SPECIAL PLANNING COMMISSION MEETING
Tuesday, April 7, 2020 6:00 p.m.
PLEASE NOTE EARLIER START TIME

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Special Planning Commission Meeting on Tuesday, April 7, 2020 beginning at 6:00 p.m.** This is a public meeting, and anyone is invited to participate.

NOTICE OF ELECTRONIC PARTICIPATION

This meeting will be held electronically pursuant to Utah Code 52-4-20, and pursuant to Governor Herbert's March 18, 2020 Executive Order.

To join the meeting via Zoom, use the following link:
https://zoom.us/j/402539191?pwd=djBueXdHNXlNcUt2Y1FRbG9QdXRNUT09
Meeting ID: 402 539 191
Password: 888457

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

SCHEDULED ITEMS & PUBLIC HEARINGS

3. Approval of the Minutes from the February 25, 2020 Planning Commission Meeting
4. Review/Recommendation and Public Hearing on Preliminary Plan approval for Swig in the Cedar Hills Gateway Commercial Project, located at approximately 9980 North & 4700 West in the SC-1 Commercial Zone

ADJOURNMENT

5. Adjourn

Posted this 3rd day of April, 2020 /s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the City's Website at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the commission members to participate.

CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin; City Manager
DATE:	April 7, 2020

Planning Commission
Agenda Item

SUBJECT:	Review/Recommendation on Preliminary Plan for the Gateway Plat A, Lot 9 Subdivision, Located at Approximately 9980 N 4700 W in the SC-1 Commercial Zone; Located at Approximately 9980 N 4700 W in the SC-1 Commercial Zone.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin

BACKGROUND AND FINDINGS:

A submission has been made to develop a Swig on land that was approved as part of Lot 6 of the Cedar Hills Gateway Subdivision. The proposal subdivides lot six and creates a new lot nine. Staff met with the project owners as part of the Site Plan Review Committee. Staff's concerns came down to addressing two issues, the flow of traffic and the building elevations. The concerns with the flow of traffic is to design a drive thru system that minimizes any impact on the adjacent Taco Bell drive thru. Staff is concerned about two drive throughs backing into each other. This concern can be addressed by manipulating the site plan to stack the Swig drive thru in a manner that gives maximum room for Taco Bells queue while still giving the Swig enough space to properly stack their drive thru. An additional concern that was addressed by the Planning Commission was the exterior elevation of the building. There was a request from the PC that the design include some sort of widow or faux window to give the buildings elevations more variation. The plan set has been submitted to the City Engineer for a review, those comments are currently being incorporated by the developer, as a result there may be slight alterations to the plans that are shown to the Planning Commission compared to the plans that are submitted in the packet.

PREVIOUS LEGISLATIVE ACTION:

Conceptual approval was given in the February Planning Commission meeting.

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

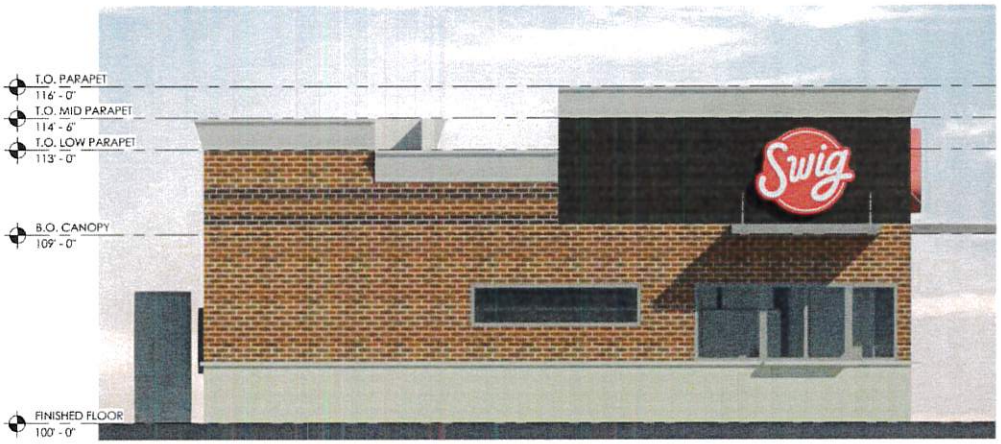
Swig Elevations, Gateway Lot 9 Site Plan, Preliminary Plat Gateway

RECOMMENDATION:

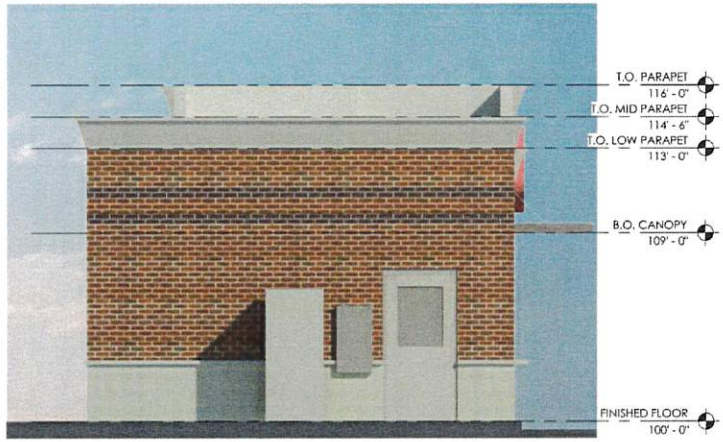
To review the proposed development, propose necessary conditions for City Council approval.

MOTION:

To recommend/not recommend the preliminary plan for the Gateway Plat A, Lot 9 Subdivision, located at Approximately 9980 N 4700 W, subject to the following conditions{LIST ANY APPLICABLE CONDITIONS}, and to recommend/not recommend the amendment to the Cedar Hills Gateway Subdivision, Lot 6.



NORTH ELEVATION



EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION

WATERTABLE SILL NATURAL CONCRETE PRE-CAST	WOOD CLADDING VINTAGE WOOD - BARK NICHIHA	BRICK PS-57 GLEN-GERY	BRICK ALBANY GLEN-GERY	WAINSCOT LIMESTONE	STOREFRONT ANODIZED ALUMINUM

April 07, 2020

FOUR FOODS GROUP

SWIG

CEDAR HILLS GATEWAY

CEDAR HILLS, UTAH 84062

SK-02

CORE STATES GROUP

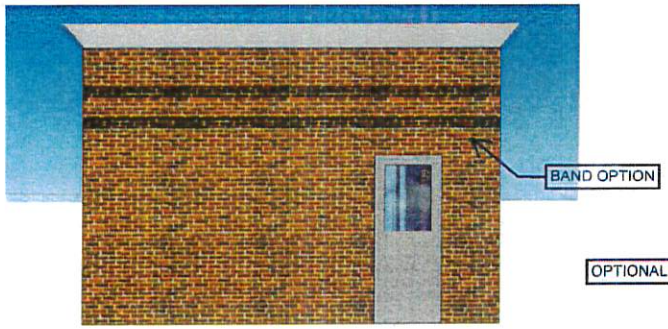
HARRISSTONE
CHARLESTON THIN BRICK

NICHIHA
VINTAGEWOOD BARK

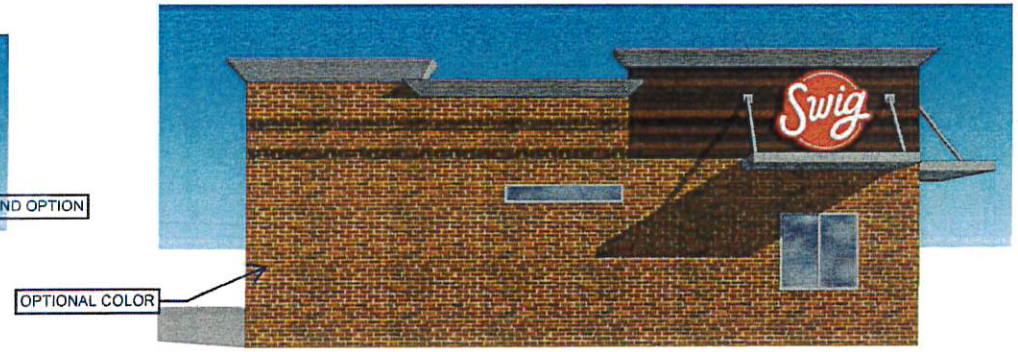
STOREFRONT
CLEAR ANNODIZED ALUMINUM

POWDER COAT STEEL
SW# 7048 "URBANE BRONZE"

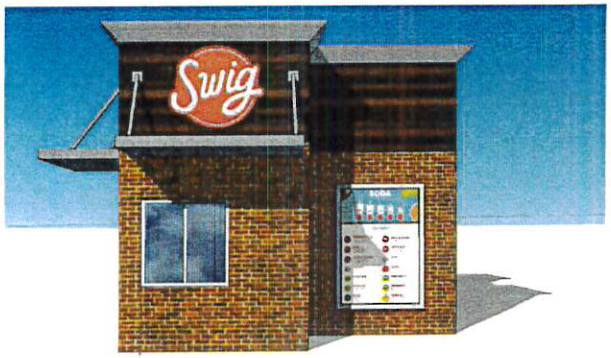
EXTERIOR FINISH SCHEDULE		
MARK	MATERIAL	DESCRIPTION
R-1	THIN-BRICK (COLONIAL)	FAUX BRICK MATERIAL TO BE DETERMINED
R-2	PAINT (DARK GRAY)	EXTERIOR GRADE - SW# 7048 "URBANE BRONZE" (POWDER COAT STEEL IF POSSIBLE)
R-3	SIMULATED WOOD SIDING	FIBER CEMENT PANELS BASE BID: NICHIHA, VINTAGE WOOD; BARK; 1/4"-7/8" x 5/8" THICK, HORIZONTAL INSTALL BID ALTERNATE: JAMES HARDIE; SIERRA 8 TIMBER BARK, 5/16" THICK, HORIZONTAL INSTALL
R-4	PERFORATED METAL PANEL	PERFORATED MEAL PANEL; STAINLESS STEEL (14 GAUGE) 1/4" ROUND HOLES WITH 5/16" STAGGERED CENTERS; 58% OPEN
R-5	STOREFRONT	CLEAR ANNODIZED ALUMINUM
R-6	SWIG RED	"SHEP-COLOR" CUSTOM MATCH, EXTERIOR ULTRADEEP SATIN COLOR CAST FORMULA: W1 WHITE >>> COLORANT 02 x 2 COLORANT 32 x 2 R4 NEW RED >>> COLORANT 02 x 8 COLORANT 32 x 41 COLORANT 64 x 1



BACK ELEVATION



LEFT ELEVATION (DRIVE-UP)



FRONT ELEVATION (WALK-UP)

