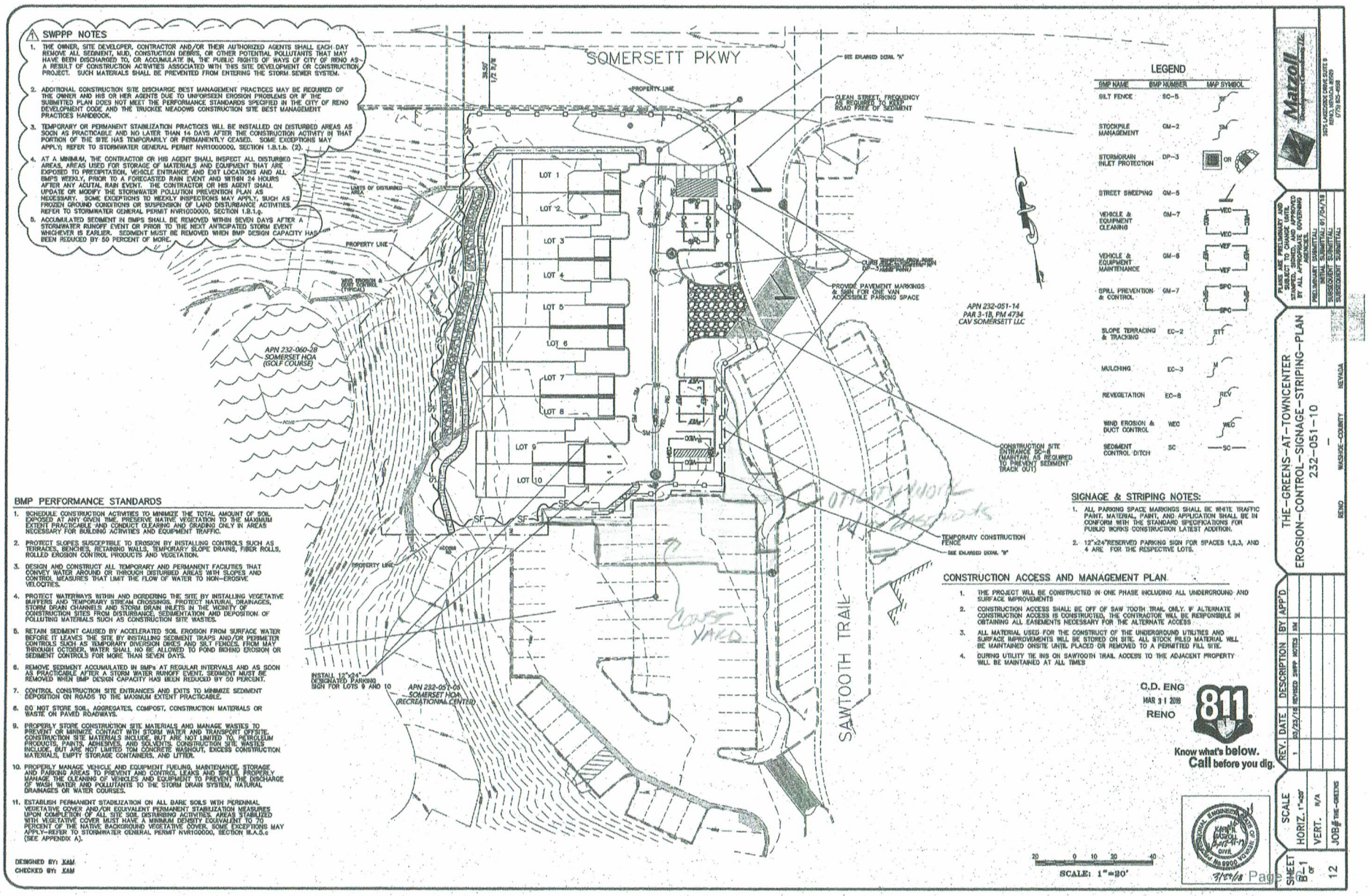

SWPPP NOTES

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF CITY OF RENO AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORSEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE CITY OF RENO DEVELOPMENT CODE AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORMWATER GENERAL PERMIT NVR1000000, SECTION 1.B.1.b. (2).
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPS WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACUTAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NVR1000000, SECTION 1.B.1.g.
5. ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OF MORE.

BMP PERFORMANCE STANDARDS

1. SCHEDULE CONSTRUCTION ACTIVITIES TO MINIMIZE THE TOTAL AMOUNT OF SOIL EXPOSED AT ANY GIVEN TIME, PRESERVE NATIVE VEGETATION TO THE MAXIMUM EXTENT PRACTICABLE AND CONDUCT CLEARING AND GRADING ONLY IN AREAS NECESSARY FOR BUILDING ACTIVITIES AND EQUIPMENT TRAFFIC.
2. PROTECT SLOPES SUSCEPTIBLE TO EROSION BY INSTALLING CONTROLS SUCH AS TERRACES, BENCHES, RETAINING WALLS, TEMPORARY SLOPE DRAINS, FIBER ROLLS, ROLLED EROSION CONTROL PRODUCTS AND VEGETATION.
3. DESIGN AND CONSTRUCT ALL TEMPORARY AND PERMANENT FACILITIES THAT CONVEY WATER AROUND OR THROUGH DISTURBED AREAS WITH SLOPES AND CONTROL MEASURES THAT LIMIT THE FLOW OF WATER TO NON-EROSIVE VELOCITIES.
4. PROTECT WATERWAYS WITHIN AND BORDERING THE SITE BY INSTALLING VEGETATIVE BUFFERS AND TEMPORARY STREAM CROSSINGS, PROTECT NATURAL DRAINAGES, STORM DRAIN CHANNELS AND STORM DRAIN INLETS IN THE VICINITY OF CONSTRUCTION SITES FROM DISTURBANCE, SEDIMENTATION AND DEPOSITION OF POLLUTING MATERIALS SUCH AS CONSTRUCTION SITE WASTES.
5. RETAIN SEDIMENT CAUSED BY ACCELERATED SOIL EROSION FROM SURFACE WATER BEFORE IT LEAVES THE SITE BY INSTALLING SEDIMENT TRAPS AND/OR PERIMETER CONTROLS SUCH AS TEMPORARY DIVERSION DIKES AND SILT FENCES. FROM MAY THROUGH OCTOBER, WATER SHALL NO BE ALLOWED TO POND BEHIND EROSION OR SEDIMENT CONTROLS FOR MORE THAN SEVEN DAYS.
6. REMOVE SEDIMENT ACCUMULATED IN BMPs AT REGULAR INTERVALS AND AS SOON AS PRACTICABLE AFTER A STORM WATER RUNOFF EVENT. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT.
7. CONTROL CONSTRUCTION SITE ENTRANCES AND EXITS TO MINIMIZE SEDIMENT DEPOSITION ON ROADS TO THE MAXIMUM EXTENT PRACTICABLE.
8. DO NOT STORE SOIL, AGGREGATES, COMPOST, CONSTRUCTION MATERIALS OR WASTE ON PAVED ROADWAYS.
9. PROPERLY STORE CONSTRUCTION SITE MATERIALS AND MANAGE WASTES TO PREVENT OR MINIMIZE CONTACT WITH STORM WATER AND TRANSPORT OFFSITE. CONSTRUCTION SITE MATERIALS INCLUDE, BUT ARE NOT LIMITED TO, PETROLEUM PRODUCTS, PAINTS, ADHESIVES, AND SOLVENTS. CONSTRUCTION SITE WASTES INCLUDE, BUT ARE NOT LIMITED TOM CONCRETE WASHOUT, EXCESS CONSTRUCTION MATERIALS, EMPTY STORAGE CONTAINERS, AND LITTER.
10. PROPERLY MANAGE VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, STORAGE AND PARKING AREAS TO PREVENT AND CONTROL LEAKS AND SPILLS. PROPERLY MANAGE THE CLEANING OF VEHICLES AND EQUIPMENT TO PREVENT THE DISCHARGE OF WASH WATER AND POLLUTANTS TO THE STORM DRAIN SYSTEM, NATURAL DRAINAGES OR WATER COURSES.
11. ESTABLISH PERMANENT STABILIZATION ON ALL BARE SOILS WITH PERENNIAL VEGETATIVE COVER AND/OR EQUIVALENT PERMANENT STABILIZATION MEASURES UPON COMPLETION OF ALL SITE SOIL DISTURBING ACTIVITIES. AREAS STABILIZED WITH VEGETATIVE COVER MUST HAVE A MINIMUM DENSITY EQUIVALENT TO 70 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER. SOME EXCEPTIONS MAY APPLY—REFER TO STORMWATER GENERAL PERMIT NVR1000000, SECTION III.A.5.c (SEE APPENDIX A).

DESIGNED BY: KAM
CHECKED BY: KAM

LEGEND

BMP NAME	BMP NUMBER	MAP SYMBOL
SILT FENCE	SC-5	SF
STOCKPILE MANAGEMENT	GM-2	SM
STORMDRAIN INLET PROTECTION	DP-3	IP OR
STREET SWEEPING	GM-5	
VEHICLE & EQUIPMENT CLEANING	GM-7	VEC
VEHICLE & EQUIPMENT MAINTENANCE	GM-8	VEF
SPILL PREVENTION & CONTROL	GM-7	SPC
SLOPE TERRACING & TRACKING	EC-2	STT
MULCHING	EC-3	M
REVEGETATION	EC-8	REV
WIND EROSION & DUCT CONTROL	WEC	WEC
SEDIMENT CONTROL DITCH	SC	SC

SIGNAGE & STRIPING NOTES:

1. ALL PARKING SPACE MARKINGS SHALL BE WHITE TRAFFIC PAINT. MATERIAL, PAINT, AND APPLICATION SHALL BE IN CONFORM WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST ADDITION.
2. 12"x24"RESERVED PARKING SIGN FOR SPACES 1,2,3, AND 4 ARE FOR THE RESPECTIVE LOTS.

CONSTRUCTION ACCESS AND MANAGEMENT PLAN

1. THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE INCLUDING ALL UNDERGROUND AND SURFACE IMPROVEMENTS
2. CONSTRUCTION ACCESS SHALL BE OFF OF SAW TOOTH TRAIL ONLY. IF ALTERNATE CONSTRUCTION ACCESS IS CONSTRUCTED, THE CONTRACTOR WILL BE RESPONSIBLE IN OBTAINING ALL EASEMENTS NECESSARY FOR THE ALTERNATE ACCESS
3. ALL MATERIAL USED FOR THE CONSTRUCT OF THE UNDERGROUND UTILITIES AND SURFACE IMPROVEMENTS WILL BE STORED ON SITE. ALL STOCK PILED MATERIAL WILL BE MAINTAINED ONSITE UNTIL PLACED OR REMOVED TO A PERMITTED FILL SITE.
4. DURING UTILITY TIE INS ON SAWTOOTH TRAIL ACCESS TO THE ADJACENT PROPERTY WILL BE MAINTAINED AT ALL TIMES

C.O. ENG
MAR 3 1 2018
RENO

811 Know what's below. Call before you dig.

SCALE: 1"=20'

Mark Bassi Bergman
Civil
No. 9909
3/29/18

Page

REV.	DATE	DESCRIPTION	BY	APP'D
1	03/23/18	REVISED SWPP NOTES	JM	

SCALE HORIZ. 1"=20' VERT. N/A
JOB# THE-GREENS
SHEET 12 OF 12

PLANS ARE PRELIMINARY AND NOT TO BE USED UNLESS SIGNED, STAMPED, AND APPROVED BY ALL APPROPRIATE GOVERNING AGENCIES

PRELIMINARY SUBMITTAL
INITIAL SUBMITTAL 01/04/18
SUBSEQUENT SUBMITTAL
SUBSEQUENT SUBMITTAL

THE-GREENS-AT-TOWNCENTER
EROSION-CONTROL-SIGNAGE-STRIPING-PLAN
232-051-10
RENO WASHOE COUNTY NEVADA

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