



General Information for Builders

September 2014

Benton Community Development Department
P.O. Box 607
Benton, AR 72018
(501) 776-5938 or fax 776-5922

January 2014

Builders and Developers

The Community Development staff and I would like to take this opportunity to welcome you to Benton, Arkansas. The information contained in this packet is not all-inclusive but will explain many of the requirements associated with building in the City of Benton.

If at any time you have questions or concerns or would like to add more information to this handout, please do not hesitate to contact our office. Our office hours are Monday-Friday 8:00 A.M. to 5:00 P.M. and our phone number is 501-776-5938. My email address is jim@bentonar.org.

The Community Development staff is here to assist you and we hope your building experience in Benton will be enjoyable. Check out the City of Benton web site at bentonar.org for more information.

**Jimmy D. Towe
Community Services Supervisor**

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PHONE NUMBERS

Benton Utilities	
Electric	776-5931
Engineering	776-5984
General Manager	776-5984
Wastewater	776-5955
Water	776-5933
City Clerk	776-5908
Community Development Department	776-5938
Fax	776-5922
Director	776-8058
Community Services Supervisor	776-5939
Permits and Inspections	776-5938
Communications	776-5915
Fax	776-5922
Fire Department	776-5986
Fax	776-5963
Street Department	776-5990

Main City Ordinances Regarding Building

Board of Appeals	Ordinance 11 of 2005
2012 Arkansas Fire Code,	
2012 International Building Code	
2006 International Residential Code	
2006 Arkansas Plumbing Code	
2011 National Electric code	
2006 Arkansas Fuel Gas Code	
2010 Arkansas Mechanical Code	
Fee Ordinance	Ordinance 76 of 2009
Porta-potty Ordinance	Ordinance 24 of 2006
Sign Ordinance	Ordinance 46 of 2009
Street Ordinance	Ordinance 5 of 1997
Streetlight Ordinance	Ordinance 66 of 2006
Stormwater Ordinance	Ordinance 2 of 2006
Subdivision Ordinance	Ordinance 20 of 2009
Zoning Ordinance	Ordinance 22 of 1992
Utility Fee Ordinance	Ordinance 14 of 2007

Applicable State & Federal Laws

State Fire Code Americans with Disabilities Act (ADA) of 1990
Architectural & Engineering Practice Act (A.C.A 17-30-104 & 17-15-102)

General Information

Building Codes:

The City of Benton has adopted the 2012 Arkansas Fire Prevention Code, which is based on the 2012 International Building Code and the 2012 International Residential Code. Consult the 2012 Arkansas Fire Prevention Code for specific codes. Additional requirements adopted by the City are detailed in this document.

Building Permits:

Applications for building permits may be obtained at the Community Development Office, 114 South East Street (776-5938). A plot plan is required with your application for a permit. While it is not required, an engineered plot plan is desirable (see attachment A). All contractors are required to provide a copy of their State Homebuilder's Registration or State Contractor's license, and to obtain a City Contractor's License before a permit is issued.

When the permit is issued, the white cardboard copy **must be posted on the building site (para. R105.7, 2012 IBC)**. If you lose your building permit, you should obtain a replacement copy from the Office of Community Development. Please note the phone number of the appropriate contact person on the building permit.

Individual permits must be obtained for electrical work, plumbing, mechanical work and gas piping.

A building permit is required if a residence is going through the following changes or additions:

1. Any addition that will change the outside configuration of the building.
2. Walls being moved to another location that might cause a structural failure.
3. Major changes like adding an HVAC system, new bathroom, or any electrical work.

Certificate of Occupancy:

Ordinance 22 of 1992 states:

No land or structure for which a building permit has been issued shall be used or occupied unless an occupancy permit for such shall have been issued by the Office of Community Services stating that the structure or use complies with these regulations. Land or structures may be used or occupied only for the use shown on the occupancy permit. A record of all occupancy permits shall be kept on file in the Office of Community Services. Occupancy permits shall be revoked in writing when it is found that the use of land or building does not conform to these regulations.

Any person, firm or corporation who uses land or structures or who builds structures in violation of these regulations or any architect, builder, contractor, agent, person or corporation employed in connection with or assisting in such violation is guilty of a misdemeanor and subject to a fine of not less than \$10.00 and more than \$100.00. Each day's violation shall constitute a separate offense.

