SADDLE BUTTE RANCH PHASE 4

FILED
Date: 3-7-2006 By: JP
This survey consists of:
Map: ____
Narrative: ____
Corner Rpt: ____
DOUGLAS COUNTY SURVEYOR

GENERAL 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. 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 THE OAR 952-001-0010 THROUGH OAR 952-001-0090, AND OREGON LAWS 1995, CHAPTER 691, SECTION 7. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
8. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR WORKING IN PUBLIC RIGHT OF WAYS. (i.e. ODOT, CITY, COUNTY).
9. ENGINEER AND COUNTY TO BE NOTIFIED FOR INSPECTION AS SHOWN ON SCHEDULE OR AS SPECIFIED IN "GENERAL NOTES" FOR THAT SPECIFIC CONSTRUCTION ITEM.
10. CONTRACTOR TO FIELD VERIFY TYPE, LOCATION, AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF NEW PIPING.

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.

GENERAL SANITARY SEWER NOTES

1. ALL SANITARY SEWER WORK SHALL BE IN CONFORMANCE WITH ROSEBURG URBAN SANITARY AUTHORITY SPECIFICATIONS AND ORDINANCE. IN CASES OF CONFLICT ROSEBURG URBAN SANITARY AUTHORITY SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE STANDARD SPECIFICATIONS.
2. SANITARY SEWER PIPE SHALL BE AS NOTED ON PLANS OR AS APPROVED BY ENGINEER. STANDARD GRAVITY SANITARY SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D 3034 SDR 35 STANDARDS.
3. ALL GRAVITY SANITARY SEWER MAINLINES AND LATERALS SHALL BE AIR TESTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, UNIBELL B-06.85, AFTER COMPACTION OF BACKFILL.
4. SANITARY SEWER LATERALS FROM THE BUILDING TO THE SEWER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH OREGON STATE DEPARTMENT OF COMMERCE, BUILDING CODES DIVISION, 1994 UNIFORM PLUMBING CODE AND ITS AMENDMENTS, EXCEPT FOR 8" AND LARGER PUBLIC SEWERS WHICH SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEQ STANDARDS FOR PUBLIC SEWERS AND TO THE LINES, GRADES AND DETAILS SHOWN ON THE PLANS. 4" AND 6" LATERALS SHALL BE PVC ASTM 3034. ALL LINES SHALL HAVE TONING WIRE INSTALLED IN THE TRENCH FOR FUTURE LOCATING.
5. ALL MANHOLE CONNECTIONS TO BE FACTORY CONNECTORS WITH NON-SHRINK GROUT OR A CORED HOLE WITH FLEXIBLE BOOT. I.E.: KOR-N-SEAL.
6. CONTRACTOR TO PROVIDE PREFORMED PLASTIC GASKETS IN ALL MANHOLE JOINTS.
7. GROUT FOR TOP OF MANHOLE FRAMES AND BASES SHALL BE NON-SHRINK GROUT.
8. A COMMERCIAL CONCRETE BONDING AGENT SHALL BE USED ON ALL CONCRETE TO BE GROUTED.
9. CONCRETE 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 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C-39.86.
10. WHEREVER SEWER LATERALS CROSS WATER LINES WITH LESS THAN 18" VERTICAL CLEARANCE, THE SEWER LATERAL SHALL BE C900 PVC OR DUCTILE IRON PIPE FOR A MINIMUM DISTANCE OF 9' EACH SIDE OF WATER LINE.
11. MANHOLES WILL BE TESTED ACCORDING TO 1990 APWA STANDARD SPECIFICATION 306.3.03. WATER TO BE FILLED TO THE RIM. CONTRACTOR MAY VACUUM TEST MANHOLES WITH ENGINEER'S APPROVAL.
12. ALL MANHOLES SHALL BE 48" DIAMETER WITH CONCENTRIC CONES.
13. NO FLAT-TOP MANHOLES TO BE USED WITHOUT ROSEBURG URBAN SANITARY AUTHORITY'S PRIOR APPROVAL.
14. 12-GAGE STRANDED COPPER TONING WIRE WITH GREEN THHN INSULATION SHALL BE PLACED IN ALL TRENCHES WHERE SEWER LINE HAS BEEN LAID. ALL TONING WIRE SHALL BE TESTED PRIOR TO ACCEPTANCE.
15. DEFLECTION TESTING SHALL BE CONDUCTED ON ALL SEWERS CONSTRUCTED OF FLEXIBLE PIPE NOT LESS THAN 30 DAYS AFTER TRENCH BACKFILL AND COMPACTION. TESTING WILL CONFORM TO APWA SECTION 303.3.10.
16. LINE AND GRADE SHALL BE MAINTAINED AS SHOWN ON THE PLANS OR AS ESTABLISHED BY THE ENGINEER. VARIATIONS OF MORE THAN 1/2 INCH FOR LINE AND 1/4 INCH FOR GRADE WILL NOT BE PERMITTED.
17. ALL MANHOLES WILL NEED A FLEXIBLE JOINT WITHIN 1.5 FT. OF MANHOLE WALL.
18. ALL TESTING SHALL BE WITNESSED BY A RUSA INSPECTOR. PRIOR NOTICE OF AT LEAST FOUR (4) HOURS SHALL BE GIVEN TO RUSA INSPECTOR PRIOR TO TESTING.

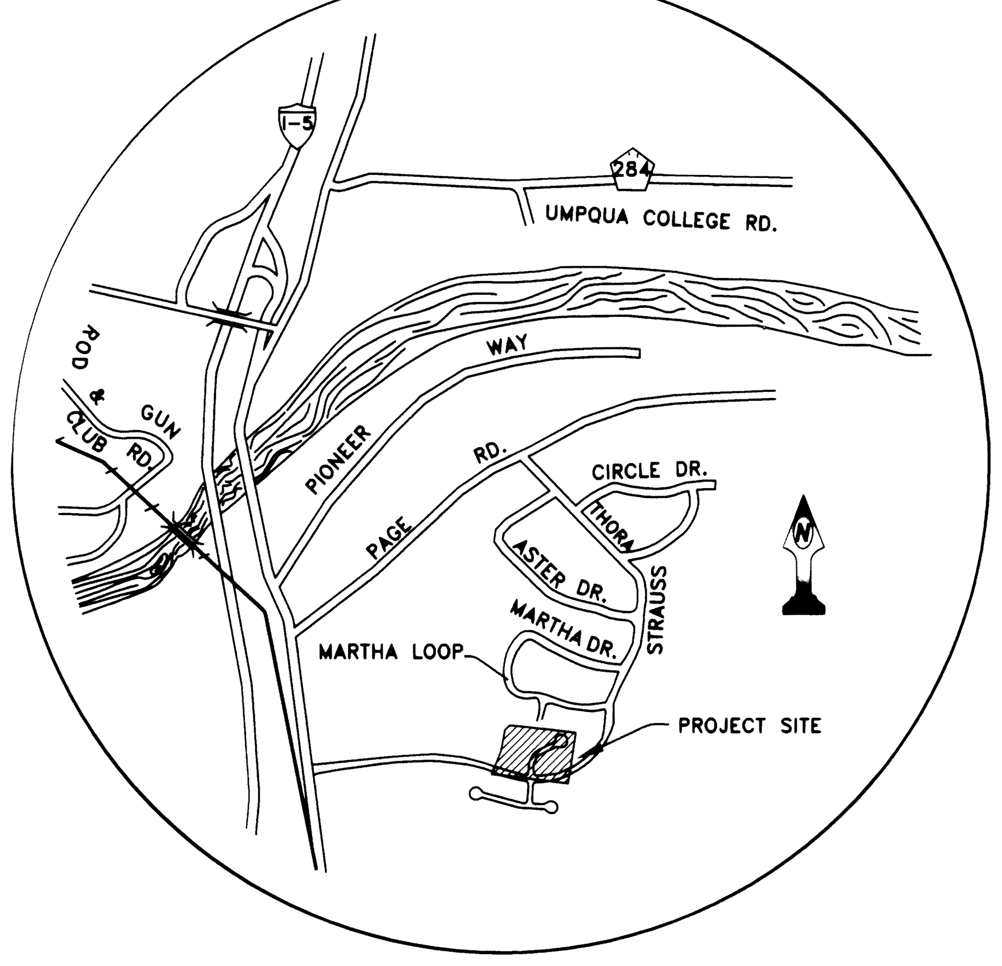
GENERAL WATER NOTES

1. ALL WATER SYSTEM WORK SHALL BE IN CONFORMANCE WITH SECTIONS 2, 3 & 4 OF THE CITY OF ROSEBURG "GENERAL SPECIFICATIONS... MATERIALS AND INSTALLATION OF WATER MAINS" DATED JANUARY 1993, AVAILABLE FROM THE CITY OF ROSEBURG WATER DEPARTMENT. IN CASES OF CONFLICT THE CITY OF ROSEBURG SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE STANDARD SPECIFICATIONS.
2. ALL PIPE FOR WATER MAINLINES SHALL BE CLASS 150 C-900 PVC PIPE IN RIGHT-OF-WAYS AND DUCTILE IRON (DI) IN EASEMENT AREAS.
3. THE CONTRACTOR SHALL FLUSH, HYDROSTATICALLY TEST, AND CHLORINATE ALL NEW WATER MAINLINES INSTALLED. THE ENGINEER SHALL WITNESS ALL TESTS MADE BY THE CONTRACTOR TO INSURE THEY ARE PERFORMED PROPERLY. TEST PRESSURES SHALL BE DETERMINED BY THE ENGINEER PRIOR TO TESTING.
4. ALL CONSTRUCTION IS SUBJECT TO INSPECTION BY THE CITY OF ROSEBURG WATER DEPARTMENT AND THE ENGINEER. THE CONTRACTOR SHALL GIVE THE CITY AND THE ENGINEER 48 HOURS NOTICE PRIOR TO BEGINNING CONSTRUCTION.
5. NO OTHER MAJOR UTILITIES SHALL RUN PARALLEL WITHIN THREE (3) FEET OF THE NEW WATERMAIN.
6. THRUST BLOCKS SHALL BE INSTALLED AT ALL BENDS AND FITTINGS AS PER CITY OF ROSEBURG STANDARD DRAWING NO. 102.
7. SERVICE WORK SHALL BE PROVIDED BY THE CITY. ADEQUATE NOTICE AND TIME FOR INSTALLATION SHALL BE GIVEN TO THE CITY TO COMPLETE THIS WORK. THE ENGINEER SHALL PROVIDE STAKING FOR GRADE AND ALIGNMENT ALONG WITH COORDINATING THE SCHEDULING OF THE WORK.
8. ALL CITY WATER FACILITIES OUTSIDE RIGHT-OF-WAYS SHALL BE WITHIN EASEMENTS.
