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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
MILLCREEK CITY
3330 SOUTH 1300 EAST
MILLCREEK UT 84106
BY: JLA, DEPUTY - WI 50 P.

When recorded, mail to:

Millcreek Recorder
3330 South 1300 East
Millcreek, UT 84106

STORMWATER MAINTENANCE AGREEMENT

THIS STORMWATER MAINTENANCE AGREEMENT (this "Agreement") is made and entered into this 2 day of September, 2020, by and between Millcreek, a municipal corporation of the State of Utah (the "City"); and TORREY INVESTMENTS LLC (the "Owner") whose address is 2157 E 3300 S MILLCREEK, UT. 84109

RECITALS

A. The City is authorized and required to regulate and control the disposition of storm and surface waters within the City, as set forth in the Millcreek Code of Ordinances, as amended ("Code"), adopted pursuant to the Utah Water Quality Act, as set forth in Utah Code Ann § 19-5-101, *et* seq., as amended.

B. The Owner hereby represents and acknowledges that it is the owner in fee simple of certain real property more particularly described in exhibit "A," attached hereto and incorporated herein by this reference (the "Property"), which property is subject to the regulations described above.

C. The Owner desires to build or develop the Property and/or to conduct certain regulated construction activities on the Property which will alter existing storm and surface water conditions on the Property and/or adjacent lands; and

D. In order to facilitate these anticipated developments to the Property, the Owner desires to build and maintain, at Owner's expense, storm and surface water management facilities, including structures, improvements, grading and drainage plans and/or vegetation to control the quantity and quality of the storm water (the "Stormwater Facilities"); and

E. The Stormwater Facilities are shown in the final site plan or subdivision approved for the Property, in any related engineering drawings, and in any amendments thereto, which plans and drawings are on file in the Millcreek Planning Services Office and are hereby incorporated herein by this reference (the "Development Plan"); and

F. A detailed description of the Stormwater Facilities, which includes the operation and routine maintenance procedures required to enable the Stormwater Facilities to perform their

designed functions (the "Stormwater Management Plan"), is attached hereto as exhibit "B" and is incorporated herein by this reference; and

G. As a condition of the Development Plan approval, and as required by the Jordan Valley Municipalities Permit No. UTS000001 ("UPDES Permit") from the State of Utah, Owner is required to enter into this Agreement establishing a means of documenting the execution of the Stormwater Maintenance Plan.

AGREEMENT

NOW, THEREFORE, in consideration of the benefits received and to be received by the Owner, its successors and assigns, as a result of the City's approval of the Stormwater Maintenance Plan the parties agree as follows:

1. **Construction of Stormwater Facilities.** The Owner shall, at its sole cost and expense, construct the Stormwater Facilities in strict accordance with the Development Plan, specifications, and any amendments thereto which have been approved by the City or its agent.

2. **Maintenance of Stormwater Facilities.** The Owner shall, at its sole cost and expense, operate and maintain the Stormwater Facilities in strict accordance with the Stormwater Maintenance Plan. Owner's maintenance obligations shall be limited to structures, systems, and appurtenances on Owner's land, including all system and appurtenance built to convey stormwater, as well as all structures, improvements, and vegetation provided solely to control the quantity and quality of the stormwater. Maintenance, for purposes of this Agreement, is defined as good working condition so that the Stormwater Facilities are performing their design functions. The Owner shall, at its sole cost and expense, perform all work necessary to keep the Stormwater Facilities in good working condition.

3. **Annual Maintenance Report.** The Owner shall, at its sole cost and expense, inspect the Stormwater Facilities and submit an inspection report and certification to City's annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Stormwater Facilities. The annual inspection shall cover all aspects of the Stormwater Facilities, including, but not limited to, the parking lots, structural improvements, berms, channels, outlet structure, pond areas, access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall also contain a certification as to whether adequate maintenance has been performed and whether the structural controls are operating as designed to protect water quality. The annual inspection report and certification shall be due by June 30, of each year and shall be in a form acceptable to the City.

4. **Oversight Inspection Authority.** The Owner hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Stormwater Facilities upon reasonable notice of not less than three business days to the Owner. The purpose of the inspection shall be to determine and ensure that the Stormwater Facilities are adequately

maintained, are continuing to perform in an adequate manner, and are in compliance with all applicable laws, regulations, rules, and ordinances, as well as the Stormwater Maintenance Plan.

5. **Notice of Deficiencies.** If the City or its agent finds the Stormwater Facilities contain any defects or are not being maintained adequately, the City or its agent shall send the Owner written notice of the defects or deficiencies and provide the Owner with reasonable time to cure such defects or deficiencies, as provided in chapter 17.22 of the Code. Such notice shall be sent certified mail to the Owner's address set forth above.

6. **Owner to Make Repairs.** The Owner shall, at its sole cost and expense, make such repairs, changes or modifications to the Stormwater Facilities as may be determined as reasonably necessary by the City or its agent within the required cure period to ensure the Stormwater Facilities are adequately maintained and continue to operate as designed and approved.

7. **Corrective Action.** In the event the Owner fails to adequately maintain the Stormwater Facilities in good working condition acceptable to the City agent, the City or its agent may proceed with any enforcement mechanism provided in chapter 7.22 of the Code. The City or its agent may also give written notice that the Stormwater Facilities will be disconnected from the City's municipal separate storm sewer system. Any damage resulting from the disconnected system will be the Owner's responsibility. It is expressly understood and agreed that neither the City nor its agent are under any obligation to maintain or repair the Stormwater Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City or its agent. The actions described in this Section are in addition to and not in lieu of the legal remedies available to the City as provided by law for Owner's failure to remedy deficiencies or any other failure to perform under the terms and conditions of this Agreement.

8. **Reimbursement of Costs.** In the event the City or its agent, pursuant to this Agreement, incurs any costs, or expends any funds resulting from enforcement or cost for labor, use of equipment, supplies, materials, and the like related to storm drain disconnection from the City's municipal separate storm sewer system, the Owner shall reimburse the City or its agent upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City or it agent. After said thirty (30) days, such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. Owner shall also be liable for any collection costs, including attorney's fees and court costs, incurred by the City or its agent in collection of delinquent payments. The Owner hereby authorizes the City or its agent to assess any of the above-described costs, if remained unpaid, by recording a lien against the Property.

9. **Successors and Assigns.** This Agreement shall be recorded in the office of the County Recorder and the covenants and agreements contained herein shall run with the land and whenever the Property shall be held, sold, conveyed or otherwise transferred, it shall be subject to the covenants, stipulations, agreements and provisions of this Agreement which shall apply to, bind and be obligatory upon the Owner hereto, its successors and assigns, and shall bind all present and subsequent owners of the Property described herein.

10. Severability Clause. The provisions of this Agreement shall be severable and if any phrase, clause, sentence or provision is declared unconstitutional, or the applicability thereof to the Owner, its successors and assigns, is held invalid, the remainder of this Agreement shall not be affected thereby.

11. Utah Law and Venue. This Agreement shall be interpreted under the laws of the State of Utah. Suits for any claims or for any breach or dispute arising out of this Agreement shall be maintained in the appropriate court of competent jurisdiction in Salt Lake County, Utah.

12. Indemnification. This Agreement imposes no liability of any kind whatsoever on the City or its agent. The Owner hereby agrees to indemnify and hold the City and its officers, employees, agents and representatives from and against all actions, claims, lawsuits, proceedings, liability, damages, losses, and expenses (including attorneys' fees and court costs) that result from the performance of this agreement, but only to the extent the same are caused by any negligent or wrongful act or omissions of the Owner, and the Owner's officers, employees, agents, and representatives.

13. Amendments. This Agreement shall not be modified except by written instrument executed by the City and the owner of the Property at the time of modification, and no modification shall be effective until recorded in the office of the County Recorder.

14. Subordination Requirement. If there is a lien, trust deed or other property interest Recorded against the Property, the trustee, lien holder, etc., shall be required to execute a subordination agreement or other acceptable recorded document agreeing to subordinate their interest to this Agreement.

15. Exhibits and Recitals. The recitals set forth above and all exhibits to this Agreement are incorporated herein to the same extent as if such items were set forth herein in their entirety within the body of this Agreement.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have signed and subscribed their names hereon and have caused this Agreement to be duly executed as of the day and year first set forth above.

OWNER

By: LOREN W MOTT
Title: MANAGER
Address: 3245 S 2125 E
MILLCREEK UT 84109

By: [signature]
Title:

OWNER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On the 24 day of August, 2020, personally appeared before me Loren W Mott, to be the signer(s) of the above instrument and he/she acknowledged that he/she signed it.

[signature]
NOTARY PUBLIC

My Commission Expires: Apr 24, 2021

JAXON GIFT
Notary Public - State of Utah
Comm. No. 694610
My Commission Expires on
Apr 24, 2021

MILLCREEK

By: _____
Jeff Silvestrini, Mayor

ATTEST:

_____
Elyse Sullivan, City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On the 2 day of September, 2020, personally appeared before me Jeff Silvestrini who being by me duly sworn, did say that he is the Mayor of Millcreek, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

_____
NOTARY PUBLIC

My Commission Expires: 12/18/22

Telitha Elyse Greiner
Notary Public State of Utah
My Commission Expires on:
December 18, 2022
Comm. Number: 703661

Exhibit A

Parcel No.

Legal Description:

ENTELLUS PROJ. 1522001
DEW 08/18/20

STORM WATER MAINTENANCE COMPOSITE DESCRIPTIONS

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT IS SOUTH 89°59'15" EAST 1286.93 FEET ALONG THE CENTER LINE AND NORTH 00°00'00" EAST 40.00 FEET TO THE NORTH LINE OF 3300 SOUTH STREET FROM THE MONUMENT AT THE INTERSECTION OF THE CENTER LINES OF 3300 SOUTH AND 2000 EAST STREETS, SAID INTERSECTION MONUMENT BEING NORTH 00°11'57" WEST 1145.47 FEET ALONG THE QUARTER SECTION LINE TO THE CENTER LINE OF 3300 SOUTH STREET AND NORTH 89°59'15" WEST 2657.52 FEET ALONG SAID CENTER LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27, AND RUNNING THENCE NORTH 00°00'00" EAST 186.14 FEET AS DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #12769494, SALT LAKE COUNTY RECORDER'S OFFICE (S.L.C.R.) TO A 38.66-FOOT-RADIUS, TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 30.41 FEET ALONG SAID CURVE AND SAID AGREED LINE THROUGH A CENTRAL ANGLE OF 45°04'00", CHORD BEARS NORTH 22°32'00" EAST 29.63 FEET; THENCE NORTH 45°04'00" EAST 105.48 FEET TO A 43.00-FOOT-RADIUS, TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY 29.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°03'52", CHORD BEARS NORTH 64°35'56" EAST 28.75 FEET; THENCE NORTH 00°00'00" EAST 133.22 FEET ALONG A WOOD FENCE AND ITS EXTENSION TO A CHAINLINK FENCE; THENCE NORTH 89°18'55" EAST (EAST, BY RECORD) 60.00 FEET ALONG SAID FENCE LINE TO THE WEST LINE OF THE PARCEL DESCRIBED IN A WARRANTY DEED RECORDED AS ENTRY #11640194, S.L.C.R.; THENCE SOUTH 00°00'00" WEST 1.16 FEET ALONG SAID WEST LINE TO A CORNER; THENCE NORTH 90°00'00" EAST 145.40 FEET (138.14 FEET, BY RECORD) ALONG SAID RECORD LINE TO THE WEST LINE OF A PARCEL AS DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #12769485, S.L.C.R.; THENCE SOUTH 00°00'00" EAST 127.83 FEET, MORE OR LESS, ALONG SAID AGREED LINE TO A CORNER; THENCE NORTH 90°00'00" EAST 65.63 FEET ALONG SAID AGREED LINE TO A CORNER; THENCE SOUTH 00°00'00" EAST 0.78 FEET TO THE LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #12769486, S.L.C.R.; THENCE SOUTH 89°56'48" EAST 53.22 FEET ALONG SAID AGREED LINE TO A WIRE FENCE LINE; THENCE NORTH 78°21'53" EAST 4.94 FEET ALONG SAID AGREED LINE AND FENCE; THENCE NORTH 89°31'38" EAST 46.17 FEET ALONG SAID FENCE AS AGREED IN THOSE BOUNDARY LINE AGREEMENTS RECORDED AS ENTRIES #12769486 AND #12769487, S.L.C.R.; THENCE SOUTH 88°38'03" EAST 35.27 FEET ALONG SAID WIRE FENCE AND ITS EXTENSION AS AGREED IN THOSE BOUNDARY LINE AGREEMENTS RECORDED AS ENTRIES #12769487 AND #12769488, S.L.C.R., TO THE WEST LINE OF A PARCEL, AS DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #12769489, S.L.C.R.; THENCE SOUTH 00°11'57" EAST 50.99 FEET ALONG SAID AGREED LINE TO A WIRE FENCE; THENCE SOUTH 04°18'20" WEST 5.30 FEET ALONG SAID AGREED LINE AND FENCE; THENCE SOUTH

Entellus

1470 South 600 West
Woods Cross, Utah
84010

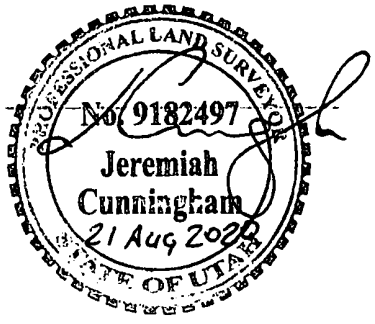
Tel. 801.298.2236
Web www.entellus.com

PROFESSIONAL LAND SURVEYOR
No. 9182497
Jeremiah Cunningham
21 Aug 2020
STATE OF UTAH

01°31'43" WEST 22.81 FEET ALONG SAID AGREED LINE AND FENCE; THENCE SOUTH 00°10'30" EAST 40.26 FEET ALONG SAID FENCE TO A CHAIN LINK FENCE AND TO THE LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #12774398, S.L.C.R.; THENCE NORTH 89°39'19" WEST 116.82 FEET ALONG SAID AGREED LINE AND FENCE; THENCE SOUTH 89°52'52" WEST 117.71 FEET ALONG SAID FENCE AS AGREED IN THOSE BOUNDARY LINE AGREEMENTS RECORDED AS ENTRIES #12769490 AND #12769491, S.L.C.R.; THENCE NORTH 89°25'49" WEST 52.26 FEET ALONG SAID FENCE TO ITS WESTERLY TERMINUS AS AGREED IN A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #12769492, S.L.C.R.; THENCE SOUTH 89°50'49" WEST 21.07 FEET ALONG A WOOD FENCE; THENCE NORTH 00°02'00" WEST 85.35 FEET TO THE SOUTH LINE OF MOTT DRIVE; THENCE NORTH 89°38'00" WEST 97.41 FEET ALONG SAID STREET TO A 15.00-FOOT-RADIUS, TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY 11.86 FEET ALONG SAID CURVE AND STREET THROUGH A CENTRAL ANGLE OF 45°18'00", CHORD BEARS SOUTH 67°43'00" WEST 11.55 FEET; THENCE SOUTH 45°04'00" WEST 100.86 FEET ALONG SAID STREET TO A 14.98-FOOT-RADIUS, TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 11.78 FEET ALONG SAID CURVE AND STREET THROUGH A CENTRAL ANGLE OF 45°03'51", CHORD BEARS SOUTH 22°32'04" WEST 11.48 FEET; THENCE SOUTH 00°00'00" EAST 186.36 FEET (184.70 FEET, BY RECORD) ALONG SAID STREET TO THE NORTH LINE OF 3300 SOUTH STREET; THENCE NORTH 89°59'15" WEST 30.00 FEET (WEST 34.10 FEET, BY RECORD) ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINS 1.740 ACRES

Entellus



1470 South 600 West
Woods Cross, Utah
84010

Tel. 801.298.2236
Web www.entellus.com

Exhibit B

Long-Term Stormwater Management Plan

EXHIBIT A

2157 East 3300 South
APN: 16-27-329-024

LEGAL DESCRIPTION

STORM WATER MAINTENANCE COMPOSITE DESCRIPTIONS

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, DESCRIBED AS FOLLOWS:
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CONTAINS 1.740 ACRES

EXHIBIT B

Long Term Stormwater Management Plan

for:

Mott Drive Townhomes
2157 East 3300 South
Millcreek City, Utah 84117

PURPOSE AND RESPONSIBILTY

As required by the Clean Water Act and resultant local regulations, including Millcreek City Municipal Separate Storm Sewer Systems (MS4) Permit, those who develop land are required to build and maintain systems to minimize litter and contaminants in stormwater runoff that pollute waters of the State.

This Long-Term Stormwater Management Plan (LTSWMP) describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to manage pollutants originating from or generated on this property. Any activities or site operations at this property that contaminate water entering the City's stormwater system and generate loose litter must be prohibited, unless SOPs are written to manage those activities or operations, and amended into this LTSWMP.

The Millcreek City system is impaired and has a TMDL. The LTSWMP is aimed at addressing these impairments in addition to all other pollutants that can be generated by this property.

CONTENTS

SECTION 1: SITE DESCRIPTION, USE AND IMPACT

The site infrastructure and operations described in this Section are limited at controlling and containing pollutants and if managed improperly can contaminate the environment. The LTSWMP includes standard operations procedures (SOP)s that are intended to compensate for the limitations of the site infrastructure. The property manager must use good judgment and conduct operations appropriately, doing as much as possible indoors and responsibly managing operations that must be performed outdoors.

Instructions:

- Describe site infrastructure, structural controls and any low impact development designs(LIDs) necessary to control and contain pollutants. Identify the limitations of the infrastructure at controlling and containing pollutants. It is important the Operator, staff, service contractors and anyone else involved in onsite operations and activities understand the unique exposures, operations and infrastructure which impact the storm drain systems.
- Describe both business operations and maintenance activities that generate pollutants.
- Briefly identify the need for SOP that are necessary to compensate for the limitations of the site infrastructure and operations. Create SOPs to manage the site functions, and maintenance operations. Include the SOPs in Appendix B.
- Refer to the LTSWMP example provided as a separate download to create the site descriptions required in this Section.
- Generally most sites will have the following infrastructure listed in this Section, however, the designer is expected to add or remove descriptions to accurately represent the unique site infrastructure needing controls.

Impervious Areas, Parking, Sidewalk and Patio

Mott Drive, the current roadway, as well as the future extension, along with the to-be-built Mott Court will be impervious paved roadways. The installation of curb & gutter, along with drainage basins will collect any and wall run-off into a centralized underground storm water chamber system (StormTech System). The unit driveways, sidewalks and patios will all be sloped to allow water run-off to collect in both the landscaping adjacent to the above listed areas, or into drains collecting water for the centralized system.

Storm Drain System

The entire project storm water run-off is collected within a centralized underground storm water chamber system (StormTech System). The system consists of 60 interconnected chambers with volume capacity of 4,951 CU FT. The system is surrounded by a geotextile envelop and also has an insolation chamber and inspection port. See the attached ADS (Advanced Drainage Systems) materials included herein.

Landscaping

The project is required to provide open space around the entire project. Adjacent to the units will be landscaping areas sloping away from the homes and into several "swells" adjacent to the property lines that will allow a significant amount of runoff to percolate back into the ground and not

be captured in the centralized drainage system. Landscape and vegetations plants will be done in accordance with the approved plans in an effort to minimize irrigation requirements and maximize on-site collection and percolation.

Snow and Ice Removal Management

The project has been designed with three (3) dead-end roadways that will allow for snow removal and storage. Two of the three locations are adjacent to landscaped areas as well as the intentionally designed "swells" which will allow water to percolate into the ground as snow collection melts, instead of collecting in the centralized system. The third location is directly adjacent to the StormTech system location and snow melt will be collected in the system which can be inspected and tested.

Equipment / Outside Storage

Other than outdoor patio areas, there is no outdoor storage areas anticipated in the project.

Outdoor Functions; Yard Sale Events, Fund Raisers...

It is not anticipated that such events or activities would take place in the project within areas that would create an issue for water run-off.

SECTION 2: TRAINING

Ensure that all employees and maintenance contractors know and understand the SOPs specifically written to manage and maintain the property. Maintenance contractors must use the stronger of their Company and the LTSWMP SOPs. File all training records in Appendix C.

SECTION 3: RECORDKEEPING

Maintain records of operation and maintenance activities in accordance with SOPs. Mail a copy of the record to Mott Drive Townhomes management annually.

SECTION 4: APPENDICES

Instructions:

- Include all drawings, details, SOPs and other supporting information referenced in Sections 1.
- Ensure the LTSWMP is updated with any as-built plans, details and SOP changes prior to releasing the project, and NOI.

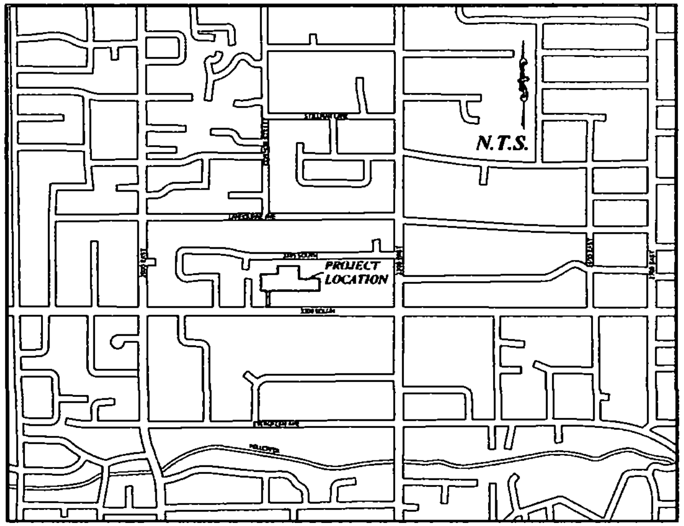
Appendix A- Site Drawings and Details
Appendix B- SOPs
Appendix C- Recordkeeping Documents

APPENDIX A – SITE DRAWINGS AND DETAILS

MOTT DRIVE TOWNHOMES

2160 EAST MOTT DRIVE
MULTIPLE PARCELS
LOCATED IN THE SW 1/4 OF SECTION 27, T.1S., R.1E.,
S.L.B.&M.
MILLCREEK, SALT LAKE COUNTY, UTAH

VICINITY MAP



CIVIL DRAWING INDEX

SHEET	TITLE
C100	CIVIL COVER & INDEX
C100	NOTES & LEGEND
C201	BOUNDARY SURVEY
C300	DEMOLITION PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C700	MOTT DRIVE - PLAN & PROFILE
C701	MOTT DRIVE - PLAN & PROFILE
C710	MOTT COURT - PLAN & PROFILE
C800	STORMTECH DETENTION PLAN
C900	SITE DETAILS
C910	UTILITY DETAILS
EC100	EROSION CONTROL PLAN

GENERAL NOTES

1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.

3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.

4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.

5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.

6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.

7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.

8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

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BENCHMARK: TOP OF SEWER MANHOLE LID IN MOTT DRIVE AT CORNER OF COVERED PARKING
ELEVATION: 4561.12

181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
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MOTT DRIVE TOWNHOMES

2160 EAST MOTT DRIVE
MULTIPLE PARCELS
LOCATED IN THE SW 1/4 OF SECTION 27, T.1S., R.1E., S.L.B.&M.
MILLCREEK, SALT LAKE COUNTY, UTAH

C100
CIVIL COVER & INDEX

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. SEE UTILITY NOTE 3.
3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
4. PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB.
5. CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.
6. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.
7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.
8. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
9. ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
10. STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS.
    PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST IF THE FOLLOWING MATERIALS.
    1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE.
    2. RCP PIPE, CLASS 3, BELL & SPIGOT TYPE.
    3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
12. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
13. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
14. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
16. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS.
17. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
20. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

SEQUENCE OF CONSTRUCTION

1. CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
3. INSTALL SILT FENCES.
4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
6. DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
7. INSTALL REMAINDER OF STORM DRAIN.
8. INSTALL UTILITY LINES, WATER, ETC.
9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
10. INSTALL BASE COURSE.
11. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
12. PAVE SITE.
13. OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

UTILITY NOTES

1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E.
2. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE H&A ENTELLUS, INC. 48 HOURS PRIOR NOTICE SO H&A ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF H&A ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
5. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.
6. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
8. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
9. ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.
10. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.
11. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
12. WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.)
13. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
14. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.
15. ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.
16. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.
17. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.
18. ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
19. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.
20. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO QUESTAR GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH QUESTAR GAS FOR CONTRACTOR LIMITS OF WORK VERSUS QUESTAR GAS LIMITS.
21. ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
22. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.
23. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
25. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS.
26. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH QWEST. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH QWEST.
27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS:
    WATER - SALT LAKE CITY WATER DEPARTMENT
    SEWER - MOUNT OLYMPUS IMPROVEMENT DISTRICT
    STORM DRAIN - MILLCREEK CITY
    ELECTRICAL - ROCKY MOUNTAIN POWER
    TELEPHONE - CENTURYLINK
    NATURAL GAS - DOMINION ENERGY

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
3. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
4. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
6. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS, THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR THE PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

EROSION CONTROL

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
2. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
3. DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
5. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS.
6. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED.
7. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.
8. RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
9. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT.
E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE.
F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.
G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

LEGEND

SECTION CORNER
MONUMENT
EXISTING SPOT ELEVATION (30.82)
PROPOSED SPOT ELEVATION
DOWNWARD GRADE
EXISTING INDEX CONTOUR (4250)
EXISTING MINOR CONTOUR
PROPOSED CONTOUR
PROPOSED MINOR CONTOUR
LOT OR BOUNDARY LINE
PUBLIC UTILITY EASEMENT
BUILDABLE AREA SETBACK
CENTER LINE OF ROAD
EXISTING FENCE
PROPOSED FENCE
EXISTING BUILDING
PROPOSED BUILDING
EXISTING ASPHALT
PROPOSED ASPHALT
EXISTING CONCRETE
PROPOSED CONCRETE
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
ADA PARKING
STREET LIGHT
LIGHT POLE
POWER POLE
TELEPHONE POLE
UTILITY POLE
STREET SIGN
ROCK WALL

EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING FIRE PROTECTION
PROPOSED FIRE PROTECTION
WATER MANHOLE
WATER METER
FIRE HYDRANT
BLOWOFF
VALVE
TEE
ELBOW
REDUCER
THRUST BLOCK
EXISTING IRRIGATION LINE
PROPOSED IRRIGATION LINE
IRRIGATION MANHOLE
IRRIGATION METER
BLOWOFF
VALVE
TEE
ELBOW
REDUCER
THRUST BLOCK
EXISTING SEWER LINE
PROPOSED SEWER LINE
SEWER MANHOLE
EXISTING LAND DRAIN
PROPOSED LAND DRAIN
LAND DRAIN MANHOLE
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
STORM DRAIN MANHOLE
CATCH BASIN / CLEANOUT
CURB INLET
EXISTING FIBER OPTIC
PROPOSED FIBER OPTIC
EXISTING NATURAL GAS
PROPOSED NATURAL GAS
EXISTING POWER
PROPOSED POWER
EXISTING OVERHEAD POWER
PROPOSED OVERHEAD POWER
EXISTING UNDERGROUND POWER
PROPOSED UNDERGROUND POWER
EXISTING TELEPHONE
PROPOSED TELEPHONE

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ABBREVIATIONS

Ø DIAMETER
Δ DELTA
° DEGREES
' MINUTES, FEET
" SECONDS, INCHES
AD ALGEBRAIC DIFFERENCE
ADA AMERICAN DISABILITIES ACT
ADS CORRUGATED BLACK PLASTIC PIPE
ARCH ARCHITECT, ARCHITECTURAL
B&C BAR & CAP
BLA BOUNDARY LINE AGREEMENT
BLDG BUILDING
BM BENCHMARK
BND BOUNDARY
BOW BACK OF WALK
BRG BEARING
BV BUTTERFLY VALVE
BVC BEGIN VERTICAL CURVE
BVCE BEGIN VERTICAL CURVE ELEVATION
BVCS BEGIN VERTICAL CURVE STATION
C&G CURB AND GUTTER
CB CATCH BASIN
CH CHORD
CHB CHORD BEARING
CI CAST IRON
CIP CAST IN PLACE
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CO CLEANOUT
COMM COMMUNICATIONS
CONC CONCRETE
CONST CONSTRUCTION
CUL CULINARY
CW CULINARY WATER
CWL CULINARY WATERLINE
DEMO DEMOLITION
DI DUCTILE IRON
DIAM DIAMETER
DIST DISTANCE
E EAST, ELECTRICITY, ELECTRICAL
EASE EASEMENT
EG EXISTING GRADE
EL ELBOW
ELEC ELECTRICAL
ELEV ELEVATION
EOA EDGE OF ASPHALT
EVC END VERTICAL CURVE
EVCE END VERTICAL CURVE ELEVATION
EVCS END VERTICAL CURVE STATION
EX EXISTING
FFE FINISH FLOOR ELEVATION
FG FINISH GRADE
FH FIRE HYDRANT
FL FLOWLINE
FND FOUNDATION
FP FIRE PROTECTION
FTG FOOTING
G GAS, NATURAL GAS
GB GRADE BREAK
GV GATE VALVE
HDPE HIGH-DENSITY POLYETHYLENE PIPE
HP HIGH POINT
HPE HIGH POINT ELEVATION
HPS HIGH POINT STATION
ID INSIDE DIAMETER
IE INVERT ELEVATION
INV INVERT
IRR IRRIGATION
IRRMH IRRIGATION MANHOLE
K RADIUS OF CURVATURE
L LENGTH
LAT LATERAL SERVICE
LD LAND DRAIN
LDMH LAND DRAIN MANHOLE
LF LINEAL FEET
LG LIP OF GUTTER
LP LOW POINT
LPE LOW POINT ELEVATION
LPS LOW POINT STATION
MD MEASURE DOWN
MECH MECHANICAL
MH MANHOLE
MON MONUMENT
N NORTH
NE NORTHEAST
NG NATURAL GRADE
NR NON-RADIAL
NW NORTHWEST
OC ON CENTER
OD OUTSIDE DIAMETER
OHP OVERHEAD POWER
PC POINT OF CURVATURE
PCC PORTLAND CONCRETE CEMENT
PI POINT OF INFLECTION
PL PROPERTY LINE
PROP PROPERTY
PT POINT OF TANGENCY
PUE PUBLIC UTILITY EASEMENT
PUE&DE PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVI POINT OF VERTICAL INFLECTION
R RADIUS
RC REBAR & CAP
RCL ROADWAY CENTERLINE
RCP REINFORCED CONCRETE PIPE
ROW RIGHT OF WAY
S SOUTH
SD STORM DRAIN
SDCB STORM DRAIN CATCH BASIN
SDCO STORM DRAIN CLEANOUT
SDMH STORM DRAIN MANHOLE
SE SOUTHEAST
SEC SECONDARY
SEC SECTION
SLB&M SALT LAKE BASE & MERIDIAN
SPEC SPECIFICATION
SPECS SPECIFICATIONS
STP STEEL PIPE
SS SANITARY SEWER
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
STD STANDARD
STDS STANDARDS
SW SECONDARY WATER
SW SOUTHWEST
SWL SECONDARY WATERLINE
TAN TANGENT
TB THRUST BLOCK
TBC TOP BACK OF CURB
TBW TOP BACK OF WALK
TEL TELEPHONE
TOW TOP OF CURBWALL
TOA TOP OF ASPHALT
TOC TOP OF CONCRETE
TOE TOE OF SLOPE OR WALL
TOG TOP OF GRATE
TOW TOP OF WALL
UTIL UTILITY
UD UNDERDRAIN
UGP UNDERGROUND POWER
VC VERTICAL CURVE
W WEST, WATER
W2 SECONDARY WATER
WL WATERLINE
WM WATER METER
WP WORK POINT

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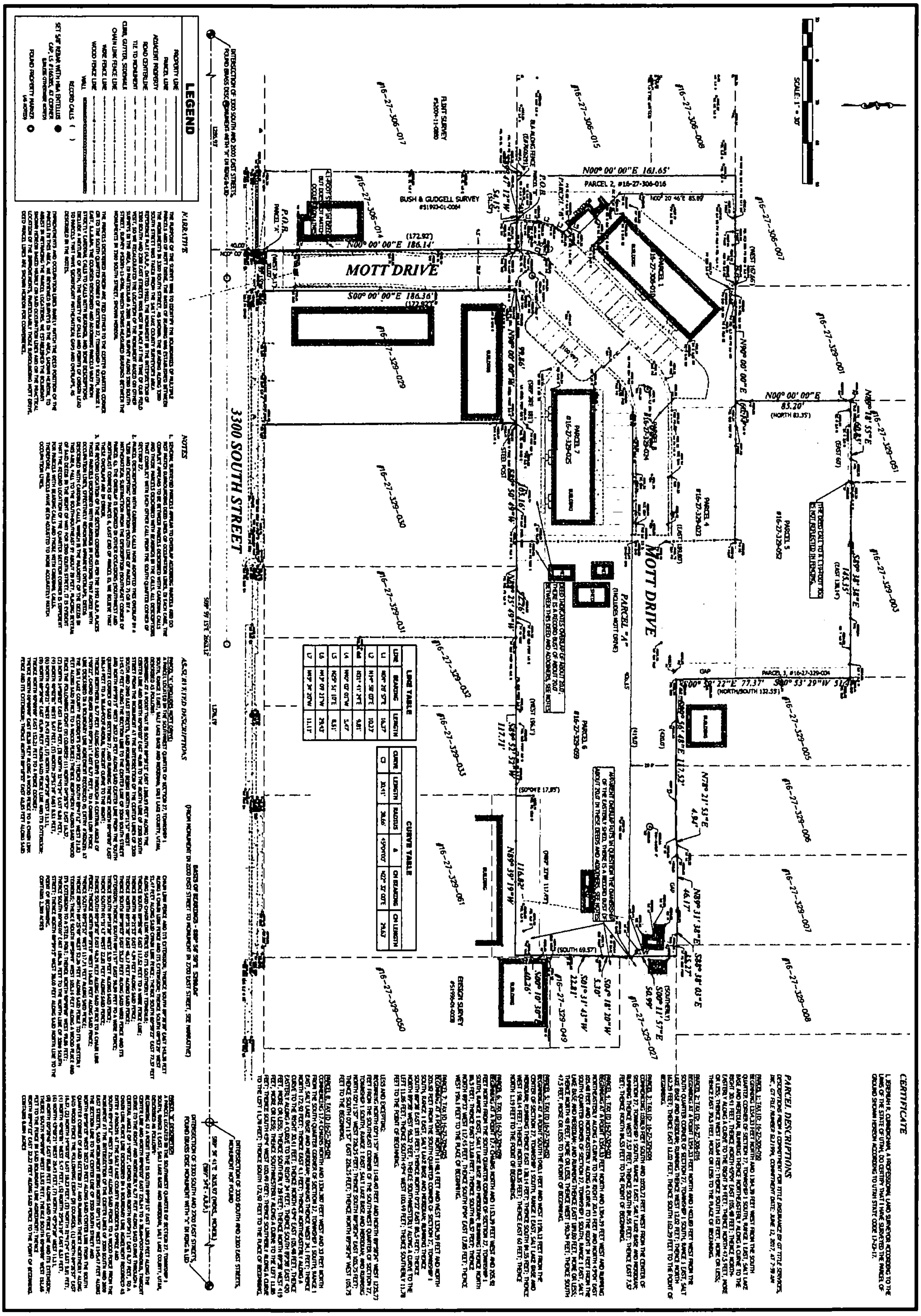
Leland K. Martineau
No. 371153
4-21-20
STATE OF UTAH

MOTT DRIVE TOWNHOMES

3168 EAST MOTT DRIVE
MULTIPLE PARCELS
LOCATED IN THE SW 1/4 OF SECTION 27, T.1S., R.1E., S.L.B.&M.
MILLCREEK, SALT LAKE COUNTY, UTAH

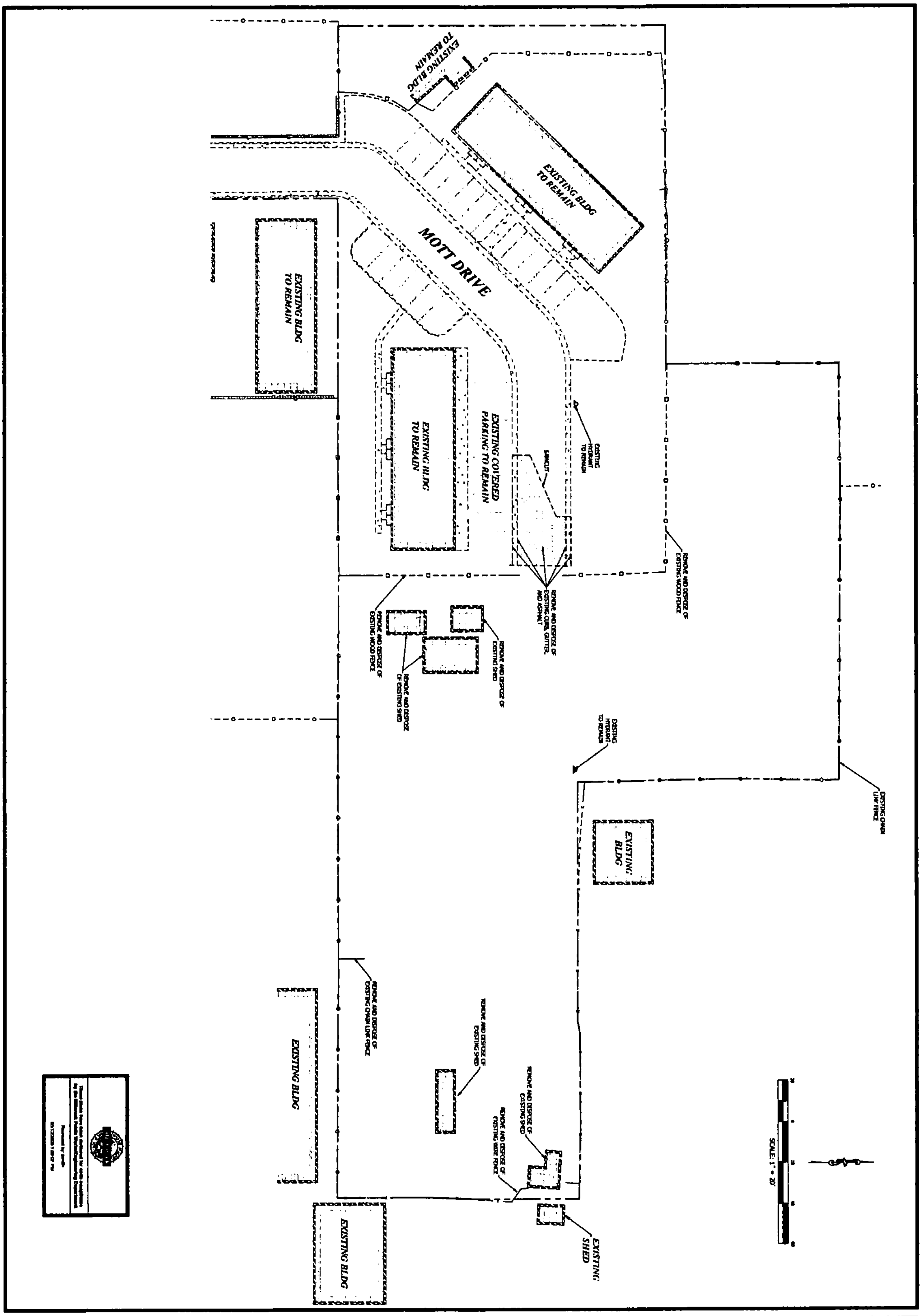
DRAWN: CWF 11 MAY 2020
APPROVED: LKM 11 MAY 2020
PROJECT: 1522001
1522001 LNDSGN.dwg

C101
NOTES & LEGEND



FRY DEVELOPMENT				181 North 200 West, Suite #4
MULTIPLE PARCELS				Bountiful, Utah 84010
LOCATED IN THE SW 1/4 OF SECTION 27, T.1S., R.1E., S.L.B.&M.				Phone 801-298-2236
SALT LAKE CITY, SALT LAKE COUNTY, UTAH				H&A Entellus

C201 BOUNDARY SURVEY



MOTT DRIVE TOWNHOMES

3160 EAST MOTT DRIVE
MULTIPLE PARCELS
LOCATED IN THE SW 1/4 OF SECTION 27, T.1S., R.1E., S.L.B.&M.
MILLCREEK, SALT LAKE COUNTY, UTAH

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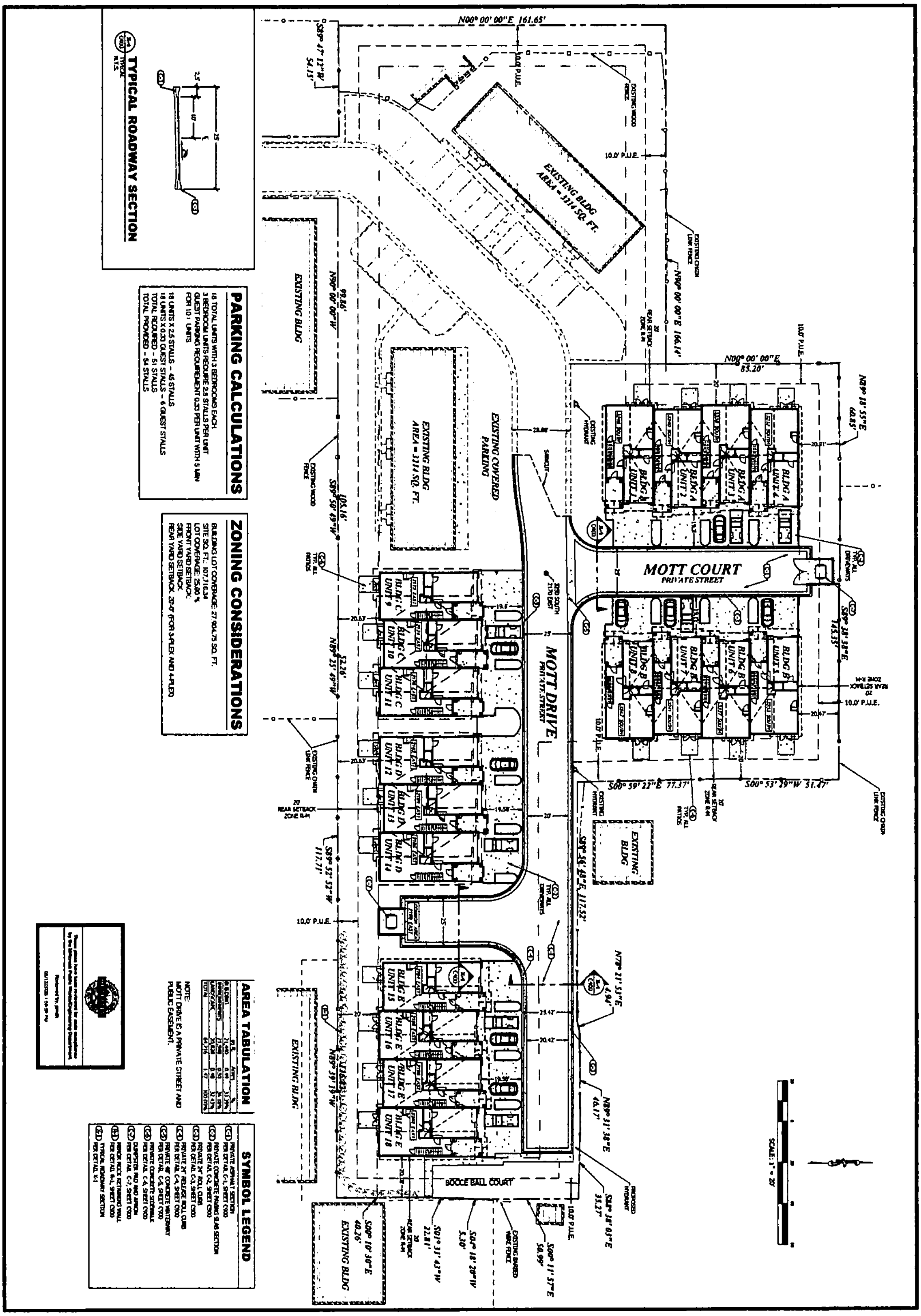
C300
DEMOLITION PLAN



MOTT DRIVE TOWNHOMES

2160 EAST MOTT DRIVE
MULTIPLE PARCELS
LOCATED IN THE SW 1/4 OF SECTION 27, T.1S., R.1E., S.L.B.&M.
MILLCREEK, SALT LAKE COUNTY, UTAH

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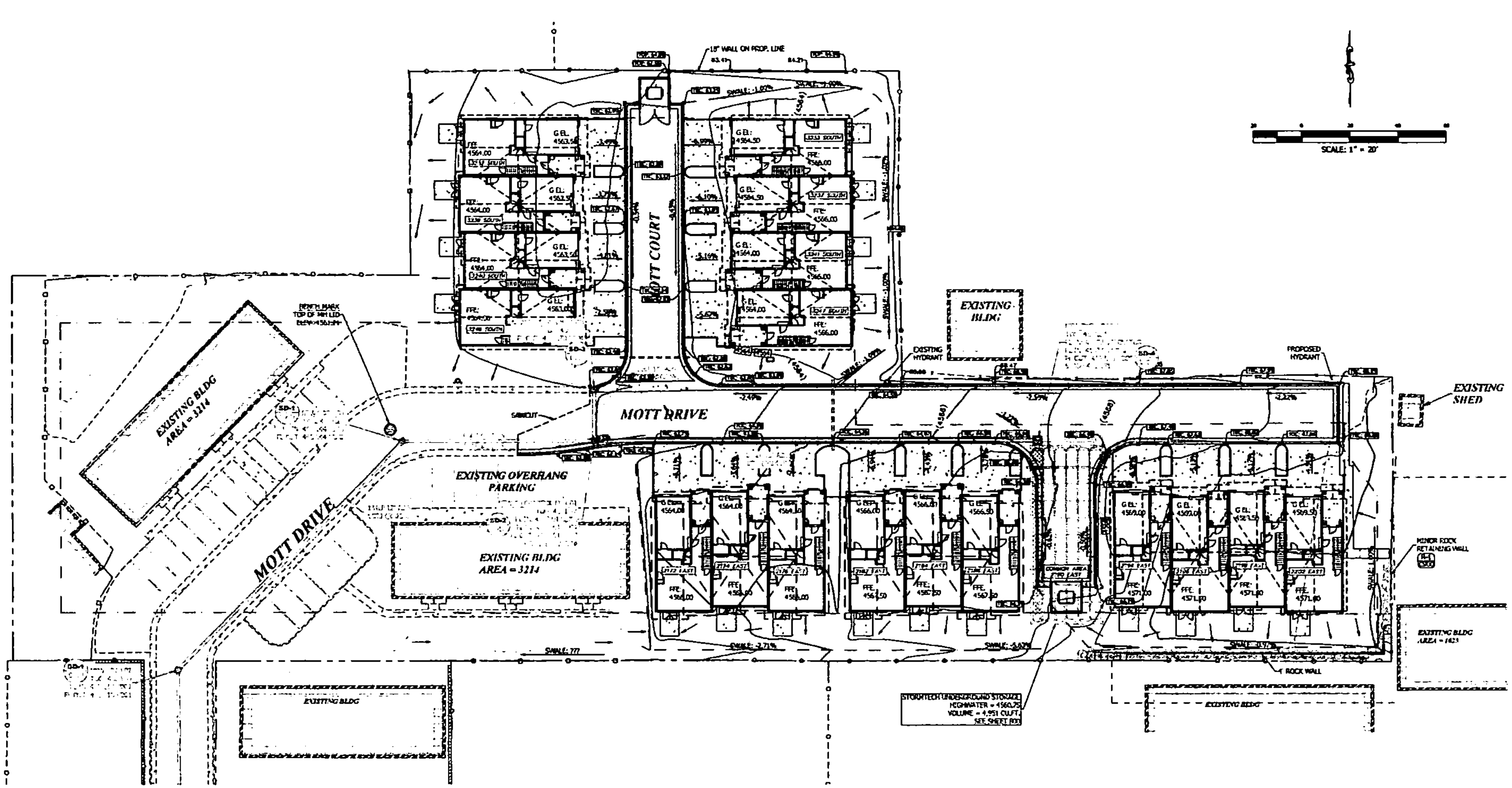
C400
SITE PLAN



ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48", MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER, MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"X60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

MOTT DRIVE TOWNHOMES

2160 EAST MOTT DRIVE
MULTIPLE PARCELS
LOCATED IN THE SW 1/4 OF SECTION 27, T.1S., R.1E., S.L.B.&M.
MILLCREEK, SALT LAKE COUNTY, UTAH

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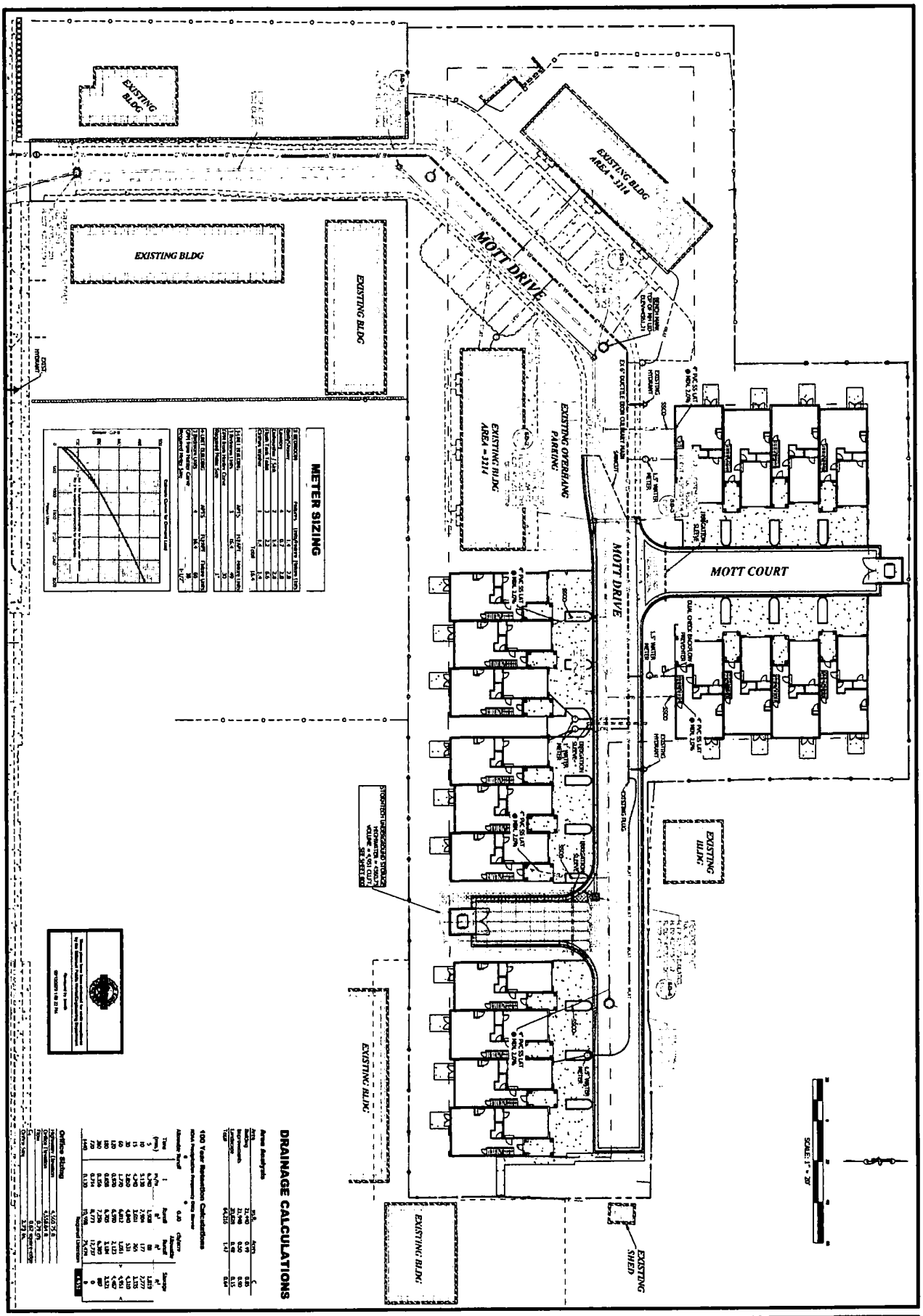
DRAWN: CWF	11 MAY 2020
APPROVED: LCM	11 MAY 2020
PROJECT:	1522001

C500
GRADING PLAN



MOTT DRIVE TOWNHOMES

2160 EAST MOTT DRIVE
MULTIPLE PARCELS
LOCATED IN THE SW 1/4 OF SECTION 17, T.1S., R.1E., S.L.B.&M.
MILLCREEK, SALT LAKE COUNTY, UTAH

C600
UTILITY PLAN

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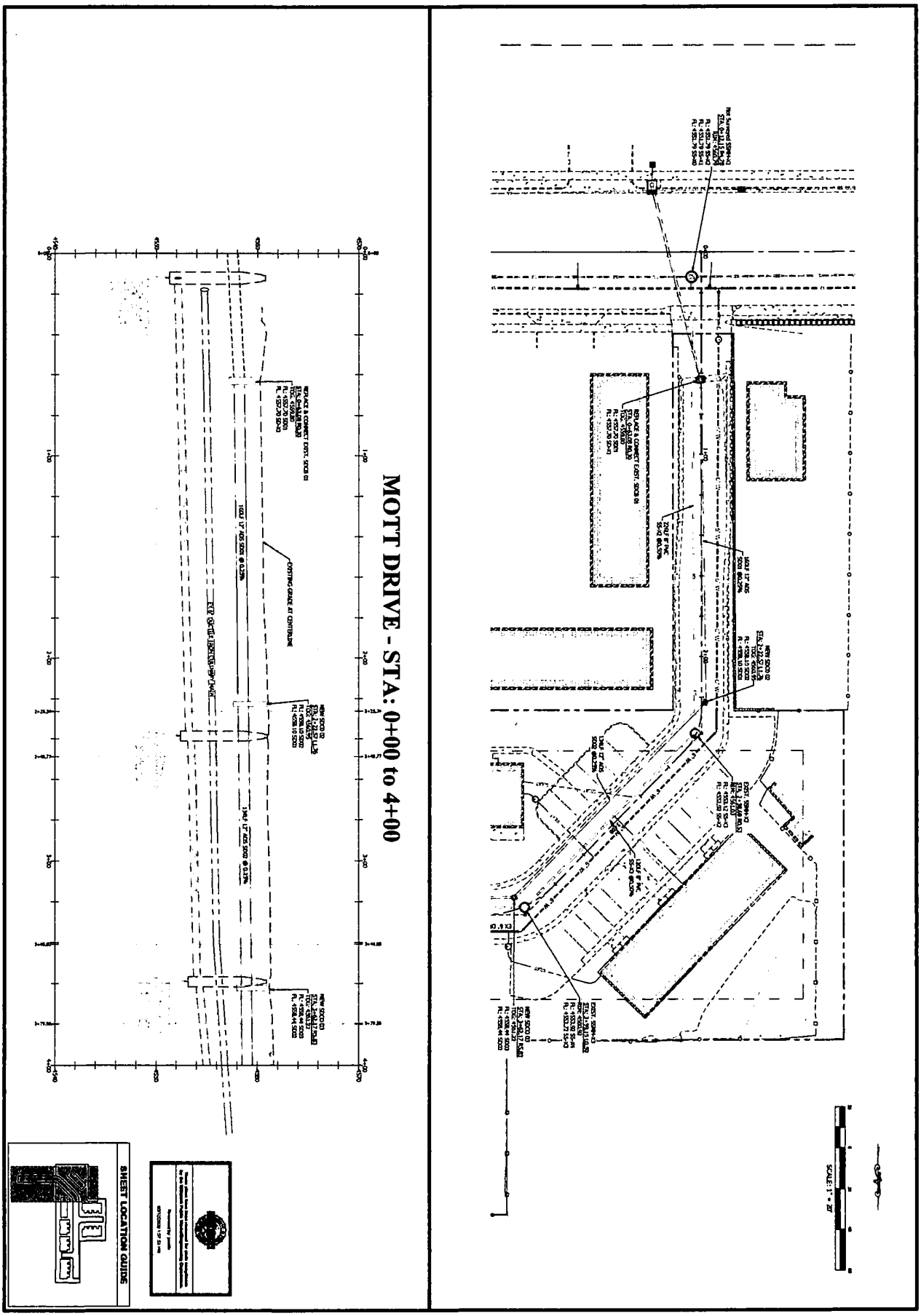
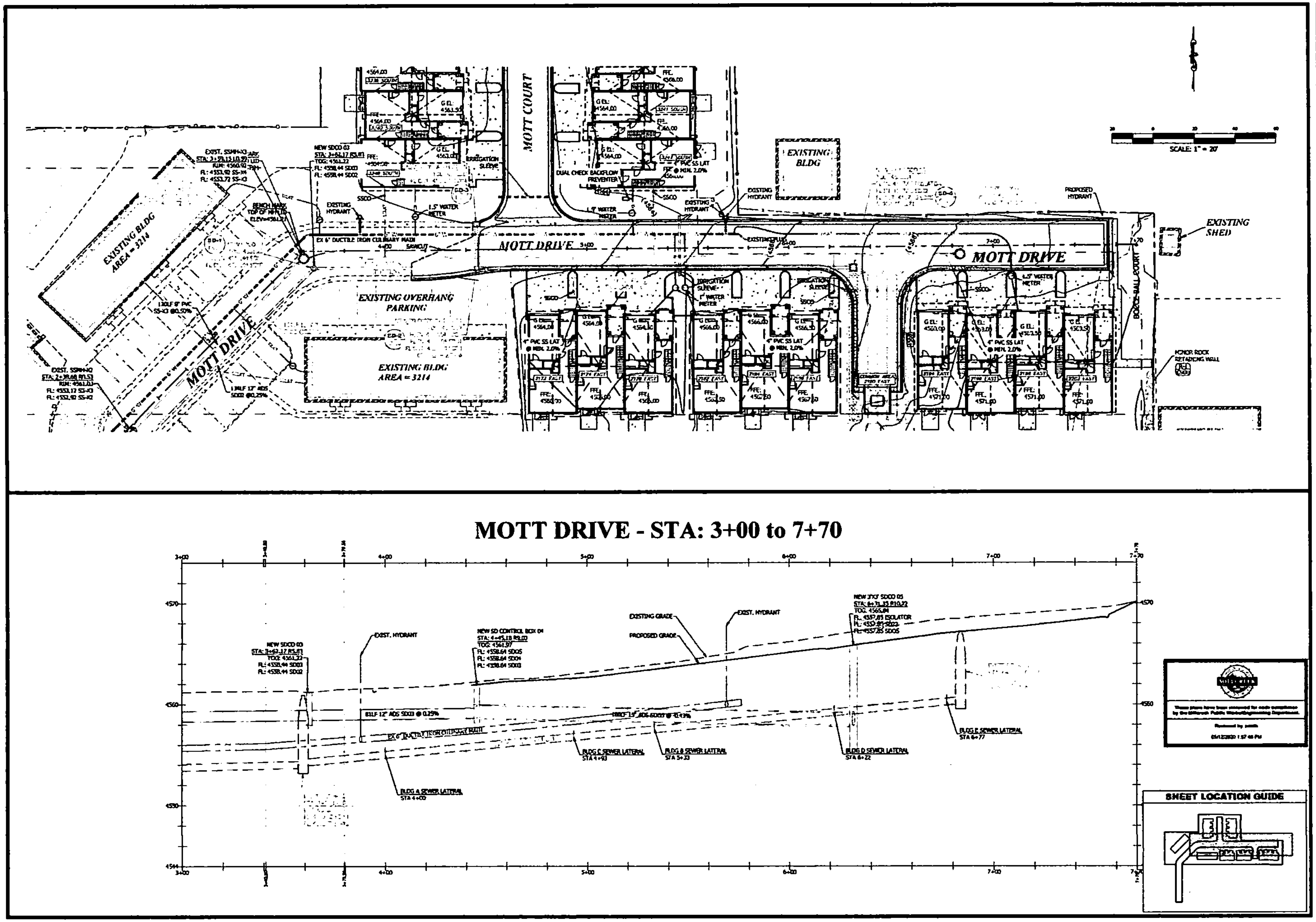


C700	MOTT DRIVE - PLAN & PROFILE	MOTT DRIVE TOWNHOMES 2160 EAST MOTT DRIVE MULTIPLE PARCELS LOCATED IN THE SW 1/4 OF SECTION 17, T.1S., R.1E., S.L.B.&M. MILLCREEK, SALT LAKE COUNTY, UTAH	Entellus 181 North 200 West, Suite #4 Bountiful, UT 84010 Phone 801 298 2236 www.Entellus.com



MOTT DRIVE TOWNHOMES

3160 EAST MOTT DRIVE
MULTIPLE PARCELS
LOCATED IN THE SW 1/4 OF SECTION 27, T.1S., R.1E., S.L.B.&M.
MILLCREEK, SALT LAKE COUNTY, UTAH

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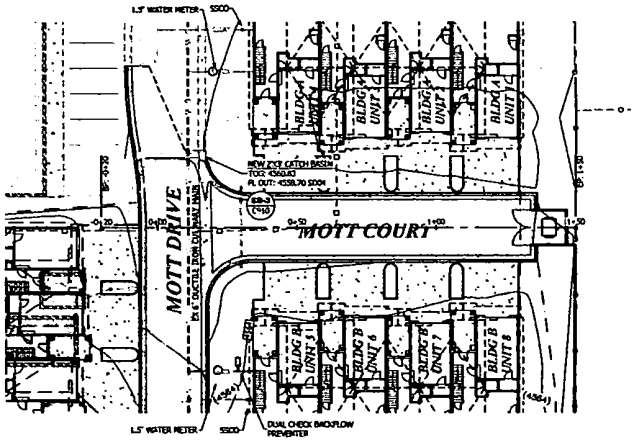
DRAWN: CWF 11 MAY 2020
APPROVED: LEM 11 MAY 2020
PROJECT: 1722001
1722001 DESIGN.dwg

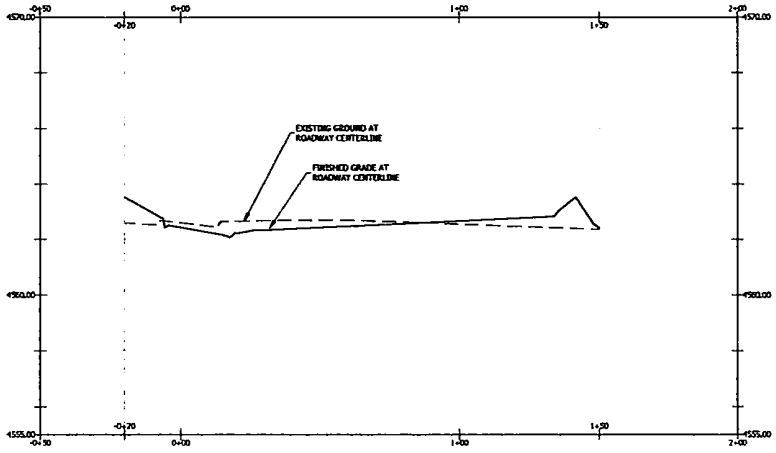
C701

MOTT DRIVE - PLAN & PROFILE



SCALE: 1" = 20'

MOTT COURT - STA: -0+50 to 2+00

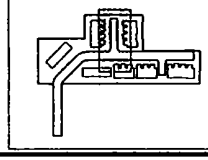


These plans have been reviewed for code compliance by the Millcreek Public Works/Engineering Department.

Reviewed by jsmith

05/12/2020 1:57:37 PM

SHEET LOCATION GUIDE



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MOTT DRIVE TOWNHOMES

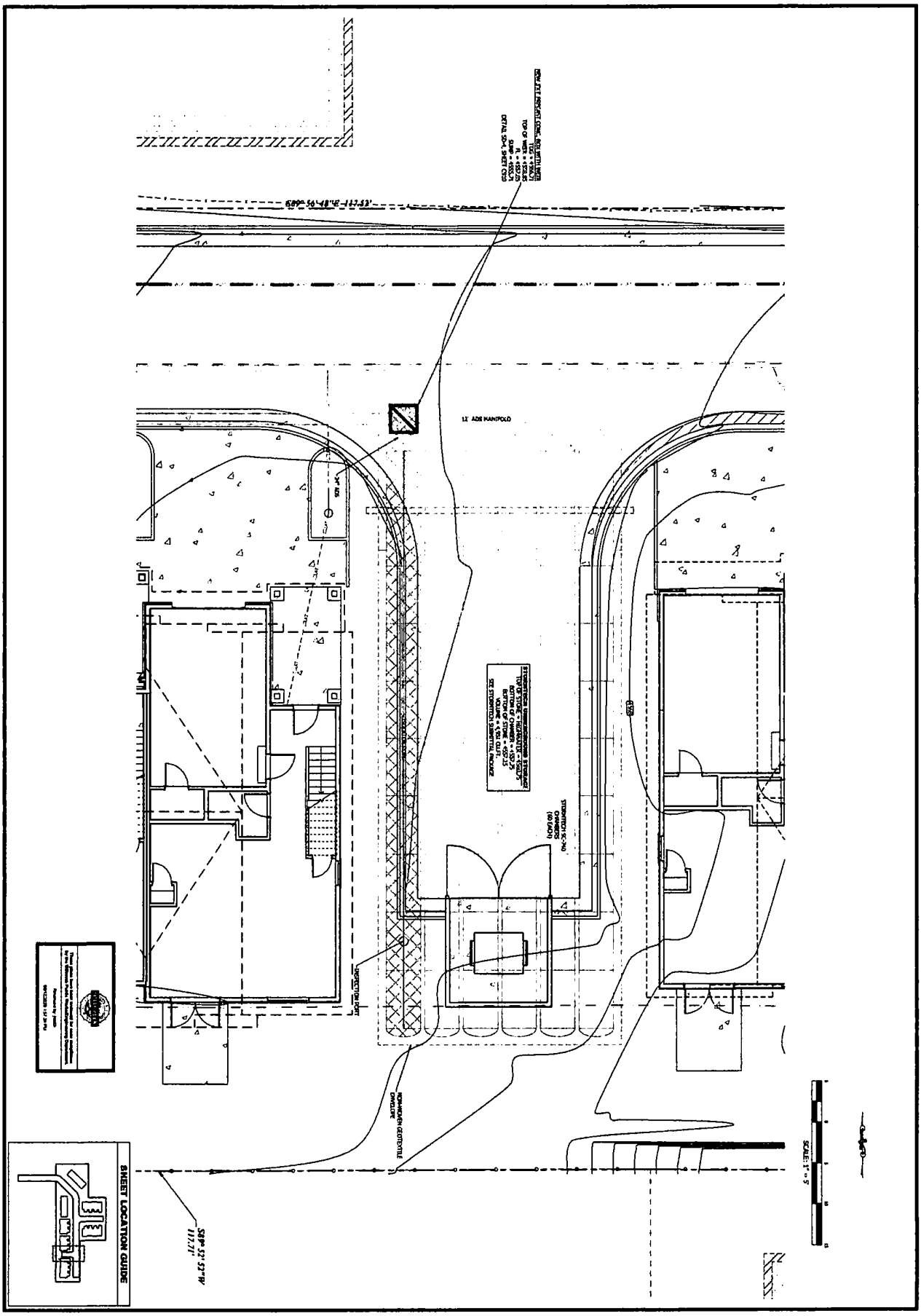
7100 EAST MOTT DRIVE
MULTIPLE PARCELS
LOCATED IN THE SW 1/4 OF SECTION 17, T.1S., R.1E., S.L.B.&M.
MILLCREEK, SALT LAKE COUNTY, UTAH

DRAWN: CWF 11 MAY 2020
APPROVED: LCN 11 MAY 2020
PROJECT: 1122001
1122001 DESIGN.dwg

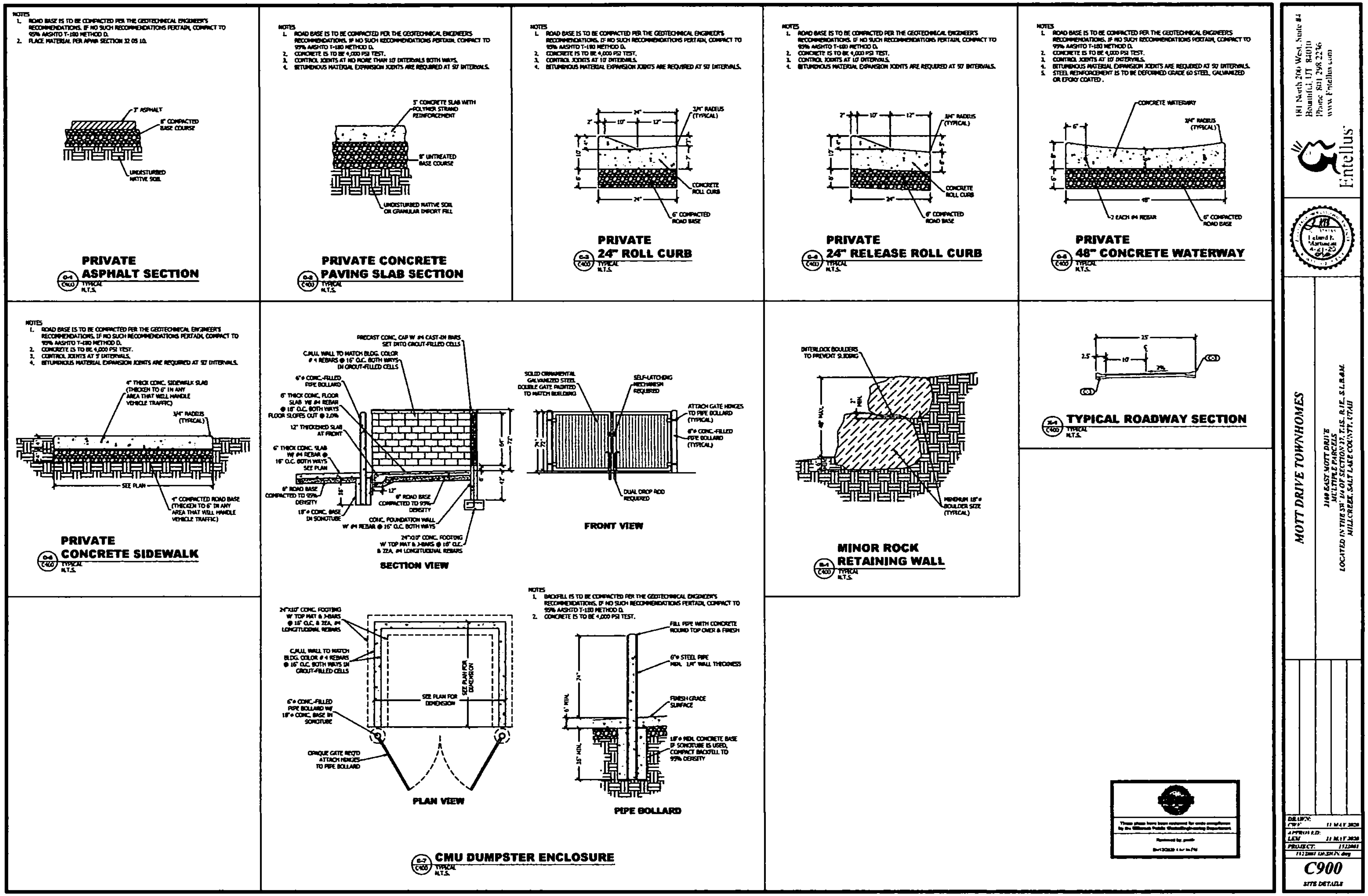
C710

MOTT COURT - PLAN & PROFILE

BK 11012 PG 587



C800		MOTT DRIVE TOWNHOMES 1146 EAST MOTT DRIVE MULTIPLE PARCELS LOCATED IN THE SW 1/4 OF SECTION 17, T.1S., R.1E., S.L.B.&M. MILLCREEK, SALT LAKE COUNTY, UTAH	Entellus 181 North 200 West Suite #4 Bountiful, UT 84010 Phone: 801 298 2236 www.Entellus.com


NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. PLACE MATERIAL PER APWA SECTION 32 05 10.
3" ASPHALT
8" COMPACTED BASE COURSE
UNDISTURBED NATIVE SOIL
PRIVATE ASPHALT SECTION
TYPICAL N.T.S.
PRIVATE CONCRETE PAVING SLAB SECTION
PRIVATE 24" ROLL CURB
PRIVATE 24" RELEASE ROLL CURB
PRIVATE 48" CONCRETE WATERWAY
PRIVATE CONCRETE SIDEWALK
SECTION VIEW
FRONT VIEW
PLAN VIEW
PIPE BOLLARD
CMU DUMPSTER ENCLOSURE
MINOR ROCK RETAINING WALL
TYPICAL ROADWAY SECTION
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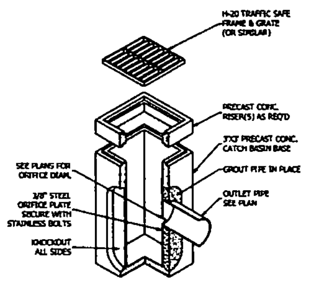
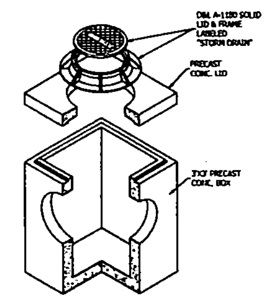
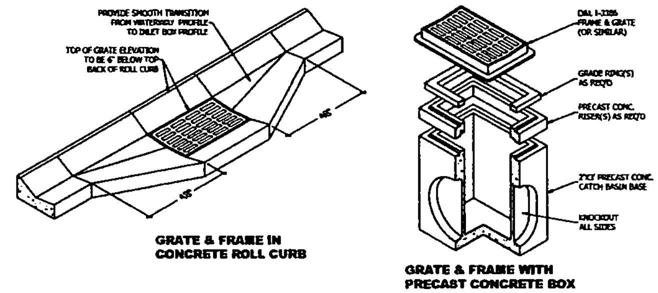
MOTT DRIVE TOWNHOMES
2160 EAST MOTT DRIVE
MULTIPLE PARCELS
LOCATED IN THE SW 1/4 OF SECTION 27, T.1S., R.1E., S.L.B.&M.
MILLCREEK, SALT LAKE COUNTY, UTAH
C900
SITE DETAILS



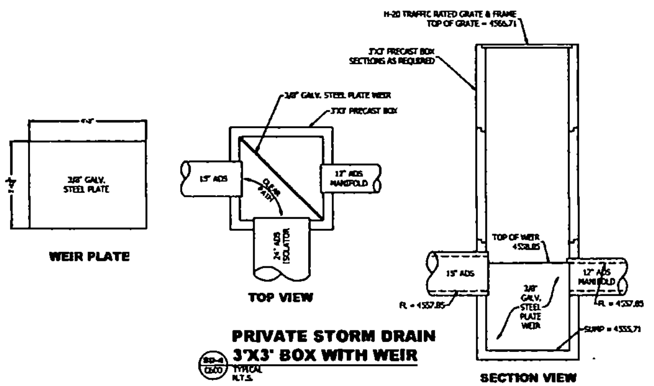
PRIVATE STORM DRAIN CONTROL BOX
SD-4 C600 TYPICAL N.T.S.



