GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO IVINS CITY STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.
4. ALL CONSTRUCTION SHALL BE CONTAINED ONTO SUBJECT PARCEL. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF THE APPROVED AREA WITHOUT PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, CABLE TV, GAS, SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE SITE. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO SITE WITH THE APPROPRIATE UTILITY COMPANY.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION,
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

15. SITE CONCRETE SHALL BE A MINIMUM 4,000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 6% + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
16. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
17. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
18. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
19. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE SHALL BE SUPPORTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION.
20. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
21. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
22. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 2-1/2" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT
23. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
24. SURFACE COARSE SHALL BE ½" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
25. AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
26. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED ¾" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.
7. THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES
   TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFFSITE.
8. A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.

1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY CODES, STANDARDS, AND SPECIFICATIONS. INSTALLATION OF UTILITIES WITHIN THE HIGHWAY RIGHT-OF-WAY SHALL CONFORM TO UTAH ADMINISTRATIVE RULE R930-6, "ACCOMODATION OF UTILITIES AND THE CONTROL AND PROTECTION OF STATE HIGHWAY RIGHTS OF WAY".
3. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
4. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
5. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
6. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
7. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
8. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
9. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
10. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 POWER NOTES

1. DEVELOPER IS RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT, 435-635-5536.
4. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF TO BE PER HURRICANE POWER SPECIFICATIONS.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
8. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM OTO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPEMENT.
9. IMPACT FEES TO BE COLLECTED BY THE BUILDING DEPARTMENT. IMPACT FEES TO BE CHARGED ARE BASED OFF SERVICE MAIN SIZE. CONTACT HURRICANE POWER REGARDING IMPACT FEE QUESTIONS.
10. METERS SHALL NOT BE LOCATED IN FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIME.
11. DEVELOPER WILL BE BILLED A TERMINATION FEE OF $60.00 PER PRIMARY ELBOW TERMINATION.
12. DEPENDING ON TRANSFORMER LOCATION, TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING TRANSFORMER PROTECTION.
13. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREET LIGHT BASES TO BE PRE-CAST ONLY AND SUPPLIED BY APPROVED VENDORS ONLY.
14. DESIGN WAS BASED ON HAVING THREE SEPARATE 4 SOCKETS METER PACKS WITH A 200 AMP MAIN FOR EACH SOCKET.
15. HURRICANE POWER HAS CHANGED THE STREET LIGHT SPECIFICATION TO ALL LED. CONTACT HURRICANE POWER FOR STREET LIGHT INFORMATION.

1.9 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES OF ALL PROPERTY CORNERS.
3. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
4. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

2.0 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

LEGAL DESCRIPTION

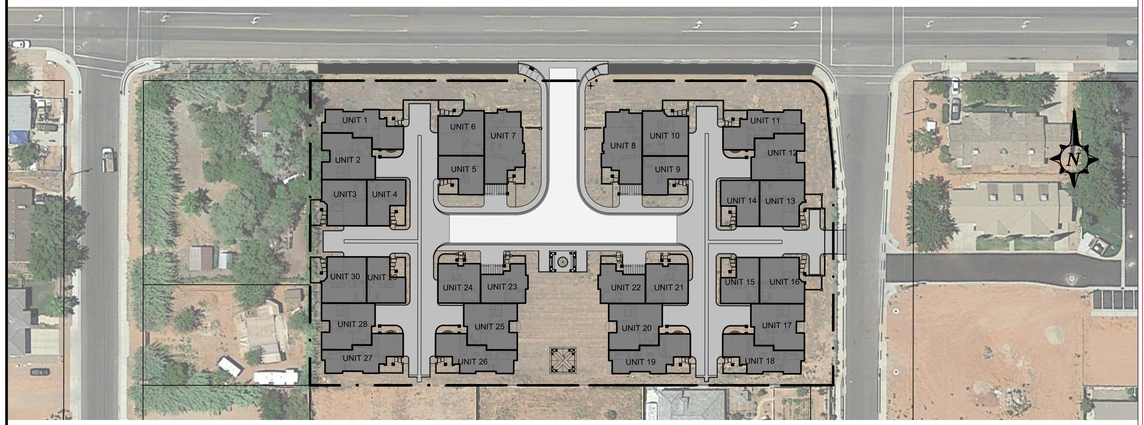
COMMENCING AT THE CENTERLINE INTERSECTION OF CENTER STREET AND 100 WEST STREET, AS CURRENTLY MONUMENTED AND AS SHOWN ON THE "TOWN OF IVINS RE-SURVEY"; THENCE N89°30'26"W, ALONG THE CENTERLINE OF SAID CENTER STREET, 44.50 FEET; THENCE S00°32'34"W, 44.50 FEET TO THE POINT OF BEGINNING. SAID POINT BEING THE NORTHEAST CORNER OF LOT 8, BLOCK 5, OF SAID TOWN OF IVINS RE-SURVEY; SAID POINT ALSO BEING LOCATED ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 67°19'22", (RADIUS POINT BEARS S18°43'50"W); THENCE SOUTHEASTERLY ALONG SAID CURVE, 23.50 FEET; THENCE S05°07'12"E, 58.79 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 100 WEST STREET. SAID POINT BEING 25.00 FEET WEST AND PERPENDICULAR TO THE CENTERLINE OF SAID 100 WEST STREET; THENCE S00°32'34"W, ALONG THE WEST LINE OF SAID 100 WEST STREET AND PARALLEL TO SAID CENTERLINE, 188.49 FEET TO A POINT LOCATED ON THE EASTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 8, BLOCK 5; THENCE N89°31'37"W, ALONG SAID PROJECTION, AND ALONG THE SOUTH LINE OF LOTS 8, 7, AND 6, OF SAID BLOCK 5, 454.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N00°33'05"E, ALONG THE WEST LINE OF SAID LOT 6, 264.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 6. SAID POINT ALSO BEING LOCATED ON THE SOUTH LINE OF SAID CENTER STREET; THENCE S89°30'26"E, ALONG SAID STREET LINE AND THE NORTH LINE OF SAID LOTS 6, 7, AND 8, 434.94 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.75 ACRES.
SUBJECT TO AND TOGETHER WITH A PUBLIC UTILITIES AND DRAINAGE EASEMENT BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTERLINE INTERSECTION OF CENTER STREET AND 100 WEST STREET, AS CURRENTLY MONUMENTED AND AS SHOWN ON THE "TOWN OF IVINS RE-SURVEY"; THENCE N89°30'26"W, ALONG THE CENTERLINE OF SAID CENTER STREET, 44.50 FEET; THENCE S00°32'34"W, 44.50 FEET TO THE POINT OF BEGINNING. SAID POINT BEING THE NORTHEAST CORNER OF LOT 8, BLOCK 5, OF SAID TOWN OF IVINS RE-SURVEY; SAID POINT ALSO BEING LOCATED ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 67°19'22". (RADIUS POINT BEARS S18°43'50"W); THENCE SOUTHEASTERLY ALONG SAID CURVE, 23.50 FEET; THENCE S05°07'12"E, 58.79 FEET TO A POINT 25.00 FEET WEST AND PERPENDICULAR TO THE CENTERLINE OF SAID 100 WEST STREET; THENCE S00°32'34"W, AND PARALLEL TO SAID CENTERLINE, 188.49 FEET TO A POINT LOCATED ON THE EASTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 8, BLOCK 5, TOWN OF IVINS RE-SURVEY; THENCE N89°31'37"W, ALONG SAID PROJECTION, 19.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE N00°32'34"E, ALONG THE EAST LINE OF SAID LOT 8, 264.46 FEET TO THE POINT OF BEGINNING.

FREMONT AT SNOW CANYON

A PLANNED DEVELOPMENT COMMUNITY

PRELIMINARY PLAN

IVINS CITY, UTAH



PROJECT INFORMATION

OWNER:

RDM LAND & DEVELOPMENT
ATTN. DON MATHEWS
PO BOX 951109
SOUTH JORDAN, UT 84095

ENGINEERING COMPANY

EXCEL DESIGN ASSOCIATES, LLC
321 NORTH MALL DRIVE, SUITE J-101
ST. GEORGE, UT 84790
OFFICE: 435-619-4586

PROJECT DATA

LAND USE SUMMARY

BUILDINGS FOOTPRINTS: 46,296 SQ. FT. (39%)

STREETS, & HARD-SCAPE: 36,564 SQ. FT. (30%)

TOTAL LANDSCAPING: 37,018 SQ. FT. (31%)
10,166 SQ.FT SOD

PHASE 1 AREA: 119,878 SQ.FT.
2.75 ACRES

EXISTING ZONING: RESIDENTIAL MULTI-FAMILY

OPEN SPACE REQUIRED
800 SQ.FT. FIRST TWO UNITS
200 SQ.FT EACH ADDITIONAL UNITS

6,400 SQ.FT. OPEN SPACE REQUIRED

6,830 SQ.FT. OPEN SPACE PROVIDED

BUILDING SUMMARY

(8) 2 STORY STRUCTURES (25' TALL)
(30) 3-BED UNITS

FIRE FLOW REQUIREMENTS:
1,500 GPM FOR 2 HOURS

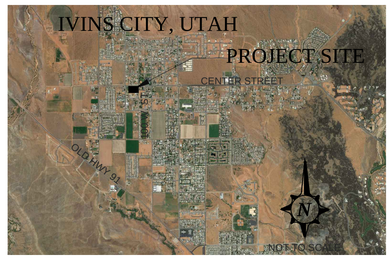
PARKING SUMMARY

REQUIRED:
3-BED: 2.5 SPACES PER DWELLING UNIT;
ALL: 0.25 SPACES PER UNIT GUEST PARKING

REQUIRED STALLS: 30 x 2.75 = 82.5

PROVIDED STALLS: 60 IN GARAGE + 28 SITE

PROJECT VICINITY



DRAWING INDEX

C - CIVIL DRAWINGS
C1.1 - CIVIL COVER SHEET
C2.1 - SITE PLAN
C3.1 - GRADING PLAN
C4.1 - UTILITY PLAN
C5.1 - SWPPP & BMP
C5.2 - SWPPP & BMP DETAILS

ABBREVIATIONS LEGEND

AC	ACRE	EX	EXISTING	NTS	NOT TO SCALE	ROW	RIGHT-OF-WAY	T	TOWNSHIP
B&C	BAR & CAP	FFE	FINISHED FLOOR ELEVATION	OG	ORIGINAL GROUND	SLB&M	SALT LAKE BASE & MERIDIAN	TBC	TOP BACK OF CURB
BM	BENCHMARK	FG	FINISHED GRADE	PC	POINT OF CURVATURE	S	SOUTH	TOA	TOP OF ASPHALT
℄	CENTERLINE	FT	FEET	PCC	POINT OF COMPOUND CURVE	SAD	SEE ARCHITECTURAL DRAWINGS	TOC	TOP OF CONCRETE
℄P	CONTROL POINT	HDPE	HDPE	PI	POINT OF INTERSECTION	SS	SANITARY SEWER	TOS	TOP OF SIDEWALK
CU FT	CUBIC FOOT	HW	HIGH WATER	PRC	POINT OF REVERSE CURVE	SD	STORM DRAIN	TOW	TOP OF WALL
CU YD	CUBIC YARD	HWY	HIGHWAY	PT	POINT OF TANGENCY	SEC	SECTION	TRANS	TRANSFORMER
CONC	CONCRETE	IE	INVERT ELEVATION	POC	POINT OF CONNECTION	SPEC	SPEC	U.N.O.	UNLESS NOTED OTHERWISE
CONST	CONSTRUCTION	IRR	IRRIGATION	PWR	POWER	SQ	SQUARE	WTR	WATER
CMP	CORRUGATED METAL PIPE	LF	LINEAR FEET	P	PROPERTY LINE	SQ FT	SQUARE FEET	WV	WATER VALVE
DIA Ø	DIAMETER	MAX	MAXIMUM	PVC	POLYVINAL CLORIDE PIPE	SQ YD	SQUARE YARD	W	WEST
E	EAST	MIN	MINIMUM	R	RANGE	STA	STATION		
EOA	EDGE OF ASPHALT	MON	MONUMENT	RCP	REINFORCED CONCRETE PIPE	STD	STANDARD		
ELEV	ELEVATION	N	NORTH	REV	REVISION	STM	STORM		

EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE
321 NORTH MALL DRIVE, J-101, ST. GEORGE, UTAH 84790
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PRELIMINARY
NOT FOR
CONSTRUCTION

FREMONT AT SNOW CANYON
RDM LAND & DEVELOPMENT

100 WEST CENTER STREET
IVINS CITY, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 6, T42S, R16W, SLB&M

REVISIONS

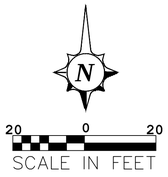
REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NO: 16-072-01
CAD DWG. FILE: 16-072-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 6/21/16

SHEET TITLE:
CIVIL
COVER
SHEET

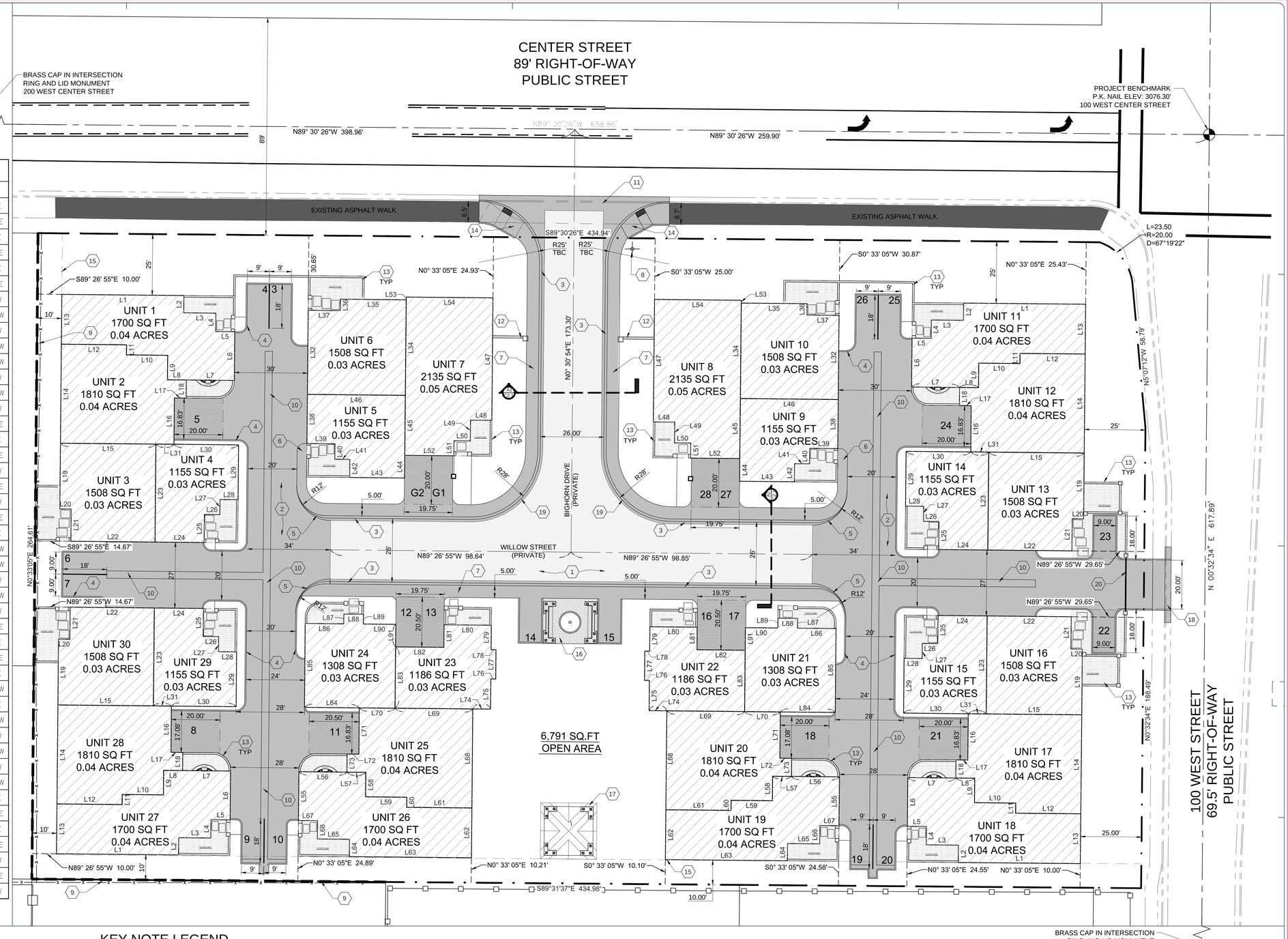
C-1.1
SHEET: 1 OF 6

T:\Projects\16-072-01 --- RDM (dwt)\16-072-01_SITE_6-20-17.dwg Jun 27, 2017 - 2:04pm



Parcel Line Table		
Line #	Length	Direction
L1	50.00	N89° 26' 55"W
L2	7.08	N0° 33' 05"E
L3	13.17	N89° 26' 55"W
L4	7.50	N0° 33' 05"E
L5	7.83	N89° 26' 55"W
L6	20.00	N0° 33' 05"E
L7	19.67	S89° 26' 55"E
L8	7.75	N89° 26' 55"W
L9	10.04	S0° 33' 05"W
L10	16.88	N89° 26' 55"W
L11	4.13	S0° 33' 05"W
L12	26.71	N89° 26' 55"W
L13	20.42	S0° 33' 05"W
L14	40.54	S0° 33' 05"W
L15	39.12	N89° 26' 55"W
L16	18.96	N0° 33' 05"E
L17	4.83	S89° 26' 55"E
L18	7.42	N0° 33' 05"E
L19	26.96	S0° 33' 05"W
L20	4.67	S89° 26' 55"E
L21	13.17	S0° 33' 05"W
L22	34.46	S89° 26' 55"E
L23	40.13	S0° 33' 05"W
L24	20.12	S89° 26' 55"E
L25	11.50	N0° 33' 05"E
L26	6.33	S89° 26' 55"E

Parcel Line Table		
Line #	Length	Direction
L47	50.17	N0° 33' 05"E
L48	8.75	S89° 26' 55"E
L49	8.50	N0° 33' 05"E
L50	6.67	S89° 26' 55"E
L51	6.17	N0° 33' 05"E
L52	20.12	S89° 26' 55"E
L53	1.13	S0° 33' 05"W
L54	35.54	N89° 26' 55"W
L55	20.00	S0° 33' 05"W
L56	19.67	N89° 26' 55"W
L57	7.75	N89° 26' 55"W
L58	10.04	S0° 33' 05"W
L59	16.87	N89° 26' 55"W
L60	4.12	S0° 33' 05"W
L61	26.71	S89° 26' 55"E
L62	20.42	N0° 33' 05"E
L63	50.00	S89° 26' 55"E
L64	7.08	S0° 33' 05"W
L65	13.17	S89° 26' 55"E
L66	7.50	S0° 33' 05"W
L67	7.83	S89° 26' 55"E
L68	40.54	N0° 33' 05"E
L69	31.88	N89° 26' 55"W
L70	14.62	N89° 26' 55"W
L71	18.96	S0° 33' 05"W
L72	4.83	N89° 26' 55"W
L73	7.42	S0° 33' 05"W
L74	7.25	S89° 26' 55"E
L75	12.38	N0° 33' 05"E
L76	2.00	S89° 26' 55"E
L77	12.00	N0° 33' 05"E
L78	2.00	N89° 26' 55"W
L79	10.00	N0° 33' 05"E
L80	19.38	N89° 26' 55"W
L81	9.25	S0° 33' 05"W
L82	19.75	N89° 26' 55"W
L83	25.13	S0° 33' 05"W
L84	22.50	N89° 26' 55"W
L85	34.38	N0° 33' 05"E
L86	15.79	S89° 26' 55"E
L87	4.00	N0° 33' 05"E
L88	8.04	S89° 26' 55"E
L89	4.00	S0° 33' 05"W
L90	13.29	S89° 26' 55"E
L91	9.25	S0° 33' 05"W



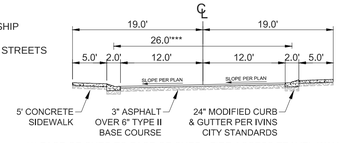
SITE PLAN NOTES

1. DESIGN OF ALL ASPHALT & REINFORCED CONCRETE SHALL CONFORM WITH RECOMMENDATIONS OF GEOTECHNICAL ENGINEER.
2. ALL PAVEMENT MARKINGS SHALL BE ACCOMPLISHED WITH USE OF PAINTING MACHINES AND / OR STENCILS. ROAD LINES, PARKING STALL AND ISLAND STRIPING SHALL BE 4 IN. WIDE AND SHALL BE STRAIGHT WITH A "CLEAN" EDGE. ALL DIRECTIONAL ARROWS, STOP BARS, ETC. SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
5. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEY NOTE LEGEND

1. ASPHALT PAVEMENT OVER AGGREGATE BASE COURSE MATERIAL OVER PROPERLY PREPARED SUBGRADE PER GEOTECHNICAL REPORT RECOMMENDATIONS
2. CONCRETE PAVEMENT OVER AGGREGATE BASE COURSE MATERIAL OVER PROPERLY PREPARED SUBGRADE PER GEOTECHNICAL REPORT RECOMMENDATIONS
3. 24" MODIFIED CONCRETE CURB & GUTTER PER IVINS CITY STANDARDS.
4. 6" CONCRETE CURB.
5. TRANSITION BETWEEN CURB TYPES
6. INTEGRAL WALK AND CURB.
7. 5' CONCRETE SIDEWALK.
8. NEW STREET & STOP SIGN PER IVINS CITY DETAILS.
9. REPLACE EXISTING FENCE WITH 6' CMU WALL.
10. 3' CONCRETE WATERWAY
11. DRIVE APPROACH PER IVINS CITY SPECIFICATIONS
12. SITE ENTRANCE WALL
13. SITE COURTYARD WALL
14. ADA ACCESSIBLE RAMP
15. 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE DEDICATED ON FINAL PLAT
16. SITTING AREA
17. GEZEBO
18. CONCRETE DRIVE APPROACH PER APWA STANDARD PLAN NO. 216
19. TRANSITION TO SPILL CURB AT CURB RETURN
20. FIRE DEPARTMENT ACCESS GATE

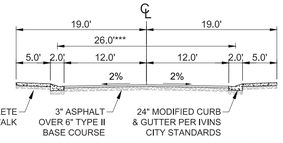
AREA OF PRIVATE OWNERSHIP
AREA OF LIMITED COMMON OWNERSHIP
COMMON AREA INCLUDING PRIVATE STREETS



*** FACE OF CURB TO FACE OF CURB - FIRE ACCESS TRAVEL-WAY

CROSS SECTION A2 - WILLOW STREET

SCALE: NONE



*** FACE OF CURB TO FACE OF CURB - FIRE ACCESS TRAVEL-WAY

CROSS SECTION A1 - BIGHORN DRIVE

SCALE: NONE

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PRELIMINARY
NOT FOR
CONSTRUCTION

FREMONT AT SNOW CANYON
RDM LAND & DEVELOPMENT

100 WEST CENTER STREET
IVINS CITY, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 6, T42S, R16W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO: 16-072-01
CAD DWG. FILE: 16-072-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 6/21/16

SHEET TITLE:
PRELIMINARY SITE PLAN

C-2.1
SHEET: 2 OF 6

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GRADING & DRAINAGE PLAN NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (LANDMARK, No. 15126, APRIL 2015). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
2. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
3. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT.
4. CUT AND FILL VOLUMES SHOWN ARE BASED ON DIGITAL TERRAIN MODELING COMPUTATIONS. THESE VOLUMES ARE SHOWN AS REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO EVALUATE THE ONSITE SOILS, REVIEW THE GEOTECHNICAL INVESTIGATION AND DETERMINE THE ANTICIPATED EARTHWORK FOR THIS PROJECT.
5. ALL TRENCHING SHALL BE PER HURRICANE CITY STANDARDS. SEE DETAIL B4, SHEET 5.3.
6. ALL SPOT GRADES TO TOP OF ASPHALT UNLESS OTHERWISE NOTED.

KEY NOTE LEGEND

1. EXISTING GROUND SURFACE CONTOUR
2. FINISH GRADE CONTOUR
3. INSTALL HDPE STORM DRAIN PIPE. SIZE AS SPECIFIED ON PLAN.
4. STORM WATER OVER FLOW SWELL.
5. STORM DRAIN CURB INLET
6. STORM DRAIN MAHOLE WITH ORIFICE OUTLET
7. GRAVEL PATH TO STREET FOR STORM WATER OVERLOW
8. GRAVEL DRAINAGE CHANNEL FOR ROOF DRAINS

PRELIMINARY EXCAVATION QUANTITIES

TOTAL CUT:..... 817 CU. YDS.
TOTAL FILL:..... 3,935 CU. YDS.
NET FILL: ..... 3,118 CU. YDS.
CUT / FILL RATIO: 1.00

VOLUMES ARE CALCULATED BY COMPARING EXISTING GROUND AND TOP OF FINISHED SURFACE

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SCALE IN FEET

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100 WEST CENTER STREET
IVINS CITY, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 6, T42S, R16W, SLB&M

REVISIONS

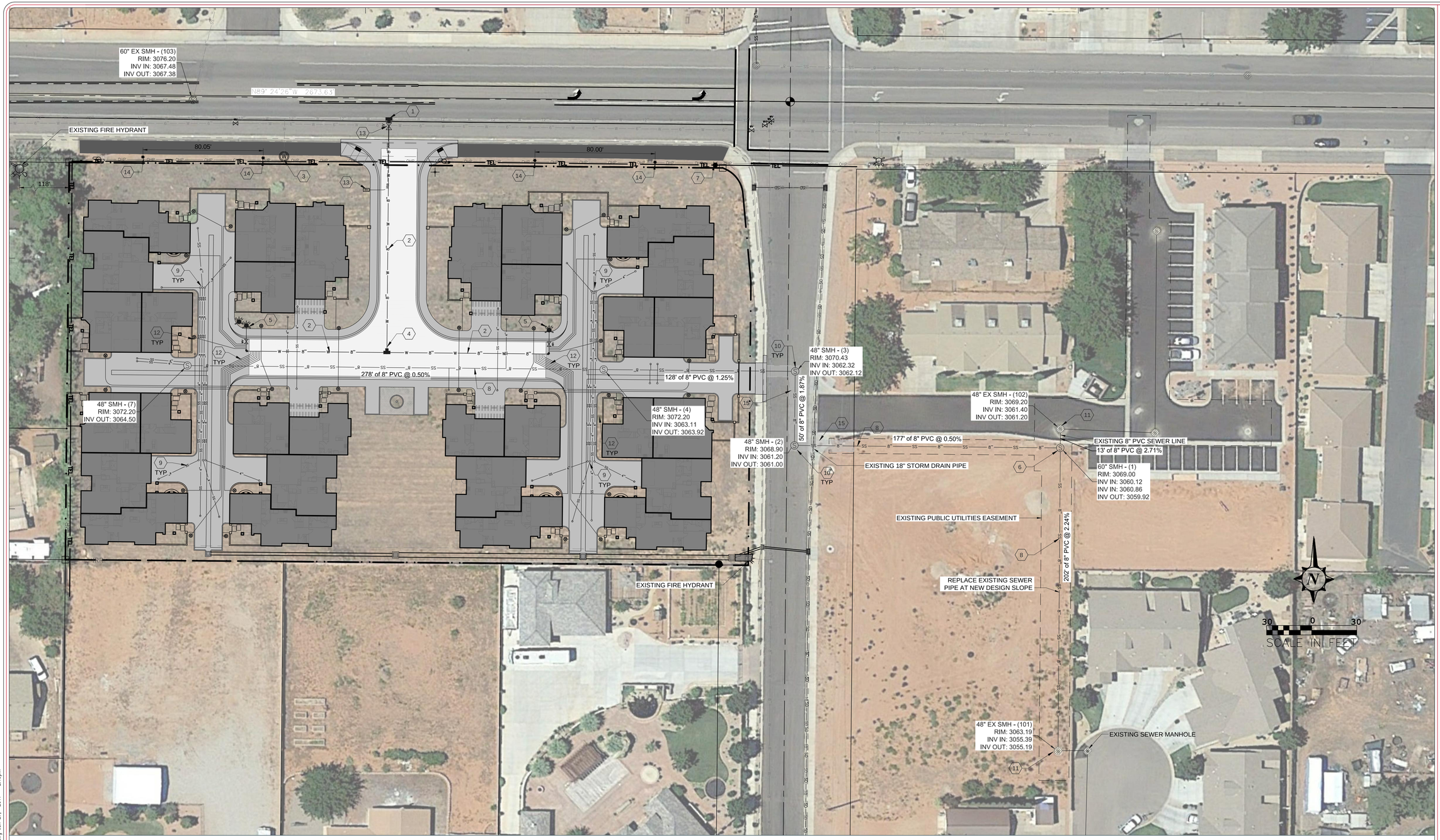
REV.	DATE	DESCRIPTION

PROJECT NO: 16-072-01
CAD DWG. FILE: 16-072-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 6/21/16