RIGHT ELEVATION

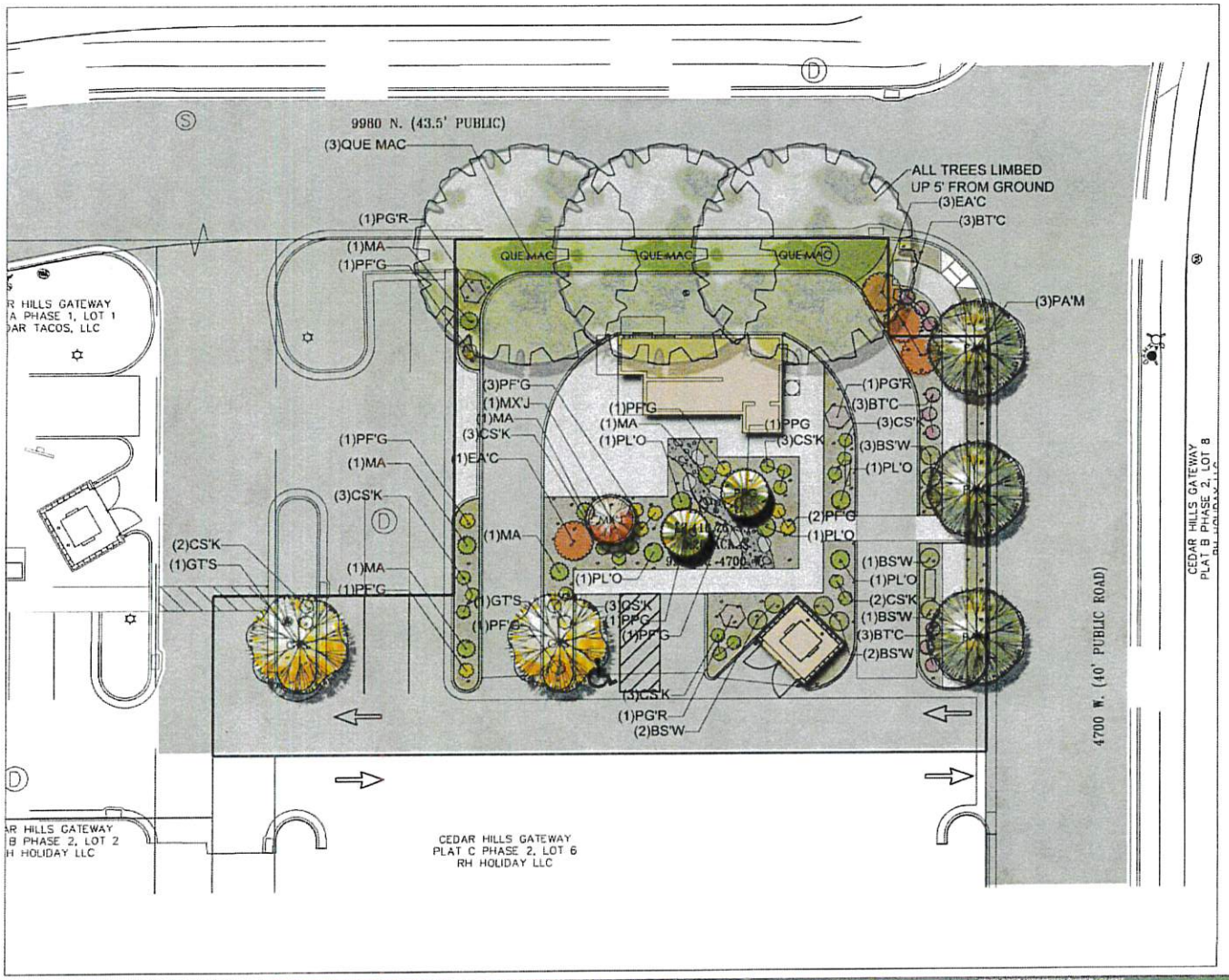
BabcockDesign

SWIG (MODULAR BLDG)
EXTERIOR ELEVATIONS

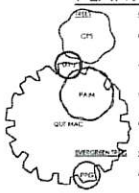
Salt Lake City 52 Exchange Place Salt Lake City, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

Option 1

08-16-2019



PLANT SCHEDULE



CODE	QTY	BOTANICAL / COMMON NAME	CONT
GTS	7	Gleditsia tricanthos 'Skyline' Skyline Honey Locust	2" Cal
[illegible]	1	Malus x zumi 'M' Wedding Crab Apple	2" Cal
PAM	3	Platanus x acerifolia 'Bloodgood' Bloodgood London Plane Tree	2.5" Cal
QUE MAC	3	Quercus macrocarpa Bur Oak	2.5" Cal
EVERGREEN TREE	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**
PPG	3	Picea pungens glauca Blue Spruce	8' Tall

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BTC	9	Berberis thunbergii 'Cannon' Pygmy Cannon Pygmy Barberry	5 gal
	BTW	9	Buxus sempervirens 'Wintergreen' Wintergreen Common Unbound Boxwood	5 gal
	CSK	22	Cornus sericea 'Kelseyi' Kelseyi Dogwood	5 gal
	EAC	4	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal
	MX	6	Miscanthus sapidiflorus Graceful Grass	5 gal
	PFG	11	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	5 gal
	PGR	3	Prunus glandulosa 'Rosea Plena' Pink Flowering Almond	5 gal
	PLO	5	Prunus laurocerasus 'Otto Luyken' Luyken Laurel	18" high

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	LANDSCAPE DESCRIPTION	QTY
	SOD	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SEEDED WITH TPR BLUESTAR BLUEGRASS, TPR TRADEMIT KENTUCKY BLUEGRASS, TPR TRADEMIT KENTUCKY BLUEGRASS, TPR TOUCHDOWN KENTUCKY BLUEGRASS, TPR TAPIN PERENNIAL RYEGRASS, TPR ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 20 LBS. PER ACRE. PRIOR TO LAYING SOD, ALL AREAS PRIOR TO LAYING SOD ALL LAWN AREAS SHALL BE ROTO-TILLED WITH TWO COMPLETE BY TWO OF THREE HEAD AND CROSS-HEAD ROTOTILLER. ALL EXISTING AND COMMON TREES PLANTED WITHIN SOD AREAS SHALL HAVE A TEMPORARY IRRIGATION SYSTEM. ALL COMMON AREA CHECKED AS BROWN BARK MULCH AND SHRUBS SHALL HAVE SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	543 sf
	TOP	TOP SOIL TOP SOIL (SAND, SILT OR CLAY) MIXED WITH LIVING TO DEPTH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF SAMPLE TOPSOIL. TOPSOIL TO BE APPROVED ON SITE. REMOVE SOIL FOR TO DETERMINE SOIL QUALITY NOW PROPOSED PLANTING.	2,570 sf
SYMBOL	**CODE**	**LANDSCAPE DESCRIPTION**	**QTY**
	SCREEN	SCREENING - DECORATIVE	1
SYMBOL	**CODE**	**LANDSCAPE DESCRIPTION**	**QTY**
	3-4" RIVER COBBLE	3-4" RIVER COBBLE	157 sf

ISSUE DATE	PROJECT NUMBER
04-03-2020	UT20030

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTAH NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

N

29' 10' 42' 10' 5'
GRAPHIC SCALE: 1" = 10'

PROJECT INFORMATION

SWIG
9980 NORTH 4700 WEST
CEDAR HILLS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
FOUR FOODS GROUP
2162 WEST GROVE PKWY, STE 220
PLEASANT GROVE, UT 84062
801-642-3800

Civil Engineer:
A.L.M. & ASSOCIATES
2230 NORTH UNIVERSITY PARKWAY,
BUILD. 6-D
PROVO, UT 84604

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 569-2698
www.pkldesigngroup.com

LICENSE STAMP

DRAWING INFO

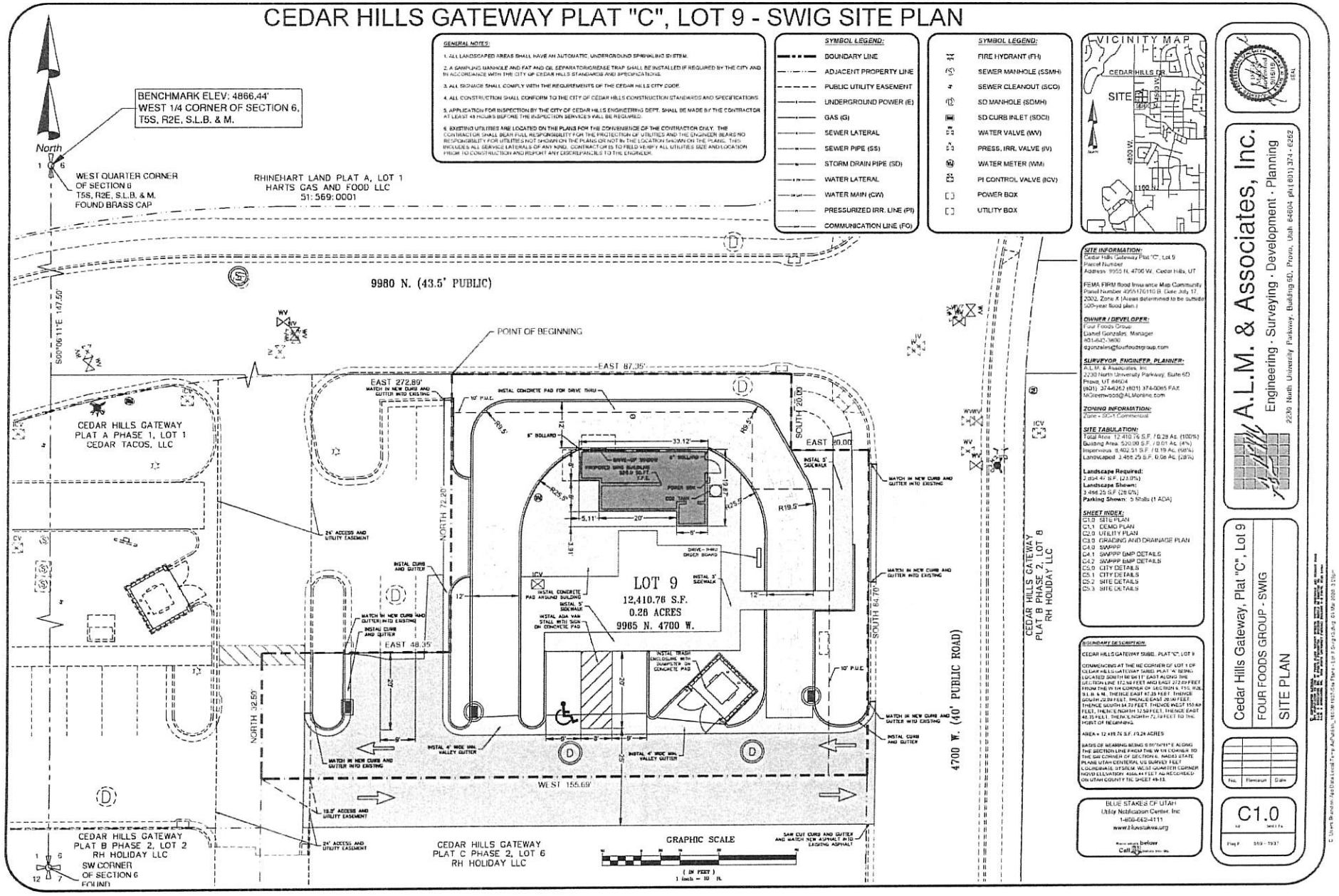
DR	JTA
DRAWN	KBA
CHECKED	TM
PLOT DATE	4/30/2020

COLOR PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-COLOR

CEDAR HILLS GATEWAY PLAT "C", LOT 9 - SWIG SITE PLAN



GENERAL NOTES:

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM.
2. A SAMPLING MANHOLE AND FAT AND OIL SEPARATOR/GREASE TRAP SHALL BE INSTALLED IF REQUIRED BY THE CITY AND IN ACCORDANCE WITH THE CITY OF CEDAR HILLS STANDARDS AND SPECIFICATIONS.
3. ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CEDAR HILLS CITY CODE.
4. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR HILLS CONSTRUCTION STANDARDS AND SPECIFICATIONS.
5. APPLICATION FOR INSPECTION BY THE CITY OF CEDAR HILLS ENGINEERING DEPT. SHALL BE MADE BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE THE INSPECTION SERVICES WILL BE REQUIRED.
6. EXISTING UTILITIES ARE LOCATED ON THE PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND. CONTRACTOR IS TO FIELD VERIFY ALL UTILITIES SIZE AND LOCATION PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

SYMBOL LEGEND:

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- UNDERGROUND POWER (E)
- GAS (G)
- SEWER LATERAL
- SEWER PIPE (SS)
- STORM DRAIN PIPE (SD)
- WATER LATERAL
- WATER MAIN (CW)
- PRESSURIZED IRR. LINE (PI)
- COMMUNICATION LINE (FO)

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- SEWER MANHOLE (SSMH)
- SEWER CLEANOUT (SCO)
- SD MANHOLE (SDMH)
- SD CURB INLET (SDCI)
- WATER VALVE (WV)
- PRESS. IRR. VALVE (IV)
- WATER METER (WM)
- PI CONTROL VALVE (ICV)
- POWER BOX
- UTILITY BOX

VICINITY MAP

SITE INFORMATION:
Cedar Hills Gateway Plat "C", Lot 9
Parcel Number
Address: 9965 N. 4700 W., Cedar Hills, UT

FEMA FIRM flood Insurance Map Community Panel Number 49051C0110 B, Date July 17, 2002, Zone X (Areas determined to be outside 500-year flood plain.)

OWNER / DEVELOPER:
Four Foods Group
Daniel Gonzales, Manager
801-647-3600
dgonzales@fourfoodsgroup.com

SURVEYOR, ENGINEER, PLANNER:
A.L.M. & Associates, Inc.
2230 North University Parkway, Suite 6D
Provo, UT 84604
(801) 374-6262 (801) 374-0065 FAX
MGreenwood@ALMonline.com

ZONING INFORMATION:
Zone - SC-1 Commercial

SITE TABULATION:
Total Area: 12,410.76 S.F. / 0.28 Ac. (100%)
Building Area: 520.00 S.F. / 0.01 Ac. (4%)
Impervious: 8,402.51 S.F. / 0.19 Ac. (68%)
Landscaped: 3,488.25 S.F. / 0.08 Ac. (28%)

Landscape Required:
2,804.41 S.F. (23.0%)
Landscape Shown:
3,488.25 S.F. (28.0%)
Parking Shown: 5 Stalls (1 ADA)

SHEET INDEX:
C1.0 SITE PLAN
C1.1 DEMO PLAN
C2.0 UTILITY PLAN
C3.0 GRADING AND DRAINAGE PLAN
C4.0 SWPPP
C4.1 SWPPP BMP DETAILS
C4.2 SWPPP BMP DETAILS
C5.0 CITY DETAILS
C5.1 CITY DETAILS
C5.2 SITE DETAILS
C5.3 SITE DETAILS

BOUNDARY DESCRIPTION:

CEDAR HILLS GATEWAY SUBD., PLAT "C", LOT 9

COMMENCING AT THE NE CORNER OF LOT 1 OF CEDAR HILLS GATEWAY SUBD. PLAT "A" BEING LOCATED SOUTH 88°44'11" EAST ALONG THE SECTION LINE 172.58 FEET AND EAST 272.89 FEET FROM THE W 1/4 CORNER OF SECTION 6, T5S, R2E, S.L.B. & M.; THENCE EAST 87.35 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST 20.00 FEET; THENCE SOUTH 84.70 FEET; THENCE WEST 155.69 FEET; THENCE NORTH 72.20 FEET; THENCE EAST 48.35 FEET; THENCE NORTH 32.59 FEET TO THE POINT OF BEGINNING.

AREA = 12,410.76 S.F. / 0.28 ACRES

BASIS OF BEARING BEING S 88°44'11" E ALONG THE SECTION LINE FROM THE W 1/4 CORNER TO THE SW CORNER OF SECTION 6, NAD83 STATE PLANE UTAH CENTRAL US SURVEY FEET COORDINATE SYSTEM. WEST QUARTER CORNER NGVD ELEVATION 4866.44 FEET AS RECORDED ON UTAH COUNTY TIE SHEET 49-13.

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Know what's below. Call before you dig.

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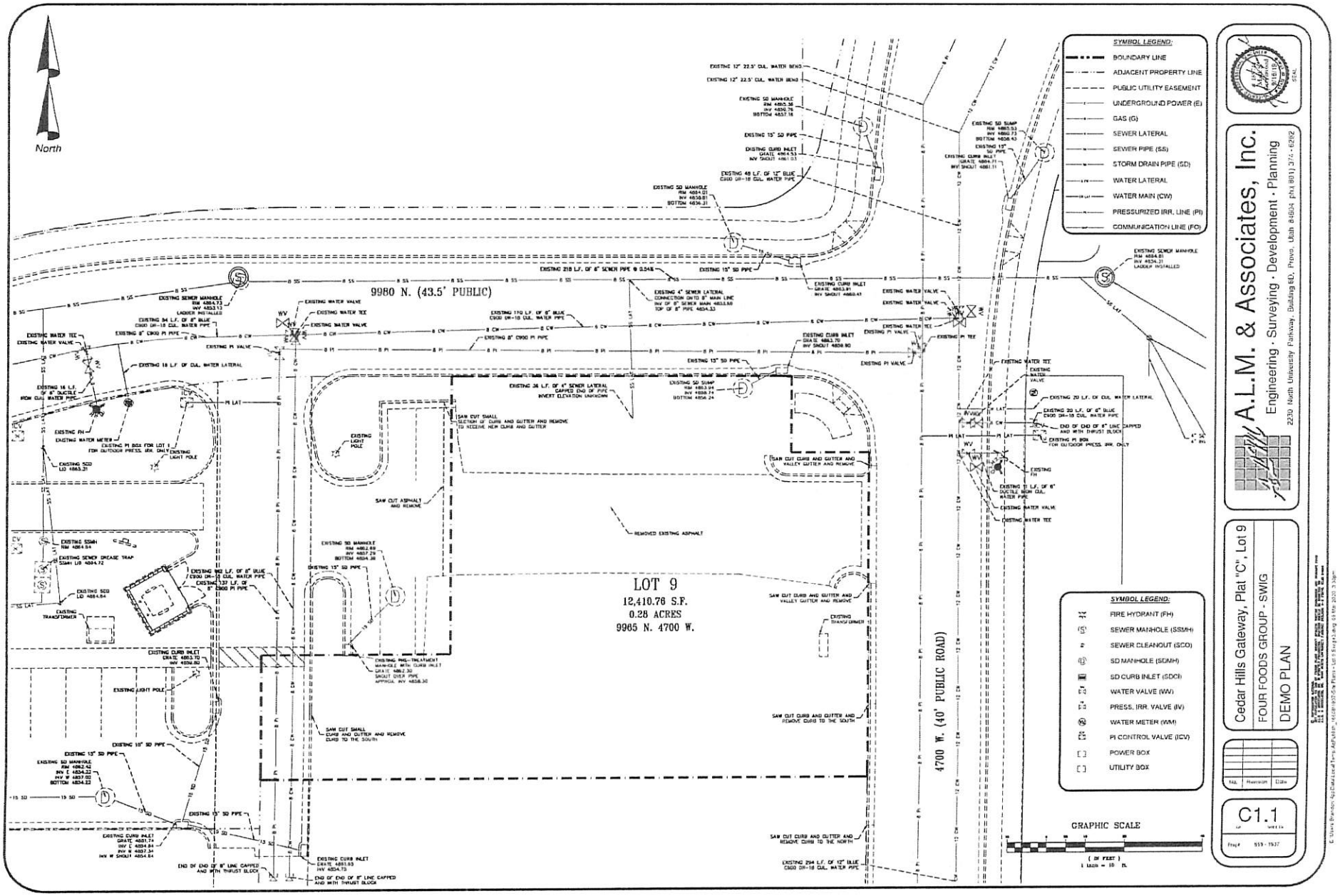
Cedar Hills Gateway, Plat "C", Lot 9
FOUR FOODS GROUP - SWIG
SITE PLAN

No.	Revision	Date

C1.0
Sheet
Proj # 503 - 1937



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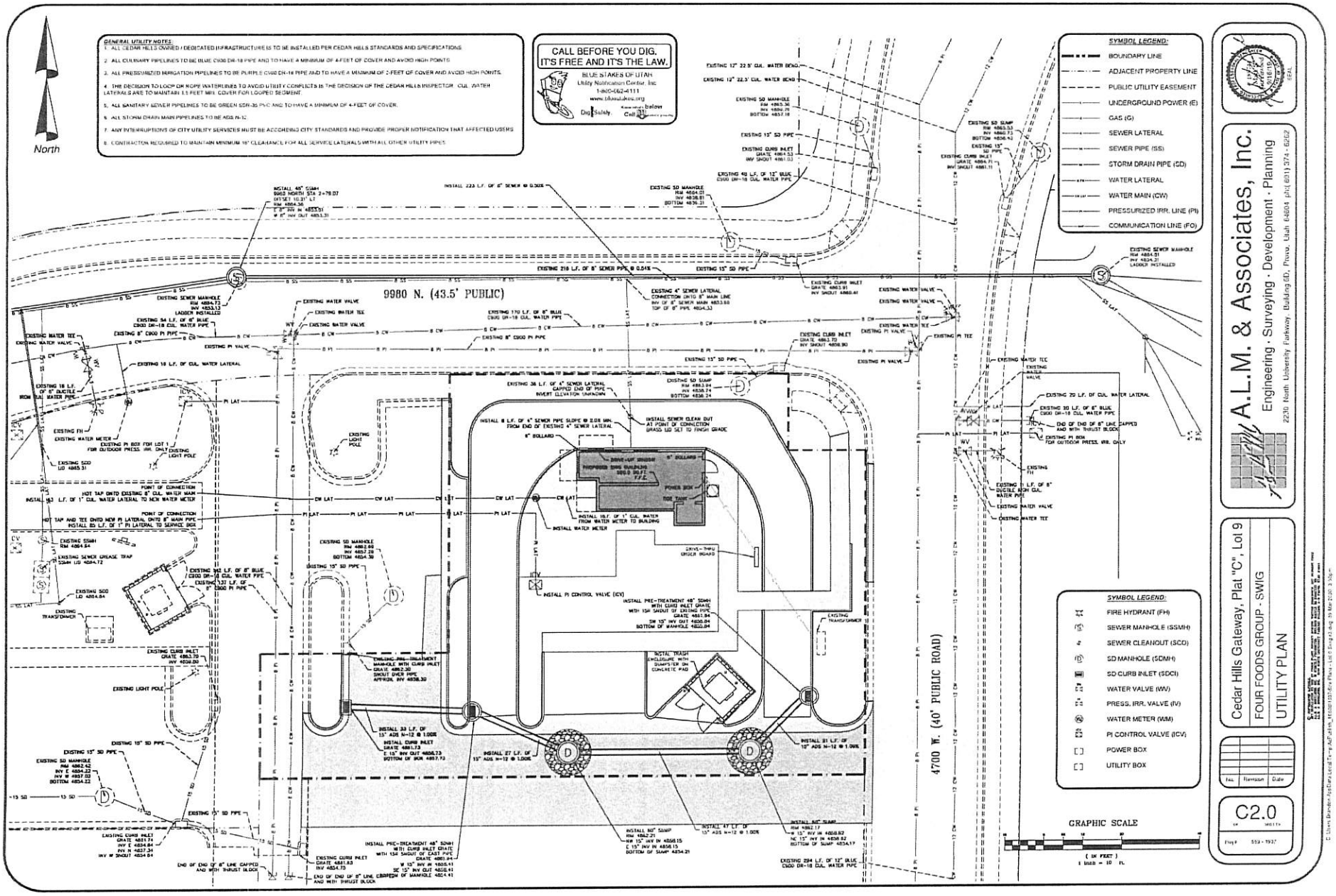
Cedar Hills Gateway, Plat "C", Lot 9
FOUR FOODS GROUP - SWIG
DEMO PLAN