Demolition Permits

A demolition permit will be required if you tear down a building. Additionally, according to ADEQ, an asbestos survey and proper removal of asbestos may be required if:

1. The demolition/renovation is for fire training purposes
2. The demolition/renovation involves more than one small residential building within 1500 feet of each other by the same owner or operator

3. The demolition/renovation involves more than 4 of each of the following or a combination thereof: condominiums, co-operatives, lofts, or boarding house rentals
4. One or more residential buildings are demolished/renovated as part of
 - a. a commercial project
 - b. a public project
 - c. an urban renewal project
 - d. a highway construction project
 - e. a project to develop a shopping mall
 - f. a project to develop an industrial facility
 - g. any other private development process
5. The demolition/renovation involves a residential building that was used for commercial purposes or a loft with a storefront
6. If the demolition/renovation involves a small residential building used to store farm supplies

Electrical misc:

--Arc Fault Circuit Interrupters are required per 2011 NEC, Section E3902

--Tamper resistant receptacles are required in a dwelling unit per 2011 NEC, E3901

--Benton Utilities will accept the combination meter base box of Square D only. Regular meter bases require the Landis and GYR, Eaton brand and Talon.

--Meter boxes must be located on the side of the building closest to the transformer or pedestal.

--A licensed electrical contractor must do all meter upgrades. Only a licensed electrician can purchase the permit. An electrical contractor may not purchase a permit for work done by anyone other than himself.

--All electrical work done in the City of Benton must have an electrical permit.

--A permit may be issued to a property owner to do work in his/her own home provided he/she can show proof that he/she owns the home, and is presently residing, or will reside, in the structure after completion. The applicant shall do all electrical work. Prior to the issuing of an electrical permit, the applicant must submit in writing a statement containing his name, current address, telephone number, and agreement to comply with the current electrical code. PROVIDED, HOWEVER, installation of Primary Service, including Meter Loop and Main Disconnect, including all temporary services, are to be performed only by a Master Licensed Electrician.

-- To connect temporary permanent power, you have the option of posting a one-time bond of \$3,000 in lieu of paying a deposit for each home you build. The bond is one per contractor. You must sign a form releasing the City of Benton from any liability on temporary permanent power.

The release says:

I, _____ do hereby release the City of Benton from any liability on temporary permanent power.

I understand that temporary power is only for the heating and cooling of the residence and no other circuits will be energized.

I will install a receptacle on the bottom of the outside disconnect (GFCI).

I also understand that a \$3000 annual bond will be necessary for all contractors and a \$300 penalty will be applied if any violations are found.

Fire Protection Measures:

The Fire Code requires all houses to have smoke detectors installed in every bedroom, hallway, and at the top and bottom of stairs. These detectors must be wired in series, and be on the same circuit. (2012 IBC, Section R314)

Inspections:

Inspections are requested through the Community Development Department at 114 South East Street. Telephone number 776-5938 or 776-5939.

Inspections may be requested from 8-5, Monday through Friday. Any inspections called in after noon each day will be scheduled for the next business day.

Footings and rough plumbing inspections will be given the highest priority due to the possibility of inclement weather causing difficulties.

Permits must have been issued for the work involved before the inspections will be performed.

Building permits must be posted in a readily accessible and visible position on the building site, and be protected by a weatherproof enclosure.

If the work passes the inspection, it will be signed off on the appropriate space on the building permit.

If the work does not pass inspection, a red tag will be left on the site. If the code violations are few enough to be easily written on the card, they will be shown. In either case, the card will say to contact the building inspector.

Required Inspections:

The following structural inspections are required when the structural elements are present:

A. Footing--must be called BEFORE concrete is poured. Prior to any footing inspection, all lot lines must be staked and marked by flagged string, which is affixed in such a way so as not to be readily moved about.

B. Foundation wall—may be combined with footing on a monolithic pour.

C. If the foundation wall is built on a conventional footing, an additional inspection is required before the slab is poured.

D. Framing—applies to all framing, regardless of material, must be inspected before it is covered by insulation or finish material.

Inspection Procedures:

The contractor or sub-contractor taking out the permit must call for inspections. That is, the builder calls for structural inspections the electrician calls for electrical inspections, etc.

Footings inspections will be made after under-slab inspections, the same day if possible.

The inspections listed below will be done in the following order:

- 1st group footings-- Underground plumbing
 Footings inspection to be done the
same day, if possible
 Temporary power inspection

- 2nd group rough-- Top out plumbing
 Gas, if applicable
 Rough electrical
 Rough mechanical
 Framing

- 3rd group final-- Final plumbing
 Final electrical (1 inspections, inside and outside)
 Final mechanical
 Final building inspection*

* For final inspection, the address must be permanently affixed to the residence with a minimum of 3” letters. (2012 IBC, Section R319 & ordinance #78 of 2007)

After the final inspection, the building inspector will pick up the permit card and take it back to the Community Development to issue a Certificate of Occupancy.

Re-inspection Fees:

A re-inspection fee of \$30.00 will be charged when an additional trip is made by the inspector due to rejections, lockouts, insufficient information as to location of building or structure, work not ready for inspection, or any other cause due to neglect or failure on the part of the applicant.

Specific Items for Consideration in Inspections

In addition to the items required by the International Code Congress and related codes, and the Arkansas Fire Code, inspectors will specifically be looking for the following:

1. Footings inspections

A. Monolithic slab footings (Section 403 of the 2012 IBC Residential) All buildings with 760 square feet and above shall be 24” wide with concrete 9” to 12” deep with four No. 4 bars lapped 30 bar diameters and securely tied in place.

B. Buildings with 760 square feet to 450 square feet may have footings 20” wide with 8” of concrete. Any building with less than 450 square feet may have footings 12” wide with 6” of concrete.

C. Buildings from 0 square feet to 760 square feet shall have two No. 4 reinforcing bars lapped 24” bar diameters and securely tied in place.

2. Foundation Wall/Slab Inspection

A. Foundation walls of concrete block must be a minimum of 8" thick. However, one course of 4" thick concrete block filled solid with concrete will be allowed around the perimeter of a garage for the purpose of allowing the slab to be sloped with a minimum of problems.

B. Maximum heights for foundation walls where unbalanced fill exists are shown on p. 92 of the 2012 IBC Residential.

C. Sills must be secured to the foundation wall or slab with ½ inch anchor bolts at 6' on center. The nuts & washers must be put on and tightened. Or U.L. Mudsill anchors at 6' on center. (Para R403.1.6, 2012 IBC)

D. Concrete slabs must be a minimum of 3.5 inches thick, and be composed of, at a minimum, 2500 pound per square inch concrete. (Section 506, 2012 IBC)

E. Finished floor must be 6 inches above finished grade. Finished floor of buildings in the flood plain must be 24" above Base Flood Elevation (BFE).

3. Framing Inspection

A. Stud size and spacing should be per Section R602, 2012 IBC.

B. Double 2X headers are required on all openings in exterior and interior walls. The table for allowable spans for headers is shown on page 121-122 of the 2012 IBC. Laminated beams are allowed where manufacturer's documentation of load-carrying capability is furnished.

C. Where more than half of a plate is cut through, a 1.5 inch wide by 1/8-inch thick metal strap with four nails on each end must be used to tie the plate at all points. (Para R602.6.1, 2012 IBC)

D. Double plates are required at the top of walls with joints staggered in a minimum of three feet.

E. Allowable spans for joists and rafters are shown in Chapter 8 (2012 IBC).

F. The fastener schedule for structural members is shown in Section R602, 2012 IBC.

G. Fire stopping requirements are shown in Section R602 & Chapter 10 of 2012 IBC.

Open Burning Regulations

The Benton Fire Department enforces Arkansas state regulations regarding open burning within its jurisdiction. State law prohibits the burning of refuse, garbage, trade waste, or other waste material, or conducting a salvage operation by open burning.

Trade Waste refers to any building material, including shingles, insulation, pallets, boxes, wiring, and wood products, whether treated or untreated. Any milled, sawed or man-made materials that are product of the building trade are considered trade waste.

Controlled fires may be used only for the purposes of on-site land clearing operations; however, the fire(s) must be continually supervised by someone in attendance with heavy equipment to control and/or extinguish the fire, as needed.

Any fire which constitutes a health hazard, safety hazard or nuisance shall be immediately extinguished.

Open burning is a privilege, not a right. Any violation may result in local fines and/or penalties and possible intervention by the Arkansas Department of Environmental Quality. The ADEQ can impose fines of up to \$10,000 per day per violation.

**Section 3 of Ordinance 31 of 2007 does allow a person “possessing a building permit to maintain an open fire in a metal drum for heating purposes only. Such a fire will be built using waste lumber only.”

Plumbing Under Slabs

Any plumbing under 1” in diameter may not have soldered joints in the slab. While this is not required, it is highly recommended. (102.9 Requirements not covered by code)

Porta-potties

Each construction site must have a porta-potty unless the same builder has more than one job within 75 feet. A porta-potty is not necessary if bathroom facilities are available (for example, remodel of an existing home). Porta-potties must not be located on a hard surface (sidewalks, streets etc.) They must be located on the job site.