SHEET TITLE:
GRADING & DRAINAGE PLAN

C-3.1
SHEET: 3 OF 6

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UTILITY PLAN NOTES

1. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS, AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY CODES, STANDARDS, AND SPECIFICATIONS. INSTALLATION OF UTILITIES SHALL CONFORM TO IVINS CITY STANDARDS AND SPECIFICATIONS.
3. COORDINATE ALL UTILITY SERVICES WITH APPROPRIATE PROVIDER. EASEMENTS AND PERMITS TO BE OBTAINED BY DEVELOPER PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ELECTRIC POWER AND COMMUNICATION FACILITIES SHALL BE COORDINATED WITH UTILITY PROVIDER AND CONFORM TO THE MOST CURRENT EDITION OF THE NATIONAL ELECTRICAL SAFETY CODE.
5. NEW WATER LINES SHALL CONFORM TO THE AMERICAN WATER WORKS ASSOCIATION (AWWA) SPECIFICATIONS C200-86, AND ANY LOCAL RESTRICTIONS. WATER LINES SHALL BE INSTALLED 3' (MIN.) BELOW FINISH GRADE FOR FROST PROTECTION.
6. FOR WORK PERFORMED WITHIN THE RIGHT-OF-WAY, A TRAFFIC CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
7. ALL EXCAVATIONS AND BACKFILL SHALL CONFORM TO IVINS CITY STANDARDS AND SPECIFICATIONS. SEE IVINS CITY DETAIL FOR TRENCHING.
8. 14 GAUGE WIRE SHALL BE TAPED TO THE BOTTOM OF ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
9. INSTALL JOINT RESTRAINTS ON THE NEW PIPELINE. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
10. ALL MANHOLES, VALVE BOXES AND OTHER SIMILAR ITEMS SHALL HAVE CONCRETE COLLAR PER IVINS CITY STANDARD DETAILS.
11. ALL SEWER STUBS SHALL BE END CAPPED AND INCLUDE A STAND-PIPE INDICATOR.
12. FIRE FLOW REQUIREMENTS FOR EACH APARTMENT BUILDING IS 1,500 GALLONS PER MINUTE FOR 2 HOURS.

KEY NOTE LEGEND

1. CONNECT TO EXISTING 12" WATERLINE WITH 12x8 TEE AND GATE VALVE ON 8" END. PATCH AND REPAIR ASPHALT PER IVINS CITY STANDARDS.
2. PROPOSED 8" PVC C-900 WATER LINE.
3. REMOVE EXISTING WATER METER SERVICE .
4. INSTALL 8" TEE.
5. PROPOSED FIRE HYDRANT ASSEMBLY PER IVINS CITY STANDARD DETAILS.
6. CONNECT TO EXISTING SEWER LINE WITH NEW 60" DROP SEWER MANHOLE. TRENCHING, SURFACE PATCH AND REPAIRS PER IVINS CITY STANDARDS.
7. INSTALL 18' STREET LIGHT PER IVINS CITY STANDARDS
8. PROPOSED 8" PVC SEWER LINE.
9. PROPOSED 4" PVC SEWER LATERAL AT 2% MIN. SLOPE
10. PROPOSED SEWER MANHOLE
11. EXISTING SEWER MANHOLE
12. WATER SERVICE LINE AND METER PER IVINS CITY STANDARDS
13. IRRIGATION SERVICE CONNECTION AND METER
14. INSTALL STREET SIDE BOLLARD LIGHT PER IVINS CITY STANDARDS
15. TRENCHING, SURFACE PATCH AND REPAIRS PER IVINS CITY STANDARDS

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FREMONT AT SNOW CANYON
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100 WEST CENTER STREET
IVINS CITY, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 6, T.42S, R.16W, SLB&M

REVISIONS

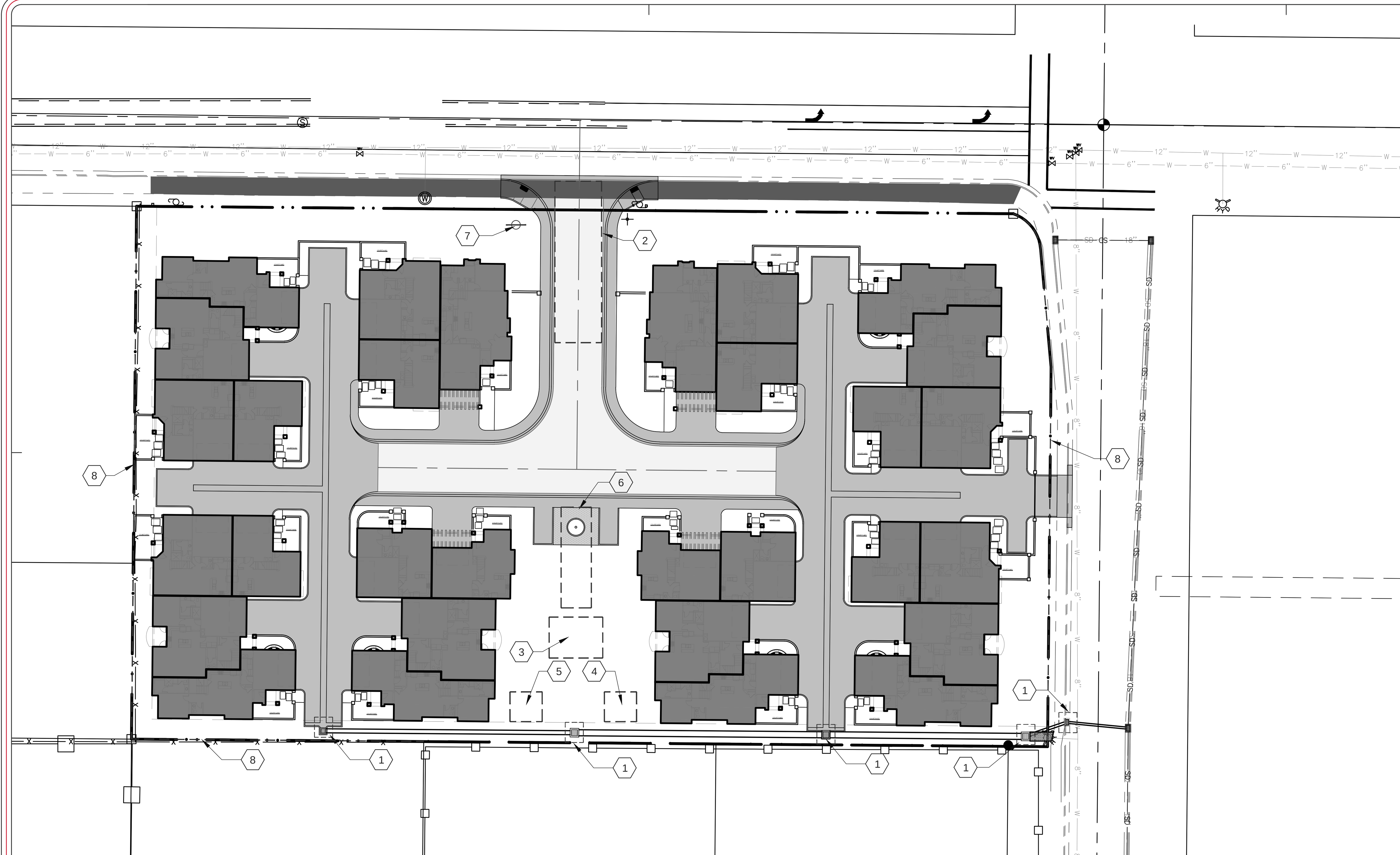
REV.	DATE	DESCRIPTION

PROJECT NO: 16-072-01
CAD DWG. FILE: 16-072-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 6/21/16

SHEET TITLE:
PRELIMINARY
UTILITY
PLAN

C-4.1
SHEET: 4 OF 6

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KEY NOTE LEGEND

1. SEDIMENT BARRIER
2. TEMPORARY CONSTRUCTION ENTRANCE
3. CONCRETE WASHOUT
4. PORTABLE TOILET
5. MATERIALS STORAGE
6. EQUIPMENT AND VEHICLE WASHDOWN AREA
7. SWPP INFORMATION SIGN
8. SILT FENCE

N

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SCALE IN FEET

CONSTRUCTION NOTES

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION

CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.

CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.

CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.

ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.

ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.

A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.

A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHTS OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE EXCESS DIRT.

INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROTECT WARRANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

STORMWATER POLLUTION PREVENTION PLAN SPECIFIC NOTES:

1. THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WAS DEVELOPED AT THE REQUEST OF THE OWNER FOR CONSTRUCTION IN THE CITY OF IVINS, STATE OF UTAH . THIS PLAN IDENTIFIES POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENTS POLLUTION CONTROL MEASURES, AND ASSISTS IN INSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES BMP'S INDICATED HEREIN.

2. A NOTICE OF INTENT HAS BEEN FILED WITH THE STATE OF UTAH DEQ WATER QUALITY DIVISION BY THE OWNER SO THAT THIS CONSTRUCTION PROJECT MAY COVERED UNDER THE STATE GENERAL PERMIT. THE PERMIT IS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (NO. XXXXX) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

3. IN THE EVENT OF A CHANGE IN OWNERSHIP, A NEW NOTICE OF INTENT SHALL BE FILED WITH THE UTAH DEQ WATER QUALITY DIVISION.

4. IN THE EVENT OF A RELEASE OF A REPORTABLE QUANTITY OF A POLLUTANT, THE CONTRACTOR SHALL ADVISE THE OWNER TO NOTIFY THE NATIONAL RESPONSE CENTER, IVINS CITY. THIS POLLUTION PREVENTION PLAN SHOULD BE REVISED TO REFLECT THE CHANGE IN CONDITIONS OF THE CONSTRUCTION ACTIVITY. A REPORTABLE QUANTITY IS ESTABLISHED BY 40 CODE OF FEDERAL REGULATIONS (CFR) 117.3 OR 40 CFR 302.4.

5. ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAN CONTRIBUTE TO OR CAUSE POLLUTION OF STORM WATER SHOULD BE MADE FAMILIAR WITH THIS POLLUTION PREVENTION PLAN. ADEQUATE TRAINING PROVIDED BY THE PERMITEE FOR IMPLEMENTATION OF THE MEASURES PRESENTED HEREIN SHALL BE PROVIDED TO THE CONTRACTORS AND THEIR PERSONNEL.

6. CHANGES IN CONSTRUCTION OR IN CONDITIONS WHICH ARE NOT COVERED BY THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER. THIS POLLUTION PREVENTION PLAN WILL BE REVISED TO REFLECT THE CHANGE IN CONSTRUCTION OR IN CONDITIONS.

7. ALL PREVENTION AND CLEAN UP MEASURES SHOULD BE CONDUCTED IN ACCORDANCE WITH IVINS CITY ORDINANCES, AS WELL AS STATE AND FEDERAL REGULATIONS. WASTE MATERIALS SHOULD BE DISPOSED OF IN A LEGAL MANNER. ALL DISCHARGERS OF STORM WATER MUST COMPLY WITH THE LAWFUL REQUIREMENTS OF IVINS CITY, WASHINGTON COUNTY AND OTHER LOCAL AGENCIES REGARDING THE DISCHARGERS OF STORM WATER TO STORM DRAINS.

8. THIS PLAN DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE. IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE, WORK SHOULD BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND A MITIGATION REPORT PREPARED BY A QUALIFIED ENVIRONMENTAL CONSULTANT, AND IF NECESSARY, REVIEWED BY ROY CITY AND ANY OTHER AGENCY HAVING JURISDICTION.

9. THIS SWPPP SHALL BE MADE AVAILABLE TO THE PUBLIC UNDER SECTION 308(B) OF THE CLEAN WATER ACT, UPON REQUEST BY MEMBERS OF THE PUBLIC, THE DISCHARGER SHALL MAKE AVAILABLE FOR REVIEW A COPY OF THIS SWPPP EITHER TO DEQ OR DIRECTLY TO THE REQUESTER. THIS SWPPP MUST BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF REPRESENTATIVE OF THE UTAH DEQ WATER QUALITY DIVISION/OR THE LOCAL AGENCY.

CONTACTS

ADDRESS:	CITY HALL 55 NORTH MAIN, IVINS, UT 84738
TELEPHONE:	(435) 628-0606
CIVIL ENGINEER: EXCEL DESIGN ASSOCIATES 321 NORTH MALL DRIVE, J-101 ST.GEORGE, UT 84790	CHARLES HAMMON, P.E. (435) 619-4586
IVINS CITY PUBLIC WORKS STATE OF UTAH	CHUCK GILLETTE, PE (435) 634-0689
DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF WATER QUALITY 288 NORTH 1460 WEST P.O. BOX 144870 SALT LAKE CITY, UTAH 84114-4870	(801) 538-6951
U.S. EPA ENVIRONMENTAL PROTECTION AGENCY DENVER, COLORADO	REGION VIII 800-759-4372
ENVIRONMENTAL PROTECTION AGENCY WASHINGTON D.C. 20460	202-475-9518

12. REFERENCES:A. STORM WATER POLLUTION PREVENTION PLAN PREPARED BY EXCEL DESIGN ASSOCIATES DATE DECEMBER 16, 2017.

13. THE PROPOSED CONSTRUCTION ACTIVITY IS CONSTRUCTION OF EIGHT MULTI-FAMILY BUILDINGS, DRIVE ENTRANCES, PARKING AND OPEN SPACE.

14. LOCATION OF THE SITE: THE PROJECT IS LOCATED IN THE IN THE N.E. 1/4 OF SEC. 6, T42S, R16W, SLB&M.

15. STORM WATER FLOWS @ 0.20 CFS/ACRE

16. THE PROPOSED SITE WILL CONSIST OF NEW BUILDING WITH ASSOCIATED APPURTENANCES, INCLUDING SIDEWALKS AND PARKING STRIPS. PRE CONSTRUCTION RUNOFF COEFFICIENT Cd- 0.2 AND POST CONSTRUCTION RUNOFF COEFFICIENT WILL BE IN THE RANGE OF Cd=0.62

17. SEE IMPROVEMENT PLANS
    START DATE: 8/1/2017
    FINISH DATE: 4/1/2018

STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES

A. PROHIBITION ON MOST NON-STORM WATER DISCHARGES

ONLY STORM WATER FROM THE PROJECT SITE SHALL BE ALLOWED TO FLOW INTO THE ON-SITE STORM DRAIN SYSTEM. CLEAN, NON-CHLORINATED WATER FROM THE FLUSHING OF FIRE HYDRANTS, WATER MAINS, AND STORM DRAINS MAY BE DISCHARGED TO THE STORM DRAIN IF IT IS NOT ALLOWED TO COLLECT DIRT, DEBRIS, AND TRASH WHILE FOLLOWING TO A STORM DRAIN INLET.

B. SOURCES OF STORM WATER POLLUTANTS

STORM WATER POLLUTANTS INCLUDE SOIL SEDIMENT AND NUTRIENTS, OIL, GREASE, TOXIC POLLUTANTS, AND HEAVY METALS, SOURCES OF STORM WATER POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOIL EROSION BY WATER AND/OR WIND; CLEARING OF VEGETATION; GRADING; VEHICLE AND EQUIPMENT; PAINTS, SOLVENTS AND ADHESIVES; AND LANDSCAPING WORK.

C. EROSION AND SEDIMENT CONTROLS
1. COVER EXPOSED STOCKPILES OF SOILS, CONSTRUCTION AND LANDSCAPING MATERIAL WITH HEAVY PLASTIC SHEETING.
2. IN LANDSCAPING AREAS WHERE THE VEGETATION HAS NOT ESTABLISHED GROWTH AND TAKEN HOLD, CONSTRUCT SANDBAG OF DIRT BERMS AROUND THEIR PERIMETER TO INSURE THAT WATER WILL BE CONTAINED INSIDE THE LANDSCAPING AREA AND THAT IT WILL NOT BE CONVEYED TO A STORM DRAIN INLET.
3. RE-VEGETATE AREAS WHERE LANDSCAPING HAS DIED OR NOT TAKEN HOLD.
4. DIVERT STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OF DIRT SWALES.

D. OTHER CONTROLS
1. WASTE DISPOSAL
   a. KEEP WASTE DISPOSAL CONTAINERS COVERED.
   b. PROVIDE FOR THE WEEKLY (OR MORE FREQUENT, IF NECESSARY) DISPOSAL OF WASTE CONTAINERS.
   c. PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.
2. SWEEPING OF SITE
   a. PROVIDE DAILY SWEEPING BY HAND OF MECHANICAL MEANS (IF NEEDED) TO KEEP THE PAVED AREAS OF THE SITE FREE OF DUST, DIRT, AND DEBRIS.
   b. DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAUL IT OFF THE SITE TO A LANDFILL.
3. SANITARY/SEPTIC DISPOSAL
   PORTABLE TOILETS AND OTHER SANITARY FACILITIES SHALL BE SERVICED WEEKLY AND PUMPED CLEAN BY A WASTE DISPOSAL COMPANY, NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED IN A PORTABLE TOILET OF IN THE ON-SITE SANITARY SEWER.
4. SPILLS
   a. STORE ADEQUATE ABSORBENT MATERIALS, RAGS, BROOMS, SHOVELS, AND WASTE CONTAINERS ON THE SITE TO CLEAN-UP SPILLS OF MATERIAL SUCH AS FUEL, PAINT, SOLVENTS, OR CLEANERS. CLEAN UP MINOR SPILLS IMMEDIATELY.
   b. FOR REPORTABLE QUANTITY OF HAZARDOUS OF TOXIC SUBSTANCE, SECURE THE SERVICES OF QUALIFIED PERSONNEL OF CLEAN-UP AND DISPOSAL.
5. VEHICLES AND EQUIPMENT
   a. FIX LEAKS OF FUEL, OIL AND OTHER SUBSTANCES IMMEDIATELY.
   b. PERFORM REFUELING AND SERVICE OF VEHICLE OR EQUIPMENT OFF-SITE WHEN POSSIBLE, IF REFUELING OR SERVICE OF EQUIPMENT IS PERFORMED ON-SITE, THEN PROVIDE AN IMPERVIOUS, CONTAINED AREA WHERE ANY SPILLS CAN BE CONTAINED WITHOUT FLOWING TO A STORM WATER THE GROUND.
   c. USE DRIP PANS TO CATCH LEAKS AND SMALL SPILLS.
6. CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT
   a. DO NOT DISPOSE OF WASHOUT FROM THE WASHING OF CONCRETE TRUCKS, MIXERS, AND HANDLING EQUIPMENT WHERE IT WILL FLOW INTO A STORM WATER INLET OR INTO A PUBLIC STREET.
   b. PROVIDE A HOLDING TANK TO RECEIVE ANY WASHOUT FROM CONCRETE EQUIPMENT. DISPOSAL OF TANK CONTENTS SHOULD BE CONDUCTED BY A WASTE HANDLING FIRM.
   c. PROVIDE A DESIGNATED AREA FOR WASHING ANY VEHICLES OR EQUIPMENT, DRAINED FROM THIS AREA SHOULD FLOW TO THE HOLDING TANK.
7. LANDSCAPING OPERATIONS
   a. USE ONLY THE MINIMUM AMOUNT OF LANDSCAPE AREAS. MINIMIZE RUNOFF OF IRRIGATION WATER FROM LANDSCAPING.
   b. DO NOT OVER WATER FERTILIZED OR TREATED LANDSCAPE AREAS. MINIMIZE RUNOFF OF IRRIGATION WATER FROM LANDSCAPING.
8. STORM WATER INLETS
   KEEP ALL ON-SITE STORM WATER INLETS CLEAN AND FREE OF DIRT AND DEBRIS. IN THE EVENT THAT SEDIMENT AND DEBRIS MAY FLOW TO AN INLET, PROVIDE AN 18-INCH (MINIMUM) STRAIN BARRIER AROUND THE INLET TO TRAP THE DIRT AND DEBRIS AND ALLOW ONLY CLEAN STORM WATER TO ENTER THE INLET.

E. INSPECTION
1. REGULAR INTERVAL INSPECTION AND INSPECTION BEFORE AND AFTER STORMS
   a. VISUALLY INSPECT THE SITE WEEKLY TO INSURE THAT STORM WATER INLETS ARE FREE OF DIRT AND DEBRIS.
   b. BEFORE A STORM, INSPECT THE SITE TO INSURE THAT STORM WATER POLLUTION CONTROL MEASURES ARE IN PLACE.
   c. AFTER A STORM, INSPECT ALL STORM WATER INLETS TO INSURE THAT THEY ARE CLEAR OF DIRT AND DEBRIS. CLEAN THOSE STORM WATER INLETS THAT ARE NOT CLEAR AND FREE OF DEBRIS.
   d. THE UTAH DEQ WATER QUALITY DIVISION MAY REQUIRE THE DISCHARGER TO CONDUCT ADDITIONAL SITE INSPECTIONS, SUBMIT REPORTS AND CERTIFICATIONS, OR TO PERFORM SAMPLING AND ANALYSIS.

2. ALL DISCHARGERS ARE REQUIRED TO CONDUCT INSPECTIONS OF THE CONSTRUCTION SITE PRIOR TO ANTICIPATED STORM EVENTS AND AFTER ACTUAL STORM EVENTS, TO IDENTIFY AREAS CONTRIBUTING TO A STORM TO A STORM WATER DISCHARGE, TO EVALUATE WHETHER MEASURES TO REDUCE POLLUTANT LOADINGS IDENTIFIED IN THIS SWPP ARE ADEQUATE, TO PROPERLY IMPLEMENT IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT, AND T DETERMINE WHETHER ADDITIONAL CONTROL PRACTICES ARE NEEDED.

3. PREPARATION OF REPORTS AND RETENTION OF RECORDS
   a. EACH DISCHARGER MUST CERTIFY ANNUALLY THAT ITS CONSTRUCTION ACTIVITY IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT AND THIS SWPPP. THIS CERTIFICATION MUST BE BASED ON THE SITE INSPECTIONS. THE FIRST CERTIFICATION MUST BE COMPLETED BY MAY 1, 2010, AND EACH MAY 1 THEREAFTER.
   b. THE DISCHARGER IS REQUIRED TO RETAIN RECORDS OF ALL MONITORING INFORMATION, COPIES OF ALL REPORTS REQUIRED BY THIS GENERAL PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY FOR A PERIOD OF AT LEAST THREE YEARS. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE STATE. WITH THE EXCEPTION OF NONCOMPLIANCE REPORTING, DISCHARGERS ARE NOT REQUIRED TO SUBMIT THE RECORDS EXCEPT UPON SPECIFIC REQUEST BY THE STATE DEQ DIVISION OF WATER QUALITY
   c. DISCHARGERS WHO CANNOT CERTIFY COMPLIANCE MUST NOTIFY THE STATE DEQ DIVISION OF WATER QUALITY. THIS NOTIFICATION SHALL IDENTIFY THE TYPE OR TYPES OF NONCOMPLIANCE, DESCRIBE THE ACTIONS NECESSARY TO ACHIEVE COMPLIANCE, AND INCLUDE A TIME SCHEDULE, SUBJECT TO THE MODIFICATIONS BY THE STATE DEQ DIVISION OF WATER QUALITY, INDICATION WHEN COMPLIANCE WILL BE ACHIEVED. NONCOMPLIANCE REPORTS MUST BE SUBMITTED WITHIN 30 DAYS OF THE IDENTIFICATION OF THE NONCOMPLIANCE.

F. MAINTENANCE OF CONTROLS
1. MAINTENANCE AND REPAIR
   ALL CONTROLS AND MEASURES INDICATED ON THIS PLAN SHOULD BE MAINTAINED IN GOOD AND EFFECTIVE CONDITION. IF ANY CONTROLS OR MEASURES ARE DAMAGED OR REMOVED, THEY SHOULD BE PROMPTLY REPAIRED OR RESTORED.
2. PLAN REVISIONS
   IF CONSTRUCTION ACTIVITY OR CONDITIONS CHANGE FROM THOSE SHOWN IN THIS PLAN, THEN THIS PLAN SHALL BE REVISED TO REFLECT THE CURRENT CONDITIONS.

G. STABILIZATION PRACTICES (NOT APPLICABLE TO THIS SITE)
1. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF MATURE VEGETATION AND OTHER APPROPRIATE MEASURES. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED EXCEPT AS NOTED BELOW. WHERE THE INITIATION OF STABILIZED MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL
2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

H. FINAL STABILIZATION AND POST-CONSTRUCTION CONTROLS
1. AFTER CONSTRUCTION HAS BEEN COMPLETED, THE SITE SHALL BE SWEPT CLEAN, STORM WATER INLETS (GRATES AND BASINS) SHALL BE CLEANED, AND ALL WASTE AND LEFTOVER MATERIALS SHALL BE REMOVED FROM THE SITE.
2. ALL LANDSCAPING AND PLANTING ARE SHOULD BE WELL MAINTAINED TO PREVENT EROSION, AVOID OV ER WATERING OF LANDSCAPING.
3. ALL PAVED AREAS SHOULD BE SWEPT WEEKLY EITHER BY HAND OR BY MECHANICAL MEANS TO KEEP THE SITE CLEAR OF DIRT, DUST, AND DEBRIS.
4. WATER MATERIALS ON-SITE SHOULD BE STORED IN COVERED CONTAINERS WHICH ARE CLEANED OUT REGULARLY.
5. TESTING OF FIRE HYDRANTS ON-SITE SHALL NOT BE CONDUCTED UNTIL THE AREA WHERE THE WATER DISCHARGES HAS BEEN SWEPT CLEAN OF DIRT AND DEBRIS.
6. STORM DRAIN LINES SHOULD BE CHECKED AND CLEANED ANNUALLY TO KEEP THEM CLEAN AND CLEAR OF DEBRIS.
7. ALL ON-SITE STORM WATER INLETS SHOULD BE CLEARLY MARKED "STORM WATER ONLY".

I. COMPLETION OF CONSTRUCTION ACTIVITIES AND NOTICE OF TERMINATION
   WHEN CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON THIS SITE, THE OWNER SHALL FILE A LETTER WITH THE STATE DEQ DIVISION OF WATER QUALITY. HIS LETTER SHALL CERTIFY THAT THE CONSTRUCTION ACTIVITY HAS BEEN COMPLETED, THAT ALL ELEMENTS OF THE SWPPP HAVE BEEN IMPLEMENTED, THAT CONSTRUCTION AND EQUIPMENT MAINTENANCE WASTES HAVE BEEN DISPOSED OF PROPERLY, THAT THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS, POLICIES, AND GUIDELINES.

