

GENERAL NOTES

- All workmanship and materials shall conform to the current provisions of the Standard Specifications and Drawings of Jackson County Roads, Rogue Valley Sewer Services, Medford Water Commission, and the ODOT/Oregon APWA Standard Specifications for Public Works Construction, latest revision.
- The Contractor shall determine the location of all utilities necessary to complete the work. The Engineer does not guarantee the accuracy of the location or depth of the utilities shown on the plans. The Contractor shall pothole existing utilities and notify Engineer of any discrepancies with these plans.
- The Engineer does not either expressly or by implication seek to establish or delineate the property and/or Right-of-Way boundaries. The Engineer has included the boundaries on the drawing based on survey information provided by the surveyor. The boundaries are included for the purpose of orienting the work only.
- The Contractor shall use granular materials obtained from a source approved by Jackson County. The Contractor shall notify the Engineer of the material source prior to any granular material placement and shall not change material source without prior written approval.
- Stockpiled materials or equipment shall not be stored overnight within ten (10) feet of an active travel lane.
- Placement or storage of spoils from the utility line trenches is not permitted on hard surfaces within the public right-of-way. Spoils stored in other right-of-way areas shall be covered to prevent erosion.
- All concrete shall be 3300 psi at 28 days unless otherwise specified.
- The Contractor shall contact the Engineer and Jackson County Roads prior to placement of the base rock material, and all underground work.
- The Contractor shall contact the respective Utility Companies to coordinate relocation or reconstruction of any utilities.
- Contractor and subcontractor shall be prequalified with Rogue Valley Sewer Services.
- The contractor shall not perform work without Agency inspections where inspections are required by the specifications.
- The Contractor shall notify the following for a pre-construction meeting, at least 48 hours prior to starting the work:
 - Jackson County Roads 541-774-8184
 - Rogue Valley Sewer Services (RVSS) 541-664-6300
 - Medford Water Commission 541-774-2430
 - Rogue Civil LLC 541-621-2868
- Pipe lengths shown are from center of structure to center of structure. Slopes are based on invert elevations and distances between structure inverts.
- A minimum 6-inch separation shall be maintained between all water, storm drain, and sanitary sewer main crossings. All water and SS crossings shall conform to OAR Chapter 333-061-0050.
- All Sanitary Sewer pipe and fittings shall be PVC ASTM 3034, SDR 35 unless otherwise noted. Use Wye fittings for S.S. lateral connections.
- Contractor shall construct low permeability groundwater barriers (to prevent water from traveling in the trench line) per RVSS standards at maximum spacing of 200-feet, with a minimum of (2) barriers between manholes. The barriers shall be 2 to 4-feet in length, constructed from native materials, free of organic matter, debris, or other deleterious material, with no rocks greater than 3/4-inch within the pipe zone. In roadway areas, the barrier shall be constructed using native material in the pipe zone, and a one-sack cement slurry above the pipe zone.
- Contractor to restore all existing roads and services within the right-of-way to "as good or better condition" at the end of construction.
- The asphalt concrete mix design shall be submitted a minimum of seven days prior to scheduling the pre-pave meeting. Materials and workmanship shall be as specified in Section 00745 of the ODOT Standard Specifications.
- Items not shown, but necessary for successful completion of this project, may be required by Jackson County Roads.
- All striping shall meet ADA Requirements.
- All ADA accessible facilities shall be installed per the current ADA requirements.
- It is the responsibility of the contractor to verify that the accessible path of travel complies with the Americans with Disabilities Act and all local codes.
- The Owner and contractor shall be responsible for obtaining all applicable permits prior to beginning any work. As a minimum, they include permits from the following agencies:
 - Jackson County Roads
 - Rogue Valley Sewer Services
 - Medford Water Commission

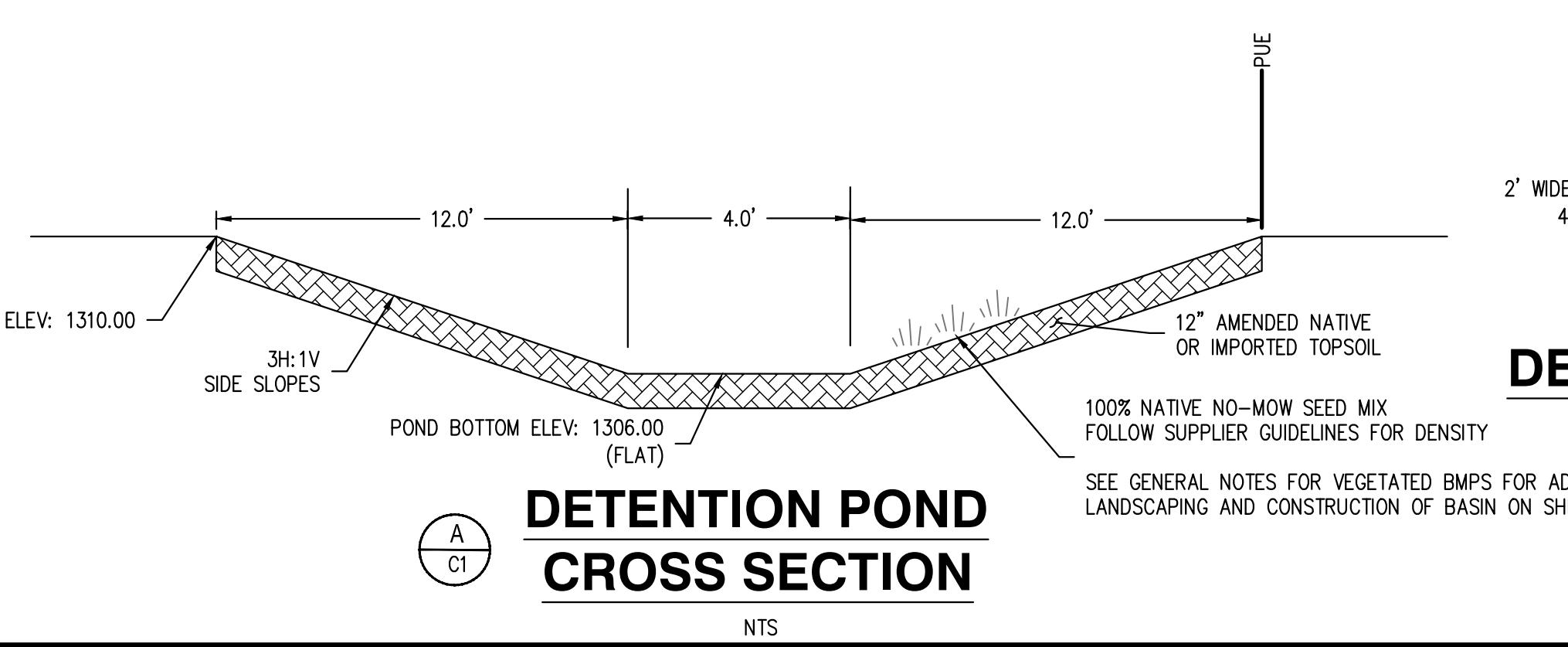
STORM SEWER GENERAL CONSTRUCTION NOTES

- ALL STORM SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE APPLICABLE REQUIREMENTS OF THE UNIFORM PLUMBING CODE, AND THE APPLICABLE REQUIREMENTS OF JACKSON COUNTY.
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH JACKSON COUNTY PRIOR TO THE START OF CONSTRUCTION OR STAKING OF THE SITE.
- PROVIDE TRAFFIC CONTROL PLANS AS REQUIRED IN ACCORDANCE WITH MUTCD TO THE PUBLIC WORKS DEPARTMENT. TRAFFIC CONTROL PLANS MUST BE APPROVED PRIOR TO THE START OF CONSTRUCTION.
- A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE AT ALL TIMES.
- ALL BUILDING DOWNSPOUTS ON COMMERCIAL SITES SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM, UNLESS OTHERWISE APPROVED BY THE JURISDICTION. ADD OR RELOCATE DOWNSPOUT LOCATIONS SHOWN ON PLAN TO MATCH ACTUAL LOCATIONS.
- ALL EROSION CONTROL AND STORMWATER FACILITIES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE CONTRACTOR DURING THE CONSTRUCTION PHASE OF THE DEVELOPMENT PROJECT.
- NO DRAINAGE PIPING OR PART THEREOF, WHICH IS CONSTRUCTED OF MATERIALS OTHER THAN THOSE APPROVED FOR USE UNDER OR WITHIN A BUILDING, SHALL BE INSTALLED UNDER OR WITHIN FIVE (5) FEET OF ANY BUILDING OR STRUCTURE OR PART THEREOF. THIS INCLUDES STRUCTURES SUCH AS PORCHES AND STEPS, WHETHER COVERED OR UNCOVERED, BREEZWAYS, ROOFED PORTE-COCHÈRES, ROOFED PATIOS, CARPORTS, COVERED WALKS, COVERED DRIVEWAYS, AND SIMILAR STRUCTURES OR APPURTENANCES.
- LOCATION OF EXISTING UTILITIES ARE BASED ON AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND INFORM THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS. CALL FOR LOCATES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL AT ALL TIMES ABIDE BY APPLICABLE SAFETY RULES OF O.S.H.A. AND IN PARTICULAR THOSE PERTAINING TO ADEQUATE SHORING AND TRENCH PROTECTION OF WORKMEN.
- RIM ELEVATIONS OF MANHOLES AND CLEANOUTS WITHIN PAVEMENT ARE APPROXIMATE. FINAL FINISHED RIM ELEVATIONS SHALL MATCH FINISHED PAVEMENT GRADES.
- BEDDING AND BACKFILL MATERIAL SHALL BE AS STATED IN THE GEOTECHNICAL REPORT.
- TRENCH EXCAVATION AND SUPPORT SHALL BE COMPLETED AS STATED IN THE GEOTECHNICAL REPORT.
- ELECTRICALLY CONDUCTIVE TRACER WIRE IS REQUIRED FOR ALL SEWER PIPING.
- STORM SEWER PIPING SHALL BE ADS N-12, SANITITE, PVC ASTM 3034 SDR 35, OR APPROVED EQUAL, UNLESS SPECIFICALLY NOTED ON PLANS.
- CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ROOF DRAINS AND FOUNDATION DRAINS.
- CONTRACTOR TO IDENTIFY ANY LOW POINTS NOT INDICATED ON GRADING PLAN AND CONTACT ENGINEER FOR DRAINAGE DESIGN.

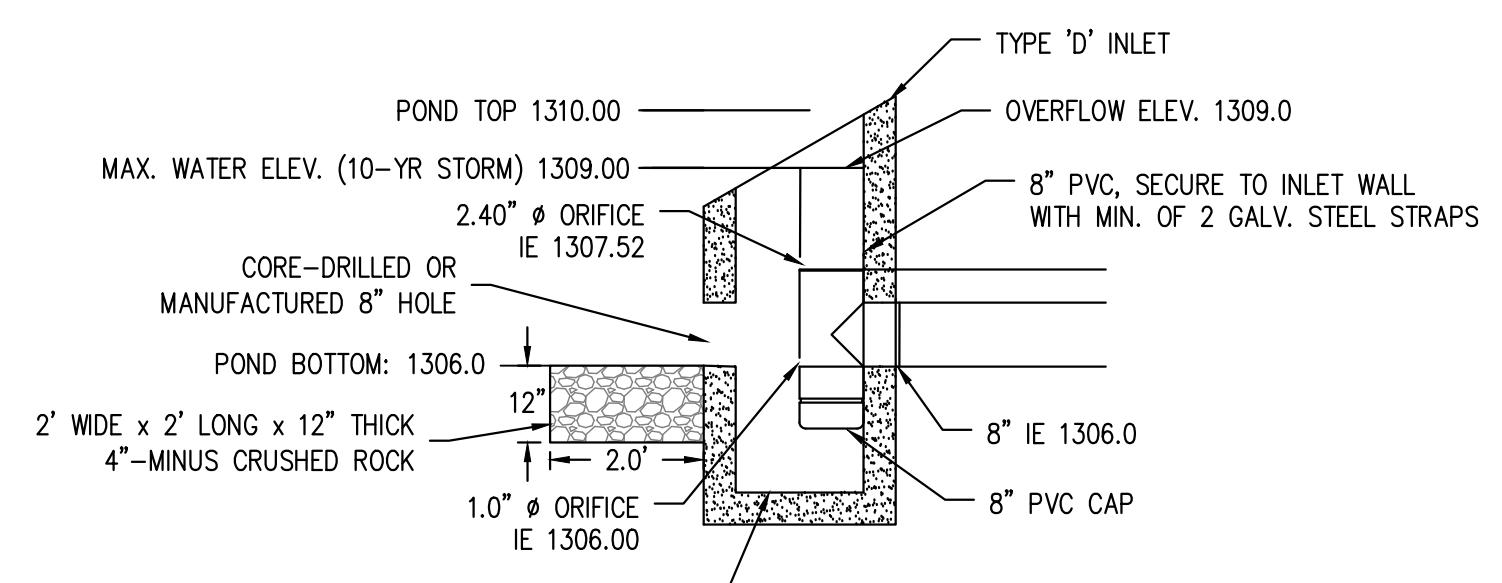
GEOTECHNICAL INFORMATION

SEE GEOTECHNICAL REPORT PREPARED BY THE GALLI GROUP, DATED SEPTEMBER 8, 2008, FOR SITE PREPARATION, FILL PLACEMENT, UTILITY TRENCHES AND PAVEMENT RECOMMENDATIONS.

