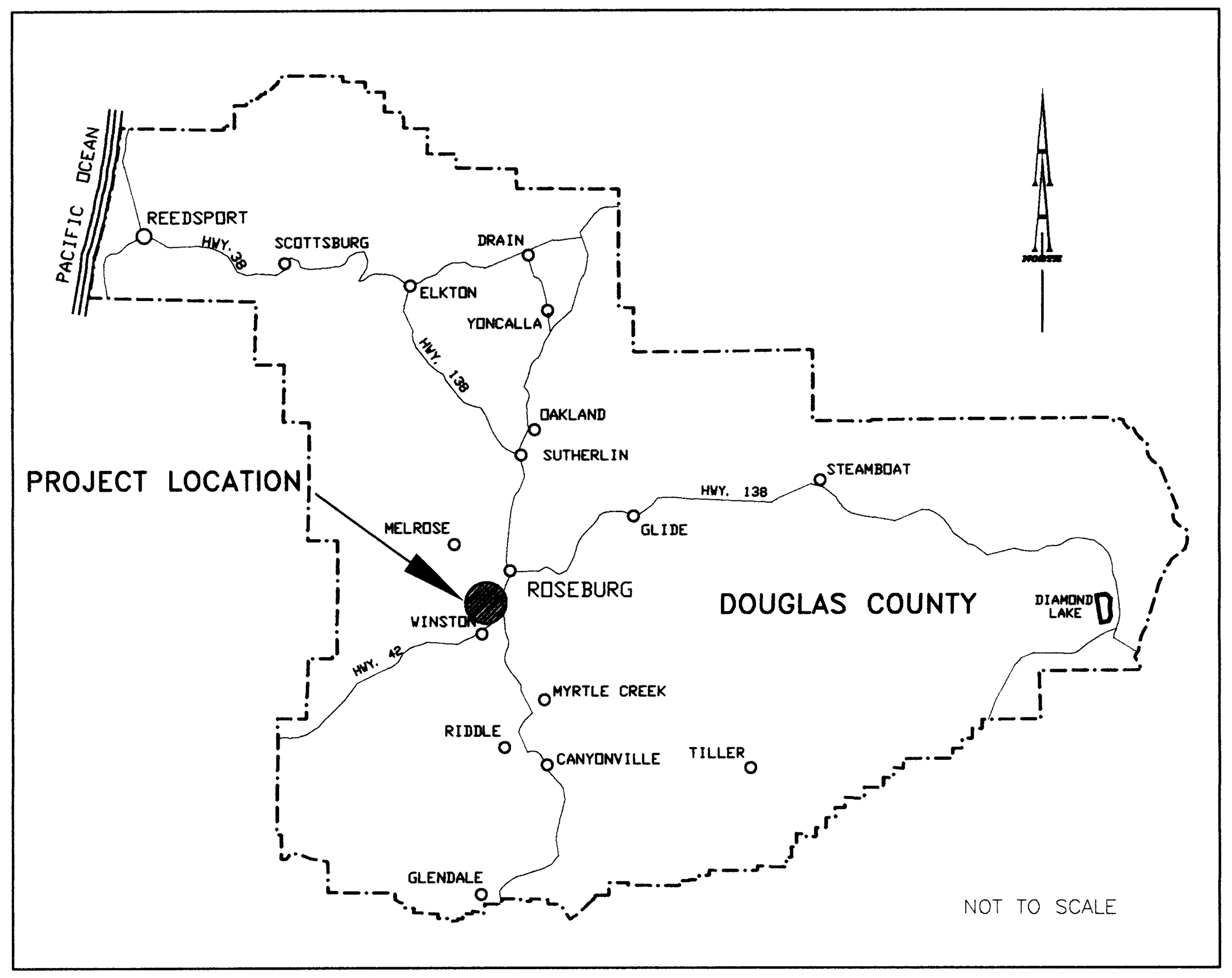
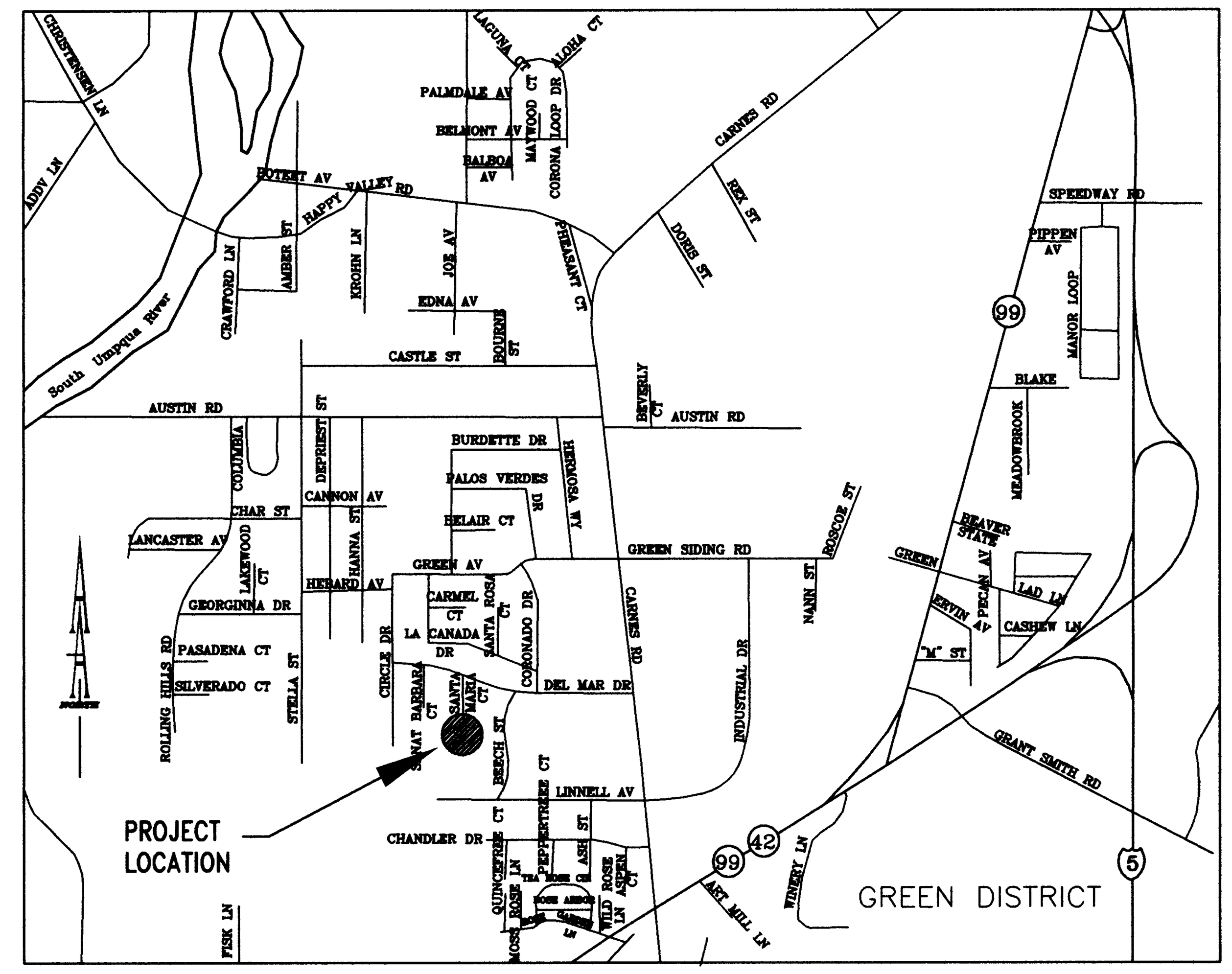
SARGENT ESTATES SUBDIVISION

SE 1/4, NE 1/4, SEC. 10, T.28S., R. 6W

Tax Lot 9701, R36577

GREEN DISTRICT, OREGON





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.

AREA: 1.55 AC
DOUGLAS COUNTY ZONING: (R-1) SINGLE-FAMILY RESIDENTIAL

PREPARED FOR:

HARRY SARGENT
1628 BRAUNDA DR.
ROSEBURG, OR 97470
(541) 677-9200

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	John Griffin, 679-3611

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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.

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 (1½" 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 ½ inch for line and ¼ inch for grade will not be permitted.

SS13. 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),and 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 Ana 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.

WATER NOTES:

WA1. All water works shall be done in accordance with the current requirements for the RCWD Standard Specifications.

WA2. Service connections are to be installed by RCWD for each parcel per RCWD standards (Standard Detail No. 100 and 101). Contractor to provide excavation and backfill. Coordinate work with Doyle Tankersley, RCWD.

WA3. Cover over existing mains shall not be changed without written authorization of the RCWD.

WA4. New mains are to be pressure tested, disinfected and proven to be bacteriologically safe prior to placing new mains in service by the RCWD.

WA5. Initial backfill to top of water mains and fire hydrants runs shall be compacted in accordance with RCWD Standard Specifications for Trench Excavation and Backfill, or backfill material and compaction shall meet the requirements of the controlling agency.

WA6. Water mains and fire hydrants are to be installed with reference to alignment and grade status and only upon notification of the RCWD inspector.

WA7. Water mains are to be installed after sewer lines.

WA8. Stub service runs shall be installed prior to curb and gutter construction.

WA9. Approved plans and specifications shall be available at site of construction at all times during construction of water facilities.

WA10. Copies of RCWD Standard Specifications can be obtained at the District office at 4336 old Hwy 99 South.

WA11. The minimum horizontal spacing between water mains and storm sewers, gas lines, and other underground utilities, excepting sanitary sewers, shall be three (3) feet horizontally, trench wall, to trench wall. The minimum vertical spacing, as noted above, shall be twelve (12) inches vertically outside of water main to outside of utility. In some cases, depending on size and type of facility, concrete bridging piers or supports will be required to span the water facility.

WA12. Separation of water mains, including service lines and sanitary sewers, shall be in accordance with current Oregon State Health Division, Oregon Administrative Rules, Chapter 333, Section 333-61-050.

WA13. Pipe materials shall be ASTM 2241 PVC SDR 21 (200psi).

WA14. Provide excavation, backfill and carrier pipes for service lines. Coordinate with Roberts Creek Water District for service installation prior to test. RCWD to provide and install service materials from main to service (except carrier pipe).

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.*

REGISTERED PROFESSIONAL ENGINEER 11,117 OREGON JULY 17, 1981 RICHARD E. HUTTON
EXPIRES: 6-30-03

SURVEYING & ENGINEERING, INC.
ENGINEERING • SURVEYING • PLANNING
3076 NE DIAMOND LAKE BLVD.
ROSEBURG, OREGON 97470
TEL (541)672-2096
FAX (541)672-0611

Revision	
Date	
Revision	
Date	

Drawn	*STAFF*
Design	*SSS*
Checked	*REH*
Reviewed	

TITLE: *TITLE SHEET & CONSTRUCTION NOTES*

PROJECT NAME: *SARGENT ESTATES SUBDIVISION*

AA# 8068.01

SHT. *1* OF *3*

278QCOVR

Co.Rd #278Q MP [illegible]

CO. RD. #278Q COVER SHEET