

SPECIAL PLANNING COMMISSION MEETING AND PUBLIC HEARING

Wednesday, March 14, 2012 6:00 p.m.

Public Works Building

10246 N Canyon Road, Cedar Hills, Utah

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a public hearing in connection with a Special Planning Commission Meeting on Wednesday, March 14, 2012, beginning at 6:00 p.m.

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 on agenda items. (Comments limited to 3 minutes per person with a total of 30 minutes for this item)

PUBLIC HEARING(S)

3. Preliminary Plan for Rhinehart Oil Gas and Convenience Store Located at Approximately 10018 North and 4800 West

SCHEDULED ITEMS

4. Approval of Minutes from the February 23, 2012, Public Hearing and Regular Planning Commission Meeting
5. Review/Recommendation on the Preliminary Plan for Rhinehart Oil Gas and Convenience Store Located at Approximately 10018 North and 4800 West
6. Review/Action on Meeting Locations
7. Committee Assignments and Reports

ADJOURNMENT

8. Adjourn

Posted this 13th day of March, 2012.

Kim E. Holindrake, City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site 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 and the staff.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	David Bunker, City Engineer/PW Director
DATE:	3/14/2012

Planning Commission Agenda Item

SUBJECT:	Harts Gas Station
APPLICANT PRESENTATION:	David Bunker
STAFF PRESENTATION:	David Bunker, City Engineer/Public Works Director

BACKGROUND AND FINDINGS:

Harts Gas Station has submitted plans for convenience store and gas station at 10022 North 4800 West. The facility will have eight pump stations with an approximate 4400 SF convenience store. The site is located in the SC-1 high intensity commercial zone. The following items shall be addressed:

- Review storm drain design for compliance
- Address additional SWPPP items
- Add water valving and improvements as required
- Adjust street lighting per commercial guidelines
- Submit Plat with right-of-way dedication

The proposed site lighting shall be shoe box style providing limited light pollution of surrounding property. The anticipated sound levels are anticipated to reach 90 dB. (diesel delivery truck) Peak traffic periods on 4800 West are approximately 80 dB. Proposed sound levels at nearest residential zones shall be limited to 80 dB. Traffic studies suggest no additional mitigation measures are necessary. Current ADT of North County Blvd is 10,000 vehicles per day (vpd). Capacity is 32,000 vpd.

Elevations and building materials shall be submitted to the planning commission for review and shall be similar to existing commercial developments (red brick, etc.). Roof materials shall be Bar-Tile or synthetic slate. Details of awning materials shall be provided. Canopy elevations shall be submitted. Signage for the building and also for directional signage shall be submitted. Landscaping items including planting types and locations shall conform to commercial design guidelines and existing uses in the zone. Plantings in planter strips shall be included in overall site plan per commission recommendation. Landscape berms shall be included in overall site design. Upgraded landscaping shall be identified on the landscaping plan if percentage is less than 30%.

PREVIOUS LEGISLATIVE ACTION:

None

FISCAL IMPACT:

None

SUPPORTING DOCUMENTS:

Plans and studies as submitted.

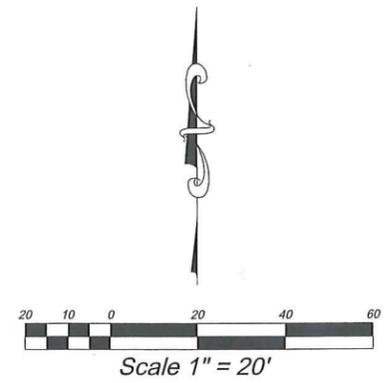
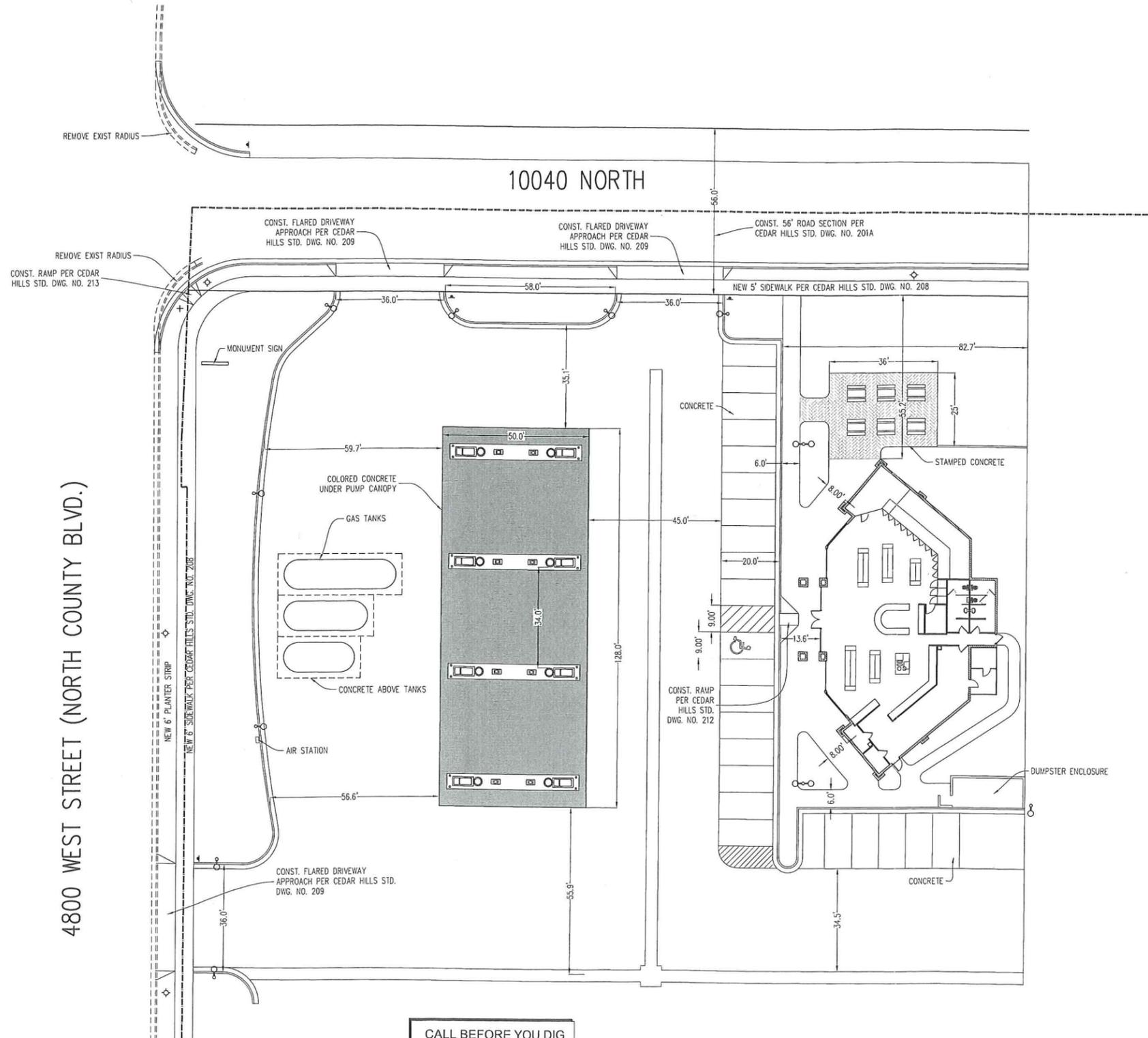
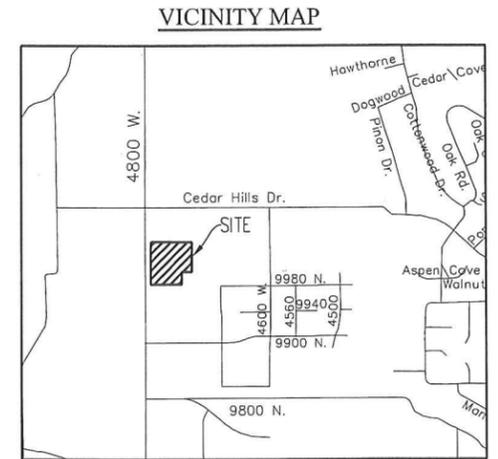
RECOMMENDATION:

Staff recommends the Planning Commission review and recommend approval to City Council based on findings of fact for information submitted.

MOTION:

To recommend/ not recommend preliminary approval for Harts Gas Station subject to the following items,

HARTS GAS STATION



4800 WEST STREET (NORTH COUNTY BLVD.)

SITE LIGHTING NOTES:

1. THE LIGHTS THAT WILL BE INSTALLED IN 4800 WEST AND 10040 NORTH WILL BE ACCORDING TO THE CITY STANDARD LIGHT DETAILS.
2. THE LIGHTING UNDER THE PUMP CANOPY WILL BE LED LIGHTS THAT WILL DIRECT LIGHT DOWNWARD AND KEEP THE LIGHT ON THE SITE. THE PARTICULAR LIGHT PROPOSED IS AN LSI CRS 84 LED FIXTURE.
3. SITE LIGHTING FOR THE ENTRANCES, PARKING, AND BUILDING WILL BE INSTALLED TO KEEP LIGHT DIRECTED INTO THE PROPERTY AND TO AVOID LIGHT POLLUTION OF SURROUNDING PROPERTY.

PAVEMENT DESIGN:

ASPHALT:
 3.5" ASPHALT OVER
 6" AGGREGATE BASE COURSE OVER
 6" SUBBASE (STRUCTURAL SITE GRADING FILL) OVER
 SUITABLE NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS

CONCRETE:
 5.0" PORTLAND CEMENT CONCRETE (NON-REINFORCED) OVER
 6" AGGREGATE BASE COURSE OVER
 SUITABLE NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS

(IMPORTANT: REFER TO SOILS REPORT FOR ENTIRE SUBBASE PREPARATION INSTRUCTIONS)

SITE SOUND LEVEL DISCUSSION:

1. THE VEHICLE THAT WILL CREATE THE GREATEST SOUND LEVEL ON THIS SITE WILL BE THE DIESEL TRUCKS THAT DELIVER FUEL.
2. THE SOUND LEVEL OF THE DIESEL TRUCKS ARE APPROXIMATELY 90 DB.
3. THE SOUND LEVEL OF BUSY TRAFFIC SIMILAR TO WHAT EXISTS DURING PEAK TRAFFIC PERIODS ON 4800 WEST IS APPROXIMATELY 80 DB.
4. THE CLOSEST HOMES TO THE PROPOSED GAS STATION ARE APPROXIMATELY 500 FEET AWAY.
5. USING A FORMULA TO CALCULATE THE DAMPING OF SOUND LEVELS WITH DISTANCE FROM THE GENERATED SOUND, THE SOUND LEVEL FOR THE DIESEL TRUCK WILL DROP APPROXIMATELY 10 DB. THIS WILL RESULT IN A SOUND LEVEL OF APPROXIMATELY 80 DB AT THE CLOSEST HOME.
6. BASED ON THIS EVALUATION, THE GAS STATION WILL NOT INCREASE THE SOUND LEVEL THAT CURRENTLY EXISTS ON 4800 WEST STREET. THE GAS STATION IS PROPERLY SITUATED IN THE COMMERCIAL ZONE TO PROVIDE AN ADEQUATE BUFFER TO MINIMIZE THE SOUND LEVEL TO THE CLOSEST HOMES.

