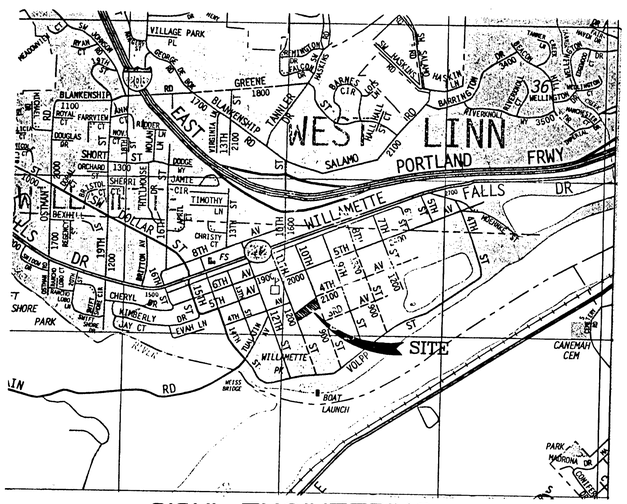
AS-BUILT

SPARKS ESTATES

DEVELOPER:

DOUG TINER and MARK HANDRIS

OCT 1995



SISUL ENGINEERING
375 PORTLAND AVE.
GLADSTONE, OR. 97027
(503) 657-0188

INDEX

SHEET	*DESCRIPTION*
1	WATERLINE PLAN
2	SANITARY SEWER PLAN AND PROFILE
3	STREET AND STORM DRAIN PLAN AND PROFILES
4	GRADING AND EROSION CONTROL
5	CROSS SECTIONS

MOST RECENT REVISION TO THIS SET OF PLANS:

3-4-96

Sparks Estates

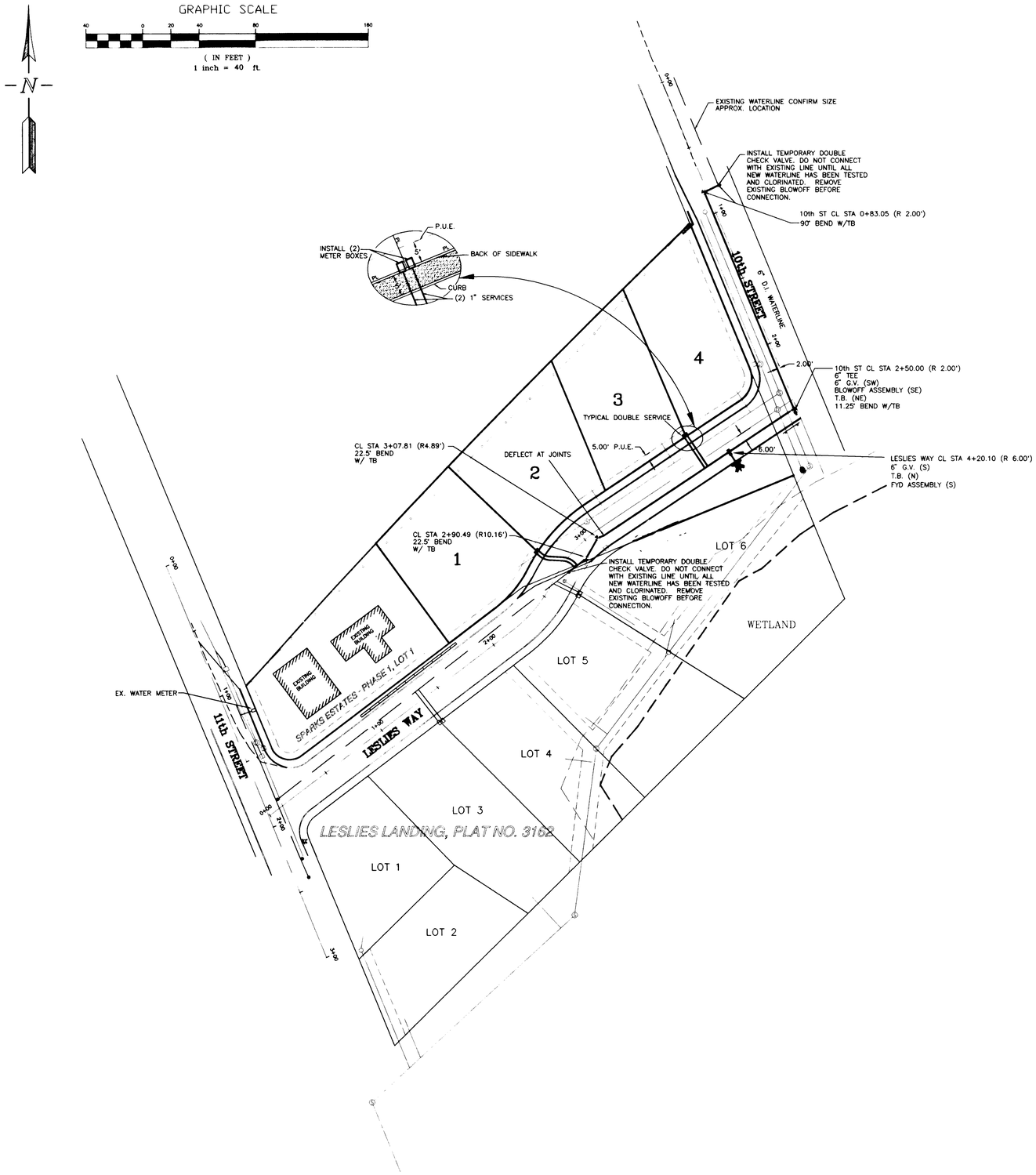
SPARKS ESTATES '95

GRAPHIC SCALE

40 0 20 40 80 180

(IN FEET)
1 inch = 40 ft.

AS-BUILT



REGISTERED PROFESSIONAL ENGINEER
12,828
Thomas J. Sisul
OREGON
FEB. 14, 1995
THOMAS J. SISUL
11-26-96

REVISIONS	BY
NEW STREET ALIGNMENT 10/21/95	JH
NEW WATER LINE 02/20/96	LD
AS-BUILT 11/19/96	LD

SPARKS ESTATES

DOUG TINER & MARK HANDRIS

Waterline

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375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	OCT. 1995
SCALE	NOTED
DRAWN	JH
JOB	95-73
SHEET	1
OF	5 SHEETS

GRAPHIC SCALE

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(IN FEET)
1 inch = 40 ft.

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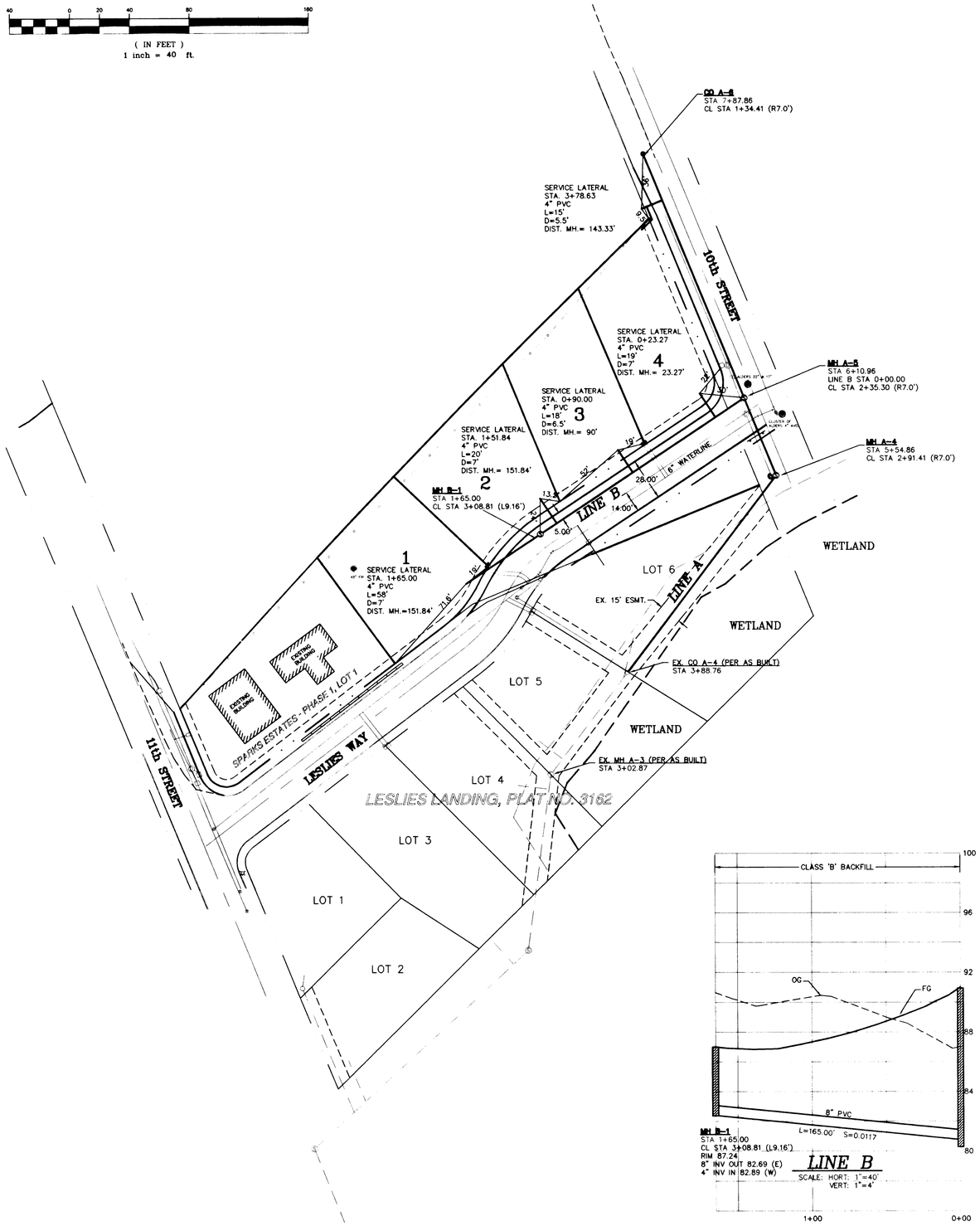

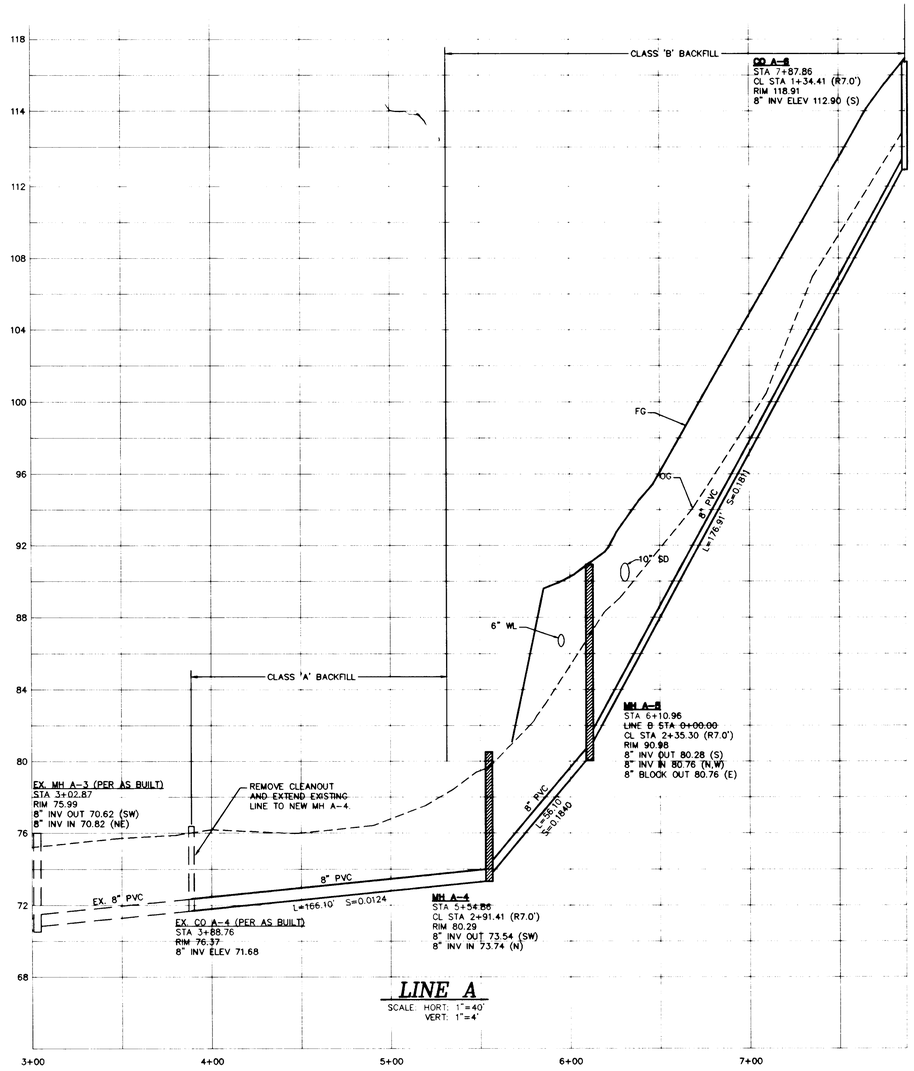

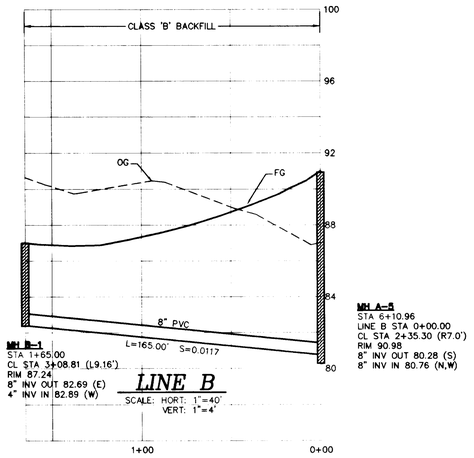

AS-BUILT

REGISTERED PROFESSIONAL ENGINEER
12,820
exp 6/30/98
OREGON
FEB 14, 1995
THOMAS J. SISUL
11-26-96

REVISIONS	BY
NEW STREET ALIGNMENT 11/21/95	JH
VERTICAL STREET ALIGNMENT 1/30/96	JEE
AS-BUILT 11/19/96	LD

SPARKS ESTATES

DOUG TINER & MARK HANDRIS

Sanitary Sewer Plan and Profile

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	OCT. 1995
SCALE	NOTED
DRAWN	JH
JOB	95-73
SHEET	2
OF	5 SHEETS

GRAPHIC SCALE

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(IN FEET)
1 inch = 40 ft.

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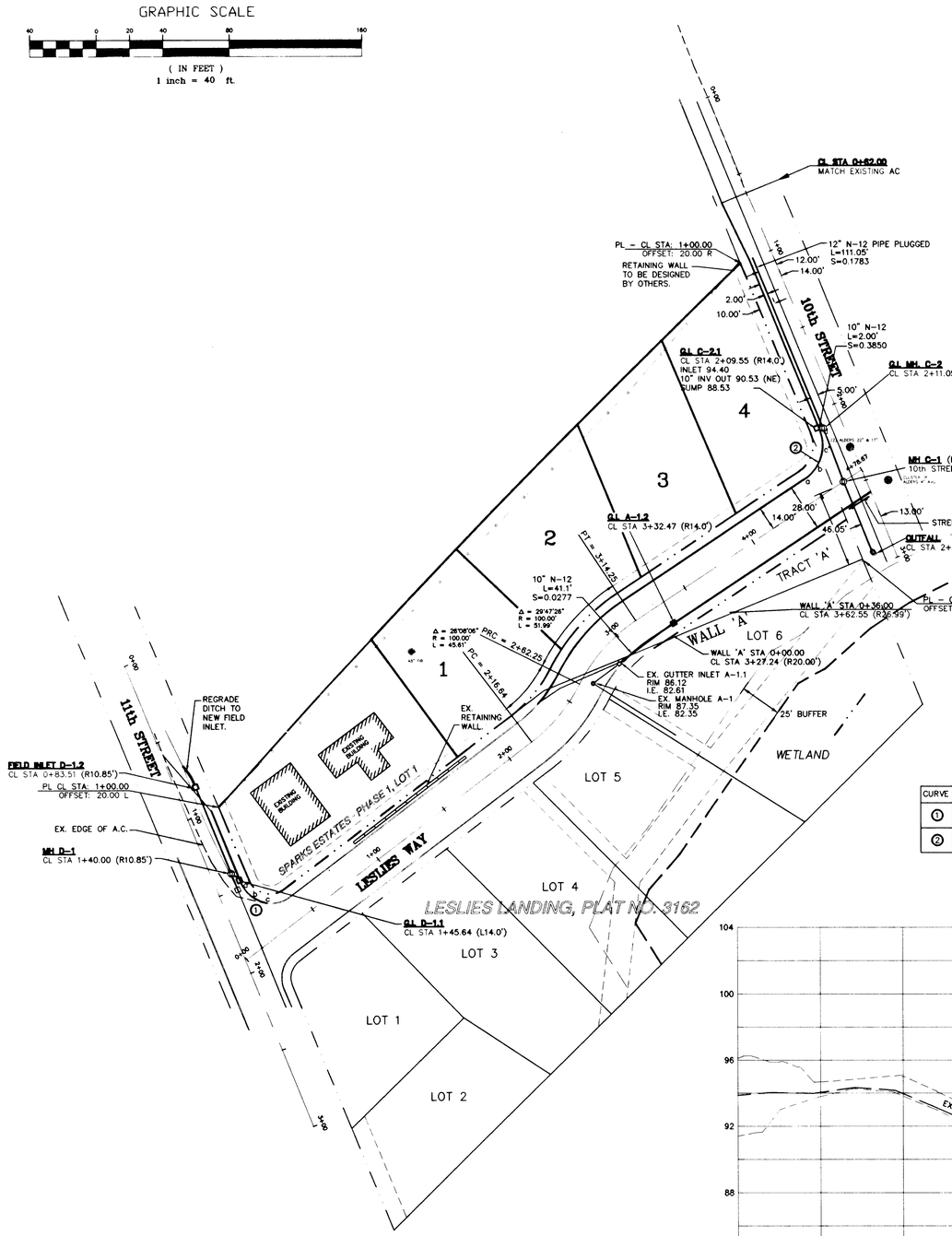
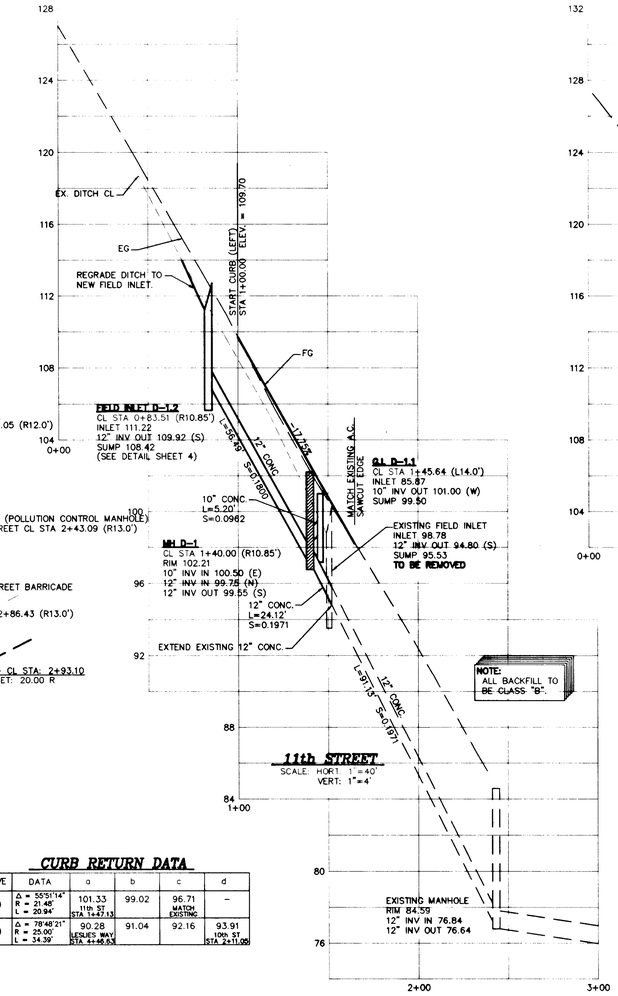
AS-BUILT





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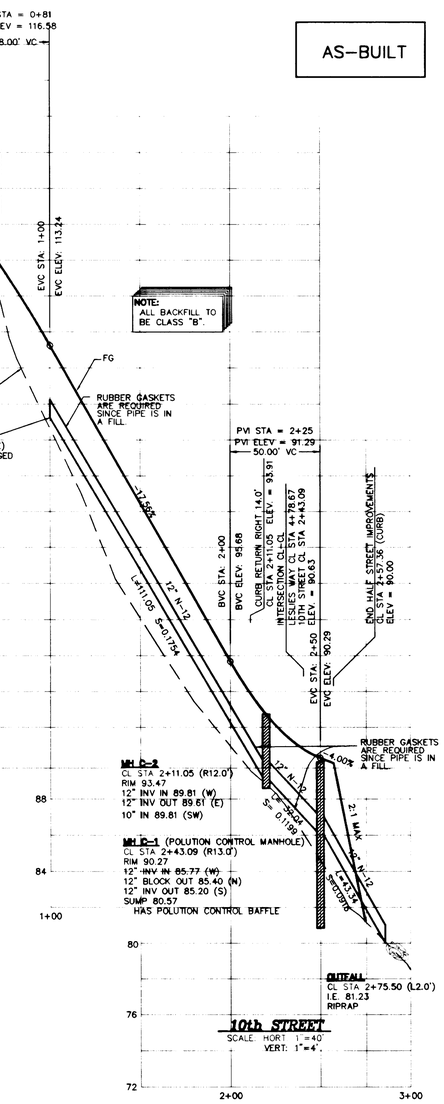
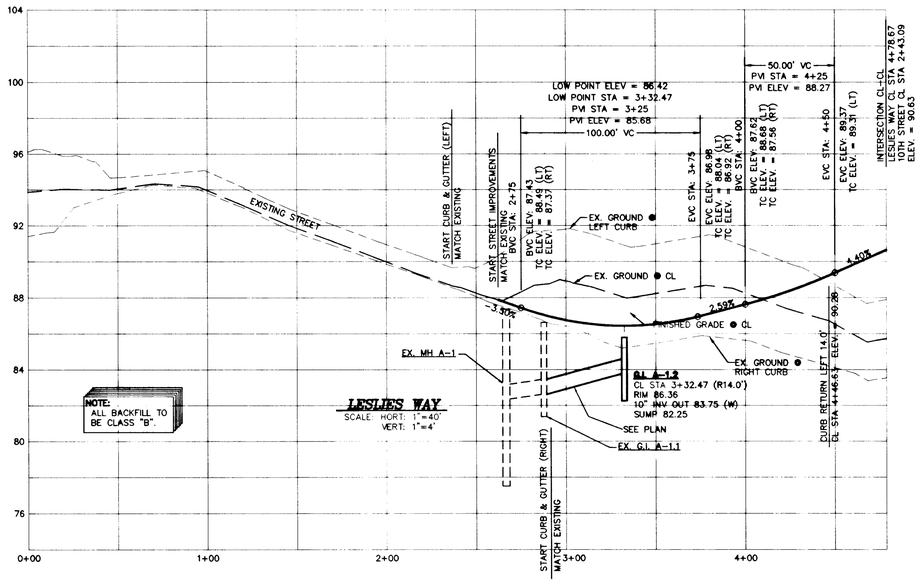


CURB RETURN DATA

CURVE	DATA	a	b	c	d
①	Δ = 55°51'14" R = 21.48' L = 20.94'	101.33 11th ST STA 1+47.13	99.02	96.71 MATCH EXISTING	–
②	Δ = 78°48'21" R = 25.00' L = 34.39'	90.28 LESLIES WAY STA 4+46.63	91.04	92.16	93.91 10th ST STA 2+11.05



NOTE:
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REGISTERED PROFESSIONAL ENGINEER
12,820
Thomas Sisul
6/30/98
OREGON
JULY 14, 1995
THOMAS J. SISUL
11-26-96

REVISIONS	BY
RETAINING WALLS & NEW STREET ALIGNMENT 11/20/96	JH
VERT. ALIGNMENT NEW WALL A 12/30/96	JEE
STORM LINE 02/20/96	LD
STORM LINE 03/04/96	LD
STORM LINE 03/07/96	LD
AS-BUILT 11/19/96	LD

SPARKS ESTATES

DOUG TINER & MARK HANDRIS

Street and Storm Drain
Plan and Profiles

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	OCT. 1995
SCALE	NOTED
DRAWN	JH
JOB	95-73
SHEET	3
OF	5 SHEETS

GRAPHIC SCALE

40 0 20 40 80 180

(IN FEET)
1 inch = 40 ft.

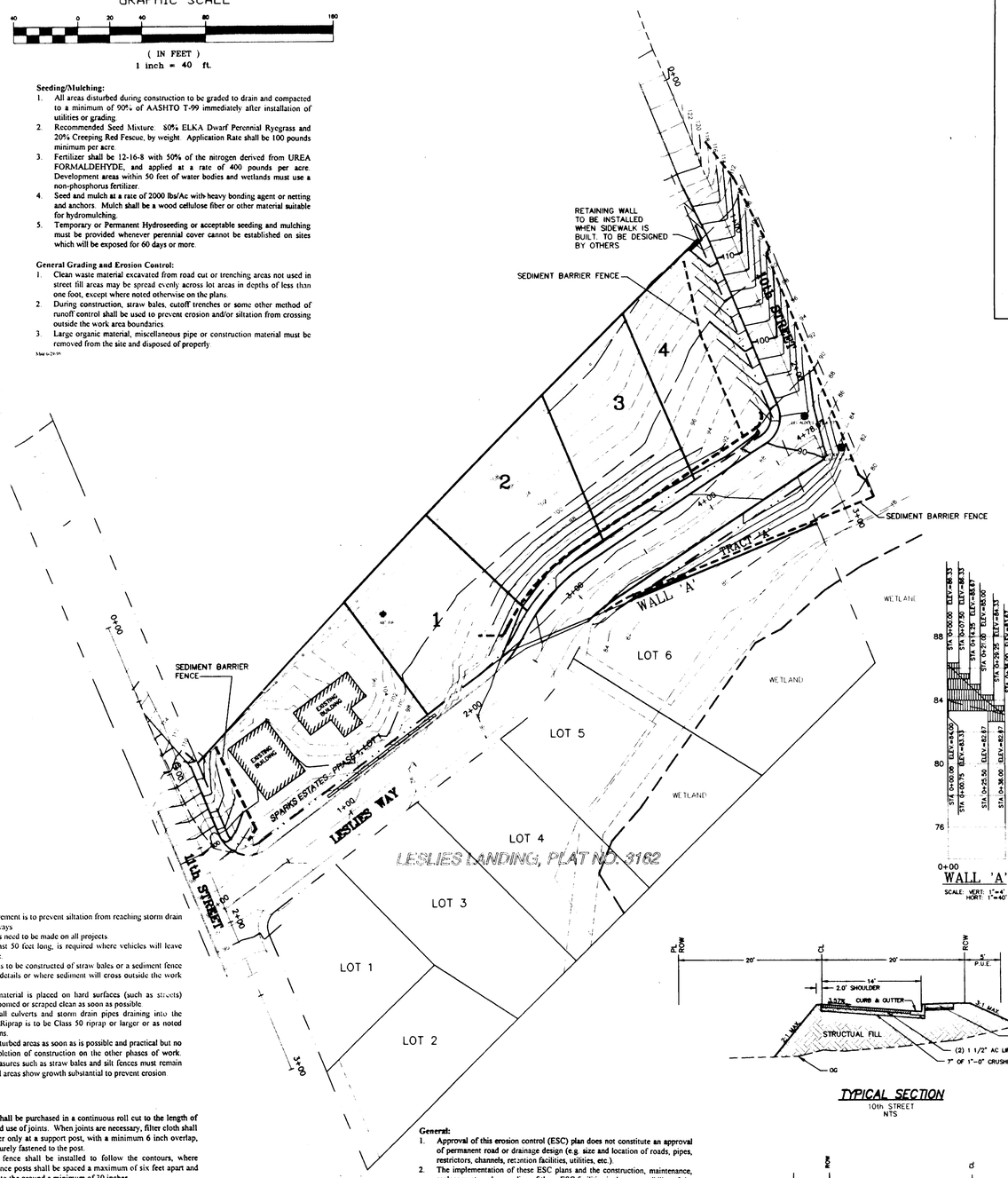
Seeding/Mulching:

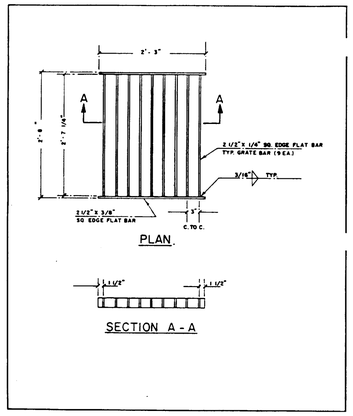
1. All areas disturbed during construction to be graded to drain and compacted to a minimum of 90% of AASHTO T-99 immediately after installation of utilities or grading.
2. Recommended Seed Mixture: 80% ELKA Dwarf Perennial Ryegrass and 20% Creeping Red Fescue, by weight. Application Rate shall be 100 pounds minimum per acre.
3. Fertilizer shall be 12-16-8 with 50% of the nitrogen derived from UREA FORMALDEHYDE, and applied at a rate of 400 pounds per acre. Development areas within 50 feet of water bodies and wetlands must use a non-phosphorus fertilizer.
4. Seed and mulch at a rate of 2000 lbs/Ac with heavy bonding agent or netting and anchors. Mulch shall be a wood cellulose fiber or other material suitable for hydromulching.
5. Temporary or Permanent Hydroseeding or acceptable seeding and mulching must be provided whenever perennial cover cannot be established on sites which will be exposed for 60 days or more.

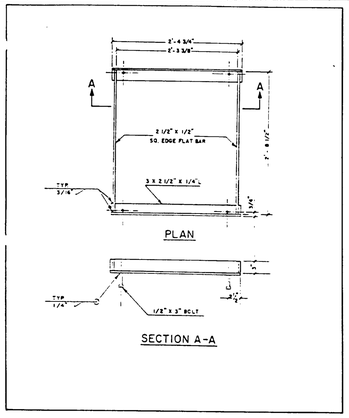
General Grading and Erosion Control:

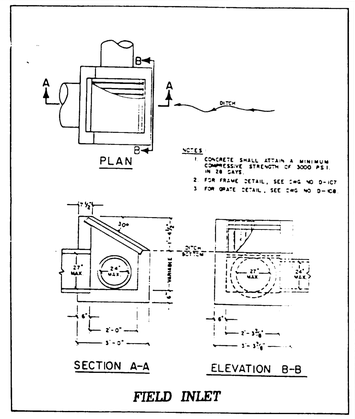
1. Clean waste material excavated from road cut or trenching areas not used in street fill areas may be spread evenly across lot areas in depths of less than one foot, except where noted otherwise on the plans.
2. During construction, straw bales, cutoff trenches or some other method of runoff control shall be used to prevent erosion and/or siltation from crossing outside the work area boundaries.
3. Large organic material, miscellaneous pipe or construction material must be removed from the site and disposed of properly.

Mast 6-29-95









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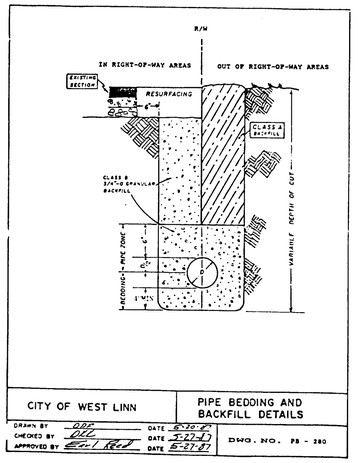
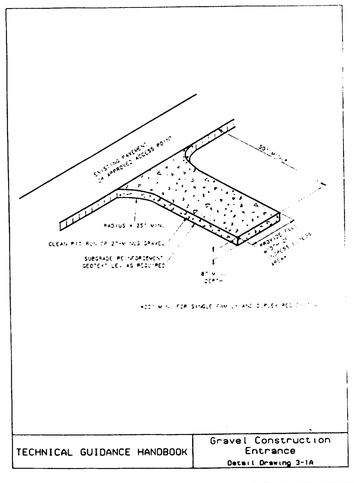
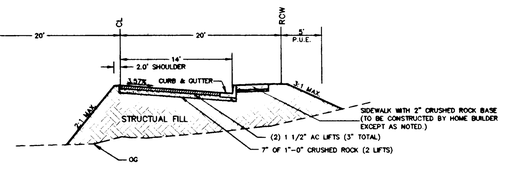
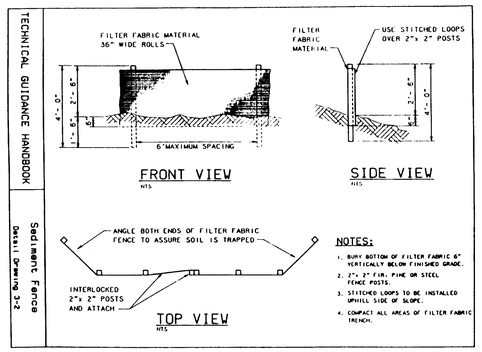
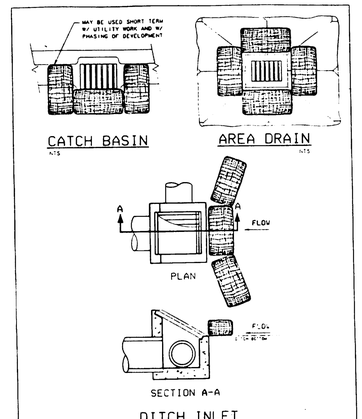






TYPICAL SECTION
10th STREET
NTS





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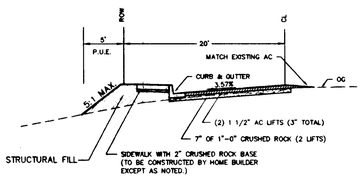

TYPICAL SECTION
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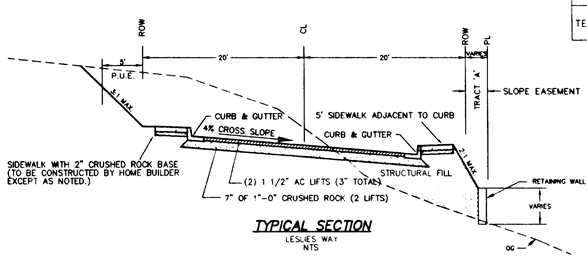


TYPICAL SECTION
LESLIES WAY
NTS

Erosion Control:
Summary:

1. The intent of the requirement is to prevent siltation from reaching storm drain systems and drainage ways.
2. The minimum measures need to be made on all projects
   a) A gravel pad, at least 50 feet long, is required where vehicles will leave the construction site.
   b) A sediment barrier is to be constructed of straw bales or a sediment fence where noted in the details or where sediment will cross outside the work area.
   c) Where excavated material is placed on hard surfaces (such as streets) material must be broomed or scraped clean as soon as possible.
   d) Riprap exits from all culverts and storm drain pipes draining into the ditches or swales. Riprap is to be Class 50 riprap or larger or as noted elsewhere in the plans.
   e) Reseed or cover disturbed areas as soon as is possible and practical but no later than the completion of construction on the other phases of work. Erosion control measures such as straw bales and silt fences must remain in place until seeded areas show growth substantial to prevent erosion.

Sediment Fence:

1. 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.
2. The filter fabric fence shall be installed to follow the contours, where feasible. Then fence posts shall be spaced a maximum of six feet apart and driven securely into the ground a minimum of 30 inches.
3. 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.
4. 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 one inch long, tie wire or hog rings. The wire shall extend into the trench a minimum of four inches and shall not extend more than 36 inches above the original ground surface.
5. 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 36" above the original ground surface. The fabric shall not be stapled to existing trees.
6. 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.
7. Sediment fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.
8. 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.

Master 6-19-95

General:

1. Approval of this erosion 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, utilities, etc.).
2. 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 of landscaping is established.
3. The ESC facilities on this plan must be constructed in conjunction with all clearing and grading activities, and in such a manner as to ensure that sediment laden water does not enter the drainage system or violate applicable water standards.
4. 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.
5. The ESC facilities shall be inspected daily by the applicant/contractor and maintained as necessary to ensure their continued functioning.
6. The ESC facilities on inactive sites shall be inspected and maintained a minimum of once a month, or within 24 hours following a storm event.
7. 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.
8. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to ensure that all paved areas are kept clean for the duration of the project.

REVISIONS	BY
RETAINING WALLS AND NEW STREET ALIGNMENT 10/23/95	JH
REVISED WALLS AND NEW VERT ALIGNMENT 1/30/96	JEE

SPARKS ESTATES

DOUG TINER & MARK HANDRIS

Grading and Erosion Control

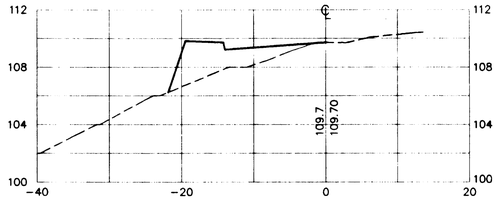
SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	OCT. 1995
SCALE	NOTED
DRAWN	JH
JOB	95-73
SHEET	4
OF	5 SHEETS

REGISTERED PROFESSIONAL ENGINEER 12,820 Thomas J. Sisul exp. 6/30/98 OREGON DEC. 14, 1965 THOMAS J. SISUL

7-12-96

1+00



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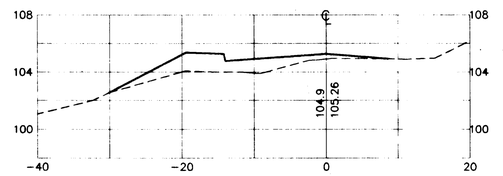

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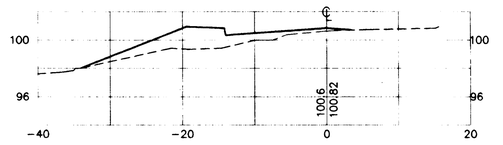

11th STREET

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VERT: 1"=5'

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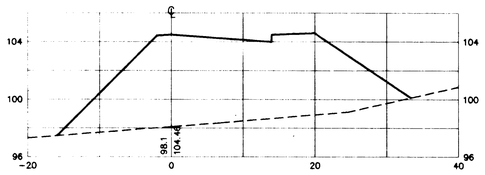

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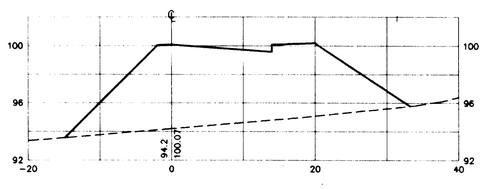

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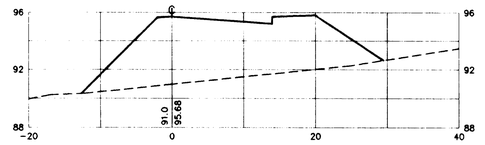

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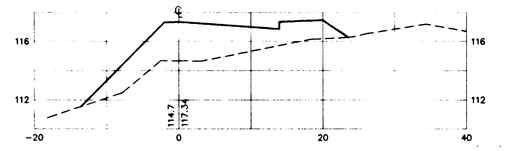

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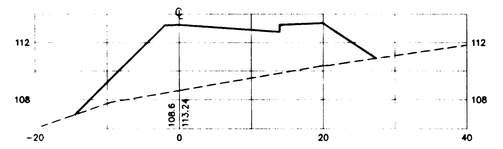

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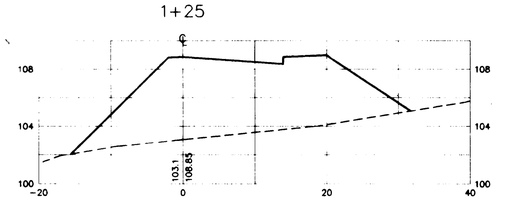

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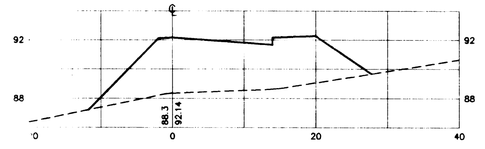

10th STREET

SCALE: HORT: 1"=10'
VERT: 1"=5'

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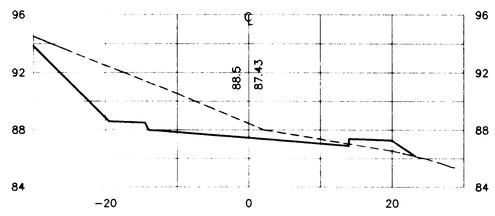

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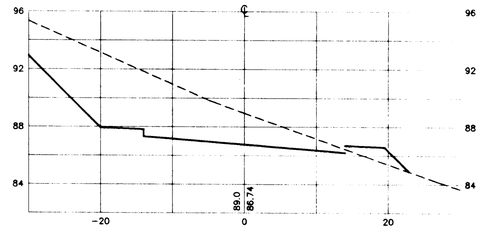

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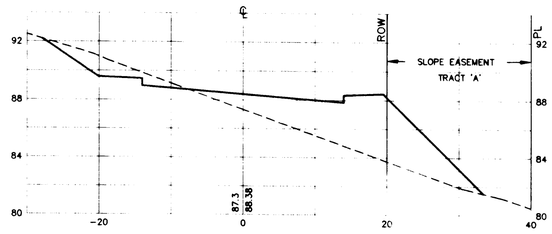

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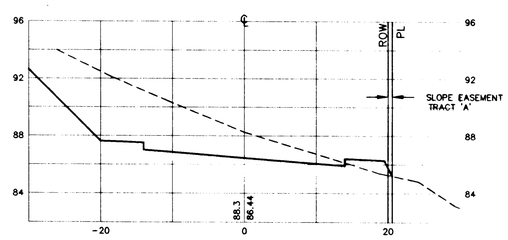

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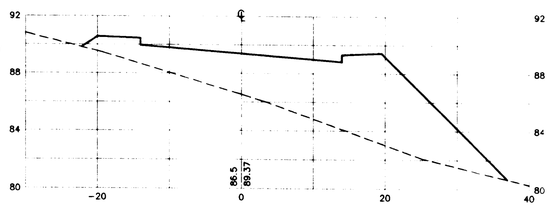

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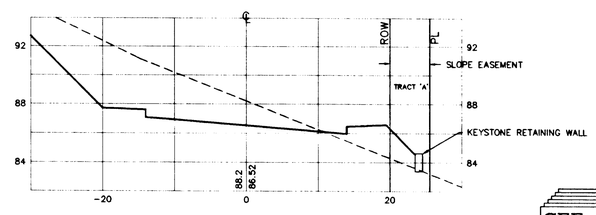

SEE SHEET 4 FOR TYPICAL SECTIONS

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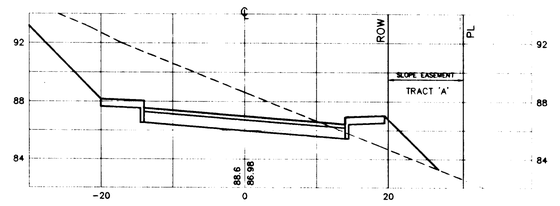

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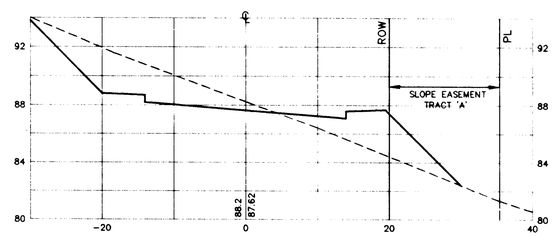

LESLIES WAY

SCALE: HORT: 1"=10'
VERT: 1"=5'

AS-BUILT

REGISTERED PROFESSIONAL ENGINEER
12,820
OREGON
JULY 14, 1995
THOMAS J. SISUL
7-12-96

REVISIONS	BY
NEW STREET ALIGNMENT 11/21/95	JH
NEW VERTICAL ALIGNMENT 1/30/96	JEE

SPARKS ESTATES

DOUG TINER & MARK HANDRIS

Cross Sections

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	OCT. 1995
SCALE	NOTED
DRAWN	JH
JOB	95-73
SHEET	5
OF 5	SHEETS