DETENTION POND CROSS SECTION



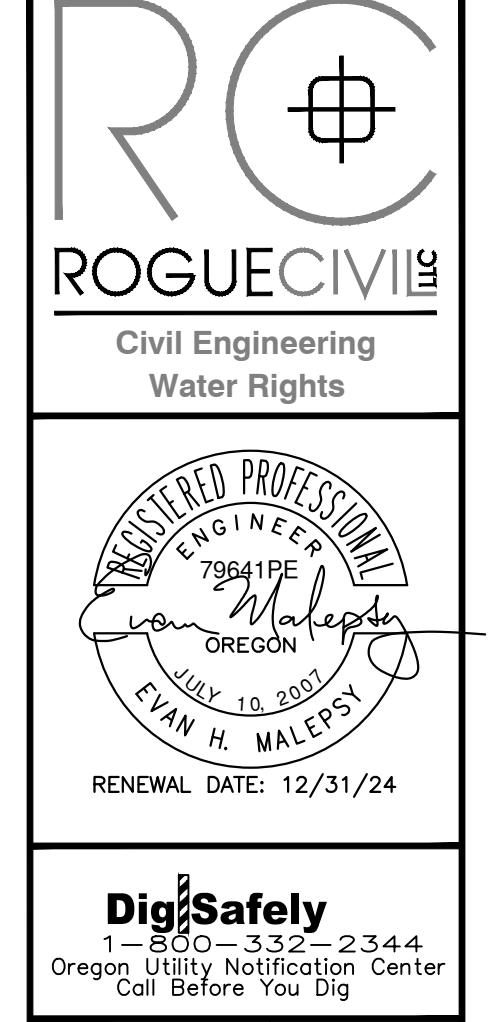
DETENTION POND OUTLET STRUCTURE DETAIL



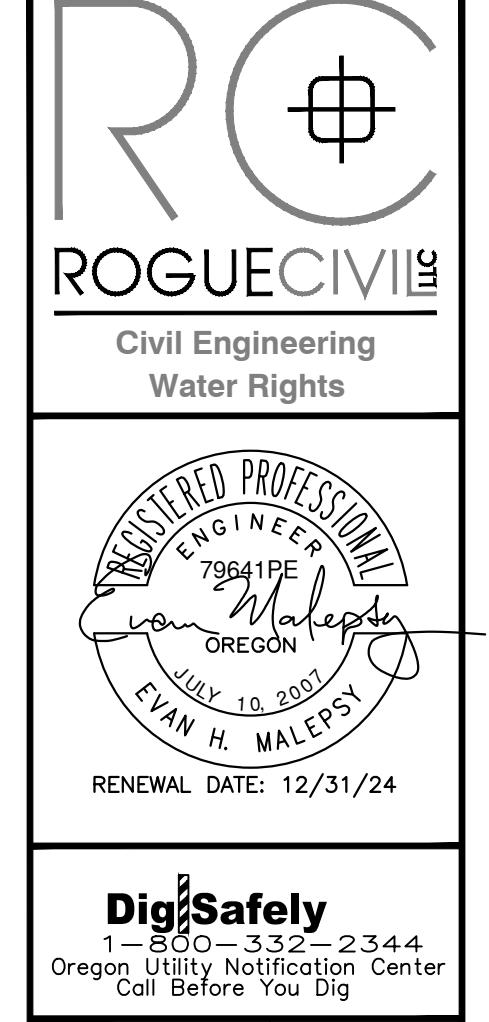
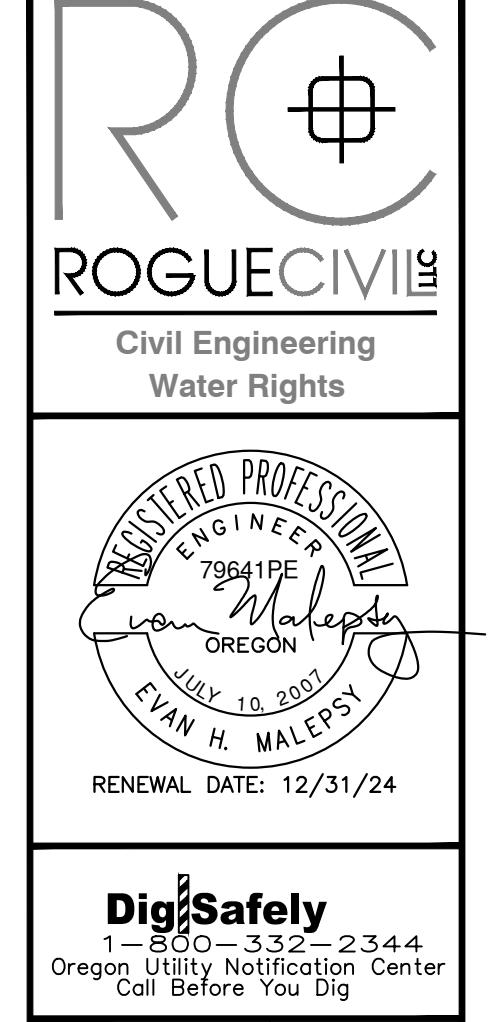
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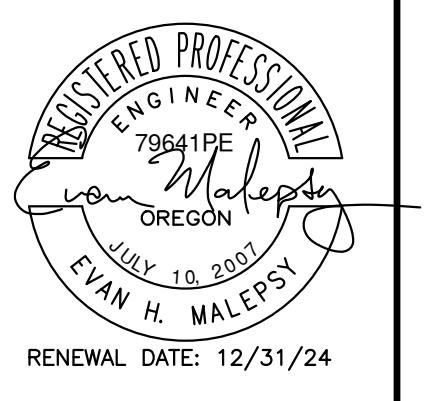
BOBCAT WAY - LOT 4

