

ORCHARD MEADOWS ESTATES

DATE: MAY 3, 2006 JOB #97-031

ENGINEER & SURVEYOR:
BTS ENGINEERING & SURVEYING
431 S.E. MAIN ST.
ROSEBURG, OR 97470

DEVELOPER:
ERIK HELLENTHAL
10190 N. UMPQUA HIGHWAY
ROSEBURG, OR 97470

GENERAL:
12 - SINGLE FAMILY DWELLINGS

TABLE OF CONTENTS:

| | |
|-----------|--|
| SHEET T1 | - TITLE SHEET |
| SHEET ST1 | - JENSEN CT. & STELLA ST. PLAN & PROFILE |
| SHEET ST2 | - JENSEN CT. & STELLA ST. SECTIONS & DETAILS |
| SHEET W1 | - JENSEN CT. WATERLINE PLAN & PROFILE |
| SHEET W2 | - WATER MAIN DETAILS |
| SHEET SS1 | - JENSEN CT. SEWERLINE PLAN & PROFILE |
| SHEET SS2 | - GREEN SANITARY DISTRICT'S DETAIL SHEET |

GENERAL:

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION", 2002, PUBLISHED BY THE AMERICAN PUBLIC WORKS ASSOCIATION, OREGON CHAPTER & THE OREGON DEPARTMENT OF TRANSPORTATION.
- BTS ENGINEERING & SURVEYING (DEREK M. MILLER, P.E.) WILL BE RESPONSIBLE FOR INSPECTION & TESTING.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS REGARDING THE CONSTRUCTION OF THIS PROJECT.
- CONTRACTOR IS REQUIRED TO NOTIFY "ONE CALL" AT 1-800-332-2344 FOR UTILITY LOCATION PRIOR TO BEGINNING ANY EXCAVATION. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES, AND FOR MAINTAINING THEM IN SERVICE DURING CONSTRUCTION.
- UTILITIES WERE GATHERED FROM THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL POHOLE TO VERIFY LOCATIONS OF CONFLICTING UTILITIES.
- UPON APPROVAL & ACCEPTANCE OF THE NEW STREET, AND STORM DRAIN IMPROVEMENTS, THEY WILL BECOME THE PROPERTY OF DOUGLAS COUNTY.
- UPON APPROVAL & ACCEPTANCE OF THE NEW WATERLINE IMPROVEMENTS, THEY WILL BECOME THE PROPERTY OF THE ROBERTS CREEK WATER DISTRICT.
- UPON APPROVAL & ACCEPTANCE OF THE NEW SEWER IMPROVEMENTS, THEY WILL BECOME THE PROPERTY OF GREEN SANITARY DISTRICT.
- BACKFILL. BACKFILL FOR ALL STORM DRAIN, WATERLINES, AND SEWERLINES WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE CLASS "B" - 1" MINUS CRUSHED AGGREGATE, COMPACTED PER STANDARD SPECIFICATIONS.

STREET CONSTRUCTION:

- ALL EMBANKMENT FOR STREET CONSTRUCTION AND EXISTING EARTH WITHIN ONE FOOT OF FINISHED SUBGRADE ELEVATION SHALL BE COMPACTED TO 95% DENSITY IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS. ADD WATER AS REQUIRED.
- THE CONTRACTOR SHALL CONTACT DOUGLAS COUNTY FOR STREET & STOM DRAINAGE INSPECTION. THE COUNTY SHALL INSPECT SUBGRADE, FABRIC PLACEMENT, CRUSHED ROCK PLACEMENT AND COMPACTION, ASPHALT PLACEMENT AND COMPACTION, AND STORM DRAIN LINES PRIOR TO BACKFILL.
- CRUSHED ROCK BASE SHALL BE 1"-0 CRUSHED COMPACTED QUARRY ROCK, IN ACCORDANCE WITH THE SECTION 02630.11 OF THE STANDARD SPECIFICATIONS.
- ASPHALTIC CONCRETE PAVEMENT SHALL BE LEVEL 3, 3/4" DENSE GRADED HMAC.

STORM DRAIN:

- STORM DRAIN PIPE SHALL BE SMOOTH LINED, RIBBED POLYETHYLENE. ADS "N-12" OR HANCOR "H1-0"
- BACKFILL. BACKFILL FOR ALL STORM DRAIN UNDER NEW, FUTURE, OR EXISTING PARKING OR WALKWAYS SHALL BE CLASS "B" 1" MINUS CRUSHED AGGREGATE, COMPACTED PER STANDARD SPECIFICATIONS.
- CONCRETE IN CATCH BASIN SHALL BE CLASS 5 (1-1/2" MAX AGGREGATE SIZE) WITH 6 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE, WITH A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 P.S.I. AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C-39.86.

UTILITIES:

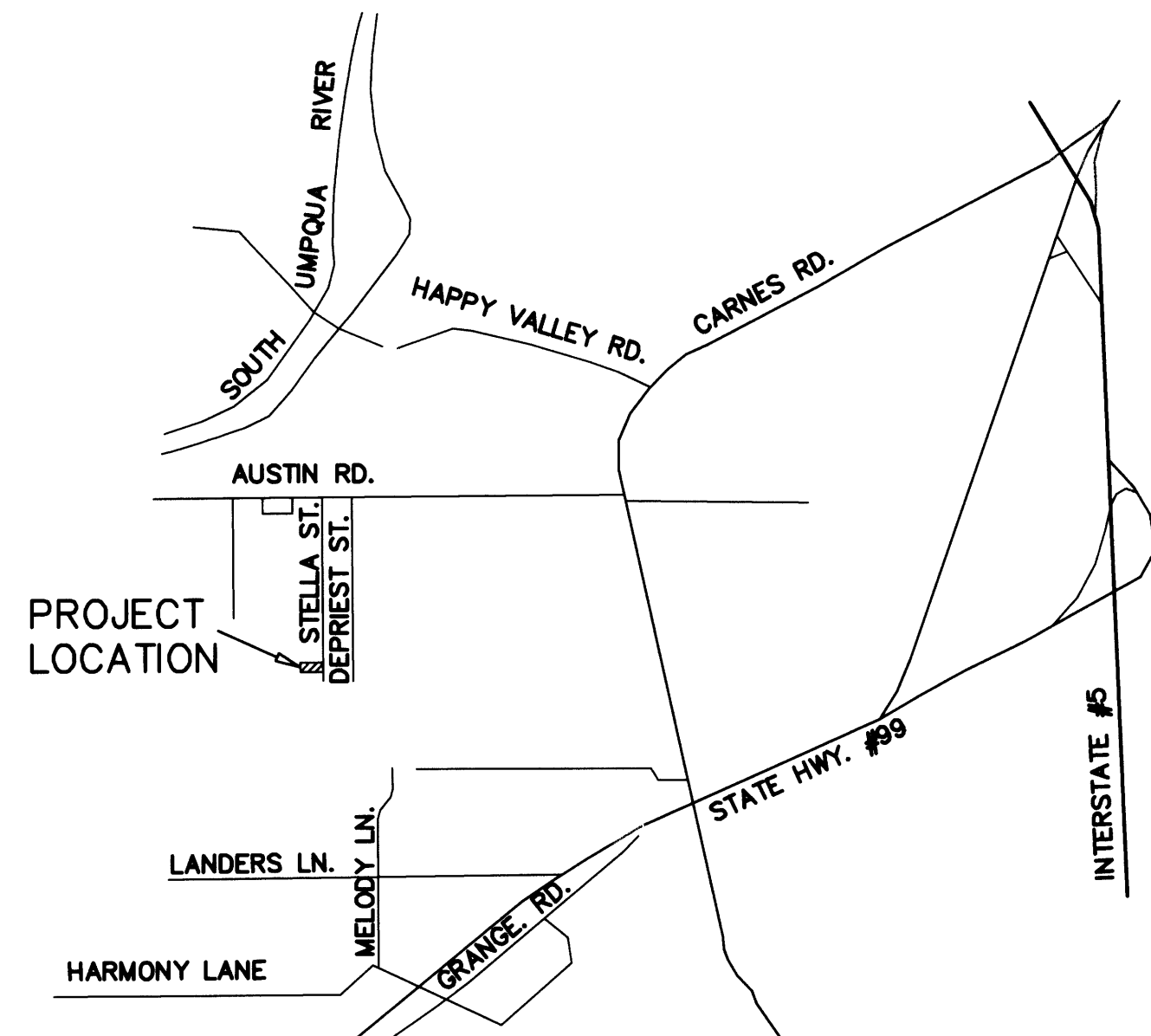
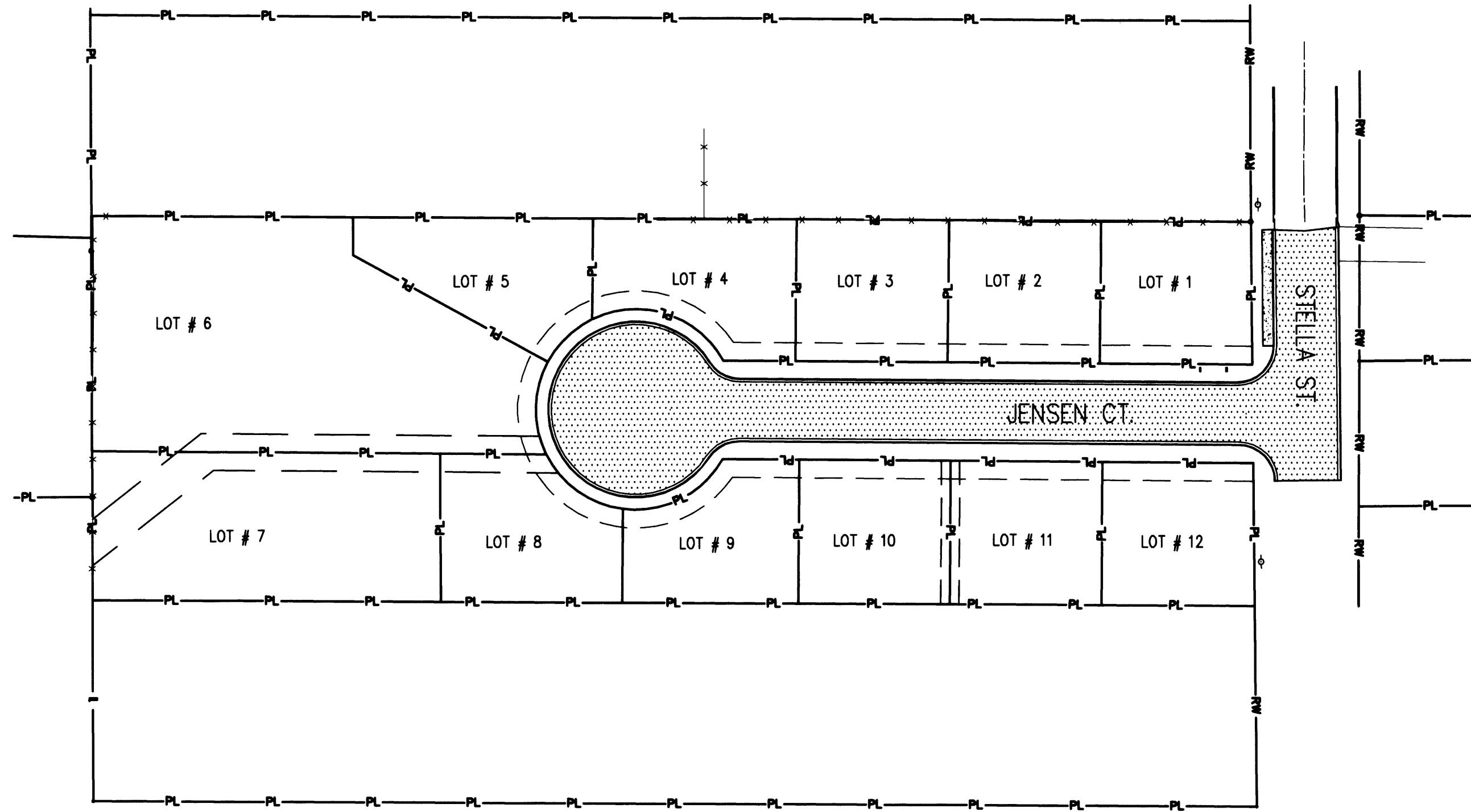
- ALL CONDUITS FOR POWER & TELEPHONE SHALL BE IN SCHEDULE 40 P.V.C. INSTALL PER MANUFACTURER'S RECOMMENDATION.

GREEN SANITARY DISTRICT GENERAL CONSTRUCTION SPECIFICATIONS:

- SEE SHEET SS2 OF 2 - "GREEN SANITARY DISTRICT CONSTRUCTION SPECIFICATIONS".

GENERAL WATER NOTES

- ALL WATER SYSTEM WORK SHALL BE IN CONFORMANCE WITH ROBERTS CREEK WATER DISTRICT RULES AND REGULATIONS. IN CASES OF CONFLICT ROBERTS CREEK SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE STANDARD SPECIFICATION. DEVELOPER OR CONTRACTOR SHALL WARRANTY WATERLINE FOR 2 YEARS AFTER FINAL ACCEPTANCE.
- ALL PIPE FOR WATER MAINLINES 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.
- THE CONTRACTOR SHALL FLUSH, HYDROSTATICALLY TEST AND CHLORINATE ALL NEW WATER MAINLINES INSTALLED. THE ENGINEER AND ROBERTS CREEK WATER DISTRICT SHALL WITNESS ALL TESTS MADE BY THE CONTRACTOR TO INSURE THEY ARE PERFORMED PROPERLY. COMPLETED WATERLINES SHALL BE CHLORINATED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF ORS 333.61050 (11).
- ALL CONSTRUCTION IS SUBJECT TO INSPECTION BY ROBERTS CREEK WATER DISTRICT. THE CONTRACTOR SHALL GIVE THE DISTRICT 48 HOURS NOTICE PRIOR TO BEGINNING CONSTRUCTION. ALL SEGMENTS OF THE WATER LINE SHALL BE INSPECTED BY THE DISTRICTS INSPECTOR, BEFORE THE CONTRACTOR COVERS THE PIPE.
- NO OTHER MAJOR UTILITIES SHALL RUN PARALLEL WITHIN 5 FEET OF THE NEW WATER MAIN.
- THRUST BLOCKS SHALL BE INSTALLED AT ALL BENDS AND FITTINGS AS PER STANDARD DRAWING.
- WATER SERVICE SHALL BE 1" POLYETHYLENE PER ROBERTS CREEK STANDARD DETAIL. CONTRACTOR TO INSTALL ALL ROAD SERVICE CROSSINGS IN (1 1/2" MIN.) SCH 40 PVC CONDUIT.
- ALL MJ FITTINGS SHALL HAVE MEGA LUG RESTRAINT RINGS IN ADDITION TO THRUST BLOCKS.
- PIPE BEDDING SHALL BE REJECT SAND PER ROBERTS CREEK WATER DISTRICT SPECIFICATIONS (OR APPROVED).
- 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 IS RECEIVED FROM THE OREGON HEALTH DIVISION. UNLESS IT EXISTS ON THE DISTRICT APPROVED MASTER PLAN.
- VALVES SHALL BE RESILIENT SEAT GATE VALVES, PER AWWA C-509 MUELLER, KENNEDY, CLOW, OR APPROVED.
- FITTINGS SHALL BE DUCTILE IRON PER AWWA C-110, 250 P.S.I. RATING, WITH MECHANICAL JOINT OR FLANGED ENDS, AS DETAILED.
- 12 GA. SOLID COPPER TONING WIRE, BLUE INSULATED FOR IN GROUND USE SHALL BE INSTALLED DIRECTLY OVER ALL WATER MAIN AND SERVICE LINE INSTALLATIONS. WIRE SHALL BE BROUGHT TO THE SURFACE AT ALL VALVES, HYDRANTS AND METER BOXES. SPLICES FROM MAIN LINE TO SERVICE LINE TONING WIRE SHALL BE MADE WITH 3M-DIRECT BURY SPLICE KITS DESIGNED FOR IN GROUND USE.
- FIRE HYDRANTS SHALL BE KENNEDY GUARDIAN OR 500F MULLER "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 5 1/2" COMPRESSION TYPE. HYDRANT SHALL BE MECHANICAL JOINT OR PER PLAN.
- METER LOCATION TO BE MARKED FOR HORIZONTAL AND VERTICAL ALIGNMENT.
- ALL WATER MAIN LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 36".
- 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.
- ROBERTS CREEK WATER EMPLOYEES SHALL OPERATE ALL VALVES ON EXISTING SYSTEM. SCHEDULED SHUT DOWNS WILL REQUIRE 48-HOUR NOTIFICATION TO THE DISTRICT SO THAT ADEQUATE NOTICE CAN BE GIVEN TO THE DISTRICT CUSTOMERS AFFECTED.
- MAIN LINE SHALL BE 5 FEET FROM FRONT EDGE OF CURB
- NO FIXTURE SHALL BE HIGHER THAN THE DISTRICT'S SERVICE ELEVATION OF 686 FEET, UNLESS OTHERWISE SPECIFIED.
- INSTALL COMBINATION AIR VACUUM RELEASE VALVES AT LOCATIONS SHOWN ON PLANS.
- BORES 2" AND ABOVE SHALL BE HORIZONTALLY AND VERTICALLY ON LINE WITH EXISTING MAINS.
- NO WATER SERVICE CROSSING SHALL BE LOCATED WHERE A POWER BOX, TRANSFORMER OR JUNCTION WILL BE LOCATED. THE DISTRICT RESERVES THE RIGHT TO CHANGE METER LOCATIONS.
- EASEMENTS SHALL BE UNABSTRACTED 15' WIDE AND SHALL CONSIST OF SUBGRADE GEOTEXTILE FABRICS WITH 15" OF COMPACTED ROCK BASE PLACED OVER FABRIC. EASEMENTS SHALL BE RECORDED PRIOR TO COMPLETION OF PROJECT.
- CONTRACTOR SHALL PURCHASE A COPY OF THE ROBERTS CREEK WATER DISTRICT'S "STANDARD SPECIFICATIONS FOR WATER SYSTEM IMPROVEMENTS". DETAILS REFERRED TO ON THE WATERLINE PLAN & PROFILE SHEET SHALL BE REFERENCED TO THE RCWD'S "STANDARD SPECIFICATIONS FOR WATER SYSTEM IMPROVEMENTS"



VICINITY MAP
N.T.S.

AS-BUILT DRAWINGS 4/11/07

CO RD 246C

FILED
Date: 5-7-2006 By: JC
This survey consists of:
Map: CO. RD 246C
Narrative:
Corner Rpt: 595
DOUGLAS COUNTY
SURVEYOR

OWNER:
ERIK HELLENTHAL

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (503) 672-0666 FAX (503) 672-0105

PROJECT:
ORCHARD MEADOWS ESTATES

SHEET TITLE:
TITLE

DATE: MAY 3, 2006

REV. #1: JUNE 23, 2006
REV. #2: JULY 12, 2006
REV. #3: -
REV. #4: -
REV. #5: -



PROJ. #97-031
SHEET NO.

T1 of 1

Cs. Rd. # 246C MP 0.00 - 0.07

R246CCVR