PRIVATE STORM DRAIN 3'X3' CLEANOUT
SD-2 C600 TYPICAL N.T.S.



PRIVATE STORM DRAIN ROLL CURB INLET BOX
SD-3 C600 TYPICAL N.T.S.



PRIVATE STORM DRAIN 3'X3' BOX WITH WEIR
SD-4 C600 TYPICAL N.T.S.

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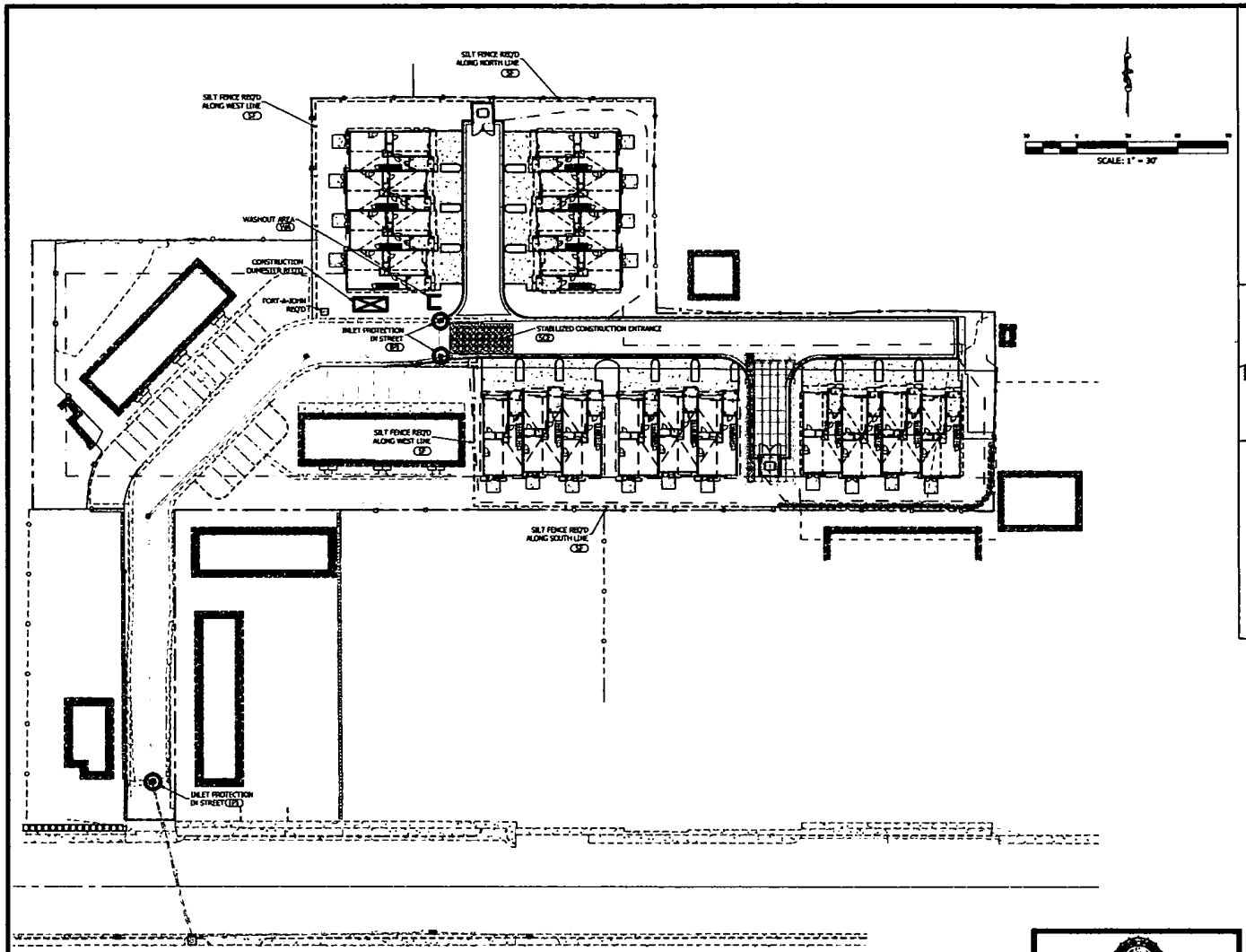
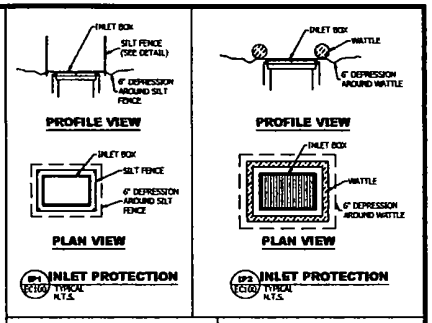
MOTT DRIVE TOWNHOMES

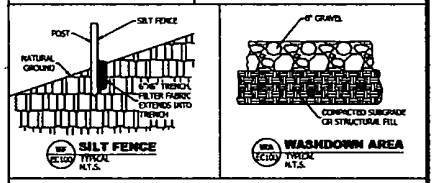
2144 EAST MOTT DRIVE
MULTIPLE PARCELS
LOCATED IN THE SW 1/4 OF SECTION 27, T.1S., R.1E., S.L.B.&M.
MILLCREEK, SALT LAKE COUNTY, UTAH

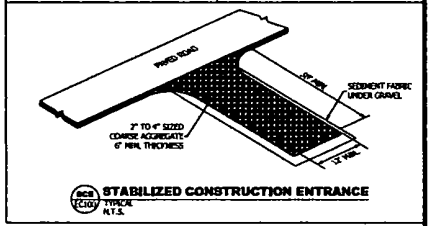
DRAWN: CWF 21 JAN 2020
APPROVED: LEM 21 JAN 2020
PROJECT: 1522001
1522001 DESIGN.dwg

C910
UTILITY DETAILS









CONSTRUCTION NOTES:

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.

CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.

CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.

CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.

ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.

ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.

A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.

A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE EXCESS DIRT.

INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASES, OR MORE IF NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

These plans have been reviewed for code compliance by the Millcreek Public Works/Engineering Department.

Reviewed by: jsmith

05/13/2020 1:57:03 PM

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MOTT DRIVE TOWNHOMES

740 EAST MOTT DRIVE
MILLCREEK, UTAH
LOCATED IN THE SW 1/4 OF SECTION 17, T.1S., R.1E., S.L.B.&M.
MILLCREEK, SALT LAKE COUNTY, UTAH

DRAWN: CWF 11 MAY 2020
APPROVED: RTA 11 MAY 2020
PROJECT: 1123001
1123001 DESIGN.dwg

EC100
EROSION CONTROL PLAN

BK 11012 PG 591

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	EPM NAME EPM NUMBER EPM EMAIL
ADS SALES REP	SALES NAME SALES NUMBER SALES EMAIL
PROJECT NO.	

ADVANCED DRAINAGE SYSTEMS, INC.

SiteASSIST by Stormtech
FOR STORMTECH INSTRUCTIONS, DOWNLOAD THE INSTALLATION APP

MOTT DRIVE TOWNHOMES

MILLCREEK, UT

SC-740 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

BK 11012 PG 592

PROPOSED LAYOUT

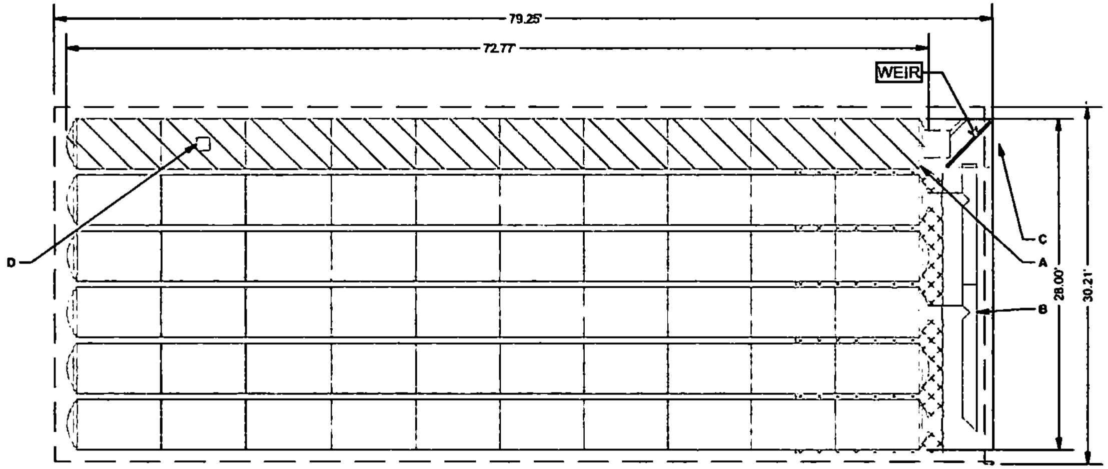
60	STORMTECH SC-740 CHAMBERS
12	STORMTECH SC-740 END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	% STONE VOID
4851	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
0	SYSTEM AREA (SF)
213.06	SYSTEM PERIMETER (ft)

CONCEPTUAL ELEVATIONS

MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	11.00
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5.00
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4.50
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4.50
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4.50
TOP OF STONE:	3.50
TOP OF SC-740 CHAMBER:	3.00
12" x 12" TOP MANIFOLD INVERT:	1.54
24" ISOLATOR ROW INVERT:	0.51
BOTTOM OF SC-740 CHAMBER:	0.50
BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PREFABRICATED END CAP/TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR ROWS	0.10"	
MANIFOLD	B	12" X 12" TOP, ADS N-12	12.50"	
CONCRETE STRUCTURE W/WEIR	C	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		5.7 CFS IN
INSPECTION PORT	D	4" SEE DETAIL		



ISOLATOR ROW (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADS GEOSYNTHETICS 315WTK WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH SHEET #7 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION

MOTT DRIVE TOWNHOMES

MILLCREEK, UT

DATE:

DRAWN: LM

PROJECT #:

CHECKED: N/A

REV	DRW	CHK	DESCRIPTION

StormTech

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ADS ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

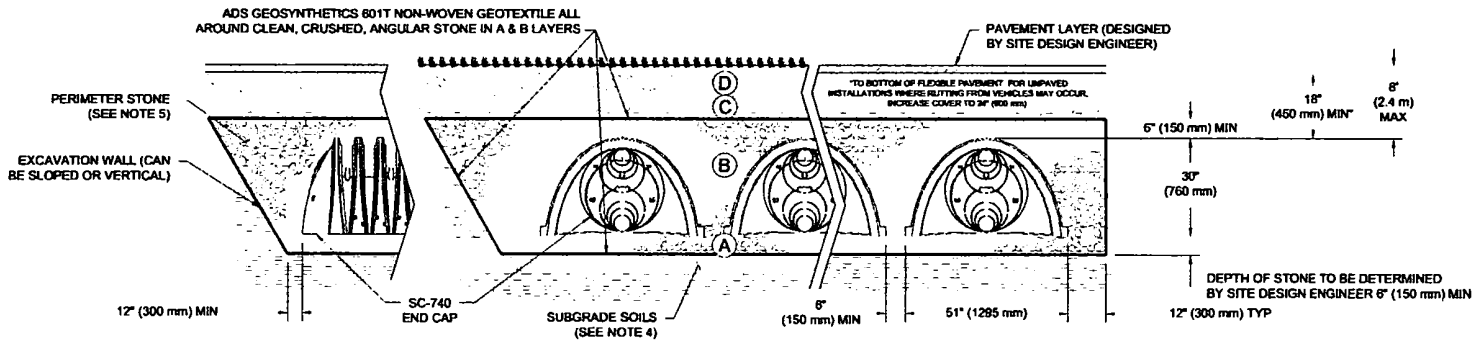
0 10' 20'

SHEET 2 OF 5

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MOTT DRIVE TOWNHOMES
MILLCREEK, UT

REV | DRW | CHK | DESCRIPTION

DRAWN: LM
CHECKED: N/A
DATE:
PROJECT #:

StormTech
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860-529-8188 888-892-2694 | WWW.STORMTECH.COM

ADS
4640 TRUEMAN BLVD
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1-800-733-7473

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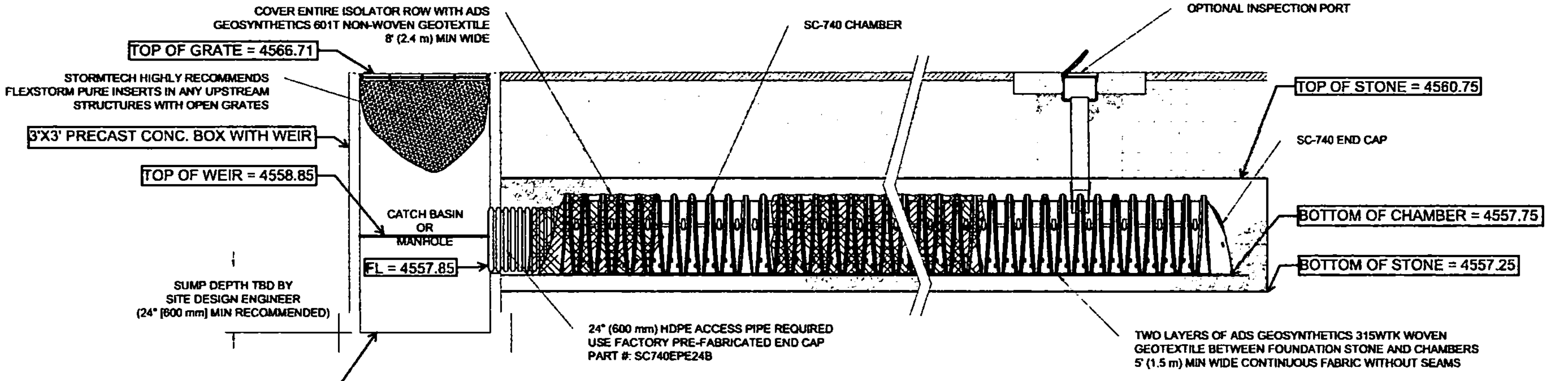
SHEET
3 OF 5

BK 11012 PG 594



SC-740 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

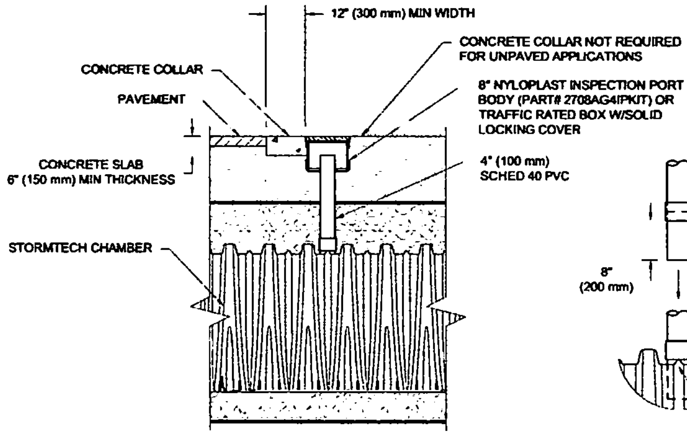
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

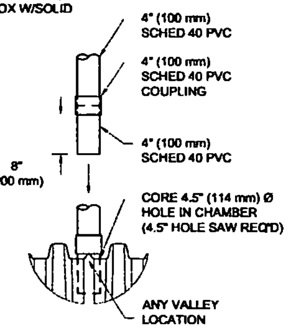
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.





CONNECTION DETAIL
NTS

NOTES:
1. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.
2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED (4" PVC NOT PROVIDED BY ADS).

4" PVC INSPECTION PORT DETAIL
NTS

REV	DRW	CHK	DESCRIPTION

ADS ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

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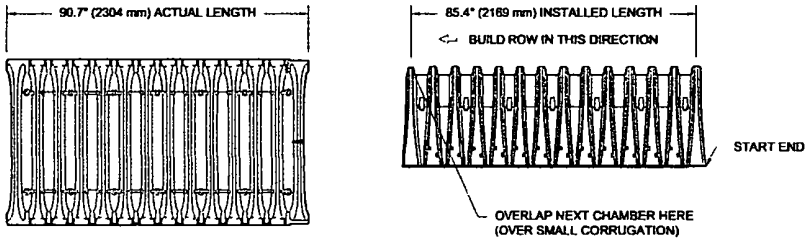
860-529-8188 | 888-892-2694 | WWW.STORMTECH.COM

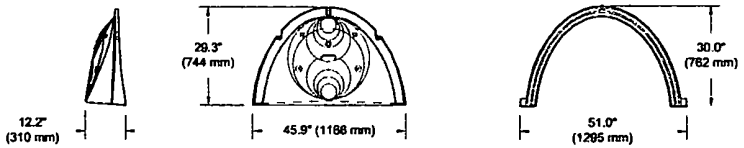
MOTT DRIVE TOWNHOMES
MILLCREEK, UT

DATE: | DRAWN: LM
PROJECT #: | CHECKED: N/A

SC-740 TECHNICAL SPECIFICATION

NTS

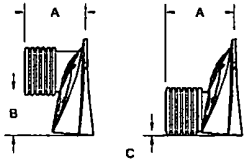




NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	—
SC740EPE06B / SC740EPE06BPC			—	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	—
SC740EPE08B / SC740EPE08BPC			—	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	—
SC740EPE10B / SC740EPE10BPC			—	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	—
SC740EPE12B / SC740EPE12BPC			—	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	—
SC740EPE15B / SC740EPE15BPC			—	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	—
SC740EPE18B / SC740EPE18BPC			—	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	—	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

MOTT DRIVE TOWNHOMES
MILLCREEK, UT

DATE:
DRAWN: LM
PROJECT #:
CHECKED: N/A

REV | DRW | CHK | DESCRIPTION

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SHEET
5 OF 5

BK 11012 PG 596

ADS DESIGN TOOL 2.0

User Inputs

Chamber Model:	SC-740
Outlet Control Structure:	No
Project Name:	Mott Drive Town-homes
Engineer:	Leland Martineau
Project Location:	Utah
Measurement Type:	Imperial
Required Storage Volume:	4950 cubic ft.
Stone Porosity:	40%
Stone Foundation Depth:	6 in.
Stone Above Chambers:	6 in.
Average Cover Over Chambers:	18 in.
Design Constraint Dimensions:	(32 ft. x 87 ft.)

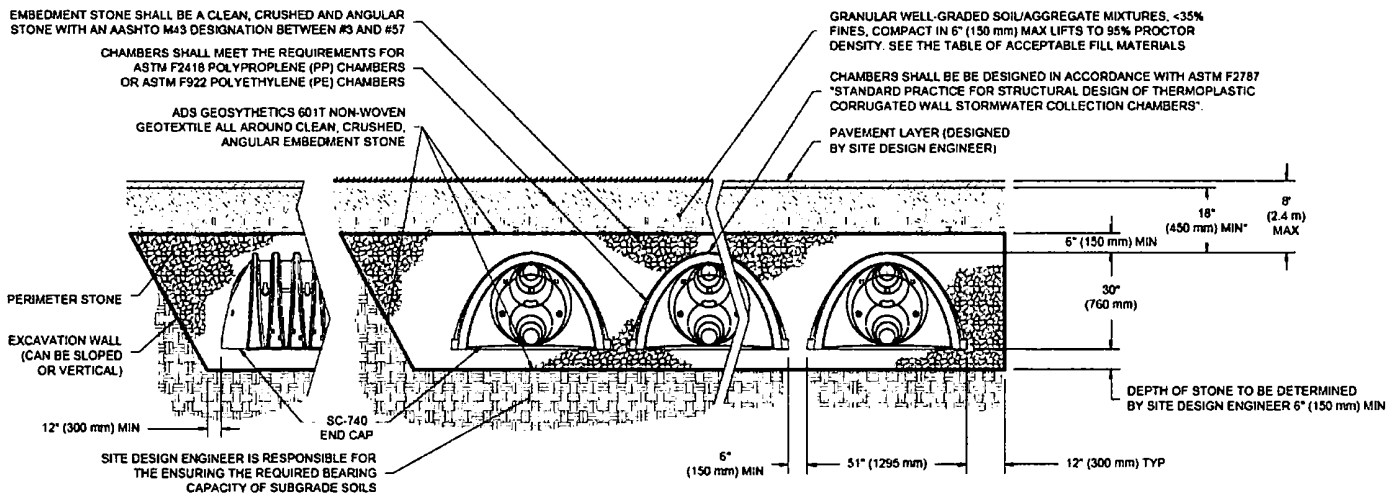
Results

System Volume and Bed Size

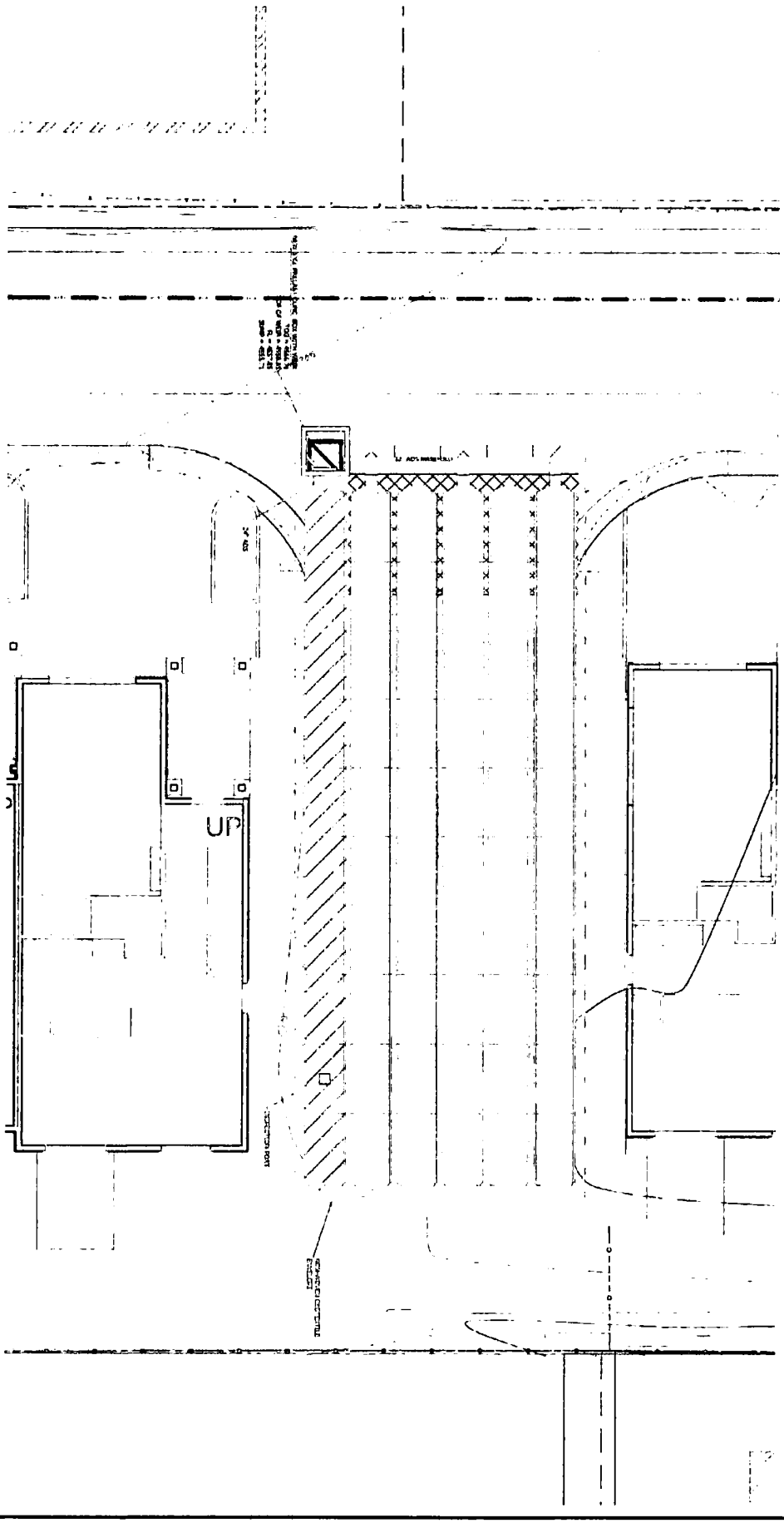
Installed Storage Volume:	4950.89 cubic ft.
Storage Volume Per Chamber:	45.90 cubic ft.
Number Of Chambers Required:	60
Number Of End Caps Required:	12
Chamber Rows:	6
Maximum Length:	78.54 ft.
Maximum Width:	30.03 ft.
Approx. Bed Size Required:	2356.06 square ft.

System Components

Amount Of Stone Required:	203.42 cubic yards
Volume Of Excavation (Not Including Fill):	305.42 cubic yards



*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" (600 mm).



MOTT DRIVE TOWNHOMES

MULTIPLE PARCELS
LOCATED IN THE NW 1/4 OF SECTION 27, T1S, R1E, S.L.B.&M.
MILLCREEK, SALT LAKE COUNTY, UTAH

STORMTECH SC-740 CHAMBER

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots, thus maximizing land usage for private (commercial) and public applications. StormTech chambers can also be used in conjunction with Green Infrastructure, thus enhancing the performance and extending the service life of these practices.

STORMTECH SC-740 CHAMBER
(not to scale)

Nominal Chamber Specifications

Size (L x W x H)
85.4" x 51" x 30"
2,170 mm x 1,295 mm x 762 mm

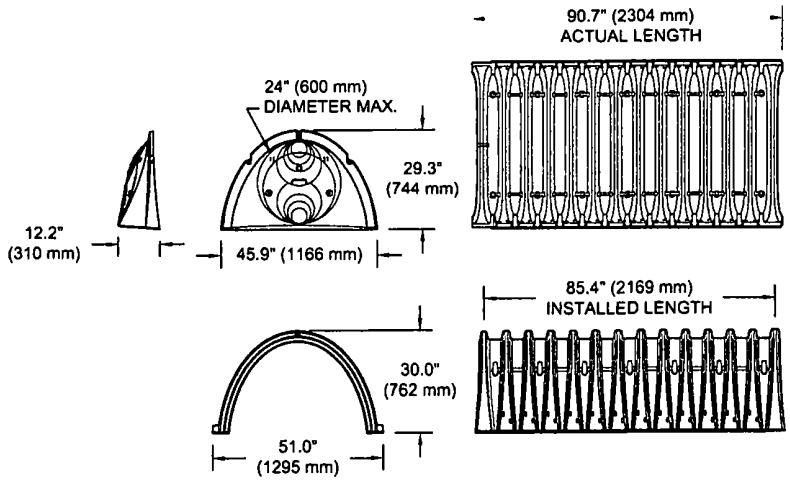
Chamber Storage
45.9 ft³ (1.30 m³)

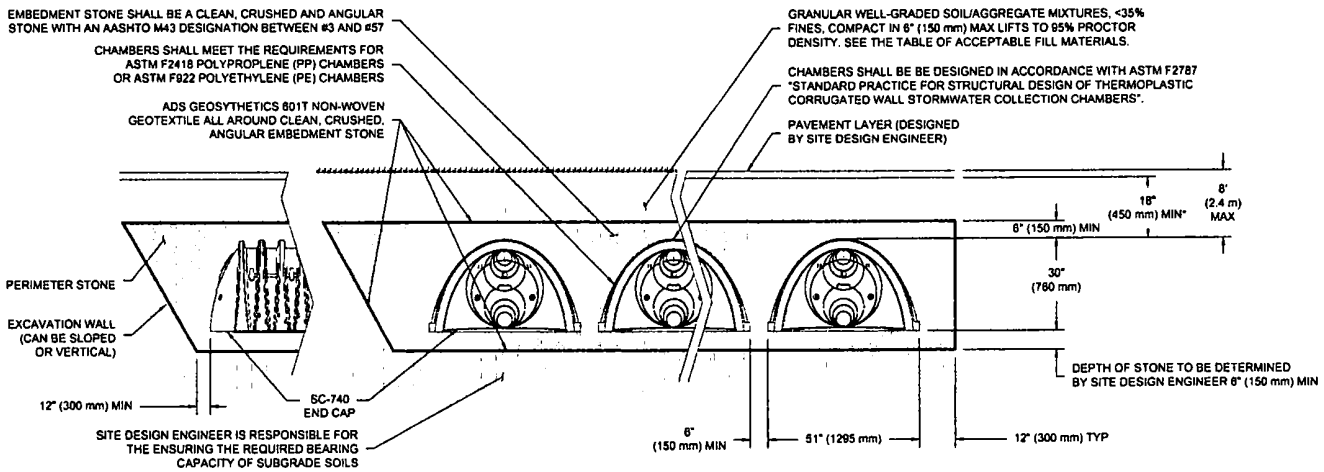
Min. Installed Storage*
74.9 ft³ (2.12 m³)

Weight
74.0 lbs (33.6 kg)

Shipping
30 chambers/pallet
60 end caps/pallet
12 pallets/truck

*Assumes 6" (150 mm) stone above, below and between chambers and 40% stone porosity.





*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" (600 mm).

StormTech®

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SC-740 CUMULATIVE STORAGE VOLUMES PER CHAMBER

Assumes 40% Stone Porosity. Calculations are Based Upon a 6" (150 mm) Stone Base Under Chambers.

42 (1067)		45.90 (1.300)	74.90 (2.121)
41 (1041)		45.90 (1.300)	73.77 (2.089)
40 (1016)	Stone	45.90 (1.300)	72.64 (2.057)
39 (991)	Cover	45.90 (1.300)	71.52 (2.025)
38 (965)		45.90 (1.300)	70.39 (1.993)
37 (940)		45.90 (1.300)	69.26 (1.961)
36 (914)		45.90 (1.300)	68.14 (1.929)
35 (889)		45.85 (1.298)	66.98 (1.897)
34 (864)		45.69 (1.294)	65.75 (1.862)
33 (838)		45.41 (1.286)	64.46 (1.825)
32 (813)		44.81 (1.269)	62.97 (1.783)
31 (787)		44.01 (1.246)	61.36 (1.737)
30 (762)		43.06 (1.219)	59.66 (1.689)
29 (737)		41.98 (1.189)	57.89 (1.639)
28 (711)		40.80 (1.155)	56.05 (1.587)
27 (686)		39.54 (1.120)	54.17 (1.534)
26 (660)		38.18 (1.081)	52.23 (1.479)
25 (635)		36.74 (1.040)	50.23 (1.422)
24 (610)		35.22 (0.977)	48.19 (1.365)
23 (584)		33.64 (0.953)	46.11 (1.306)
22 (559)		31.99 (0.906)	44.00 (1.246)
21 (533)		30.29 (0.858)	1.85 (1.185)
20 (508)		28.54 (0.808)	39.67 (1.123)
19 (483)		26.74 (0.757)	37.47 (1.061)
18 (457)		24.89 (0.705)	35.23 (0.997)
17 (432)		23.00 (0.651)	32.96 (0.939)
16 (406)		21.06 (0.596)	30.68 (0.869)
15 (381)		19.09 (0.541)	28.36 (0.803)
14 (356)		17.08 (0.484)	26.03 (0.737)
13 (330)		15.04 (0.426)	23.68 (0.670)
12 (305)		12.97 (0.367)	21.31 (0.608)
11 (279)		10.87 (0.309)	18.92 (0.535)
10 (254)		8.74 (0.247)	16.51 (0.468)
9 (229)		6.58 (0.186)	14.09 (0.399)
8 (203)		4.41 (0.125)	11.66 (0.330)
7 (178)		2.21 (0.063)	9.21 (0.264)
6 (152)		0 (0)	6.76 (0.191)
5 (127)		0 (0)	5.63 (0.160)
4 (102)	Stone	0 (0)	4.51 (0.128)
3 (76)	Foundation	0 (0)	3.38 (0.096)
2 (51)		0 (0)	2.25 (0.064)
1 (25)		0 (0)	1.13 (0.032)

Note: Add 1.13 ft³ (0.032 m³) of storage for each additional inch (25 mm) of stone foundation.

STORAGE VOLUME PER CHAMBER FT³ (M³)

SC-740 Chamber	45.9 (1.3)	74.9 (2.1)	81.7 (2.3)	88.4 (2.5)

Note: Assumes 6" (150 mm) stone above chambers, 6" (150 mm) row spacing and 40% stone porosity.

AMOUNT OF STONE PER CHAMBER

SC-740	3.8 (2.8)	4.6 (3.3)	5.5 (3.9)
SC-740	3,450 (2.1)	4,170 (2.5)	4,490 (3.0)

Note: Assumes 6" (150 mm) of stone above and between chambers.

VOLUME EXCAVATION PER CHAMBER YD³ (M³)

SC-740	5.5 (4.2)	6.2 (4.7)	6.8 (5.2)

Note: Assumes 6" (150 mm) of row separation and 18" (450 mm) of cover. The volume of excavation will vary as depth of cover increases.

Working on a project?
Visit us at www.stormtech.com
and utilize the StormTech Design Tool

For more information on the StormTech SC-740 Chamber and other ADS products, please contact our Customer Service Representatives at 1-800-821-6710

*THE MOST **ADVANCED** NAME IN WATER MANAGEMENT SOLUTIONS™*

Advanced Drainage Systems, Inc.
4640 Trueman Blvd., Hilliard, OH 43026
1-800-821-6710 www.ads-pipe.com

12.0 Inspection & Maintenance

STORMTECH ISOLATOR™ ROW - STEP-BY-STEP MAINTENANCE PROCEDURES

Step 1) Inspect Isolator Row for sediment

A) Inspection ports (if present)

i. Remove lid from floor box frame

ii. Remove cap from inspection riser

iii. Using a flashlight and stadia rod, measure depth of sediment

iv. If sediment is at, or above, 3" (76 mm) depth proceed to Step 2. If not proceed to Step 3.

B) All Isolator Rows

i. Remove cover from manhole at upstream end of Isolator Row

ii. Using a flashlight, inspect down Isolator Row through outlet pipe

1. Follow OSHA regulations for confined space entry if entering manhole

2. Mirrors on poles or cameras may be used to avoid a confined space entry

iii. If sediment is at or above the lower row of sidewall holes [approximately 3" (76 mm)] proceed to Step 2. If not proceed to Step 3.

Step 2) Clean out Isolator Row using the JetVac process

A) A fixed floor cleaning nozzle with rear facing nozzle spread of 45" (1143 mm) or more is preferable

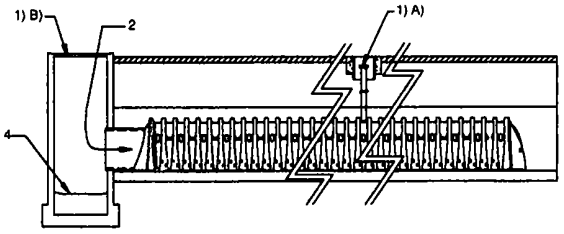
B) Apply multiple passes of JetVac until back-flush water is clean

C) Vacuum manhole sump as required during jetting

Step 3) Replace all caps, lids and covers

Step 4) Inspect and clean catch basins and manholes upstream of the StormTech system following local guidelines.

Figure 20 – StormTech Isolator Row (not to scale)



12.3 ECCENTRIC PIPE HEADER INSPECTION

Theses guidelines do not supercede a pipe manufacturer's recommended I&M procedures. Consult with the manufacturer of the pipe header system for specific I&M procedures. Inspection of the header system should be carried out quarterly. On sites which generate higher levels of sediment more frequent inspections may be necessary. Headers may be accessed through risers, access ports or manholes. Measurement of sediment may be taken with a stadia rod or similar device. Clean-out of sediment should occur when the sediment volume has reduced the storage area by 25% or the depth of sediment has reached approximately 25% of the diameter of the structure.

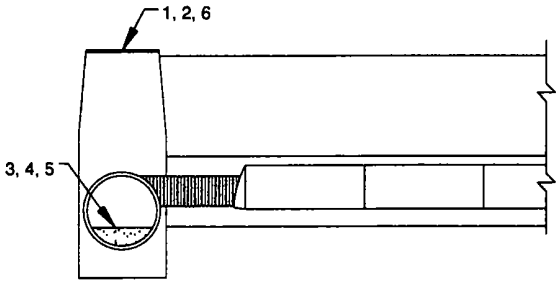
12.4 ECCENTRIC PIPE MANIFOLD MAINTENANCE

Cleanout of accumulated material should be accomplished by vacuum pumping the material from the header. Cleanout should be accomplished during dry weather. Care should be taken to avoid flushing sediments out through the outlet pipes and into the chamber rows.

Eccentric Header Step-by-Step Maintenance Procedures

1. Locate manholes connected to the manifold system
2. Remove grates or covers
3. Using a stadia rod, measure the depth of sediment
4. If sediment is at a depth of about 25% pipe volume or 25% pipe diameter proceed to step 5. If not proceed to step 6.
5. Vacuum pump the sediment. Do not flush sediment out inlet pipes.
6. Replace grates and covers
7. Record depth and date and schedule next inspection

Figure 21 – Eccentric Manifold Maintenance



Please contact StormTech's Technical Services Department at 888-892-2894 for a spreadsheet to estimate cleaning intervals.

12.1 ISOLATOR ROW INSPECTION

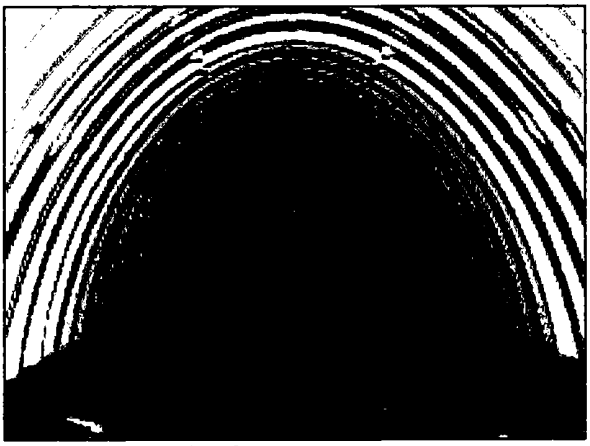
Regular inspection and maintenance are essential to assure a properly functioning stormwater system. Inspection is easily accomplished through the manhole or optional inspection ports of an Isolator Row. Please follow local and OSHA rules for a confined space entry.

Inspection ports can allow inspection to be accomplished completely from the surface without the need for a confined space entry. Inspection ports provide visual access to the system with the use of a flashlight. A stadia rod may be inserted to determine the depth of sediment. If upon visual inspection it is found that sediment has accumulated to an average depth exceeding 3" (76 mm), cleanout is required.

A StormTech Isolator Row should initially be inspected immediately after completion of the site's construction. While every effort should be made to prevent sediment from entering the system during construction, it is during this time that excess amounts of sediments are most likely to enter any stormwater system. Inspection and maintenance, if necessary, should be performed prior to passing responsibility over to the site's owner. Once in normal service, a StormTech Isolator Row should be inspected bi-annually until an understanding of the sites characteristics is developed. The site's maintenance manager can then revise the inspection schedule based on experience or local requirements.

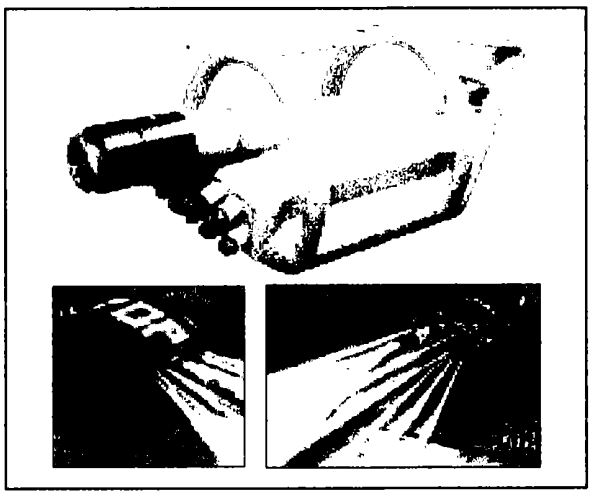
12.2 ISOLATOR ROW MAINTENANCE

JetVac maintenance is recommended if sediment has been collected to an average depth of 3" (76 mm) inside the Isolator Row. More frequent maintenance may be required to maintain minimum flow rates through the Isolator Row. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row while scouring and suspending sediments. As the nozzle is retrieved, a wave of suspended sediments is flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/ JetVac combination vehicles. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45° (1143 mm) are best. The JetVac process shall only be performed on StormTech Rows that have AASHTO class 1 woven geotextile over the foundation stone (ADS 315ST or equal).



Looking down the Isolator Row.

A typical JetVac truck. (This is not a StormTech product.)



Examples of culvert cleaning nozzles appropriate for Isolator Row maintenance. (These are not StormTech products.)

APPENDIX B – SOPs

Standard Operations Procedures (SOP) Plan

General:

Mott Drive Townhome will be professionally managed by a third-party property management company. As such, a building technician will be part of the staff for the property.

The building technician will observe the StormTech System multiple times per week to make certain any collection points are free of debris, trash or obstructions.

The building technician will be trained by a StormTech System Technical Services staff member in the proper inspection, maintenance, and clean-out of the system. Such will be done per the requirements outlined by the StormTech System Technical Service Department so as not to void or invalidate any warranty to the system. Additionally, StormTech System Technical Service Department has provided 888.892.2894 as a call-in number for any maintenance, inspection or service-related questions, concerns or issues.

The StormTech System is expected to be installed, inspected and maintained in direct compliance with protocols outlined and required by StormTech (Inspection & Maintenance requirements are outlined in the attached Advanced Drainage System (ADS) documents, specific to the StormTech System.

The building technician will be trained in how to operate the Isolation Chamber as well as the Inspection Port so on an annual basis, if not a quarterly rotation, the StormTech System can be inspected and assessed. Weekly visual inspections will occur to ensure no debris, trash or obstructions are blocking or clogging components of the StormTech System.

The building technician shall be required to fill out inspection and maintenance reports with each of the inspections, as outlined above.

The building technician, and anyway associated with the maintenance of the StormTech System will be required to be trained by a StormTech System Technical Supervisor. In the field training is expected to occur concurrent with the commencement of the system and will be required any time personnel changes occur.

APPENDIX C – PLAN RECORDKEEPING DOCUMENTS

MAINTENANCE/INSPECTION SCHEDULE

Frequency	Site Infrastructure.
	Replace text with the infrastructure / system that must be maintained; repeat

Inspection Frequency Key: A=annual, Q=Quarterly, M=monthly, W=weekly, S=following appreciable storm event, U=Unique infrastructure specific (specify)

RECORD INSPECTIONS IN THE MAINTENANCE LOG

Inspection Means: Either; Traditional walk through, Awareness/Observation, and during regular maintenance operations while noting efficiencies/inefficiencies/concerns found, etc.

MAINTENANCE LOG

Date	Maintenance Performed/Spill Events. Perform Maintenance per SOPs	Observation Notes, including but not limited to; Inspection results, Observations, System Performance (effectiveness/inefficiencies), SOP Usefulness, Concerns, Necessary Changes…	Initials

Contact the Stormwater Division for an example of a maintenance/inspection log xxx-xxx-xxxx

Annual Summary of LTSWMP effectiveness, inefficiencies, problems, necessary changes etc.

*You may create your own form that provides this same information or request a word copy of this document.

Annual SOP Training Log per Section 2

SOP	Trainer	Employee Name / Maintenance Contractor Co	Date

*You may create your own form that provides this same information or request a word copy of this document.