Getting It

Built

Right

Site

Management

You make the choice:

good vs bad site management affects image

• well run vs out of control project
• affect on regulatory agencies and enforcement actions
• Public relations

Existing Trees

Always:
• Arborist evaluation
• Critical root zone fencing
• Utility boring if necessary

Added measures at High Point Project:
• Valuation posted
• Contractor education/incentive

Dust Control

Regulatory and Public Relations

Erosion Control

filling compost sock

regulatory with increasingly public scrutiny of site TESC measures
Silt Fences: Tried and True and just plain tired?

Compost Sock Installation, Broadview Green Grid

Try to keep your runoff separate: dilution is NOT the solution to pollution!

Recommended Real World Practice: Lowest Swales in series left unfinished, no water left on the site!
Real World: Construction “under traffic”

D’Oh! Maintenance Needed

Stabilizing for immediate service

Recommended:
- shredded tree trimming waste covered by
- 2 layers jute, 30 degree angle to slope,
- 60 degrees to one another, pinned and keyed

High Point Swales – On going protection of porous pavement and the natural drainage swales pose sequencing challenges

Small Sites or Large Development, challenges

Sequencing...can/should facilities be completed before homes are built or can/should facilities be rough excavated with sediment removal and final grading after completion?

Construction: Orchestrating Chaos

Tip: be involved! You can’t do this from the office!

Communicating with the neighborhood about construction sequencing
Specifying to your contractor_neighbor relations
Communicate with the Neighborhood:
- Frequent, if only a few complain it is too often, that is just about right
- Easy to read

Broadview Specifications: Sequencing

WSDOT / APWA Format Specifications:
Section 1-08 “Prosecution and Progress”
Work Execution Sequence & Restrictions

Avenues shall be constructed first. No more than 2 Avenues shall be constructed simultaneously. An Avenue shall be considered complete when it is ready for landscaping work and all critical location & elevation points verified by the Engineer. Ready for landscaping shall mean that all sidewalk, curb, driveway, pavement, soil, compost and mulch placement work is finished (ed.: aka Substantial Completion). 107th St between 3rd and 4th Avenues NW shall be constructed in the Summer when school is not in session.

Pre-Construction
Visualizing the improvements

Construction
- How do we get from here...

Warning:
Big Holes Ahead

Are we there yet?
Swale subgrade excavation

Soil Placement Restrictions

- Broadview: Soil shall not be placed when the ground or soil is frozen, excessively wet or, in the opinion of the Engineer, in a condition detrimental to the work.

Amended Soil Placement

Oops!

- Grading is critical
- Coordination between the Contractor and Engineer is important
- If it doesn't look right, ask.

Finishing the Job: Fine grading requires finesse

- Small equipment or hand labor

On Small Sites:

- If utilizing splash blocks and surface drainage then fine grading is critical

Small Site: Fine Grading, give the water somewhere to go

Poor Site Grading
Plants needed!!!!!!

A parade of flags....

...becomes a parade of plants!!!

Commissioning:
Developing Operational Guides for Homeowners

Plants needed!!!!!!!
“How do I...” for some this is their first time gardening!

Training Landscape Maintenance Crews

• Don’t make assumptions regarding intent
• Not all natural drainage soils are alike
• Filtration versus bioretention
• What is sand?
• What is topsoil?
• What is mulch?
• Ask???

Semantics / Lessons Learned

• Words mean different things to engineers, landscape architects, planners, architects, regulatory staff, contractors, owners, developers, builders and real estate agents
• Semantics can cause iterative discussions on what these terms actually mean
• When meanings affect construction bid prices, property values and maintenance practices understanding the intent of the terminology is not a minor consideration.