

EL=3378.75

521' to Property Line

MIN 5'-0"
LANDSCAPE BUFFER
KINKINIK, THORNY
ROSE SHRUB
MIXTURE OR EQUAL

HILL

SITE DISTURBANCE NOTES

EROSION / SEDIMENTATION CONTROL NOTES:

THE EXISTING SOIL CONDITIONS APPEAR TO BE ROCKY AND LOAMY. THERE IS NO BODY OF WATER OR STREAM IN THE VICINITY. THE SLOPE DOES EXCEED 12%.

PRIOR TO EXCAVATION, YOU MUST SUBMIT A WET STAMPED LETTER FROM YOUR DESIGN PROFESSIONAL VERIFYING THAT ALL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN PROPERLY INSTALLED (ORDINANCE 263).

BEFORE CONSTRUCTION, PROVIDE A SILT FENCE ON THE ENTIRE DOWNHILL SIDE OF ALL AREAS TO BE DISTURBED CONFORMING TO BEST MANAGEMENT PRACTICES.

THE DESIGN PROFESSIONAL MUST BE NOTIFIED AT THE COMPLETION OF THE SITE DISTURBANCE CONSTRUCTION MEASURES FOR A SITE INSPECTION.

GRASS INFILTRATION AREAS: MAINTAIN IN A HEALTHY STATE AND DO NOT COMPACT.

OUTFLOWS AND INLETS: MUST BE MAINTAINED TO PROVIDE UNRESTRICTED FLOW.

ALL STOCKPILES LEFT FOR MORE THAN 48 HOURS MUST BE COVERED WITH LANDSCAPE FABRIC, POLY SHEETING OR SIMILAR, STAKED TO GROUND TO MITIGATE EROSION.

ALL DISTURBED AREAS TO BE GRADED AND COVERED WITH ROCK MULCH, SOD, HYDROSEED, LAWN OR NETTING PINNED OVER STRAW (IF THE SITE IS TO BE REPAIRED TO NATIVE CONDITION).

IF STRAW AND NETTING IS USED, PLANT THE AREA WITH NATIVE DROUGHT TOLERANT GRASSES, GROUND COVER AND SHRUBS. THE STRAW SHALL REMAIN IN PLACE UNTIL NATURAL VEGETATION TAKES OVER.

5
A1.2

GRASS SWALE DETAIL

SCALE: 1" = 1'-0"

2
A1.2

12" WIDE x 30" DEEP
GRAVEL CURTAIN DRAIN
WITH 4" DIA. PERF. PIPE
WRAPPED IN FILTER
FABRIC - SLOPE 1/2"
PER FOOT TO DAYLIGHT

4
A1.2

BOULDER WALL

3
A1.2

SILT FENCE

3
A1.2

SILT FENCE

3
A1.2

SILT FENCE

3
A1.2

SILT FENCE

1
A1.2

SILT FENCE

ROOF AREA: 4,075 SQFT
IMPERVIOUS (DRIVEWAY/PATIO) AREA: +/-5,000 SQFT
TOTAL IMPERVIOUS AREA: 9,075 SQFT

ALL AFFECTED
AREAS: 4" TOPSOIL W/
RYEGRASS OR OTHER
DROUGHT TOLERANT
HYDROSEED

ALL ROOF TO BE
GUTTERED DOWNSPOUT
TO HARD PIPE BELOW.
DAYLIGHT TO SWALE

BRING UP
COMPACTED
GRADE AT THIS
CORNER

1500 GALL.
SEPTIC TANK

8'-10" 3'-4"

12'-6"

12'-6"

LEVEL
CONC. PAD
3373.5

STAIRS UP
5'-2" TO
FRONT
DOOR

NEW LEVEL
ASPHALT AREA

REMOVE THIS
CONTOUR - DIG
DOWN TO 3374.5

SLOPE 3%

SLOPE 3%

SLOPE 3%

BOULDER WALL

GRASSY SWALE FOR
RUNOFF CONTROL

DECK ABOVE

ROCK OUTCROPPING

YARD AREA
AT LOWER
FLOOR GRADE

HOUSE

GARAGE

AREA OF
FILL

LINE OF EXISTING
GRADE

LINE OF EXISTING
GRADE

FINISH GRADE PER
PLANS

APPROX. 12"
TOPSOIL

BATTER APPROX.
W. DEGREES

Native soil.

Uncompacted topsoil to provide 1"/hour
minimum infiltration rate.

Side of swale minimum 3:1 slope ratio.

Pervious area - width varying per site plan.

Swale bottom to be level.

Turf or dryland grass.

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