BEST MANAGEMENT PRACTICES (BMP'S)

COMMERCIAL/INDUSTRIAL BEST MANAGEMENT PRACTICES (BMPS) ARE THOSE MEASURES AND/OR PRACTICES TO BE MAINTAINED BY THE PROPERTY OWNER OR OPERATOR TO PREVENT ELICIT DISCHARGES, POLLUTANTS AND OTHER CONTAMINANTS FROM ENTERING THE CITY STORM WATER SYSTEM. THESE MEASURES AND PRACTICES ARE TO BE IMPLEMENTED UPON COMPLETION OF CONSTRUCTION ACTIVITIES, TO BE CONDUCTED AND MAINTAINED IN PERPETUITY AND WILL TYPICALLY ADDRESS THE FOLLOWING:

1. INSPECTION AND CLEANING OF OIL/WATER SEPARATOR(S) - OIL/WATER SEPARATORS ARE TO BE INSPECTED MONTHLY AND ARE TO BE CLEANED AT LEAST EVERY SIX MONTHS.
2. PARKING LOT CLEANING AND SWEEPING - PARKING LOTS ARE TO CLEANED AND SWEPT AT LEAST MONTHLY PREVENT POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM.
3. NO WASHING OF VEHICLES WILL BE PERMITTED ON SITE - THE ONLY EXCEPTION WILL BE FOR SPECIFICALLY DESIGNED AND APPROVED CAR OR TRUCK WASHING FACILITIES.
4. STORAGE OF CHEMICALS, CLEANERS, SOLVENTS, OILS ETC. - IF CHEMICALS, CLEANERS, SOLVENTS, AND/OR OILS ARE USED BY TENANT, EXTREME CARE MUST BE EXERCISED TO MAKE SURE THAT THEY ARE STORED AWAY FROM EXISTING STORM DRAINAGE FACILITIES AND THAT WHEN DISPOSED OF, NOTHING IS SPILLED INTO THE STORM DRAINAGE SYSTEMS.
5. WASTE MANAGEMENT AND DISPOSAL - OWNER AND/OR TENANT MUST CONTRACT WITH A REPUTABLE WASTE MANAGEMENT COMPANY FOR DISPOSAL OF WASTE. THIS COMPANY MUST BE GIVEN A COPY OF THIS POST CONSTRUCTION STORM WATER MANAGEMENT PLAN AND STAY IN COMPLIANCE WITH THIS PLAN WHEN REMOVING WASTE FROM THE SITE.
6. EPAIR, HAZARDOUS WASTE MANAGEMENT, OUTDOOR STORAGE OF RAW MATERIALS ETC. IF THIS SITE IS TO BE USED FOR SPECIFIC USES THAT MAY INCLUDE THE ABOVE ITEMS, A BMP PLAN IN ADDITION TO THIS PLAN MUST BE PROVIDED BY THE TENANT.
7. INSPECTION AND CLEANING OF BIOFILTERS WITHIN DRAINAGE SWALES -- BIOFILTERS TO BE INSPECTED EVERY 3 MONTHS AND TO BE CLEANED AT LEAST YEARLY.
8. PROVIDE BMPS FOR MESQUITO ABATEMENT ALONG STORM DRAINAGE SWALES DURING MESQUITO SEASON AS REQUIRED TO KEEP MESQUITOS FROM THESE AREAS WITH APPROVED PESTICIDES.
9. INSPECTION AND CLEANING OF OIL/WATER SEPARATOR(S) - OIL/WATER LANDSCAPE MAINTENANCE - OWNER IS RESPONSIBLE FOR CONTRACTING WITH A COMPANY TO PROVIDE GENERAL LANDSCAPE MAINTENANCE. THIS COMPANY MUST ALSO BE GIVEN A COPY OF THIS POST CONSTRUCTION STORM WATER MANAGEMENT PLAN. IT IS VERY IMPORTANT THAT THE COMPANY UNDERSTAND TO EXERCISE EXTREME CAUTION WHEN FERTILIZING TO AVOID OVERSPRAYING FERTILIZATION INTO EXISTING STORM WATER FACILITIES.
10. EMPLOYEE TRAINING - PROPERTY OWNER IS TO PROVIDE OR REQUIRE TRAINING IN STORM WATER QUALITY MANAGEMENT AND REQUIRED COMMERCIAL/INDUSTRIAL BMPS. EMPLOYEE TRAINING IN STORM WATER QUALITY MANAGEMENT AND REQUIRED COMMERCIAL/INDUSTRIAL BMPS SHALL BE INTEGRATED WITH ANY OTHER EXISTING EMPLOYEE TRAINING PROGRAMS. IN ADDITION TO LISTED BMPS, TRAINING SHALL ALSO ADDRESS THE PROPER USE, HANDLING, STORAGE AND DISPOSAL OF PRODUCTS, SPILL PREVENTION AND CLEAN UP, AND ANY OTHER ITEMS RELATED TO THE SPECIFIC SITE OR USE.
11. RECORD OF INSPECTION, MAINTENANCE AND TRAINING ACTIVITIES - THESE SHALL BE AVAILABLE FOR REVIEW BY CITY AND/OR STATE OFFICIALS UPON REQUEST.
12. ANY BMPS REQUIRED FOR A SPECIFIC SITE OR USE - IE. FUEL STORAGE, VEHICLE FUELING, VEHICLE MAINTENANCE AND REPAIR, HAZARDOUS WASTE MANAGEMENT, OUTDOOR STORAGE OF RAW MATERIALS ETC. IF THIS SITE IS TO BE USED FOR SPECIFIC USES THAT MAY INCLUDE THE ABOVE ITEMS, A BMP PLAN IN ADDITION TO THIS PLAN MUST BE PROVIDED BY THE TENANT.
13. INSPECTION AND CLEANING OF BIOFILTERS AND CHECK DAMS - BIOFILTERS AND CHECK DAMS ARE TO BE INSPECTED QUARTERLY AND ARE TO BE CLEANED YEARLY.

THE HOLDERS OF THE BUSINESS LICENSE AT THIS SITE (OR OWNER OF THE LOT IF THERE IS NO BUSINESS LICENSE) ARE RESPONSIBLE TO PERPETUALLY FOLLOW THIS POST CONTRUCTION STORM WATER MANAGEMENT PLAN. FAILURE TO FOLLOW THE PLAN MAY RESULT IN THE CITY REFUSING TO RENEW BUSINESS LICENSE OR TAKE OTHER ACTION AGAINST THE PROPERTY OWNER.

THE OBJECTIVES OF THE PLAN ARE TO:
1. CONTROL SOIL EROSION
2. CONTROL DISCHARGE OF SEDIMENT INTO STORM DRAINAGE FACILITIES OR OFF-SITE
3. PREVENT ILLICIT DISCHARGE INTO ON-SITE SOILS, INTO STORM DRAINAGE FACILITIES OR OFFSITE

IF THE OBJECTIVES OF THE PLAN ARE NOT BEING MET, THE SITE OPERATOR OR OWNER SHALL MAKE ADJUSTMENTS TO THE PLAN AS NEEDED TO ACCOMPLISH ITS PURPOSES.

IVINS CITY ENCOURAGES ADJUSTMENTS TO THE PLAN THAT ENHANCES EFFECTIVE STORM WATER MANAGEMENT. HOWEVER, SIGNIFICANT REDUCTION OF PRACTICES CONTAINED IN THE PLAN IS TO BE ACCOMPLISHED THROUGH FORMAL MODIFICATION OF THE PLAN AND RESUBMISSION TO THE DEVELOPMENT REVIEW COMMITTEE FOR APPROVAL.

DEFINITIONS

1. BEST MANAGEMENT PRACTICES"(BMP'S) MEANS SCHEDULES OF ACTIVITIES, PROHIBITIONS OF PRACTICES, MAINTENANCE PROCEDURES, AND OTHER MANAGEMENT PRACTICES TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF THE UNITED STATES. BMP'S ALSO INCLUDE TREATMENT REQUIREMENTS, OPERATING PROCEDURES, AND PRACTICES TO CONTROL SITE RUNOFF, SPILLAGE OR LEAKS, WASTE DISPOSAL, OR DRAINAGE FROM RAW MATERIAL STORAGE.
2. "CLEAN WATER ACT" ("CWA") MEANS THE FEDERAL WATER POLLUTION CONTROL ACT ENACTED BY PUBLIC LAW 92-500 AS AMENDED BY PUBLIC LAWS 95-217, 95-576, 96-483, AND 97-111; 33 USC 1251 ET SEC.
3. "CONSTRUCTION SITE" IS THE LOCATION OF THE CONSTRUCTION ACTIVITY.
4. "NON-STORM WATER DISCHARGE" MEANS ANY DISCHARGE TO STORM DRAIN SYSTEM THAT IS NOT COMPOSED ENTIRELY OF STORM WATER EXCEPT DISCHARGE PURSUANT TO AND NPDES PERMIT AND DISCHARGES RESULTING FROM FIRE FIGHTING ACTIVITIES.
5. "SIGNIFICANT MATERIALS' INCLUDES, BUT IS NOT LIMITED TO RAW MATERIAL; FUELS; MATERIALS SUCH AS SOLVENTS, DETERGENTS, AND PLASTIC PELLETS; FINISHED MATERIALS SUCH AS METALLIC PRODUCTS; RAW MATERIALS USED IN FOOD PROCESSING OR PRODUCTION HAZARDOUS SUBSTANCES DESIGNATED UNDER SECTION 101(14) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERLCA); ANY CHEMICAL THE FACILITY IS REQUIRED TO REPORT PURSUANT TO SECTION 313 OF TITLE III OF SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT(SARA); FERTILIZERS; PESTICIDES; AND WASTE PRODUCTS SUCH AS ASHES, SLAG, AND SLUDGE THAT HAVE THE POTENTIAL TO BE RELEASED WITH STORM WATER DISCHARGES.
6 . "SIGNIFICANT QUANTITIES" IS THE VOLUME, CONCENTRATIONS, OR MASS OF A POLLUTANT IN STORM WATER DISCHARGE THAT CAN CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; ADVERSELY IMPACT HUMAN HEALTH OR THE ENVIRONMENT; AND CAUSE CONTRIBUTE TO VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARDS FOR THE RECEIVING WATER.
7. "STORM WATER" MEANS STORM WATER RUNOFF, SNOW MELT RUNOFF, SURFACE RUNOFF AND DRAINAGE. IT EXCLUDES INFILTRATION AND RUNOFF FROM AGRICULTURAL LAND.
8. "POLLUTION" MEANS THE "MAN-MADE OF MAN-INDUCED ALTERATION OF THE CHEMICAL, PHYSICAL, BIOLOGICAL, AND RADIOLOGICAL INTEGRITY OF WATER" [CLEAN WATER ACT SECTION 502(19)]. POLLUTION ALSO MEANS "AN ALTERATION OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE T A DEGREE WHICH UNREASONABLY AFFECTS EITHER... THE WATERS FOR BENEFICIAL USES... OR FACILITIES WHICH SERVE THESE BENEFICIAL USES. " [CALIFORNIA WATER CODE SECTION 13050(1)].
9. "CONTAMINATION" MEANS "AN IMPAIRMENT OF THE QUALITY OF THE WATER OF THE STATE BY WASTE TO A DEGREE WHICH CREATES A HAZARD TO THE PUBLIC HEALTH THROUGH POISONING OR THROUGH THE SPREAD OF DISEASE...INCLUDING ANY EQUIVALENT EFFECT RESULTING FROM THE DISPOSAL OF WASTE, WHETHER OR NOT WATERS OF THE STATE ARE AFFECTED."
10. "NUISANCE" MEANS ANYTHING WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS: (1) IS INJURIOUS TO HEALTH, OR IS INDECENT OR OFFENSIVE TO THE SENSES, OR AN OBSTRUCTION TO THE FREE USE OF PROPERTY, SO AS TO INTERFERE WITH THE COMFORTABLE ENJOYMENT OF LIFE AND PROPERTY; (2) AFFECTS AT THE SAME TIME AN ENTIRE COMMUNITY OR NEIGHBORHOOD, OR ANY CONSIDERABLE NUMBER OF PERSONS, ALTHOUGH THE EXTENT OF THE ANNOYANCE OR DAMAGE INFLICTED UPON INDIVIDUALS MAY BE UNEQUAL; 93) OCCURS DURING OR AS A RESULT OF THE TREATMENT OR DISPOSAL OF WASTES."
11. "LOCAL AGENCY" MEANS ANY AGENCY THAT IS INVOLVED WITH REVIEW, APPROVAL, OR OVERSIGHT OF THE CONSTRUCTION SITES' (a) CONSTRUCTION ACTIVITY, (b) EROSION AND SEDIMENT CONTROLS, (c) STORM WATER DISCHARGE.

CERTIFICATION
I CERTIFY UNDER PENALTY OF PERJURY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE, I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

CHARLES HAMMON
PROFESSIONAL ENGINEER NO. 6269227
EXCEL DESIGN ASSOCIATES

DEVELOPER SIGNATURE AND DATE

CONTRACTOR

NAME SIGNATURE ROLE-COMPANY DEFINITION OF OPERATION

NAME SIGNATURE ROLE-COMPANY DEFINITION OF OPERATION

NAME SIGNATURE ROLE-COMPANY DEFINITION OF OPERATION

NPDES I.D. NUMBER ______________

SWPPP & BMP PLAN

EXCEL DESIGN ASSOCIATES
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PRELIMINARY
NOT FOR
CONSTRUCTION

FREMONT AT SNOW CANYON
RDM LAND & DEVELOPMENT

100 WEST CENTER STREET
IVINS CITY, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 6, T42S, R16W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
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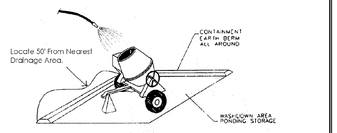
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DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 6/21/16

SHEET TITLE:
SWPPP

C-5.1

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BMP: Concrete Waste Management



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

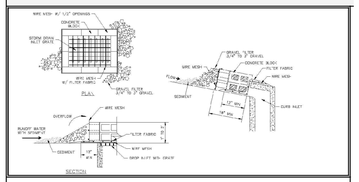
INSTALLATION/APPLICATION CRITERIA:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

CONCRETE WASTE MANAGEMENT
SCALE: N.T.S. — 1

BMP:Inlet Protection - Concrete Block



DESCRIPTION:
Concrete block and gravel filter placed over inlet to storm drain system.

APPLICATION:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

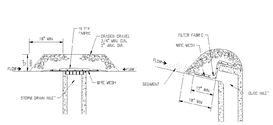
INSTALLATION/APPLICATION CRITERIA:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place concrete blocks around the inlet with openings facing outward. Stack blocks to minimum height of 12-inches and maximum height of 24-inches.
- Place wire mesh around outside of blocks.
- Place gravel (3/4" to 3") around blocks.

LIMITATIONS:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

MAINTENANCE:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

INLET PROTECTION-CONC. BLOCK
SCALE: N.T.S. — 2

BMP: Inlet Protection - Gravel



DESCRIPTION:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

APPLICATION:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

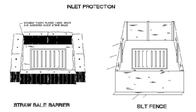
INSTALLATION/APPLICATION CRITERIA:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

LIMITATIONS:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

MAINTENANCE:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

INLET PROTECTION-GRAVEL
SCALE: N.T.S. — 3

BMP: Inlet Protection - Silt Fence or Straw Bale



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).

INSTALLATION/APPLICATION CRITERIA:
- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction.

LIMITATIONS:
- Recommended maximum contributing drainage area of one acre.
- Limited to inlets located in open unpaved areas.
- Requires shallow slopes adjacent to inlet.

MAINTENANCE:
- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches 4-inches in depth.
- Repair or realign barrier/fence as needed.
- Look for bypassing or undercutting and recompact soil around barrier/fence as required.

INLET PROTECTION-SILT FENCE
SCALE: N.T.S. — 4

BMP: Spill Clean-Up



DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

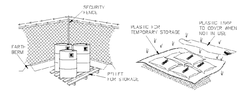
APPLICATION:
All sites

GENERAL:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

SPILL CLEAN-UP
SCALE: N.T.S. — 5

BMP: Materials Storage



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

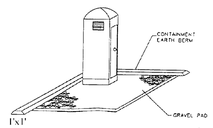
INSTALLATION/APPLICATION CRITERIA:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:
- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

MATERIALS STORAGE
SCALE: N.T.S. — 6

BMP: Portable Toilets



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

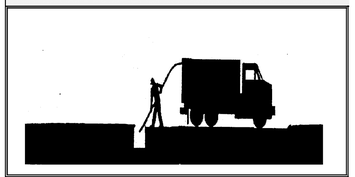
INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

LIMITATIONS:
No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

PORTABLE TOILETS
SCALE: N.T.S. — 7

BMP: Catch Basin Cleaning



DESCRIPTION:
Maintain catch basin and stormwater inlets on a regular basis to remove pollutants, reduce high pollutant concentrations during the first flush of storms, prevent clogging of the downstream conveyance system, and restore the catch basins' sediment trapping capacity. A catch basin is distinguished from a stormwater inlet by having at its base a sediment sump designed to catch and retain sediments below the overflow point. This information sheet focuses on the cleaning of accumulated sediments from catch basins.

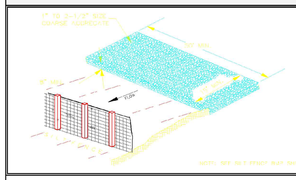
APPROACH:
Regular maintenance of catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the key to effective catch basins are:
- At least annual inspections.
- Prioritize maintenance to clean catch basins and inlets in areas with the highest pollutant loading.
- Clean catch basins in high pollutant load areas just before the wet season to remove sediments and debris accumulated during the summer.
- Keep accurate logs of the number of catch basins cleaned.
- Record the amount of waste collected.

LIMITATIONS:
There are no major limitations to this best management practice.

MAINTENANCE:
Regular maintenance of public and private catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the keys to effective catch basins are:
- Annual/monthly inspection of public and private facilities to ensure structural integrity, a clean sump, and a stenciling of catch basins and inlets.
- Keep logs of the number of catch basins cleaned.
- Record the amount of waste collected.

CATCH BASIN CLEANING
SCALE: N.T.S. — 8

BMP: Equipment and Vehicle Wash Down Area



DESCRIPTION:
A stabilized pad of crushed stone for general washing of equipment and construction vehicles.

APPLICATION:
At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.

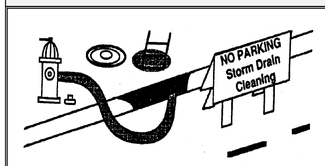
INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area and grade to provide maximum slope of 1%
- Compact subgrade and place filter fabric if desired (recommended for wash areas to remain in use for more than 3 months).
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8-inches.
- Install silt fence downgradient (see silt fence BMP information sheet).

LIMITATIONS:
Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff such as fertilizer equipment or concrete equipment. Solely used to control sediment in wash water.

MAINTENANCE:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent area for sediment deposit and install additional controls as necessary.
- Repair area and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accomodate activities.
- Maintain silt fence as outlined in specific silt fence BMP information sheet.

EQUIPMENT AND VEHICLE WASHDOWN AREA
SCALE: N.T.S. — 9

BMP: Storm Drain Flushing



DESCRIPTION:
A storm drain is "flushed" with water to suspend and remove deposited materials. Flushing is particularly beneficial for storm drain pipes with grades too flat to be self-cleansing. Flushing helps ensure pipes convey design flow and remove pollutants from the storm drain system.

APPROACH:
- Locate reaches of storm drain with deposit problems and develop a flushing schedule that keeps the pipe clear of excessive buildup.
- Whenever possible, flushed effluent should be collected, decanted, evaporated, and disposed of in a landfill.

LIMITATIONS:
- Most effective in small diameter pipes (36-inch diameter pipe or less, depending on water supply and sediment collection capacity).
- Water source must be available.
- May have difficulty finding downstream area to collect sediments.
- Requires liquid/sediment disposal.

STORM DRAIN FLUSHING
SCALE: N.T.S. — 10

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PRELIMINARY
NOT FOR CONSTRUCTION

FREMONT AT SNOW CANYON
RDM LAND & DEVELOPMENT

100 WEST CENTER STREET
IVINS CITY, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 6, T42S, R16W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NO: 16-072-01
CAD DWG. FILE: 16-072-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 6/21/16

SHEET TITLE:
SWPPP DETAILS

C-5.1
SHEET: 6 OF 6

SWPP & BMP'S DETAILS

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