

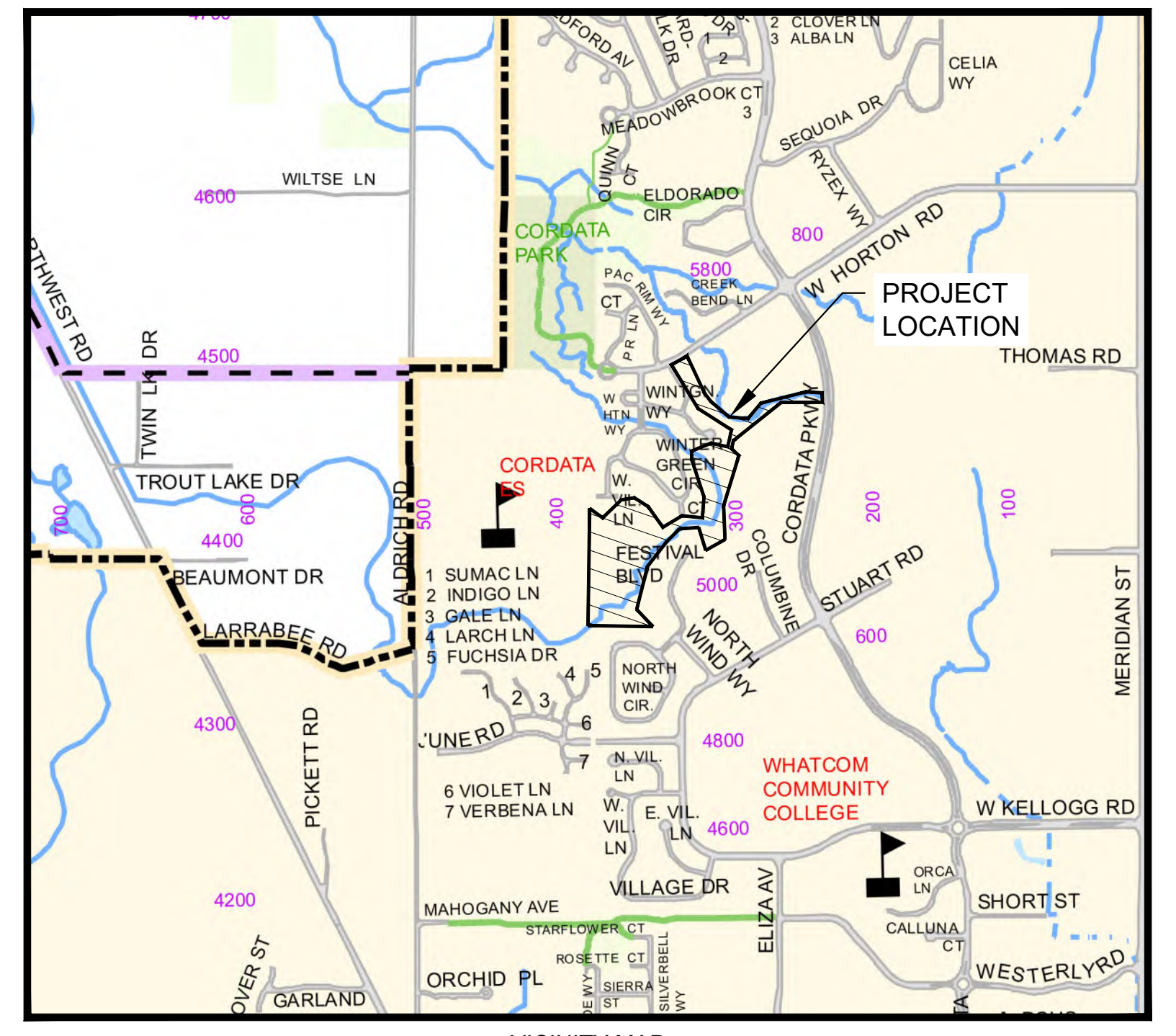
VERTICAL DATUM: NAVD 88.  
 BASIS OF BEARINGS:  
 RECORD OF SURVEY FILED UNDER AF No. 891201105

**LAND DESCRIPTION:**

THAT PORTION OF TRACT A OF THE CORDATA SPECIFIC BINDING SITE PLAN No. 10 A MIXED-USE BUSINESS PARK AND RECORDED IN BOOK 1 OF BINDING SITE PLANS, PAGE 55, WHICH LIES WITHIN VACATED BLOCKS 50-71 OF THE BAKERVIEW ADDITION TO BELLINGHAM, RECORDS OF WHATCOM COUNTY, WASHINGTON.  
 SITUATE IN WHATCOM COUNTY, WASHINGTON.

**SURVEYORS NOTES:**

1. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A GEOMAX ZOOM90 TOTAL STATION WITH A CARLSON SURVEYOR PLUS COLLECTOR/FIELD COMPUTER IN JANUARY 2023.
2. THIS SURVEY TIED INTO PREVIOUS CONTROL IN THE AREA. STREET MONUMENTATION WITHIN CORDATA PARKWAY AND W. HORTON RD. AND LOT CORNERS AS SHOWN AND RELIED UPON THE RECORD OF SURVEY FILED UNDER AFN 891201105 FOR BASIS OF BEARINGS.
3. 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.
4. CONTOUR INTERVALS ARE 1 FOOT. CONTOURS ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY.
5. NORTHWEST SURVEYING & GPS INC. ASSUMES NO LIABILITY FOR ANY SUBSURFACE CONDITIONS OR UTILITIES NOT SHOWN HEREON. UNDERGROUND UTILITIES ARE KNOWN TO EXIST WITHIN THE AREA OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHOWN ARE BASED UPON FIELD SURVEY AND VISUAL IDENTIFICATION. ALL EXISTING UTILITIES MAY NOT BE INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ANY AND ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND TO ALERT THE ENGINEER AND OWNER PROMPTLY IN CASE OF CONFLICT.



VICINITY MAP  
 1" = 1000'

**SHEET INDEX**

- C - 1 COVER SHEET
- C - 2 WATER LEVEL CONTROL PLAN - SOUTH POND
- C - 3 WATER LEVEL CONTROL PLAN - NORTH POND

**SURVEYOR**  
 NORTHWEST SURVEYING & GPS, INC.  
 407 5TH ST  
 LYNDEN, WA 98264  
 (360) 354-1950  
 CONTACT: JEROME DEMEYTER, PLS

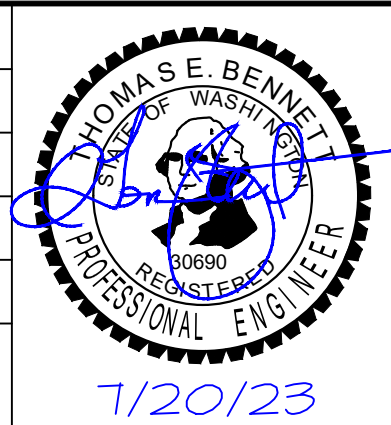
**CRITICAL AREAS BIOLOGIST**  
 NORTHWEST ECOLOGICAL SERVICES  
 2801 MERIDIAN STREET, SUITE 102  
 BELLINGHAM, WA 98225  
 (360) 734-9484  
 CONTACT: MOLLY PORTER, PWS

**CIVIL ENGINEER**  
 BENNETT ENGINEERING, LLC.  
 2324 JAMES ST  
 BELLINGHAM, WA 98227  
 (360) 671-2600  
 CONTACT: TOM BENNETT, P.E.

**BEAVER HABITAT SPECIALIST**  
 BEAVERS NORTHWEST  
 15833 11TH AVE NE  
 SHORELINE, WASHINGTON, 98155  
 (206) 580-3785  
 CONTACT: ELYSSA KERR, EXECUTIVE DIRECTOR

**LAND USE CONSULTANT**  
 AVT CONSULTING  
 1708 F STREET  
 BELLINGHAM, WA 98225  
 (360) 527-9445  
 CONTACT: ALI TAYSI, PRINCIPAL

0	SUBMITTED FOR REVIEW	TEB	6/8/23
1	REVISED PER TEAM COMMENTS	TEB	7/20/23
2			
3			
4			
NO.	REVISION	BY	DATE



**BENNETT**  
 ENGINEERING, LLC

**CIVIL ENVIRONMENTAL**  
 2324 JAMES STREET  
 BELLINGHAM, WA 98225  
 Ph: (360) 671-2600  
 Cell: (360) 739-9844

JOB NO.:	22019
DWG. NAME:	22019 Cordata
DESIGNED BY:	TEB
DRAWN BY:	JSM
CHECKED BY:	TEB

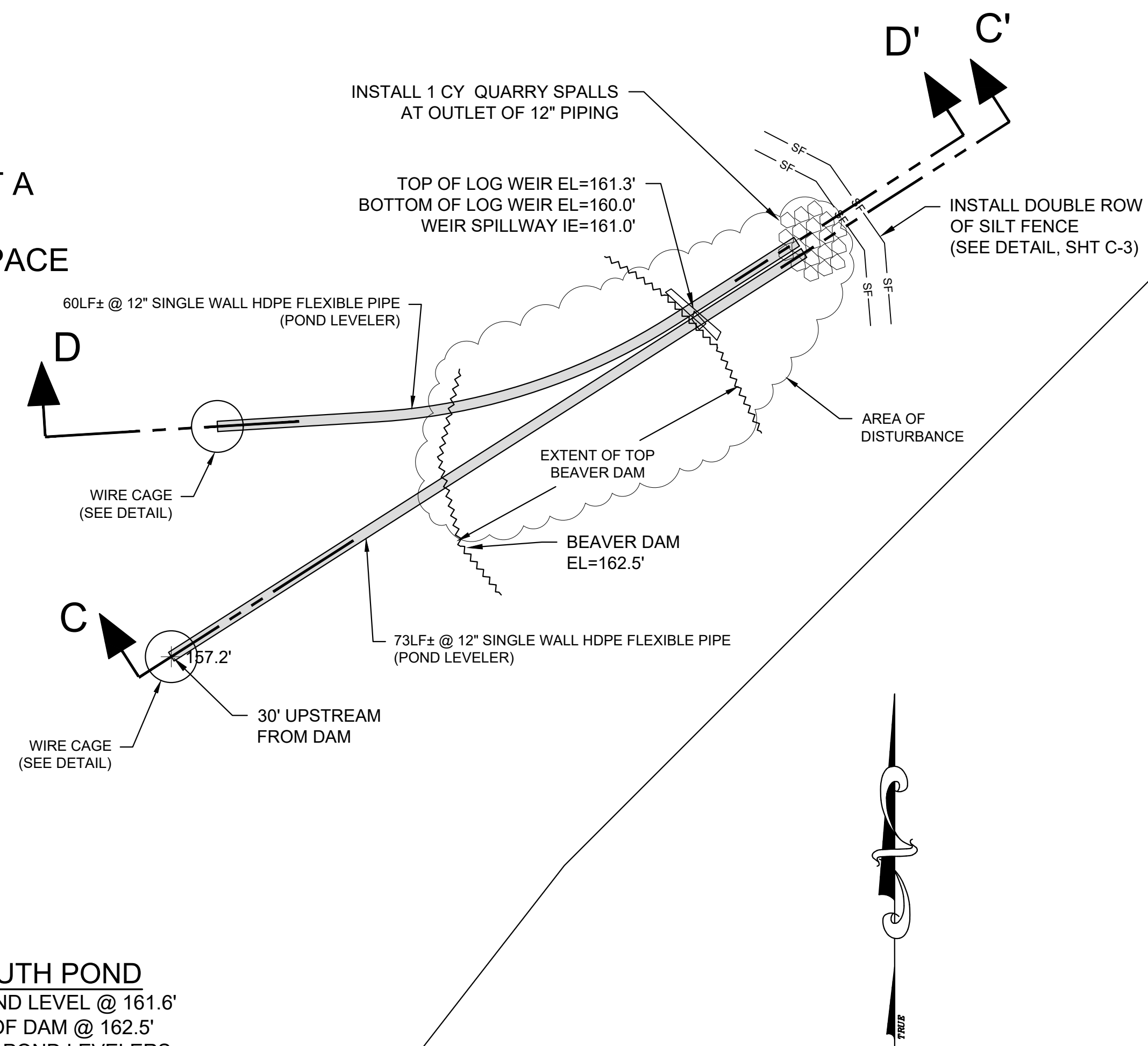
**CORDATA BUSINESS PARK ASSOC**  
 228 E CHAMPION ST STE 102  
 BELLINGHAM, WA 98225

**COVER SHEET**  
**CORDATA BUSINESS PARK**  
**BELLINGHAM, WA**

DATE: JULY 2023      SCALE: H: 1" = 100'      V: N/A

DRAWING:	C - 1
SHEET:	1 OF 3

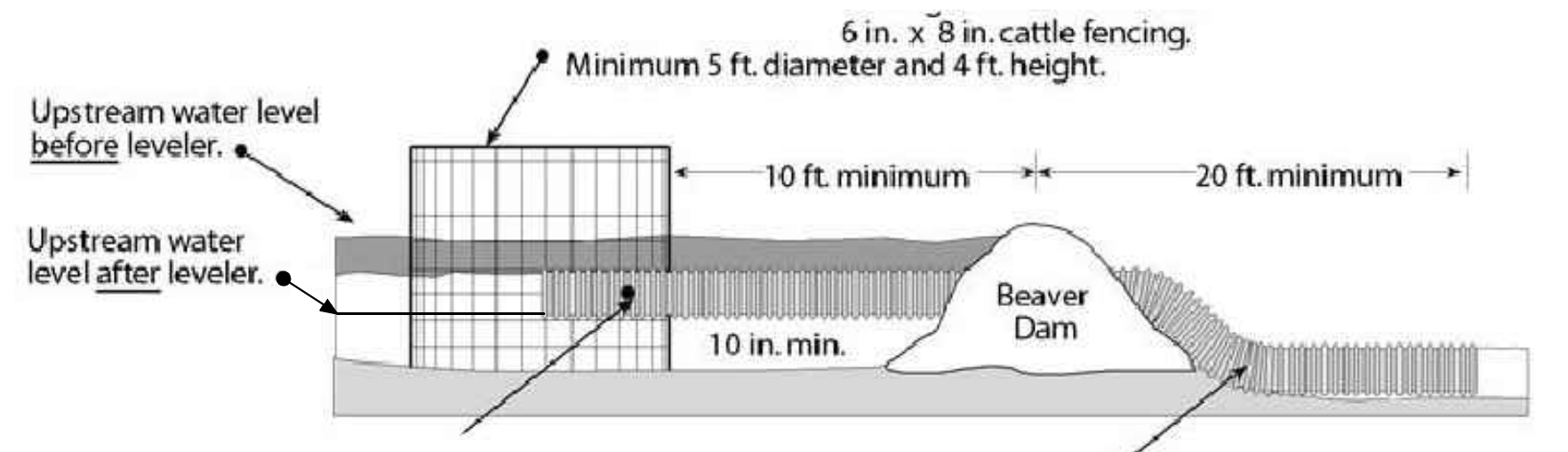
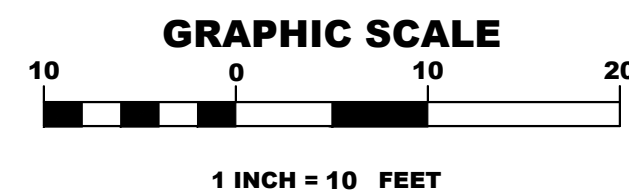
**TRACT A**  
**OPEN SPACE**



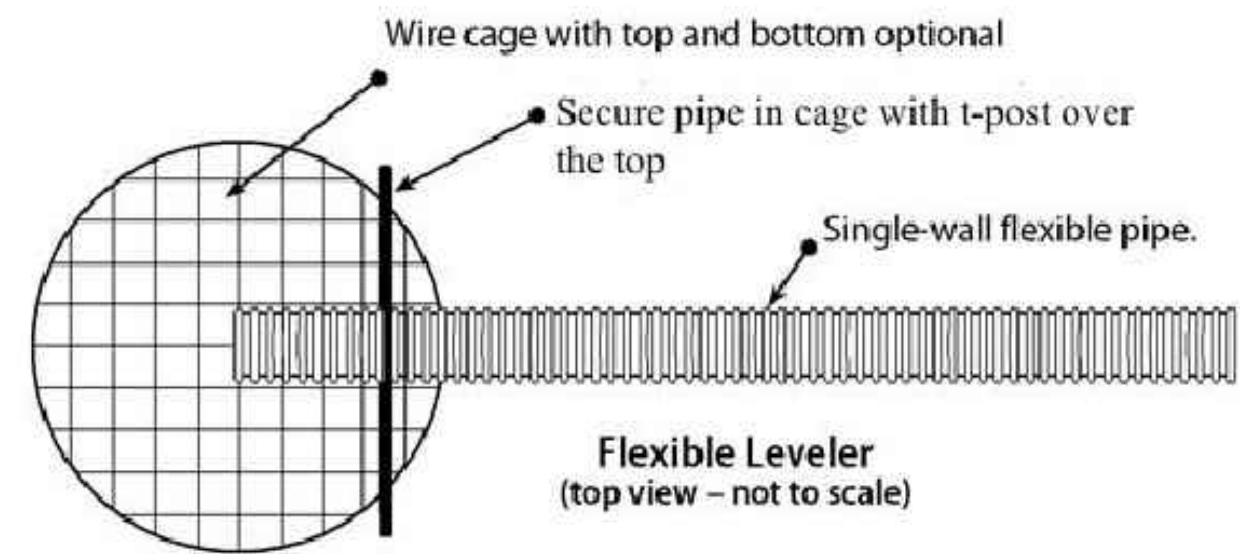
**SOUTH POND**  
SET POND LEVEL @ 161.6'  
TOP OF DAM @ 162.5'  
2 @ 12" POND LEVELERS

**PARCEL 5**

EX SSMH  
RAISE RIM 6" TO ELEV 163.6'



**Flexible Leveler**  
(side view - not to scale)



**Flexible Leveler**  
(top view - not to scale)

**Construction notes:**

1. Construct wire cage using hog rings or similar devices for fasteners. Overlap one section for cage wall.
2. Cut out hole for flexible pipe in cage wall.
3. Remove dam as needed to place flexible pipe. Replace dam after leveler is installed.
4. Stake single-wall HDPE pipe every 6 ft. To prevent it from floating or beavers from moving it, use two T-posts and wire between them and over the top of the pipe to secure the pipe.
5. Secure pipe in cage by placing a t-post through the cage and over the pipe.

**GENERAL**

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT EDITIONS OF THE CITY OF BELLINGHAM DEVELOPMENT GUIDELINES AND IMPROVEMENT STANDARDS (COB STANDARDS), STANDARD PLANS AND SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (WASHINGTON DEPARTMENT OF TRANSPORTATION, WDOT), AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), AND AMENDMENTS TO THESE SPECIFICATIONS AS CONTAINED HEREIN. IN CASE OF A CONFLICT BETWEEN THE STANDARDS OR SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY.
2. PRIOR TO COMMENCING SITE WORK, A PRE-CONSTRUCTION CONFERENCE SHALL BE CONDUCTED BETWEEN THE CONTRACTOR, CBPA REPRESENTATIVES, AND COB STAFF. THE MEETING SHALL BE SCHEDULED A MINIMUM OF THREE WORKING DAYS PRIOR TO THE START OF WORK.
3. EXISTING UNDERGROUND UTILITIES ARE PRESENT WITHIN THE AREA OF CONSTRUCTION. THE LOCATIONS OF EXISTING UTILITIES SHOWN IN THIS PLAN SET ARE APPROXIMATE. THE CONTRACTOR SHALL REQUEST A UTILITY LOCATE A MINIMUM OF 48 HOURS PRIOR TO STARTING EXCAVATION WORK AT 1-800-424-5555. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO IDENTIFY UTILITY LOCATIONS IN THE FIELD AND MAINTAIN THE INTEGRITY OF THE UTILITIES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER (THOMAS E. BENNETT, P.E., 360-671-2600) PROMPTLY OF ANY CONFLICT WITH EXISTING UTILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, BARRIERS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH AND SAFETY OF THE PUBLIC AND PROPERTY IN CONNECTION WITH PERFORMANCE OF THE WORK.
5. THE CONTRACTOR SHALL RESTORE ALL PUBLIC AND PRIVATE PROPERTY IN-KIND THAT HAS BEEN DISRUPTED BY THE PROJECT, IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.
6. THE CONTRACTOR SHALL KEEP A SET OF APPROVED CONSTRUCTION DRAWINGS ON-SITE AT ALL TIMES. THE CONTRACTOR SHALL COLLECT AS-BUILT DATA, INCLUDING THE LOCATION AND ELEVATION OF ALL STRUCTURES AND PIPING. PROPOSED FIELD CHANGES SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL.
7. THE CONTRACTOR SHALL PERFORM THE SITE WORK AND CALL FOR INSPECTIONS IN ACCORDANCE WITH ALL APPLICABLE COB, STATE, AND FEDERAL PERMITS.
8. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ADEQUATE EROSION CONTROLS THROUGHOUT THE COURSE OF THE WORK TO PREVENT CONTAMINATION OF SURFACE WATERS DOWNGRADEMENT OF THE PROJECT SITE.

**SURVEY CONTROL**

1. THE CONTRACTOR SHALL LAYOUT AND SET ANY CONSTRUCTION STAKING AND MARKS NEEDED TO ESTABLISH THE LINES, GRADES, SLOPES, AND CROSS-SECTIONS SHOWN ON THESE PLANS.
2. HORIZONTAL CONTROL HAS BEEN ESTABLISHED AT THE SITE IN ACCORDANCE WITH THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83, 1998), PER THE CITY OF BELLINGHAM 2005 HORIZONTAL CONTROL NETWORK. VERTICAL CONTROL (NAVD88) HAS BEEN ESTABLISHED PER THE CITY OF BELLINGHAM ELEVATION DATUM. LOCAL VERTICAL BENCHMARKS HAVE BEEN SET AT THE EXISTING SSMH AT THE SOUTH POND (RIM ELEV = 163.1 FEET, SHEET C-2) AND THE 36-INCH CONCRETE CULVERT (INLET INVERT ELEVATION = 154.3 FEET, SHEET C-3).

**EARTHWORK**

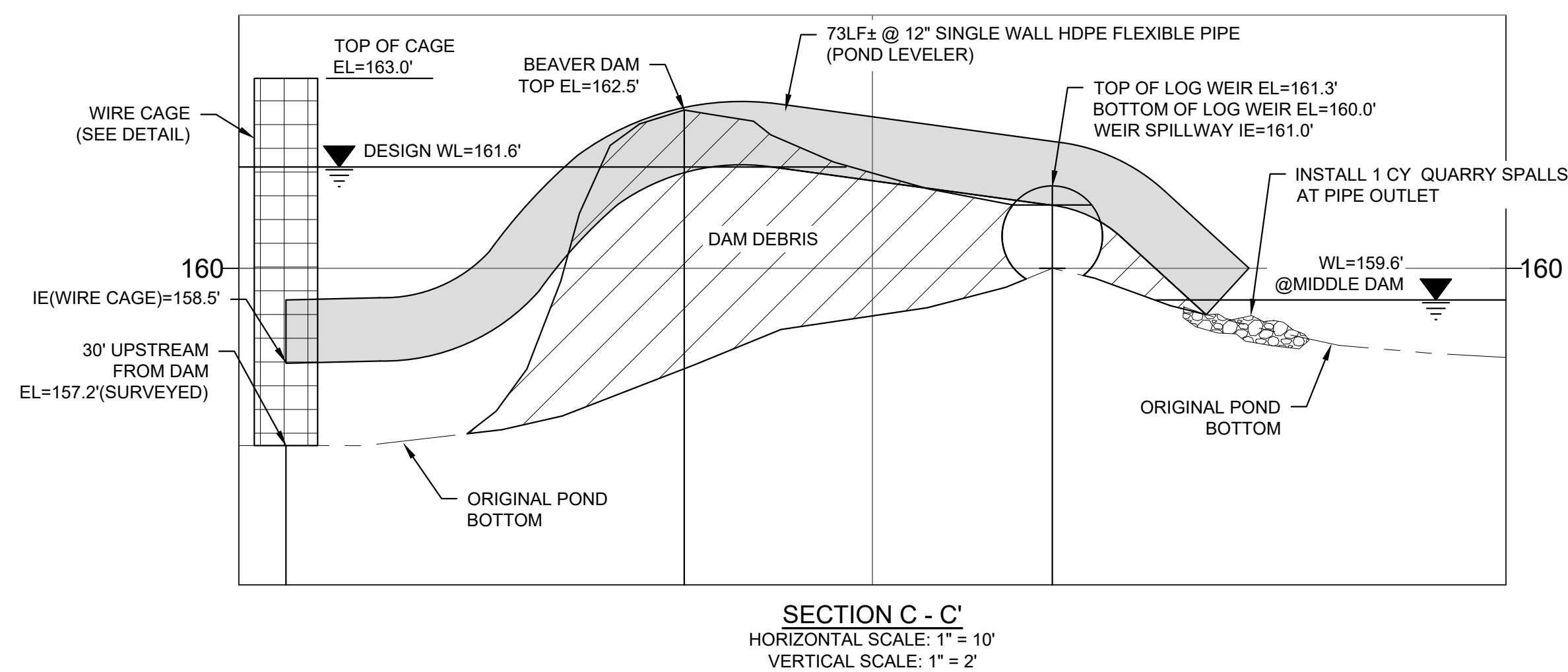
1. PRIOR TO COMMENCING SITE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL INSTALL ALL TESC MEASURES CALLED OUT ON SHEETS C-2 AND C-3 AND ESTABLISH CONSTRUCTION ACCESS, TEMPORARY SOIL STOCKPILE AREAS, HAUL ROADS, AND PARKING AND LAYDOWN AREAS.
2. THE CONTRACTORS SHALL EXCAVATE AND GRADE TO THE ALIGNMENTS, PROFILES, AND CROSS-SECTIONS SHOWN IN THE PLANS. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL SOIL MATERIALS FROM THE EXISTING DAM SECTIONS, AS REQUIRED TO INSTALL THE 12-INCH PIPING AND ACHIEVE THE FINAL DESIGN GRADES FOR THE DAMS. ALL WOODY MATERIALS REMOVED FROM THE EXISTING DAMS SHALL BE REDISTRIBUTED ON-SITE.

**POND LEVELER INSTALLATIONS**

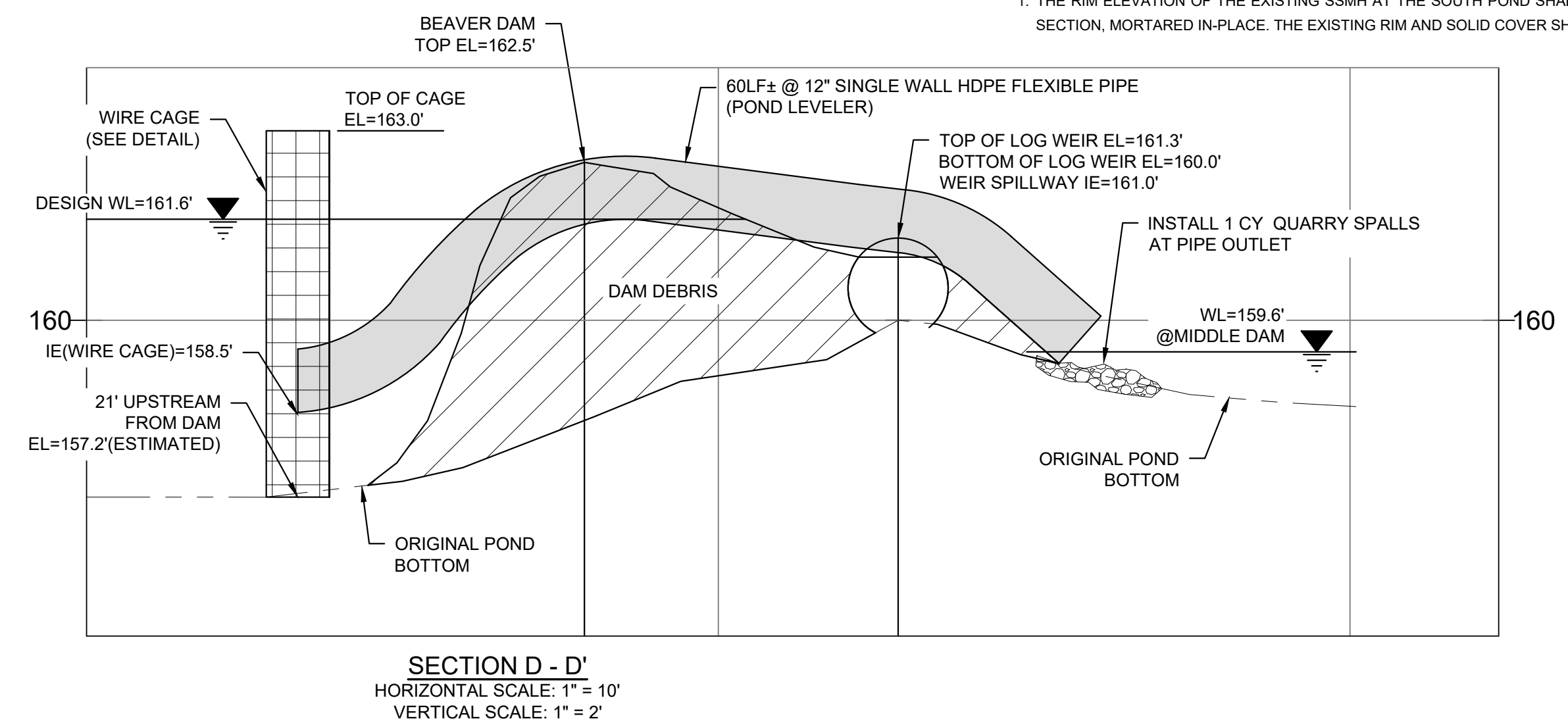
1. A TOTAL OF FOUR POND LEVELERS SHALL BE INSTALLED FOR THE PROJECT, INCLUDING TWO LEVELERS EACH AT THE SOUTH POND AND NORTH POND, RESPECTIVELY.
2. THE POND LEVELER INSTALLATIONS SHALL INCLUDE A WIRE CAGE CONSTRUCTED OF 6' X 8' CATTLE FENCING SECTIONS. THE WIRE CAGES SHALL BE INSTALLED UPSTREAM OF THE EXISTING BEAVER DAMS, AT A DEPTH THAT PROVIDES 10 INCHES OF VERTICAL CLEARANCE BETWEEN THE BOTTOM OF THE POND AND THE INVERT OF 12-INCH PIPING. THE CAGES SHALL BE 5-FOOT MINIMUM DIAMETER AND 4-FOOT MINIMUM HEIGHT, AS SHOWN IN SECTIONS A-A' THROUGH D-D'. THE 12-INCH PIPING SHALL BE SECURED IN THE CAGE BY PLACING A T-POST THROUGH THE CAGE AND OVER THE PIPE. ALTERNATIVELY, THE PIPING MAY BE SECURED USING CINDER BLOCK SADDLES.
3. THE 12-INCH PIPING SHALL BE SINGLE-WALL, CORRUGATED HDPE MEETING ASTM F667 (ADS OR EQUAL). JOINTS SHALL BE MADE WITH SPLIT COUPLINGS. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 AND THE MANUFACTURER'S RECOMMENDATIONS. THE 12-INCH PIPING SHALL BE STAKED WITH T-POSTS AT 6 FEET O.C. TO PREVENT FLOTATION.
4. THE EXISTING DAM MATERIALS SHALL BE REMOVED, AS NEEDED, TO INSTALL THE 12-INCH PIPING TO THE DEPTHS CALLED OUT IN SECTIONS A-A' THROUGH D-D'. NATIVE SOIL MATERIALS MAY BE USED TO BURY THE PIPE FOLLOWING INSTALLATION.
5. QUARRY SPALL DISPERSION PADS (MINIMUM 1 CUBIC YARD) SHALL BE INSTALLED AT THE PIPE OUTLETS FOR THE SOUTH AND NORTH POND LEVELERS. QUARRY SPALLS SHALL MEET THE GRADATION REQUIREMENTS OF WDOT 9-13.6.

**SEWER MANHOLE RIM ADJUSTMENT**

1. THE RIM ELEVATION OF THE EXISTING SSMH AT THE SOUTH POND SHALL BE RAISED 6 INCHES USING A PRE-CAST CONCRETE RISER SECTION, MORTARED IN-PLACE. THE EXISTING RIM AND SOLID COVER SHALL BE RE-INSTALLED.

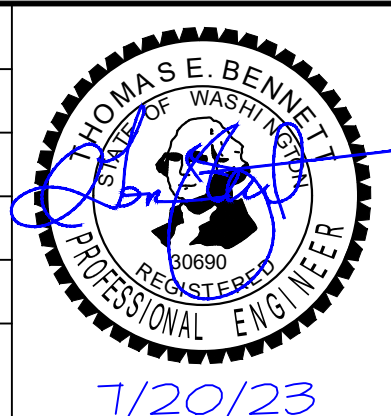


**SECTION C - C'**  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 2'



**SECTION D - D'**  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 2'

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ENGINEERING, LLC

**CIVIL ENVIRONMENTAL**  
2324 JAMES STREET  
BELLINGHAM, WA 98225  
Ph: (360) 671-2600  
Cell: (360) 739-9844

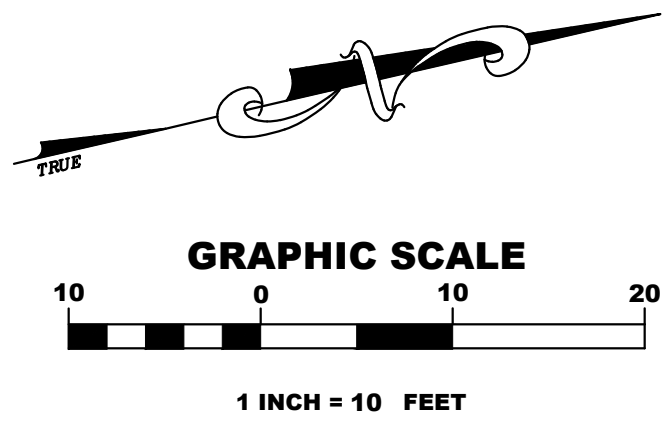
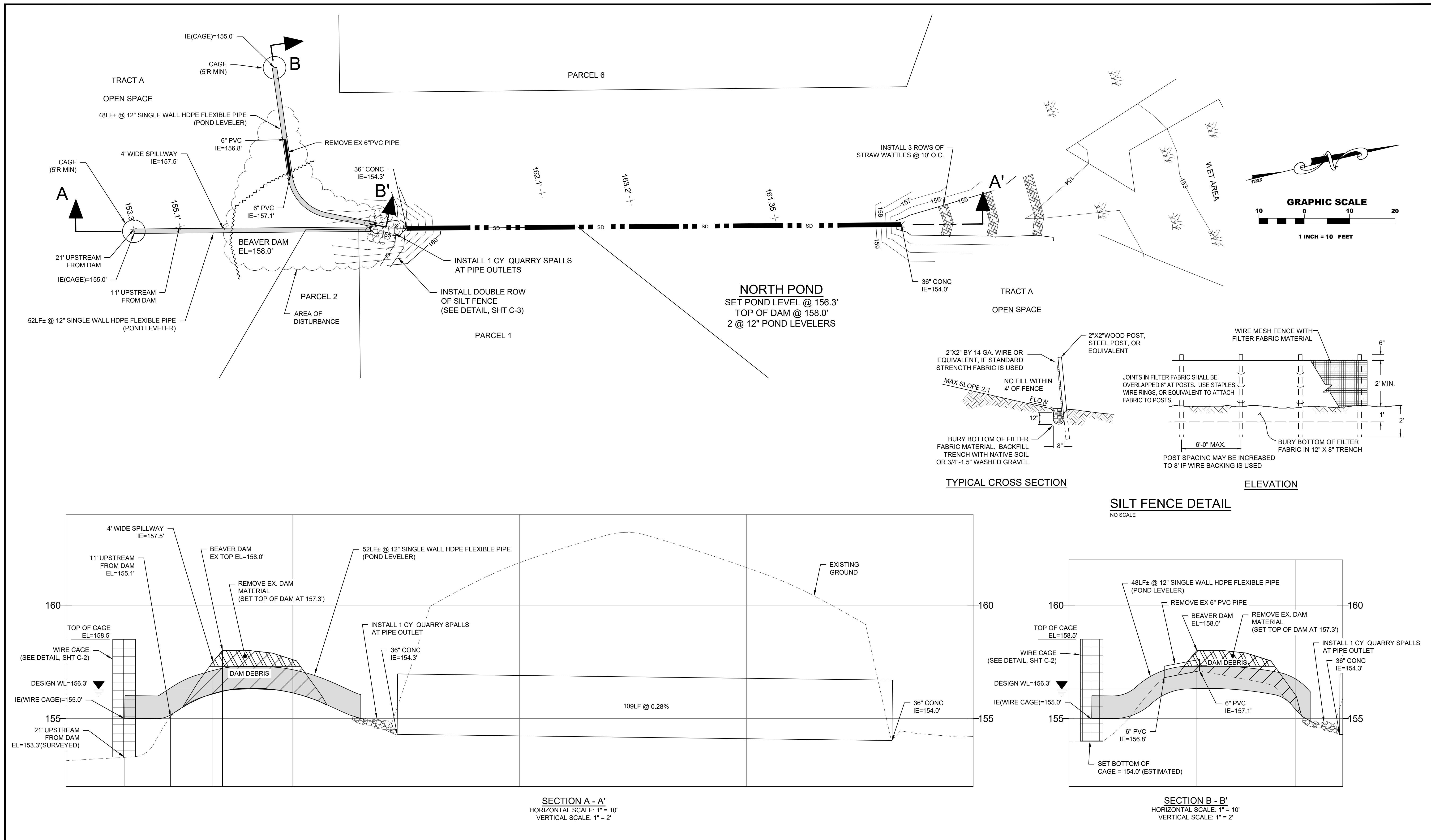
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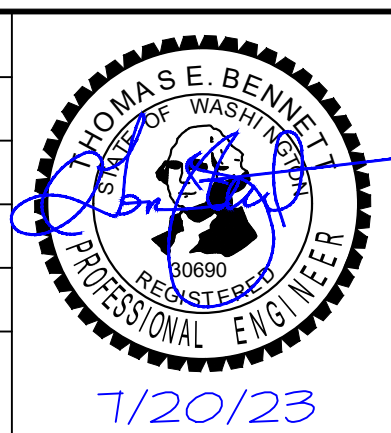
**SOUTH POND**  
WATER LEVEL CONTROL PLAN  
CORDATA BUSINESS PARK

DATE: JULY 2023  
SCALE: H: 1" = 10' V: 1" = 2'

DRAWING: **C-2**  
SHEET: **2 OF 3**



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**CIVIL ENVIRONMENTAL**

2324 JAMES STREET  
 BELLINGHAM, WA 98225  
 Ph: (360) 671-2600  
 Cell: (360) 739-9844

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 DESIGNED BY: TEB  
 DRAWN BY: JSM  
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**CORDATA BUSINESS PARK ASSOC**  
 228 E CHAMPION ST STE 102  
 BELLINGHAM, WA 98225

**NORTH POND**  
 WATER CONTROL PLAN  
 CORDATA BUSINESS PARK

DATE: JULY 2023  
 SCALE: H: 1" = 10' V: 1" = 2'

DRAWING: **C-3**

SHEET: **3 OF 3**