



SITE PLAN REQUIREMENTS FOR SINGLE FAMILY DWELLINGS

1. Site plans must be drawn to scale. Site plans must show:
 - a) Direction marker indicating North.
 - b) Address.
 - c) Elevations at corners of the lot and structure(s).
 - d) Easements and setbacks from property lines.
 - e) Drainage patterns per approved drainage plans for the lot including retention ponds, swales, etc.
 - f) Curb, park strip and sidewalk locations with dimensions.
 - g) Driveway slope. *(12% max)*
 - h) Retaining walls w/elevations at top & bottom of each wall. If there is more than one wall, dimension setbacks between them and setbacks from structures. Walls exceeding 3' in height will require a separate permit which may be required to be obtained at the time or before this permit is issued. All walls exceeding the 3' requirement will be sent out for peer review and approval.
 - i) SWPPP and erosion control measures to be implemented throughout the project, including concrete washout information. *Owner/Builders are required to have a preconstruction meeting prior to issuing the permit.*
2. Site plans for natural lots in Suncrest must also include the following information:
 - a) Be designed and stamped by a qualified engineer.
 - b) Topography at 2' intervals
 - c) Original & final grades.
 - d) Drainage per approved drainage plans.
 - e) Driveway slope. *(15% max.)*
3. Architectural committee approval stamps are required on plans for South Mountain I, II & III and Suncrest.
4. All natural lots in Suncrest **and lots adjacent to Draper City open space** will require a "LOD/Open Space" inspection **prior** to excavation. The following must be completed for this inspection:
 - a) Lot lines must be staked.
 - b) The footprint of the house must be staked.
 - c) All areas of limited disturbance must be fenced with an orange construction fence. This fence must stay in place until the final inspection.
 - d) All components of the SWPPP must be in place at this time and both inspections performed at the same time.



SWPPP Requirements

The following Sediment and Erosion Control BMPs (Best management Practices) must be provided on the site plan. See pages 3-1 and 3-2 of the Utah RSI Manual (attached below) for information regarding these requirements.

1. Show location of the nearest downstream storm drain inlet within 100' and indicate how it is to be protected. (see Table 3-2 Sediment Control BMPs below for examples)
2. Show the concrete clean out area. Indicate whether it is a container on site or an area with an approved liner.
3. Show the delivery area (i.e. gravel drive) where vehicle wheels can be washed off before leaving the site.
4. Show how the public right-of-way is to be protected from all spoils from the construction site. (i.e. silt fence, digging 6" at the sidewalk) If a silt fence is used at the right-of-way, show that it returns into the lot at least 5' at each side of the delivery area.
5. Show how remaining property lines will be protected to contain all construction spoils on the site:
 - a) Silt fences at all other property lines unless the property line is located 40' or more from the excavation.
 - b) For sloped lots, additional protection will be required between the excavation and the property line depending on the type of soils and slope of the site.
6. The portable john must be secured.
7. An inspection will be required to verify all items above are in place prior to any other work being performed on the site, including grubbing. A permit must be issued for the project prior to scheduling this inspection.

NO TOLERANCE WILL BE ALLOWED FOR DIRT OR OTHER SPOILS IN THE PUBLIC RIGHT-OF-WAY!!!!



Utah RSI Manual

Section 3

Erosion and Sediment Control BMPs

3.1 Erosion Control

Erosion control is any source control practice that protects the soil surface and prevents soil particles from being detached by rainfall, flowing water, or wind. Erosion control is also referred to as soil stabilization. Erosion control consists of preparing the soil surface and implementing one or more of the BMPs shown in Table 3-1, to disturbed soil areas.

All inactive soil-disturbed areas on the project site, and most active areas prior to the onset of rain, must be protected from erosion. Soil disturbed areas may include relatively flat areas as well as slopes. Typically, steep slopes and large exposed areas require the most robust erosion controls; flatter slopes and smaller areas still require protection, but less costly materials may be appropriate for these areas, allowing savings to be directed to the more robust BMPs for steep slopes and large exposed areas. To be effective, erosion control BMPs must be implemented at slopes and disturbed areas to protect them from concentrated flows.

BMP#	BMP Name
EC-1	Scheduling
EC-2	Preservation of Existing Vegetation
EC-3	Hydraulic Mulch
EC-4	Hydroseeding
EC-5	Soil Binders
EC-6	Straw Mulch
EC-7	Geotextiles & Mats
EC-8	Wood Mulching
EC-9	Earth Dikes & Drainage Swales
EC-10	Velocity Dissipation Devices
EC-11	Slope Drains
EC-12	Streambank Stabilization
EC-13	Polyarcylamide

Some erosion control BMPs can be used effectively to temporarily prevent erosion by concentrated flows. These BMPs, used alone or in combination, prevent erosion by intercepting, diverting, conveying, and discharging concentrated flows in a manner that prevents soil detachment and transport. Temporary concentrated flow conveyance controls may be required to direct run-on around or through the project in a non-erodible fashion. Temporary concentrated flow conveyance controls include the following BMPs:

- EC-9, Earth Dikes and Drainage Swales
- EC-10, Velocity Dissipation Devices
- EC-11, Slope Drains



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Section 3

Erosion and Sediment Control BMPs

3.2 Sediment Control

Sediment control is any practice that traps soil particles after they have been detached and moved by rain, flowing water, or wind. Sediment control measures are usually passive systems that rely on filtering or settling the particles out of the water or wind that is transporting them.

Sediment control practices include the BMPs listed in Table 3-2.

Sediment control BMPs include those practices that intercept and slow or detain the flow of stormwater to allow sediment to settle and be trapped.

Sediment control practices can consist of installing linear sediment barriers (such as silt fence, sandbag barrier, and straw bale barrier); providing fiber rolls, gravel bag berms, or check dams to break up slope length or flow; or constructing a sediment trap or sediment basin. Linear sediment barriers are typically placed below the toe of exposed and erodible slopes, down-slope of exposed soil areas, around soil stockpiles, and at other appropriate locations along the site perimeter.

Table 3-2 Temporary Sediment Control BMPs

BMP#	BMP Name
SE-1	Silt Fence
SE -2	Sediment Basin
SE -3	Sediment Trap
SE -4	Check Drain
SE -5	Fiber Rolls
SE -6	Gravel Bag Berm
SE -7	Street Sweeping & Vacuuming
SE -8	Sandbag Barrier
SE -9	Straw Bale Barrier
SE -10	Storm Drain Inlet Protection
SE -11	Chemical Treatment

A few BMPs may control both sediment and erosion, for example, fiber rolls and sand bag barriers. The authors of this handbook have classified these BMPs as either erosion control (EC) or sediment control (SC) based on the authors opinion on the BMPs most common and effective use.

Sediment control BMPs are most effective when used in conjunction with erosion control BMPs. The combination of erosion control and sediment control is usually the most effective means to prevent sediment from leaving the project site and potentially entering storm drains or receiving waters. Under most conditions, the General Permit requires that the discharger implement an effective combination of erosion and sediment controls.

Under limited circumstances, sediment control, alone may be appropriate. For example, applying erosion control BMPs to an area where excavation, filling, compaction, or grading is currently under way may not be feasible when storms come unexpectedly. Use of sediment controls by establishing perimeter control on these areas may be appropriate and allowable under the General Permit provided the following conditions are met.

- Weather monitoring is under way.
- Inactive soil-disturbed areas have been protected with an effective combination of erosion and sediment controls.