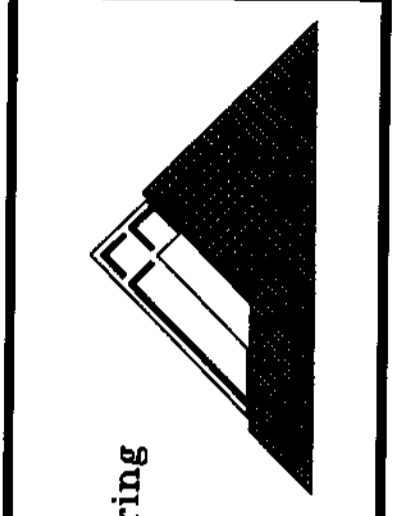


RIVER VIEW SUBDIVISION

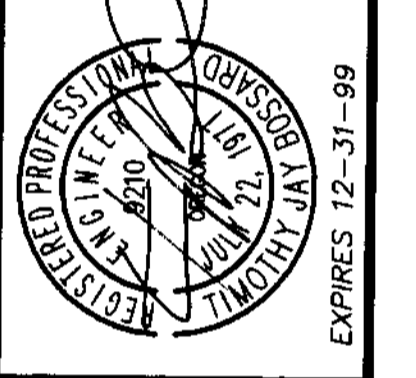
GENERAL NOTES

- Equipment, labor and materials shall be in accordance with the current American Public Works Associations (APWA) standard specifications and drawings and the Improvement standards for the Douglas County Public Works Department, unless otherwise covered by the specifications written for this project.
- In the event of conflict in regulations and specifications governing this project, the order of precedence is as follows: a) American Public Works Associations; b) Douglas County Public Works Department; c) General Notes.
- All construction shall be subject to inspection and compliance with the above applicable regulations and specifications.
- A Pre-construction conference of all interested parties shall be held prior to any construction.
- Douglas County Public Works Department (541-440-4481) and the Project Engineer shall be notified 24 hours in advance of any stage of construction. The Engineer shall inspect the Contractor's activities to insure compliance to the Plans. Engineer shall make periodic inspections of the work for conformance to plans and specifications.
- There shall be no deviation from the approved plans unless requested in writing by the Project Engineer and approved in writing by the Agency having jurisdiction.
- The sampling and testing of materials shall be the responsibility of the Contractor at his expense, along with transporting the materials to a certified independent laboratory for testing. Results of the tests shall be sent directly to the Engineer as required, as well as to the owner, by the laboratory. Material sources shall be approved by the Engineer. Location and frequency of tests may be designated by the Engineer.
- Class "A" back fill material shall be approved native material for all areas outside the Right-Of-Way. Back fill material shall be placed in maximum lifts of 8" and shall be compacted by mechanical means to 90% of maximum relative density and optimum moisture in accordance with AASHTO T-99 Method D procedure for the determination of 100% relative maximum density of granular materials and in accordance with the National Corrugated Steel Pipe Association installation manual for pipe arches, unless otherwise noted on these plans.
- One set of construction stakes for each phase of construction shall be in place prior to commencing construction and shall be continuously maintained by the Contractor until each phase of construction has been complete and inspected. Any stakes damaged or destroyed during construction shall be replaced by the Engineer at the Contractor's expense.
- A copy of the approved plans, specifications and standard drawings shall be on the job site at all times while work is in progress.
- All material remaining after back filling operations have been completed shall be disposed of by the contractor on-site in a manner approved of by the Engineer.
- Prior to final acceptance of any improvements by the Contractor, the Project Engineer shall certify that all improvements have been constructed in accordance with the approved plans and specifications.
- Vertical datum as shown on this plan is based upon map prepared by I.E. ENGINEERS, Bench Mark: "BM CHAR RLS 1507 ELEV. 405.00' 1980'" set in a 10 inch diameter concrete filled tile flush with the ground. Location: Go to the intersection of Stella Street (Co. Rd. No. 246) and Char Avenue (Co. Rd. No. 375) in Green (T285, R6W, Sec. 10). Monument is in Northwest Corner formed by intersection. Char Avenue is approximately 0.2 miles South of the intersection of Austin Road (Co. Rd. No. 207) and Stella Street (Co. Rd. No. 246).
- The contractor shall verify all controlling field dimensions before ordering or fabricating any material.
- Grading and erosion control measures shall be in conformance with the projects approved general NPDES permit #1200-C.
- All reference to Engineer means: T.J. Bossard and Associated, Design Professionals, 133 N.W. D Street, Grants Pass, Oregon 97526, (541) 479-5774. The Consulting Engineer shall make periodic on-site observations of the Contractor's activities to monitor compliance to the Plans and Specifications.
- Every reasonable effort has been made to locate the existing utilities on the plans, but no guarantee is made as to the completeness or accuracy of these locations. It shall be the Contractor's responsibility to locate and protect these and other existing utilities and structures in the field.
- Topsoil shall be removed in cut areas and stockpiled for later use, rather than used in fill areas.
- A minimum of two (2) three-inch weep holes per lot shall be installed through the curbs at locations as directed. Future builders shall use weep holes formed in curbs during initial construction; breaking curb for weep holes will not be allowed.
- At each location of a water service line or side sewer, and imprinted 'W' or 'S', as the case may be, shall be made on the curb before the concrete has taken its initial set.
- The asphaltic concrete shall be Type "B". Materials and workmanship shall be as specified in Sections 211 of the APWA Standard Specifications. The Contractor shall provide a fine mix of asphalt concrete where "feathering" is required. See Specifications.
- Pipe bedding and pipe zone material as specified on the plans and specifications is required for all lines. The pipe bedding material proposed for use will be subject to approval of the Consulting Engineer. See Specifications.
- Class "A" backfill material shall be 4"-0" approved native material from trench excavation, and may be used on all trenches located outside of street right-of-way and as designated on Plans and Specifications.
- Class "B" backfill material shall be 2"-0" crushed rock per sections 301 APWA, and shall be subject to the approval of the Consulting Engineer prior to using it. Class "B" backfill material shall be used in all trenches located within street right-of-way and under paved areas and as designated on Plans.
- Any materials remaining after backfilling operations have been completed shall be disposed of by Contractor.
- Sanitary sewer lines and water lines shall be tested in conformance with the standard specifications. All testing shall be at the expense of the Contractor and observed by the Consulting Engineer.
- Contractor shall place PVC, Schedule 40 conduit for encasement of power, telephone and other service lines at all underground utility crossings as called for on the Plans.

REVISIONS	
STORM DRAIN	3/23/99
REVISED WATERLINE PER R.C.M.D.	2/14/99
REVISED WATER AND SANITARY	2/15/99
REVISED CHAR ALIGNMENT	2/24/00
REVISED PER "AS-BUILT" MARKUPS	3/19/01



T.J. BOSSARD, INC.
Civil & Structural Engineering
133 N.W. "D" Street
Grants Pass, OR 97526
TEL : (541) 479-5774
FAX : (541) 471-6004



RIVER VIEW SUBDIVISION
TITLE SHEET & UTILITY/SITE PLAN

THE BURDETTE LOVING TRUST
280 EAST BELMONT AVENUE #533
PASADENA, CALIFORNIA 91101

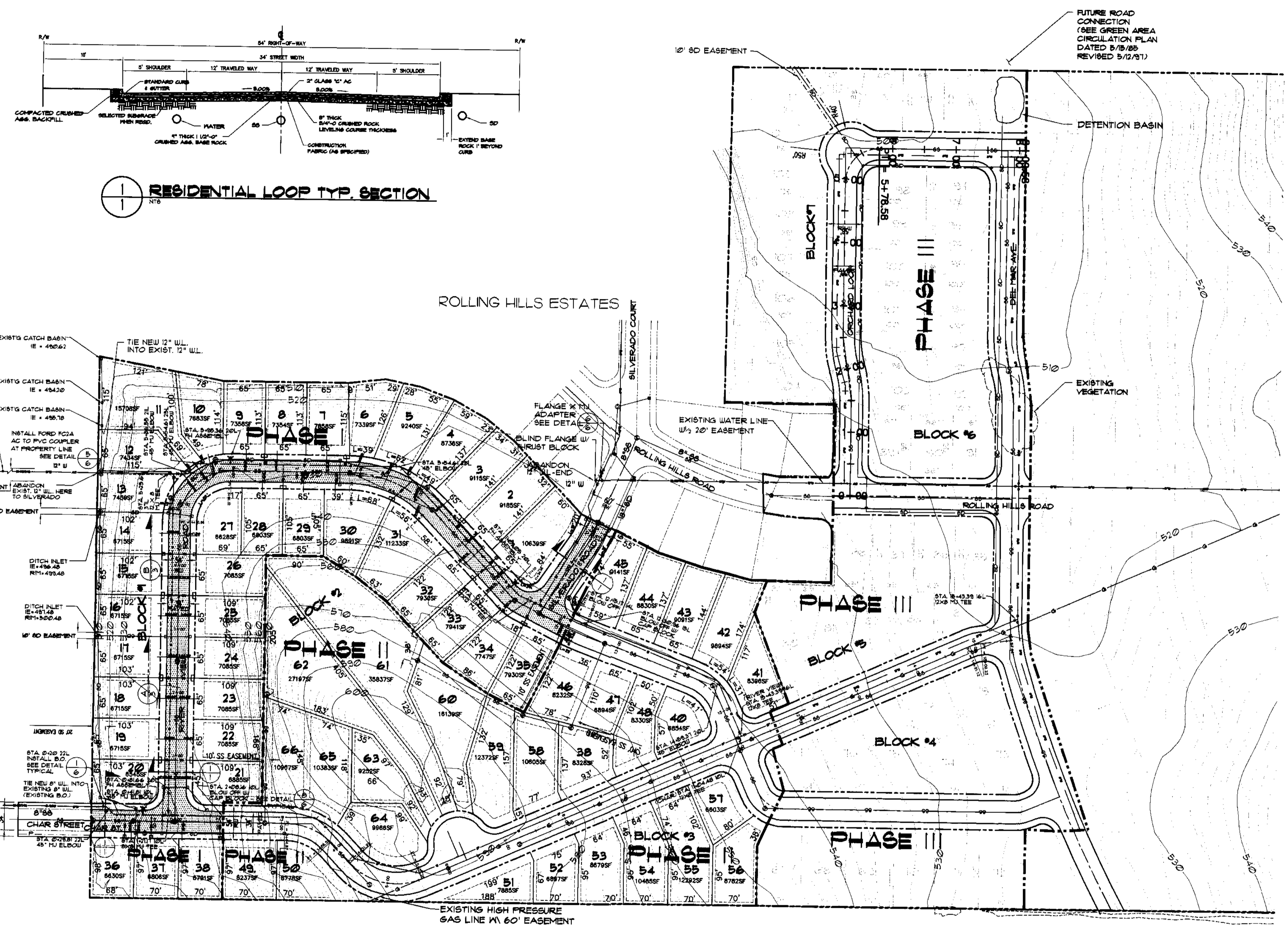
EXPIRES 12-31-99

DRAWN BY: L.W.
CHECKED BY:
DATE: 8/23/99
SCALE: AS SHOWN
CADDFILE: 99049-01_PS
JOB NO.: 99-049

1 OF 10

R375COVER

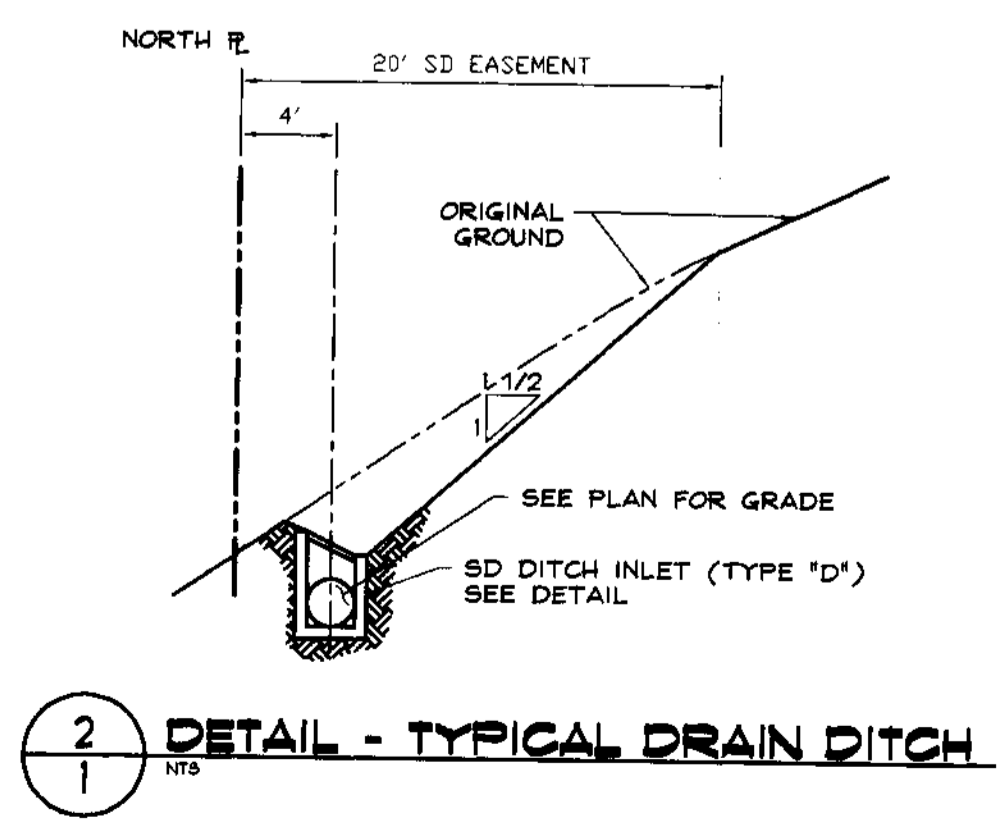
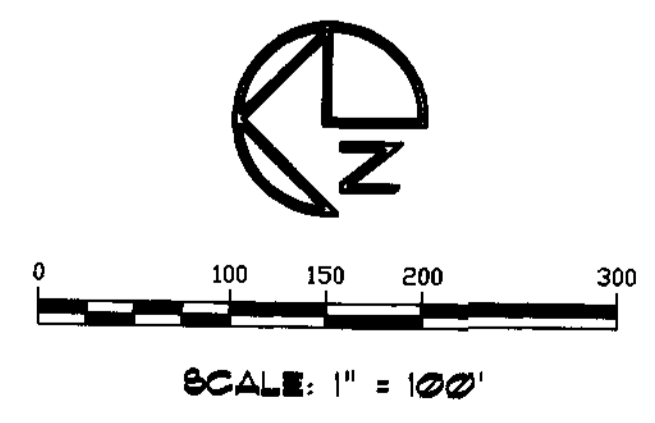
RECORD DRAWING
THIS DRAWING IS AN APPROXIMATE REPRESENTATION OF THE RECORDED "AS-BUILT" CONDITIONS. THIS INFORMATION IS ONLY A GRAPHIC REPRESENTATION. EXISTING CONDITIONS SHOULD BE VERIFIED PRIOR TO ANY WORK OR CONSTRUCTION ON OR IN RELATION TO THE INFORMATION SHOWN ON THESE PLANS.
DRAWN BY: D.B. DATE: 2/19/01
CONTRACTOR: ROSEBURG PAVING



SITE PLAN

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- TYPICAL DETAIL SHEET
- TYPICAL SANITARY SEWER DETAILS
- TYPICAL WATER DETAILS
- TYPICAL CROSS SECTIONS
- GRADING PLAN



FILED
Date: 5/16/2001 By: J.P.
This survey consists of:
Map:
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR