

**GENTRY ESTATES**  
AUGUST 10, 2005

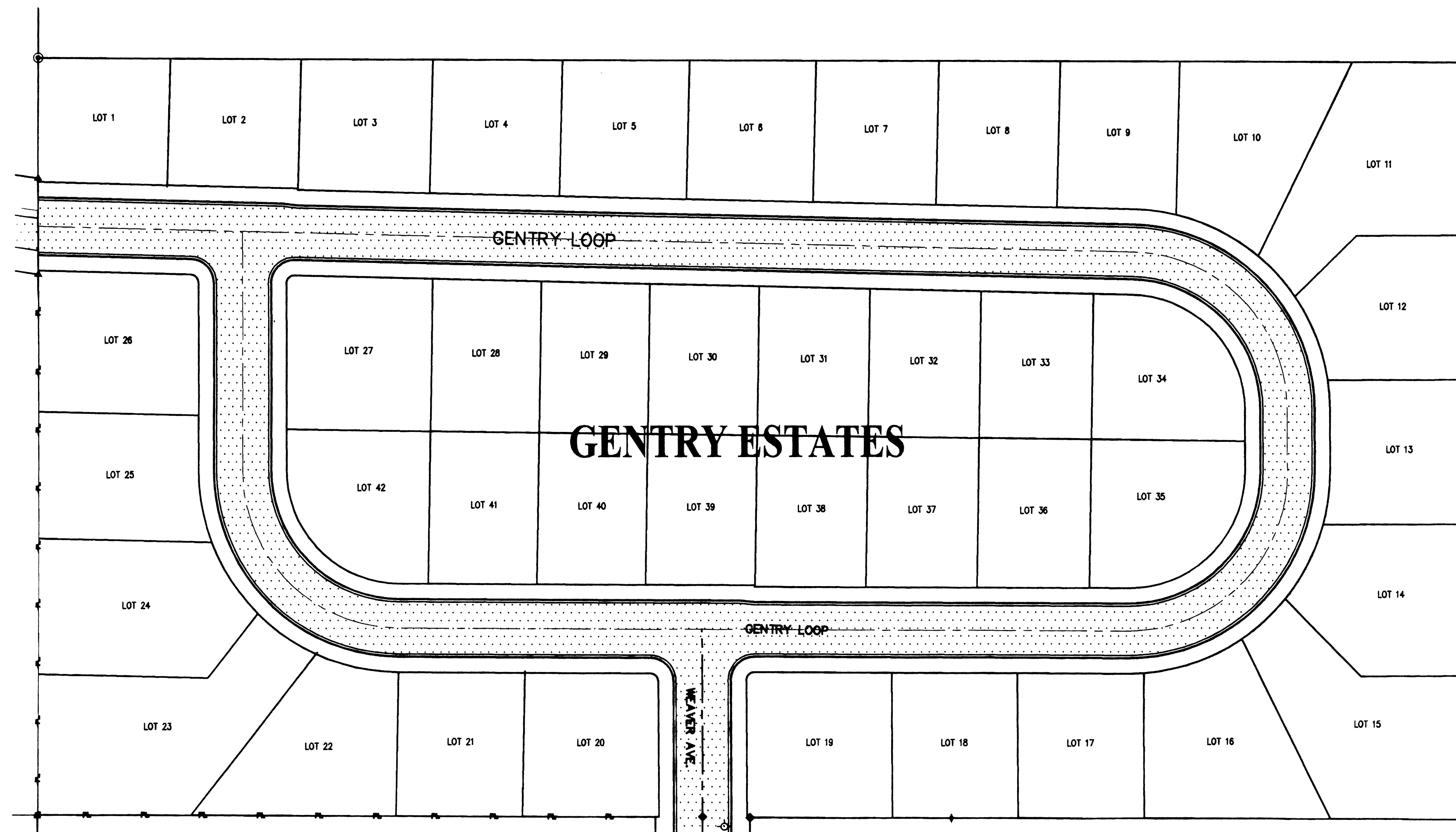
**OWNER/DEVELOPER:**  
STULL ENTERPRISES, INC.  
633 N.E. STEPHENS  
ROSEBURG, OR 97470

**ENGINEER/SURVEYOR:**  
BTS ENGINEERING AND SURVEYING, INC.  
431 S.E. MAIN ST.  
ROSEBURG, OR 97470

**PROPERTY TO BE SUBDIVIDED**  
LOCATION: T30S R5W S7 TL 00300  
TAX ACCT. NO: R27146  
AREA TO BE SUBDIVIDED: 9.84 ACRES

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FILED  
Date: 12/27/2006 By: J.P.  
This survey consists of:  
Map:  
Narrative:  
Corner Rpt:  
DOUGLAS COUNTY  
SURVEYOR

**SUBDIVISION LAYOUT**  
N.T.S.

**GENERAL:**

- ALL WORK SHALL BE INSPECTED BY THE ENGINEER TO ASSURE COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. ALL CONSTRUCTION IS SUBJECT TO INSPECTIONS BY TRI-CITY JOINT WATER & SEWER AUTHORITY FOR THE WATERLINE, THE SEWERLINE. THE CONTRACTOR SHALL GIVE THE TRI-CITY JOINT WATER & SEWER AUTHORITY 36 HOURS NOTICE PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY DOUGLAS COUNTY PUBLIC WORKS PRIOR TO PLACING SUBGRADE FABRIC AND ROCK.
- CONTRACTOR IS REQUIRED TO NOTIFY "ONE CALL" AT 1-800-332-2344 FOR UTILITY LOCATION PRIOR TO BEGINNING ANY EXCAVATION. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES, AND FOR MAINTAINING THEM IN SERVICE DURING CONSTRUCTION.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE "OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION", 2002 EDITION, PUBLISHED BY THE OREGON DEPARTMENT OF TRANSPORTATION AND THE AMERICAN PUBLIC WORKS ASSOCIATION, OREGON CHAPTER.
- THERE SHALL BE A PRECONSTRUCTION PRIOR TO ANY CONSTRUCTION ACTIVITIES.

**STREETS & GRADING:**

- THE ENTIRE SITE SHALL BE SCALPED TO BARE EARTH. SCALPED MATERIAL SHALL BE HAULED OFF SITE.
- COMPACTION OF SOIL MINIMUM DENSITY TO BE 95% OF AASHTO T-99 (WITH OVERSIZED CORRECTION).
- CRUSHED ROCK - 1" MINUS PER APWA SPECIFICATIONS. (DEPTH AS CALLED OUT IN DETAILS)
- ASPHALT - CLASS "C" PER APWA SPECIFICATIONS. DEPTH AS CALLED OUT IN DETAILS)
- SUBGRADE FABRIC SHALL BE PLACED UNDER CRUSHED ROCK BASE. FABRIC SHALL BE A 6 OUNCE PER SQ. FOOT WOVEN SUT FILM MADE BY "SYNTHETIC INDUSTRIES" MODEL # 315ST OR APPROVED EQUAL.
- OVEREXCAVATION. ENGINEER'S APPROVAL OF SUBGRADE WILL BE REQUIRED BEFORE PROCEEDING. ENGINEER SHALL DETERMINE THE AREAS OF UNSUITABLE MATERIAL AND SHALL DIRECT THE CONTRACTOR TO OVEREXCAVATE.

**STORM DRAIN:**

- STORM DRAIN PIPE SHALL BE SMOOTH LINED, RIBBED POLYETHYLENE. ADS "N-12" OR HANCOR "H-Q"
- BACKFILL. BACKFILL FOR ALL STORM DRAIN UNDER NEW, FUTURE, OR EXISTING STREET, PARKING, OR WALKWAYS SHALL BE CLASS "B" 3/4" MINUS CRUSHED AGGREGATE. BACKFILL UNDER FUTURE LAWNS SHALL BE NATIVE MATERIAL.
- CONCRETE IN STORM DRAIN STRUCTURES 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 P.S.I. AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C-39.86.

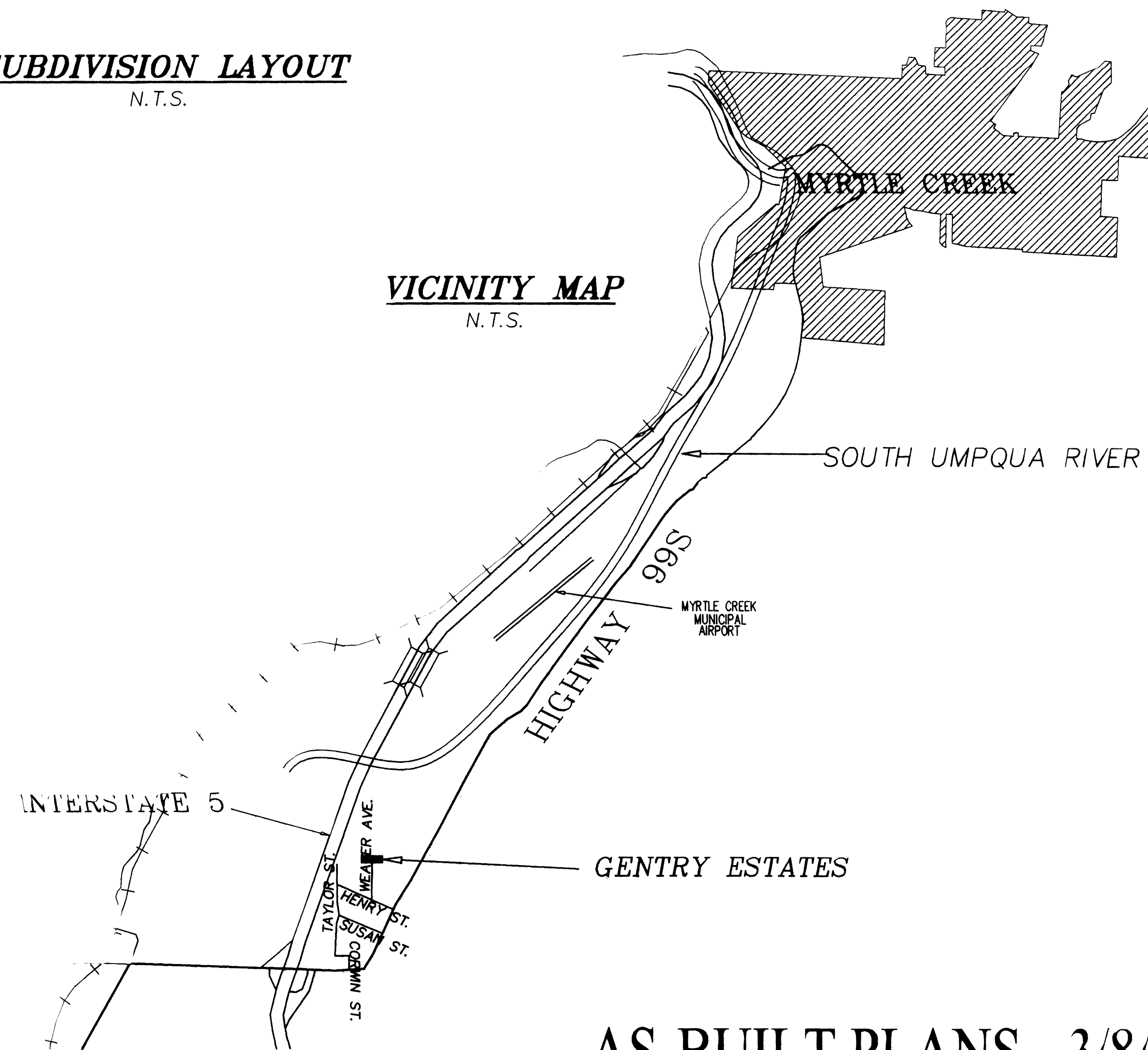
**UTILITIES:**

- ALL CONDUITS FOR POWER & TELEPHONE SHALL BE IN SCHEDULE 40 P.V.C. INSTALL PER THE PLAN PROVIDED BY THE UTILITY OWNERS.

**SEWER & WATER:**

- CONTRACTOR SHALL BE REQUIRED TO PURCHASE A COPY OF THE TRI-CITY JOINT WATER & SEWER AUTHORITY'S "PUBLIC INFRASTRUCTURE DESIGN MANUAL".

**VICINITY MAP**  
N.T.S.



**AS-BUILT PLANS - 3/8/06**

CO. RD. #911A COVER SHEET

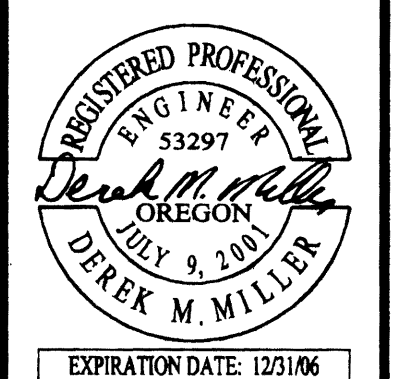
**GENTRY ESTATES**

TITLE

OWNER:  
**STULL ENTERPRISES**

**BTS** ENGINEERING & SURVEYING, INC.  
431 S.E. MAIN ST., ROSEBURG, OR 97470  
PHONE: (503) 955-8666 FAX: (503) 955-8000

PROJECT:  
DATE: AUGUST 10, 2005  
REV. #1: SEPT. 1, 2005  
REV. #2: SEPT. 2, 2005  
REV. #3:  
REV. #4:  
REV. #5:



PROJ. #05-036  
SHEET NO.

T1 of 1

R911COVER