HARRISON ESTATES SUBDIVISION

SITE PLAN AND GRADE

TWP30S, R5W, Sec 7AC, T.L. 1402
TAX ACCT. NO. R128630

FILED
Date: 11/29/2012 By: NWJ
This survey consists of:
Map: DS-130 & DS-131
Narrative:
Corner Rpt:
DOUGLAS COUNTY
SURVEYOR

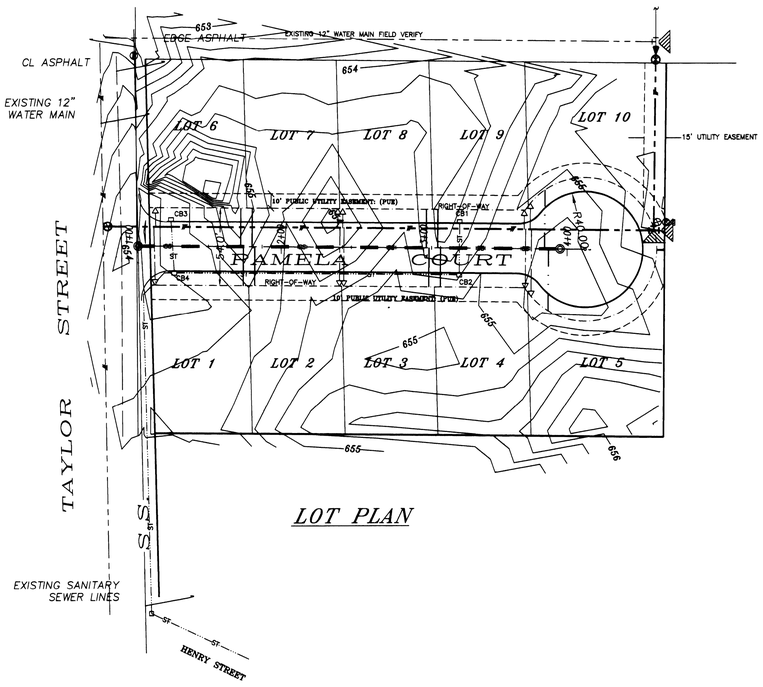
SURVEY DATE: 19 JULY 2006
DOUGLAS COUNTY PLAN FILE NO. 06-140
SURVEY REVISION:

FOR:
SCOTT HARRISON
ARK CONSTRUCTION
455 OLD GARDEN VALLEY ROAD
ROSEBURG, OR 97470

SURVEYING AND DRAFTING BY:
DAVID J. BEEDLE TEL. 541-874-3258
BEEDLE 163 TRAYLOR ROAD
LAND SURVEYING, LLC RIDDLE, OREGON 97469

NORTH

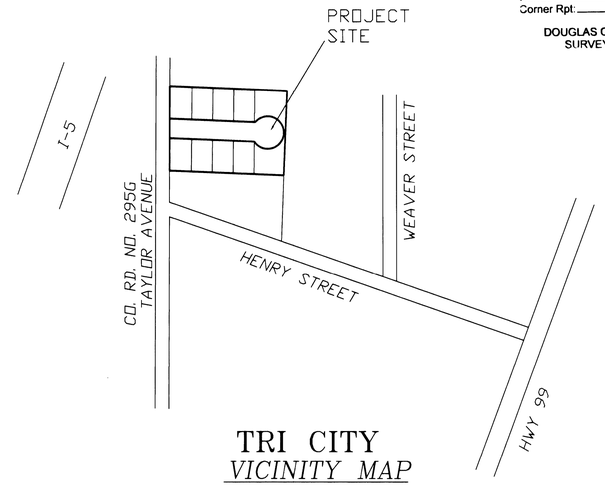
1"= 50'



LOT PLAN

10' PUBLIC UTILITY EASEMENT: (PUE)

"UTILITIES SHALL HAVE THE RIGHT TO INSTALL MAINTAIN, AND OPERATE PUBLIC UTILITIES, SEWER, WATER SERVICES AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS DESIGNATED ON THIS PLAT AND IS NOT IN ACCORDANCE OR WITHDRAWN IN PROVIDING UTILITY SERVICES WITHIN ACCESS TO SUCH FACILITIES. THE RIGHT TO REMOVE TREES, BRUSH, OVERHANGING BRANCHES AND ALL OTHER OBSTRUCTIONS REASONABLY NECESSARY TO KEEP CONSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE BY THE OWNER OF THE LOT OR ANY OTHER PERSON. NO PERMANENT BUILDINGS SHALL BE PLACED IN THE PUE BY THE LOT OWNER'S EXPENSE. IN THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT BUILDING OR STRUCTURE BE PLACED IN THE PUE. ANY OTHER ENCROACHMENT SHALL REQUIRE THE WRITTEN APPROVAL OF ALL UTILITIES AT THE TIME OF REQUEST. THE WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE."



TRI CITY
VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1. NOTICE TO EXCAVATORS
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. PHONE NUMBERS ARE: (503) 232-1987 AND 1-800-332-2344.
2. 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.
3. LOCATIONS OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
4. ALL CHANGES SHALL BE APPROVED BY THE ENGINEER AND THE AFFECTED AGENCY PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL SUPPLY PIPING MATERIALS, BACK FILL MATERIALS, SURFACE REPAIR, TIE-IN MATERIAL, ETC. AS REQUIRED BY THESE PLANS AND TRI CITY SPECIFICATIONS.
6. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE SPECIFICATIONS AND REQUIREMENTS OF DOUGLAS COUNTY PUBLIC WORKS DEPARTMENT AND TRI CITY.
7. THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL DEVICES AND PERSONNEL TO CONFORM WITH REQUIREMENTS OF THE M.U.T.C.D. AND TRI CITY AND D.C.P.W. DEPT.
8. CONTRACTOR SHALL OBTAIN PERMIT FROM CITY AND D.C.P.W. FOR WORK WITHIN R/W.

STREET IMPROVEMENT NOTES

1. ALL STREET IMPROVEMENT WORK SHALL BE IN CONFORMANCE WITH THE LATEST VERSION OF DOUGLAS COUNTY DRAINAGE MANAGEMENT PLAN DESIGN STANDARDS AND CURRENT ADDENDUMS AND TRI-CITY SPECIFICATIONS.
2. ALL ASPHALT PAVEMENT SHALL BE "C" MIX MEETING OREGON STATE HIGHWAY DEPARTMENT STANDARDS.

LEGEND

-------- 10' UTILITY EASEMENT LINE

NOTE: WATER, SEWER, & STREET STATIONING ALONG PAMELA COURT ALL START AT STA 1+00 AT S.S. MANHOLE NO 1

STATIONING CONTROL, RIGHT-OF-WAY CENTER LINE 1+06.38

THE CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF THE PLANS AND TRI CITY DESIGN STANDARDS ON SITE FOR EVERYONE'S USE.

THESE PLANS ARE MINIMUM DESIGN STANDARDS TO FACILITATE THE COORDINATION OF STANDARD CONSTRUCTION PRACTICES. CONTRACTOR/DEVELOPER ACCEPTANCE OF THESE PLANS SHALL NOT BE USED FOR OMISSIONS.

"FIELD VERIFY" AND UTILITIES CROSSINGS OF EXISTING SHALL BE VERIFIED AND/OR POT-HOLLED AS REQUIRED TO VERIFY CONFLICTS. ADDITIONAL LABOR, MATERIAL AND/OR DESIGN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.

SUBSTITUTIONS, ERRORS OR OMISSIONS IN CONSTRUCTION INCLUDING REQUIRING ADDITIONAL DESIGN SHALL BE PAID FOR BY THE CONTRACTOR/DEVELOPER INCLUDING ENGINEERING COST AT STANDARD HOURLY RATES.

SHEET INDEX

SHEET 1 SITE PLAN & INDEX SHEET
SHEET 2 STREET & DRAINAGE PLAN

REGISTERED PROFESSIONAL ENGINEER
18053
OREGON
SEPT. 18, 1992
KENNA CLAY JORDAN

AS-BUILT

JORDAN ENGINEERING
460 JORDAN LANE
ROSEBURG, OREGON 97470
(541) 673-1931

231.001-

SCALE: 1"=50'	HARRISON ESTATES SUBDIVISION	DRAWING CHECKED BY: K.C.J.
DATE: 8-18-06	SITE PLAN	REVISED 9-17-07

SCOTT HARRISON
455 OLD GARDEN VALLEY ROAD
ROSEBURG, OREGON

ARK CONSTRUCTION
(541) 957-5090

DRAWING NUMBER
1 OF 2

DS-130