9. THE CITY OF ROSEBURG SHALL BE THE SOLE OPERATOR OF ALL WATERLINE VALVES ON THE EXISTING WATER SYSTEM. AT NO TIME SHALL THE CONTRACTOR OPERATE EXISTING VALVES TO SHUT OFF OR PRESSURIZE THE PIPELINE.
10. TONING WIRE FOR WATER LINES SHALL BE 12-GAGE STRANDED COPPER WIRE WITH BLUE THHN INSULATION. ALL TONE WIRE SHALL BE TESTED PRIOR TO ACCEPTANCE.

LEGEND

Symbol	Description
(ELEV.)	EXISTING ELEV.
ELEV.	NEW ELEV.
— — — —	SAW CUT
—TV—	EXISTING CABLE TV
······	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
—R/W—	NEW RIGHT-OF-WAY
—X—	EXISTING FENCE
—X—	NEW FENCE
—W—	EXISTING WATER
—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

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
PHONE PED
EXISTING LIGHT POLE
NEW LIGHT POLE
MAIL BOX
EXISTING WATER SERVICE
NEW WATER SERVICE
BLOW OFF
CABLE TV PED (TV)



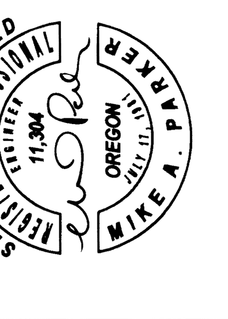
VICINITY MAP

SHEET INDEX:

1: COVER AND NOTES
2: PLAN AND PROFILE
3: DETAILS

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

THESE DRAWINGS REPRESENT THE ACTUAL CONSTRUCTION OF SADDLE BUTTE PHASE 4 AUGUSTA COURT DESIGNED BY i.e. ENGINEERING, INC. NOVEMBER 2001.
WE HERE BY CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE, THE WORK WAS PERFORMED IN ACCORDANCE WITH THE PLANS & SPECIFICATIONS.



EXPIRATION DATE: 12/31/04

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PROJECT NAME: SADDLE BUTTE RANCH PHASE 4 AUGUSTA COURT

DRAWING TITLE: COVER SHEET AND GENERAL NOTES RECORD DRAWINGS

PROJECT NO.: 152-01 DWG SCALE: NO SCALE DATE: OCTOBER 2004 DESIGNER: NA DRAFTER: NA APPROVAL: NA

REVISION #: BY: DATE:

SHEET: 1 OF: 3

R901KCOV

Co. Rd. # 901K M.P. 0.00 - 0.07