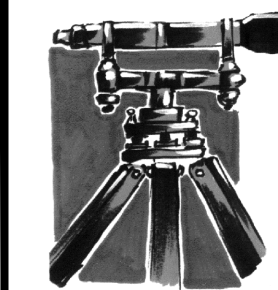


A PORTION OF THE SE 1/4 OF SECTION 19, TOWNSHIP 39 N., RANGE 2 E. OF THE W.M.
CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON

TRUONG SHORT PLAT & HUY HUNG THINH SHORT PLAT CONSTRUCTION PLANS



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



JOB NO.: 1585
DWG. NAME:
DESIGNED BY: RL
DRAWN BY: EH
CHECKED BY: RL

TOMMY TRUONG
1863 MAIN ST
FERNDAL, WA 98248

LEGOE LANE, CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON
TRUONG & HUY HUNG THINH SHORT PLATS
COVER SHEET
INDEX AND LEGEND

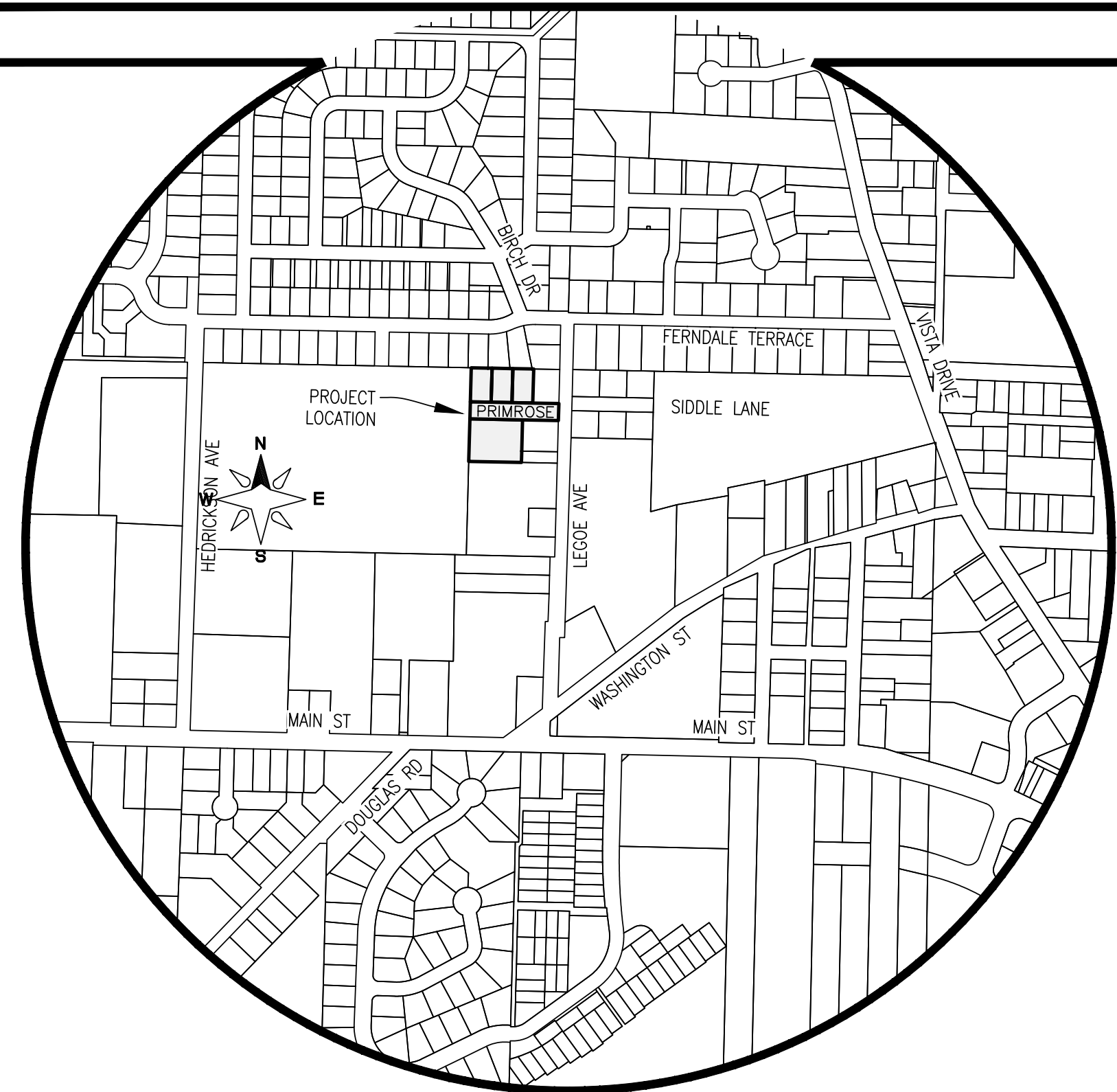
APPROVED
06/29/2026
BY: *Raymond Peterson*
RAYMOND PETERSON, PLS.
CITY OF FERNDAL
PUBLIC WORKS DEPARTMENT

NO.	REVISION	BY	DATE

SHEET
01
OF 18

RECORD DRAWINGS

00771.001 06/29/26 RH



PROJECT DESCRIPTION:
-4 SINGLE-FAMILY ATTACHED (NORTH)
-1 SINGLE-FAMILY DETACHED (NORTH)
-10 SINGLE-FAMILY ATTACHED (SOUTH)
-PROVIDE STORM, SEWER, WATER & DRY UTILITIES
-PAVED ACCESS ROAD W/ CONCRETE SIDEWALK
-PAVED PARKING AREA
-STORMWATER VAULT

PROPOSED LOTS:
TRUONG SHORT PLAT (NORTH):
LOT 1 1 SINGLE-FAMILY ATTACHED 6,240 SF
LOT 2 1 SINGLE-FAMILY ATTACHED 5,040 SF
LOT 3 1 SINGLE-FAMILY ATTACHED 5,040 SF
LOT 4 1 SINGLE-FAMILY ATTACHED 5,040 SF
LOT 5 1 SINGLE-FAMILY DETACHED 5,040 SF
MEADOW SHORT PLAT (SOUTH):
LOT 1 1 SINGLE-FAMILY ATTACHED 3,712 SF
LOT 2 1 SINGLE-FAMILY ATTACHED 3,175 SF
LOT 3 1 TRIPLEX- 5,891 SF
LOT 4 1 TRIPLEX- 6,220 SF
TRACT A STORMWATER 9,821 SF

BUILDINGS:
TRUONG SHORT PLAT:
SINGLE-FAMILY ATTACHED 47' X 29' APPROX; 1306 SF PER BUILDING (PER FLOOR)
SINGLE-FAMILY DETACHED 47' X 29' APPROX; 1306 SF PER BUILDING (PER FLOOR)

MEADOW SHORT PLAT:
SINGLE-FAMILY ATTACHED 17' X 58' APPROX; 986 SF PER BUILDING (PER FLOOR)
SINGLE-FAMILY ATTACHED 27' X 42' APPROX; 1,134 SF PER BUILDING (PER FLOOR)

SETBACKS:
TRUONG SHORT PLAT(NORTH):
20' FRONT YARD SETBACK
5' SIDE YARD SETBACK
0' SIDE YARD SETBACK (ZERO LOT LINE ATTACHED)
10' BACK YARD SETBACK

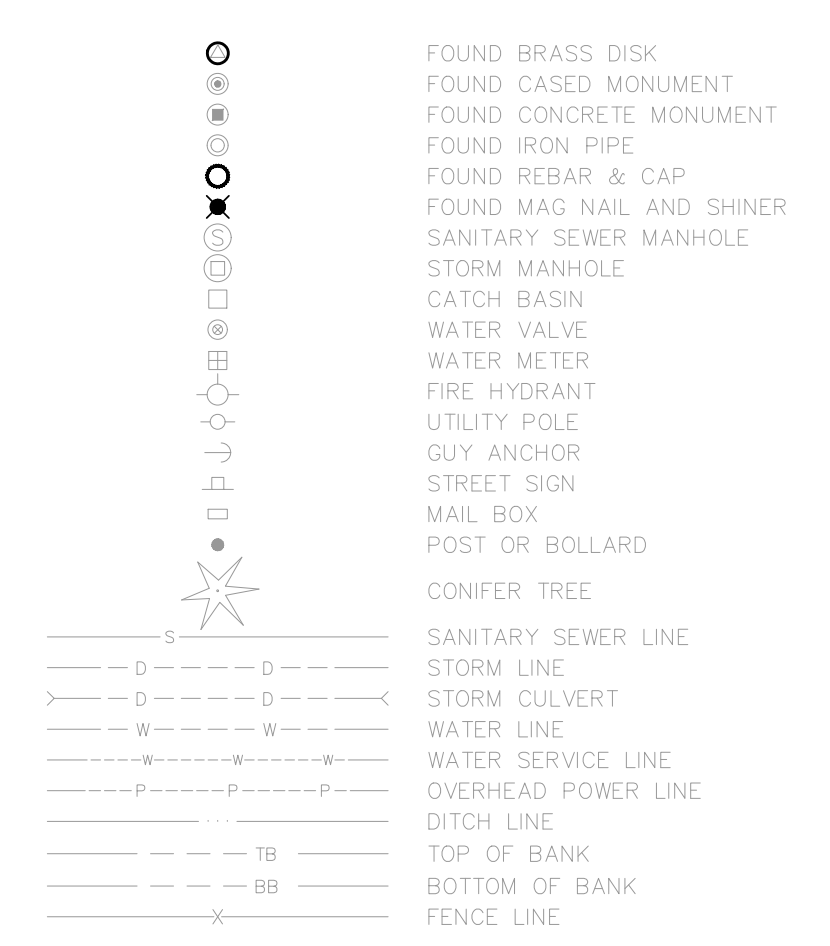
MEADOW SHORT PLAT (SOUTH):
20' FRONT SETBACK (FROM BACK OF SIDEWALK)
8' SIDE YARD SETBACK
12' SIDE SETBACK (FROM BACK OF SIDEWALK) (LOT 3)
0' SIDE YARD SETBACK (ZERO LOT LINE ATTACHED)
8' BACK YARD SETBACK

SETBACK VARIANCE:
5' SIDE SETBACK (LOT 2)

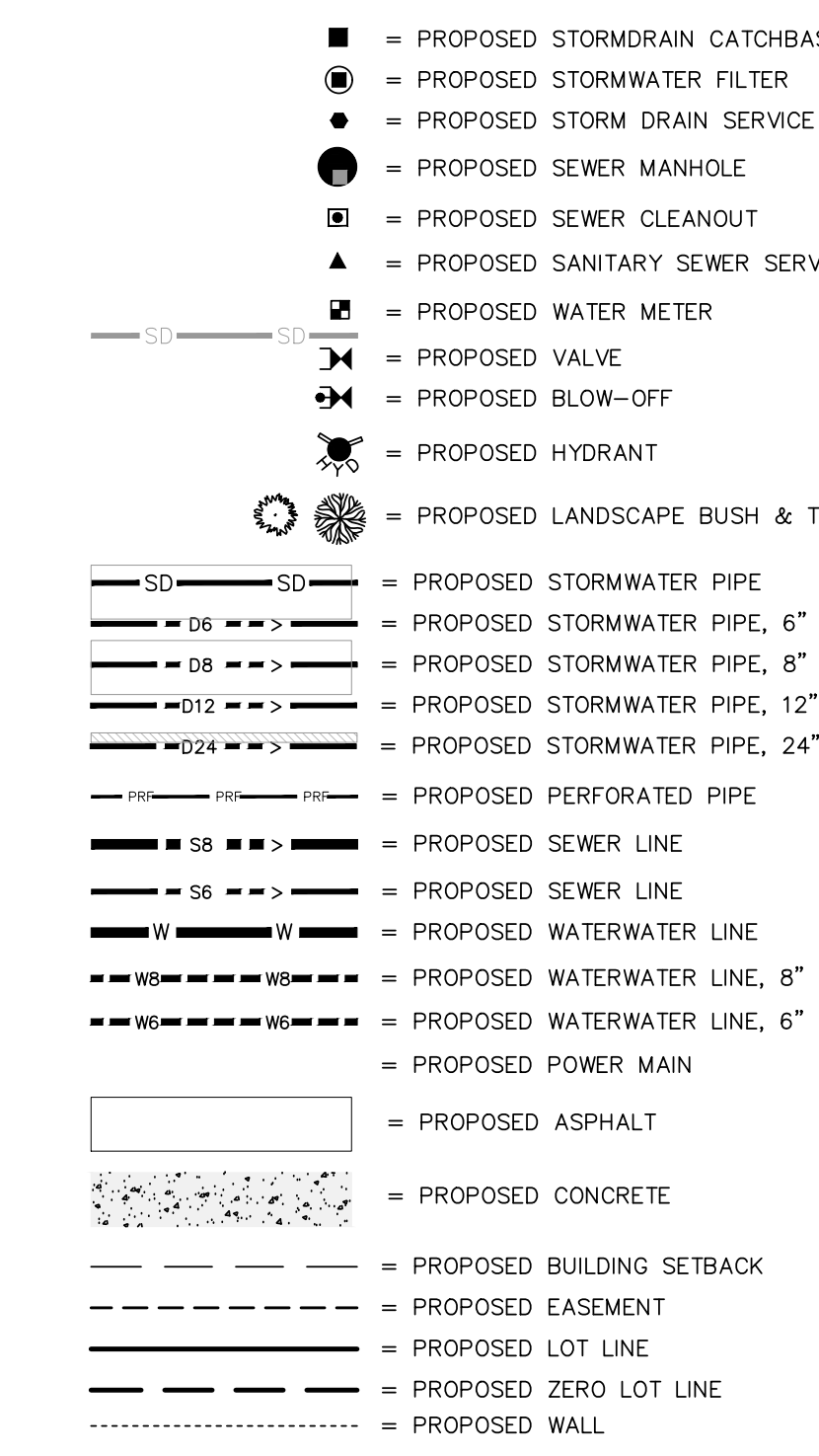
SHEET INDEX

- COVER SHEET
- CITY OF FERNDAL GENERAL NOTES & SWPPP ELEMENTS
- EXISTING CONDITIONS PLAN
- TEMPORARY EROSION & SEDIMENTATION CONTROL - PLAN & DETAILS
- PROPOSED PLAT
- COMPOSITE UTILITY PLAN
- ROAD & STORMWATER PLAN & PROFILE - PRIMROSE LANE
- ROAD & STORMWATER PLAN & PROFILE
- GRADING PLAN
- CROSS-SECTIONS - PRIMROSE LANE
- ROAD & STORM TYPICAL DETAILS
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- WATER & SEWER PLAN & PROFILE
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- SEWER TYPICAL DETAILS
- LANDSCAPE PLAN

EXISTING LEGEND



PROPOSED LEGEND



SURVEYORS NOTES:

- DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION ON 2016, 2018, 2019 & MARCH, 2024.
- EQUIPMENT USED: LEICA TCRA1203: 00'03" ± 2 MM ± 2 PPM
LEICA M560: 00'01" ± 1 MM, ±1.5 PPM.
LEICA CS20
- RELATIVE ACCURACY AND FIELD TRAVERSE CLOSURE EXCEEDS THE REQUIREMENTS OF WAC 332-130-085 AND WAC 332-130-090.
- HORIZONTAL DATUM: CITY OF FERNDAL CONTROL NAD 83/91
VERTICAL DATUM: CITY OF FERNDAL CONTROL NGVD29
- PURPOSE OF SURVEY: TOPOGRAPHIC AS-BUILT SURVEY.
- THIS SURVEY VERIFIED AND ACCEPTED THE SECTION BREAKDOWN OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 2 EAST, W.M. PER REFERENCE DOCUMENT #5 LISTED HEREON.
- CONTOUR INTERVALS ARE 1 FOOT AND ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION.
- ELEVATION ACCURACY OF SURVEYED POINTS AND DIGITAL TERRAIN MODELS EXCEEDS THE STANDARDS PUT FORTH BY THE US ARMY CORPS OF ENGINEERS FOR CONSTRUCTION LAYOUT: 0.10 FEET IN ELEVATION MULTIPLIED BY THE DISTANCE FROM BENCHMARK TRAVERSED IN MILES, SQUARE-ROOTED, AND FOR WELL-DEFINED POINTS IN THE DIGITAL TERRAIN MODEL, PLUS OR MINUS HALF THE CONTOUR INTERVAL (0.5 FEET).
- 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.
- IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND WAC CHAPTER 332-130, THIS SURVEY DEPICTS OCCUPATIONAL INDICATORS, SUCH AS FENCES, THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT RESOLVE ANY OF THE LEGAL OWNERSHIP ISSUES THAT MAY ARISE FROM THESE UNWRITTEN TITLE CLAIMS.

CLIENT
TOMMY TRUONG
1863 MAIN STREET
FERNDAL, WA 98248
PHONE: 714-234-8908

ENGINEER
LDES, INC.
5160 INDUSTRIAL PL., SUITE 108
FERNDAL, WA 98248
CONTACT: RAMON LLANOS, PE.
(360) 383-0620

SURVEYOR
LDES, INC.
5160 INDUSTRIAL PL., SUITE 108
FERNDAL, WA 98248
CONTACT: RAY PETERSON, PLS.
(360) 685-9136

CALL 2 BUSINESS DAYS BEFORE YOU DIG
UTILITIES UNDERGROUND LOCATION CENTER
1-800-424-5555

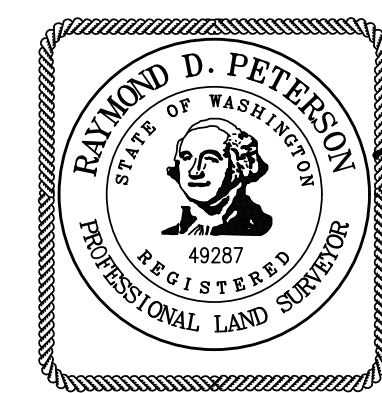
BURIED UTILITIES NOTE:
ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY AND THERE IS NO GUARANTEE THAT ALL UTILITIES ON THIS SITE ARE SHOWN. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT THE WASHINGTON STATE UTILITY LOCATED CENTER AT LEAST 48 HOURS BEFORE CONSTRUCTION

LEGAL DESCRIPTION

(PER REFERENCE DOCUMENTS No. 1 AND No.2)
THE EAST 336.9 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., EXCEPT THE NORTH 180 FEET THEREOF,
AND EXCEPT THE FOLLOWING DESCRIBED TRACT:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE LINE PARALLEL WITH AND 180.0 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19 AND A LINE PARALLEL WITH AND 25.0 FEET WESTERLY OF A FENCE MARKING THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19; THENCE SOUTH 00° 34' 00" WEST, PARALLEL WITH THE SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 110.0 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 126.5 FEET; THENCE NORTH 00° 34' 00" EAST, 110.0 FEET; THENCE EAST 126.5 FEET TO THE POINT OF BEGINNING.
ALL LESS ROADS,
TOGETHER WITH
LOTS 1, 2 AND 3 AS DELINEATED ON MEADOW GREENS SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 8, 1990, UNDER WHATCOM COUNTY AUDITOR'S FILE No. 900108059, RECORDS OF WHATCOM COUNTY, WASHINGTON
SITUATE IN WHATCOM COUNTY, WASHINGTON.

REFERENCE DOCUMENTS:

- CHICAGO TITLE COMMITMENT No. 245378465
- STATUTORY WARRANTY DEED A.F. #2017-0702011
- PLAT OF SEAMOUNT, VOLUME 8, PAGE 27
- RECORD OF SURVEY A.F. #1524555
- LOT LINE ADJUSTMENT A.F. #1980101831
- RECORD OF SURVEY A.F. #2080902738
- RECORD OF SURVEY A.F. #9210090230
- MEADOW GREENS SHORT PLAT A.F. #900108059
- PLAT OF SIDDELE'S FIRST ADDITION VOLUME 9, PAGE 98
- RECORD OF SURVEY A.F. #2051005994
- RECORD OF SURVEY A.F. #2016-100095



RECORD DRAWINGS PROFESSIONAL CERTIFICATION
I HEREBY 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.
RAYMOND PETERSON, PLS. DATE 6-25-26



ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THE IMPROVEMENTS FOR THE "TRUONG AND MEADOWS SHORT PLAT" HAVE BEEN INSPECTED BY LDES AND TO THE BEST OF MY KNOWLEDGE, HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE CITY OF FERNDAL DEVELOPMENT STANDARDS, THE CITY OF FERNDAL MUNICIPAL CODE, SUBSEQUENT STANDARDS ADOPTED BY REFERENCE THEREIN, AND STANDARD ENGINEERING PRACTICE.
RAYMOND LLANOS, P.E. DATE 6-25-26

CONTROL NOTES:

CITY OF FERNDAL COMPREHENSIVE MAPPING PROGRAM.
BASIS OF BEARING: NAD83/91 (CITY FERNDAL NETWORK)
VERTICAL CONTROL: NGVD29 (CITY OF FERNDAL NETWORK)
FERN 05: BASIS OF COORDINATE & REFERENCE BENCHMARK FOUND A BRASS DISK AT EXIT DRIVEWAY FOR VISTA SCHOOL
NORTHING: 683'701.32'
EASTING: 1'214'911.44'
ELEVATION: 220.76'(NGVD29)
FERN 08: BASIS OF BEARING FOUND A BRASS DISK SET IN CONCRETE AT BACK OF SIDEWALK NORTHWESTERLY OF FERNDAL CITY COUNCIL CHAMBERS BUILDING - 5694 SECOND AVENUE
NORTHING: 678'623.16'
EASTING: 1'217'288.97'
PROJECT BENCHMARK: SPIKE IN UTILITY POLES AS SHOWN HEREON

PROJECT SUMMARY			
ASSESSOR'S PARCEL #	SITE ADDRESS	SITE AREA	
390219 407105 0000	FERNDAL, WA	27,822 SF	
390219 401126 0000	FERNDAL, WA	8800 SF	
390219 408126 0000	FERNDAL, WA	8800 SF	
390219 415126 0000	FERNDAL, WA	8800 SF	
GROSS BUILDING FOOTPRINT 16,239 SF (INCLUDING FUTURE SINGLE FAMILY)			
BUILDING HEIGHT TO BE DETERMINED (PER COF)			
# OF PARKING	57 7 PARKING STALLS (ROAD) 10 PARKING STALLS IN FRONT OF GARAGE (SOUTH) 10 PARKING STALLS IN FRONT OF GARAGE (NORTH) 10 GARAGE STALLS (SOUTH) 10 GARAGE STALLS (NORTH)		
CITY ZONING	RS HIGH-SINGLE FAMILY DWELLING (NORTH LOTS) RMM-RESIDENTIAL MULTIFAMILY MEDIUM (SOUTH LOTS)		

GENERAL REQUIREMENTS:

- 1. 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 (COFDS) AND THE 2008 VERSION OF THE DEPARTMENT OF ECOLOGY STORM WATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (DOE MANUAL), IN CASE OF A CONFLICT BETWEEN PLANS, REGULATORY STANDARDS OR SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL PREVAIL.
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 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.
3. THE CONTRACTOR MUST HAVE A FULL SET OF CITY CONTRACT DOCUMENTS ON THE SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. CONSTRUCTION NOISE SHALL BE LIMITED TO BETWEEN 7 a.m. TO 8 p.m., MONDAY THROUGH SATURDAY.
5. 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.
6. 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.
7. 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). THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
8. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL ABOVE GROUND AND BURIED DEBRIS AND WASTE THAT MAY BE PRESENT.
9. 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.
10. 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.
11. ALL WORK AND MATERIALS SHALL BE APPROVED 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:
A. PLACEMENT OF TEMPORARY EROSION CONTROL MEASURES.
B. CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.
C. PLACEMENT OF WATER MAIN AND BACKFILLING OF WATER MAIN TRENCH WITHIN ROAD RIGHTS OF WAY OR IN WATERLINE EASEMENTS TO BE DEDICATED TO THE CITY OF FERNDALE.
D. 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.
E. GRADING OF PUBLIC OR PRIVATE ROADWAY AT:
1. COMPLETION OF EXCAVATION TO SUBGRADE.
2. COMPLETION OF BALLAST COURSE PLACEMENT.
3. COMPLETION OF CRUSHED SURFACING COURSE PLACEMENT
F. POURING OF CURB AND GUTTER AND SIDEWALK IN PUBLIC ROADWAY.
G. ASPHALT PAVING IN PROGRESS IN PUBLIC ROADWAY.
H. OVERALL INSPECTION FOR FINISHED SHOULDERS, DITCHES, PERMANENT SEEDING AND MONUMENT PLACEMENT.
I. END OF MAINTENANCE PERIOD
12. 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 ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THE WORK. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23- TRAFFIC CONTROL, SHALL APPLY.
13. 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 REVISIONS OR 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.
14. AS-BUILT DATA SHALL BE PROVIDED TO THE CITY OF FERNDALE UPON COMPLETION OF CONSTRUCTION AND PROVIDED IN CITY OF VERTICAL DIMENSIONS (MVD 29) AND HORIZONTAL (HAD 83/91). CONTACT THE CITY FOR MORE INFORMATION ON SUBMITTAL REQUIREMENTS.
15. 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 POTHOLE ALL EXISTING UTILITIES PRIOR TO ANY PROPOSED DELAYS OR DEVIATIONS FROM YOUR APPROVED PLANS. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. ALL COSTS ASSOCIATED TO THESE DELAYS AND OR DEVIATIONS FROM THE APPROVED PLANS DUE TO INACCURATE INFORMATION WILL BE THE RESPONSIBILITY OF THE PROJECT OWNER/CONTRACTOR NOT THE CITY OF FERNDALE.

UNDERGROUND UTILITIES CONSTRUCTION:

- A. 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, INCLUDING PIPE 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 SURVEYING UNDERGROUND PIPE TO ASSURE AND FACILITATE REQUIRED AS-BUILT SURVEY.
B. THE CONSTRUCTION OF UNDERGROUND UTILITY LINES SHALL BE SUBJECT TO THE FOLLOWING CRITERIA:
I. NO MORE THAN 500 FEET OF TRENCH SHALL BE OPENED AT ONE TIME.
II. WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF DITCHES.
III. TRENCH DEWATERING DEVICES SHALL DISCHARGE INTO SEDIMENT TRAPS OR SEDIMENT POUNDS.
IV. WHERE PRACTICAL, INSTALL GRAVITY PIPE UTILITIES PRIOR TO INSTALLATION OF OTHER UTILITIES.
C. UTILITY CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FERNDALE DEVELOPMENT STANDARDS.
D. ALL UTILITY TRENCHES IN THE RIGHT OF WAY SHALL BE BACKFILLED WITH 3/8-INCH MINUS OR 5/8-INCH MINUS SIEVE GRADED CRUSHED ROCK.
E. TESTING OF NEW WATER LINES, STORM SEWER SYSTEMS SHALL NOT BE PERFORMED UNTIL ALL OTHER ADJACENT UTILITIES HAVE BEEN INSTALLED.
F. ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED TO 95% DENSITY IN LIFTS NOT TO EXCEED 24 INCHES WITH A "HAND OPERATED" COMPACTOR.
G. OPEN CUTTING OF EXISTING ROADWAYS IS ONLY ALLOWED AS APPROVED AND NOTED ON THE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH THE FERNDALE STANDARD TRENCH DETAILS. ALL UTILITY TRENCHES UNDERNEATH AN EXISTING ROADWAY SHALL BE BACKFILLED WITH 150 PSI CONTROLLED DENSITY GRANULAR MATERIAL TO THE FINISH GRADE. THE DRAINAGE SYSTEM MAY BE COVERED, CONCEALED, OR PUT INTO A TRENCH UNTIL IT IS FULLY INSPECTED, TESTED, AND ACCEPTED BY THE CITY INSPECTOR.
H. A MINIMUM OF 5-FOOT SEPARATION IS REQUIRED BETWEEN THE WET UTILITIES (WATER MAINS AND STORM SEWERS) AND THE PLANS AND THE DRY UTILITIES (GAS, POWER, CABLE AND POWER) THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.

EARTHWORK:

- A. THE CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNCOMPACTED OR POORLY COMPACTED FILL SOILS WITHIN THE ROAD PRISM AT THE DIRECTION OF THE ENGINEER.
B. THE CONTRACTOR SHALL EXCAVATE AND GRADE TO THE ALIGNMENT, GRADE AND CROSS-SECTIONS SHOWN IN THE PLANS OR ESTABLISHED BY THE ENGINEER.
C. UNSUITABLE 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.
D. THE ENGINEER IS REQUIRED TO CERTIFY SUBGRADE, IN THIS ORDER TO PAVING.

BASE COURSES AND SURFACING

- A. GRAVEL BASES AND BALLAST MATERIAL GRADATION SHALL MEET WSDOT STANDARD SPECIFICATIONS.
B. BALLAST, GRAVEL BASE AND CRUSHED SURFACING SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY.
C. THE GRADED AND COMPACTED SURFACE OF THE CRUSHED SURFACING TOP COURSE SHALL BE WITHIN 1/8" INCH OF FINISHED GRADE.
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIAL AND COMPACTION TESTING. PRIOR TO IMPORING 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.

STORM DRAINAGE:

- 1. THE FOLLOWING STANDARD DETAILS SHALL BE USED FOR CONSTRUCTION OF STORM DRAIN IMPROVEMENTS: CATCH BASINS TYPE 1L OR 2 WSDOT STD. DETAIL 8-5-20, 8-5-40 OR 8-5-60 "RESIDENTIAL SERVICE LINE" COFSD ST-7 (CITY OF FERNDALE STD DETAIL) CATCH BASINS COFSD ST-16 (CITY OF FERNDALE STD DETAIL)
2. STORM SEWER PIPE HAVING DIAMETERS GREATER THAN 8" SHALL BE CORRUGATED POLYETHYLENE PIPE (CPEP); ALL OTHER STORM SEWER PIPE SHALL BE PVC.
3. ALL CATCH BASIN GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS".
4. CONTROL DENSITY FILL SHALL BE USED IN AREAS WHERE LESS THAN 18" 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 18" OF COVER IF APPROVED BY THE CITY.
5. COVER OVER PIPES SHALL BE MAINTAINED THROUGHOUT 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.
6. 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.
7. POSITIVE LOT DRAINS PER STANDARD DETAIL ST-16.

WATER:

- 1. THE FOLLOWING STANDARD DETAILS SHALL BE USED IN CONSTRUCTING WATER SUPPLY SYSTEM IMPROVEMENTS: PIPE BEDDING COFSD W-11 TRENCH BACKFILL COFSD W-1 FIRE HYDRANT ASSEMBLY COFSD W-2, W-3 & W-4 THRUST BLOCKING COFSD W-5 WATER SERVICE COFSD W-5
2. 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.
3. ALL VALVES SHALL BE CRIB BASE, CLASS B, MINIMUM THICKNESS CLASS 50, PER AWWA STANDARDS H3-71 AND C151-71, WITH CEMENT LINING PER AWWA STANDARD C104-71.
4. 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 AWWA SPECIFICATIONS C-110--71 AND C-104--71.
5. CONCEAL 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.
6. 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.
7. ALL HYDROSTATIC TESTING AND DISINFECTATION 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 250 PSI AND SHALL BE DONE ACCORDING TO CITY OF FERNDALE REQUIREMENTS. BACKFILL LABORATORY SHALL CONDUCT A DESIGNED 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.
8. ALL PIPES SHALL BE CRIB BASE, CLASS B, IN ALL STREET RIGHTS-OF-WAY, COMPACTED TO MINIMUM 95% OPTIMUM DENSITY. IN UNIMPROVED AREAS, MINIMUM COMPACTION SHALL BE 90% OF OPTIMUM DENSITY.
9. ALL PIPES SHALL HAVE A MINIMUM COVER OF 36".
10. ALL VALVES SHALL BE EITHER GATE OR BUTTERFLY TYPE VALVES AND SHALL BE INSTALLED WITH SLP TYPE CAST IRON VALVE BOXES. GATE VALVES SHALL BE USED FOR LINES 2 INCHES THROUGH 10 INCHES IN DIAMETER. SHORT-BODY VALVES SUITABLE FOR A NON-SHOCK SHUT-OFF PRESSURE OF 130 PSI AND SUITABLE FOR DIRECT BURIAL ARE SPECIFIED. GATE VALVES SHALL BE RESILIENT SEATED IRON-BODY, FULL-BRONZE MOUNTED VALVES CONFORMING TO AWWA C509 AND SUITABLE FOR SERVICE WITH THE TYPE AND CLASS OF PIPE USED. ALL VALVES SHALL HAVE NON-RISING STEMS AND SHALL OPERATE COUNTERCLOCKWISE AND SHALL BE EQUIPPED WITH A 2 INCH SQUARE OPERATING NUT. VALVES WILL BE FLANGE OR M.J. JOINTS. VALVE MARKERS SHALL BE LOCATED OUTSIDE OF PAVEMENT SECTIONS.
11. FIRE HYDRANTS (FAS) INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE COFDS W-5.
12. FIRE HYDRANTS AND FIRE MAINS MUST CONFORM TO COFDS- SD W-1 (WSDOT B-19) AND THE FOLLOWING STANDARDS:
A. FIRE HYDRANTS SHALL HAVE TWO INDIVIDUALLY VALVED 2-1/2" PORTS AND ONE 5-1/4" MAIN VALVE OPENING. A 4-1/2" PORT AND A 1-1/2" STORZ PORT WITH CAP AND AIRCRAFT CABLE SHALL BE SUPPLIED. HYDRANTS SHALL BE M.H. 929T HYDRANTS.
B. FIRE HYDRANTS SHALL HAVE THE STORZ PORT FACING THE REQUIRED ACCESS AND THE BASE FLANGE OF THE HYDRANT MUST NOT VARY MORE THAN 1 FOOT IN ELEVATION FROM THE GRADE LEVEL OF THE REQUIRED ACCESS. THE LOWEST STEM SHALL BE A MINIMUM OF 14" ABOVE THE GROUND.
C. IF THE PUBLIC WORKS DIRECTOR DETERMINES THAT FIRE HYDRANTS ARE VULNERABLE TO VEHICULAR DAMAGE, APPROPRIATE CRASH POSTS SHALL BE PROVIDED. NO OBSTRUCTIONS SHALL EXIST WITHIN A 3-FOOT WORKING AREA OF EACH REQUIRED ACCESS. CRASH POSTS SHALL BE 4" CEMENT-FILLED PIPE A MIN. OF 3' IN HEIGHT WITH A 2" OF PIPE BELOW GRADE. HYDRANT SHUTOFF VALVES SHALL BE LOCATED BETWEEN 5' AND 20' FROM THE HYDRANT.
D. UNDERGROUND SUPPLIES TO FIRE HYDRANTS MUST BE INSPECTED. SUCH INSPECTION SHALL INCLUDE VISUAL INSPECTION OF PIPING AND HYDROSTATIC PRESSURE TESTING TO A MIN. OF 250 PSI. A FLOW TEST WILL BE REQUIRED WHEN INSTALLATION IS COMPLETE.
E. 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:

- 1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF FERNDALE STANDARD SPECIFICATIONS AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE OR MUNICIPAL CONSTRUCTION. SANITARY SEWER SYSTEM INSTALLATION, BOTH PUBLIC AND PRIVATE, IS SUBJECT TO CITY REVIEW AND APPROVAL.
2. ALL WORK MUST BE INSPECTED TO THE SATISFACTION OF THE CITY OF FERNDALE PUBLIC WORKS DEPARTMENT BEFORE ANY WORK BEGINS. TESTING OF THE SEWER SYSTEM AND ADJUSTMENTS THERE TO MUST BE GIVEN PRIOR TO STARTING WORK. TESTING OF THE SEWER SYSTEM AND ADJUSTMENTS THERE TO MUST BE GIVEN PRIOR TO STARTING WORK. TESTING OF THE SEWER SYSTEM AND ADJUSTMENTS THERE TO MUST BE GIVEN PRIOR TO STARTING WORK. TESTING OF THE SEWER SYSTEM AND ADJUSTMENTS THERE TO MUST BE GIVEN PRIOR TO STARTING WORK.
3. SANITARY SEWER MAINS SHALL BE A MINIMUM 8 INCH DIAMETER PIPE (8-12) CONFORMING TO THE PROVISIONS OF ASTM D 3034 AND INSTALLED TO CITY SPECIFICATIONS.
4. ALL TRENCHES SHALL BE BACKFILLED WITH CLASS B BANK RUN GRAVEL WITHIN CITY RIGHT OF WAY AND TRAVELED AREAS 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 AREAS SHALL BE SUBJECT TO APPROVAL BY THE CITY.
5. ALL MANHOLES SHALL BE INSTALLED PER WASHINGTON STATE STANDARD SPECIFICATIONS AND SHALL BE PRE-CANNELLED. MANHOLE CONES ARE TO BE OFFSET SUCH THAT LADDER RUNGS ARE PARALLEL TO THE FLOW.
6. ALL SIDE SEWERS SHALL BE INSTALLED PER CITY OF FERNDALE STANDARD DETAILS SS-6, SS-8 OR SS-13.
7. EXCEPT THAT SINGLE SIDE SEWERS SHALL HAVE A MINIMUM DIAMETER OF 12 INCHES.
8. CONTRACTOR SHALL EXTEND SEWER SIDINGS AND UTILITY SIDINGS OR 15 FEET BEYOND RIGHT-OF-WAY LINE.
9. EACH SIDE SEWER SHALL BE CAPPED WITH A WATER TIGHT PLUG. EACH STUB SHALL BE MARKED FOR LOCATION WITH A 2" DIA. (MIN. COATED 40) WITH THE TOP 18" PAINTED GREEN AND STENCILED WITH THE WORD "SEWER" AND THE NUMBER IDENTIFIED. THE LOCATION MARKER SHALL BE CONNECTED TO THE SERVICE STUB BY A 1/2" COPPER PIPE.
10. ALL SANITARY SEWER MAINS SHALL BE PRE-INSULATED AND SCANNED BY CAMERA BY THE CITY PRIOR TO CITY APPROVAL. THE "SEWER" MARKER SHALL BE SETTED, AND 48-HOUR CLEANING PRIOR TO CALLING FOR INSPECTION. EXCESSIVE DEBRIS AND MATERIALS WITHIN THE CONVEYANCE MAY REQUIRE ADDITIONAL INSPECTION WHICH WILL BE CHARGED TO THE PROJECT ACCORDINGLY.

