CONSTRUCTION PHASES:

PHASE 1 – TEMPORARY MAINTENANCE YARD – COORDINATE WITH CEMETERY DIRECTOR. CONSTRUCT TEMPORARY MAINTENANCE AREA PRIOR TO DEMOLITION OF EXISTING MAINTENANCE YARD. HAVE MAINTENANCE TRAILER MOVED TO NEW TEMPORARY MAINTENANCE AREA BY LEASING COMPANY (AT GENERAL CONTRACTOR'S EXPENSE) FOR USE DURING CONSTRUCTION BY VA. TRAILER TO BE RETURNED TO LEASING COMPANY AFTER BUILDING COMPLEX COMPLETED AND MOVED INTO. COORDINATE & SCHEDULE WITH CEMETERY DIRECTOR. PROVIDE 1500 LF OF 6' HIGH CHAIN LINK FENCE WITH GATE TO SEPERATE TEMPORARY MAINTENANCE AREA AND ACCESS ROAD FROM SURROUNDING PROPERTY. RELOCATE EX. FUEL TANKS TO TEMPORARY MAINTENANCE AREA. INSTALLATION OF FUEL TANKS TO BE IN ACCORDANCE WITH NFPA REGULATIONS (INCLUDING EMERGENCY SHUTOFFS, ETC.) & MANUFACTURER'S REQUIREMENTS (CONC. PAD, ETC.) PROVIDE TEMPORARY ELECTRICAL POWER TO TRAILER, FUEL TANKS & EXISTING BUILDING. PROVIDE 2000 GALLON SEPTIC TANK TO BE PUMPED AT CONTRACTORS EXPENSE DURING CONSTRUCTION. REMOVE & RESTORE TEMP. MAINT. YARD AT CLOSE OF CONSTRUCTION.

PHASE 2 – DEMOLITION OF EXISTING MAINTENANCE YARD – DEMOLISH EXISTING MAINTENANCE STRUCTURES ONLY AFTER TEMPORARY MAINTENANCE AREA CONSTRUCTED AND MAINTENANCE TRAILER AND EQUIPMENT MOVED. DEBRIS TO BE REMOVED FROM SITE PER SPECIFICATIONS. SALVAGE TRAILER, FUEL TANKS, ETC., PER PLANS AND SPECIFICATIONS. CLEAR AND GRUB OR RELOCATE TREES PER PLAN AND SPECIFICATIONS.

ROAD IMPROVEMENTS – SAW CUT CURB AND BITUMINOUS, CONSTRUCT ROAD IMPROVEMENTS FOR PROPOSED CORTEGE ASSEMBLY LANE AND RESTORE CURB AND PAVEMENT WHERE EXISTING ADMINISTRATION BUILDING PARKING AREAS WERE REMOVED.

INSTALL NEW UNDERGROUND ELECTRICAL SERVICE & REMOVE EXISTING OVERHEAD LINES
THIS WORK SHALL INCLUDE CLEARING & GRUBBING, TOPSOIL STRIPPING, INSTALLATION OF NEW CONDUITS & VAULTS, & FULL RESTORATION OF THE CORRIDOR INCLUDING TOPSOIL RESPREAD & TURF ESTABLISHMENT & RESTORATION OF DISTURBED FENCES OR PAVEMENT AREAS. COORDINATE INSTALLATION OF CONDUCTORS & REMOVAL OF O.H. LINES BY LOCAL UTILITY. RESTORE & SOD REMOVED POLE AREAS WITHIN MAINTAINED TURF AREAS. ALL INSTALLATION TO BE IN ACCORDANCE WITH ELECTRICAL PLANS & PACIFIC CORP. GUIDELINES.

PERMITS FOR UTILITY CROSSINGS OF RILEY ROAD SHALL BE OBTAINED BY THE CONTRACTOR FROM JACKSON COUNTY ROADS. SEE SHEET X–2.1 FOR CONTACT INFO. THE PERMITS ARE AVAILABLE AT NO COST.

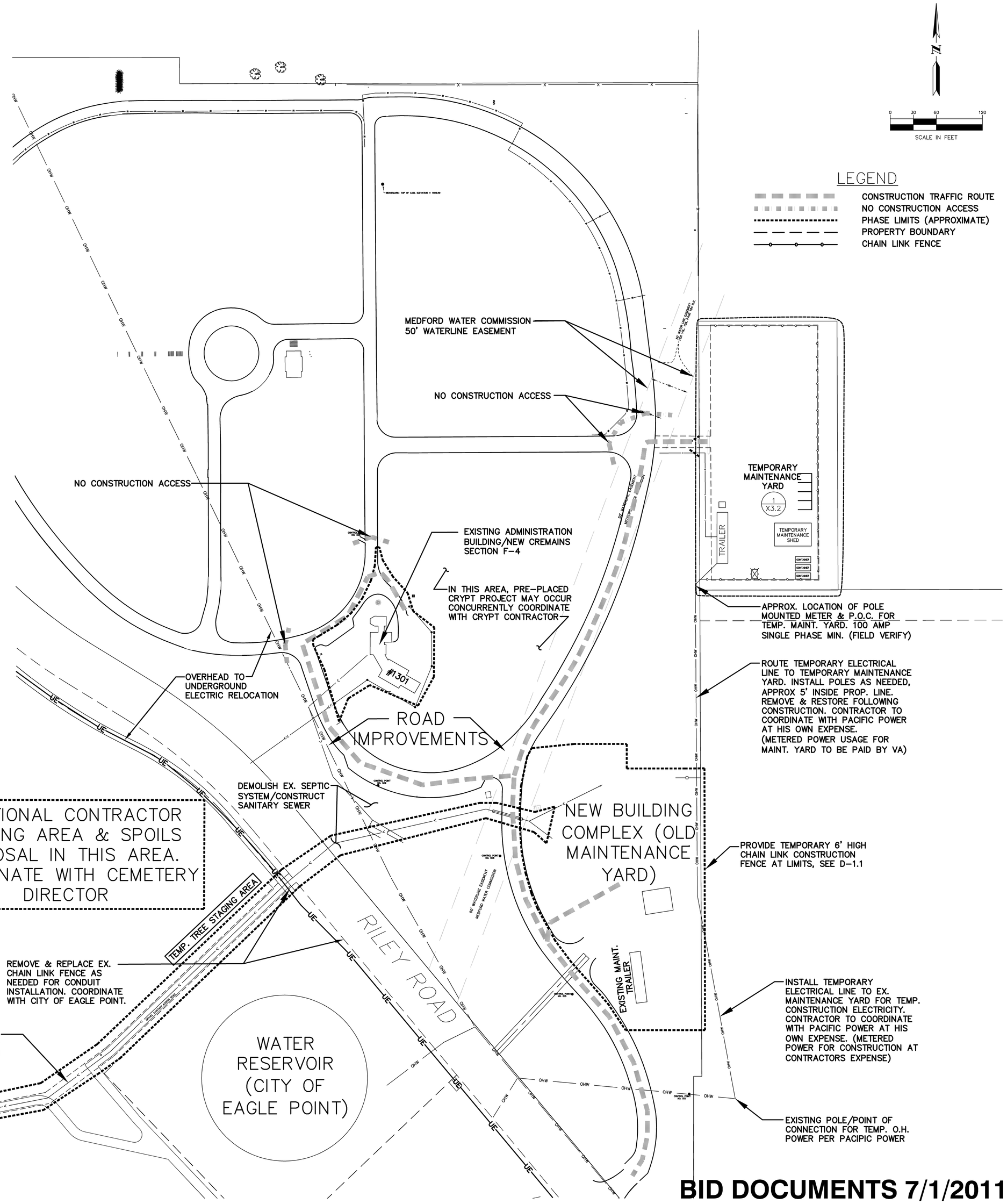
CONSTRUCT SANITARY SEWER/DEMOLISH SEPTIC SYSTEM – CONSTRUCT SANITARY SEWER LINE. EITHER ARRANGE FOR PUMPING OF SEPTIC TANK (AT CONTRACTORS EXPENSE) OR CONNECT EXISTING ADMINISTRATION BUILDING SEPTIC LINE TO NEW SANITARY SEWER AS PERMITTED BY & COORDINATED WITH RVSS, THE LOCAL SEWER AUTHORITY. TEMPORARY PUMPING OF SEPTIC TANK MAY BE REQUIRED (AT CONTRACTORS EXPENSE) DURING INTERIM CONDITIONS. DEMOLISH/ABANDON SEPTIC UTILITIES DOWNSTREAM OF CONNECTION. COORDINATE CONSTRUCTION TO MINIMIZE SERVICE INTERUPTION. CONSTRUCT GRAVEL ACCESS ROADS FOR SANITARY SEWER MANHOLE ACCESS.

CONSTRUCT NEW BUILDING COMPLEX, ASSOCIATED UTILITIES AND PAVEMENT

PHASE 3 – DEMOLISH OLD ADMINISTRATION BUILDING – DEMOLISH OLD ADMINISTRATION BUILDING ONLY AFTER NEW ADMINISTRATION BUILDING IS COMPLETED AND EMPLOYEES HAVE MOVED IN. COORDINATE WITH CEMETERY DIRECTOR. DEMOLISH BUILDING AND ALL ASSOCIATED PAVEMENT, SIDEWALKS AND UTILITIES PER DEMOLITION PLAN. REMOVE ALL SEPTIC UTILITIES EXCEPT THOSE TO BE ABANDONED PER DEMOLITION PLAN. ABANDON SEPTIC UTILITIES PER STATE AND LOCAL CODES. RESTORE GROUNDS TO PROPOSED GRADES AND ESTABLISH TURF.

CONSTRUCTION PHASE SCHEDULE NOTES:

1. PHASES MUST BE CONSTRUCTED IN SEQUENCE SPECIFIED. CONTRACTOR TO PROVIDE DETAILED SCHEDULE PRIOR TO CONSTRUCTION, FOR REVIEW & APPROVAL BY VA.
2. AFTER TEMPORARY MAINTENANCE YARD IS CONSTRUCTED (PHASE 1), ALLOW 7 WORKING DAYS (MINIMUM) FOR VA STAFF TO VACATE EXISTING MAINTENANCE YARD & BUILDING, PRIOR TO DEMOLITION OF EXISTING MAINTENANCE YARD & BUILDINGS
3. AFTER COMPLETION AND VA ACCEPTANCE OF NEW BUILDING COMPLEX/UTILITY CONNECTIONS, ALLOW 14 WORKING DAYS (MINIMUM) FOR VA STAFF TO VACATE EXISTING ADMINISTRATION BUILDING.
4. PHASE LIMITS SHOWN ARE APPROXIMATE AND ARE FOR GRAPHICAL PURPOSES ONLY. NO GRAVE SITES ARE TO BE DISTURBED DURING CONSTRUCTION. ALL CONSTRUCTION AREAS ARE REQUIRED TO BE ENCLOSED WITH A 6' HIGH CHAINLINK FENCE. EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN.
5. SPACE FOR MATERIAL STORAGE & STAGING WITHIN THE CEMETERY IS LIMITED TO THE AREA WITHIN NEW BLDG. COMPLEX FENCING. STORAGE OF EQUIPMENT, MATERIALS, & EMPLOYEE PARKING IS TO BE IN THE CONSTRUCTION LIMITS OR NORTHWEST OF THE WATER RESERVOIR ON THE CEMETERY PROPERTY IN AREA AS SHOWN. COORDINATE EXACT AREA WITH CEMETERY DIRECTOR.
6. EXCESS EXCAVATION SPOILS MAY BE DISPOSED OF ON CEMETERY PROPERTY WEST OF RILEY ROAD. VERIFY EXACT LOCATION WITH CEMETERY DIRECTOR. CONTRACTOR TO GRADE SMOOTH, SEED & MULCH FOLLOWING USE. PLACE SOIL IN 12" LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY. ONLY SOIL AND EXCAVATED ROCK LESS THAN 6" DIAMETER SHALL BE PLACED IN THIS AREA. PROTECT DOWN GRADIENT AREAS WITH SILT FENCE (INCIDENTAL) & TEMPORARY SEDIMENTATION BASINS (INCIDENTAL). REMOVE SILT FENCE AND BASINS FOLLOWING VEGETATION ESTABLISHMENT.
7. ACCESS TO STAGING & SPOILS AREA IS VIA EXISTING DRIVEWAY ACROSS FROM SOUTH ENTRANCE. THIS DRIVEWAY MAY BE IMPROVED WITH ADDITIONAL ROCK, WIDENING, ETC. WITH PRIOR APPROVAL BY CEMETERY DIRECTOR & PROJECT ENGINEER. ALL IMPROVEMENT EXPENSES & PERMITTING REQUIREMENTS TO BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DRIVEWAY IMPROVEMENTS MAY REMAIN AFTER CONSTRUCTION WITH PRIOR APPROVAL OF CEMETERY DIRECTOR.
8. ALL CONSTRUCTION TRAFFIC TO UTILIZE ROUTE SHOWN. ALL PAVEMENT, CURB AND VEGETATION TO BE PROTECTED AND RESTORED IF DAMAGED AT NO COST TO OWNER. NO OVER WEIGHT AXLE LOADS WILL BE PERMITTED. ANY DIRT TRACKED ON ROADWAYS TO BE SWEPT DAILY. (A PICK UP TYPE BROOM WILL BE REQUIRED) ALL CONSTRUCTION TRAFFIC TO FOLLOW POSTED SPEEDS IN ACCORDANCE WITH CEMETERY RULES.
9. CONTRACTOR TO PROVIDE TEMPORARY GRAVEL OR SURFACING AS NEEDED FOR CONSTRUCTION ACCESS (INCIDENTAL). ALL EASEMENT AREAS TO BE RESTORED TO PRE–CONSTRUCTION CONDITION WITH TURF ESTABLISHED FOLLOWING CONSTRUCTION. MAINTAIN RESTORED AREAS UNTIL VEGETATION IS FULLY ESTABLISHED.
10. CONTRACTOR TO COORDINATE WORK WITH OTHER CEMETERY ACTIVITY.



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NATIONAL CEMETERY ADMINISTRATION

Drawing Title: PHASING PLAN / STAGING PLAN	Project Title: REPLACE ADMINISTRATION AND MAINTENANCE BUILDING AND SITE IMPROVEMENTS		Date: 7-1-2011
			Project No. 906CM3009
Approved: Director, Office of Construction Management	Building Number	Checked: GRJ / Drawn: AMT/PSH	DRAWING NO. X-3.1
Approved: Director, Project Management Service	Location: EAGLE POINT NATIONAL CEMETERY, 2763 RILEY ROAD, EAGLE POINT, OR 97524		Dwg. 3 OF 181