No.	Revision	Date

C1.1
Proj # 559 - 1937


North
GENERAL UTILITY NOTES:
1. ALL CEDAR HILLS OWNED / DEDICATED INFRASTRUCTURE IS TO BE INSTALLED PER CEDAR HILLS STANDARDS AND SPECIFICATIONS.
2. ALL CULINARY PIPELINES TO BE BLUE C900 DR-18 PIPE AND TO HAVE A MINIMUM OF 4-FEET OF COVER AND AVOID HIGH POINTS.
3. ALL PRESSURIZED IRRIGATION PIPELINES TO BE PURPLE C900 DR-18 PIPE AND TO HAVE A MINIMUM OF 2-FEET OF COVER AND AVOID HIGH POINTS.
4. THE DECISION TO LOOP OR ROPE WATERLINES TO AVOID UTILITY CONFLICTS IS THE DECISION OF THE CEDAR HILLS INSPECTOR. CUL. WATER LATERALS ARE TO MAINTAIN 1.5 FEET MIN. COVER FOR LOOPED SEGMENT.
5. ALL SANITARY SEWER PIPELINES TO BE GREEN SDR-35 PVC AND TO HAVE A MINIMUM OF 4-FEET OF COVER.
6. ALL STORM DRAIN MAIN PIPELINES TO BE ADS N-12.
7. ANY INTERRUPTIONS OF CITY UTILITY SERVICES MUST BE ACCORDING CITY STANDARDS AND PROVIDE PROPER NOTIFICATION THAT AFFECTED USERS
8. CONTRACTOR REQUIRED TO MAINTAIN MINIMUM 18" CLEARANCE FOR ALL SERVICE LATERALS WITH ALL OTHER UTILITY PIPES
CALL BEFORE YOU DIG.
IT'S FREE AND IT'S THE LAW.
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1-800-662-4111
www.bluestakes.org
Dig Safely.
9980 N. (43.5' PUBLIC)
4700 W. (40' PUBLIC ROAD)
SYMBOL LEGEND:
BOUNDARY LINE
ADJACENT PROPERTY LINE
PUBLIC UTILITY EASEMENT
UNDERGROUND POWER (E)
GAS (G)
SEWER LATERAL
SEWER PIPE (SS)
STORM DRAIN PIPE (SD)
WATER LATERAL
WATER MAIN (CW)
PRESSURIZED IRR. LINE (PI)
COMMUNICATION LINE (FO)
SYMBOL LEGEND:
FIRE HYDRANT (FH)
SEWER MANHOLE (SSMH)
SEWER CLEANOUT (SCO)
SD MANHOLE (SDMH)
SD CURB INLET (SDCI)
WATER VALVE (WV)
PRESS. IRR. VALVE (IV)
WATER METER (WM)
PI CONTROL VALVE (ICV)
POWER BOX
UTILITY BOX
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
A.L.M. & Associates, Inc.
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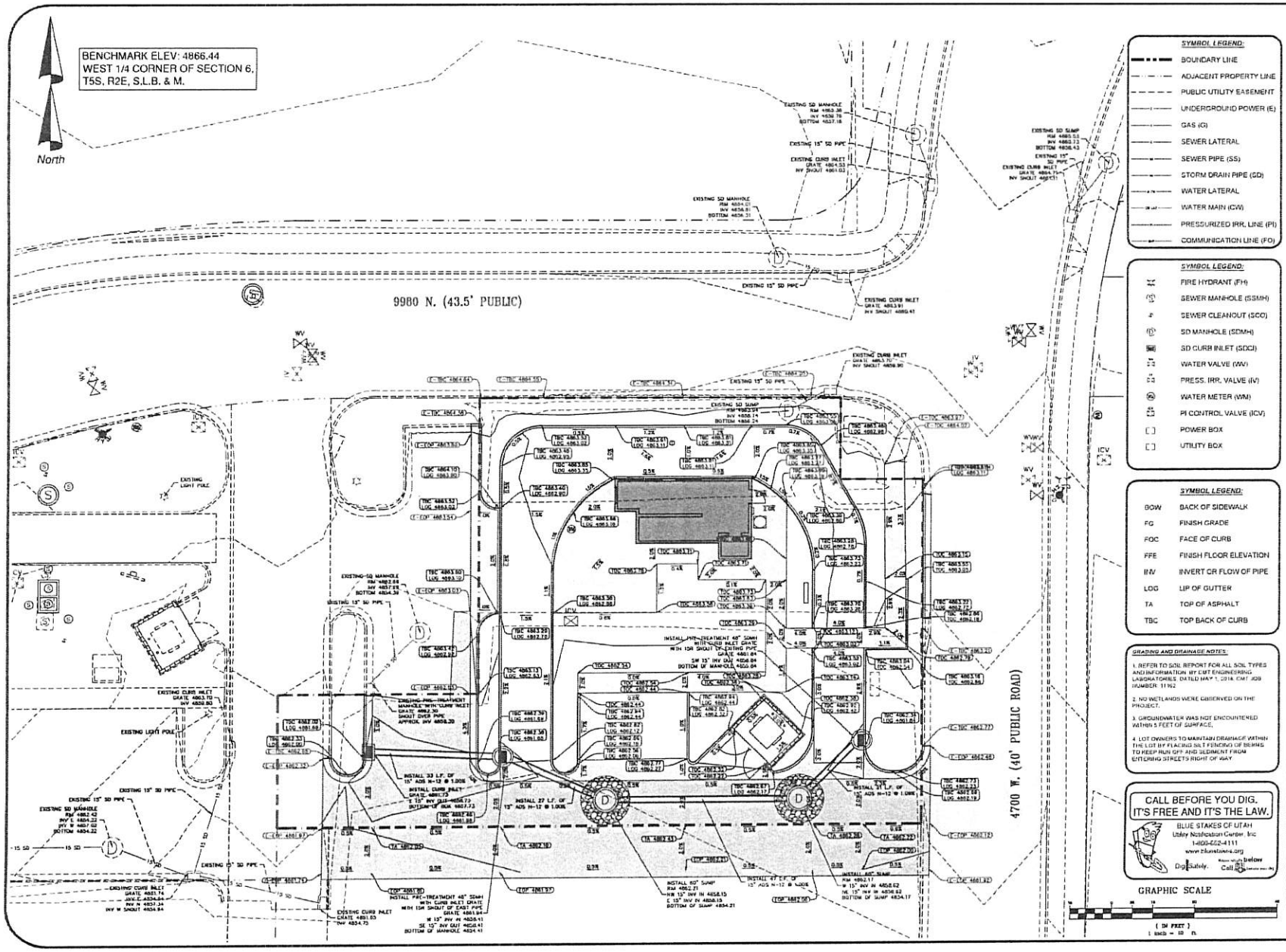
Cedar Hills Gateway, Plat "C", Lot 9
FOUR FOODS GROUP - SWIG
UTILITY PLAN
No. Revision Date
C2.0
Proj # 553 - 1937



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- WATER METER (WM)
- PI CONTROL VALVE (ICV)
- POWER BOX
- UTILITY BOX

SYMBOL LEGEND:

BOW	BACK OF SIDEWALK
FG	FINISH GRADE
FOC	FACE OF CURB
FFE	FINISH FLOOR ELEVATION
INV	INVERT OR FLOW OF PIPE
LOG	LIP OF GUTTER
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB

GRADING AND DRAINAGE NOTES:

1. REFER TO SOIL REPORT FOR ALL SOIL TYPES AND INFORMATION BY CMT ENGINEERING LABORATORIES, DATED MAY 1, 2018, CMT JOB NUMBER: 11162
2. NO WETLANDS WERE OBSERVED ON THE PROJECT.
3. GROUNDWATER WAS NOT ENCOUNTERED WITHIN 5 FEET OF SURFACE.
4. LOT OWNERS TO MAINTAIN DRAINAGE WITHIN THE LOT BY PLACING SILT FENCING OF BERMS TO KEEP RUN OFF AND SEDIMENT FROM ENTERING STREETS RIGHT OF WAY.

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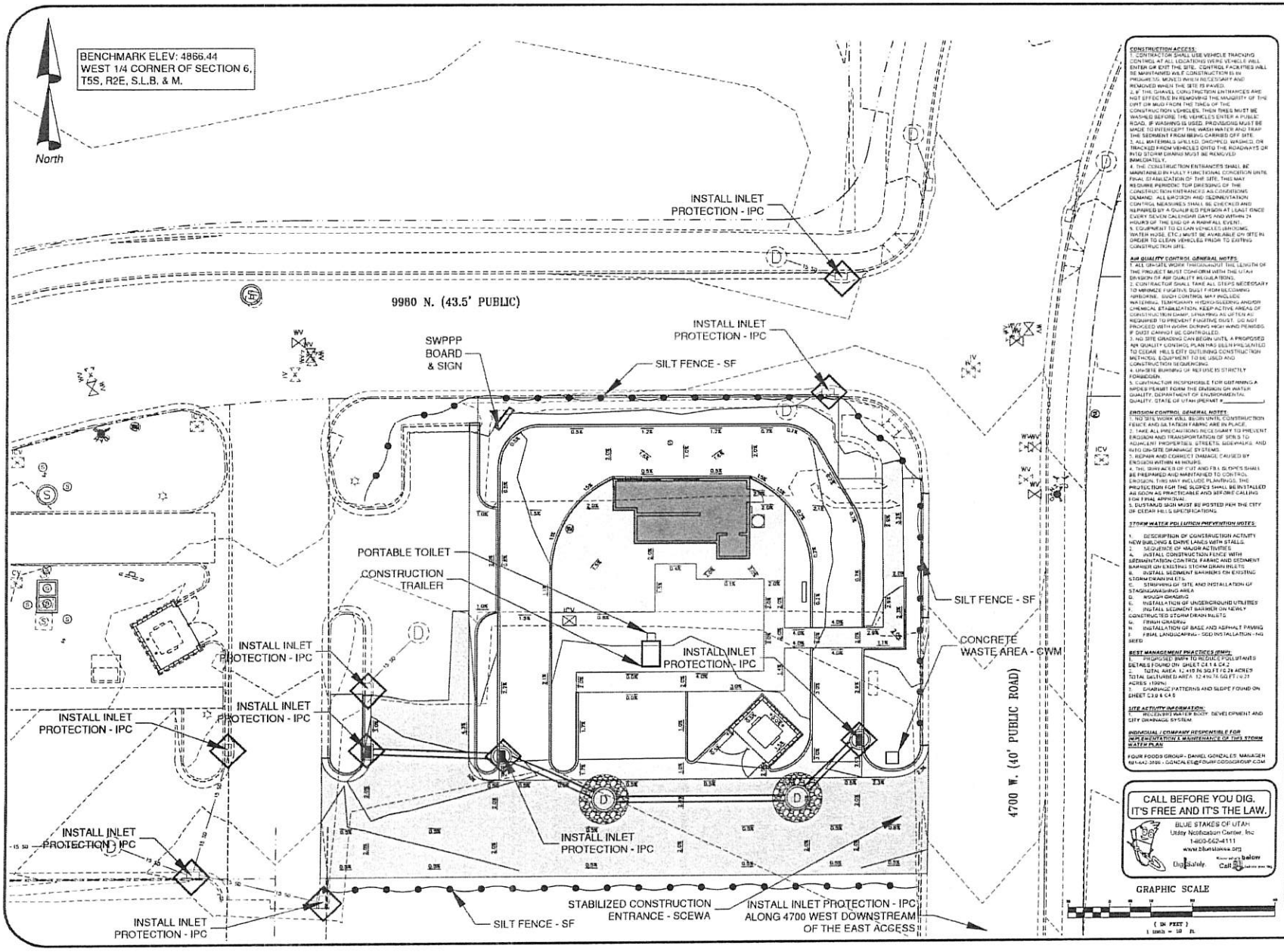
Cedar Hills Gateway, Plat "C", Lot 9
FOUR FOODS GROUP - SWIG
GRADIG AND DRAINAGE PLAN

No.	Revision	Date

C3.0
Of Sheets
Page # 559 - 1937

© Utility Director, Sign Distributed Terms Applicable. 1658/1937/Site Plans/Lot 9 Engrdrg.dwg 01 Mar 2022 3:30pm
SUBMITTED SITE PLANS FOR PUBLIC REVIEW BEING PROVIDED AS PDF FILES. THESE FILES ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.



CONSTRUCTION ACCESS:

1. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WERE VEHICLE WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
2. IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF THE DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT FROM BEING CARRIED OFF SITE.
3. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO THE ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED AND REPAIRED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT.
5. EQUIPMENT TO CLEAN VEHICLES (BROOMS, WATER HOSE, ETC.) MUST BE AVAILABLE ON SITE IN ORDER TO CLEAN VEHICLES PRIOR TO EXITING CONSTRUCTION SITE.

AIR QUALITY CONTROL GENERAL NOTES:

1. ALL ON-SITE WORK THROUGHOUT THE LENGTH OF THE PROJECT MUST CONFORM WITH THE UTAH DIVISION OF AIR QUALITY REGULATIONS.
2. CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO MINIMIZE FUGITIVE DUST FROM BECOMING AIRBORNE. SUCH CONTROL MAY INCLUDE WATERING, TEMPORARY HYDRO-SEEDING AND/OR CHEMICAL STABILIZATION, KEEP ACTIVE AREAS OF CONSTRUCTION DAMP, WATERING AS OFTEN AS REQUIRED TO PREVENT FUGITIVE DUST. DO NOT PROCEED WITH WORK DURING HIGH WIND PERIODS IF DUST CANNOT BE CONTROLLED.
3. NO SITE GRADING CAN BEGIN UNTIL A PROPOSED AIR QUALITY CONTROL PLAN HAS BEEN PRESENTED TO CEDAR HILLS CITY OUTLINING CONSTRUCTION METHODS, EQUIPMENT TO BE USED AND CONSTRUCTION SEQUENCING.
4. ON-SITE BURNING OF REFUSE IS STRICTLY FORBIDDEN.
5. CONTRACTOR RESPONSIBLE FOR OBTAINING A NPDES PERMIT FROM THE DIVISION OF WATER QUALITY, DEPARTMENT OF ENVIRONMENTAL QUALITY, STATE OF UTAH (PERMIT #_____).

EROSION CONTROL GENERAL NOTES:

1. NO SITE WORK WILL BEGIN UNTIL CONSTRUCTION FENCE AND SILTATION FABRIC ARE IN PLACE.
2. TAKE ALL PRECAUTIONS NECESSARY TO PREVENT EROSION AND TRANSPORTATION OF SOILS TO ADJACENT PROPERTIES, STREETS, SIDEWALKS, AND INTO ON-SITE DRAINAGE SYSTEMS.
3. REPAIR AND CORRECT DAMAGE CAUSED BY EROSION WITHIN 48 HOURS.
4. THE SURFACES OF CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION. THIS MAY INCLUDE PLANTING. THE PROTECTION FOR THE SLOPES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND BEFORE CALLING FOR FINAL APPROVAL.
5. DUSTBAND SIGN MUST BE POSTED PER THE CITY OF CEDAR HILLS SPECIFICATIONS.

STORM WATER POLLUTION PREVENTION NOTES:

1. DESCRIPTION OF CONSTRUCTION ACTIVITY
NEW BUILDING & DRIVE LANES WITH STALLS.
2. SEQUENCE OF MAJOR ACTIVITIES
A. INSTALL CONSTRUCTION FENCE WITH SEDIMENTATION CONTROL FABRIC AND SEDIMENT BARRIER ON EXISTING STORM DRAIN INLETS
B. INSTALL SEDIMENT BARRIERS ON EXISTING STORM DRAIN INLETS
C. STRIPPING OF SITE AND INSTALLATION OF STAGING/WASHING AREA
D. ROUGH GRADING
E. INSTALLATION OF UNDERGROUND UTILITIES
F. INSTALL SEDIMENT BARRIER ON NEWLY CONSTRUCTED STORM DRAIN INLETS
G. FINISH GRADING
H. INSTALLATION OF BASE AND ASPHALT PAVING
I. FINAL LANDSCAPING - SOD INSTALLATION - NO SEED

BEST MANAGEMENT PRACTICES (BMP):

1. PROPOSED BMPS TO REDUCE POLLUTANTS DETAILS FOUND ON SHEET C4.1 & C4.2
2. TOTAL AREA 1.419 IN SQ FT 62,26 ACRES
TOTAL DISTURBED AREA 12 410.76 SQ FT 0.27 ACRES 100%
3. DRAINAGE PATTERNS AND SLOPE FOUND ON SHEET C3.0 & C4.0

SITE ACTIVITY INFORMATION:

WILL ENTAIL WATER BUDDY, DEVELOPMENT AND CITY DRAINAGE SYSTEM.

INDIVIDUAL / COMPANY RESPONSIBLE FOR IMPLEMENTATION & MAINTENANCE OF THIS STORM WATER PLAN

FOUR FOODS GROUP - DANIEL GONZALES MANAGER
801-442-3000 - GONZALES@FOURFOODSGROUP.COM

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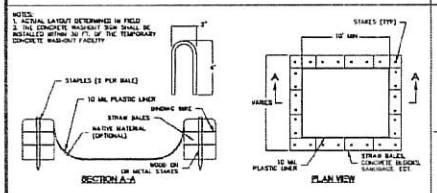
Cedar Hills Gateway, Plat "C", Lot 9
FOUR FOODS GROUP - SWIG
SWPPP

No.	Remark	Date

C4.0
Proj# 559 - 1537

© Alan Brandon Sp Dated at Every Author, 1984-1993 Cedar Plans Lot 9 Engrd.dwg 09 Mar 2010 9:20

BMP: Concrete Waste Management — CWM



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 diverting the water within a barrier 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.

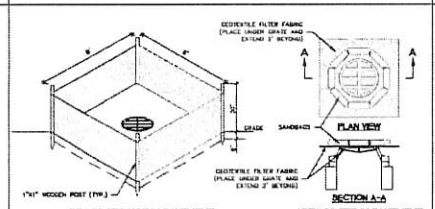
OBJECTIVES:
- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

TARGETED POLLUTANTS:
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

- ☐ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

BMP: Inlet Protection — IP



DESCRIPTION:
Silt fencing or sand bags placed around inlet to storm drain system.

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

INSTALLATION/APPLICATION CRITERIA:
- Place geotextile filter fabric around inlet grate extending two feet past the grate in all directions with fencing.
- Place geotextile filter fabric around and under inlet grate extending two feet past the grate in all directions with sand bags around grate.

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 if clogging is apparent.

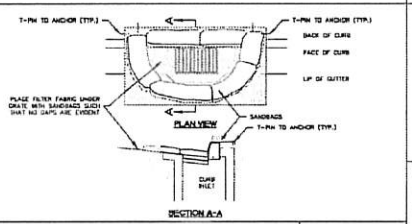
OBJECTIVES:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

TARGETED POLLUTANTS:
- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☒ Floatable Materials
- ☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

- ☐ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

BMP: Inlet Protection Curb — IPC



DESCRIPTION:
Filter fabric and sand bags placed around inlet to storm drain system.

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

INSTALLATION/APPLICATION CRITERIA:
- Place geotextile filter fabric around and under inlet grate extending two feet past the grate in all directions with sand bags around grate.

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 if clogging is apparent.

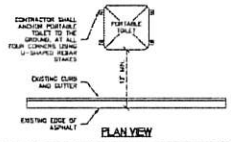
OBJECTIVES:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

TARGETED POLLUTANTS:
- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☒ Floatable Materials
- ☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

- ☐ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

BMP: Portable Toilets — PT



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.
- Stake toilets to prevent them from tipping.

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

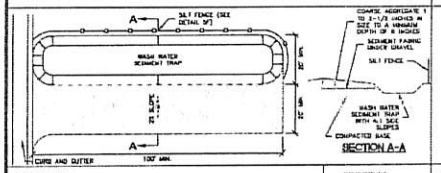
OBJECTIVES:
- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

TARGETED POLLUTANTS:
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☒ Capital Costs
- ☐ O&M Costs
- ☐ Maintenance
- ☐ Training

- ☐ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

BMP: Stabilized Construction Entrance & Wash Area — SCEWA



DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.

APPLICATIONS:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 6 inches.
- Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
- Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

LIMITATIONS:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.
- Must be situated such that waste water does not run off site.

MAINTENANCE:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.
- Repair entrance and replace gravel as required to maintain control in good working condition.

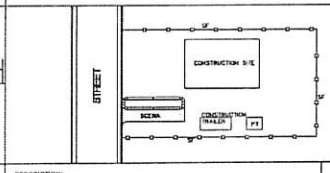
OBJECTIVES:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

TARGETED POLLUTANTS:
- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

- ☐ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

BMP: Sediment Control on Small Construction Sites — SCSCS



DESCRIPTION:
Control the perimeter, vehicular access, and the delivery of materials to small construction sites so the sediment, landscaping materials and other construction debris is not in the street. This BMP is intended to be applied to residential construction sites and small non-residential sites.

APPROACH:
- Prior to any building construction on a site, identify the point of access to the property. This should generally be the location of the future driveway. Focus the remainder of the street frontage of the property, as well as side lot lines (as far as necessary to prevent access with temporary fencing (silt fence may be used where silt fence is designed). This fencing is to remain in place until all construction or landscape material deliveries are complete. No access is to be made at any point other than the designated point of access.
- Control the remainder of the site so that sediment-laden storm water does not leave the site during construction. This may involve sediment control measures such as silt fence, drainage swales, or berms, straw or hay bale barriers, or rock check dams.
- Either place the curb cut or leave the curb, gutter and sidewalk in place (and replace if needed after work is complete). Do not place anything in the gutter, including dirt berms.
- Establish an emergency land of gravel or sheet rock the full width of the future driveway (10' minimum) a distance of 27 feet back from the back of sidewalk. Place the rock to the depth necessary to prevent material delivery vehicles from contacting the underlying soils.
- At the proper time, the gravel or rock bed can be modified to serve as the base for permanent driveway placement. At that point the temporary driveway will prevent delivery and other vehicles from coming into contact with underlying soils.

LIMITATIONS:
- It may be necessary to pump concrete to locations away from the bed of gravel or rock.
- Parking of material vehicles may require that the bed of gravel or rock be enlarged to make space for vehicle parking that keeps the vehicles from contacting the underlying soils.
- Builders, subcontractors, material suppliers, vendors and other visitors to the site must be educated to adhere to the practices outlined.
- Landscaping and construction materials must be placed on the lot, not the street or walk.

MAINTENANCE:
- Repair fencing as needed to maintain control of access.
- Repair sediment control measures as needed during construction.
- Replenish and dress up the gravel/rock area as needed during the course of construction.
- Any cleaning of soil onto the adjacent street must be conducted immediately upon discovery. Remove sediment from the street at the end of any day that it is dark and take corrective measures to prevent soil tracking onto the street from occurring.

APPLICATIONS:
- ☐ Manufacturing
- ☒ Material Handling
- ☐ Vehicle Maintenance
- ☐ Construction
- ☐ Commercial Activities
- ☐ Roadways
- ☐ Waste Containment
- ☒ Housekeeping Practices

TARGETED POLLUTANTS:
- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Training

- ☐ High Impact
- ☐ Medium Impact
- ☐ Low or Unknown Impact

BMP: Spill Clean UP — SCU

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 #801-538-4100) for any spill of reportable quantity.

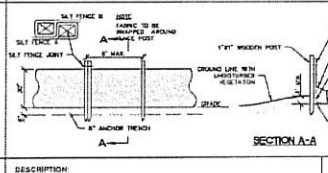
OBJECTIVES:
- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

TARGETED POLLUTANTS:
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☒ Capital Costs
- ☐ O&M Costs
- ☐ Maintenance
- ☒ Training

- ☐ High Impact
- ☐ Medium Impact
- ☐ Low or Unknown Impact

BMP: Silt Fence — SF



DESCRIPTION:
A temporary sediment barrier consisting of entrenched fiber fabric stretched across and secured to supporting posts.

APPLICATION:
- Perimeter control: place barrier at downgradient limits of disturbance.
- Sediment barrier: place barrier at toe of slope or soil stockpile.
- Protection of existing waterways: place barrier near top of stream bank.
- Inlet protection: place fence surrounding catch basins.

INSTALLATION/APPLICATION CRITERIA:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over fiber fabric to anchor.

LIMITATIONS:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence.
- Recommended maximum upgradient slope length of 150 feet.
- Recommended maximum uphill grade of 2:1 (50%).
- Recommended maximum flow rate of 0.5 cfs.
- Ponding should not be allowed behind fence.

MAINTENANCE:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of fiber barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

OBJECTIVES:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

TARGETED POLLUTANTS:
- ☒ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

- ☒ High Impact
- ☐ Medium Impact
- ☐ Low or Unknown Impact

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Cedar Hills Gateway, Plat "C", Lot 9
FOUR FOODS GROUP - SWIG
SWPPP BMP DETAILS

No.	Revision	Date

C4.1
Of Sheets
Page 35 - 1937

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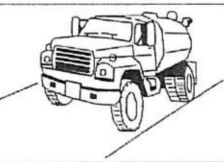
BMP: Dust Controls — DC



DESCRIPTION

Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

APPLICATION

Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

INSTALLATION/APPLICATION CRITERIA

>Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
>Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.
>Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion.

LIMITATIONS

>Street sweeping is labor and equipment intensive and may not be effective for all pollutants.
>Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it.

MAINTENANCE

If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be resprayed to keep dust from spreading.

OBJECTIVES:

- ▨ Housekeeping Practices
- □ Contain Waste
- ▨ Minimize Disturbed Areas
- ▨ Stabilize Disturbed Areas
- □ Protect Slopes/Channels
- □ Control Site Perimeter
- □ Control Internal Erosion

TARGETED POLLUTANTS:

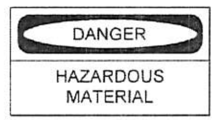
- ■ Sediment
- □ Nutrients
- □ Toxic Materials
- □ Oil & Grease
- □ Floatable Materials
- □ Other Waste

IMPLEMENTATION REQUIREMENTS:

- ▨ Capital Costs
- □ O&M Costs
- ▨ Maintenance
- ▨ Training

■ High Impact
▨ Medium Impact
□ Low or Unknown Impact

BMP: Hazardous Waste Management — HWM



DESCRIPTION:

Prevent or reduce the discharge of pollutants to storm water from hazardous waste through proper material use, waste disposal, and training of employees. Another important aspect of this BMP is to insure the use of sub-consultants who are properly licensed and trained.

APPLICATION:

Many of the chemicals used on-site can be hazardous materials which become hazardous waste upon disposal. These wastes may include:
> Paints and solvents, petroleum products such as oils, fuels and greases; herbicides and pesticides; acids for cleaning masonry, and concrete curing compounds.
In addition, sites with existing structures may contain wastes which must be disposed of in accordance with federal, state and local regulations, including
> Sandblasting grit mixed with lead, cadmium or chromium based paints, asbestos, and PCBs.

INSTALLATION/APPLICATION CRITERIA:

The following steps will help reduce storm water pollution from hazardous wastes.
> Use all of the product before disposing of the container.
> Do not remove the original product label, it contains important safety and disposal information.
> Do not over-apply herbicides and pesticides. Prepare only the amount needed. Follow the recommended usage instructions. Over-application is expensive and environmentally harmful. Do not apply these chemicals just before it rains. People applying pesticides must be certified in accordance with federal and state regulations.

