NOTICE OF
PLANNING COMMISSION MEETING
Tuesday, January 29, 2019 7:00 p.m.
Community Recreation Center, 10640 N Clubhouse Drive

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Planning Commission Meeting on Tuesday, January 29, 2019 beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

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. Review/Recommendation and Public Hearing on Preliminary Approval for Taco Bell, part of the Cedar Hills Gateway Commercial Subdivision, located at approximately 9968 North 4800 West in the SC-1 Commercial Zone
4. Review/Recommendation and Public Hearing on Conceptual and Preliminary Approval for a Storage Facility, part of the Cedar Hills Gateway Commercial Subdivision, located at approximately 9978 North 4700 West in the SC-1 Commercial Zone

ADJOURNMENT

5. Adjourn

Posted this 25th day of January, 2019 /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:	1/29/2019

Planning Commission
Agenda Item

SUBJECT:	Review/Recommendation on Preliminary Plans for the Cedar Hills Gateway Commercial Project: Taco Bell and Storage Facility
APPLICANT PRESENTATION:	Charlie Openshaw
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

Submissions have been made for preliminary plans for the Taco Bell. A preliminary plan should include a layout of the proposed site, as well as landscaping plans, traffic studies (if applicable), public utility improvements, and building elevations. Planning Commission gave conceptual approval on January 15 for the Taco Bell site to move forward. Concerns were raised about the length of the drive-thru, the proximity of the drive-thru to the public street, as well as the proposed building elevations. The new site plan shows about a 4'-5' separation between the drive-thru and the public road; this separation is per the Planning Commission's request to increase that distance as much as space would allow.

Planning Commission will review the plans in light of City Code 10-6A as it relates to the development of commercial land; specifically as it relates to building design, materials used, landscaping, and any impacts the development may have on the surrounding neighborhood.

As of this moment, we are still waiting to receive the new elevation proposal and the traffic information for the proposed site. As a result, staff is requesting that this item be tabled until all submissions have been made.

PREVIOUS LEGISLATIVE ACTION:

Cedar Hills Gateway was approved as a subdivision on August 7, 2018, Conceptual approval was granted on January 15, 2019.

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Preliminary site plan and landscaping plan for Taco Bell (included in the packet are the conceptual plans to show the utilities),

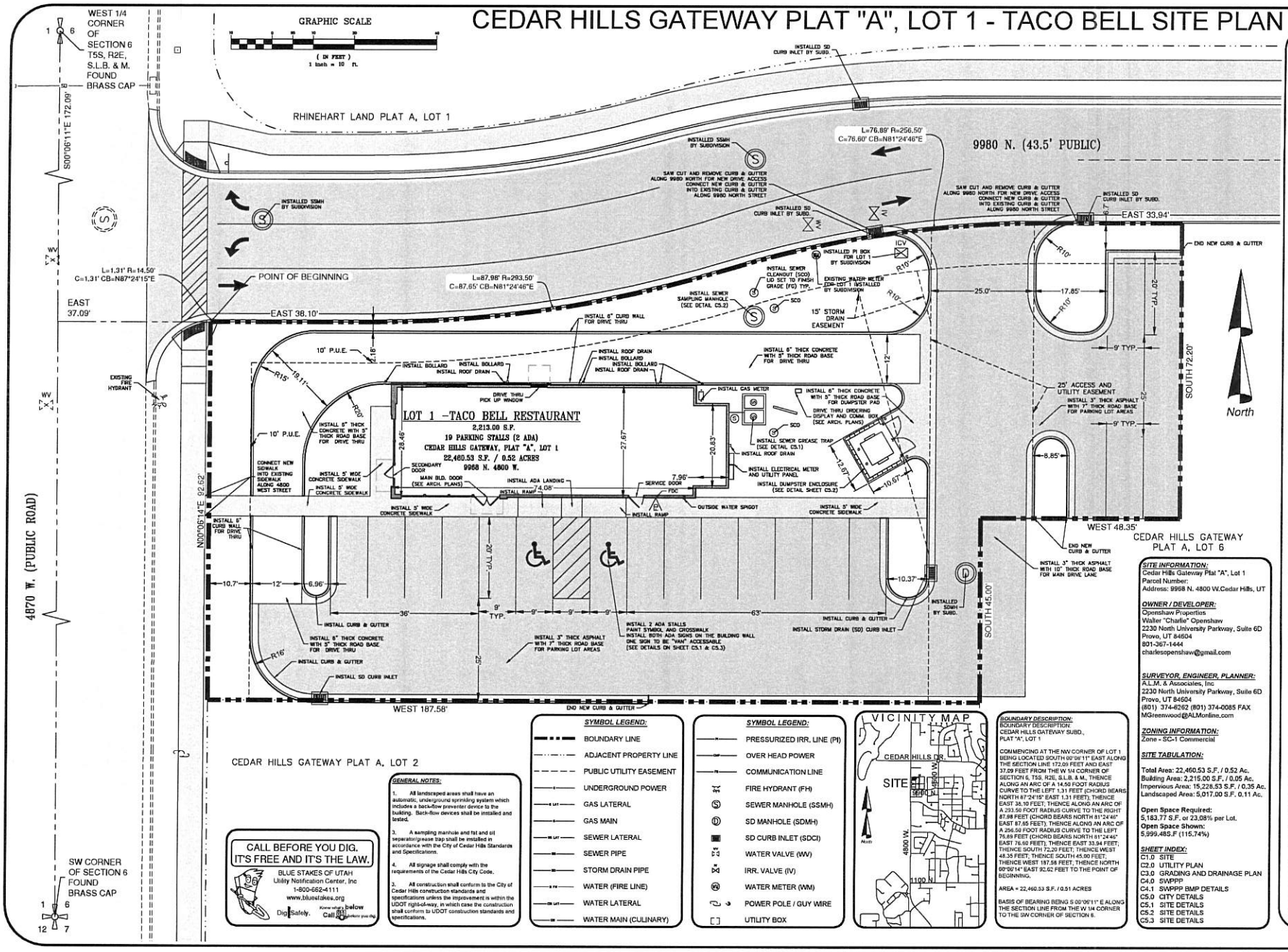
RECOMMENDATION:

Review preliminary proposals in light of City Code; provide developer with feedback for final approvals. Staff is requesting that this item be tabled until all preliminary materials are made available.

MOTION:

To approve/not approve/table the preliminary plans for Taco Bell, located at approximately 9968 N 4800 W, subject to the following recommendations for future approval {LIST ANY CHANGES}.

CEDAR HILLS GATEWAY PLAT "A", LOT 1 - TACO BELL SITE PLAN



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GENERAL NOTES:

1. All landscaped areas shall have an automatic, underground sprinkling system which includes a back-flow preventer device to the building. Back-flow devices shall be installed and tested.
2. A sampling manhole and fat and oil separator/grease trap shall be installed in accordance with the City of Cedar Hills Standards and Specifications.
4. All signage shall comply with the requirements of the Cedar Hills City Code.
3. All construction shall conform to the City of Cedar Hills construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

SYMBOL LEGEND:

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- UNDERGROUND POWER
- GAS LATERAL
- GAS MAIN
- SEWER LATERAL
- SEWER PIPE
- STORM DRAIN PIPE
- WATER (FIRE LINE)
- WATER LATERAL
- WATER MAIN (CULINARY)

SYMBOL LEGEND:

- PRESSURIZED IRR. LINE (PI)
- OVER HEAD POWER
- COMMUNICATION LINE
- FIRE HYDRANT (FH)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CURB INLET (SDCI)
- WATER VALVE (WV)
- IRR. VALVE (IV)
- WATER METER (WM)
- POWER POLE / GUY WIRE
- UTILITY BOX

VICINITY MAP

BOUNDARY DESCRIPTION:
BOUNDARY DESCRIPTION
CEDAR HILLS GATEWAY SUBD.,
PLAT "A", LOT 1

COMMENCING AT THE NW CORNER OF LOT 1 BEING LOCATED SOUTH 00°06'11" EAST ALONG THE SECTION LINE 172.09 FEET AND EAST 37.09 FEET FROM THE W 1/4 CORNER OF SECTION 6, T5S, R2E, S.L.B. & M., THENCE ALONG AN ARC OF A 14.50 FOOT RADIUS CURVE TO THE LEFT 1.31 FEET (CHORD BEARS NORTH 87°24'15" EAST 1.31 FEET), THENCE EAST 38.10 FEET; THENCE ALONG AN ARC OF A 293.50 FOOT RADIUS CURVE TO THE RIGHT 87.98 FEET (CHORD BEARS NORTH 81°24'46" EAST 87.65 FEET), THENCE ALONG AN ARC OF A 256.50 FOOT RADIUS CURVE TO THE LEFT 76.89 FEET (CHORD BEARS NORTH 81°24'46" EAST 76.60 FEET), THENCE EAST 33.94 FEET; THENCE SOUTH 72.20 FEET; THENCE WEST 48.35 FEET; THENCE SOUTH 45.00 FEET; THENCE WEST 187.58 FEET; THENCE NORTH 00°06'14" EAST 92.62 FEET TO THE POINT OF BEGINNING.

AREA = 22,460.53 S.F. / 0.51 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.

SITE INFORMATION:
Cedar Hills Gateway Plat "A", Lot 1
Parcel Number:
Address: 9968 N. 4800 W.Cedar Hills, UT

OWNER / DEVELOPER:
Openshaw Properties
Waller "Charlie" Openshaw
2230 North University Parkway, Suite 6D
Provo, UT 84604
801-367-1444
charlesopenshaw@gmail.com

SURVEYOR, ENGINEER, PLANNER:
A.L.M. & Associates, Inc
2230 North University Parkway, Suite 6D
Provo, UT 84604
(801) 374-6262 (801) 374-0085 FAX
MGreenwood@ALMonline.com

ZONING INFORMATION:
Zone - SC-1 Commercial

SITE TABULATION:

Total Area: 22,460.53 S.F. / 0.52 Ac.
Building Area: 2,215.00 S.F. / 0.05 Ac.
Impervious Area: 15,228.53 S.F. / 0.35 Ac.
Landscaped Area: 5,017.00 S.F. 0.11 Ac.

Open Space Required:
5,183.77 S.F. or 23.08% per Lot.
Open Space Shown:
5,999.485.F (115.74%)

SHEET INDEX:

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

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

Cedar Hills Gateway, Plat "A", Lot 1
Openshaw Development
SITE PLAN

No.	Revision	Date

C1.0
OF SHEETS

Proj # 559 - 1937

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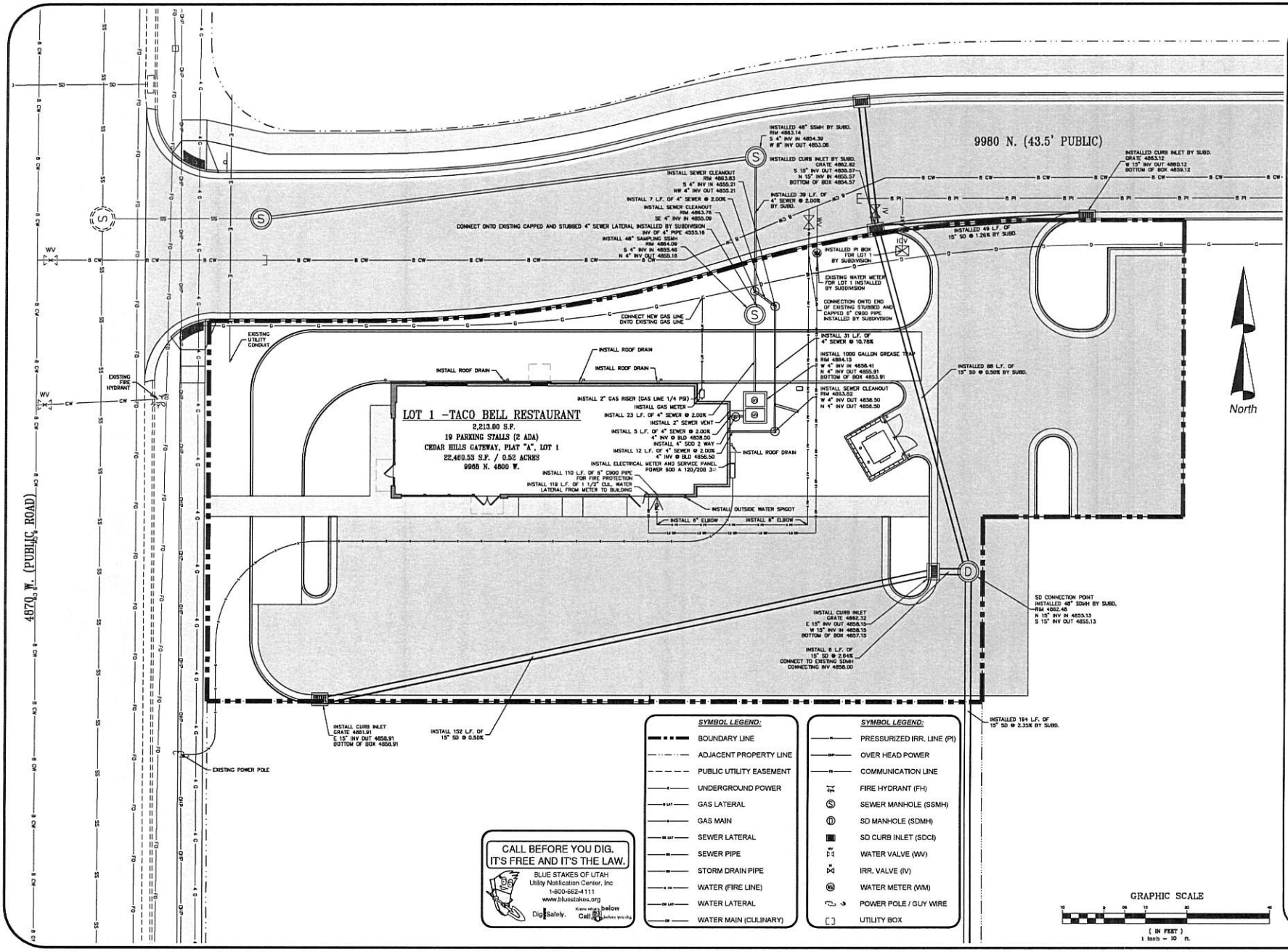

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Cedar Hills Gateway, Plat "A", Lot 1
Openshaw Development
UTILITY PLAN

No.	Revision	Date

C2.0
OF SHEETS
Proj # 559 - 1937

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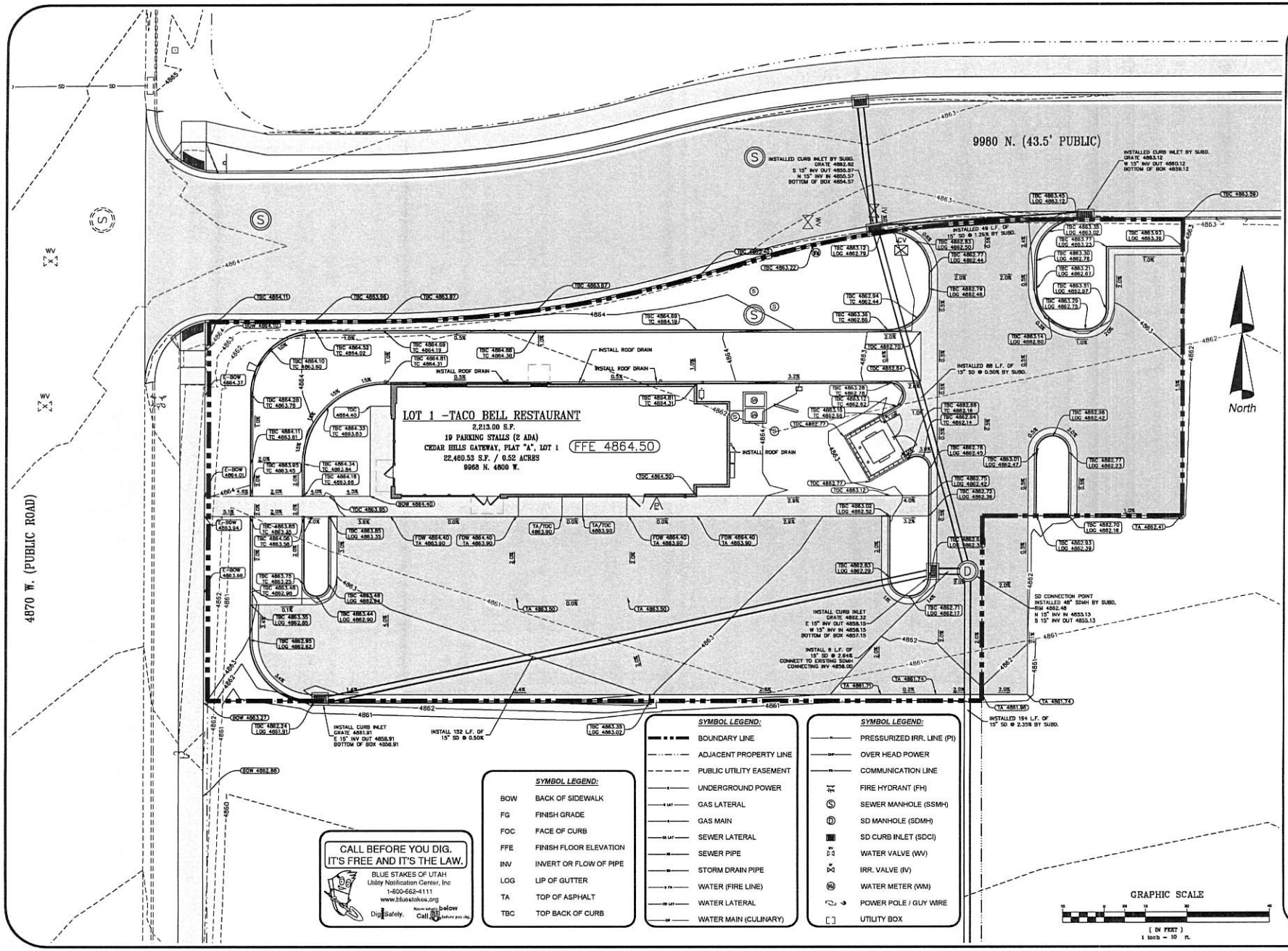

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SYMBOL LEGEND:	
BOW	BACK OF SIDEWALK
FG	FINISH GRADE
FOC	FACE OF CURB
FFE	FINISH FLOOR ELEVATION
INV	INVERT OR FLOW OF PIPE
LOG	LIP OF GUTTER
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB

SYMBOL LEGEND:
BOUNDARY LINE
ADJACENT PROPERTY LINE
PUBLIC UTILITY EASEMENT
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GAS LATERAL
GAS MAIN
SEWER LATERAL
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Cedar Hills Gateway, Plat "A", Lot 1
Openshaw Development
GRADING PLAN

No.	Revision	Date

C3.0
OF SHEETS
Proj # 559 - 1937

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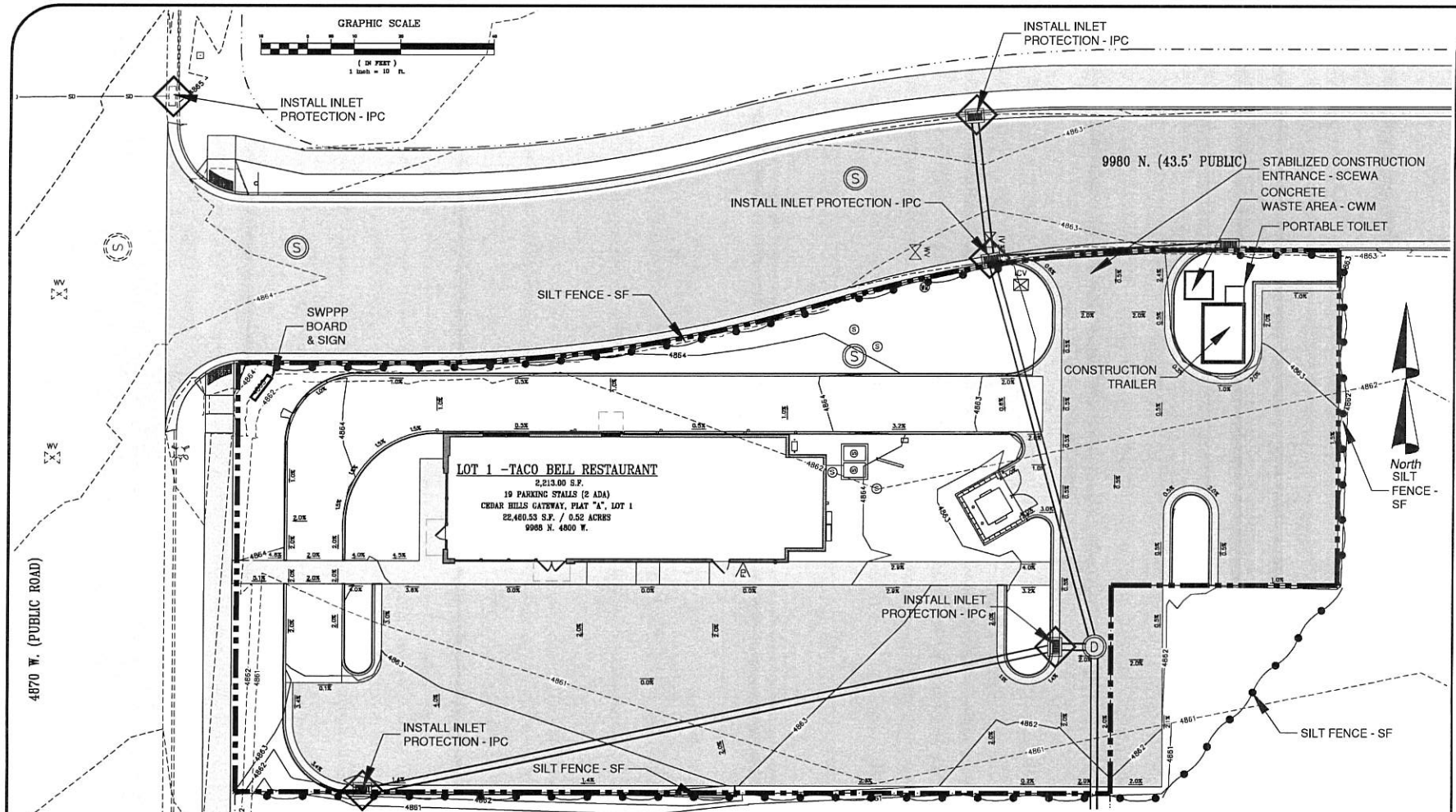

CONSTRUCTION ACCESS:

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. DUSTIMUD SIGN MUST BE POSTED PER SOUTH JORDAN CITY 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
B. STRIPPING OF SITE AND INSTALLATION OF STAGING/WASHING AREA
C. ROUGH GRADING
D. INSTALLATION OF UNDERGROUND UTILITIES
E. INSTALL SEDIMENT BARRIER ON STORM DRAIN INLETS
F. FINISH GRADING
H. INSTALLATION OF BASE AND ASPHALT PAVING
I. FINAL LANDSCAPING - SOD INSTALLATION - NO SEED

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F. 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
2. TOTAL AREA: 22,430.53 SQ.FT / 0.51 ACRES
3. TOTAL DISTURBED AREA: 22,430.53 SQ.FT / 0.51 ACRES (100%)
4. DRAINAGE PATTERNS AND SLOPE FOUND ON SHEET C3.0 & C4.0

SITE ACTIVITY INFORMATION:

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

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Cedar Hills Gateway, Plat "A", Lot 1
Openshaw Development
SWPPP

No.	Revision	Date

C4.0
OF SHEETS

Proj # 559 - 1937

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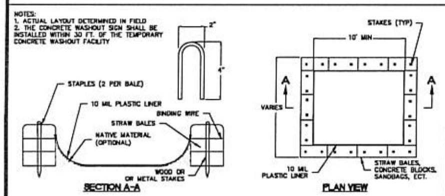
BMP: Concrete Waste Management — CWM



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 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.