- 1. 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 SIDEWALKS COFSD R-12 (SEE CONSTRUCTION DOCUMENTS TYPICAL SECTION) PCC CURB RAMP WSDOT STD. DETAIL F-40.
2. 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.
3. 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-TERMINED LINE.
4. CRUSHED ROCK SURFACING FOR PAVEMENT SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION, SECTION 9-03.9(3); BALLAST PER SECTION 9-03.9(1).
5. CEMENT CONCRETE SHALL BE CLASS 3000 (WITH AIR ENTRAINMENT) IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION, SECTION 6-02.3(2)(b).
6. 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.
7. 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 LAYER OF 3/4 INCH DRAIN ROCK SHALL BE USED FOR DRIVEWAY BEDDING.
8. CEMENT CONCRETE CURB AND GUTTER SHALL BE CONSTRUCTED WHERE SHOWN ON THE PLANS OR AS DESIGNATED BY THE ENGINEER, IN ACCORDANCE WITH WSDOT STANDARDS SPECIFICATIONS, SECTION 8-04 AND CITY OF FERNDALE STANDARD SPECIFICATIONS, SECTION 8-04 AND CITY OF FERNDALE STANDARD SPECIFICATIONS, SECTION 8-04. 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.
9. SOIL RESIDUAL HERBICIDE SHALL BE PLACED WITHIN 24 HOURS OF PAVING.
10. A TACK COAT OF ASPHALT SHALL BE APPLIED BETWEEN ALL COURSES OF ASPHALT.
11. CURB CUT BEFORE REMOVAL. ABR-400W 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. CONTACT YOUR LOCAL PAVING CONTRACTOR FOR MORE INFORMATION.
12. PERFORATED UNDERDRAIN PIPE SHALL MEET THE WSDOT STANDARD SPECIFICATION 7-01.3(2).
13. ALL ROAD WORK STRUCTURES, AND CONVEYANCES WILL STAKED AND MARKED FOR LOCATION AND ELEVATION BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION OR INSPECTION. CONTRACTOR USE OF GPS IN LIEU OF SURVEYOR STAKING MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR PRIOR TO START OF CONSTRUCTION.

CONSTRUCTION STORMWATER POLLUTION PREVENTION (SWPPP)::

ELEMENT 1 - MARK CLEARING LIMITS

CLEARING LIMITS AREA WILL BE CLEARLY MARKED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES, WHICH INCLUDES GRADING 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

ELEMENT 2 - ESTABLISH CONSTRUCTION ACCESS

ONE CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED USING QUARRY SPALLS TO MINIMIZE THE TRACKING OF SEDIMENT ONTO PUBLIC ROADS. THE CONSTRUCTION ENTRANCE WILL BE LOCATED FROM THE SMITH ROAD SIDE OF THE PROJECT. ROADS WILL BE CLEANED THROUGH 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 CONTROLLED BY PUMPING BACK ON 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 WILL BE INSTALLED AS A FIRST STEP IN CONSTRUCTION AND BEFORE FUNCTIONAL PRIOR TO CONSTRUCTION OF SITE IMPROVEMENT (E.G. IMPERVIOUS SURFACES). THIS PROJECT IS REQUIRED TO COMPLY WITH MINIMUM REQUIREMENT #7. AS SUCH, THE COMBINED STORMWATER DETENTION/TREATMENT WELAND AND DOWNSTREAM CONVEYANCE SYSTEM SHALL BE CONSTRUCTED IN CONJUNCTION WITH INITIAL SITE GRADING TO PROVIDE CONSTRUCTION STORMWATER MANAGEMENT. IF FLOW RATES NEED TO BE CONTROLLED FURTHER, 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 FENCE AND OTHER BMP'S SHALL BE INSTALLED ALONG THE DOWNSTREAM EDGES OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. PLEASE SEE THE TESC PLAN AND THE CITY OF FERNDALE TESC PLAN IN APPENDIX II, FOR SILT FENCE LOCATION. SILT FENCES SHALL BE INSTALLED AS SHOWN ON THE PLANS. WATER NEEDS TO BE TYPICAL. TEMPORARY STABILIZATION AND SEDIMENTATION BASINS WHICH 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 RAINFALL AND CONSTRUCTION TRAFFIC AREAS, IF APPLICABLE.

STABILIZATION AND SEDIMENTATION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH INITIAL SITE GRADING TO PROVIDE CONSTRUCTION STORMWATER MANAGEMENT. IF FLOW RATES NEED TO BE CONTROLLED FURTHER, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO Amend THE SWPPP AND IDENTIFY APPROPRIATE BMP'S TO CONTROL FLOW RATES.

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 SHALL 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. 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

NO MAJOR SLOPES ARE TO BE DISTURBED OR CREATED AS PART OF THIS PROJECT.

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 FLOODWAYS

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 TYPEIA, 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 OIL 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 PROTECTIVE 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 FERNDALE. 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: SPILL CLEANUP AND RESPONSE PRACTICES

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. IF DE-WATERING IS NEEDED AFTER THE CONSTRUCTION OF THE POND AND RESULTING DOWNSTREAM CONVEYANCE, CLEAN SEDIMENT FLOW MAY BE DISCHARGE INTO A CB WHICH CONNECTS TO THE POND WITH ENGINEER OF RECORD APPROVAL. IF DE-WATERING IS REQUIRED FOR A POND OR CONTAMINATED, IT SHALL BE COLLECTED AND DISCHARGED AT AN APPROVE SITE.

OTHER DISPOSAL OPTIONS, DEPENDING ON SITE CONSTRAINTS, MAY INCLUDE: - TRANSPORT OFF SITE IN VEHICLE, SUCH AS A VACUUM FLUSH TRUCK, FOR LEGAL DISPOSAL IN A MANNER THAT DOES NOT POLLUTE STATE WATERS, - SANITARY SEWER DISCHARGE WITH LOCAL SEWER DISTRICT APPROVAL, OR - TO A DRAINAGE BASIN WHICH IS A SEDIMENTATION BASIN WHICH DISCHARGES TO ONE OF THE ON-SITE POND FOR SMALL VOLUMES OF LOCALIZED DEWATERING, WITH ENGINEER OF RECORD 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 #10.

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 OF INCLEMENT 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 THE SITE STABILIZATION IS ACHIEVED AND 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 DISTURB MORE THAN ONE ACRE OF LAND AND DISCHARGE TO A SURFACE WATER WHEN THE STORM SYSTEM IS INSTALLED. AS SUCH AN NPDES PERMIT WILL BE REQUIRED. AN NPDES PERMIT WILL BE OBTAINED BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN. A COPY OF THE NPDES PERMIT WILL BE PROVIDED TO THE CITY OF FERNDALE.

CERTIFIED EROSION AND SEDIMENT CONTROL PLAN (CESCL): A CESCL WILL BE IDENTIFIED FOR THIS PROJECT BEFORE CONSTRUCTION ACTIVITIES BEGIN. THE CESCL WILL INSPECT ALL AREAS DISTURBED BY THE CONSTRUCTION ACTIVITIES, ALL EMBANK AND ALL STORMWATER DISCHARGE POINTS AT LEAST ONCE EVERY CALENDAR WEEK AND WITHIN 24-HOURS OF ANY DISCHARGE FROM THE SITE. FOR PURPOSES OF THIS CESCL CONDITION, INDIVIDUAL DISCHARGE EVENTS THAT LAST MORE THAN ONE DAY DO NOT REQUIRE DAILY INSPECTIONS. THE CESCL MAY REDUCE THE INSPECTION FREQUENCY FOR TEMPORARY STABILIZED INACTIVE SITES TO ONCE EVERY CALENDAR MONTH.

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, SOIL WILL NOT REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 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.

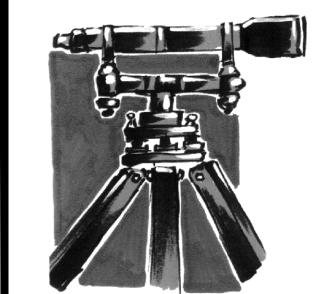
COORDINATION WITH UTILITIES AND OTHER CONTRACTORS: THE STORMWATER MANAGEMENT REQUIREMENTS FOR ALL ASPECTS OF THE CONSTRUCTION PROJECT, INCLUDING UTILITIES, WERE CONSIDERED IN PREPARING THE CONSTRUCTION SWPPP. INSPECTION AND MONITORING: AS PREVIOUSLY MENTIONED, ALL BMP'S WILL BE INSPECTED, MAINTAINED, AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

IN THE EVENT THAT 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.

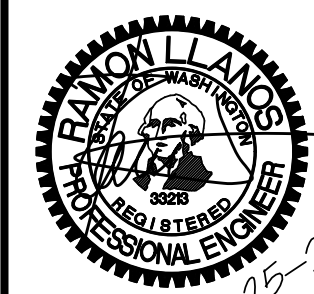
MAINTENANCE OF THE CONSTRUCTION SWPPP: THE CONSTRUCTION SWPPP WILL BE RETAINED ON-SITE AND WILL BE UPDATED ON A REGULAR BASIS BY EITHER THE OWNER OR A DESIGNATED REPRESENTATIVE. A LOG WILL BE ATTACHED TO THE CONSTRUCTION SWPPP TO FACILITATE REGULAR UPDATES. MODIFICATIONS TO THE CONSTRUCTION SWPPP WILL 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 FACILITIES ARE PROPOSED FOR THIS PROJECT AT THIS TIME. IF LID PROJECTS ARE FOUND TO BE FEASIBLE, THEY WILL COMPLY WITH THE 2014 SWMM.



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



LEGAL DESCRIPTION

(PER REFERENCE DOCUMENTS No. 1 AND No.2)
 THE EAST 336.9 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., EXCEPT THE NORTH 180 FEET THEREOF,
 AND EXCEPT THE FOLLOWING DESCRIBED TRACT:
 A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., DESCRIBED AS FOLLOWS:
 BEGINNING AT THE POINT OF INTERSECTION OF THE LINE PARALLEL WITH AND 180.0 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19 AND A LINE PARALLEL WITH AND 25.0 FEET WESTERLY OF A FENCE MARKING THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19; THENCE SOUTH 00° 34' 00" WEST, PARALLEL WITH THE SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 110.0 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 126.5 FEET; THENCE NORTH 00° 34' 00" EAST, 110.0 FEET; THENCE EAST 126.5 FEET TO THE POINT OF BEGINNING.
 ALL LESS ROADS.
 TOGETHER WITH
 LOTS 1, 2 AND 3 AS DELINEATED ON MEADOW GREENS SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 8, 1990, UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 900108059, RECORDS OF WHATCOM COUNTY, WASHINGTON
 SITUATE IN WHATCOM COUNTY, WASHINGTON.

SURVEYORS NOTES:

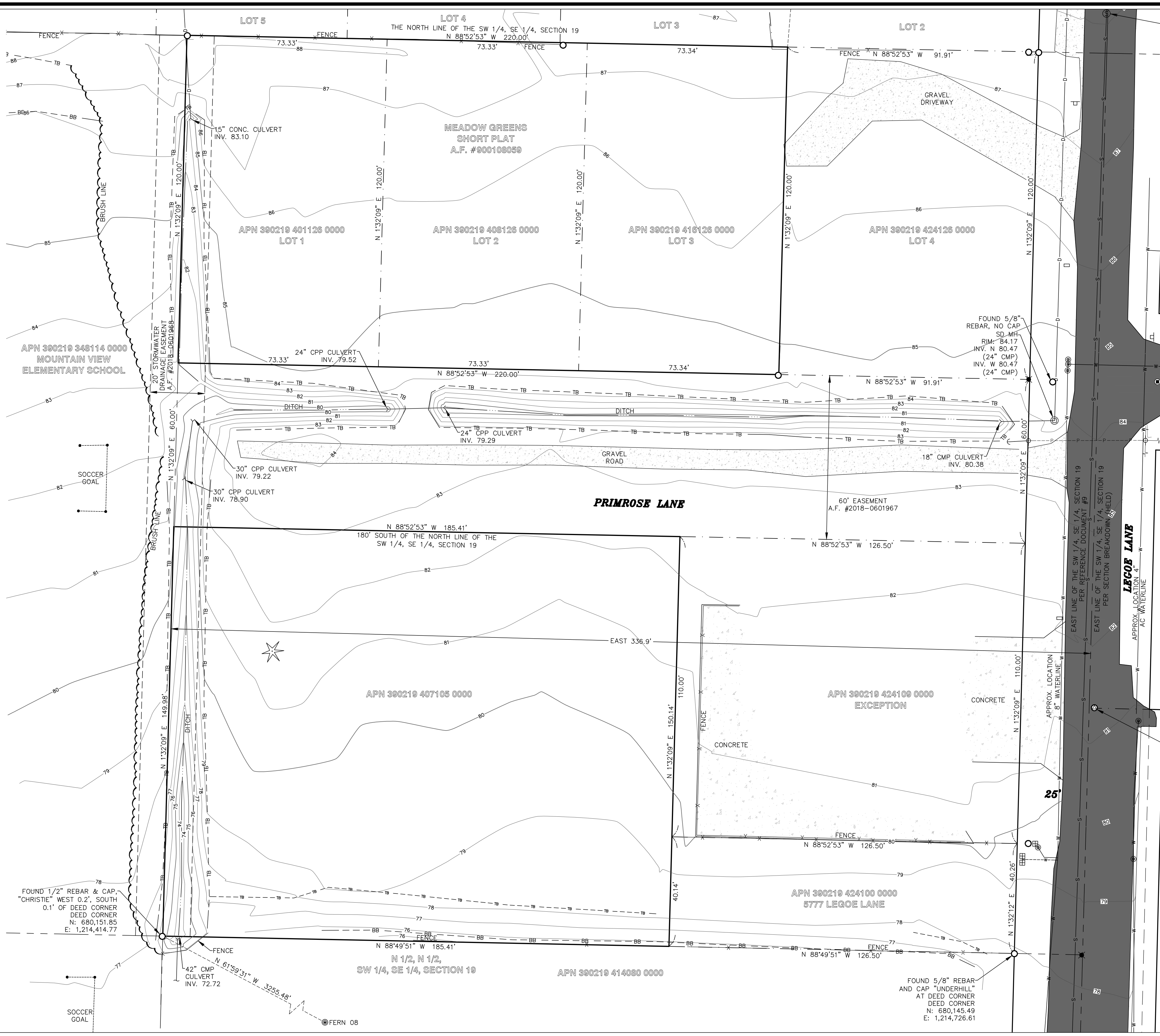
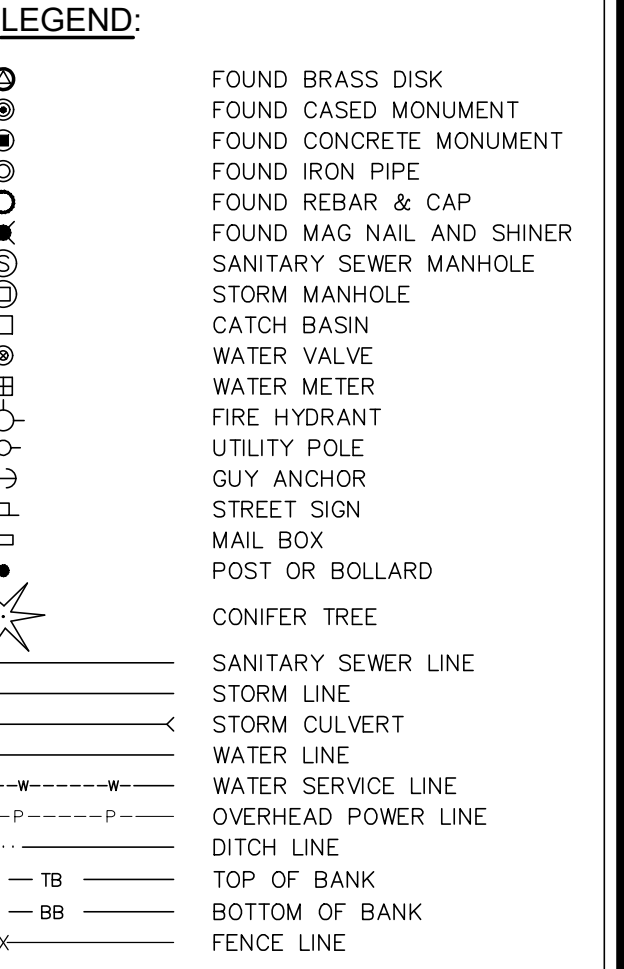
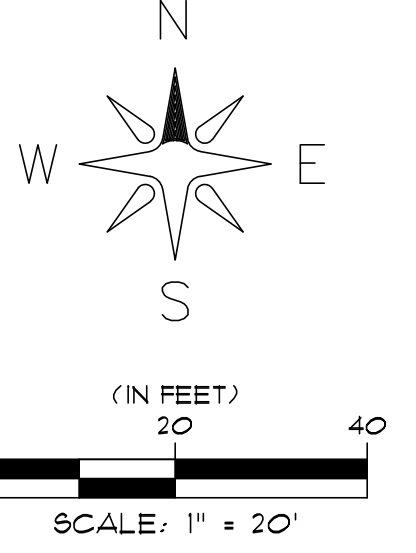
- DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION ON 2016, 2018, 2019 & MARCH, 2024.
- EQUIPMENT USED: LEICA TCR1203: 00'03" ± 2 MM ± 2 PPM
LEICA MS60: 00'01" ± 1 MM, ± 1.5 PPM
LEICA CS20
- RELATIVE ACCURACY AND FIELD TRAVERSE CLOSURE EXCEEDS THE REQUIREMENTS OF WAC 332-130-085 AND WAC 332-130-090.
- HORIZONTAL DATUM: CITY OF FERDALE CONTROL NAD 83/91
VERTICAL DATUM: CITY OF FERDALE CONTROL NGVD29
- PURPOSE OF SURVEY: TOPOGRAPHIC AS-BUILT SURVEY.
- THIS SURVEY VERIFIED AND ACCEPTED THE SECTION BREAKDOWN OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 2 EAST, W.M. PER REFERENCE DOCUMENT #5 LISTED HEREON.
- CONTOUR INTERVALS ARE 1 FOOT AND ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION.
- ELEVATION ACCURACY OF SURVEYED POINTS AND DIGITAL TERRAIN MODELS EXCEEDS THE STANDARDS PUT FORTH BY THE US ARMY CORPS OF ENGINEERS FOR CONSTRUCTION LAYOUT: 0.10 FEET IN ELEVATION MULTIPLIED BY THE DISTANCE FROM BENCHMARK TRAVERSED IN MILES, SQUARE-ROOTED, AND FOR WELL-DEFINED POINTS IN THE DIGITAL TERRAIN MODEL, PLUS OR MINUS HALF THE CONTOUR INTERVAL (0.5 FEET).
- 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.
- IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND WAC CHAPTER 332-130, THIS SURVEY DEPICTS OCCUPANCY INDICATORS, SUCH AS FENCES, THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT RESOLVE ANY OF THE LEGAL OWNERSHIP ISSUES THAT MAY ARISE FROM THESE UNWRITTEN TITLE CLAIMS.
- LIMITATIONS ON USE: THIS SURVEY IS ONLY INTENDED FOR CIVIL DESIGN AND CONSTRUCTION OF THE SUBJECT PROPERTY, AND SHOULD NOT BE USED FOR OTHER PURPOSES.
- UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON FIELD LOCATION OF THE SURFACE EVIDENCE OF EXISTING STRUCTURES AND PAINT MARKS FROM UTILITY LOCATES. ADDITIONAL UTILITY LOCATIONS AND UNDERGROUND UTILITY LOCATION PAINT MAPPING WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

CONTROL NOTES:

CITY OF FERDALE COMPREHENSIVE MAPPING PROGRAM.
 BASIS OF BEARING: NAD83/91 (CITY FERDALE NETWORK)
 VERTICAL CONTROL: NGVD29 (CITY OF FERDALE NETWORK)
 FERN 05: BASIS OF COORDINATE & REFERENCE BENCHMARK
 FOUND A BRASS DISK AT EXIT DRIVEWAY FOR VISTA SCHOOL
 NORTHING: 683701.32'
 EASTING: 1214911.44'
 ELEVATION: 220.76'(NGVD29)
 FERN 08: BASIS OF BEARING
 FOUND A BRASS DISK SET IN CONCRETE AT BACK OF SIDEWALK NORTHEASTERLY OF FERDALE CITY COUNCIL CHAMBERS BUILDING - 5694 SECOND AVENUE
 NORTHING: 678623.10'
 EASTING: 1217288.97'
 PROJECT BENCHMARK:
 SPIKE IN UTILITY POLES AS SHOWN HEREON

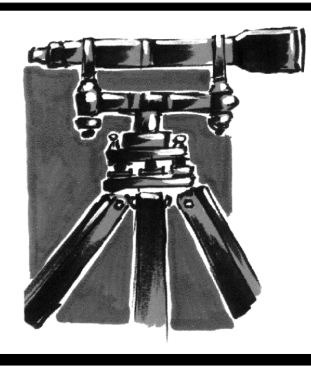
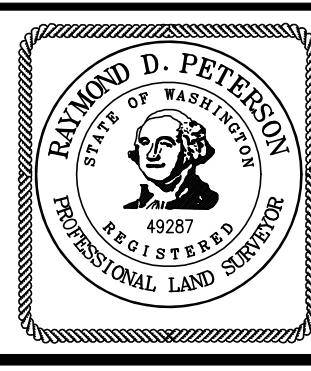
REFERENCE DOCUMENTS:

- CHICAGO TITLE COMMITMENT No. 245378465
- STATUTORY WARRANTY DEED A.F. #2017-0702011
- PLAT OF SEAMOUNT, VOLUME 8, PAGE 27
- RECORD OF SURVEY A.F. #1524555
- LOT LINE ADJUSTMENT A.F. #1980101631
- RECORD OF SURVEY A.F. #2080902738
- RECORD OF SURVEY A.F. #921005030
- MEADOW GREENS SHORT PLAT A.F. #900108059
- PLAT OF SIDDLER'S FIRST ADDITION VOLUME 9, PAGE 98
- RECORD OF SURVEY A.F. #2051005994
- RECORD OF SURVEY A.F. #2016-100095



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NO.	REVISION	BY	DATE



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

PROJECT #: 1585
 DATE: 4/13/2026
 DESIGNED BY: -
 DRAWN BY: SLG
 CHECKED BY: RDP

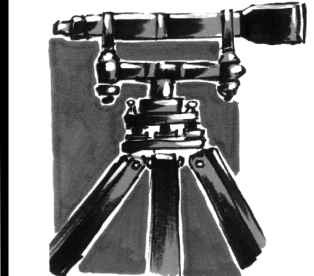
TOMMY TRUONG
 1863 MAIN STREET
 FERDALE, WA 98248

APPROVED
 06/29/2026
 BY: *[Signature]*
 CITY OF FERDALE
 PUBLIC WORKS DEPARTMENT

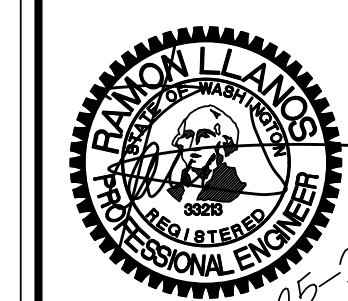
EXISTING CONDITIONS
TRUONG DEVELOPMENT
 A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 19 TOWNSHIP 39 N., RANGE 2 E., W.M.
 CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON

SHEET
3
 OF
 18

00771.003 06/29/26 RH



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



JOB NO.:
1585
DWG. NAME:
DESIGNED BY: RL
DRAWN BY: EH
CHECKED BY: RL

TOMMY TRUONG
1863 MAIN ST
FERDALE, WA 98248

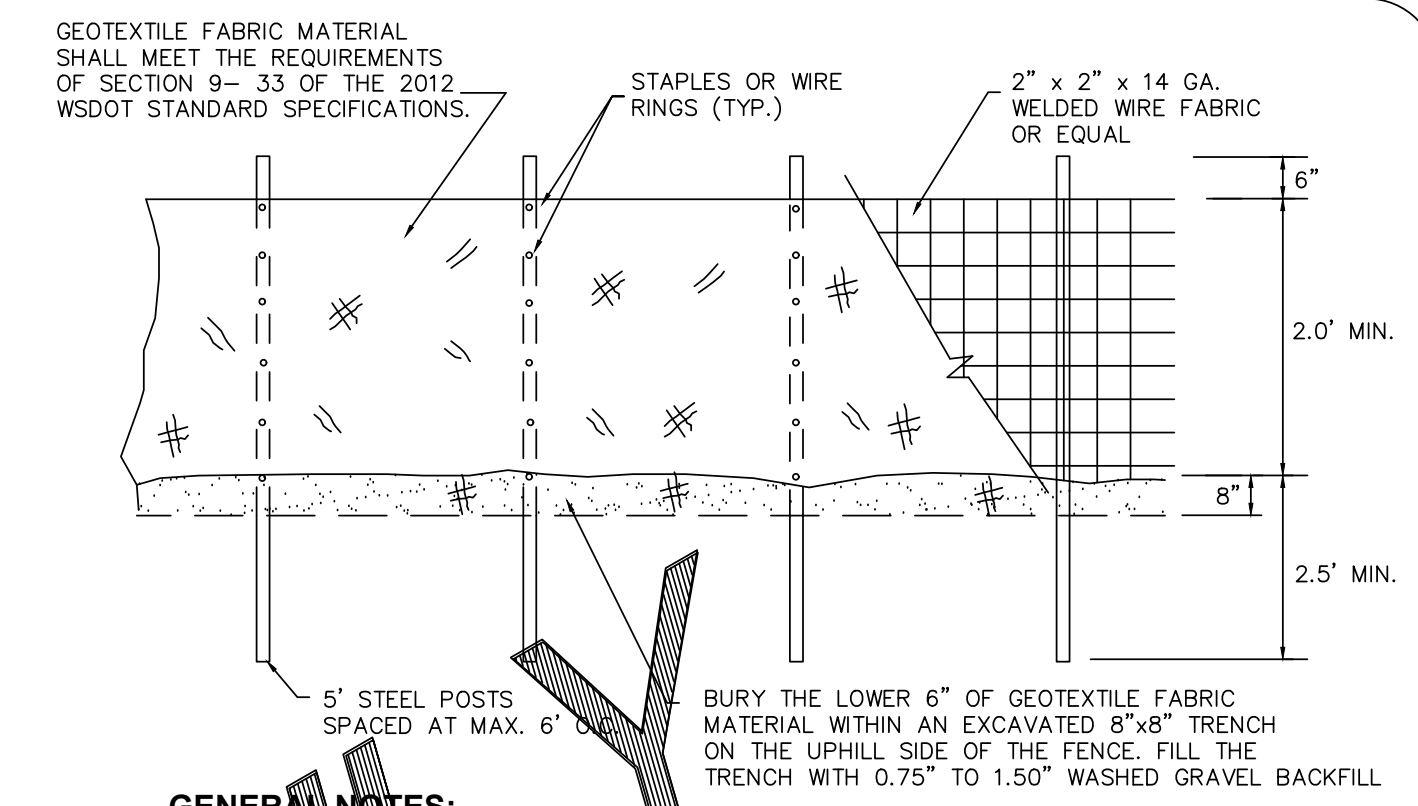
LEGOE LANE, CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON
TRUONG & HUY HUNG THINH SHORT PLATS
TEMPORARY EROSION & SEDIMENTATION CONTROL
PLANS & DETAILS

APPROVED
06/29/2026
BY: *Tommy Truong*
CITY OF FERDALE
PUBLIC WORKS DEPARTMENT

NO.	REVISION	BY	DATE

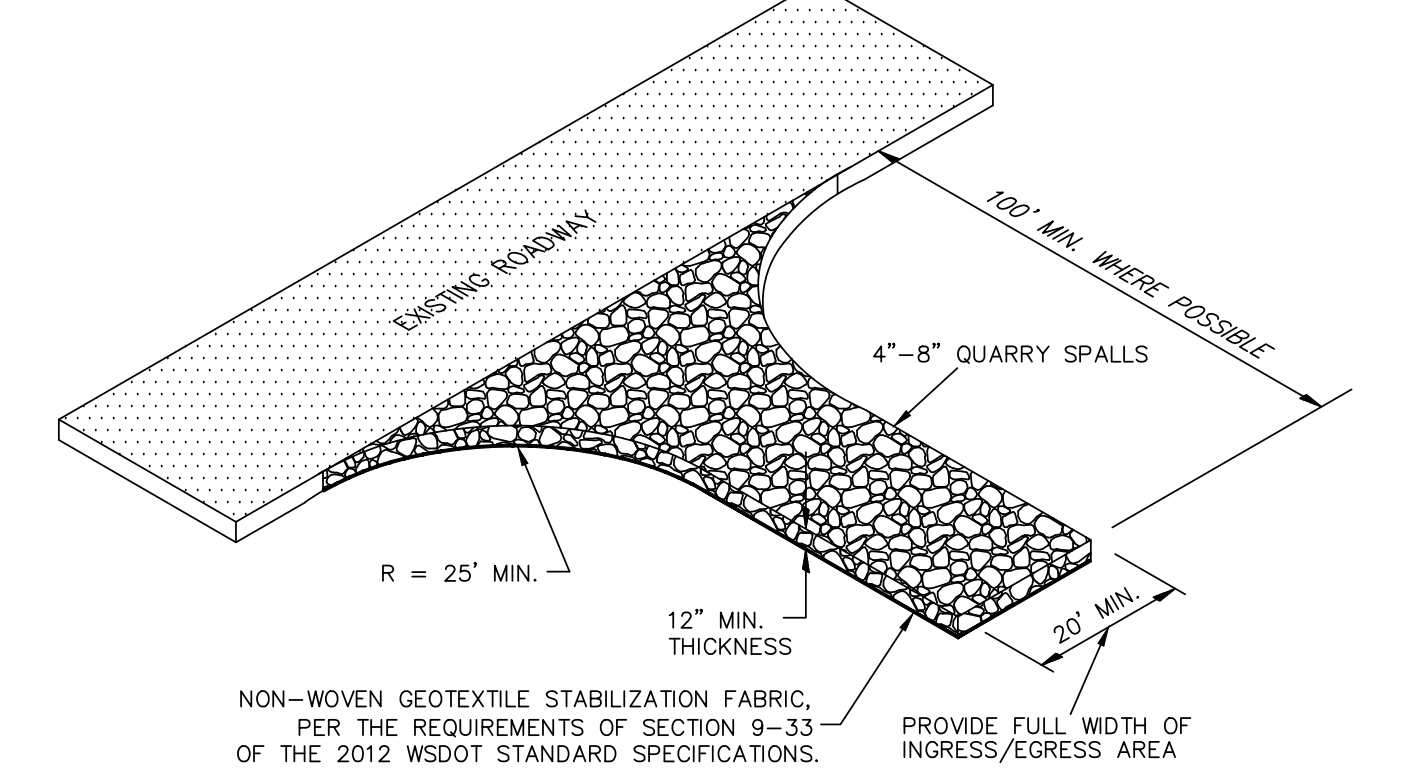
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OF 18

RECORD DRAWINGS



GENERAL NOTES:
1. ANY DAMAGE TO FENCING SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEN THE WATER MUST BE INTERCEPTED AND CONVEYED TO A FULLY-FUNCTIONING SEDIMENT TRAP, POND, OR CONVEYANCE SYSTEM.
3. IT IS IMPERATIVE 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 CHANNELIZATION PARALLEL TO THE FENCE. 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 DEMANDS IT ABSOLUTELY NECESSARY. IMMEDIATELY AFTER UTILITIES ARE IN-PLACE, THE SILT FENCING SHALL BE RECONSTRUCTED.

① 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 TO 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 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

BMP T5.13 - POST CONSTRUCTION SOIL QUALITY AND DEPTH

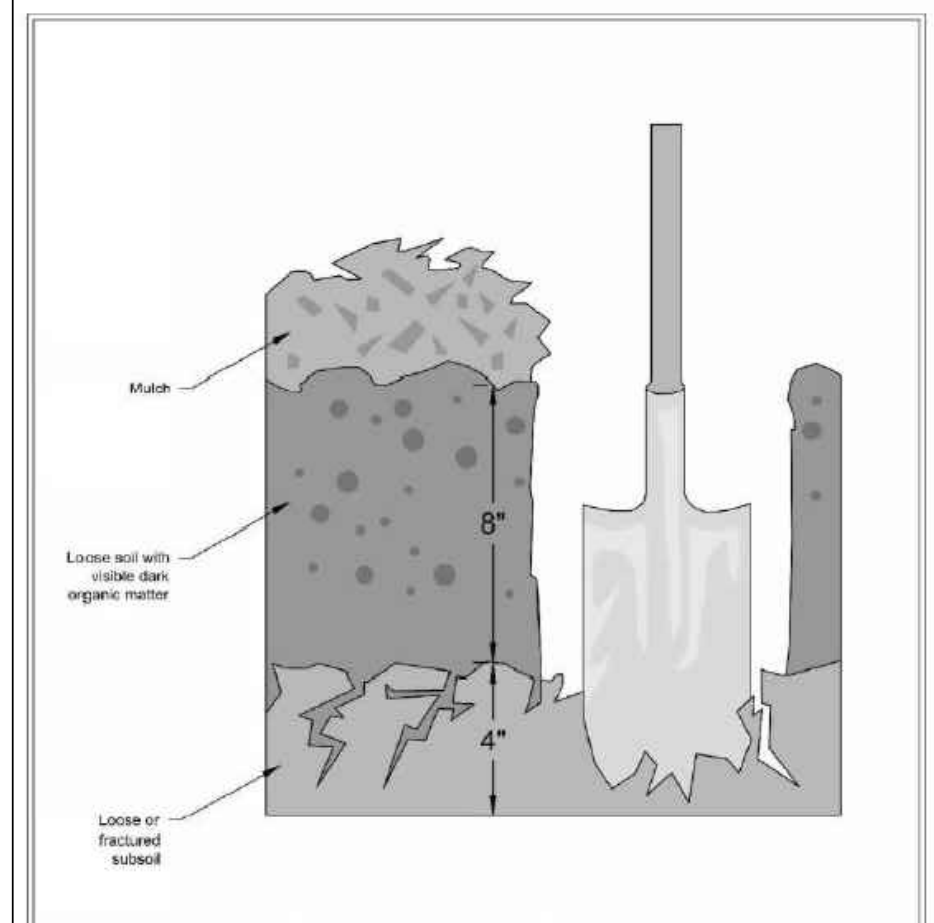


Figure V-5.3.3
Planting Bed Cross-Section
Revised January 2016

ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, SHALL DEMONSTRATE THE FOLLOWING:

SOIL QUALITY:
A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 AND 8.0 OR MATCHING THE pH OF THE UNDISTURBED SOIL. USE COMPOST AND OTHER MATERIALS THAT MEET THE COMPOST GUIDELINES.

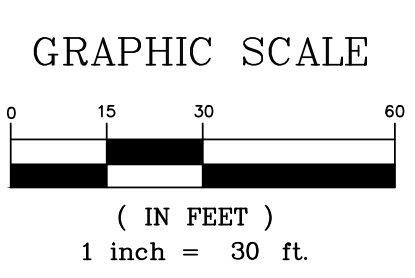
SOIL DEPTH:
THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS. NEED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS WHERE FEASIBLE. PLANTING BEDS SHOULD HAVE 2 INCHES OF ORGANIC MATERIAL AS WELL.

COMPOST GUIDELINES:
THE DEFINITION OF "COMPOSTED MATERIAL" IN WAC 173-350-100 MUST MEET THE DEFINITION OF "COMPOSTED MATERIALS AND OTHER STANDARDS IN WAC 173-350-220. MUST BE PRODUCED AT A PERMITTED COMPOSTING FACILITY. ORGANIC MATTER CONTENT SHALL BE 40% TO 65%. CARBON TO NITROGEN RATIO OF MUST BE LESS THAN 25:1. THE CN 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).

IMPLEMENTATION OPTIONS

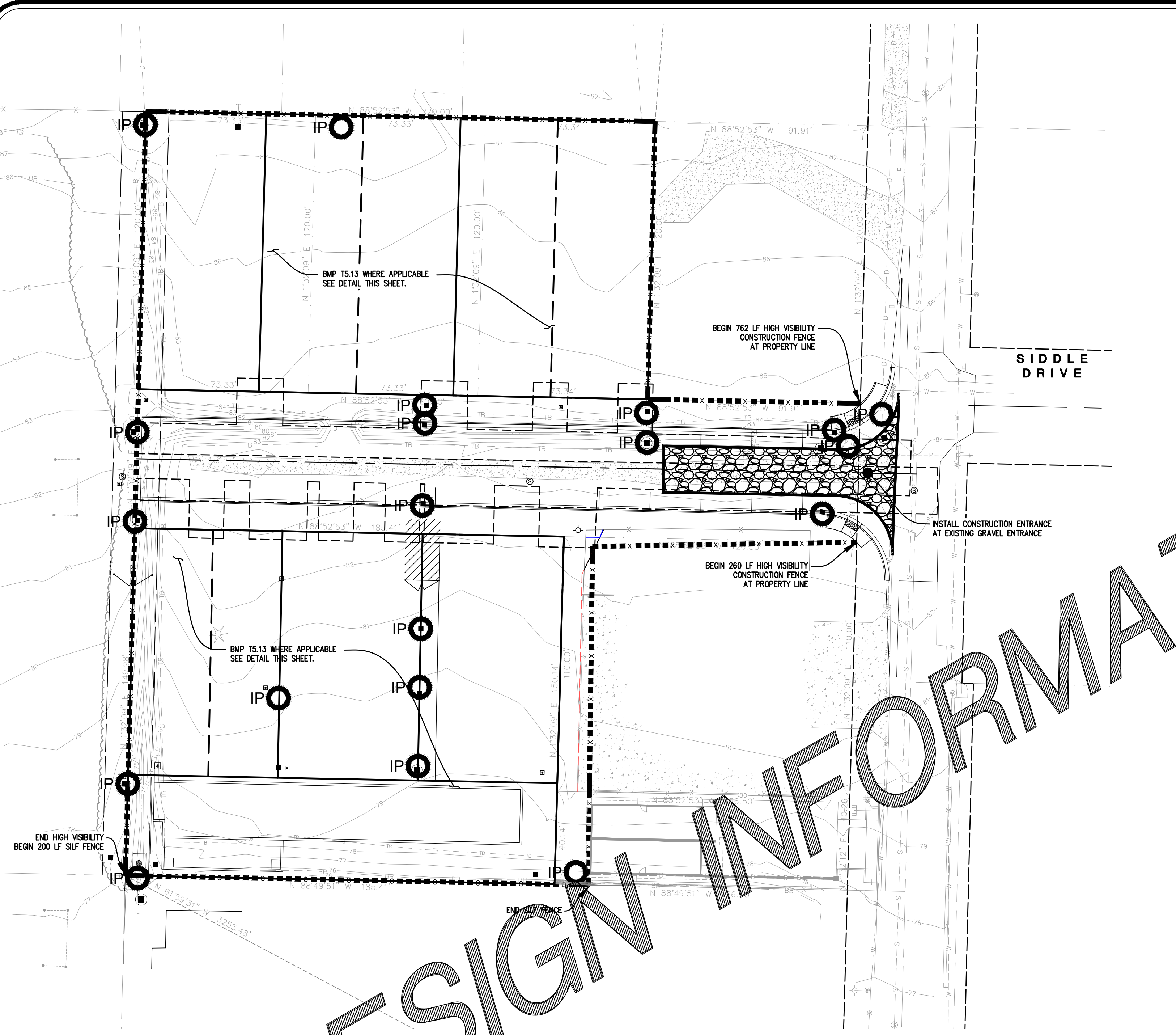
- 1) LEAVE AS MUCH NATIVE VEGETATION AND SOIL AS POSSIBLE AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
- 2) AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT RATES OR AT A CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
- 3) IN AREAS REQUIRING CLEARING AND GRADING REMOVE AND STOCKPILE THE TOPSOIL LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS. REPLACE IT PRIOR TO PLANTING AND AMEND IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS.
- 4) IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.

MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE.



TESC LEGEND:
IPO = INLET PROTECTION PROTECT NEW STRUCTURES AS THEY ARE INSTALLED
---o--- = SEDIMENT FENCE (DETAIL 1, THIS SHEET)
---x--- = HIGH VISIBILITY CONSTRUCTION FENCE
---x---x--- = CONSTRUCTION ENTRANCE (DETAIL 2, THIS SHEET)

NOTE:
ALL EROSION CONTROL MEASURES INCLUDING CONSTRUCTION ENTRANCE MUST BE INSTALLED PER PLAN AND INSPECTED BY CITY OF FERDALE STORMWATER TECHNICIAN PAUL KNIPPEL (360)383-8189 PRIOR TO CONSTRUCTION. ALLOW A MINIMUM 24 HOURS NOTICE FOR INSPECTION.

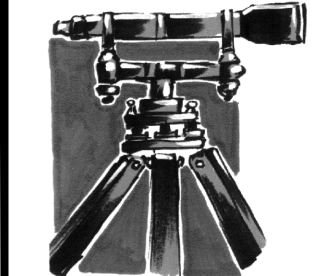


CITY OF FERDALE TESC NOTES

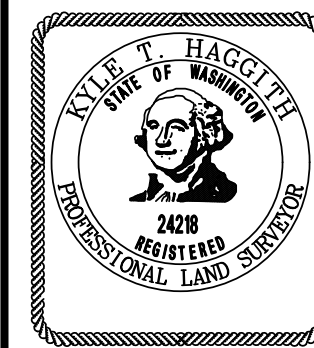
1. STABILIZATION & SEDIMENT TRAPPING. ALL EXPOSED SOILS SHALL BE STABILIZED BY SUITABLE APPLICATION OF BMP'S. FROM OCTOBER 1 TO APRIL 30, NO SOILS SHALL REMAIN UNEXPOSED FOR MORE THAN 2 DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL REMAIN UNEXPOSED FOR MORE THAN 7 DAYS. PRIOR TO LEAVING THE SITE, STORMWATER RUNOFF SHALL PASS THROUGH A SEDIMENT POND, TRAP OR OTHER APPROPRIATE BMP.
2. 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.
3. PROTECTION OF ADJACENT PROPERTIES. PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION.
4. TIMING & STABILIZATION OF SEDIMENT TRAPPING MEASURES. SEDIMENT PONDS AND TRAPS, PERIMETER 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 SEDED AND MULCHED ACCORDING TO THE TIMING INDICATED IN NO. 1 ABOVE.
5. CUT & FILL SLOPES. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. IN ADDITION, SLOPES SHALL BE STABILIZED IN ACCORDANCE WITH NO. 1 ABOVE.
6. 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.
7. 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.
8. 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.
9. UNDERGROUND UTILITY CONSTRUCTION. THE CONSTRUCTION OF UNDERGROUND UTILITY LINES SHALL BE SUBJECT TO THE FOLLOWING CRITERIA: WHERE FEASIBLE, NO MORE THAN 500 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.
10. 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.
11. 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.
12. DEWATERING CONSTRUCTION SITES. DEWATERING DEVICES SHALL DISCHARGE INTO A SEDIMENT TRAP OR SEDIMENT POND.
13. 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.
14. 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.
15. FINANCIAL LIABILITY. PERFORMANCE BONDING, OR OTHER APPROPRIATE FINANCIAL INSTRUMENTS, SHALL BE REQUIRED FOR ALL PROJECTS TO ENSURE COMPLIANCE WITH THE APPROVED TESC PLAN.
16. ALL SITE GRADING SHALL BE COMPLETED IN ACCORDANCE WITH APPENDIX J OF THE 2012, INTERNATIONAL BUILDING CODE.
17. SITE GRADING SHALL BE MONITORED BY GEOTEST SERVICES TO ENSURE THE FILLS WERE PERFORMED AND RECORDED PER APPENDIX J NOTED IN THE ABOVE COMMENT.
18. 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.
19. 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 5445 PORTAL WAY FOR FLAX 4-LIFE AND 6407 PORTAL WAY FOR ALPINE INVESTMENTS 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."
20. 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.

DESIGN INFORMATION

ONLY



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



JOB NO.: 1585
DWG. NAME:
DESIGNED BY: RL
DRAWN BY: EH
CHECKED BY: RL
TOMMY TRUONG
1863 MAIN ST
FERNDALE, WA 98248

LEGOE LANE, CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON
TRUONG & HUY HUNG THIN SHORT PLATS
PROPOSED PLAT

APPROVED
06/29/2026
BY: *Tommy Truong*
CITY OF FERNDALE
PUBLIC WORKS DEPARTMENT

NO.	REVISION	BY	DATE
05			

OF 18

ASSESSOR'S PARCEL #	SITE ADDRESS	SITE AREA
390219 407105 0000	FERNDALE, WA	27,822 SF
390219 401126 0000	FERNDALE, WA	8800 SF
390219 408126 0000	FERNDALE, WA	8800 SF
390219 416126 0000	FERNDALE, WA	8800 SF

GROSS BUILDING FOOTPRINT: 16,239 SF (INCLUDING FUTURE SINGLE FAMILY)

BUILDING HEIGHT: TO BE DETERMINED (PER COF)

OF PARKING: 57 (7 PARKING STALLS (ROAD), 10 PARKING STALLS IN FRONT OF GARAGE (SOUTH), 10 PARKING STALLS IN FRONT OF GARAGE (NORTH), 10 GARAGE STALLS (SOUTH), 10 GARAGE STALLS (NORTH))

CITY ZONING: RS HIGH-SINGLE FAMILY DWELLING (NORTH LOTS), RMM-RESIDENTIAL MULTIFAMILY MEDIUM (SOUTH LOTS)

PROJECT DESCRIPTION:
- SINGLE-FAMILY ATTACHED (NORTH)
- SINGLE-FAMILY DETACHED (NORTH)
- SINGLE-FAMILY ATTACHED (SOUTH)

PROVIDE STORM, SEWER, WATER & DRY UTILITIES
- PAVED ACCESS ROAD W/ CONCRETE SIDEWALK
- PAVED PARKING AREA
- STORMWATER VAULT

PROPOSED LOTS:
TRUONG SHORT PLAT (NORTH):
LOT 1 1 SINGLE-FAMILY ATTACHED 6,240 SF
LOT 2 1 SINGLE-FAMILY ATTACHED 5,040 SF
LOT 3 1 SINGLE-FAMILY ATTACHED 5,040 SF
LOT 4 1 SINGLE-FAMILY ATTACHED 5,040 SF
LOT 5 1 SINGLE-FAMILY ATTACHED 5,040 SF
MEADOW SHORT PLAT (SOUTH):
LOT 1 1 SINGLE-FAMILY ATTACHED 3,712 SF
LOT 2 1 SINGLE-FAMILY ATTACHED 3,175 SF
LOT 3 1 TRIPLEX- 5,891 SF
LOT 4 1 TRIPLEX- 6,220 SF
TRACT A 1 TRIPLEX- 8,821 SF

BUILDINGS:
TRUONG SHORT PLAT:
SINGLE-FAMILY ATTACHED 47' X 29' APPROX; 1306 SF PER BUILDING (PER FLOOR)
SINGLE-FAMILY DETACHED 47' X 29' APPROX; 1306 SF PER BUILDING (PER FLOOR)

MEADOW SHORT PLAT:
SINGLE-FAMILY ATTACHED 17' X 58' APPROX; 986 SF PER BUILDING (PER FLOOR)
SINGLE-FAMILY ATTACHED 27' X 42' APPROX; 1,134 SF PER BUILDING (PER FLOOR)

SETBACKS
TRUONG SHORT PLAT (NORTH):
20' FRONT YARD SETBACK
5' SIDE YARD SETBACK
0' SIDE YARD SETBACK (ZERO LOT LINE ATTACHED)
10' BACK YARD SETBACK

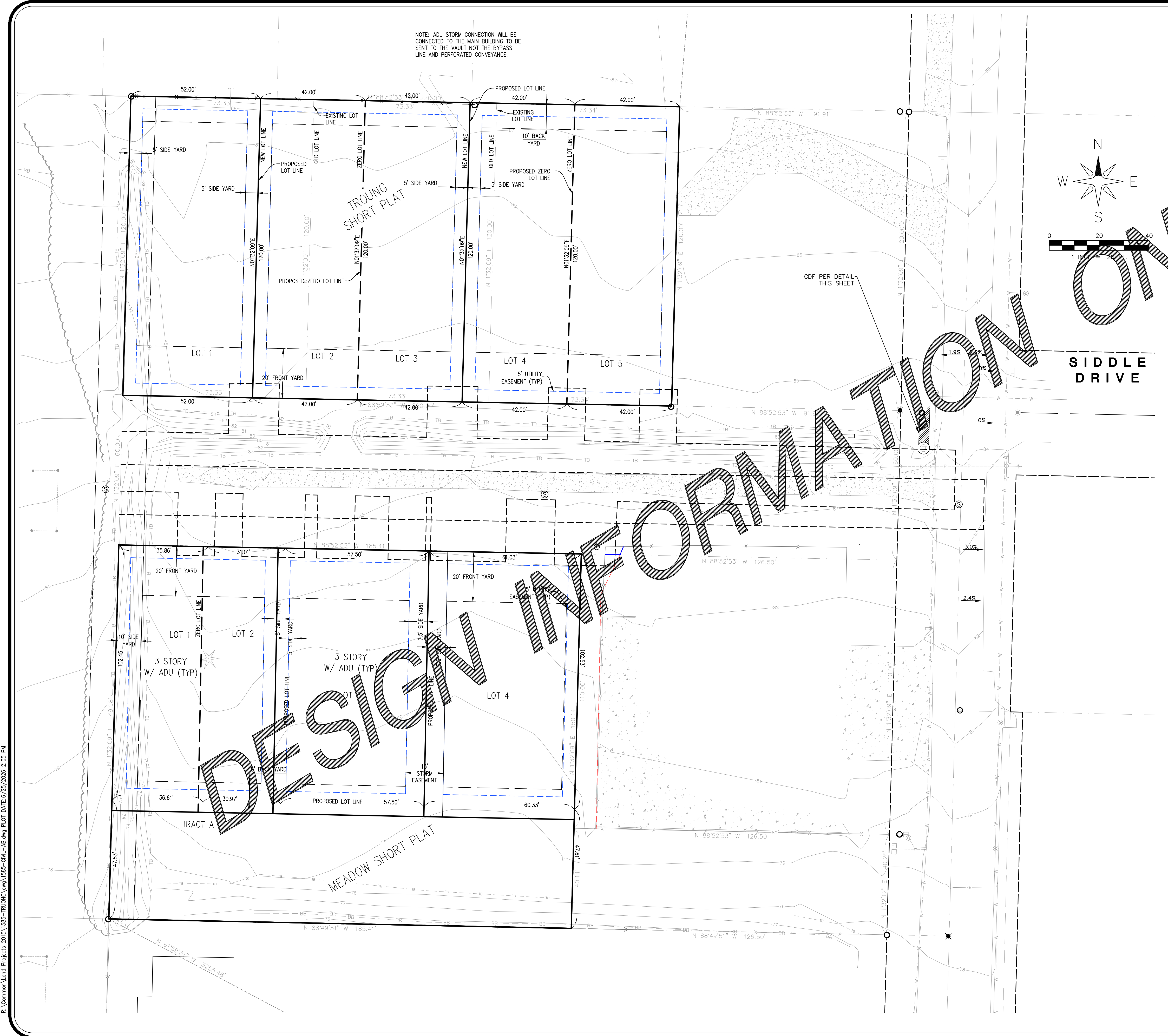
MEADOW SHORT PLAT (SOUTH):
20' FRONT SETBACK (FROM BACK OF SIDEWALK)
8' SIDE YARD SETBACK
12' SIDE SETBACK (FROM BACK OF SIDEWALK) (LOT 3)
0' SIDE YARD SETBACK (ZERO LOT LINE ATTACHED)
8' BACK YARD SETBACK

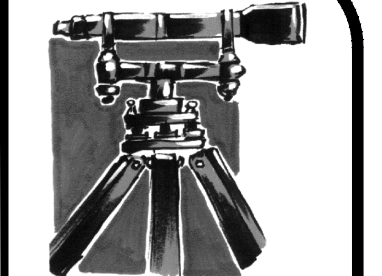
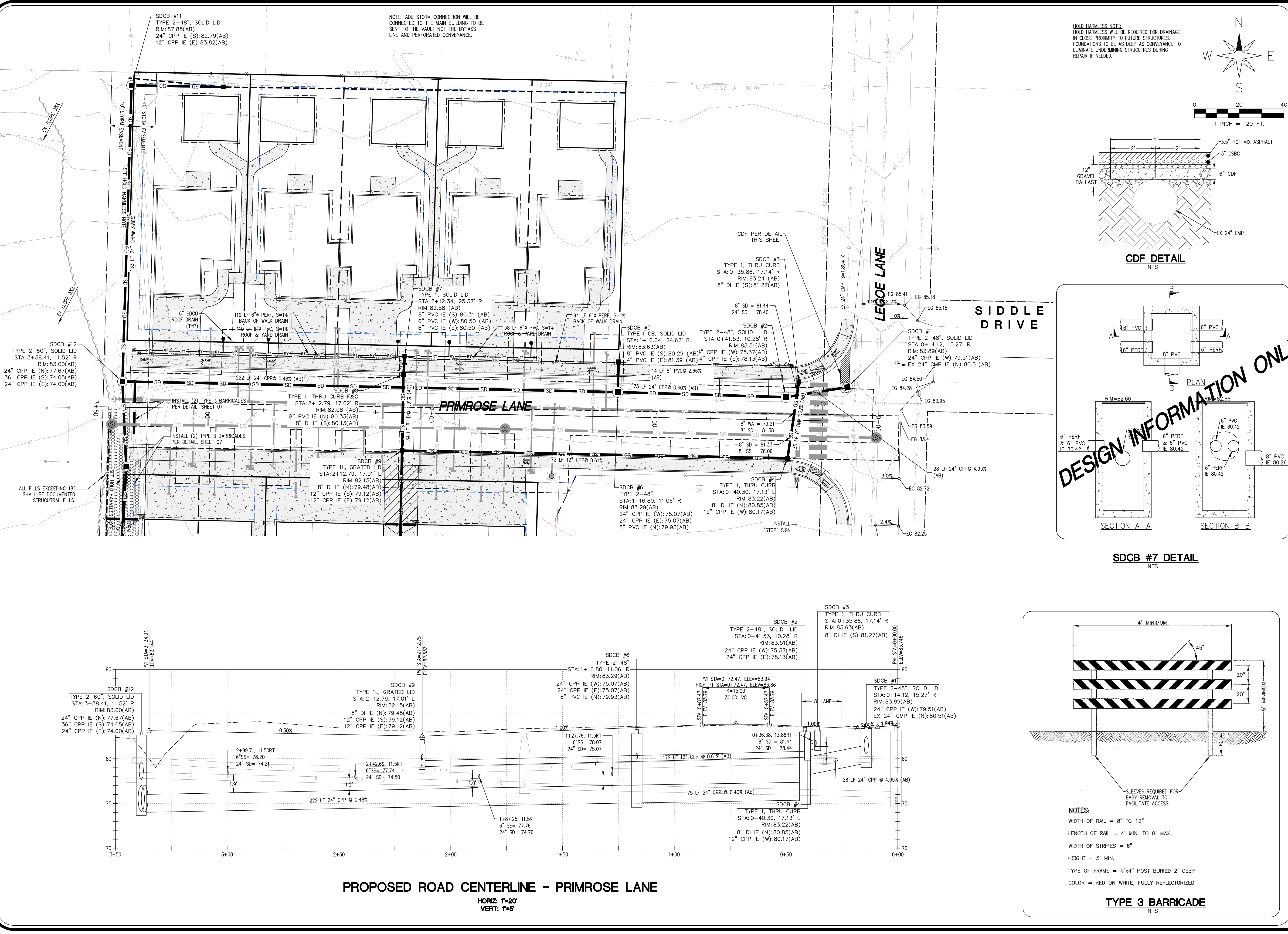
SETBACK VARIANCE:
5' SIDE SETBACK (LOT 2)

LOT	IMPERVIOUS	LANDSCAPE	TOTAL
1	2,330	3,910	6,240
2	2,171	2,869	5,040
3	2,171	2,869	5,040
4	2,171	2,869	5,040
5	2,171	2,869	5,040
TOTAL	11,014	15,386	26,400

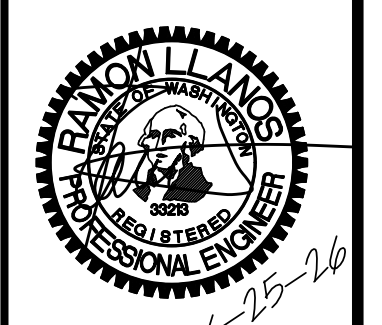
LOT	IMPERVIOUS	LANDSCAPE	TOTAL
1	2,200	1,512	3,712
2	2,200	975	3,175
3	4,148	1,743	5,891
4	4,357	1,863	6,220
TRACT A	3,816	5,005	8,821
TOTAL	16,721	11,101	27,822

NOTE:
EASEMENTS FOR ALL OR ANY PUBLIC UTILITIES WITHIN THE PLAT AND PRIMROSE LANE ACCESS EASEMENT WILL BE REQUIRED PRIOR TO FINAL PROJECT APPROVAL. LEGAL DESCRIPTIONS AND EXHIBITS WILL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. ONCE APPROVED AND RECORDED THE DESCRIPTIONS AND AUDITORS FILE NUMBERS WILL BE ADDED TO THE PROJECT AS-BUILTS PRIOR TO FINAL PROJECT APPROVAL. SHARED ACCESS AGREEMENT FOR THE PRIVATE ROAD AND MAINTENANCE WILL ALSO BE REQUIRED. PLEASE MODIFY EASEMENT LANGUAGE AND ACCESS AGREEMENT TO SPECIFY CITY WILL PERFORM ALL MAINTENANCE AND REPAIR WORK ON PUBLIC UTILITIES BUT ROADWAY AND SIDEWALK ETC. WILL BE REPLACED BY THE PRIVATE OWNERSHIP AND WILL BE MADE PERPETUAL WITH ALL OWNERSHIP OF THE ADJACENT PARCELS.





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



JOB NO.: 1585
DWG. NAME:
DESIGNED BY: RL
DRAWN BY: EH
CHECKED BY: RL

TOMMY TRUONG
1863 MAIN ST
FERDALE, WA 98248

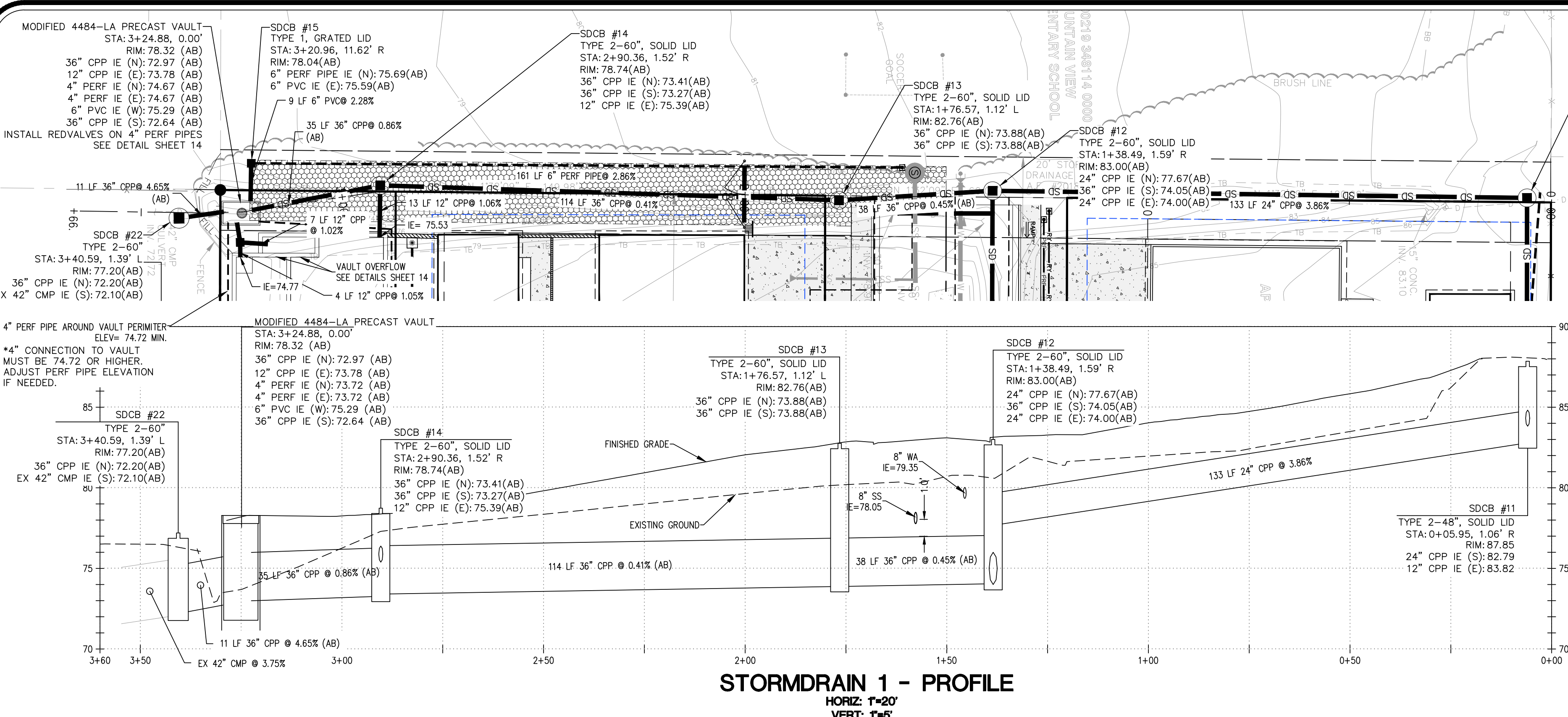
LEGOE LANE, CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON
TRUONG & HUY HUNG THINH SHORT PLATS
ROAD & STORM PLAN & PROFILE
PRIMROSE LANE

APPROVED
06/29/2026
BY: *Tommy Truong*
CITY OF FERDALE
PUBLIC WORKS DEPARTMENT

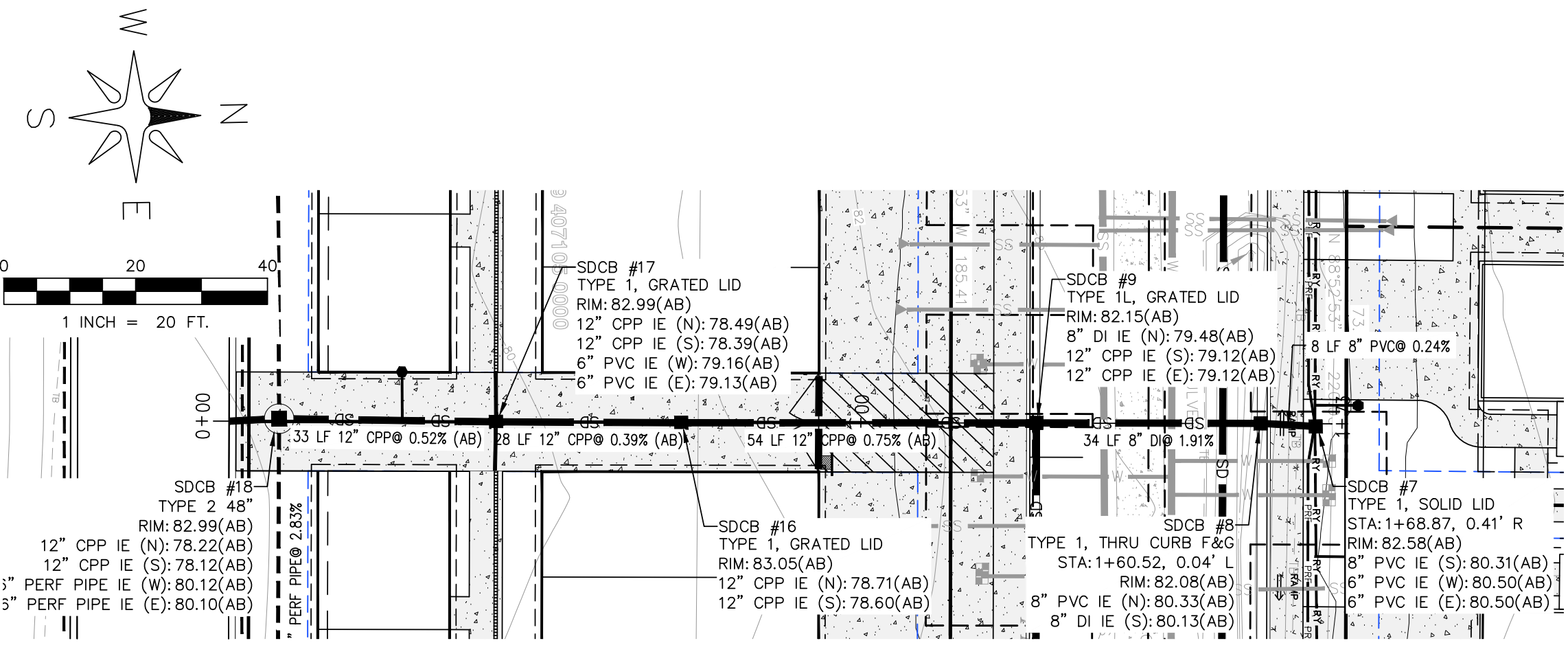
NO.	REVISION	BY	DATE
1	STORMWATER REVISIONS	RL	6/27/25
2	RELOCATE SDCB #2	RL	8/5/25
3	PERF PIPE @ NORTH PL	RL	7/20/25

SHEET **07** OF 18

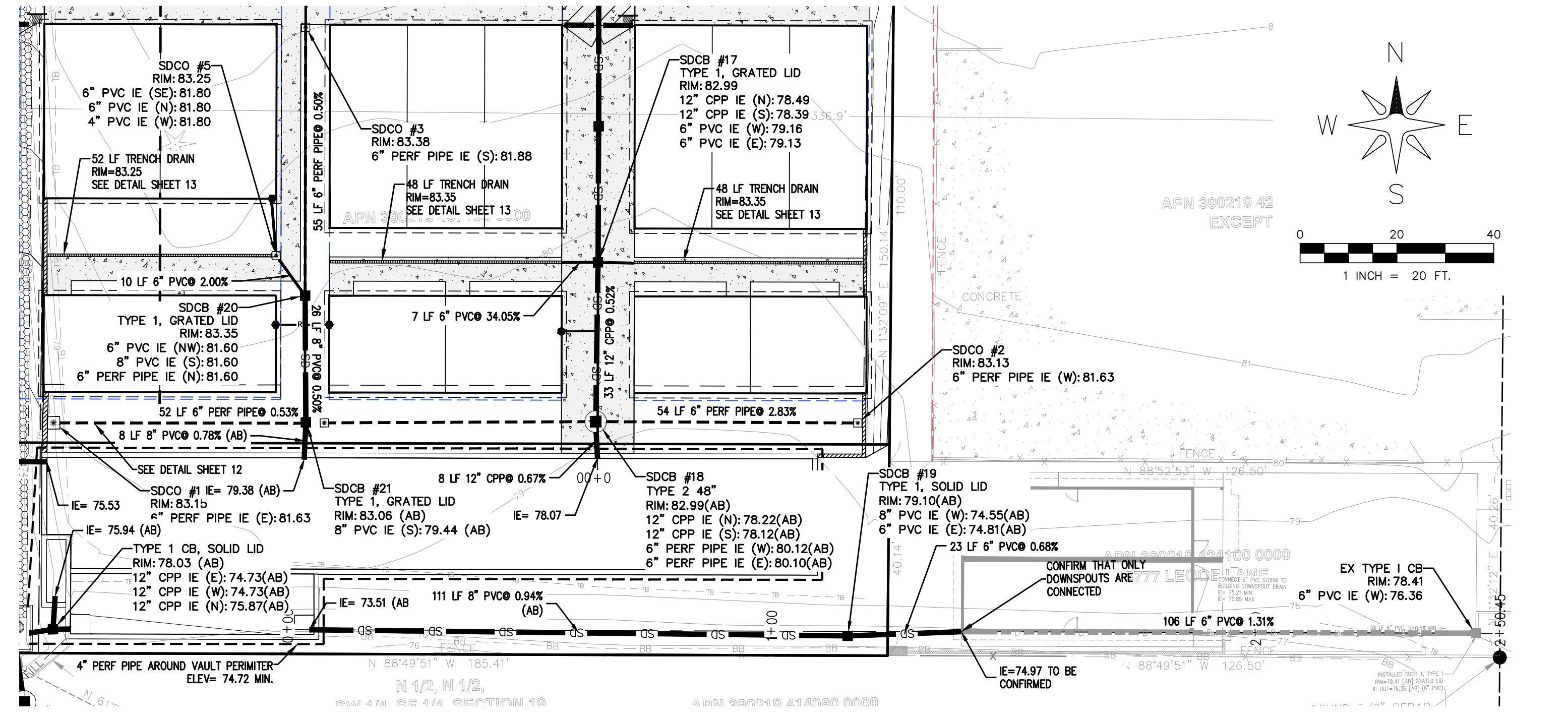
RECORD DRAWINGS



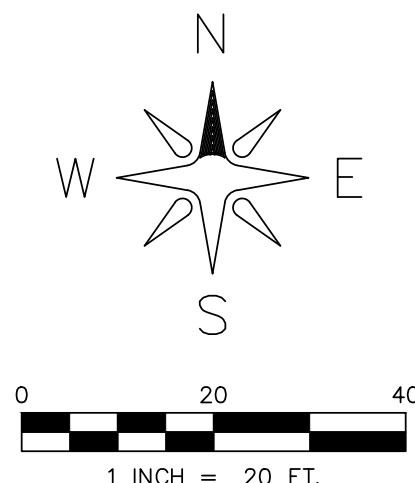
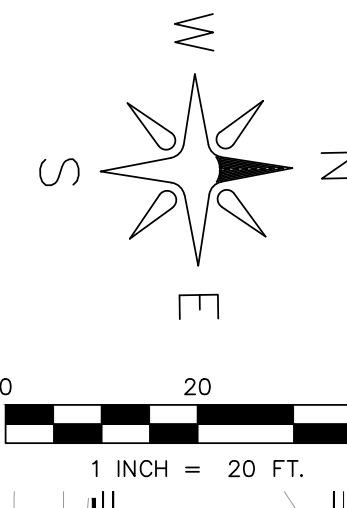
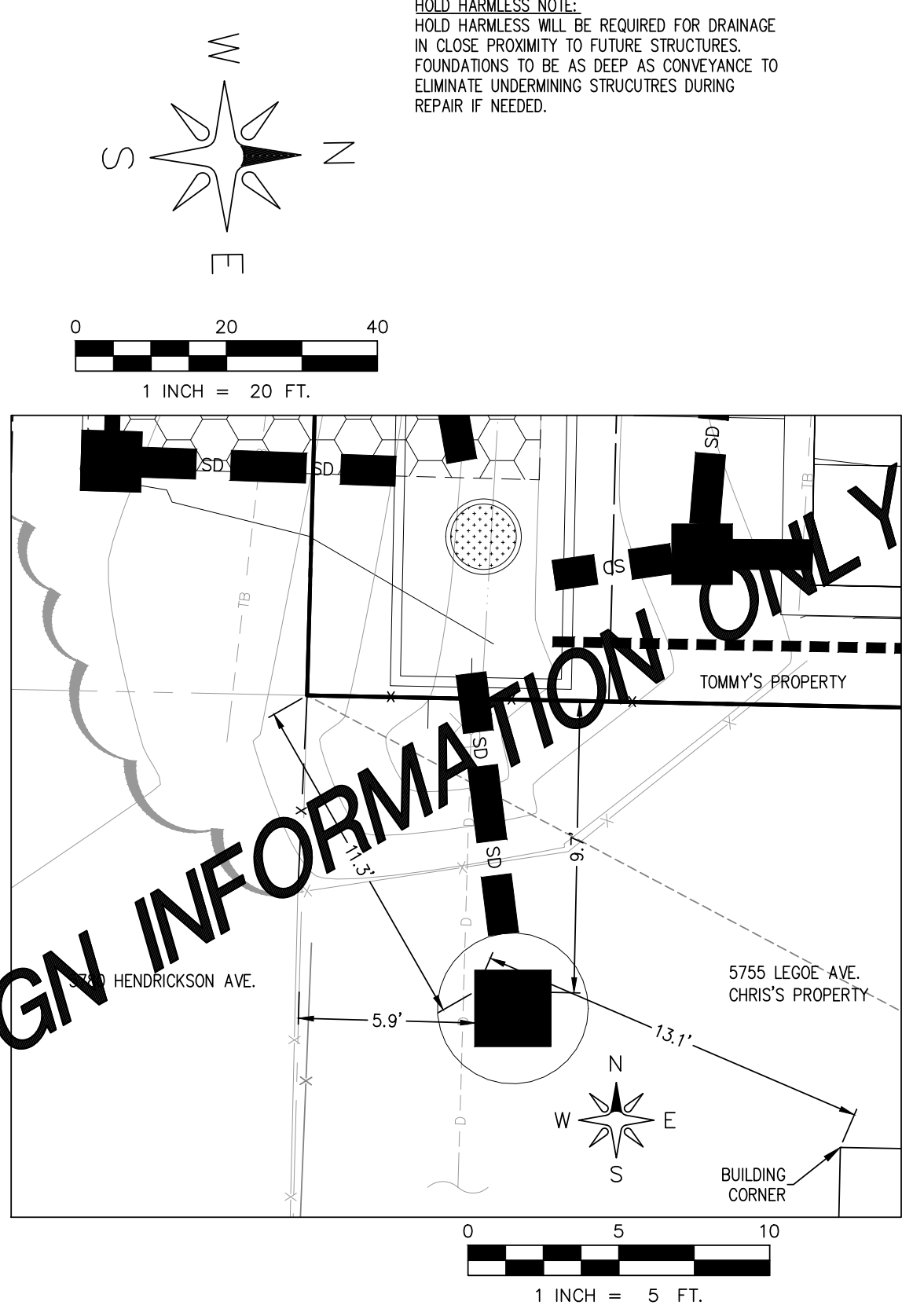
STORMDRAIN 1 - PROFILE
HORIZ: 1"=20'
VERT: 1"=5'



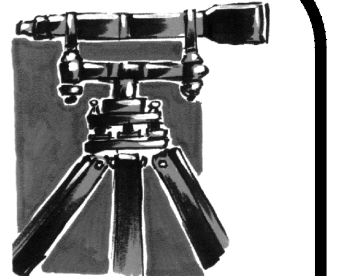
STORMDRAIN 2 - PROFILE
HORIZ: 1"=20'
VERT: 1"=5'



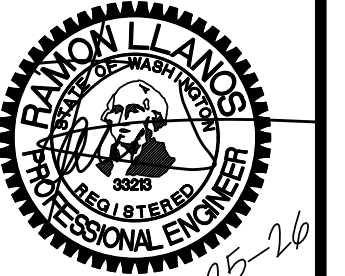
STORMDRAIN FROM DUPLEX - PROFILE
HORIZ: 1"=20'
VERT: 1"=5'



HOLD HARMLESS NOTE:
HOLD HARMLESS WILL BE REQUIRED FOR DRAINAGE IN CLOSE PROXIMITY TO FUTURE STRUCTURES. FOUNDATIONS TO BE AS DEEP AS CONVEINANCE TO ELIMINATE UNDERMINING STRUCTURES DURING REPAIR IF NEEDED.



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



JOB NO.: 1585
DWG. NAME:
DESIGNED BY: RL
DRAWN BY: EH
CHECKED BY: RL
TOMMY TRUONG
1863 MAIN ST
FERDALE, WA 98248

LEGOE LANE, CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON
TRUONG & HUY HUNG THINH SHORT PLATS
ROAD & STORM PLAN & PROFILE

APPROVED
06/29/2026
BY: *Tommy Truong*
CITY OF FERDALE
PUBLIC WORKS DEPARTMENT

NO.	REVISION	BY	DATE
1	STORMWATER REVISIONS	RL	6/27/25
2	CULVERT REPAIR	RL	7/20/25
3	PERF PIPE @ NORTH PL	RL	7/20/25

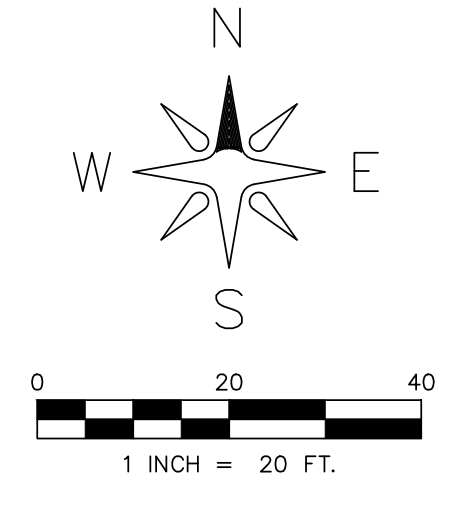
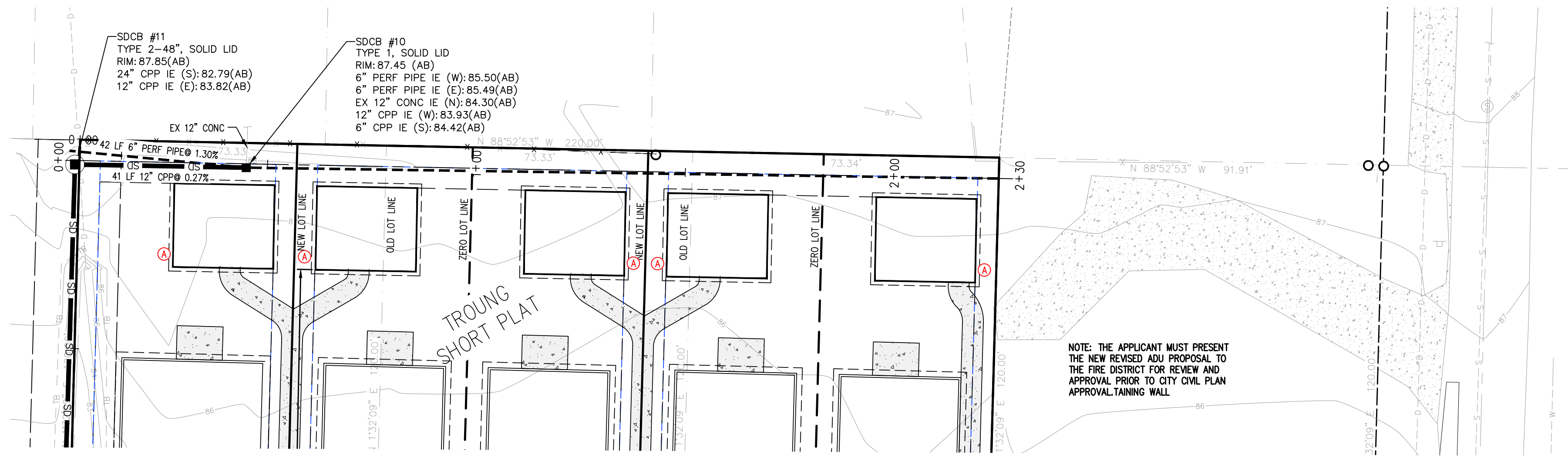
08

18

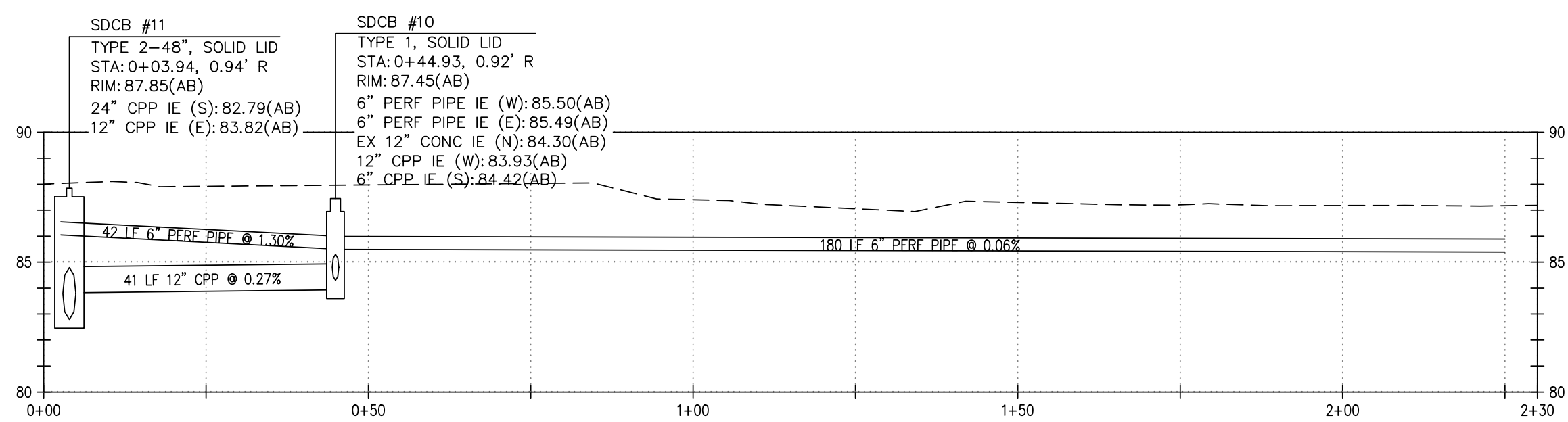
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RECORD DRAWINGS

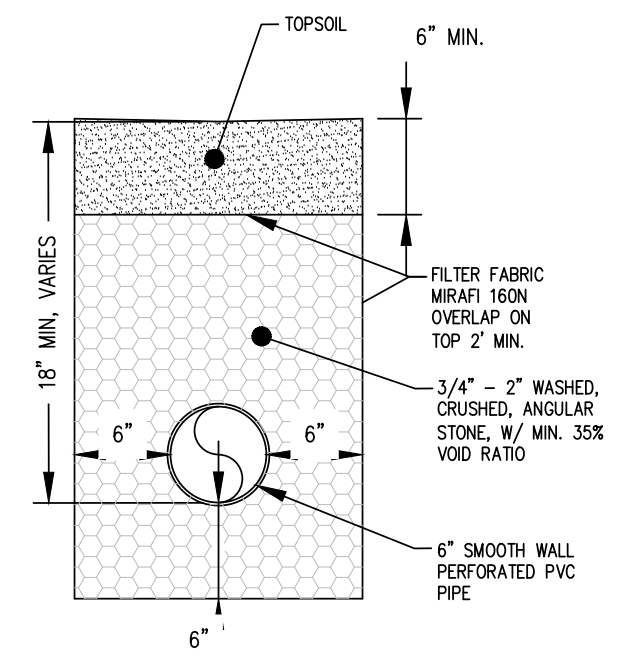
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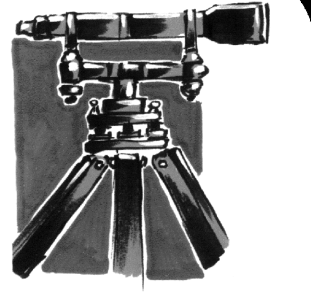
NOTE: THE APPLICANT MUST PRESENT THE NEW REVISED ADU PROPOSAL TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO CITY CIVIL PLAN APPROVAL/TANNING WALL



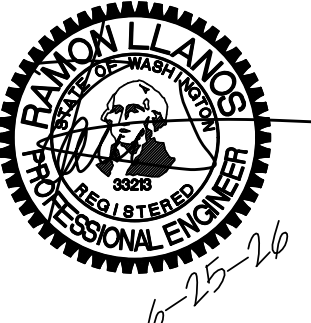
STORMDRAIN 3 - PROFILE
 HORIZ: 1"=20'
 VERT: 1"=5'



6" PERFORATED PIPE DETAIL
 NTS



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



JOB NO.: 1585
 DWG. NAME:
 DESIGNED BY: RL
 DRAWN BY: JF
 CHECKED BY: RL

TOMMY TRUONG
 1863 MAIN ST
 FERDALE, WA 98248

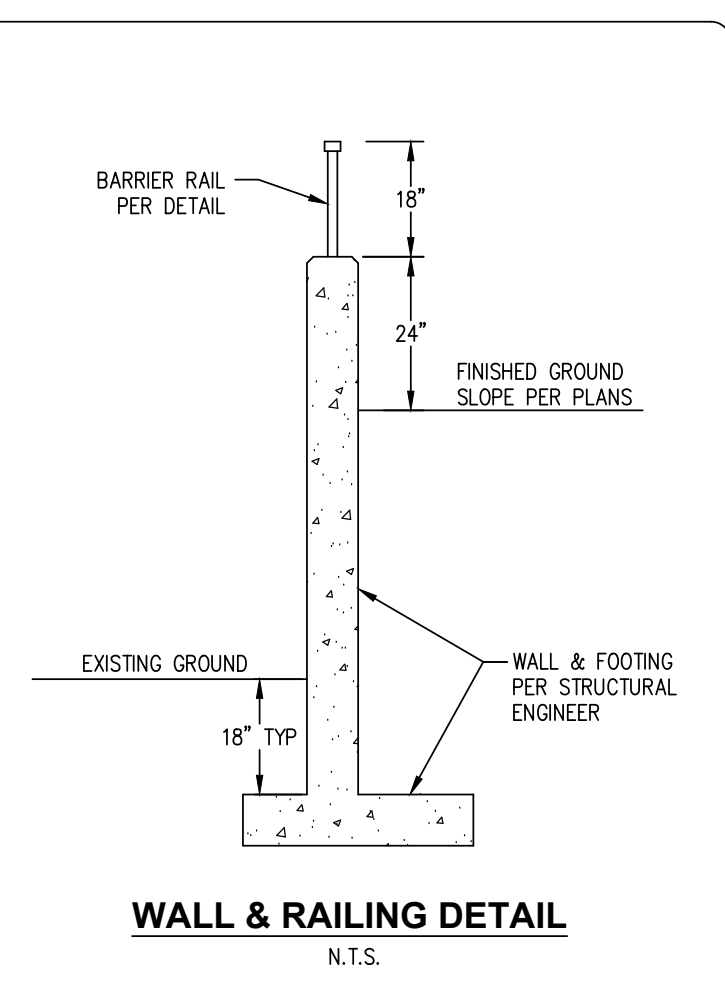
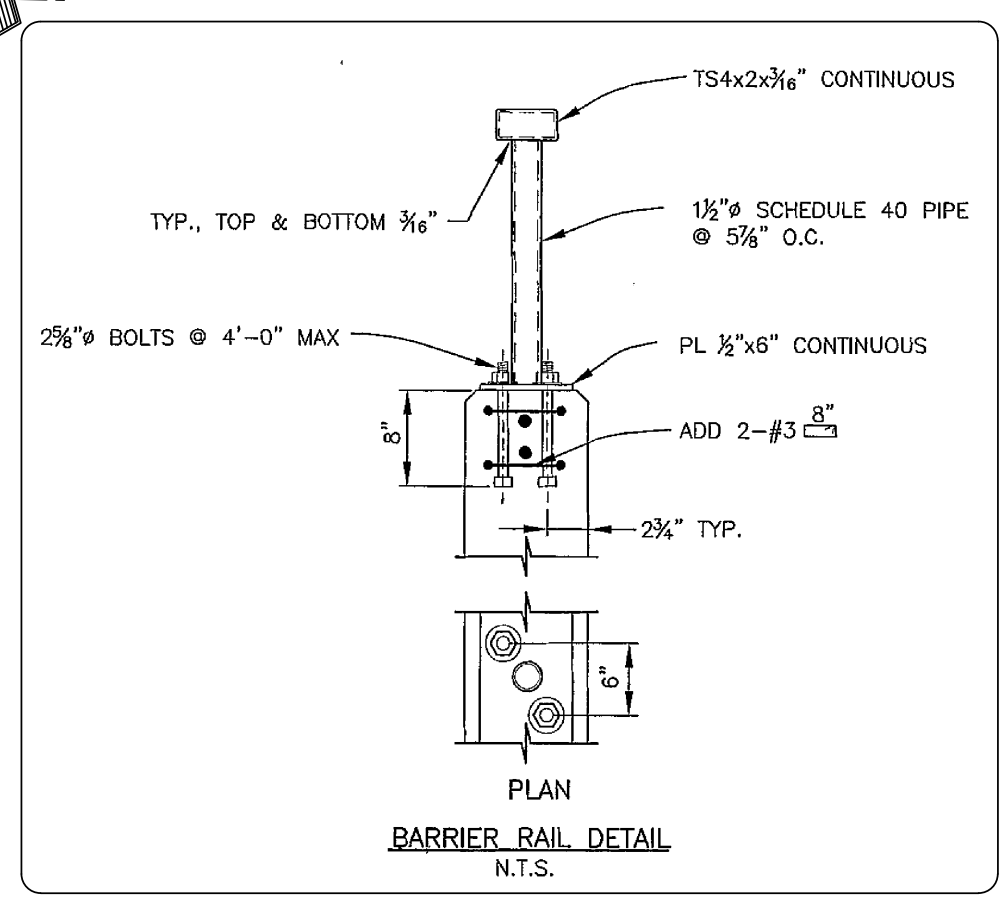
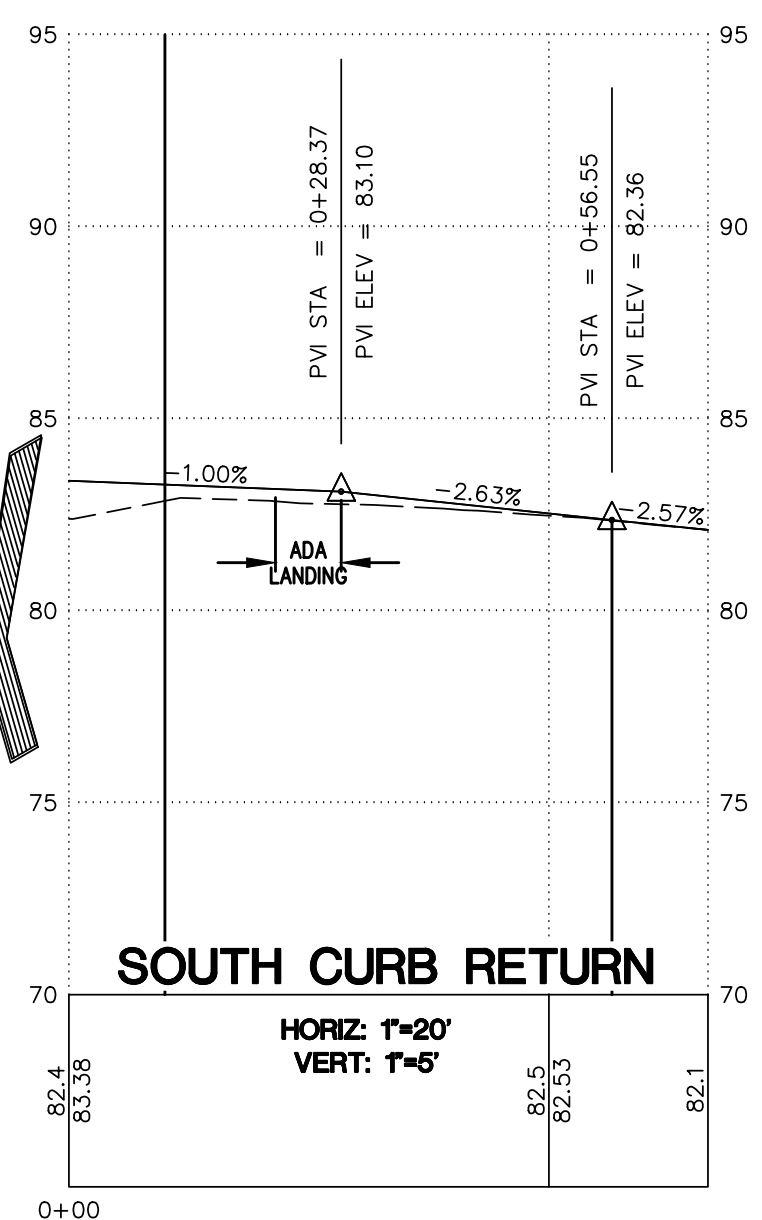
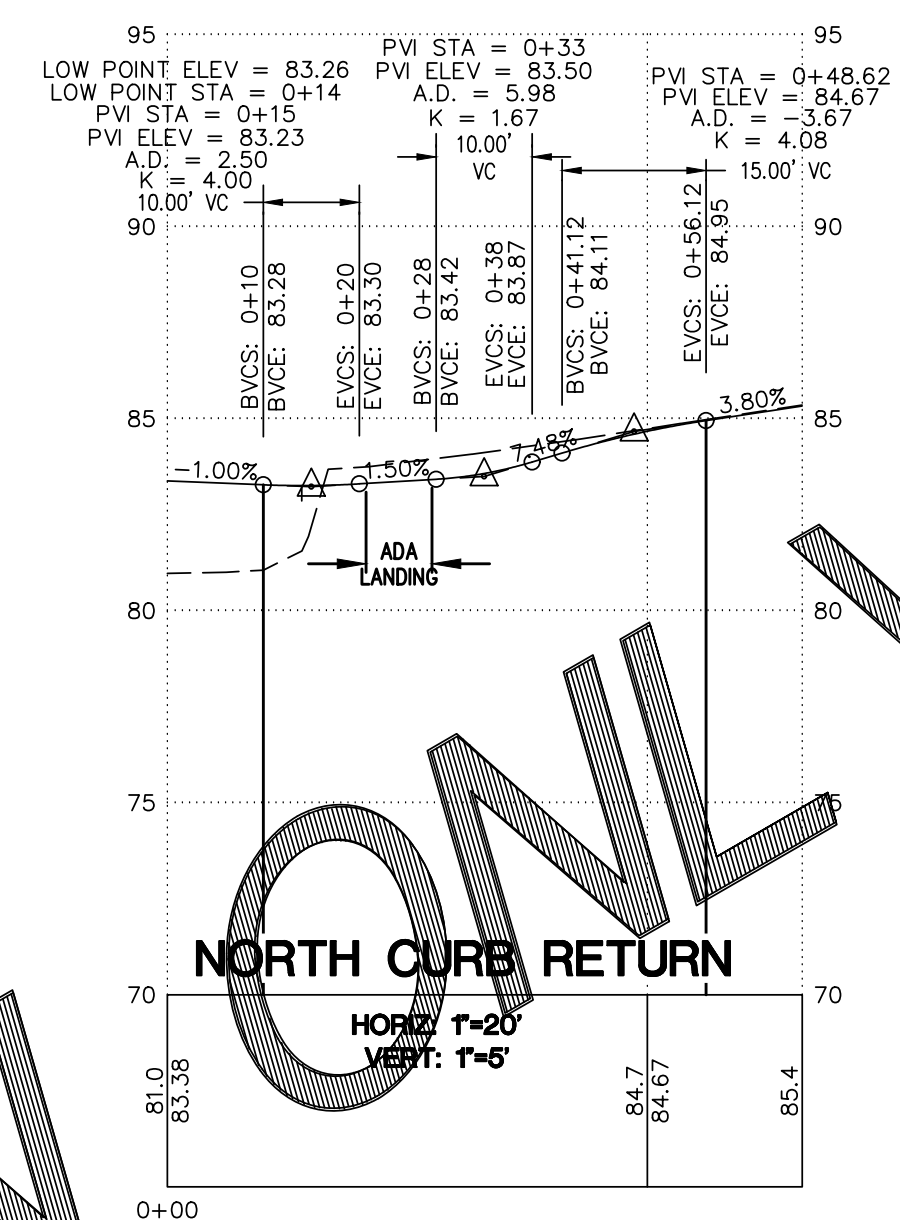
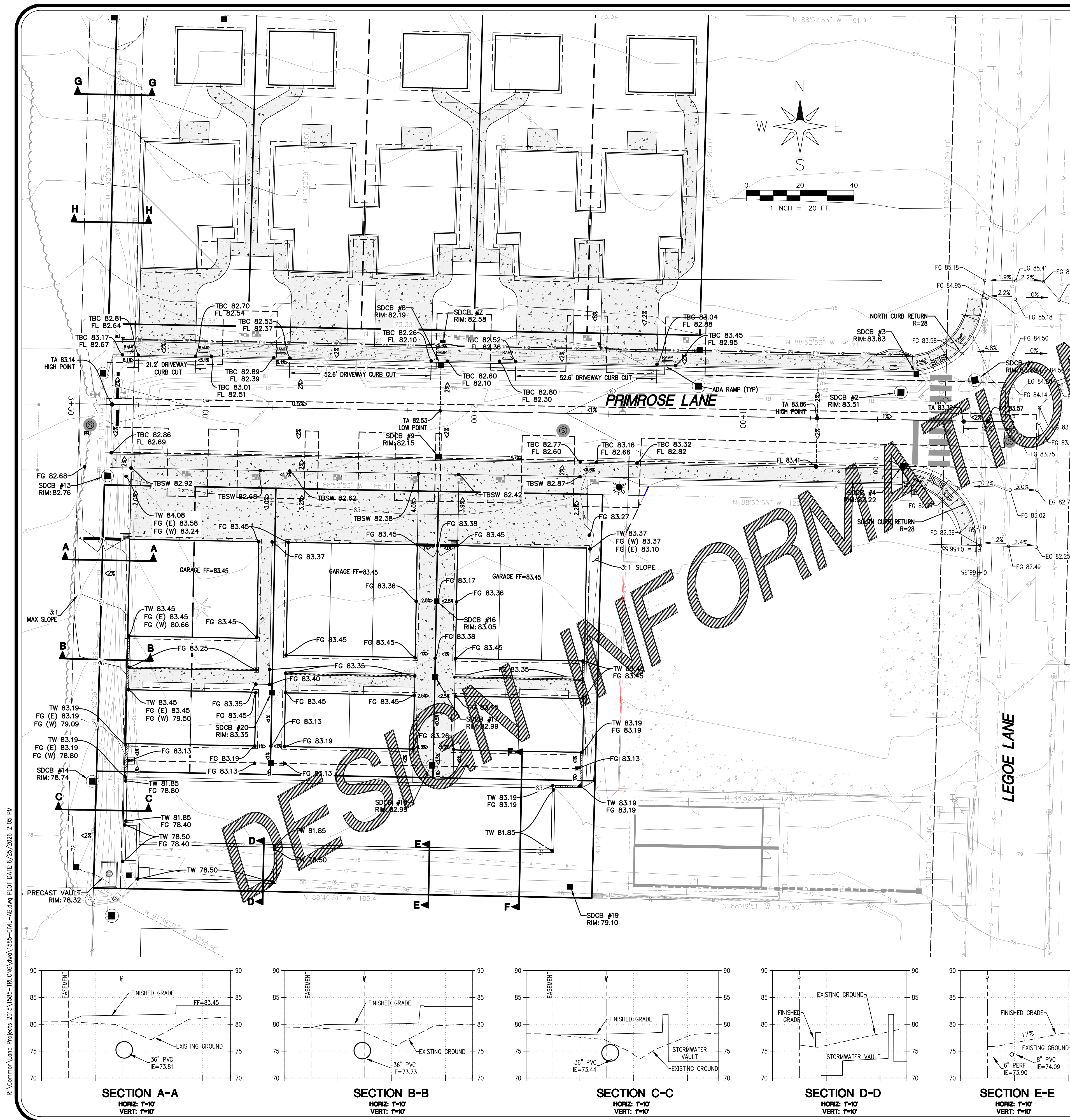
LEGOE LANE, CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON
TRUONG & HUY HUNG THINH SHORT PLATS
 NORTH PERF PIPE PLAN & PROFILE

APPROVED
 06/29/2026
 BY *[Signature]*
 CITY OF FERDALE
 PUBLIC WORKS DEPARTMENT

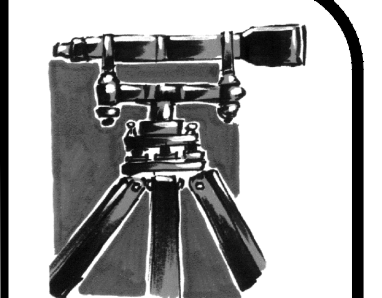
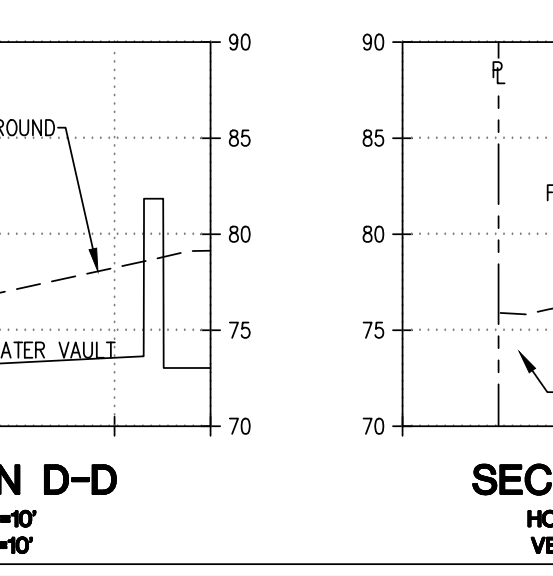
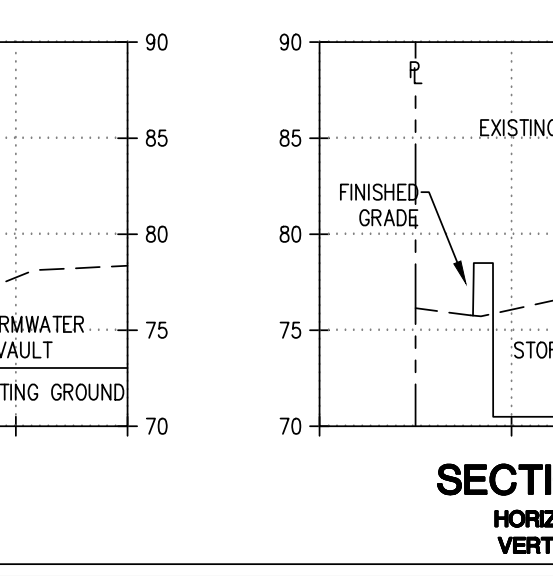
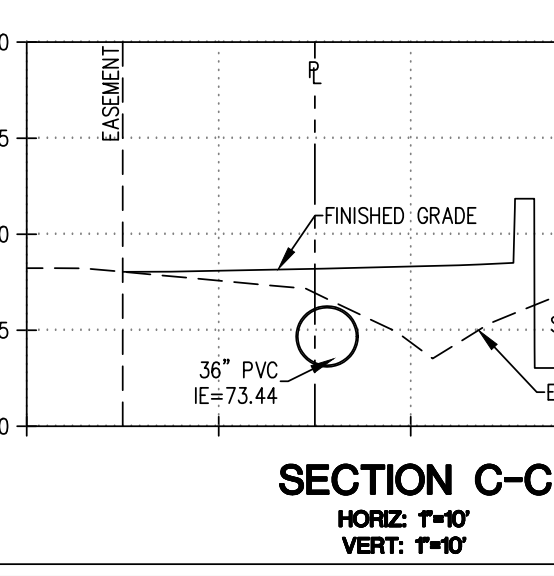
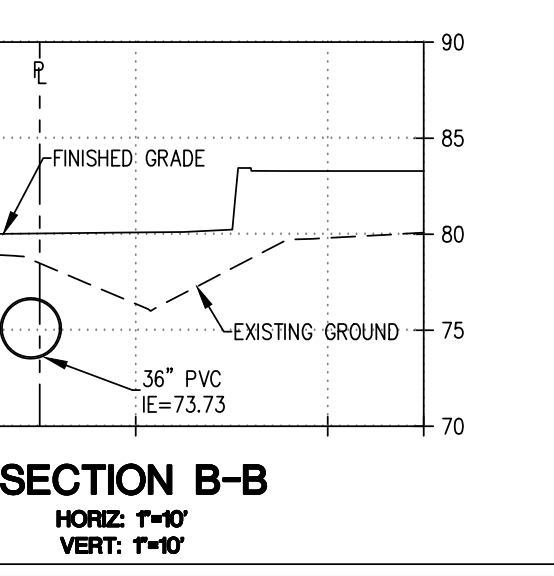
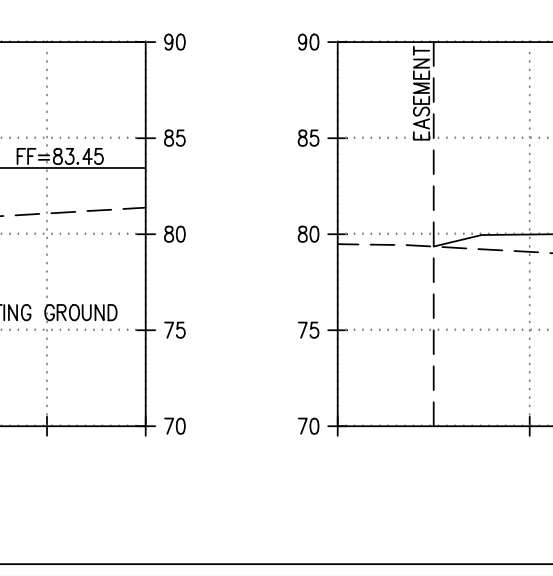
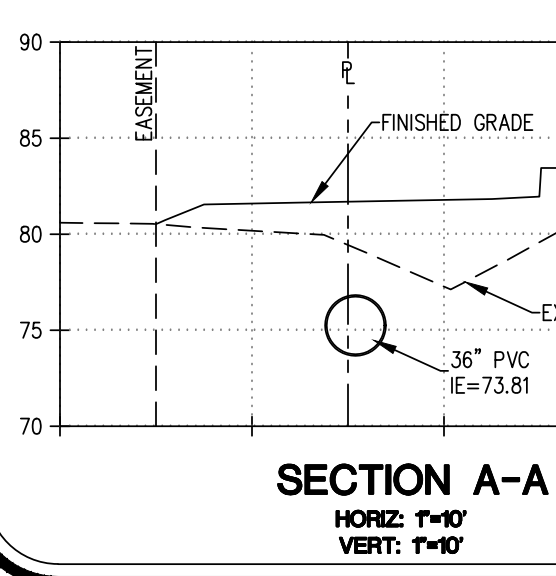
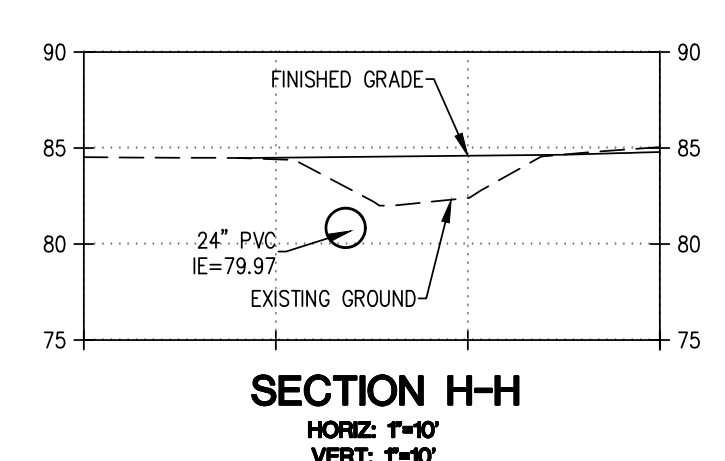
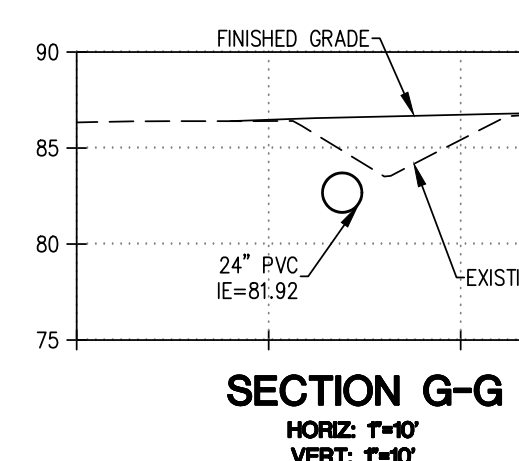
NO.	REVISION	BY	DATE
1	STORMWATER REVISIONS	RL	6/21/25
2	CULVERT REPAIR	RL	7/30/25
3	PERF PIPE @ NORTH PL	RL	7/30/25

SHEET **8A**
 OF 18

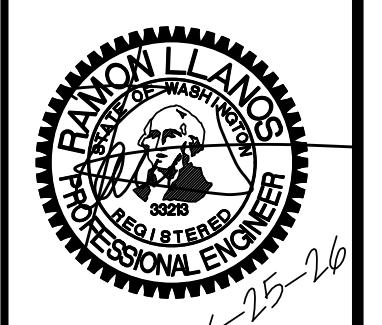
RECORD DRAWINGS



WALL & VAULT NOTE:
 STRUCTURAL PLANS ARE REQUIRED FOR ALL RETAINING WALLS AND VAULT. CIVIL ENGINEER OR RECORD SHALL WORK WITH STRUCTURAL ENGINEER ON LAYOUT AND DESIGN FOR CONSTRUCTION.



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



JOB NO.: 1585
 DWG. NAME:
 DESIGNED BY: RL
 DRAWN BY: EH
 CHECKED BY: RL
TOMMY TRUONG
 1863 MAIN ST
 FERNDALE, WA 98248

LEGE LANE, CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON
TRUONG & HUY HUNG THINH SHORT PLATS
 GRADING PLAN

APPROVED
 06/29/2026
 BY: *Tommy Truong*
 CITY OF FERNDALE
 PUBLIC WORKS DEPARTMENT

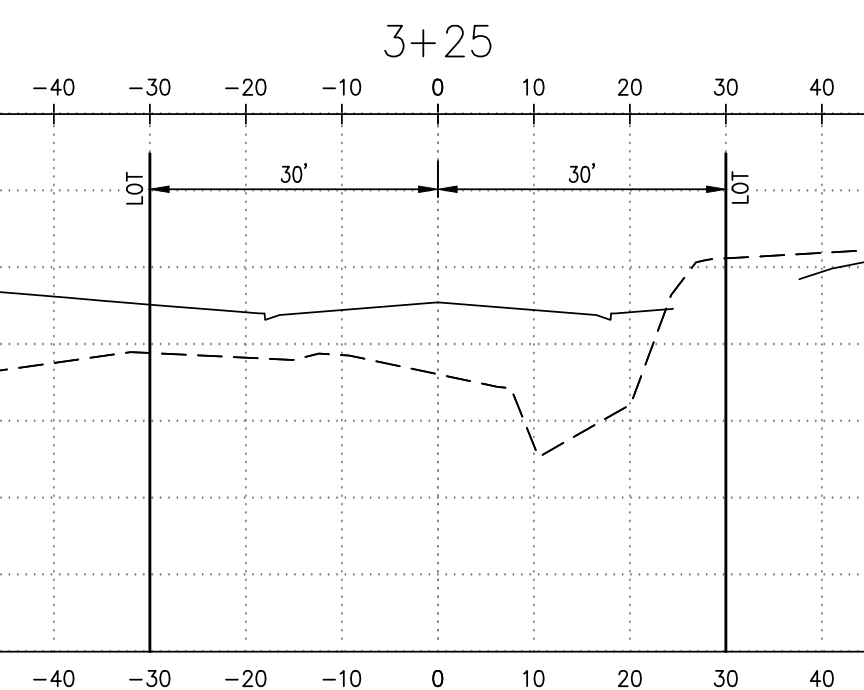
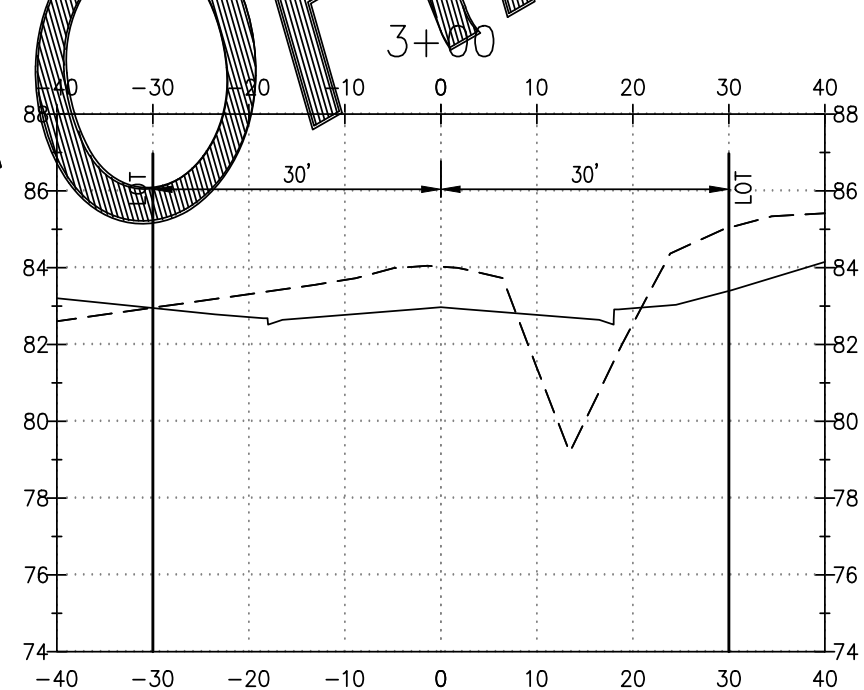
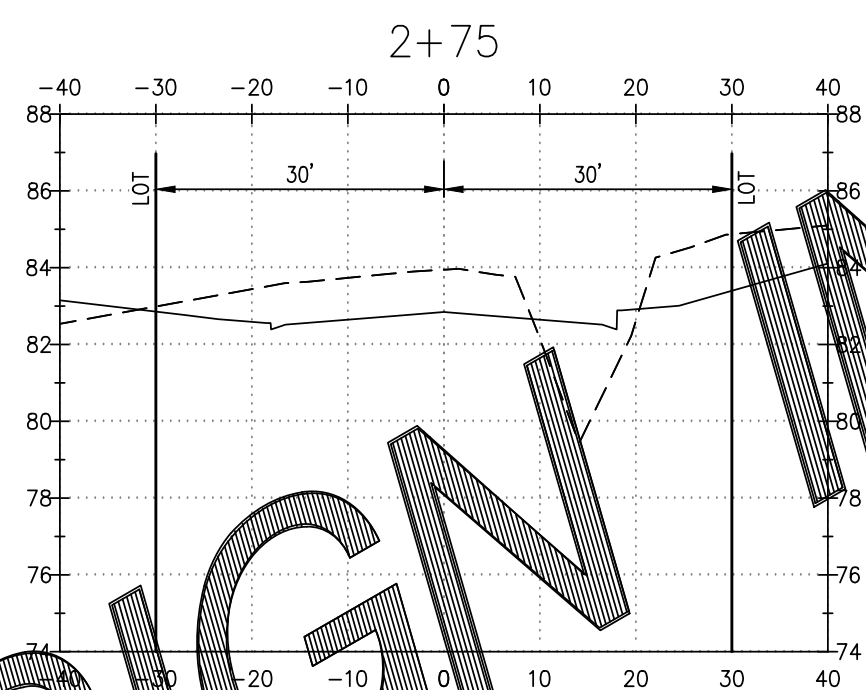
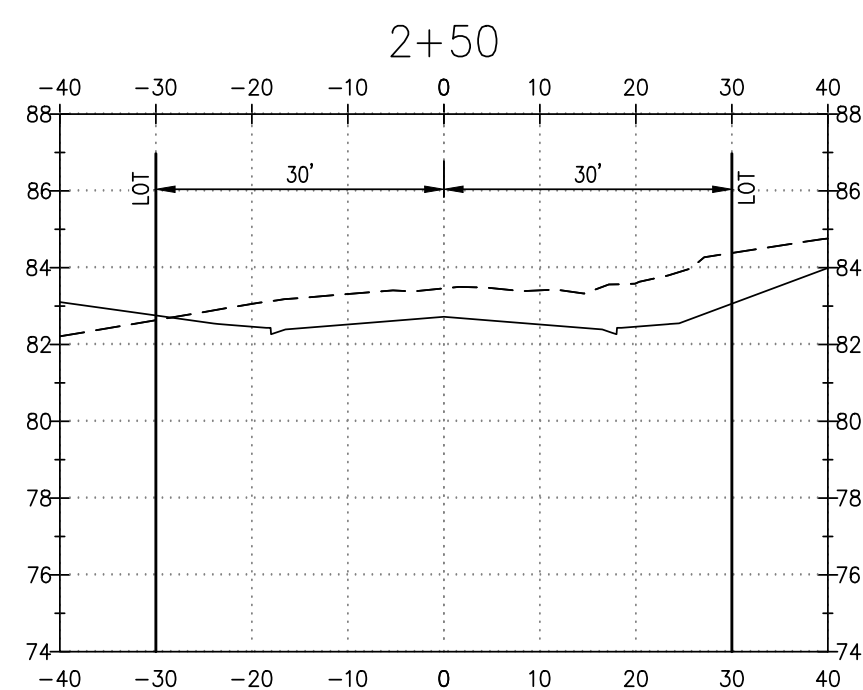
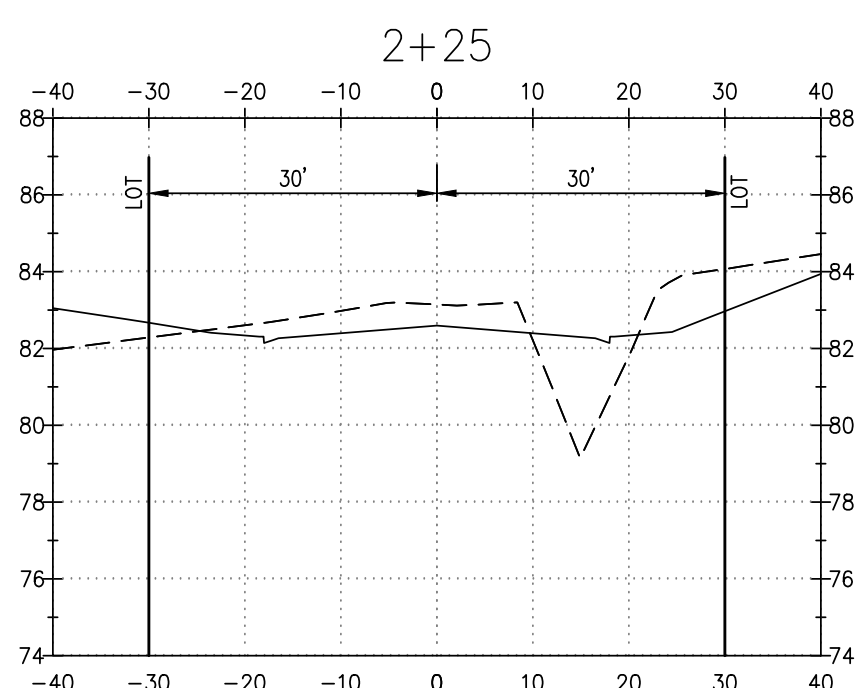
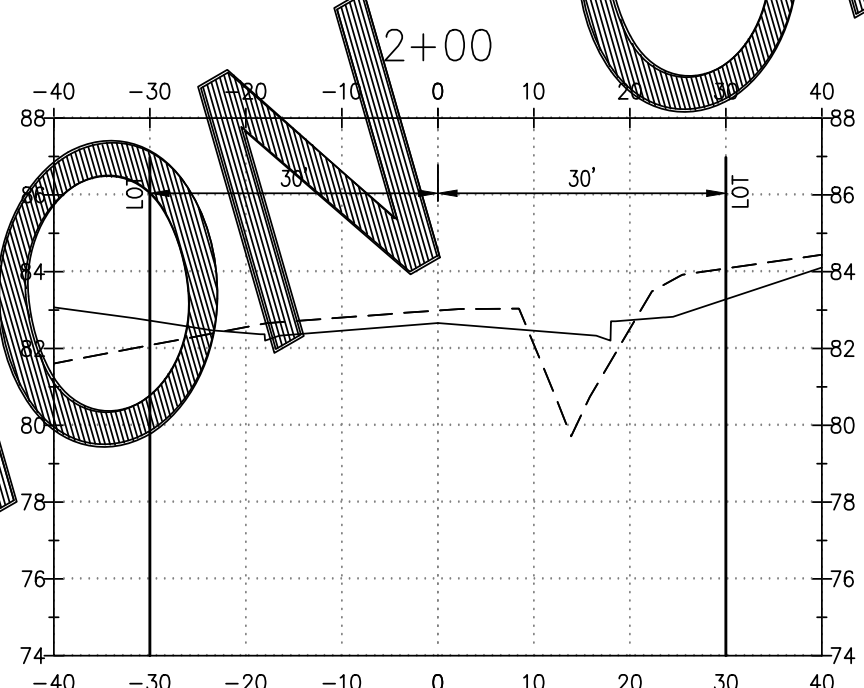
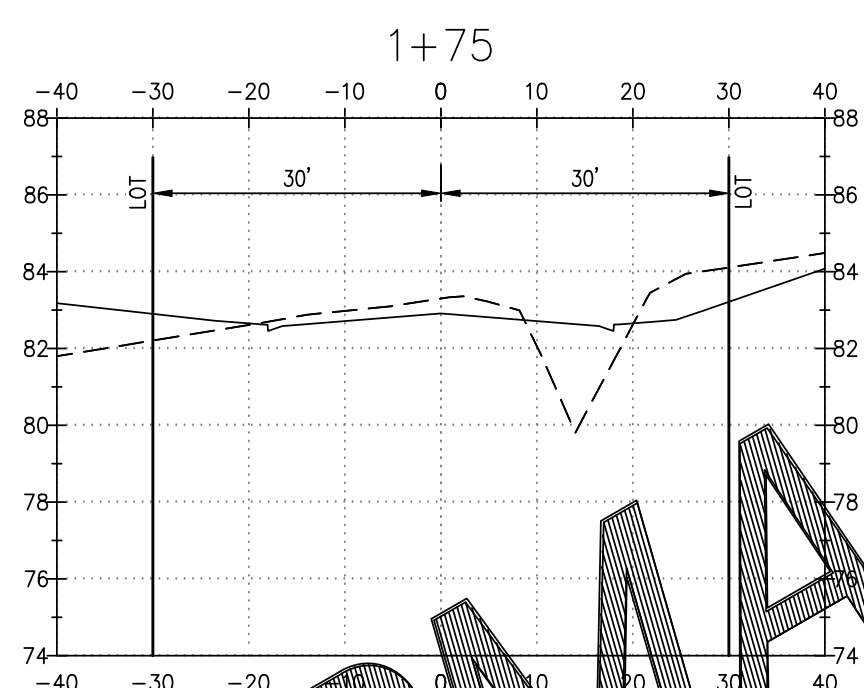
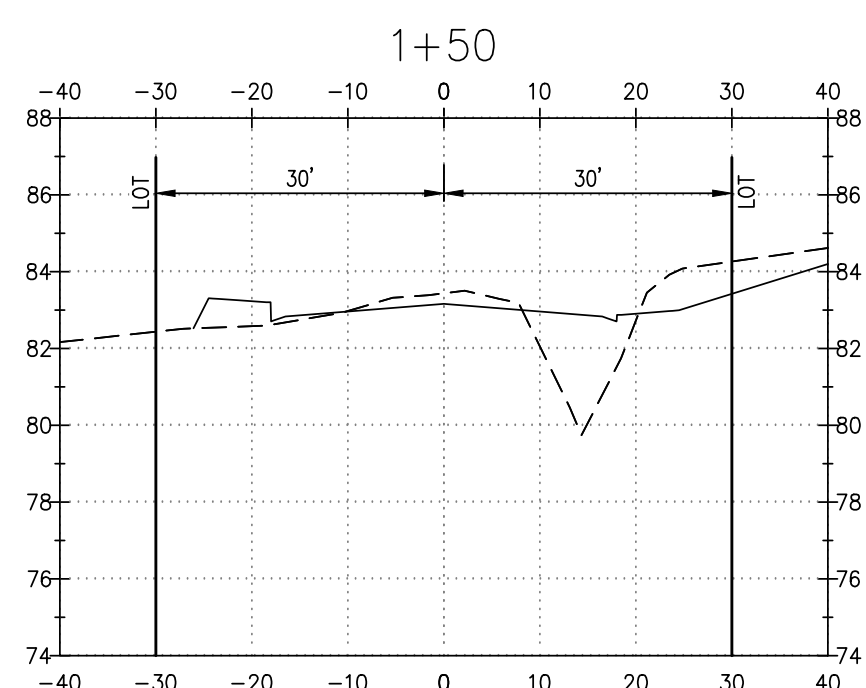
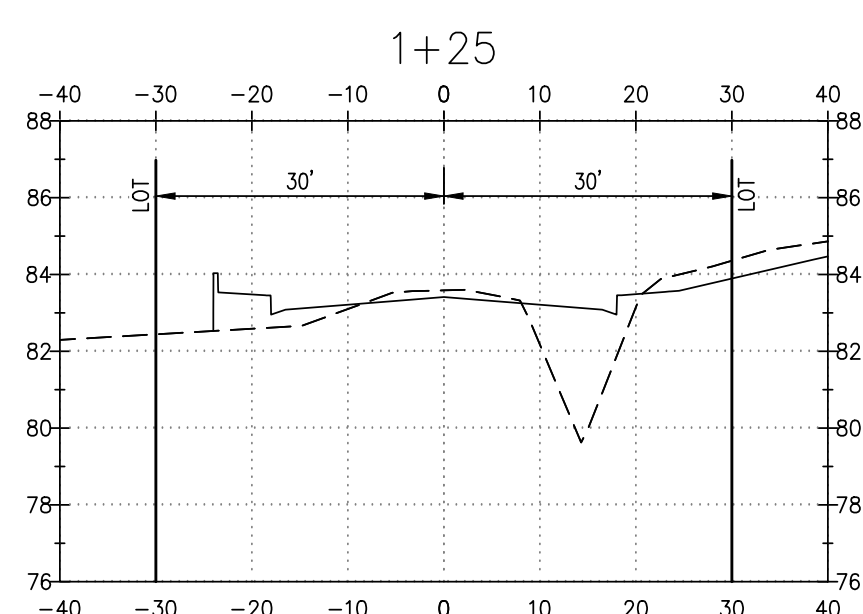
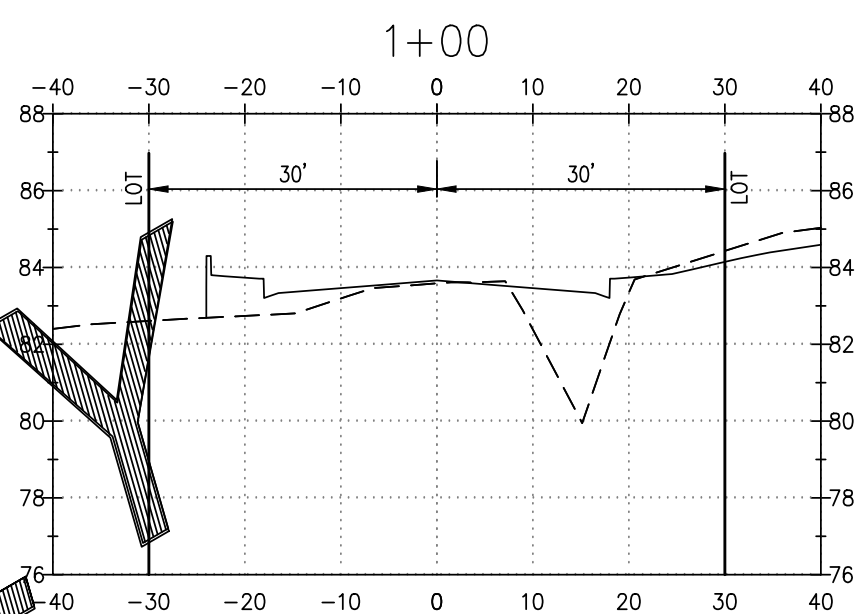
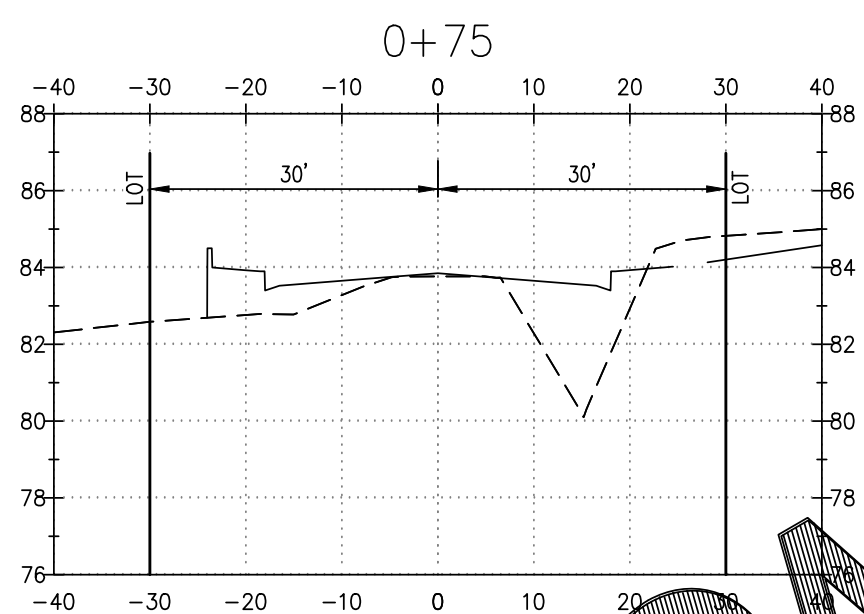
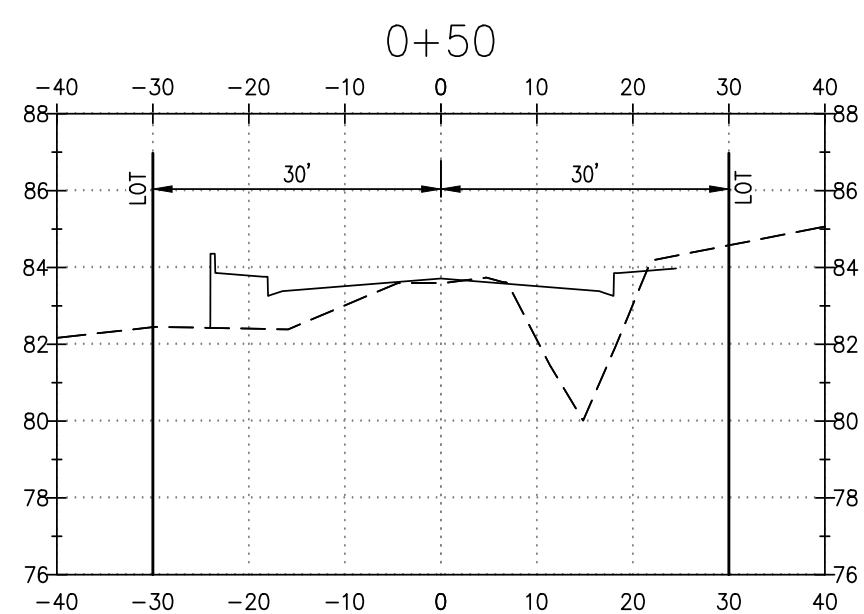
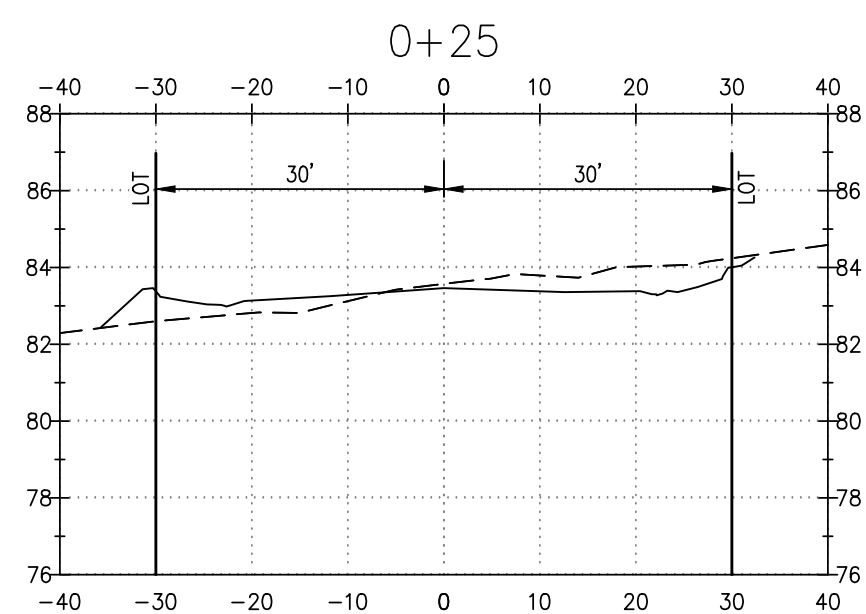
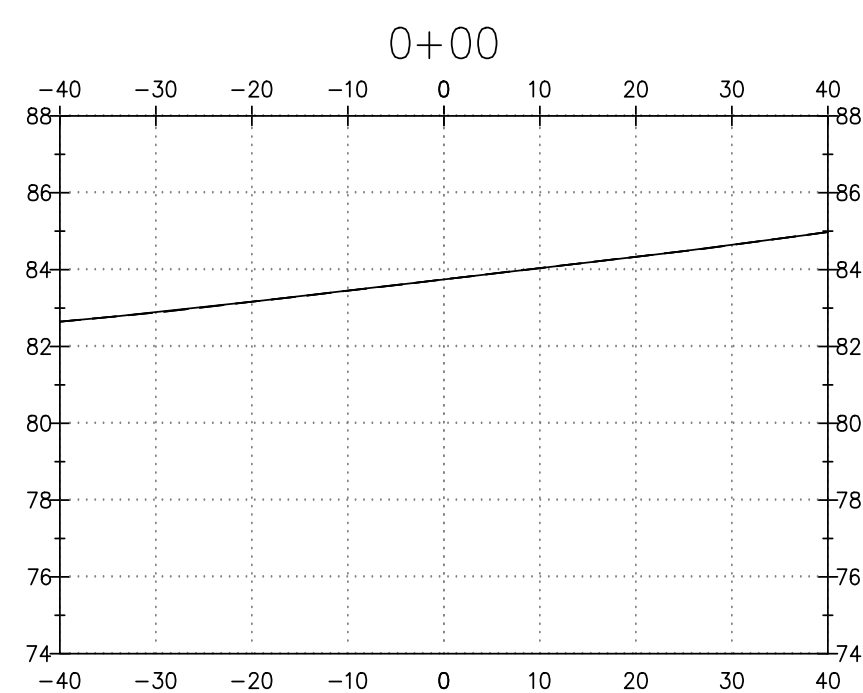
NO.	REVISION	DATE

SHEET **09** OF 18

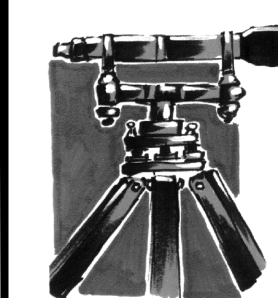
RECORD DRAWINGS

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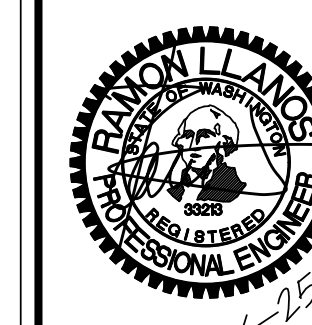
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DESIGN INFORMATION ONLY



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



JOB NO.: 1585
DWG. NAME:
DESIGNED BY: RL
DRAWN BY: EH
CHECKED BY: RL

TOMMY TRUONG
1863 MAIN ST
FERNDAL, WA 98248

LEGOE LANE, CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON
TRUONG & HUY HUNG THINH SHORT PLATS
CROSS-SECTIONS
PRIMROSE LANE

APPROVED
06/29/2026
BY: *Tommy Truong*
CITY OF FERNDAL
PUBLIC WORKS DEPARTMENT

NO.	REVISION	BY	DATE
10			

SHEET 10 OF 18

RECORD DRAWINGS

00771.011 06/29/26 RH

TYPICAL SIDEWALK PLAN WITH CROSS SECTION
STANDARD DETAIL R-12
NOT TO SCALE

APPROVED: *[Signature]*
Public Works Director
Date: 8/11/17

NOVEMBER 25, 2016

CURB RAMP AND DRIVEWAY SECTION
STANDARD DETAIL R-9
NOT TO SCALE

APPROVED: *[Signature]*
Public Works Director
Date: 8/11/17

NOVEMBER 25, 2016

CONCRETE INLET
STANDARD DETAIL ST-4
NOT TO SCALE

APPROVED: *[Signature]*
Public Works Director
Date: 8/11/17

NOVEMBER 23, 2016

THRU-CURB INLET FRAME AND GRATE INSTALLATION
STANDARD DETAIL R-8
NOT TO SCALE

APPROVED: *[Signature]*
Public Works Director
Date: 8/11/17

NOVEMBER 25, 2016

CATCH BASIN TYPE 1
STANDARD DETAIL ST-1
NOT TO SCALE

APPROVED: *[Signature]*
Public Works Director
Date: 8/11/17

NOVEMBER 23, 2016

CATCH BASIN TYPE 2
STANDARD DETAIL ST-3
NOT TO SCALE

APPROVED: *[Signature]*
Public Works Director
Date: 8/11/17

NOVEMBER 23, 2016

PVC PIPE ZONE BEDDING
STANDARD DETAIL ST-15
NOT TO SCALE

APPROVED: *[Signature]*
Public Works Director
Date: 8/11/17

NOVEMBER 23, 2016

COMBINATION INLET
STANDARD DETAIL ST-5
NOT TO SCALE

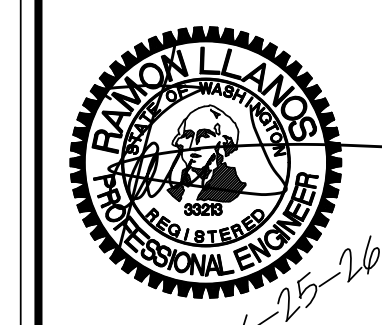
APPROVED: *[Signature]*
Public Works Director
Date: 8/11/17

NOVEMBER 23, 2016

APPROVED
06/29/2016
BY: *[Signature]*
CITY OF FERNDALE
PUBLIC WORKS DEPARTMENT

SHEET	NO.	REVISION	BY	DATE
11				

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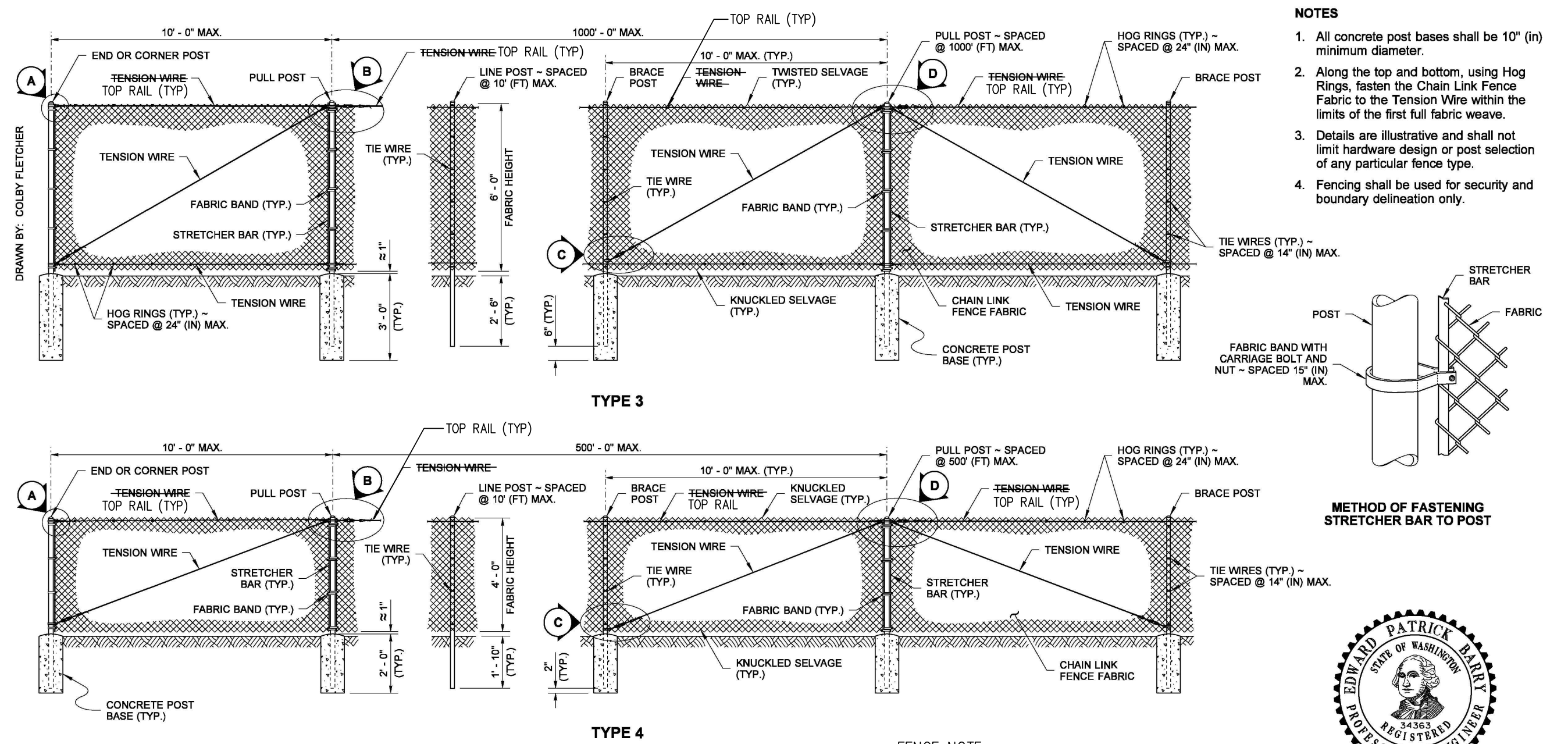


JOB NO.: 1585
DWG. NAME:
DESIGNED BY: RL
DRAWN BY: EH
CHECKED BY: RL

TOMMY TRUONG
1863 MAIN ST
FERNDAL, WA 98248

LEGOE LANE, CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON
TRUONG & HUY HUNG THINH SHORT PLATS
ROAD & STORM TYPICAL DETAILS

RECORD DRAWINGS



- NOTES**
1. All concrete post bases shall be 10" (in) minimum diameter.
 2. Along the top and bottom, using Hog Rings, fasten the Chain Link Fence Fabric to the Tension Wire within the limits of the first full fabric weave.
 3. Details are illustrative and shall not limit hardware design or post selection of any particular fence type.
 4. Fencing shall be used for security and boundary delineation only.

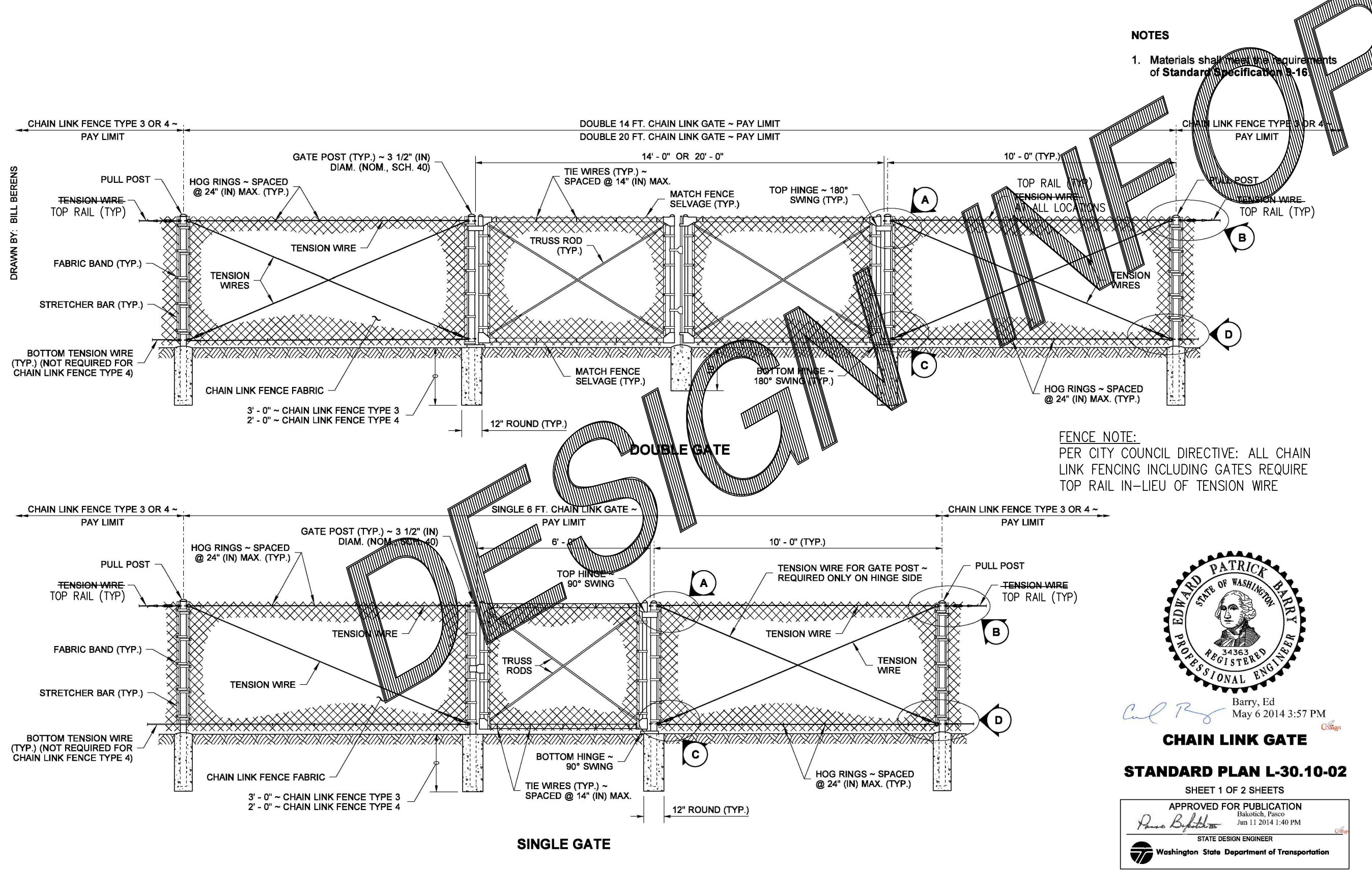
POST AND RAIL SPECIFICATIONS

POST	PIPE		ROLL FORMED
	NOM. SIZE (SCH. 40)	SECTION	
END, CORNER, OR PULL POST	2 1/2" DIAM.	Y	5.10
LINE OR BRACE POST	2" DIAM.	Z	1.85

CHAIN LINK FENCE TYPES 3 AND 4
STANDARD PLAN L-20.10-03
 SHEET 1 OF 2 SHEETS

APPROVED FOR PUBLICATION
 Expired: Jul 14 2015 11:14 AM
 Barry, Ed

Washington State Department of Transportation

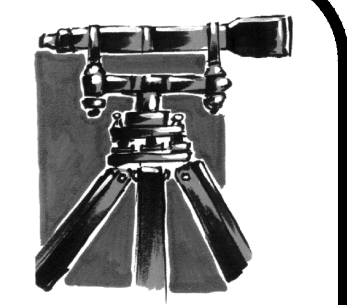
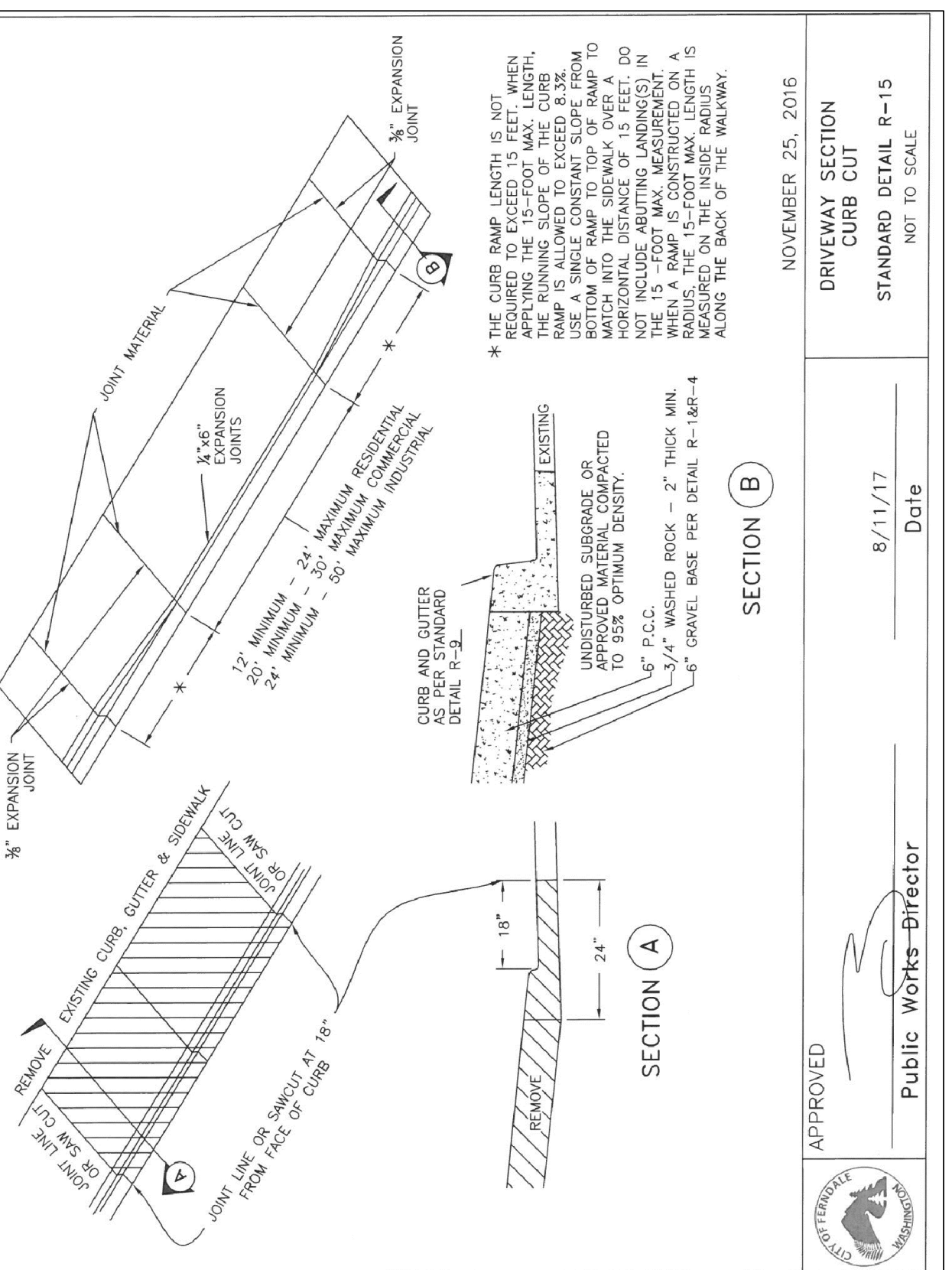
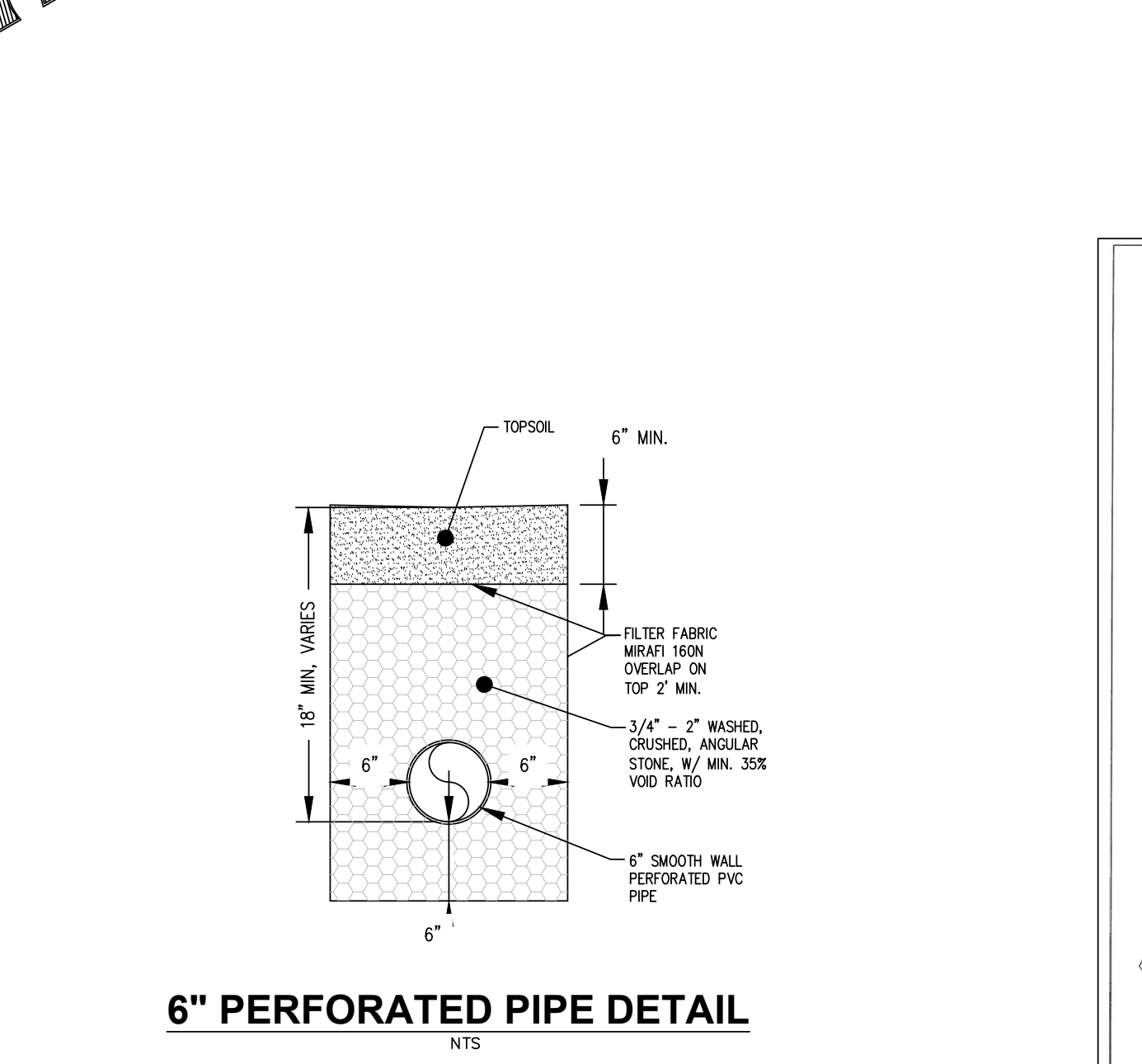
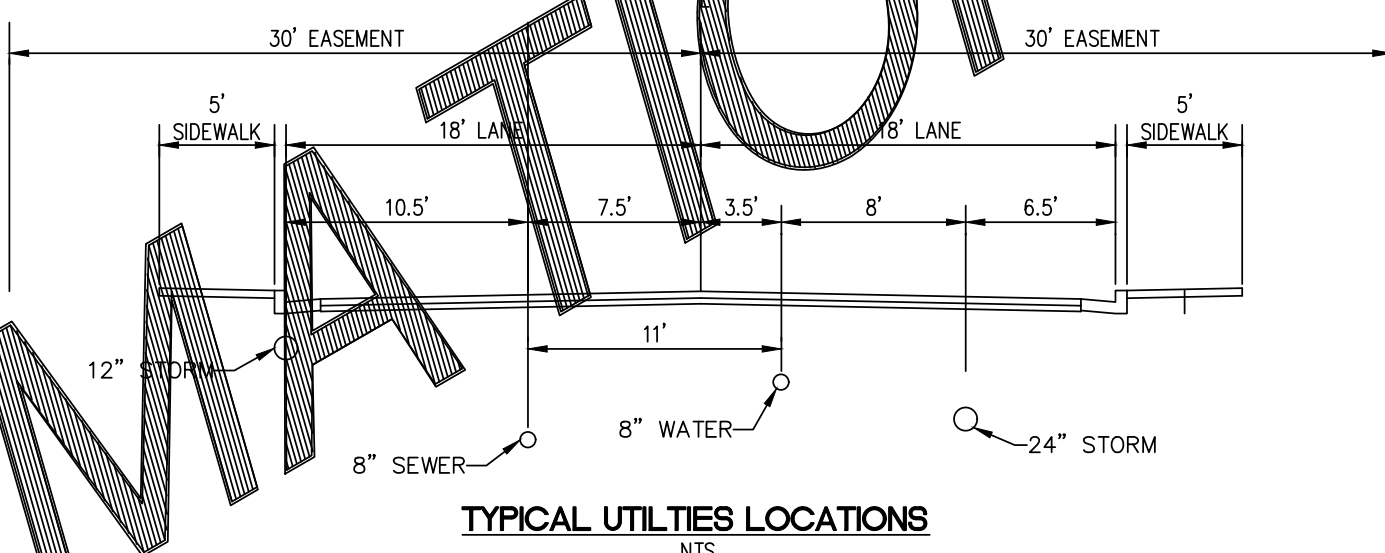
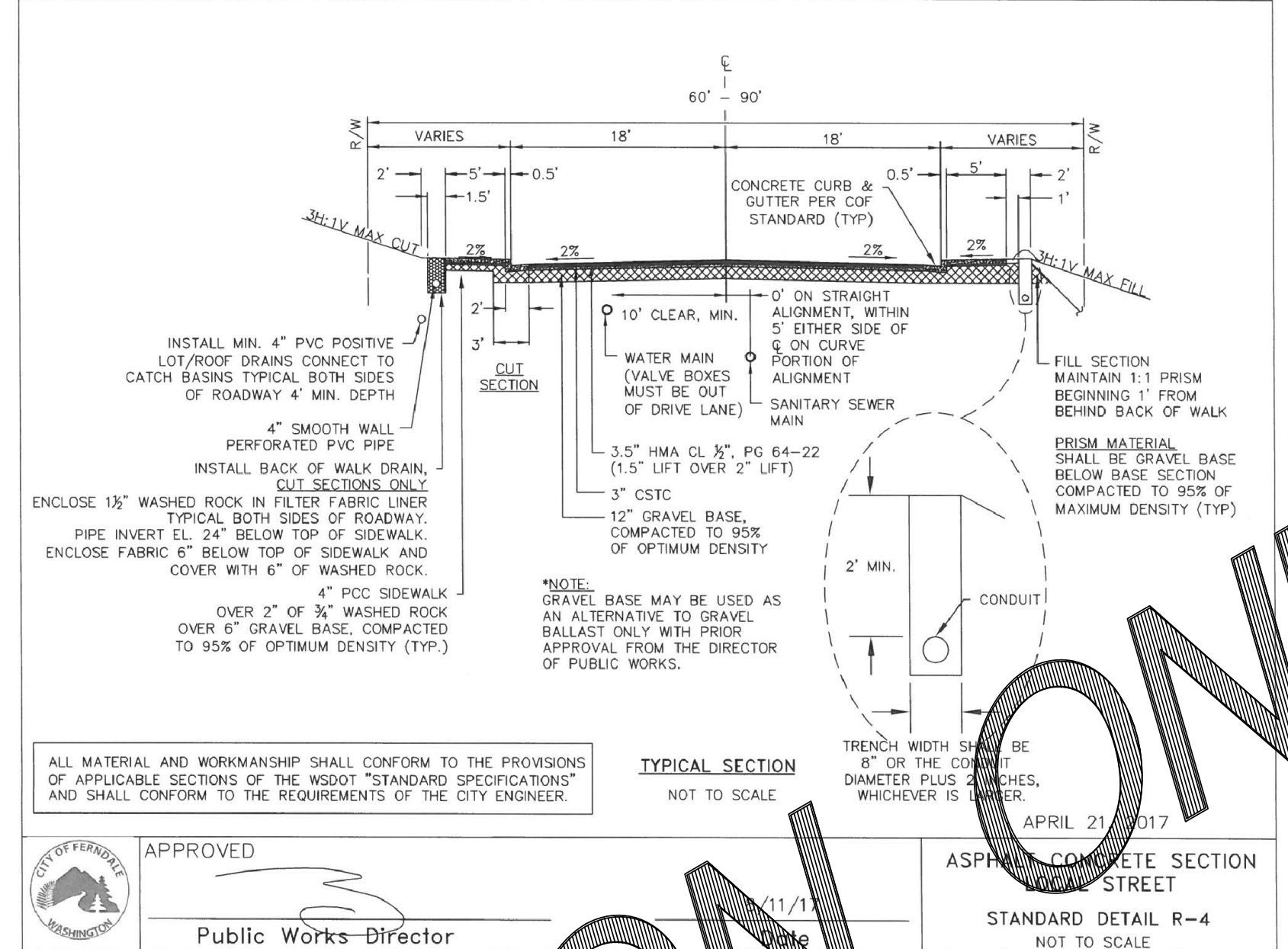


- NOTES**
1. Materials shall meet the requirements of Standard Specification 16.

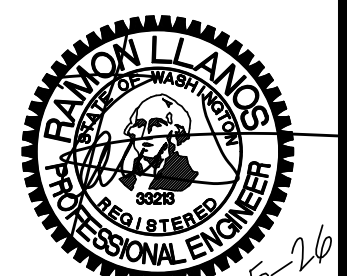
CHAIN LINK GATE
STANDARD PLAN L-30.10-02
 SHEET 1 OF 2 SHEETS

APPROVED FOR PUBLICATION
 Expired: Jul 14 2015 11:24 AM
 Barry, Ed

Washington State Department of Transportation



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



JOB NO.: 1585
 DWG. NAME:
 DESIGNED BY: RL
 DRAWN BY: EH
 CHECKED BY: RL

TOMMY TRUONG
 1863 MAIN ST
 FERNDALE, WA 98248

LEGOE LANE, CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON
TRUONG & HUY HUNG THINH SHORT PLATS
 ROAD & STORM
 TYPICAL DETAILS

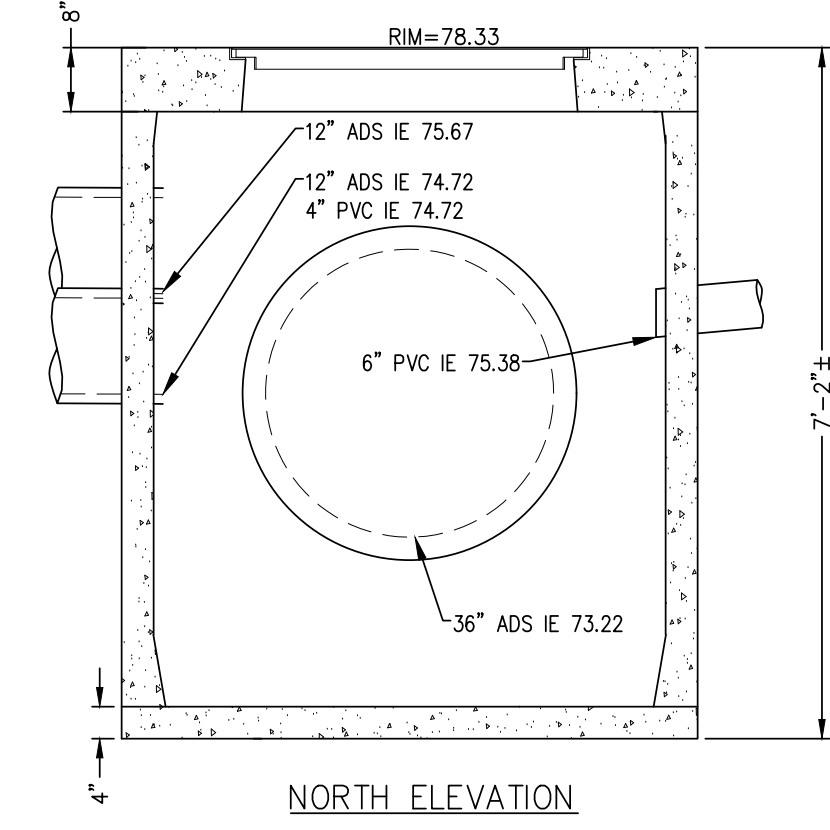
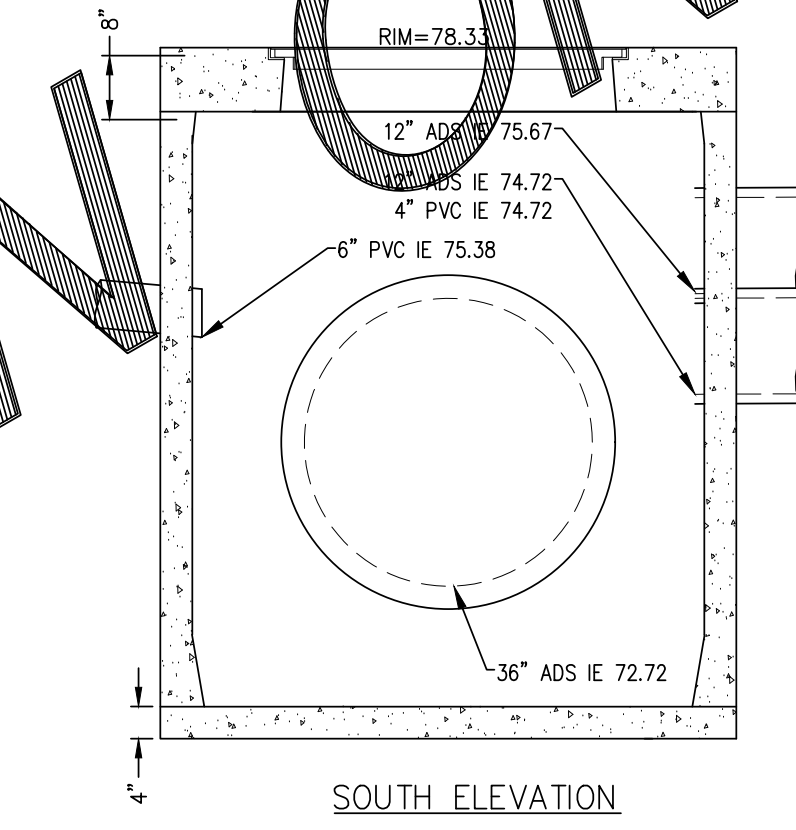
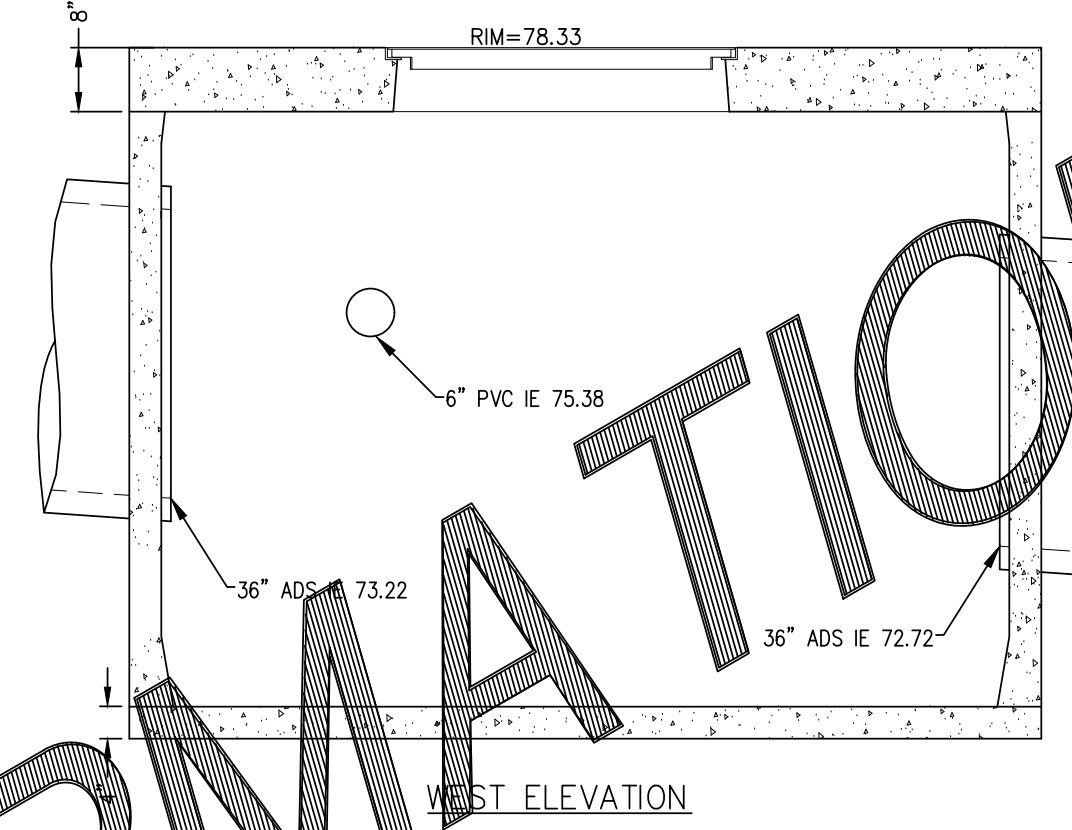
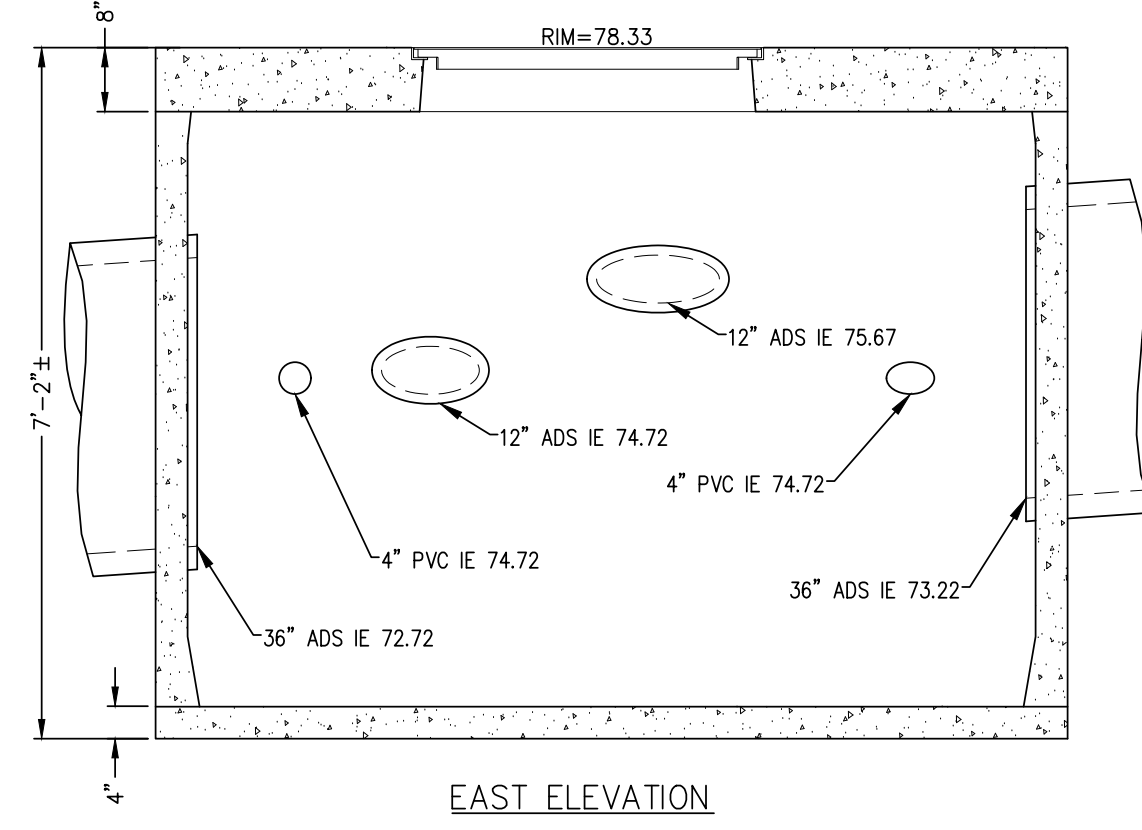
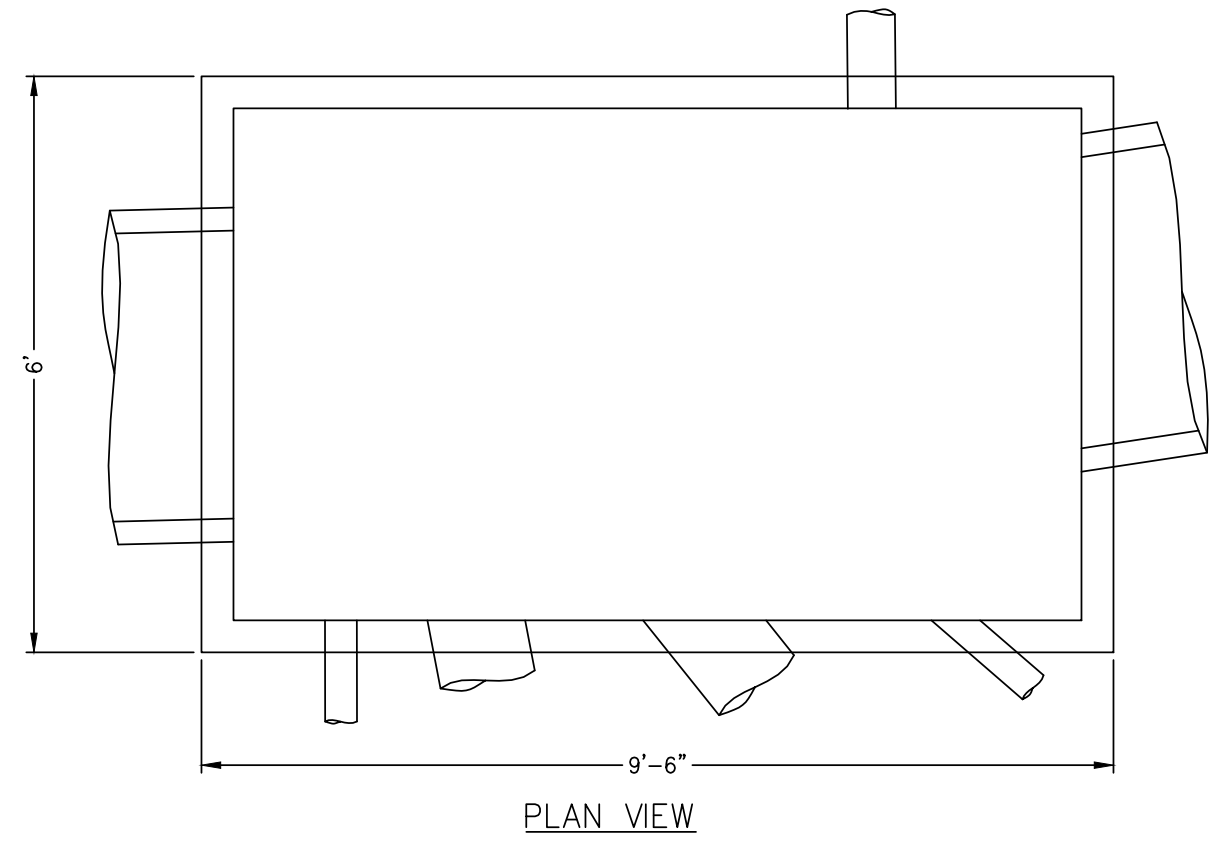
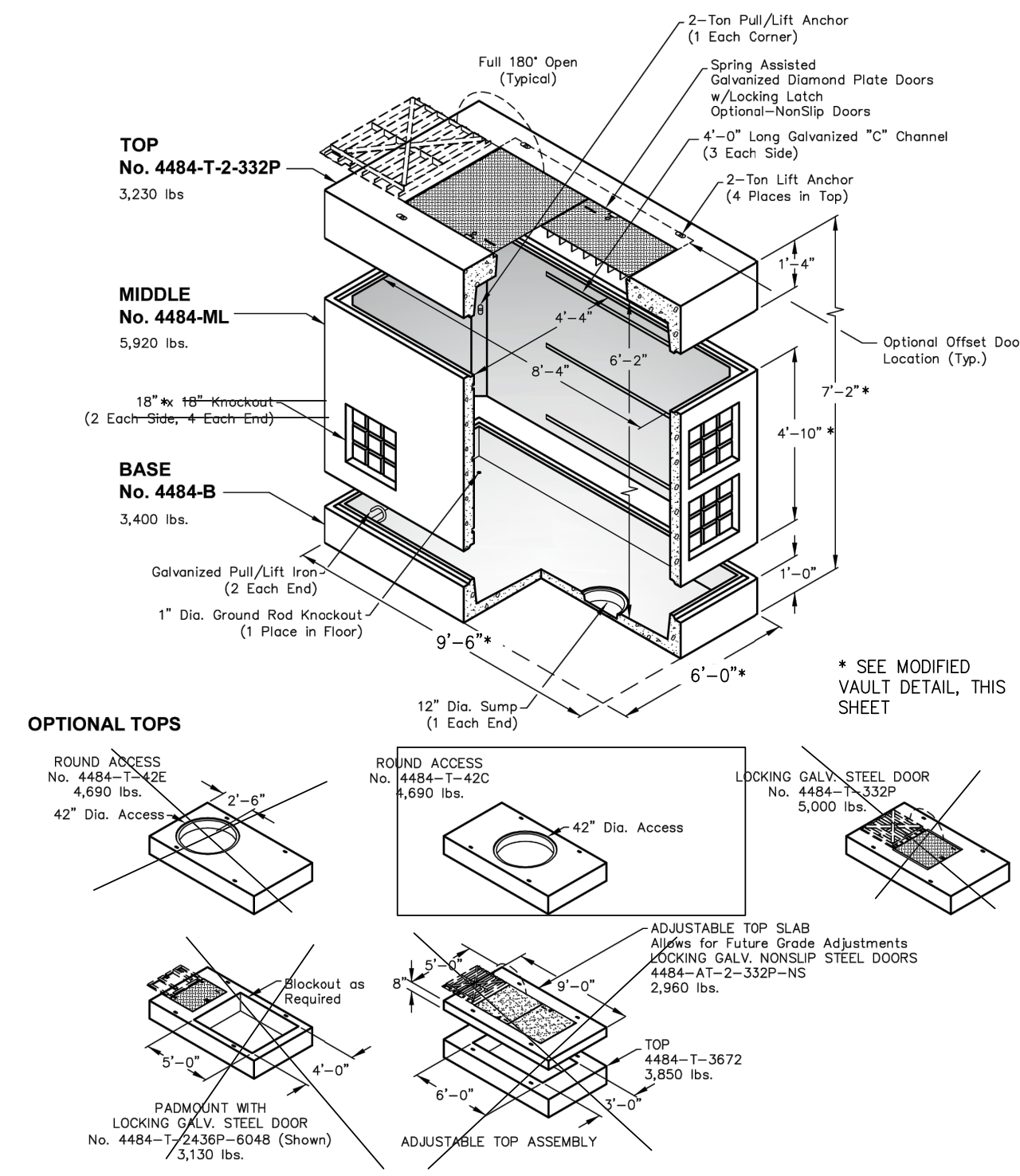
APPROVED
 06/29/2026
 BY: Barry, Ed
 CITY OF FERNDALE
 PUBLIC WORKS DEPARTMENT

NO.	REVISION	BY	DATE

SHEET **12** OF 18

RECORD DRAWINGS

4484-LA



MODIFIED 4484-LA VAULT DETAIL
NTS

Oldcastle Precast
File Name: 020-4484LA
Issue Date: 2016
oldcastleprecast.com/wilsonville

4484-LA
4 x 8
POWER / WATER / GAS

22.0

1-877-903-7246 **TRENCH DRAIN SUPPLY** www.trenchdrainsupply.com

DP6000 Size Chart

Channel Number	Weight	Initial DIM A	Initial DIM B	Initial DIM C	Initial DIM D	Initial DIM E	Initial DIM F
600	24	4-11/16	4-3/8	4-1/2	4-1/2	4-1/2	4-1/2
601	24	4-11/16	4-3/8	4-1/2	4-1/2	4-1/2	4-1/2
602	24	4-11/16	4-3/8	4-1/2	4-1/2	4-1/2	4-1/2
603	24	4-11/16	4-3/8	4-1/2	4-1/2	4-1/2	4-1/2
604	24	4-11/16	4-3/8	4-1/2	4-1/2	4-1/2	4-1/2
605	24	4-11/16	4-3/8	4-1/2	4-1/2	4-1/2	4-1/2
606	24	4-11/16	4-3/8	4-1/2	4-1/2	4-1/2	4-1/2
607	24	4-11/16	4-3/8	4-1/2	4-1/2	4-1/2	4-1/2
608	24	4-11/16	4-3/8	4-1/2	4-1/2	4-1/2	4-1/2
609	24	4-11/16	4-3/8	4-1/2	4-1/2	4-1/2	4-1/2
610	24	4-11/16	4-3/8	4-1/2	4-1/2	4-1/2	4-1/2
611	24	4-11/16	4-3/8	4-1/2	4-1/2	4-1/2	4-1/2
612	24	4-11/16	4-3/8	4-1/2	4-1/2	4-1/2	4-1/2

Manufacturer: POLYCAST

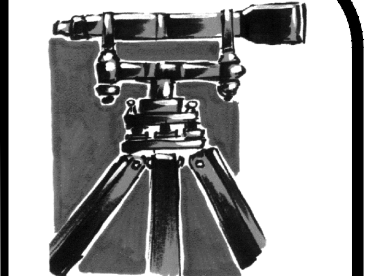
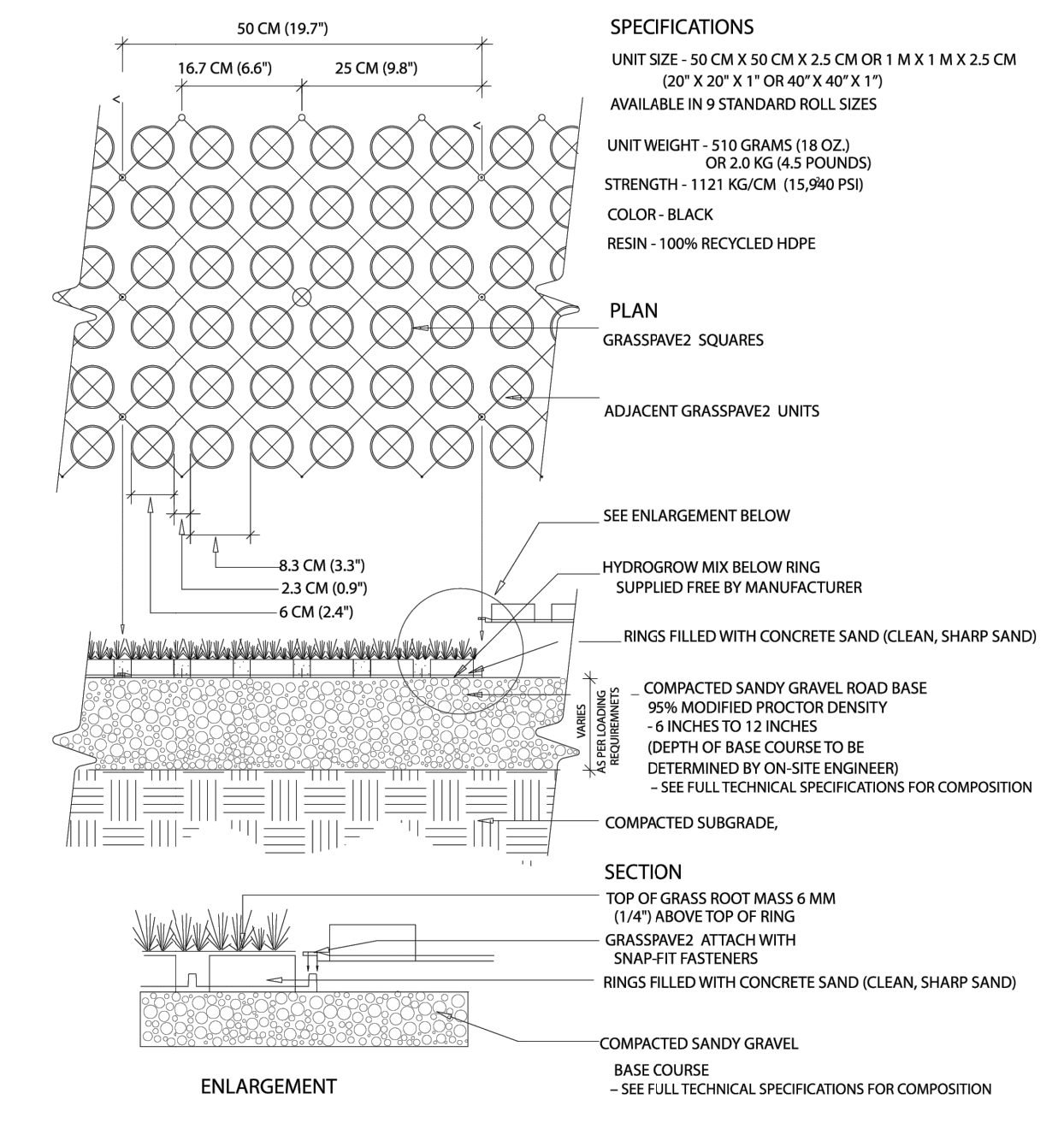
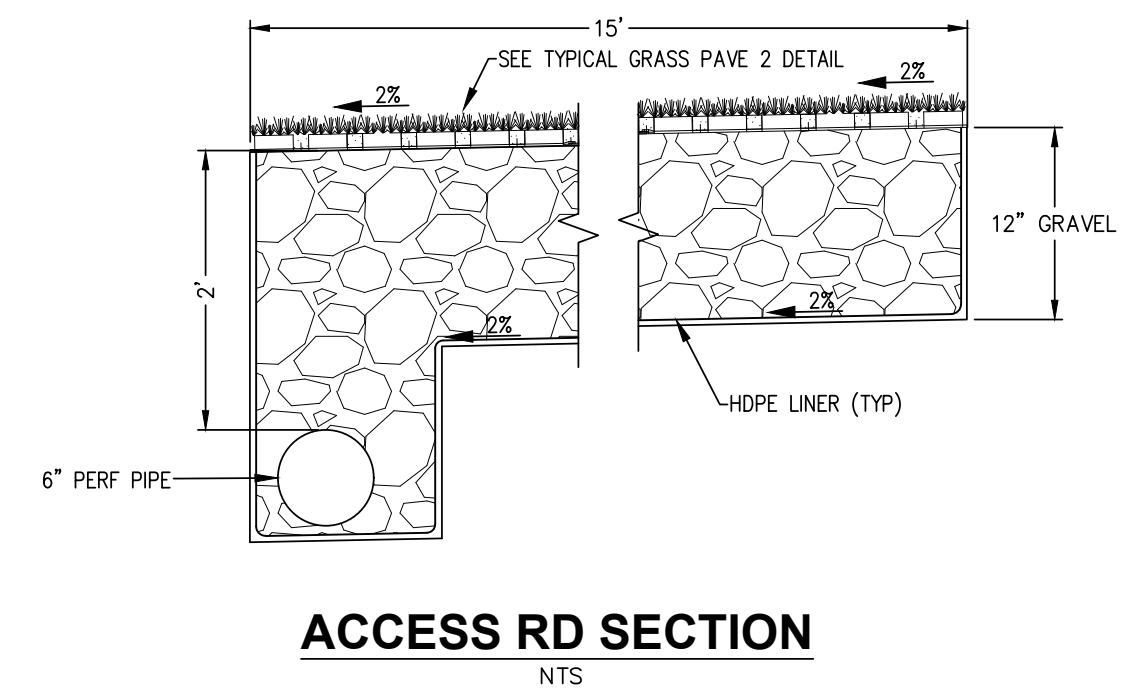
Specification: POLYCAST 600 SERIES PRE-SLOPED TRENCH DRAIN IS A 85% SLOPED TRENCH DRAIN SYSTEM WITH 6 1/4" WIDE X A NOMINAL 48" LONG POLY-ESTER POLYMER CONCRETE CHANNELS WITH TONGUE AND GROOVE CONNECTIONS. CHANNELS 600S, 601S, 602S, 603S AND NON-SLOPING (NEUTRALS) WILL BE SUPPLIED WITH DRILL OUTS FOR 4" BOTTOM OUT-LET. INSTALLATION CHAIRS RECOMMENDED FOR INSTALLATION.

1-877-903-7246 **TRENCH DRAIN SUPPLY** www.trenchdrainsupply.com

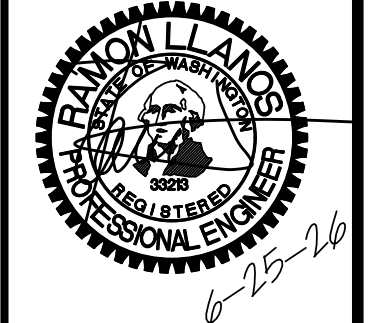
DP6000

Manufacturer: POLYCAST

Specification: POLYCAST 600 SERIES PRE-SLOPED TRENCH DRAIN IS A 85% SLOPED TRENCH DRAIN SYSTEM WITH 6 1/4" WIDE X A NOMINAL 48" LONG POLY-ESTER POLYMER CONCRETE CHANNELS WITH TONGUE AND GROOVE CONNECTIONS. CHANNELS 600S, 601S, 602S, 603S AND NON-SLOPING (NEUTRALS) WILL BE SUPPLIED WITH DRILL OUTS FOR 4" BOTTOM OUT-LET. INSTALLATION CHAIRS RECOMMENDED FOR INSTALLATION.



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



JOB NO.: 1585
DWG. NAME:
DESIGNED BY: RL
DRAWN BY: EH
CHECKED BY: RL

TOMMY TRUONG
1863 MAIN ST
FERDALE, WA 98248

LEGOE LANE, CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON
TRUONG & HUY HUNG THIN SHORT PLATS
ROAD & STORM
TYPICAL DETAILS

APPROVED
06/29/2026
BY: Tommy Truong
CITY OF FERDALE
PUBLIC WORKS DEPARTMENT

NO.	REVISION	BY	DATE
1	ISSUE FOR PERMITS	RL	6/27/25
2	CALVERT REPAIR	RL	7/30/25

SHEET **13** OF 18

RECORD DRAWINGS

00771.014 06/29/26 RH

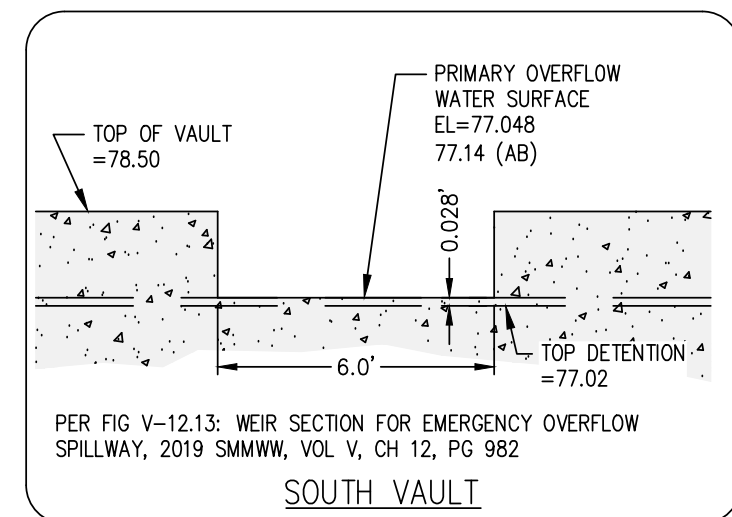
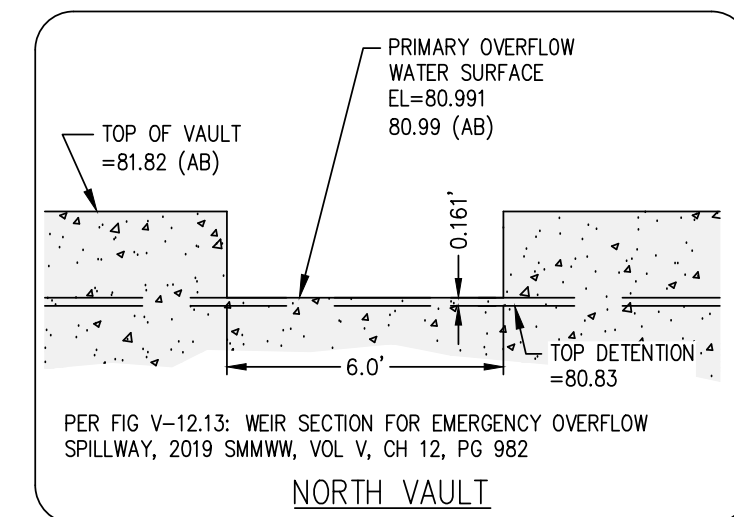
ALL PROPOSED STORM WATER INFRASTRUCTURE HAS BEEN DESIGNED TO BENEFIT OR FACILITATE BOTH PLATS AND THEREFORE MUST BE CONSTRUCTED AND COMPLETED BY THE APPLICANT AND INSPECTED AND APPROVED BY PUBLIC WORKS PRIOR TO THE MEADOWS SP OR TRUONG SP FINAL PLAT APPROVALS. ALL PROPOSED FACILITIES WILL BE INSPECTED AND CERTIFIED BY THE ENGINEER OF RECORD TO THE CITY. ALL CIVIL AND STRUCTURAL COMPONENT REQUIREMENTS SUCH AS BUT NOT LIMITED TO SOIL OBSERVATION, COMPACTION TESTING, COMPREHENSIVE STRENGTH TESTING, STRUCTURAL INSPECTION, DRAINAGE, PLACEMENT, AND ELEVATIONS MUST BE VERIFIED FOR ACCURACY PRIOR TO ENGINEERS CERTIFICATION TO THE CITY.

VAULT GENERAL NOTES:

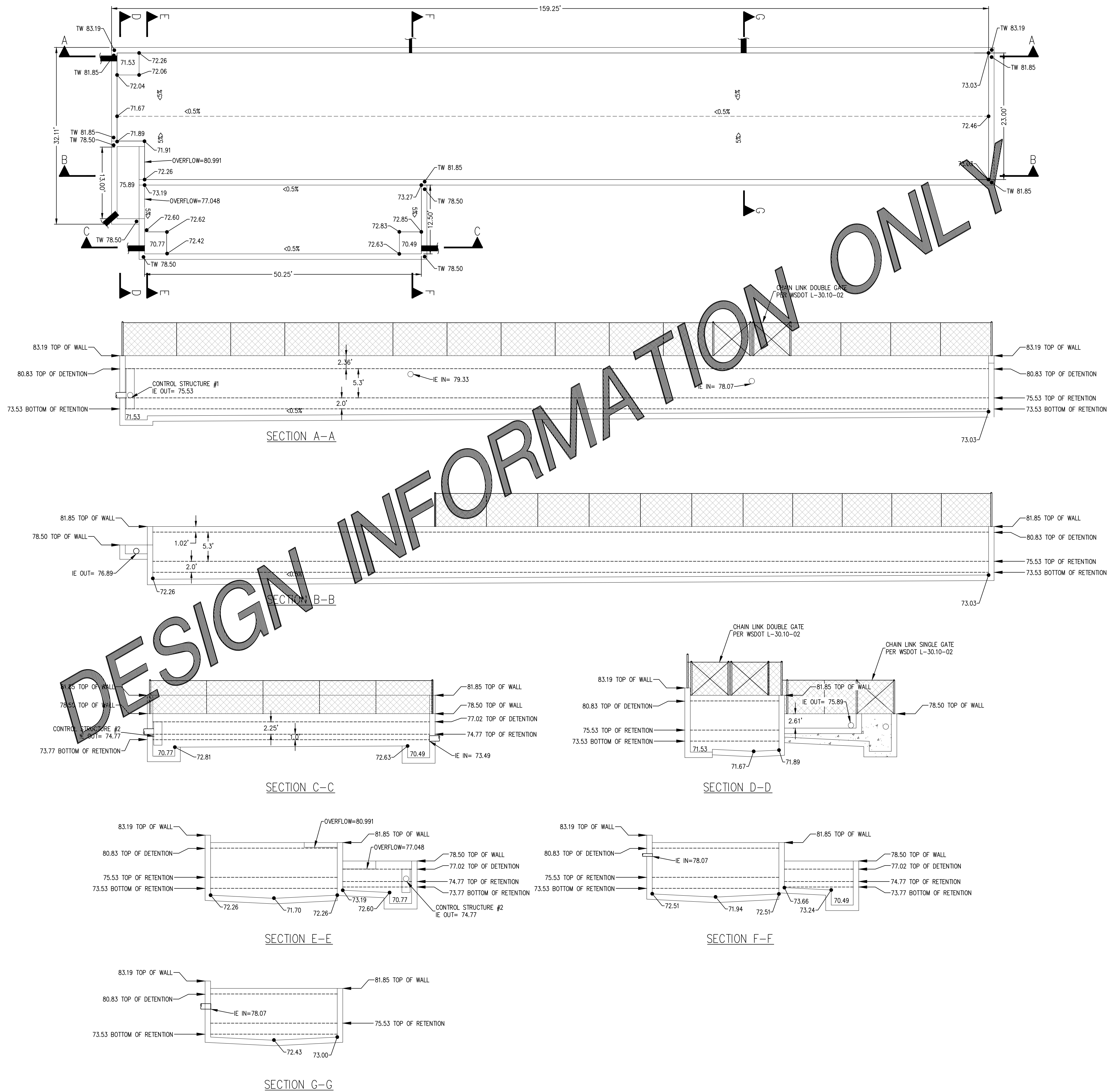
1. A COF BUILDING PERMIT IS REQUIRED FOR CONSTRUCTING THE VAULT.
2. THE ENGINEER OF RECORD IS REQUIRED TO CERTIFY THE STORMWATER FACILITY IS CONSTRUCTED IN CONFORMANCE WITH THE STRUCTURAL DESIGN AND THE 2014 STORMWATER MANAGEMENT MANUAL.

VAULT STRUCTURAL NOTES:

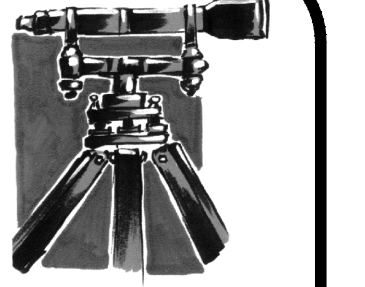
- A. THE DETENTION FACILITY MUST BE DESIGNED BY A STRUCTURAL ENGINEER. SINCE THE LOCATION OF THE PROPOSED VAULT IS LESS THAN 20-FT FROM PROPERTY LINES THE STRUCTURAL ENGINEER WOULD NEED TO PROVIDE DESIGN CALCULATIONS EQUAL TO THE 20-FT PROPERTY LINE SETBACK PER VOLUME III, PAGE 3-26 OF THE 2005 STORMWATER MAINTENANCE MANUAL (SMM).
- B. STRUCTURAL CALCULATIONS SHALL ADDRESS CONCRETE VAULT BUOYANCY, SPECIFICALLY BUOYANCY WHEN THE VAULT IS EMPTY. FOR BUOYANCY CALCULATIONS ASSUME THAT THE HIGH GROUND WATER ELEVATION (HGWE) IS AT ELEVATION 79-FT, EXISTING GROUND. IN ORDER TO ACCURATELY ESTABLISH THE HGWE, TESTING SHALL BE PERFORMED DURING FEBRUARY, WHICH TYPICALLY HAS THE HIGHEST GROUND WATER ELEVATION.
- C. VAULT MUST BE CONSTRUCTED WITHOUT TEMPORARY IMPACTS TO THE ADJACENT PROPERTY.
- D. MINIMUM 3000 PSI STRUCTURAL REINFORCED CONCRETE MUST BE USED PER VOLUME III, PAGES 3-46 OF THE SMM.
- E. WATER STOPS MUST BE PROVIDED AT ALL CONSTRUCTION JOINTS IN THE VAULT PER VOLUME III, PAGE 3-46 OF THE SMM.
- F. VAULT MUST MEET STRUCTURAL REQUIREMENTS FOR OVERBURDEN SUPPORT AND H-20 TRAFFIC LOADING PER VOLUME III, PAGE 3-46 OF THE SMM.



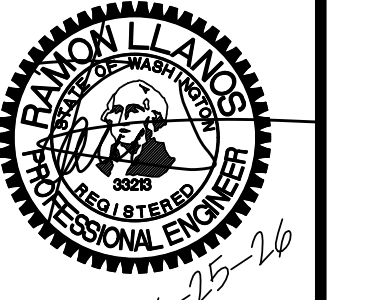
EMERGENCY OVERFLOWS



DESIGN INFORMATION ONLY



LDES, INC.
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JOB NO.: 1585
DWG. NAME:
DESIGNED BY: RL
DRAWN BY: JF
CHECKED BY: RL

TOMMY TRUONG
1863 MAIN ST
FERDALE, WA 98248

**LEGOE LANE, CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON
TRUONG & HUY HUNG THINH SHORT PLATS
STORMWATER VAULT
DETAILS**

APPROVED
06/29/2026

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

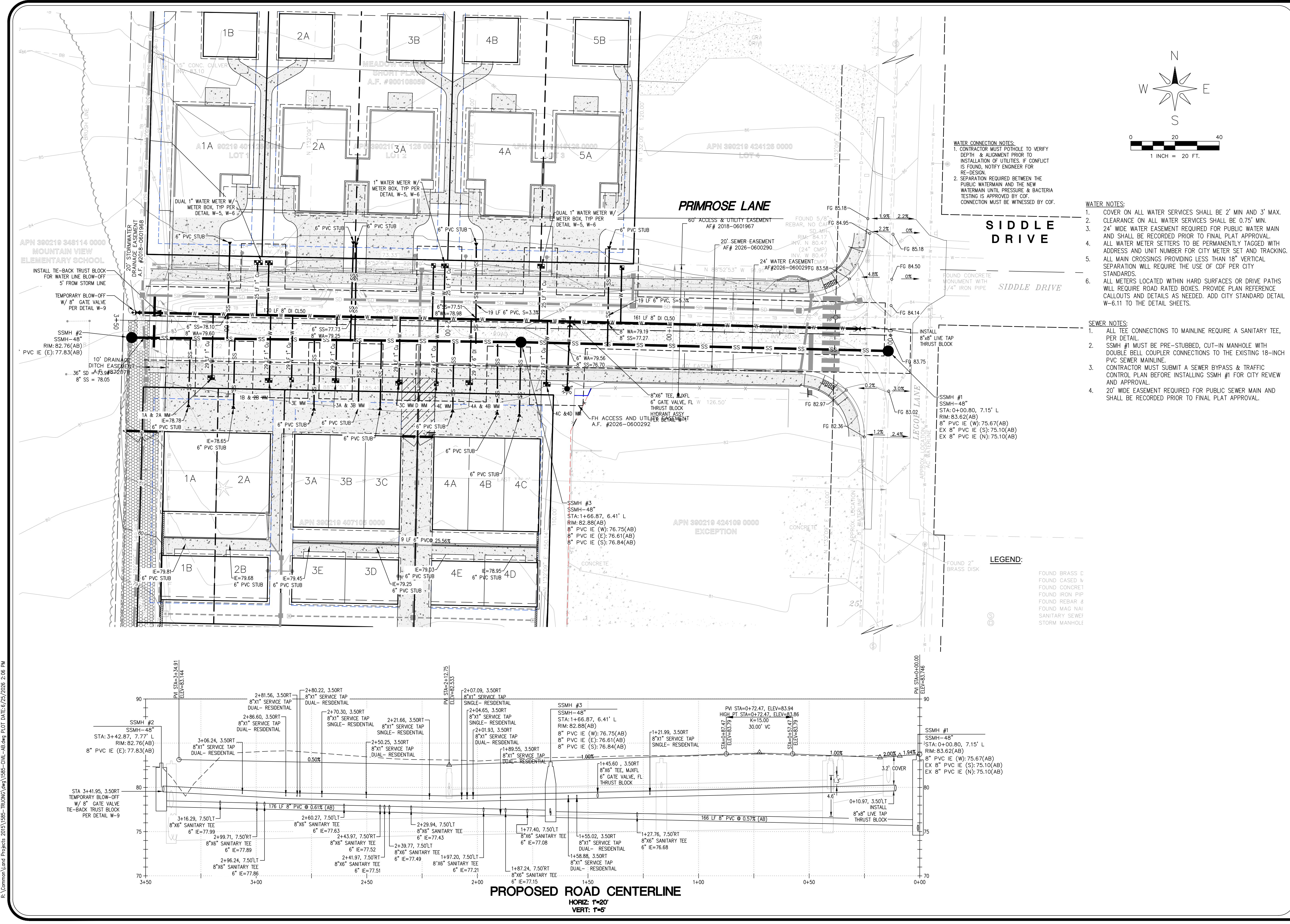
NO.	REVISION	BY	DATE
1	STORMWATER REVISIONS	RL	6/2/25
2	REV VAULT DETAIL ELEVATIONS	RL	7/21/25
3	REVISE OVERFLOW	RL	5/11/26

SHEET **14** OF 18

RECORD DRAWINGS

00771.015 06/29/26 RH

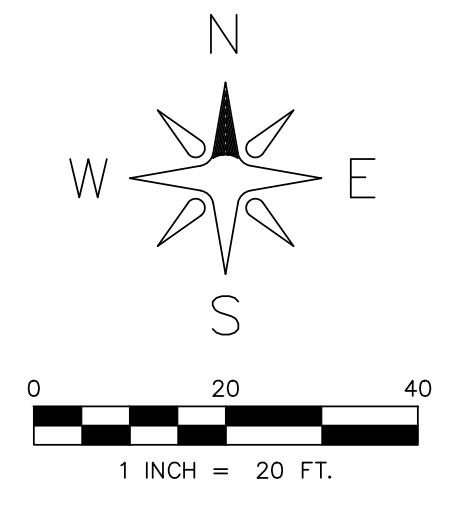
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R:\Common\Land Projects\2010\1585-TRUONG\DWG\1585-CIVIL-AB.dwg PLOT DATE: 6/25/2026 2:06 PM

WATER CONNECTION NOTES:

- CONTRACTOR MUST PIT/OLE TO VERIFY DEPTH & ALIGNMENT PRIOR TO INSTALLATION OF UTILITIES. IF CONFLICT IS FOUND, NOTIFY ENGINEER FOR RE-DESIGN.
- SEPARATION REQUIRED BETWEEN THE PUBLIC WATERMAIN AND THE NEW WATERMAIN UNTIL PRESSURE & BACTERIA TESTING IS APPROVED BY CDF. CONNECTION MUST BE WITNESSED BY CDF.

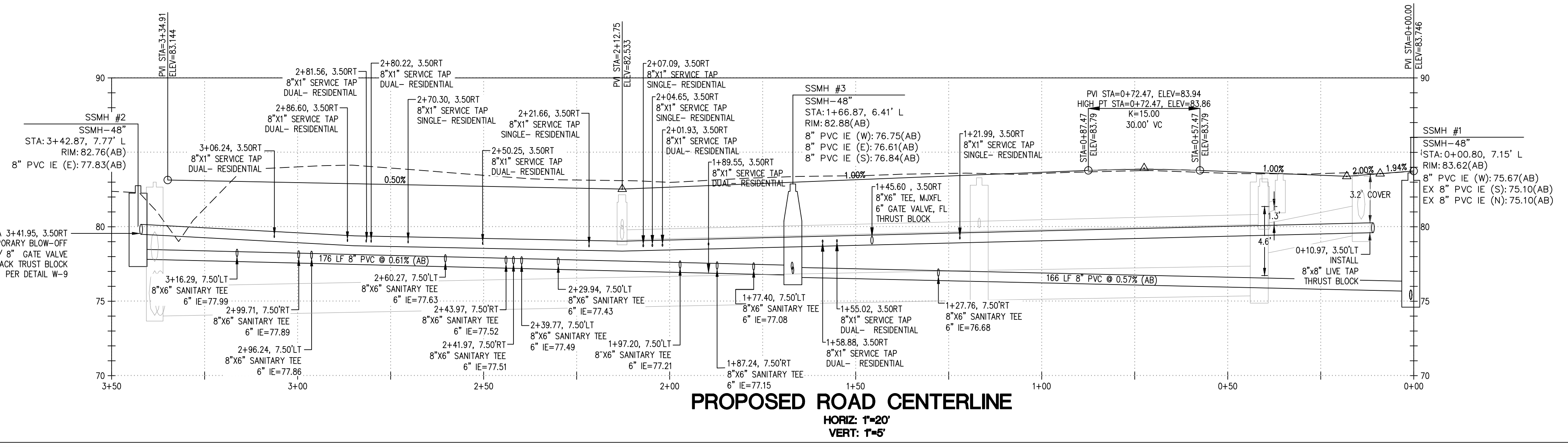


- WATER NOTES:**
- COVER ON ALL WATER SERVICES SHALL BE 2' MIN AND 3' MAX.
 - CLEARANCE ON ALL WATER SERVICES SHALL BE 0.75' MIN.
 - 24' WIDE WATER EASEMENT REQUIRED FOR PUBLIC WATER MAIN AND SHALL BE RECORDED PRIOR TO FINAL PLAT APPROVAL.
 - ALL WATER METER SETTERS TO BE PERMANENTLY TAGGED WITH ADDRESS AND UNIT NUMBER FOR CITY METER SET AND TRACKING.
 - ALL MAIN CROSSINGS PROVIDING LESS THAN 18" VERTICAL SEPARATION WILL REQUIRE THE USE OF CDF PER CITY STANDARDS.
 - ALL METERS LOCATED WITHIN HARD SURFACES OR DRIVE PATHS WILL REQUIRE ROAD RATED BOXES. PROVIDE PLAN REFERENCE, CALLOUTS AND DETAILS AS NEEDED. ADD CITY STANDARD DETAIL W-6.11 TO THE DETAIL SHEETS.

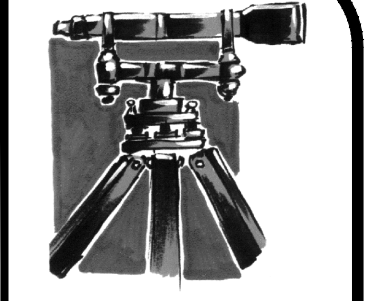
- SEWER NOTES:**
- ALL TEE CONNECTIONS TO MAINLINE REQUIRE A SANITARY TEE, PER DETAIL.
 - SSMH #1 MUST BE PRE-STUBBED, CUT-IN MANHOLE WITH DOUBLE BELL COUPLER CONNECTIONS TO THE EXISTING 18-INCH PVC SEWER MAINLINE.
 - CONTRACTOR MUST SUBMIT A SEWER BYPASS & TRAFFIC CONTROL PLAN BEFORE INSTALLING SSMH #1 FOR CITY REVIEW AND APPROVAL.
 - 20' WIDE EASEMENT REQUIRED FOR PUBLIC SEWER MAIN AND SHALL BE RECORDED PRIOR TO FINAL PLAT APPROVAL.

LEGEND:

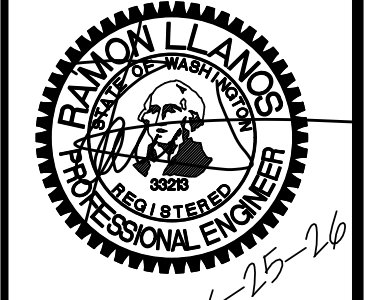
- FOUND BRASS C
- FOUND CASED V
- FOUND CONCRETE
- FOUND IRON PIPE
- FOUND REBAR
- FOUND MAG. NAI
- SANITARY SEWER
- STORM MANHOLE



PROPOSED ROAD CENTERLINE
HORIZ: 1"=20'
VERT: 1"=5'



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LEGOE LANE, CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON
TRUONG & HUY HUNG THINH SHORT PLATS
WATER & SEWER
PLAN & PROFILE

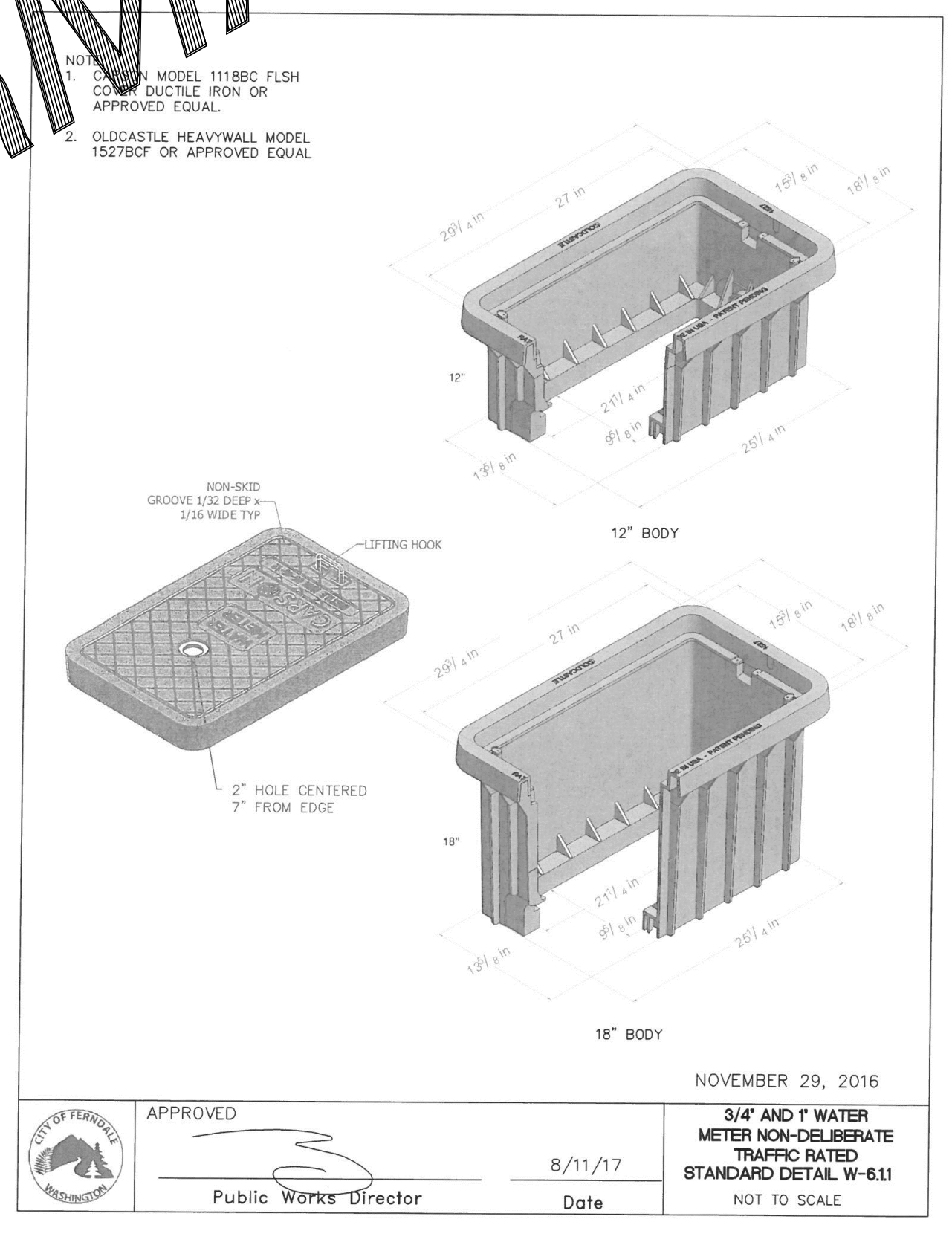
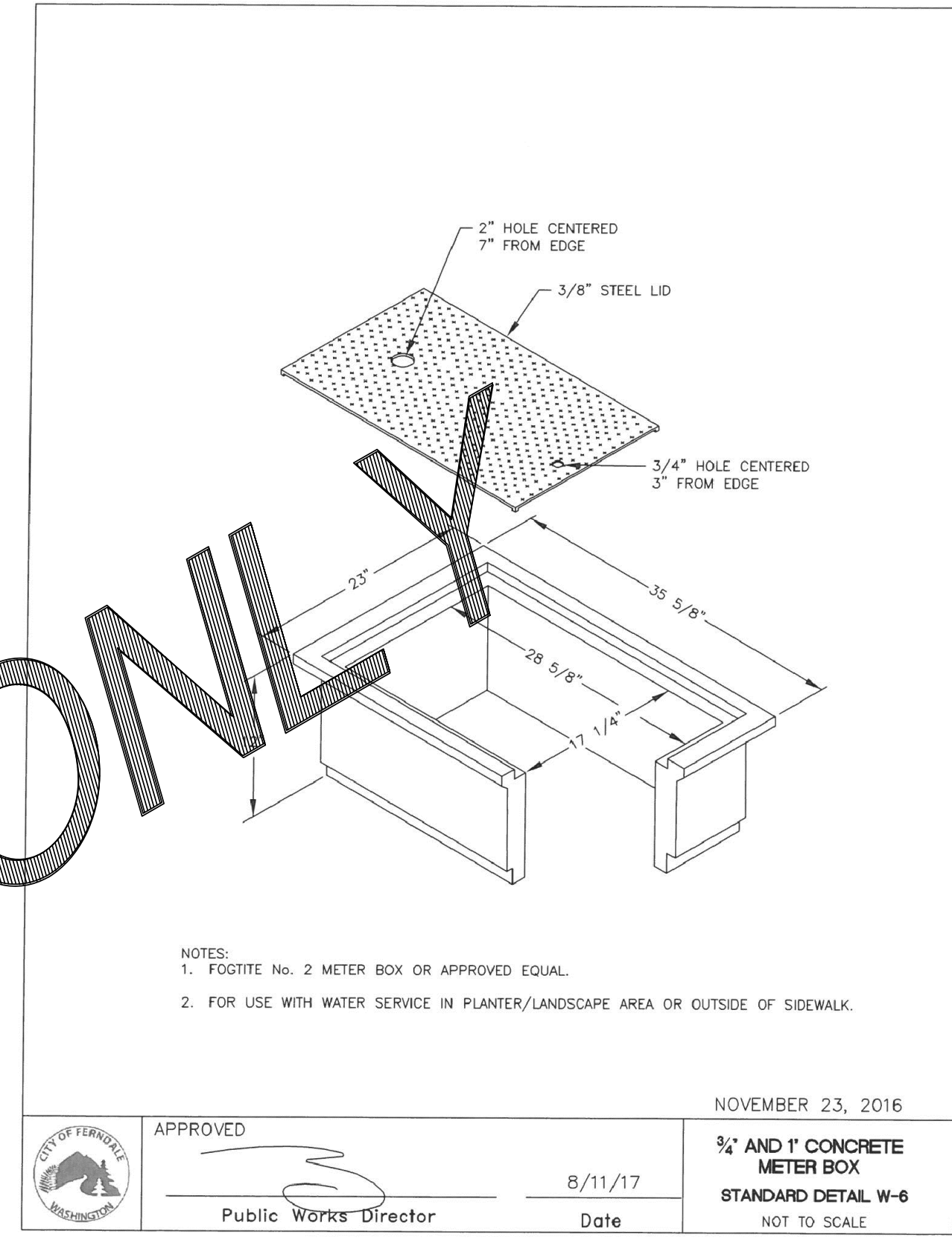
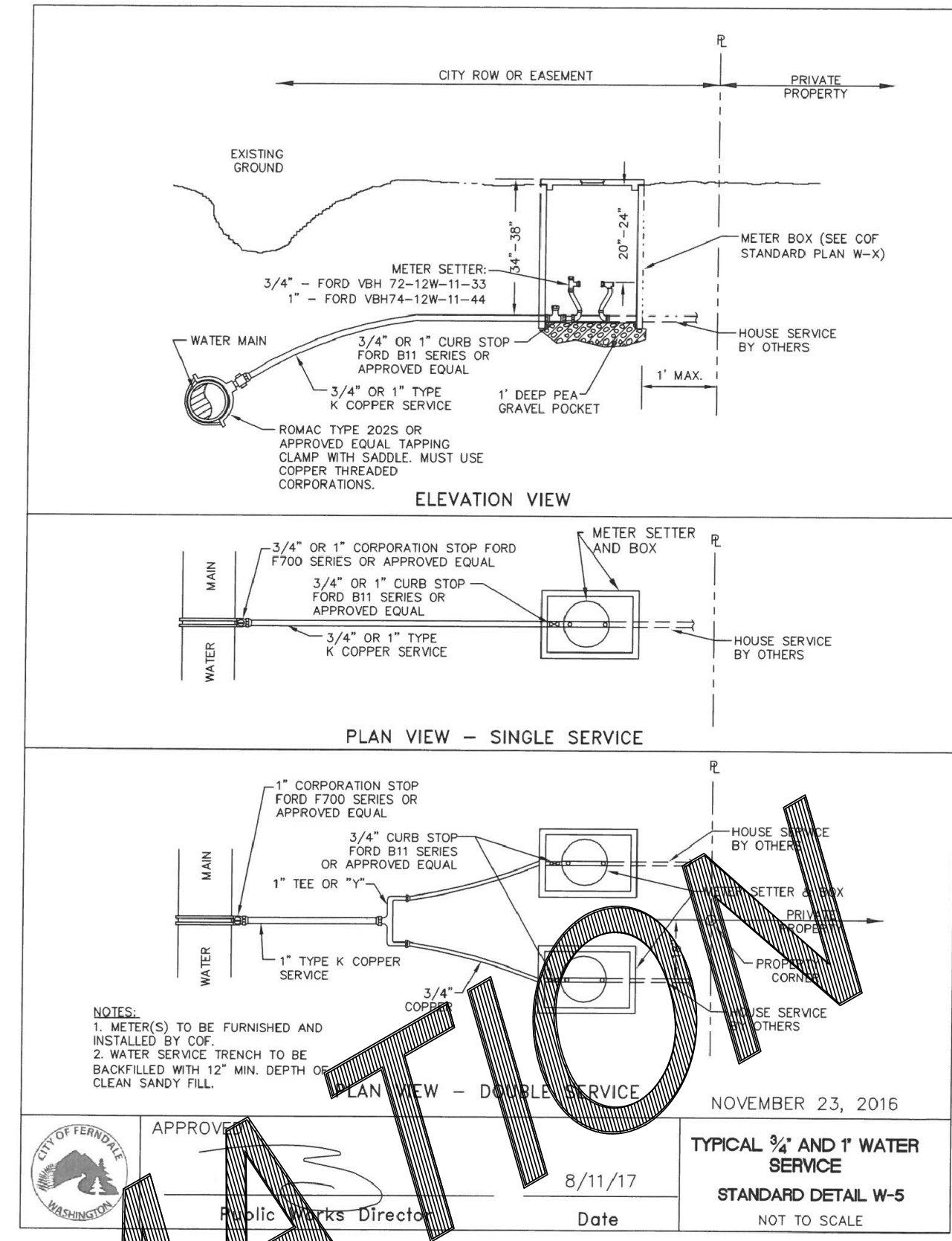
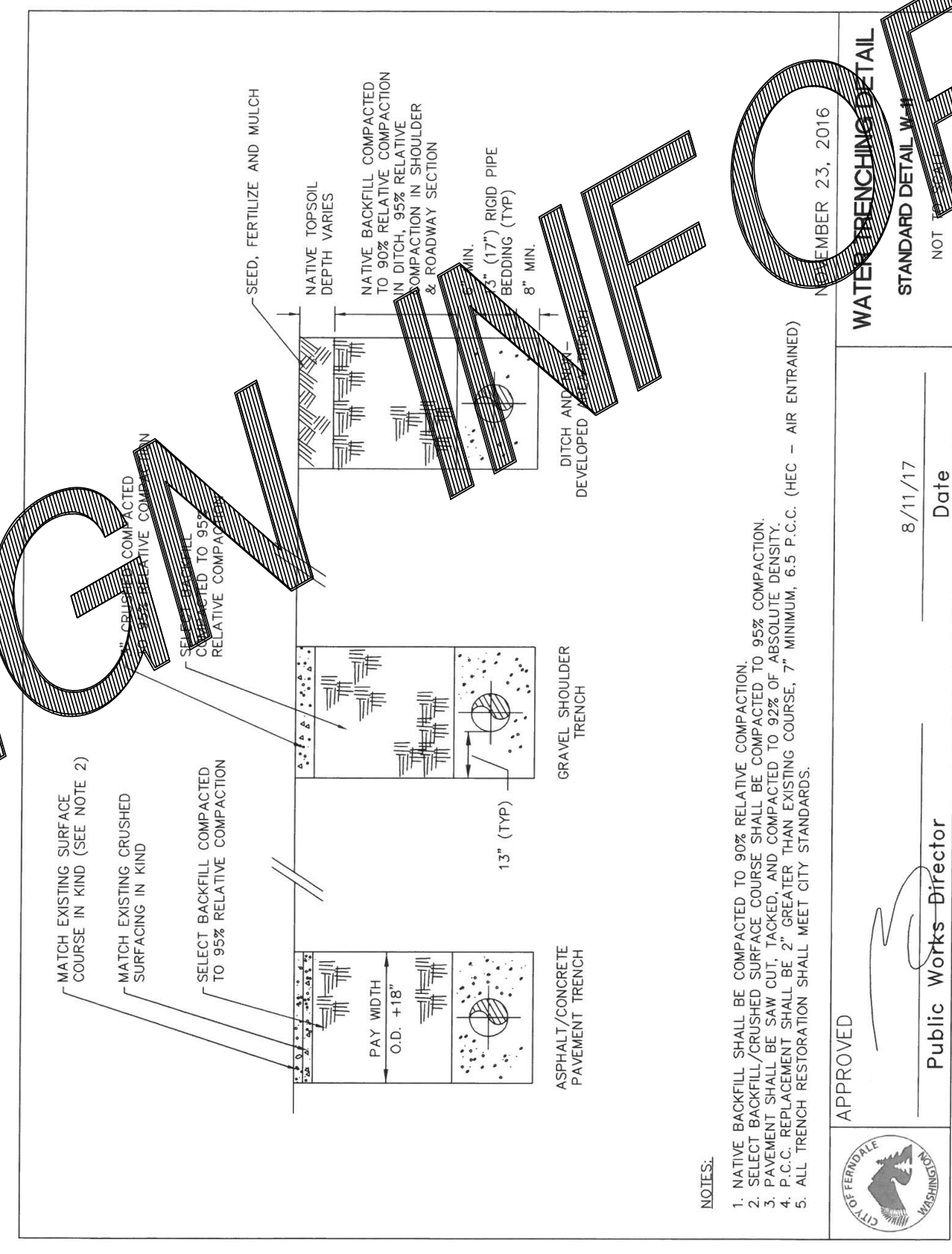
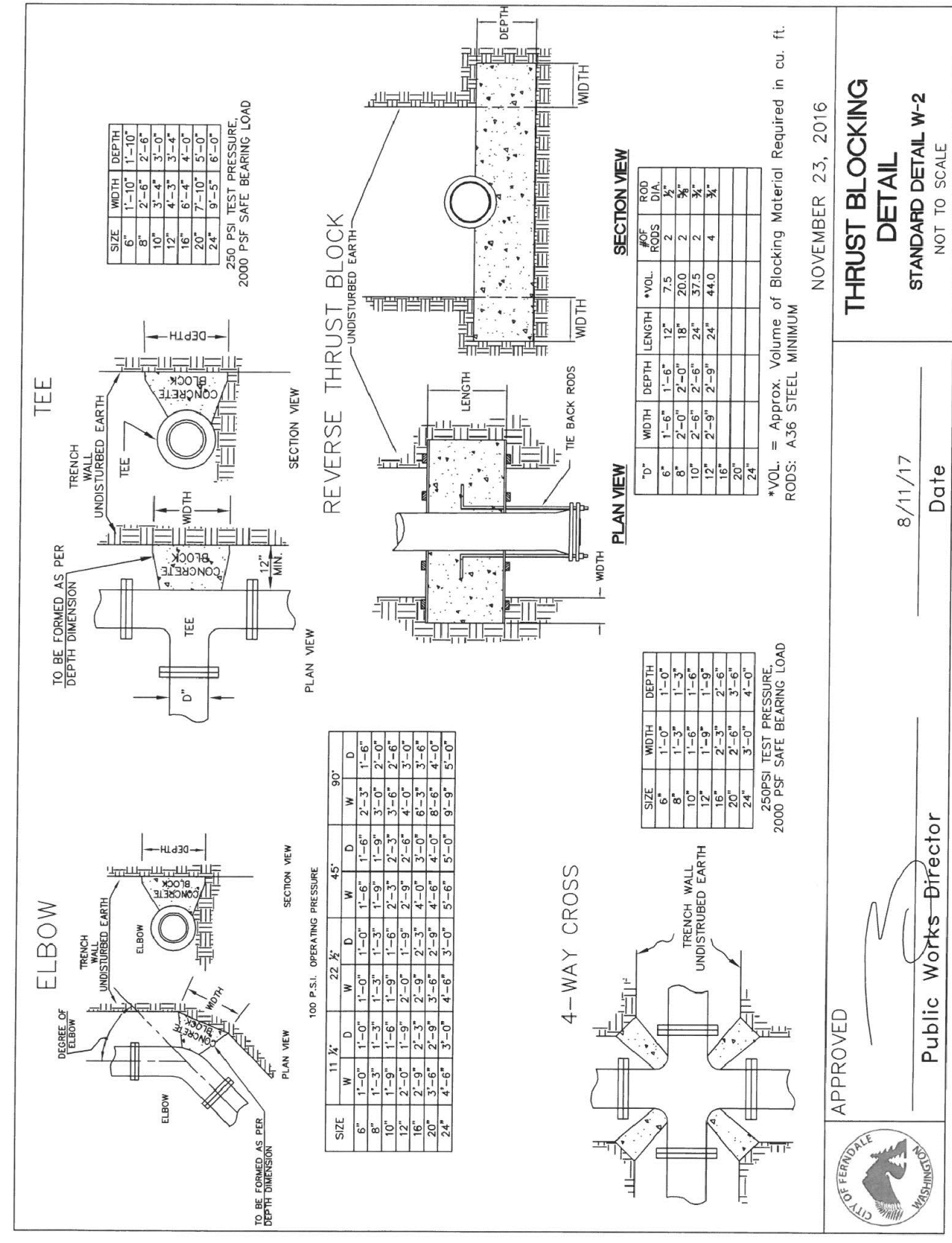
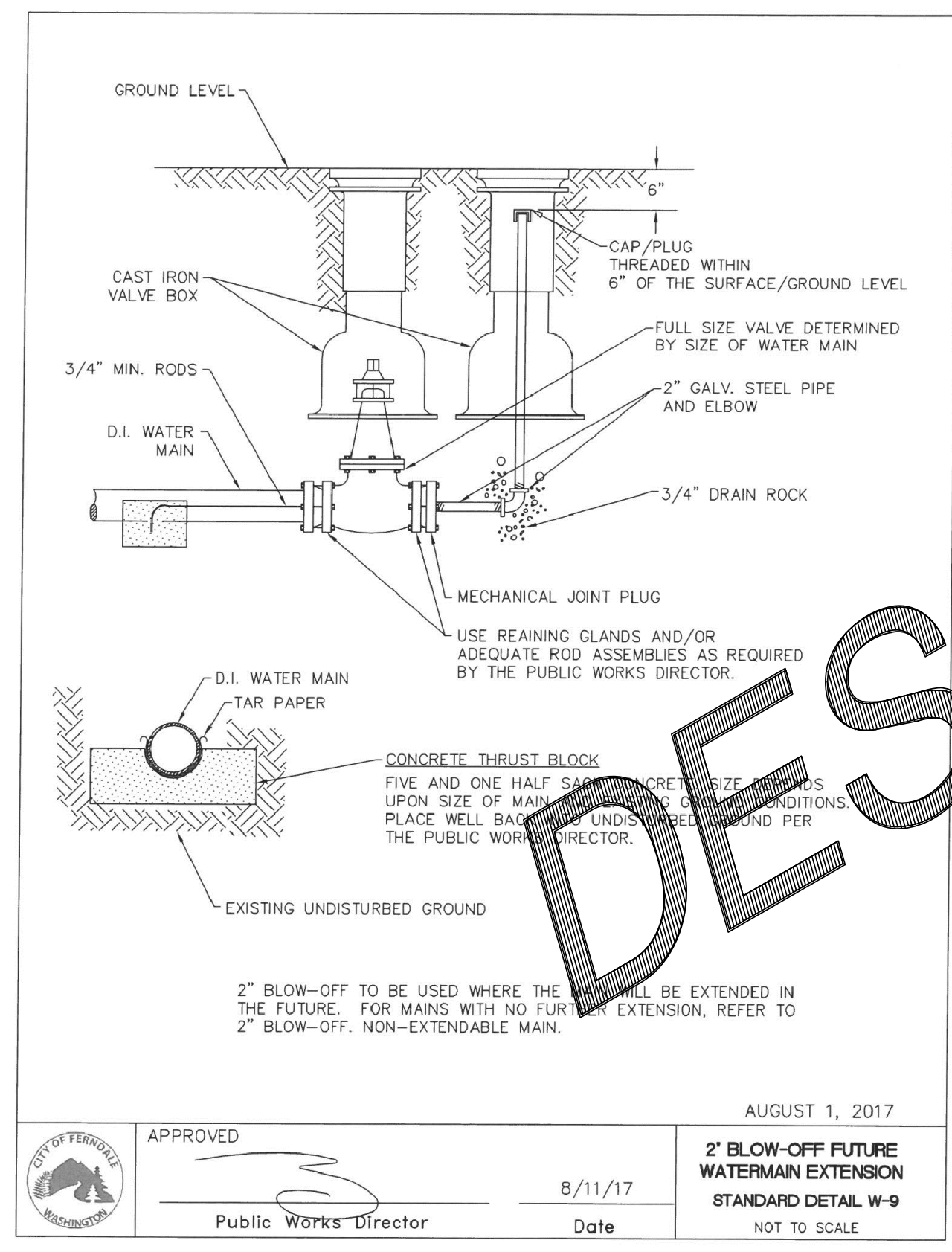
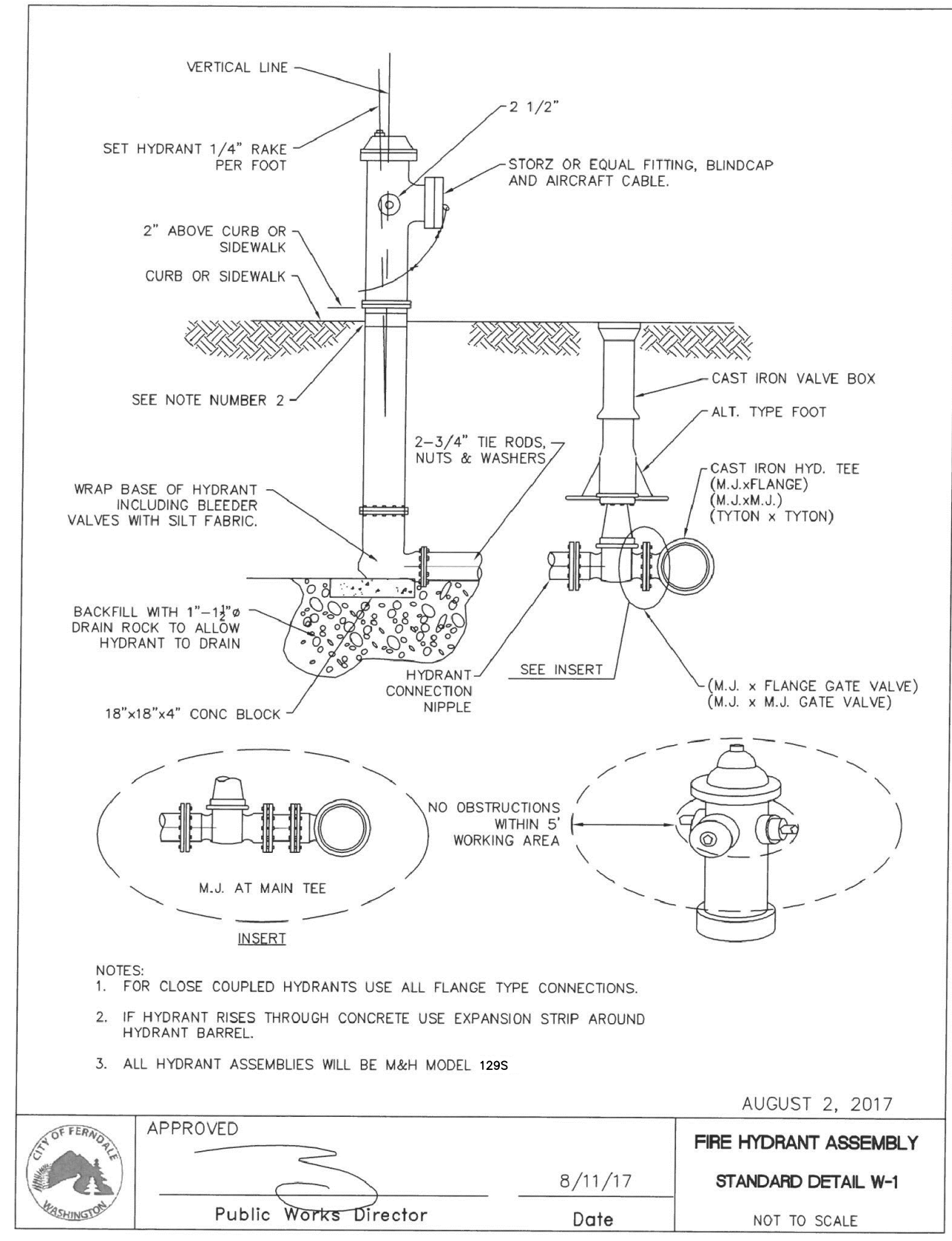
APPROVED
06/29/2026
BY: *Tommy Truong*
CITY OF FERDALE
PUBLIC WORKS DEPARTMENT

NO.	REVISION	BY	DATE

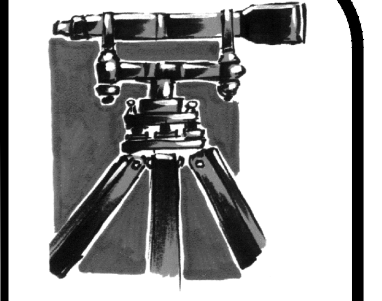
SHEET
15
OF 18

RECORD DRAWINGS

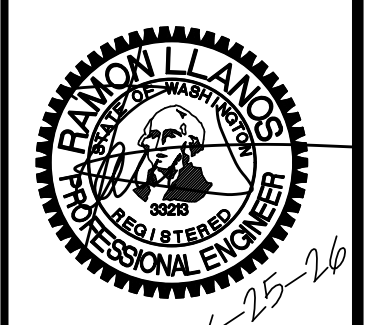
00771.016 06/29/26 RH



ONLY



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



JOB NO.: 1585
 DWG. NAME:
 DESIGNED BY: RL
 DRAWN BY: EH
 CHECKED BY: RL

TOMMY TRUONG
 1863 MAIN ST
 FERDALE, WA 98248

LEGOE LANE, CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON
TRUONG & HUY HUNG THINH SHORT PLATS
 WATER TYPICAL DETAILS

APPROVED 06/29/2026
 BY CITY OF FERDALE
 PUBLIC WORKS DEPARTMENT

NO.	REVISION	BY	DATE

SHEET **16** OF 18

RECORD DRAWINGS

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
5/8"	95-100
#200	0-5

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

APPROVED: Date: 8/11/17

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

CIRCULAR FRAME AND COVER
 STANDARD DETAIL SS-10
 NOT TO SCALE

NOVEMBER 23, 2016

APPROVED: Date: 8/11/17

CIRCULAR FRAME AND COVER
 STANDARD DETAIL SS-10
 NOT TO SCALE

MANHOLE DIMENSION TABLE

DIAM.	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS	BASE REINFORCING STEEL SQ IN/FT EACH DIRECTION	
					INTEGRAL BASE	SEPARATE BASE
48"	4"	6"	36"	8"	0.15	0.23
54"	4.5"	8"	42"	8"	0.19	0.19
60"	5"	8"	48"	8"	0.25	0.25

NOVEMBER 23, 2016

APPROVED: Date: 8/11/17

SANITARY SEWER MANHOLE TYPE 1
 STANDARD DETAIL SS-3
 NOT TO SCALE

TRENCHING DETAIL
 STANDARD DETAIL SS-11
 NOT TO SCALE

NOVEMBER 23, 2016

APPROVED: Date: 8/11/17

TRENCHING DETAIL
 STANDARD DETAIL SS-11
 NOT TO SCALE

SANITARY SEWER CLEAN OUT
 STANDARD DETAIL SS-5
 NOT TO SCALE

AUGUST 4, 2017

APPROVED: Date: 8/11/17

SANITARY SEWER CLEAN OUT
 STANDARD DETAIL SS-5
 NOT TO SCALE

PRIVATE SANITARY SEWER AND WATERLINE SEPARATION REQUIREMENTS
 STANDARD DETAIL SS-18
 NOT TO SCALE

NOVEMBER 23, 2016

APPROVED: Date: 8/11/17

PRIVATE SANITARY SEWER AND WATERLINE SEPARATION REQUIREMENTS
 STANDARD DETAIL SS-18
 NOT TO SCALE

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

NOVEMBER 25, 2016

APPROVED: Date: 8/11/17

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

CUT IN SSMH DETAIL
 NTS

NOVEMBER 23, 2016

APPROVED: Date: 8/11/17

CUT IN SSMH DETAIL
 NTS

LEGOE LANE, CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON

TRUONG & HUY HUNG THINH SHORT PLATS

SEWER TYPICAL DETAILS

APPROVED 06/29/2026

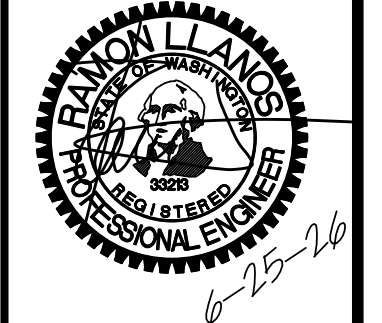
BY CITY OF FERNDALE PUBLIC WORKS DEPARTMENT

NO. _____ BY DATE _____

REVISION _____

SHEET **17** OF 18

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



JOB NO.: 1585

DESIGNED BY: RL

DRAWN BY: EH

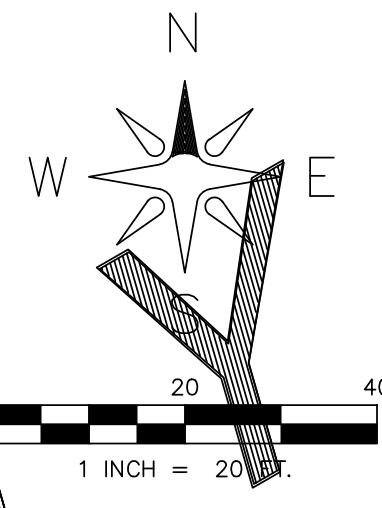
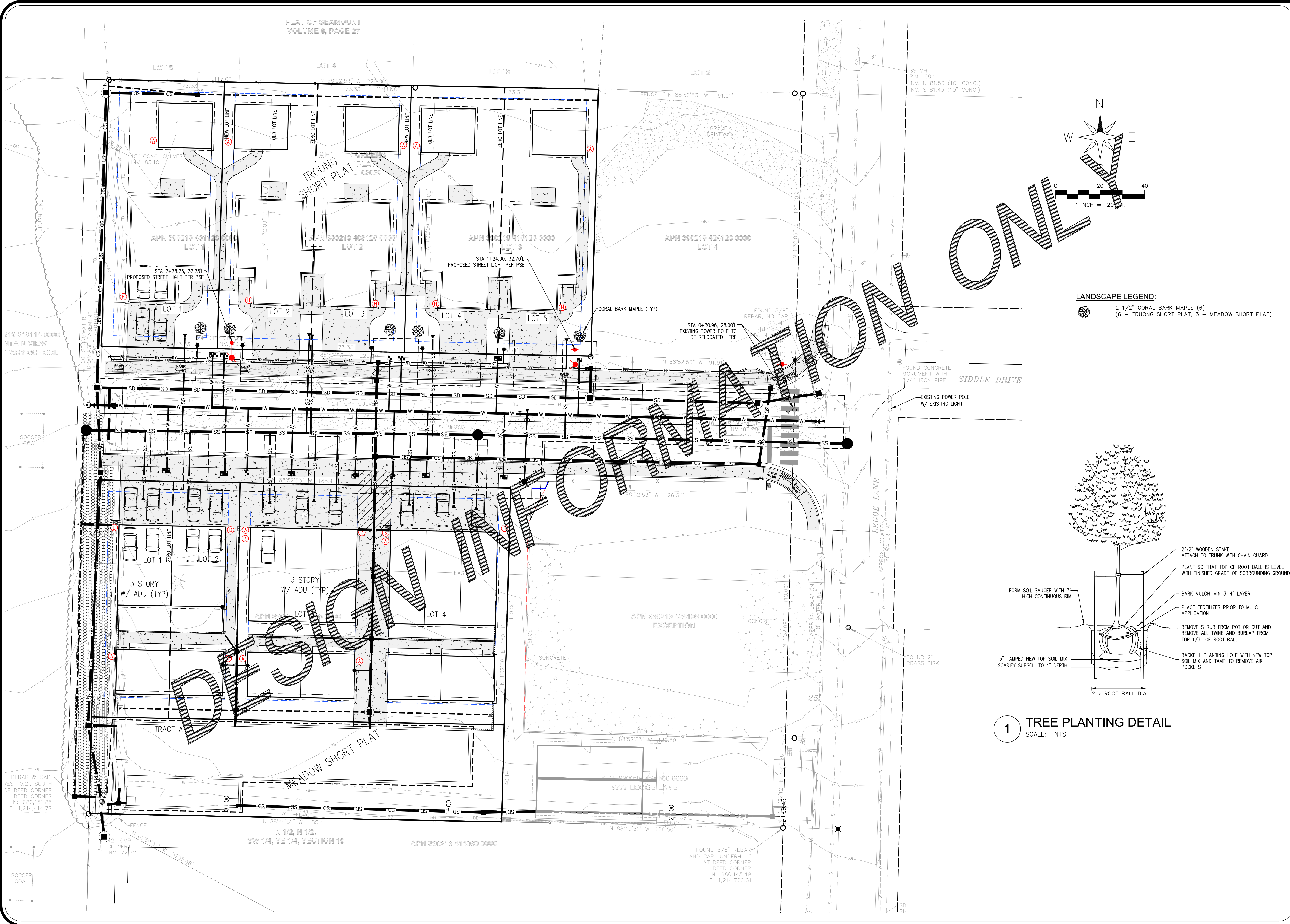
CHECKED BY: RL

TOMMY TRUONG
 1863 MAIN ST
 FERNDALE, WA 98248

APPROVED: Date: 8/11/17

Public Works Director

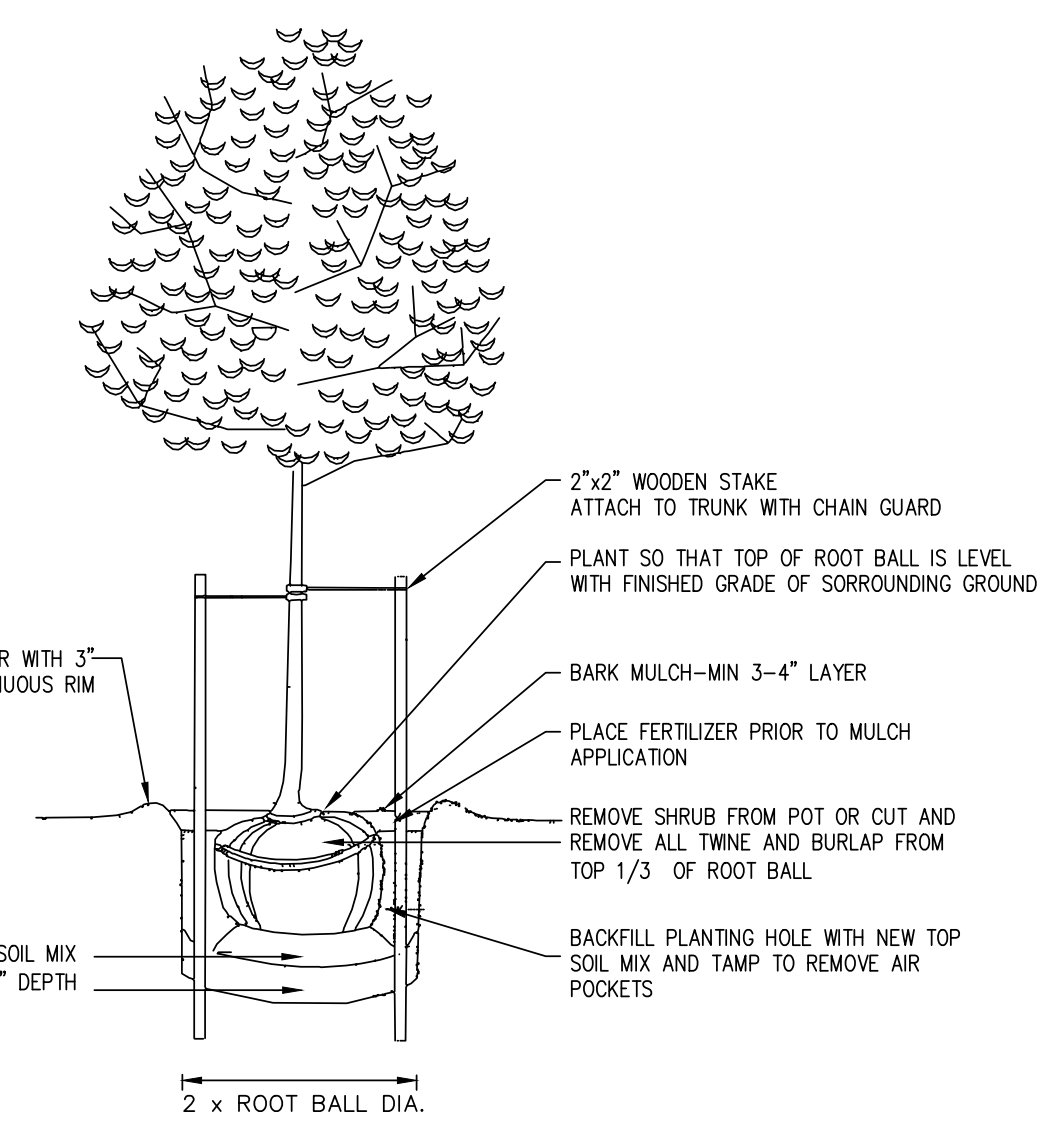
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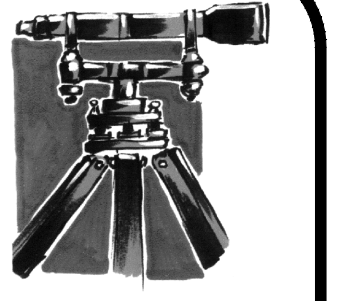
LANDSCAPE LEGEND:
 2 1/2" CORAL BARK MAPLE (6)
 (6 - TRUONG SHORT PLAT, 3 - MEADOW SHORT PLAT)

ONLY

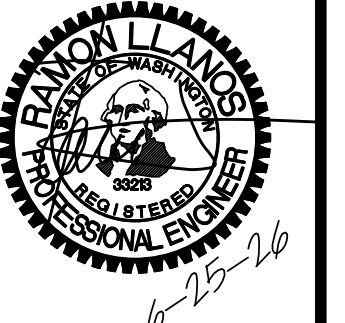
DESIGN INFORMATION



1 TREE PLANTING DETAIL
 SCALE: NTS



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



JOB NO.: 1585
 DWG. NAME:
 DESIGNED BY: RL
 DRAWN BY: JF
 CHECKED BY: RL

TOMMY TRUONG
 1863 MAIN ST
 FERDALE, WA 98248

LEODE LANE, CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON
TRUONG & HUY HUNG THINH SHORT PLATS
 LANDSCAPE PLAN
 INDEX AND LEGEND

APPROVED
 06/29/2026
 BY: *Tommy Truong*
 CITY OF FERDALE
 PUBLIC WORKS DEPARTMENT

NO.	REVISION	BY	DATE

SHEET
18
 OF 18

RECORD DRAWINGS

00771.019 06/29/26 RH

LEGEND:

	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER STUB 2x4
	STORM MANHOLE
	CATCH BASIN
	STORM CLEANOUT
	WATER VALVE
	WATER SERVICE VALVE
	WATER BLOW-OFF VALVE
	WATER METER
	FIRE HYDRANT
	SANITARY SEWER LINE
	SANITARY SEWER SERVICE LINE
	STORM LINE
	STORM PERF. PIPE
	STORM SERVICE LINE
	WATER LINE
	WATER SERVICE LINE

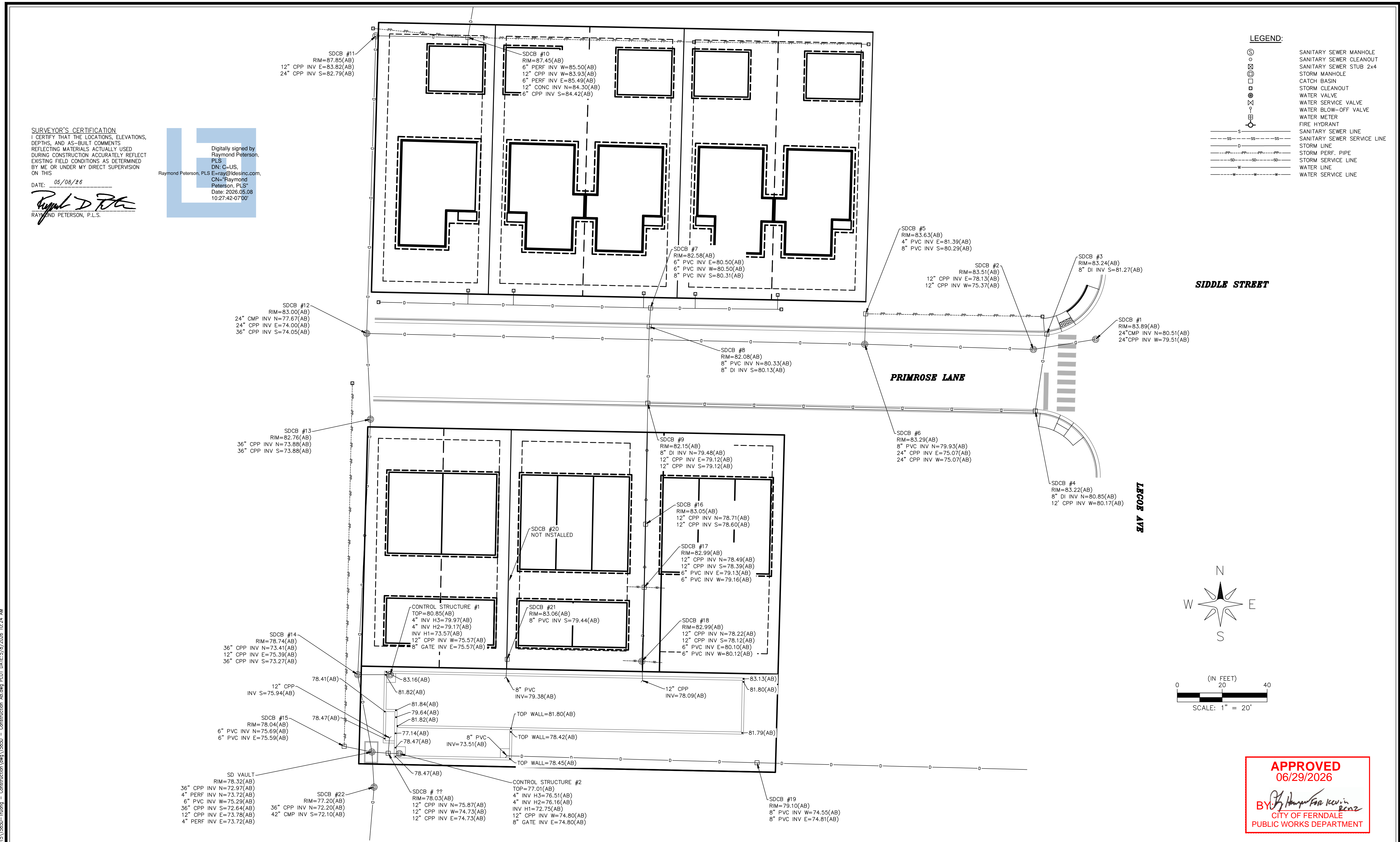
SURVEYOR'S CERTIFICATION
 I CERTIFY THAT THE LOCATIONS, ELEVATIONS, DEPTHS, AND AS-BUILT COMMENTS REFLECTING MATERIALS ACTUALLY USED DURING CONSTRUCTION ACCURATELY REFLECT EXISTING FIELD CONDITIONS AS DETERMINED BY ME OR UNDER MY DIRECT SUPERVISION ON THIS

DATE: 05/08/26

Raymond Peterson
 RAYMOND PETERSON, P.L.S.

Digitally signed by Raymond Peterson, PLS
 DN: C=US, E=ray@ldeinc.com, CN=Raymond Peterson, PLS
 Date: 2026.05.08 10:27:42-07'00'

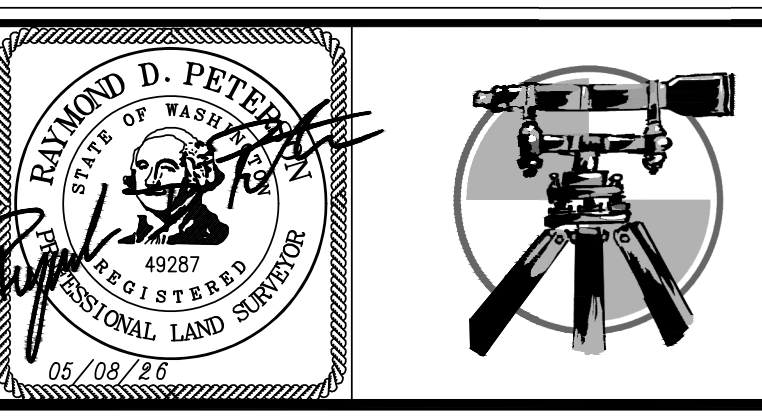
R:\Common\Land Projects\2025\1950D-Filing - Construction\Drawings\1950D - Construction.dwg PLOT DATE: 5/8/2026 10:24 AM



APPROVED
 06/29/2026

Raymond Peterson
 RAYMOND PETERSON
 CITY OF FERNDAL
 PUBLIC WORKS DEPARTMENT

NO.	REVISION	BY	DATE



Land Development Engineering & Surveying
 Also DBA Larry Steele & Associates
 5160 Industrial Place, Suite 108
 Ferndale, WA 98248
 PH: (360)383-0620 PH: (360)676-9350
 www.LDESinc.com

PROJECT #:	1585
DATE:	5/8/2026
DESIGNED BY:	-
DRAWN BY:	RDP
CHECKED BY:	RDP

LEGOE LANE, CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON
TRUONG & MEADOWS SHORT PLATS
 STORM UTILITY AS-BUILTS

STORM UTILITY AS-BUILTS
TRUONG & MEADOWS SHORT PLATS

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 39 N., RANGE 2 E., W.M. WHATCOM COUNTY, WASHINGTON

SHEET #
01
 OF
03

