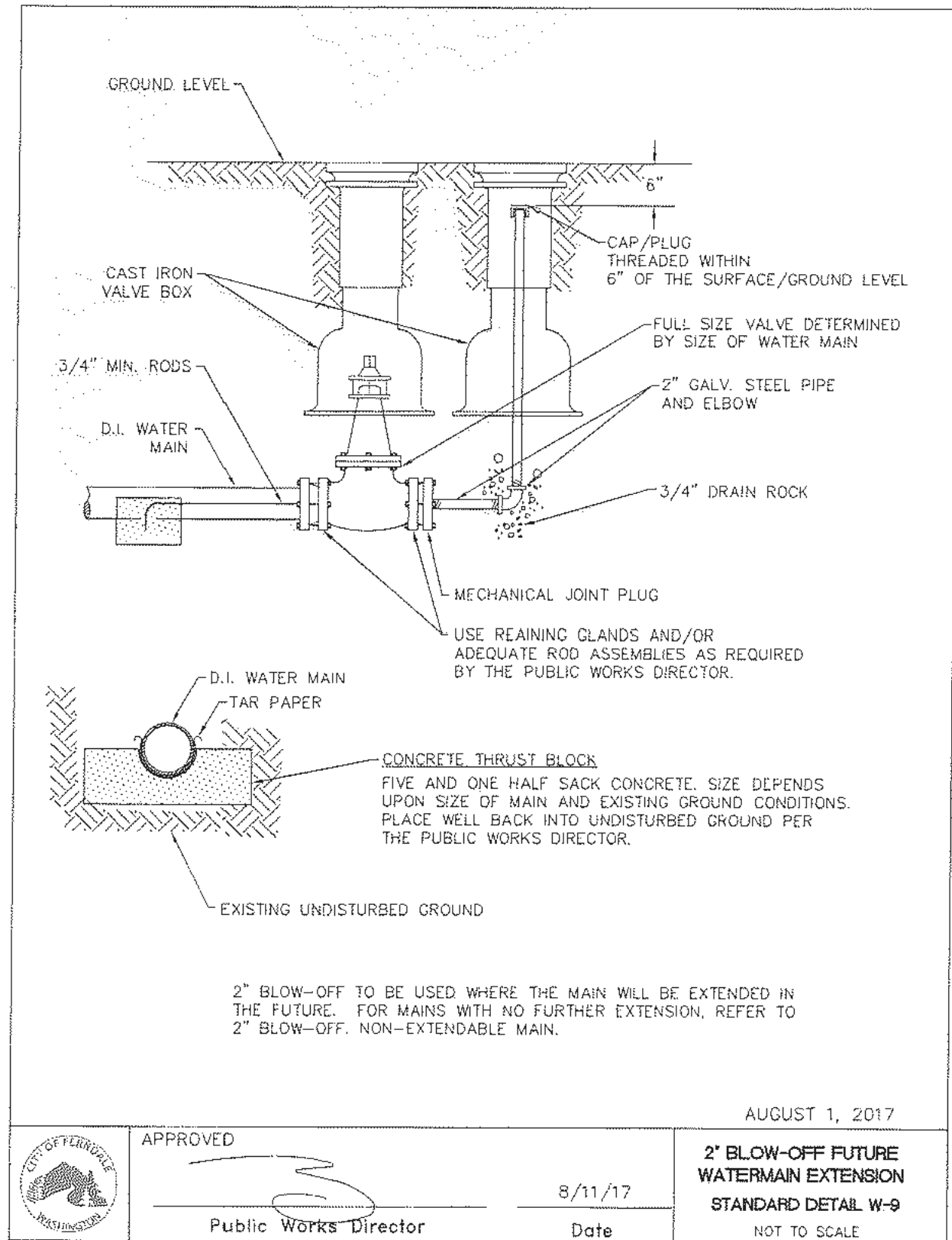
DRAWING #:	DRAWN BY:
21146A81_PH1.DWG	QIR
DESIGNED BY:	CHECKED BY:
NSP	NSP

## WATER DETAILS

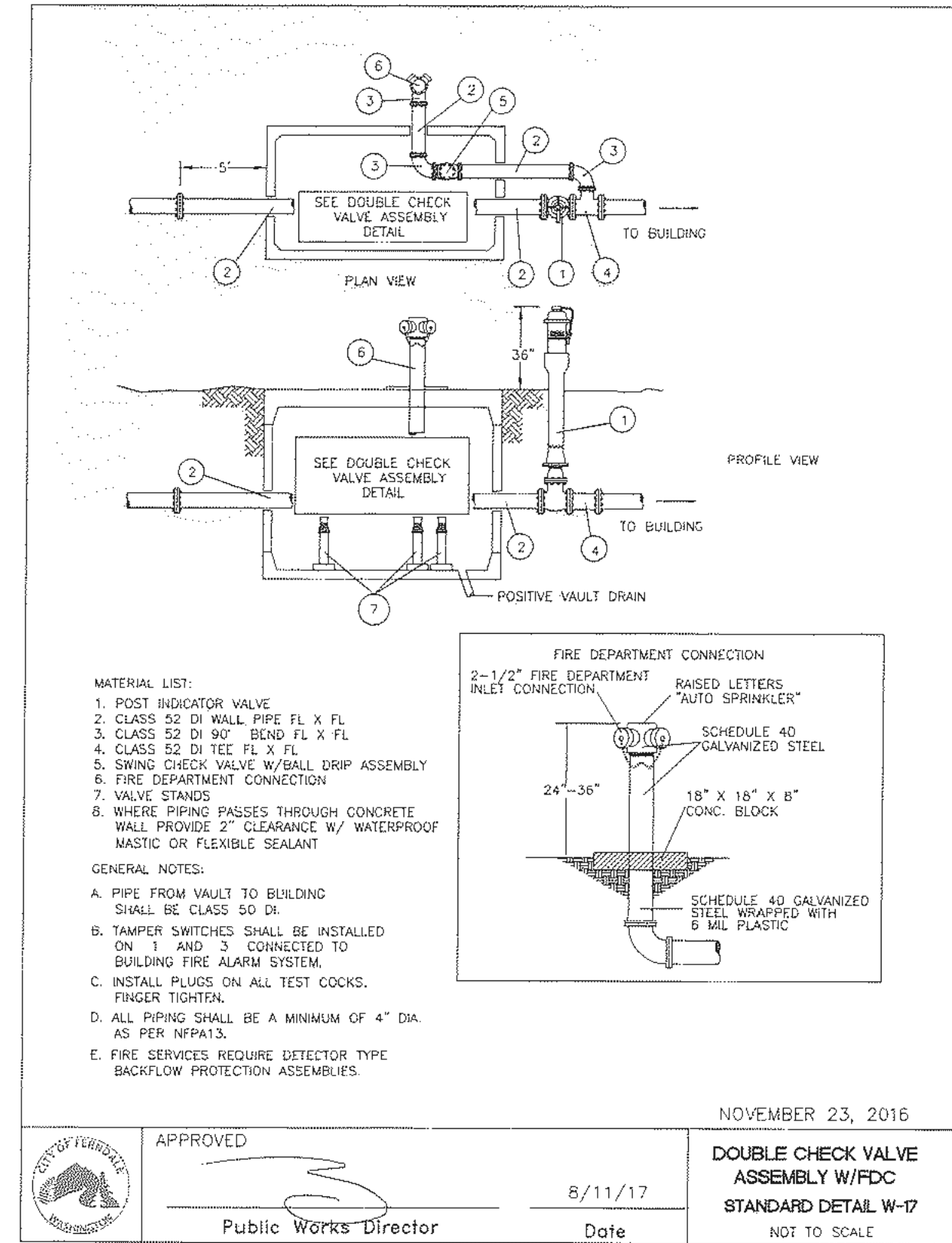


DB #:	DATE:
21146	01-31-2024
SHEET:	

