SPECIAL PLANNING COMMISSION MEETING
Tuesday, May 12, 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, May 12, 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://us02web.zoom.us/j/89510068078?pwd=dnF3L3NnNDdESnlzUmQ2TVdNb1VnUT09
Meeting ID: 895 1006 8078 Password: 101025

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 April 7, 2020 Special Planning Commission Meeting
4. Review/Recommendation and Public Hearing on Final Plan approval for Swig in the Cedar Hills Gateway Commercial Project, located at approximately 9980 North & 4700 West in the SC-1 Commercial Zone
5. Review/Recommendation and Public Hearing on approval of amending the Cedar Hills Gateway Subdivision Plat, Lot 6

ADJOURNMENT

6. Adjourn

Posted this 7th day of May, 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:	May 12, 2020

Planning Commission
Agenda Item

SUBJECT:	Review/Recommendation on Final Plan for Swig and 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 was 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. Based on feedback from the Planning Commission and the City Council, the Swig developers have added architectural features to their building in order to best comply with the provisions of the SC-1 Commercial Code. The proposed plan set has been reviewed by the City Engineer; feedback has been provided to the developers to make modifications to the site plans to comply with Cedar Hills City Standards related to development.

PREVIOUS LEGISLATIVE ACTION:

Preliminary plan approval was granted by the City Council on April 14.

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Swig Site Plan, Elevations, Landscaping Plan, and Drainage Summary. Cedar Hills Gateway Lot 9 Site Plan

RECOMMENDATION:

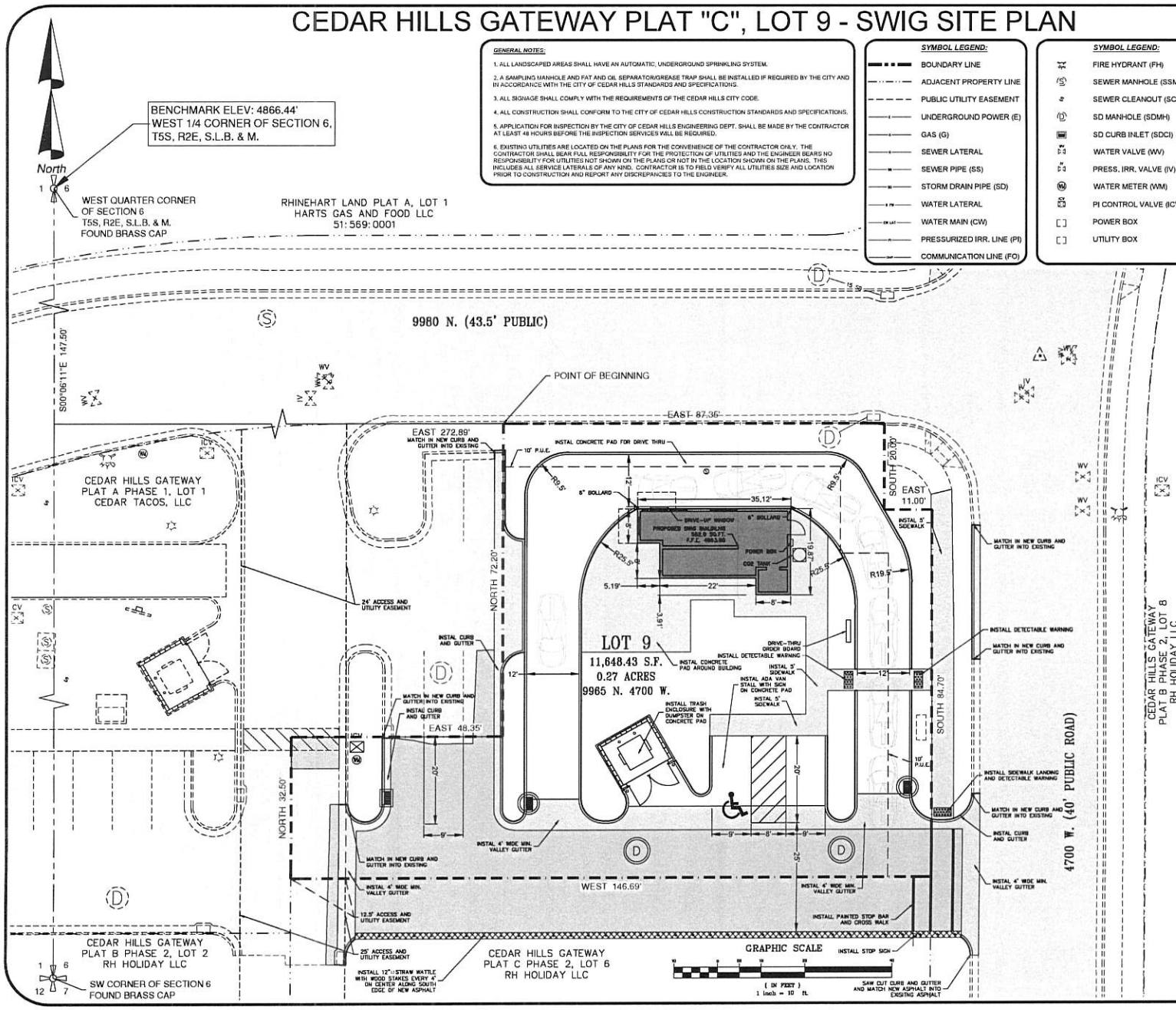
To review the proposed development, propose necessary conditions for final City Council approval.

MOTION:

To recommend/not recommend the final plans for Swig, located at approximately 9980 N 4700 W in the SC-1 Commercial Zone, subject to the following conditions {LIST ANY APPLICABLE CONDITIONS}

To recommend/not recommend the amendments to the Cedar Hills Gateway Subdivision, Lot 6 by creating Lot 9 {LIST ANY APPLICABLE CONDITIONS}.

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.

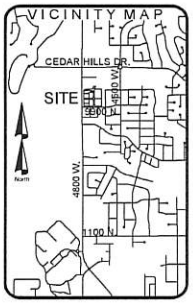
SYMBOL LEGEND:

- 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: 9955 N. 4700 W., Cedar Hills, UT

FEMA FIRM flood Insurance Map Community Panel Number 4955170110 B, Date July 17, 2002. Zone X (Areas determined to be outside 500-year flood plan.)

OWNER / DEVELOPER:
Four Foods Group
Daniel Gonzales, Manager
801-642-3900
dgonzales@fourfoodsgroup.com

SURVEYOR, ENGINEER, PLANNER:
A.L.M. & Associates, Inc
2230 North University Parkway, Suite 6D
Provo, UT 84604
(801) 374-6252 (801) 374-0085 FAX
MGreenwood@ALMonline.com

ZONING INFORMATION:
Zone - SC-1 Commercial

SITE TABULATION:
Total Area: 11,648.43 S.F. / 0.27 Ac. (100%)
Building Area: 552.00 S.F. / 0.01 Ac. (5%)
Impervious: 7,940.95 S.F. / 0.18 Ac. (68%)
Landscaped: 3,155.48 S.F. 0.08 Ac. (27%)

Landscape Required:
2,679.14 S.F. (23.0%)
Landscape Shown:
3,155.48 S.F (27.0%)
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 00°06'11" EAST ALONG THE SECTION LINE 147.50 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 11.00 FEET; THENCE SOUTH 84.70 FEET; THENCE WEST 146.69 FEET; THENCE NORTH 32.50 FEET; THENCE EAST 48.35 FEET; THENCE NORTH 72.70 FEET TO THE POINT OF BEGINNING.

AREA = 11,648.43 S.F. / 0.27 ACRES

BASIS OF BEARING BEING S 00°06'11" E ALONG THE SECTION LINE FROM THE W 1/4 CORNER TO THE SW CORNER OF SECTION 6. NAD83 STATE PLANE UTAH CENTERAL US SURVEY FEET COORDINATE SYSTEM. WEST QUARTER CORNER NGVD ELEVATION: 4866.44 FEET AS RECORDED ON UTAH COUNTY TIE SHEET 45-13.

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

No.	Revision	Date

C1.0
OF SHEETS

Proj # 559 - 1937

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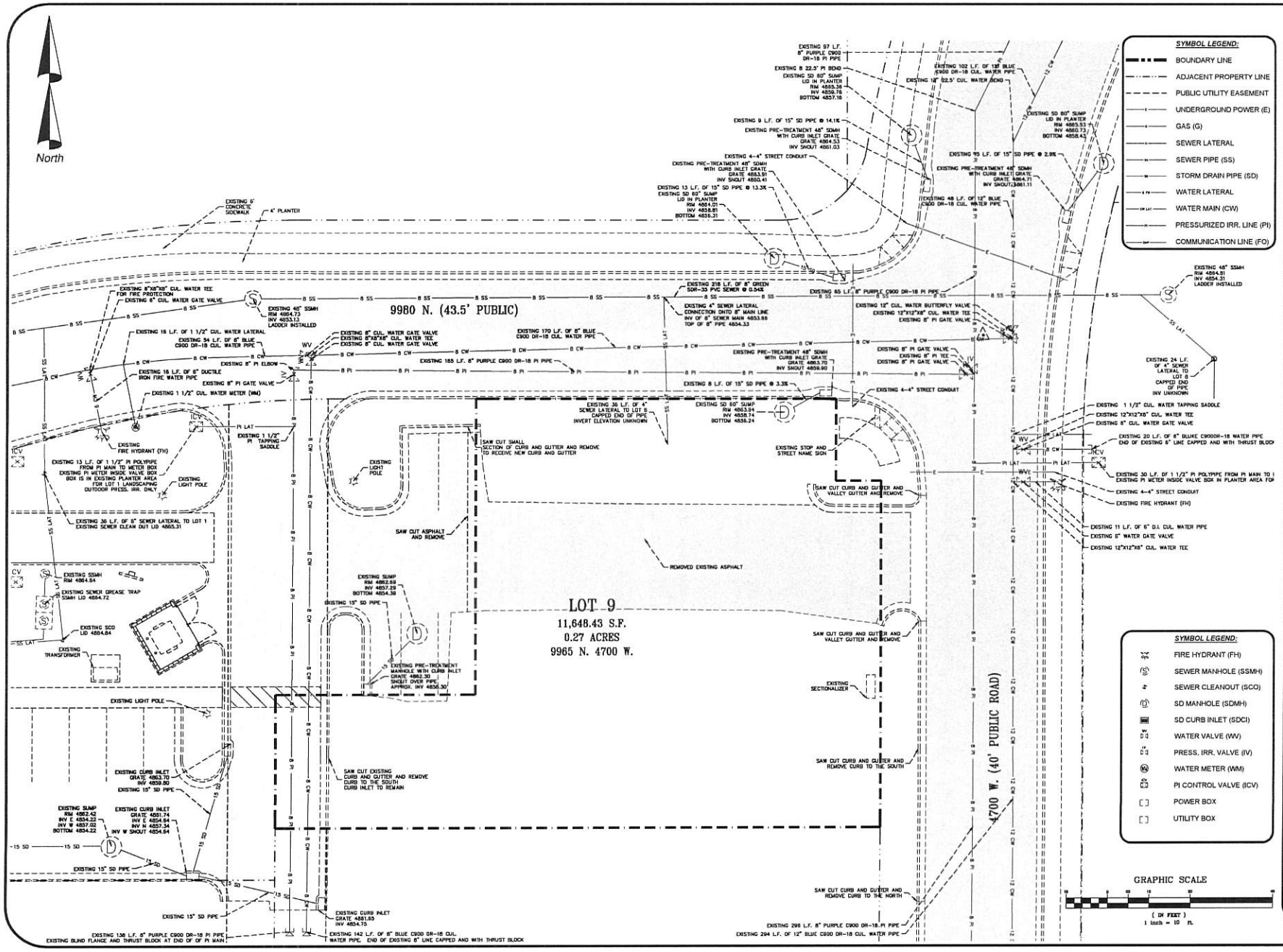

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Cedar Hills Gateway, Plat "C", Lot 9
FOUR FOODS GROUP - SWIG
DEMO PLAN

No.	Revision	Date

C1.1
OF SHEETS
Proj # 559 - 1937

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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 3.5 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.

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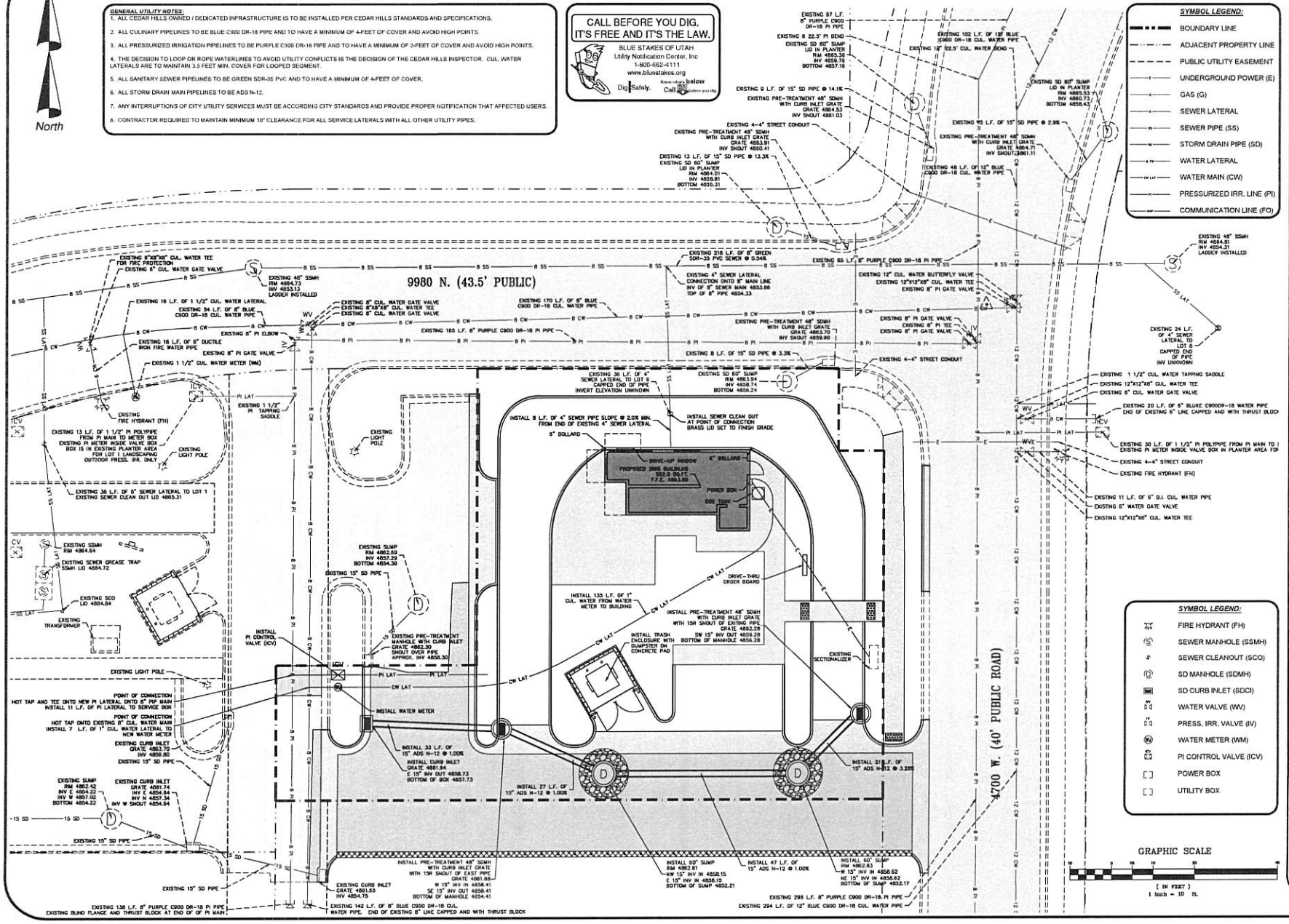

SYMBOL LEGEND:

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

No.	Revision	Date

C2.0
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Proj # 559 - 1937

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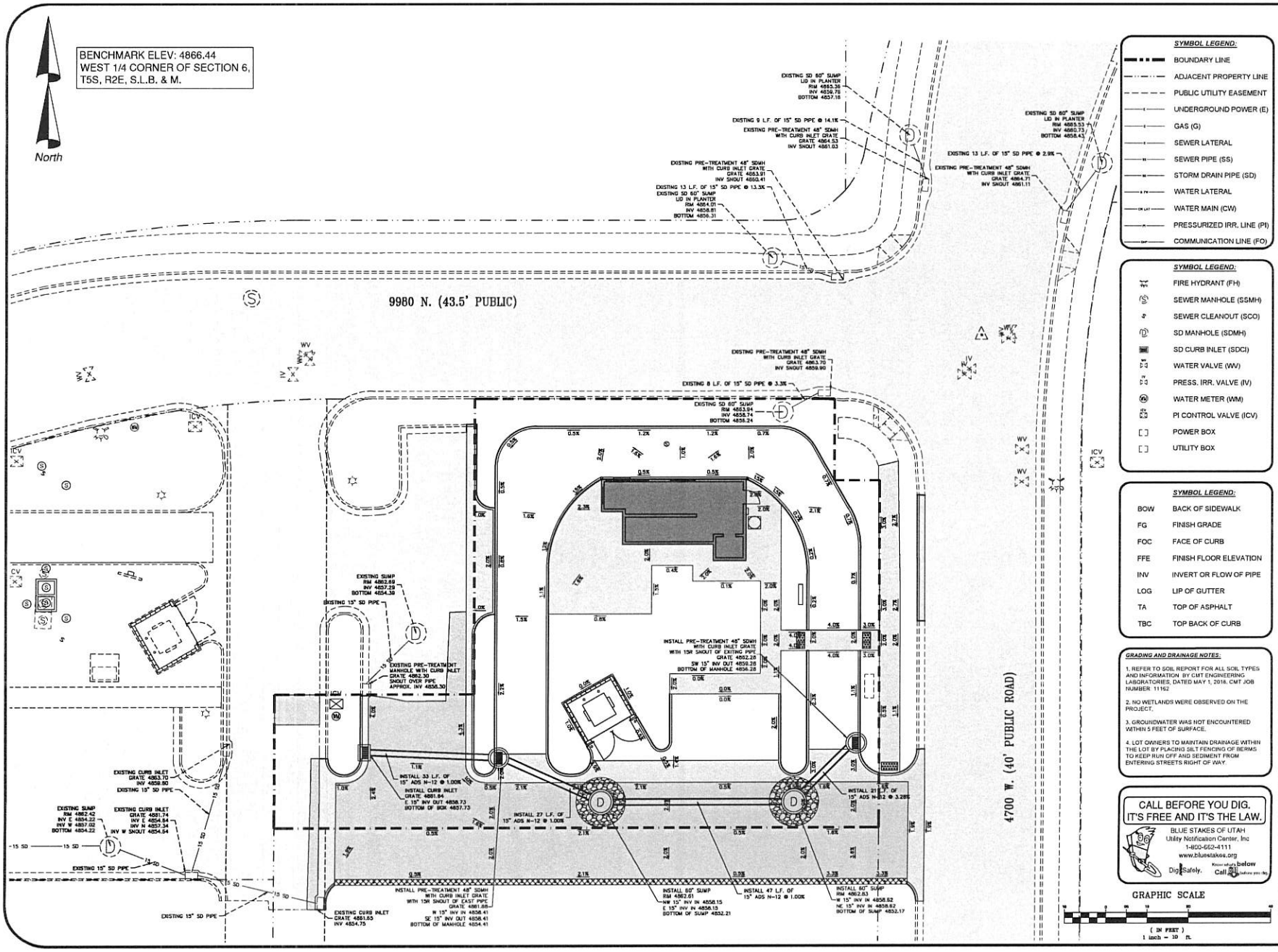

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SYMBOL LEGEND:

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

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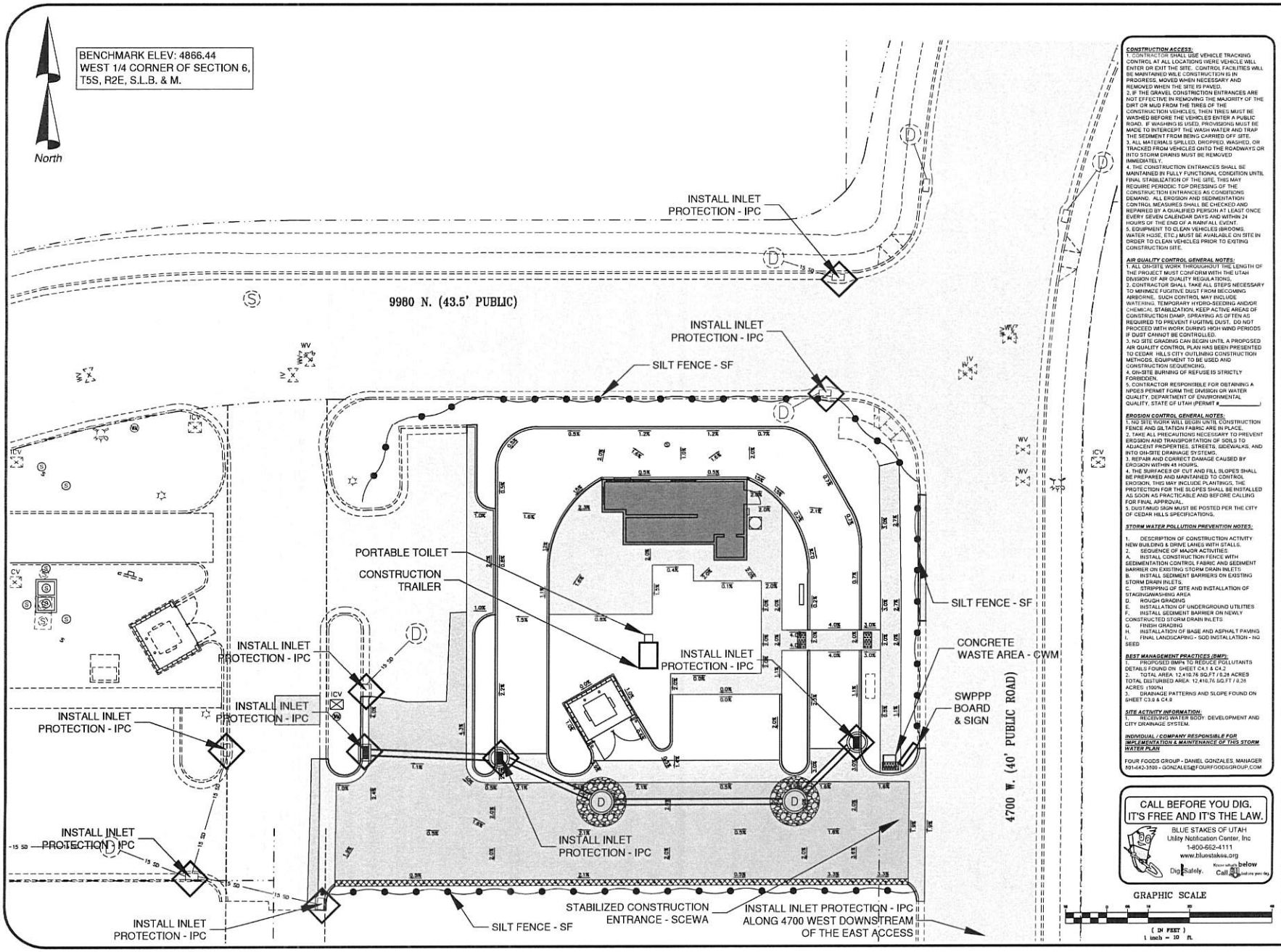

CONSTRUCTION ACCESS:

1. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WERE VEHICLE WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WILE 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, SPRAYING 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 FORM THE DIVISION OR 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 PLANTINGS, THE PROTECTION FOR THE SLOPES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND BEFORE CALLING FOR FINAL APPROVAL.
5. DUSTAWUD 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 C4.0 & C4.2
2. TOTAL AREA: 12,416.76 SQ.FT / 0.28 ACRES
TOTAL DISTURBED AREA: 12,416.76 SQ.FT / 0.28 ACRES (100%)
3. DRAINAGE PATTERNS AND SLOPE FOUND ON SHEET C3.0 & C4.0

SITE ACTIVITY INFORMATION:

1. RECEIVING WATER BODY: DEVELOPMENT AND CITY DRAINAGE SYSTEM.

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

FOUR FOODS GROUP - DANIEL GONZALES, MANAGER
801-642-3500 - GONZALES@FOURFOODSGROUP.COM

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

No.	Revision	Date

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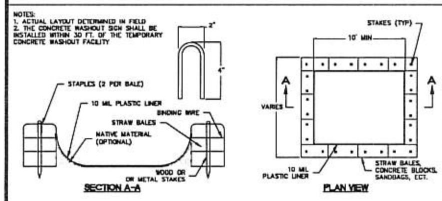
BMP: Concrete Waste Management — CWM

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



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.

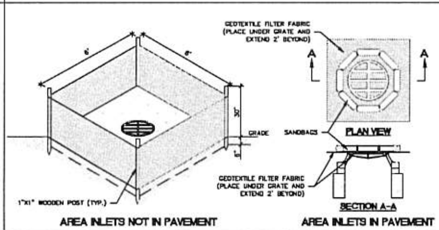
OBJECTIVES:
☐ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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.

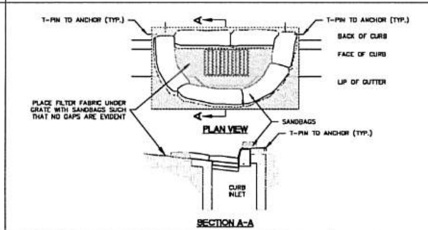
OBJECTIVES:
☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☒ Control Site Perimeter
☒ Control Internal Erosion

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.

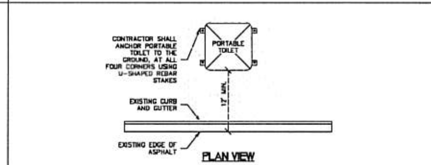
OBJECTIVES:
☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☒ Control Site Perimeter
☒ Control Internal Erosion

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

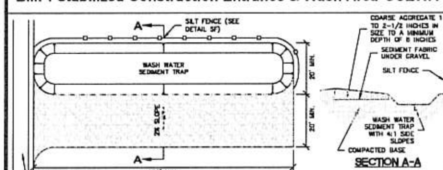
OBJECTIVES:
☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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 8 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.

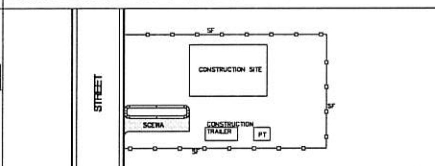
OBJECTIVES:
☒ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☒ Control Site Perimeter
☐ Control Internal Erosion

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 that 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 nonresidential 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. Fence 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 needed). 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 perimeter 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 fences, drainage swales or berms, straw or hay bale barriers, or rock check dams.
> Either utilize the curb cut or leave the curb, gutter and sidewalk in place (and replace it if needed when work is complete). Do not place anything in the gutter, including dirt ramps.
> Excavate for and place a bed of gravel or drain rock the full width of the future driveway (16' 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 on-site soils.
> At the proper time, the gravel or rock bed can be modified to serve as the base for concrete driveway placement. At that point, the concrete driveway will prevent delivery and other vehicles from coming into contact with on-site soils.

LIMITATIONS:

> It may be necessary to pump concrete to locations away from the bed of gravel or rock.
> Parking of workers' 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 on-site 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 tracking of soil onto the adjacent street indicates inadequate performance of this BMP. Remove soil tracked onto the street at the end of any day that it occurs and take corrective measures to prevent soil tracking onto the street from recurring.

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 #801-536-4100) for any spill of reportable quantity.

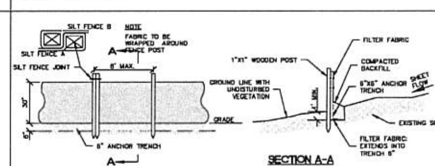
OBJECTIVES:
☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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 filter 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 filter 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 the barrier and remove accumulated sediment.
> Reanchor fence as necessary to prevent shortcutting.
> Remove accumulated sediment when it reaches ⅓ 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

SEAL

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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
Proj # 559 - 1937

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:

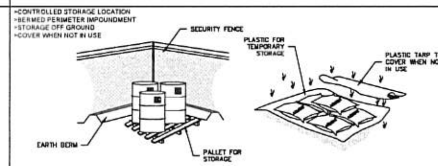
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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:

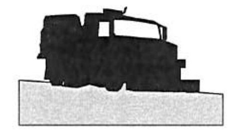
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

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:

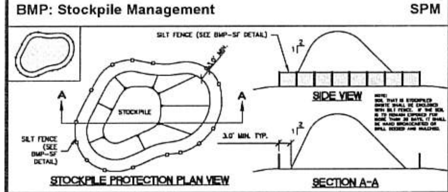
- ■ Sediment
- ■ Nutrients
- ■ Heavy Metals
- ☒ Toxic Materials
- ■ Oxygen Demanding
- ☐ Oil & Grease
- ☒ Floatable Materials
- ☐ Bacteria & Viruses

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.
>Where practical, choose stockpile locations that that will remain undisturbed for the longest period of time as the phases of construction progress.
>Place sediment control BMPs around the perimeter of the stockpile, such as sediment control logs, rock socks, silt fence, straw bales and sand bags.
> For stockpiles in active use, provide a stabilized designated access point on the upgradient side of the stockpile.
>Stabilize the stockpile surface with surface roughening, temporary seeding and mulching, erosion control blankets, or soil binders.

LIMITATIONS:

> Soils stockpiled for an extended period (typically for more than 60 days) should be seeded and mulched with a temporary grass cover once the stockpile is placed (typically within 14 days). Use of mulch only or a soil binder is acceptable if the stockpile will be in place for a more limited time period (typically 30-60 days).
>Time frames for stabilization of stockpiles noted in this fact sheet are "typical" guidelines. Check permit requirements for specific federal, state, and/or local requirements that may be more prescriptive.
>Stockpiles should not be placed in streets or paved areas unless no other practical alternative exists.
>See the Stabilized Staging Area Fact Sheet for guidance when staging in roadways is unavoidable due to space or right-of-way constraints.
>For paved areas, rock socks must be used for perimeter control and all inlets with the potential to receive sediment from the stockpile (even from vehicle tracking) must be protected.

MAINTENANCE:

> Inspect perimeter controls and inlet protection in accordance with their respective BMP Fact Sheets.
>Where seeding, mulch and/or soil binders are used, reseeding or reapplication of soil binder may be necessary.
>When temporary removal of a perimeter BMP is necessary to access a stockpile, ensure BMPs are reinstalled in accordance with their respective design detail section.
>When the stockpile is no longer needed, properly dispose of excess materials and revegetate or otherwise stabilize the ground surface where the stockpile was located.

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:

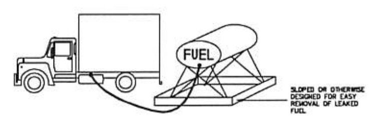
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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:

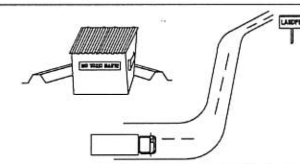
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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 consruction 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 Porto-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

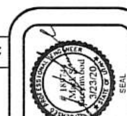
TARGETED POLLUTANTS:

- ☐ 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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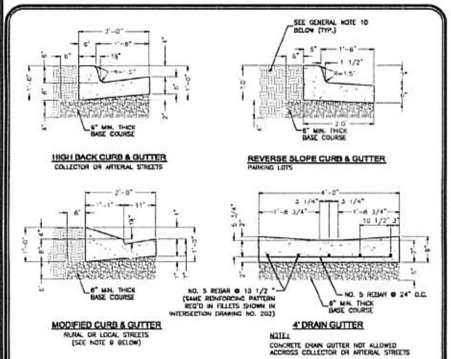
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

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

No.	Revision	Date

C4.2
OF SHEETS
Proj # 559 - 1937

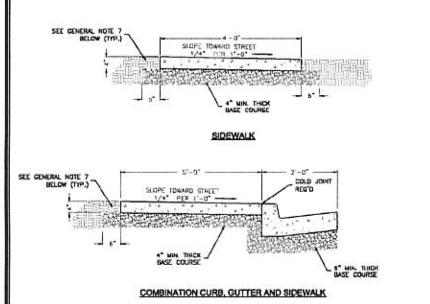


GENERAL NOTES:

1. CONCRETE SHALL BE IN ACCORDANCE WITH CITY STANDARD CONCRETE SPECIFICATION.
2. PLACE EXPANSION-CONTRACTION JOINTS (JOINT FILLER MATERIAL) THE FULL DEPTH OF CONCRETE PLUS 1 INCH. JOINT MATERIAL SHALL BE PLACED FLUSH WITH TOP OF CONCRETE, EVERY 50 FEET (100' IF "SLIP-FORMED").
3. PLACE CONTROL JOINTS AT 10 FOOT INTERVALS (MAXIMUM).
4. EDGE CONCRETE WITH A 1/2" EDGING TOOL.
5. USE 6" MIN UNTREATED BASE COURSE MATERIAL. COMPACT TO 95% OF MAXIMUM DRY DENSITY. (A.S.T.M. D-1557)
6. STAGGER LAP SPLICES WITH A MINIMUM OF 30 BAR DIAMETER LAPS.
7. FORM OIL CONTAMINATED REINFORCING STEEL WILL BE REJECTED.
8. COMPLY WITH CITY STANDARD SPECIFICATION, FOR CONCRETE CURB AND GUTTER.
9. HIGH BACK CURB & GUTTER WILL BE REQUIRED FOR ALL RURAL ROAD AND LOCAL STREETS STEEPER THAN 4%, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
10. CONTRACTOR SHALL BACKFILL AROUND CURB, GUTTER, AND SIDEWALK TO THE FINISHED GRADE LEVEL PRIOR TO THE ACCEPTANCE BY THE CITY. BACKFILL SHALL EXTEND 18" BEYOND OUTSIDE OF CURB, GUTTER, AND SIDEWALK.
11. IF CURB AND GUTTER IS REPLACED, THE MINIMUM SECTION LENGTH SHALL BE 4 FEET.

CURB AND GUTTER

CEDAR HILLS
STANDARD DRAWING NO. 206

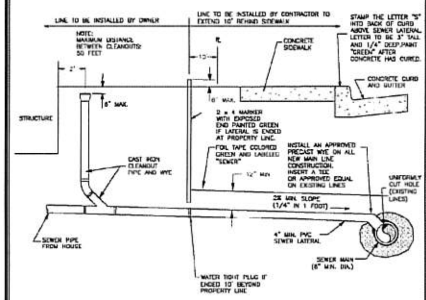


GENERAL NOTES:

1. CONCRETE SHALL BE IN ACCORDANCE WITH CITY STANDARD CONCRETE SPECIFICATION.
2. PLACE EXPANSION-CONTRACTION JOINTS (JOINT FILLER MATERIAL) THE FULL DEPTH OF CONCRETE PLUS 1 INCH. JOINT FILLER SHALL BE PLACED FLUSH WITH TOP OF CONCRETE, EVERY 50 FEET, FOR BOTH "FORMED" OR "SLIPPED FORMED" SIDEWALK. JOINT MATERIAL SHALL ALSO BE PLACED AT ALL INTERSECTIONS WITH PERPENDICULAR SIDEWALKS AND AT DRIVEWAYS.
3. PLACE CONTROL JOINTS AT 10 FOOT INTERVALS (MAXIMUM).
4. EDGE CONCRETE WITH A 1/2" EDGING TOOL.
5. USE 4" MIN THICK BASE COURSE MATERIAL. COMPACT TO 95% OF MAXIMUM DRY DENSITY. (A.S.T.M. D-1557)
6. COMPLY WITH CITY STANDARD SPECIFICATIONS FOR CONCRETE SIDEWALK.
7. CONTRACTOR SHALL BACKFILL AROUND CURB, GUTTER, AND SIDEWALK TO THE FINISHED GRADE LEVEL PRIOR TO THE ACCEPTANCE BY THE CITY. BACKFILL SHALL EXTEND 18" BEYOND OUTSIDE OF CURB, GUTTER, AND SIDEWALK.

SIDEWALK

CEDAR HILLS
STANDARD DRAWING NO. 207

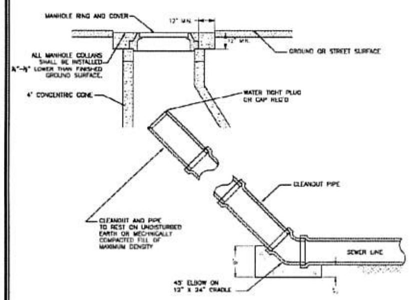


GENERAL NOTES:

1. LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2. SEWER LATERALS HAVE THE SAME BEDDING REQUIREMENTS, BOTH IN MATERIAL AND DIMENSIONS OF BEDDING, AS THE SEWER MAIN LINE.
3. SEWER LATERALS MUST BE LAID AT LEAST TEN FEET (EDGE TO EDGE) HORIZONTALLY FROM ANY EXISTING OR PROPOSED CULINARY WATER LATERAL.
4. ALL SEWER LATERALS SHALL BE BEDDED & BACKFILLED WITH SAND OR AN APPROVED EQUAL, PEA GRAVEL SHALL NOT BE ACCEPTED.
5. CLEANOUTS SHALL BE REQUIRED EVERY 50' OR AT EVERY BEND.

SEWER LATERAL DETAIL

CEDAR HILLS
STANDARD DRAWING NO. 302

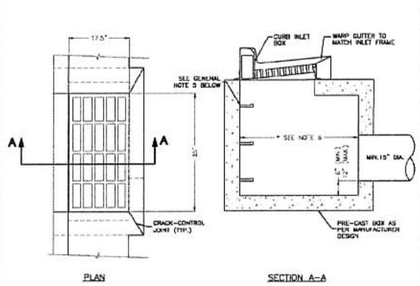


GENERAL NOTES:

1. WHEN ROADWAY SURFACE IS REPAIRED OR OVERLAID, ALL CONCRETE COLLARS WITHIN DISTURBED AREAS SHALL BE REMOVED PRIOR TO PAVING. COLLARS SHALL THEN BE REPLACED AFTER PAVING IS COMPLETE.

"TEMPORARY" SEWER MAIN CLEANOUT

CEDAR HILLS
STANDARD DRAWING NO. 303

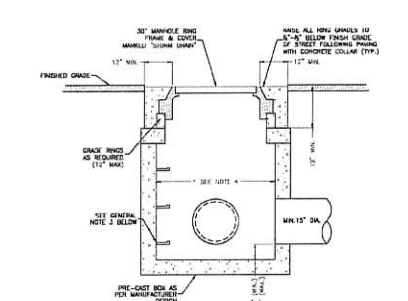


GENERAL NOTES:

1. ALL FRAMES & GRATES TO BE GALVANIZED STEEL OR CAST IRON.
2. CONSTRUCT BOX (WALL THICKNESS) TO MATCH EXISTING OR NEW TYPE OF CURB AS SHOWN.
3. CURB FACE INLET BOX CAN BE UTILIZED AS APPROVED BY CITY.
4. ALL GRATES TO BE BICYCLE SAFE.
5. STEPS ARE REQUIRED IN ALL STORM DRAIN BOXES & MANHOLES DEEPER THAN 5 FEET.
6. 2' MIN. (3' MIN. IF DEEPER THAN 5').

STORM DRAIN CATCH BASIN

CEDAR HILLS
STANDARD DRAWING NO. 505

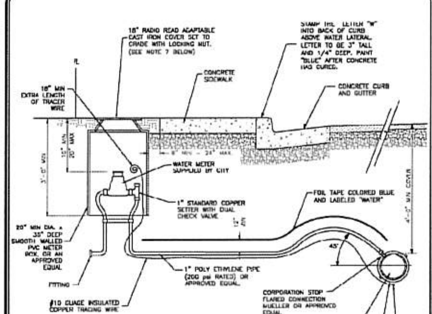


GENERAL NOTES:

1. ALL FRAMES & GRATES TO BE GALVANIZED STEEL OR CAST IRON.
2. CONSTRUCT BOX, FRAME & GRATE TO SUPPORT AN H-20 LOADING.
3. STEPS ARE REQUIRED IN ALL STORM DRAIN BOXES & MANHOLES DEEPER THAN 5 FEET.
4. 2' MIN. (3' MIN. IF DEEPER THAN 5').

STORM DRAIN COLLECTION BOX

CEDAR HILLS
STANDARD DRAWING NO. 506

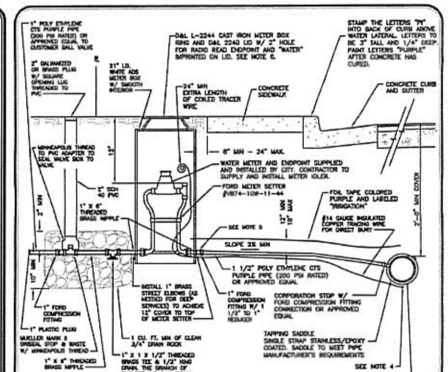


GENERAL NOTES:

1. CULINARY WATER LATERALS MUST BE LAID AT LEAST TEN FEET (EDGE-TO-EDGE) FROM ANY EXISTING OR PROPOSED SEWER LATERAL.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
4. ALL SERVICE LATERALS SHALL BE BEDDED & BACKFILLED WITH SAND OR AN APPROVED EQUAL. PEA GRAVEL SHALL NOT BE ACCEPTED.
5. CULINARY WATER SERVICE METERS MAY BE PLACED IN PLANTER STRIPS, IF PRESENT.
6. CONTRACTOR SHALL SPLICE AND RE-CONNECT ALL TRACING WIRE WITH GREASED WIRE NUTS.
7. ALL METER BOX LIDS WITHIN CONCRETE SHALL BE D&L SUPPLY MODEL B-5021.

CULINARY WATER SERVICE CONNECTION DETAIL

CEDAR HILLS
STANDARD DRAWING NO. 406



GENERAL NOTES:

1. THREAD TAPE REQUIRED ON ALL THREADED CONNECTIONS.
2. ALL SERVICE LATERALS SHALL BE BEDDED & BACKFILLED WITH SAND OR AN APPROVED EQUAL. PEA GRAVEL SHALL NOT BE ACCEPTED.
3. IRRIGATION WATER SERVICE METERS MAY BE PLACED IN PLANTER STRIPS, IF PRESENT.
4. CONTRACTOR SHALL SPLICE AND RE-CONNECT ALL TRACING WIRE WITH GREASED WIRE NUTS.
5. IF IRRIGATION MAIN IS AT A HIGHER ELEVATION THAN BOTTOM OF METER SETTER SUCH THAT THE LATERAL PIPING CANNOT BE SLOPED DOWN TOWARD THE MAIN, THEN INSTALL ANOTHER TEE, NIPPLE, AND KING DRAIN WITH DRAIN ROCK AT THIS LOCATION TO MATCH OTHER SIDE.
6. WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS APPROVED BY THE PUBLIC WORKS DEPARTMENT. IF SO, USE D&L B-5021 CAST IRON RING AND LID W/ UNIVERSAL HOLE FOR RADIO READ ENDPOINT AND "WATER" IMPRINTED ON LID.

5/9/2019

IRRIGATION WATER SERVICE CONNECTION DETAIL

(NOT TO SCALE)

CEDAR HILLS
STANDARD DRAWING NO. 408

SEAL 3/23/20

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

No.	Revision	Date

C5.0 of sheets
Proj # 559 - 1937

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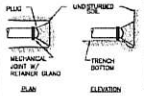
THRUST BLOCK TYPICAL



PLUG DETAIL

SIZE	BENDS 37°	45°	22 1/2°	11 1/4°	TEES *	GATE VALVES	DEAD ENDS	CROSS W/ 2 BRANCH PLUGGED	CROSS W/ 3 BRANCH PLUGGED
3	1.2	0.8	0.5	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.6	4.5	7.6	7.6	7.6
12	16.0	8.6	4.4	2.2	11.0	7.5	11.0	11.0	11.0
14	21.7	11.6	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.8		17.8	17.8	17.8
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	35.9	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.3	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.0		102.0	102.0	102.0

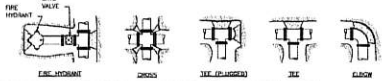
* SIZE IS BRANCH SIZE

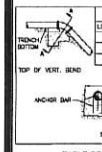
AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

F = ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN. / ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING

* THRUST BLOCKS AGAINST NON-NATIVE MATERIALS MUST BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED





BAR SIZES FOR 100 PSI		
LESS THAN NO. OF BARS & SIZE		MIN. LENGTH OF EMBEDMENT
90°	NO. 4	8"
90°	NO. 5	12"
135°	NO. 5	18"

SIZE	BENDS 45°	22 1/2°	11 1/4°
3	3.7	1.8	1.4
4	6.5	3.3	1.7
6	14.6	7.5	3.7
8	26.0	13.2	6.6
12	60.5	30.7	15.3
12	58.5	30.0	14.8
14	79.5	40.7	20.2
15	91.0	46.6	23.2
16	104.0	53.0	26.5
18		67.3	33.4
20		83.0	41.3
21			45.5
22	SPECIAL DESIGN REQUIRED		50.0
24			59.5
30			

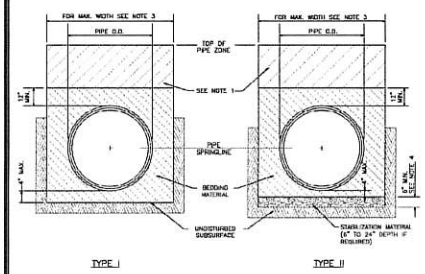
TABLE OF VOLUMES OF CONCRETE (IN CU. FT.)

BASED FOR VERT. BEND ANCHOR BLOCKS FOR 100 P.S.I. PRESSURE. VOLUMES BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F".

F = ACTUAL SPECIFIED TEST PRESSURE / 100

THRUST BLOCK DETAILS

CEDAR HILLS STANDARD DRAWING NO. 404



GENERAL NOTES:

1. PLACE BACKFILL IN PIPE ZONE AT OPTIMUM MOISTURE IN HORIZONTAL 12" DEEP LOOSE LAYERS. COMPACT TO A 95% STANDARD PROCTOR DRY DENSITY (ASTM D-698).
2. "O.D." MEANS OUTSIDE DIAMETER OF PIPE BARREL. "I.D." MEANS INNER DIAMETER OF PIPE BARREL.
3. MAXIMUM WIDTH OF TRENCH MEASURED AT THE TOP OF THE PIPE, INCLUDING ANY NECESSARY SHEATHING IS AS FOLLOWS:

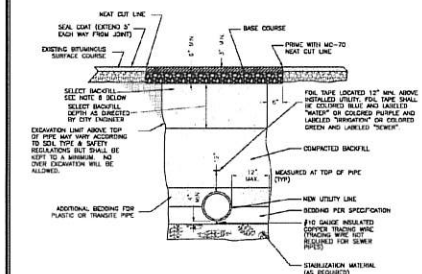
PIPE I.D.	MAX. TRENCH WIDTH
LESS THAN 33"	O.D. + 24"
GREATER THAN 33"	O.D. + 30"

CHANGES IN MAXIMUM WIDTHS ONLY AS APPROVED BY THE CITY ENGINEER.

4. FOR FOUNDATION STABILIZATION USE STABILIZATION MATERIAL CONFORMING TO CITY OF CEDAR HILLS SPECIFICATIONS. DEPTH AS REQUIRED AND APPROVED BY THE CITY ENGINEER.
5. BEDDING MATERIAL AND MODIFIED BEDDING MATERIALS SHALL CONFORM TO CITY OF CEDAR HILLS SPECIFICATIONS COVERING THESE MATERIALS.
6. PEA GRAVEL SHALL NOT BE ACCEPTED AS A BEDDING OR BACKFILL MATERIAL.

PIPE BEDDING

CEDAR HILLS STANDARD DRAWING NO. 501

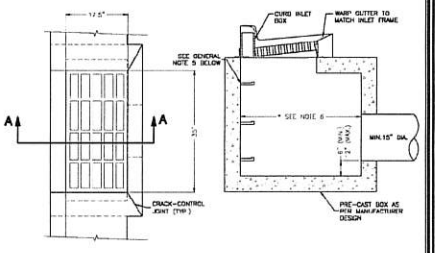


GENERAL NOTES:

1. FOR PARALLEL PIPES (CULINARY AND IRRIGATION) THE DISTANCES MINIMUM BETWEEN PIPES SHALL BE 5'-0" HORIZONTAL AND 4" VERTICAL (IRRIGATION LINE ON TOP) SEE STANDARD DRAWING NO 503
2. PIPE SHALL BE "BLUE" FOR CULINARY WATER, "PURPLE" FOR PRESSURIZED IRRIGATION, AND "WHITE" OR "GREEN" FOR SEWER.
3. NO PRESSURIZED UTILITIES INSTALLED PARALLEL TO ANOTHER PRESSURIZED UTILITY MAY BE INSTALLED CLOSER THAN 3' (SIDE TO SIDE) TO SAID UTILITY.
4. NO CULINARY WATER/PRESSURIZED IRRIGATION CROSS-CONNECTIONS SHALL BE ALLOWED.
5. ALL PRESSURIZED IRRIGATION LINES SHALL BE "LAID TO GRADE" IN ORDER TO DRAIN PI. LINES WHEN NOT IN USE.
6. IN THE EVENT THE NATIVE EXCAVATED MATERIAL IS NOT SATISFACTORY FOR BACKFILLING AS BY THE TOWN ENGINEER OR THE PUBLIC WORKS DEPARTMENT, THE CONTRACTOR SHALL PROVIDE AN IMPORTED GRANULAR MATERIAL TO MEET THE SPECIFICATIONS OUTLINED IN SECTION 7.12 OF THE CITY OF CEDAR HILLS DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
7. PEA GRAVEL SHALL NOT BE ACCEPTED AS A BEDDING OR BACKFILL MATERIAL.
8. ALL CONCRETE COLLARS WITHIN DISTURBED AREAS SHALL BE REMOVED PRIOR TO PAVING. COLLARS SHALL THEN BE REPLACED AFTER PAVING IS COMPLETE.

UTILITY INSTALLATION AND ROAD REPAIR

CEDAR HILLS STANDARD DRAWING NO. 502

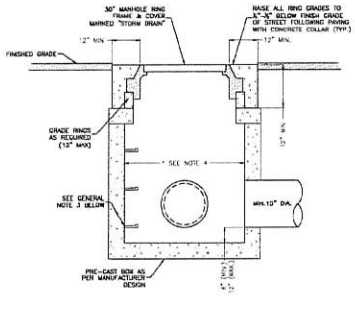


GENERAL NOTES:

1. ALL FRAMES & GRATES TO BE GALVANIZED STEEL OR CAST IRON.
2. CONSTRUCT BOX (WALL THICKNESS) TO MATCH EXISTING OR NEW TYPE OF CURB AS SHOWN.
3. CURB FACE INLET BOX CAN BE UTILIZED AS APPROVED BY CITY.
4. ALL GRATES TO BE BICYCLE SAFE.
5. STEPS ARE REQUIRED IN ALL STORM DRAIN BOXES & MANHOLES DEEPER THAN 5 FEET.
6. 2' MIN. (3' MIN. IF DEEPER THAN 5').

STORM DRAIN CATCH BASIN

CEDAR HILLS STANDARD DRAWING NO. 505

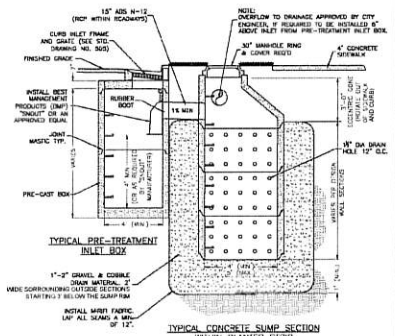


GENERAL NOTES:

1. ALL FRAMES & GRATES TO BE GALVANIZED STEEL OR CAST IRON.
2. CONSTRUCT BOX, FRAME & GRATE TO SUPPORT AN H-20 LOADING.
3. STEPS ARE REQUIRED IN ALL STORM DRAIN BOXES & MANHOLES DEEPER THAN 5 FEET.
4. 2' MIN. (3' MIN. IF DEEPER THAN 5').

STORM DRAIN COLLECTION BOX

CEDAR HILLS STANDARD DRAWING NO. 506



GENERAL NOTES:

1. MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTM C478.
2. STEPS ARE REQUIRED WITHIN SUMP & CATCH BASIN.
3. THE PRE-TREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS
4. THE MANHOLE RING & COVER SHALL BE CENTERED WITHIN PLANTER STRIP.
5. THE SUMP LID SHALL NOT BE LOCATED IN THE SIDEWALK SECTION OR IN THE CURB.
6. ANY APPROVED EQUIVALENTS REQUIRE CITY ENGINEER'S WRITTEN APPROVAL
7. D & L 1-35-18 OR APPROVED EQUIVALENT IS PREFERRED FOR CURB-FACED INLETS
8. NO SUMPS SHALL BE ALLOWED IN "DOWN-SLOPING" CUL-DE-SACS.
9. PLACE SUFFICIENT GRADE RINGS UNDER LID ASSEMBLY TO ENSURE CONCRETE CONE WILL BE BELOW CURB AND SIDEWALK CONCRETE.

MODIFIED PRE-TREATMENT MANHOLE AND STORM WATER SUMP DETAIL

CEDAR HILLS

507A

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

SEAL

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

No.	Revision	Date

C5.1 OF SHEETS

Proj # 559 - 1937

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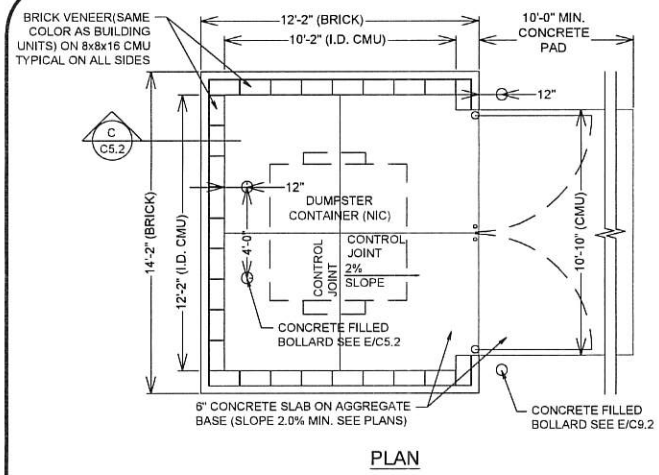
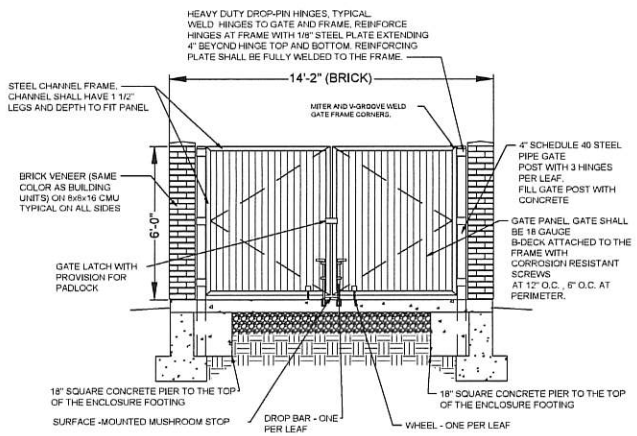


MASONRY DUMPSTER ENCLOSURE

A

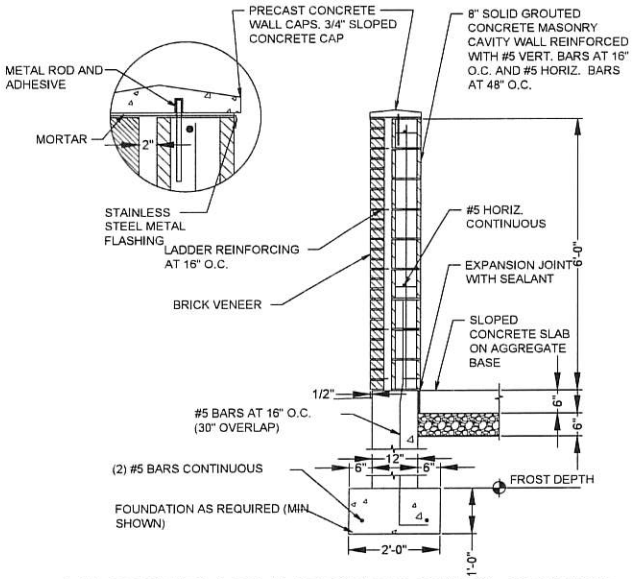
N.T.S.



MASONRY GATE ENCLOSURE

B

N.T.S.



MASONRY DUMPSTER ENCLOSURE

C

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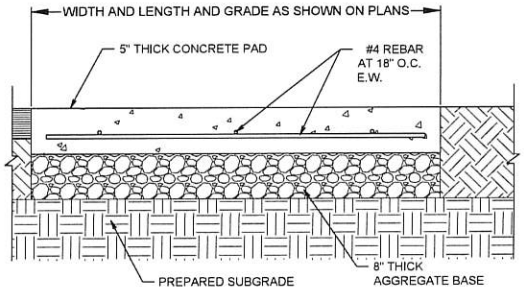
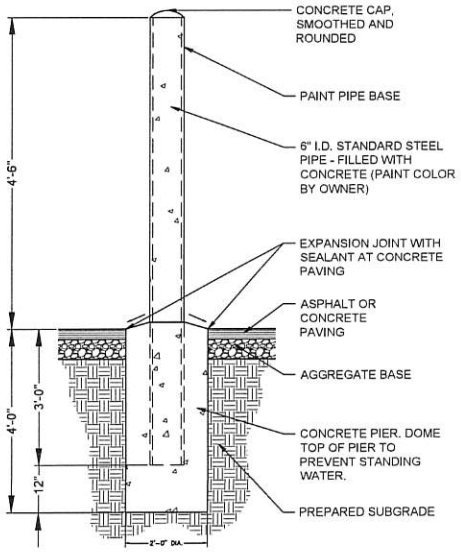


DUMPSTER PAD SECTION

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

Proj # 559 - 1937

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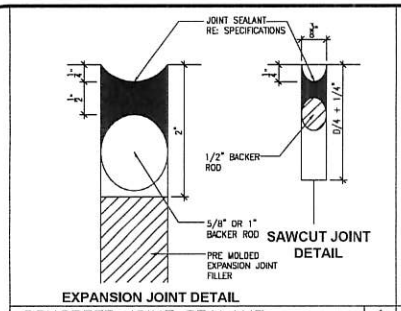
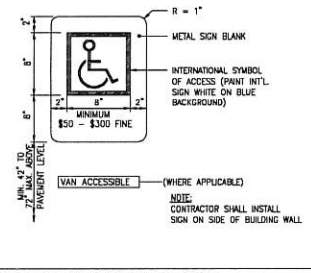
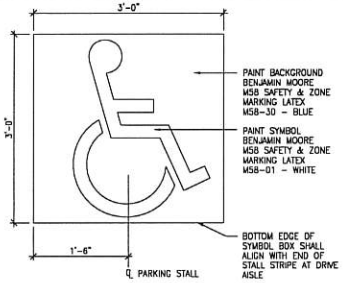


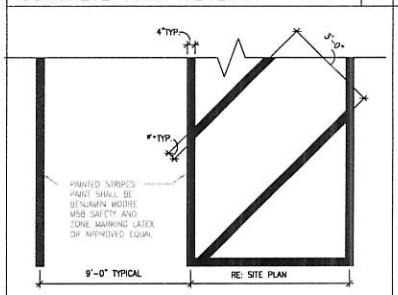
CONCRETE JOINT SEALANT N.T.S. | 1



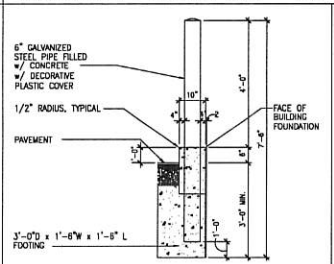
ACCESSIBLE PARKING SIGN N.T.S. | 2



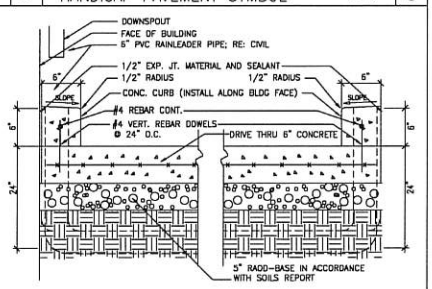
HANDICAP PAVEMENT SYMBOL 1"=1'-0" | 3



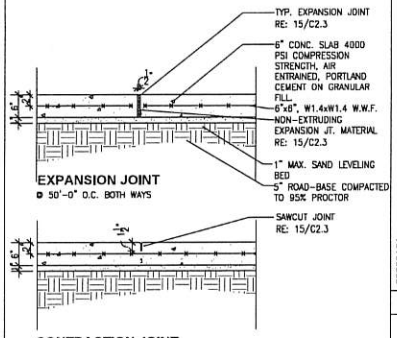
PARKING STRIPING 1/2"=1'-0" | 4



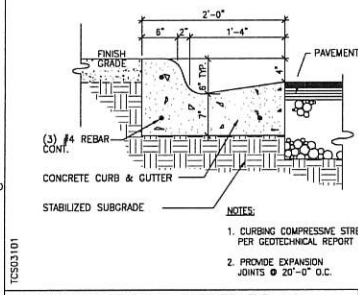
BOLLARD DETAIL @ CURB N.T.S. | 5



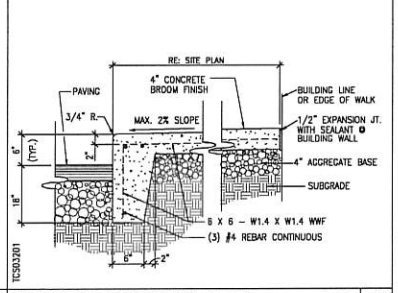
6" DRIVE THRU CURB N.T.S. | 6



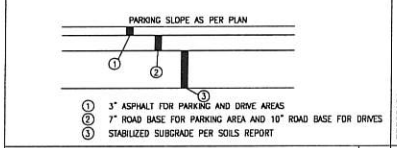
5" CONCRETE PAVEMENT N.T.S. | 7



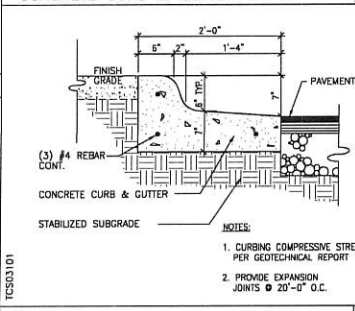
CONCRETE CURB & GUTTER TIP-IN N.T.S. | 9



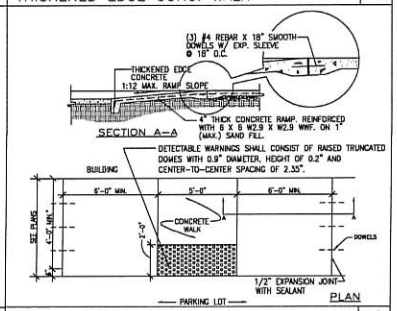
THICKENED EDGE CONC. WALK 1"=1'-0" | 11



TYP. ASPHALT PAVEMENT N.T.S. | 8



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



ADA ACCESS RAMP N.T.S. | 12

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

No.	Revision	Date

C5.3
of SHEETS
Proj # 559 - 1937

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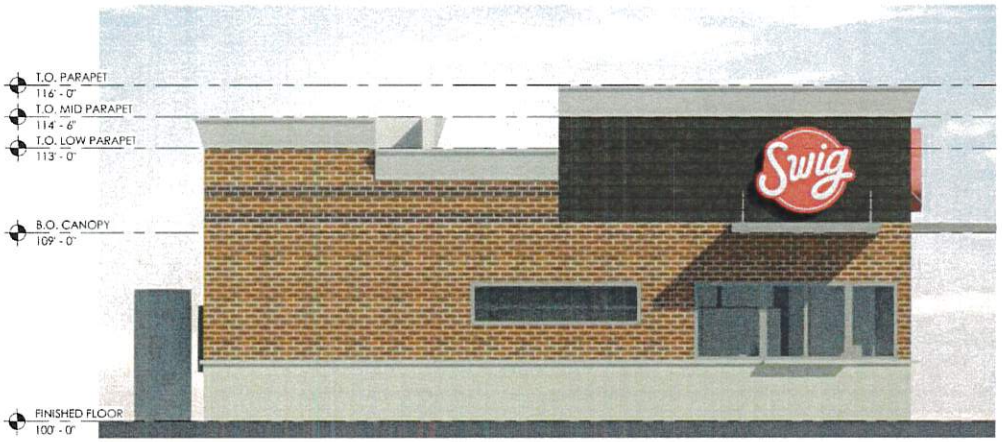
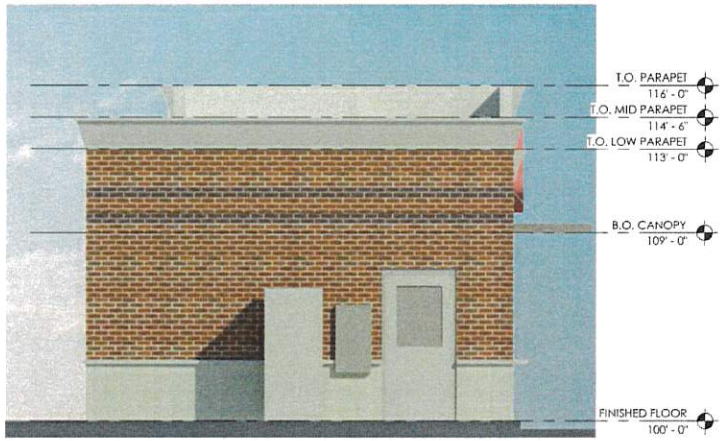


NORTH ELEVATION



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

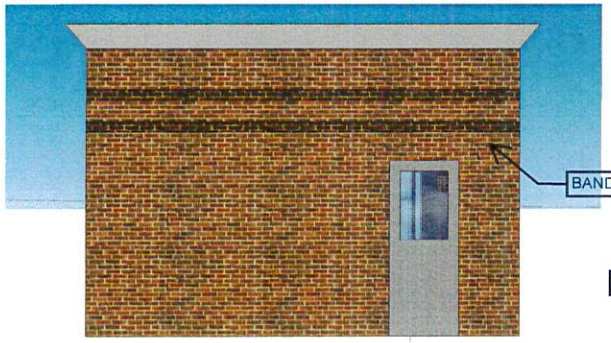
HARRISSTONE
CHARLESTON THIN BRICK

NICHIHA
VINTAGEWOOD BARK

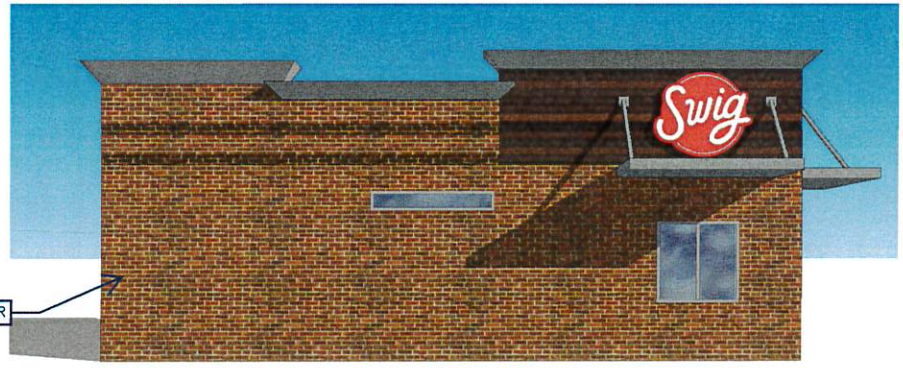
STOREFRONT
CLEAR ANNODIZED ALUMINUM

POWDER COAT STEEL
SW# 7048 "URBANE BRONZE"

EXTERIOR FINISH SCHEDULE		
MARK	MATERIAL	DESCRIPTION
X-1	THIN-BRICK (COLONIAL)	FAUX BRICK MATERIAL TO BE DETERMINED
X-2	PAINT (DARK GRAY)	EXTERIOR GRADE - SW# 7048 "URBANE BRONZE" (POWDER COAT STEEL IF POSSIBLE)
X-3	SIMULATED WOOD SIDING	FIBER CEMENT PANELS **BASE BID:** NICHIHA; VINTAGE WOOD; BARK; 17-7/8" x 5/8" THICK; HORIZONTAL INSTALL **BID ALTERNATE:** JAMES HARDIE; SIERRA 8; TIMBER BARK; 5/16" THICK; HORIZONTAL INSTALL
X-4	PERFORATED METAL PANEL	PERFORATED MEAL PANEL; STAINLESS STEEL; (14 GAUGE) 1/4" ROUND HOLES WITH 5/16" STAGGERED CENTERS; 38% OPEN
X-5	STOREFRONT	CLEAR ANNODIZED ALUMINUM
X-6	SWIG RED	"SHER-COLOR" CUSTOM MATCH, EXTERIOR ULTRADEEP SATIN. COLOR CAST FORMULA: W1 WHITE >>> COLORANT 02= 2 COLORANT 32 =2 R4 NEW RED >>> COLORANT 02 = 8. COLORANT 32 = 61 COLORANT 84 = 1



BACK ELEVATION
1/8" = 1'-0"



LEFT ELEVATION (DRIVE-UP)
1/8" = 1'-0"

FRONT ELEVATION (WALK-UP)
1/8" = 1'-0"

RIGHT ELEVATION
1/8" = 1'-0"

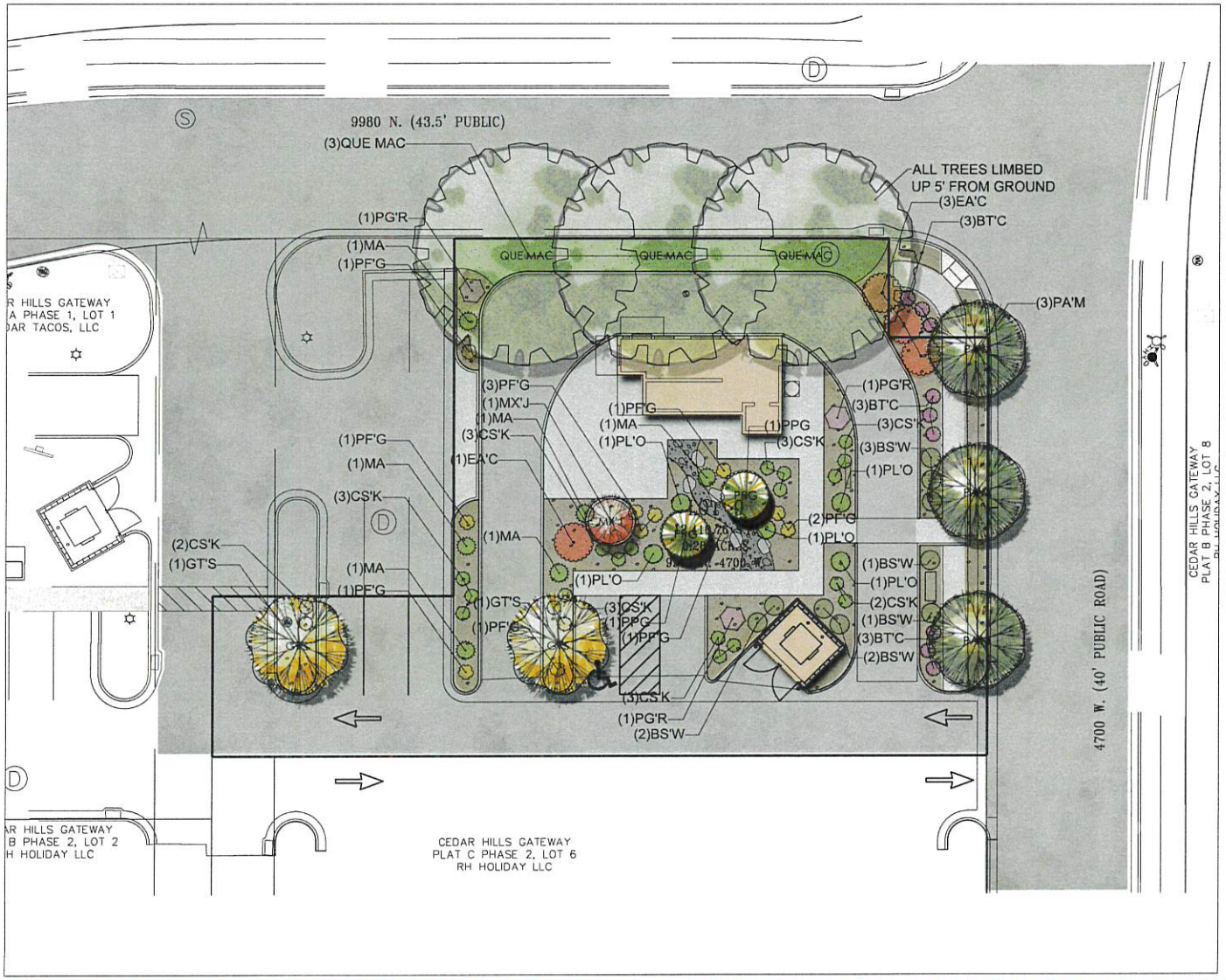
Babcock Design

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 | babcock**design**.com

Option 1

08-16-2019



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	GTS	2	Gleditsia triacanthos 'Skyline' Skyline Honey Locust	3" Cal
	MXJ	1	Malus x 'Jaman' TM Mineiwa Crabapple	3" Cal
	PA'M	3	Platanus x acerifolia 'Morton Budlid' TM London Plane Tree	2.5" Cal
	QUE MAC	3	Quercus macrocarpa Bur Oak	2.5" Cal

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	PPG	2	Picea pungens glauca 'Bakeri' Blue Spruce	8' Tall

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BTC	9	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	5 gal
	BSW	7	Buxus sinica insularis 'Wintergreen' Wintergreen Korean Littleleaf Boxwood	5 gal
	CS'K	22	Cornus sericea 'Kelseyi' Kelseyi Dogwood	5 gal
	EA'C	4	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal
	MA	6	Mahonia aquifolium Oregon Grape	5 gal
	PFG	11	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	5 gal
	PG'R	3	Prunus glandulosa 'Rosea Plena' Pink Flowering Almond	5 gal
	PL'O	5	Prunus laurocerasus 'Otto Luyken' Luyken Laurel	18" high

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
L-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% 'BLUESTAR' KENTUCKY BLUEGRASS, 19% 'MARQUIS' KENTUCKY BLUEGRASS, 17% 'NEWPORT' KENTUCKY BLUEGRASS, 14% 'COUCHDWARF' KENTUCKY BLUEGRASS, 14% 'ACE' PERENNIAL RYEGRASS, 12% 'ACCENT' PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND DEAMERPEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT (4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH. NO SHREDDED TREES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	513 sf
L-02	1½" EQUIPRIM GRAVEL OR NO MAROCHE BEDDING 3" DEPTH. PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS.	2,630 sf

SYMBOL	LANDSCAPE DESCRIPTION	QTY
L-03	BOULDERS - DECORATIVE	5

SYMBOL	LANDSCAPE DESCRIPTION	QTY
L-04	3-5" RIVER COBBLE	137 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
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

N

20' 10' 40' 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

Client / 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) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

DRAWING INFO

PLAN BY:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/3/2020

COLOR PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-COLOR

Drainage Summary
for
Cedar Hills Gateway – Swig Lot
by ALM & Associates
April 10, 2020

The existing site in an undeveloped lot in the Cedar Hills Gateway subdivision. The site in bounded by Lot 1 (Taco Bell) on the west, 9980 North on the north, and 4700 West on the East. There is an undeveloped lot on the south. The general slop of the land drains south by southwest.

The site will be improved to include a small restaurant with a drive thru lane on the north and parking on the south.

The development will retain all 100-year storm waters and discharge them slowly into the groundwater. The 100-year storage will be handled by 2 sumps.

The top area of the ground is considered to have a low percolation rate compared to materials deeper. Soils with betters percolation rates are considered 7 feet below the surface. Percolation rate for the sump is also assumed to be down 7 feet from the existing surface. This makes the effective wall are of the sump considerably less than its entire height.

The site is relatively small for storm calculations. The rational method was used to determine storm water impact. The site has one subbasin and the sumps are interconnected.

The rational C factor was set at 0.9 for all roadways.

10 year, 10 minute storm volumes were calculated for pipe flows. Pipes between treatment manholes and sumps are set at 15". Flow in a 15" pipe at 1.00% typically flows around 3.2 cfs.

Flow in 15" Pipe

Pipe Size (in) =	15	Gravity g (ft/s/s) =	32.2
Available Head (ft) H =	0.20	Manning Coefficient =	0.012
Pipe Length (ft) =	20	Hydraulic Slope (ft/ft) =	1.00%

Pipe Exit Loss Equation:

$$H = \frac{V^2}{2g}$$

Pipe Entrance Loss Equation:

$$H = 0.5\frac{V^2}{2g}$$

Manning Velocity Equation:

$$V = \frac{1.49}{n}\left(\frac{D}{4}\right)^{0.67}\left(\frac{H}{L}\right)^{0.50}$$

Manning Equation solving for Head:

$$H = L\left[\frac{Vn}{1.49\left(\frac{D}{4}\right)^{0.67}}\right]^2$$

Total Loss Equation:

$$H = 0.5\frac{V^2}{2g} + \frac{V^2}{2g} + L\left[\frac{Vn}{1.49\left(\frac{D}{4}\right)^{0.67}}\right]^2$$

Solving for Velocity:

$$V = \left(\frac{H}{\frac{1.5}{2g} + L\left[\frac{n}{1.49\left(\frac{D}{4}\right)^{0.67}}\right]^2}\right)^{0.50}$$

V (fps) =	2.6
Flow Q (cfs) =	3.20
Flow Q (gpm) =	1435.11

10-year storm flows are considered minimal for the pipes designed.

10 – Year 10 – Minute Rainfall Intensity (in/hr) = 2.57

Subbasin	C Factor	Area (ac)	Flow (cfs)
1	0.72	0.28	0.52

Storm Drain Calculations:

Weighted Rational Coefficient			
Description	C Value	Area	Weighted Value
Site Hardscape	0.90	0.21	0.19
Site Landscape	0.20	0.07	0.01
Total	0.72	0.28	0.20

Sump Calculation	
Sump Depth (ft)	10
Effective Gravel Wall Depth (ft)	2
Sump Wall Area (sf)	188
Percolation Rate (min/in)	5.00
Percolation Rate (fps)	0.0003
Sump Discharge (cfs)	0.05
Storage per sump (cf)	479

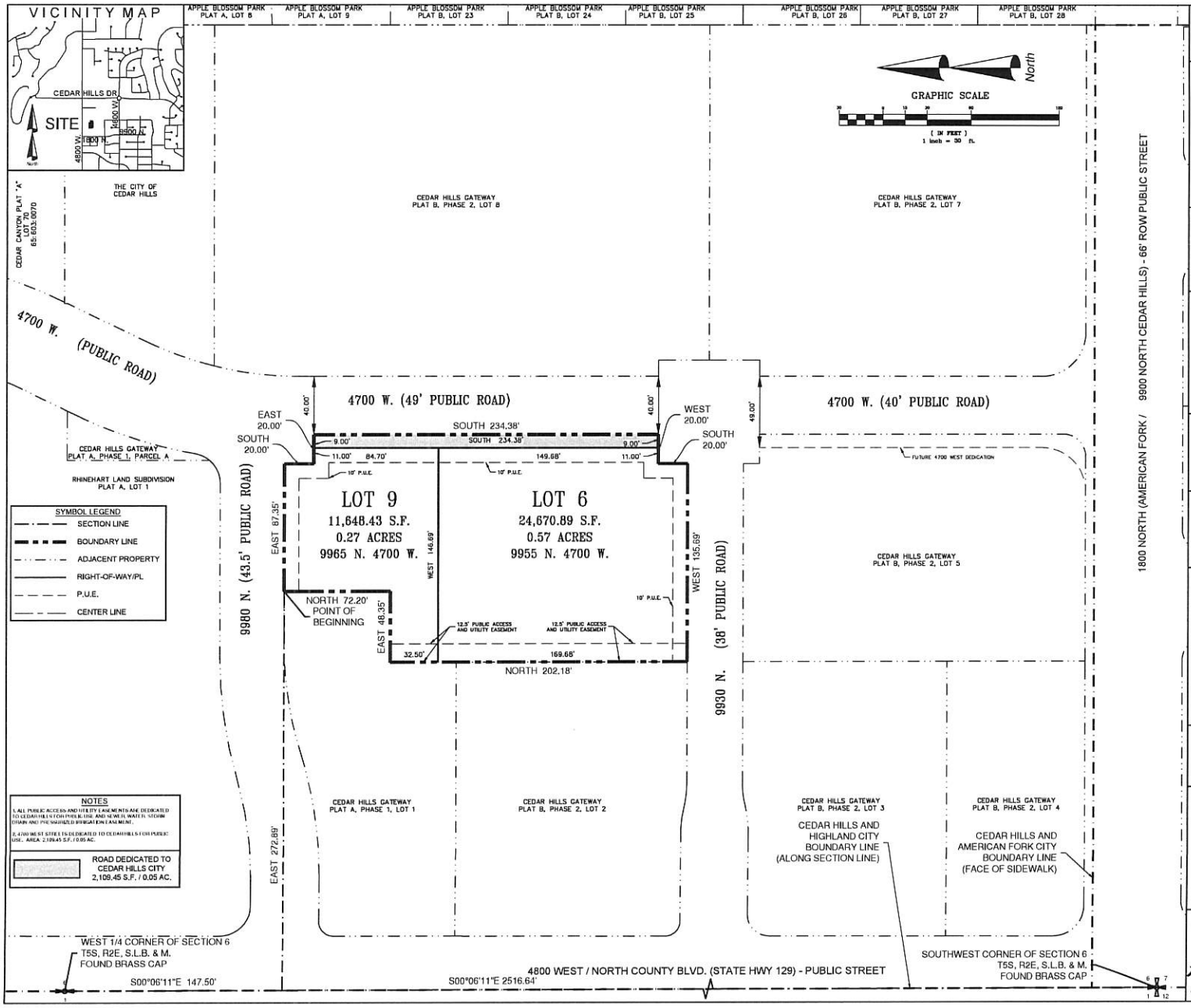
Site Area (acres) =	0.28
Rational Coefficient =	0.72
Number of Sumps =	2
Sump Release (cfs) =	0.10
Sump Storage (cf) =	**958**
C x A (ft2) =	8,896

100 – Year Storm Volumes vs Sump Discharge and Storage

Duration (minutes)	Intensity (in/hr)	Accumulated Rainfall (in)	Accumulated Volume (ft3)	Available Sump Discharge (ft3)	Required Storage (ft3)
10	5.020	0.84	620	63	557
15	4.140	1.04	767	94	673
30	2.790	1.40	1,034	188	846
60	1.730	1.73	1,283	377	**906**
120	0.950	1.90	1,409	754	655
180	0.650	1.95	1,446	1,131	315
360	0.360	2.16	1,601	2,262	0
720	0.220	2.64	1,957	4,524	0
1440	0.120	2.88	2,135	9,048	0

Rainfall intensities taken from Cedar Hills design standards.

Sump Storage (cf) =	958
Required Storage (cf) =	906



SURVEYOR'S CERTIFICATE

I, SEAN A. FERNANDEZ, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 312775 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING COMMENCING AT THE NE CORNER OF LOT 9 OF CEDAR HILLS GATEWAY PLAT "A" PHASE 1, SAID POINT BEING LOCATED SOUTH 00°06'11" EAST ALONG THE SECTION LINE 1874.93 FEET AND EAST 272.89 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. THENCE ALONG THE CEDAR HILLS GATEWAY PLAT "A" PHASE 1 BOUNDARY THE FOLLOWING NINE (9) CALLS: (1) EAST 87.35 FEET; (2) SOUTH 20.00 FEET; (3) EAST 20.00 FEET; THENCE SOUTH 234.38 FEET; THENCE WEST 20.00 FEET; THENCE SOUTH 20.00 FEET; THENCE WEST 135.69 FEET; THENCE NORTH 202.18 FEET; THENCE EAST 46.35 FEET; THENCE NORTH 72.20 FEET TO THE POINT OF BEGINNING.

AREA = 38,526.77 SQUARE FEET / 0.88 ACRES

BASIS OF BEARING BEING SOUTH 00°06'11" EAST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER TO THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, NAD83 COORDINATE SYSTEM.

_____ _____
SURVEYOR - SEAN A. FERNANDEZ DATE

OWNER'S DEDICATION

KNOW BY ALL MEN BY THESE PRESENT THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCK, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC AND FOR THE INSTALLATION, MAINTENANCE, LOCATION & CONSTRUCTION OF ANY AND ALL UTILITIES.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF _____ A.D. 2026

NATHAN W. HICKS, MANAGER OF TRI HOLLADAY, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
:S.S.
COUNTY OF _____)

ON THIS ___ DAY OF _____ A.D. 2026, PERSONALLY APPEARED BEFORE ME NATHAN W. HICKS WHOSE IDENTITY WAS PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN, AT FIRST, DID SAY THAT HE IS THE MANAGER OF TRI HOLLADAY, LLC, AND THAT SAID OWNERS DEDICATION WAS SIGNED BY HIM IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR IN RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID NATHAN W. HICKS ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY SIGNATURE _____
A NOTARY PUBLIC COMMISSIONED IN UTAH, RESIDING AT _____
MY COMMISSION EXPIRES _____
COMMISSION NUMBER _____

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF CEDAR HILLS, COUNTY OF UTAH, UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. 2026.

MAYOR _____ COUNCIL _____
COUNCIL _____ COUNCIL _____
COUNCIL _____ COUNCIL _____

PLANNING COMMISSION APPROVAL

THE SUBDIVISION OF LAND SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CEDAR HILLS THIS ____ DAY OF _____, A.D. 2026.

CHAIRPERSON, PLANNING COMMISSION

APPROVED
RECORDER - CITY OF CEDAR HILLS (SEE SEAL BELOW)

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	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL
ENGINEERS SURVEYING A.L.M. & Associates, Inc. (801) 374-9292	PROFESSIONAL LAND SURVEYOR SEAN A. FERNANDEZ No. 312775 STATE OF UTAH		

P:\555-1937\DWG\1937-Final Plat Cedar Hills Gateway C-L2.dwg 23 Apr 2026 9:16am