

XREF LIST
 Ltscale: 1
 Resolved
 E438X001
 Unresolved

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "CITY OF WEST LINN STREET/UTILITY DESIGN AND CONSTRUCTION STANDARDS", DATED JULY 14, 1988. ALL STREET, STORM SEWER AND SANITARY SEWER CONSTRUCTION THAT IS NOT ADDRESSED IN THE CITY'S STANDARDS SHALL BE IN ACCORDANCE WITH APWA STANDARDS. ALL WATER SYSTEM CONSTRUCTION THAT IS NOT ADDRESSED IN THE CITY'S STANDARDS SHALL BE IN ACCORDANCE WITH AWWA STANDARDS.
- PRIOR TO ANY CONSTRUCTION, LOCATIONS OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ORGANIC AND NON-DESIRABLE MATERIALS SHALL BE REMOVED FROM THE CONSTRUCTION AREA AS DIRECTED BY THE ENGINEER.
- ALL FILL AREAS SHALL BE STRIPPED OF ORGANIC MATERIAL. FILL WILL BE PLACED IN 9-INCH LAYERS AND COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY ACCORDING TO AASHTO T-180 STANDARDS. BASE ROCK IN THE STREET SHALL BE COMPACTED TO THE SAME STANDARD. LANDSCAPE AREAS SHALL BE COMPACTED TO 90 PERCENT. THE CONTRACTOR SHALL PROVIDE DENSITY TESTING, ONE FOR EVERY 10,000 SQUARE FEET OF AREA AND FOR EVERY 2 FEET OF FILL PLACED. COMPACTION REPORTS FROM A REPUTABLE TESTING LAB SHALL BE SUPPLIED TO THE ENGINEER.
- CONTRACTOR SHALL LEAVE ALL AREAS OF THE PROJECT FREE OF DEBRIS AND UNUSED CONSTRUCTION MATERIALS.
 - AREAS TO BE LANDSCAPED SHALL BE SMOOTHED AND LEFT TO THE GRADES INDICATED ON THE GRADING PLAN, PLUS OR MINUS 0.1 FOOT.
 - ALL DISTURBED AREAS NOT TO BE LANDSCAPED SHALL BE SEEDED TO PREVENT EROSION.
- ANY CHANGES FROM THE APPROVED PLANS SHALL BE REQUESTED BY THE CONTRACTOR IN WRITING. THE DESIGN ENGINEER AND THE CITY OF WEST LINN'S PROJECT ENGINEER MUST APPROVE THE CHANGE PRIOR TO ITS IMPLEMENTATION. COMPLEXITY OF MODIFICATION WILL DETERMINE IF REVISED PLANS ARE REQUIRED.
- THE FOLLOWING CITY OF WEST LINN & APWA DETAILS SHALL BE USED AS SPECIFIED IN THE PLANS:
 CONCRETE SIDEWALK - DWG. NO. CS-270 & CS-270.1
 SIDEWALK RAMP - DWG. NO. CS-271
 PIPE BEDDING & BACKFILL DETAILS - APWA DWG. NO. 301
 WATER METER - DWG. NO. WM-304
- DURING CONSTRUCTION, ALL EROSION CONTROL MEASURES SHALL CONFORM TO CLACKAMAS COUNTY EROSION CONTROL STANDARDS AND WILL BE STRICTLY ENFORCED.
- ALL AGGREGATE MATERIAL SHALL CONFORM TO APWA STANDARDS.
- IN CASE OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE FIGURES WRITTEN THEREON, THE FIGURES SHALL BE DEEMED TO GOVERN.
- THE OWNER WILL SUPPLY ONE SET OF STAKES FOR EACH CONSTRUCTION OPERATION AS DESCRIBED IN THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WHO ARE AUTHORIZED TO REQUEST STAKES. STAKING REQUESTS FROM AUTHORIZED REPRESENTATIVE SHALL BE MADE TO DAVE LIDEN AT OAK (699-2401) AT LEAST 24 HOURS IN ADVANCE OF THE NEED FOR SAID STAKES. ONLY REQUESTS FROM AUTHORIZED REPRESENTATIVES WILL BE HONORED. ANY RESTAKING WILL BE DONE AT THE EXPENSE OF THE CONTRACTOR.

STORM/SANITARY SEWERS:

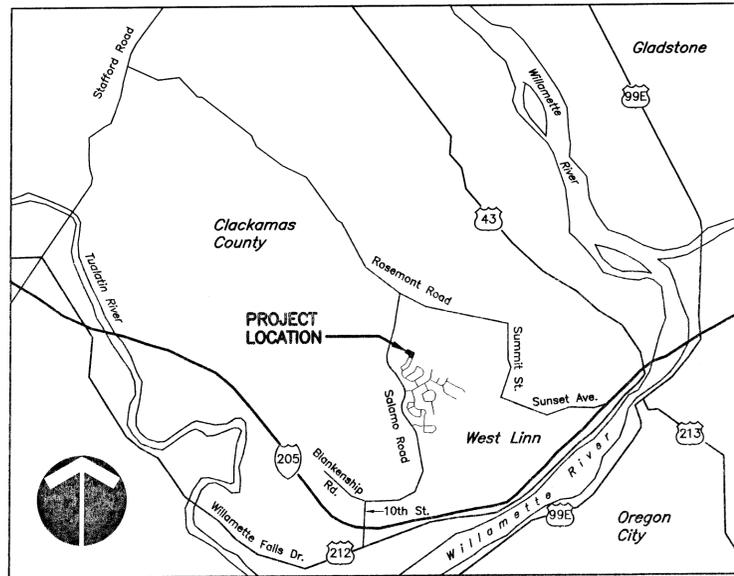
- TRENCH BACKFILL IN PAVED AREAS WILL BE 3/4-INCH TO 0-INCH CRUSHED ROCK COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY, AASHTO T-180.
- ALL SANITARY SEWER & STORM PIPE SHALL BE PVC IN ACCORDANCE WITH ASTM SPECIFICATIONS D-3033 AND D-3034. ALL PUBLIC STORM MAINS SHALL BE T.V. AND MANDREL TESTED. ALL PUBLIC SANITARY SEWER MAINS SHALL BE T.V., PRESSURE & MANDREL TESTED. PUBLIC SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED. ALL TESTS TO BE COMPLETED & APPROVED PRIOR TO CONNECTION TO THE CITY SYSTEM.
- SANITARY SEWER SERVICES SHALL BE 4-INCH PVC WITH A SLOPE OF 2%, UNLESS OTHERWISE SHOWN ON THE PLANS OR DIRECTED.
- MANHOLE RIM ELEVATIONS SHOWN ARE APPROXIMATE AND FOR INFORMATION ONLY. FINAL ELEVATIONS SHALL BE SET TO MATCH CONSTRUCTED FINISH GRADE.

WATERLINES:

- ALL WATER PIPE AND FITTINGS SHALL BE DUCTILE IRON, CLASS 52 AND SHALL BE IN CONFORMANCE WITH THE CITY OF WEST LINN'S STANDARDS.
- WATERLINES SHALL BE PRESSURE TESTED FOLLOWING COMPLETION. PRESSURE TESTS AT THE LOWEST POINT IN TEST SECTION SHALL BE IN ACCORDANCE TO THE CITY OF WEST LINN'S STANDARDS WITH A MINIMUM TEST PRESSURE OF 180 PSI. LEAKAGE MUST BE WITHIN ALLOWABLE LEAKAGE LIMITS. SERVICE LINES WILL ALSO BE TESTED TO THE METER LOCATION IF INSTALLED BY THE CONTRACTOR.
- PRIOR TO BEING PLACED INTO SERVICE, THE WATERLINE SHALL BE FLUSHED, STERILIZED AND FLUSHED AGAIN ALL IN ACCORDANCE WITH STANDARD METHODS OF THE HEALTH DIVISION, DEPARTMENT OF HUMAN RESOURCES, STATE OF OREGON.
- PRIOR TO ALLOWING HUMAN CONSUMPTION OF THE WATER FROM THE NEW WATERLINE, A SAMPLE SHALL BE TAKEN AND TESTED FOR BACTERIOLOGICAL QUALITY. RESULTS MUST BE WITHIN STANDARDS OF THE STATE OF OREGON.
- ALL WATER LINES MUST BE TESTED AND APPROVED PRIOR TO CONNECTING TO CITY OF WEST LINN'S WATER SYSTEM. APPROVAL MUST MEET A MINIMUM TEST PRESSURE OF 180 PSI.
- MINIMUM COVER OVER WATERLINES IS TO BE 36" AS MEASURED FROM FINISH GRADE TO TOP OF PIPE. MINIMUM VERTICAL SEPARATION BETWEEN WATERLINE AND SANITARY SEWER AT A CROSSING IS 18". SANITARY SEWER AT WATERLINE CROSSINGS WITH LESS THAN THE MINIMUM VERTICAL SEPARATION SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE WITH WATERTIGHT JOINTS. IN SUCH CASES THE 18-FOOT LENGTH OF SANITARY SEWER SHALL BE CENTERED AT THE CROSSING.
- CONCRETE THRUST BLOCKING SHALL BE PROVIDED AT ALL WATERLINE FITTINGS AS REQUIRED BY CITY STANDARDS. BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH AND CLEAR OF JOINT ACCESSORIES. BEARING AREA OF THRUST BLOCK SHALL BE COMPUTED ON THE BASIS OF ALLOWABLE SOIL BEARING PRESSURE.
- ALL WATER SERVICES SHALL BE SEPARATED BY A MINIMUM OF 2' AT THE MAINLINE.

CASCADE SUMMIT TOWN HOMES PHASE 3 CITY OF WEST LINN

SANITARY & STORM SEWER, WATERLINE, DRIVEWAY & SIDEWALK CONSTRUCTION



VICINITY MAP
 NOT TO SCALE

DECISION

Based upon the aforementioned findings, including the adopted findings of Exhibit A, the Planning Director hereby approves the application of DR-97-63, swimming pool for Cascade Summit townhouses. The Planning Director has determined that the following conditions of approval shall apply.

- The applicant shall successfully apply through City Council for a street vacation of the Day Road right-of-way prior to development of lot 36 of the Cascade Summit townhouse subdivision.
- The applicant shall construct the swimming pool in the manner, form, and location depicted on Sheets L-2 and L-3 of the applicant's submittal.
- Consistent with Planning Director interpretation, no off-street parking is required.
- All erosion control measures shall be put in place prior to site clearing, grubbing, and grading.
- All landscaping shall be installed per Sheet L-3 and L-2.
- All restroom and maintenance buildings shall be constructed of the materials used in the townhouses and shall use the same color scheme.

I/We declare to have no interest in the outcome of this decision due to some past or present involvement with the applicant, the subject property, or surrounding properties, and therefore, can render an impartial decision. The provisions of the Community Development Code Chapter 99 have been met.

3-19-98
 DATE
 19 Mar 98
 DATE
 Dan Drenth, Planning Director
 Dave Monson, City Engineer

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of date of mailing. Appeal cost is \$250 and must include specific grounds or basis for appeal.

Approval will lapse one year from the effective date of approval unless an extension is obtained.

SHEET INDEX

- TITLE SHEET
- SITE & STORM SEWER PLAN
SANITARY SEWER AND WATER PLAN
- GRADING AND EROSION CONTROL PLAN
COMPOSITE UTILITY PLAN
- EROSION CONTROL NOTES AND DETAILS

LEGEND

- PROPERTY BOUNDARY
- SETBACK LINE
- EASEMENT LINE
- 620 --- EXISTING CO. TOUR
- 620 --- PROPOSED CO. TOUR
- 620.00 SPOT ELEVATION
- W WATER LINE
- SA SANITARY LINE
- ST STORM SEWER LINE
- MANHOLE
- STOP SIGN
- ⊙ GATE
- ◆ FIRE HYDRANT
- ⊕ BLOW-OFF ASSEMBLY
- ⊖ WATER REDUCER
- WATER SERVICE

NOTE: EXISTING FEATURES ARE SHOWN SCREENED OR SHADED.

A TRAFFIC CONTROL PLAN IS REQUIRED TO BE SUBMITTED AND APPROVED BY THE CITY OF WEST LINN PRIOR TO ANY DEVELOPMENT RELATED ACTIVITIES WITHIN CITY STREETS.

BENCH MARK

BENCH MARK: CITY OF WEST LINN BENCH MARK "B" IS 93.5' EAST AND 17.0' SOUTH OF EDGE OF PAVEMENT FROM 5-WAY INTERSECTION OF ROSEMONT/SANTA ANA. 3" CAP ON PIPE WITH YELLOW WATER WORKS LID. ELEV. = 667.22.

LOCATING EXISTING UTILITIES

--- 48 HOUR NOTICE REQUIRED PRIOR TO EXCAVATION

ONE CALL SYSTEM
 (GENERAL TELEPHONE, NORTHWEST NATURAL GAS, U.S. WEST, U.S. SPRINT) 246-66

PORTLAND GENERAL ELECTRIC 643-5454, EXT. 312, 313, 314

TCI CABLE TELEVISION 243-74

REPAIR EMERGENCIES
 NORTHWEST NATURAL GAS 226-4211, EXT. 4
 GENERAL TELEPHONE 629-
 CITY OF WEST LINN (PUBLIC WORKS)
 WATER OPERATIONS 656
 SANITARY SEWER OPERATIONS 65

THE CONTRACTOR, IN LOCATING AND PROTECTING UNDERGROUND MUST COMPLY WITH THE REGULATIONS OF O.R.S. 757.541 TO

ATTENTION EXCAVATORS: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 0010 through OAR 952-001-0090. You may obtain copies of these rules from the Center by calling (503) 232-1987. If you have any questions about the rules, you may contact the call center. YOU MUST NOTIFY THE CENTER AT LEAST 48 HOURS BEFORE AN EXCAVATION. CALL (503) 246-6699.

12/22/97
 Date
 RSD
 Designed
 KGG
 Drawn
 Checked By Date
 Plot Date - Time
 8-3-98
 REGISTERED PROFESSIONAL ENGINEER
 17447
 SEPTEMBER 28, 1991
 M. FARES KEKHA
 EXPIRES JUNE 30, 1999

2108 WILLAMETTE DRIVE
 WEST LINN, OREGON 97068
 PHONE: (503)-635-7944

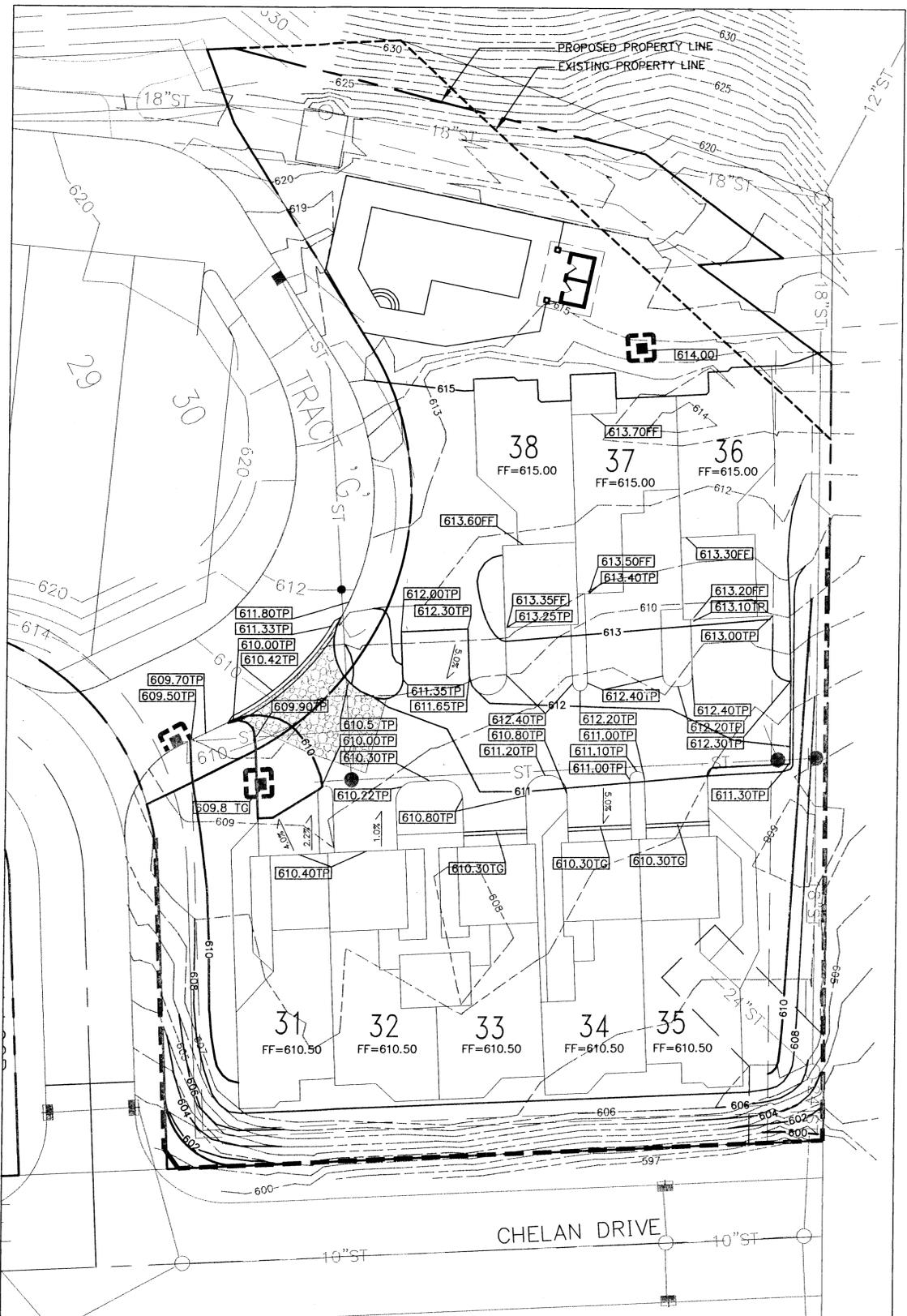
KOSS & BROS. ASSOCIATES
GOODRICH

JUST 3, 1998

CASCADE SUMMIT TOWN HOMES
 OF WEST LINN, OREGON

TITLE SHEET

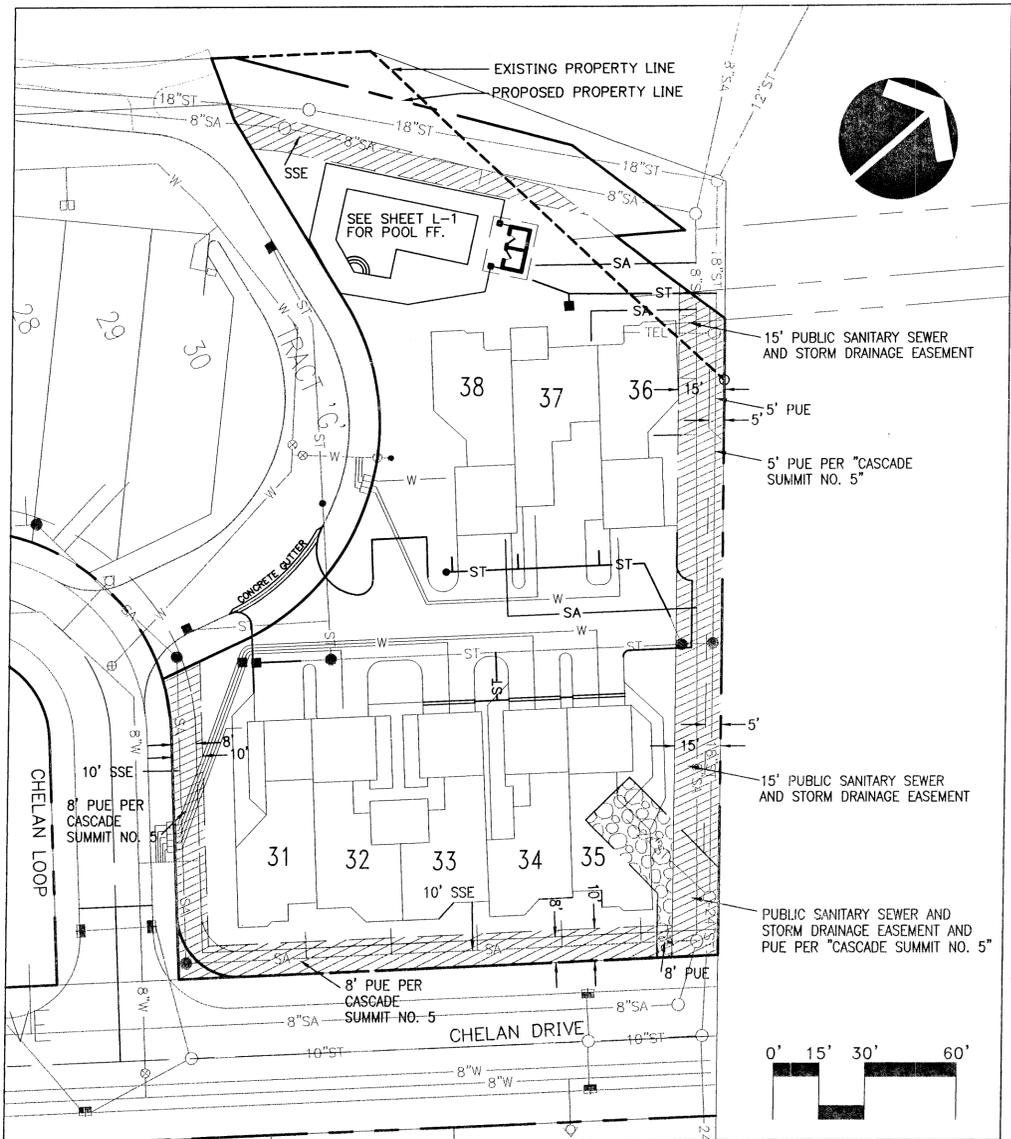
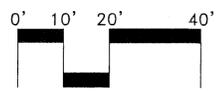
XREF LIST
 Ltscale: 1
 Resolved
 C438X200
 C438X430
 C438X600
 E438X001
 E438X450
 E438X600
 S438P133
 Unresolved



GRADING AND EROSION CONTROL PLAN
 EXISTING GRADING FOR THIS SITE WAS PERFORMED DURING THE CONSTRUCTION OF CASCADE SUMMIT TOWNHOMES II UNDER CITY PERMIT # 98-055

- EROSION CONTROL LEGEND**
- BIOFILTER BAG AT INLET
 - SEDIMENT FENCE
 - CONSTRUCTION ENTRANCE

- ABBREVIATIONS**
- FF = FINISHED FLOOR
 - FL = FLOWLINE
 - TG = TOP OF GRATE
 - TP = TOP OF PAVEMENT
 - TW = TOP OF WALL
 - TYP. = TYPICAL



COMPOSITE EASEMENTS(PUBLIC) AND UTILITY PLAN

8" Pro Series Channel Grates

How to Specify:	Description	Part No.	Pkg. Qty.	Color
NDS # 836, 8" Wide UV Protected High Impact PVC Pedestrian Traffic Channel Grate. Open surface area 11.7 sq. ft./ft.	8" x 20" Pedestrian Traffic Channel Grate	836	1	Light Grey
NDS # 837, 8" Wide UV Protected High Impact PVC Light Traffic Channel Grate. Open surface area 26.94 sq. ft./ft.	8" x 20" Light Traffic Channel Grate	837	1	Light Grey
NDS # 838, 8" Wide UV Protected High Impact Glass. Reinforced Nylon Heavy Traffic Channel Grate. Open surface area 30.85 sq. ft./ft.	8" x 20" Load Star Heavy Traffic Channel Grate	838	1	Light Grey
	Grate Security Clip*	849	10	Light Grey
*for use with 833 channel and 837 grate only (2 per Grate)				

8" Shallow Profile Channel Drain

How to Specify:	Description	Part No.	Pkg. Qty.	Color
NDS # 830, 8" Shallow Profile UV protected High Impact PVC Channel Drain with Mechanical Interlocking Joints.	8" x 20" Shallow Profile Channel Drain	830	1	Light Grey

8" Shallow Profile End Cap/End Outlet and Bottom/Side Outlet

Description	Part No.	Pkg. Qty.	Color
8" Shallow Profile End Cap/3" S&D	831	1	Light Grey
SPI Knock Out End Outlet	832	1	Light Grey
8" Shallow Profile 3" S&D	832	1	Light Grey
SPI Bottom/Side Outlet	832	1	Light Grey

8" Deep Profile Channel Drain

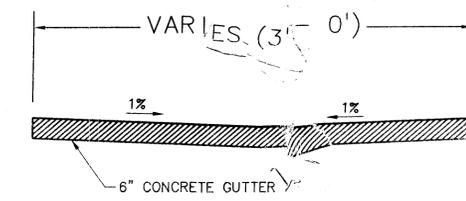
How to Specify:	Description	Part No.	Pkg. Qty.	Color
NDS # 833, 8" Deep Profile UV Protected High Impact PVC Channel Drain with Mechanical Interlocking Joints	8" x 20" Deep Profile Channel Drain	833	1	Light Grey

8" Deep Profile End Cap/End Outlet and Bottom/Side Outlet

Description	Part No.	Pkg. Qty.	Color
8" Deep Profile End Cap/4" S&D SPI Knock Out End Outlet	834	1	Light Grey
8" Deep Profile 4" S&D Hub Bottom/Side Outlet	835	1	Light Grey

EASEMENT LEGEND

- EASEMENT TO BE VACATED
- 10' SANITARY AND STORM EASEMENT



12/22/97
 Date
 RSD
 Designed
 KGG
 Drawn
 Checked By Date
 8-3-98
 Plot Date - Time

NO. DATE BY APPD.

REGISTERED PROFESSIONAL ENGINEER
 17447
 OREGON
 SEPTEMBER 28, 1994
 M. FARES KEKHIA
 EXPIRES JUNE 30, 1999

2108 WILLAMETTE DRIVE
 WEST LINN, OREGON 97068
 PHONE: (503) 635-7944



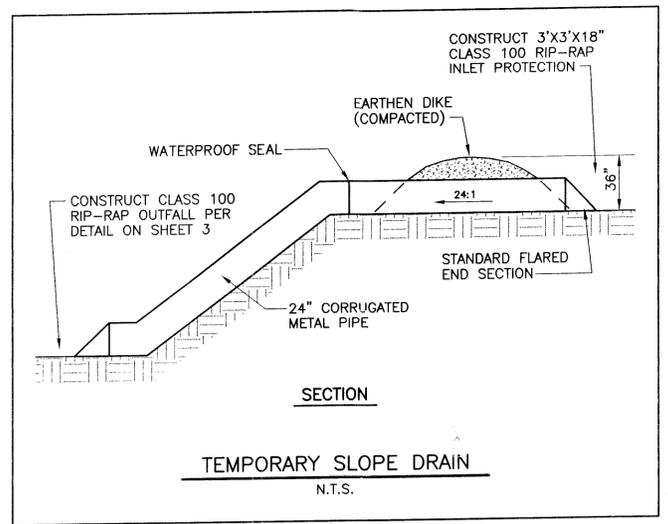
CASCADE SUMMIT TOWN HOMES
 PHASE 3
 CITY OF WEST LINN, OREGON
 GRADING AND EROSION CONTROL PLAN
 COMPOSITE UTILITY PLAN

PERMIT SUBMITAL AUGUST 3, 1998



17355 SW Boones Ferry Rd.
 Lake Oswego, Oregon 97035
 Phone: (503) 635-3610
 FAX: (503) 635-5395

L5438
 Project No.
 E438S003
 File No.
 3
 Sheet No.
 Copyright 1995 ©



GENERAL GRADING NOTES

SUBGRADE NOT IN STRUCTURAL FILL WILL BE ROLLED AND COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY AASHTO T-99, 6 INCHES DEEP

SOFT SPOTS IN THE SUBGRADE OF PAVED AREAS WILL BE EXCAVATED TO A DEPTH OF 18 INCHES AND BACKFILLED WITH 2"-0" CRUSHED ROCK, COMPACTED AS DIRECTED BY THE ENGINEER

ORGANIC MATERIAL (TREES, BRUSH ROOTS, STUMPS, ETC) SHALL BE REMOVED FROM THE SITE. STRIPPING SHALL GENERALLY BE 6 INCHES, BUT MAY BE DEEPER IN WOODED AREAS. STRIPPINGS SHALL BE REMOVED FROM THE CONSTRUCTION AREA.

PERMITS REQUIRED TO HAUL MATERIAL FROM THE SITE SHALL BE OBTAINED BY THE CONTRACTOR FROM THE COUNTY, STATE, AND OTHER AGENCIES AS NEEDED. ALL FLAGGING AND TRAFFIC CONTROL REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR.

CONTRACTOR TO BE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE OF THE SITE DURING WET WEATHER AND DUST CONTROL DURING DRY WEATHER FOR THE DURATION OF THE CONSTRUCTION CONTRACT.

EROSION AND SEDIMENT CONTROL GENERAL NOTES

APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, ETC.)

THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

THE BOUNDARIES OF THE CLEARING LIMITS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION AS DIRECTED BY THE ENGINEER. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.

THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT LEAVE THE SITE.

THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.

AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

SEDIMENT FENCES AND BIOFILTER BAGS WILL BE REPLACED AS NECESSARY.

HYDROSEEDING SHALL BE INITIATED AS SOON AS POSSIBLE AFTER GRADING OCCURS ON THE SITE.

ONCE THE HYDROSEEDING HAS BEEN APPLIED TO THE BARE TOP SOIL A MULCH LAYER SHALL BE UNIFORMLY APPLIED AT A DEPTH OF 2-3 INCHES.

HIGH QUALITY MIXED YARD DEBRIS COMPOST MATERIAL SHALL BE USED FOR A MULCH LAYER. FOR SLOPES LESS THAN 20% A FINE TO MEDIUM RANGE COMPOST SHALL BE USED. FOR GREATER THAN 20% A MORE COARSE COMPOST MULCH SHALL BE USED.

STRAW MULCH ALTERNATIVE CAN BE USED IF ANCHORED FIRMLY INTO THE GROUND BY HAND OR ROLLERS, CLEAT TACKS, ETC. AND IF STRAW IS WEED FREE. SIMPLY SPREADING THE MATERIAL OUT OVER THE SITE IS NOT ACCEPTABLE.

WATER MUST BE PROVIDED DURING DRY MONTHS SO SEEDING IS GIVEN ADEQUATE MOISTURE TO ESTABLISH GRASS. AREAS WHICH FAIL TO ESTABLISH COVER MUST BE RE-SEEDING AS SOON AS SUCH AREAS ARE IDENTIFIED.

GRASS COVER SHOULD BE ESTABLISHED BEFORE EROSION CONTROL MEASURES ARE REMOVED FROM THE SITE.

EROSION CONTROL MEASURES FOR DISTURBED AREAS

ALL DISTURBED SLOPES THAT HAVE BEEN GRADED AND COMPACTED SHALL BE HYDROSEEDED NO LATER THAN OCTOBER 1ST USING THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE AUTHORIZED BY THE CITY. AFTER OCTOBER 1ST THE CITY MAY REQUIRE OTHER MEANS OF RE-VEGETATION OF DISTURBED AREAS.

SEEDING SHALL NOT BE DONE DURING WINDY WEATHER OR WHEN THE GROUND IS FROZEN, EXCESSIVELY WET OR OTHERWISE UNTILLABLE.

SEED MAY BE SOWN BY THE FOLLOWING METHOD:

HYDROSEEDING, WHICH UTILIZED WATER AS THE CARRYING AGENT, AND MAINTAINS CONTINUOUS AGITATION THROUGH PADDLE BLADES. IT SHALL HAVE AN OPERATING CAPACITY SUFFICIENT TO AGITATE, SUSPEND AND MIX INTO A HOMOGENEOUS SLURRY OF THE SPECIFIED AMOUNT OF SEED AND WATER OR OTHER MATERIAL. DISTRIBUTION AND DISCHARGE LINES SHALL BE LARGE ENOUGH TO PREVENT STOPPAGE AND SHALL BE EQUIPPED WITH A SET OF HYDRAULIC DISCHARGE SPRAY NOZZLES WHICH WILL PROVIDE A UNIFORM DISTRIBUTION OF THE SLURRY.

GRASS SHALL BE SEED AT THE RATE OF NOT LESS THAN ONE HUNDRED (100) POUNDS PER ACRE. SEED MIX SHALL INCLUDE:

DWARF GRASS MIX (LOW HEIGHT, LOW MAINTENANCE)
 DWARF PERENNIAL RYEGRASS, 80% BY WEIGHT
 CREEPING RED FESCUE, 20% BY WEIGHT
 APPLICATION RATE 100 POUNDS MIN. PER ACRE

STANDARD HEIGHT GRASS MIX
 ANNUAL RYEGRASS, 40% BY WEIGHT
 TURF-TYPE FESCUE, 60% BY WEIGHT
 APPLICATION RATE 100 POUNDS MIN. PER ACRE

THE EXACT TIME FOR SEEDING WILL BE DETERMINED BY ACTUAL WEATHER CONDITIONS. THE NORMAL SATISFACTORY PERIOD FOR SEEDING SHALL BE CONSIDERED BETWEEN MARCH 1 TO JUNE 1 AND SEPTEMBER 1 TO OCTOBER 1 BUT NO LATER THAN OCTOBER 1 UNLESS OTHERWISE AUTHORIZED BY THE CITY. CONTRACTOR MAY PERFORM SEEDING OPERATIONS FROM JUNE 1 TO SEPTEMBER 1 PROVIDED THAT HE WATERS THE NEW GRASS TO THE SATISFACTION OF THE OWNER.

WHEN DELAYS IN OPERATIONS CARRY THE WORK BEYOND THE MOST FAVORABLE PLANTING SEASON, OR WHEN WEATHER CONDITIONS ARE SUCH THAT SATISFACTORY RESULTS ARE NOT LIKELY TO BE OBTAINED FOR ANY STAGE OF THE SEEDING OPERATIONS, THE CONTRACTOR WILL STOP THE WORK AND IT SHALL BE RESUMED ONLY WHEN THE DESIRED RESULTS ARE LIKELY TO BE OBTAINED. IF OPERATIONS EXTEND PAST OCTOBER 1ST, CONTACT DARYL WORTHINGTON (665-5175)

THE CONTRACTOR SHALL PROTECT ALL SEEDING AREAS FROM EROSION UNTIL FINAL INSPECTION AND ACCEPTANCE HAS BEEN MADE. AREAS DAMAGED BY EROSION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

EROSION CONTROL PROTECTION SHALL BE CONSIDERED COMPLETE AND SUCCESSFUL WHEN A GRASS MAT HAS BEEN ESTABLISHED.

ADDITIONAL TEMPORARY EROSION CONTROL (DURING CONSTRUCTION) HAY BALES WILL BE PLACED AT THE TOE OF ALL MAJOR FILL SLOPES WHEN NECESSARY, TO PREVENT SILT FROM WASHING INTO EXISTING DRAINAGE WAYS. (SILTATION BARRIER)

TEMPORARY DITCHES WILL BE CONSTRUCTED AS NECESSARY TO ASSURE DRAINAGE IS CHANNELLED TO THE FACILITIES BEING PROVIDED.

IF CONSTRUCTION TAKES PLACE DURING RAINY SEASON, BIO-FILTER BAGS WILL BE REQUIRED AT ALL STORM DRAINAGE INLETS UNTIL ROCKING OF STRETCH IS COMPLETED AND DISTURBED SLOPES STABILIZED BY HYDROSEEDING.
 * RAINY SEASON IS OCTOBER 1ST. THRU FEBRUARY 28TH.

STANDARD NOTES FOR SEDIMENT FENCE

THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.

THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 30 INCHES.

A TRENCH SHALL BE EXCAVATED, ROUGHLY 8 INCHES WIDE BY 12 INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POST TO ALLOW THE FILTER FABRIC TO BE BURIED.

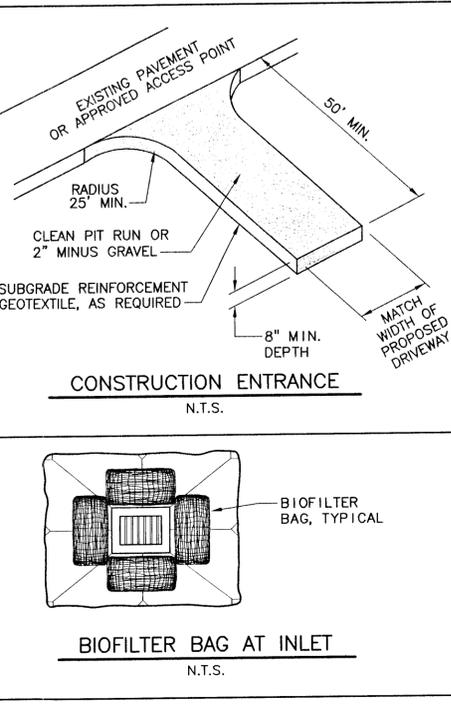
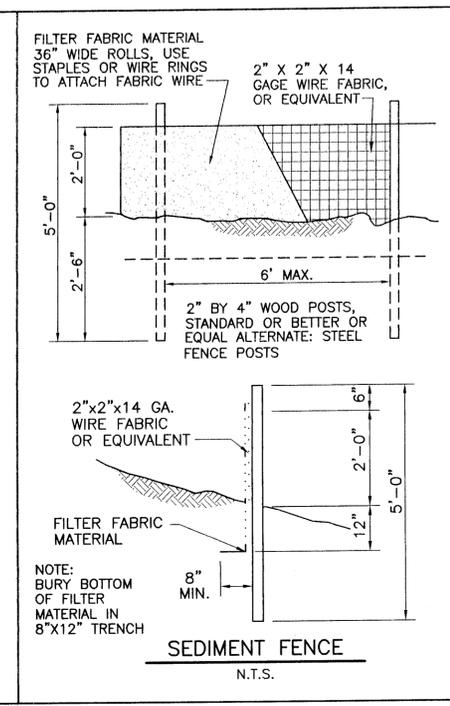
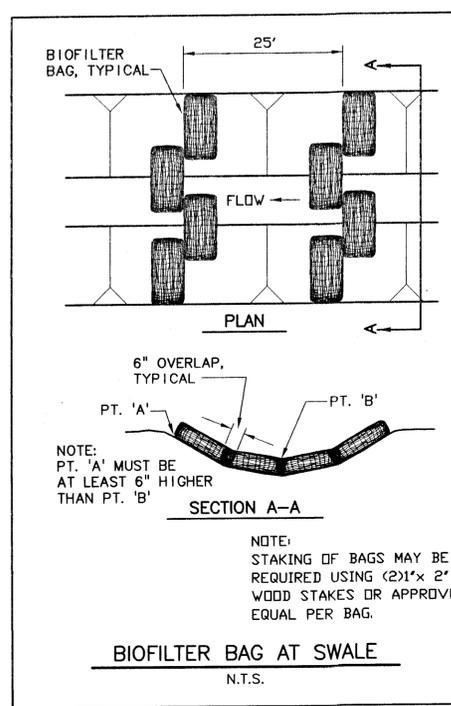
WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG. THE WIRE OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 30 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF THE ABOVE STANDARD NOTE FOR STANDARD STRENGTH FILTER FABRIC APPLYING.

SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

SEDIMENT FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. AT NO TIME SHALL MORE THAN A ONE FOOT DEPTH SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND A SEDIMENT FENCE. SEDIMENT SHOULD BE REMOVED OR REGRADED INTO SLOPES AND THE SEDIMENT FENCES REPAIRED AND RE-ESTABLISHED AS NEEDED. SEDIMENT FENCE SPACING SHALL BE 150 FT., MAXIMUM.



EROSION CONTROL MATRIX

EROSION MEASURES	SITE SITUATION													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
GRAVEL CONSTRUCTION ENTRANCE														
SEDIMENT FENCE/BARRIER AT TOE OF DISTURBED AREA OR STOCKPILE	X	X												
SIDEWALK SUBGRADE GRAVEL BARRIER (SLOPES TO STREET AT <3% GRADE) ALTERNATE TO #2														
UNDISTURBED BUFFER AT TOE OF DISTURBED AREAS (ALTERNATE TO #2) (SITE SLOPES <10%)														
SEDIMENT FENCE OR BARRIER INSTALLED ON CONTOURS (SPACING)														
TEMP. INTERCEPTOR DIKES/SWALES AROUND ACTIVE WORK AREAS														
CHECK DAMS														
STORM DRAIN INLET PROTECTION BARRIER														
6-MIL PLASTIC SHEET COVER														
2\"/>														
ESTABLISH GRASS														
EROSION BLANKETS WITH ANCHORS														
SEDIMENT TRAP OR POND														
RE-ESTABLISH VEGETATION OR LANDSCAPE PRIOR TO REMOVAL OF EROSION CONTROL MEASURES														
SINGLE FAMILY/DUPLEX RESIDENTIAL														
SLOPE <2%	X	X												
SLOPE >2%														
STOCK PILES														
COMERCIAL, SUBDIVISION LARGE SITE CONSTRUCTION														
SITE SLOPE <2%	X	X												
SITE SLOPE <10%	X	X												
SITE SLOPE <15%	X	X												
SITE SLOPE <20%	X	X												
SITE SLOPE <30%	X	X												
SITE SLOPE <50%	X	X												
STOCK PILE SLOPE >50%	X	X												
UTILITIES CONSTRUCTION														
CATCH BASIN DRAINAGE														
DITCH DRAINAGE														
STOCK PILES														
STOCK PILES														
DITCHES/SWALES (CONSTRUCTION/PROTECTION)														
KEY: X : BASE MEASURE	A : ALTERNATE TO BASE MEASURE INDICATED IN PARENTHESIS													
	# : OPTIONAL BASE MEASURE CAN USE AS APPLICABLE													
	* : SUPPLEMENTAL WET WEATHER MEASURE (NOVEMBER 1-APRIL 30) (SEEDING PRIOR TO SEPTEMBER 1)													
	O : ALTERNATE WET WEATHER MEASURE TO *													

APPROVED WDK 8-6-98