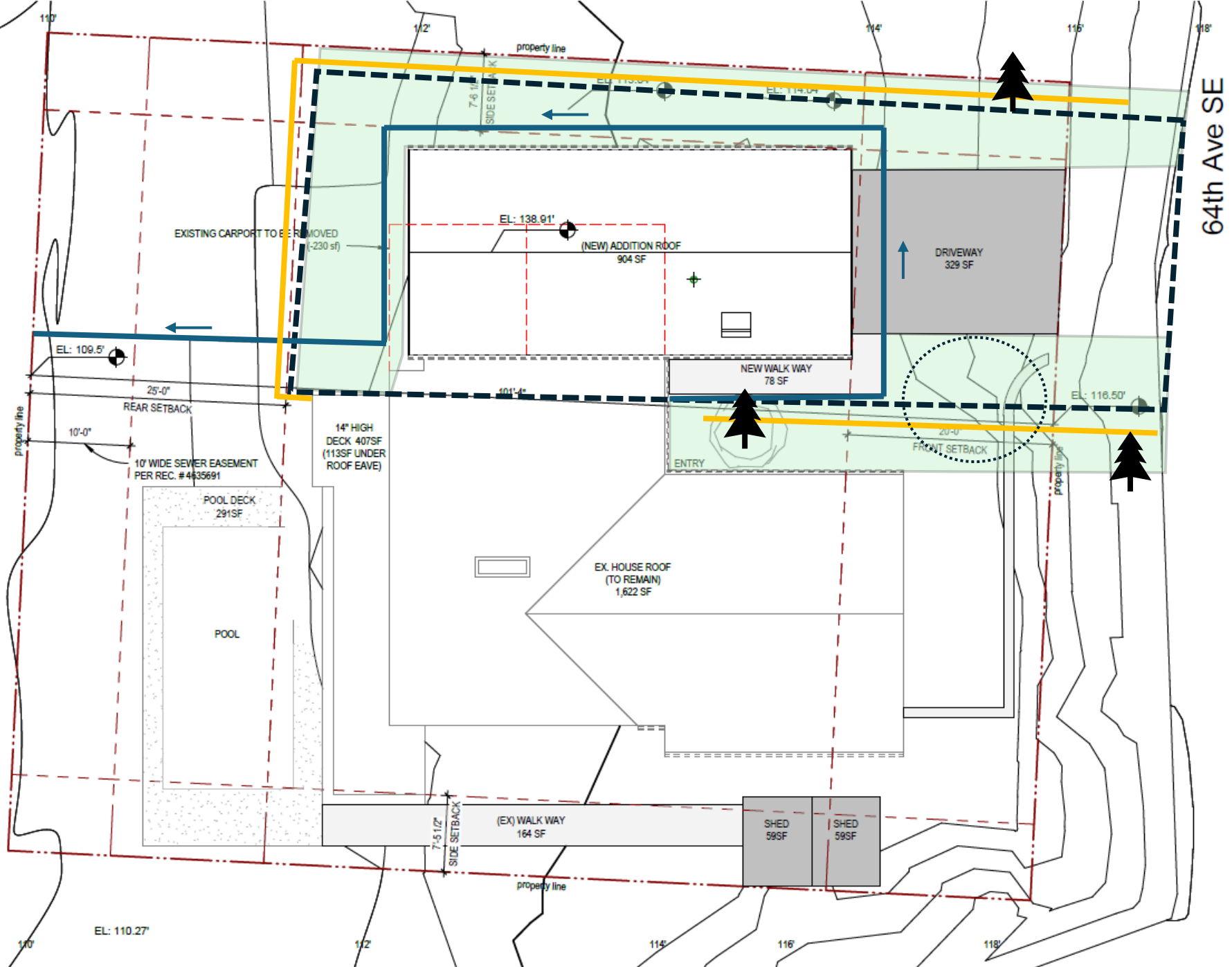









Sections B & D – Stormwater Site Plan, Soil Amendment, and BMP Summary

Additional details not covered in the main plan set

Address: 2727 64th Ave SE
Henne Residence



-  Zone of disturbance: includes all grading, excavation, and construction activity
-  Amended turf and planting bed per BMP T5.13
-  Curtain Drain (see Sheet A1.1) – permanent interceptor trench with 4" perforated pipe and gravel backfill
-  4" drainage pipe – stormwater conveyance Trench drain (driveway)
Typical slope $\geq 1\%$, min. 6" cover
-  Silt Fence – temporary ESC BMP
-  Stockpile & waste storage area – covered and contained; no vehicle maintenance or washdown"
-  Tree protection fencing per city standards

Notes & Supporting Details

Zone of Disturbance

The zone of disturbance includes all areas impacted by grading, excavation, and construction activity. This includes the garage addition, driveway replacement, walkway installation, and curtain drain trenching.

Soil Amendment (BMP T5.13)

All regraded lawn and planting bed areas will be amended per BMP T5.13.

- Turf areas: 2 inches of compost tilled into 8 inches of soil.
- Planting beds: 3 inches of compost tilled into 8 inches of soil.

Compost will meet City standards for organic content, C:N ratio, and stability.

Curtain Drain

Curtain drain location shown on Sheet A1.1. It functions as a permanent interceptor trench to manage shallow upslope runoff.

Constructed with 4" perforated pipe and gravel backfill, minimum 1% slope, 6" cover.

Drainage Conveyance

4" drainage pipes convey stormwater from downspouts and trench drain to dispersion areas.

Pipe layout shown on Sheet A1.1.

All pipes installed with minimum 1% slope and 6" cover.

Temporary Erosion & Sediment Control BMPs

- Silt Fence: Installed at downslope perimeter.
- Plastic Covering: Applied to soil stockpiles when unworked.
- Construction Entrance: Graveled to prevent sediment tracking to street.

Stockpile and Waste Storage

Located near driveway within the disturbance zone.

All stockpiles covered and contained.

No vehicle maintenance or washdown will occur on site.

Tree Protection

Existing landscaping will be preserved where feasible.

Tree protection fencing installed per City standards.

Critical Areas Statement

No critical areas, surface waters, or shoreline jurisdiction are present on or adjacent to the site.

LID BMP Construction Protection

LID BMP areas (curtain drain and amended soil) will be protected from compaction, stockpiling, and construction traffic.

BMPs will be installed after grading is complete.