RUBY/ASSOCIATED PIPE LINE- SITE PLAN
TEMPARARY PARKING AND CONSTRUCTION YARD
~350 SOUTH HAMMER ROAD
CITY COUNCIL MEETING
JANUARY 21, 2010

LOCATION- Vacant field directly south of old turkey shed buildings on Anvil Road in the East Industrial Park.

UTILITIES- Temporary single phase connection needed. They will need to work with Rocky Mountain Power because they service the business park, but this should not be a problem. City water is available on this site. They will bring in portable toilets.

OTHER- This project will start early in June and last no more than one year. They will employ about 200 – 250 people for the first couple of months and then about 500 until November 1st. After this there will only be a small crew left to clean up and finish the project. They will arrive at the yard between 6:00 & 6:30 in the morning. They will normally work 10 hours, 6 days a week. They will set up this yard similar to what was previously proposed. They will bring in several office trailers, some fuel and equipment, and provide an area for employee parking. Limited lighting will be needed. They will gravel areas as needed and they will have water trucks on site to control any dust problems. There will be a night watchman on site. The road access onto Hwy 101 can be addressed in a couple of ways. They are willing to participate with the city on realigning Hammer road if the cost is feasible and UDOT is agreeable to the realignment. If this doesn't work then they will provide extra signage and flaggers as needed and allowed by UDOT. They will have Federal & State permits that will govern fuel tanks and storm water issues, etc. This site should work well for what they need.

The Planning Commission unanimously recommended approval with the following conditions:

1. Yard be restored to similar pre-use condition by June 1, 2011
2. Have a covered dumpster and trash kept cleaned up on the site
3. Have all federal permits & procedures in place
4. Limited lighting that does not affect surrounding areas
5. Gravel parking and traffic areas as needed
6. Dust kept under control along with other storm water requirements maintained
7. Provide the city with a contact person to address complaints
8. If possible partner with the city in realignment of access onto Hwy 101

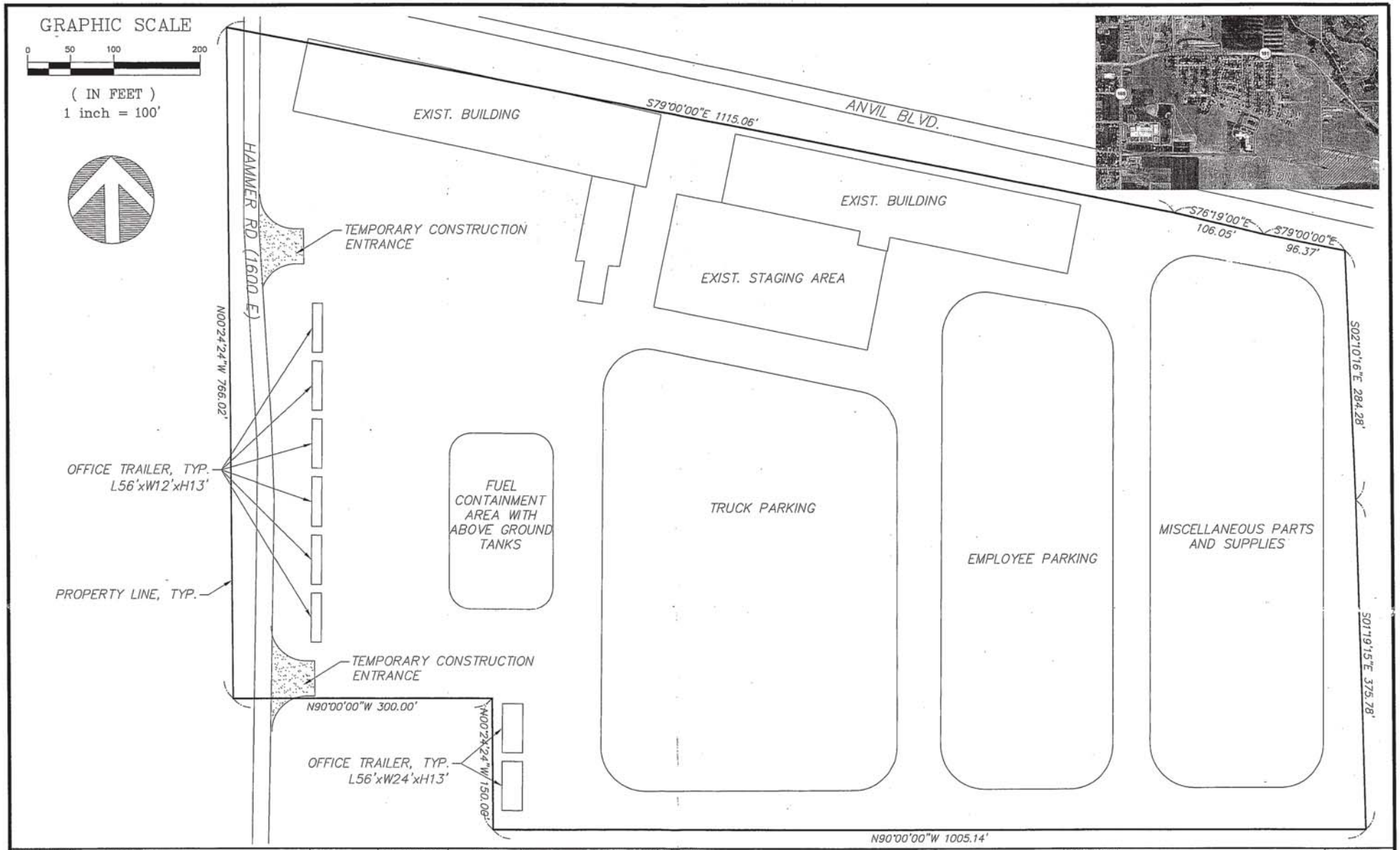
1. **How will the fuel containment area be constructed?**

Associated Pipe Line Contractors will store fuel, petroleum products, and hazardous materials at the construction contractor yard (yards) in a manner designed to protect the environment. Storage will be provided with secondary containment structures lined with an impervious material that provides a minimum containment volume equal to 110 percent of the volume of the largest storage vessel located in the yard. Associated Pipe Line Contractors will construct these containment structures such that in the event of a leak or spill, the liquid will be contained within the structures. If earthen containment dikes are used, they will be constructed with slopes no steeper than 3:1 (horizontal to vertical) to limit erosion and provide structural stability. Containment areas will not have drains.

Accumulated rainwater may be removed if authorized by the designated environmental supervisor (following consultation from the owner company's environmental team) from bulk storage tanks. If visual inspection indicates that no spillage has occurred in the containment structure and if approved by the environmental team, accumulated water may be drawn off and disposed of in an appropriate manner. If spillage has occurred in the structure, accumulated waste water shall be drawn off and pumped into a storage vessel for disposal.

The designated environmental supervisor will visually inspect aboveground bulk tanks frequently. Drain valves on temporary storage tanks will be locked to prevent accidental or unauthorized discharges from the tank. Associated Pipe Line Contractors will correct visible leaks immediately upon recognition.

All fuel nozzles shall be equipped with functional automatic shut-off valves. Prior to departure of any fuel tank truck, all valves, fillings, and hoses on the vehicle shall be examined by the driver for leakage and tightened, adjusted, or replaced to prevent liquid leaking while in transit.



NO.:	DATE:	DESCRIPTION:

DATE:	APPROVED BY:
01/07/10	L. ANDERSON
DRAFTING BY:	CHECKED BY:
S. EARL	L. ANDERSON

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PROJECT TITLE:

ASSOCIATED PIPELINE TEMP. CONSTRUCTION YARD

RUBY PIPELINE PROJECT

350 SOUTH HAMMER RD (1600 EAST), HYRUM, UTAH

SHEET DESCRIPTION:

SITE PLAN

PROJECT #: 09029APL
SCALE: 1"=100'
SHEET: 1 of 1