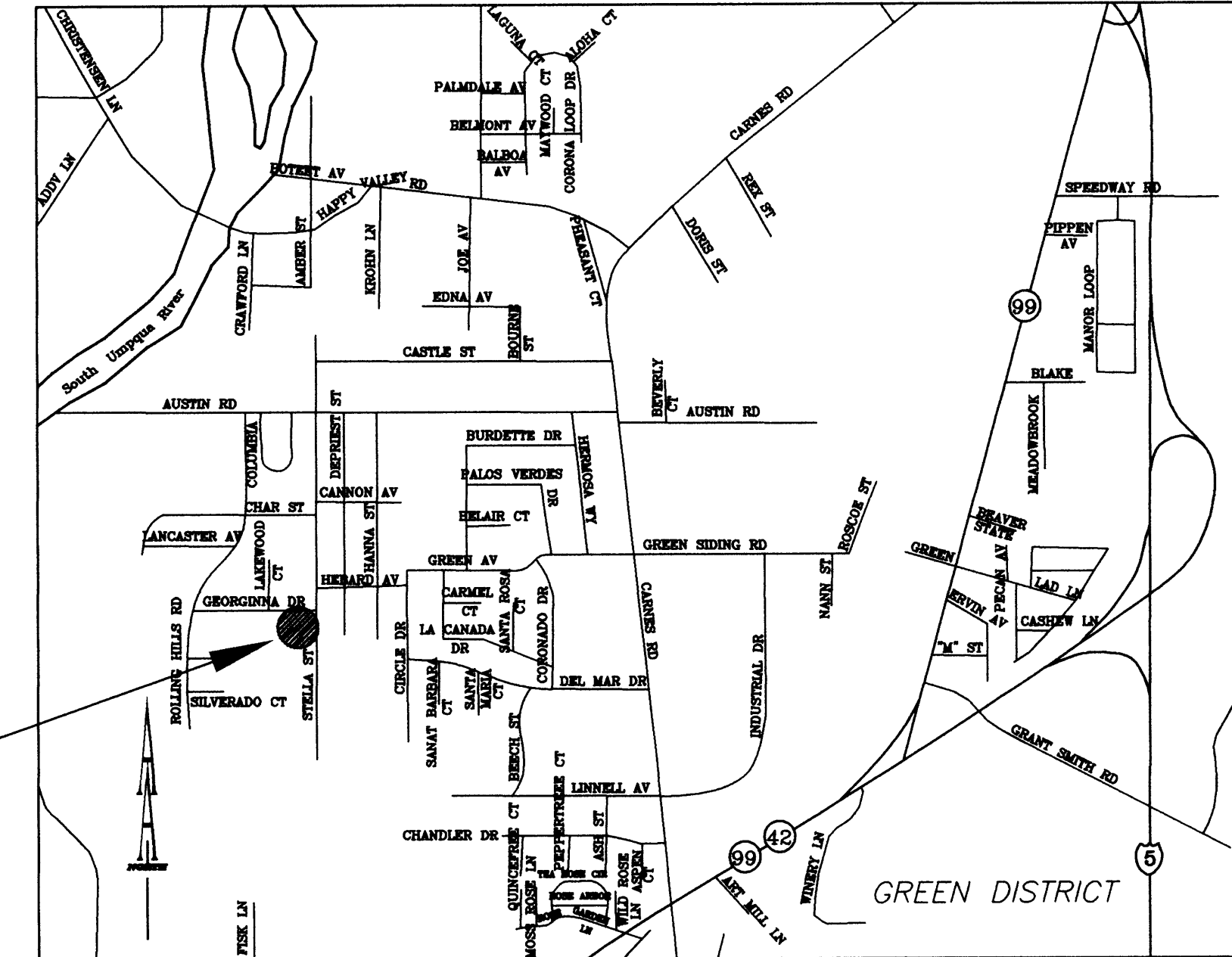
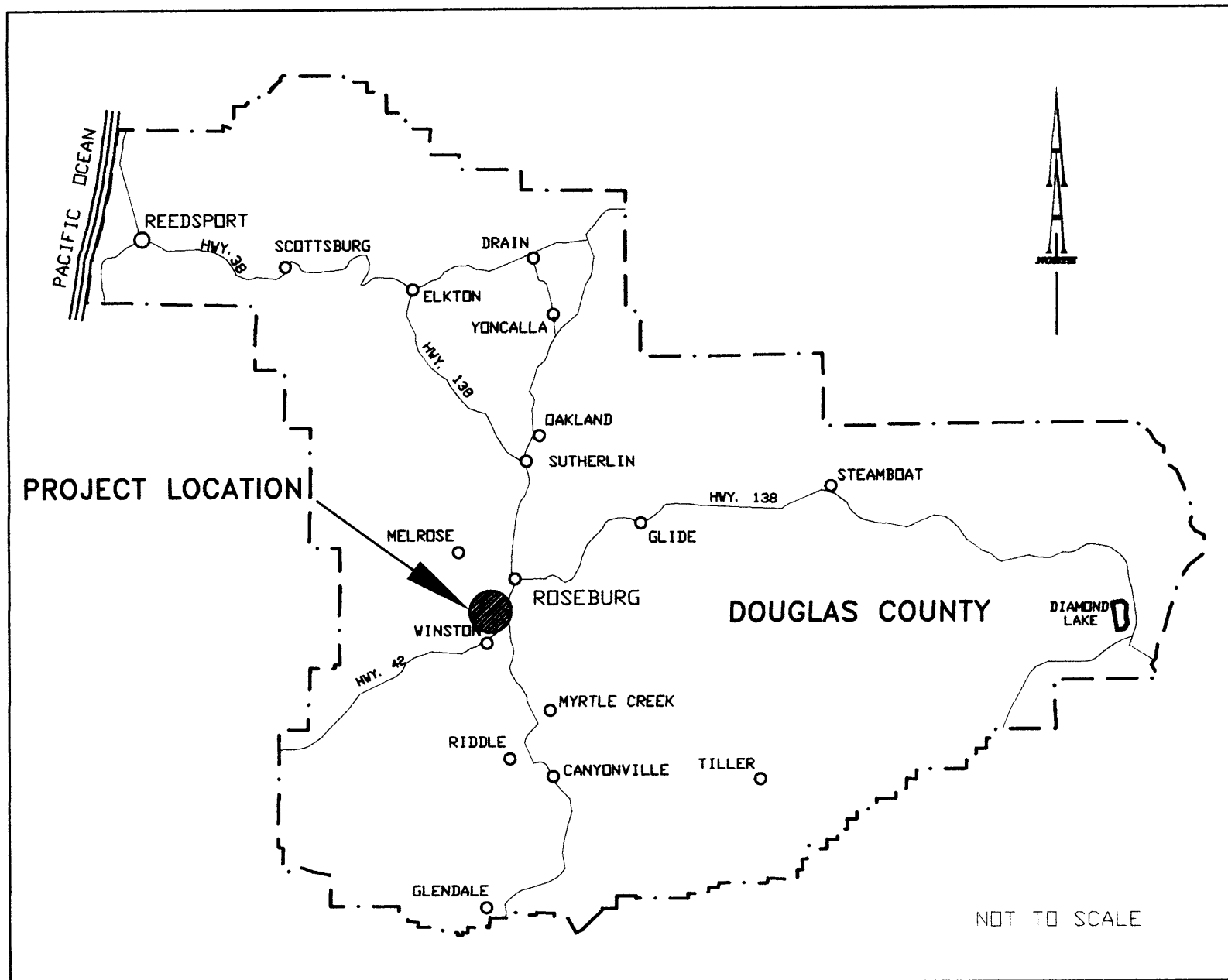


WINNGATE SUBDIVISION

NE 1/4, SEC. 10, T.28S., R.06W
Tax Lot 3300 (R46764 & R46806) &
3400 (R46757 & R46799)
GREEN DISTRICT, OREGON
SEPTEMBER 2003
POST-CONSTRUCTION
DRAWINGS

AREA: 3.64 AC
 DOUGLAS COUNTY ZONING: (R-1) SINGLE-FAMILY RESIDENTIAL



POST CONSTRUCTION DRAWINGS
 THESE DRAWINGS REPRESENT THE CONSTRUCTION WORK AS NEAR AS CAN BE DETERMINED. THEY WERE PREPARED FROM INFORMATION GATHERED DURING CONSTRUCTION ACTIVITY BY THE CONTRACTORS AND INSPECTORS AND ARE THOUGHT TO BE ACCURATE. HOWEVER NO GUARANTEE OR WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR EXACTNESS AND THEY SHOULD BE USED ONLY AS A GENERAL REPRESENTATION OF THE CONSTRUCTION WORKS.

PREPARED FOR:

KEN STULL
663 N.E. STEPHENS
ROSEBURG, OR 97470
(541) 673-8507

GENERAL NOTES:

- G1. Notify Oregon Utility Notification Center, 1-800-332-2344, 48 hours prior to excavation in accordance with OAR 952-001-0010 through OAR 952-001-0090. Copies of these rules may be obtained by calling the Center.
- G2. All work within right-of-way and easements is subject to inspection by the Douglas County Public Works Department. Notify the County of construction schedules and changes.
- G3. Except as otherwise noted or detailed, all construction shall conform to the latest edition of Oregon American Public Works Association (APWA) Standard Specifications, including drawings.
- G4. All construction shall be done in a manner to prevent runoff turbidity levels from increasing greater than ten percent over background turbidity levels. Temporary erosion control and sedimentation measures shall remain in effect from initial site grading until final site stabilization.
- G5. Contractor shall prevent silt-laden runoff from discharging to adjacent properties and be responsible to maintain all sedimentation basins, filter structures and erosion controls, as necessary, during all phases of construction up to and including final site stabilization.
- G6. Runoff diversion ditches shall be constructed along the lower side of basins.
- G7. Temporary hydroseeding shall be provided on all disturbed areas as required.
- G8. All siltation barriers shall be maintained to provide the required protection. Fencing may not be removed until construction is completed and final site stabilization is in place and functional.
- G9. All areas disturbed during construction where permanent landscaping will not be provided within 60 days shall be hydroseeded as required.
- G10. During dry weather the contractor will execute dust control measures as necessary to prevent wind blown erosion and prevent dust from construction operations blowing across adjacent streets or properties.
- G11. Soil laden runoff shall be prevented from entering new or existing storm drainage systems by placing a filter fabric fence or other approved measures around drainage structures including, but not limited to, catch basins and trench drains.
- G12. The Contractor shall protect any and all survey monuments and property pins. Any monuments or property pins which are affected by the construction shall be reset at the contractor's expense. All disturbed monuments will be reset by a licensed land surveyor to O.A.R. standards.
- G13. Approved plans and specifications shall be available at site of construction at all times during construction.
- G14. The developer will pay for the initial construction staking any restaking needed for construction will be at the sole expense of the contractor.
- G15. The developer will pay for the initial testing of the water and sewer mains. Any retesting required due to failed tests of the water and sewer systems will be at the sole expense of the contractor.
- G16. Initial testing of the sub-grade, base rock and asphalt will be paid by the developer. Any retesting of the subgrade, base material and asphalt will be at the sole expense of the contractor.

PROJECT COORDINATION

Douglas County Planning Department	Phil Stenbeck, 440-4289
Douglas County Public Works	Mike Luttrell, 440-4481
Green Sanitation District	Bob Poague, 679-7191
Charter Communications (TV)	Jerry Brown, 672-3244
Avista Utilities (GAS)	Larry LaRoque, 672-1653
Qwest (PHONE)	Anastasia Babb, 673-6967
Roberts Creek Water District (RCWD)	Doyle Tankersley, 679-6321
Pacific Power	Bill Undlind, 679-3609

SANITARY SEWER NOTES:

- SS1. Sewer pipe and fittings shall be PVC ASTM D-3034 SDR 35, except at locations where sanitary sewer main or laterals cross a domestic water line at less than 1.5 feet vertically measured from the top of the sewer to the bottom of the water pipe use C-900 PVC or CI-50 Ductile Iron pressure pipe, 9 foot minimum each side of waterline.
- SS2. Mainline materials, workmanship and testing shall be in conformance with the latest edition of Oregon APWA Standard Specifications, Division III Sanitary Sewers, including drawings, and in conformance with the Green Sanitation District. In case of conflict, Green Sanitation District specifications shall take precedence over other Standard Specifications. Laterals shall be constructed to the requirements of the State of Oregon Plumbing Specialty Code, current edition.
- SS3. All new sewer lines and laterals shall have a 12 gage stranded copper toning wire with green THHN insulation installed within 12 inches above the top of the pipe. All tone wire shall be tested with toning equipment, and witnessed by the Green Sanitary District.
- SS4. Grout for top of manhole frames and bases shall be non-shrink grout.
- SS5. Use a commercial concrete bonding agent on all concrete to be grouted.
- SS6. Concrete shall be Class 5 (1 1/2" maximum aggregate size) with 6 sacks of cement per cubic yard of concrete with a minimum compressive strength of not less than 3,000 pounds per square inch at 28 days when tested in accordance with ASTM C-39.86.
- SS7. Manholes shall be tested according to the Specifications. The contractor may vacuum test manholes with the Engineer's approval. Water tests shall be done with water filled to manhole rim.
- SS8. Line and grade shall be maintained as shown on the plans or as established by the Engineer. Variations of more than 1/4 inch for line and 1/4 inch for grade will not be permitted.
- SS9. Prior notice of a minimum of twenty-four hours shall be given to the Green Sanitary District and the Engineer before all tests.

UTILITY NOTES:

- UT1. Confirm design location, materials, and construction details with power (PP&L), phone (Qwest), gas (Avista Utilities TV (Charter Communications)). Installation shall conform to requirements of these and other utilities.
- UT2. POWER: Provide and install 3" gray schedule 40 conduit, vault pads, long radius 90-degree bends, trench, bedding, and other items required by Pacific Power according to Pacific Power standards and design requirements. Coordinate work with John Griffin, Pacific Power.
- UT3. PHONE: Provide and install conduit and other facilities required by Qwest in accordance with Qwest standards and design requirements in trench common with power and TV. Coordinate work with Anastasia Babb, Qwest.
- UT4. TV: Install 2" conduit and other materials provided by Charter Communications in common trench with power and phone in accordance with Charter Communications standards and design requirements. Coordinate work with Jerry Brown, Charter Communications.
- UT5. GAS: Provide trench, bedding and backfill and coordinate installation of piping materials by Avista Utilities in accordance with Avista Utilities standards and design requirements. Coordinate work with Larry LaRoque, Avista Utilities.

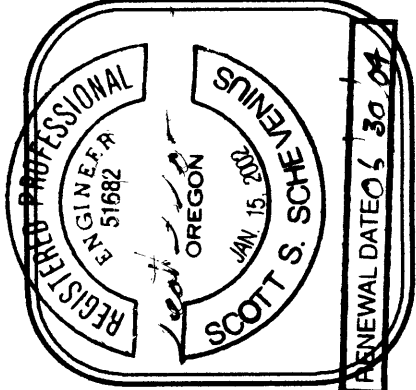
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7	G.S.D. DETAILS & SPECIFICATIONS

WATER NOTES:

- WA1. All water system work shall be in conformance with the Roberts Creek Water District (RCWD) rules and regulations. In cases of conflict RCWD specifications shall take precedence over the standard specifications. Developer or Contractor shall warranty water line for 2 years from date of final acceptance.
- WA2. All pipe for water main lines shall be, Awwa C-900 Class 150 PVC pipe; or Ductile Iron Class 50, except 4" shall be Class 52, and 6" shall be Class 51.
- WA3. The Contractor shall flush, hydrostatically test, and chlorinate all new water main lines installed. The Engineer and RCWD shall witness all tests made by the Contractor. Completed water lines shall be chlorinated and bacteriologically tested in accordance with the requirements of ORS 333.61.050(11). Submit bacteriological test results to the Engineer and RCWD.
- WA4. All construction is subject to inspection by RCWD. The Contractor shall give the RCWD 48 hours notice prior to beginning construction. All segments of the water main line shall be inspected by the RCWD's inspector before the Contractor covers the pipe.
- WA5. No other major utilities shall run parallel within 3 feet of the new water main.
- WA6. Thrust blocks shall be installed at all bends and fittings as per RCWD Standard Drawings.
- WA7. Water service shall be 1" polyethylene per RCWD standard detail. Contractor to install all road service crossings in (1/2" min.) schedule 40 PVC conduit.
- WA8. All MJ fittings shall have MEGA LUG restraint rings in addition to thrust blocks.
- WA9. Pipe bedding shall be reject sand per RCWD specifications.
- WA10. The Contractor is responsible for compliance with all Federal, State, County, and Local regulations regarding the construction of this project. No water line construction shall begin until written approval of the construction plans are received from the Oregon Health Division.
- WA11. Valves shall be resilient seat gate valves, per AWWA C-509, Mueller, Kennedy, Clow, or approved.
- WA12. Fittings shall be Ductile Iron, per AWWA C-110, 250 p.s.i. rating, with mechanical joint or flanged ends, as detailed.
- WA13. 12 gauge solid copper toning wire, blue insulated for in-ground use, shall be installed directly over all water main line and service line installations. Wire shall be brought to the surface at all valves, hydrants, and meter boxes. Splices from the main line to service line toning wire shall be made with 3M-Direct Bury Splice Kits designed for in-ground use.
- WA14. Fire hydrants shall be Kennedy Guardian or 500F Mueller "Centurion". Hydrant shall have two 2 1/2" ports and one 4" threaded pumper nozzle. Pumper nozzle shall be oriented street side or toward building in parking lots. Hydrant valve shall be 3/4" compression type. Hydrant shall be mechanical joint.
- WA15. Meter location to be marked for horizontal and vertical alignment.
- WA16. All water main lines shall be installed with 36", ±6" cover.
- WA17. In places where the installation of new water lines cross a sanitary sewer main or lateral, the current edition of the construction standards for the Oregon Health Division, Oregon Administrative Rules, Chapter 333 Section 333-61-050(10) shall be complied with.
- WA18. RCWD employees shall operate all valves on the existing system. Scheduled shut downs will require 48 hours notification to the RCWD so that adequate notice can be given to the RCWD customers affected.

ATTENTION : OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT 1-800-332-2344. CALL BEFORE YOU DIG.



SURVEYING & ENGINEERING, INC.
 ENGINEERING • SURVEYING • PLANNING
AA
 3076 NE DIAMOND LAKE BLVD.
 ROSEBURG, OREGON 97470
 TEL (541) 672-2086
 FAX (541) 672-0611

Revision	1	Date	07/09/03
Revision		Date	

Drawn	MPS	Design	SSS	Checked	SSS	Reviewed	SSS
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TITLE: **TITLE SHEET NOTES & CONSTRUCTION NOTES**
 PROJECT NAME: **WINNGATE SUBDIVISION GREEN DISTRICT, OREGON**

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OF	7

AA PROJECT #8078.02 09/16/03

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