AGATE ROAD



SITE, GRADING AND DRAINAGE PLAN





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SITE PLAN DETAILS

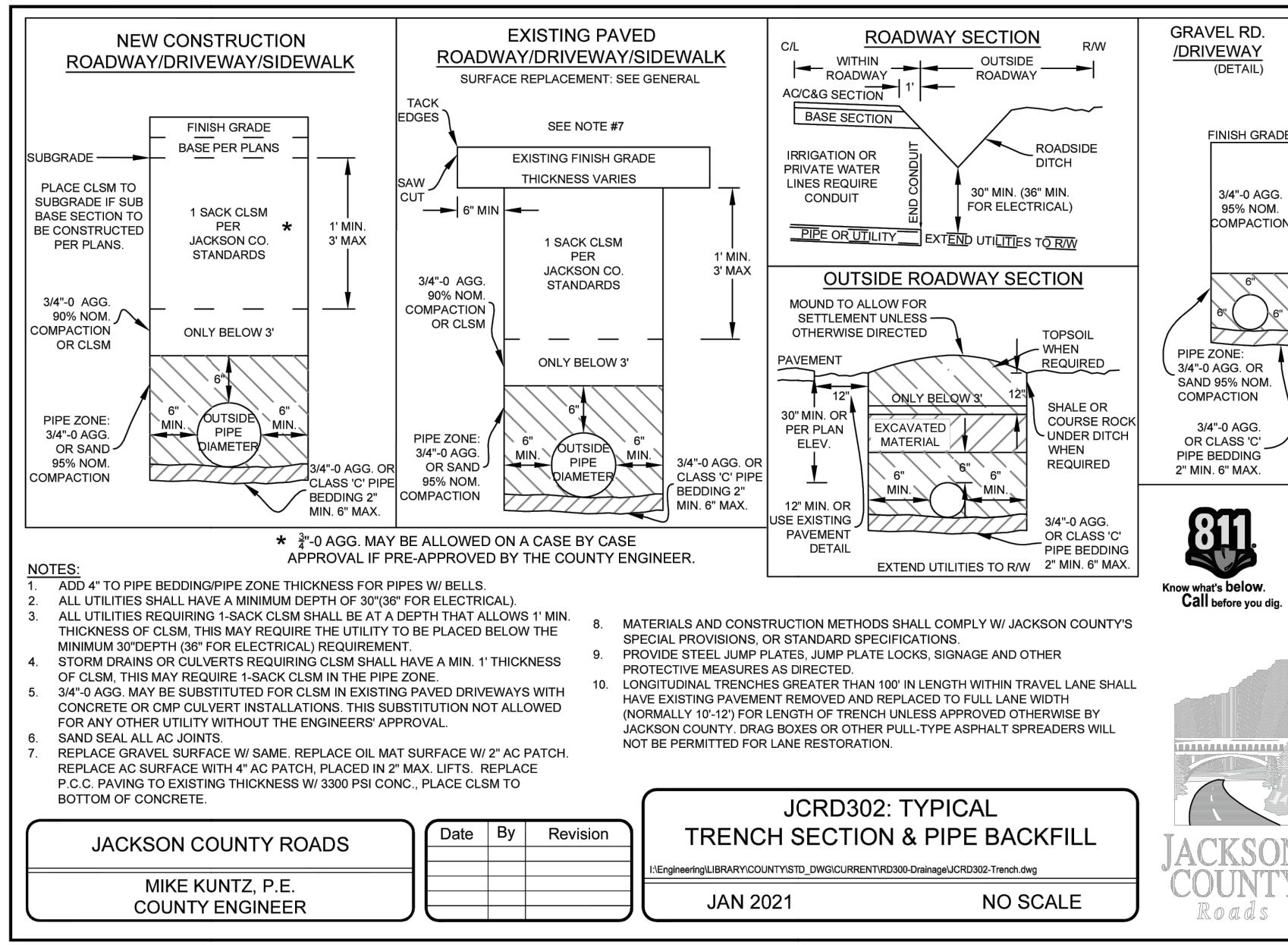
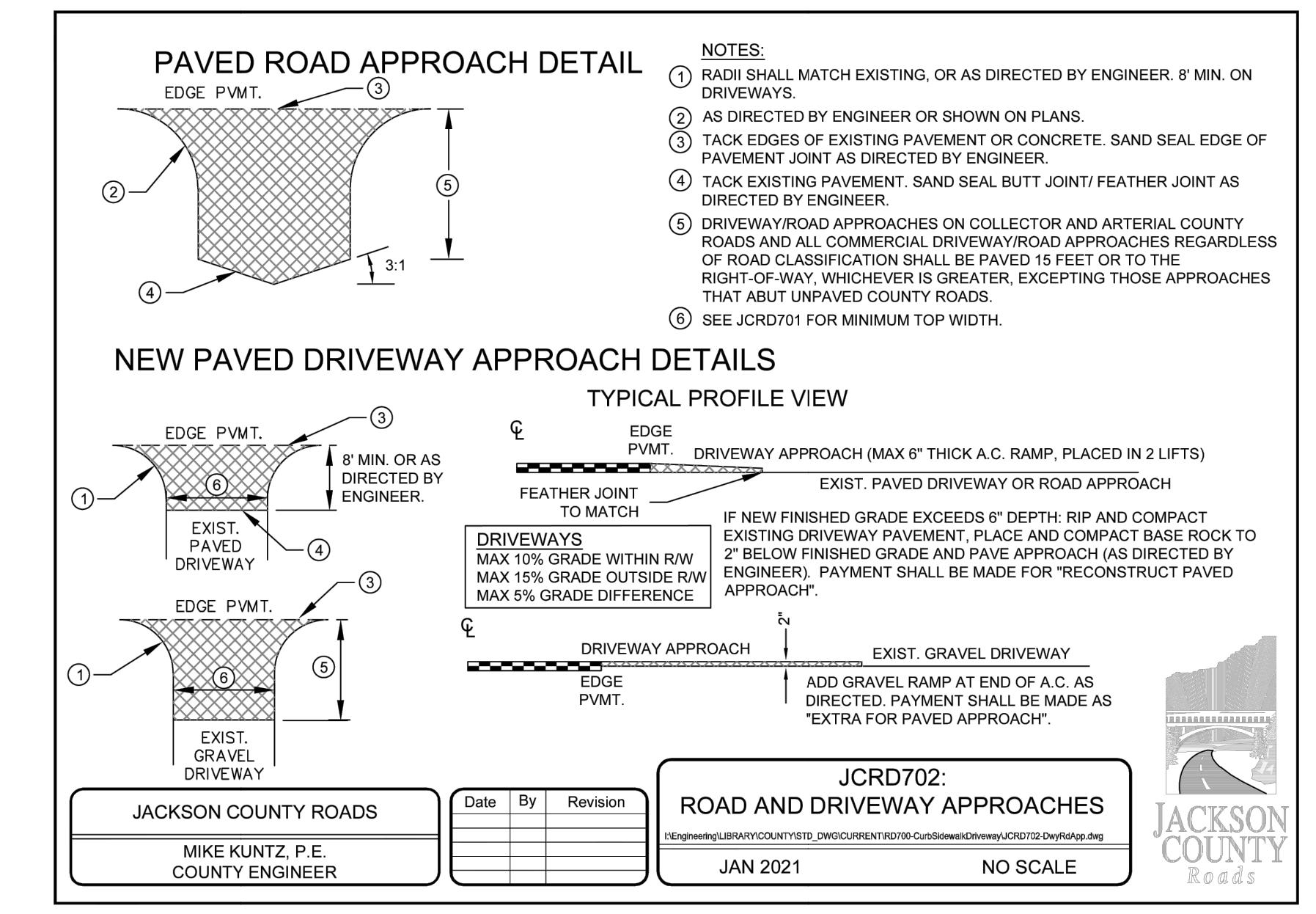
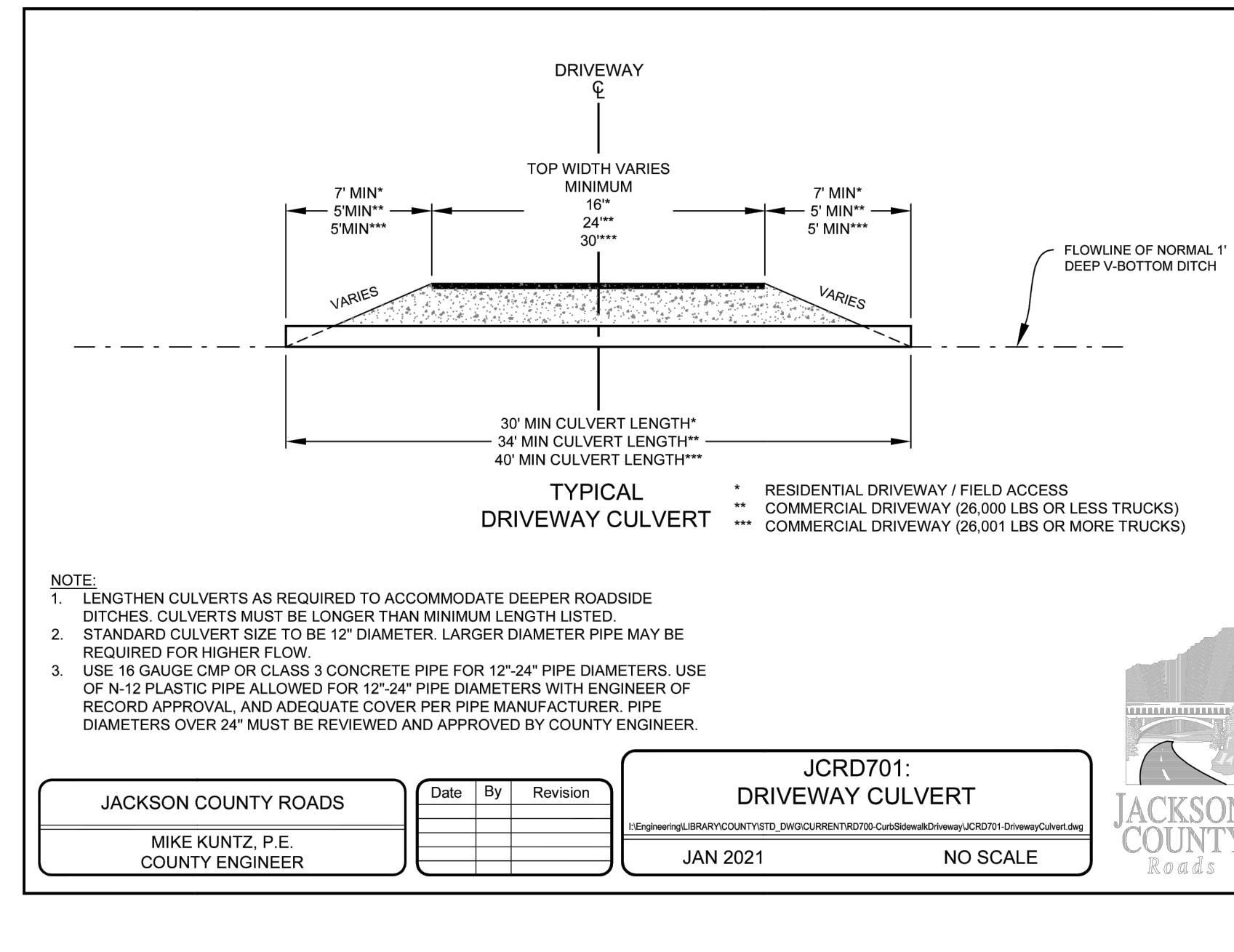
BOBCAT WAY - LOT 4

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Sheet No. 2 of 5

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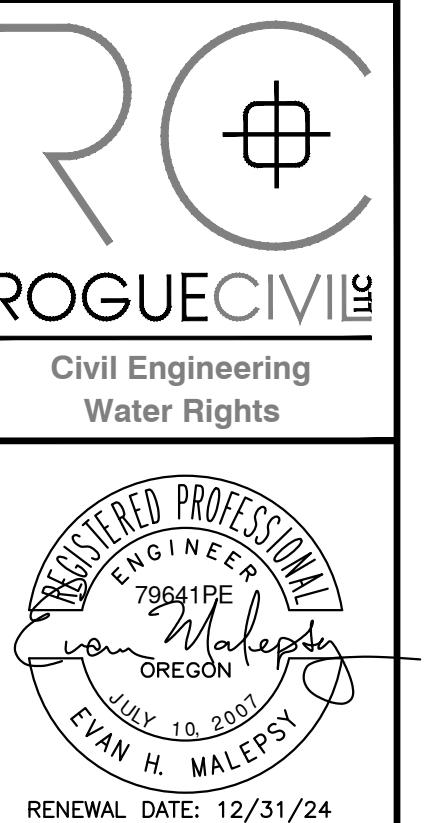
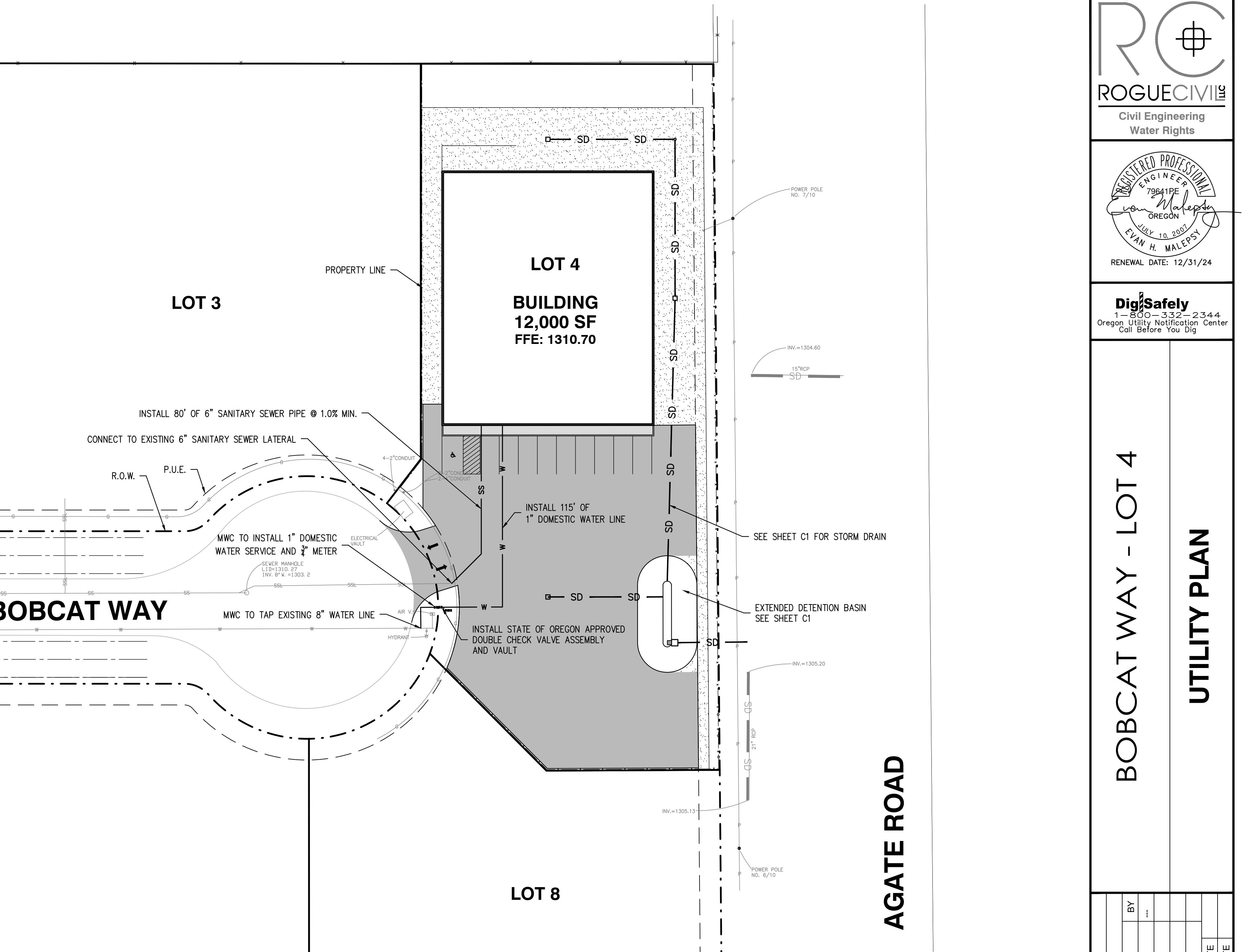


WATER SYSTEM GENERAL CONSTRUCTION NOTES

- ALL WATER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS AND THE APPLICABLE REQUIREMENTS OF THE UNIFORM PLUMBING CODE, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13, NFPA 25, AND THE MEDFORD WATER COMMISSION (MWC) STANDARD SPECIFICATIONS.
- THE ENGINEER AND/OR CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION MEETING ON THE SITE WITH THE MWC AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ABSOLUTELY NO WORK WILL BE DISCUSSED, SCHEDULED, OR ACCOMPLISHED BY THE COUNTY OR MWC UNTIL THIS CONFERENCE IS HELD. ALL PHASES OF CONSTRUCTION WILL REQUIRE INSPECTION AND APPROVAL BY THE MWC BEFORE COVERING UP OR BACKFILLING.
- ALL PRIVATE WATER LINES SHALL BE C900 DR 18 UNLESS OTHERWISE SPECIFIED.
- NEW MAINS ARE TO BE PRESSURE TESTED, DISINFECTED, AND PROVEN TO BE BACTERIOLOGICALLY SAFE PRIOR TO PLACING NEW MAINS IN SERVICE BY THE MWC. PRESSURE TESTING SHALL NOT BE DONE UNTIL ALL EXCAVATION AND SUBGRADE HAS BEEN ESTABLISHED.
- ELECTRONICALLY CONDUCTIVE TRACER WIRE IS REQUIRED FOR ALL WATER PIPING AND SERVICES.
- THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN(S) AS REQUIRED IN ACCORDANCE WITH THE MUTCD.
- CONNECTIONS TO EXISTING MAINS WILL BE EXPOSED BY THE CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUT-DOWN NOTICES.
- THE MWC TO PERFORM ALL HOT TAPS AND CUT-INS ON EXISTING MAINS. CONTRACTOR TO CONTACT THE MWC TO SCHEDULE ALL CONNECTIONS TO EXISTING MAINS. CONTRACTOR SHALL GIVE THE MWC A MINIMUM OF 48 HOURS NOTICE OF ANY PLANNED CONNECTION TO AN EXISTING PIPELINE. THE COUNTY AND/OR MWC MAY DICTATE SCHEDULING OF WATER MAIN SHUTDOWNS SO AS NOT TO IMPOSE UNNECESSARY SHUTDOWNS DURING SPECIFIC PERIODS TO EXISTING CUSTOMERS.
- ALL WATER SYSTEM CONNECTIONS TO SERVE BUILDINGS OR PROPERTIES WITH DOMESTIC POTABLE WATER, FIRE SPRINKLER SYSTEMS, OR IRRIGATION SYSTEMS SHALL COMPLY WITH THE MINIMUM BACKFLOW REQUIREMENTS AS ESTABLISHED BY THE STATE DEPARTMENT OF HEALTH AND THE MWC.
- THE INSTALLATION OF ALL BACKFLOW DEVICES IS REQUIRED TO PROTECT THE EXISTING WATER SYSTEM AND USERS FROM POSSIBLE CONTAMINATION. INSTALLATION DATES, MANUFACTURER, AND INSTALLER OF THE DEVICE WILL BE FILED WITH THE MWC BEFORE ACCEPTANCE OCCURS. PROOF OF TEST BY A CERTIFIED TESTER IS REQUIRED PRIOR TO ACCEPTANCE.
- THE MWC SHALL HAVE THE AUTHORITY TO INSPECT ALL BACKFLOW PREVENTIVE DEVICES CONNECTED TO THE COUNTY'S WATER SYSTEM.
- ALL JOINTS, FITTINGS, AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS PER THE MANUFACTURER'S RECOMMENDATIONS BY THE USE OF MEGA-LUGS, FIELD-LOCK GASKETS, THRUST BLOCKS, OR APPROVED EQUAL.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER OVER THE WATER LINE.
- LOCATION OF EXISTING UTILITIES ARE BASED ON AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND INFORM THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS. CALL FOR LOCATES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- ALL DOMESTIC WATER SERVICE BETWEEN THE WATER METER AND BUILDING CONNECTION SHALL BE INSTALLED BY LICENSED PLUMBERS WORKING FOR A LICENSED PLUMBING CONTRACTOR. ALL PLUMBING WITHIN 2 FEET OF THE BUILDING SHALL BE INSTALLED PER THE BUILDING PLUMBING PLANS.
- TRENCH EXCAVATION AND SUPPORT SHALL BE COMPLETED PER ODOT/OREGON STANDARD SPECIFICATIONS.
- BEDDING AND BACKFILL MATERIAL SHALL BE PER MWC STANDARDS.

SANITARY SEWER GENERAL CONSTRUCTION NOTES

- ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE APPLICABLE REQUIREMENTS OF THE UNIFORM PLUMBING CODE, AND THE APPLICABLE REQUIREMENTS OF RVSS.
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE RVSS CONSTRUCTION INSPECTOR PRIOR TO THE START OF CONSTRUCTION.
- NO DRAINAGE PIPING OR PART THEREOF, WHICH IS CONSTRUCTED OF MATERIALS OTHER THAN THOSE APPROVED FOR USE UNDER OR WITHIN A BUILDING, SHALL BE INSTALLED UNDER OR WITHIN FIVE (5) FEET OF ANY BUILDING OR STRUCTURE, OR PART THEREOF. THIS INCLUDES STRUCTURES SUCH AS PORCHES AND STEPS, WHETHER COVERED OR UNCOVERED, BREEZEWAYS, ROOFED PORTE-COCHERES, ROOFED PATIOS, CARPORTS, COVERED WALKS, COVERED DRIVEWAYS, AND SIMILAR STRUCTURES OR APPURTENANCES.
- SANITARY SEWER PIPING SHALL BE D3034 PVC SDR 35 PIPE OR APPROVED EQUAL.
- ALL SANITARY LINES SHALL BE INSPECTED BY THE RVSS INSPECTOR PRIOR TO COVER.
- PROVIDE TRAFFIC CONTROL PLAN(S) IN ACCORDANCE WITH THE MUTCD.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THESE APPROVED PLANS ON THE CONSTRUCTION SITE AT ALL TIMES.
- ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE PROJECT ENGINEER AND RVSS.
- ALL SANITARY MAINS, SERVICE LATERALS, AND MANHOLES SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS.
- LOCATION OF EXISTING UTILITIES ARE BASED ON AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND INFORM THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS. CALL FOR LOCATES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- FINISHED RIM ELEVATIONS WITHIN PAVEMENT ARE APPROXIMATE. FINAL FINISHED RIM ELEVATIONS SHALL MATCH FINISHED PAVEMENT GRADES.
- BEDDING AND BACKFILL MATERIAL SHALL BE AS STATED IN THE GEOTECHNICAL REPORT.
- TRENCH EXCAVATION AND SUPPORT SHALL BE COMPLETED AS STATED IN THE GEOTECHNICAL REPORT.
- A MINIMUM OF TEN (10) FEET HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATERLINES AND SANITARY LINES. A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION IS REQUIRED BETWEEN WATER LINES AND SANITARY LINES.



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UTILITY PLAN

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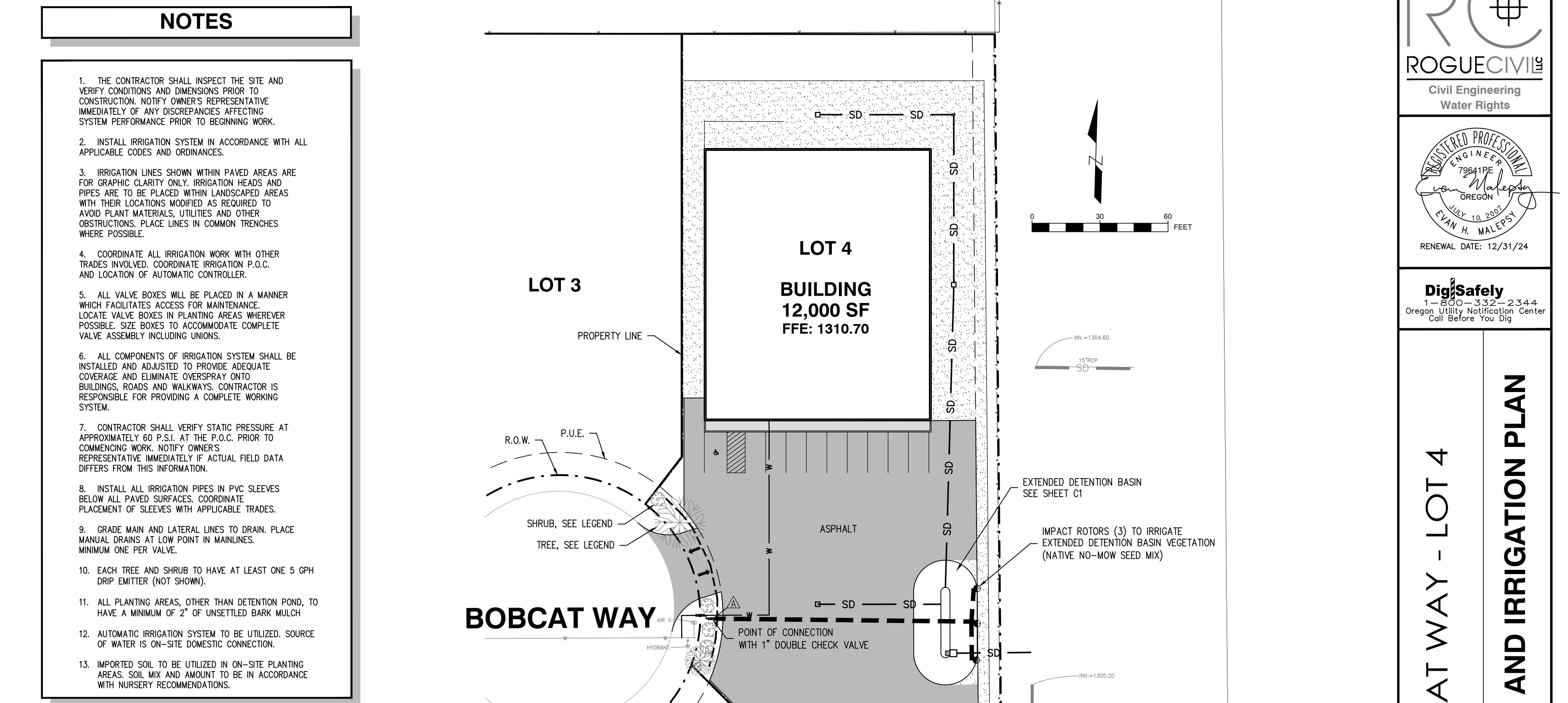
Sheet No. 3 of 5

Drawing C2

General Notes for Vegetated BMPs

1. Excluding construction of the facility itself, exposed stormwater treatment area subgrade shall be fenced to prohibit impacts from construction (including materials and equipment storage).
2. Build and vegetate as early as possible to establish plantings prior to directing stormwater runoff to the BMP. Call the reviewing agency 48 hours in advance of constructing this facility so construction observation may be performed to identify variations in the field that may affect design and verify proper construction.
3. Over-excavate within the BMP to allow for placement of amended or imported soil up to final grade.
4. Amended native or imported soil mix shall be the "Water Quality Mixture" specified in Oregon Standard Specification for Construction Special Provision Section 01012.12
5. Placement of amended native or imported soil mix shall occur as follows:
 - a. Conduct excavation, fine grading and placement work only when the facility and the soil to be placed is dry. Do not place if soil is saturated.
 - b. If unprotected soil has been exposed to rainfall, scarify the surface to a depth of 4 inches to restore filtration capacity. Place soil in 8 inch maximum lifts (i.e. depths).
 - c. Lightly compact each lift, (e.g. a water filled landscape roller) to achieve 85% compaction. Do not compact with heavy machinery or vibratory compaction.
6. If soil is placed during the wet season and the facility will not be planted within one week of soil installation, install Oregon Standard Specifications for Construction, Special Provision 00280 Type E erosion control matting.
7. Contact approving jurisdiction 48 hours in advance of planting so that the jurisdiction can review soil installation and plant placement prior to plant installation.
8. Mulch shall be:
 - a. Placed in areas shown on the approved plan
 - b. Shredded wood chips or coarse compost
 - c. Dye, pesticide and weed free
 - d. Spread in a minimum two inch layer over bare soil or in a ring around plants
 - e. Not touching plant stems
9. Side slopes outside of flow area must be permanently stabilized with mulch and vegetation.
10. The approving jurisdiction may request evidence the the amended native or imported soil mix meets specification prior to placement.
11. If requested test data for the soil mix shall be provided by an accredited laboratory with current certification. The date of the analysis must be no more than 90 days prior to submittal. The report must include the following:
 - a. name and address of the laboratory
 - b. phone, contact and email address of the laboratory
 - c. test data, including date and name of test procedure
 - d. source of the topsoil

Rogue Valley
Stormwater Design
Manual | General Notes for Vegetated BMPs | 1 of 1
Scale: NTS



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LANDSCAPE AND IRRIGATION PLAN

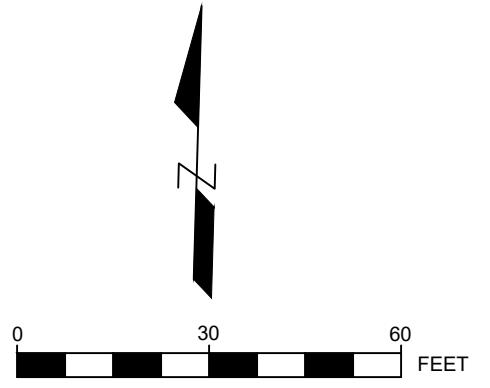
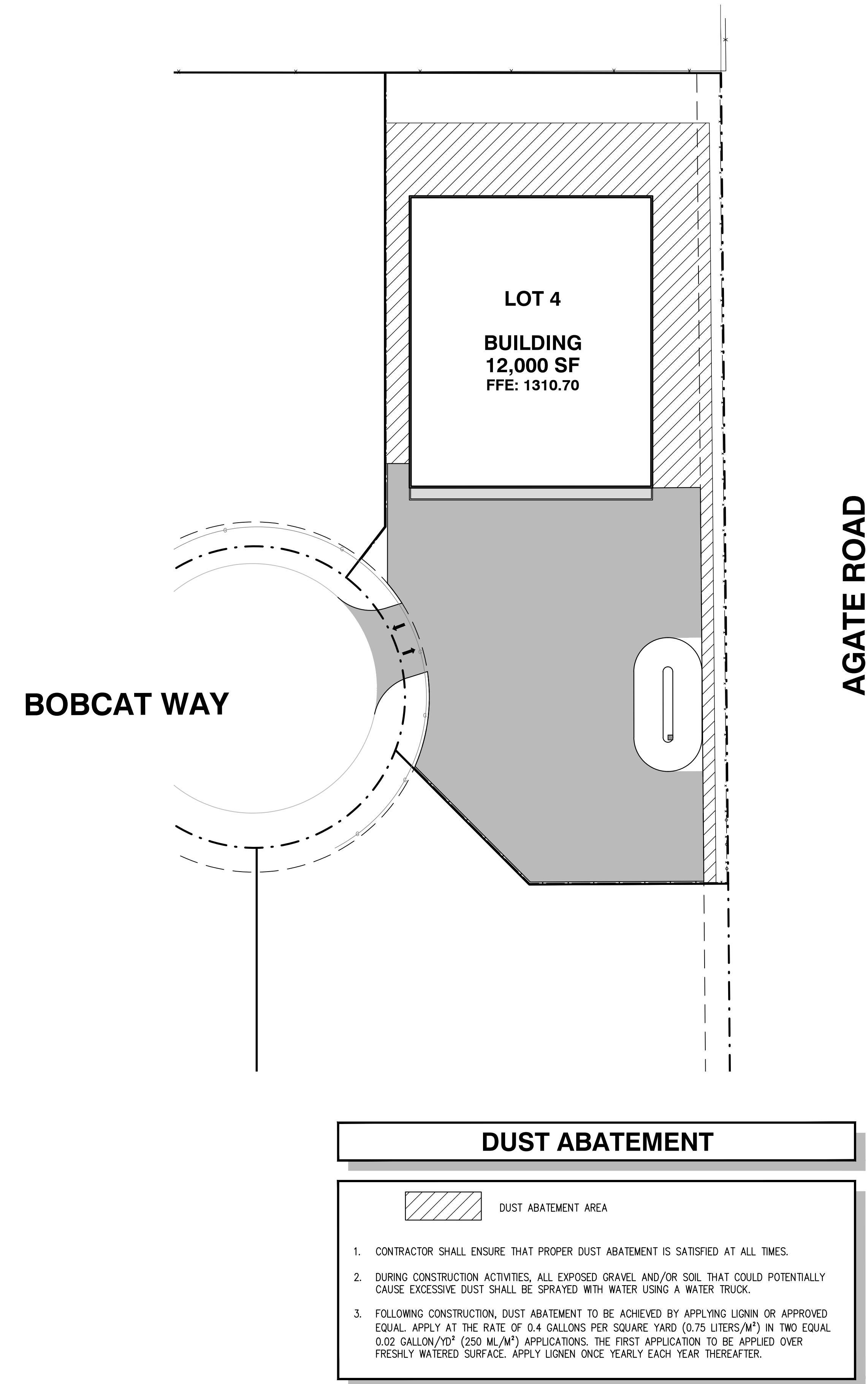
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Sheet No. 4 of 5

Drawing L1



ROGUE CIVIL LLC
Civil Engineering
Water Rights

REGISTERED PROFESSIONAL ENGINEER
79641PE
Evan H. Malepsky
OREGON
JULY 10, 2007
RENEWAL DATE: 12/31/24

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BOBCAT WAY - LOT 4

DUST ABATEMENT PLAN

Designed By: EHM Drawn By: EHM Submittal: Second Review 1:523

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Drawing D1