Posting of contractor names and license numbers

The Arkansas State Residential Licensing Law (Act 950 9f 1999) states that:

Each contractor holding a license from the Residential Building Contractors Committee shall display in a prominent, legible manner the license number and contractor’s name, as licensed, in letters not less than three inches high on a sign prominently displayed at all residential job sites.

Posting of the Lot Number and Street Address

To avoid delays in inspections and to aid emergency personnel should their assistance become necessary, the street address and lot number of the job site should be posted in a highly visible location.

Residential RPZ Permits

The plumber and a licensed sprinkler installer must sign all residential RPZ permits.

Permits issued for lawn sprinkler systems shall be issued only under the following conditions:

- A. All sprinkler systems must be protected with an RPZ assembly.
- B. The plumbing contractor or master plumber responsible for the RPZ assembly must employ a “State Certified Testing and Repair Technician” who shall install, test, and if needed, repair the system RPZ assembly.

C. The “State Certified Testing Technician” testing RPZ assembly installed on lawn sprinkler systems must also be a “State Certified Repair Technician.”

D. A state certified testing technician should perform all tests of the mechanical devices/assemblies and be responsible for the competence and accuracy of all tests and reports. Three copies of the test report shall be provided. One copy will go to the consumer; one to the authority having jurisdiction, and the testing technician will retain one. RPZ assemblies shall be registered with the City of Benton. The registration form shall consist of, but not be limited to, the following:

- detailed information on the location of the device and what system the device is serving
- customer name, street address, type of assembly, size, manufacturer, model, serial number, test’s name, certification number, and date
- the digital printout tape shall accompany the registration form

E. Test kits must be of the digital printout type and meet State of Arkansas calibration and certification requirements

Residential Licensing Law

Act 1003 of 2003 removed the three home exemptions from the residential licensing law (Arkansas Code Ann. Section 17-25-501 et. Seq.). Arkansas law now requires a residential builder (which includes a “project manager” or a “construction manager”) to have a residential license to build ONE RESIDENCE.

The penalty for violation of the licensure requirement could be as much as 3% of the total project.

Electrical

Any electrical work being done in the city limits of Benton must have an electrical permit.

Sidewalks

The City of Benton enforces the Americans with Disabilities Act. For commercial projects, consult with your engineer or architect as to those requirements for sidewalks, parking spaces & ramps.

For residential sidewalks, Benton subdivision regulations state that

Sidewalks shall have a width of four feet with a one foot green space or five feet from back of curb and shall be installed on one side of all streets for a distance of at least 1320 feet on those streets, which would provide direct access to a school site.

Additionally, subdivision regulations state that

Sidewalks in residential areas shall abut property lines and shall conform to the specifications adopted by the City.

To meet requirements of the Americans With Disabilities Act,

1. The cross slope (slope that is perpendicular to the direction of travel) cannot be greater than 2%, including driveway crossings.
2. The running slope (the slope that is parallel to the direction of travel) may match the grade of the curb.
3. Truncated domes and ramps must be placed at each street crossing.

Signs

Please refer to the latest sign Ordinance for specifications. To purchase a sign permit, you will be required to fill out an application & provide a plot plan of the proposed site and placement of the sign.

Stormwater Enforcement

The Arkansas Department of Environmental Quality requires that the City of Benton enforce stormwater pollution prevention measures in the City. As a result, you must file a stormwater pollution prevention plan with Community Development when you obtain a building permit, and keep a copy of this form on the jobsite at all times. You should also follow best-management practices to keep from polluting Benton water sources.

To help pay for enforcement and education activities, a \$.01 per square foot under roof fee is charged for residential construction, and \$.01 per square foot for building and total site, including parking lots or storage, is charged for commercial construction.

Street Cuts

When a street cut is done you cannot close the street. The road must be made passable for traffic and a metal plate must cover the cut.

Water Heaters

ALL water heaters installed in garages having an ignition source shall be elevated such that the source of ignition is not less than 18 inches above the garage floor. (2006 Arkansas Plumbing Code, para. 502.2.1)

Water Service

The water service pipe shall be sized to supply water to the structure in the quantities and at the pressures required in the Arkansas Plumbing Code. The minimum diameter of water service pipe shall be ¾ inch. (2006 Arkansas Plumbing Code, Para 603.1) Connections less than 1” in diameter may be installed under the slab for residential construction with exceptions for repairs to existing structures permitted.

