

Grading, Erosion Control, and Construction Process Details from NexGen for Winter Grading for Lots 9 and 10

Date: October 29, 2019

NOTE ON LOT 11: There will be no work (vegetation/tree removal, grading, etc.) on Lot 11 until Spring 2020. No materials or trash shall be stored on Lot 11 until a building permit is issued for construction on that lot. The applicant will notify the County when work will begin on Lot 11; a separate Exception to the Winter Grading Moratorium from the Community Development Director is required for any work that will occur during the wet season (October 1 – April 30).

NexGen (Noel Chamberlain and Bob Pellegrine): We will start work on Lot 9 first. Overall grading duration is expected to be approximately 8-10 weeks to complete building pads on Lots 9 and 10.

1. Clearing and Grubbing (1 week): First stage of grading will be tree removal, clearing and grubbing of the pad site. Green waste will be trucked off site to Ox Mountain for disposal.
2. Excavation of Keyway (1 week): After clearing, we will excavate approximately 800 yards in order to establish our grading key way. The 800 yards will be stock piled and covered until the key is established. Soil will be sorted by spreading and raking soils to remove organics and unsuitable soil. Organics and unsuitable soil will be off-hauled to Ox Mountain and suitable soil will be stockpiled and re-used. The stockpile will be located in flatter areas of the site in the area of the building pad. Over the weekends and in the event of rain, NexGen will use geotextile blankets secured by U-shaped pins to protect stockpiles and all graded areas, as well as fiber rolls along the perimeter of stockpiles and graded areas. All grading activities will cease prior to the onset of rain, with adequate time for the site to be fully protected.
3. Fill Importation and Soil Compaction (4 weeks): After completion of the key, we will compact the onsite 800 c.y. stock pile. We will need an additional 1100 yards of fill from an offsite source. NexGen will use 6-wheelers, high-sided dump trucks (approx. capacity 11 c.y.), which are smaller than the standard 8-wheeler dump trucks (approx. 15 c.y.) and can better navigate the residential streets. We will bring up the pad in vertical lifts of 1 foot in depth. NexGen will compact all lifts by end of day and ensure that all remaining stock piled materials are securely covered and contained. After the 800 cubic yards of stockpiled materials have been used, NexGen will only import as much soil per day as can be applied to the site and protected that day. The onsite equipment will be an excavator, compactor, and skip loader backhoe. During the compaction stage, NexGen will use visqueen to cover compacted areas, along with fiber rolls along the edges of the visqueen, where fiber rolls are weighed down by rock/sand bags every 3-5 feet. All grading activities will cease prior to the onset of rain, with adequate time for the site to be fully protected.

4. Pier Drilling (2 weeks): Pier sizes for the project are a combination of 24", 18" and 12" in diameter. Depth of piers will be determined by the soils engineer, who will observe pier construction. Pier drilling will take approximately 5 days to complete per house. Pier spoils (approximately 70 c.y. per house) will be collected and stockpiled and securely covered and contained daily. Usable piers spoil material will be stockpiled on-site and re-used. Unsuitable material will be stockpiled and off-hauled to Ox Mountain. Stockpiles will be located in flatter areas of the site in the area of the building pad. No drilling or other earth moving activities will occur in the event of rain.

5. Pier Pouring and Curing (2 weeks): Each house will require 2 pours (1 for the upper level and 1 for the lower level). Each pour will take about 2-3 days (time includes 1 day for pier inspection). There will be 30 days between each pour. Piers will be poured in by a concrete boom pump. The pump and concrete trucks will stage on the construction entrance. Piers do not need to be protected from the rain; rain does not affect their curing. NexGen will continue to protect exposed/disturbed soil as described above.

We agree to carry out construction of houses on Lots 9 and 10 according to the above process, as well as to comply with "Chamberlain Lots 9-10, Construction and Grading Requirements Reminder, dated October 29, 2019". Both documents will be included in the construction plans.

Noel Chamberlain

Date

Bob Pellegrine

Date