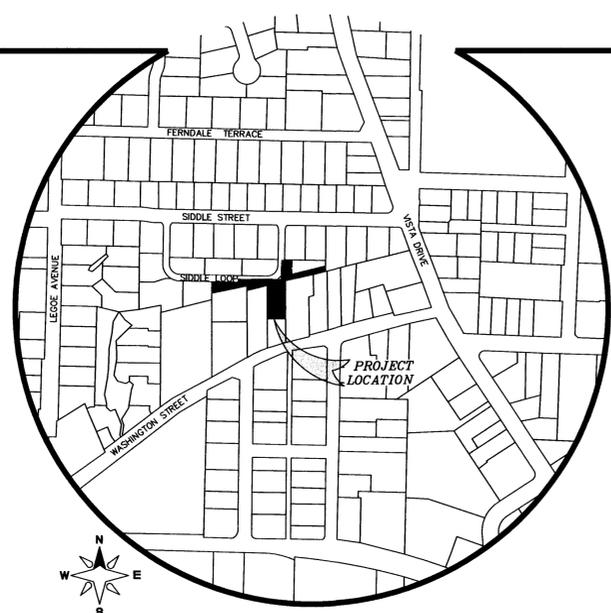


A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, T.39N., R.2E., W.M.
CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON

ANAHAT 6-PLEX CIVIL CONSTRUCTION PLANS



PROJECT INFORMATION

SITE ADDRESS: 2155 SIDDLER LOOP
ASSESSOR PARCEL: 390219 505096 0000
CITY ZONING: RS HIGH - RESIDENTIAL MULTIFAMILY DWELLING
PARCEL AREA: 0.54 ACRES

CONTACT INFORMATION

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FERNDALE, WA 98248
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SURVEYORS
POWERTEK SURVEYING
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●	SANITARY SEWER MANHOLE	SS	SS	SANITARY SEWER LINE
□	SANITARY SEWER CLEANOUT	FM	FM	SANITARY SEWER FORCE MAIN
▲	SANITARY SEWER SERVICE	SD	SD	STORM DRAIN LINE
○	STORM DRAIN CATCH BASIN TYPE 2	SD	SD	STORM CULVERT
■	STORM DRAIN CATCH BASIN TYPE 1	PRF	PRF	PERFORATED STORM PIPE
■	STORM AREA DRAIN	RY	RY	ROOF & YARD DRAIN
■	STORM DRAIN SERVICE	FD	FD	FOOTING DRAIN
■	STORM DRAIN CLEANOUT	CD	CD	CURTAIN DRAIN
■	STORM DRAIN ROOF DOWNSPOUT	W	W	WATER LINE
■	FIRE HYDRANT	RW	RW	RECLAIMED WATER
■	WATER METER	IRC	IRC	IRRIGATION
■	GATE VALVE	G	G	GAS LINE
■	BLOW-OFF	UTL	UTL	COMMON UTILITIES
■	THRUST BLOCK	PWR	PWR	POWER
■	PRESSURE RELIEF VALVE	C	C	CONDUIT
■	FIRE DEPARTMENT CONNECTION (FDC)	FO	FO	FIBER OPTIC
■	POST INDICATOR VALVE (PIV)	T	T	TELEPHONE
■	IRRIGATION BOX	CUT	CUT	DITCH LINE
■	WELL	FILL	FILL	DAYLIGHT CUT LINE
■	GAS METER	X	X	DAYLIGHT FILL LINE
■	POWER TRANSFORMER	-----	-----	FENCE
■	POWER VAULT	-----	-----	GUARDRAIL
■	POWER JUNCTION BOX	-----	-----	RETAINING WALL
■	GUY POLE	-----	-----	ROCKERY
■	UTILITY POLE	-----	-----	ROAD STRIPING
■	UTILITY POLE ANCHOR	-----	-----	FACE OF CURB
■	STREET LIGHT	-----	-----	TOP BACK OF CURB
■	MAIL BOX	-----	-----	BUILDING
■	POST OR BOLLARD	-----	-----	ROOF
■	RIP RAP	-----	-----	DECK
■	SHRUB	-----	-----	CONCRETE
■	TREE - DECIDUOUS	-----	-----	GRAVEL
■	TREE - CONIFEROUS	-----	-----	LANDSCAPE

ABBREVIATIONS

AB	= ASBUILT	FND	= FOUND	SCH	= SCHEDULE
AC	= ACRE	GND	= GROUND	SD	= STORM DRAIN
AF#	= AUDITORS FILE NUMBER	JOBX	= JUNCTION BOX	SDCB	= STORM DRAIN CATCH BASIN
APPROX	= APPROXIMATE	Bus.	= BUS	SDCO	= STORM DRAIN CLEANOUT
ASPH	= ASPHALT	LF	= LINEAR FEET	SDMH	= STORM DRAIN MANHOLE
BLDG	= BUILDING	LT	= LEFT	SERV	= SERVICE
BMP	= BEST MANAGEMENT PRACTICE	MAX	= MAXIMUM	SF	= SQUARE FEET
BNDRY	= BOUNDARY	MIN	= MINIMUM	SQ.IN.	= SQUARE INCHES
BVCS	= BEGINNING OF VERTICAL CURVE STATION	MON	= MONUMENT	SS	= SANITARY SEWER
BVCE	= BEGINNING OF VERTICAL CURVE ELEVATION	N	= NORTH	SSCO	= SANITARY SEWER CLEAN OUT
CB	= CATCH BASIN	NIC	= NOT IN CONTRACT	SSMH	= SANITARY SEWER MANHOLE
CL	= CENTERLINE	NO.	= NUMBER	ST	= STREET
CLSS	= CLASS	O.C.	= ON CENTER	STD/STND	= STANDARD
CMP	= CORRUGATED METAL PIPE	O.D.	= OUTSIDE DIAMETER	STA	= STATION
CO	= CLEANOUT	O/S	= OFFSET	STRC	= STRUCTURE
CONC	= CONCRETE	PC	= POINT OF CURVATURE	SWALK	= SIDEWALK
COR	= CORNER	PERF	= PERFORATED PIPE	SWF	= STORM WATER MANAGEMENT FILTER
CPDP	= CORRUGATED POLYETHYLENE DRAIN PIPE	PERM	= PERMANENT	SWMM	= STORM WATER MANAGEMENT MANUAL
CPP	= CORRUGATED POLYETHYLENE PIPE	PP	= POWER POLE	SWPPP	= STORMWATER POLLUTION PREVENTION PLAN
CSTC	= CRUSHED SURFACING TOP COURSE	PRP/PROP	= PROPOSED	TA	= TOP OF ASPHALT
CSBC	= CRUSHED SURFACING BASE COURSE	PSE	= PUGET SOUND ENERGY	TB	= THRUST BLOCK
CTRL	= CONTROL	PT	= POINT OF TANGENCY	TBM	= TEMPORARY BENCH MARK
CULV	= CULVERT	PVC	= POLYVINYL CHLORIDE PIPE	TC	= TOP OF CONCRETE
DEG	= DEGREE	PVI	= POINT OF VERTICAL INTERSECTION	TEL/TELE	= TELEPHONE
DEMO	= DEMOLITION	PWR	= POWER	TEMP	= TEMPORARY
DI	= DUCTILE IRON	R	= RADIUS	TESC	= TEMPORARY EROSION & SEDIMENT CONTROL
DOE	= DEPARTMENT OF ECOLOGY	RET	= RETAINING	TP	= TOP OF PAVEMENT
DTL	= DETAIL	RIM	= RIM	TS	= TOP OF SIDEWALK
DWGS	= DRAWINGS	ROW	= RIGHT OF WAY	TW	= TOP OF WALL
EA	= EAST	RR	= RAILROAD	TYP	= TYPICAL
EG	= EXISTING GROUND	RT	= RIGHT	UG	= UNDERGROUND
EL/ELEV	= ELEVATION	RY	= ROOF AND YARD	VC	= VERTICAL CURVE
EOP	= EDGE OF PAVEMENT	S	= SOUTH	VEG/VEGE	= VEGETATION
ESMT	= EASEMENT	SAN	= SANITARY	W	= WATER
EVCS	= END OF VERTICAL CURVE STATION			WA	= WATER MAIN
EVCE	= END OF VERTICAL CURVE ELEVATION			WM	= WATER METER
EX/EXIST	= EXISTING			WSDOT	= WASHINGTON DEPARTMENT OF TRANSPORTATION
FF/FFE	= FINISH FLOOR			W/IN	= WITHIN
FG	= FINISH GROUND			X-ING	= CROSSING
FH	= FIRE HYDRANT			Ø	= DIAMETER
FL	= FLOW LINE				



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: 12-4-25
JEREMY DISCH, P.L.S.



ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THE IMPROVEMENTS IN "SALISH VILLAGE PHASE II" HAVE BEEN INSPECTED BY LDES 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.
DATE: 12-4-25
RAMON LLANOS, P.E.

NO.	REVISION	BY	DATE



LDES, INC.
5160 INDUSTRIAL PL. #108
FERNDALE, WA 98248
PHONE 360-383-0620
FAX 360-383-0639

PROJECT #: 24018
DATE: 12/4/2025
DESIGNED BY: RL
DRAWN BY: JF
CHECKED BY: RL

ANAHAHAT CONSTRUCTION
16692 79A AVENUE,
SURREY, BC V4N 0J1

APPROVED
12/09/2025
BY: [Signature]
CITY OF FERNDALE
PUBLIC WORKS DEPARTMENT

COVER SHEET
ANAHAHAT 6-PLEX
2155 SIDDLER LOOP, FERNDALE, WASHINGTON
A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 39 N., RANGE 2 E., W.M.

SHEET
1
OF
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GENERAL REQUIREMENTS:

- ALL WORK AND MATERIALS SHALL CONFORM TO THESE PLANS AND TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE "STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION" (WSDOT SPECS.), THE CITY OF FERNDALE DEVELOPMENT STANDARDS (COFSD) AND THE 2014 VERSION OF THE DEPARTMENT OF ECOLOGY STORM WATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (DOW MANUAL). IN CASE OF A CONFLICT BETWEEN PLANS, REGULATORY STANDARDS OR SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL PREVAIL.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER CONSTRUCTION DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES. THROUGHOUT THE PERIOD OF CONSTRUCTION, CONTRACTOR SHALL COMPLY WITH THE TERMS OF ALL PERMITS.
- THE CONTRACTOR MUST HAVE A FULL SET OF CITY CONTRACT DOCUMENTS ON THE SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- CONSTRUCTION NOISE SHALL BE LIMITED TO BETWEEN 7 a.m. TO 8 p.m., MONDAY THROUGH SATURDAY.
- THE CONTRACTOR SHALL CONTACT THE UTILITIES UNDERGROUND LOCATION CENTER AT LEAST 72 HOURS PRIOR TO STARTING CONSTRUCTION. PHONE: 1-800-424-5555. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL OF THE VARIOUS UTILITY COMPANIES TO ARRANGE FOR FIELD LOCATIONS OF ALL EXISTING UTILITY FACILITIES. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR COSTS INCURRED BECAUSE OF DAMAGE DONE TO EXISTING FACILITIES BY THE CONTRACTOR'S WORK FORCE, INCLUDING COSTS FOR REPAIRS, WHICH WILL BE CONTRACTOR'S SOLE RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ALL EXISTING UTILITIES AND TO NOTIFY THE ENGINEER PROMPTLY OF ANY CONFLICT BETWEEN THE APPROVED PLANS AND THE LOCATION OF ANY EXISTING UTILITIES.
- THE CONTRACTOR SHALL PROTECT ALL PRIVATE AND PUBLIC UTILITIES FROM DAMAGE RESULTING FROM THE WORK. CONTRACTOR SHALL RESTORE ALL PRIVATE AND PUBLIC PROPERTY DISRUPTED BY THE PROJECT IMMEDIATELY AFTER CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING IN CONFORMANCE WITH THE EROSION & SEDIMENTATION CONTROL PLAN AND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP SHALL BE ON-SITE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL ABOVE GROUND AND BURIED DEBRIS AND WASTE THAT MAY BE PRESENT.
- THE CONTRACTOR SHALL OBTAIN REVOCABLE ENCROACHMENT PERMITS FROM THE CITY OF FERNDALE AND/OR WHATCOM COUNTY PRIOR TO COMMENCING WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH REPRESENTATIVES OF THE CITY OF FERNDALE PUBLIC WORKS DEPARTMENT AND THE PROJECT ENGINEER A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. THE CITY WILL SCHEDULE THE MEETING.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE CITY OF FERNDALE PUBLIC WORKS DEPARTMENT, REPRESENTATIVES FROM THE CITY OF FERNDALE PUBLIC WORKS DEPARTMENT MUST INSPECT ALL WORK IDENTIFIED ON THE PLANS, BOTH PUBLIC AND PRIVATE. THE CONTRACTOR SHALL CALL AT LEAST 24 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS AS FOLLOWS:
 - PLACEMENT OF TEMPORARY EROSION CONTROL MEASURES.
 - CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.
 - PLACEMENT OF WATER MAIN AND BACKFILLING OF WATER MAIN TRENCH WITHIN ROAD RIGHTS OF WAY OR IN WATERLINE EASEMENT TO BE DEDICATED TO THE CITY OF FERNDALE.
 - PLACING OR BACKFILLING OF UNDERGROUND UTILITIES, STORM SEWER AND SANITARY SEWER WITHIN ROAD RIGHTS-OF-WAY, IN EASEMENTS TO BE DEDICATED TO THE CITY OF FERNDALE, OR OTHER PUBLICLY SHARED FACILITIES.
 - GRADING OF PUBLIC OR PRIVATE ROADWAY AT:
 - COMPLETION OF EXCAVATION TO SUBGRADE.
 - COMPLETION OF BALLAST COURSE PLACEMENT
 - COMPLETION OF CRUSHED SURFACING COURSE PLACEMENT
 - POURING OF CURB AND GUTTER AND SIDEWALK IN PUBLIC ROADWAY.
 - ASPHALT PAVING IN PROGRESS IN PUBLIC ROADWAY.
 - OVERLIE INSPECTION FOR FINISHED SHOULDERS, DITCHES, PERMANENT SEEDING AND MONUMENT PLACEMENT.
 - END OF MAINTENANCE PERIOD
- 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 PRIVATE & PUBLIC PROPERTY IN CONNECTION WITH THE PERFORMANCE AND WORK BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO PERFORMING THE WORK. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23- TRAFFIC CONTROL, SHALL APPLY.
- 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 OF THE REVISED IMPROVEMENTS. THE CONTRACTOR SHALL KEEP RECORDS OF ALL DEVIATIONS AND SHALL FORWARD THEM TO THE ENGINEER AND TO THE CITY OF FERNDALE PUBLIC WORKS DEPARTMENT.
- 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.
- POTHOLING ALL EXISTING UTILITIES IS REQUIRED PRIOR TO CONSTRUCTION TO VERIFY DESIGN FEASIBILITY. THE CITY DOES NOT GUARANTEE AS-BUILT INFORMATION IN THE CITY DATABASE IS ACCURATE AND WILL NOT BE HELD RESPONSIBLE IF FIELD MODIFICATIONS ARE REQUIRED BECAUSE POTHOLING WAS NOT DONE PRIOR TO DESIGN.
- ALL STRUCTURES AND WATERMAIN CONVEYANCE WILL BE STAKED AND LOCATED BY A LICENSED LAND SURVEYOR PROVIDING OFFSET LOCATION AND ELEVATIONS PRIOR TO CONSTRUCTION AND INSPECTION. FAILURE TO DO SO WILL RESULT IN POTENTIAL RE-INSPECTION AND OR PROJECT DELAYS.

UNDERGROUND UTILITIES CONSTRUCTION:

- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE ENGINEER TO ASSURE ACCURATE AND TIMELY COLLECTION OF ALL REQUIRED AS-BUILT DATA. THIS DATA MUST ACCURATELY REFLECT THE LOCATIONS OF ALL UNDERGROUND UTILITIES, BOTTOM OF PIPE ELEVATIONS, INVERT ELEVATIONS, MANHOLE LOCATIONS, WATER SERVICE TAPS, BLOW-OFF LOCATIONS AND INVERTS OF SERVICE CONNECTIONS (BOTH AT PIPE AND AT PROPERTY LINE), VERTICAL AND HORIZONTAL BENDS, SERVICE BOXES AND METERS, VALVES AND HYDRANTS. CALL THE PROJECT ENGINEER AT LEAST 48-HOURS BEFORE BURYING UNDERGROUND PIPE TO ASSURE AND FACILITATE REQUIRED AS-BUILT SURVEY.
- THE CONSTRUCTION OF UNDERGROUND UTILITY LINES SHALL BE SUBJECT TO THE FOLLOWING CRITERIA:
 - NO MORE THAN 500 FEET OF TRENCH SHALL BE OPENED AT ONE TIME.
 - WHERE PRACTICAL, INSTALL GRAVITY PIPE UTILITIES PRIOR TO INSTALLATION OF OTHER UTILITIES.
 - TRENCH DRAINAGE DEVICES SHALL DISCHARGE INTO SEDIMENT TRAPS OR SEDIMENT PONDS.
 - WHERE PRACTICAL, INSTALL GRAVITY PIPE UTILITIES PRIOR TO INSTALLATION OF OTHER UTILITIES.
- UTILITY CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FERNDALE DEVELOPMENT STANDARDS.
- ALL UTILITY TRENCHES IN THE RIGHT OF WAY SHALL BE BACKFILLED IN CONFORMANCE WITH CITY STANDARDS.
- TESTING OF NEW WATER LINES, STORM SEWER SYSTEMS SHALL NOT BE PERFORMED UNTIL ALL OTHER ADJACENT UTILITIES HAVE BEEN INSTALLED.
- ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED TO 95% DENSITY IN LIFTS NOT TO EXCEED 24 INCHES WITH A "HOE PACK, OR 8 INCHES WITH HAND-OPERATED COMPACTOR."
- OPEN CUTTINGS OF EXISTING ROADWAYS IS ONLY ALLOWED AS APPROVED AND NOTED ON THESE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH THE FERNDALE STANDARD TRENCH DETAIL(S). ALL UTILITY TRENCHES UNDERNEATH AN EXISTING ROADWAY SHALL BE BACKFILLED WITH 150 PSI CONTROLLED DENSITY FILL.
- NO PART OF THE DRAINAGE SYSTEM MAY BE COVERED, CONCEALED, OR PUT INTO USE UNTIL IT HAS BEEN INSPECTED, TESTED, AND ACCEPTED BY THE CITY INSPECTOR.
- A MINIMUM OF 5-FOOT SEPARATION IS REQUIRED BETWEEN THE WET UTILITIES (WATER, SEWER, STORM) SHOWN ON THE PLANS AND THE DRY UTILITIES (GAS, POWER, CABLE AND POWER) THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.

STORM DRAINAGE:

- THE FOLLOWING STANDARD DETAILS SHALL BE USED FOR CONSTRUCTION OF STORM DRAIN IMPROVEMENTS:
 - WSDOT STD. DETAILS B-5.20, B-5.40 OR B-10.20
 - "RESIDENTIAL SERVICE LINE" COFSD ST-7 (CITY OF FERNDALE STD DETAIL)
 - CATCH BASINS COFSD ST-16 (CITY OF FERNDALE STD DETAIL)
- STORM SEWER PIPE HAVING DIAMETERS GREATER THAN 8" SHALL BE CORRUGATED POLYETHYLENE PIPE (CPEP); ALL OTHER STORM SEWER PIPE SHALL BE PVC.
- ALL CATCH BASIN GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS".
- CONTROL DENSITY FILL SHALL BE USED IN AREAS WHERE LESS THAN 24" OF COVER IS MAINTAINED OVER THE PROPOSED STORM PIPES (PIPE IS IN ROAD BASE SECTION), AS SHOWN IN THE PLANS. DUCTILE IRON PIPE MAY BE USED FOR STORM PIPES WITH LESS THAN 24" OF COVER IF APPROVED BY THE CITY.
- COVER OVER PIPES SHALL BE MAINTAINED DURING CONSTRUCTION. DEPTH OF COVER REQUIRED SHALL CONFORM TO THE MANUFACTURER'S RECOMMENDATIONS AND WILL VARY WITH THE VEHICLE LOADS TRAVELING OVER THE PIPE. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR DAMAGE TO PIPE DURING CONSTRUCTION ACTIVITIES. 24" MINIMUM COVER REQUIRED UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR.
- AT THE END OF ALL SITE CONSTRUCTION, THE CONTRACTOR SHALL CLEAN ALL DEBRIS FROM CATCH BASINS AND STORMWATER CONVEYANCES. DEBRIS SHALL NOT BE ALLOWED TO ENTER STREAMS OR OFF-SITE STORMWATER SYSTEMS.
- POSITIVE LOT DRAINS PER STANDARD DETAIL ST-16.

WATER:

- THE FOLLOWING STANDARD DETAILS SHALL BE USED IN CONSTRUCTING WATER SUPPLY SYSTEM IMPROVEMENTS:
 - PIPE BEDDING COFSD W-11
 - TRENCH BACKFILL COFSD W-11
 - FIRE HYDRANT ASSEMBLY COFSD W-1
 - THRUST BLOCKING COFSD W-2, W-3 & W-4
 - WATER SERVICE COFSD W-5
- ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FERNDALE DEVELOPMENT STANDARDS, SECTIONS 702 AND 705 AND THE MOST RECENT VERSION OF WSDOT STANDARD SPECIFICATIONS.
- ALL WATER MAIN PIPE SHALL BE DUCTILE IRON, MINIMUM THICKNESS CLASS 50, PER ANWA STANDARDS H3-71 AND C151-71, WITH CEMENT LINING PER ANWA STANDARD C104-71.
- 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 ANWA SPECIFICATIONS C-110-71 AND C-104-71.
- CONCRETE BLOCKING SHALL BE AS SPECIFIED IN CITY OF FERNDALE STANDARD DETAILS W-2, W-3 AND W-4, OR AS DIRECTED BY THE 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.
- CONNECTIONS TO EXISTING WATER MAINS - THE CONTRACTOR MUST NOTIFY THE CITY OF FERNDALE PUBLIC WORKS DIRECTOR OF A PROPOSED CONNECTION AT LEAST FOUR WORKING DAYS IN ADVANCE.
- ALL HYDROSTATIC TESTING AND DISINFECTION OF WATER MAINS SHALL CONFORM TO SECTION 7-09.3(23) AND SECTION 7-09.3(24) OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE OR MUNICIPAL CONSTRUCTION. CURRENT EDITION. HYDROSTATIC TEST PRESSURE FOR WATER MAIN ACCEPTANCE SHALL BE 225 PSI AND SHALL BE DONE ACCORDING TO CITY OF FERNDALE REQUIREMENTS. THE CITY OF FERNDALE LABORATORY SHALL CONDUCT ALL DISINFECTION TESTS AND BACTERIOLOGICAL TESTS. THE PIPE WILL NOT PASS TESTING UNLESS A ZERO BACTERIAL COUNT IS MEASURED ON TWO CONSECUTIVE TESTS CONDUCTED 24 HOURS APART.
- BACKFILL SHALL BE GRAVEL BASE, CLASS B, IN ALL STREET RIGHTS-OF-WAY, COMPACTED TO MINIMUM 95% DENSITY. UNIMPROVED AREAS, MINIMUM COMPACTION SHALL BE 90% OF OPTIMUM DENSITY.
- ALL PIPES SHALL HAVE A MINIMUM COVER OF 36" AND MAXIMUM OF 42".
- ALL VALVES SHALL BE GATE VALVES AND SHALL BE INSTALLED WITH SLIP TYPE CAST IRON VALVE BOXES. GATE VALVES SHALL BE USED ON LINES 2 INCHES THROUGH 10 INCHES IN DIAMETER. SHORT-BODY VALVES SUITABLE FOR A NIPERHOOK SHUT-OFF SHALL BE OF 150 PSI AND SUITABLE FOR DIRECT BURIAL ARE SPECIFIED. GATE VALVES SHALL BE RESILIENT SEATED IRON-BODY, FULL-BROUN MOUNTED VALVES CONFORMING TO ANWA C509 AND SUITABLE FOR SERVICE WITH THE TYPE AND CLASS OF PRESSURE. ALL VALVES SHALL HAVE NON-RISING STEMS AND SHALL OPEN COUNTERCLOCKWISE AND SHALL BE EQUIPPED WITH A 2 INCH SQUARE OPERATING NUT. VALVES WILL BE FLANGE OR M.J. JOINTS. VALVE MARKERS SHALL BE LOCATED OUTSIDE OF PAVEMENT DECKINGS.
- WATER SERVICE TAP INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE COFSD W-5.
- FIRE HYDRANTS AND FIRE MAINS MUST CONFORM TO COFSD W-1 (WSDOT B-19) AND THE FOLLOWING STANDARDS:
 - FIRE HYDRANTS SHALL HAVE TWO INDIVIDUALLY OPERATED 2-1/2" PORTS AND ONE 5-1/4" MAIN VALVE OPENING. A 4-1/2" NST PLUMBER NOZZLE AND A 5" STORM PORT WITH 1" HOSE SHALL BE SUPPLIED. HYDRANTS SHALL BE M.H. 1295 HYDRANTS.
 - FIRE HYDRANTS SHALL HAVE THE STORE FRONT ACCESS AND THE BASE FLANGE OF THE HYDRANT MUST NOT VARY MORE THAN 1 FOOT IN ELEVATION FROM THE GRADE LEVEL. THE REQUIRED ACCESS. THE LOWEST STEM SHALL BE A MINIMUM OF 14" ABOVE THE GROUND.
 - IF THE PUBLIC WORKS DIRECTOR DETERMINES THAT FIRE HYDRANTS ARE VULNERABLE TO VEHICULAR DAMAGE, APPROPRIATE CRASH POSTS SHALL BE PROVIDED. NO OBSTRUCTIONS SHALL BE WITHIN A 3-FOOT WORKING AREA OF EACH REQUIRED ACCESS. CRASH POSTS SHALL BE 6" DIA. GALVANIZED PIPE A MIN. OF 3" HEIGHT WITH A MIN. OF 2" OF PIPE BELOW GRADE. HYDRANT SHUTOFF POSTS SHALL BE LOCATED AT LEAST 5' AND 5' FROM THE HYDRANT.
 - UNDERGROUND SLEEVES TO FIRE HYDRANTS MUST BE INSPECTED. SUCH INSPECTION SHALL INCLUDE VISUAL INSPECTION OF PIPING AND HYDROSTATIC PRESSURE TESTS TO A MIN. OF 225 PSI. A FLOW TEST WILL BE REQUIRED WHEN INSTALLATION IS COMPLETE.
 - FIRE HYDRANTS MUST BE MAINTAINED IN AN OPERABLE CONDITION AT ALL TIMES AND MUST BE REPAIRED OR REPLACED WHEN DEFECTIVE. HYDRANTS SHALL BE FULLY OPERABLE BEFORE CONSTRUCTION COMMENCES ABOVE GRADE LEVEL.

SANITARY SEWER SYSTEMS:

- WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF FERNDALE STANDARD SPECIFICATIONS AND DETAILS, A.P.W.A. STANDARD SPECIFICATIONS, AND WSDOT STANDARD SPECIFICATIONS, MOST RECENT EDITIONS. SANITARY SEWER SYSTEM INSTALLATION, BOTH PUBLIC AND PRIVATE, IS SUBJECT TO CITY REVIEW AND APPROVAL.
- ALL WORK MUST BE INSPECTED TO THE SATISFACTION OF THE CITY OF FERNDALE. 24 HOUR NOTICE MUST BE GIVEN PRIOR TO STARTING WORK. TESTING OF THE SEWER SYSTEM AND ALL CONNECTIONS TO EXISTING MAINS SHALL BE PERFORMED IN THE PRESENCE AND UNDER THE SUPERVISION OF A CITY OF FERNDALE REPRESENTATIVE.
- SANITARY SEWER MAINS SHALL BE A MINIMUM 8 INCH DIAMETER PVC PIPE (SDR-35) CONFORMING TO THE PROVISIONS OF ASTM D 3034 AND INSTALLED TO CITY SPECIFICATIONS.
- SANITARY SEWER PIPE BEDDING SHALL BE PEA GRAVEL PER COFSD SS-1. ALL TRENCHES SHALL BE BACKFILLED WITH CLASS B BANK RUN GRAVEL WITHIN CITY RIGHT OF WAY AND TRAVELED WAYS OUTSIDE OF RIGHT OF WAY (ACCESS EASEMENTS) AND SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% MODIFIED PROCTOR. USE OF SUITABLE NATIVE BACKFILL OUTSIDE OF TRAVELED WAY SHALL BE SUBJECT TO APPROVAL BY THE CITY.
- ALL MANHOLES SHALL BE INSTALLED PER CITY OF FERNDALE STANDARD DETAILS AND SHALL BE PRE-CHANNELED. MANHOLE CONES ARE TO BE OFFSET SUCH THAT LADDER RUNGS ARE PARALLEL TO THE FLOW.
- ALL SIDE SEWERS SHALL BE INSTALLED PER CITY OF FERNDALE STANDARD DETAILS SS-6, SS-8 OR SS-13, EXCEPT THAT SINGLE SIDE SEWERS SHALL HAVE A MINIMUM DIAMETER OF 4".
- CONTRACTOR SHALL EXTEND SEWER STUBS 5 FT BEYOND UTILITY CORRIDOR OR 15 FEET BEYOND RIGHT-OF-WAY LINE. EACH SIDE SEWER STUB SHALL BE CAPPED WITH A WATERPROOF PLUG. EACH STUB SHALL BE MARKED FOR LOCATION WITH A 2" DIA. PVC PIPE (MNL. SCHEDULE 40) WITH THE TOP 18" PAINTED GREEN AND STENCILED WITH THE WORD "SEWER" AND THE PIPE INVERT INDICATED. THE LOCATION MARKER SHALL BE CONNECTED TO THE SERVICE STUB BY A #12 COPPER WIRE.

ROAD:

- THE FOLLOWING STANDARD DETAILS SHALL BE USED FOR CONSTRUCTION OF THE STANDARD STREET SECTION:
 - TYPICAL STREET SECTION PER THESE PLANS
 - PCC CURB AND GUTTER COFSD R-9
 - PCC SIDEWALKS COFSD R-12 (SEE CONSTRUCTION DOCUMENTS TYPICAL SECTION)
 - PCC CURB RAMPS WSDOT STD. DETAIL F-40.
- ROADWAY EXCAVATION WITHIN THE ROADWAY PRISM SHALL BE CUT TO A UNIFORM GRADE. THE COMPLETED SUBGRADE SURFACE SHALL NOT VARY MORE THAN 0.10-FOOT FROM THE LOWER EDGE OF A 15-FOOT STRAIGHTEDGE PLACED ON THE SUBGRADE PARALLEL TO THE CENTERLINE UNLESS APPROVED BY THE ENGINEER.
- THE OWNER SHALL PROVIDE TO THE ENGINEER A REPORT FROM A QUALIFIED GEOTECHNICAL FIRM CERTIFYING THE COMPACTION OF THE GRAVEL BASE UNDER ALL PAVING AREAS.
- ASPHALT CONCRETE PAVEMENT SHALL BE CLASS "B" MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, SECTION 5-04, EXCEPT AS MODIFIED HEREIN. CONNECTION TO EXISTING PAVEMENT SHALL BE TO A STRAIGHT NEATLY-TRIMMED LINE.
- CONCRETE ROOF SURFACING FOR PAVEMENT SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION, SECTION 9-04(2); BALLAST PER SECTION 9-03(1).
- CEMENT CONCRETE SHALL BE CLASS 3000 (WITH AIR ENTRAINMENT) IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION, SECTION 9-02.3(2)(b).
- CEMENT CONCRETE SIDEWALK SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS OR AS DESIGNATED BY THE ENGINEER IN ACCORDANCE WITH CITY STANDARDS, DRAWING NO. R-12.
- CEMENT CONCRETE DRIVEWAYS SHALL BE 6 INCHES THICK AND CONSTRUCTED WHERE SHOWN ON THE PLANS OR DESIGNATED BY THE ENGINEER IN ACCORDANCE WITH THE CITY STANDARDS, DRAWING NO. R-15. A 2- INCH LATER OF 3/4 INCH DRAIN ROCK SHALL BE USED FOR DRIVEWAY BEDDING.
- CEMENT CONCRETE CURB AND GUTTER SHALL BE CONSTRUCTED WHERE SHOWN ON THE PLANS OR AS DESIGNATED BY THE ENGINEER, IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS, SECTION 8-04 AND CITY OF FERNDALE STANDARDS, DRAWING R-8 AND R-9. HANDICAP RAMPS SHALL BE CONSTRUCTED PER WSDOT STANDARD PLANS F-40. WHERE NEW CEMENT CONCRETE CURB AND GUTTER IS CONNECT TO EXISTING CURB AND GUTTER, ASSURE THAT NO ABRUPT OFFSETS IN LINE OR GRADE SHALL BE CONSTRUCTED WHICH WILL BE UNSIGHTLY OR IMPEDE FLOW IN THE GUTTER LINE.
- PAVEMENT:
 - SOIL RESIDUAL HERBICIDE SHALL BE PLACED WITHIN 24 HOURS OF PAVING.
 - A TACK COAT OF ASPHALT SHALL BE APPLIED BETWEEN ALL COURSES OF ASPHALT.
 - ALL PAVEMENT REPAIR SHALL BE SAW-CUT BEFORE REMOVAL. AR-4000W SHALL BE APPLIED TO ALL EDGES OF EXISTING PAVEMENT. WHERE NEWLY CONSTRUCTED PAVING MEETS EXISTING PAVING, THE APPLICANT SHALL PROVIDE A SMOOTH TRANSITION FROM EXISTING TO PROPOSED PAVING. CONTRACTOR SHALL COLD PLANE PER DIMENSIONS SPECIFIED ON THE PLANS, AND INSTALL A MINIMUM 2-FOOT WIDE PETROTRAC PAVING FABRIC, OR EQUIVALENT, OVER JOINT BETWEEN PAVING LIFTS.
- THRU-CURB BASINS AND THRU-CURB INLETS CONFORMING TO THE WSDOT STANDARD SPECIFICATIONS, SECTION 7-05 SHALL BE CONSTRUCTED AT THE LOW POINT OF THE CURB FLOW LINES AND TO THE LOCATIONS, DIMENSIONS, AND DETAILS AS SHOWN ON THE PLANS OR DESIGNATED BY THE ENGINEER AND CITY STANDARDS, DRAWING NO. R-8.
- TRENCH EXCAVATIONS, BEDDING AND PIPE FOR STORMWATER PIPE LAYING SHALL BE IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATIONS, SECTION 7-08.
- STORM SEWER PIPE CONSTRUCTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION, SECTION 7-04. MATERIAL SHALL BE HANCOR SURE-LOK F477 PIPE OR CITY APPROVED EQUAL. LOTS' STORM DRAIN SERVICE LINE SHALL BE 6" PVC PER WSDOT STANDARD SPECIFICATION, SECTION 9-05(15).
- PERFORATED UNDERDRAIN PIPE SHALL MEET THE WSDOT STANDARD SPECIFICATION 7-01.3(2).

EARTHWORK:

- THE CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UN-COMPACTED OR POORLY COMPACTED FILL SOILS WITHIN THE ROAD PRISM AT THE DIRECTION OF THE ENGINEER.
- THE CONTRACTOR SHALL EXCAVATE AND GRADE TO THE ALIGNMENT, GRADE AND CROSS-SECTIONS SHOWN IN THE PLANS OR ESTABLISHED BY THE ENGINEER.
- UNSATURABLE MATERIAL FOUND AND NOT FIT FOR USE AS A SUB-GRADE SHALL BE EXCAVATED TO THE BOUNDARIES SET BY THE ENGINEER AND REPLACED WITH A SUITABLE BACKFILL MATERIAL.
- THE ENGINEER IS REQUIRED TO CERTIFY SUBGRADE, IN WRITING, PRIOR TO PAVING.

BASE COURSES AND SURFACING:

- GRAVEL BASES AND BALLAST MATERIAL GRADATION SHALL MEET WSDOT STANDARD SPECIFICATIONS.
- BALLAST, GRAVEL BASE AND CRUSHED SURFACING SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY.
- THE GRADED AND COMPACTED SURFACE OF THE CRUSHED SURFACING TOP COURSE SHALL BE WITHIN 1/8 INCH OF FINISHED GRADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIAL AND COMPACTION TESTING. PRIOR TO IMPORTING OF MATERIAL FOR BASE AND CRUSHED SURFACING TOP COURSE THE CONTRACTOR SHALL PROVIDE EVIDENCE OF SATISFACTORY PASSING GRADING AND DEGRADATION TEST RESULTS TO THE ENGINEER.

CITY OF FERDALE GENERAL NOTES

ANAHAH 6-PLEX
 2155 SIDDLER LOOP, FERDALE, WASHINGTON
 A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 39 N., RANGE 2 E., W.M.



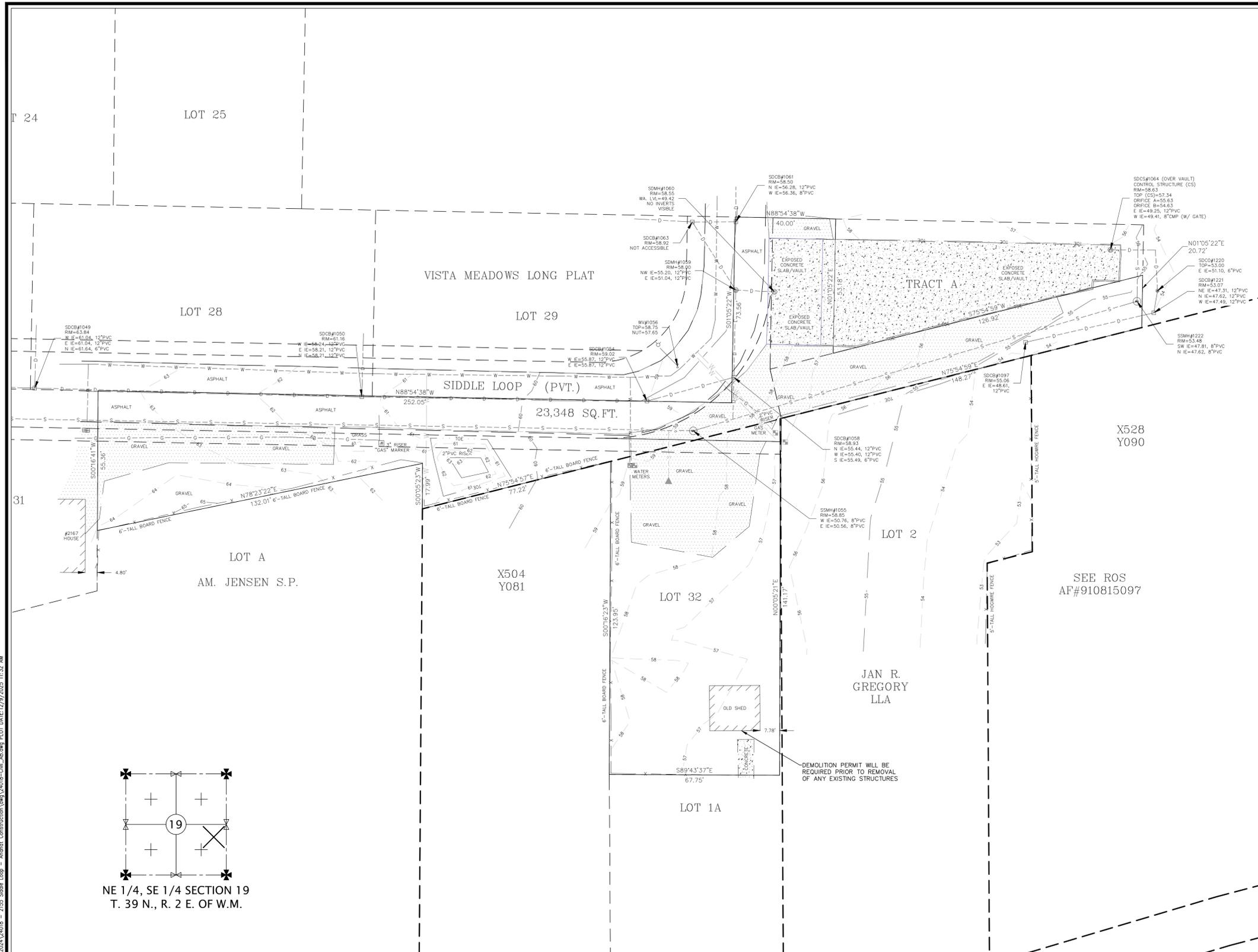
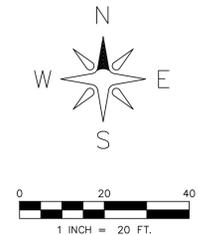
ANAHAH CONSTRUCTION
 16692 79A AVENUE,
 SURREY, BC V4N 0J1

PROJECT #: 24018
 DATE: 12/9/2025
 DESIGNED BY: RL
 DRAWN BY: JF
 CHECKED BY: RL

LDES, INC.
 5160 INDUSTRIAL PL. #108
 FERDALE, WA 98248
 PHONE 360-383-0620
 FAX 360-383-0639



NO.	REVISION	BY	DATE



LEGEND:

- FOUND REBAR & CAP
- SET NAIL
- SET HUB & TACK
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊕ EXISTING STORM DRAINAGE MANHOLE
- EXISTING STORM DRAINAGE CATCH BASIN
- EXISTING STORM AREA DRAIN
- EXISTING FIRE HYDRANT
- EXISTING WATERLINE VALVE
- EXISTING WATER METER SERVICE
- EXISTING UTILITY JUNCTION BOX

NOTE:

TOPOGRAPHIC SURVEY PROVIDED BY POWERTEK SURVEYING.

SURVEY NOTES:

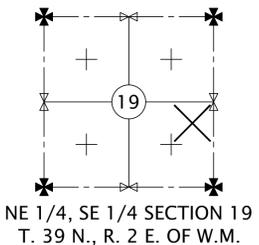
- 1.) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH WAC 332-130-145 IN MAY 2024 AT THE REQUEST OF ANAHAT CONSTRUCTION.
- 2.) FIELD SURVEY PERFORMED WITH TRIMBLE R8-3 GNSS RECEIVER AND LEICA TCPR 1201+ ROBOTIC TOTAL STATION AND MEETS OR EXCEEDS THE STANDARDS SET FORTH WITHIN WAC 332-130-090.
- 3.) HORIZONTAL DATUM: "CITY OF FERNDALE SURVEY MONUMENT NETWORK JUNE, 2001" (NAD83/91) INVERSE OF FERN#338 TO FERN#341 BEARING N56°10'27"E A DISTANCE OF 1500.89'.

FERN#5	FERN#9
N=683701.32	N=678623.10
E=1214911.44	E=1217288.97
EL=220.76	EL=29.16
- 4.) VERTICAL DATUM: CITY OF FERNDALE (NGVD29)

FERN#338	P=TEK#10
N=679150.11	N=679568.014
E=1214925.10	E=1215139.637
EL=37.66	EL=43.06
- 5.) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS.
- 6.) POWERTEK SURVEYING ASSUMES NO LIABILITY FOR ANY SUBSURFACE CONDITIONS OR FEATURES THAT MAY EXIST THAT ARE UNDETECTABLE AND/OR NOT VISIBLE.
- 7.) CONTOUR INTERVALS ARE SHOWN AT 1 FOOT AND ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY AND MEET OR EXCEED NATIONAL MAPPING STANDARDS UTILIZING ELECTRONIC DATA COLLECTION.
- 8.) THE TOPOGRAPHIC ELEMENTS SHOWN ON THIS MAP ARE INTENDED TO SUPPORT PLANNING AND DESIGN. UTILITY LOCATIONS DERIVED FROM ABOVE GROUND APPURTENANCES AND/OR UTILITY PAINT MARKS PER WASHINGTON STATE ONE-CALL UNDERGROUND LOCATES (811).
- 9.) OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE: THIS SURVEY MAY DEPICT EXISTING FENCE LINES AND/OR ENCROACHMENTS IN ACCORDANCE WITH WAC CH 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THIS IS NOT A BOUNDARY SURVEY AND THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

LEGAL DESCRIPTION:

(PER SPECIAL WARRANTY DEED A.F. NO. 2020-0200922)
 LOT 32, VISTA MEADOWS LONG PLAT, PHASE 3, ACCORDING TO THE SPLAT THEREOF, RECORDED ON JULY 9, 2014 UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2130701203, RECORDS OF WHATCOM COUNTY, WASHINGTON.
 SITUATE IN WHATCOM COUNTY, WASHINGTON.
 A 30 FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT AS DELINEATED ON THE FACE OF VISTA MEADOWS LONG PLAT, PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED ON JULY 9, 2014 UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2130701203, RECORDS OF WHATCOM COUNTY, WASHINGTON.
 SITUATE IN WHATCOM COUNTY, WASHINGTON.



R:\Common\Land Projects 2024\24018 - 2155 Siddle Loop - Anahat Construction\Map\24018-CW_45.dwg PLOT DATE: 12/9/2025 11:32 AM

NO.	REVISION	BY	DATE



LDL, INC.
 5160 INDUSTRIAL PL. #108
 FERNDAL, WA 98248
 PHONE 360-383-0620
 FAX 360-383-0639

PROJECT #:	24018
DATE:	12/9/2025
DESIGNED BY:	RL
DRAWN BY:	JF
CHECKED BY:	RL

ANAHAT CONSTRUCTION
 16692 79A AVENUE,
 SURREY, BC V4N 0J1



EXISTING CONDITIONS
ANAHAT 6-PLEX
 2155 SIDDLE LOOP, FERNDAL, WASHINGTON
 A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 39 N., RANGE 2 E., W.M.

SHEET
3
 OF 13

RECORD DRAWING

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ELEMENTS:

ELEMENT 1: MARK CLEARING LIMITS

CLEARING LIMITS AREA WILL BE CLEARLY MARKED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES, WHICH INCLUDES CLEARING AND GRADING. THESE AREAS WILL BE CLEARLY MARKED BOTH IN THE FIELD AND ON-SITE PLANS, TO PREVENT DAMAGE AND OFFSITE IMPACTS.

WASHINGTON STATE DEPARTMENT OF ECOLOGY BMP'S CONSIDERED FOR ELEMENT #1 INCLUDE:
BMP C103: HIGH VISIBILITY PLASTIC OR METAL FENCE
BMP C104: STAKE AND WIRE FENCE

ELEMENT 2: ESTABLISH CONSTRUCTION ACCESS

ONE CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED USING QUARRY SPALLS TO MINIMIZE THE TRACKING OF SEDIMENT ONTO PUBLIC ROADS. ROADS WILL BE CLEANED THROUGHOUT THE DAY AND AT THE END OF EACH DAY. SEDIMENT TRANSPORTED TO ROADS FROM THE SITE WILL BE SWEEPED AND DISPOSED OF AT A CONTROLLED SEDIMENT DISPOSAL AREA ON SITE. IF STREET WASHING IS NEEDED, IT WILL ONLY OCCUR AFTER SEDIMENT HAS BEEN REMOVED AS DESCRIBED. THE RESULTING WASH WASTEWATER WOULD THEN BE DISPOSED OF AT AN APPROVED SITE.

ALL CONSTRUCTION ACCESS POINTS WILL BE RESTORED TO PRE-CONSTRUCTION CONDITION.

WASHINGTON STATE DEPARTMENT OF ECOLOGY BMP'S CONSIDERED FOR ELEMENT #2 INCLUDE:
BMP C105: STABILIZED CONSTRUCTION ENTRANCE
BMP C107: CONSTRUCTION ROAD/PARKING AREA STABILIZATION

ELEMENT 3: CONTROL FLOW RATES

STORMWATER BMP'S OUTLINED IN THE TESC PLAN AND SWPPP WILL BE INSTALLED AS A FIRST STEP IN CONSTRUCTION AND WILL BE FUNCTIONAL PRIOR TO CONSTRUCTION OF SITE IMPROVEMENTS (E.G. IMPERVIOUS SURFACES). IT IS EXPECTED THAT RAIN AND SNOWMELT WILL INFILTRATE COMPLETELY INTO THE EXISTING SOILS DURING CONSTRUCTION. IF FLOW RATES NEED TO BE CONTROLLED, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO AMEND THE SWPPP AND IDENTIFY APPROPRIATE BMP'S TO CONTROL FLOW RATES.

ELEMENT 4: INSTALL SEDIMENT CONTROLS

SILT FENCING (BMP C233) SHALL BE INSTALLED ALONG THE DOWNSTREAM EDGES OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. SEDIMENTATION SHOULD NOT BE ALLOWED TO ENTER THE INFILTRATION FACILITIES DURING CONSTRUCTION. CONSTRUCTION OF THE STORMTECH CHAMBERS SHOULD OCCUR NEAR THE END OF CONSTRUCTION TO MAINTAIN THE INFILTRATION CAPACITY OF THE NATIVE SOILS. IF IT IS FOUND THAT MORE CONTROL MEASURES ARE NEEDED, AND WATER NEEDS TO BE IMPOUNDED, TEMPORARY ON-SITE INTERCEPTOR DRAINAGE SALES SHALL BE CONSTRUCTED AND STABILIZED.

OTHER SEDIMENT CONTROL MEASURES THAT MAY BE IMPLEMENTED ON SITE INCLUDE:
- CONSTRUCTION OF GRAVEL FILTER BERMS (BMP C232) TO RETAIN SEDIMENT FROM RIGHTS-OF-WAY OR CONSTRUCTION TRAFFIC AREAS, IF APPLICABLE.
- SILT FENCES WILL BE USED TO CONTROL TRANSPORT OF COURSE SEDIMENT FROM THE SITE. INSTALLATION OF SILT FENCES WILL BE DONE AS OUTLINED IN BMP C233 AND WILL BE USED IN COMBINATION WITH OTHER EROSION CONTROL METHODS IF NEEDED.
- VEGETATED STRIPS WILL BE USED WHERE APPROPRIATE. IF VEGETATED STRIPS ARE USED AS AN EROSION CONTROL MEASURE, THEY WILL BE IMPLEMENTED AS OUTLINED IN BMP C234.
- STRAW MATS MAY ALSO BE CONSIDERED AS PART OF THE EROSION CONTROL MEASURES FOR THIS SITE. IF STRAW MATS ARE INSTALLED, THEY WILL BE DONE AS OUTLINED IN BMP C235.

A COMBINATION OF THESE BMP'S MAY NEED TO BE IN PLACE TO EFFECTIVELY MANAGE THE SITE FOR EROSION CONTROL. EVALUATION OF BMP EFFECTIVENESS AND MAINTENANCE OF THE INSTALLED BMP'S WILL CONTINUE THROUGHOUT CONSTRUCTION. MODIFICATIONS TO THE COMBINATIONS OF BMP'S MAY OCCUR AS A RESULT OF ONGOING SITE EVALUATION.

WASHINGTON STATE DEPARTMENT OF ECOLOGY BMP'S CONSIDERED FOR ELEMENT #4 INCLUDE:
BMP C230: STRAW BALE BARRIER
BMP C232: GRAVEL FILTER BERM
BMP C233: SILT FENCE
BMP C235: STRAW MATS

ELEMENT 5: STABILIZE SOILS

IF CONSTRUCTION OCCURS IN THE WET SEASON (10/1 THROUGH 4/30) SOILS WILL NOT REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS. IF IT OCCURS IN THE DRY SEASON (5/1 THROUGH 9/30) SOILS WILL NOT REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. WHEN ACTIVE GRADING IS IN PROGRESS, THE DEADLINE FOR SOIL STABILIZATION MAY BE EXTENDED UPON DETERMINING THAT THE LIKELIHOOD OF EROSION IMPACTS IS LOW BASED ON THE TYPE AND AMOUNT OF SOIL EXPOSED, SITE TOPOGRAPHY, TO POTENTIAL FOR DISCHARGE TO CRITICAL AREAS AND LAKES, AND OTHER FACTORS. IN ADDITION, WEATHER CONDITIONS WILL CONTINUALLY BE MONITORED INCLUDING BEFORE HOLIDAYS AND WEEKENDS FOR PURPOSES OF PREPARING THE SITE FOR PREDICTED WEATHER CONDITIONS. IMMEDIATELY FOLLOWING GRADING ACTIVITIES, THE SITE SOILS SHALL BE STABILIZED BY SEEDING AND STRAW MULCHING TO PROTECT SOIL FROM EROSION FORCES OF RAINFALL, RUNOFF, AND WIND. PLASTIC COVERING SHALL COVER ALL SOIL STOCKPILES.

BMP'S THAT ARE EFFECTIVE IN STABILIZING SOILS AND PROTECTING THEM FROM EXPOSURE TO RAIN AND WIND OR OTHER CLIMATIC CONDITIONS WILL BE IMPLEMENTED THROUGHOUT THE PROJECT. EVALUATION AND MONITORING OF BMP EFFECTIVENESS WILL OCCUR ON A DAILY BASIS BY THE CONTRACTOR AND AS DESCRIBED IN SECTION 6.2.12 BY THE CESCL. IN ADDITION, IN THE EVENT OF FORECASTED PRECIPITATION EVENTS, ADDITIONAL MEASURES TO STABILIZE SOILS WILL BE TAKEN.

BMP'S THAT WILL BE CONSIDERED THROUGHOUT CONSTRUCTION INCLUDE BUT ARE NOT LIMITED TO TEMPORARY AND PERMANENT SEEDING, SODDING, MULCHING, PLASTIC COVERING, EROSION CONTROL FABRICS AND MATTING, THE EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED, AND DUST CONTROL.

WASHINGTON STATE DEPARTMENT OF ECOLOGY BMP'S CONSIDERED FOR ELEMENT #5 INCLUDE:
BMP C120: TEMPORARY AND PERMANENT SEEDING
BMP C121: MULCHING
BMP C122: NETS AND BLANKETS
BMP C123: PLASTIC COVERING
BMP C124: SODDING
BMP C125: TOP SOILING
BMP C130: SURFACE ROUGHENING
BMP C131: GRADIENT TERRACES
BMP C140: DUST CONTROL

ELEMENT 6: PROTECT SLOPES

ANY DISTURBANCE TO THE STEEP SLOPE LOCATED ALONG THE SOUTH AND SOUTHEAST AREA OF THE PROJECT SITE SHALL BE ROUGHENED BY TRACKING PER BMP C130. IF ANY OTHER MAJOR SLOPE IS DISTURBED DURING CONSTRUCTION, IT SHALL BE MULCHED OR HYDRO-SEEDED IMMEDIATELY (WITHIN 24 HOURS) FOLLOWING THE DISTURBANCE.

ELEMENT 7: PROTECT DRAIN INLETS

NEW DRAIN INLETS WILL BE CONSTRUCTED AS PART OF THIS PROJECT. NEW DRAIN INLETS WILL RECEIVE BMP 220. EXISTING DRAIN INLETS IMMEDIATELY DOWNGRADE OF THE PROJECT SITE WILL ALSO RECEIVE BMP 220. PLEASE REFER THE TESC PLAN IN APPENDIX II FOR INLET PROTECTION LOCATIONS.

APPLICABLE BMP'S:
BMP C220 - STORM DRAIN INLET PROTECTION

ELEMENT 8: STABILIZE CHANNELS AND OUTLETS

WHILE NOTE ENVISIONED FOR THE PROJECT, IF TEMPORARY ON-SITE CONVEYANCE CHANNELS ARE NECESSARY, THEY WILL BE DESIGNED, CONSTRUCTED, AND STABILIZED TO PREVENT EROSION FROM THE EXPECTED FLOW RATE FROM A 1-YEAR, 10-YEAR, 24-HOUR FREQUENCY STORM EVENT. BMP C202: CHANNEL LINING WILL BE USED TO DETERMINE THE MOST EFFECTIVE CHANNEL DESIGN FOR THE SITE (I.E. BLANKETS VERSUS RIPRAP). THE DESIGN, CONSTRUCTION AND STABILIZATION OF THE CONVEYANCE CHANNELS WILL BE CONSISTENT WITH THE METHODS OUTLINED IN BMP C202.

WASHINGTON STATE DEPARTMENT OF ECOLOGY BMP'S CONSIDERED FOR ELEMENT #8 INCLUDE:
BMP C202: CHANNEL LINING
BMP C209: OUTLET PROTECTION

ELEMENT 9: CONTROL POLLUTANTS

WASTE MATERIALS GENERATED ON SITE WILL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER, INCLUDING COVERING DUMPSTERS AND STOCKPILES. ROUTINE INSPECTIONS OF THE WASTE MATERIAL STORAGE AREAS WILL BE CONDUCTED TO MAKE SURE THAT LEAKS OR SPILLS DO NOT OCCUR. ANY LEAKAGE OR SPILLS WILL BE CLEANED UP IMMEDIATELY. A SPILL RESPONSE KIT THAT INCLUDES ABSORBENT MATERIAL WILL BE AVAILABLE ON SITE. USED ABSORBENT MATERIAL WILL BE DISPOSED OF PROPERLY.

MAINTENANCE OF HEAVY EQUIPMENT INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, SOLVENT AND DE-GREASING CLEANING AND/OR OTHER ACTIVITIES THAT MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF WILL BE CONDUCTED WITH SPILL PREVENTION MEASURES IN PLACE, INCLUDING CONDUCTING MAINTENANCE ON A TEMPORARY PAD THAT CAN BE USED TO CAPTURE LARGE SPILLS AND THE USE OF DRIP PANS. IN THE EVENT THAT EMERGENCY REPAIRS NEED TO BE PERFORMED AND CLIMATIC CONDITIONS MAY RESULT IN A PRECIPITATION EVENT PRIOR TO THE REPAIR BEING COMPLETED, THE REPAIR AREA, WHICH INCLUDES THE VEHICLE, WILL BE COVERED WITH TARPS OR OTHER PLASTIC SHEETING.

DISCHARGES, SPILLS, OR LEAKS WILL BE CLEANED IMMEDIATELY. THE NOTIFICATION PROCEDURE OUTLINED IN THE PERMANENT SITE SWPPP IS AS FOLLOWS:
- NOTIFY KEY PERSONNEL - DURING CONSTRUCTION, THE PROJECT ENGINEER WILL BE PROVIDING PROJECT OVERSIGHT AND WILL BE CONTACTED IN THE EVENT OF A SPILL. THE PROJECT ENGINEER WILL CONTACT THE SITE OWNER AND THE DEPARTMENT OF ECOLOGY. ANY SPILLS WITH POTENTIAL TO DISCHARGE TO STORM DRAINS, SANITARY SEWER SYSTEM, OR SURFACE WATERS WILL BE REPORTED TO CITY OF FERDALE PUBLIC WORKS.
- ALL SPILLS WILL BE REPORTED TO THE DEPARTMENT OF ECOLOGY, SPILL RESPONSE PROGRAM (425) 649-7000.

WASHINGTON STATE DEPARTMENT OF ECOLOGY BMP'S CONSIDERED FOR ELEMENT #9 INCLUDE:

BMP C151: CONCRETE HANDLING
BMP C152: SAW CUTTING AND SURFACING POLLUTION PREVENTION
BMP C153: MATERIAL DELIVERY, STORAGE AND CONTAINMENT
BMP C154: CONCRETE WASHOUT AREA

ELEMENT 10: CONTROL DE-WATERING

SITE DE-WATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF DE-WATERING IS FOUND TO BE NEEDED, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO IDENTIFY AN APPROPRIATE DE-WATERING DISCHARGE AND HAVE IT APPROVED BY CITY OF FERDALE. IF DE-WATERING IS NEEDED NEAR THE END OF CONSTRUCTION, THE INFILTRATION CHAMBERS HAVE BEEN CONSTRUCTED, CLEAN SEDIMENT FREE WATER MAY BE DISCHARGED INTO A SUMP BASIN (SB) WHICH CONNECTS TO THE CHAMBERS WITH THE APPROVAL OF THE ENGINEER OF RECORD AND THE CITY. IF THE WATER IS HIGHLY TURBID OR CONTAMINATED, IT SHALL BE COLLECTED AND DISCHARGED AT AN APPROVED SITE.

OTHER DISPOSAL OPTIONS, DEPENDING ON SITE CONDITIONS, MAY INCLUDE:
- TRANSPORT OFF SITE IN VEHICLE, SUCH AS A TRUCK, FOR LEGAL DISPOSAL IN A MANNER THAT DOES NOT POLLUTE STATE WATERS OR REQUIRE STATE APPROVAL, OR
- SANITARY SEWER DISCHARGE TO A CONTROLLED DISPOSAL AREA, OR
- USE OF A SEDIMENTATION POND WITH A SUMP BASIN WHICH DISCHARGES TO ONE OF THE ON-SITE STORMTECH CHAMBERS FOR SMALL VOLUMES LOCALIZED DE-WATERING, WITH ENGINEER OF RECORD AND CITY APPROVAL.

ELEMENT 11: MAINTAIN BMP'S

ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S WILL BE INSPECTED, MAINTAINED, AND REPAIRED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. MAINTENANCE AND REPAIR SHALL BE CONDUCTED IN ACCORDANCE WITH THE RELEVANT BMP IDENTIFIED IN ELEMENTS #1 THROUGH #13.

TEMPORARY EROSION AND SEDIMENT CONTROLS IDENTIFIED ABOVE WILL BE INSPECTED DAILY DURING THE WET SEASON BY THE CONTRACTOR. NEEDED REPAIRS AND MAINTENANCE WILL OCCUR AS SOON AS PRACTICABLE OR, IN THE EVENT OF A FORECAST WEATHER, REPAIRS AND MAINTENANCE WILL OCCUR PRIOR TO THE ANTICIPATED WEATHER EVENT.

TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S WILL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT WILL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL RESULTING FROM REMOVAL OF BMP'S OR VEGETATION SHALL BE PERMANENTLY STABILIZED.

ELEMENT 12: MANAGE THE PROJECT

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)
THIS PROJECT WILL NOT DISTURB MORE THAN 1 ACRE OF LAND, THEREFORE, WILL NOT REQUIRE AN NPDES PERMIT.

CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL)
IT IS RECOMMENDED, ALTHOUGH NOT REQUIRED, THAT THE PROJECT OWNER OR CONTRACTOR RETAIN A CESCL TO INSPECT ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES. ALL BMP'S, AND ANY STORMWATER DISCHARGE POINT (IF APPLICABLE) AT LEAST ONCE EVERY CALENDAR WEEK.

PHASING OF CONSTRUCTION
TO THE EXTENT PRACTICABLE, SITE DISTURBANCE AND CONSTRUCTION WILL BE PHASED WHERE FEASIBLE. REVEGETATION OF EXPOSED AREAS AND MAINTENANCE OF THAT VEGETATION WILL OCCUR AS PART OF THE CLEARING ACTIVITIES.

CLEARING AND GRADING ACTIVITIES WILL OCCUR AFTER THE APPLICABLE PERMITS HAVE BEEN OBTAINED. WHEN ESTABLISHING CLEARING AND GRADING AREAS, CONSIDERATION WILL BE GIVEN TO MINIMIZING REMOVAL OF EXISTING TREES AND MINIMIZING DISTURBANCE AND COMPACTION OF NATIVE SOILS EXCEPT AS NEEDED FOR BUILDING PURPOSES. ELEMENT #1 OUTLINES BMP'S THAT WILL EFFECTIVELY MINIMIZE REMOVAL AND DAMAGE TO NATIVE VEGETATION AND PROTECT THESE AREAS BY BEING CLEARLY DELINEATED AND MARKED.

SEASONAL WORK LIMITATIONS
FROM OCTOBER 1 THROUGH APRIL 30, SOILS WILL NOT REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS. FROM MAY 1 THROUGH SEPTEMBER 30 SOILS WILL NOT REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. IN ADDITION, WEATHER CONDITIONS WILL CONTINUALLY BE MONITORED INCLUDING BEFORE HOLIDAYS AND WEEKENDS FOR PURPOSES OF PREPARING THE SITE FOR PREDICTED WEATHER CONDITIONS. AS DISCUSSED IN ELEMENT #5, BMP'S THAT ARE EFFECTIVE IN STABILIZING SOILS AND PROTECTING THEM FROM EXPOSURE TO RAIN AND WIND OR OTHER CLIMATIC CONDITIONS WILL BE IMPLEMENTED THROUGHOUT THE PROJECT. INSPECTION AND EVALUATION OF THE EFFECTIVENESS OF THE BMP'S WILL OCCUR ON A DAILY BASIS BY THE CONTRACTOR. IN ADDITION, IN THE EVENT OF FORECASTED PRECIPITATION EVENTS, ADDITIONAL MEASURES TO STABILIZE SOILS WILL BE TAKEN.

COORDINATION WITH UTILITIES AND OTHER CONTRACTORS
BMP STORMWATER MANAGEMENT REQUIREMENTS FOR ALL ASPECTS OF THE CONSTRUCTION PROJECT, INCLUDING UTILITIES, WERE CONSIDERED IN PREPARING THE CONSTRUCTION SWPPP. IT IS UP TO THE CONTRACTOR TO COORDINATE WITH SUB-CONTRACTORS AND/OR UTILITY COMPANIES.

INSPECTION AND MONITORING
AS PREVIOUSLY MENTIONED, ALL BMP'S WILL BE INSPECTED, MAINTAINED, AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

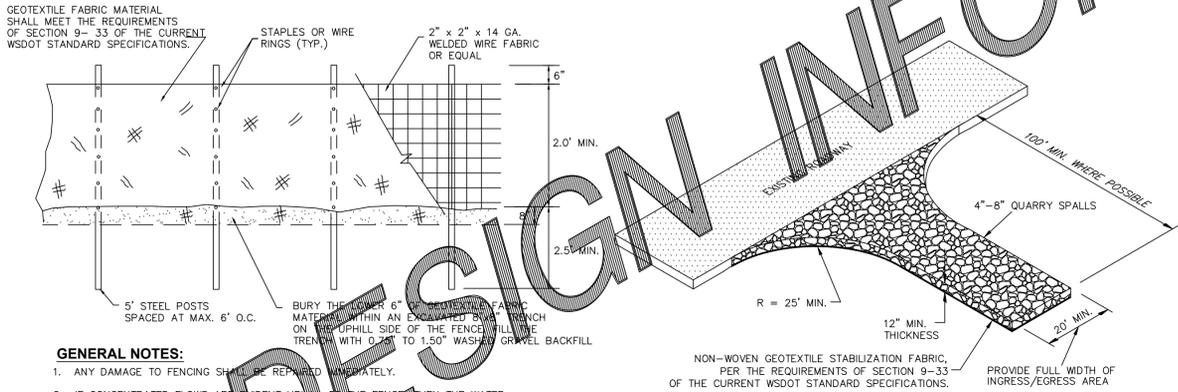
IF INSPECTION AND/OR MONITORING REVEALS THAT THE BMP'S IDENTIFIED IN THIS CONSTRUCTION SWPPP ARE INADEQUATE, DUE TO THE ACTUAL DISCHARGE OF OR POTENTIAL TO DISCHARGE A SIGNIFICANT AMOUNT OF ANY POLLUTANT, THIS SWPPP SHALL BE MODIFIED, AS APPROPRIATE, IN A TIMELY MANNER, WITH NOTICE TO THE ENGINEER OF RECORD AND CITY OF FERDALE.

MAINTENANCE OF THE CONSTRUCTION SWPPP
THE CONSTRUCTION SWPPP WILL BE RETAINED ON-SITE AND WILL BE UPDATED ON A REGULAR BASIS BY EITHER THE OWNER OR A DESIGNATED REPRESENTATIVE. A LOG WILL BE ATTACHED TO THE CONSTRUCTION SWPPP TO FACILITATE REGULAR UPDATES. MODIFICATIONS TO THE CONSTRUCTION SWPPP WILL BE MADE WHENEVER THERE IS A SIGNIFICANT CHANGE IN THE DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF ANY BMP.

ELEMENT 13: PROTECT LOW IMPACT DEVELOPMENT BMP'S

NO LID BMP'S ARE PROPOSED AT THIS TIME. IF LID BMP'S ARE FOUND TO BE FEASIBLE, THEY WILL COMPLY WITH THE 2019 SWMM.

TESC NOTES & DETAILS:



GENERAL NOTES:

1. ANY DAMAGE TO FENCING SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPSTREAM OF THE FENCE, THEN THE WATER MUST BE INTERCEPTED AND CONVEYED TO A FULLY FUNCTIONING SEDIMENT TRAP, POND, OR CONVEYANCE SYSTEM.
3. IT IS IMPORTANT TO PERIODICALLY CHECK THE UPHILL SIDE OF FENCING FOR SIGNS OF CLOGGING. IF CLOGGING OCCURS, THE FENCE WILL ACT AS A BARRIER TO FLOW AND WILL CAUSE CHANNEL EROSION. TO REMEDY THIS, TO REMEDY THIS, THE CONTRACTOR SHALL REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
4. SILT FENCING SHALL BE CONSTRUCTED DIRECTLY AFTER CLEARING AND GRUBBING IS COMPLETE. THE FENCE SHALL ONLY BE REMOVED WHEN CONSTRUCTION OF UTILITIES DEEMS IT ABSOLUTELY NECESSARY. IMMEDIATELY AFTER UTILITIES ARE IN-PLACE, THE SILT FENCING SHALL BE RECONSTRUCTED.

② SILT FENCE DETAIL (BASED ON FERDALE ST-10) not to scale

GENERAL NOTES:

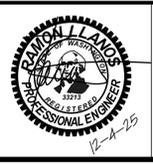
1. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO SURROUNDING FACILITIES, THEN ALTERNATIVE MEASURES TO KEEP THE FACILITIES FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING OR UPSIZING THE DIMENSIONS OF THE ENTRANCE.
2. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH PAVEMENT, A SMALL SUMP OR POND SHALL BE CONSTRUCTED AND THE SEDIMENT SHALL BE CONVEYED INTO THE SUMP OR POND.

② QUARRY SPALL CONSTRUCTION ENTRANCE DETAIL not to scale

CITY OF FERDALE TESC NOTES:

1. STABILIZATION & SEDIMENT TRAPPING. ALL EXPOSED SOILS SHALL BE STABILIZED BY SUITABLE APPLICATION OF BMP'S. FROM OCTOBER 1 TO APRIL 30, NO SOILS SHALL REMAIN UNEXPOSED FOR MORE THAN 2 DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN 7 DAYS. PRIOR TO LEAVING THE SITE, STORMWATER RUNOFF SHALL PASS THROUGH A SEDIMENT POND, TRAP OR OTHER APPROPRIATE BMP. DELINEATE CLEARING & EASEMENT LIMITS. IN THE FIELD, STAKE AND FLAG CLEARING LIMITS AND/OR ANY EASEMENTS, SETBACKS, SENSITIVE/CRITICAL AREAS AND THEIR BUFFERS, TREES AND DRAINAGE COURSES.
2. PROTECTION OF ADJACENT PROPERTIES. PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION.
3. TIMING & STABILIZATION OF SEDIMENT TRAPPING MEASURES. SEDIMENT PONDS AND TRAPS, PERMETER DIKES, SEDIMENT BARRIERS, AND OTHER BMP'S INTENDED TO TRAP SEDIMENT ON-SITE SHALL BE CONSTRUCTED AS A FIRST STEP IN GRADING. THESE BMP'S SHALL BE FUNCTIONAL BEFORE LAND DISTURBING ACTIVITIES TAKE PLACE. EARTH STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS SHALL BE SEEDED AND MULCHED ACCORDING TO THE TIMING INDICATED IN NO. 1 ABOVE.
4. CONTROLLING OFF-SITE EROSION. PROPERTIES AND WATERWAYS DOWNSTREAM FROM THE DEVELOPMENT SITES SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM THE PROJECT SITE.
5. STABILIZATION OF TEMPORARY CONVEYANCE CHANNELS & OUTLETS. ALL TEMPORARY ON-SITE CONVEYANCE CHANNELS SHALL BE DESIGNED, CONSTRUCTED AND STABILIZED TO PREVENT EROSION FROM THE EXPECTED VELOCITY OF FLOW FROM A 2-YEAR, 24-HOUR FREQUENCY STORM FOR THE DEVELOPED CONDITION. STABILIZATION ADEQUATE TO PREVENT EROSION OF OUTLETS, ADJACENT STREAMBANKS, SLOPES AND DOWNSTREAM REACHES SHALL BE PROVIDED AT THE OUTLETS OF ALL CONVEYANCE SYSTEMS.
6. STORM DRAIN INLET PROTECTION. ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORMWATER RUNOFF SHALL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
7. UNDERGROUND UTILITY CONSTRUCTION. THE CONSTRUCTION OF UNDERGROUND UTILITY LINES SHALL BE SUBJECT TO THE FOLLOWING CRITERIA: WHERE FEASIBLE, NO MORE THAN 300 FEET OF TRENCH SHALL BE OPENED AT ONE TIME; WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES; AND TRENCH DEWATERING DEVICES SHALL DISCHARGE INTO A SEDIMENT TRAP OR SEDIMENT POND.
8. CONSTRUCTION ACCESS ROUTES. WHEREVER CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED ROADS, PROVISIONS MUST BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) ONTO THE PAVED ROAD. IF SEDIMENT IS TRANSPORTED ONTO A ROAD SURFACE, THE ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR SWEEPING AND BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
9. REMOVAL OF TEMPORARY BMP'S. ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON-SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.
10. DEWATERING CONSTRUCTION SITES. DEWATERING DEVICES SHALL DISCHARGE INTO A SEDIMENT TRAP OR SEDIMENT POND.
11. CONTROL OF POLLUTANTS OTHER THAN SEDIMENT ON CONSTRUCTION SITES. ALL POLLUTANTS OTHER THAN SEDIMENT THAT OCCUR ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER.
12. MAINTENANCE. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
13. FINANCIAL LIABILITY. PERFORMANCE BONDING, OR OTHER APPROPRIATE FINANCIAL INSTRUMENTS, SHALL BE REQUIRED FOR ALL PROJECTS TO ENSURE COMPLIANCE WITH THE APPROVED TESC PLAN.
14. ALL SITE GRADING SHALL BE COMPLETED IN ACCORDANCE WITH APPENDIX J OF THE 2012, INTERNATIONAL BUILDING CODE.
15. SITE GRADING SHALL BE MONITORED BY GEOTECH SERVICES TO ENSURE THE FILLS WERE PERFORMED AND RECORDED PER APPENDIX J NOTED IN THE ABOVE COMMENT.
16. WORK PERFORMED OUTSIDE CITY RIGHT-OF-WAY ON PRIVATE PROPERTY REQUIRES PROJECT CERTIFICATION BY THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL DETERMINE AN INSPECTION SCHEDULE TO BE CARRIED OUT BY HIMSELF OR HERSELF AND/OR QUALIFIED DESIGNEE INCLUDING GEOTECHNICAL INSPECTIONS AND DOCUMENTATION SUPPORT.
17. FOR PROJECT ACCEPTANCE THE ENGINEER OF RECORD IS REQUIRED TO SUBMIT A FINAL AS-BUILT GRADING PLAN FOR CITY REVIEW AND APPROVAL THAT INCLUDES THE FOLLOWING STATEMENT:
"AS THE ENGINEER OF RECORD, I HEREBY CERTIFY THAT THE IMPROVEMENTS COMPLETED AT 5874 CEDAR STREET HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE PLANS APPROVED BY THE PUBLIC WORKS DIRECTOR AND IN ACCORDANCE WITH THE SPECIFICATIONS ADOPTED BY THE CITY OF FERDALE."
18. A STORMWATER MAINTENANCE PLAN MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AT PROJECT COMPLETION INCLUDING AN 11X17 AS-BUILT DRAWING OF THE STORMWATER FACILITIES IN CONFORMANCE WITH THE ATTACHED STORMWATER MAINTENANCE MANUAL CHECKLIST FOR THE CONVEYANCE SYSTEM LOCATED OUTSIDE CITY R/W THAT MUST BE PRIVATELY MAINTAINED.

NO.	REVISION	BY	DATE



LDES, INC.
5160 INDUSTRIAL PL. #108
FERDALE, WA 98248
PHONE 360-383-0620
FAX 360-383-0639

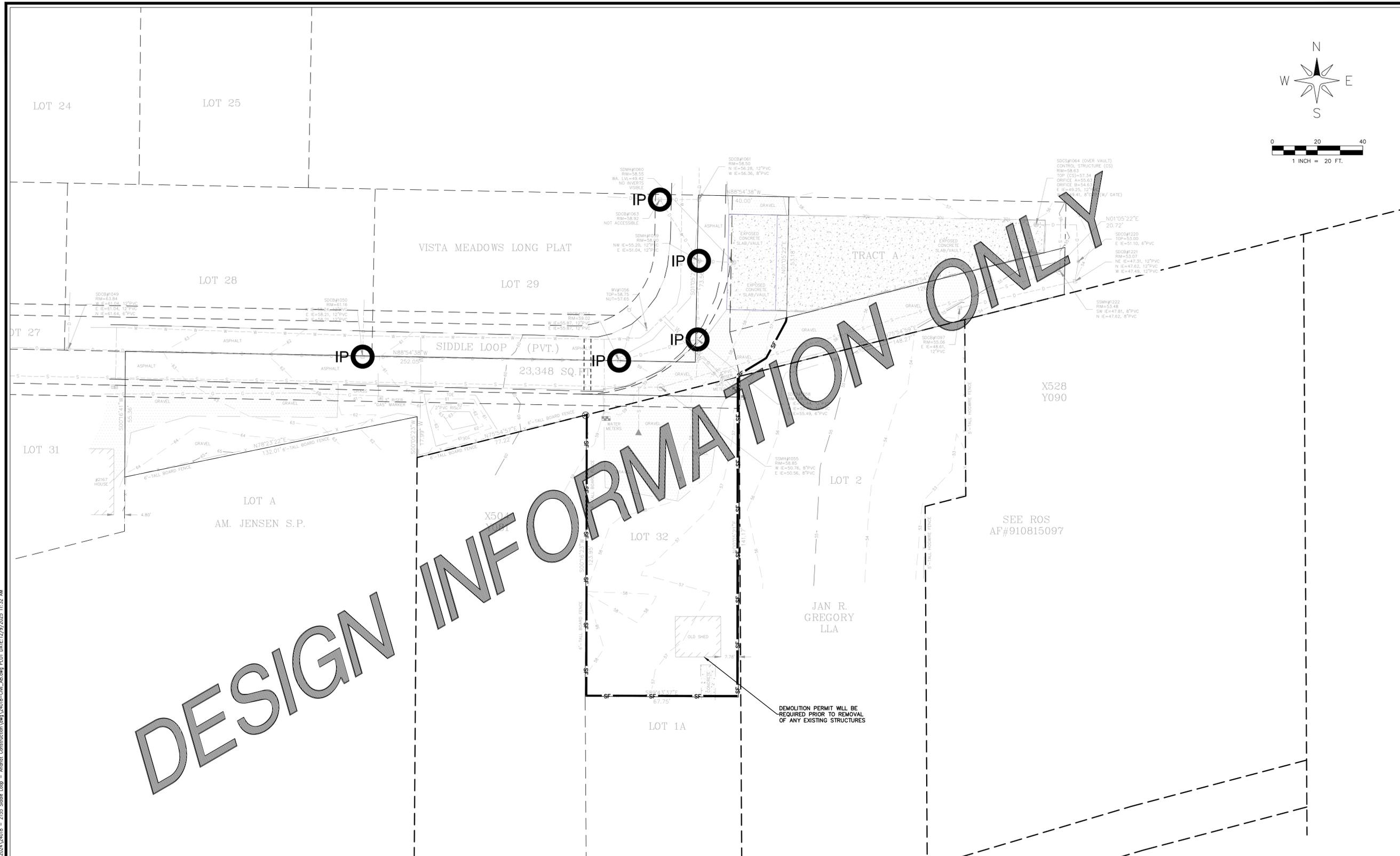
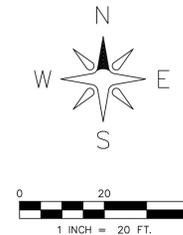
PROJECT #: 24018
DATE: 12/9/2025
DESIGNED BY: RL
DRAWN BY: JF
CHECKED BY: RL

ANAHAT CONSTRUCTION
16692 79A AVENUE,
SURREY, BC V4N 0J1

APPROVED
12/09/2025
BY: [Signature]
CITY OF FERDALE
PUBLIC WORKS DEPARTMENT

SWPPP & TESC NOTES AND DETAILS
ANAHAT 6-PLEX
2155 SIDDLER LOOP, FERDALE, WASHINGTON
A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 39 N., RANGE 2 E., W.M.

SHEET **4** OF **13**



DESIGN INFORMATION ONLY

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LDDES, INC.
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 FERNDAL, WA 98248
 PHONE 360-383-0620
 FAX 360-383-0639

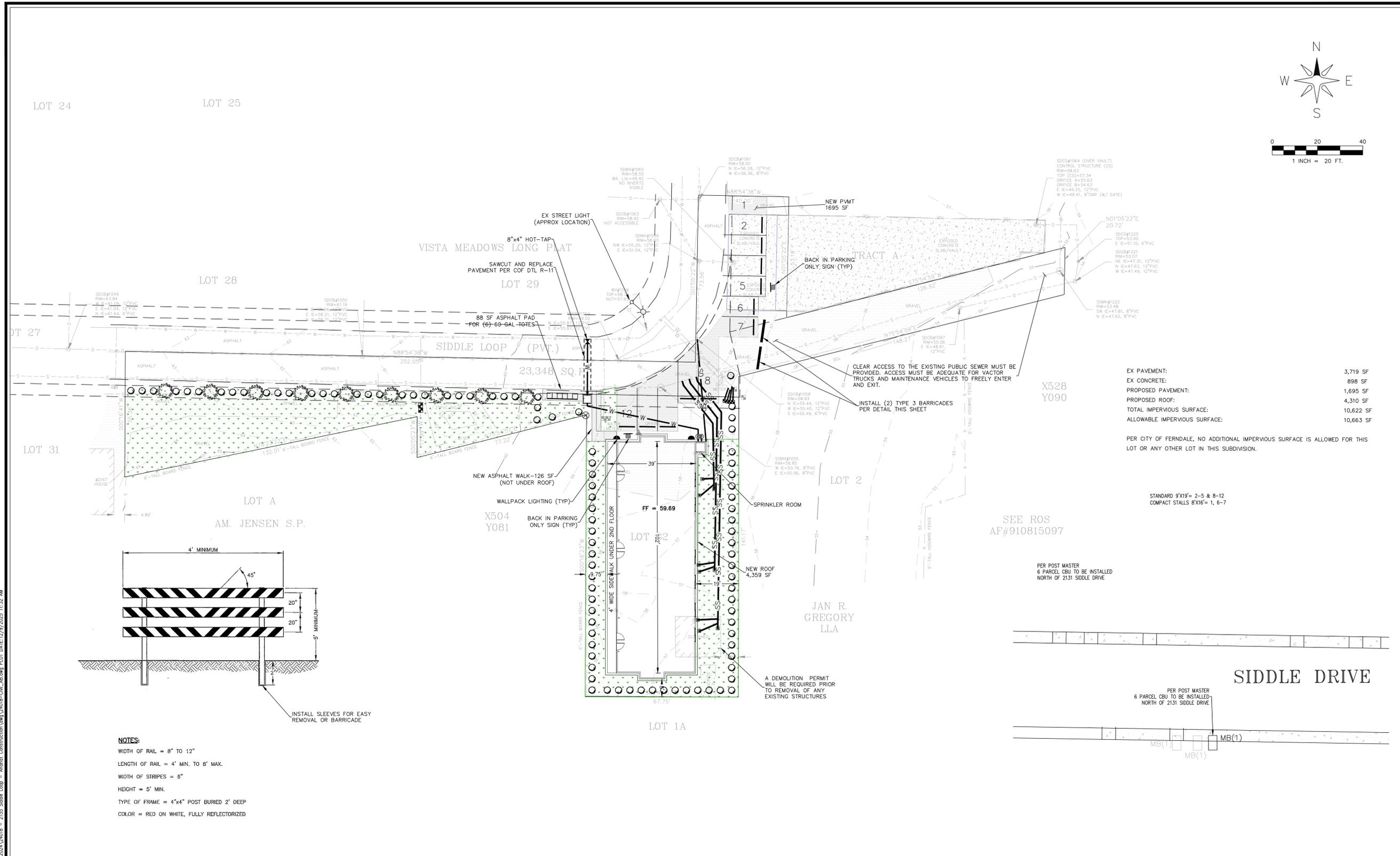
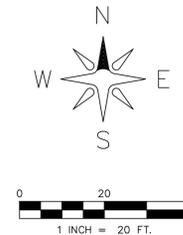
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 16692 79A AVENUE,
 SURREY, BC V4N 0J1

APPROVED
 12/09/2025
 BY: *[Signature]*
 CITY OF FERNDAL
 PUBLIC WORKS DEPARTMENT

TESC PLAN
ANAHAT 6-PLEX
 2155 SADDLE LOOP, FERNDAL, WASHINGTON
 A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 39 N., RANGE 2 E., W.M.

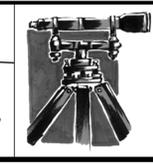
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 OF 13



NOTES:
 WIDTH OF RAIL = 8" TO 12"
 LENGTH OF RAIL = 4' MIN. TO 8' MAX.
 WIDTH OF STRIPES = 6"
 HEIGHT = 5' MIN.
 TYPE OF FRAME = 4"x4" POST BURIED 2' DEEP
 COLOR = RED ON WHITE, FULLY REFLECTORIZED

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LDL, INC.
 5160 INDUSTRIAL PL. #108
 FERNDAL, WA 98248
 PHONE 360-383-0620
 FAX 360-383-0639

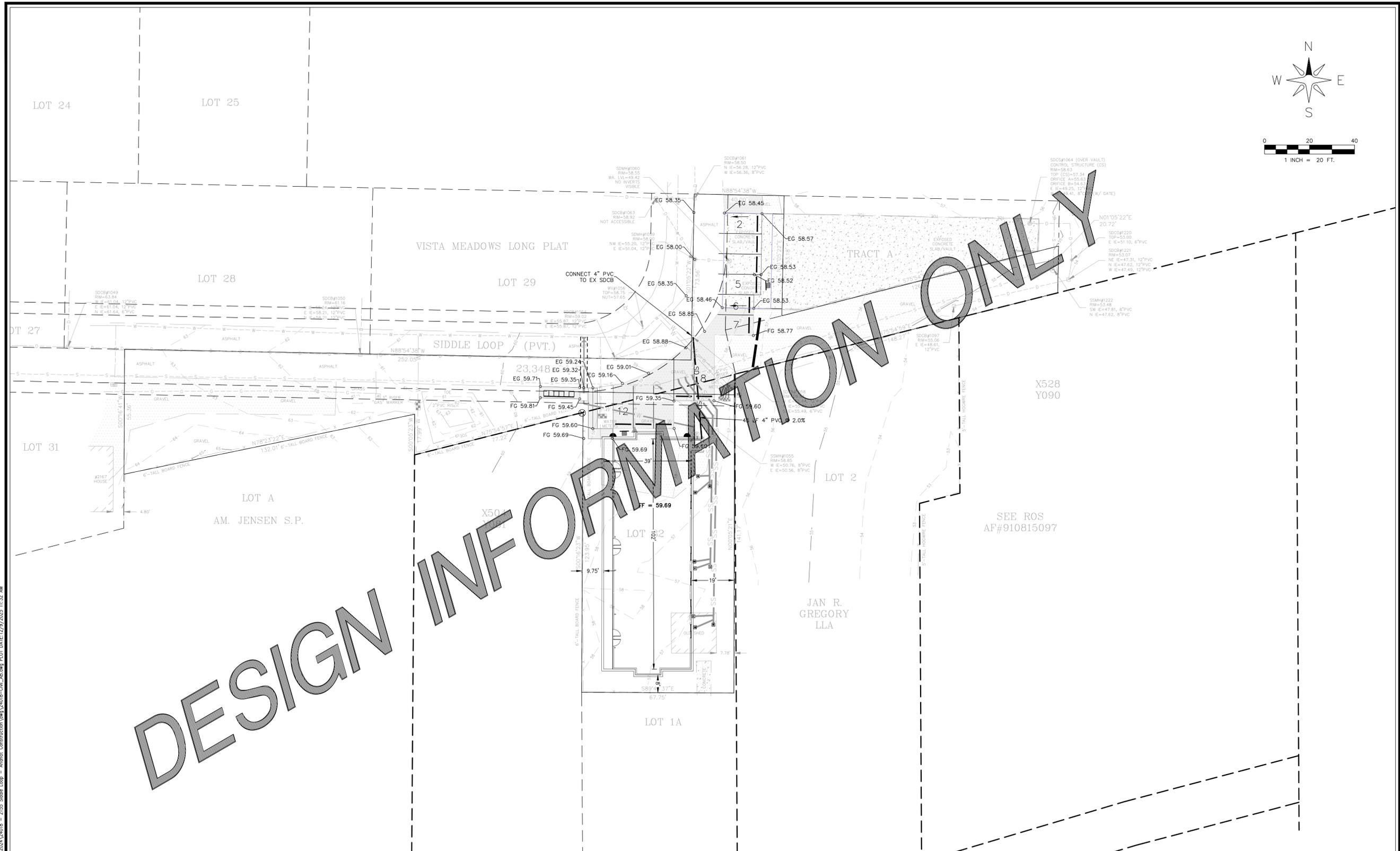
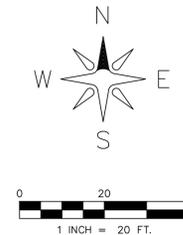
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ANAHAT CONSTRUCTION
 16692 79A AVENUE,
 SURREY, BC V4N 0J1



COMPOSITE SITE PLAN
ANAHAT 6-PLEX
 2155 SIDDLE LOOP, FERNDAL, WASHINGTON
 A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 39 N., RANGE 2 E., W.M.

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 OF 13



DESIGN INFORMATION ONLY

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LD&S, INC.
 5160 INDUSTRIAL PL. #108
 FERNDAL, WA 98248
 PHONE 360-383-0620
 FAX 360-383-0639

PROJECT #: 24018
 DATE: 12/9/2025
 DESIGNED BY: RL
 DRAWN BY: JF
 CHECKED BY: RL

ANAHAT CONSTRUCTION
 16692 79A AVENUE,
 SURREY, BC V4N 0J1

APPROVED
 12/09/2025
 BY: *[Signature]*
 CITY OF FERNDAL
 PUBLIC WORKS DEPARTMENT

GRADING PLAN
ANAHAT 6-PLEX
 2155 SIDDLE LOOP, FERNDAL, WASHINGTON
 A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 39 N., RANGE 2 E., W.M.

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BEDDING SPECIFICATIONS FOR PVC PIPE

THE FOLLOWING SUPPLEMENTAL SPECIFICATIONS ARE TO BE USED IN CONJUNCTION WITH THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CURRENT EDITION:

BEDDING FOR SEWERS, DRAINS AND CULVERTS FOR PVC PIPE-

BEDDING MATERIAL FOR PVC PIPE SHALL BE PEA GRAVEL CONFORMING TO THE FOLLOWING SPECIFICATIONS:

PEA GRAVEL - PEA GRAVEL BEDDING SHALL BE A CLEAN MIXTURE FREE FROM ORGANIC MATTER AND CONFORMING TO THE FOLLOWING GRADATION WHEN TESTED IN ACCORDANCE WITH ASTM D422:

U.S. STANDARD SIEVE SIZE	PERCENTAGE PASSING, BY WT.
3/4"	100
3/8"	95-100
#8	0-10
#200	0-3

BACKFILL - WHENEVER A TRENCH IS EXCAVATED IN THE EXISTING OR PROPOSED ROADWAY, SIDEWALK OR OTHER AREAS WHERE SETTLEMENT WOULD BE DETRIMENTAL, THE ENTIRE TRENCH ABOVE THE PIPE ZONE SHALL BE BACKFILLED WITH BANK RUN GRAVEL BACKFILL TO 95% OF MAXIMUM DENSITY.

NOVEMBER 23, 2016

PVC PIPE ZONE BEDDING
STANDARD DETAIL SS-1
NOT TO SCALE

APPROVED: Date: 8/11/17
Public Works Director

NOVEMBER 23, 2016

SANITARY SEWER 8\"/> CLEAN OUT
STANDARD DETAIL SS-5
NOT TO SCALE

APPROVED: Date: 8/11/17
Public Works Director

NOVEMBER 25, 2016

SANITARY SEWER SERVICE CONNECTION 15\"/> OR LESS
STANDARD DETAIL SS-6
NOT TO SCALE

APPROVED: Date: 8/11/17
Public Works Director

NOVEMBER 23, 2016

DOUBLE SANITARY SEWER SERVICE
STANDARD DETAIL SS-15
NOT TO SCALE

APPROVED: Date: 8/11/17
Public Works Director

NOVEMBER 23, 2016

TRENCHING DETAIL
STANDARD DETAIL SS-16
NOT TO SCALE

APPROVED: Date: 8/11/17
Public Works Director

APRIL 21, 2017

MAILBOX STANDARD
STANDARD DETAIL M-2
NOT TO SCALE

APPROVED: Date: 8/11/17
Public Works Director

NO.	REVISION	BY	DATE

LDOS, INC.
5160 INDUSTRIAL PL. #108
FERNDAL, WA 98248
PHONE 360-383-0620
FAX 360-383-0639

PROJECT #: 24018
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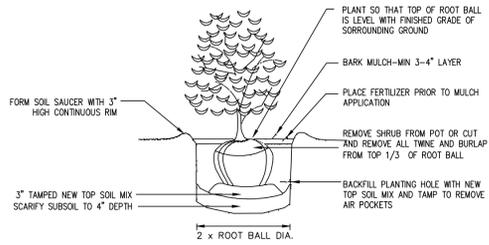
ANAHAT CONSTRUCTION
16692 79A AVENUE,
SURREY, BC V4N 0J1

APPROVED
12/09/2025
BY: R. Benz
CITY OF FERNDAL
PUBLIC WORKS DEPARTMENT

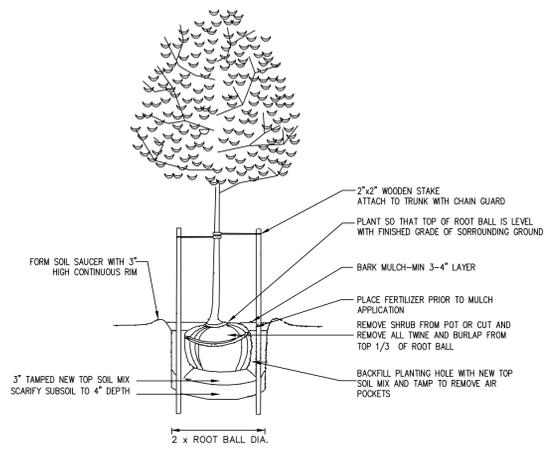
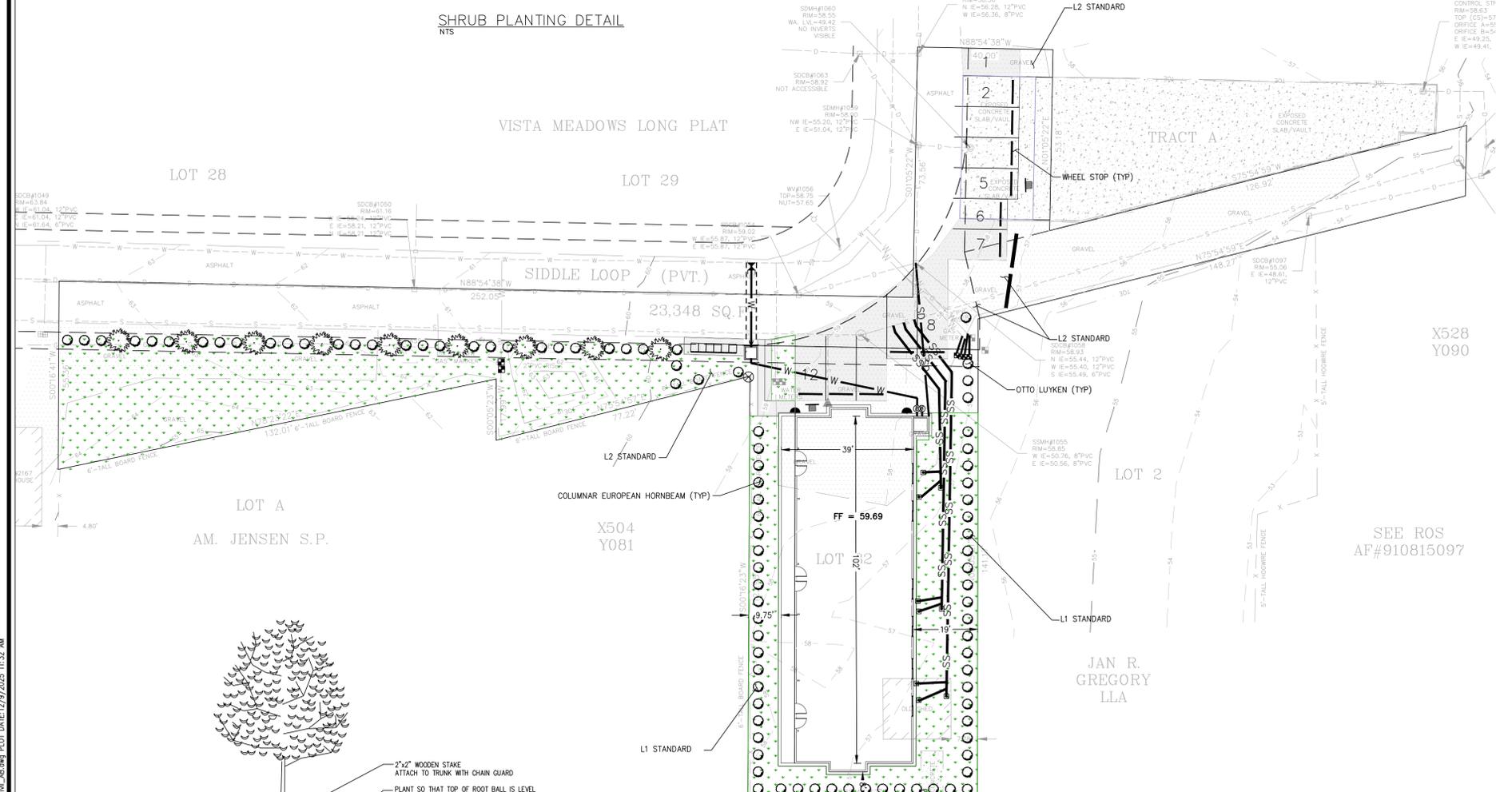
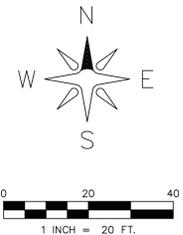
DETAILS
ANAHAT 6-PLEX
2155 SIDDLE LOOP, FERNDAL, WASHINGTON
A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 39 N., RANGE 2 E., W.M.

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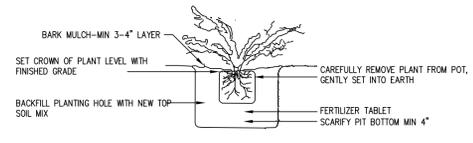
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SHRUB PLANTING DETAIL
NTS



TREE PLANTING DETAIL
NTS



GROUND COVER PLANTING DETAIL
NTS

LANDSCAPING LEGEND:

- COLUMNAR EUROPEAN HORNBEAM
- OTTO LUYKEN, 18"-24"
- GROUND COVER = GRASS

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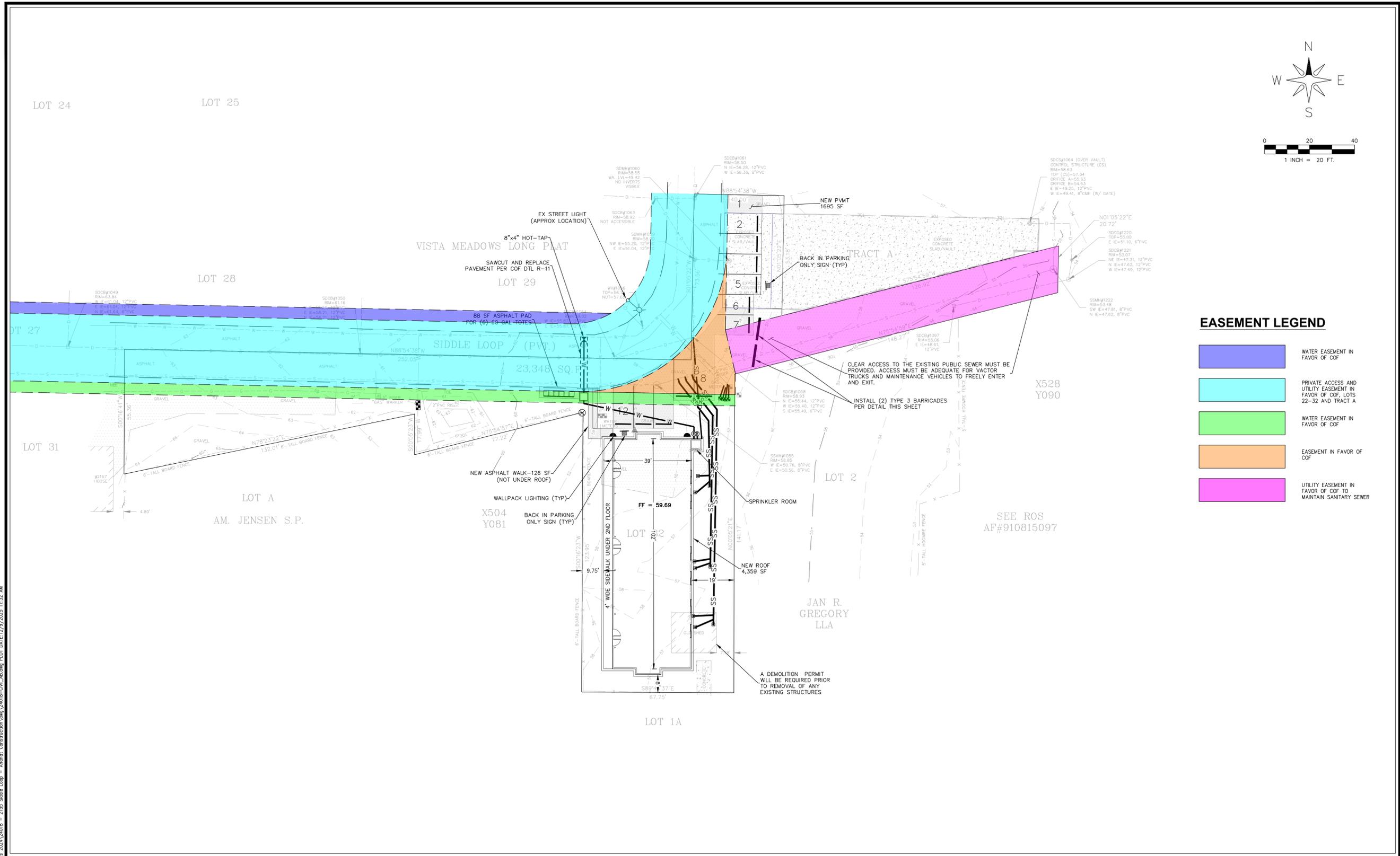
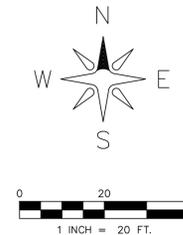
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ANAHAT CONSTRUCTION
16692 79A AVENUE,
SURREY, BC V4N 0J1

APPROVED
12/09/2025
BY: *[Signature]*
CITY OF FERNDAL
PUBLIC WORKS DEPARTMENT

LANDSCAPE PLAN
ANAHAT 6-PLEX
2155 SIDDLE LOOP, FERNDAL, WASHINGTON
A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 39 N., RANGE 2 E., W.M.

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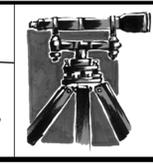


EASEMENT LEGEND

- WATER EASEMENT IN FAVOR OF COF
- PRIVATE ACCESS AND UTILITY EASEMENT IN FAVOR OF COF, LOTS 22-32 AND TRACT A
- WATER EASEMENT IN FAVOR OF COF
- EASEMENT IN FAVOR OF COF
- UTILITY EASEMENT IN FAVOR OF COF TO MAINTAIN SANITARY SEWER

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 5160 INDUSTRIAL PL. #108
 FERNDAL, WA 98248
 PHONE 360-383-0620
 FAX 360-383-0639

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ANAHAT CONSTRUCTION
 16692 79A AVENUE,
 SURREY, BC V4N 0J1

APPROVED
 12/09/2025
 BY: *[Signature]*
 CITY OF FERNDAL
 PUBLIC WORKS DEPARTMENT

VERIFIED EASEMENTS IN FAVOR OF CITY OF FERNDAL
ANAHAT 6-PLEX
 2155 SIDDLE LOOP, FERNDAL, WASHINGTON
 A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 39 N., RANGE 2 E., W.M.

SHEET
13
 OF 13