SHEET INDEX

C1	SITE PLAN
C2	UTILITY PLAN
C3	GRADING PLAN
C4	STORM WATER POLLUTION PREVENTION PLAN

LAND TABULATIONS

ITEM	AREA	%
TOTAL AREA (S.F.):	64,341	100%
PUBLIC ROADWAY AREA (S.F.):	3,956	6.2%
LANDSCAPED AREA (S.F.):	17,641	27.4%

CALL BEFORE YOU DIG
 IT'S FREE &
 IT'S THE LAW
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 1-800-662-4111
 208-2100
 (SALT LAKE 1619100)
Blue Stakes of Utah
 UTILITY NOTIFICATION CENTER, INC.
 205 WEST 700 SOUTH, SUITE 101
 SALT LAKE CITY, UTAH 84101

BENCH MARK

WEST 1/4 CORNER, SECTION 6
 TOWNSHIP 5 SOUTH, RANGE 2 EAST,
 SALT LAKE BASE & MERIDIAN
 ELEVATION = 4866.28

REVISIONS

Rev.	Date	Description	App'd

Developer: Dave Jardine
 P.O. Box 418
 American Fork, UT 84003
 Phone: 801-756-9681

EXCE ENGINEERING
 David W. Peterson, P.E., License #270393
 12 West 100 North, Suite 201, American Fork, UT 84003
 P: (801) 756-4504; F: (801) 756-4511

HARTS GAS STATION

CEDAR HILLS UTAH

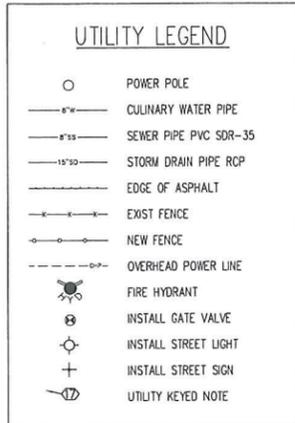
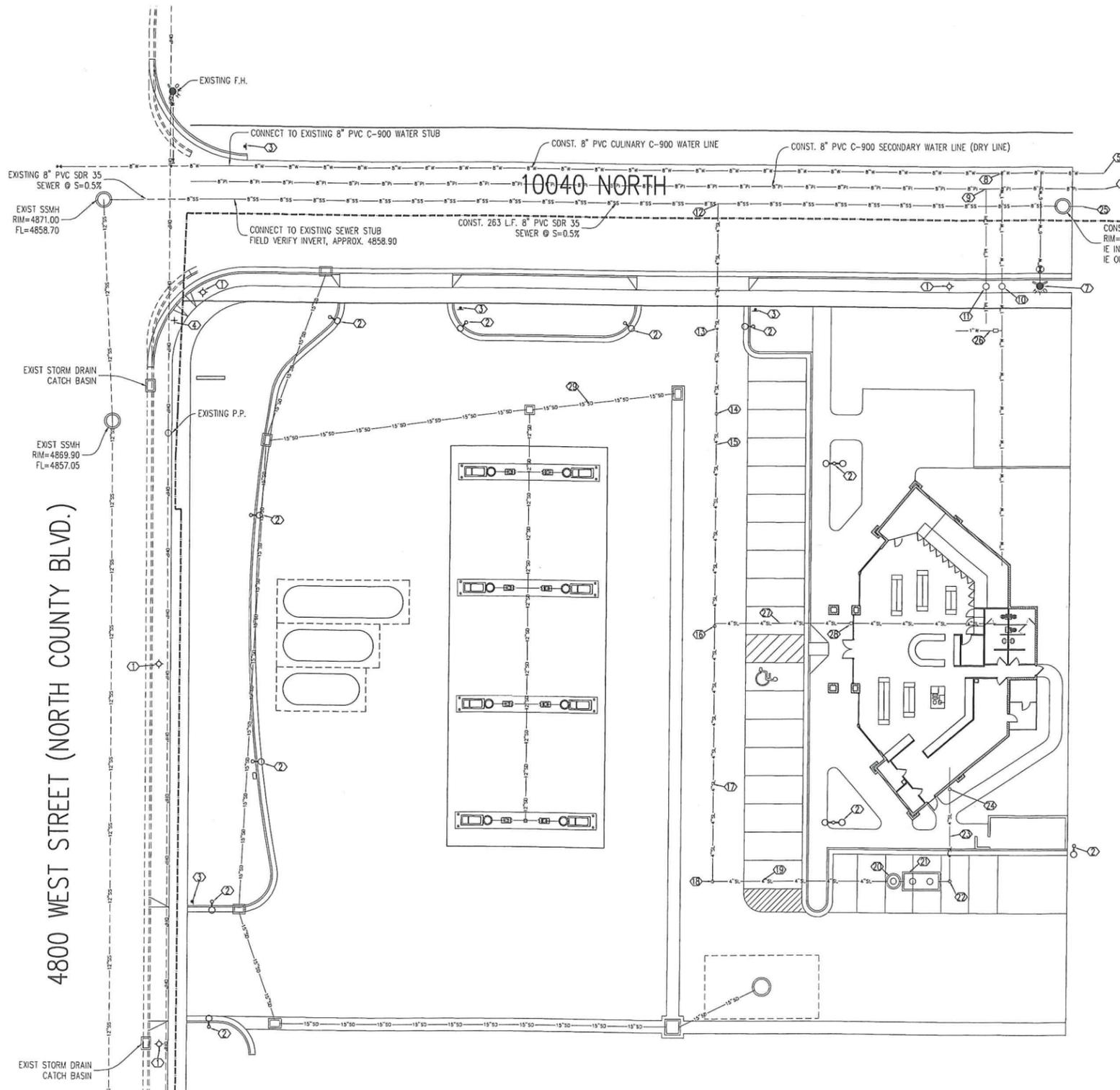
Drawn by: D.W.P. Scale: 1"=20'

Designed by: D.W.P. Date: 03/08/12

Checked by: D.W.P.

SITE PLAN

C1



UTILITY KEYED NOTES

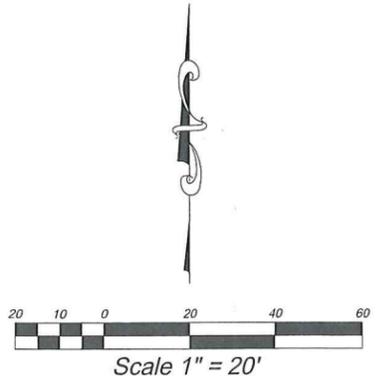
1. CONST. STREET LIGHT PER CEDAR HILLS STANDARDS
2. CONST. PARKING LOT LIGHT
3. CONST. STOP SIGN
4. CONST. STREET SIGN
5. STUB & PLUG 8" WATER LINE
6. STUB & PLUG 8" P.I. LINE
7. CONST. F.H. & VALVE PER CEDAR HILLS STD. DWG. NO. 402
8. CONNECT CUL. SERVICE PER CEDAR HILLS STD. DWG. NO. 406
9. CONNECT P.I. SERVICE PER CEDAR HILLS STD. DWG. NO. 407
10. CONST. 1" CUL. METER & SERVICE
11. CONST. 1" P.I. METER & SERVICE FOR FUTURE USE
12. CONNECT TO SEWER LATERAL PER CEDAR HILLS STD. DWG. NO. 302, 8" FL=4859.68
4" FL=4860.68
13. CONST. 67 LF. 4" SEWER LATERAL @ S=2%
14. C.O., FL=4862.02
15. CONST. 68 LF. 4" SEWER LATERAL @ S=2%
16. C.O., FL=4863.38
17. CONST. 82 LF. 4" SEWER LATERAL @ S=2%
18. C.O., FL=4865.02
19. CONST. 56 LF. 4" SEWER LATERAL @ S=2%
20. CONST. 4" DIAMETER SAMPLING MANHOLE, RIM=4869.83, IE THRU=4866.14
21. CONST. 800 GALLON GREASE INTERCEPTOR, IE THRU=4866.17
22. C.O., FL=4866.25
23. CONST. 29 LF. 4" SEWER LATERAL @ S=2%
24. C.O., FL=4866.83
25. CONST. 4 LF. 8" PVC SDR 35 SEWER @ S=0.5%, STUB & PLUG LINE
26. CONST. 1" LANDSCAPE SERVICE W/ IRRIGATION BOX
27. CONST. 43 LF. 4" SEWER LATERAL @ S=2%
28. C.O., FL=4864.24
29. SEE GRADING PLAN FOR STORM DRAIN DESIGN

NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

GENERAL NOTE

1. ALL WORK TO BE DONE IN ACCORDANCE WITH CEDAR HILLS CITY STANDARDS & SPECIFICATIONS.



4800 WEST STREET (NORTH COUNTY BLVD.)

10040 NORTH

BENCH MARK

WEST 1/4 CORNER, SECTION 6
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
ELEVATION = 4866.28

REVISIONS			
Rev.	Date	Description	App'd

Developer: Dave Jardine
P.O. Box 418
American Fork, UT 84003
Phone: 801-756-9681

EXCHE
ENGINEERING
David W. Peterson, P.E., License #270393
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HARTS GAS STATION		UTAH
CEDAR HILLS		Scale: 1"=20'
Drawn by: D.W.P.	UTILITY PLAN	Date: 03/08/12
Designed by: D.W.P.		Checked by: D.W.P.
Checked by: D.W.P.		C2

Cedar Hills Harts
Storm Water Calculations - 100 year
 8-Mar-12

The storm drain calculations were performed using the rational method. These calculations include the Harts Gas Station site as well as 10040 North roadway.

Hydrologic Calculations

CA CALCULATION

	C	Area (sf)	C * A
Impervious area	0.9	56324	50692
Pervious area	0.2	11973	2395
Total CA		68297	53086

The determined percolation rate was 1.1 min/in.
 The infiltration area will be the bottom and sides of gravel area surrounding sump which is 1,701 s.f.

Retention calculations

Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (cu.ft.)	Release Volume (cu.ft.)	Required Storage (cu.ft.)
A	B	C	D	E	F
10	5.02	0.83	3672	1289	2383
15	4.14	1.04	4601	1933	2668
30	2.79	1.40	6193	3866	2327
60	1.73	1.73	7653	7732	-79
120	0.95	1.90	8405	15464	-7058
180	0.65	1.95	8627	23195	-14569
360	0.36	2.16	9556	46391	-36835
720	0.22	2.64	11679	92782	-81103
1440	0.12	2.88	12741	185564	-172823

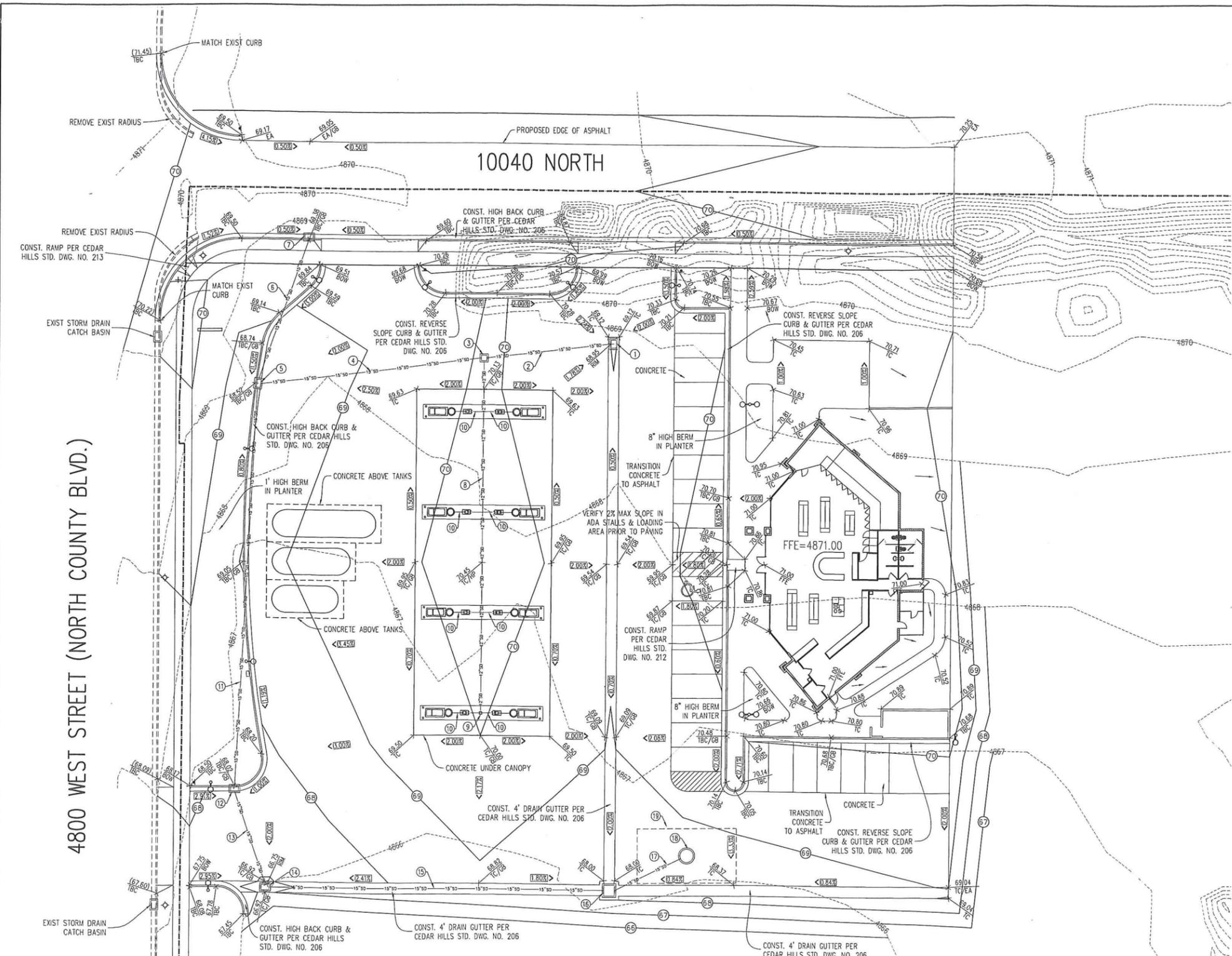
Required retention Storage = 2,668 cf

Notes:

- A, B, & C are based upon Cedar Hills Precip. Table (100-year)
- D = C / (12 inches/foot) x total acreage of site x 43,560 s/acre x run-off coefficient, where Q=CIA and V=CiA
- E = infiltration rate x A x 60 sec.
- F = D - E to determine storage volume

Storm Drain Discussion

- 5' diameter, 10' deep sump with 20' x 36.5' x 9' deep gravel area around sump (40% porosity) stores 2,742 cf
- 2,742 cf of provided storage exceeds 2,668 required storage



STORM DRAIN KEYED NOTES

- CONST. 2'X3' CATCH BASIN W/ NO FACE INLET, GRATE=4868.95, IE OUT=4865.70
- CONST. 45.9 L.F. 15" ADS @ S=0.70%
- CONST. 2'X2' JUNCTION BOX, GRATE=4870.11, 12" IE IN=4866.26, 15" IE THRU=4865.38
- CONST. 82.2 L.F. 15" ADS @ S=0.70%
- CONST. 2'X3' CATCH BASIN W/ FACE INLET, GRATE=4868.02, IE THRU=4864.80
- CONST. 54.7 L.F. 15" ADS @ S=1.00%
- CONST. 2'X3' CATCH BASIN W/ FACE INLET, GRATE=4868.88, IE OUT=4865.35
- CONST. 130.3 L.F. 12" ADS @ S=1.00%
- CONST. 12" NYLOPLAST DRAIN BASIN, RIM=4870.06, 12" IE OUT=4867.56
- CONST. 10.8 L.F. 3" PVC @ S=1/2% MIN., CONNECT TO ROOF DRAINS COMING FROM COLUMNS AND CONNECT TO NYLOPLAST DRAIN BASIN AT BOX #9 AND INTO 12" ADS WITH INSERTA-TEE FOR OTHER CONNECTIONS
- CONST. 147.5 L.F. 15" ADS @ S=0.70%
- CONST. 2'X3' CATCH BASIN W/ FACE INLET, GRATE=4867.52, IE THRU=4863.77
- CONST. 36.0 L.F. 15" ADS @ S=0.75%
- CONST. 2'X3' CATCH BASIN W/ NO FACE INLET, GRATE=4866.75, IE THRU=4863.50
- CONST. 122.9 L.F. 15" ADS @ S=0.70%
- CONST. 4'X4' INLET BOX W/ SNOUT TYPE 18" OVER OUTLET, GRATE=4867.83, IE THRU=4862.64, BOTTOM OF BOX=4859.64
- CONST. 27.0 L.F. 15" ADS @ S=1.00%
- CONST. 5' DIAMETER, 10' DEEP SUMP PER CEDAR HILLS STD. DWG. NO. 507B, RIM=4868.58, IE IN=4862.37, BOTTOM OF GRAVEL=4860.37
- CONST. 20' X 36.5' X 9' DEEP GRAVEL AREA AROUND SUMP

BENCH MARK

WEST 1/4 CORNER, SECTION 6
 TOWNSHIP 5 SOUTH, RANGE 2 EAST,
 SALT LAKE BASE & MERIDIAN
 ELEVATION = 4866.28

REVISIONS			
Rev.	Date	Description	App'd

GRADING LEGEND

- FFE FINISHED FLOOR ELEV.
- BOW BACK OF WALK
- GB GRADE BREAK
- TC TOP OF CONCRETE
- TBC TOP BACK OF CURB
- TA TOP OF ASPHALT
- EA EDGE OF ASPHALT
- RIM RIM ELEVATION
- FL FLOWLINE
- EG EXIST GROUND
- FG FINISHED GRADE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- IE INVERT ELEVATION
- Direction of Drainage: (0.00%)
- Existing Elevation: (00.00) TBC
- Proposed Elevation: (00.00) TBC
- Existing Contour: 4868
- Proposed Contour: 4868

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HARTS GAS STATION

CEDAR HILLS UTAH

Drawn by: D.W.P.
 Designed by: D.W.P.
 Checked by: D.W.P.

GRADING PLAN

Scale: 1" = 20'
 Date: 03/08/12
 C3

BMP: Inlet Protection - Gravel IPG

OBJECTIVES

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

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

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

INSTALLATION/APPLICATION CRITERIA:

- Place wire mesh (with 1/2 inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

LIMITATIONS:

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

MAINTENANCE:

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

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

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

IMPLEMENTATION REQUIREMENTS

- High Impact
- Medium Impact
- Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

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

High Medium Low

BMP: Silt Fence SF

OBJECTIVES

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

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 catchbasins

Adapted from Salt Lake County BMP Fact Sheet

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 1/2 the height of the fence.

TARGETED POLLUTANTS

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

IMPLEMENTATION REQUIREMENTS

- High Impact
- Medium Impact
- Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

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

High Medium Low

BMP: Stabilized Construction Entrance and Wash Area SCEWA

OBJECTIVES

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

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.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

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

IMPLEMENTATION REQUIREMENTS

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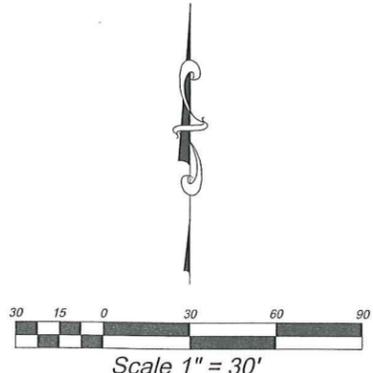
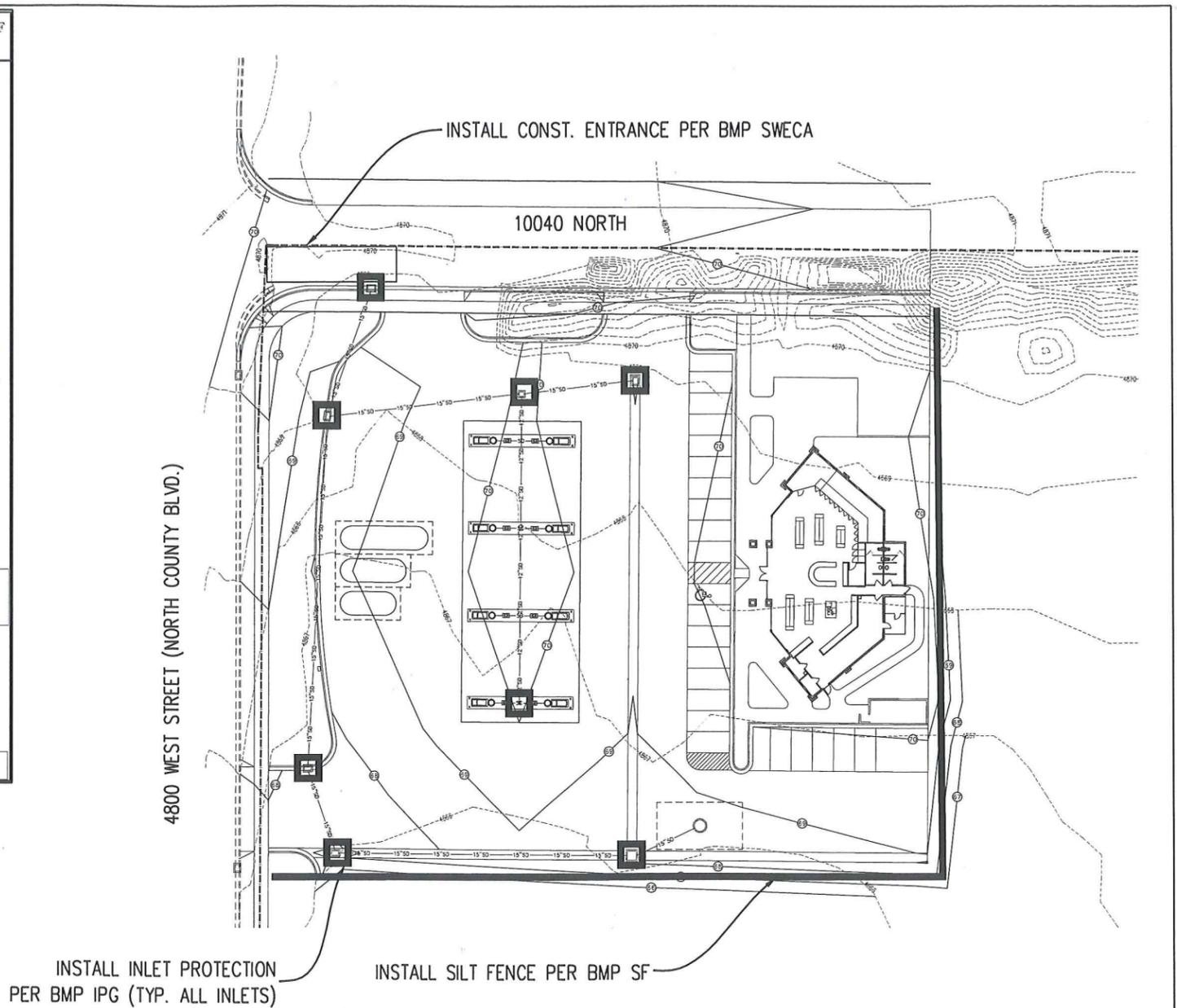
IMPLEMENTATION REQUIREMENTS

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

High Medium Low

STORM WATER POLLUTION PREVENTION PLAN NOTES:

- CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS. SEE BMP DETAILS.
- CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
- INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCEWA
- CONSTRUCT STORM DRAIN FACILITIES AND INSTALL INLET PROTECTION ON ALL INLETS AFTER INSTALLATION. SEE BMP IPG.
- CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION.
- CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE. SEE BMP CBC.
- CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.



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Phone: 801-756-9681

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REVISIONS			
Rev.	Date	Description	App'd

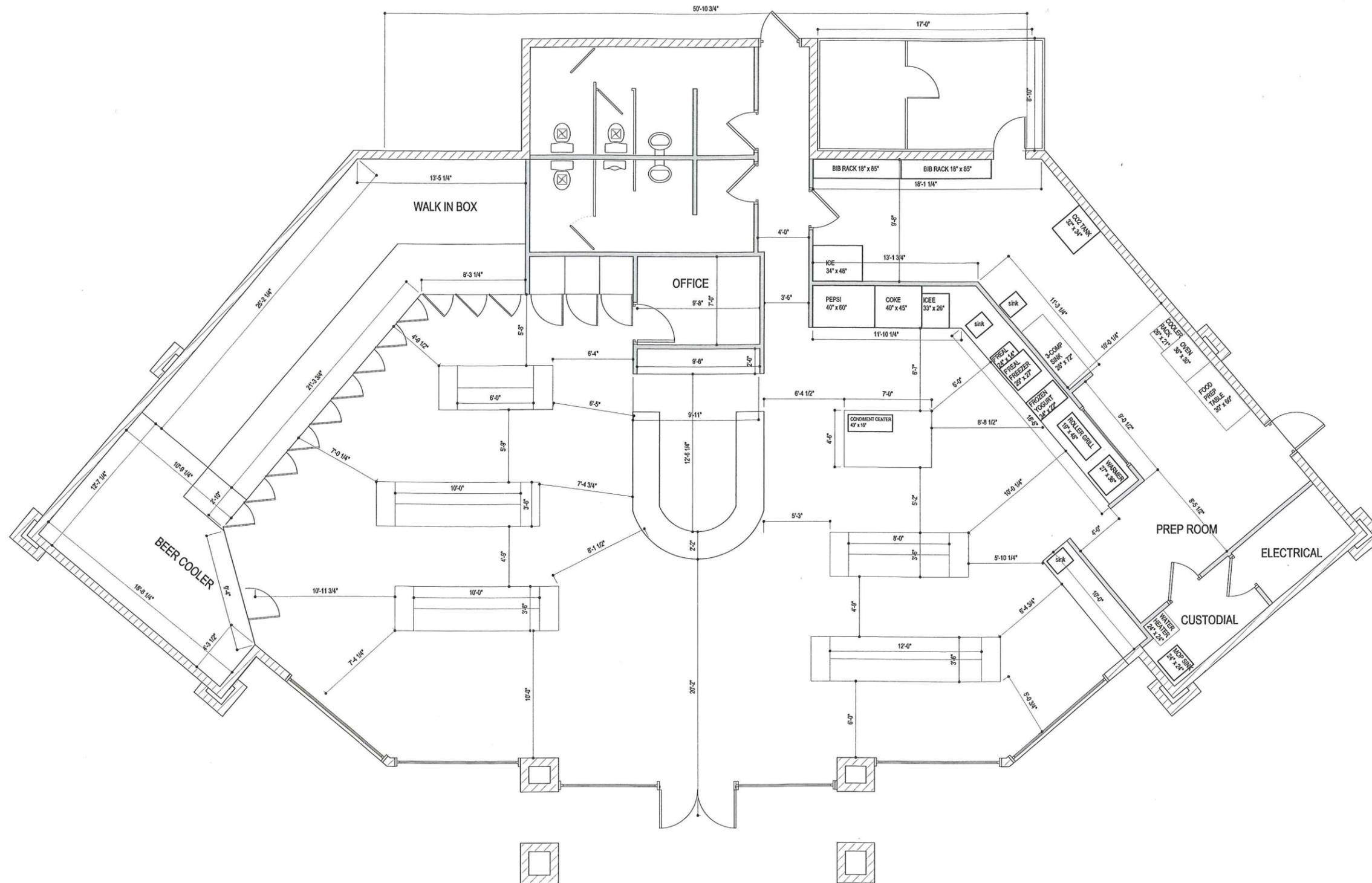
HARTS GAS STATION UTAH

CEDAR HILLS

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

STORM WATER POLLUTION PREVENTION PLAN

Scale: 1" = 30'
Date: 03/08/12
C4



MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"

DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
PHONE: 801-228-8805

DATE: Issue Date
REVISIONS:

A101



① Front
1/4" = 1'-0"



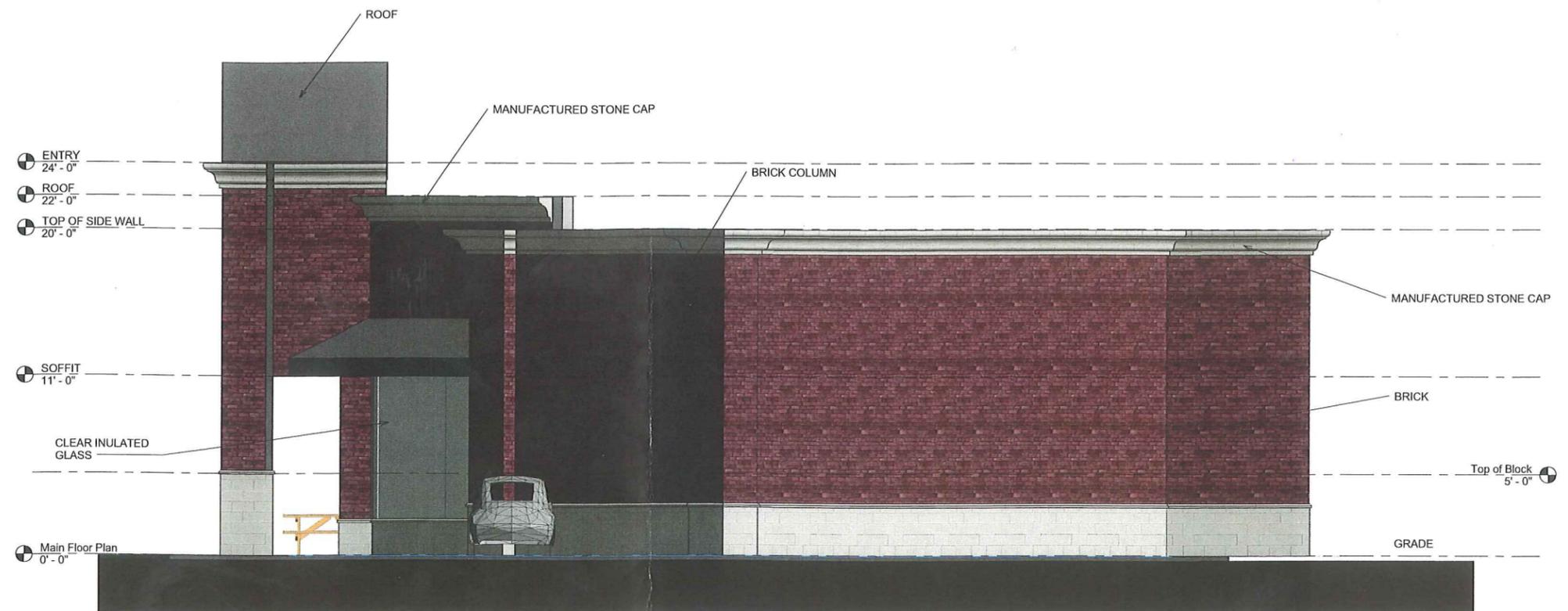
② Back
1/4" = 1'-0"

DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
PHONE: 801-228-8805

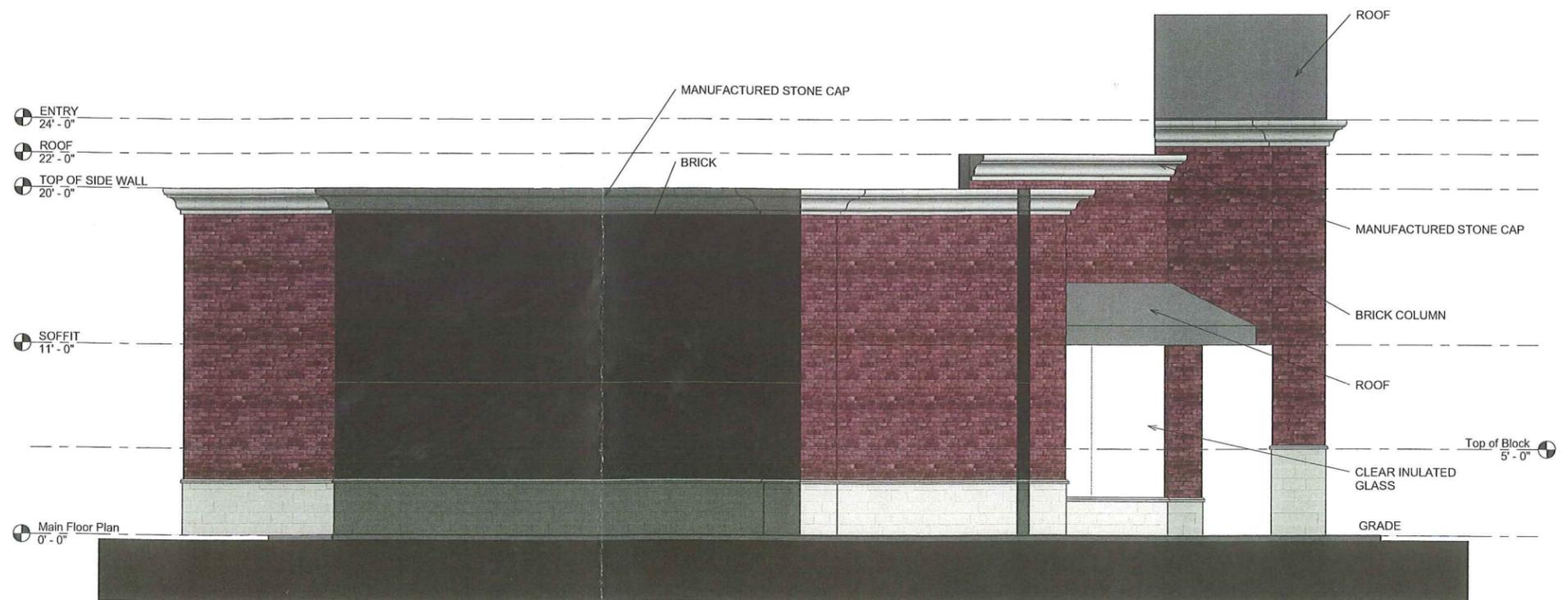
DATE: Issue Date

REVISIONS:

A102



① Right Side
1/4" = 1'-0"



② Left Side
1/4" = 1'-0"

