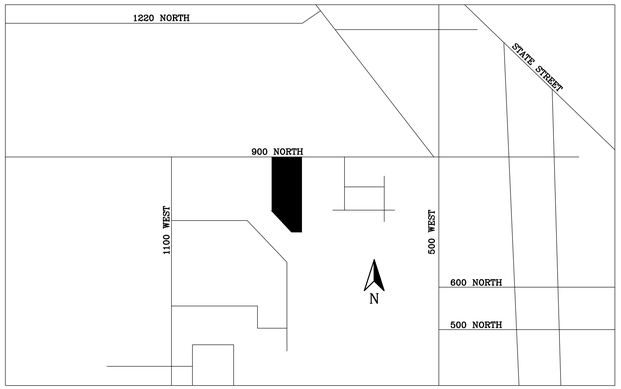
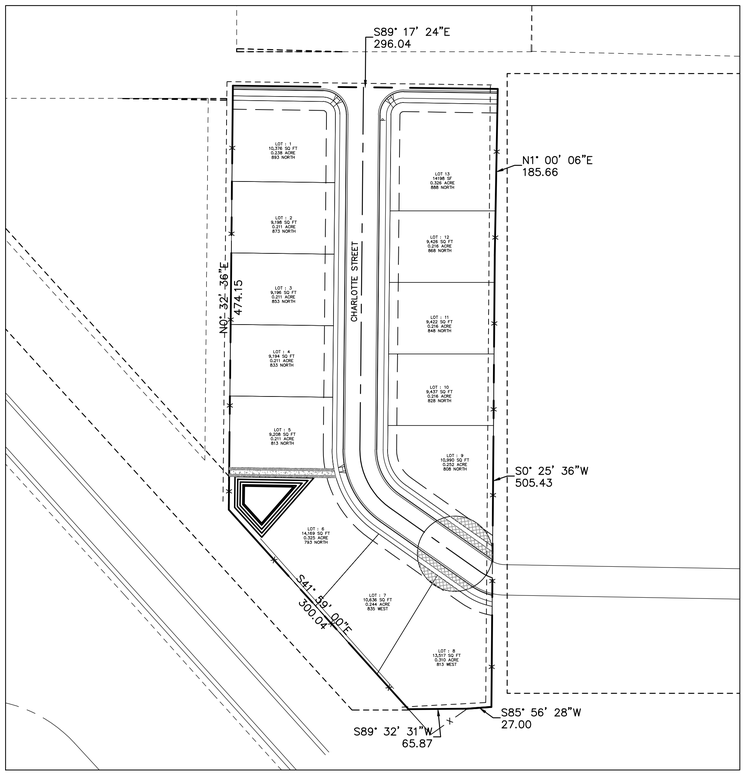
HOOKE VISTA SUBDIVISION

Lehi, UT



VICINITY MAP
(N.T.S.)



SITE MAP
1"=80'

INDEX

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Hooke Vista Subdivision
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C-3 Drainage Plan
C-4 Utility Plan
C-5 Standard Details
C-5.1 Standard Details
C-6 Stormwater Pollution Prevention Plan
C-7 SWPPP Details
C-8 Hooke Vista Lane Utilities Plan & Profile
C-9 Hooke Vista Lane Storm Drain Plan & Profile
C-10 Hooke Vista Irrigation Plan & Profile

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

DEVELOPER:
MARK HAMPTON
11716 SOUTH 700 EAST
DRAPER, UT 84020
(801) 860-6275
MARK@RIMROCK.US

SITE DATA

OVERALL LOT AREA:	182,549	SF (4.19 ACRES)
13 LOT SUBDIVISION		
MINIMUM LOT SIZE:	8,000	SF
MINIMUM FRONTAGE:	80	FT

ZONING: R-1-FLEX

NOTES:

- ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING WATER, SEWER, STORM DRAIN AND POWER.
- ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY SPECIFICATIONS.
- ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC WORK SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
- PRIOR TO COMMENCEMENT OF WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		INVERT ELEVATION	I.E.
PROPOSED TRAIL		TOP BACK CURB	TBC
PROPOSED WATER LINE	W W W	TOP ASPHALT	TA
EXISTING PRESSURIZED IRRIGATION	IRR IRR	TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN	GW GW GW	FINISHED GRADE	FG
PROPOSED SEWER LINE	SS SS SS SS SS	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	SD SD SD SD	HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE	SS SS SS	CATCH BASIN	
EXISTING WATER LINE	W W W W	SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE	SD SD SD SD	PROPOSED STREET LIGHT	
EXISTING CONTOUR	4247	STORM DRAIN MANHOLE	D
FINISHED CONTOUR	47.00	SANITARY SEWER MANHOLE	S
		PROPOSED WATER VALVE	

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

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larvin@elevateeng.com

ELEVATE ENGINEERING

HOOKE VISTA SUBDIVISION
COVER SHEET
827 W 900 N, LEHI UT 84043

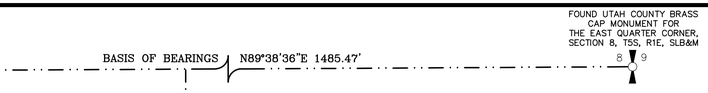
PROFESSIONAL ENGINEER
5/19/2020
10864737
LARVIN POLLOCK
STATE OF UTAH

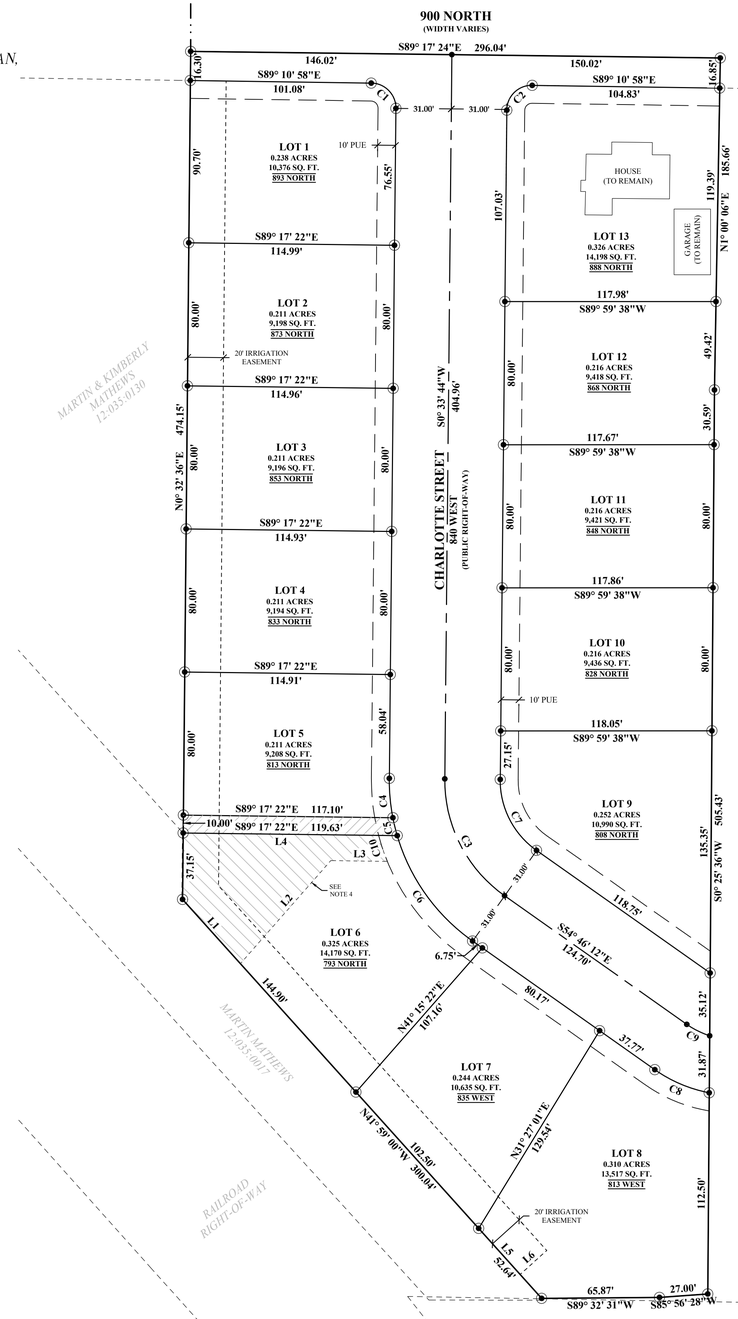
SHEET:
C-0

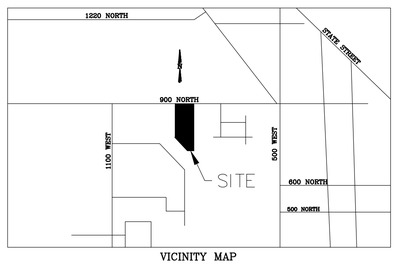
DATE:
May 19, 2020

HOOKE VISTA SUBDIVISION

A RESIDENTIAL SUBDIVISION
PART OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
LEHI CITY, UTAH COUNTY, UTAH





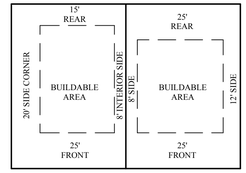


VICINITY MAP
(N.T.S.)

LINE TABLE		
LINE #	LENGTH	BEARING
L1	34.62'	S41° 59' 00"E
L2	76.62'	N41° 15' 22"E
L3	31.60'	S89° 10' 10"E
L4	109.21'	N89° 17' 22"W
L5	34.65'	S41° 59' 00"E
L6	20.00'	N48° 01' 00"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	21.93'	14.00'	89° 44' 42"	19.75'	N44° 18' 37"W
C2	22.05'	14.00'	90° 15' 18"	19.84'	S45° 41' 23"W
C3	76.29'	79.00'	55° 19' 56"	73.36'	S27° 06' 14"E
C4	22.12'	110.00'	11° 31' 12"	22.08'	S5° 11' 51"E
C5	10.33'	110.00'	5° 22' 43"	10.32'	S13° 38' 48"E
C6	73.79'	110.00'	38° 26' 01"	72.41'	S35° 33' 11"E
C7	46.36'	48.00'	55° 19' 56"	44.57'	S27° 06' 14"E
C8	33.29'	78.00'	24° 27' 14"	33.04'	S66° 59' 49"E
C9	14.32'	47.00'	17° 27' 26"	14.26'	S63° 29' 55"E
C10	15.35'	120.00'	7° 19' 39"	15.34'	N18° 32' 29"W

TYPICAL LOT SETBACKS



LEGEND

- PROPERTY CORNER
- SET REBAR/CAP "LEGEND ENGINEERING PLS 5183760"
- FOUND PROPERTY CORNER (AS NOTED)
- STREET CENTERLINE (NOTHING SET)

BOUNDARY LINE

PUBLIC UTILITY EASEMENTS

STORM DRAIN EASEMENT

DEDICATED TRAIL IN FAVOR OF LEHI CITY (1,182 SQ. FT.)

GENERAL NOTES

1. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.

2. PERMANENT DETENTION FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THE PROPERTY. NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.

3. RIGHT TO FARM: THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

4. ANY STRUCTURES BUILT ON LOT 6 MUST BE A MINIMUM OF 5 FEET FROM THE STORM DRAIN EASEMENT.

SUBDIVISION SUMMARY OF AREAS	ZONING DESIGNATION
TOTAL LOTS=13 TOTAL AREA = 4.191 ACRES NET AREA = 3.217 ACRES DEDICATION AREA = 0.974 ACRES	SUBDIVISION - (R-1-FLEX) NORTH ADJOINER - AGRICULTURAL (A-1) SOUTH ADJOINER - AGRICULTURAL (A-1) EAST ADJOINER - AGRICULTURAL (A-1) WEST ADJOINER - AGRICULTURAL (A-1)
PLANNING COMMISSION APPROVAL	**CITY ENGINEER APPROVAL**
APPROVED THIS ____DAY OF_____, 2020. CHAIRMAN, PLANNING COMMISSION	APPROVED THIS ____DAY OF_____, 2020. LEHI CITY ENGINEER

SURVEYOR'S CERTIFICATE:

I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

CORY B. NEERINGS , PLS 5183760
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING NORTH 89°38'36" EAST 1485.47 FEET ALONG THE SECTION LINE AND SOUTH 105.28 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 89°17'24" EAST 296.04 FEET;
THENCE SOUTH 1°00'06" WEST 185.66 FEET;
THENCE SOUTH 0°25'36" WEST 505.43 FEET;
THENCE SOUTH 85°56'28" WEST 27.00 FEET;
THENCE SOUTH 89°32'31" WEST 65.87 FEET;
THENCE NORTH 41°59'00" WEST 300.04 FEET;
THENCE NORTH 0°32'36" EAST 474.15 FEET TO THE POINT OF BEGINNING.

CONTAINS:
THIRTEEN (13) LOTS
4.191 ACRES
182,549 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

BASIS OF BEARINGS WAS ESTABLISHED AS NORTH 89°38'36" EAST BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ACCORDING TO NAD83 UTAH CENTRAL ZONE BEARINGS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE

HOOKE VISTA SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF I / WE HAVE HEREUNTO SET MY / OUR HAND(S) THIS____ DAY OF_____2020.

OWNER _____ TITLE _____

OWNER _____ TITLE _____

ACKNOWLEDGEMENT

STATE OF }
COUNTY OF }

ON THE ____DAY OF_____, A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____.

NOTARY PUBLIC_____, RESIDING IN _____COUNTY.
COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC ON THE ____DAY OF_____, A.D. 2020,

MAYOR _____ CLERK/RECORDER (SEE SEAL BELOW)

APPROVED: CITY ENGINEER
(SEE SEAL BELOW)

HOOKE VISTA SUBDIVISION

A RESIDENTIAL SUBDIVISION
PART OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
LEHI CITY, UTAH COUNTY, UTAH

PREPARED BY:

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
lorvin@elevateng.com

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK/RECORDER SEAL
PROFESSIONAL LAND SURVEYOR CORY B. NEERINGS No. 5183760 5/19/20 STATE OF UTAH			

Recorder

REVIEW COPY

REVISION:	NONE
DATE:	5/19/20
SCALE:	1"=40'
PAGE:	1 OF 1
PROJECT:	S20-001

REVIEW COPY

0 40 80 120
Scale in Feet

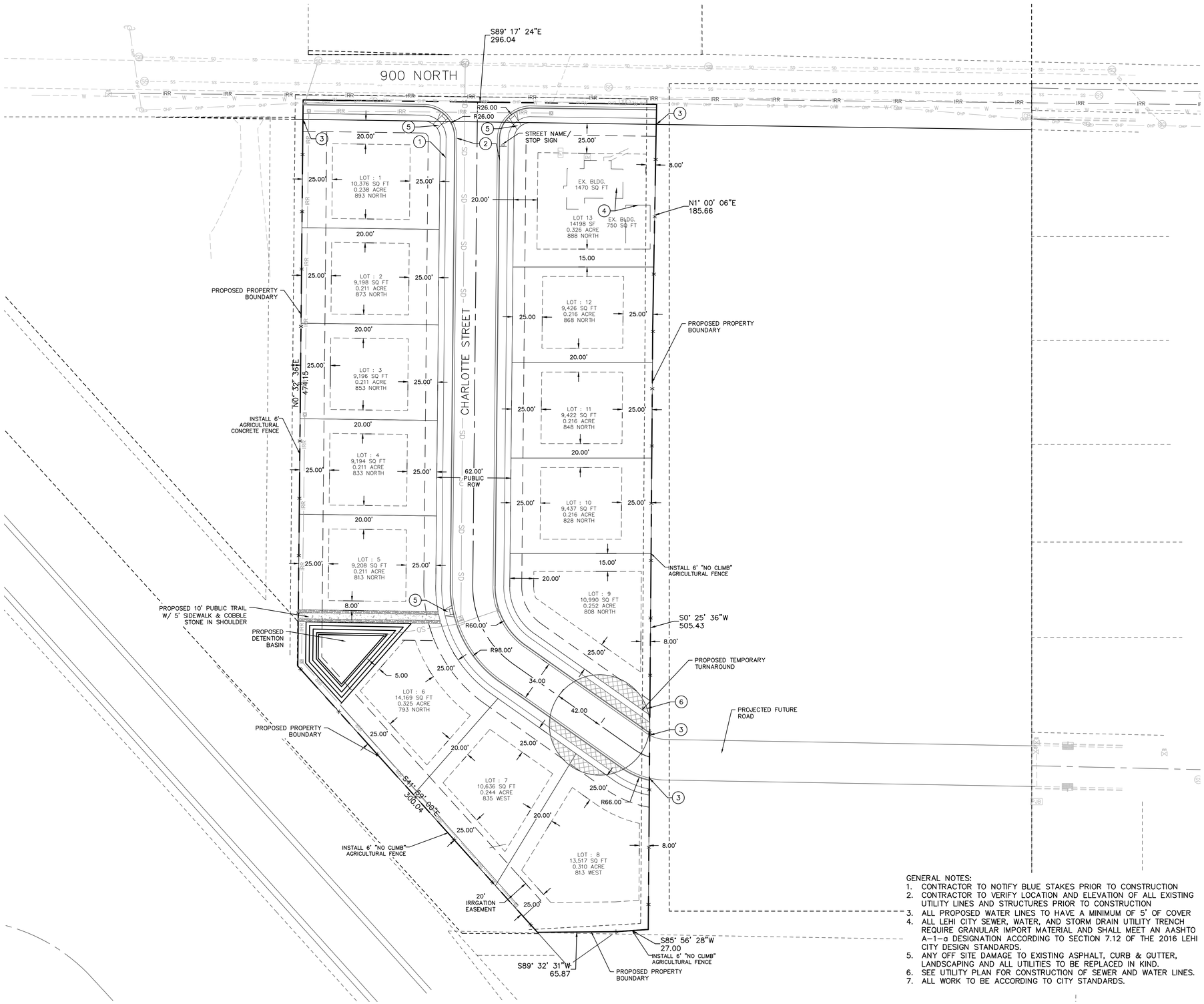
MARTIN & KIMBERLY MATHEWS 12-035-0130

MARTIN MATHEWS 12-035-0017

GARY & ANITA BARNES 12-035-0143

GENE CLARK 12-035-0135

RAILROAD RIGHT-OF-WAY



PROJECT ENGINEER:
LARVIN POLLOCK
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(801) 718-5993
LARVIN@ELEVATENG.COM

LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
STRIPING	
BUILDING SETBACK	
LANDSCAPE SETBACK	
EXISTING BUILDING	
PROPOSED FENCE	x
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	
CONCRETE AREA	

SITE DATA

OVERALL LOT AREA	182,549	SF (4.19 ACRES)
13 LOT SUBDIVISION		
MINIMUM LOT SIZE:	8,000	SF
MINIMUM FRONTAGE:	80	FT

ZONING: R-1-FLEX

SETBACKS

FRONT:	25 FT
REAR:	25 FT (15 FT ON CORNER)
SIDE:	8 FT (20' MIN TOTAL)
SIDE CORNER:	20 FT

DESIGN NOTES:

1. PROPOSED 5' SIDEWALK PER LEHI CITY STANDARDS. SEE SHEET C-6 FOR DETAILS.
2. PROPOSED CURB & GUTTER PER LEHI CITY STANDARDS. SEE SHEET C-6 FOR DETAILS.
3. CONNECT TO PROJECTED FUTURE DEVELOPMENT
4. EXISTING STRUCTURE TO BE PROTECTED IN PLACE.
5. PROPOSED ADA RAMP PER LEHI CITY STANDARDS.
6. INSTALL TEMPORARY TURNAROUND PER LEHI CITY STANDARDS. SEE SHEET C-5.1 FOR DETAILS.

GENERAL NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

CALL BEFORE YOU DIG! 811 BLUE STAKES 1 800 662 4111

N

0 40 80 120

Scale in Feet

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

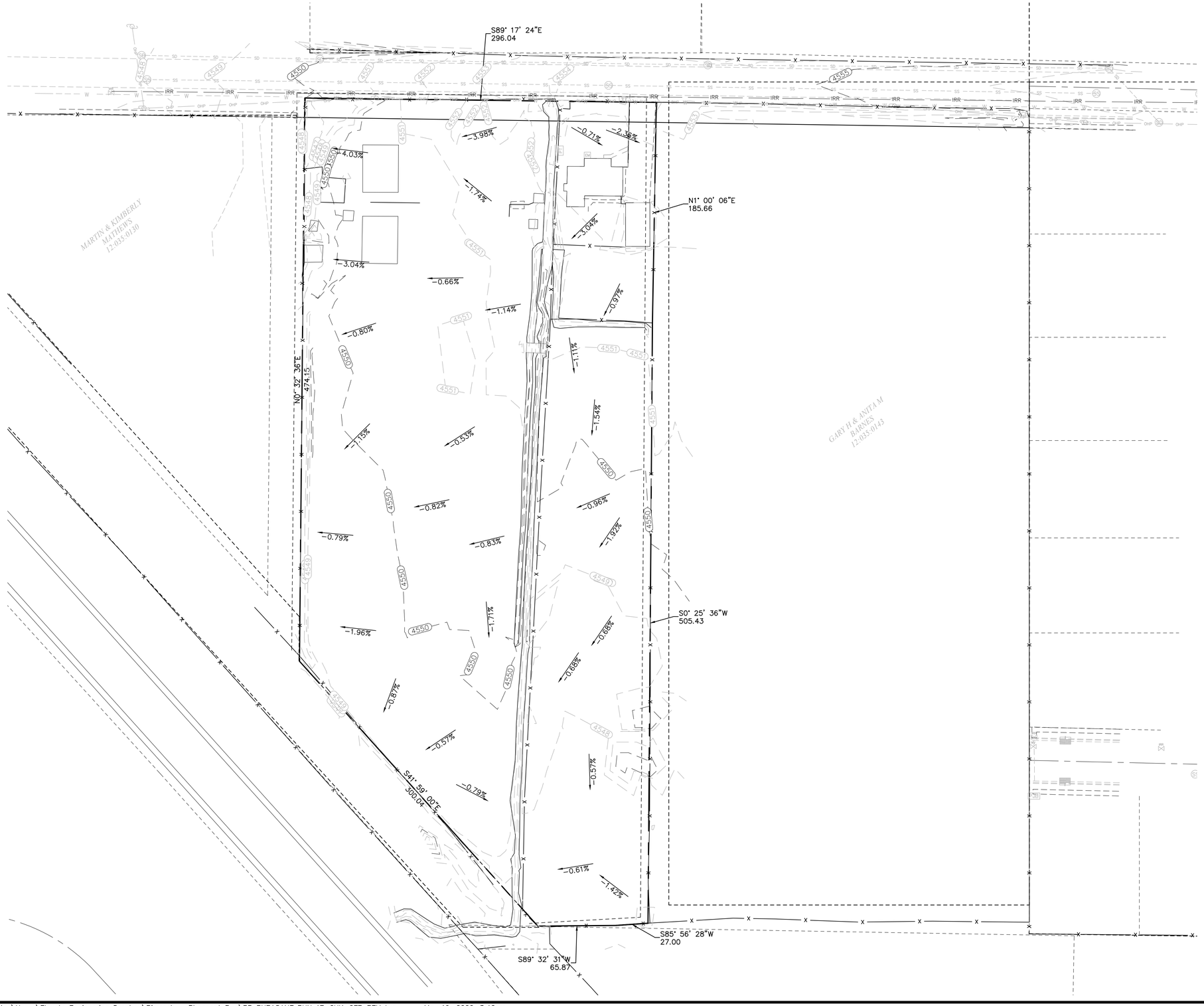
ELEVATE ENGINEERING

HOOKE VISTA SUBDIVISION
SITE PLAN
827 W 900 N, LEHI UT 84043

PROFESSIONAL ENGINEER
5/19/2020
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-1

DATE: May 19, 2020



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD SD SD
EXISTING STORM DRAIN LINE	SD SD SD
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE

GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

N

0 40 80 120
Scale in Feet

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

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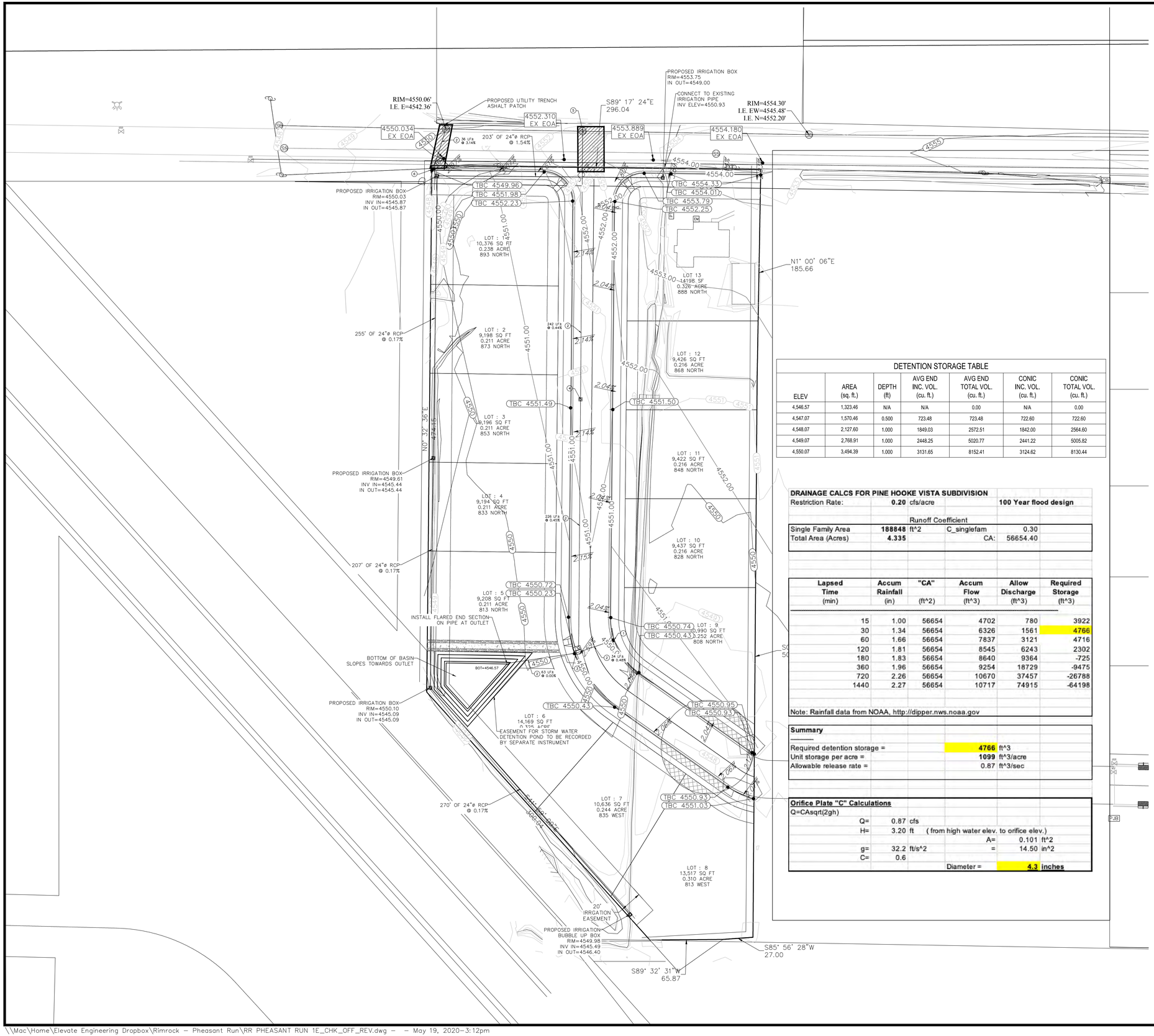
ELEVATE ENGINEERING

HOOKE VISTA SUBDIVISION
EXISTING DRAINAGE PLAN
827 W 900 N, LEHI UT 84043

PROFESSIONAL ENGINEER
5/19/2020
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-2

DATE: May 19, 2020



DETENTION STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,546.57	1,323.46	N/A	N/A	0.00	N/A	0.00
4,547.07	1,570.46	0.500	723.48	723.48	722.60	722.60
4,548.07	2,127.60	1.000	1849.03	2572.51	1842.00	2564.60
4,549.07	2,768.91	1.000	2448.25	5020.77	2441.22	5005.82
4,550.07	3,494.39	1.000	3131.65	8152.41	3124.62	8130.44

DRAINAGE CALCS FOR PINE HOOKE VISTA SUBDIVISION

Restriction Rate: **0.20** cfs/acre — **100 Year flood design**

Runoff Coefficient

Single Family Area	**188848** ft^2	C_singlefam	0.30
Total Area (Acres)	**4.335**	CA:	56654.40

Lapsed Time (min)	Accum Rainfall (in)	"CA" (ft^2)	Accum Flow (ft^3)	Allow Discharge (ft^3)	Required Storage (ft^3)
15	1.00	56654	4702	780	3922
30	1.34	56654	6326	1561	**4766**
60	1.66	56654	7837	3121	4716
120	1.81	56654	8545	6243	2302
180	1.83	56654	8640	9364	-725
360	1.96	56654	9254	18729	-9475
720	2.26	56654	10670	37457	-26788
1440	2.27	56654	10717	74915	-64198

Note: Rainfall data from NOAA, http://dipper.nws.noaa.gov

Summary

Required detention storage =	**4766**	ft^3
Unit storage per acre =	**1099**	ft^3/acre
Allowable release rate =	0.87	ft^3/sec

Orifice Plate "C" Calculations

Q=CAsqrt(2gh)

Q=	0.87	cfs		
H=	3.20	ft	(from high water elev. to orifice elev.)	
			A=	0.101 ft^2
g=	32.2	ft/s^2	=	14.50 in^2
C=	0.6			
			Diameter =	**4.3** inches

LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	—SD—SD—SD—
EXISTING STORM DRAIN LINE	--SD--SD--SD--
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	47.00
EXISTING GRADE CONTOUR LINES	4247
FINISH GRADE SLOPE	SLOPE
GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA

DESIGN NOTES:

1. INSTALL INLET BOX PER LEHI CITY STANDARD DRAWING SEWER/DRAIN-8. SEE SHEET C-5.1 FOR DETAILS.
   RIM=4549.74
   IE OUT=4546.73
2. INSTALL 12" HDPE STORM PIPE @ 0.44% MINIMUM SLOPE
3. INSTALL 7'X7' OUTLET STRUCTURE WITH GRATED LID PER CITY STANDARDS. CORE 4.3" ORIFICE HOLE IN WEIR AT ELEVATION 4545.20.
   RIM=4549.97
   WEIR ELEV=4548.50
   IE IN=4546.57
   IE OUT=4546.57
4. INSTALL 48"ø STORM DRAIN MANHOLE PER LEHI CITY STANDARD DRAWING SEWER/DRAIN-2. SEE SHEET C-5 FOR DETAILS.
   RIM=4551.30
   IE IN=4545.56
   IE OUT=4545.56
5. INSTALL 60"ø CAST IN PLACE STORM DRAIN MANHOLE PER LEHI CITY STANDARDS. SEE SHEET C-5 FOR DETAILS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
   RIM=4552.41
   IE IN=4544.50
   IE OUT=4543.54
6. INSTALL INLET BOX PER LEHI CITY STANDARD DRAWING SEWER/DRAIN-8. SEE SHEET C-5.1 FOR DETAILS.
   RIM=4549.69
   IE OUT=4542.74

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111 IT'S THE LAW

N

0 40 80 120
Scale in Feet

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

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492 WEST 1200 NORTH
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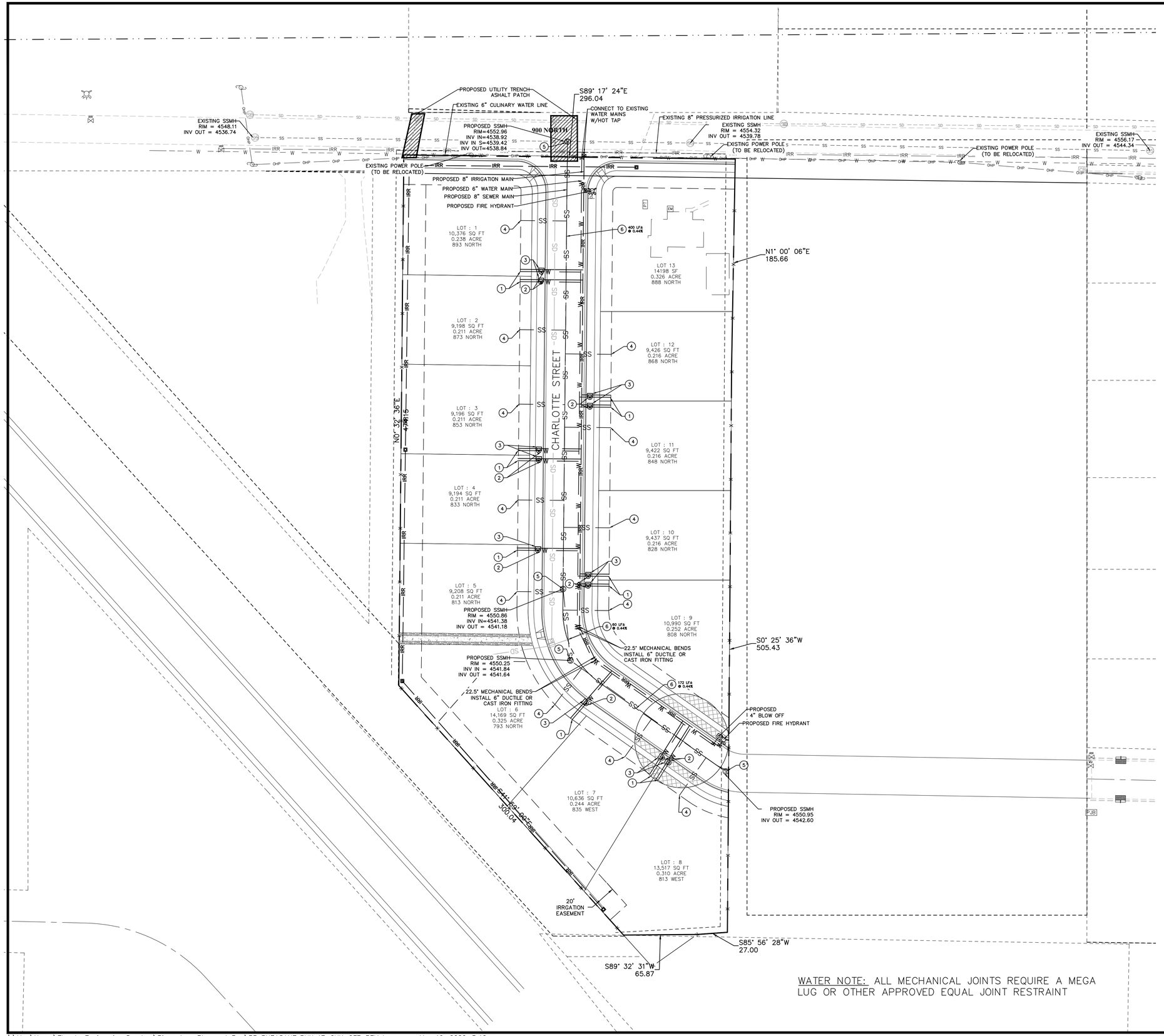
ELEVATE ENGINEERING

HOOKE VISTA SUBDIVISION
GRADING & DRAINAGE PLAN
827 W 900 N, LEHI UT 84043

PROFESSIONAL ENGINEER 5/19/2020 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-3

DATE: May 19, 2020



LEGEND

PROPERTY/ROW LINE	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
PROPOSED SEWER LINE	SS
EXISTING SEWER LINE	SS
PROPOSED WATER LINE	W
EXISTING WATER LINE	W
INVERT ELEVATION	IE
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE

DESIGN NOTES:

1. INSTALL 3/4" POLY WATER LINE A MIN. 10' INSIDE PROPERTY LINE AND PLUG.
2. INSTALL 3/4" WATER LATERAL & METER PER LEHI CITY STANDARDS . SEE SHEET C-5 FOR DETAILS.
3. INSTALL IRRIGATION BOX AND 1" LATERAL PER LEHI CITY STANDARDS. SEE SHEET C-5 FOR DETAILS.
4. INSTALL 4"ø PVC SDR-35 SEWER LATERAL AT 2% MIN. SLOPE. SEE SHEET C-5 FOR DETAILS.
5. INSTALL 48" SEWER MANHOLE PER LEHI CITY STANDARDS. SEE SHEET C-5 FOR DETAILS.
6. INSTALL 8"ø PVC SDR-35 SEWER PIPE @ .44% MIN SLOPE.

GENERAL NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

PRIVATE UTILITIES
CONTRACTOR TO CONTACT THE FOLLOWING COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

DOMINION ENERGY – 801-853-6597
LEHI CITY POWER – 801-376-0681
CENTURY LINK – 801-536-6975

WATER NOTE: ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

N

0 40 80 120
Scale in Feet

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

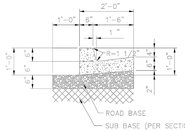
HOOKE VISTA SUBDIVISION UTILITY PLAN

827 W 900 N, LEHI UT 84043

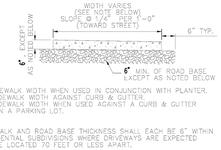
PROFESSIONAL ENGINEER 5/19/2020 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-4

DATE: May 19, 2020



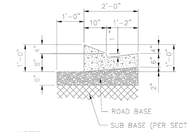
HIGH BACK CURB & GUTTER

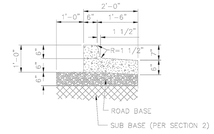


NOTES:

1. 4' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER. 5' SIDEWALK WIDTH AGAINST CURB & GUTTER. 6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK AND ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

SIDEWALK



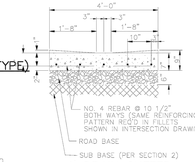


REVERSE SLOPE CURB & GUTTER

NOTES:

1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER.
3. THE USE OF THIS CROSS SECTION IS SUBJECT TO THE REQUIREMENTS OF THE A.A.S.H.T.O. ROADSIDE DESIGN GUIDE WITH RESPECT TO A CLEAR VIEW ZONE.

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



4' DRAIN GUTTER

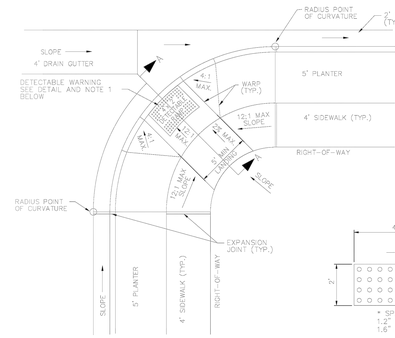
GENERAL NOTES:

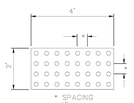
1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS ALONG SIDEWALK SECTIONS SHOULD BE PLACED AT INTERVALS MATCHING THE SIDEWALK WIDTH, EXCEPT WITH VERY WIDE SIDEWALK SECTIONS WHERE CONTRACTION JOINT SPACING SHALL NOT EXCEED 2 TIMES THE SLAB THICKNESS IN FEET. FOR EXAMPLE, THE MAXIMUM JOINT SPACING FOR A 4" THICK CONCRETE SLAB WOULD BE 8 FEET.
4. WHEN CURB, GUTTER OR SIDEWALK MUST BE REMOVED & REPLACED, FOLLOW WRITTEN GUIDELINES IN SECTION 3.

LEHI CITY

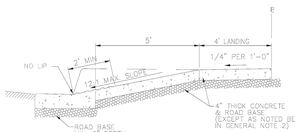
CURB, GUTTER AND SIDEWALK

LEHI CITY STANDARD DRAWINGS ROAD–5

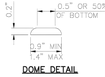




DETECTABLE RAMP DETAIL



SECTION A–A



DOME DETAIL

GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

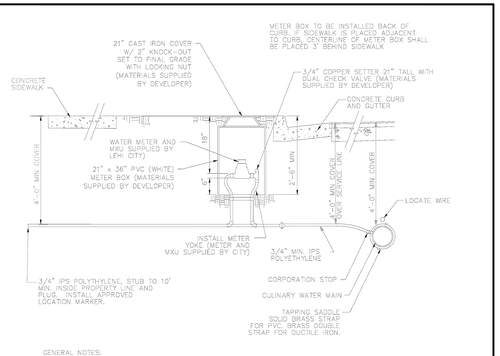
PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

LEHI CITY

ADA RAMP
PLANTER STRIP
(AT INTERSECTION)

LEHI CITY STANDARD DRAWINGS ROAD–6



GENERAL NOTES:

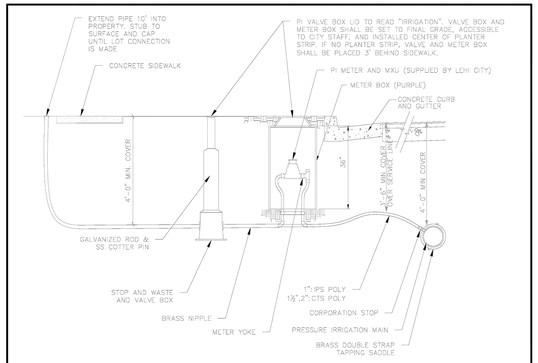
1. 10'–0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'–0" EITHER SIDE OF THE CROSSING POINT.
3. ALL CULINARY WATER METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF WATER METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS, UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.
11. NO SPLICES OR FITTINGS ALLOWED BETWEEN THE CORPORATION STOP AND THE METER SETTER.

LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER–6



GENERAL NOTES

1. 10'–0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'–0" EITHER SIDE OF THE CROSSING POINT.
3. ALL PRESSURE IRRIGATION METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF PI METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. PRESSURE IRRIGATION METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

PARTS LIST			
PART NAME	METER SIZE		
	1" METER	1 1/2" METER	2" METER
SETTER	FORD VB-74-1SW-11-44	FORD VB876-15-11-66	FORD VBB77-31-11-77
NIPPLE	1X18 BRASS	1-1/2X18 BRASS	2X18 BRASS
STOP AND WASTE	FORD BC-11-444-SW-1	FORD B11-666W-NL-1 1/2	Ford B11-777W-NL-2
RING	D&L L-2244	D&L L-2242	
RING ADAPTER	NA	L-2336 30 O MTR ADPT RING	
LID	DFW12ALUT-SMMVT-BRSG-LID PURPLE		
METER INSULATOR	4x28 FOAM	4x30 FOAM	
VALVE BOX	SID CAST IRON W/HEX NUT		
BASE	NA		M-9094-01
ROD	M-9080 W/COTTER OSW EXT KEY		
METER BOX	SIGMA RMP-212436-PTR	SIGMA RMP-230836-PTR	
SERVICE LINE	1" IPS POLY	1 1/2" CTS POLY	2" CTS POLY

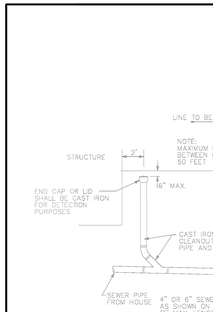
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED

LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER–8



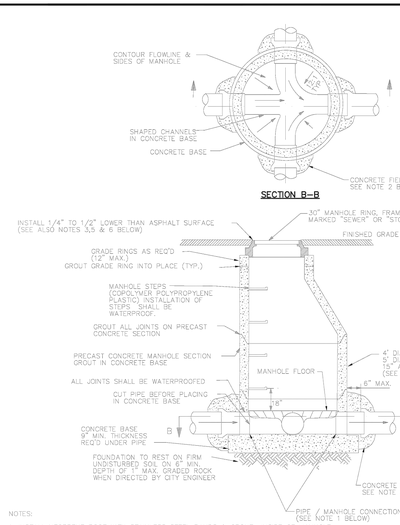
LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

LEHI CITY

STANDARD DETAIL

SEWER LATERAL DETAIL

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN–6



NOTES:

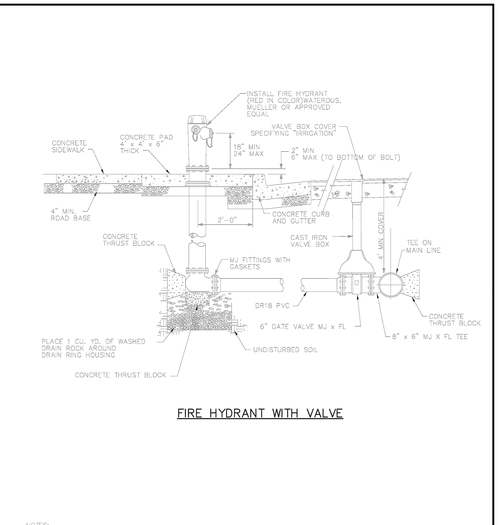
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 6" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. (TWIST, ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON–PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

STANDARD DETAIL

JUNCTION MANHOLE (SEWER AND STORM DRAIN)

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN–2



FIRE HYDRANT WITH VALVE

NOTES:

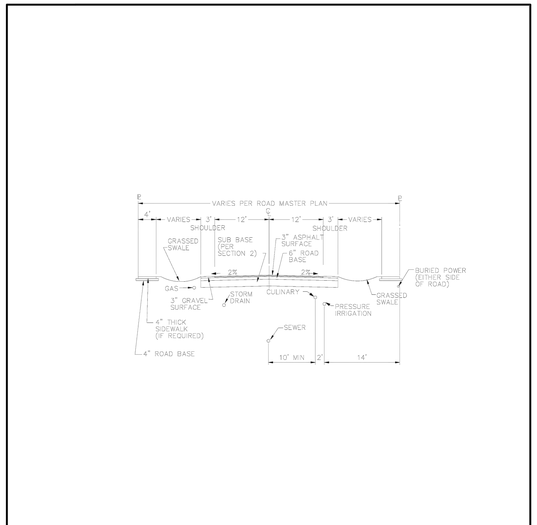
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL FIRE HYDRANTS.

LEHI CITY

STANDARD DETAIL

FIRE HYDRANT

LEHI CITY STANDARD DRAWINGS WATER–2



LEHI CITY

RURAL STREET CROSS SECTION AND UTILITY LOCATIONS

LEHI CITY STANDARD DRAWINGS ROAD–4

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
lp.vial@elevateeng.com

ELEVATE ENGINEERING

HOOKE VISTA SUBDIVISION
STANDARD DETAILS
827 W 900 N, LEHI UT 84043

PROFESSIONAL ENGINEER
5/19/2020
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C–5

DATE: May 19, 2020

\\Mac\Home\Elevate Engineering Dropbox\Rimrock – Pheasant Run\RR PHEASANT RUN 1E_CHK_OFF_REV.dwg – – May 19, 2020–3:13pm

ROUND WITH FLARE

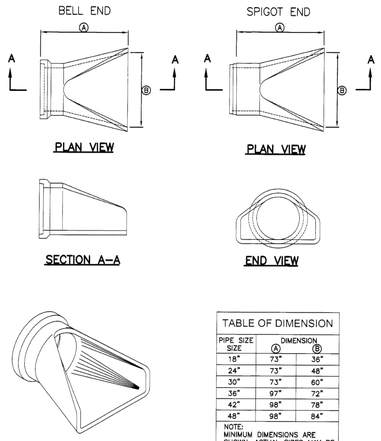
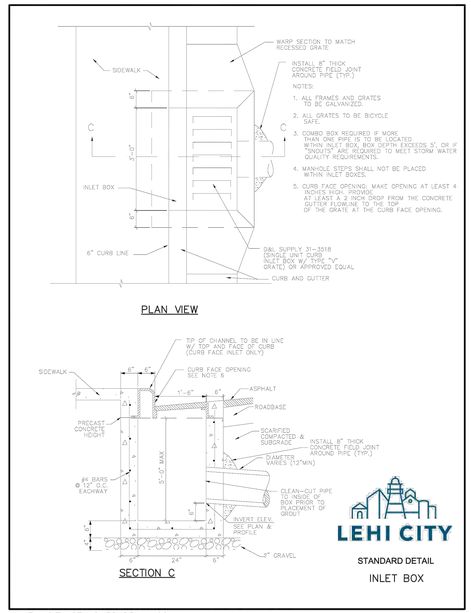


TABLE OF DIMENSION		
PIPE SIZE	DIMENSION	
	(A)	(B)
18"	73"	36"
24"	73"	48"
30"	73"	60"
36"	97"	72"
42"	98"	78"
48"	98"	84"

NOTE: MINIMUM DIMENSIONS ARE SHOWN. ACTUAL SIZES MAY BE SLIGHTLY LARGER

Pipe outfall

November 2010 | 171 | Plan 323 Sheet 1 of 3



PLAN VIEW

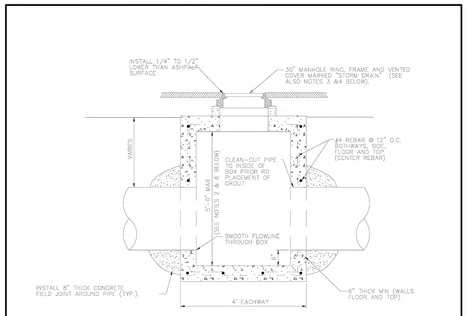
SECTION C

LEHI CITY

STANDARD DETAIL

INLET BOX

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN–8



NOTES:

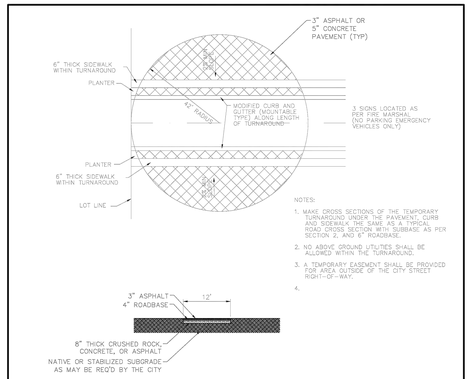
1. AN ENGINEERED PRECAST BOX MAY BE ALLOWED AS APPROVED BY THE CITY.
2. FOR DEPTHS NOT TO EXCEED 5', OTHERWISE USE STANDARD LINE OR JUNCTION MANHOLE
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. (TMST, ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. VENTED RING, COVER & BOX SHALL BE CAPABLE OF SUPPORTING TRAFFIC LOADS. RING & COVER MAY BE REQUIRED TO BE BOLTED DOWN IF DEEMED NECESSARY BY THE CITY ENGINEER OR PUBLIC WORKS DIRECTOR), BUT SHALL ALSO BE CAPABLE OF SUPPORTING TRAFFIC LOADS.
5. 3"X3" I.D. CLEANOUT BOX MAY BE REQUIRED IF MORE THAN ONE PIPE ENTERS / EXITS BOX.
6. BMP "SNOUT" MAY BE REQUIRED WITHIN STORM DRAINAGE BOXES TO MEET STORM WATER QUALITY REQUIREMENT. CLEAN OUT BOX DEPTH SHALL BE MODIFIED TO MEET "SNOUT" MANUFACTURER'S GUIDELINES. ORIFICE PLATES SHOULD NOT BE INSTALLED BEHIND "SNOUT" HOODS.

LEHI CITY

STANDARD DETAIL

DRAIN
CLEAN–OUT BOX

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN–7



LEHI CITY

TEMPORARY
TURNAROUND
AND ACCESS ROADS

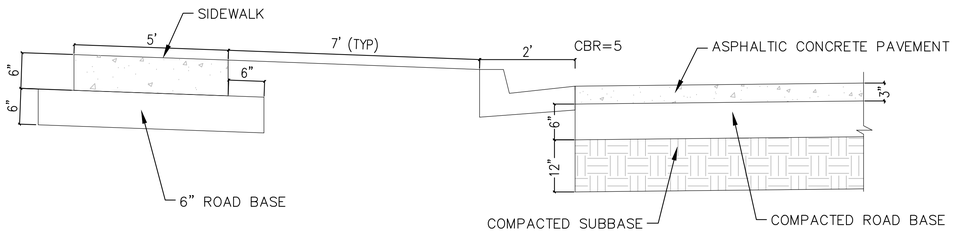
LEHI CITY STANDARD DRAWINGS ROAD–14

Pipe outfall

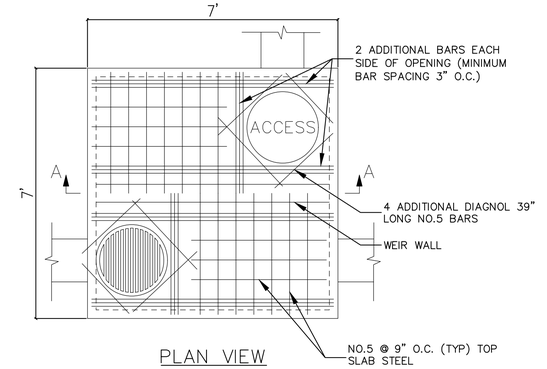
1. **GENERAL**
   A. Elliptical concrete pipe application
   B. Additional requirements are specified in APWA Section 33 05 02.
2. **PRODUCTS**
   A. Use the same quality of precast end section as the pipe.
   B. Use the joint material and connection that is the same as the joints in the pipeline.
3. **EXECUTION**
   A. General dimensions and geometric shapes may vary from manufacturer to manufacturer.
   B. Steel reinforcement is not required in the concrete end section shown.
   C. Provide joint restraint connectors if required by ENGINEER.

172

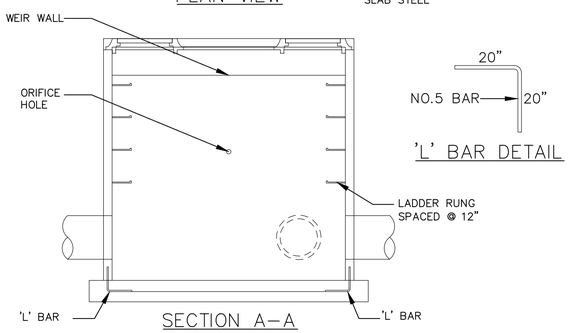
PER GEOTECHNICAL INVESTIGATION
PERFORMED BY EARTHTEC ENGINEERING.
PROJECT NO. 198991



FLEXIBLE PAVEMENT SECTION
NOT TO SCALE

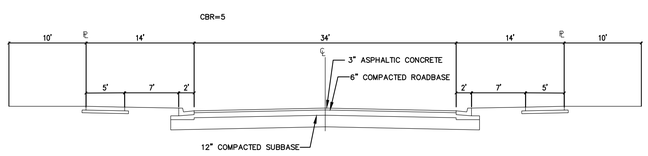


PLAN VIEW

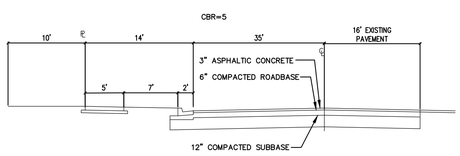


SECTION A–A

NOTE: MODIFIED APWA CLEANOUT BOX DETAIL. SEE APWA PLAN 331.2 TYPE B FOR FULL DETAILS



CHARLOTTE STREET
62' ROW



900 NORTH
62' ROW

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718–5993
lar.win@elevateeng.com

NO.	REVISIONS	BY	DATE

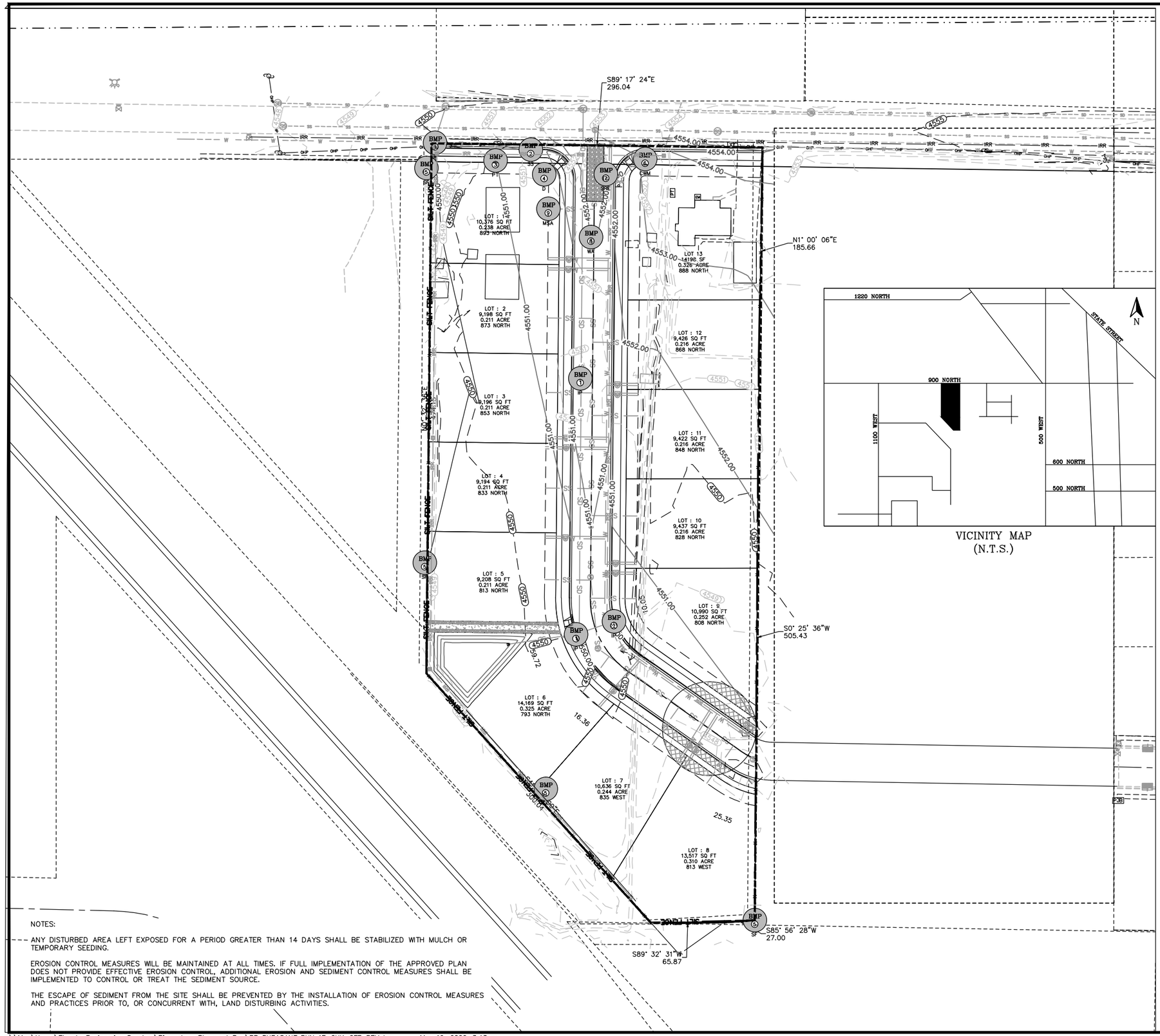
PROJECT ENGINEER: LP DESIGNER: DL

HOOKE VISTA SUBDIVISION
STANDARD DETAILS
827 W 900 N, LEHI UT 84043

PROFESSIONAL ENGINEER 5/19/2020 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C–5.1

DATE: May 19, 2020



VICINITY MAP
(N.T.S.)

NOTES:

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

LEGEND

- PROPERTY/ROW LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED STORM DRAIN LINE —SD—SD—SD—
- EXISTING STORM DRAIN LINE --SD----SD----SD--
- EXISTING SEWER LINE —SS—SS—SS—
- EXISTING WATER LINE --W----W----W--
- EXISTING CONTOUR LINE -2732-
- FINISHED CONTOUR LINE —21.00—
- EXISTING FENCE — x —
- LIMITS OF DISTURBANCE
- SILT FENCE —SILT FENCE—
- CLEAN OUT BOX

BEST MANAGEMENT PRACTICE
SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-7 FOR DETAILS

BMP XX

NOTES

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT

2. LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE

3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE

4. STAGED SEEDING TO RE-VEGITATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS

5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION

6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.

7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.

8. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

SEE SHEET C-7

BEST MANAGEMENT PRACTICE INDEX

1	IP	INLET PROTECTION
2	SS	SWPPP SIGN
3	PT	PORTABLE TOILET
4	D	DUMPSTER LOCATION
5	SF	SILT FENCE
6	CWM	CONCRETE WASTE MANAGEMENT
7	SRE	STABILIZED ROADWAY ENTRANCE
8	WA	WASHOUT AREA
9	MSA	MATERIAL STORAGE AREA

SEE SHEET C-7 FOR BMP DETAILS

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N

0 30 60 90
Scale in Feet

NO.	REVISIONS	BY	DATE

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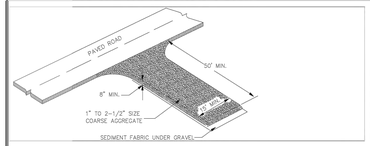
5/19/2020
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-6

DATE:
May 19, 2020

\\Mac\Home\Elevate Engineering Dropbox\Rimrock - Pheasant Run\RR PHEASANT RUN 1E_CHK_OFF_REV.dwg - - May 19, 2020-3:13pm

BMP: Stabilized Construction Entrance — SCE



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.

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.

Limitations:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

Maintenance:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- 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.

LEHI PIONEERING UTAH'S FUTURE

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants

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

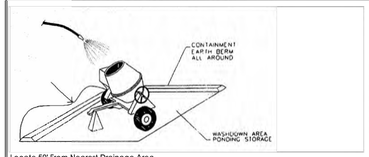
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

- ■ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Concrete Waste Management — CWM



Locate 50' From Nearest Drainage Area.

Objectives

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

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.

LEHI PIONEERING UTAH'S FUTURE

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants

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

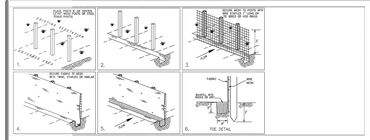
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

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 at top of stream bank
- Inlet protection: place fence surrounding catchbasins

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.

LEHI PIONEERING UTAH'S FUTURE

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants

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

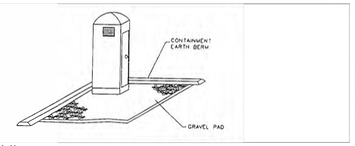
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Portable Toilets — PT



Objectives

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

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

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

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

Limitations:
No limitations.

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

LEHI PIONEERING UTAH'S FUTURE

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants

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

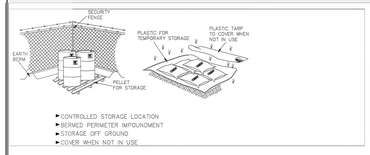
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Materials Storage — MS



Objectives

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

Description:
Controlled storage of on-site materials.

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

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

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

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

LEHI PIONEERING UTAH'S FUTURE

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants

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

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Street Cleaning — SC

Program Elements

- ☐ New Development
- ☐ Residential
- ☐ Commercial Activities
- ☐ Industrial Activities
- ☒ Municipal Facilities
- ☒ Illegal Discharges

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

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

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

Maintenance:
- Replace worn parts as necessary.
- Install main and gutter brooms of the appropriate weight.

LEHI PIONEERING UTAH'S FUTURE

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants

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

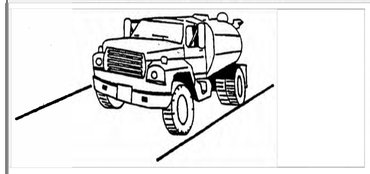
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

- ■ Capitol Costs
- ■ O&M Costs
- ☒ Regulatory
- ☒ Training
- ■ Staffing
- ☒ Administrative

■ High ☒ Medium ☐ Low

BMP: Dust Controls — DC



Objectives

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

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

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

Installation/Application Criteria:
- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

Limitations:
- Is generally more expensive than manual systems.
- May be impossible to maintain by plant personnel (the more elaborate equipment).
- Is labor and equipment intensive and may not be effective for all pollutants (street sweepers).

Maintenance:
If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

LEHI PIONEERING UTAH'S FUTURE

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants

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

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

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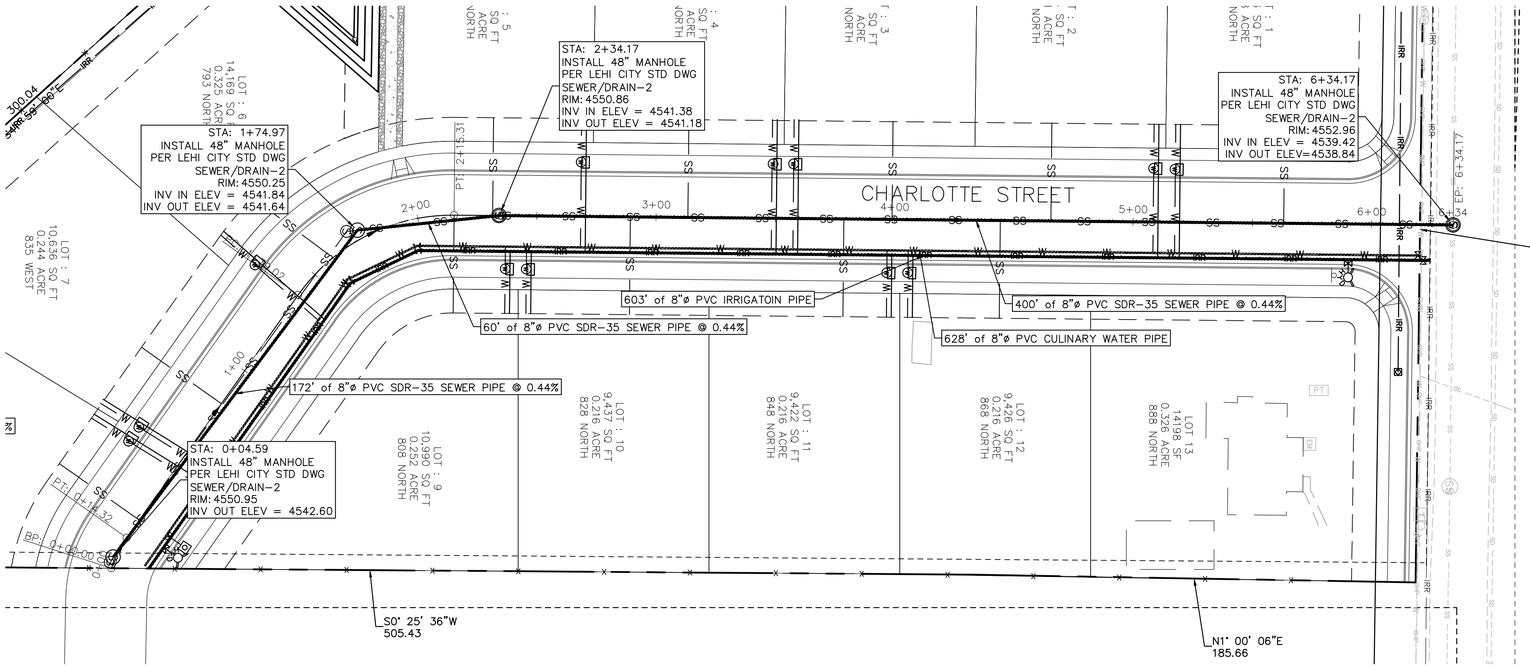
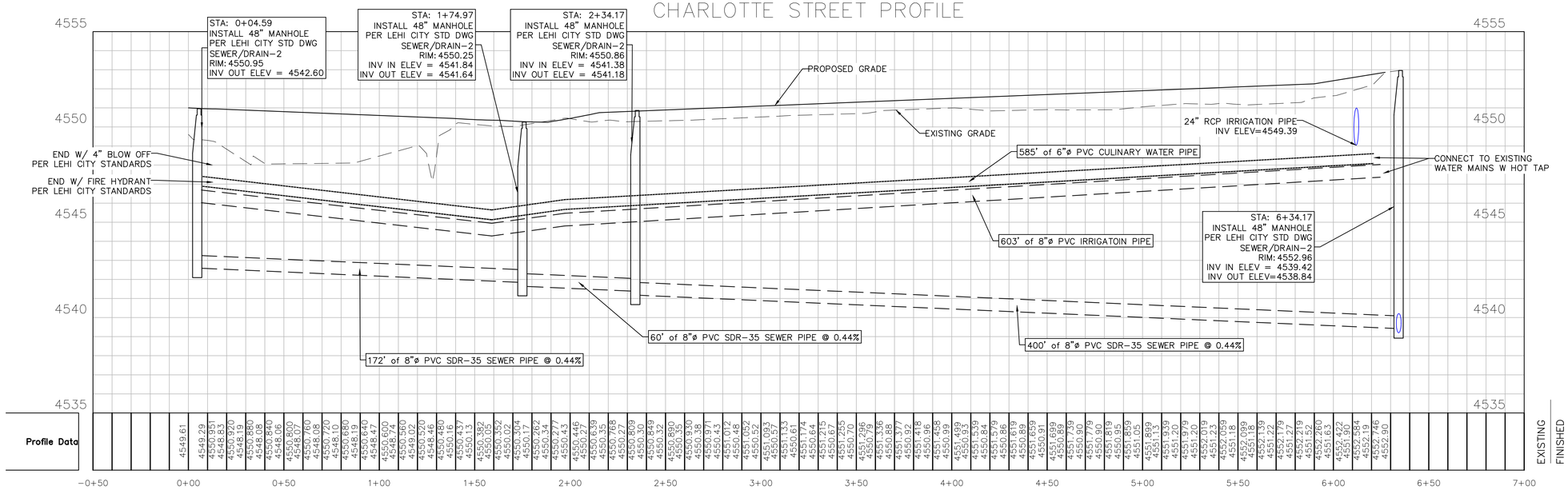
SHEET: C-7

DATE: May 19, 2020





LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
STRIPING	
BUILDING SETBACK	
LANDSCAPE SETBACK	
EXISTING BUILDING	
PROPOSED FENCE	x
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	
CONCRETE AREA	

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N

0 30 60 90
Scale in Feet

NO.	REVISIONS	BY	DATE

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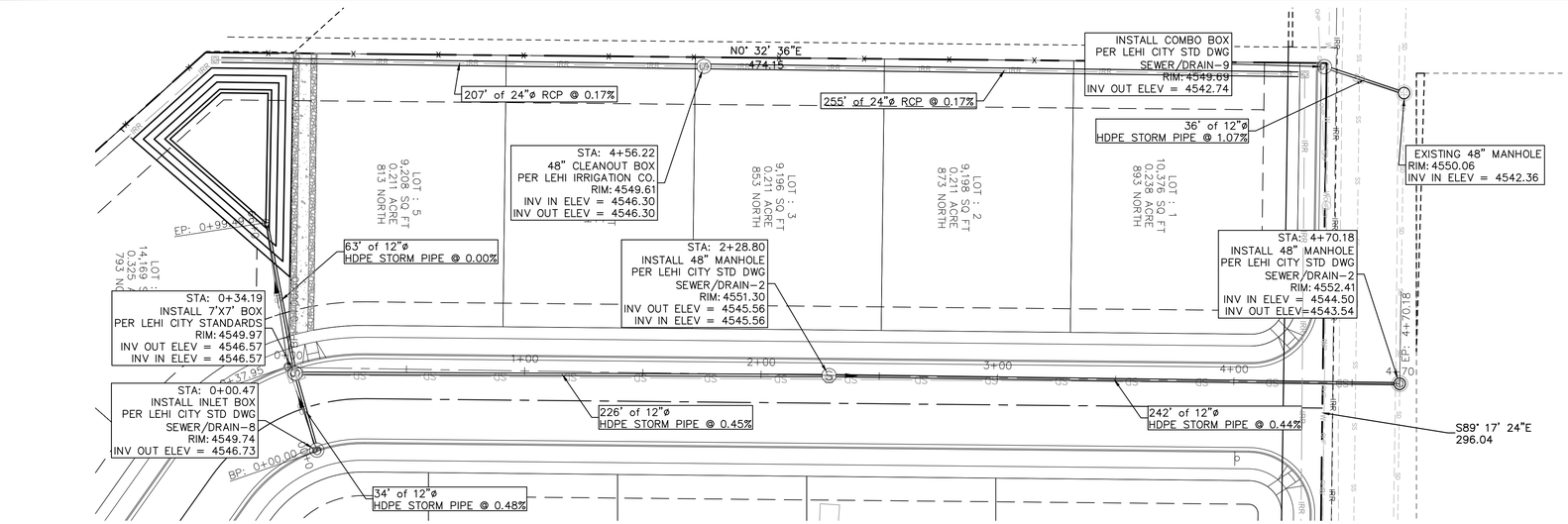
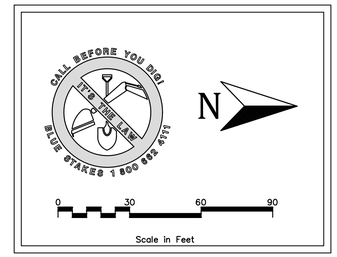
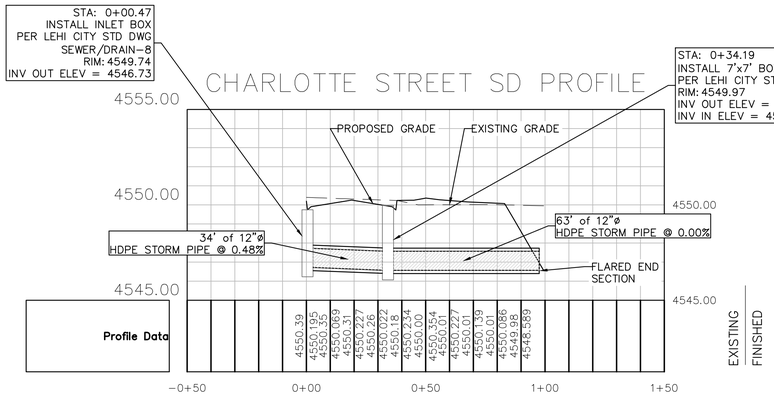
DATE:
May 19, 2020

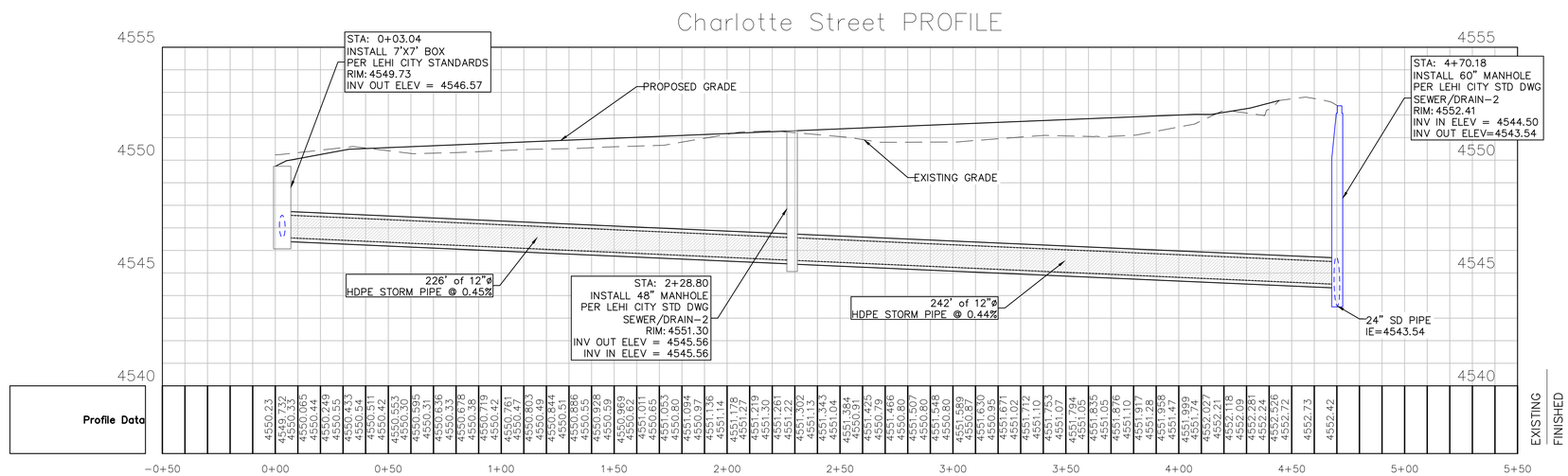


LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
STRIPING	
BUILDING SETBACK	
LANDSCAPE SETBACK	
EXISTING BUILDING	
PROPOSED FENCE	x
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	
CONCRETE AREA	







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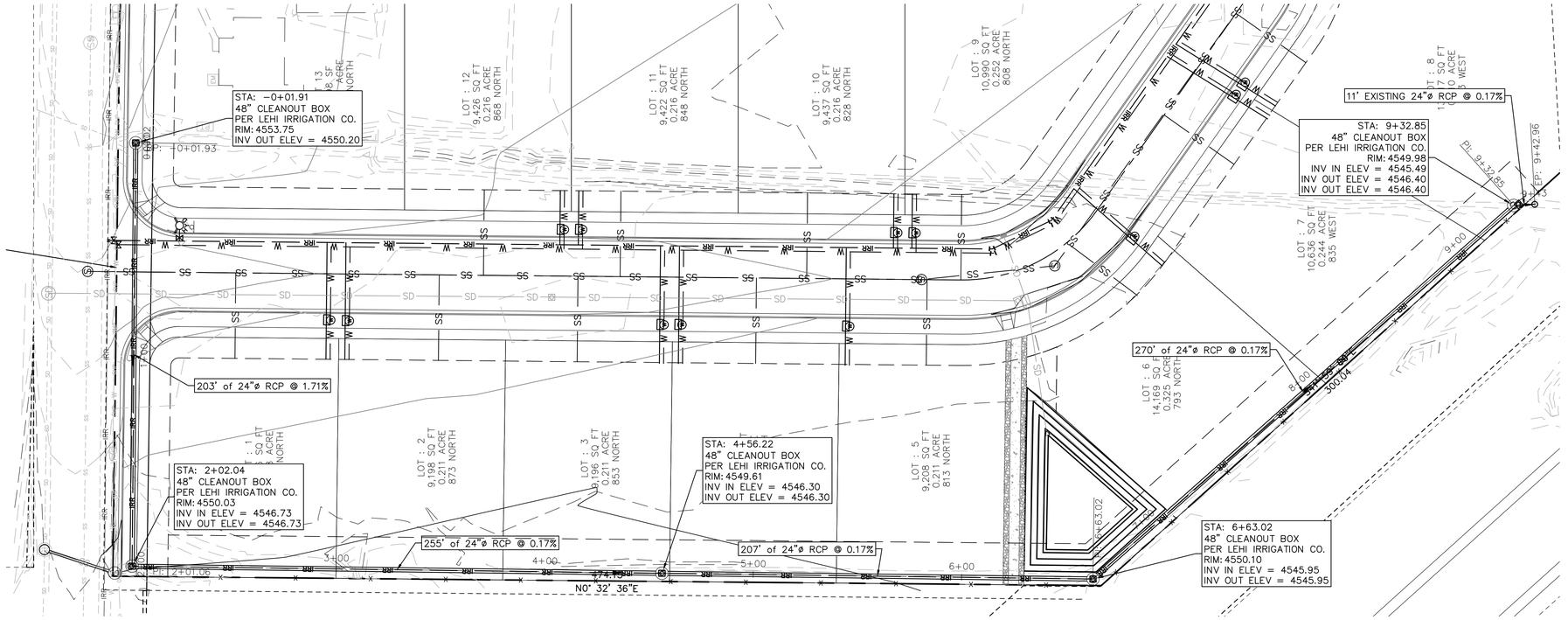
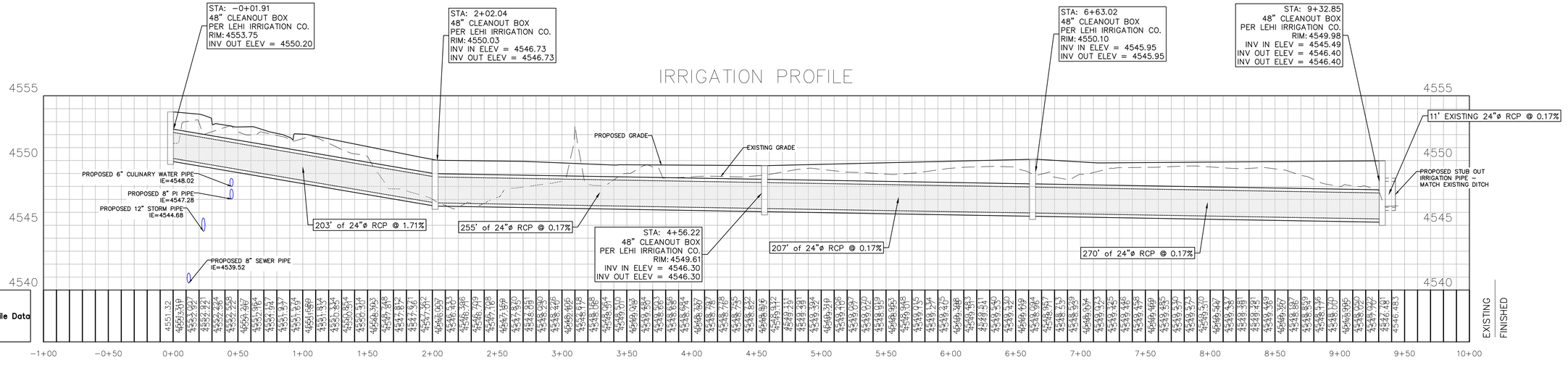
SHEET: C-9

DATE: May 19, 2020



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
STRIPING	
BUILDING SETBACK	
LANDSCAPE SETBACK	
EXISTING BUILDING	
PROPOSED FENCE	x
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	
CONCRETE AREA	



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SHEET:
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DATE:
May 19, 2020