ROSEWOOD ESTATES PHASE VI
AS-BUILTS, NOV. 12, 2004

FILED
Date: 6-27-2005 By: JP
This survey consists of:
Map: _____
Narrative: _____
Corner Rpt: _____
DOUGLAS COUNTY
SURVEYOR

GENERAL COUNTY NOTES

1. THE 1990 EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WITH THE LATEST REVISIONS PREPARED BY THE AMERICAN PUBLIC WORKS ASSOCIATION OREGON CHAPTER WILL BE CONSIDERED THE STANDARD SPECIFICATIONS.
2. TRENCH BACKFILL SHALL BE CLASS B (3/4" -0" CRUSHED ROCK) UNDER ALL STREETS AND PARKING LOTS, AND CLASS A (SUITABLE EXCAVATED MATERIAL) ELSEWHERE UNLESS SHOWN DIFFERENT ON TRENCH DETAIL OR IN SPECS. ALL TRENCHES WILL BE COMPACTED WITH HAND OPERATED PNEUMATIC COMPACTOR.
3. THE CONTRACTOR SHALL REPLACE ANY AND ALL SURVEY MONUMENTS WHICH ARE AFFECTED BY THE CONSTRUCTION. ALL MONUMENTS WILL BE RESET BY A LICENSED LAND SURVEYOR.
4. LOCATIONS SHOWN ON ENGINEERING DRAWINGS ARE APPROXIMATE. THE EXACT LOCATION WILL BE STAKED IN THE FIELD BY THE ENGINEER. CONTRACTOR TO GIVE 7 DAYS NOTICE TO ENGINEER FOR STAKES.
5. CONTRACTOR SHALL MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 10 FEET BETWEEN WATER MAIN AND SEWER MAINS MEASURED EDGE TO EDGE.
6. INSULATED COPPER TONING WIRE APPROVED FOR DIRECT BURY SHALL BE PLACED IN ALL TRENCHES WHERE PIPE HAS BEEN LAID. ALL TONE WIRE SHALL BE TESTED PRIOR TO ACCEPTANCE.
7. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES FOR LOCATIONS OF MAINLINE AND SERVICE LINE LOCATIONS PRIOR TO DIGGING. UTILITIES WHICH ARE DAMAGED AND WERE MARKED PROPERLY WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST. UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR THAT WERE UNMARKED OR IMPROPERLY MARKED WILL BE PAID FOR BY THE OWNER OF THE AFFECTED UTILITY. CONTRACTOR TO CONTACT ONE-CALL AT LEAST 48 HOURS PRIOR TO CONSTRUCTION AT 1-800-332-2344.
   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 OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
8. ENGINEER AND COUNTY TO BE NOTIFIED FOR INSPECTION AS SHOWN ON SCHEDULE OR AS SPECIFIED IN "GENERAL NOTES" FOR THAT SPECIFIC CONSTRUCTION ITEM.
9. CONTRACTOR TO FIELD VERIFY TYPE, LOCATION, AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF NEW PIPING.

GENERAL SANITARY SEWER NOTES

SEE DETAIL SHEETS FOR GREEN SANITARY DISTRICT GENERAL CONSTRUCTION SPECIFICATIONS. CONTRACTOR SHALL COMPLY WILL THE GREEN SANITARY DISTRICT SPECIFICATIONS, THE 1990 APWA SPECIFICATIONS, INCLUDING SUBSEQUENT PUBLICATIONS AND ADDENDA. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATIONS SHALL TAKE PRECEDENCE.

GENERAL WATER NOTES

SEE DETAIL SHEETS FOR ROBERTS CREEK WATER DISTRICT GENERAL CONSTRUCTION SPECIFICATIONS.

INSPECTION SCHEDULE

THE ENGINEER AND DOUGLAS COUNTY SHALL BE NOTIFIED FOR INSPECTION AT LEAST 24 HOURS PRIOR TO THE ACCOMPLISHMENT OF THE FOLLOWING STAGES OF CONSTRUCTION.
PHONE: 440-4871
FAX: 672-0677.

1. ANY STORM SEWER CONSTRUCTION (INCLUDING STRUCTURES)
2. FINISH SUB-GRADE. (PRIOR TO FABRIC INSTALLATION)
3. SOIL STABILIZATION FABRIC INSTALLATION
4. ANY CONCRETE WORK
5. FINISH BASE COURSE GRADE
6. PAVING

NONE OF THE ABOVE ITEMS OF WORK IN COUNTY SHALL BE COVERED UNTIL INSPECTED BY THE ENGINEER AND DOUGLAS COUNTY.

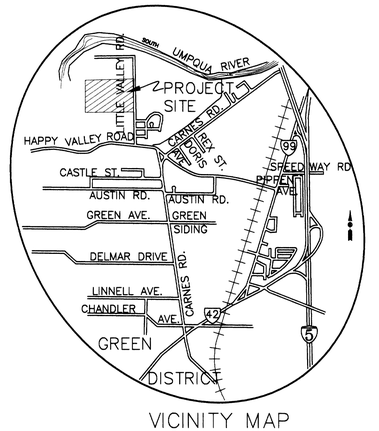
LEGEND

(ELEV.) ELEV.	EXISTING ELEV. / NEW ELEV.
SAW	SAW CUT
TV	EXISTING CABLE TV
EOP	EXISTING EDGE OF AC OR GRAVEL
POH	EXISTING POWER (OVERHEAD)
PUG	EXISTING POWER (UNDERGROUND)
UGU	NEW UNDERGROUND (TV, POWER, PHONE)
GAS	EXISTING GAS
R/W	EXISTING RIGHT-OF-WAY / NEW RIGHT-OF-WAY
F	EXISTING FENCE
X	NEW FENCE
W	EXISTING WATER
WM	EXISTING WATERMAIN
W	NEW WATER
STS	EXISTING STORM SEWER (STS)
STS	NEW STORM SEWER (STS)
SS	EXISTING SANITARY SEWER (SS)
SS	NEW SANITARY SEWER (SS)
PS	EXISTING PRESSURE SEWER (PS)
PS	NEW PRESSURE SEWER (PS)
FM	EXISTING FORCEMAIN (FM)
FM	NEW FORCEMAIN (FM)
S-F	SILT FENCE (S-F)
C	NEW ELECTRICAL CONDUIT
TC	TOP OF CURB
AC	ASPHALT
BW	BACK OF WALK
FG	FINISH GRADE
FF	FINISH FLOOR
OG	ORIGINAL GROUND
TW	TOP OF WALK

	EXISTING CURB INLET (CI)
	NEW CURB INLET (CI)
	EXISTING CATCH BASIN (CB)
	NEW CATCH BASIN (CB)
	CLEANOUT
	GUY WIRE
	GAS METER
	EXISTING FIRE HYDRANT
	NEW FIRE HYDRANT
	LANDSCAPING
	EXISTING VALVE
	NEW VALVE
	EXISTING MANHOLE (MH)
	NEW MANHOLE (MH)
	POWER POLE
T	PHONE PED
	EXISTING LIGHT POLE
	NEW LIGHT POLE
MAIL	MAIL BOX
W	EXISTING WATER SERVICE
W	NEW WATER SERVICE
	BLOW OFF
TV	CABLE TV PED (TV)

GENERAL STREET IMPROVEMENT NOTES

1. ALL STREET IMPROVEMENT WORK SHALL BE IN CONFORMANCE WITH THE LATEST VERSION OF CITY OF ROSEBURG DOUGLAS COUNTY DRAINAGE MANAGEMENT PLAN DESIGN STANDARDS AND ADDENDUM DATED MAY 1990 AND DOUGLAS COUNTY PUBLIC WORKS DEPARTMENT DESIGN STANDARDS AND STANDARD DRAWINGS. IN CASES OF CONFLICT THE DOUGLAS COUNTY STANDARDS SHALL TAKE PRECEDENCE OVER THE STANDARD SPECIFICATIONS.
2. ALL TRENCHES IN DOUGLAS COUNTY ROADWAYS SHALL BE BACKFILL WITH SAND SLURRY.
3. ALL ASPHALT PAVEMENT SHALL BE "C" MIX MEETING OREGON STATE HIGHWAY DEPARTMENT STANDARDS.
4. TWO CURB WEEP HOLES PER LOT SHALL BE PROVIDED AT EITHER END OF FRONTAGE OR AS DESIGNATED BY THE ENGINEER.
5. CONTRACTOR TO INSTALL SIDEWALK ACCESS RAMPS (SAR) PER STANDARD DRAWING. RAMPS SHALL BE POURED MONOLITHICALLY WITH CURB.
6. ENGINEER AND COUNTY TO BE NOTIFIED FOR INSPECTION AS SHOWN ON SCHEDULE OR AS SPECIFIED IN "GENERAL NOTES" FOR THAT SPECIFIC CONSTRUCTION ITEM.



VICINITY MAP

CALL BEFORE YOU DIG !
ONE CALL: (800) 332-2344
OAR 952-001-0010 THROUGH OAR 952-001-0090

REGISTERED PROFESSIONAL ENGINEER
14319
OREGON
JULY 29, 1994
MARCH 28, 1995
DAVID M. LEONARD
EXPIRATION DATE:12/31/2004

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REVISIONS	DATE	BY	△ REVISED

ROSEWOOD ESTATES PHASE VI
COVER SHEET - AS BUILTS
LITTLE VALLEY RD.

PINNACLE ENGINEERING, INC.
WWW.PINNACLENGINEERING.COM
3329 NE STEPHENS
ROSEBURG, OR 97470
PH: (541)-440-4871
FX: (541)672-0677

DESIGN BY: ICB
DRAWN BY: ICB DATE: 11-12-04
SURVEYED BY: DATE:
CHECKED BY: DATE:
SCALE: AS SHOWN
PROJECT NO. 20626.6
SHEET NO 1 OF 8

RELEASED FOR FINAL RECORD DOCUMENTS
DATE: SIG.:

R406COV

Co. Rd. # 406, 406B, 406C

CO RD. #406, 406B, 406C COVER SHEET