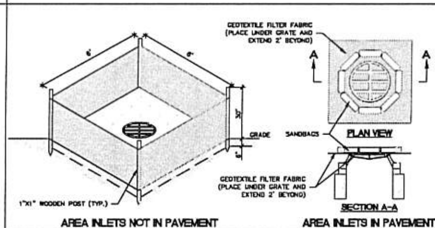
OBJECTIVES:
- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

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.

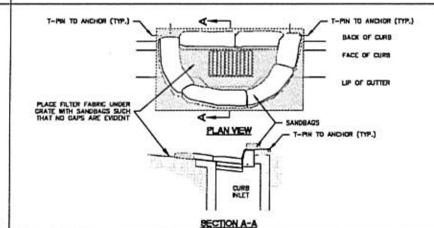
OBJECTIVES:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

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.

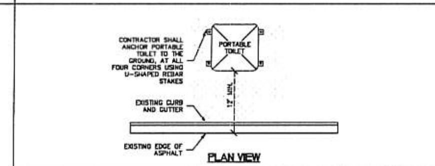
OBJECTIVES:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

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
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TARGETED POLLUTANTS:
- ☐ Sediment
- ☐ Nutrients
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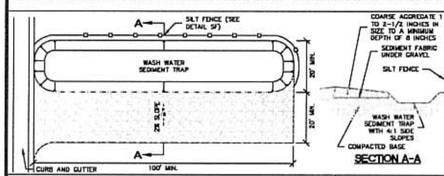
- ☐ Floatable Materials
- ■ Other Waste

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.

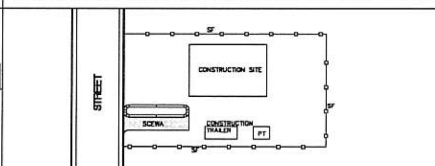
OBJECTIVES:
- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

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.

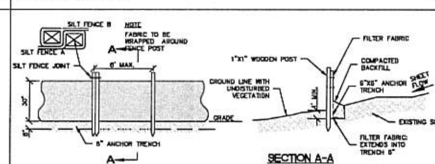
OBJECTIVES:
- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

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 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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SEAL

Cedar Hills Gateway, Plat "A", Lot 1
Openshaw Development
SWPPP BMP DETAILS

No.	Revision	Date

C4.1
OF SHEETS
Proj # 559 - 1937

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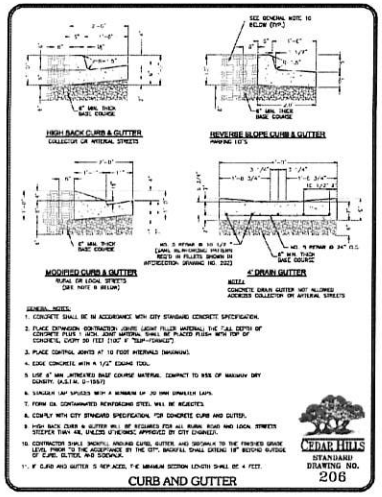
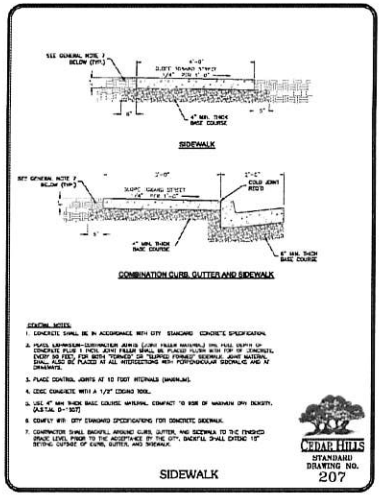
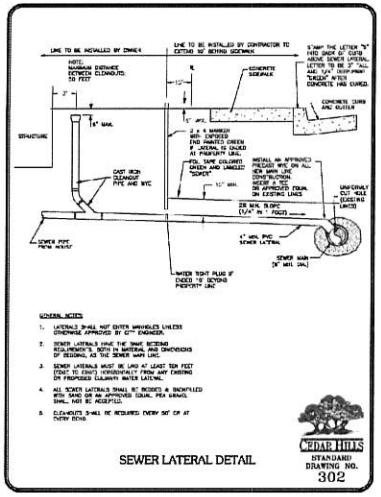


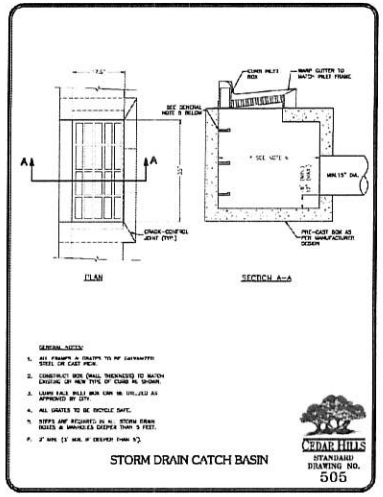
CURB AND GUTTER



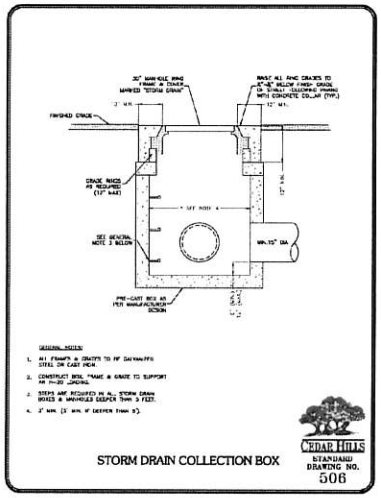
SIDEWALK



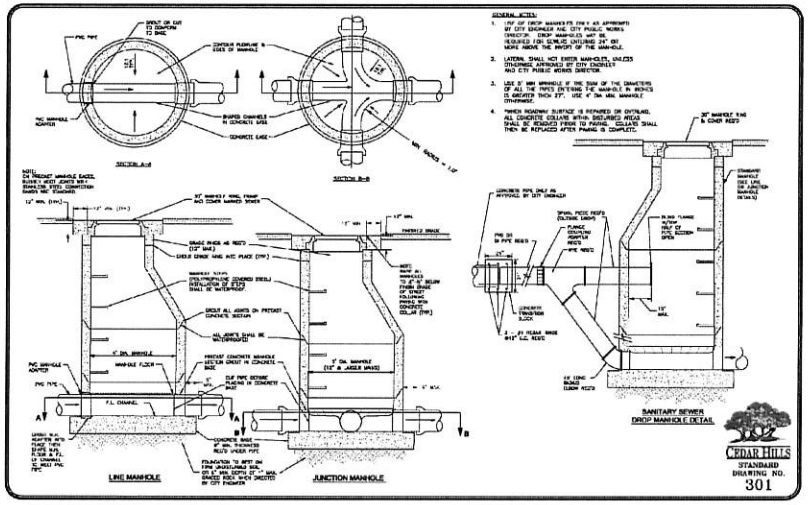
SEWER LATERAL DETAIL



STORM DRAIN CATCH BASIN



STORM DRAIN COLLECTION BOX



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Cedar Hills Gateway, Plat "A", Lot 1

Openshaw Development

CITY DETAILS

No.	Revision	Date

C5.0

OF SHEETS

Proj # 559 - 1937

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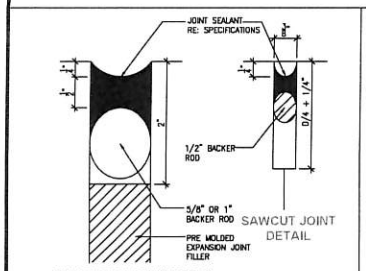
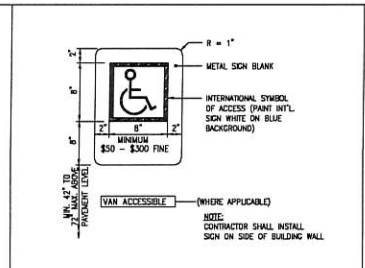
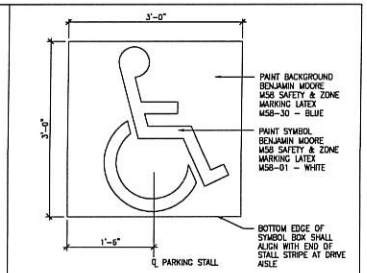


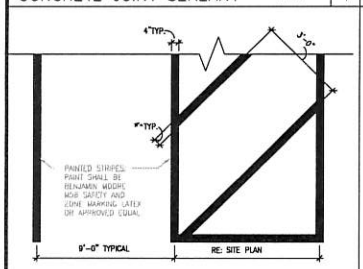
CONCRETE JOINT SEALANT N.T.S. 1



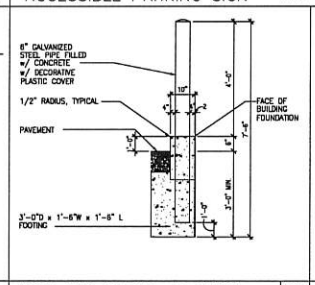
ACCESSIBLE PARKING SIGN N.T.S. 2



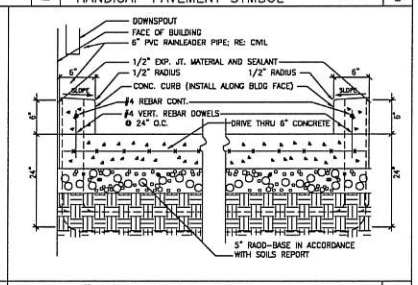
HANDICAP PAVEMENT SYMBOL 1"=1'-0" 3



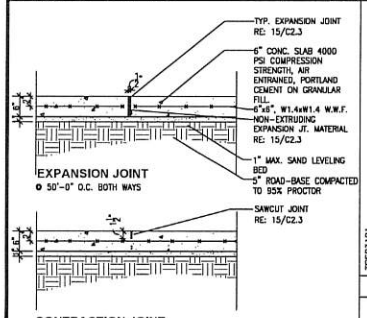
PARKING STRIPING 1/2"=1'-0" 4



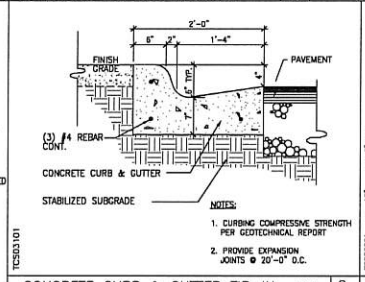
BOLLARD DETAIL @ CURB N.T.S. 5



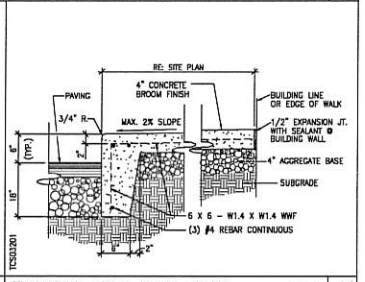
6" DRIVE THRU CURB N.T.S. 6



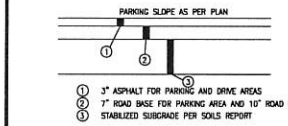
5" CONCRETE PAVEMENT N.T.S. 7



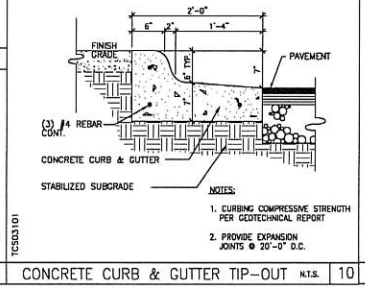
CONCRETE CURB & GUTTER TIP-IN N.T.S. 9



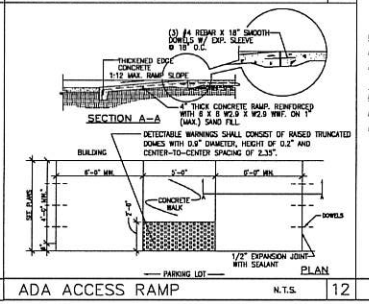
THICKENED EDGE CONC. WALK 1"=1'-0" 11



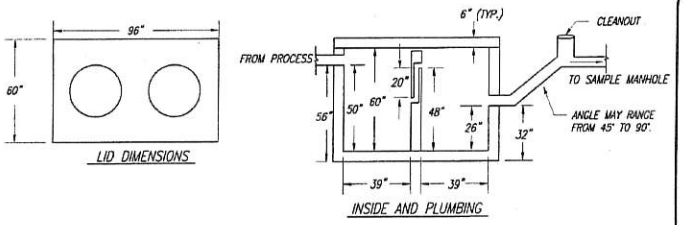
TYP. ASPHALT PAVEMENT N.T.S. 8



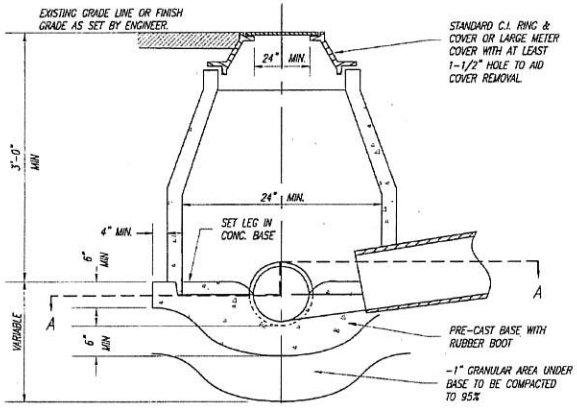
CONCRETE CURB & GUTTER TIP-OUT N.T.S. 10

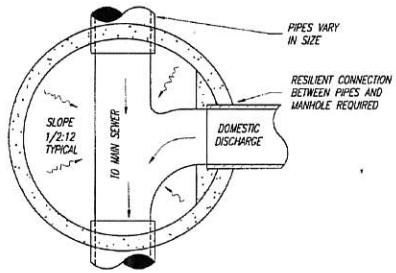


ADA ACCESS RAMP N.T.S. 12



750 GALLON GREASE TRAP
48" X 84" X 60" (INSIDE DIMENSIONS).
750 GALLON IS MINIMUM SIZE.
NO SANITARY SEWER THROUGH TRAP.
MANUFACTURER'S DIMENSIONS MAY VARY.





SECTION A–A

NON-TRAFFIC AREA
MANHOLE MAY BE CORRUGATED METAL WITH A POURED BASE.

TRAFFIC AREA
MANHOLE MUST BE CONCRETE WITH A POURED BASE.

SEWER SAMPLING MANHOLE AND GREASE TRAP N.T.S. 8

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Cedar Hills Gateway, Plat "A", Lot 1
Openshaw Development
SITE DETAILS

No.	Revision	Date

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Proj # 559 - 1937

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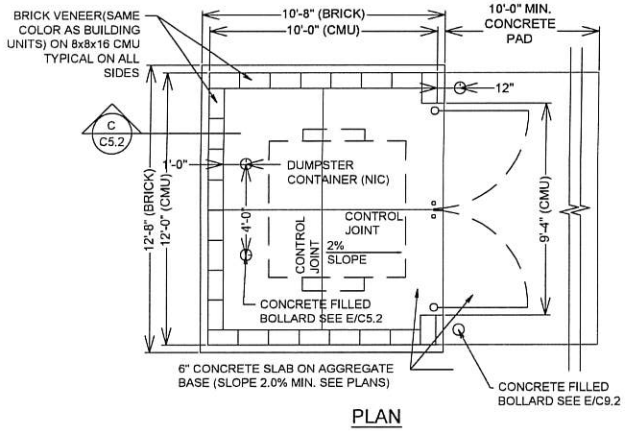
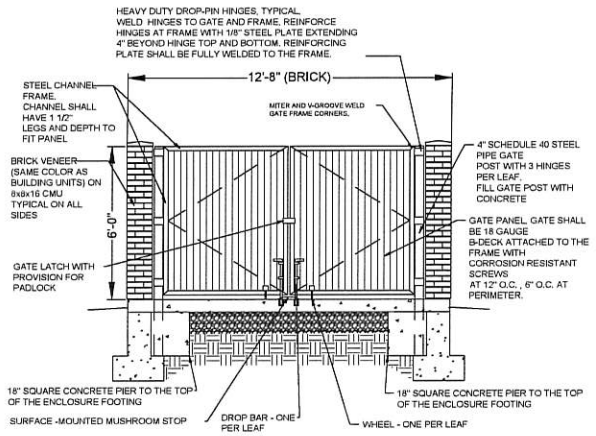


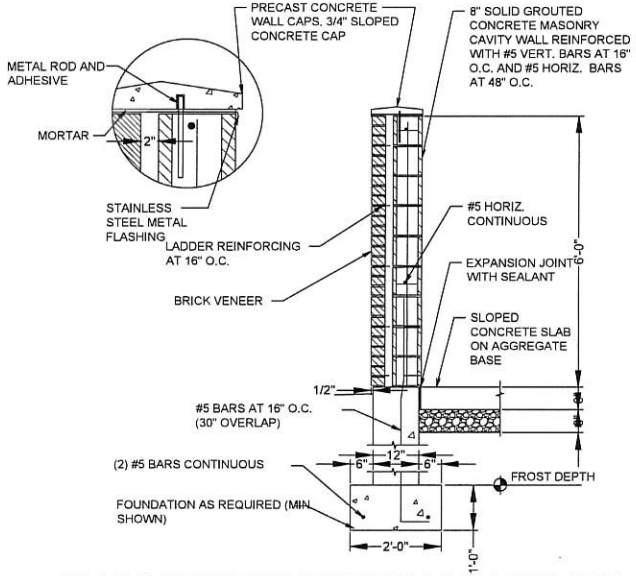
MASONRY DUMPSTER ENCLOSURE

A



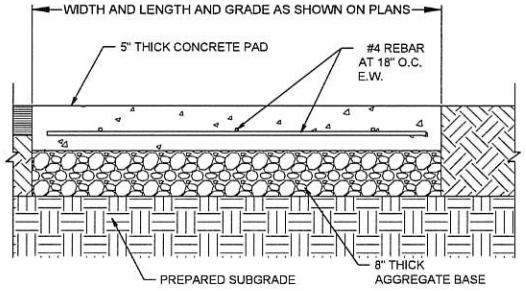
MASONRY GATE ENCLOSURE

B



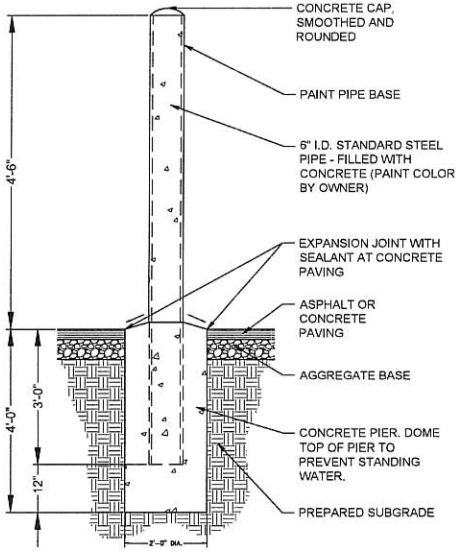
MASONRY DUMPSTER ENCLOSURE

C



DUMPSTER PAD SECTION

D



CONCRETE BOLLARD

E

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Cedar Hills Gateway, Plat "A", Lot 1
Openshaw Development
SITE DETAILS

No.	Revision	Date

C5.2
of WHEETS
Proj # 559 - 1937

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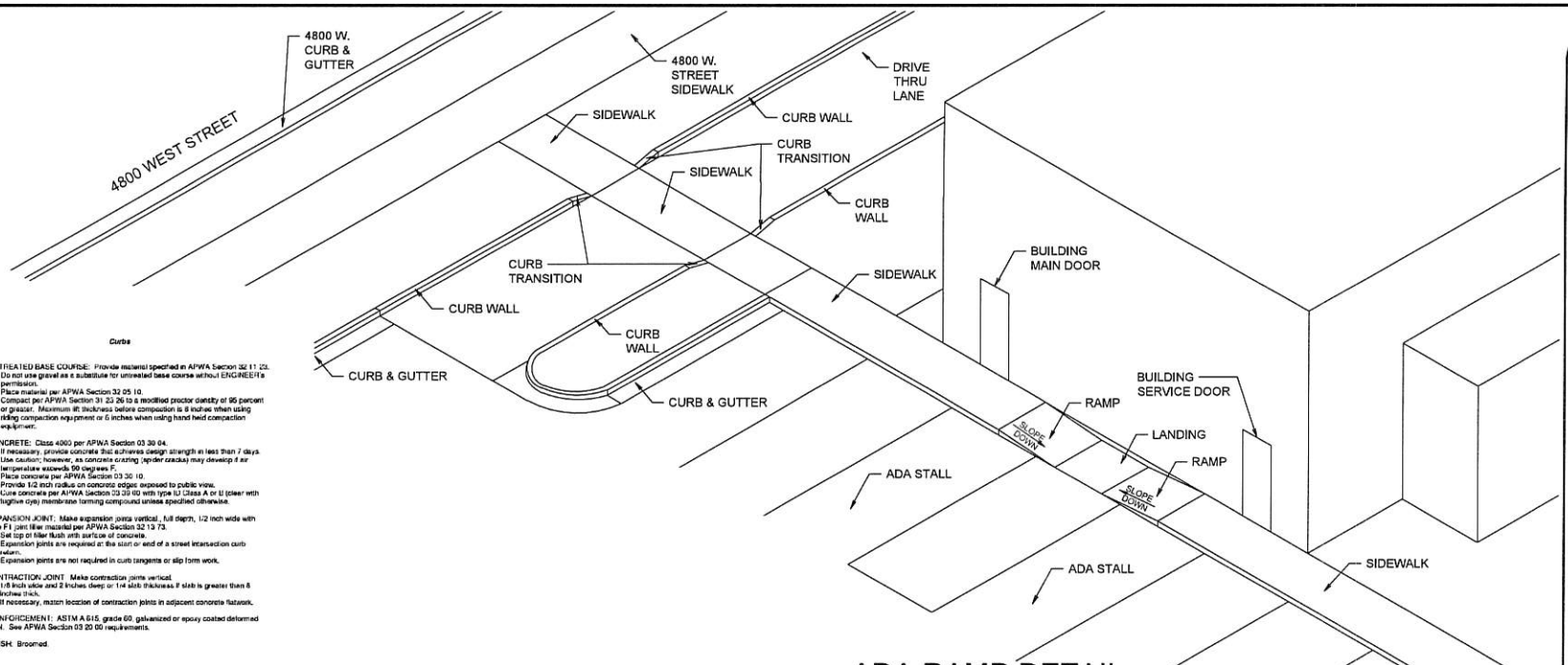
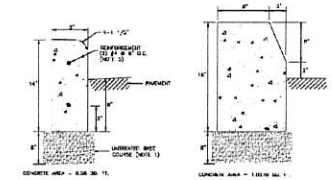


A ADA RAMP DETAIL

Curbs

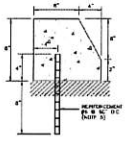
1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
   A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
   B. Place material per APWA Section 32 05 10.
   C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
2. CONCRETE: Class 4000 per APWA Section 03 30 04.
   A. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   B. Place concrete per APWA Section 03 30 10.
   C. Provide 1/2 inch radius on concrete edges exposed to public view.
   D. Cure concrete per AWWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
3. EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APWA Section 32 13 73.
   A. Set top of filler flush with surface of concrete.
   B. Expansion joints are required at: the start or end of a street intersection curb return.
   C. Expansion joints are not required in curb tangents or slip form work.
4. CONTRACTION JOINT: Make contraction joints vertical.
   A. 1/8 inch wide and 2 inches deep or 1/4 slab thickness if slab is greater than 8 inches thick.
   B. If necessary, match location of contraction joints in adjacent concrete flatwork.
5. REINFORCEMENT: ASTM A615, grade 60, galvanized or epoxy coated deformed steel. See APWA Section 03 20 00 requirements.
6. FINISH: Broomed.

26



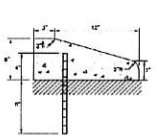
TYPE P

TYPE Q



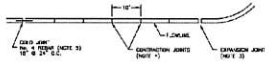
CONCRETE AREA = 0.472 SQ. FT.

TYPE R



CONCRETE AREA = 0.487 SQ. FT.

TYPE S



JOINT SPACING DETAIL

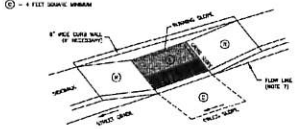
Tangent curb cut assembly

1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
   A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
   B. Place material per APWA Section 32 05 10.
   C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
2. CONCRETE: Class 4000 per APWA Section 03 30 04.
   A. If necessary, provide concrete that achieves design strength in less than 7 days. Caution, concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   B. Place concrete per APWA Section 03 30 10.
   C. Provide 1/2 inch radius on concrete edges exposed to public view.
   D. Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
3. EXPANSION JOINT: Make expansion joints vertical.
   A. Full depth 1/2 inch thick type F1 joint filler material per APWA Section 32 13 73. Set top of filler flush with surface of concrete.
4. CONTRACTION JOINT: Make contraction joints vertical.
   A. 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches thick.
   B. Maximum length to width ratio for non-square panels is 1.5 to 1.
   C. Maximum panel length (in feet) is 2.5 times the slab thickness (in inches) to a maximum of 15 feet.
5. FLARE: If a flare is in a pedestrian circulation area, the slope of the flare shall be 1:10 (10%) maximum measured perpendicular to the pedestrian access route.
6. DETECTABLE WARNING SURFACE: A detectable warning surface is required in a ramp, transition, or landing that provides a fixed connection to the street. Perpendicular and non-perpendicular connections are shown in APWA Plan No. 238.
7. PROTECTION AND REPAIR:
   A. Protect concrete from deicing chemicals during cure.
   B. Fill flow line with water. Repair construction that doesn't drain.

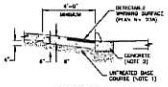
LANDING AT STREET LEVEL

NOTES:
- SITE CONDITIONS WILL VARY. CONFIGURATION OF RAMP AND LANDING MAY BE CHANGED, BUT THEY MUST MEET DIMENSIONAL AND SLOPE LIMITS BELOW.
- LANDING SLOPE SHALL BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
- USE DETECTABLE CURB WALLS, CHECKLINE TO ENGINEER'S DISCRETION.
- LENGTH OF ANY RAMP NOT REQUIRED TO EXCEED 15 FEET.

Ⓐ = 4 FEET SQUARE MINIMUM
Ⓑ = 4 FEET WIDE MINIMUM
Ⓒ = 4 FEET SQUARE MINIMUM



EXAMPLE 5



MATERIALS

		RUNNING SLOPE	CROSS SLOPE
LANDING	Ⓐ	STREET GRADE	1:48 (2%)
RAMP	Ⓑ	1:12 (8.3%)	1:48 (2%)
CLEAR SPACE	Ⓒ	1:20 (5%)	STREET GRADE

CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL.

MAXIMUM SLOPES

Curbs — Plan No. 209

May 2008 — 29

Tangent curb cut assembly — Plan No. 236

64 — 65 — August 2008 — Drawing 3 of 3

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Cedar Hills Gateway, Plat "A", Lot 1
Openshaw Development
SITE DETAILS

No.	Revision	Date

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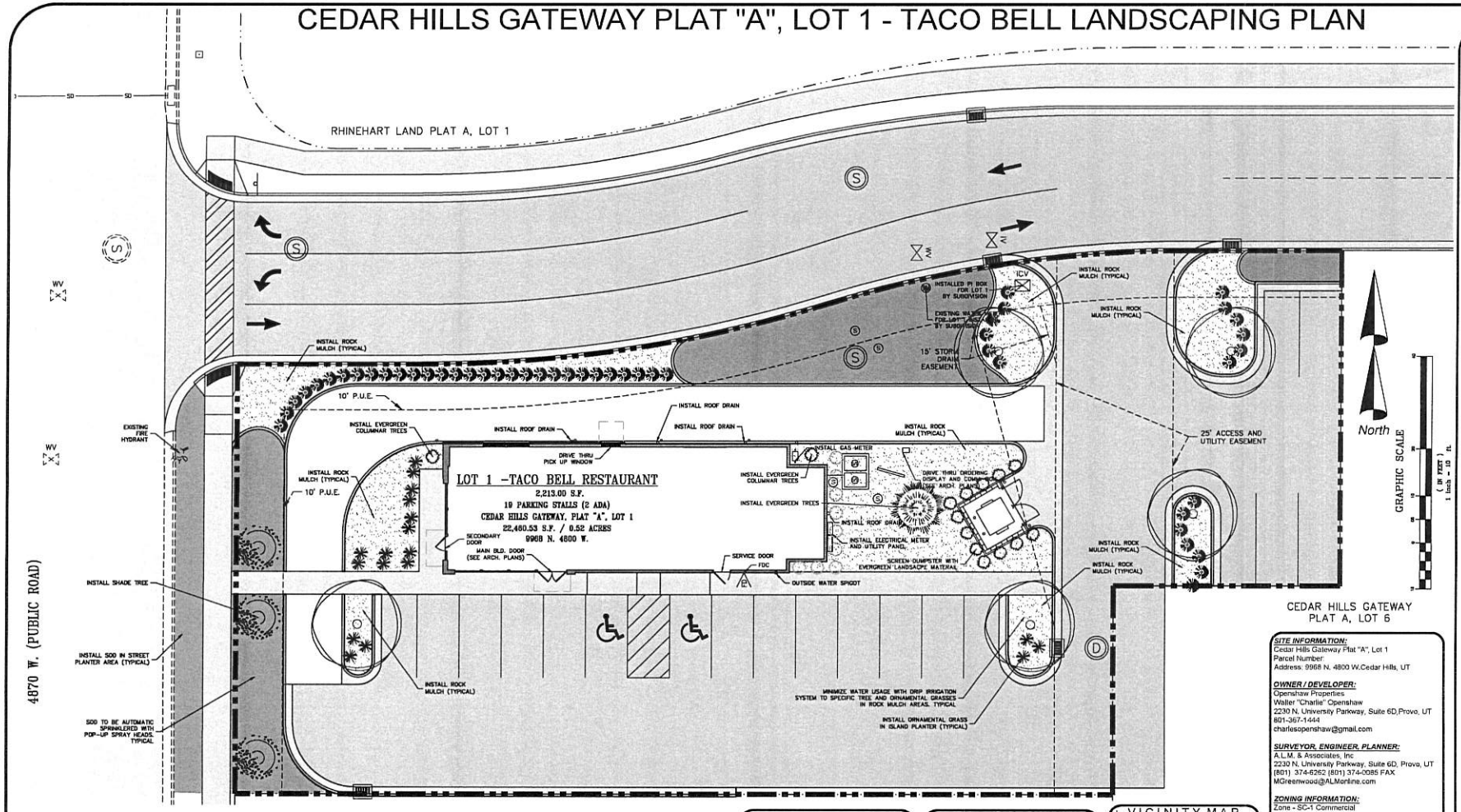
CEDAR HILLS GATEWAY PLAT "A", LOT 1 - TACO BELL LANDSCAPING PLAN



PLANTING SCHEDULE

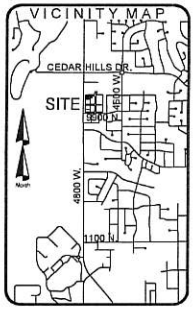
SYMBOL	DESIGNATION	COMMON NAME	SIZE	MIN. HEIGHT	MATURE SIZE (HXW)	QTY
	DECIDUOUS TREE					
	Gleditsia triacanthos	HONEYLOCUST OR EQUIV. SHADE TREE	2" CAL.		30 X 35'-45'	5
	Carpinus betulus 'Frans Fontaine'	COLUMNAR HORNBEAM	2" CAL.		30' X 20'	3
	EVERGREEN TREEP					
	Ilex cornuta 'Sky Pencil'	SKY PENCIL HOLLY	5 GAL.	7'	2' X 8'	14
	Picea pungens glauca 'Baby Blue Eyes'	BABY BLUE EYES COLORADO SPRUCE	6' B&B	7'	12'X20'	1
	ORNAMENTAL GRASS					
	Festuca glauca 'Elijah Blue'	ELIJAH BLUE FESCUE	5 GAL.		1' X .75'	18
	Calamagrostis acutiflora 'Karl Foerster'	FOERSTER FEATHER REED GRASS	5 GAL.		3' X 2.5'	19
	Helictotrichon sempervirens	BLUE OAT GRASS	5 GAL.		3' X 3'	9
	GROUNDCOVER					
	Carpinus betulus 'Frans Fontaine'	KENTUCKY BLUE GRASS	SOD		4" TURF	2,670 S.F.
	2" - 3" SORENSEN RIVER ROCK @ 4" - 6" MIN. DEPTH WITH DEWITT PRO #5 WEED BARRIER FABRIC					3,210 S.F.

SYMBOL LEGEND:

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- UNDERGROUND POWER
- GAS LATERAL
- GAS MAIN
- SEWER LATERAL
- SEWER PIPE
- STORM DRAIN PIPE
- WATER (FIRE LINE)
- WATER LATERAL
- WATER MAIN (CULINARY)

SYMBOL LEGEND:

- PRESSURIZED IRR. LINE (PI)
- OVER HEAD POWER
- COMMUNICATION LINE
- FIRE HYDRANT (FH)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CURB INLET (SDCI)
- WATER VALVE (WV)
- IRR. VALVE (IV)
- WATER METER (WM)
- POWER POLE / GUY WIRE
- UTILITY BOX



SITE INFORMATION:
Cedar Hills Gateway Plat "A", Lot 1
Parcel Number
Address: 9968 N. 4800 W.Cedar Hills, UT

OWNER / DEVELOPER:
Openshaw Properties
Walter "Charlie" Openshaw
2230 N. University Parkway, Suite 6D,Provo, UT
801-367-1444
charlesopenshaw@gmail.com

SURVEYOR, ENGINEER, PLANNER:
A.L.M. & Associates, Inc
2230 N. University Parkway, Suite 6D, Provo, UT
(801) 374-6262 (801) 374-0085 FAX
MGreenwood@ALMonline.com

ZONING INFORMATION:
Zone - SC-1 Commercial

SITE TABULATION:

Total Area: 22,460.53 S.F. / 0.52 Ac.
Building Area: 2,215.00 S.F. / 0.05 Ac.
Impervious Area: 14,930.53 S.F. / 0.34 Ac.
Landscaped Area: 5,315 S.F. 0.12 Ac.

Open Space Required:
5,183.77 S.F. or 23.08% per Lot.
Open Space Shown:
5,297.31 S.F (121.48 %)
Parking Shown: 19 Stalls

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Cedar Hills Gateway, Plat "A", Lot 1
Openshaw Development
LANDSCAPING PLAN

No.	Revision	Date

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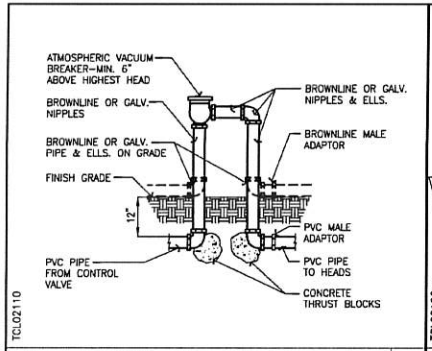
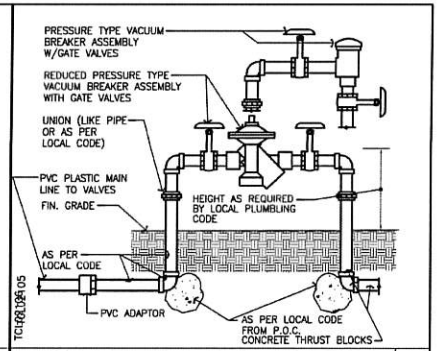
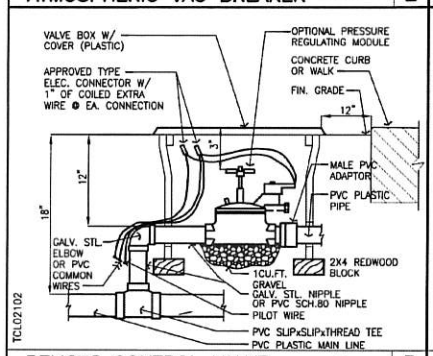


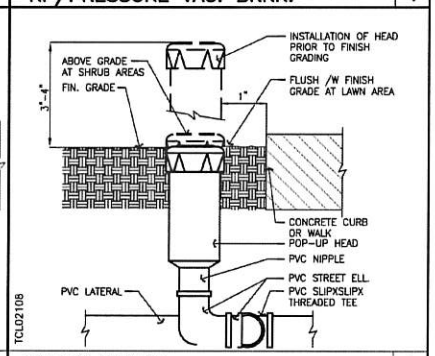
ATMOSPHERIC VAC BREAKER N.T.S. 2



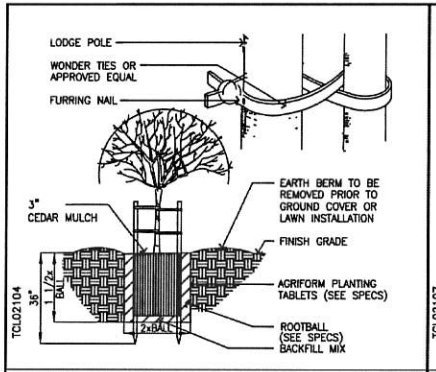
RP/PRESSURE VAC. BRKR. N.T.S. 1



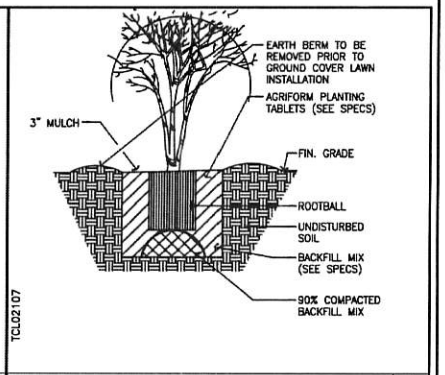
REMOTE CONTROL VALVE N.T.S. 3



SPRAY HEADS N.T.S. 4



TREE PLANTING N.T.S. 1



SHRUB PLANTING N.T.S. 2

PLANTING NOTE:

1. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL. QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
2. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
3. EDGING SHALL BE STEEL PER SPEC, OR OWNER APPROVED EQUAL. INSTALL STAKES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
4. THE PLANTING BEDS RECEIVING MULCH SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
5. WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED IN ALL SHRUB PLANTING BEDS TO RECEIVE GRAVEL MULCH.
6. TURF SHALL BE LOCALLY HARDY BLUEGRASS / FESCUE MIX SOD.
7. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL, SOIL SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE, i.e. ADDITION OF LIME, GYPSUM, ETC.
8. ANY PLANTING BED ADJACENT TO WALKS OR CURBING SHALL HAVE THE GRADE LOWERED TO A SUFFICIENT DEPTH TO ALLOW THE TOP OF THE MULCH TO MATCH THE TOP OF WALK OR CURBING.
9. MULCH SHALL BE GRAY GRANITE 3" AGGREGATE (OR APPROVED SUBSTITUTE IF NOT AVAILABLE).
10. INSTALL PROFESSIONAL GRADE LANDSCAPE WEED BARRIER UNDERLAYMENT IN ALL AREAS TO RECEIVE GRAVEL MULCH.

IRRIGATION NOTES:

1. IRRIGATION CONTRACTOR SHALL COORDINATE WITH PAVING CONTRACTOR ON THE TIMING OF THE INSTALLATION OF SLEEVES UNDER PAVED AREAS. INSTALLATION OF SLEEVES IS RESPONSIBILITY OF IRRIGATION CONTRACTOR.
2. SYSTEM SHALL BE DESIGNED AND INSTALLED TO MEET THE CRITERIA OUTLINED IN THE PERFORMANCE SPEC.
3. FOR AREAS TO BE IRRIGATED SEE THE IRRIGATION CONCEPT PLAN.
4. SYSTEM ONCE OPERATIONAL SHALL BE CAPABLE OF APPLYING 1" OF WATER PER WEEK TO ALL LANDSCAPE AREAS.
5. MAINLINE ROUTING SHOWN ON THE "IRRIGATION CONCEPT PLAN" IS DIAGRAMMATIC. AVOID ANY CONFLICTS AMONG UTILITIES, PLANTINGS, AND ARCHITECTURAL FEATURES.
6. IN ADJUSTING THE TIME CLOCK ON THE IRRIGATION CONTROLLER, THE IRRIGATION CONTRACTOR SHALL BE AWARE THAT TRAPPED WATER BETWEEN WALKS AND THE BUILDINGS FOUNDATION IS A CONCERN.THEREFORE, THE SPRINKLER ZONES RESPONSIBLE FOR IRRIGATING THESE AREAS SHALL BE SET TO AVOID SUCH A SITUATION.
7. IRRIGATION CONTRACTOR SHALL COORDINATE BACKFLOW PREVENTER LOCATION. LOCATION SHALL MEET THE FOLLOWING CRITERIA:
- BACKFLOW PREVENTER SHALL BE INSTALLED AT THE DISTANCE ABOVE THE HIGHEST SPRINKLER HEAD AS REQUIRED BY LOCAL CODES.
8. SYSTEM TO BE DESIGNED TO AVOID SPRAYING WATER ON BUILDING OR ACROSS WALKS.
9. PROPOSED HEAD LAYOUT AND SYSTEM ROUTING SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO COMMENCING WORK.
10. BACKFLOW PREVENTOR SHALL BE ENCLOSED IN A LOCKABLE COVER DEVICE.
11. ALL IRRIGATION SHALL BE BASE BID.
12. CONTRACTOR SHALL COORDINATE LOCATION FOR IRRIGATION CONTROLLER WITH OWNER.
13. CONTRACTOR SHALL DETERMINE CONNECTION POINT TO DOMESTIC FOR IRRIGATION SUPPLY. PROVIDE SEPARATE METER FOR IRRIGATION SYSTEM.

SITE INFORMATION:
Cedar Hills Gateway Plat "A", Lot 1
Parcel Number:
Address: 9968 N. 4800 W.Cedar Hills, UT

OWNER / DEVELOPER:
Openshaw Properties
Walter "Charlie" Openshaw
2230 N. University Parkway, Suite 6D,Provo, UT
801-367-1444
charlesopenshaw@gmail.com

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Cedar Hills Gateway, Plat "A", Lot 1
Openshaw Development
LANDSCAPING DETAILS

No.	Revision	Date

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CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	1/29/2019

Planning Commission
Agenda Item

SUBJECT:	Review/Recommendation on Concept and Preliminary Plans for the Cedar Hills Gateway Commercial Project: Storage Facility
APPLICANT PRESENTATION:	Charlie Openshaw; Ryan Bybee
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

Submissions have been made for conceptual and preliminary plans for the storage facility. A preliminary plan should include a layout of the proposed site, as well as landscaping plans, traffic studies (if applicable), public utility improvements, and building elevations. Planning Commission denied conceptual approval on January 15 for the storage facility. Concerns were raised about the proposed building elevations. The new building rendering shows a substantial increase in the proposed landscaping plan, thus altering the flow of traffic through the storage facility site. Bay doors have been removed from the front (west) half of the building and windows have been added to give the building a more traditional office structure look.

Planning Commission will review the plans in light of City Code 10-6A as it relates to the development of commercial land; specifically as it relates to building design, materials used, landscaping, and any impacts the development may have on the surrounding neighborhood.

As of this moment, we have a rendering of the proposed building, but we are still waiting to receive the new elevation proposal showing all sides of the building, the landscaping plan, and the traffic information for the proposed site. As a result, staff is requesting that this item be tabled until all submissions have been made.

PREVIOUS LEGISLATIVE ACTION:

Cedar Hills Gateway was approved as a subdivision on August 7, 2018, Concept approval was denied on Jan15, 2019

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Concept/Preliminary site plan and proposed building rendering.

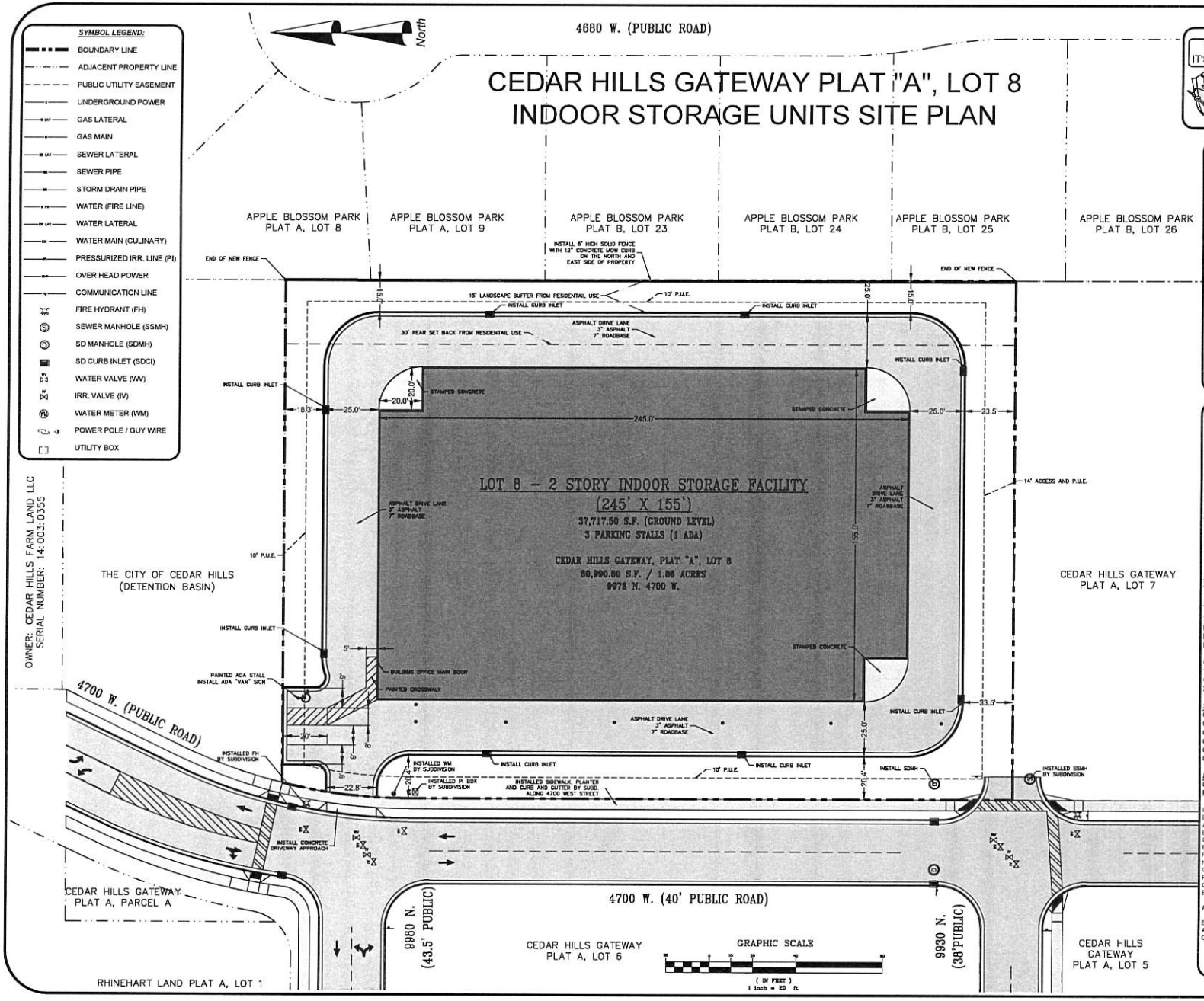
RECOMMENDATION:

Review preliminary proposals in light of City Code; provide developer with feedback for final approvals. Staff is requesting that this item be tabled until all concept and preliminary materials are made available.

MOTION:

To approve/not approve/table the preliminary plans for the storage facility, located at approximately 9968 N 4800 W, subject to the following recommendations for future approval {LIST ANY CHANGES}.

CEDAR HILLS GATEWAY PLAT "A", LOT 8
INDOOR STORAGE UNITS SITE PLAN



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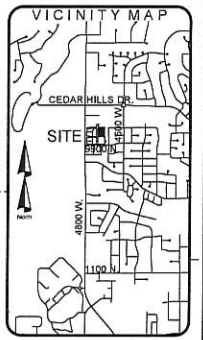
VICINITY MAP



SITE INFORMATION:
Cedar Hills Gateway Plat "A", Lot 8
Parcel Number:
Address: 9978 N. 4700 W,Cedar Hills, UT

OWNER / DEVELOPER:
Cadence Capital, LLC
2801 N. Thanksgiving Way, Suite 100
Lehi, UT 84043
Ryan Bybee (801) 616-2300
ryan@cadencehomes.com

SURVEYOR, ENGINEER, PLANNER:
A.L.M. & Associates, Inc
2230 North University Parkway, Suite 6D
Prove, UT 84604
(801) 374-6262 (801) 374-0085 FAX
MGreenwood@ALMonline.com

ZONING INFORMATION:
Zone - SC-1 Commercial

SITE TABULATION:

Total Area: 80,990.6 S.F. / 1.86 Ac.
Building Area: 37,717.5 S.F. / 0.87 Ac.
Impervious Area: 23,973.0 S.F. / 0.55 Ac.
Landscaped Area: 19,300.1 S.F. 0.44 Ac.

Open Space Required:
18,692.63 S.F. or 23.08% per Lot.
Open Space Shown:
20,242.5 S.F (108.29%)

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

BOUNDARY DESCRIPTION:
CEDAR HILLS GATEWAY SUBD., PLAT "A", LOT 8

COMMENCING AT THE NW CORNER OF LOT 6 BEING LOCATED SOUTH 00°06'11" EAST ALONG THE SECTION LINE 99.57 FEET AND EAST 427.44 FEET FROM THE W 1/4 CORNER OF SECTION 6, T5S, R2E, S.L.B. & M., THENCE EAST 233.75 FEET; THENCE SOUTH 336.62 FEET; THENCE WEST 240.66 FEET; THENCE NORTH 276.70 FEET; THENCE ALONG AN ARC OF A 241.00 FOOT RADIUS CURVE TO THE RIGHT 58.70 FEET (CHORD BEARS NORTH 09°58'49" EAST 58.55 FEET) TO THE POINT OF BEGINNING.

AREA = 80,990.60 S.F. / 1.86 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.

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Cedar Hills Gateway, Plat "A", Lot 8
CADENCE CAPITAL, LLC
SITE PLAN

No.	Revision	Date

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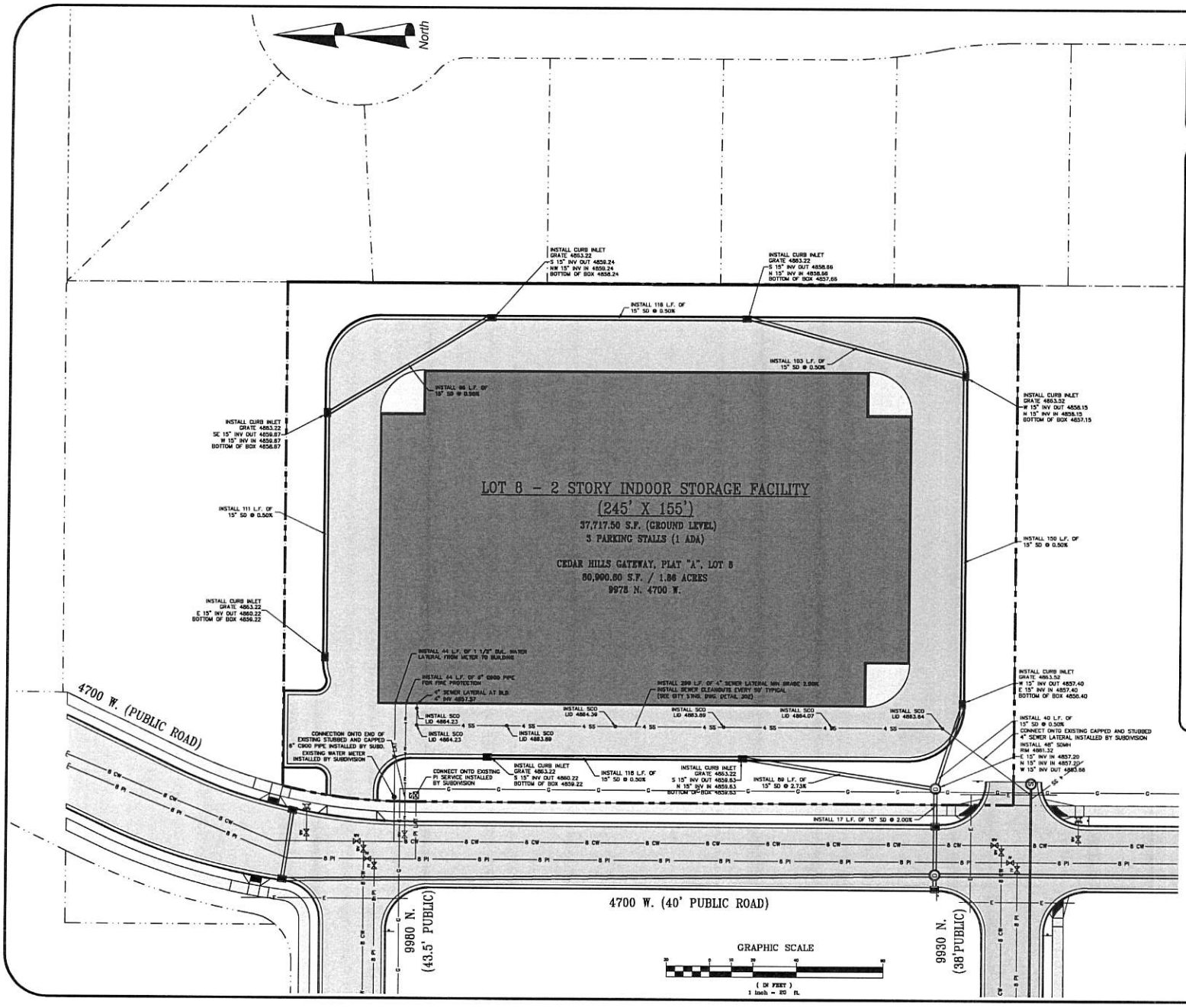

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SYMBOL LEGEND:

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- ADJACENT PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- UNDERGROUND POWER
- GAS LATERAL
- GAS MAIN
- SEWER LATERAL
- SEWER PIPE
- STORM DRAIN PIPE
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- SD CURB INLET (SDCI)
- WATER VALVE (WV)
- IRR. VALVE (IV)
- WATER METER (WM)
- POWER POLE / GUY WIRE
- UTILITY BOX

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

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Cedar Hills Gateway, Plat "A", Lot 8
CADENCE CAPITAL, LLC
UTILITY PLAN

No.	Revision	Date

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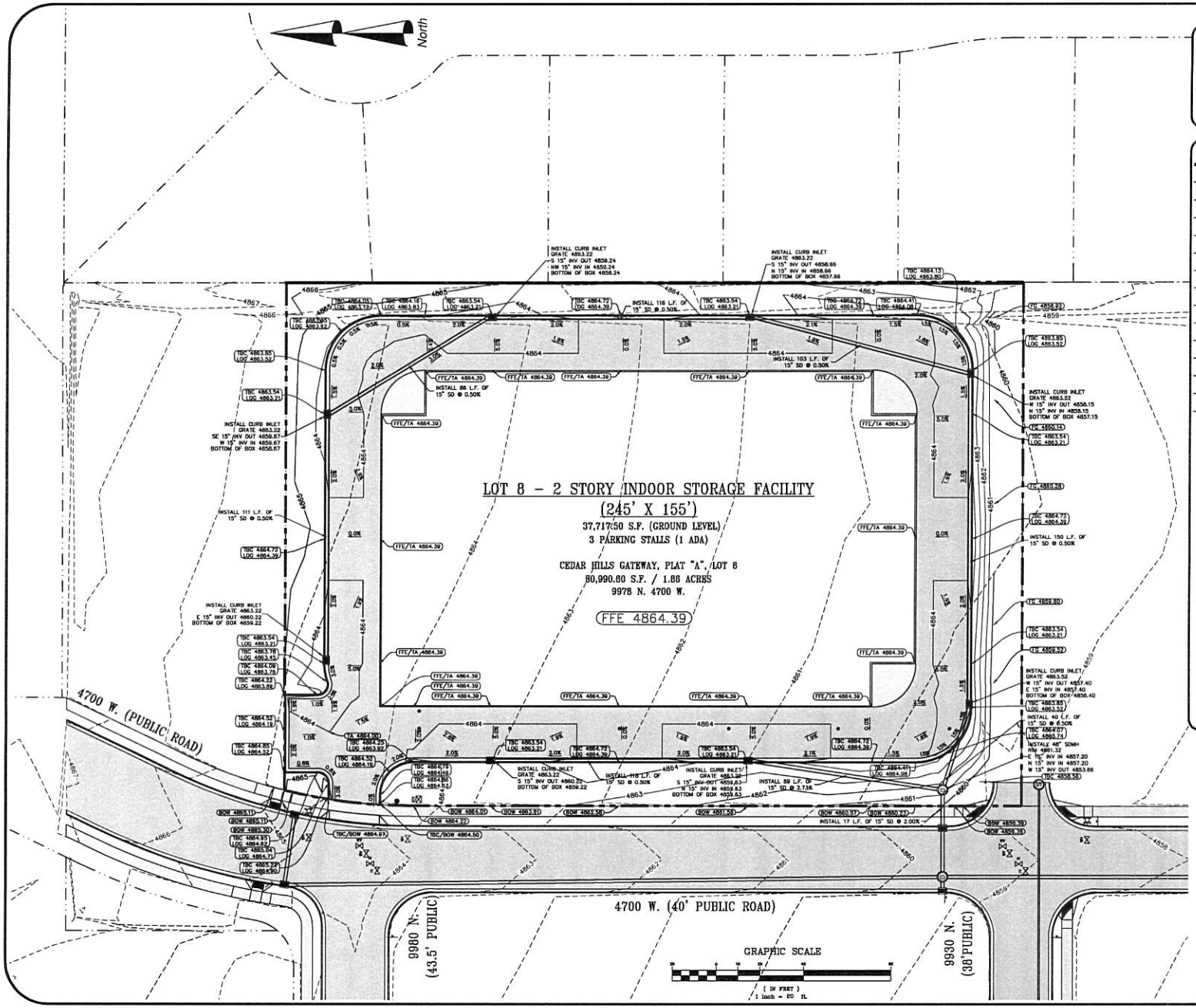

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2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

Cedar Hills Gateway, Plat "A", Lot 8
CADENCE CAPITAL, LLC
GRADING & DRAINAGE PLAN

No.	Revision	Date

C3.0
OF SHEETS
Proj # 559 - 1937

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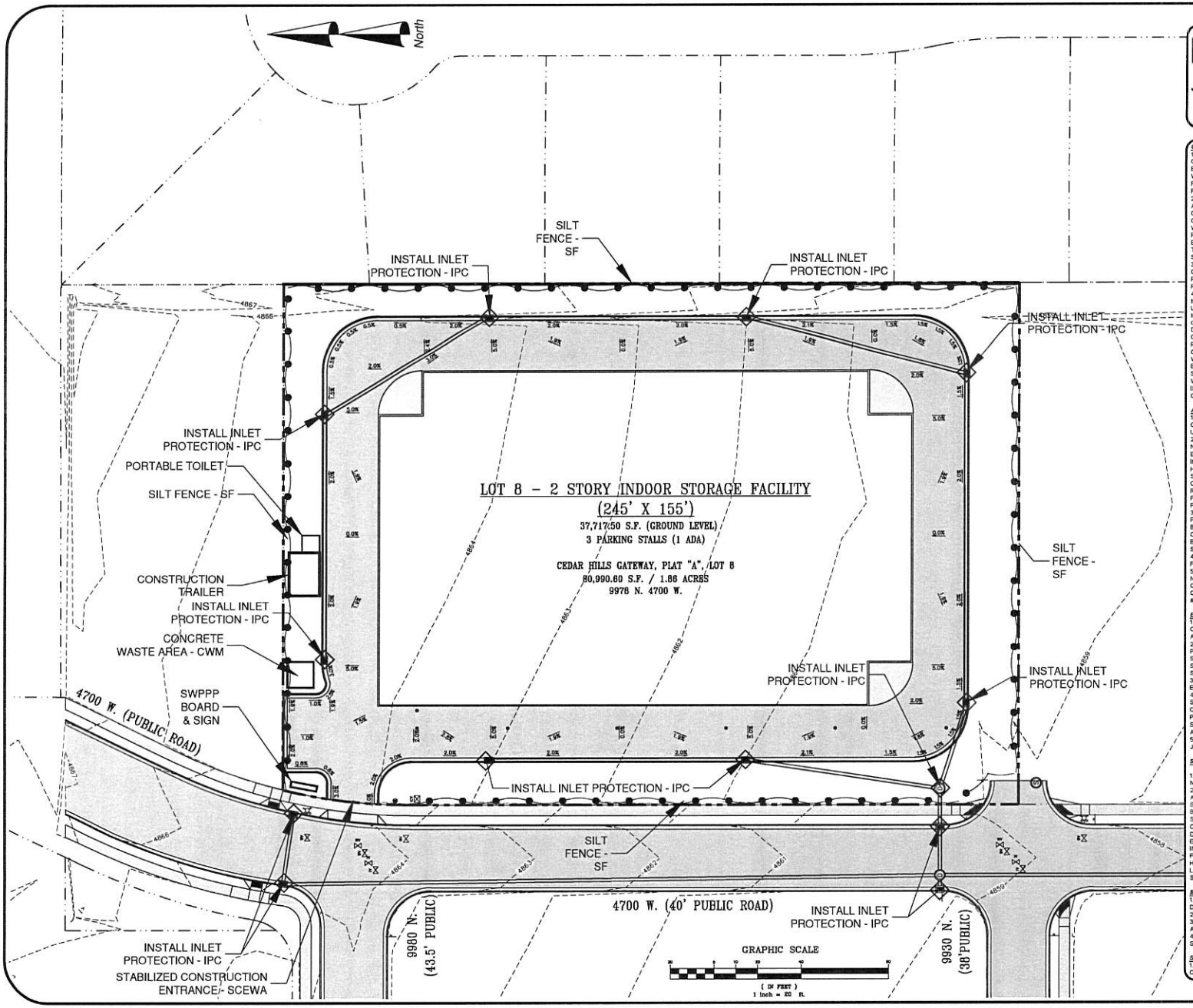

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CONSTRUCTION ACCESS:

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 CONSTRICTION 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 SEDIMENTATIGN 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. DUST/MUD SIGN MUST BE POSTED PER SOUTH JORDAN CITY 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
B. STRIPPING OF SITE AND INSTALLATION OF STAGING/WASHING AREA
C. ROUGH GRADING
D. INSTALLATION OF UNDERGROUND UTILITIES
E. INSTALL SEDIMENT BARRIER ON STORM DRAIN INLETS
F. 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
2. TOTAL AREA: 80,990.6 SQ.FT / 1.86 ACRES
3. TOTAL DISTURBED AREA: 80,990.6 SQ.FT / 1.86 ACRES (100%)
4. DRAINAGE PATTERNS AND SLOPE FOUND ON SHEET C3.0 & C4.0

SITE ACTIVITY INFORMATION:

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

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SWPPP

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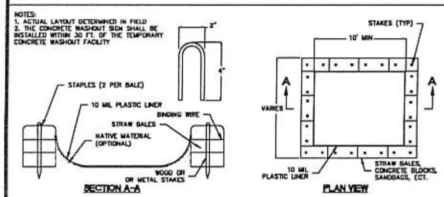
BMP: Concrete Waste Management — CWM



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 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.

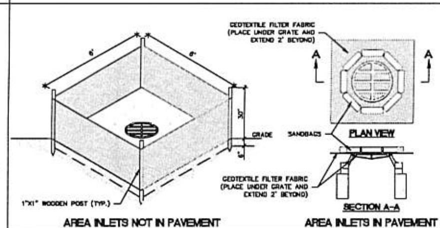
OBJECTIVES:
☐ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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.

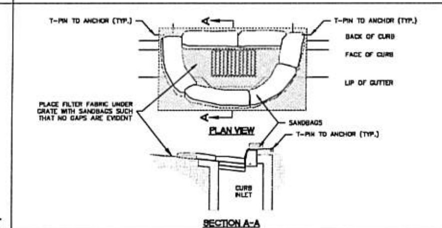
OBJECTIVES:
☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☒ Control Site Perimeter
☒ Control Internal Erosion

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.

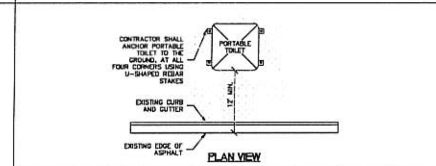
OBJECTIVES:
☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☒ Control Site Perimeter
☒ Control Internal Erosion

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

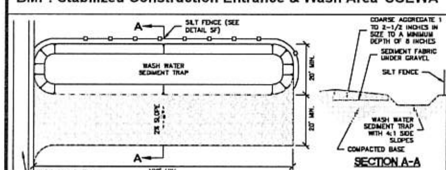
OBJECTIVES:
☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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.

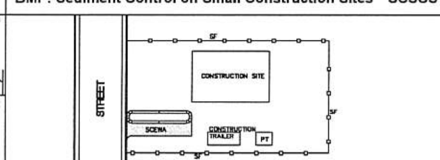
OBJECTIVES:
☒ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☒ Control Site Perimeter
☐ Control Internal Erosion

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
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☐ Floatable Materials
☐ Other Waste

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

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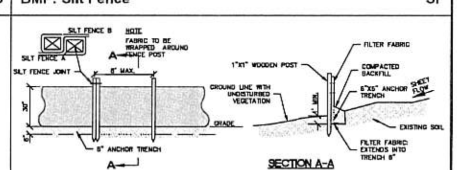
BMP: Silt Fence — SF



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 ½ the height of the fence.

OBJECTIVES:
☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
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TARGETED POLLUTANTS:
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IMPLEMENTATION REQUIREMENTS:
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SEAL — LICENSED PROFESSIONAL ENGINEER — # 189774 — Mark S. Greenwood — STATE OF UTAH

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Cedar Hills Gateway, Plat "A", Lot 8
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SWPPP BMP DETAILS

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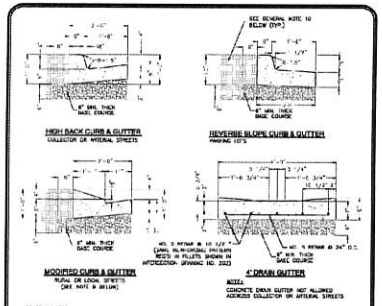
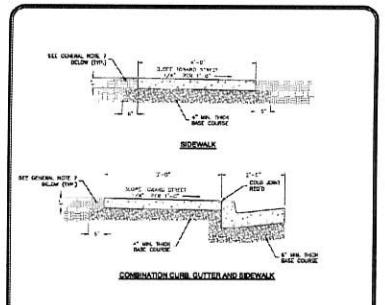
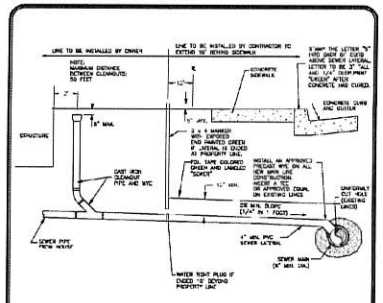


CURB AND GUTTER



SIDEWALK



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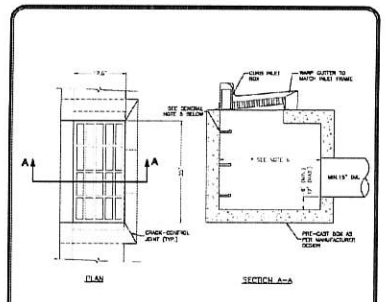
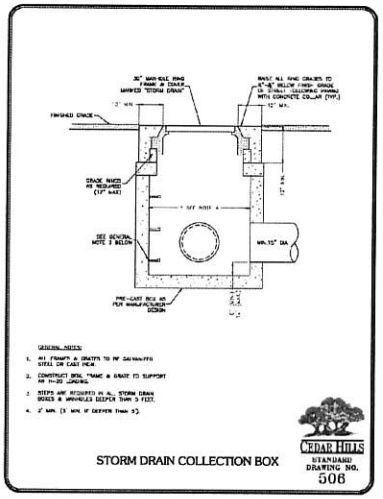
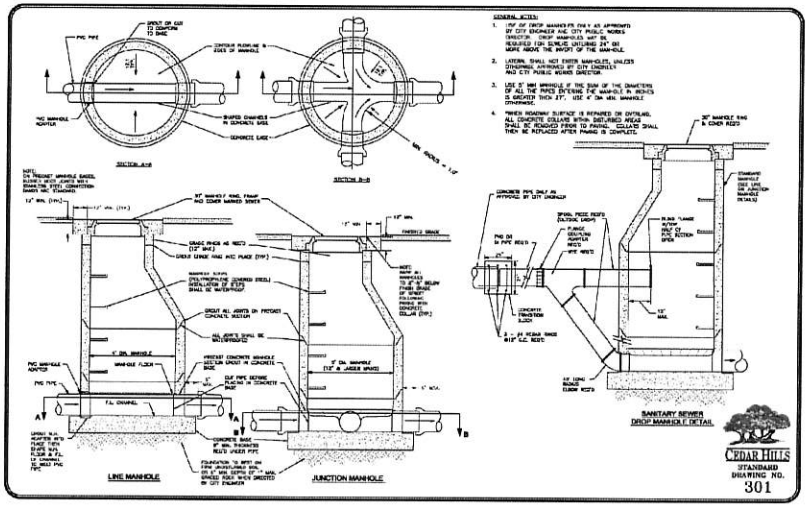


STORM DRAIN CATCH BASIN



STORM DRAIN COLLECTION BOX



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CITY DETAILS

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Extra Space
Storage