The water service pipe and building sewer shall conform to Arkansas State Plumbing Code.

Swimming Pools/In-ground/Above ground

A permit is required for all pools that are more than 24” deep. The 2006 International Building Code, Section 3109 also requires that a fence be installed around the pool when it is more than 24” deep. The specific height requirements and spacing are covered in Section 3109.

COMMERCIAL BUILDING PROCEDURES

City of Benton Commercial Building Checklist

Name of Development _____

Name/Address/Phone/email of Developer _____

Name/Address/Phone/email of Contractor _____

Location of Project _____ Current Zoning _____

PRELIMINARY CONSULTATION WITH BENTON DEPARTMENT HEADS WHEN THE PROJECT IS IN THE PLANNING PHASES IS STRONGLY RECOMMENDED TO EXPEDITE THE APPROVAL PROCESS.

The Benton Department Heads meet each Thursday at 9:00 a.m. at the Benton Utilities Office on Dale Ave. Call the Director of Community Development (501) 776-5938 to place your proposed development on the agenda. Time from submittal to approval will vary with the nature of the project and the completeness and appropriateness of the plans submitted.

The City of Benton has adopted the 2012 Arkansas Fire Prevention Code, which is based on the 2012 International Building Code. Consult the 2012 Arkansas Fire Prevention Code for the specific codes and years.

In order to obtain a commercial building permit, the contractor must be licensed by the State of Arkansas and the City of Benton.

In accordance with the Arkansas Fire Prevention Code, construction documents submitted should be prepared by an architect or engineer registered in the State of Arkansas. The design professional shall affix his or her official seal to the drawings, specifications and accompany data for all of the following types of structures:

- Group A (Assembly), Group E (Educational) or Group I (Institutional)
- Buildings and structures 3 stories or more high
- Buildings and structures 5,000 sq feet or more in area

The Arkansas Engineering and Architectural Acts classify building according to their intended purpose: Additionally, the Arkansas Architectural Act requires that non-residential buildings of over \$100,000 in value (not including site) be designed and stamped by a state-licensed architect. (A.C.A. 17-30-104); (A.C.A. 17-15-102).

Site plans must be designed and stamped by a professional engineer registered in the State of Arkansas.

Information Needed for Approval (additional items may be required depending on the nature of the project)

On Plans:

- Name of Development
- Current Zoning
- Name and Address of Owner of Record
- Name and address of architect, landscape architect, engineer, surveyor or others involved in preparation of the plan
- Date of preparation of the plan
- Legal description of the property with exact boundary lines and building setbacks
- North arrow and scale
- Elevations should be on state plain coordinates
- Identification of any land areas within the 100-year floodplain. Lot area in square feet
- Show scale (not less than 1" = 100') on minimum 22" x 34" paper

Plan Elements:

- Vicinity map locating streets, highways, section lines, railroads, schools, and parks within ½ mile
- Existing streams, drainage channels and other bodies of water
- Drainage easements for stormwater run-off and detention shown and labeled
- Drainage structures and locations should be shown
- Location and name of existing streets
- Show source of water supply
- Show location of wastewater connection to municipal system and sanitary sewer layout
- Show ingress and egress points
- Show existing and proposed utility easements
- Show parking requirements per ordinance plus all parking spaces (9 x 20')
- Fire protection requirements should be noted. Refer to the Arkansas Fire Code.
- Proposed location of buildings and other structures, parking areas, drives, loading areas, services areas, alleys, walks, screening and public streets
- Lot dimensions
- Location and dimensions of existing structures on the site
- Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan
- Pedestrian and vehicular access points, sidewalks, crosswalks, automatic gates, etc.
- Typical building elevations depicting the style, size and exterior construction materials of the buildings proposed. Where several building types are proposed on the plan, such as apartments and commercial

buildings, a separate sketch shall be prepared for each type. The elevations shall be drawn at a minimum scale of 1/16" to 1' and must show adjoining context.

- Location and size of any signs
- Location and information about screening
- Floor plan of all buildings
- Elevations of all sides of buildings
- Typical wall sections
- Plumbing riser diagrams
- Foundation plan and/or details
- Electrical riser diagram and load calculations
- Earthquake notation of the seismic zone

6 sets of plans will need to be provided initially. Two additional sets of final plans shall be provided. These plans will be stamped as final. One stamped set will be kept in the Community Development Department; the other will be required to be kept on the job site for use by building inspectors.

Additional Information Required:

- Physical address of the project
- City of Benton Privilege License for Contractor
- Any variance approvals
- Arkansas Department of Health approval
- Stormwater Pollution Prevention Plan
- Stormwater Notice (see form on p. 20)
- Expected utility demands
- RPZ required
- Knox Box required
- Benton Electric Dept will determine electrical meter location.
- Square footage of the total project (including parking lots and storage) necessary to computer the stormwater fee

***ADEQ requires a permit for larger sites—we will accept their paperwork. For smaller sites, see attached form on p. 20

Storm Water Pollution Prevention Plan (SWPPP) For Small Construction Sites

**(Please note this document is intended for guidance only and does not ensure permit compliance.)*

PROJECT NAME¹

PROJECT SITE²

ADDRESS OF SITE:

OWNER NAME AND ADDRESS:

OWNER TELEPHONE #:

SITE AREA³

PROJECT DESCRIPTION⁴:

RUNOFF COEFFICIENT: 0.3-0.5

SEQUENCE OF ACTIVITIES⁵:

NAME OF RECEIVING STREAM: Please circle one:

McNeil Creek, Hurricane Creek, Depot Creek, Salt Creek, Saline River

EXISTING SOIL INFORMATION⁶:

ENDANGERED SPECIES⁷:

EROSION AND SEDIMENT CONTROLS⁸:

TIMING OF CONTROLS/MEASURES⁹:

WASTE MATERIALS¹⁰:

SANITARY WASTE¹¹:

CONTROLS INSPECTION AND MAINTANCE PRACTICES:

Erosion controls will be inspected weekly or after any storm event of 0.5 inches or greater or within 24 hours to make sure the controls are in effect and do not require any maintenance. All erosion controls will be maintained in good working order. Any repair or replacement and/or cleanup will be done as soon as possible but no later than 5 days after the inspection.

NON-STORM WATER DISCHARGES: None

MATERIAL MANAGEMENT PRACTICES: An effort will be made to store only enough products (cement, sand, dirt) to do the job. The project superintendent will inspect daily to ensure all materials are on the site and not in the street.

COMPLETION OF JOB: After utility services to the house are installed, the lot will be graded and ready for landscaping. Erosion controls will be removed once the soil is stabilized and the street will be cleaned to make sure it is free of debris.

MEMBERS OF COMPANY¹²:

303 (d) LIST, TMDL, OTHERS: The storm water from the construction site discharges to _____ (receiving stream). This water body is not on the list of impaired water bodies (i.e., 303(d)list) for siltation/turbidity. Since this water body is not impaired, a TMDL is not applicable to this construction project.

I certify under penalty of law that this document and all the attachments were prepared under my direction or supervision in accordance with Storm Water Permit Number ARR1500000. I am aware that there are significant penalties for submission false information, including the possible of fine and imprisonment for knowing violations.

Signed (Operator): _____ Position: _____

Signed (Member): _____ Position: _____

Signed (Member): _____ Position: _____

Notes

(Use the information below to help you complete the form)

1. Usually single family residence, but could be storage building or duplex
2. Usually Lot # of _____ Subdivision
3. Square footage of the lot or x% of an acre
4. For example: A single-family house, X bedrooms, X bathrooms. Light excavation to remove trees and grade the lot for construction of the house. After 80% of the house is complete, the yard will be graded for driveway and landscaping. Silt fence will be removed.
5. For example: Survey, plot plan, building permit and stormwater permit purchased, clear the lot, portable toilet provided to the building site. Footing, foundation, filling, framing, bricking, gas and electricity lines, grading the lot, landscaping, final clean up.
6. For example: Sandy loam, heavy clay. See Soils map in Community Development for more information.
7. In most cases, no endangered species will be affected. You can say: "This construction project is located in a developed subdivision; therefore, no endangered or threatened species are affected by the project."
8. For example: Silt fences and hay bales will be installed as necessary to reduce or eliminate the runoff from the site.(See included map for the direction of the flow and the erosion control measures used).
9. For example: Silt fences and/or hay bales will be installed in areas where needed prior to clearing the lot. When the site is stabilized (grass is growing enough to keep the dirt on-site), silt fence and other erosion controls will be removed and disposed of appropriately.
10. For example: Trash will be collected in the trash container on the site. The container will be emptied by the trash company.
11. For example: Portable toilet from XXXXXX Company will be on the site after the clearing of the lot and remain until 90% of the job is complete. Service of the portable toilet will be done by XXXXX Company.
12. Name of the people on the job site (and their position) who are allowed to make any changes necessary to the erosion controls on the job site or changes to this SWPPP.

