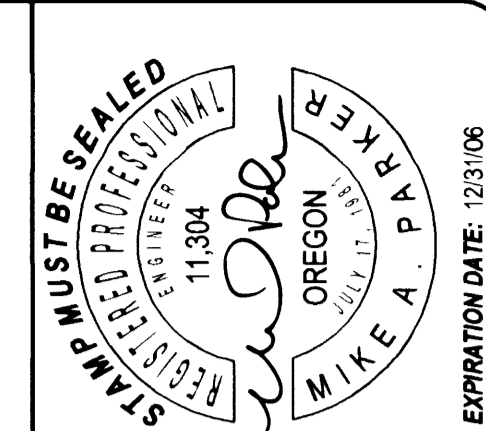


# ROSEWOOD ESTATES PHASE VIII (LOTS 70-86)

## AS-BUILTS

FILED  
 Date: 9-7-2006 By: J.C.  
 This survey consists of:  
 Map: SHEET 1 of 9  
 No. of Revisions: \_\_\_\_\_  
 Corner Rpt: \_\_\_\_\_  
 DOUGLAS COUNTY  
 SURVEYOR



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PROJECT NAME	ROSEWOOD ESTATES, PHASE VIII LITTLE VALLEY ROAD - AS BUILTS	
DRAWING TITLE	CONSTRUCTION PLANS COVER PAGE	
PROJECT NO.:	DESIGNER: JCB	DRAFTER: JCB
DATE: 06-16-05	DATE: 06-16-05	DATE: 06-16-05
DWG SCALE: AS SHOWN	DATE: 06-16-05	DATE: 06-16-05
APPROVAL: MAP	APPROVAL: JCB	APPROVAL: JCB
REVISION #:	BY:	DATE:
SHEET: 1	OF: 9	

### GENERAL COUNTY NOTES

- THE 2002 EDITION OF THE ODOT/APWA 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 10 FEET BETWEEN WATER MAIN AND SEWER MAINS MEASURED EDGE TO EDGE.
- 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.
- 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.
- ENGINEER AND COUNTY TO BE NOTIFIED FOR INSPECTION AS SHOWN ON SCHEDULE OR AS SPECIFIED IN "GENERAL NOTES" FOR THAT SPECIFIC CONSTRUCTION ITEM.
- 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 WITH 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: 229-0365  
 FAX: 229-0353.

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

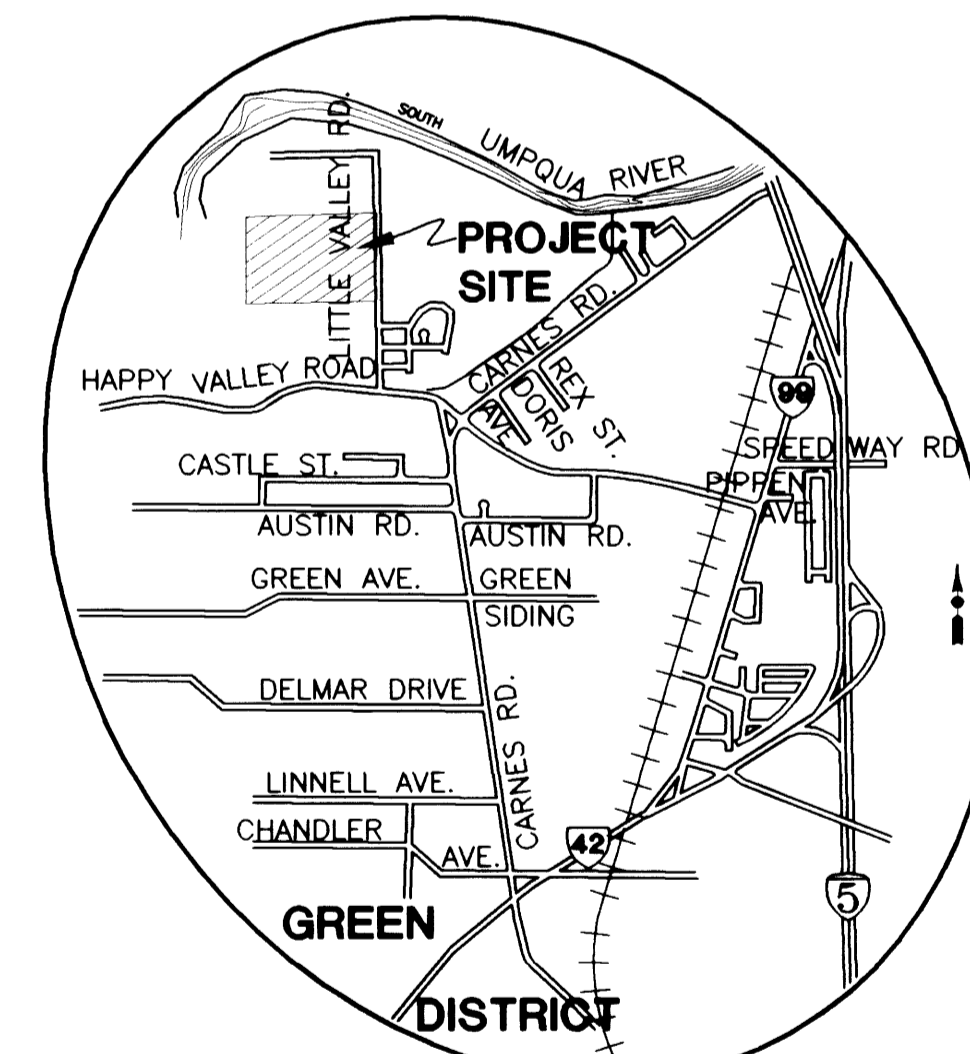
NONE OF THE ABOVE ITEMS OF WORK IN COUNTY SHALL BE COVERED UNTIL INSPECTED BY THE ENGINEER AND DOUGLAS COUNTY.

### GENERAL STREET IMPROVEMENT NOTES

- 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.
- ALL TRENCHES IN DOUGLAS COUNTY ROADWAYS SHALL BE BACKFILL WITH SAND SLURRY.
- ALL ASPHALT PAVEMENT SHALL BE "C" MIX MEETING OREGON STATE HIGHWAY DEPARTMENT STANDARDS.
- TWO CURB WEEP HOLES PER LOT SHALL BE PROVIDED AT EITHER END OF FRONTAGE OR AS DESIGNATED BY THE ENGINEER.
- CONTRACTOR TO INSTALL SIDEWALK ACCESS RAMPS (SAR) PER STANDARD DRAWING. RAMPS SHALL BE POURED MONOLITHICALLY WITH CURB.
- ENGINEER AND COUNTY TO BE NOTIFIED FOR INSPECTION AS SHOWN ON SCHEDULE OR AS SPECIFIED IN "GENERAL NOTES" FOR THAT SPECIFIC CONSTRUCTION ITEM.

### LEGEND

(ELEV.) ELEV.	EXISTING ELEV.	EXISTING CURB INLET (CI)
---	NEW ELEV.	NEW CURB INLET (CI)
---	SAW CUT	EXISTING CATCH BASIN (CB)
---	EXISTING CABLE TV	NEW CATCH BASIN (CB)
---	EXISTING EDGE OF AC OR GRAVEL	CLEANOUT
---	EXISTING POWER (OVERHEAD)	GUY WIRE
---	EXISTING POWER (UNDERGROUND)	GAS METER
---	NEW UNDERGROUND (TV, POWER, PHONE)	EXISTING FIRE HYDRANT
---	EXISTING GAS	NEW FIRE HYDRANT
---	EXISTING RIGHT-OF-WAY	LANDSCAPING
---	NEW RIGHT-OF-WAY	EXISTING VALVE
---	EXISTING FENCE	NEW VALVE
---	NEW FENCE	EXISTING MANHOLE (MH)
---	EXISTING WATER	NEW MANHOLE (MH)
---	EXISTING WATERMAIN	POWER POLE
---	NEW WATER	PHONE POLE
---	EXISTING STORM SEWER (STS)	EXISTING LIGHT POLE
---	NEW STORM SEWER (STS)	NEW LIGHT POLE
---	EXISTING SANITARY SEWER (SS)	MAIL BOX
---	NEW SANITARY SEWER (SS)	EXISTING WATER SERVICE
---	EXISTING PRESSURE SEWER (PS)	NEW WATER SERVICE
---	NEW PRESSURE SEWER (PS)	BLOW OFF
---	EXISTING FORCEMAIN (FM)	CABLE TV PED (TV)
---	NEW FORCEMAIN (FM)	
---	SILT FENCE (S-F)	
---	NEW ELECTRICAL CONDUIT	
---	TOP OF CURB	
---	ASPHALT	
---	BACK OF WALK	
---	FINISH GRADE	
---	FINISH FLOOR	
---	ORIGINAL GROUND	
---	TOP OF WALK	



VICINITY MAP

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