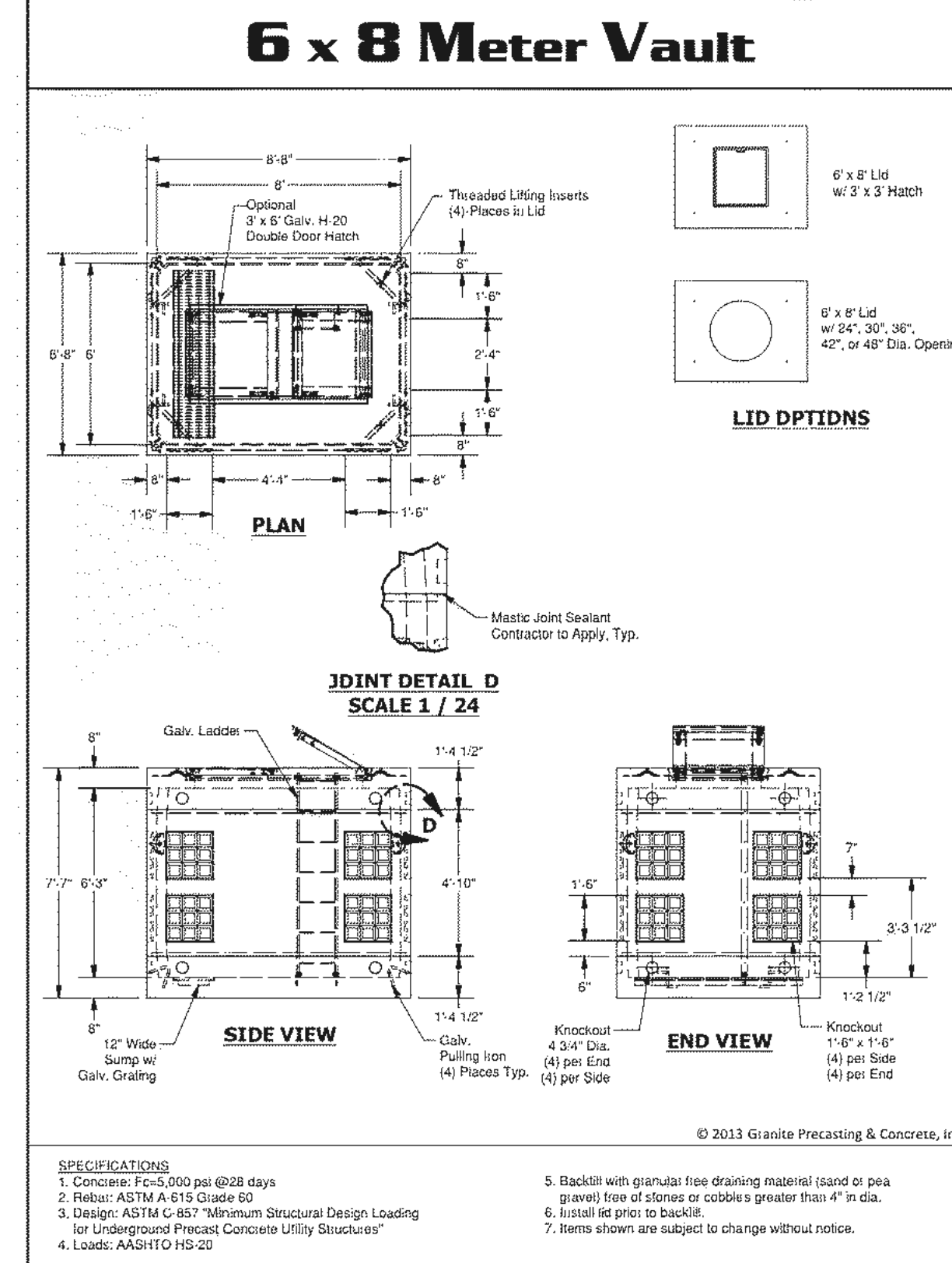




**A** 2" BLOW-OFF WATER MAIN EXTENSION



**B** DCVA WITH FDC



**C** FIREMAIN DCVA 687-LA VAULT

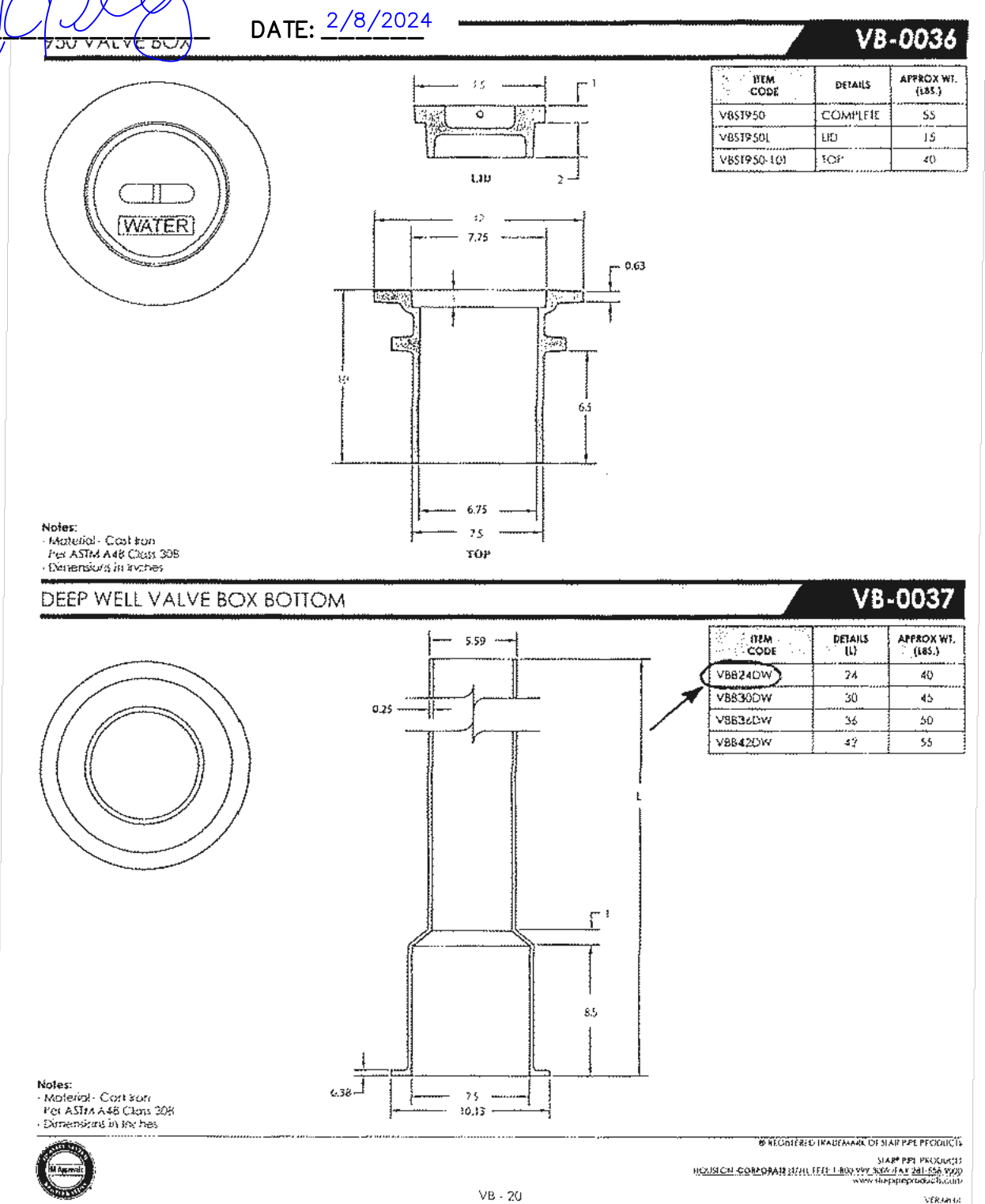
ENGINEER'S CERTIFICATION:  
I HEREBY CERTIFY THAT THE IMPROVEMENTS OF  
FLEXSPACE NORTH HAVE BEEN INSPECTED BY  
FREELAND & ASSOCIATES, INC. AND TO THE BEST  
OF MY KNOWLEDGE, HAVE BEEN CONSTRUCTED IN  
CONFORMANCE WITH THE CITY OF FERNDALE  
MUNICIPAL CODE, SUBSEQUENT STANDARDS  
ADOPTED BY REFERENCE THEREIN, AND STANDARD  
ENGINEERING PRACTICE.

BY: *[Signature]* DATE: 2/8/2024

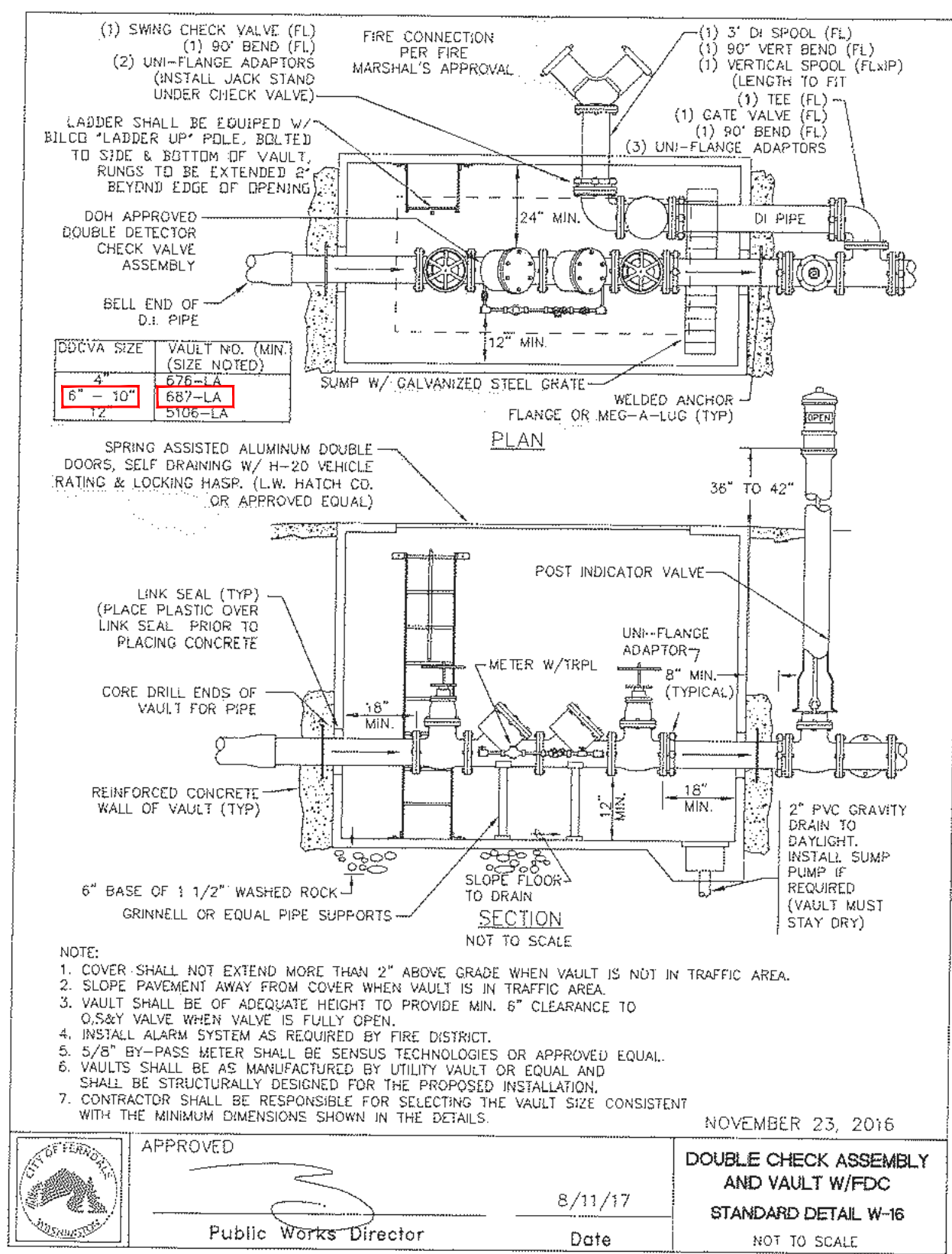
## AS-BUILT DRAWING

AS-BUILT NOTE:  
INFORMATION NOTED AS-BUILT "AB" HAS BEEN PROVIDED BY N.W.  
SURVEYING ON 5/10/2023, 1/13/2024, 1/31/2024.

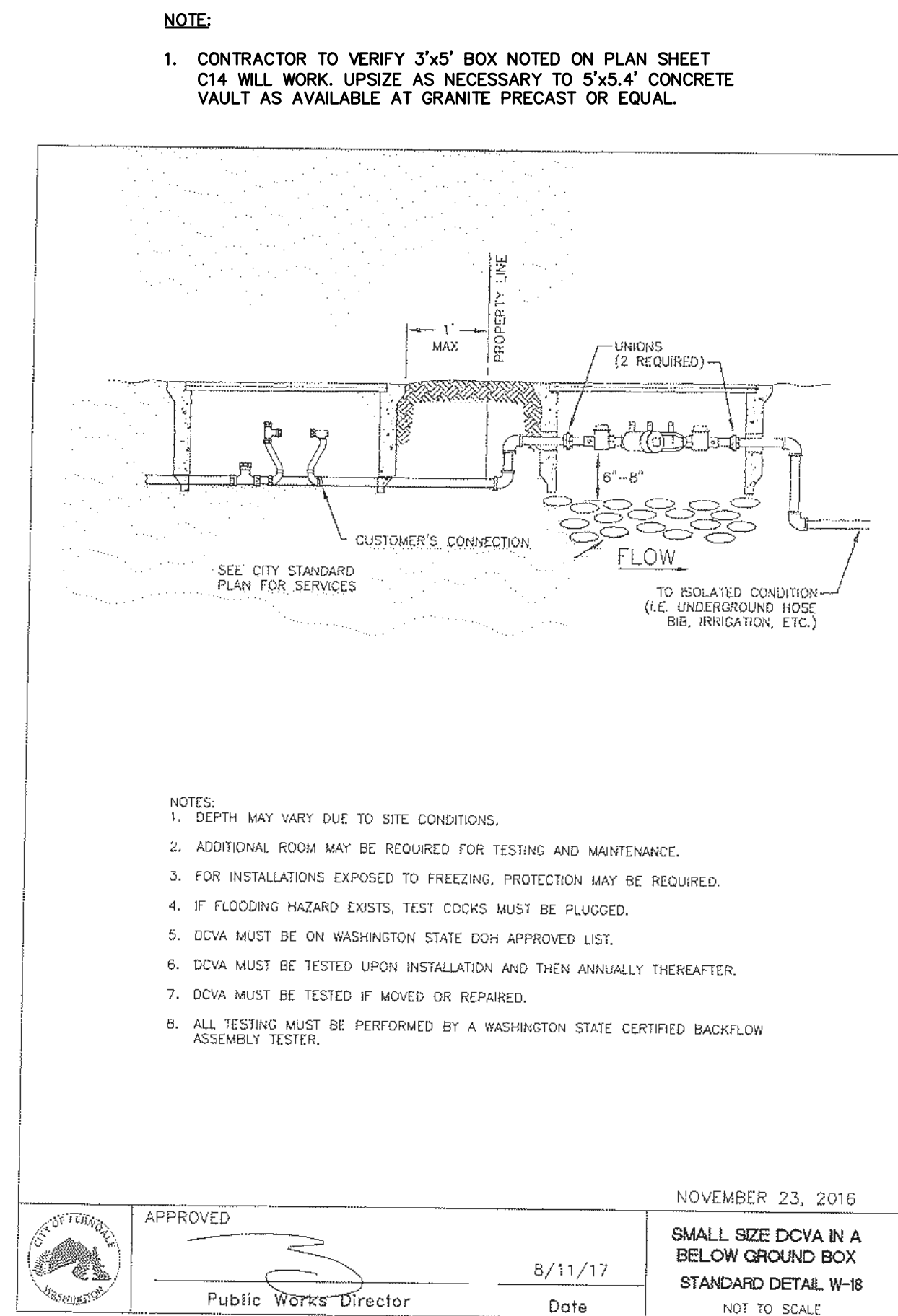
Municipal & Construction Costings  
VALVE BOXES



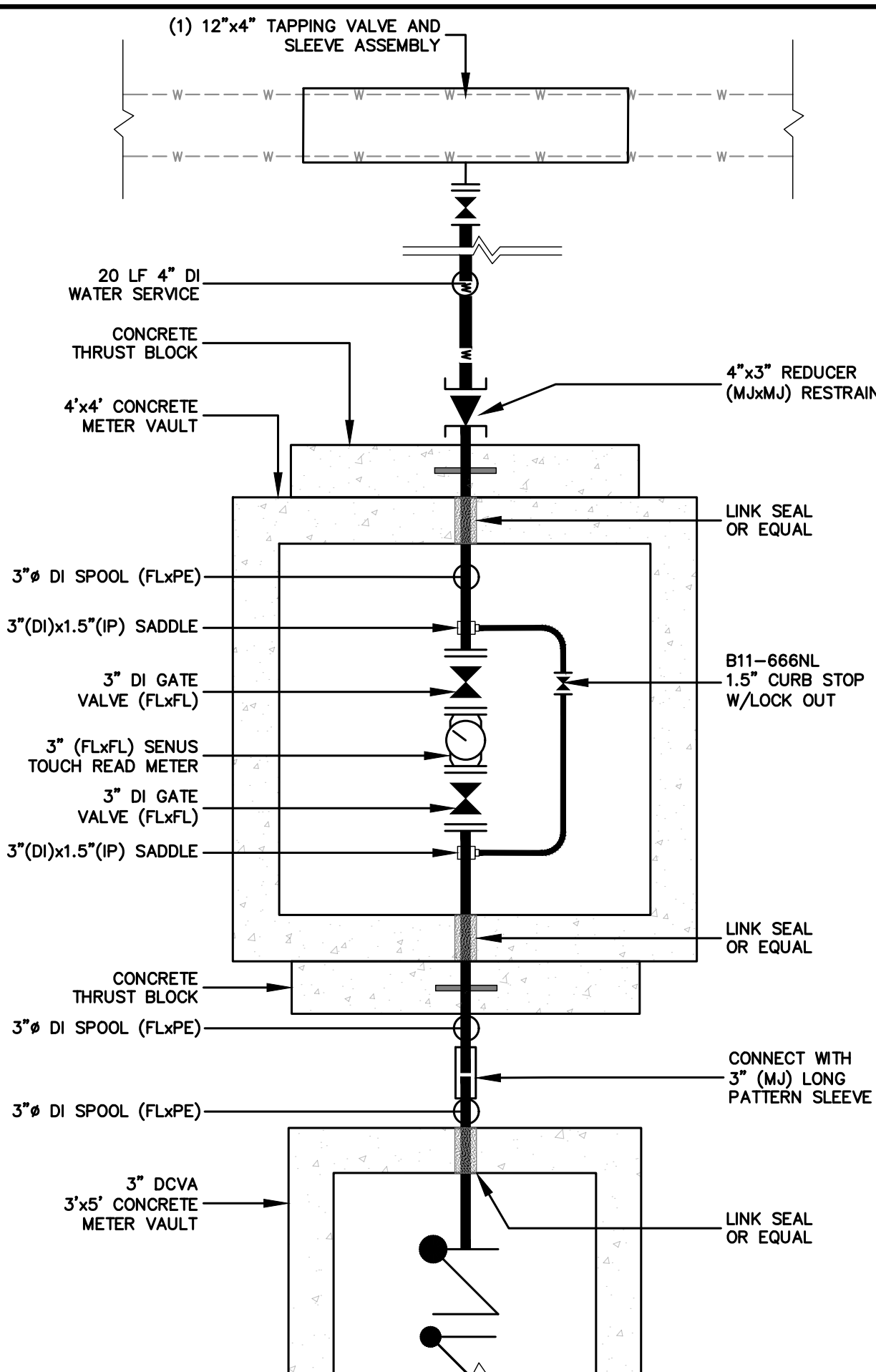
**D** VALVE BOX



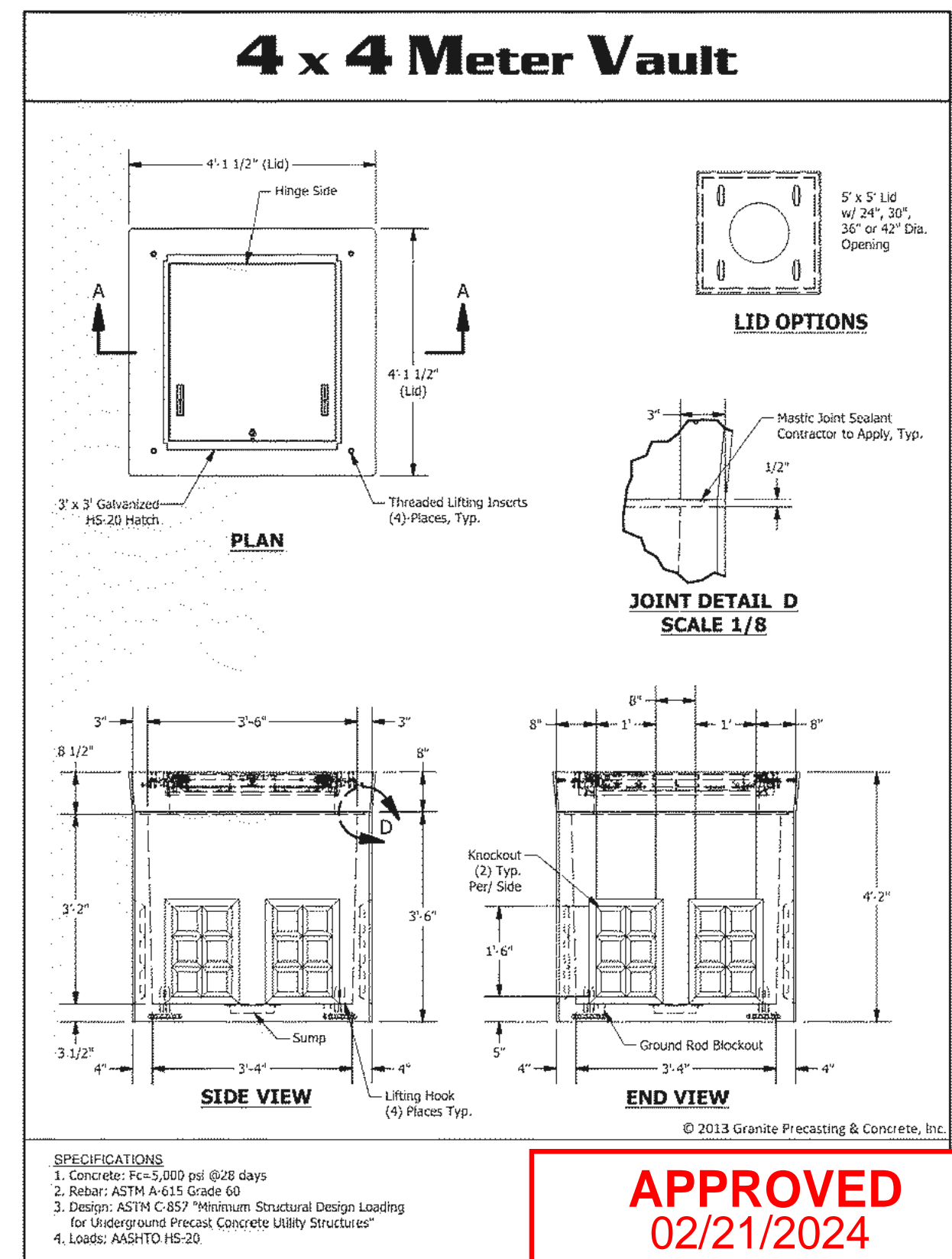
**E** DOUBLE DETECTOR CHECK & VAULT W/ FDC



**F** 3" DCVA CONCRETE VAULT



**G** 3" WATER SERVICE CONNECTION



**H** 3" METER CON

**APPROVED**  
02/21/2024  
BY: *[Signature]*  
CITY OF FERNDALE  
PUBLIC WORKS DEPARTMENT



220 West Champion Street, Suite 200  
Bellingham, WA 98225  
T: 360.650.1408  
F: 360.650.1401

BY:	
REV:	
DATE:	
DESCRIPTION:	
CLIENT:	FLEXSPACE NORTH, LLC 6208 PORTAL WAY FERNDALE, WASHINGTON
CALL BEFORE YOU DIG FOR BURIED UTILITY LOCATIONS 1-800-424-5655	

PROJECT LOCATION:	FLEXSPACE NORTH 6445 PORTAL WAY FERNDALE, WASHINGTON
DRAWN BY:	GIR
CHECKED BY:	NSP
DRAWING #:	21146AB1_P41.DWG
DESIGNED BY:	NSP

SHEET CONTENTS:	WATER DETAILS
JOB #:	21146
DATE:	01-31-2024
SHEET:	C8.5