LIMITATIONS:

Hazardous waste that cannot be reused or recycled must be disposed of by a licensed hazardous waste collector.

MAINTENANCE:

> Inspect hazardous waste receptacles and areas regularly.
> Arrange for regular hazardous waste collection.

OBJECTIVES:

- □ Housekeeping Practices
- □ Contain Waste
- □ Minimize Disturbed Areas
- □ Stabilize Disturbed Areas
- ▨ Protect Slopes/Channels
- ▨ Control Site Perimeter
- ▨ Control Internal Erosion

TARGETED POLLUTANTS:

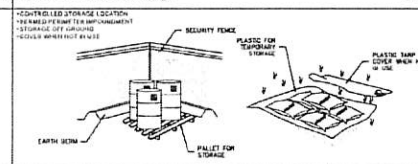
- ■ Sediment
- □ Nutrients
- □ Toxic Materials
- □ Oil & Grease
- □ Floatable Materials
- □ Other Waste

IMPLEMENTATION REQUIREMENTS:

- ▨ Capital Costs
- ▨ O&M Costs
- ▨ Maintenance
- □ Training

■ High Impact
▨ Medium Impact
□ Low or Unknown Impact

BMP: Materials Storage — MS



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.
>Verify that 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.

OBJECTIVES:

- ▨ Housekeeping Practices
- ▨ Contain Waste
- □ Minimize Disturbed Areas
- □ Stabilize Disturbed Areas
- □ Protect Slopes/Channels
- □ Control Site Perimeter
- □ Control Internal Erosion

TARGETED POLLUTANTS:

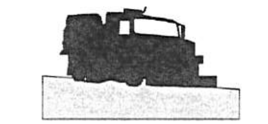
- □ Sediment
- □ Nutrients
- ■ Toxic Materials
- □ Oil & Grease
- □ Floatable Materials
- ▨ Other Waste

IMPLEMENTATION REQUIREMENTS:

- ▨ Capital Costs
- ▨ O&M Costs
- ▨ Maintenance
- ■ Training

■ High Impact
▨ Medium Impact
□ Low or Unknown Impact

BMP: Street Cleaning — SC



DESCRIPTION:

Reduce the discharges of pollutants to stormwater from street surfaces by conducting street cleaning on a regular basis.

APPROACH:

< Prioritize cleaning to use the most sophisticated sweepers, at the highest frequency, and in areas with the highest pollutant loading.
< Restrict street parking prior to and during sweeping.
< Increase sweeping frequency just before the rainy season.
< Proper maintenance and operation of sweepers greatly increase their efficiency.
< Keep accurate operation logs to track programs.
< Reduce the number of parked vehicles using regulations.
< Sweepers effective at removing smaller particles (less than 10 microns) may generate dust that would lead to concerns over worker and public safety.
< Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). Many communities find it useful to have a compliment of both types in their fleet.

LIMITATIONS:

< Conventional sweepers are not able to remove oil and grease.
< Mechanical sweepers are not effective at removing finer sediments.
< Effectiveness may also be limited by street conditions, traffic congestion, presence of construction projects, climatic conditions and condition of curbs.

MAINTENANCE:

< Replace worn parts as necessary.
< Install main and gutter brooms of the appropriate weight.

Program Elements:

- □ New Development
- □ Residential
- □ Commercial Activities
- □ Industrial Activities
- ■ Municipal Facilities
- ■ Illegal Discharges

TARGETED POLLUTANTS:

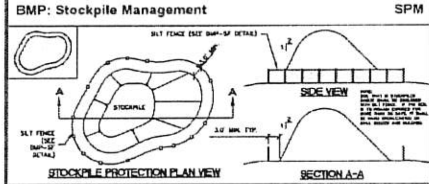
- ■ Sediment
- ■ Nutrients
- ■ Heavy Metals
- ■ Toxic Materials
- ▨ Oxygen Demanding
- □ Oil & Grease
- ▨ Floatable Materials
- □ Bacteria & Viruses

IMPLEMENTATION REQUIREMENTS:

- ■ Capital Costs
- ■ O&M Costs
- ▨ Regulatory
- ▨ Training
- ▨ Staffing
- ▨ Administrative

■ High Impact
▨ Medium Impact
□ Low or Unknown Impact

BMP: Stockpile Management — SPM



DESCRIPTION:

Stockpile management includes measures to minimize erosion and sediment transport from soil stockpiles.

APPLICATION:

> Stockpile management should be used when soils or other erodible materials are stored at the construction site.
> Special attention should be given to stockpiles in close proximity to natural or man made storm systems.

INSTALLATION/APPLICATION CRITERIA:

> Locate stockpiles away from all drainage system components including storm sewer inlets.
[illegible]

LIMITATIONS:

[illegible]

MAINTENANCE:

[illegible]

OBJECTIVES:

- □ Housekeeping Practices
- □ Contain Waste
- ▨ Minimize Disturbed Areas
- ▨ Stabilize Disturbed Areas
- ▨ Protect Slopes/Channels
- ▨ Control Site Perimeter
- ▨ Control Internal Erosion

TARGETED POLLUTANTS:

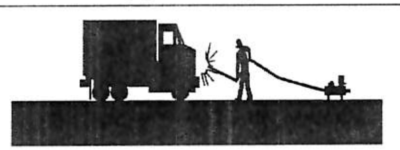
- ■ Sediment
- □ Nutrients
- □ Toxic Materials
- □ Oil & Grease
- □ Floatable Materials
- □ Other Waste

IMPLEMENTATION REQUIREMENTS:

- ▨ Capital Costs
- ▨ O&M Costs
- ▨ Maintenance
- □ Training

■ High Impact
▨ Medium Impact
□ Low or Unknown Impact

BMP: Vehicle and Equipment Cleaning — VEC



DESCRIPTION:

Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by using off-site facilities, washing in designated, contained areas only, eliminating discharges to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors.

INSTALLATION/APPLICATION:

>Use off-site commercial washing businesses as much as possible. Washing vehicles and equipment outdoors or in areas where wash water flows onto paved surfaces or into drainage pathways can pollute storm water. If you wash a large number of vehicles or pieces of equipment, consider conducting this work at an off-site commercial business. These businesses are better equipped to handle and dispose of the wash waters properly. Performing this work off-site can also be economical by eliminating the need for a separate washing operation at your site.
>If washing must occur on-site, use designated, bermed wash areas to prevent wash water contact with storm water, creeks, rivers, and other water bodies. The wash area can be sloped for wash water collection and subsequent infiltration into the ground.
>Use as little water as possible to avoid having to install erosion and sediment controls for the wash area. Use phosphate-free biodegradable soaps. Educate employees and subcontractors on pollution prevention measures. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations.

LIMITATIONS:

>Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades.
>Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

MAINTENANCE:

>Minimal, some berm repair may be necessary.

OBJECTIVES:

- ■ Housekeeping Practices
- □ Contain Waste
- □ Minimize Disturbed Areas
- □ Stabilize Disturbed Areas
- □ Protect Slopes/Channels
- ▨ Control Site Perimeter
- ▨ Control Internal Erosion

TARGETED POLLUTANTS:

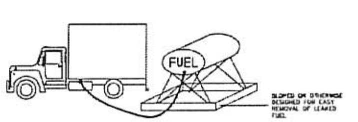
- □ Sediment
- □ Nutrients
- ▨ Toxic Materials
- ■ Oil & Grease
- □ Floatable Materials
- □ Other Waste

IMPLEMENTATION REQUIREMENTS:

- ▨ Capital Costs
- □ O&M Costs
- ▨ Maintenance
- □ Training

■ High Impact
▨ Medium Impact
□ Low or Unknown Impact

BMP: Vehicle and Equipment Fueling — VEF



DESCRIPTION:

Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.

INSTALLATION/APPLICATION:

>Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These businesses are better equipped to handle fuel and spills properly, performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site.
>If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the runon of storm water and the runoff of spills. Discourage "topping-off" of fuel tanks.
>Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill cleanup materials where it will be readily accessible. Use adsorbent materials on small spills rather than hosing down or burying the spill. Remove the adsorbent materials promptly and dispose of properly.
>Carry out all Federal and State requirements regarding stationary above ground storage tanks (40 CF Sub. J). Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and perhaps forklifts, most vehicles should be able to travel to a designated area with little lost time. Train employees and subcontractors in proper fueling and cleanup procedures.

LIMITATIONS:

Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

MAINTENANCE:

>Keep ample supplies of spill cleanup materials on-site.
>Inspect fueling areas and storage tanks on a regular schedule.

OBJECTIVES:

- ▨ Housekeeping Practices
- □ Contain Waste
- □ Minimize Disturbed Areas
- □ Stabilize Disturbed Areas
- □ Protect Slopes/Channels
- □ Control Site Perimeter
- □ Control Internal Erosion

TARGETED POLLUTANTS:

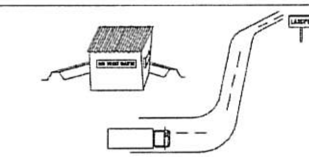
- □ Sediment
- □ Nutrients
- ▨ Toxic Materials
- ▨ Oil & Grease
- □ Floatable Materials
- □ Other Waste

IMPLEMENTATION REQUIREMENTS:

- ▨ Capital Costs
- ▨ O&M Costs
- □ Maintenance
- ▨ Training

■ High Impact
▨ Medium Impact
□ Low or Unknown Impact

BMP: Waste Disposal — WD



DESCRIPTION:

Controlled storage and disposal of solid waste generated by construction activities.

APPLICATION:

All construction sites.

INSTALLATION:

> Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
> Construct compacted earthen berm (See Earth Berm Barrier BMP Fact Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.
> Use water tight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.
> Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
> Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porta-potty service in waste management activities.

LIMITATIONS:

> On-site personnel are responsible for correct disposal of waste.

MAINTENANCE:

> Discuss waste management procedures at progress meetings.
> Collect site trash daily and deposit in covered containers at designated collection areas.
> Check containers for leakage or inadequate covers and replace as needed.
> Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).
> During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).

OBJECTIVES:

- ▨ Housekeeping Practices
- ▨ Contain Waste
- □ Minimize Disturbed Areas
- □ Stabilize Disturbed Areas
- □ Protect Slopes/Channels
- □ Control Site Perimeter
- □ Control Internal Erosion

TARGETED POLLUTANTS:

- □ Sediment
- □ Nutrients
- ■ Toxic Materials
- □ Oil & Grease
- □ Floatable Materials
- ■ Other Waste

IMPLEMENTATION REQUIREMENTS:

- ■ Capital Costs
- ■ O&M Costs
- ▨ Maintenance
- ■ Training

■ High Impact
▨ Medium Impact
□ Low or Unknown Impact

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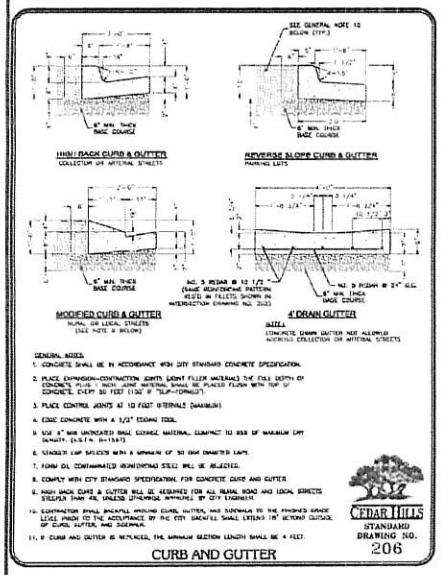
SEAL

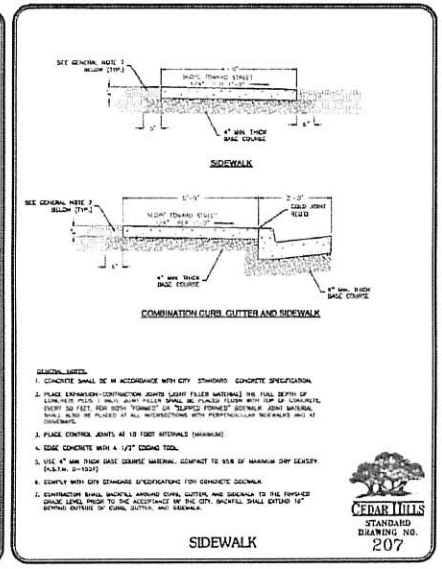
Cedar Hills Gateway, Plat "C", Lot 9
FOUR FOODS GROUP - SWIG
SWPPP BMP DETAILS

No.	Revision	Date

C4.2
Project 559 - 1937



CURB AND GUTTER



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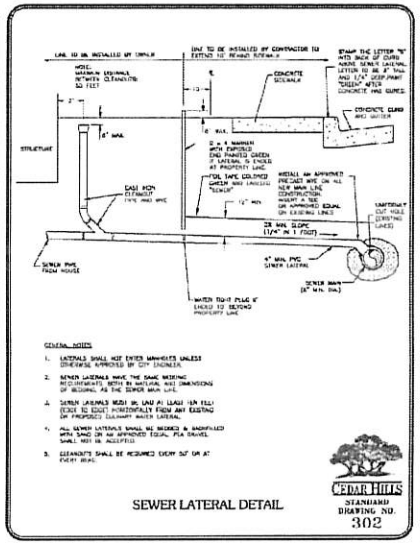
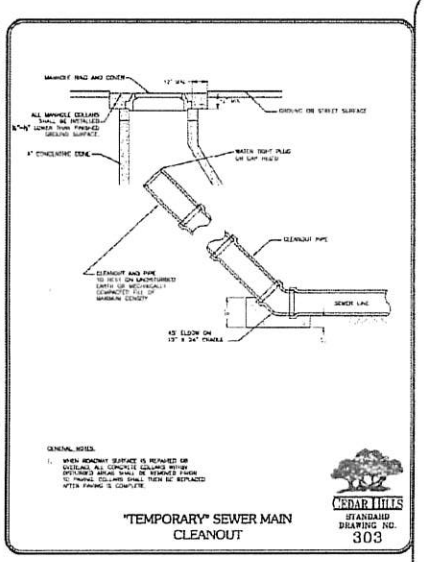
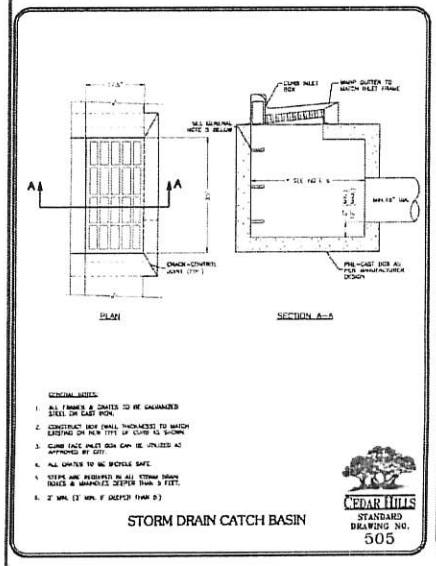


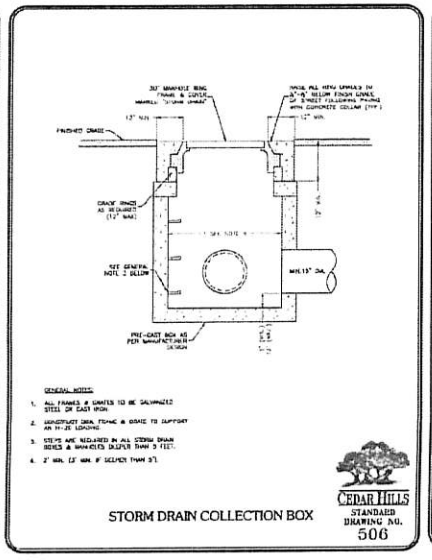
SEWER LATERAL DETAIL



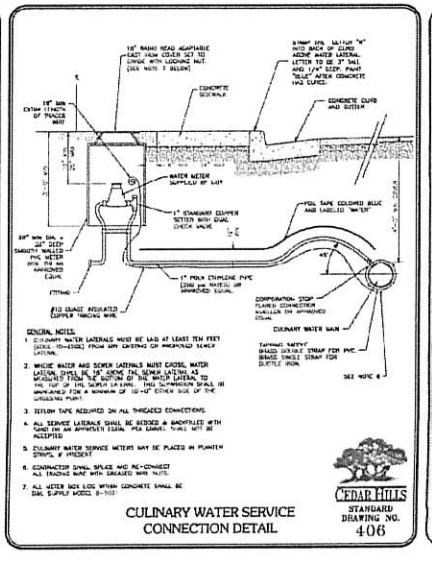
"TEMPORARY" SEWER MAIN CLEANOUT



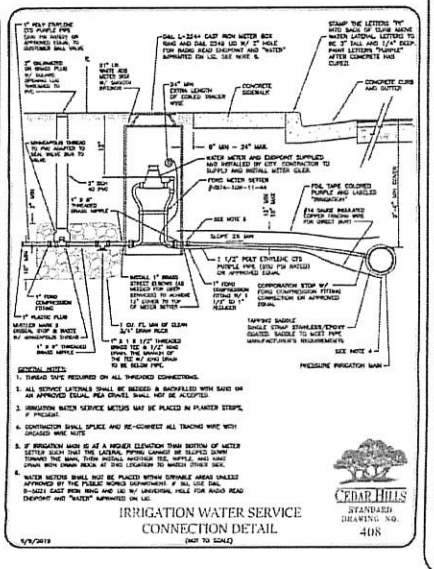
STORM DRAIN CATCH BASIN



STORM DRAIN COLLECTION BOX



CULINARY WATER SERVICE CONNECTION DETAIL



IRRIGATION WATER SERVICE CONNECTION DETAIL
(NOT TO SCALE)

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Cedar Hills Gateway, Plat "C", Lot 9
FOUR FOODS GROUP - SWIG
CITY DETAILS

No.	Revision	Date

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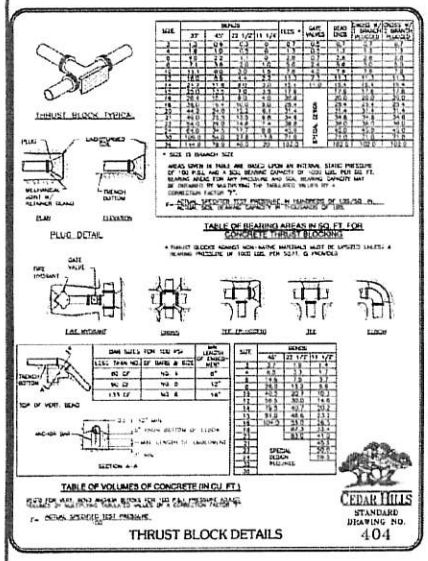
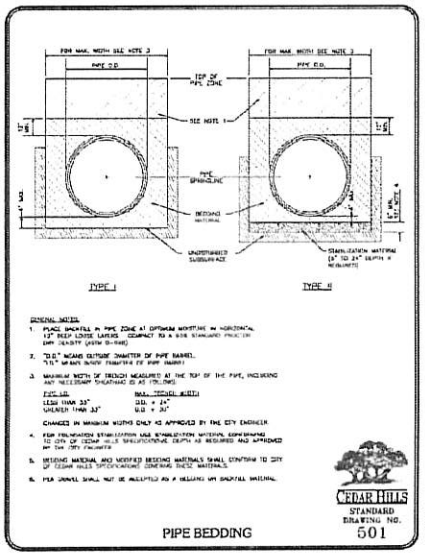
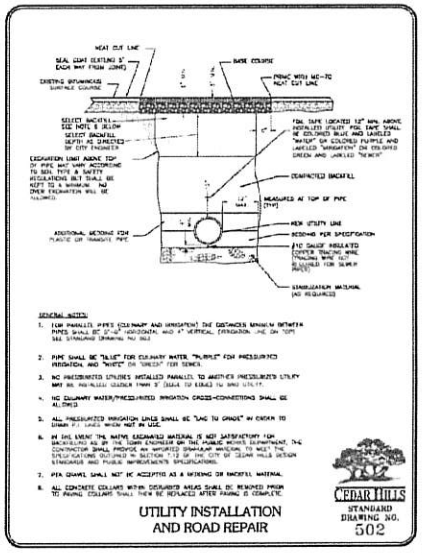
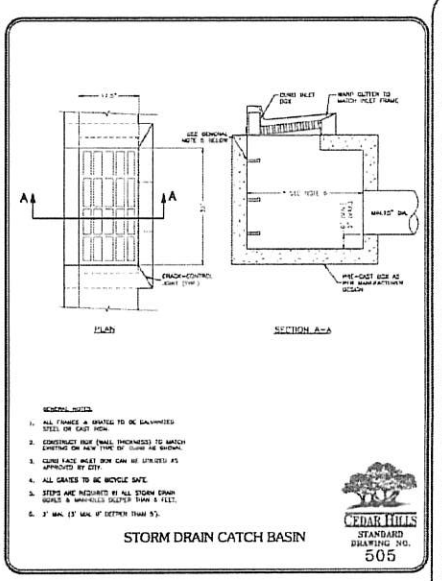
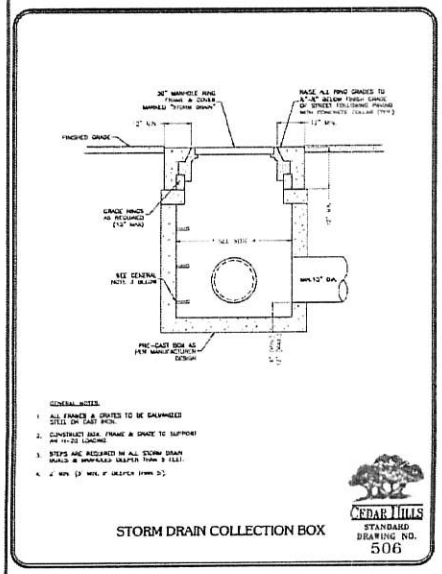
Proj # 553-1937

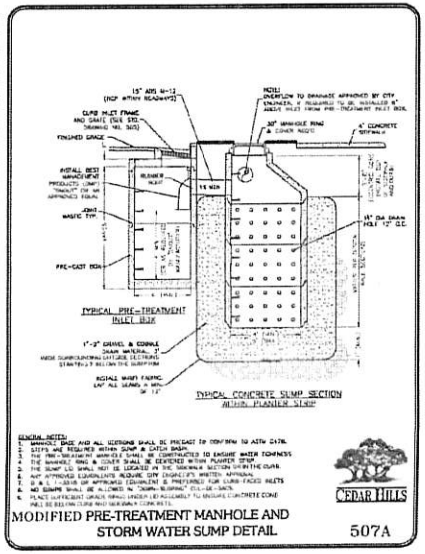












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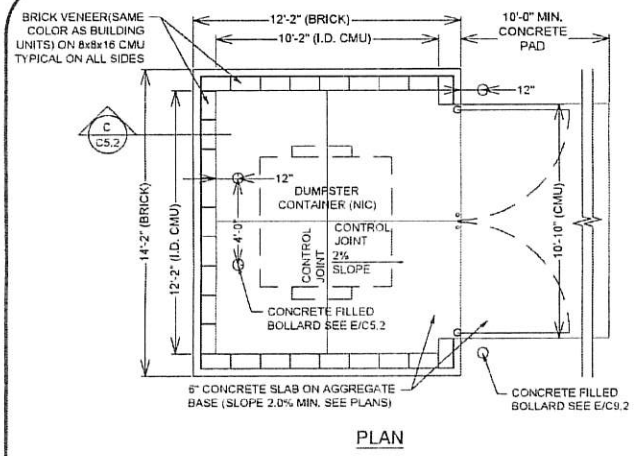
Cedar Hills Gateway, Plat "C", Lot 9
FOUR FOODS GROUP - SWIG
CITY DETAILS

No.	Revision	Date

C5.1

559 - 1537

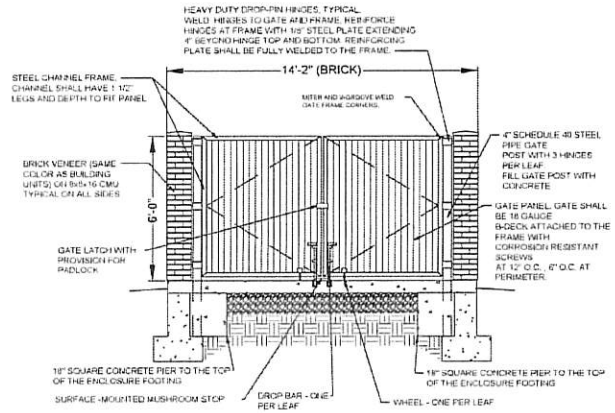


PLAN

MASONRY DUMPSTER ENCLOSURE

A

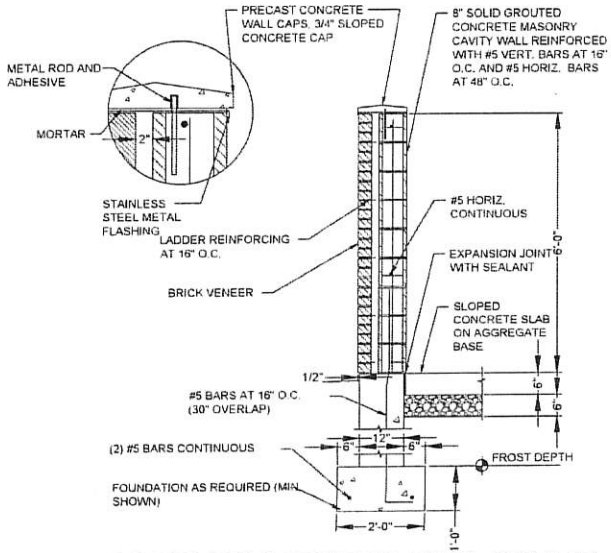
N.T.S.



MASONRY GATE ENCLOSURE

B

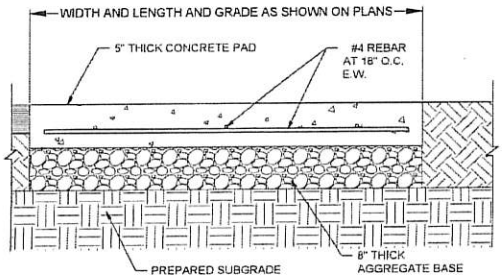
N.T.S.



MASONRY DUMPSTER ENCLOSURE

C

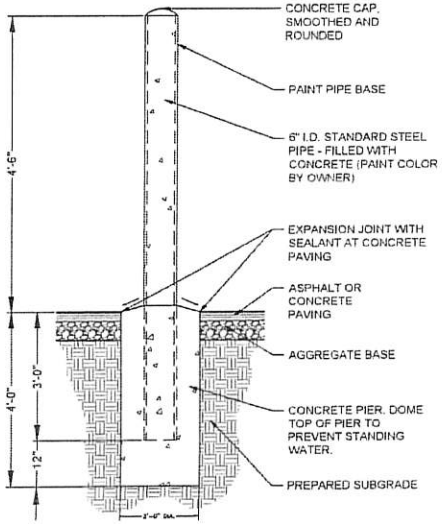
N.T.S.



DUMPSTER PAD SECTION

D

N.T.S.



CONCRETE BOLLARD

E

N.T.S.

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Cedar Hills Gateway, Plat "C", Lot 9
FOUR FOODS GROUP - SWIG
SITE DETAILS

No.	Revision	Date

C5.2

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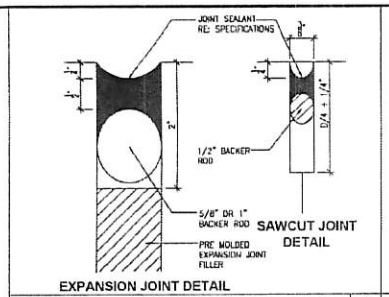
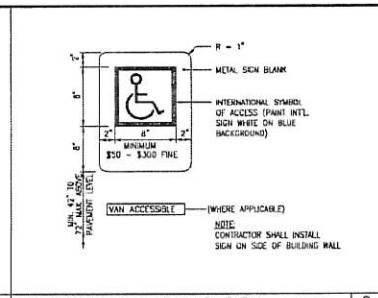
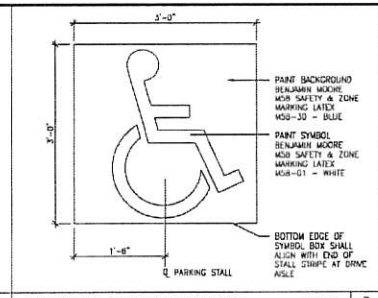


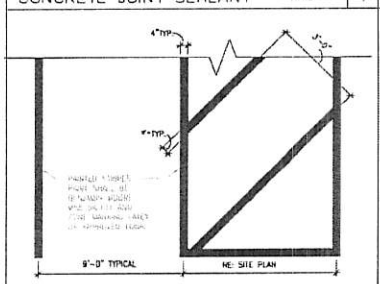
CONCRETE JOINT SEALANT N.T.S. 1



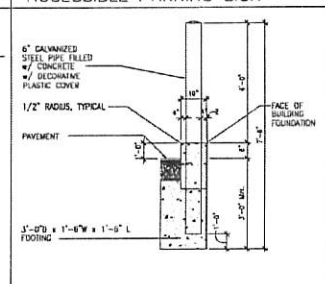
ACCESSIBLE PARKING SIGN N.T.S. 2



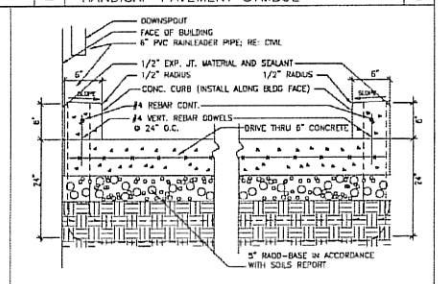
HANDICAP PAVEMENT SYMBOL 1"=1'-0" 3



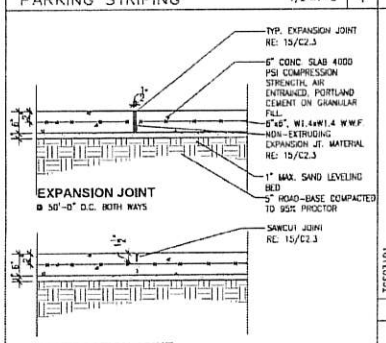
PARKING STRIPING 1/2"=1'-0" 4



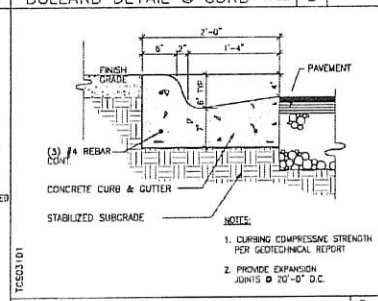
BOLLARD DETAIL @ CURB N.T.S. 5



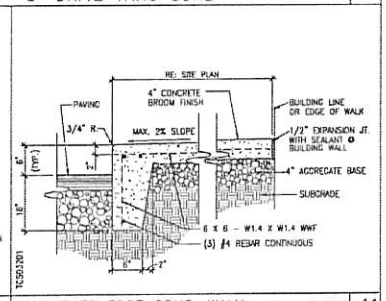
6" DRIVE THRU CURB N.T.S. 6



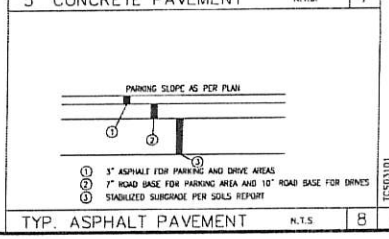
5" CONCRETE PAVEMENT N.T.S. 7



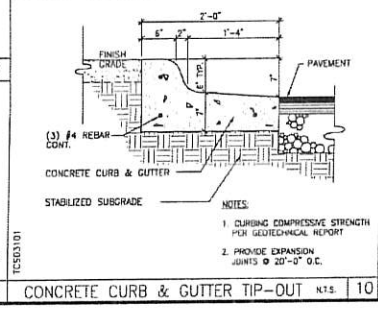
CONCRETE CURB & GUTTER TIP-IN N.T.S. 9



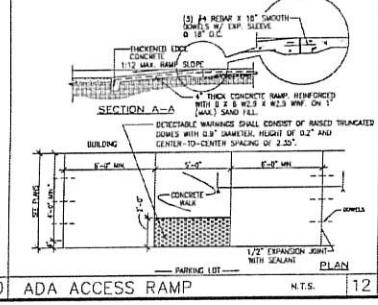
THICKENED EDGE CONC. WALK 1"=1'-0" 11



TYP. ASPHALT PAVEMENT N.T.S. 8



CONCRETE CURB & GUTTER TIP-OUT N.T.S. 10



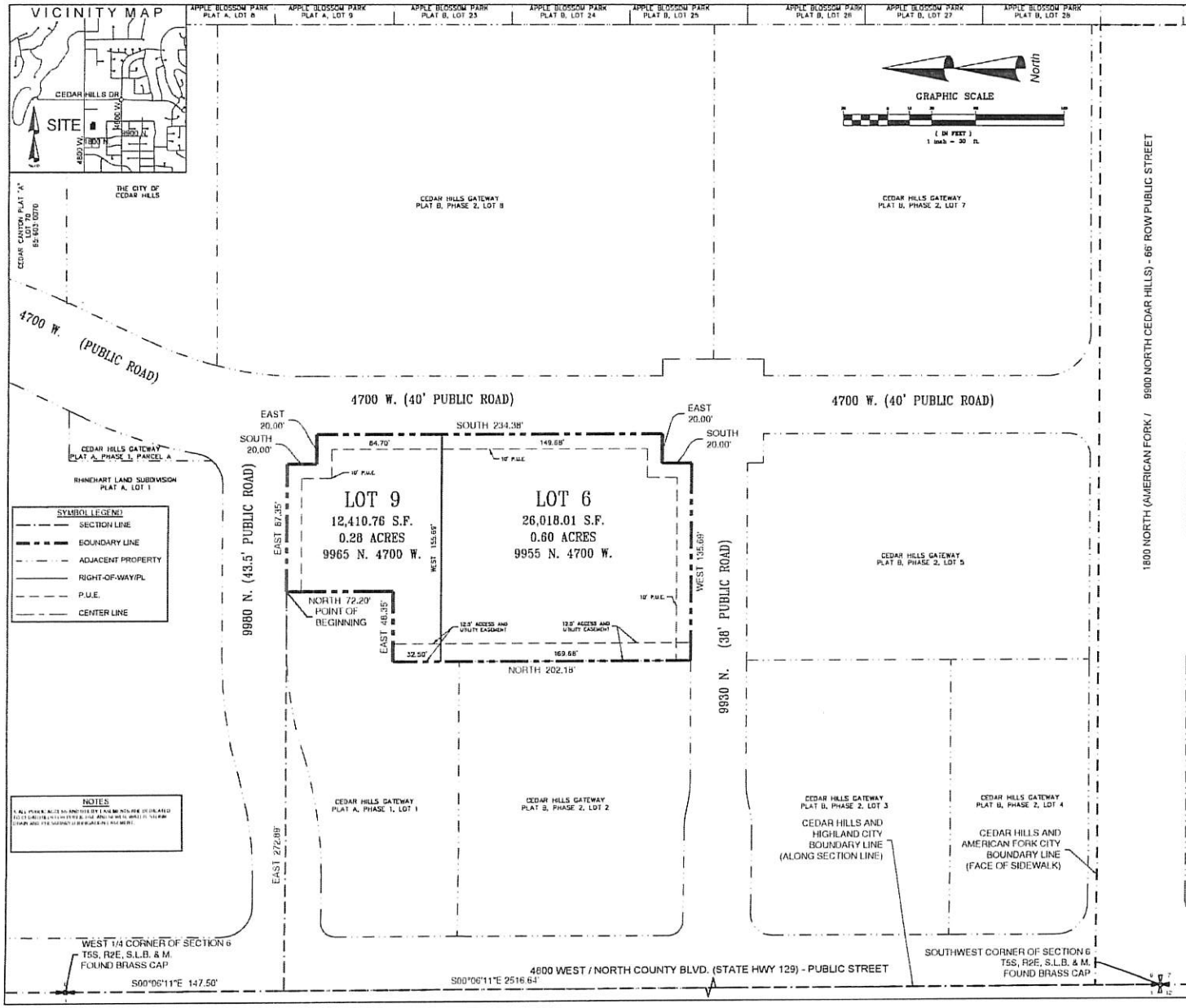
ADA ACCESS RAMP N.T.S. 12

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph (801) 374-6262

Cedar Hills Gateway, Plat "C", Lot 9
FOUR FOODS GROUP - SWIG
SITE DETAILS

No.	Revision	Date

C5.3
of sheets
Project 559-1937



SURVEYOR'S CERTIFICATE

BOUNDARY DESCRIPTION

OWNER'S DEDICATION

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

ACCEPTANCE BY LEGISLATIVE BODY

PLANNING COMMISSION APPROVAL

UTAH COUNTY RECORDER SPACE

PLAT "C" PHASE 2

CEDAR HILLS GATEWAY

An amendment of Cedar Hills Gateway Plat "B" Phase 2, Lot 6

A Part of the Northwest Quarter of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, Cedar Hills, Utah County, Utah

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR SEAN A. FERNANDEZ No. 312775 STATE OF UTAH

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL