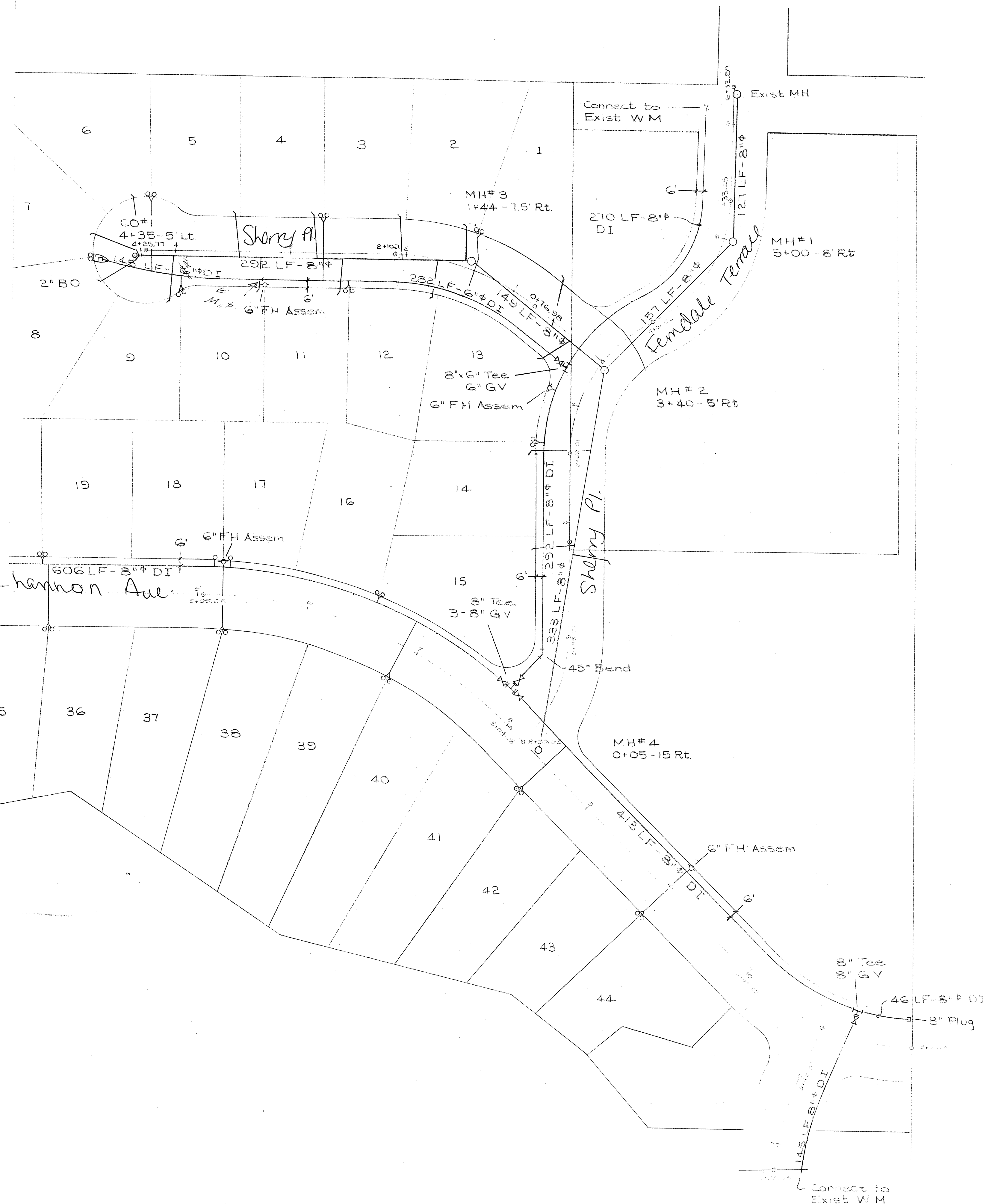


MANOR VIEW ESTATES
DIVISION II
Preliminary Square Footage of Lots

Lot #	Square Footage	Acreage
16	10,217.07	0.2346
17	9,763.09	0.2228
18	9,435.07	0.2166
19	9,279.66	0.213
20	9,279.66	0.213
21	10,227.32	0.235
22	9,078.14	0.208
23	8,530.91	0.196
24	11,447.38	0.263
25	10,025.00	0.23
26	11,317.12	0.26
27	10,807.73	0.248
28	9,617.77	0.221
29	9,748.50	0.224
30	10,306.31	0.237
31	15,318.64	0.352
32	13,396.32	0.307
33	12,211.57	0.28
34	11,831.86	0.272
35	10,491.04	0.241
36	10,196.70	0.234
37	11,919.99	0.274
38	14,167.61	0.325
39	15,417.96	0.354
*40	14,969.60	0.344
*41	13,259.60	0.304
*42	11,421.49	0.262
*43	9,444.03	0.217
*44	10,793.31	0.248

All Lot areas are subject to change prior to final Plat approval and filing.

*Lots 40-44 will change when final road revisions are determined.



General Notes

1. All work and materials shall be in accordance with the APWA Standard Specifications, 1975 Edition, and shall be subject to the approval of the City Engineer.
2. The Office of the City Engineer shall be contacted 24 hours prior to any construction.

Sanitary Sewer and Storm Drains

1. Pipe shall conform with FPM-ASTM D 3034-74A standards. Tees shall be installed at all side sewer locations.
2. Trench excavation and backfill shall be Class A in accordance to Section 61-2.01 of the Standard Specifications. Pipe bedding shall be in accordance with Section 61-3.03 D1.
3. Trench backfill shall be bank run gravel unless otherwise approved by the City Engineer. Trench compaction shall be 90 percent of maximum (at optimum moisture content) as determined by Modified Proctor Test. Top two feet shall be compacted to 95% of maximum.
4. Manholes shall be Type I-48 with offset cones. Manhole ring and cover shall be in accordance with Standard Plan No. 42.
5. Manhole catch basins shall be Type II-C with frame and grate in accordance with Standard Plan No. 49.
6. Catch basins shall be Type I-C, and curb inlets shall be Type IV-C. Frame and grate shall be in accordance with Standard Plan No. 49.
7. Eight inch clean-outs shall be in accordance with Standard Plan No. 45.
8. Four inch or 6 inch common sewers shall be stubbed to property line at no less than 2% grade.
9. Contractor shall note station of tee at main line and station of side sewer at property line. Engineer shall note stationing on "as built" plan.

Water Main and Appurtenances

1. Water main shall be Ductile Iron Pipe, USA Standard A21.50 Thickness, Class 2. Test pressure shall be 150 psi and testing shall be done in the presence of the City Engineer.
2. Fire hydrant assembly shall be Iowa (6\"/>

Manorview Estates

NORTH

03

MANOR VIEW ESTATES

DATE: JUNE 2, 1975

JOB NO. 00278

FE. NO. 107-A, 117

HARRISON SURVEYORS
100 CENTRAL AVENUE
BELLINGHAM, WASHINGTON

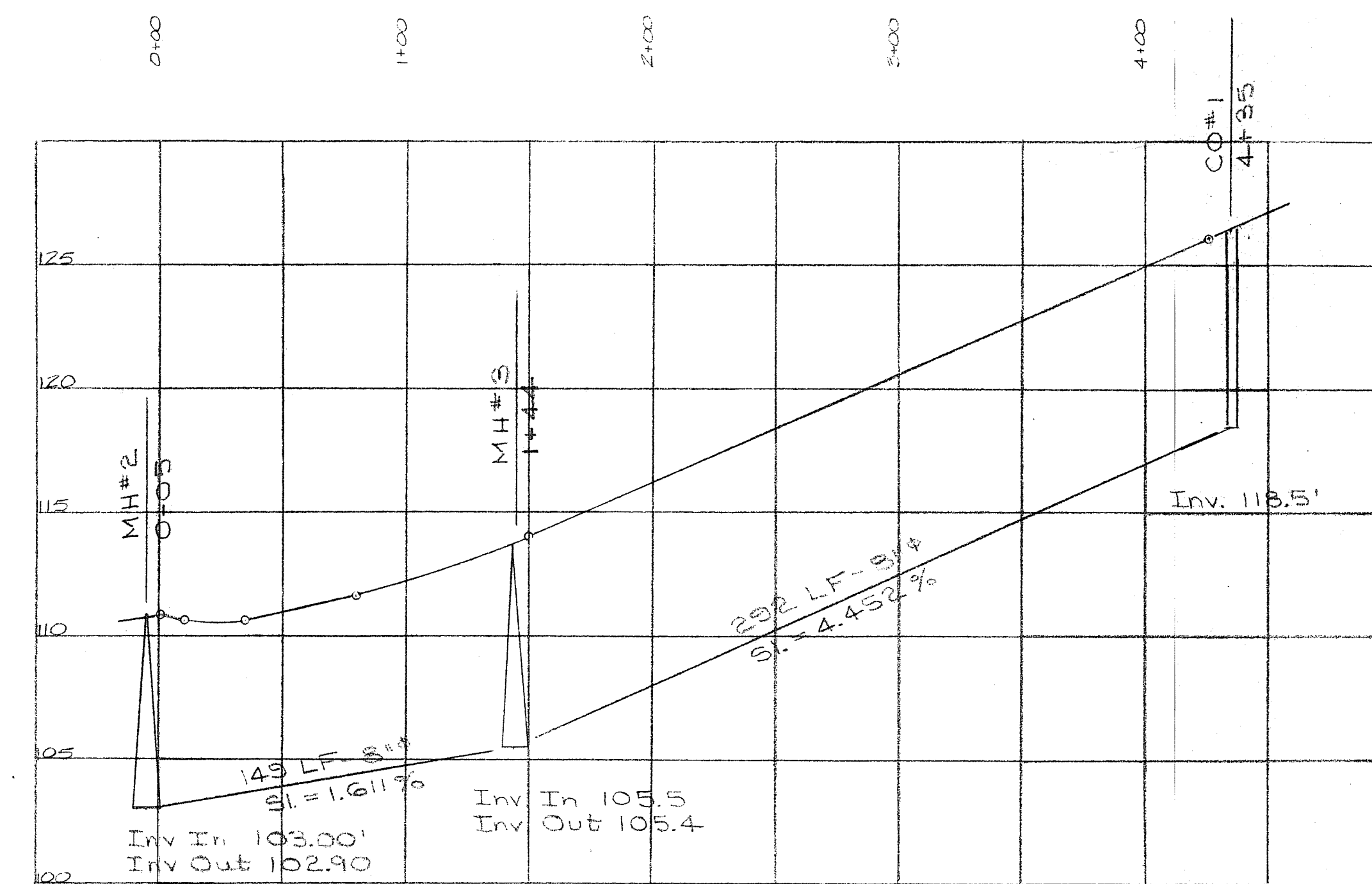
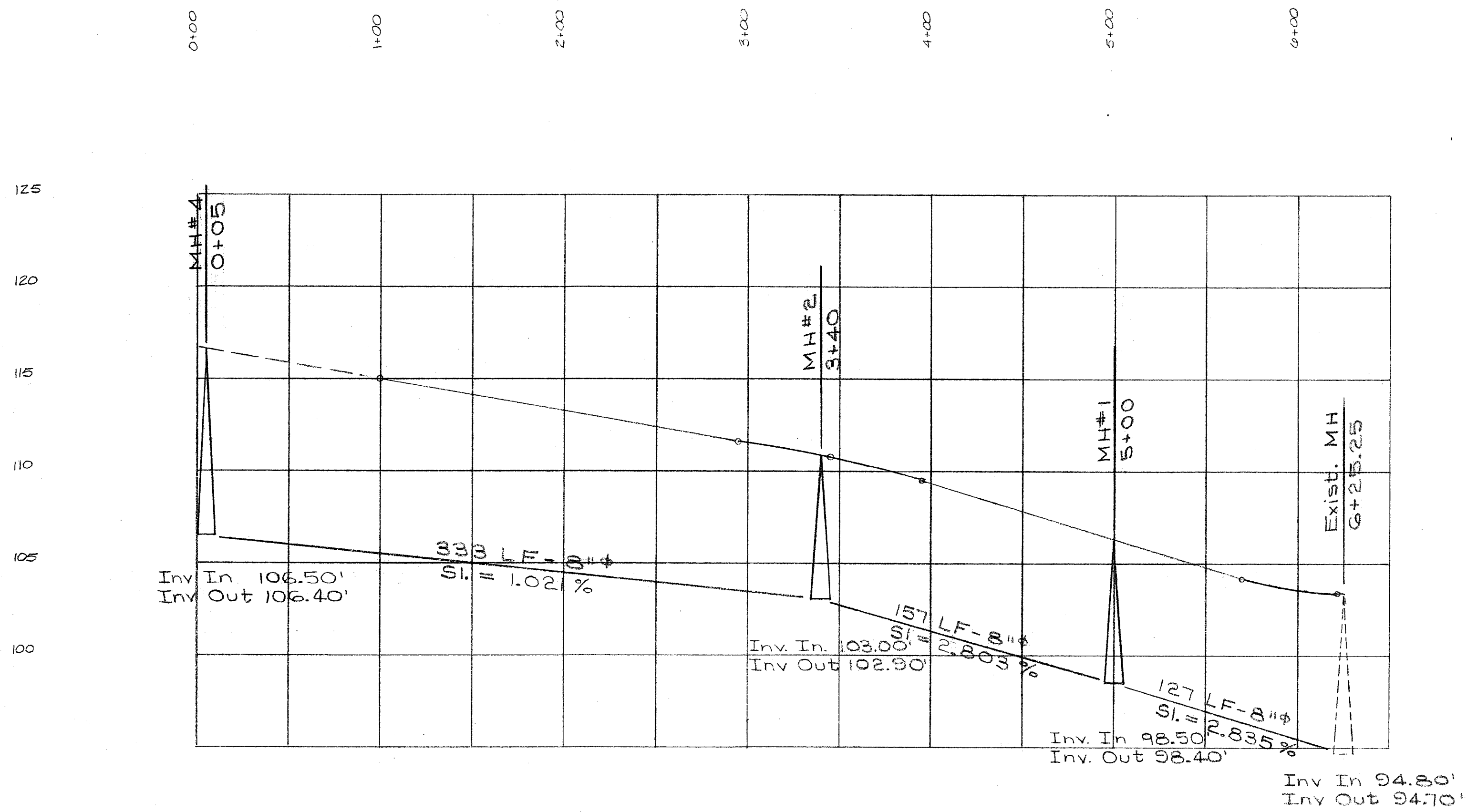
SCALE: 1\"/>

DWN BY: M. GREEN

SHEET 3 OF 4

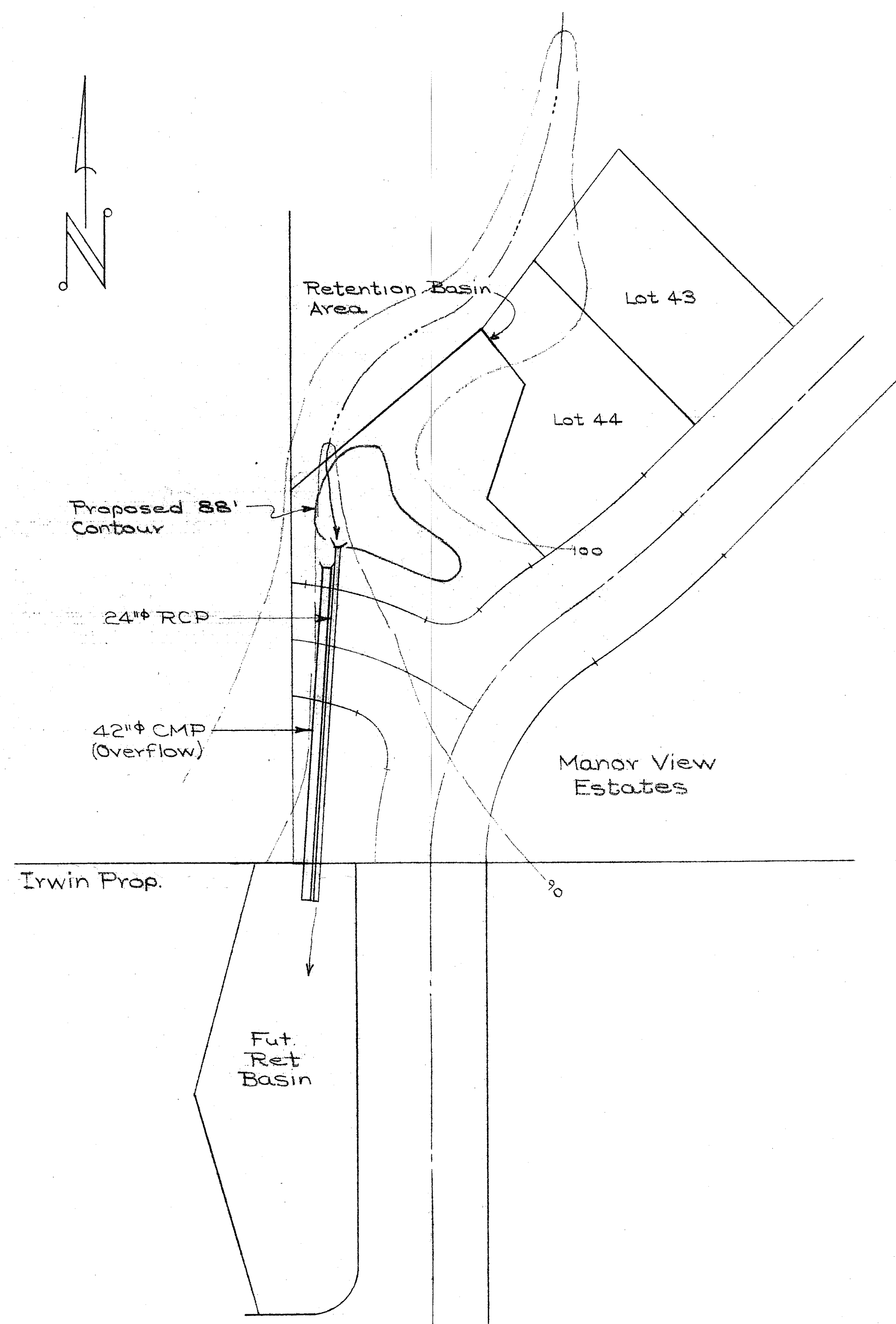
SEWER & WATER PLAN

03-
MANORVIEW ESTATES
5/21/75 CL

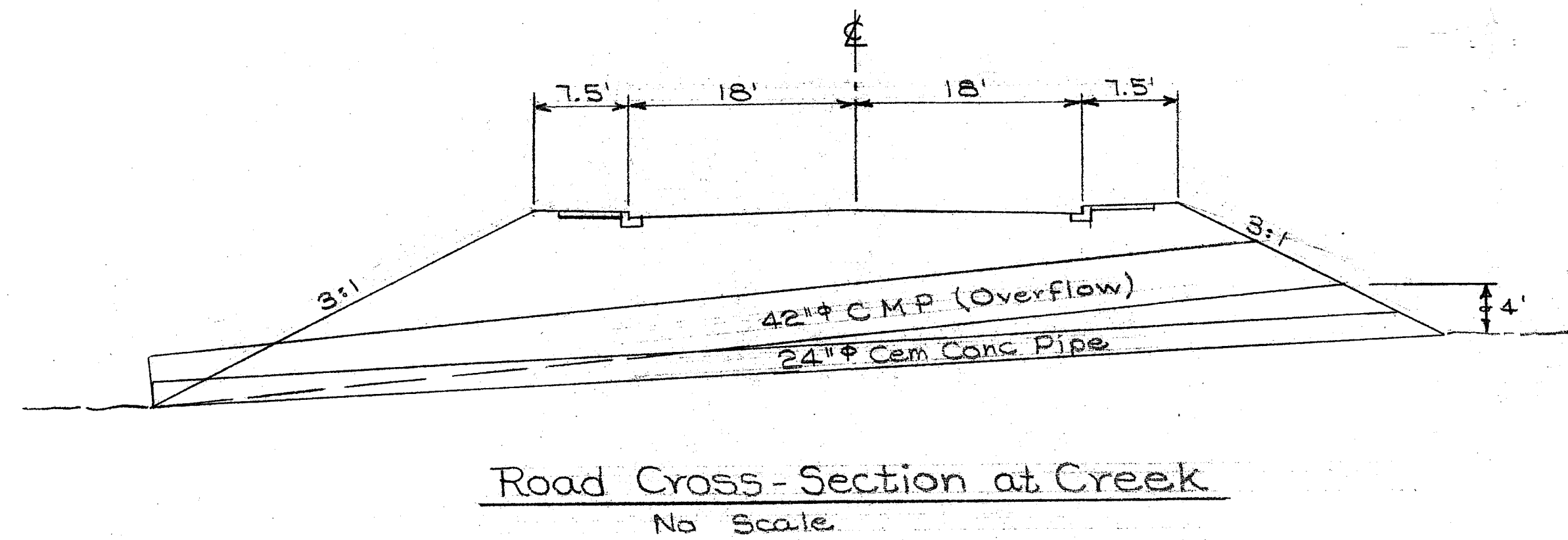


MANOK VIEW ESTATES	
DATE: JUNE 2, 1978	SCALE: NOTED
JOB NO. 00278	DWN BY: M. GREEN
FE NO. 107A, 117	SHEET 4 OF 4
HARRISON SURVEYORS 100 CENTRAL AVENUE BELLINGHAM, WASHINGTON	
SEWER PROFILE	

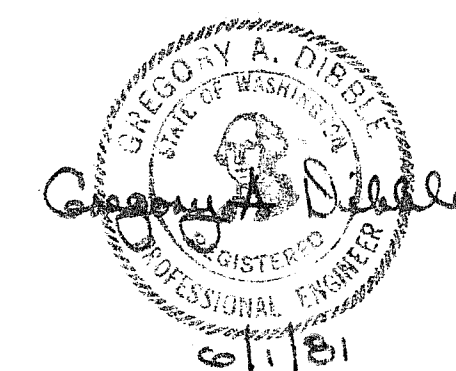
6044A.002 5/21/12 CL



Site Plan
1" = 50'



Preliminary Design



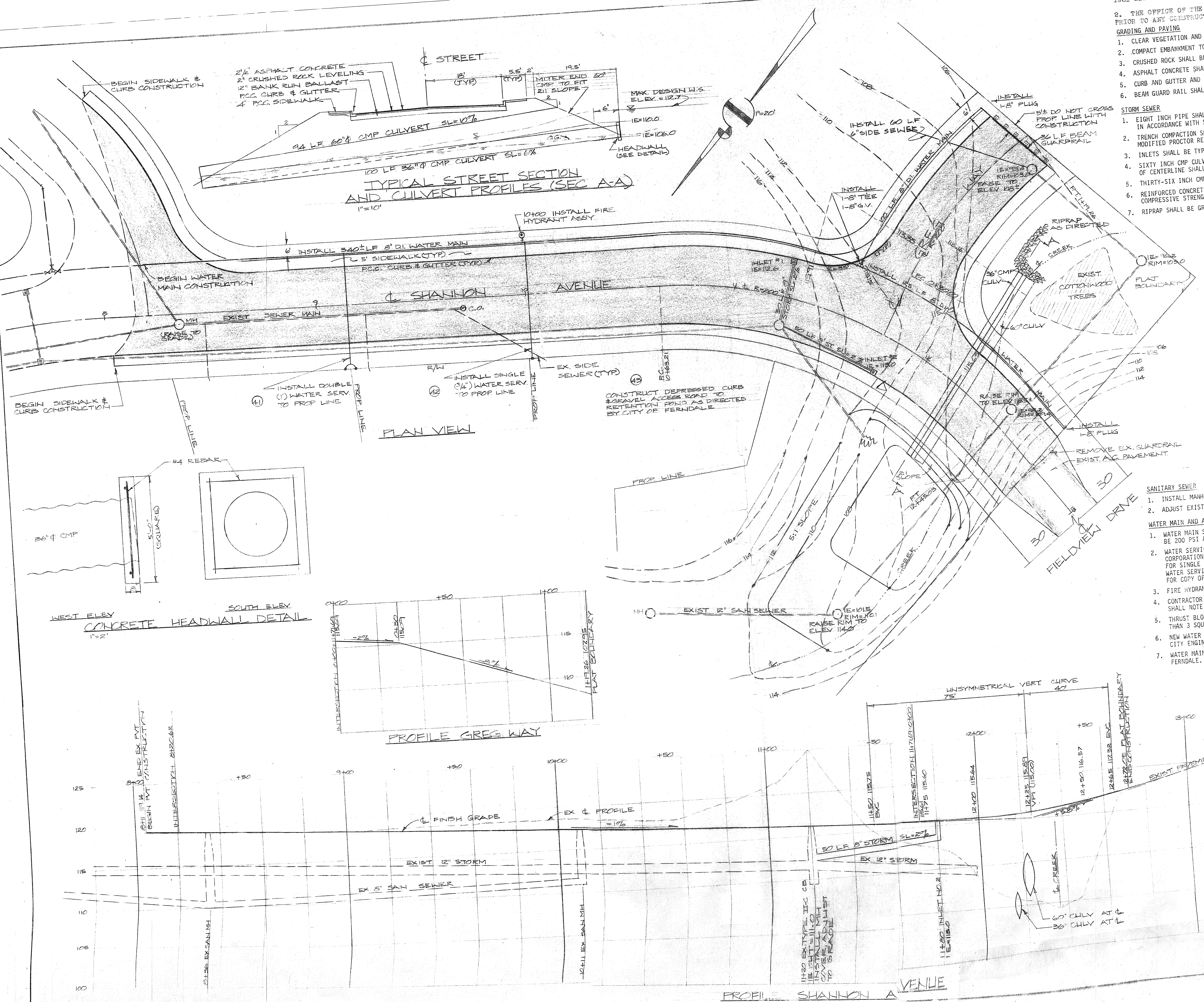
Manor View Estates			
SCALE: As Noted	APPROVED BY:		DRAWN BY G D
DATE: 6/1/81			REVISED
Drainage Retention Basin			
Harrison Surveyors 734-1144 100 Central Ave., Bellingham			DRAWING NUMBER 00078

00449.003 S12112 CL

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE 1981 EDITION, AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF FERNDALE.
 2. THE OFFICE OF THE PUBLIC WORKS MANAGER SHALL BE CONTACTED 24 HOURS PRIOR TO ANY CONSTRUCTION.
- GRADING AND PAVING**
1. CLEAR VEGETATION AND TOPSOIL FROM ALL CONSTRUCTION AREAS.
 2. COMPACT EMBANKMENT TO 90% MODIFIED PROCTOR DENSITY, AND TOP 2 FEET TO 95% DENSITY.
 3. CRUSHED ROCK SHALL BE 5/8 INCH MINUS.
 4. ASPHALT CONCRETE SHALL BE CLASS B.
 5. CURB AND GUTTER AND SIDEWALK SHALL COMPLY WITH CITY OF FERNDALE REQUIREMENTS.
 6. BEAM GUARD RAIL SHALL BE APWA TYPE 1.

- STORM SEWER**
1. EIGHT INCH PIPE SHALL CONFORM WITH PSM-ASTM D 3034-74A STANDARDS. PIPE BEDDING SHALL BE IN ACCORDANCE WITH SECTION 61-5 OF THE STANDARD SPECIFICATIONS.
 2. TRENCH COMPACTION SHALL BE 90% OF MAXIMUM (AT OPTIMUM MOISTURE CONTENT) AS DETERMINED BY MODIFIED PROCTOR TEST. TOP TWO FEET SHALL BE COMPACTED TO 95% MAXIMUM UNDER ROAD SECTION.
 3. INLETS SHALL BE TYPE IV-C.
 4. SIXTY INCH CMP CULVERT SHALL BE ASPHALT COATED (TREATMENT 1). THE PIPE LENGTHS UPSTREAM OF CENTERLINE SHALL BE 12 GAUGE, AND THE REMAINDER 14 GAUGE.
 5. THIRTY-SIX INCH CMP CULVERT SHALL BE 14 GAUGE, WITH ASPHALT PAVED INVERT (TREATMENT 2).
 6. REINFORCED CONCRETE HEADWALL SHALL BE CONSTRUCTED WITH 5 SACK CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. REBAR SHALL BE GRADE 40 MINIMUM.
 7. RIPRAP SHALL BE GRADED 50# TO 200# PIECES.

- SANITARY SEWER**
1. INSTALL MANHOLE COVERS, AS REQUIRED, ON EXISTING MANHOLES.
 2. ADJUST EXISTING MANHOLES TO GRADE IN CONFORMANCE WITH APWA STANDARD PLANS 34 AND 37.
- WATER MAIN AND APPURTENANCES**
1. WATER MAIN SHALL BE DUCTILE IRON PIPE, STANDARD THICKNESS CLASS 50. TEST PRESSURE SHALL BE 200 PSI AND TESTING SHALL BE DONE IN THE PRESENCE OF THE CITY ENGINEER.
 2. WATER SERVICES SHALL INCLUDE SADDLE (DOUBLE STRAP BRONZE OR SINGLE STRAP STAINLESS STEEL), CORPORATION STOP, TYPE K COPPER SERVICE PIPE (1 INCH FOR DOUBLE SERVICES, AND 3/4 INCH FOR SINGLE WATER SERVICES), CURB STOP, METER SETTER, WATER METER AND CONCRETE METER BOX. WATER SERVICES SHALL MEET THE DESIGN STANDARDS OF THE CITY OF FERNDALE (CONTACT CITY HALL FOR COPY OF DESIGN STANDARDS).
 3. FIRE HYDRANT ASSEMBLY SHALL COMPLY WITH APPROVED CITY STANDARDS OF THE CITY OF FERNDALE.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTING THE STATION OF EACH CORPORATION STOP. ENGINEER SHALL NOTE STATION ON "AS-BUILT" PLAN FROM PLAN FORWARDED FROM CONTRACTOR.
 5. THRUST BLOCKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, BUT SHALL NOT HAVE LESS THAN 3 SQUARE FEET FOR 8" Ø PIPE. BLOCKING SHALL BEAR AGAINST UNDISTURBED EARTH.
 6. NEW WATER MAINS SHALL BE CHLORINATED, FLUSHED AND PRESSURE TESTED IN THE PRESENCE OF THE CITY ENGINEER.
 7. WATER MAINS SHALL BE INSTALLED WITH MINIMUM 36 INCH COVER OR AS REQUIRED BY CITY OF FERNDALE.



James A. Berghouse
Inspector

James A. Berghouse

LA BERGHOUSE ENGINEERING
100 CENTRAL AVE. B'HAM

MAJOR VIEW ESTATES

DATE: OCT 03
SCALE: SHOWN

DRAWN BY: LAB
REVISED:

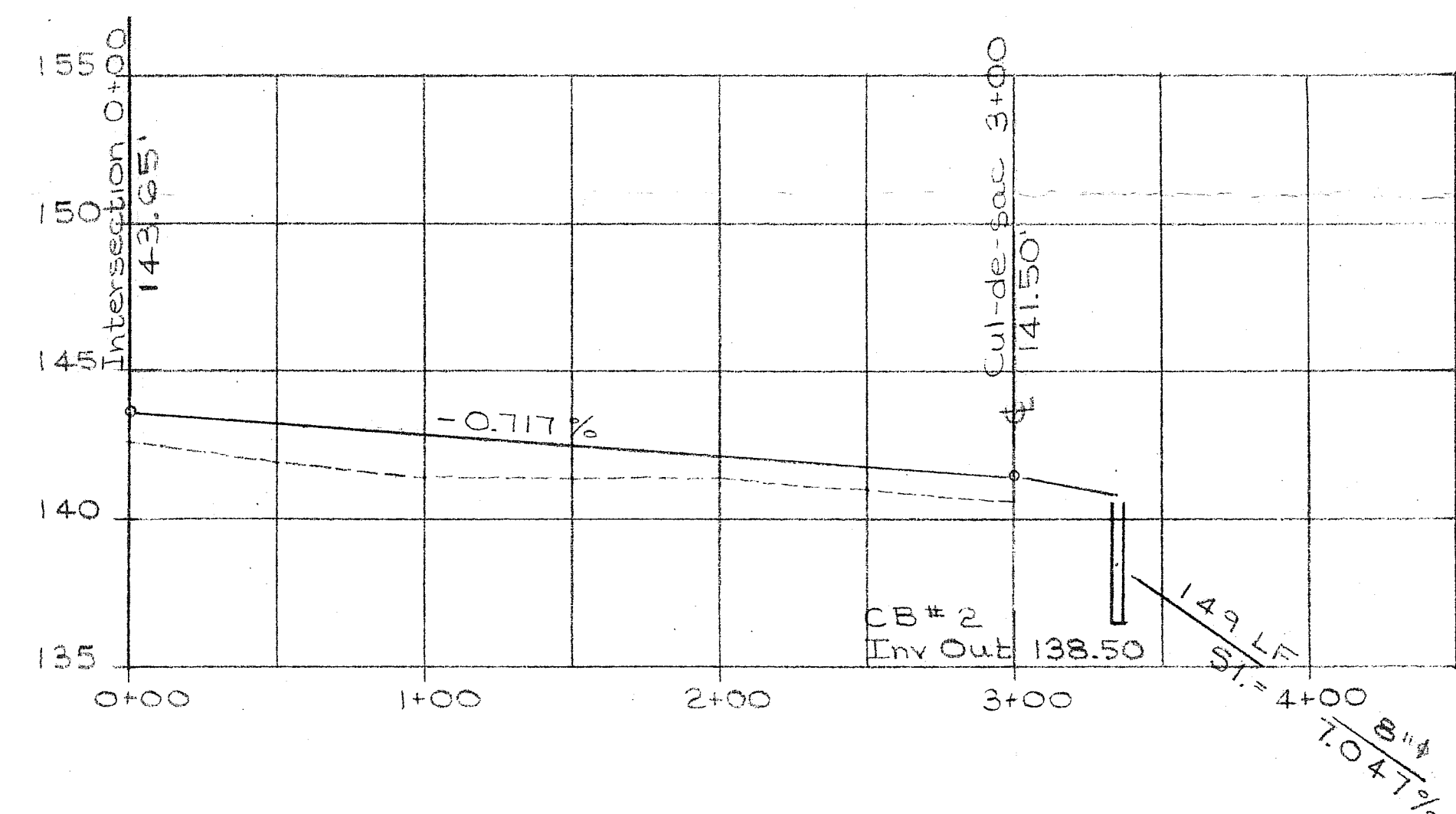
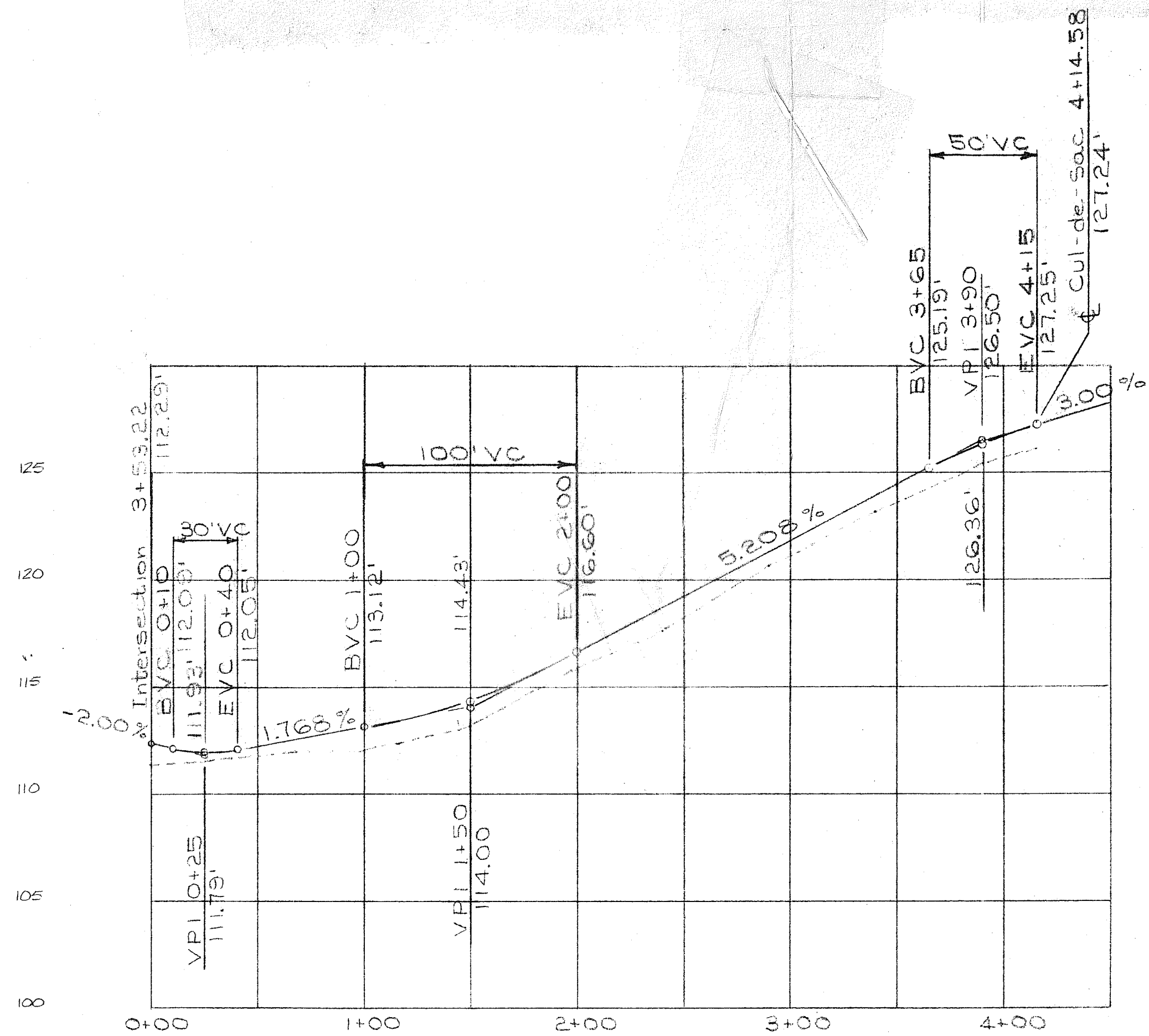
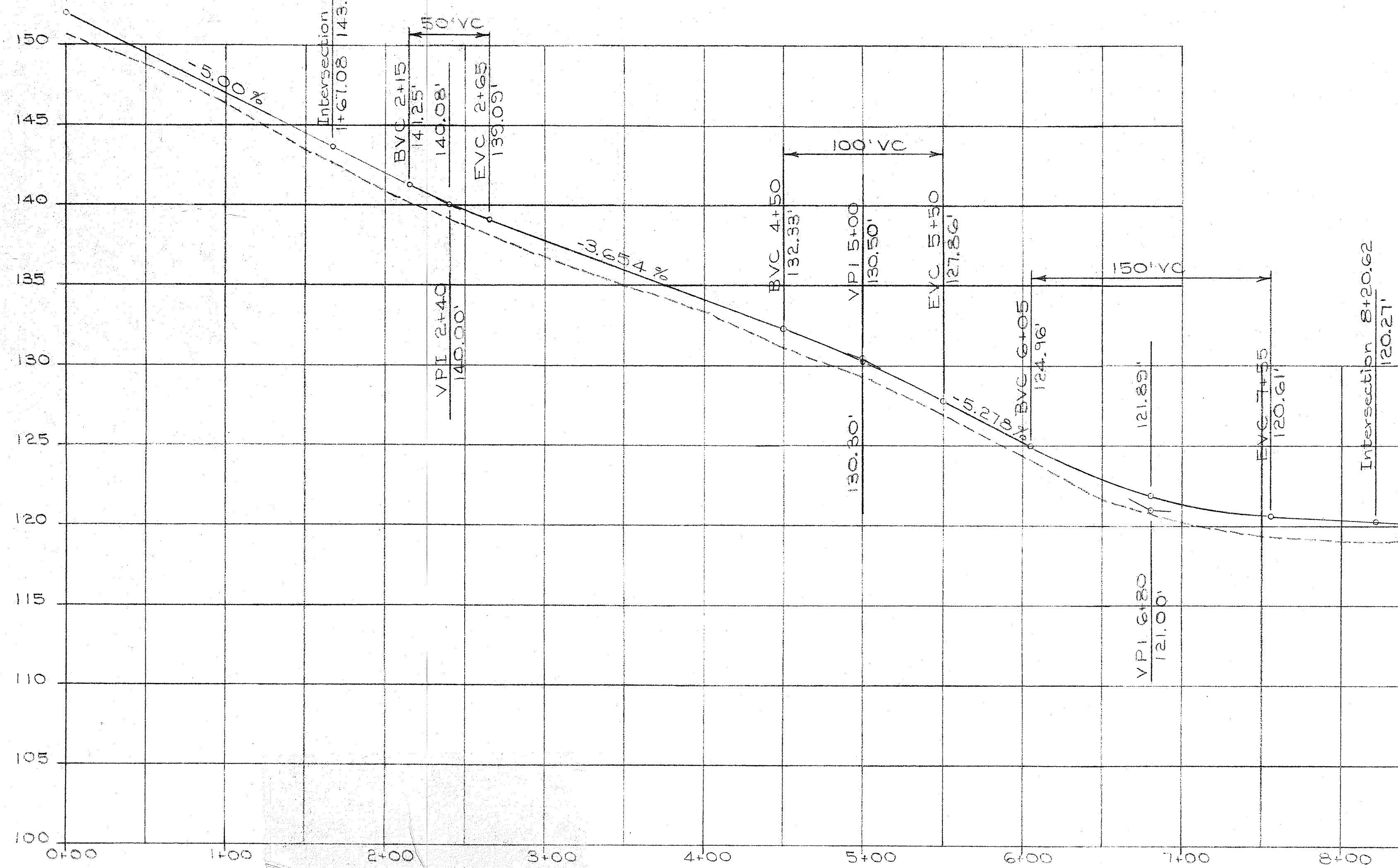
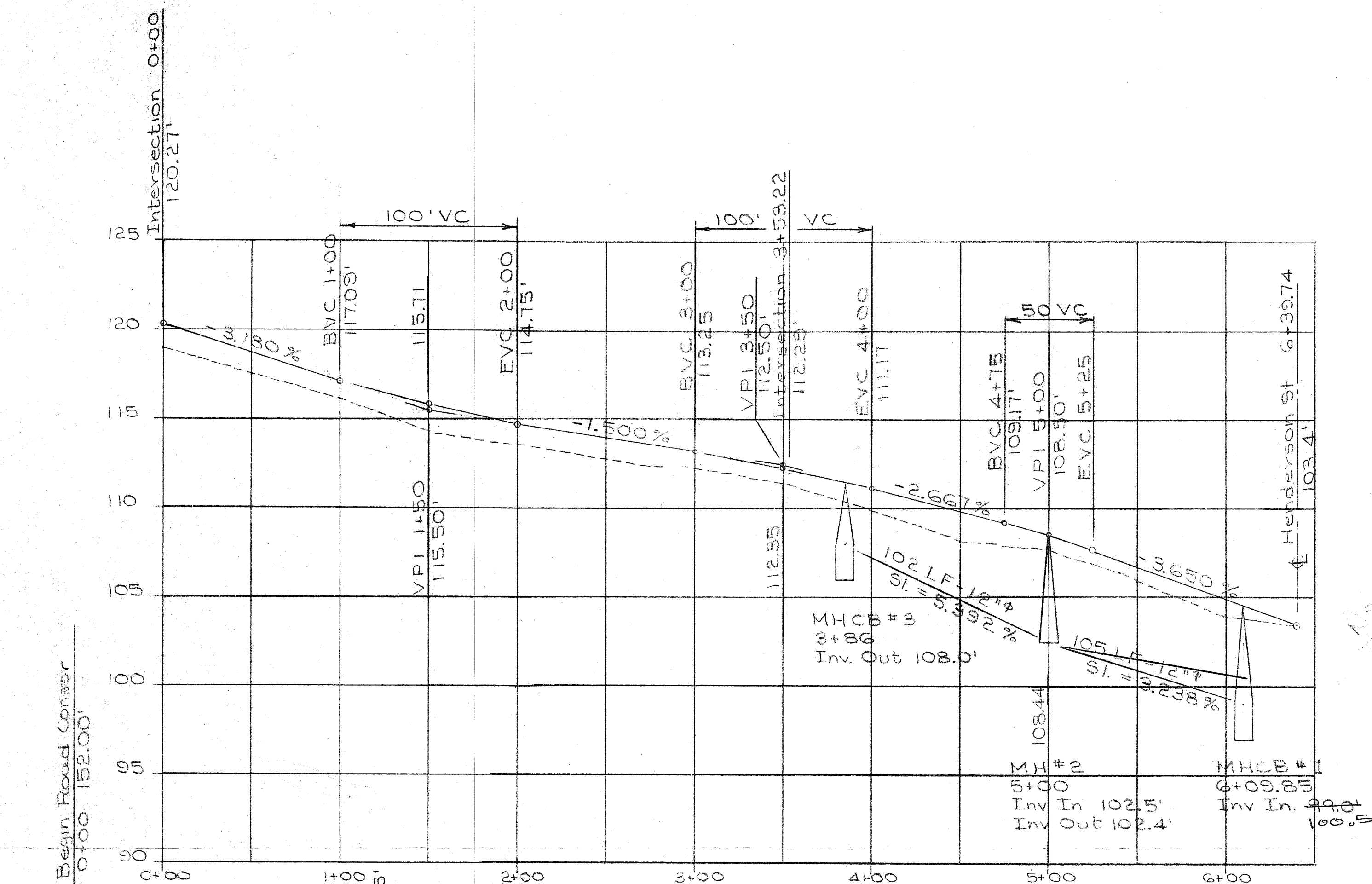
STREET DRAINAGE & WATER CONSTRUCTION

PROJECT NO. 1027

Freiburg & Fenton

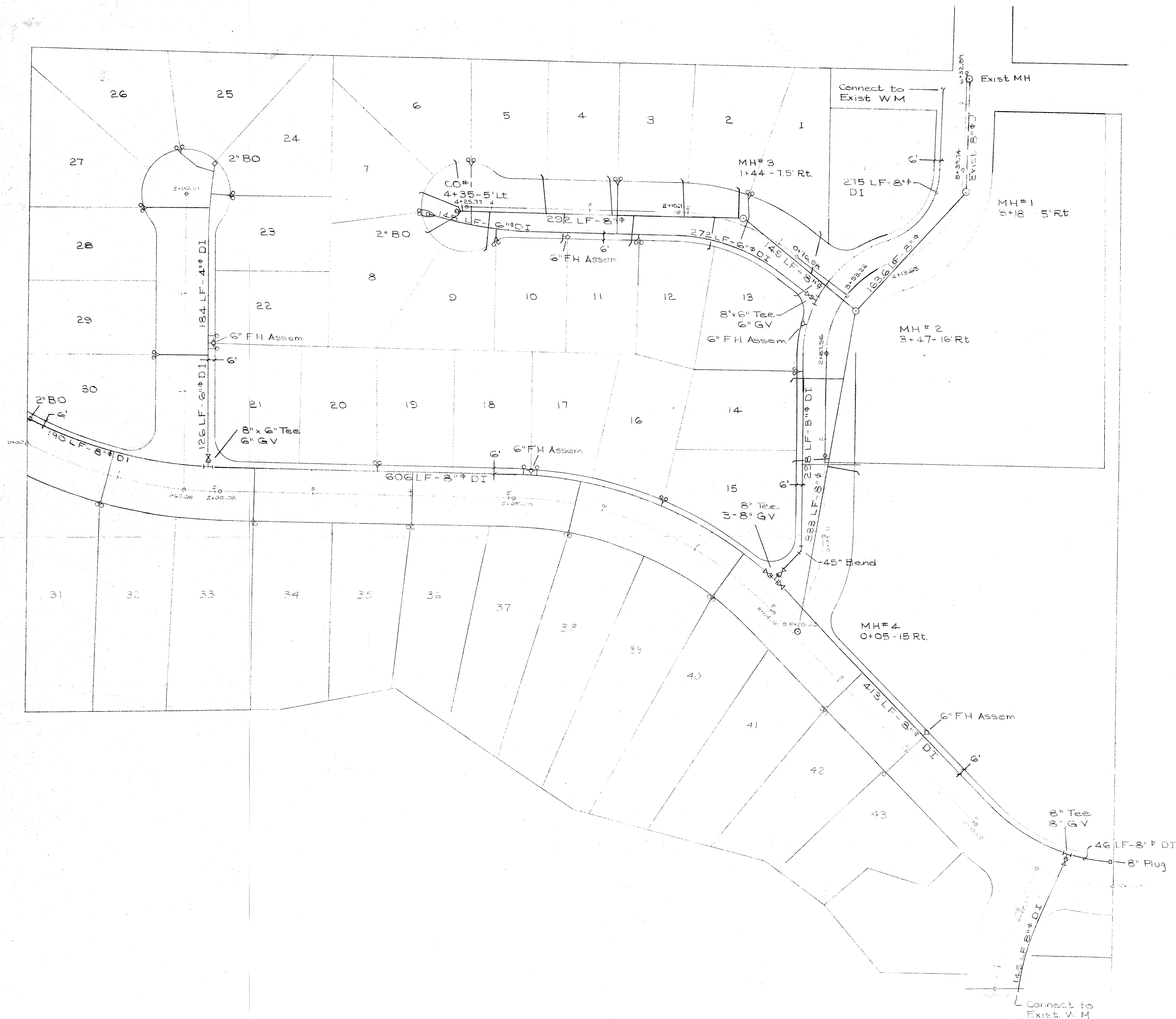


ROAD & DRAINAGE PLAN



SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

NORTH



General Notes

1. All work and materials shall be in accordance with the APWA Standard Specifications, 1975 Edition, and shall be subject to the approval of the City Engineer.
2. The Office of the City Engineer shall be contacted 24 hours prior to any construction.

Sanitary Sewer and Storm Drains

1. Pipe shall conform with PSM-ASTM D 3034-74A standards. Tees shall be installed at all side sewer locations.
2. Trench excavation and backfill shall be Class A in accordance with Section 61-2.01 of the Standard Specifications. Pipe bedding shall be in accordance with Section 61-3.03 DI.
3. Trench backfill shall be bank run gravel unless otherwise approved by the City Engineer. Trench compaction shall be 90 percent of maximum (at optimum moisture content) as determined by Modified Proctor Test. Top two feet shall be compacted to 95% of maximum.
4. Manholes shall be Type I-48 with offset cones. Manhole ring and cover shall be in accordance with Standard Plan No. 42.
5. Manhole catch basins shall be Type II-C with frame and grate in accordance with Standard Plan No. 49.
6. Catch basins shall be Type I-C, and curb inlets shall be Type IV-C. Frame and grate shall be in accordance with Standard Plan No. 49.
7. Eight inch clean-outs shall be in accordance with Standard Plan No. 45.
8. Four inch or 6 inch common sewers shall be stubbed to property line at no less than 2% grade.
9. Contractor shall note station of tee at main line and station of side sewer at property line. Engineer shall note stationing on "as built" plan.

Water Main and Appurtenances

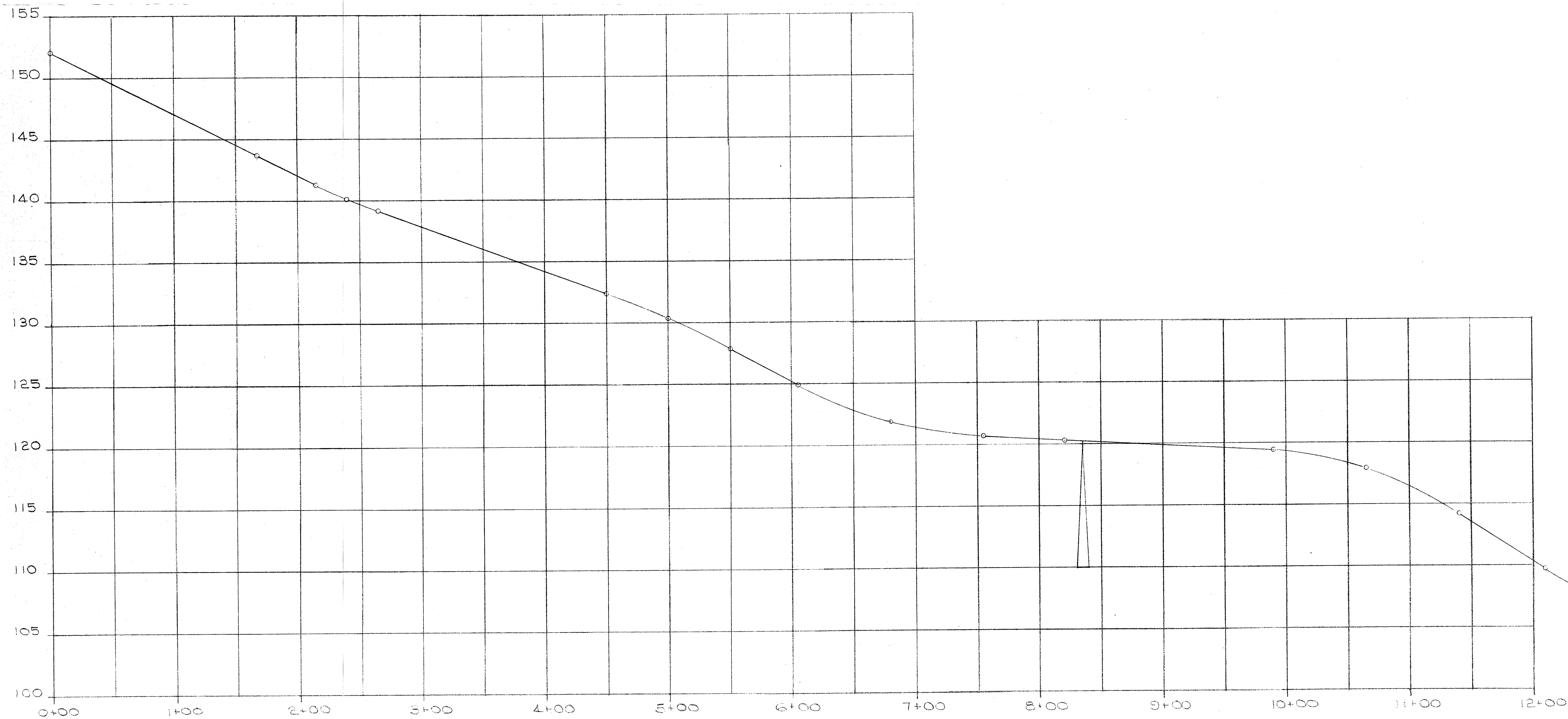
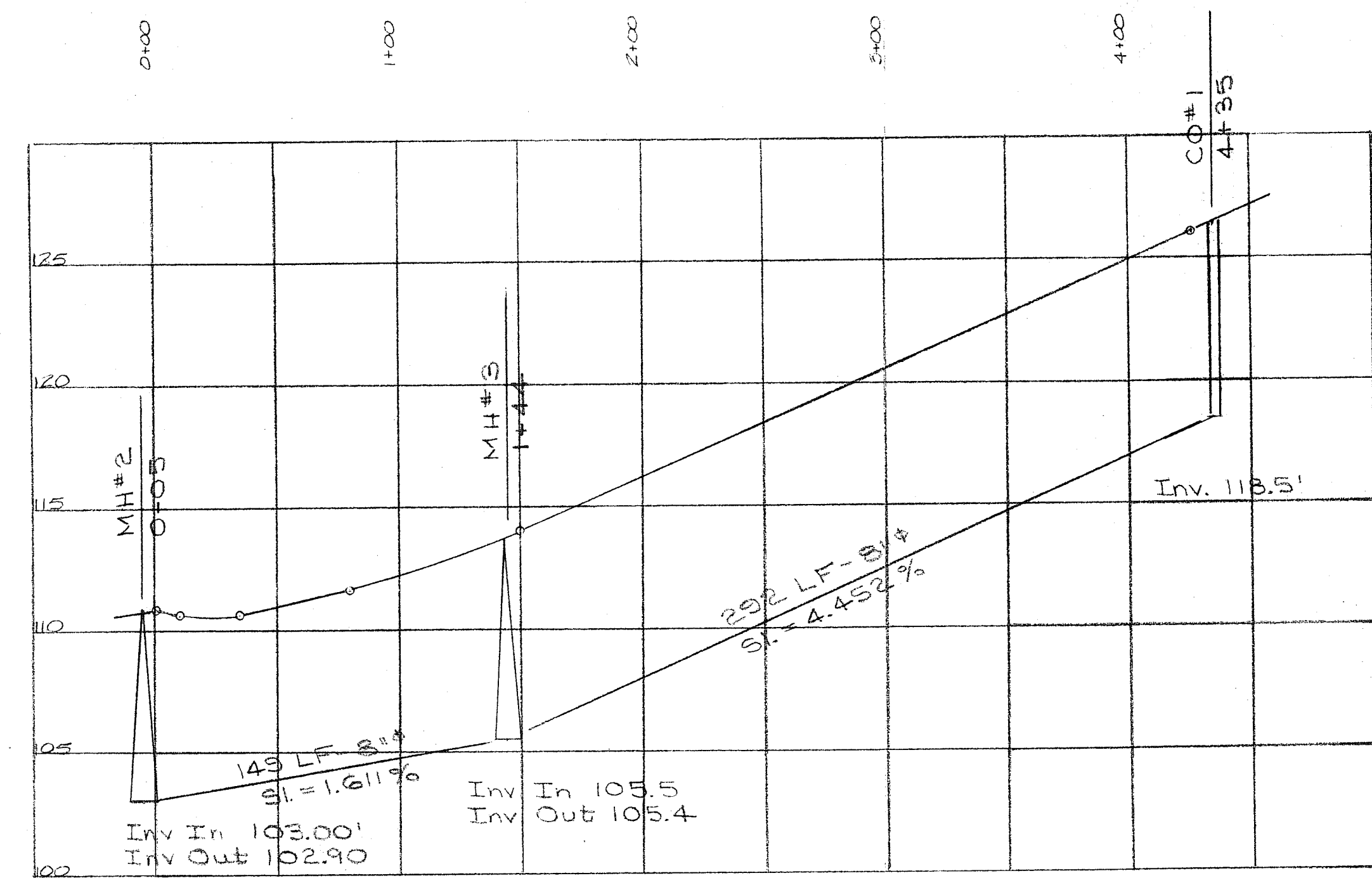
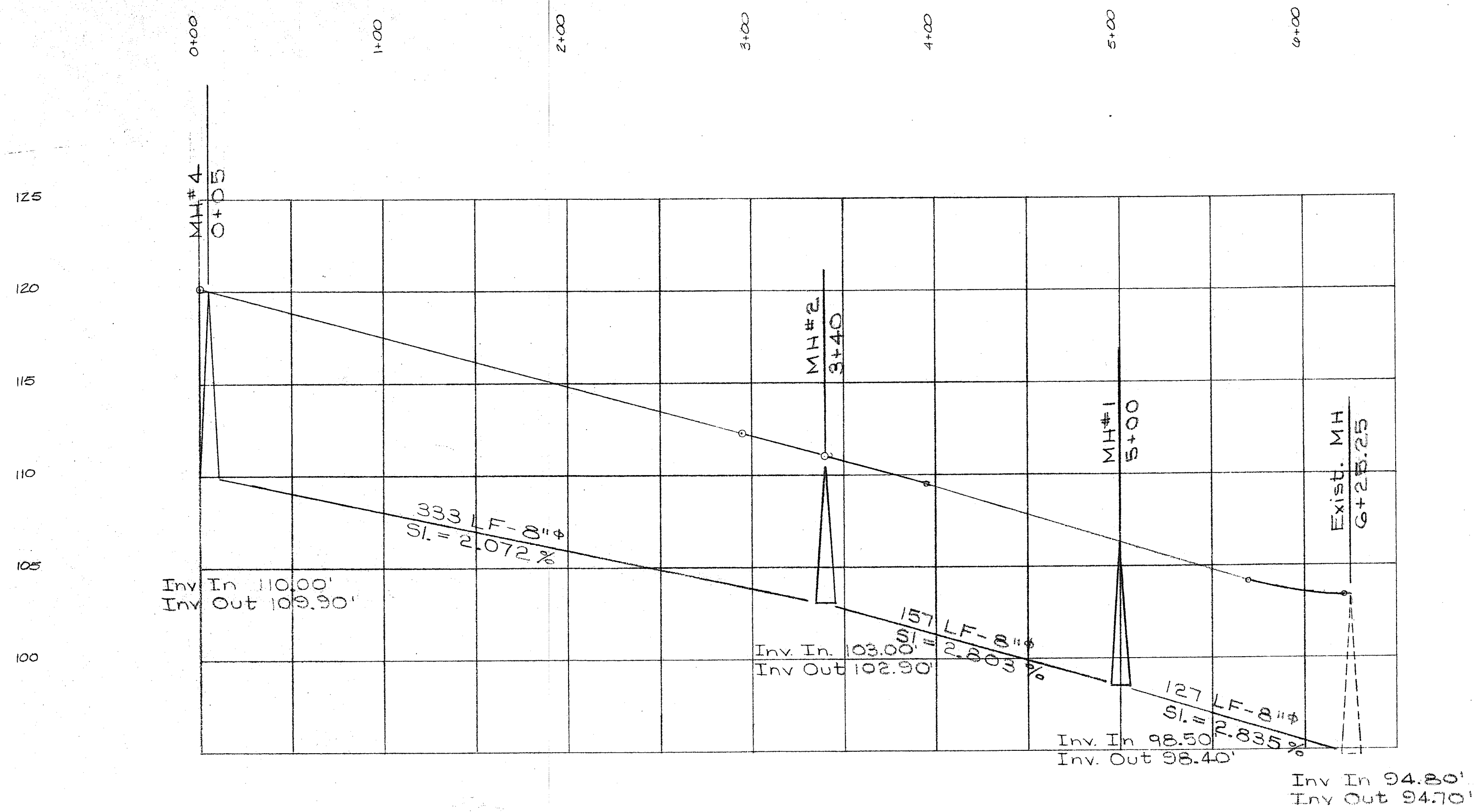
1. Water main shall be Ductile Iron Pipe, USA Standard A21.50 Thickness, Class 2. Test pressure shall be 200 psi and testing shall be done in the presence of the City Engineer.
2. Fire hydrant assembly shall be Iowa (6"Ø-5-1/4 MVO) subject to the approval of the City Engineer.
3. Blow-offs shall be in accordance with Standard Plan No. 74.
4. Water services shall include corporation stop, 1 inch copper (double service line) or 3/4 inch copper (single service line), type K water line, meter setter, water meter, and meter box, all subject to approval by the City Engineer prior to installation.
5. Contractor shall be responsible for noting the station of each corporation stop. Engineer shall note station on "as built" plan.

MANOR VIEW ESTATES

DATE: JUNE 2, 1976	SCALE: 1" = 50'
JOB NO. 00278	DWN BY: M. GREEN
F.B. NO. 107-A, 117	SHEET 3 OF 4
HARRISON SURVEYORS 100 CENTRAL AVENUE BELLINGHAM, WASHINGTON	SEWER & WATER PLAN

00000.008 S121/12 CL

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



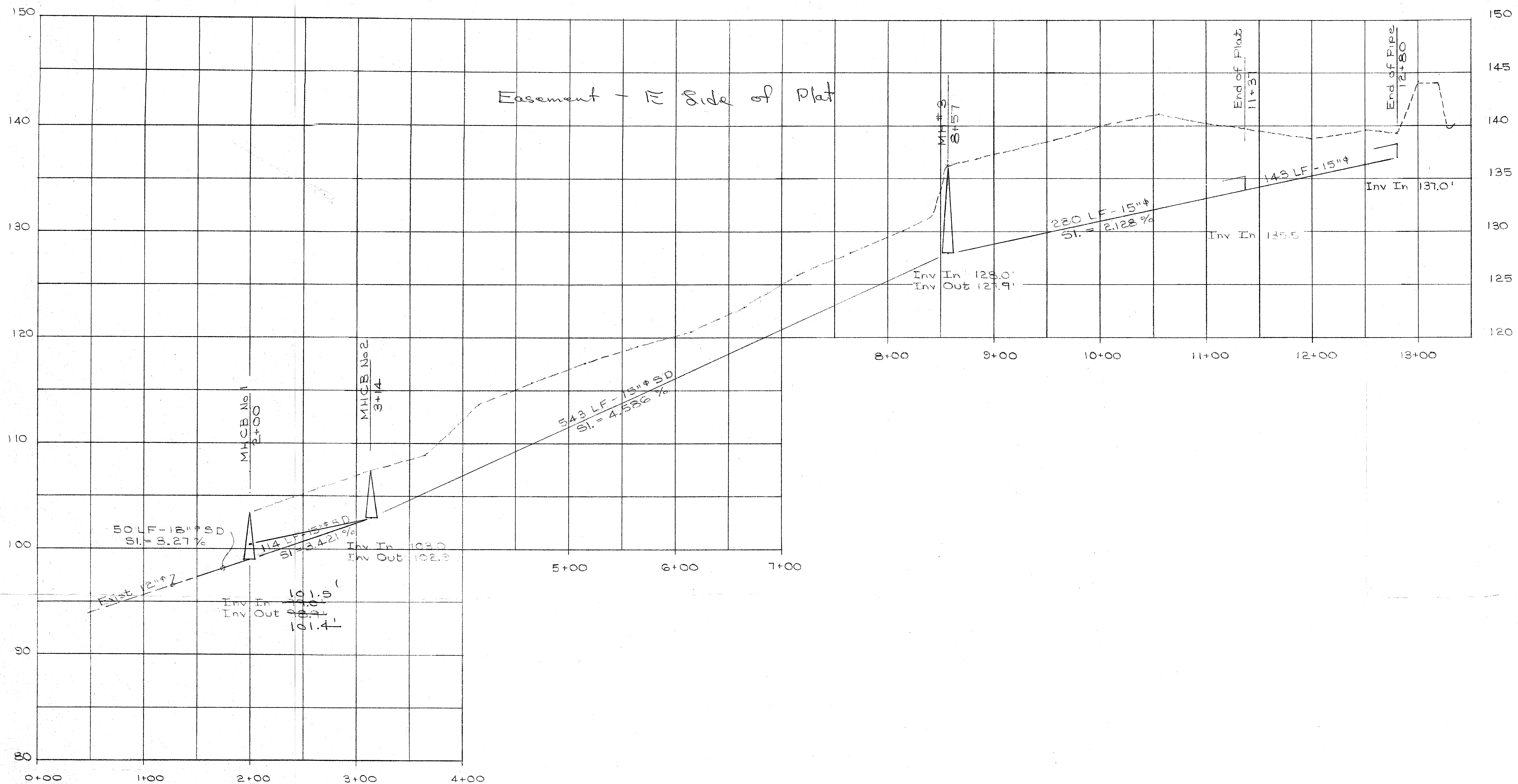
MANORS VIEW ESTATES

DATE: JUNE 2, 1978
 JOB NO. 00278
 FB NO. 107-A, 117
 HARRISON SURVEYORS
 100 CENTRAL AVENUE
 BELLINGHAM, WASHINGTON

SCALE: NOTED
 DWN BY: M. GREEN
 SHEET 4 OF 6

SEWER PROFILE

60449.009 S12412 CL

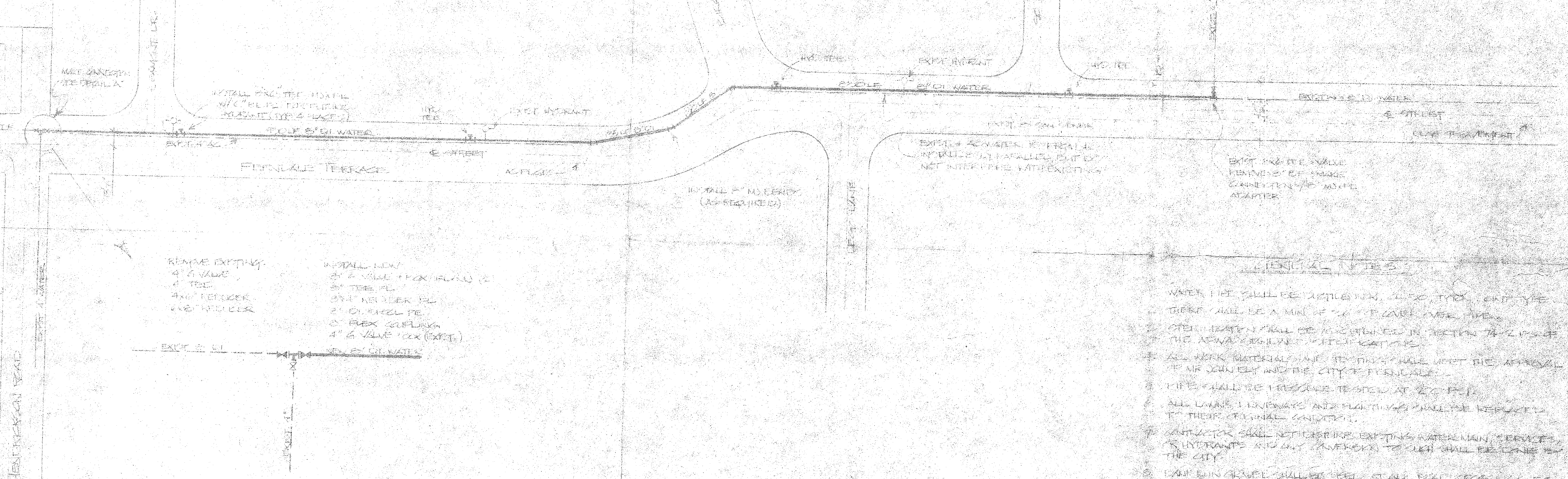


MANOR VIEW ESTATES				
DATE: JULY 1, 1978	SCALE: 1" = 10'	NOTED		
BY: J. L. HARRISON	CHIEF OF STAFF	NOTED		
FOR: H. L. HARRISON	SHEET 5 OF 6	NOTED		
HARRISON SURVEYING	SEWER PROFILE			
100 CENTRAL AVE.	STORM SEWER			
RELYING ON RECORDS				

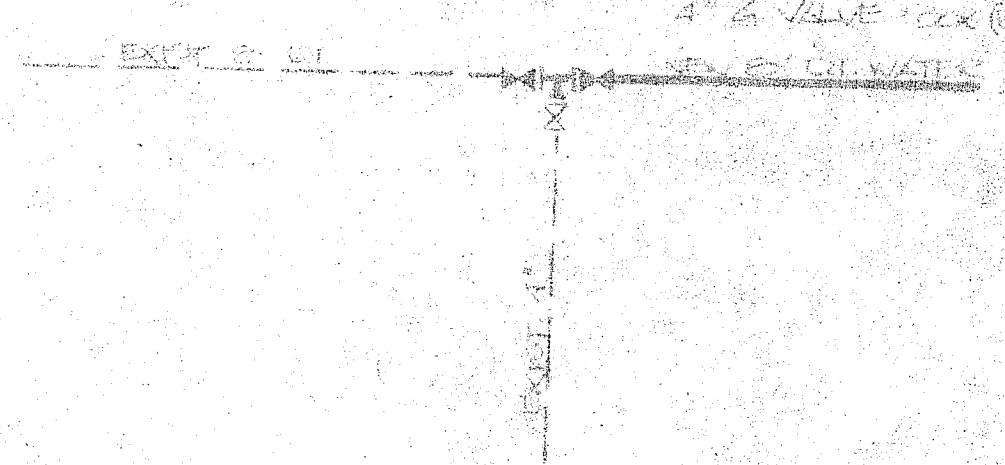
00449.010 S12112 CL

MANOR VIEW ESTATES
DIV. NO. 1

N



- REMOVE EXISTING:
4\"/>
- INSTALL NEW:
4\"/>



1. WATER NOT SHALL BE USED FOR DRINKING, COOKING, OR ANY OTHER PURPOSE.
2. THERE SHALL BE A MINIMUM 3\"/>

MANOR VIEW ESTATES			
8" WATERMAIN EXTENSION			
DATE: JAN 21, 2011		SCALE: 1" = 10'	
DRAWN BY: CLEVER		CHECKED BY: JAC	
ENGINEER: JAC		PROJECT: 00449.011	DATE: 5/21/12