

**IMPROVEMENT CONSTRUCTION
AND PERFORMANCE GUARANTEE AGREEMENT
(Escrow Form)**



Haskell Dryland Subdivision

ENT 33926:2021 PG 1 of 26
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Feb 23 1:51 pm FEE 50.00 BY SM
RECORDED FOR ELK RIDGE CITY

THIS AGREEMENT made and entered into this day of 17 day of February, 2021, by and between the Elk Ridge City, Utah, hereinafter called "City" and Haskell Dryland Subdivision. hereinafter called "Developer".

WHEREAS, the Developer desires to develop, construct and/or sell building lot(s) within the Haskell Dryland Subdivision, a subdivision located within the City of Elk Ridge, Utah, and;

WHEREAS, City Ordinances require, as a condition of approval of the subdivision, the installation of those certain improvements, to be constructed at the expense of the Developer and;

WHEREAS, prior to granting approval through recording of the Final Plat, the Developer is required to post a performance guarantee, as assurance that all subdivision improvements will be completely installed and that said construction will be carried out in a timely and workmanlike manner;

NOW THEREFORE, in consideration of the following mutual promises and covenants, it is agreed as follows:

1. The Developer agrees to install all improvements within said subdivision as are identified in Exhibit "A", which Exhibit is attached hereto and by this reference, made a part hereof. Said improvements shall be constructed in accordance with City standards, as set forth in the Development Code, City Standards and Specifications and typical details, as shown on those certain detail sheets contained in Exhibit "A", to be constructed at the sole expense of the Developer.
2. The City has agreed to allow the Developer to expand a stormwater drainage basin located at the intersection of Elk Ridge Drive and Golden Eagle Way to hold stormwater runoff from the subdivision. The City has allowed this to minimize the number of stormwater basins requiring City maintenance. The Developer agrees to construct the basin to the configuration per the approved subdivision plans and restore the landscaping to match the existing pond site. Landscaping shall be coordinated with the Public Works Director.
3. In accordance with the Subdivision Ordinance, construction of the required improvements shall be completed prior to January 26, 2022; provided, that the City Council, upon a showing of good and sufficient cause by the developer and in accordance with Section 10-15D-2 of the Development Code, may act to extend the time of performance.
4. As the Developer has chosen to provide a performance guarantee in the form of an escrow account allowing the recording of the Final Plat prior to or concurrent with the construction of improvements. A Durability guarantee in the form of a surety bond, letter of credit or escrow account provided by the Developer for a period of one year beginning after the completion and acceptance of the improvements by the City Council.

As per Section 10-16-7 of the Development Code entitled "**Durability Retainage**": A retainage of not less than Ten percent (10%) of the estimated construction cost, (\$62,379.20), shall be secured in escrow provided by the Developer to the City. The escrow funds being held for a period of not less than one (1) year following the date of acceptance of the improvements by the City, as per engineering recommendation.

5. The Developer agrees to be bound by the determinations of the City Engineer with respect to the construction of improvements, as required under this Agreement. All costs in monitoring this agreement through inspection services relating to the subdivision shall be charged to the Developer and paid to the City

prior to release of the Performance Guarantee. Engineering and inspection and administrative costs have been calculated in the table below.

Performance Guarantee

Construction Guarantee (100% Estimated Construction Cost or Remaining Work if Applicable)	\$ 632,792
	*\$ 7,643
Durability Retainer (10% Estimated Construction Cost)	\$ 63,279.20
Engineering and Inspection (6% of Construction)	\$ 37,967.52
Administration (5% of Engineering and Inspection)	\$ 1,898.38
Durability Inspection (5% of Durability or Min. \$500.00 Paid to City)	\$ 3,163.96

** A construction guarantee is required for the value of the seal coat which will be applied approximately one year after initial paving is completed as directed by the Public Works Director. This item is detailed in the Contractor provided estimate and may utilize a separate Construction Guarantee at the time a Durability Retainer is provided for the completion of initial improvements. The cost of the seal coat is estimated at \$0.14 a square foot plus tack coat (\$657.00) for a total pavement areal of 49,900 square feet.*

Performance Guarantee Timing

Construction Guarantee (Required Prior to Recording)	\$ 632,792
Construction Guarantee for Slurry Seal (Required concurrently with Durability)	\$ 7,643
Performance Guarantee (Construction, Engineering Inspection and Administration paid to the City prior to construction.)	\$ 39,865.90
Durability Retainer (Required at time of acceptance of improvements by City)	\$ 63,279.20
Durability Inspection (5% of Durability or Min. \$500.00. Paid to City at the time Durability Retainer is posted)	\$ 3,163.96

6. The Developer agrees that in the event he does not: (a) complete all improvements within the time period specified under paragraph two above, or secure an extension of said completion date, (b) construct said improvements in accordance with City standards and as set forth in Paragraph one above, and (c) pay all claimants for material and labor used in the construction of said improvements, the City shall be entitled to declare the developer(s) in default, request and receive the funds held by the guarantor as surety and utilize the monies obtained to install or cause to be installed any uncompleted improvements and/or to pay any outstanding claims, as applicable. Provided however, that the City shall not be responsible for any work beyond the amount of funds so provided. Any funds remaining after completion of the improvements shall be returned to the Guarantor. The Developer further agrees to be personally liable for any cost of improvements above the amount made available under the terms of this agreement.

7. The Developer agrees to be responsible for all improvements covered by this agreement until final inspection of the same has been performed by the City, and a final acceptance and release has been issued by the City Council. In addition, the Developer agrees to repair any defect in the design, workmanship or materials in the subdivision improvements, which becomes evident during a period of one

year following the acceptance of the improvements by the City Council (Durability Testing Period). A one-year durability and testing period shall also be in effect from the city acceptance of the placement of seal coat. If during the testing period, any subdivision improvement shows unusual depreciation, or if it becomes evident that required work was not done, or that the material or workmanship used does not comply with accepted standards, said condition shall, within a reasonable time, be corrected. If such corrections are not made, the City Council, in accordance with the provisions of the Subdivision Ordinance, may declare the Developer "in default", request and receive funds held by the Guarantor as a durability retainer and utilize the monies obtained to repair or cause to be repaired any defective improvements and reimburse the City for such other costs as it may incur in the administration or enforcement of the agreement.

8. The City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring to the work or improvements specified in this agreement, nor shall any officer or employee thereof, be liable for any persons or property injured by reason of said work or improvements, but all of said liabilities shall be assumed by the Developer.

9. The defaulting party shall pay all costs, including reasonable attorney's fees, which may arise from enforcing the provisions of this agreement.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES N00°46'14"W 384.38 FEET AND WEST 25.08 FEET FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

AND RUNNING THENCE N89°55'00"W 757.54 FEET TO AN EXISTING FENCE;

THENCE N00°57'26"W 331.82 FEET ALONG SAID FENCE; THENCE N00°34'30"W 323.28 FEET; THENCE EAST 600.96 FEET; THENCE SOUTH 84.84 FEET; THENCE EAST 160.06 FEET; THENCE SOUTH 239.53 FEET; THENCE S00°55'00"E 331.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.10 ACRES.

"IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement the day, month, and year first above written.

Elk Ridge City, Utah

By *Ty Ellis*
Mayor - Ty Ellis

Attest:

Royce Sorenson
City Recorder

Developer

By *Lee F. Haskell*
Lee Haskell

ACKNOWLEDGEMENT

STATE OF UTAH)
 : SS
COUNTY OF UTAH)

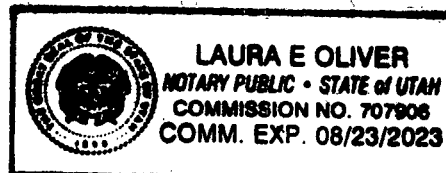
On the 17th day of February, 2021, personally appeared before me Lee F. Haskell, the signer of the above instrument, who duly acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal

Laura E. Oliver
Notary Public

Residing at: Elk Ridge

My Commission Expires: 8/23/2023



SHEET NO. 1

NO.	DATE	REVISION

DRYLAND SUBDIVISION COVER
ELK RIDGE, UTAH

ATLAS ENGINEERING LLC
 PHONE: 801-635-0566 FAX: 801-635-0109
 800 N. 3300 W. SUITE A SPANISH FORK, UT 84669

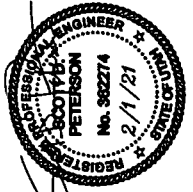


DRYLAND SUBDIVISION

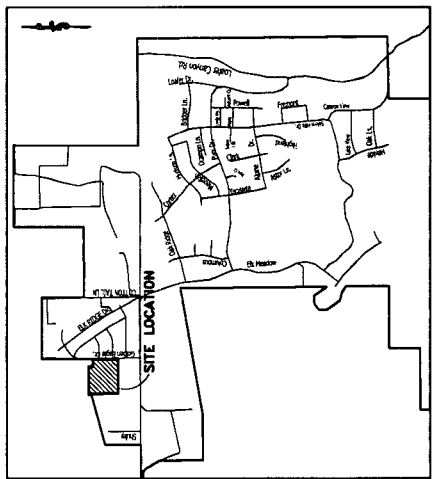
A RESIDENTIAL SUBDIVISION ELK RIDGE, UTAH FINAL PLAN SET FEBRUARY 2021

-SHEET INDEX- SHEET NAME

COVER	
FINAL PLAN UTILITY & INDEX	
GRADING EXISTING TOPOGRAPHY EROSION CONTROL	
RE-VEGETATION/RETENTION	
PLAN & PROFILE - HANNAH STREET - STA. 15+50 TO STA. 19+88.29	PP-01
PLAN & PROFILE - HANNAH STREET - STA. 10+00 TO STA. 15+50	PP-02
PLAN & PROFILE - AMY WAY - STA. 10+00 TO STA. 13+50	PP-03
PLAN & PROFILE - DRYLAND CIRCLE - STA. 10+00 TO STA. 12+19.92	PP-04
PLAN & PROFILE - GOLDEN EAGLE WAY - STA. 13+50 TO STA. 17+00	PP-05
PLAN & PROFILE - GOLDEN EAGLE WAY - STA. 10+00 TO STA. 13+50	PP-06
PLAN & PROFILE - OFFSITE STORM DRAIN - STA. 17+00 TO STA. 21+00	SD-01
DETAIL SHEET	DT-01
DETAIL SHEET	DT-02
DETAIL SHEET	DT-03
DETAIL SHEET	DT-04
DETAIL SHEET	DT-05
BEST MANAGEMENT PRACTICES	BM-01
BEST MANAGEMENT PRACTICES	BM-02
BEST MANAGEMENT PRACTICES	BM-03



NOTES:
CONTRACTOR RESPONSIBLE TO CONTACT ALLIANCE FOR PLANS AND ACTUAL FIELD CONDITIONS TO BE REPORTED TO ENGINEER.



VICINITY MAP
-NTS-

GENERAL NOTE:
1. THE SECTIONS OF THE STREET IN THE SUBDIVISION THAT ARE ON FILL WILL REQUIRE A VERY SPECIFIC CONSTRUCTION AND TESTING SEQUENCE. THE FILL MATERIAL WILL NEED TO BE PLACED IN 6" LIFTS AND WILL NEED TO MEET BASE COMPACTION. THE CITY WILL REQUIRE THAT THE FILL MATERIAL BE PLACED IN 6" LIFTS AND COMPACTED AND THEN AGAIN AFTER THE SECOND FOOT OF MATERIAL IS PLACED AND COMPACTED. IF THE METHOD IS SUCCESSFUL WITH CONSISTENTLY PASSING TESTS THE TESTING RATE CAN BE RELAXED TO TWO FOOT INTERVALS IN THE SECTIONS THAT ARE SIX FEET OR DEEPER UP TO THE LAST TWO FEET OF DEPTH. ALL COMPACTED AREAS WILL BE REQUIRED AND THE TESTING FREQUENCY WILL NEED TO GO BACK TO ONE FOOT INTERVALS UNTIL CONSISTENTLY FAVORABLE COMPACTION TESTS ARE ACHIEVED. WHEN THIS PROJECT GOES INTO CONSTRUCTION, CONTRACTOR IS TO CONTACT ELK RIDGE CITY AND SPECIFICALLY DETERMINE WHERE THE DIFFERENT FREQUENCIES OF TESTING WILL OCCUR.
2. THE CITY WILL REQUIRE THAT ALL THE LIFTS BE PLACED IN 6" LIFTS AND COMPACTED AND MEASURED (CENTER AND BOTH SIDES) AS THE COMPACTION TESTING.
3. THE ELEVATION OF THE 6" LIFTS WILL BE MEASURED AND DOCUMENTED BY THE CONTRACTOR AT SIMILAR FREQUENCY (EVERY 100 FEET) AND PATTERNS (CENTER AND BOTH SIDES) AS THE COMPACTION TESTING.

CORNER/DEVELOPER LEE HASKELL 891 GODDARD DR. SPANISH FORK, UT 84669 801-372-0138
DATA TABLE ZONING-R-20
TOTAL ACREAGE=11.10
TOTAL # OF LOTS=15
TOTAL ACREAGE IN LOTS=9.31
TOTAL ACREAGE IN ROADS=1.79
TOTAL LOTS/ACRE=1.35

LEGEND
(APPLIED TO ALL SHEETS)

SECTION CORNER	---
POWER ALLOWABLE COP	---
SET BACK FROM RM	---
CALCULATED POINT, NOT SET	---
EXISTING POWER POLE	---
PROPOSED STREET LIGHT	---
PROPOSED FIRE HYDRANT	---
PROPOSED SIGN	---
PROPOSED STREET SIGN	---
PROPERTY BOUNDARY	---
SETBACK	---
RIGHT-OF-WAY LINE	---
LOT LINE	---
SECTION LINE	---
EASEMENT	---
EXISTING EOD LINE	---
EXISTING EOD LINE	---
EXISTING ONE HEAD POLE	---
EXISTING POLE LINE	---
EXISTING SIGN	---
EXISTING SIGNAGE MARKS	---
PROPOSED SIGNAGE MARKS	---
PROPOSED SIGNAGE MARKS	---
PROPOSED COLUMN SIGNAGE	---
PROPOSED PRELIMINARY SIGNAGE	---

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 16008 AS PRESCRIBED BY THE STATE OF UTAH. I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO THE SEVERAL LOTS, BLOCKS, AND ALLEYS SHOWN ON THIS PLAT. THAT THE SAME HAS BEEN CONVEYED TO THE SURVEYOR'S AS SHOWN ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES NORTH 44° 27' 13" EAST 342.93 FEET AND WEST 25.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND THENCE S 85° 33' 29" EAST 100.00 FEET TO AN EXISTING FENCE; AND THENCE N 85° 33' 29" EAST 100.00 FEET TO AN EXISTING FENCE; AND THENCE EAST 180.00 FEET; THENCE EAST 180.00 FEET; THENCE S 85° 33' 29" EAST 180.00 FEET; THENCE SOUTH 236.53 FEET; THENCE S 85° 33' 29" EAST 180.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1110 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND WE HEREBY DEDICATE THE STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HEREON TO ELK RIDGE CITY FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREBY SET OUR HANDS THIS DAY OF _____, A.D. 2021.

MEMBER: _____
 MEMBER: _____
 MEMBER: _____

ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____, A.D. 2021 PERSONALLY APPEARED BEFORE ME _____, A PUBLIC OFFICER AND A JUSTICE OF THE PEACE, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES _____ NOTARY PUBLIC PRINTED NAME _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ 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 THIS _____ DAY OF _____, A.D. 2021.

APPROVED: MAYOR _____ ATTEST: CLERK-RECORDER _____

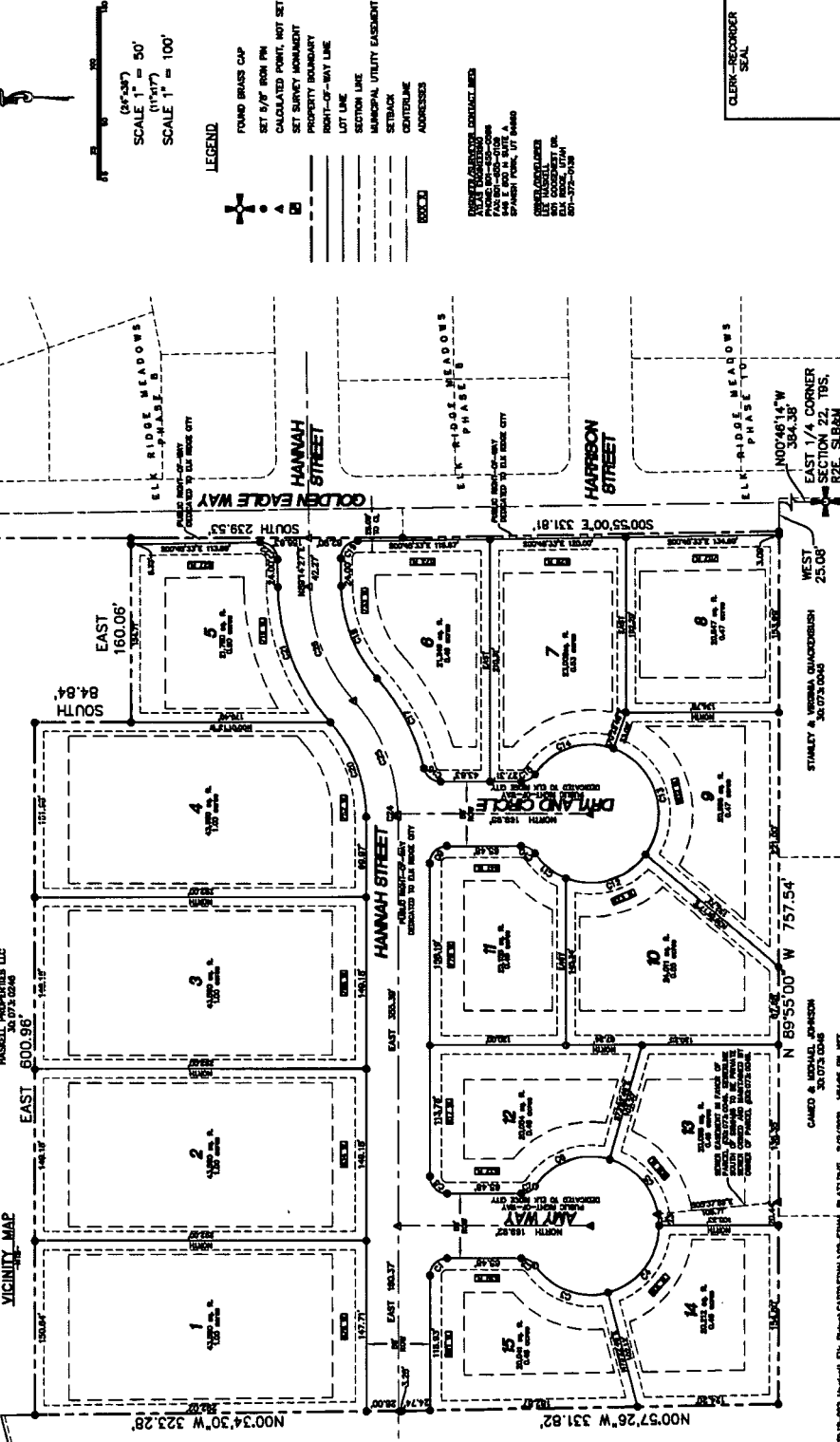
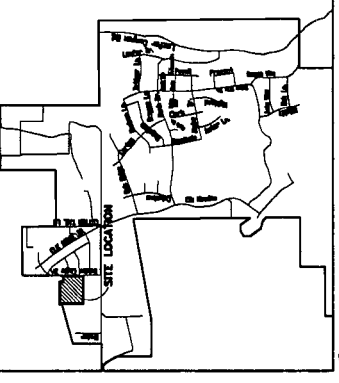
DRYLAND SUBDIVISION PLAT 'A'

ELK RIDGE CITY, UTAH COUNTY, UTAH

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SURVEYOR'S SEAL: _____ NOTARY PUBLIC SEAL: _____ UTAH COUNTY RECORDER SEAL: _____

CURVE TABLE											
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA	CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	15.00	23.36	21.21	N 45° 00' 00" W	90° 00' 00"	C14	60.00	74.50	68.80	N 19° 26' 53" W	71° 08' 16"
C2	15.00	14.40	13.86	N 27° 30' 31" E	55° 01' 01"	C15	15.00	14.40	13.86	S 27° 30' 31" E	55° 01' 01"
C3	60.00	72.92	68.52	S 20° 11' 53" W	69° 36' 16"	C16	15.00	19.99	18.54	S 36° 10' 09" W	75° 20' 19"
C4	60.00	78.94	73.37	S 52° 18' 37" E	75° 22' 48"	C17	178.00	88.88	87.94	N 62° 02' 13" E	28° 38' 12"
C5	60.00	57.35	53.88	N 45° 19' 53" E	64° 18' 17"	C18	122.00	68.38	66.46	S 88° 28' 17" W	4° 13' 00' 00"
C6	60.00	74.50	69.80	N 19° 26' 53" W	71° 08' 16"	C19	15.00	23.36	21.21	N 45° 00' 00" W	90° 00' 00"
C7	15.00	14.40	13.86	N 27° 30' 31" E	55° 01' 01"	C20	122.00	69.99	67.97	N 68° 52' 03" E	4° 21' 15' 53"
C8	15.00	23.36	21.21	N 45° 00' 00" W	90° 00' 00"	C21	178.00	128.95	126.14	S 69° 28' 17" W	4° 13' 00' 00"
C9	15.00	23.36	21.21	N 45° 00' 00" W	90° 00' 00"	C22	15.00	23.36	21.21	N 44° 14' 27" E	9° 00' 00' 00"
C10	15.00	14.40	13.86	N 27° 30' 31" E	55° 01' 01"	C23	60.00	10.01	10.00	N 85° 33' 29" E	0° 38' 13"
C11	60.00	35.17	34.67	S 38° 13' 29" E	33° 35' 04"	C24	150.00	2.56	2.56	N 89° 30' 23" E	0° 38' 13"
C12	60.00	76.79	73.25	S 18° 11' 05" E	75° 14' 05"	C25	150.00	108.07	105.74	N 88° 22' 27" E	4° 11' 18' 40"
C13	60.00	111.63	98.21	N 72° 54' 02" E	108° 35' 41"	C26	150.00	108.66	106.30	S 68° 28' 17" W	4° 13' 00' 00"



SCALE 1" = 50'
 SCALE 1" = 100'

LEGEND

- FOUND BRASS COP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- SET SURVEY MONUMENT
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- HANNAH UTILITY EASEMENT
- SETBACK
- CONTIGUOUS ADDRESSES
- EASEMENTS

NOTARY PUBLIC SEAL, UTAH

CLERK-RECORDER SEAL

ELK RIDGE MEADOWS PHASE A

ELK RIDGE MEADOWS PHASE B

ELK RIDGE MEADOWS PHASE C

HANNAH STREET

HARRISON STREET

GOLDEN EAGLE WAY

DRYLAND CIRCLE

ALLEYWAY

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

EAST 160.06'

SOUTH 150.00'

N 89° 55' 00" W 757.54'

WEST 25.00'

600.96' EAST

600.96' EAST

600.96' EAST

600.96' EAST

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NO.	DESCRIPTION	DATE
1	REVISION	
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10		

SHEET NO. 3

DRYLAND SUBDIVISION
ELK RIDGE, UTAH

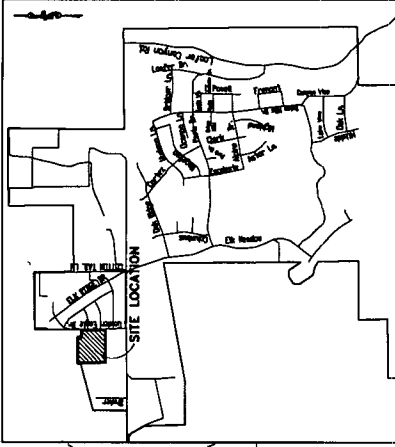
UTILITY & INDEX

ATLAS ENGINEERING LLC

PHONE: 801-835-0568
FAX: 801-835-0108
1800 N. STATE A
SPANISH FORK, UT 84650



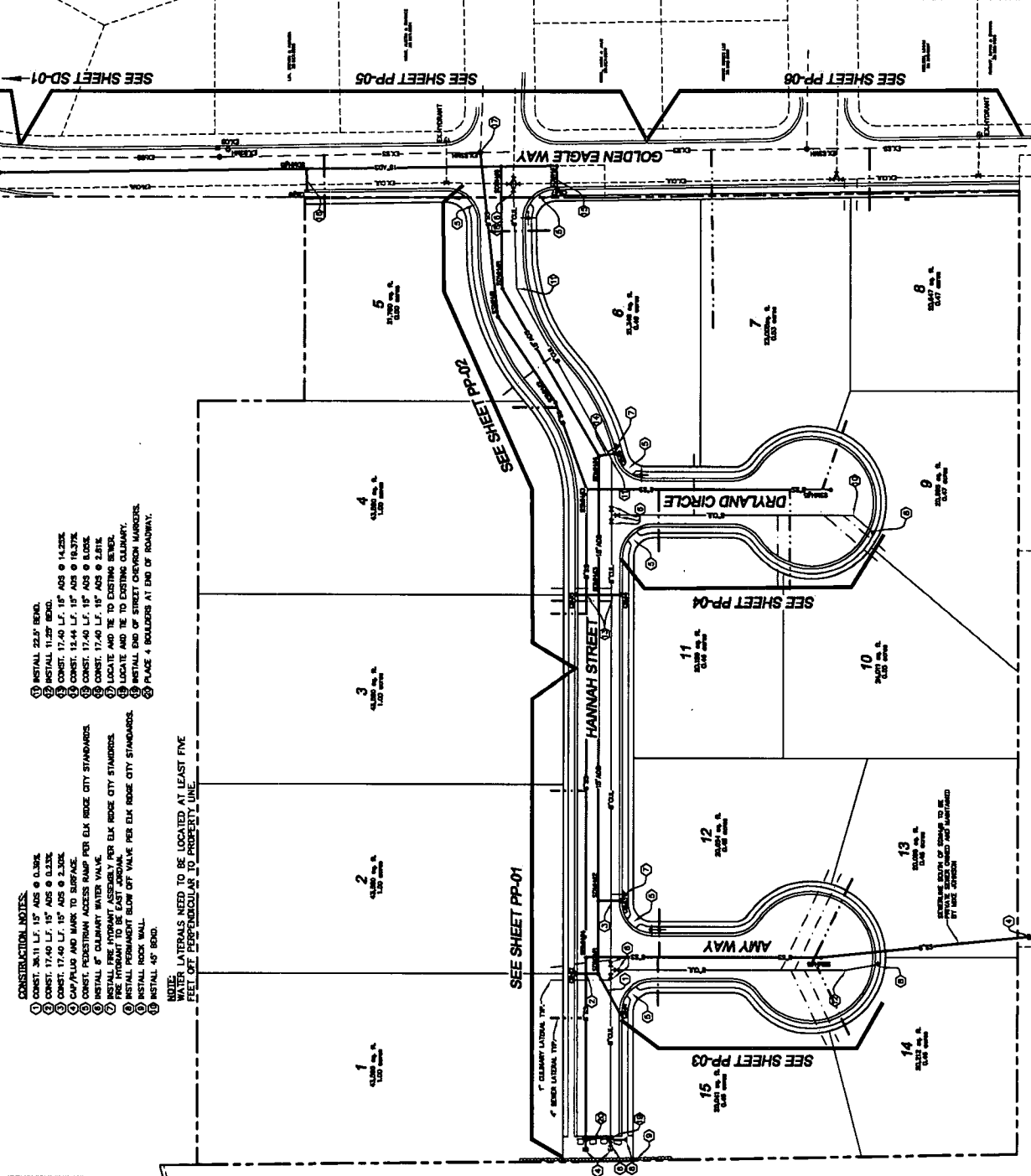
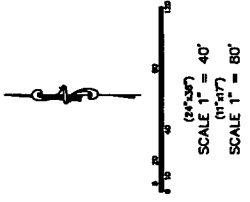
9 of 26 PG 7 of 26 33926:2021 INT



VICINITY MAP
-NTS-

LEGEND

- EXISTING POWER POLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- PROPOSED STOP SIGN
- PROPOSED STREET SIGN
- EXISTING POWER BOX
- EXISTING TELEPHONE BOX
- EXISTING MET BOX
- PROPERTY BOUNDARY
- CONTOUR LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING OVERHEAD POWER
- EXISTING SANITARY SEWER W/VALVE
- EXISTING STORM DRAIN W/VALVE
- EXISTING WATER
- PROPOSED PVC 8" DIA. SEWER W/VALVE
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATERLINE
- PROPOSED PRESSURIZED IRRIGATION - 8" PVC



- CONSTRUCTION NOTES:**
1. CONST. 36" I.D. 15' A.S. @ 0.30%
 2. CONST. 17.40' L.F. 15" A.S. @ 0.33%
 3. CONST. 17.40' L.F. 15" A.S. @ 0.33%
 4. CONST. 13.44' L.F. 15" A.S. @ 0.37%
 5. CONST. 17.40' L.F. 15" A.S. @ 0.30%
 6. CONST. 17.40' L.F. 15" A.S. @ 0.30%
 7. LOCATE AND TIE TO EXISTING CENTERLINE
 8. LOCATE AND TIE TO EXISTING CENTERLINE
 9. PLACE 4' BOLLARDS AT END OF ROADWAY
 10. INSTALL 22.5' BEND.
 11. INSTALL 11.25' BEND.
 12. CONST. 17.40' L.F. 15" A.S. @ 0.33%
 13. CONST. 13.44' L.F. 15" A.S. @ 0.37%
 14. CONST. 17.40' L.F. 15" A.S. @ 0.30%
 15. CONST. 17.40' L.F. 15" A.S. @ 0.30%
 16. INSTALL 6" CULINARY WATER VALVE
 17. INSTALL PERMANENT BLOW OFF VALVE PER ELK RIDGE CITY STANDARDS
 18. INSTALL 45' BEND.
- NOTE:**
WATER LATERALS NEED TO BE LOCATED AT LEAST FIVE FEET OFF PERPENDICULAR TO PROPERTY LINE.

SEE SHEET PP-01
SEE SHEET PP-02
SEE SHEET PP-03
SEE SHEET PP-04
SEE SHEET PP-05
SEE SHEET PP-06
SEE SHEET SD-01

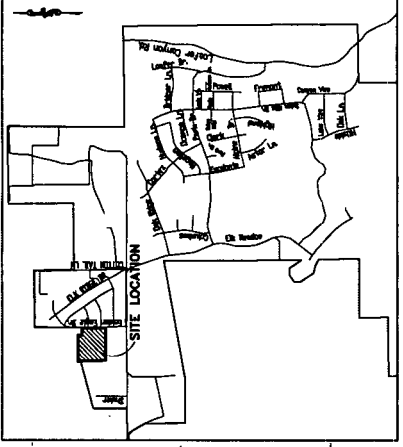
ATLAS ENGINEERING LLC

PHONE: 801-635-0966
 FAX: 801-635-0109
 846 E 800 N SUITE A
 SPANISH FORK, UT 84660

GRADING PLAN
 DRYLAND SUBDIVISION
 ELK RIDGE, UTAH

SHEET NO. 4

NO.	REVISION	DATE
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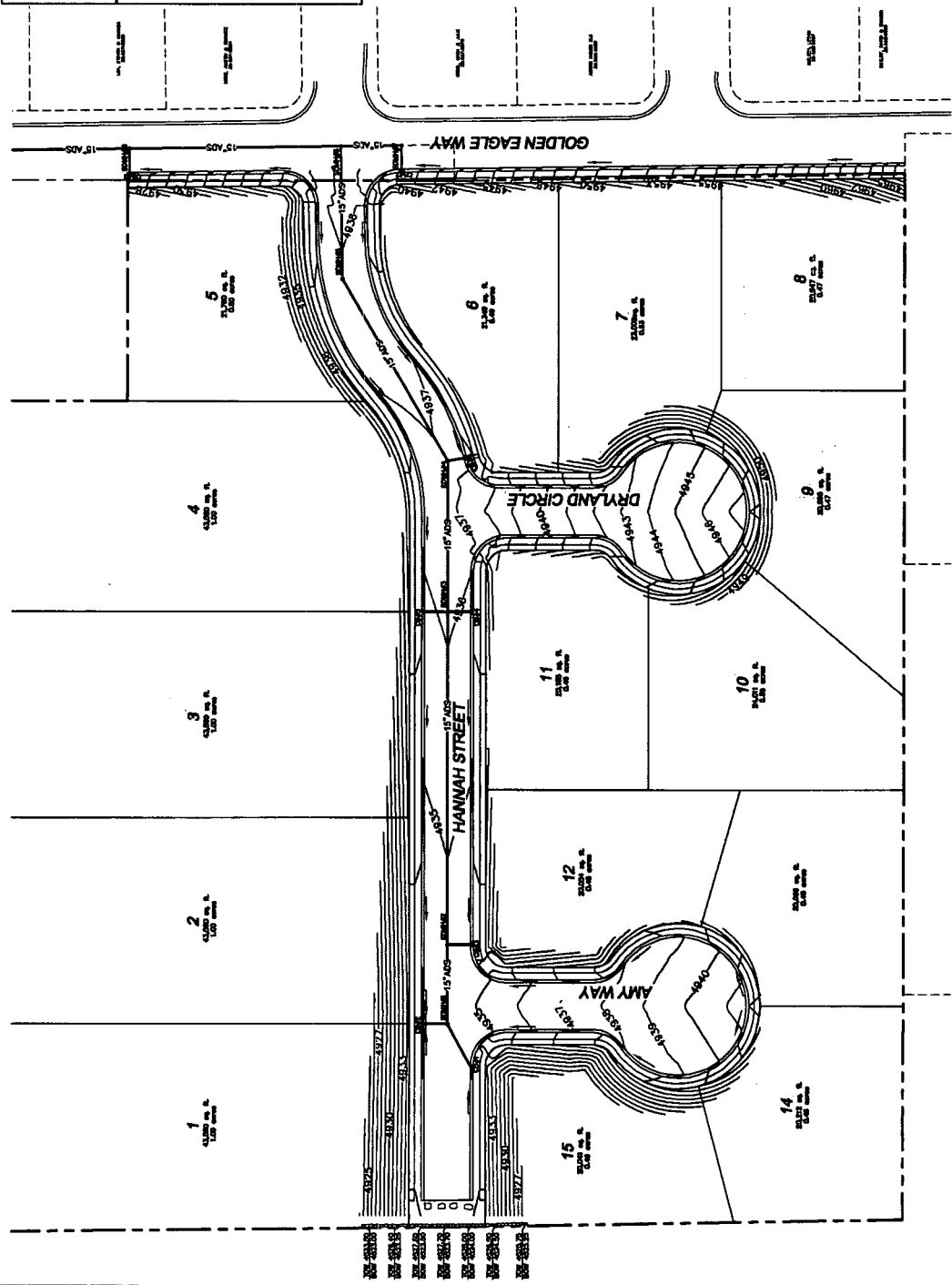
VICINITY MAP
 -NTS-

LEGEND

- EXISTING POWER POLE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- PROPOSED STOP SIGN
- PROPOSED STREET SIGN
- EXISTING POWER BOX
- EXISTING TELEPHONE BOX
- EXISTING ALLEY BOX
- PRIORITY BOUNDARY
- CENTERLINE
- FRONT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SECTION
- EXISTING FENCE LINE
- EXISTING OVERHEAD POWER
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING STORM DRAIN W/ MH
- EXISTING WATER
- PROPOSED STORM DRAIN
- PROPOSED 18" SANITARY SEWER W/ MH
- PROPOSED 18" STORM DRAIN
- PROPOSED PRESSURIZED IRRIGATION - CROD PVC

SCALE 1" = 40'
 SCALE 1" = 80'

ENT 339226:2021 PG 8 of 26

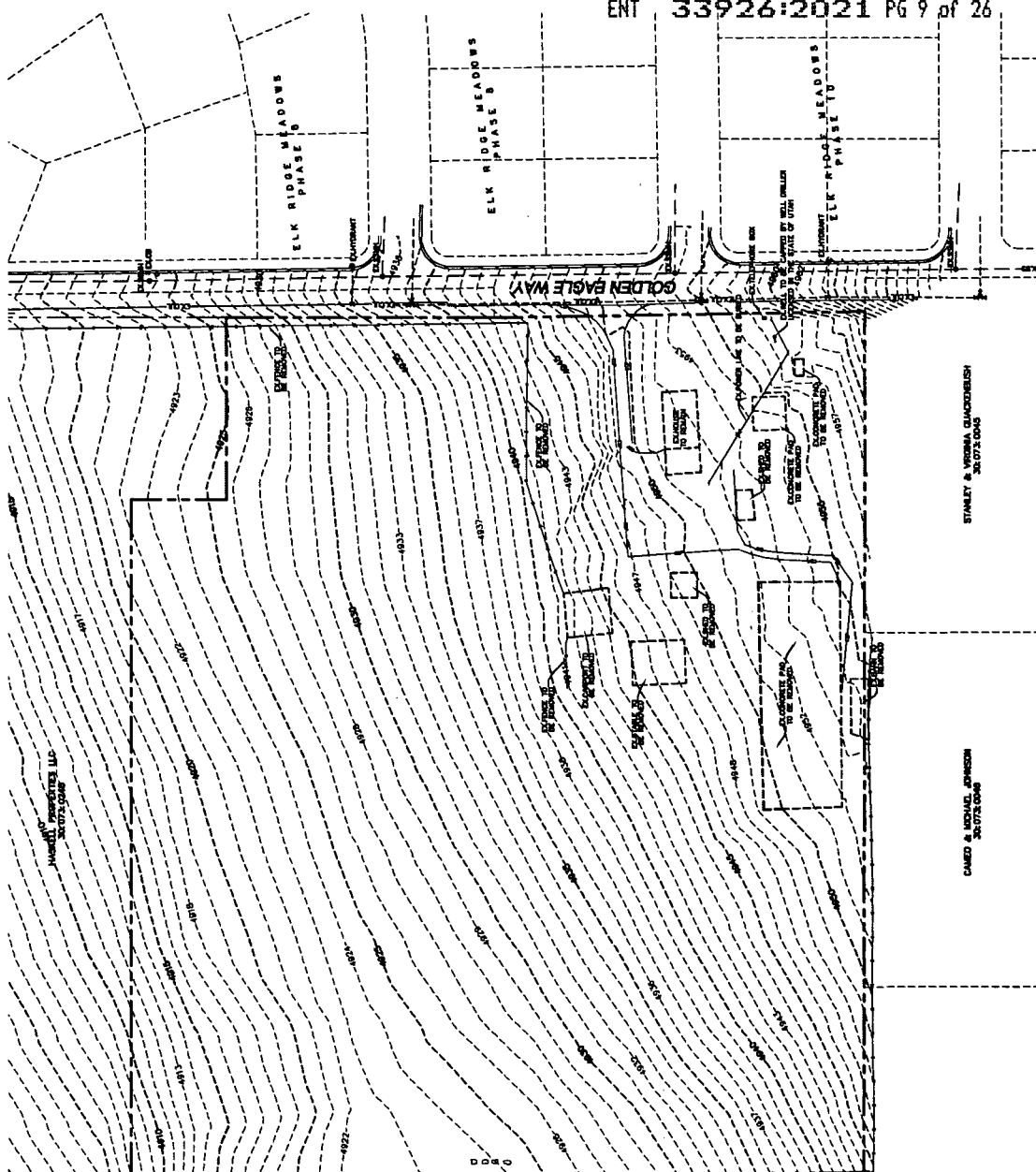
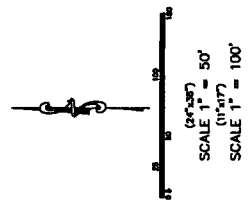


SHEET NO. 5

NO.	BY DATE	REVISION
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EXISTING TOPOGRAPHY
 DRYLAND SUBDIVISION
 ELK RIDGE, UTAH

ATLAS ENGINEERING LLC
 PHONE: 801-655-0566
 FAX: 801-655-0109
 345 E. BOYD BLVD. SUITE 100
 SPANISH FORK, UT 84660



ENT 339226:2021 PG 9 of 26

OWNER/DEVELOPER
 LEE HASKELL
 2111 S. 2100 W. SUITE 100
 ELK RIDGE, UTAH
 801-372-0139

DATA TABLE
 ZONE CLASSIFICATION=R-1.20
 TOTAL ACRES=1.20
 TOTAL # OF LOTS=15
 UNITS/ACRE=1.35
 ACREAGE IN ROADS=1.78 ACRES
 ACREAGE IN LOTS=0.32 ACRES

HENRY & RONNE GOODWIN
 360720029


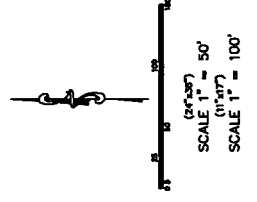
1. UNDISTURBED AREAS OF LOT MAY REMAIN WITH UNCHANGED HISTORICAL DRAINAGE. ANY LOT AREA DETERMINED FOR RESERVATION SHALL BE MAINTAINED AS SUCH AND NOT BE USED FOR ANY OTHER PURPOSES.
2. CONSTRUCTION SHALL BE COMPLETED WITHIN THE PERIOD OF TIME SPECIFIED IN THE PERMITS AND SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION.
3. CONSTRUCTION SHALL BE COMPLETED WITHIN THE PERIOD OF TIME SPECIFIED IN THE PERMITS AND SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION.
4. CONSTRUCTION SHALL BE COMPLETED WITHIN THE PERIOD OF TIME SPECIFIED IN THE PERMITS AND SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION.
5. CONSTRUCTION SHALL BE COMPLETED WITHIN THE PERIOD OF TIME SPECIFIED IN THE PERMITS AND SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION.
6. CONSTRUCTION SHALL BE COMPLETED WITHIN THE PERIOD OF TIME SPECIFIED IN THE PERMITS AND SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION.
7. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE PROPERTY SHALL BE INSTALLED IMMEDIATELY AS REQUIRED BY THE PERMITS AND SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION.
8. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE PROPERTY SHALL BE INSTALLED IMMEDIATELY AS REQUIRED BY THE PERMITS AND SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION.
9. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE PROPERTY SHALL BE INSTALLED IMMEDIATELY AS REQUIRED BY THE PERMITS AND SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION.
10. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE PROPERTY SHALL BE INSTALLED IMMEDIATELY AS REQUIRED BY THE PERMITS AND SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION.
11. PROVIDE 1/40 DROP IN STORMWATER MANHOLES.
12. PROVIDE SAFETY GRATES ON ALL STORM WATER INLETS AND OUTLETS. SEE 6800 SHALL DETAIL, SHEET 01-01.

NO.	REVISIONS
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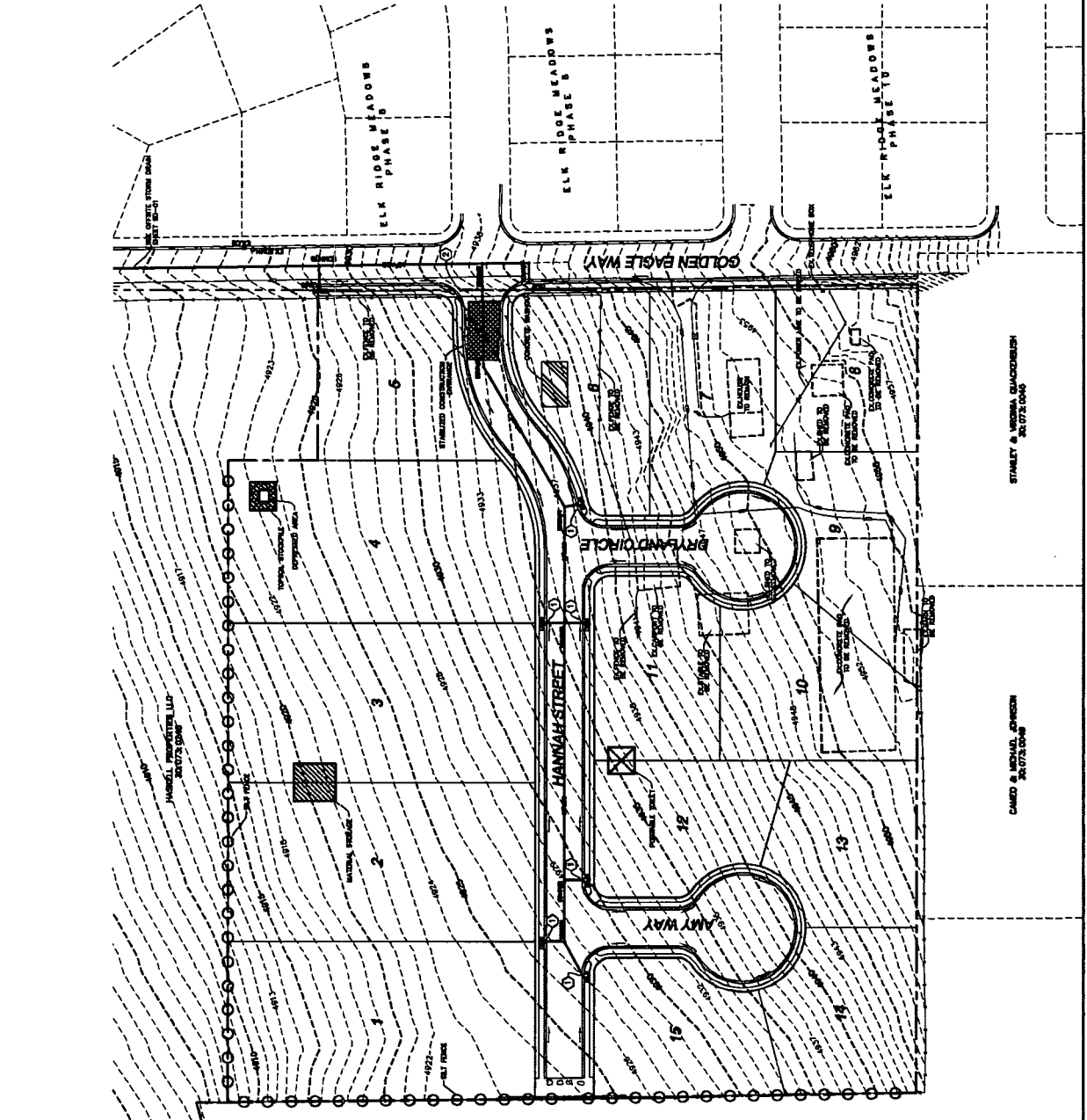
6
SHEET NO.

EROSION CONTROL PLAN
DRYLAND SUBDIVISION
ELK RIDGE, UTAH

ATLAS ENGINEERING LLC
PHONE: 801-555-0966
FAX: 801-555-0100
146 E 400 N SUITE A
SPANISH FORK, UT 84660

ENT 33326:2021 PG 10 of 26



STANLEY & WENDY QUACKENBUSH
SURVEYORS

DAVID & MICHAEL JOHNSON
SURVEYORS

HENRY & ROSIE COOPER

- 1. UNDISTURBED AREAS OF LOT MAY REMAIN WITH UNCHANGED HISTORICAL DRAINAGE. ANY LOT AREA DESIGNATED FOR REDEVELOPMENT SHALL BE RESTORED TO ORIGINAL GRADE AND DRAINAGE. ANY LOT AREA NOT DESIGNATED FOR REDEVELOPMENT SHALL LEAVE LOT. THIS MAY REQUIRE THE INSTALLATION OF SLOTTED CURBS TO MAINTAIN ORIGINAL DRAINAGE PATTERNS.
- 2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE FULLY OPERATIONAL PRIOR TO THE COMMENCEMENT OF THE FINAL GRADE.
- 3. ALL EROSION CONTROL MEASURES SHALL BE FULLY OPERATIONAL PRIOR TO THE COMMENCEMENT OF THE FINAL GRADE.
- 4. ALL EROSION CONTROL MEASURES SHALL BE FULLY OPERATIONAL PRIOR TO THE COMMENCEMENT OF THE FINAL GRADE.
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- 9. ALL EROSION CONTROL MEASURES SHALL BE FULLY OPERATIONAL PRIOR TO THE COMMENCEMENT OF THE FINAL GRADE.
- 10. ALL EROSION CONTROL MEASURES SHALL BE FULLY OPERATIONAL PRIOR TO THE COMMENCEMENT OF THE FINAL GRADE.
- 11. PROMOTE 1/4" DROP IN STORMWATER MANHOLES.

SEE GRID GRANT DETAIL, SHEET DP-01.

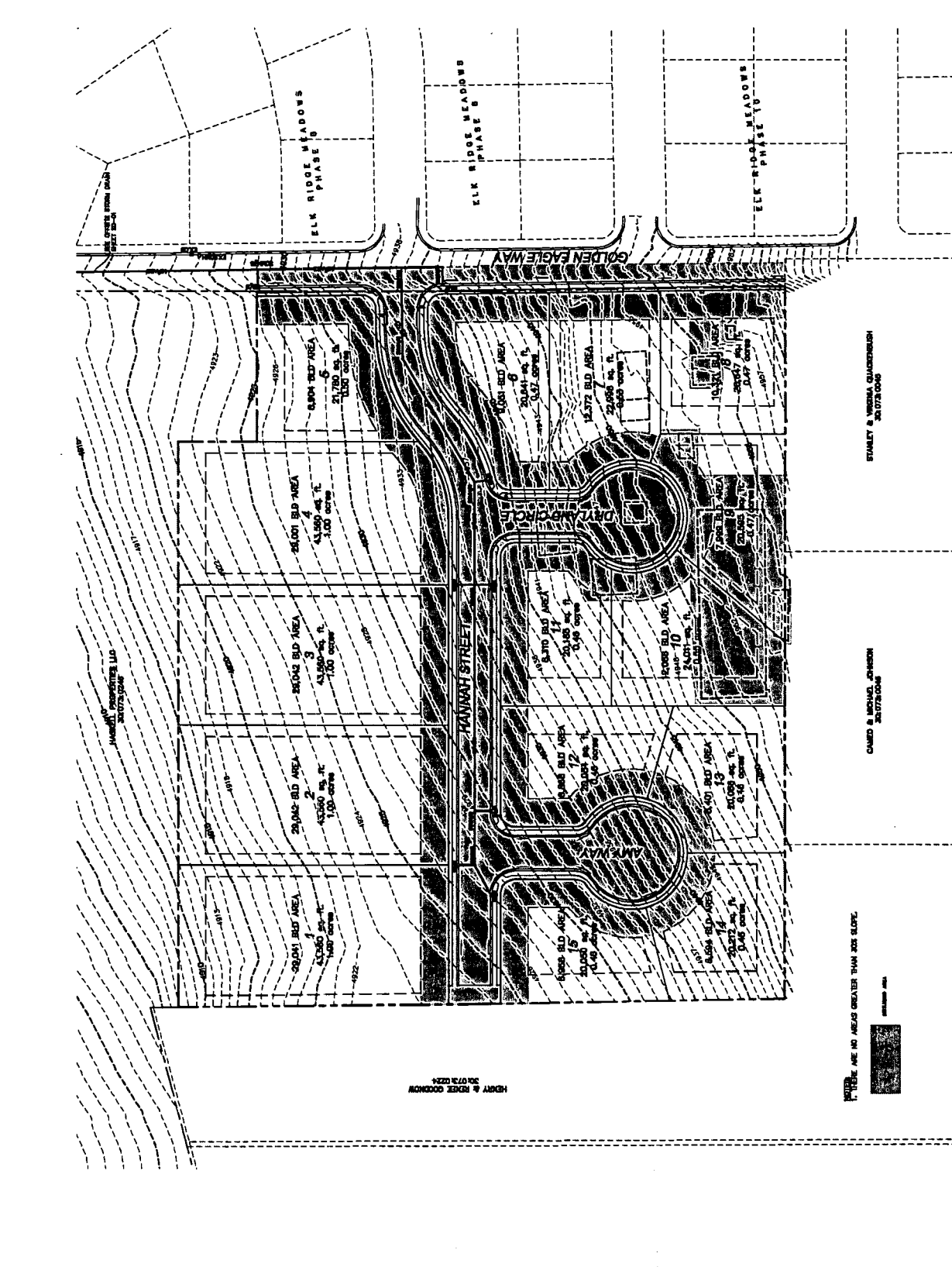
7
SHEET NO.

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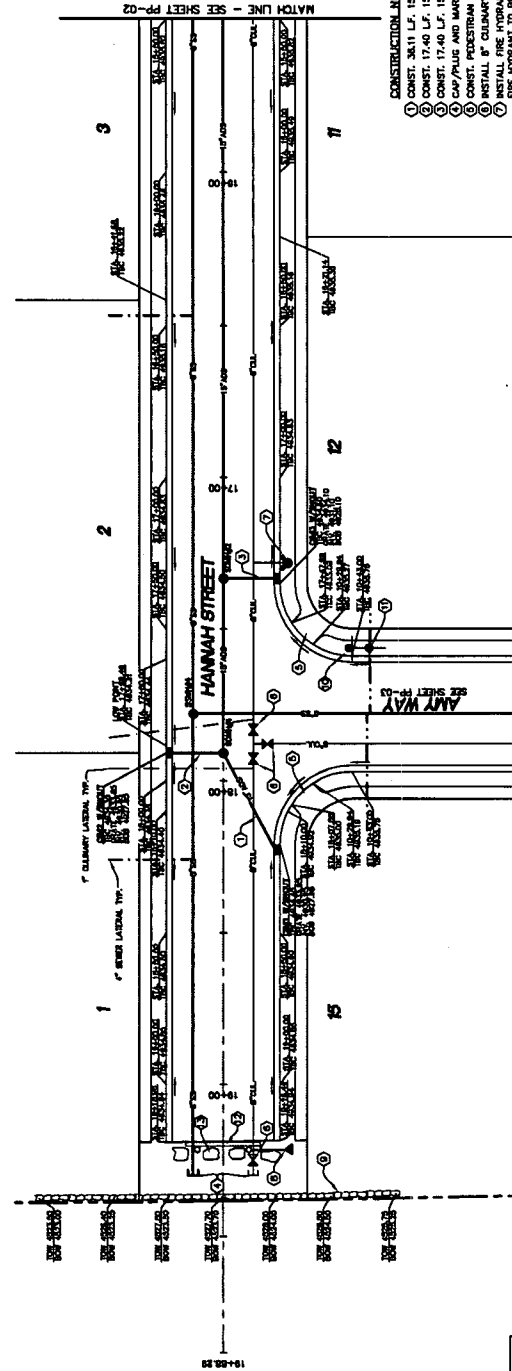
RE-VEGETATION/RETENTION
PLAN
DRYLAND SUBDIVISION
ELK RIDGE, UTAH

ATLAS ENGINEERING LLC
 PHONE: 801-655-0566
 FAX: 801-655-0109
 846 E. 800 N. SUITE A
 SPANISH FORK, UT 84660

ENT 33926:2021 PG 11 of 26
 SCALE 1" = 50'
 SCALE 1" = 100'
 (SEE PLAN)

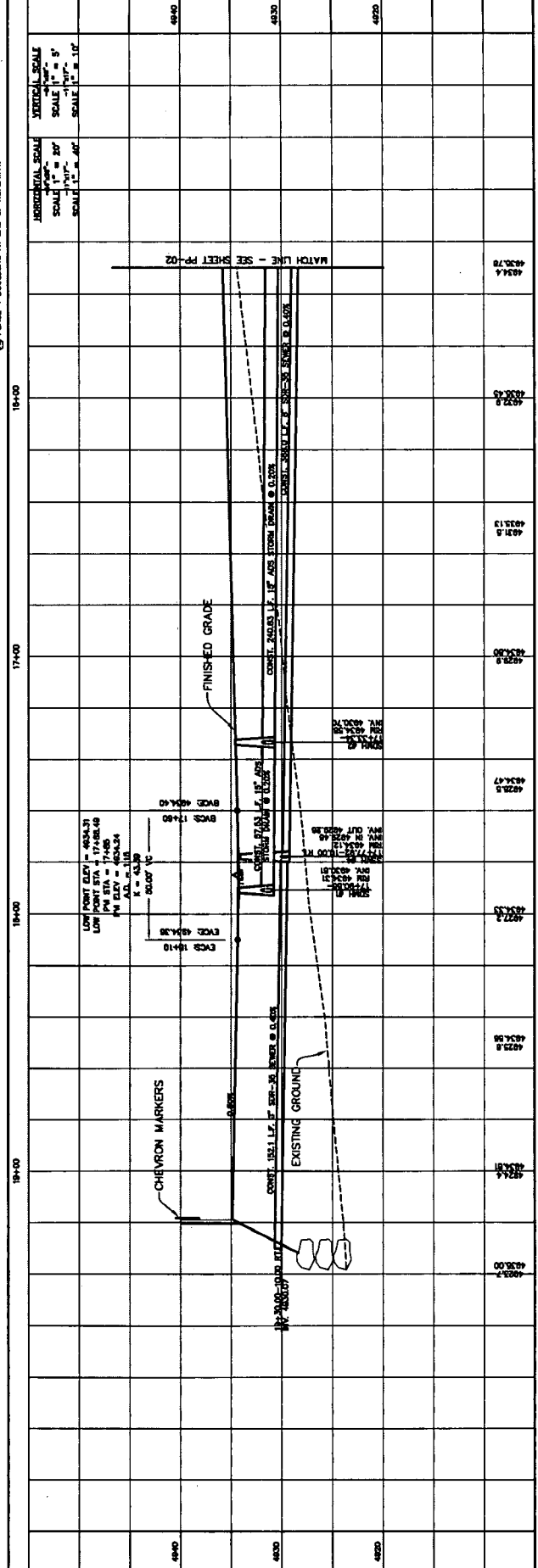
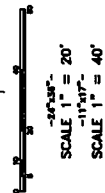


HENRY & MOORE CONSULTING
DESIGNERS



- CONSTRUCTION NOTES:**
1. 18" L.F. 12" ADS @ 0.25%
 2. 12" L.F. 12" ADS @ 0.25%
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 99. 12" L.F. 12" ADS @ 0.25%
 100. 12" L.F. 12" ADS @ 0.25%

GENERAL NOTES:
ALL CURB INLET BOXES REQUIRE A SHOUT.
CONTRACTOR TO SIZE THE CURB INLET BOX SLUMP DEPTH
PER SHOUT MANUFACTURER'S RECOMMENDATION.



HORIZONTAL SCALE
SCALE 1" = 40'

VERTICAL SCALE
SCALE 1" = 5'

VERTICAL SCALE
SCALE 1" = 5'

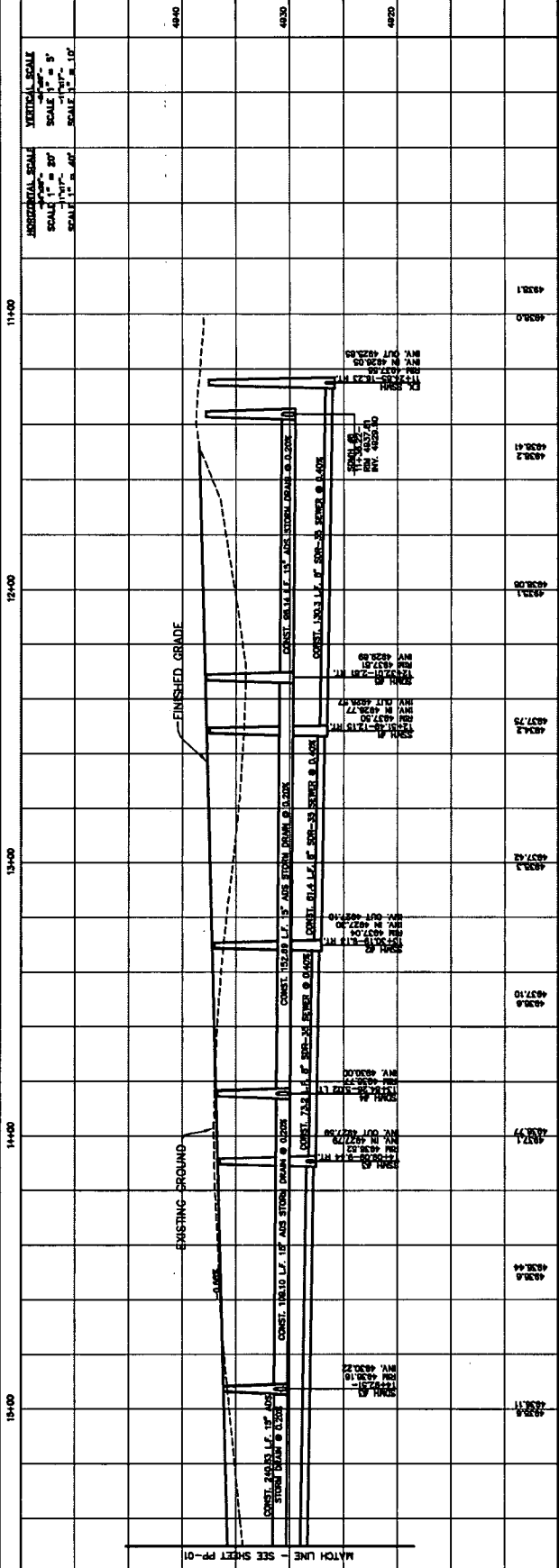
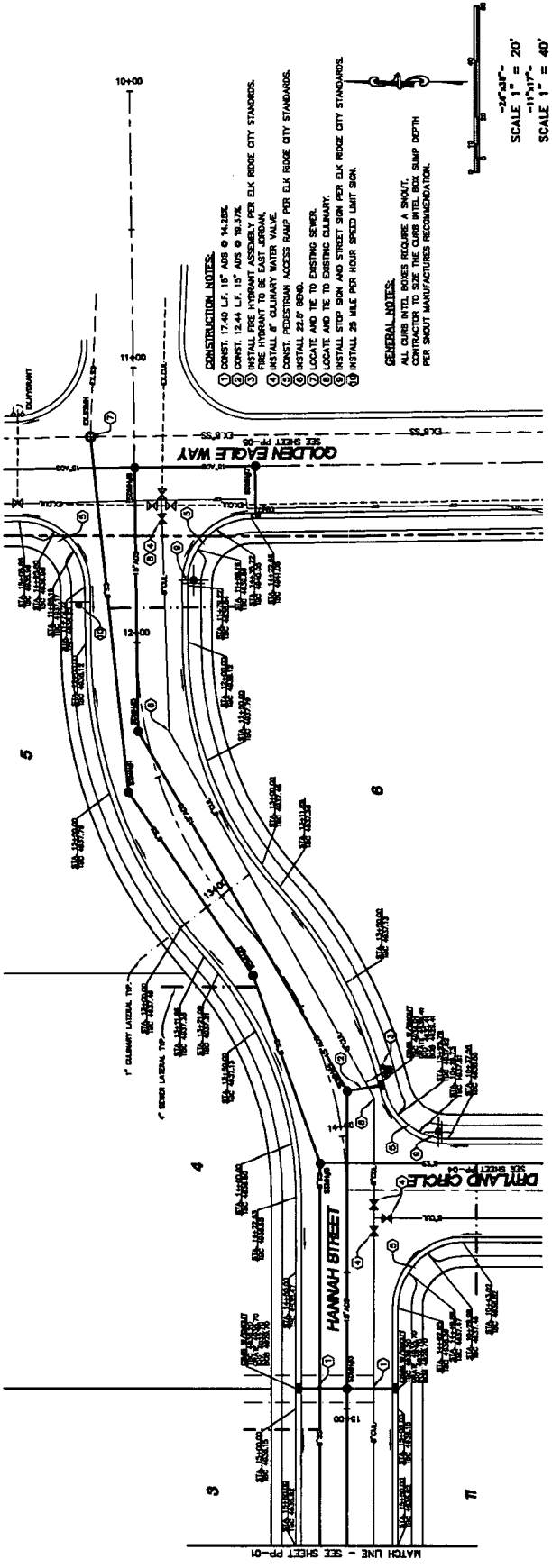
HORIZONTAL SCALE
SCALE 1" = 40'

VERTICAL SCALE
SCALE 1" = 5'

HORIZONTAL SCALE
SCALE 1" = 40'

VERTICAL SCALE
SCALE 1" = 5'

HORIZONTAL SCALE
SCALE 1" = 40'



PP-03
SHEET NO.

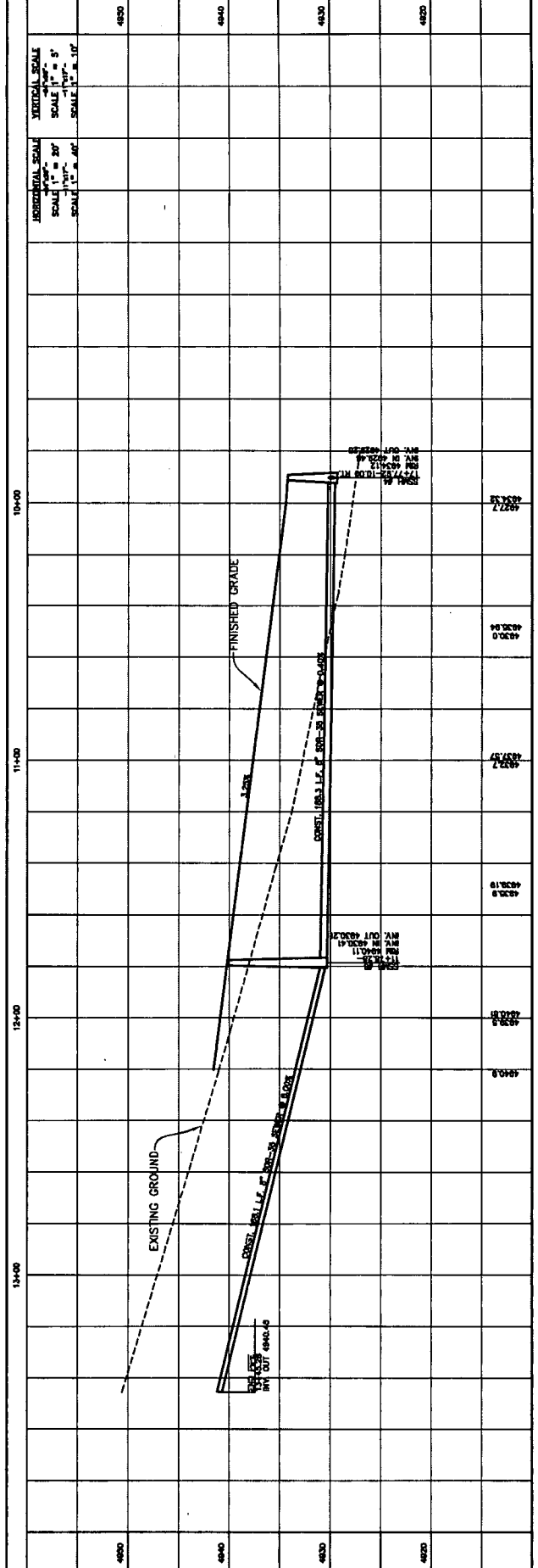
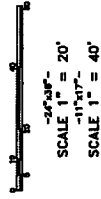
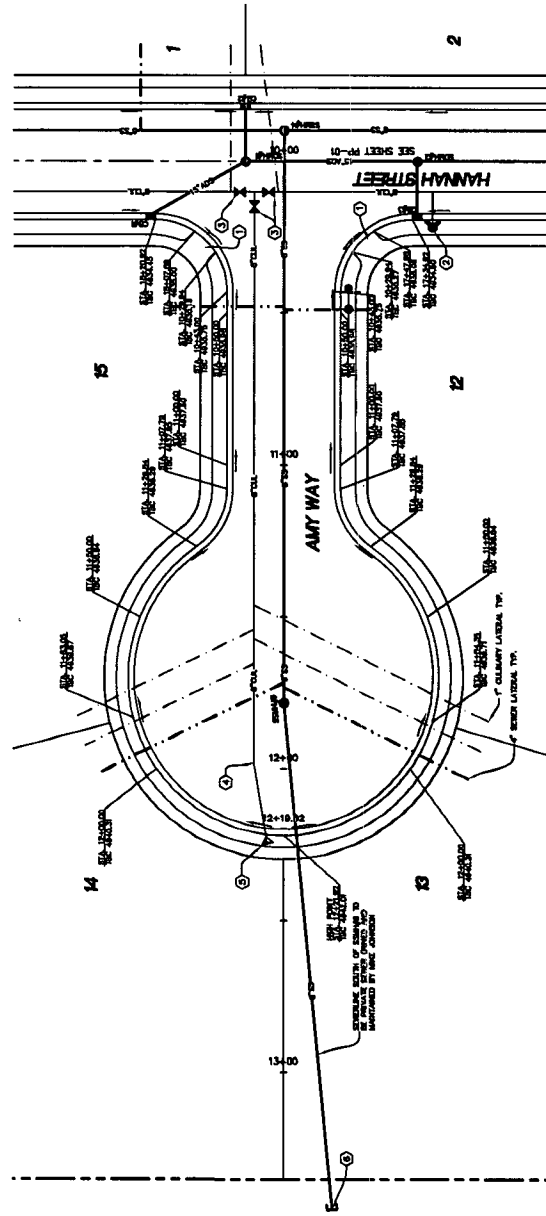
NO.	REVISION	DATE

AMY WAY
STA. 10+00 TO STA. 13+50
DRYLAND SUBDIVISION
ELK RIDGE, UTAH

PHONE: 801-855-0566
FAX: 801-855-0108
546 E. 920 N. SUITE A
SPANISH FORK, UT 84660



- CONSTRUCTION NOTES:**
- ① CONST. PEDESTRIAN ACCESS PUMP PER ELK RIDGE CITY STANDARDS.
 - ② INSTALL FIRE HYDRANT ASSEMBLY PER ELK RIDGE CITY STANDARDS.
 - ③ INSTALL 12" DIAM. WATER MAIN.
 - ④ INSTALL 12" DIAM. WATER VALVE.
 - ⑤ INSTALL 12" DIAM. WATER VALVE.
 - ⑥ INSTALL 12" DIAM. WATER VALVE.
 - ⑦ INSTALL 12" DIAM. WATER VALVE.
 - ⑧ CMP/P/UG AND MARK TO SURFACE.



PP-04

SHEET NO.

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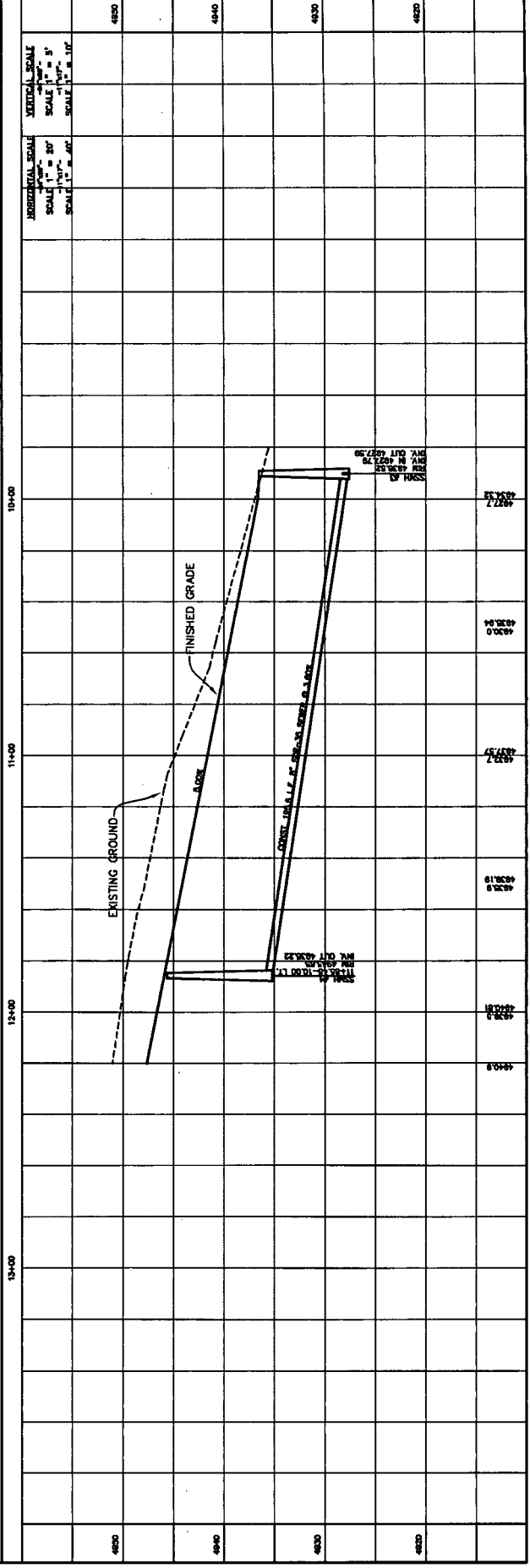
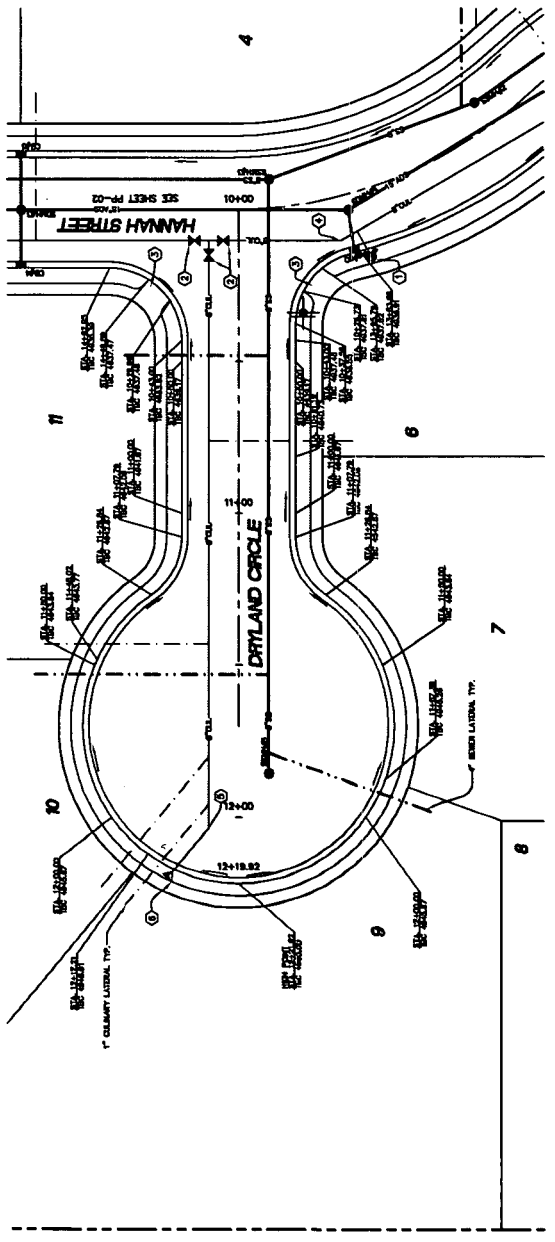
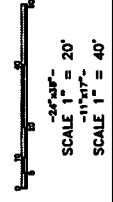
LOIS LANE
 STA. 10+00 TO STA. 12+19.92
 DRYLAND SUBDIVISION
 ELK RIDGE, UTAH

72 28 51 94 1202:22023 ENT



PHONE: 801-633-0366
 FAX: 801-633-0109
 946 E. 800 N. SUITE A
 SALT LAKE CITY, UT 84143

- CONSTRUCTION NOTES:
- INSTALL FIRE HYDRANT ASSEMBLY PER ELK RIDGE CITY STANDARDS. FIRE HYDRANT TO BE EAST JORDAN.
 - INSTALL 6" CULINARY WATER VALVE.
 - CONST. PEDESTRIAN ACCESS RAMP PER ELK RIDGE CITY STANDARDS.
 - INSTALL 2.5% BEND.
 - INSTALL 45° BEND.
 - INSTALL BLOW OFF VALVE.


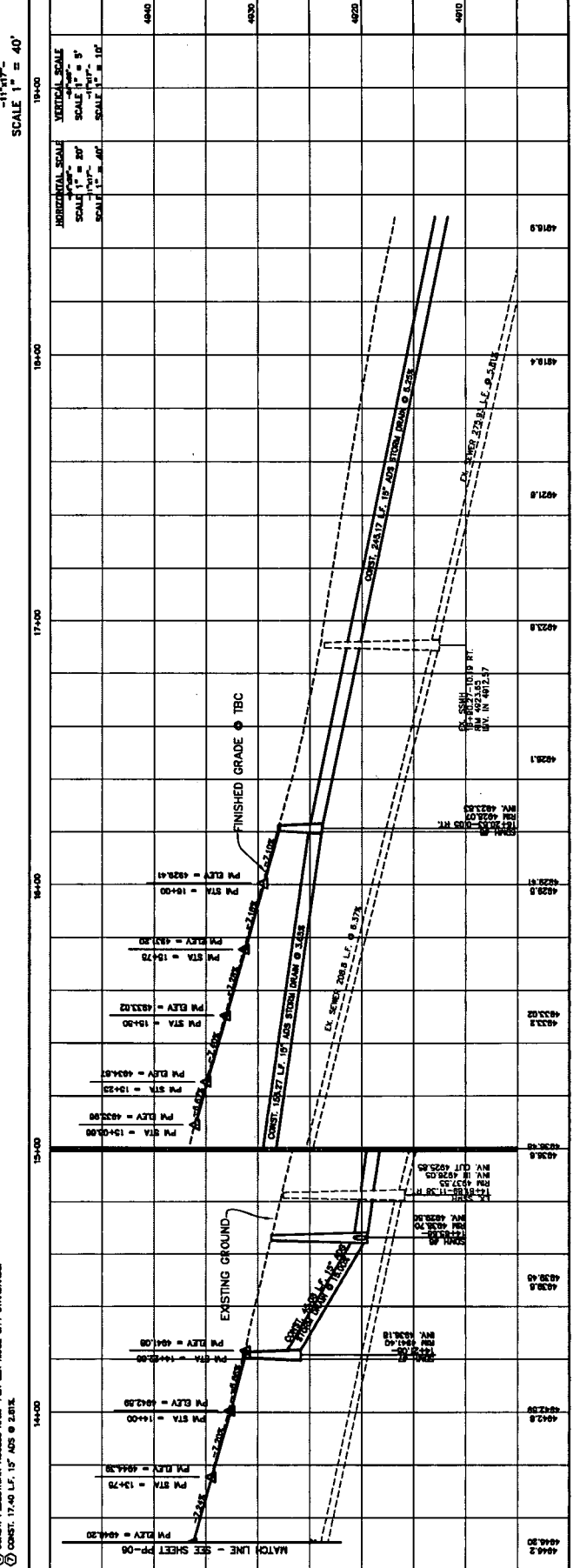
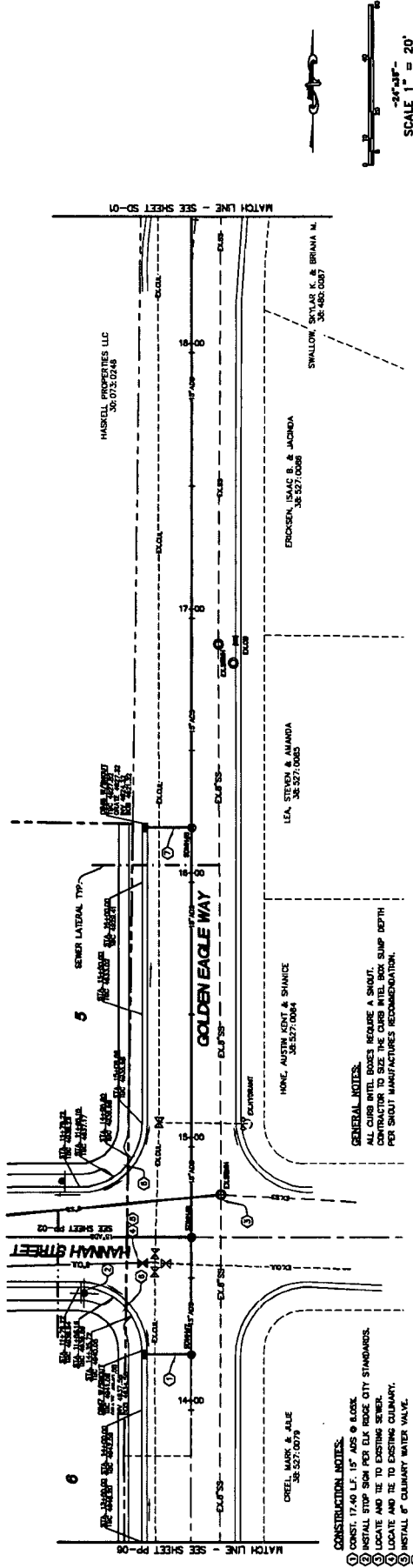


PP-05
SHEET NO.

NO.	DATE	REVISION

GOLDEN EAGLE WAY
STA. 13+50 TO STA. 18+50
DRYLAND SUBDIVISION
ELK RIDGE, UTAH

ATLAS ENGINEERING L.L.C.
PHONE: 801-555-0568
FAX: 801-555-0108
848 E. 800 N. SUITE A
SPANISH FORK, UT 84660

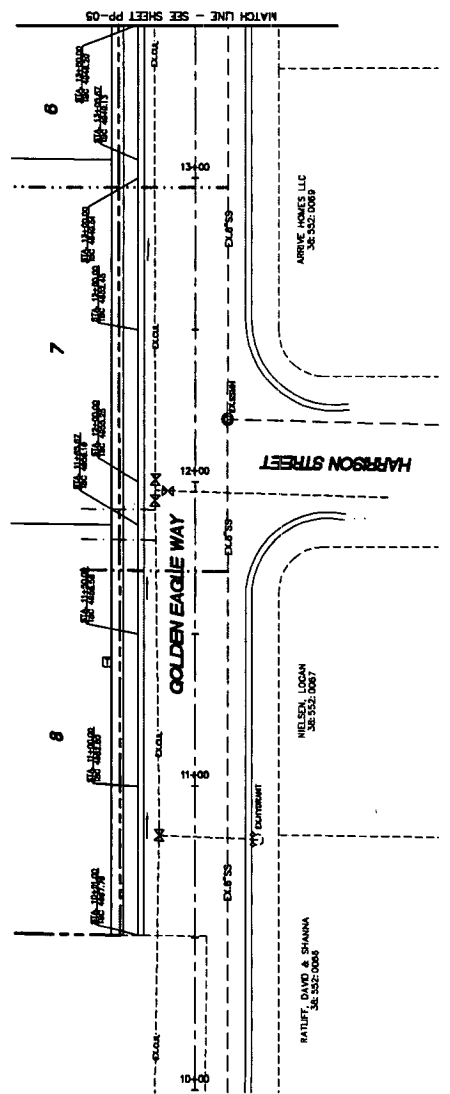
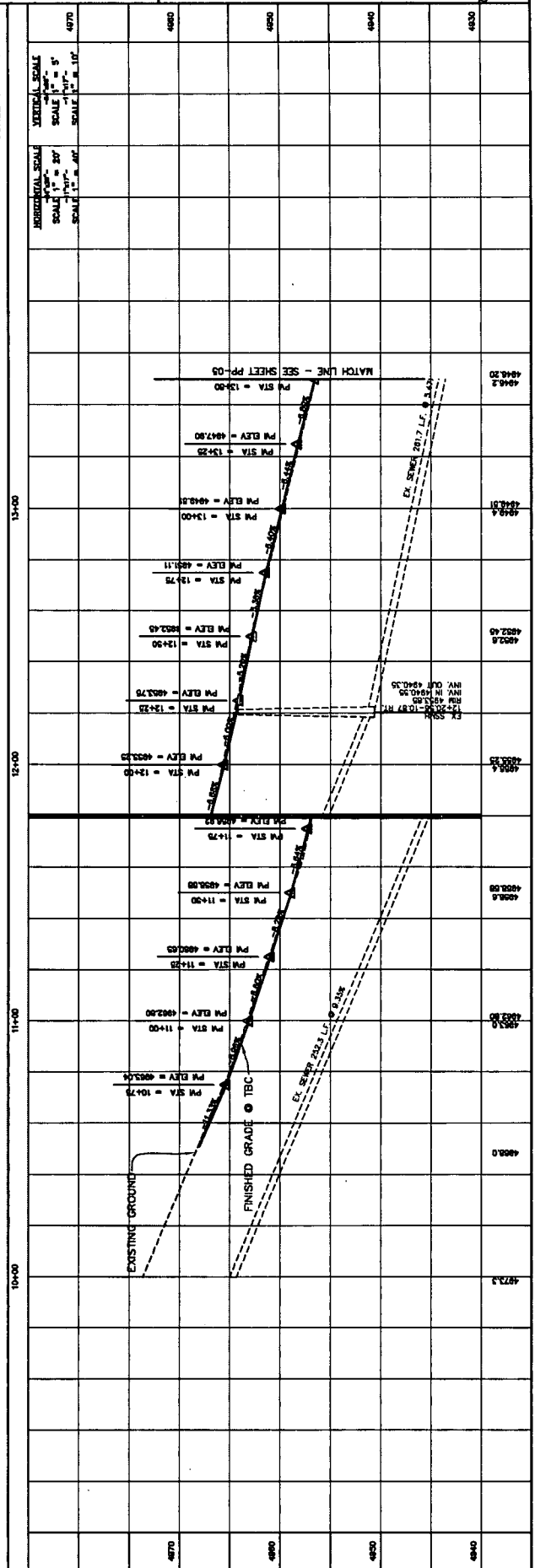


PHONE: 801-655-0966
 FAX: 801-655-0198
 846 E. 800 N. SUITE A
 SPANISH FORK, UT 84660

DRYLAND SUBDIVISION
 ELK RIDGE, UTAH
 GOLDEN EAGLE WAY
 STA. 10+00 TO STA. 13+50

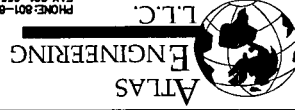
PP-06
 SHEET NO.

NO.	REVISION	DATE



SCALE 1" = 20'
 SCALE 1" = 40'

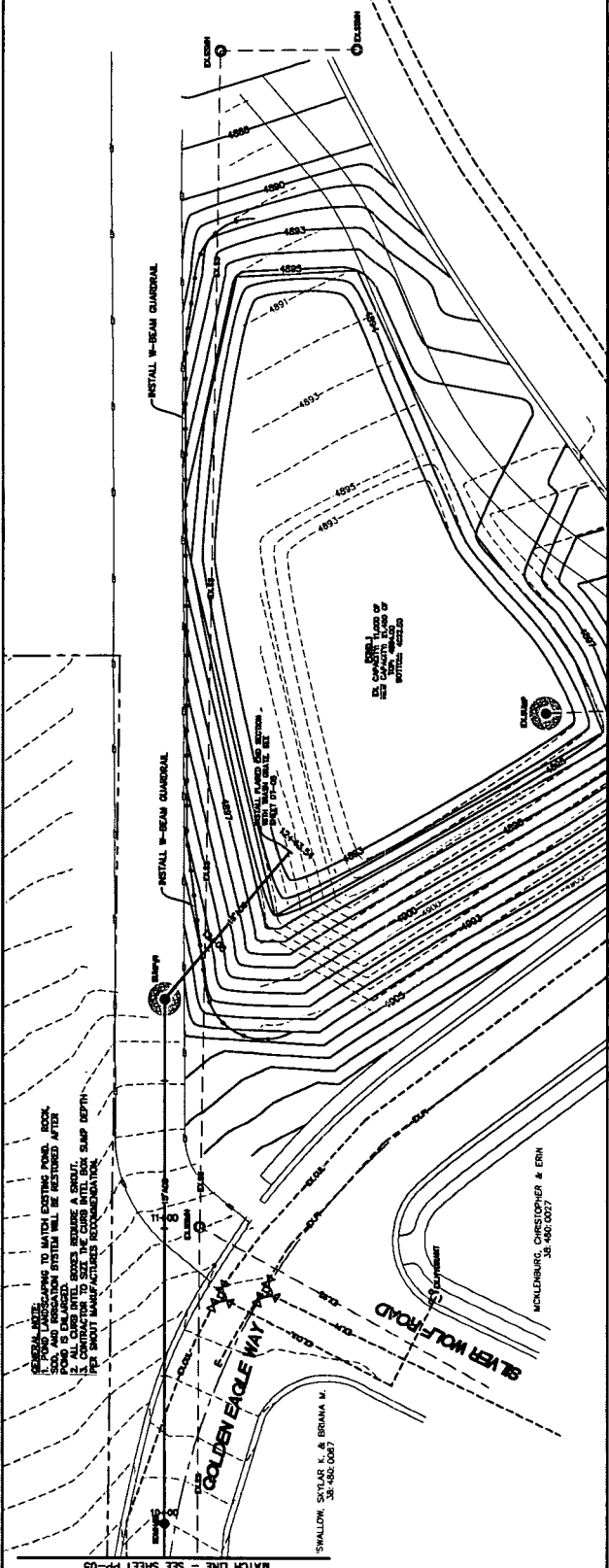




PHONE: 801-855-0596
 FAX: 801-855-0108
 545 E. 900 N. SUITE A
 SPANISH FORK, UT 84660

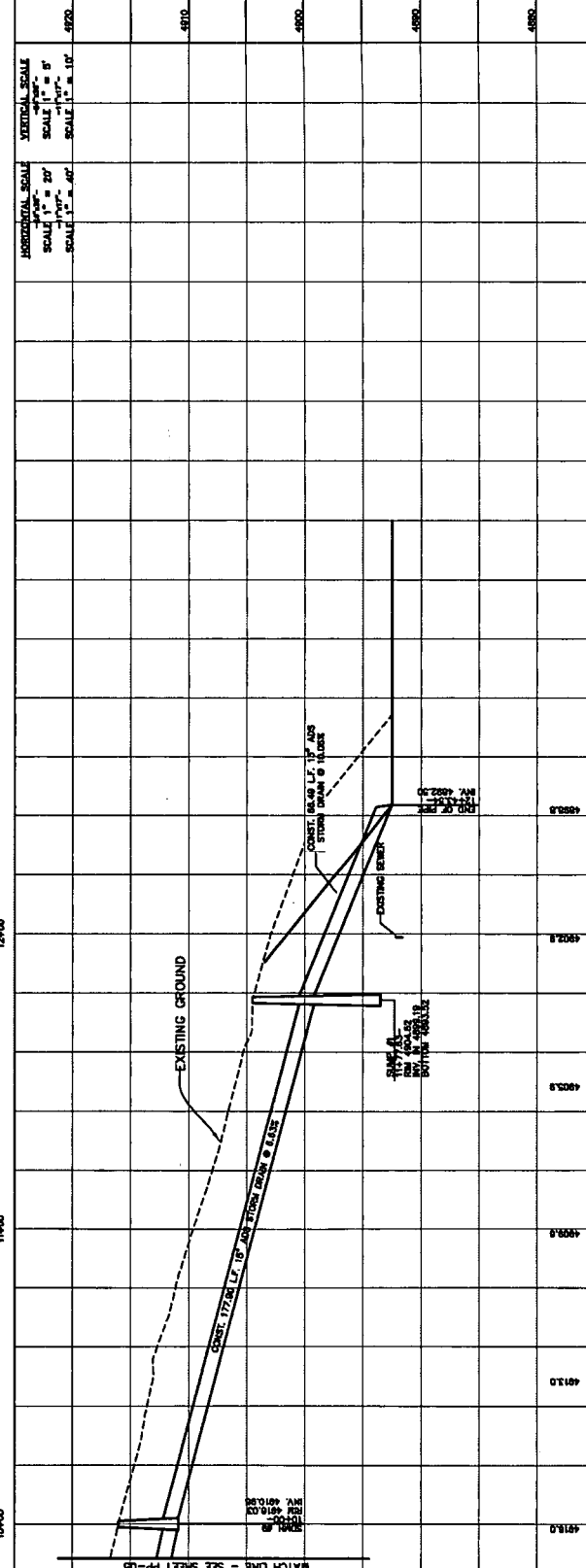
HASKELL
 ELK RIDGE, UTAH
 OFFSITE STORM DRAIN
 STA. 10+00 TO STA. 12+43.54

SD-01
 SHEET NO.



GENERAL NOTE:
 1. POND LANDSCAPING TO MATCH EXISTING POND DECK, POND IS ENLARGED. 2. CONTRACTOR TO SORT THE CURB AND SET SLUMP DEPTH PER SHOP MANUFACTURER'S RECOMMENDATION.

SCALE 1" = 20'
 SCALE 1" = 40'



HORIZONTAL SCALE
 1" = 20'
 SCALE 1" = 40'

VERTICAL SCALE
 1" = 2'
 SCALE 1" = 4'

MATCH LINE - SEE SHEET PP-05

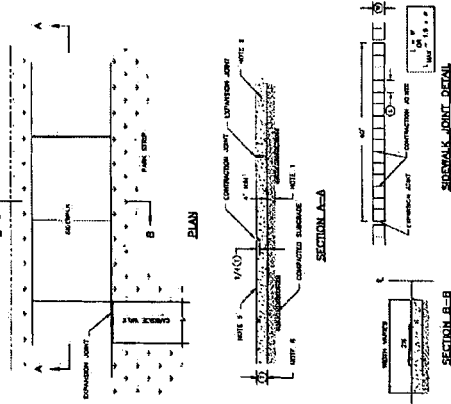
MATCH LINE - SEE SHEET PP-05

NO.										
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DATE										
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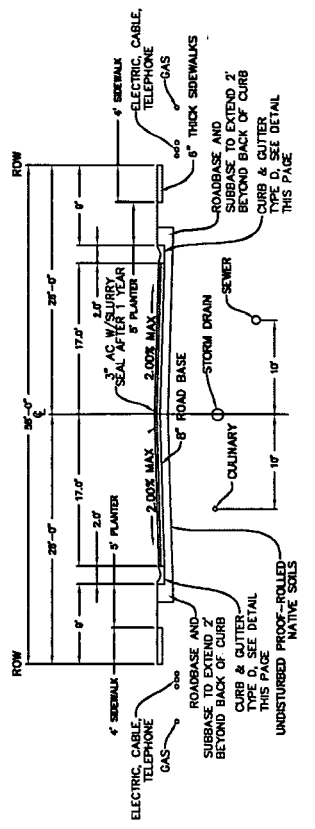


CONCRETE SIDEWALK STANDARD

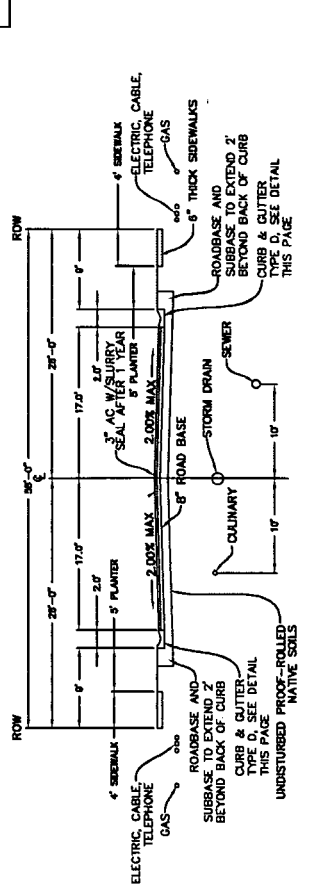
1. **UNTREATED BASE COURSE:** Provide materials specified in APWA Section 02760. Do not use gravel or stone. Compact per APWA Section 02222. Compact per APWA Section 02224 to a modified proctor density of 98-percent or greater. Maximum lift thickness is 8-inches before compaction.
2. **CONCRETE:** Class 4009 per APWA Section 03304. Place per APWA Section 02770. Cure per APWA Section 03350.
 - A. If necessary, provide concrete that achieves design strength in less than 7 days. Use special, however, as cylinder cracks develop if air temperature exceeds 50 degrees F.
 - B. Use stream otherwise, provide 1/2-inch radius on concrete edges exposed to public view.
3. **FINISH:** Finish broom on longitudinal grades and 6% and rough hair broom of longitudinal grades over 6%.
4. **DEPTH OF SIDEWALK (?):**
 - A. New construction: Nominal 8" in residential zones, 8" in non-residential zones.
 - B. Removal and replacement consistent: Match existing.



Concrete sidewalk



INTERIOR LOT
CORNER LOT
DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT -NTS-

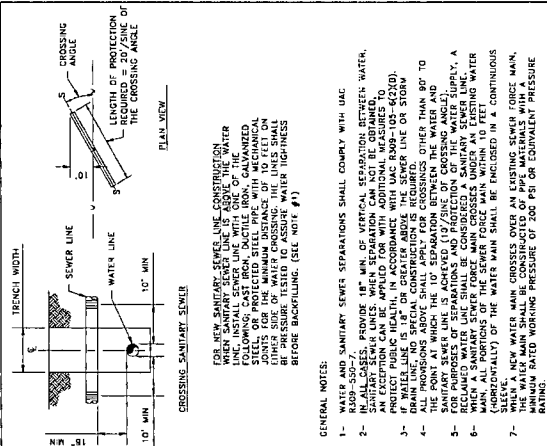


DETAIL - TYPICAL 56' RIGHT-OF-WAY STREET SECTION -NTS-

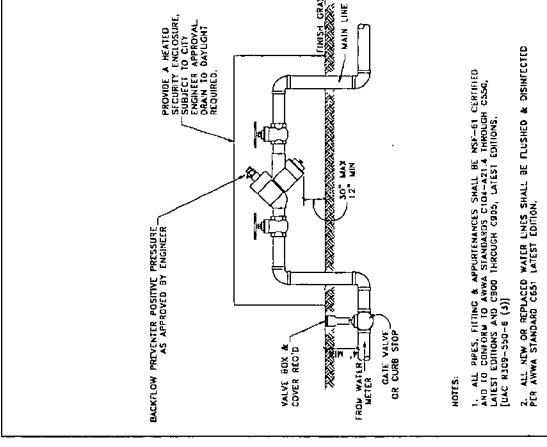
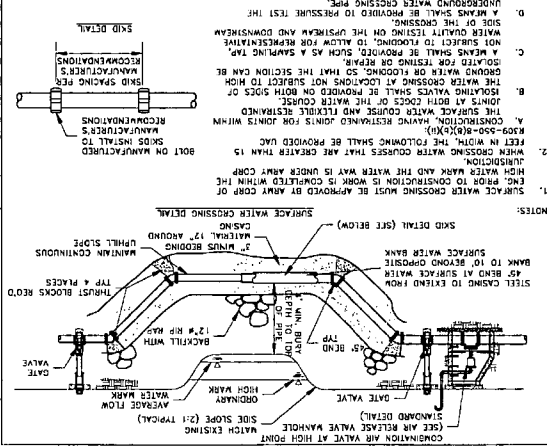
NOTES:

1. ALL PERMITS DESIGN TO FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT PROJECT NO. 032726-001 BY GCS. ALL PERMITS DESIGN TO FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT PROJECT NO. 032726-001 BY GCS.
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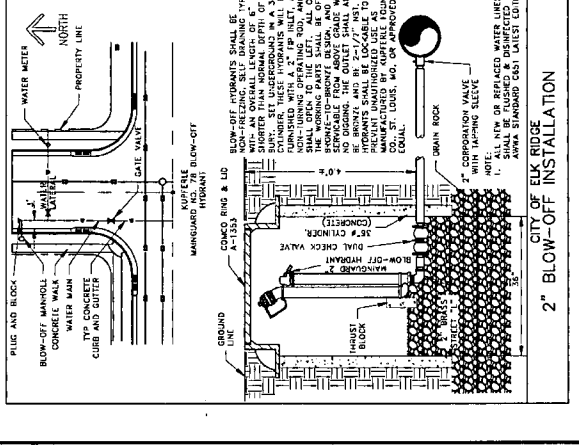
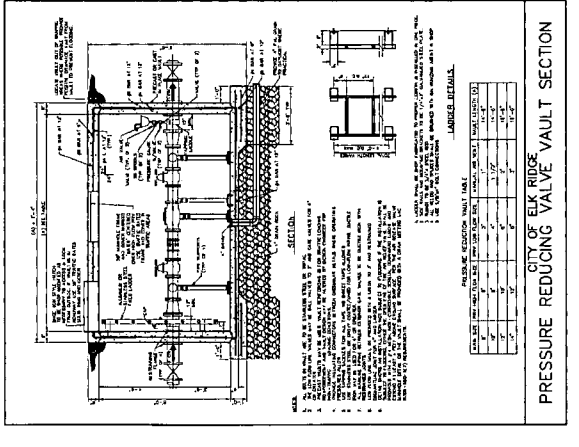
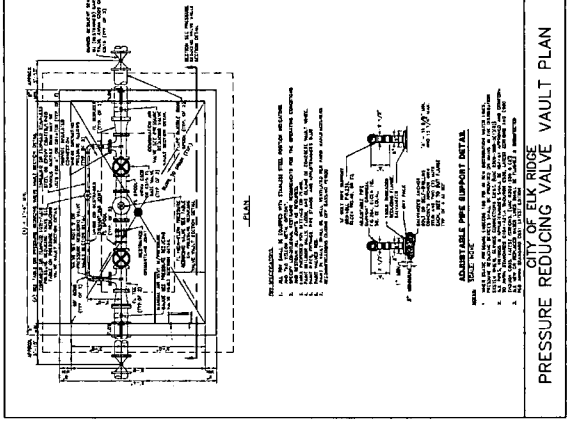
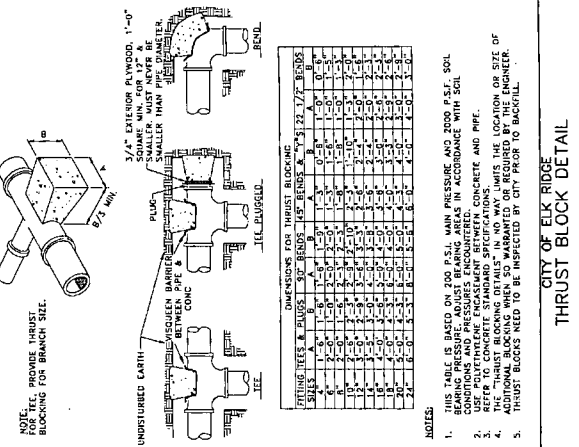




**CITY OF ELK RIDGE
 SANITARY SEWER CROSSINGS**



**CITY OF ELK RIDGE
 SURFACE WATER CROSSING DETAIL**



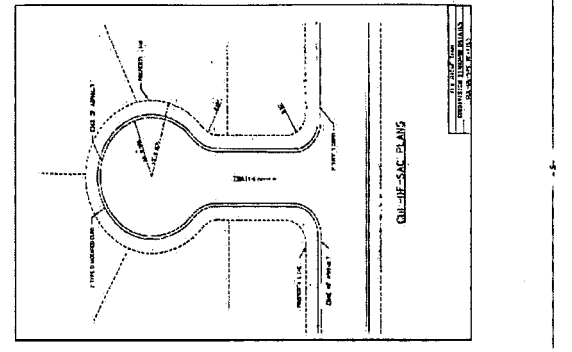
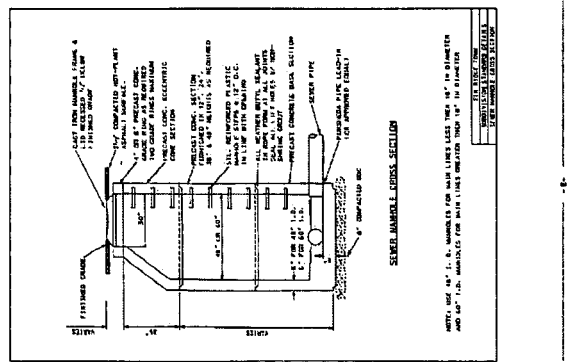
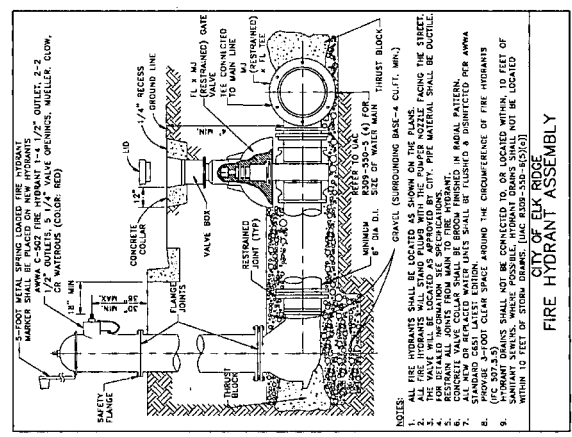
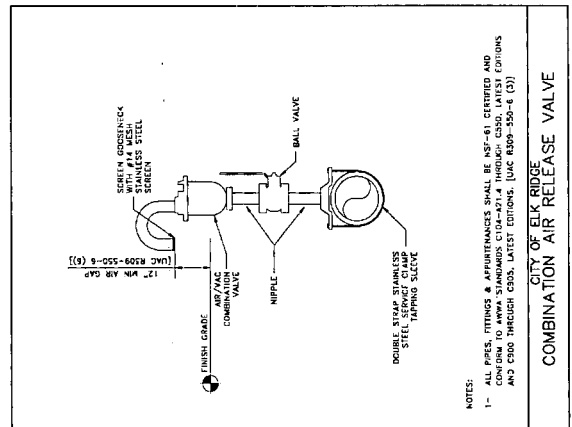
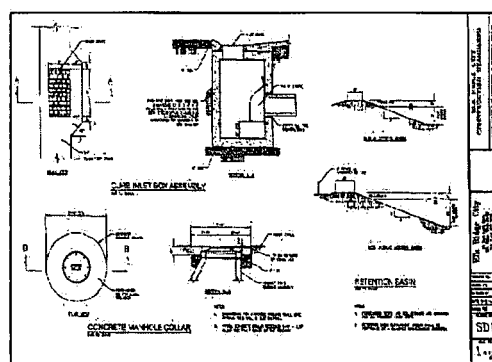
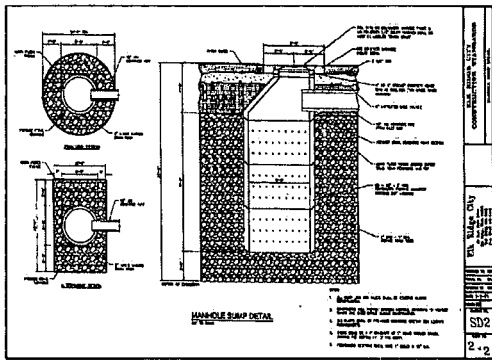
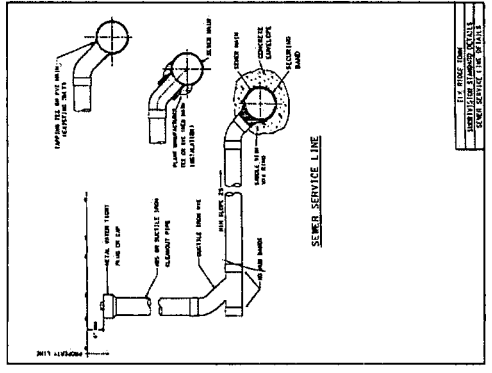
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DT-04
SHEET NO.

DRYLAND SUBDIVISION
ELK RIDGE, UTAH

DETAIL SHEET

ATLAS ENGINEERING LLC
PHONE: 801-855-0366
FAX: 801-855-0370
1745 E 800 N SUITE 100
SPANISH FORK, UT 84660



ENT 33926:2021 PG 22 of 26

NOTES:
1- ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED AND CONFORM TO AWWA STANDARDS C100-07.4 THROUGH C350, LATEST EDITIONS AND C300 THROUGH C350, LATEST EDITIONS. [UAC R309-550-6 (3)]

CITY OF ELK RIDGE
COMBINATION AIR RELEASE VALVE

CITY OF ELK RIDGE
FIRE HYDRANT ASSEMBLY

SEWER MANHOLE CROSS SECTION

CUL-DE-SAC DRAIN

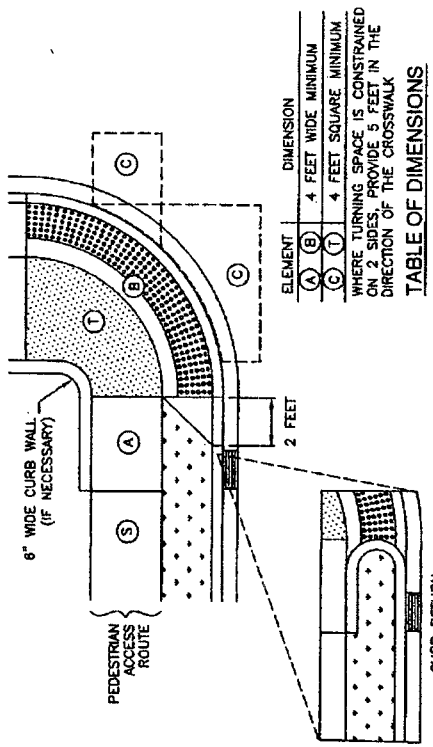


TABLE OF DIMENSIONS

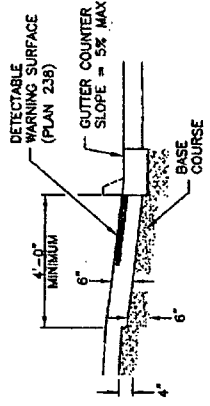
ELEMENT	DIMENSION
(A)	4 FEET WIDE MINIMUM
(B)	4 FEET WIDE MINIMUM
(C)	4 FEET SQUARE MINIMUM
(T)	WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

EXAMPLE C

TURNING SPACE	RUNNING SLOPE (%)	CROSS SLOPE (%)
(A)	2	2
(B)	5	2 (c)
(C)	5	2 (c)
(S)	STREET GRADE	2
(F)	10	--
(A)	6.33	2

- (g) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
- (b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL
- (c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL

SLOPE TABLE



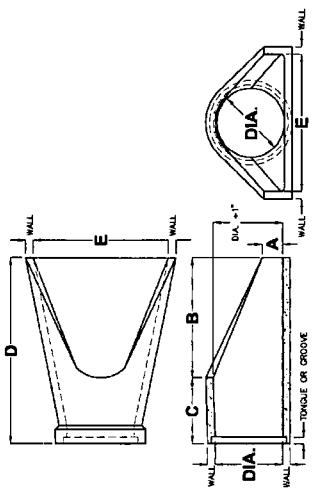
MATERIALS



Corner curb cut assembly

Plan 235.2
September 2011

REINFORCED CONCRETE PIPE FLARED END SECTIONS
18" TO 36" I.D.



DIA.	WALL THICKNESS	HEIGHT	A	B	C	D	E
18"	2-1/2"	870	6"	6"	45"	45"	30"
24"	3-1/2"	1020	8"	8"	54"	54"	36"
30"	4-1/2"	1200	10"	10"	63"	63"	42"
36"	5-1/2"	1500	12"	12"	75"	75"	50"

REINFORCED CONCRETE PIPE CONFORMS TO ASTM C-76, ASTM C-443, ASTM M-170, AND ASTM M-181. SEE ALSO PRODUCT INFORMATION CONTACT JENSEN PRECAST.

JENSEN PRECAST



BMF: Construction Road Stabilization

Objectives

- 1. Stabilize subgrade
- 2. Compact subgrade
- 3. Provide drainage
- 4. Control erosion
- 5. Control sediment

Applications

- 1. On-site construction
- 2. Temporary access roads
- 3. Temporary construction roads
- 4. Temporary construction roads
- 5. Temporary construction roads

INSTALLATION/APPLICATION CRITERIA

- 1. Subgrade must be stable and free of debris.
- 2. Subgrade must be compacted to 95% relative compaction.
- 3. Subgrade must be free of debris.
- 4. Subgrade must be free of debris.
- 5. Subgrade must be free of debris.

MAINTENANCE

- 1. Inspect for erosion
- 2. Inspect for sediment
- 3. Inspect for debris
- 4. Inspect for debris
- 5. Inspect for debris

BMF: Stabilized Construction Entrance and Wash Area

Objectives

- 1. Stabilize subgrade
- 2. Compact subgrade
- 3. Provide drainage
- 4. Control erosion
- 5. Control sediment

Applications

- 1. On-site construction
- 2. Temporary access roads
- 3. Temporary construction roads
- 4. Temporary construction roads
- 5. Temporary construction roads

INSTALLATION/APPLICATION CRITERIA

- 1. Subgrade must be stable and free of debris.
- 2. Subgrade must be compacted to 95% relative compaction.
- 3. Subgrade must be free of debris.
- 4. Subgrade must be free of debris.
- 5. Subgrade must be free of debris.

MAINTENANCE

- 1. Inspect for erosion
- 2. Inspect for sediment
- 3. Inspect for debris
- 4. Inspect for debris
- 5. Inspect for debris

BMF: Compaction

Objectives

- 1. Stabilize subgrade
- 2. Compact subgrade
- 3. Provide drainage
- 4. Control erosion
- 5. Control sediment

Applications

- 1. On-site construction
- 2. Temporary access roads
- 3. Temporary construction roads
- 4. Temporary construction roads
- 5. Temporary construction roads

INSTALLATION/APPLICATION CRITERIA

- 1. Subgrade must be stable and free of debris.
- 2. Subgrade must be compacted to 95% relative compaction.
- 3. Subgrade must be free of debris.
- 4. Subgrade must be free of debris.
- 5. Subgrade must be free of debris.

MAINTENANCE

- 1. Inspect for erosion
- 2. Inspect for sediment
- 3. Inspect for debris
- 4. Inspect for debris
- 5. Inspect for debris

BMF: Dust Control

Objectives

- 1. Stabilize subgrade
- 2. Compact subgrade
- 3. Provide drainage
- 4. Control erosion
- 5. Control sediment

Applications

- 1. On-site construction
- 2. Temporary access roads
- 3. Temporary construction roads
- 4. Temporary construction roads
- 5. Temporary construction roads

INSTALLATION/APPLICATION CRITERIA

- 1. Subgrade must be stable and free of debris.
- 2. Subgrade must be compacted to 95% relative compaction.
- 3. Subgrade must be free of debris.
- 4. Subgrade must be free of debris.
- 5. Subgrade must be free of debris.

MAINTENANCE

- 1. Inspect for erosion
- 2. Inspect for sediment
- 3. Inspect for debris
- 4. Inspect for debris
- 5. Inspect for debris

BMF: Contaminated or Erodible Surface Areas

Objectives

- 1. Stabilize subgrade
- 2. Compact subgrade
- 3. Provide drainage
- 4. Control erosion
- 5. Control sediment

Applications

- 1. On-site construction
- 2. Temporary access roads
- 3. Temporary construction roads
- 4. Temporary construction roads
- 5. Temporary construction roads

INSTALLATION/APPLICATION CRITERIA

- 1. Subgrade must be stable and free of debris.
- 2. Subgrade must be compacted to 95% relative compaction.
- 3. Subgrade must be free of debris.
- 4. Subgrade must be free of debris.
- 5. Subgrade must be free of debris.

MAINTENANCE

- 1. Inspect for erosion
- 2. Inspect for sediment
- 3. Inspect for debris
- 4. Inspect for debris
- 5. Inspect for debris

BMF: Concrete Waste Management

Objectives

- 1. Stabilize subgrade
- 2. Compact subgrade
- 3. Provide drainage
- 4. Control erosion
- 5. Control sediment

Applications

- 1. On-site construction
- 2. Temporary access roads
- 3. Temporary construction roads
- 4. Temporary construction roads
- 5. Temporary construction roads

INSTALLATION/APPLICATION CRITERIA

- 1. Subgrade must be stable and free of debris.
- 2. Subgrade must be compacted to 95% relative compaction.
- 3. Subgrade must be free of debris.
- 4. Subgrade must be free of debris.
- 5. Subgrade must be free of debris.

MAINTENANCE

- 1. Inspect for erosion
- 2. Inspect for sediment
- 3. Inspect for debris
- 4. Inspect for debris
- 5. Inspect for debris

BMF: Building Repair, Remodeling, and Construction

Objectives

- 1. Stabilize subgrade
- 2. Compact subgrade
- 3. Provide drainage
- 4. Control erosion
- 5. Control sediment

Applications

- 1. On-site construction
- 2. Temporary access roads
- 3. Temporary construction roads
- 4. Temporary construction roads
- 5. Temporary construction roads

INSTALLATION/APPLICATION CRITERIA

- 1. Subgrade must be stable and free of debris.
- 2. Subgrade must be compacted to 95% relative compaction.
- 3. Subgrade must be free of debris.
- 4. Subgrade must be free of debris.
- 5. Subgrade must be free of debris.

MAINTENANCE

- 1. Inspect for erosion
- 2. Inspect for sediment
- 3. Inspect for debris
- 4. Inspect for debris
- 5. Inspect for debris

BMF: Silt Fence

Objectives

- 1. Stabilize subgrade
- 2. Compact subgrade
- 3. Provide drainage
- 4. Control erosion
- 5. Control sediment

Applications

- 1. On-site construction
- 2. Temporary access roads
- 3. Temporary construction roads
- 4. Temporary construction roads
- 5. Temporary construction roads

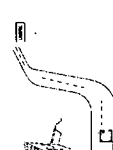
INSTALLATION/APPLICATION CRITERIA

- 1. Subgrade must be stable and free of debris.
- 2. Subgrade must be compacted to 95% relative compaction.
- 3. Subgrade must be free of debris.
- 4. Subgrade must be free of debris.
- 5. Subgrade must be free of debris.

MAINTENANCE

- 1. Inspect for erosion
- 2. Inspect for sediment
- 3. Inspect for debris
- 4. Inspect for debris
- 5. Inspect for debris

BMF: Waste Disposal



OBJECTIVES

- Minimize waste disposal
- Protect water quality
- Prevent soil erosion
- Prevent sedimentation
- Prevent odors
- Prevent noise
- Prevent littering
- Prevent illegal dumping
- Prevent unauthorized access
- Prevent unauthorized disposal

DESCRIPTION

Waste disposal is the process of getting rid of unwanted or unusable materials. Waste disposal is often done by landfilling or incineration, but there are other methods such as composting and recycling.

APPLICATION

Waste disposal is a critical part of any construction project. It is important to have a plan in place for how to dispose of waste from the project. This plan should take into account the type of waste that will be generated, the volume of waste, and the location of the disposal site.

INSTALLATION


- Obtain permits for waste disposal
- Designate a specific area for waste disposal
- Install a fence or barrier around the disposal area
- Post signs warning of the disposal area
- Train workers on proper waste disposal procedures
- Monitor the disposal area regularly
- Remove waste from the disposal area as soon as possible
- Revegetate the disposal area after the project is complete

MAINTENANCE

- Keep the disposal area clean and free of debris
- Remove any spills or leaks immediately
- Repair any damage to the disposal area
- Monitor the disposal area for any signs of environmental impact
- Report any problems to the appropriate authorities

WIP

BMF: Spill Clean-Up



OBJECTIVES

- Minimize spill impact
- Protect water quality
- Prevent soil erosion
- Prevent sedimentation
- Prevent odors
- Prevent noise
- Prevent littering
- Prevent illegal dumping
- Prevent unauthorized access
- Prevent unauthorized disposal

DESCRIPTION

A spill is an unintended release of a liquid or solid material. Spills can occur at construction sites and can have a significant impact on the environment. It is important to have a plan in place for how to clean up spills. This plan should take into account the type of spill, the volume of the spill, and the location of the spill.

APPLICATION

Spill clean-up is a critical part of any construction project. It is important to have a plan in place for how to clean up spills from the project. This plan should take into account the type of spill that will be generated, the volume of the spill, and the location of the spill.

INSTALLATION


- Obtain permits for spill clean-up
- Designate a specific area for spill clean-up
- Install a fence or barrier around the spill clean-up area
- Post signs warning of the spill clean-up area
- Train workers on proper spill clean-up procedures
- Monitor the spill clean-up area regularly
- Remove the spill from the spill clean-up area as soon as possible
- Revegetate the spill clean-up area after the project is complete

MAINTENANCE

- Keep the spill clean-up area clean and free of debris
- Remove any spills or leaks immediately
- Repair any damage to the spill clean-up area
- Monitor the spill clean-up area for any signs of environmental impact
- Report any problems to the appropriate authorities

WIP

BMF: Hazardous Waste Management



OBJECTIVES

- Minimize hazardous waste impact
- Protect water quality
- Prevent soil erosion
- Prevent sedimentation
- Prevent odors
- Prevent noise
- Prevent littering
- Prevent illegal dumping
- Prevent unauthorized access
- Prevent unauthorized disposal

DESCRIPTION

Hazardous waste is a waste that is dangerous or potentially harmful to human health or the environment. Hazardous waste can be a liquid, a solid, or a gas. It can be flammable, explosive, corrosive, or toxic. It is important to have a plan in place for how to manage hazardous waste. This plan should take into account the type of hazardous waste, the volume of the waste, and the location of the waste.

APPLICATION

Hazardous waste management is a critical part of any construction project. It is important to have a plan in place for how to manage hazardous waste from the project. This plan should take into account the type of hazardous waste that will be generated, the volume of the waste, and the location of the waste.

INSTALLATION


- Obtain permits for hazardous waste management
- Designate a specific area for hazardous waste management
- Install a fence or barrier around the hazardous waste management area
- Post signs warning of the hazardous waste management area
- Train workers on proper hazardous waste management procedures
- Monitor the hazardous waste management area regularly
- Remove hazardous waste from the hazardous waste management area as soon as possible
- Revegetate the hazardous waste management area after the project is complete

MAINTENANCE

- Keep the hazardous waste management area clean and free of debris
- Remove any spills or leaks immediately
- Repair any damage to the hazardous waste management area
- Monitor the hazardous waste management area for any signs of environmental impact
- Report any problems to the appropriate authorities

WIP

BMF: Grading Practices



OBJECTIVES

- Minimize grading impact
- Protect water quality
- Prevent soil erosion
- Prevent sedimentation
- Prevent odors
- Prevent noise
- Prevent littering
- Prevent illegal dumping
- Prevent unauthorized access
- Prevent unauthorized disposal

DESCRIPTION

Grading is the process of leveling a site. Grading can be done for a variety of reasons, such as to prepare a site for construction or to improve drainage. It is important to have a plan in place for how to grade a site. This plan should take into account the type of grading, the volume of the grading, and the location of the grading.

APPLICATION

Grading is a critical part of any construction project. It is important to have a plan in place for how to grade a site from the project. This plan should take into account the type of grading that will be generated, the volume of the grading, and the location of the grading.

INSTALLATION


- Obtain permits for grading
- Designate a specific area for grading
- Install a fence or barrier around the grading area
- Post signs warning of the grading area
- Train workers on proper grading procedures
- Monitor the grading area regularly
- Remove grading material from the grading area as soon as possible
- Revegetate the grading area after the project is complete

MAINTENANCE

- Keep the grading area clean and free of debris
- Remove any spills or leaks immediately
- Repair any damage to the grading area
- Monitor the grading area for any signs of environmental impact
- Report any problems to the appropriate authorities

WIP

BMF: Inlet Protection - Waste



OBJECTIVES

- Minimize inlet protection impact
- Protect water quality
- Prevent soil erosion
- Prevent sedimentation
- Prevent odors
- Prevent noise
- Prevent littering
- Prevent illegal dumping
- Prevent unauthorized access
- Prevent unauthorized disposal

DESCRIPTION

Inlet protection is a structure that is installed at the inlet of a storm drain. It is designed to catch debris and sediment before they enter the storm drain. Inlet protection is an important part of any storm drain system. It is important to have a plan in place for how to install inlet protection. This plan should take into account the type of inlet protection, the volume of the inlet protection, and the location of the inlet protection.

APPLICATION

Inlet protection is a critical part of any construction project. It is important to have a plan in place for how to install inlet protection from the project. This plan should take into account the type of inlet protection that will be generated, the volume of the inlet protection, and the location of the inlet protection.

INSTALLATION

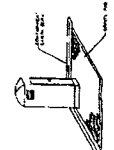
- Obtain permits for inlet protection
- Designate a specific area for inlet protection
- Install a fence or barrier around the inlet protection area
- Post signs warning of the inlet protection area
- Train workers on proper inlet protection procedures
- Monitor the inlet protection area regularly
- Remove inlet protection material from the inlet protection area as soon as possible
- Revegetate the inlet protection area after the project is complete

MAINTENANCE

- Keep the inlet protection area clean and free of debris
- Remove any spills or leaks immediately
- Repair any damage to the inlet protection area
- Monitor the inlet protection area for any signs of environmental impact
- Report any problems to the appropriate authorities

WIP

BMF: Portable Toilets



OBJECTIVES

- Minimize portable toilet impact
- Protect water quality
- Prevent soil erosion
- Prevent sedimentation
- Prevent odors
- Prevent noise
- Prevent littering
- Prevent illegal dumping
- Prevent unauthorized access
- Prevent unauthorized disposal

DESCRIPTION

Portable toilets are used for sanitation at construction sites. They are designed to be used by workers and visitors to the site. It is important to have a plan in place for how to use portable toilets. This plan should take into account the type of portable toilet, the volume of the portable toilet, and the location of the portable toilet.

APPLICATION

Portable toilets are a critical part of any construction project. It is important to have a plan in place for how to use portable toilets from the project. This plan should take into account the type of portable toilet that will be generated, the volume of the portable toilet, and the location of the portable toilet.

INSTALLATION


- Obtain permits for portable toilets
- Designate a specific area for portable toilets
- Install a fence or barrier around the portable toilet area
- Post signs warning of the portable toilet area
- Train workers on proper portable toilet procedures
- Monitor the portable toilet area regularly
- Remove portable toilet material from the portable toilet area as soon as possible
- Revegetate the portable toilet area after the project is complete

MAINTENANCE

- Keep the portable toilet area clean and free of debris
- Remove any spills or leaks immediately
- Repair any damage to the portable toilet area
- Monitor the portable toilet area for any signs of environmental impact
- Report any problems to the appropriate authorities

WIP

BMF: Inlet Protection-Gravel



OBJECTIVES

- Minimize inlet protection impact
- Protect water quality
- Prevent soil erosion
- Prevent sedimentation
- Prevent odors
- Prevent noise
- Prevent littering
- Prevent illegal dumping
- Prevent unauthorized access
- Prevent unauthorized disposal

DESCRIPTION

Inlet protection with gravel is a structure that is installed at the inlet of a storm drain. It is designed to catch debris and sediment before they enter the storm drain. Inlet protection with gravel is an important part of any storm drain system. It is important to have a plan in place for how to install inlet protection with gravel. This plan should take into account the type of inlet protection with gravel, the volume of the inlet protection with gravel, and the location of the inlet protection with gravel.

APPLICATION

Inlet protection with gravel is a critical part of any construction project. It is important to have a plan in place for how to install inlet protection with gravel from the project. This plan should take into account the type of inlet protection with gravel that will be generated, the volume of the inlet protection with gravel, and the location of the inlet protection with gravel.

INSTALLATION

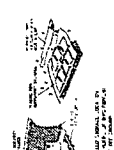
- Obtain permits for inlet protection with gravel
- Designate a specific area for inlet protection with gravel
- Install a fence or barrier around the inlet protection with gravel area
- Post signs warning of the inlet protection with gravel area
- Train workers on proper inlet protection with gravel procedures
- Monitor the inlet protection with gravel area regularly
- Remove inlet protection with gravel material from the inlet protection with gravel area as soon as possible
- Revegetate the inlet protection with gravel area after the project is complete

MAINTENANCE

- Keep the inlet protection with gravel area clean and free of debris
- Remove any spills or leaks immediately
- Repair any damage to the inlet protection with gravel area
- Monitor the inlet protection with gravel area for any signs of environmental impact
- Report any problems to the appropriate authorities

WIP

BMF: Materials Storage



OBJECTIVES

- Minimize materials storage impact
- Protect water quality
- Prevent soil erosion
- Prevent sedimentation
- Prevent odors
- Prevent noise
- Prevent littering
- Prevent illegal dumping
- Prevent unauthorized access
- Prevent unauthorized disposal

DESCRIPTION

Materials storage is a structure that is used to store construction materials. It is designed to be used by workers and visitors to the site. It is important to have a plan in place for how to use materials storage. This plan should take into account the type of materials storage, the volume of the materials storage, and the location of the materials storage.

APPLICATION

Materials storage is a critical part of any construction project. It is important to have a plan in place for how to use materials storage from the project. This plan should take into account the type of materials storage that will be generated, the volume of the materials storage, and the location of the materials storage.

INSTALLATION

- Obtain permits for materials storage
- Designate a specific area for materials storage
- Install a fence or barrier around the materials storage area
- Post signs warning of the materials storage area
- Train workers on proper materials storage procedures
- Monitor the materials storage area regularly
- Remove materials storage material from the materials storage area as soon as possible
- Revegetate the materials storage area after the project is complete

MAINTENANCE

- Keep the materials storage area clean and free of debris
- Remove any spills or leaks immediately
- Repair any damage to the materials storage area
- Monitor the materials storage area for any signs of environmental impact
- Report any problems to the appropriate authorities

WIP

NO.	REV.	DATE	DESCRIPTION

BEST MANAGEMENT PRACTICES
 DRYLAND SUBDIVISION
 ELK RIDGE, UTAH

ATLAS ENGINEERING LLC
 PHONE: 801-555-0566
 FAX: 801-555-0198
 545 E 800 N SUITE 100
 SPANISH FORK, UT 84660

Stockpile Management (SP)



Figure 1: Stockpile Management (SP) showing a large pile of material at a construction site.

Description
 Stockpile management includes the design, construction, and maintenance of stockpiles to ensure they are properly managed and do not cause erosion or sedimentation.

Appropriate Uses
 Stockpile management should be used for all stockpiles of material that are stored on-site for an extended period of time.

Design and Installation
 Stockpiles should be designed to prevent erosion and sedimentation. This includes the use of erosion control measures such as mulch, straw, and geotextiles. Stockpiles should also be located in areas that are not subject to erosion or sedimentation.

Maintenance and Removal
 Stockpiles should be maintained throughout the project. This includes the use of erosion control measures and the removal of stockpiles when they are no longer needed.

Multiple Alternatives

From the Alternatives	Yes
From the Alternatives	Yes
From the Alternatives	Yes
From the Alternatives	Yes

Stormwater Best Management Practices (BMPs) Summary

Best Management Practice (BMP) Summary

BMP	Priority	Implementation
Stockpile Management (SP)	High	Design and install erosion control measures for all stockpiles.
Vegetative Filter Strips	Medium	Install vegetative filter strips along all stormwater runoff paths.
Grassed Waterways	Medium	Install grassed waterways along all stormwater runoff paths.
Structural Sedimentation	Medium	Install structural sedimentation basins for all stormwater runoff paths.
Stormwater Detention	Medium	Install stormwater detention basins for all stormwater runoff paths.

Stormwater Best Management Practices (BMPs) Summary

Best Management Practice (BMP) Summary

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Concrete Washout

Minimum Requirements
 Concrete washout should be performed at all construction sites where concrete is used.

Site Preparation
 The site should be prepared for concrete washout by installing erosion control measures.

Washout Process
 The washout process should be performed in a designated area that is not subject to erosion or sedimentation.

Washout Equipment
 The washout equipment should be designed to prevent erosion and sedimentation.

Washout Maintenance
 The washout equipment should be maintained throughout the project.

Washout Removal
 The washout equipment should be removed when it is no longer needed.

Environmental and Human Health Impacts
 Concrete washout can cause erosion and sedimentation, which can impact the environment and human health.

Stormwater Management
 Concrete washout should be managed as part of the stormwater management plan.

References
 The following references were used in the preparation of this document:

Weather and Vectors
 The weather and vectors for the project are as follows:

Operating and inspecting Washout Facilities
 The following information should be used to operate and inspect washout facilities:

Erosion Control Subcontractors
 The following subcontractors were used for erosion control:

Slurry Washout Facilities
 The following information should be used to operate and inspect slurry washout facilities: