

- 1) 4/1/11 RH - PREPARED PLANS FOR CLIENT.
- 2) 4/14/11 RH - REVISED PLANS PER COUNTY COMMENTS.
- 3) 6/15/11 RH - REVISED PLANS PER COUNTY COMMENTS.

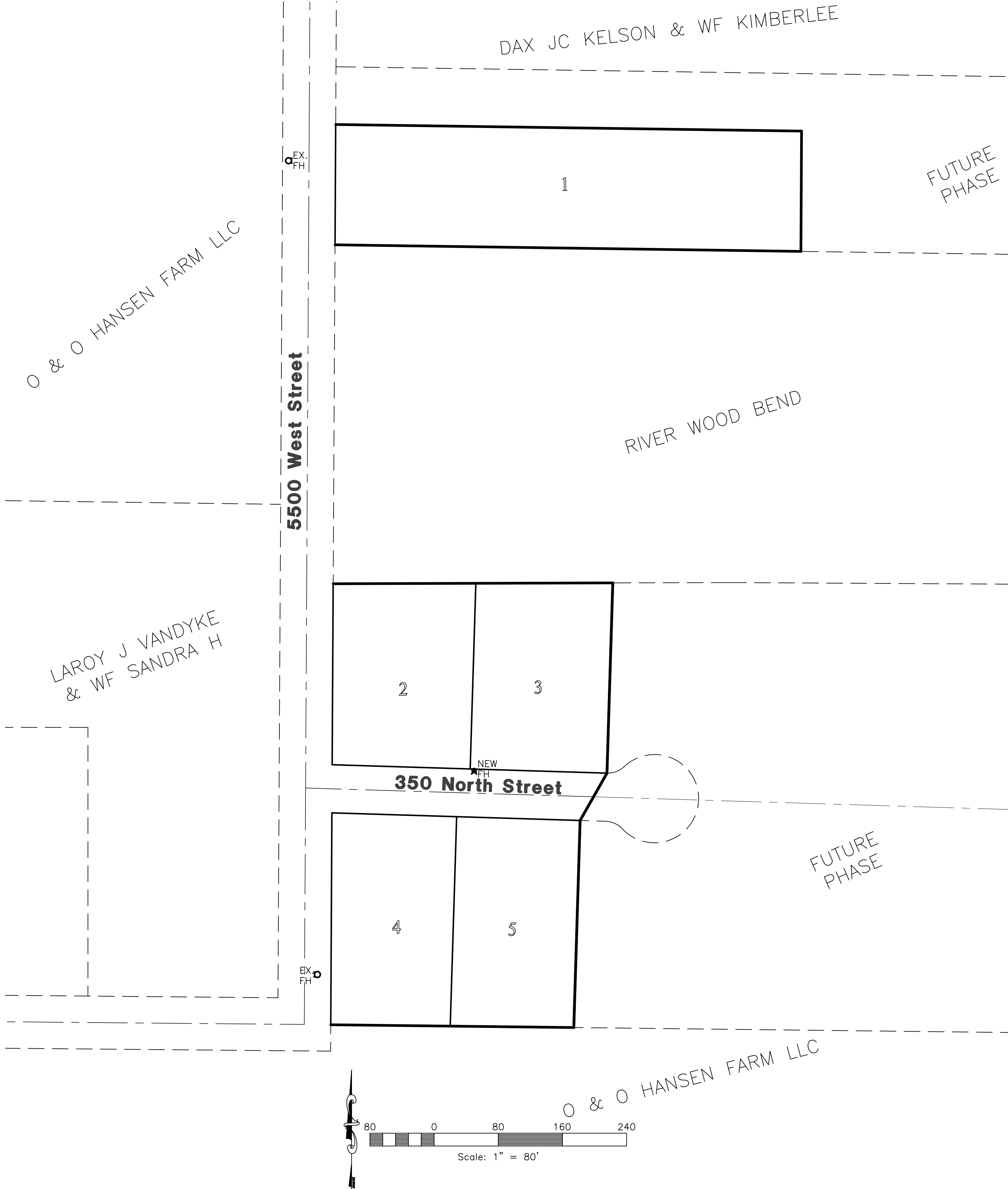
WARREN, WEBER COUNTY, UTAH
MARCH, 2011



Sheet 1 - Cover/Index Sheet
Sheet 2 - Street Cross-Sections/Legend/Notes
Sheet 3 - 350 North Street 10+00.00 - 15+50.00
Sheet 4 - Overall Secondary Water Plan
& 5500 West Ditch Piping Plan
Sheet 5 - Storm Water Pollution Prevention Plan
Sheet 6 - Storm Water Pollution Prevention Plan

FEMA NOTE:
FINISHED FLOOR ELEVATIONS WILL NEED TO BE 1' ABOVE
THE FLOOD PLAIN THAT WILL BE DETERMINED BY THE
FEMA STUDY CURRENTLY BEING DONE.

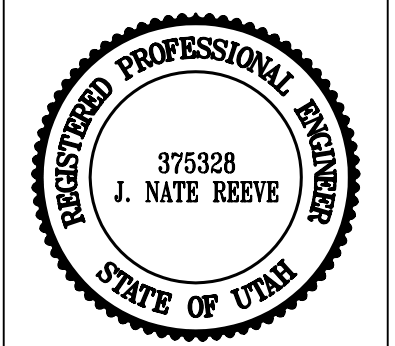
1. **CONSTRUCTION STAKING TO BE PROVIDED BY REEVE & ASSOCIATES, INC.**
2. ANY MODIFICATION TO THIS CONSTRUCTION PACKAGE OR TO THE CONSTRUCTION SCHEDULE SHALL BE APPROVED BY THE ENGINEER. PRIOR TO SAID APPROVAL, ALL IMPROVEMENT DRAWINGS SHALL BE RESUBMITTED AND APPROVED BY THE ARCHITECT.
3. THE CONTRACTOR SHALL LOCATE, RETAIN AND PROTECT ALL EXISTING UTILITIES UNLESS OTHERWISE DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL MAINTAIN 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION OF CULINARY WATER LINES, SANITARY SEWER, AND STORM DRAIN LINES.
5. THE CONTRACTOR SHALL INSTALL ALL SANITARY SEWER MAINS, SERVICE LINES AND STORM DRAIN LINES PRIOR TO INSTALLING ANY WATER SYSTEM IMPROVEMENTS. ADJUST WATER MAINS FROM 4'-6" TO 6'-6" OF COVER AS REQUIRED TO AVOID SANITARY SEWER SERVICE LINES.
6. SIDEWALKS SHALL BE FOUR INCHES THICK, UNLESS FRONTING DRIVEWAY, THEN SIX INCHES THICK.
7. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL UTILITY CONFLICTS UPON DISCOVERY.
8. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY. OWNER SHALL PAY ALL ASSOCIATED UTILITY COMPANY FEES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SLOPE AND CONSTRUCTION OF CONNECTING SEWER PIPING.
10. CONTRACTOR SHALL BE RESPONSIBLE OF PROPER BACKFILLING, COMPACTING, AND PAVEMENT RESTORATION.
11. CONTRACTOR TO OBTAIN ALL NECESSARY PERMIT(S) AND COMPLY WITH ALL PERMITTING REQUIREMENTS.
12. ALL THRUST BLOCKS SHALL BE POURED IN PLACE AGAINST UNDISTURBED SOIL. ALL VALVES, FITTINGS, AND APPURTENANCES TO BE BLOCKED.
13. ALL EXPOSED NUTS AND BOLTS WILL BE COATED WITH A NON-OXIDE WASH AND WRAPPED IN 8-MIL POLYETHYLENE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCIES STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS DURING CONSTRUCTION.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
17. ALL EXISTING ASPHALT SHALL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.
18. CONTRACTOR TO INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL PVC PIPING.
19. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE PROJECT.
20. TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT CITY AND/OR STATE TRANSPORTATION ENGINEERS' MANUAL.
21. A UPDES GENERAL CONSTRUCTION STORM WATER PERMIT MUST BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
22. ALL WORK SHALL CONFORM TO THE CURRENT EDITION OF THE APWA AND CITY SPECIFICATIONS AND DRAWINGS.



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 4155 S. HARRISON BLVD. EXECUTIVE BLDG. #310, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

REVISIONS	
DATE	DESCRIPTION
4-14-11	RH County Comments
6-15-11	RH County Comments

Lisa Estates Subdivision Phase 1 & 2 WARREN, WEBER COUNTY, UTAH



Engineer: J. NATE REEVE, P.E.
 Drafter: R. HANSEN
 Begin Date: MARCH 18, 2011
 Name: LISA ESTATES
 SUBDIVISION
 PHASE 1 & 2
 Number: 1714-27

Sheet	6
1	Sheets

WARREN, WEBER COUNTY, UTAH
MARCH, 2011



REVISIONS		
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**Lisa Estates Subdivision
Phase 1 & 2**

Storm Water Pollution Prevention Plan Exhibit



Engineer:
J. NATE REEVE, P.E.

Drafter:
R. HANSEN

Begin Date:
MARCH 18, 2011

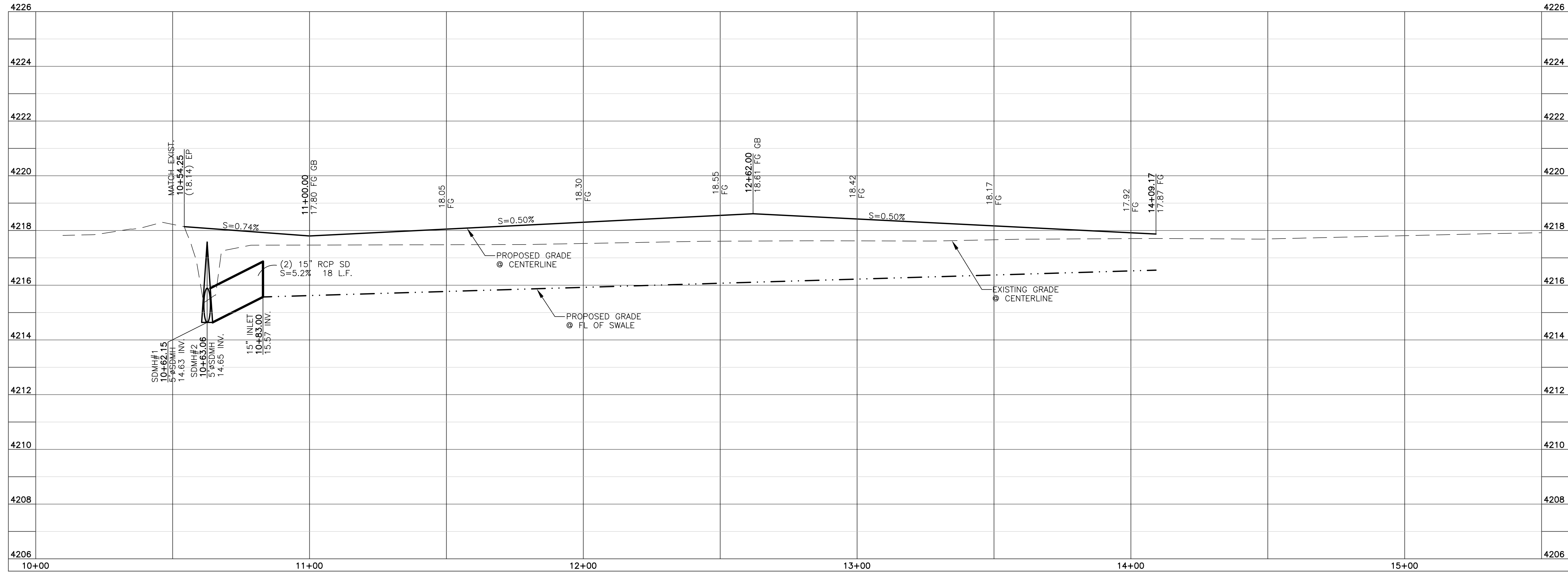
Name: **LISA ESTATES**

PHASE 1 & 2

Number: 1714-27

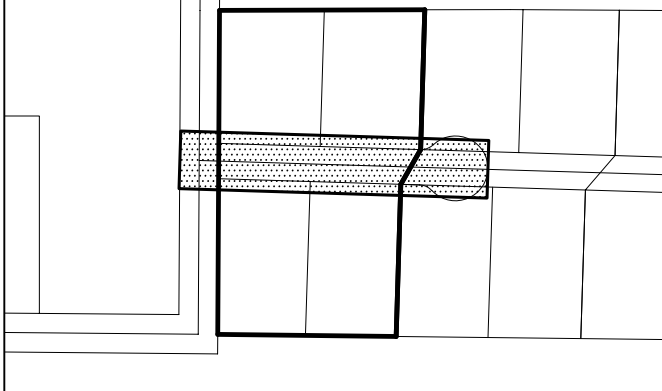
- PROJECT LOCATION.....WARREN, WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.....MARCH 2011
- BMP'S DEPLOYMENT DATE.....MARCH 2011
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....ALLAN KARRAS (801) 564-0909
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP
BY OWNER/DEVELOPER





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Key Map



Construction Notes:

1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF WEBER COUNTY.

CULINARY WATER

W/10 - 10" PVC C-900 CLASS 200 WATER

STORM DRAIN

SD/15 - 15" RCP STORM DRAIN

SECONDARY WATER

SW/6 - 6" PVC C-900 SECONDARY WATER LINE

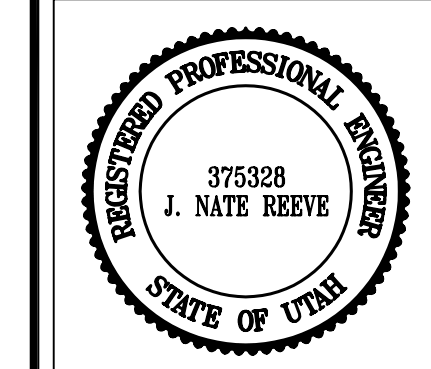
Reeve & Associates, Inc.
4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2668 www.reeve-assoc.com
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

RA

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Lisa Estates Subdivision
Phase 1 & 2
WARREN, WEBER COUNTY, UTAH

350 North Street
10+00.00 - 15+50.00

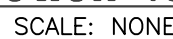


Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	R. HANSEN
Begin Date:	MARCH 18, 2011
Name:	LISA ESTATES
SUBDIVISION	PHASE 1 & 2
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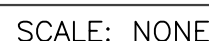
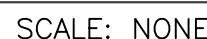
Sheet	6
3	Sheets









Blue Stakes Location Center
Call: Toll Free
1-800-662-4111
Two Working Days Before You Dig

Revised 6-15-11

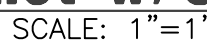


NOTE:
THESE PAVEMENT THICKNESSES
SHALL BE CONSIDERED AS MINIMUMS
AND MAY BE INCREASED BY THE COUNTY
ENGINEER WHEN SUBGRADE C.B.R. IS
LESS THAN 10 OR WHEN A GREATER
DEPTH IS NECESSARY TO PROVIDE
SUFFICIENT STABILITY. DESIGNER MAY
SUBMIT AN ALTERNATIVE PAVEMENT DESIGN
BASED ON A DETAILED SOILS ANALYSIS FOR



- | | |
|---|-----------------------------|
|  | = EXISTING CATCH BASIN |
|  | = EXISTING SPRINKLER |
|  | = PLUG W/ 2" BLOW-OFF |
|  | = AIR-VAC ASSEMBLY |
|  | = PROPOSED REDUCER |
|  | = PLUG & BLOCK |
|  | = STREET LIGHT |
|  | = SIGN |
| BLDG | = BUILDING |
| BVC | = BEGIN VERTICAL CURVE |
| C&G | = CURB & GUTTER |
| CB | = CATCH BASIN |
| C.F. | = CUBIC FEET |
| C.F.S. | = CUBIC FEET PER SECOND |
| CL | = CENTERLINE |
| DI | = DUCTILE IRON |
| EP | = EDGE OF PAVEMENT |
| EVC | = END VERTICAL CURVE |
| FC | = FENCE CORNER |
| FF | = FINISH FLOOR |
| FFE | = FINISH FLOOR ELEVATION |
| FG | = FINISHED GRADE |
| FH | = FIRE HYDRANT |
| FL | = FLOW LINE |
| GB | = GRADE BREAK |
| HDPE | = HIGH DENSITY POLYETHYLENE |
| INV | = INVERT |
| IRR | = IRRIGATION |
| LD | = LAND DRAIN |

- | | |
|--------|-----------------------------------|
| L.F. | = LINEAR FEET |
| NG | = NATURAL GRADE |
| O.C. | = ON CENTER |
| PC | = POINT OF CURVE |
| PRC | = POINT OF REVERSE CURVE |
| PRVC | = POINT OF REVERSE VERTICAL CURVE |
| PT | = POINT OF TANGENT |
| PP | = POWER/UTILITY POLE |
| P.U.E. | = PUBLIC UTILITY EASEMENT |
| R/C | = REBAR & CAP |
| RCB | = REINFORCED CONCRETE BOX |
| RCP | = REINFORCED CONCRETE PIPE |
| RIM | = RIM OF MANHOLE |
| R.O.W. | = RIGHT-OF-WAY |
| SD | = STORM DRAIN |
| SS | = SANITARY SEWER |
| SW | = SECONDARY WATER |
| TBC | = TOP BACK OF CURB |
| TOE | = TOE OF SLOPE |
| TOP | = TOP OF SLOPE |
| TOW | = TOP OF WALL |
| TSW | = TOP OF SIDEWALK |
| VPI | = VERTICAL POINT OF INTERSECT. |
| W | = CULINARY WATER |
| WM | = WATER METER |
| | = NEW PAVEMENT |
| | = NEW CONCRETE |



1. ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE DEVELOPMENT STANDARDS OF WEBER COUNTY AND THE STANDARD DRAWINGS CONTAINED THEREIN. WEBER COUNTY PUBLIC WORKS REQUIREMENTS SHALL BE MET.
2. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.
3. THE STREET STRUCTURAL CROSS SECTION IS PER WEBER COUNTY DETAILS CONTAINED WITHIN THESE PLANS.
4. WATER LINE PIPE SHALL BE PVC C-900 CLASS 200. WASHOUT ASSEMBLIES SHALL CONSIST OF A KUPFERLE FOUNDRY CO. 2" BLOW-OFF HYDRANT (OR COUNTY-APPROVED EQUIV.).
5. SECONDARY WATER LINE SHALL BE PVC C-900 CLASS 200. ALL SECONDARY WATER VALVE LIDS SHALL BE STAMPED "IRRIGATION".

REVISIONS		
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**Lisa Estates Subdivision
Phase 1 & 2**
WARREN, WEBER COUNTY, UTAH

**Street Cross-Sections/
Master Legend/Notes**

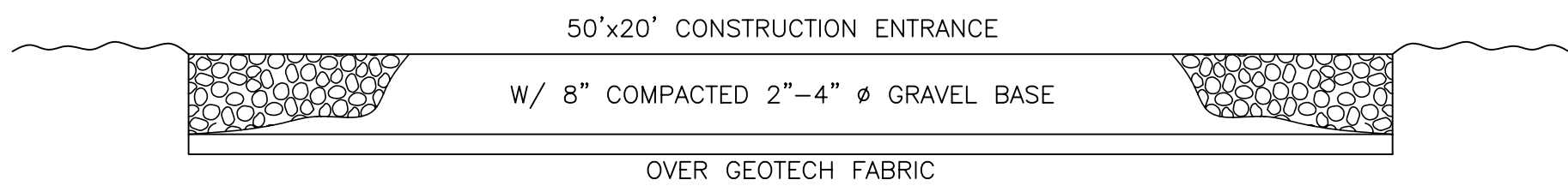


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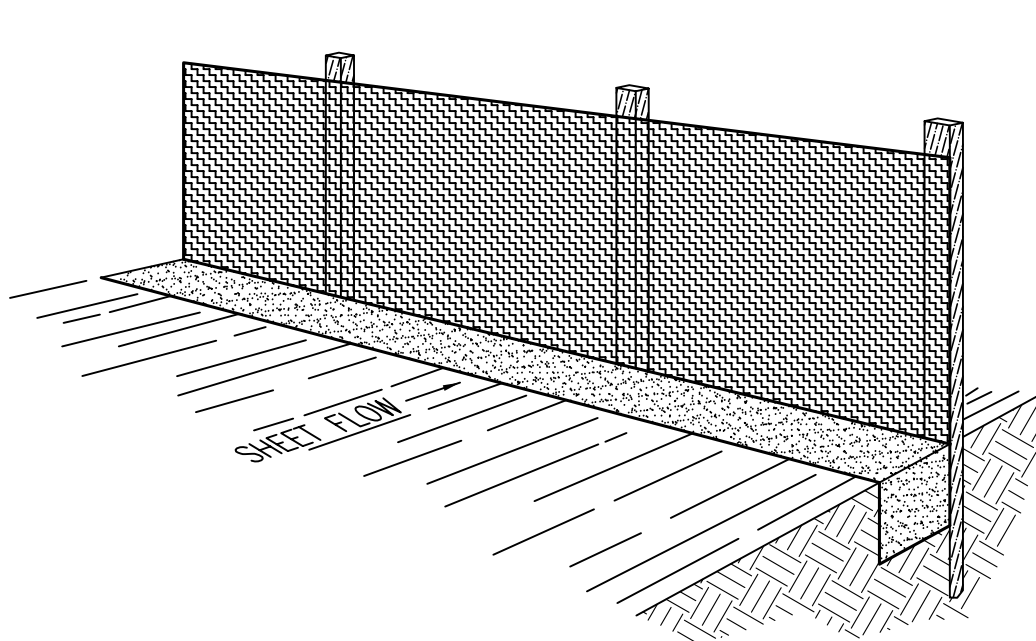
Sheet	6
2	Sheets

Notes:

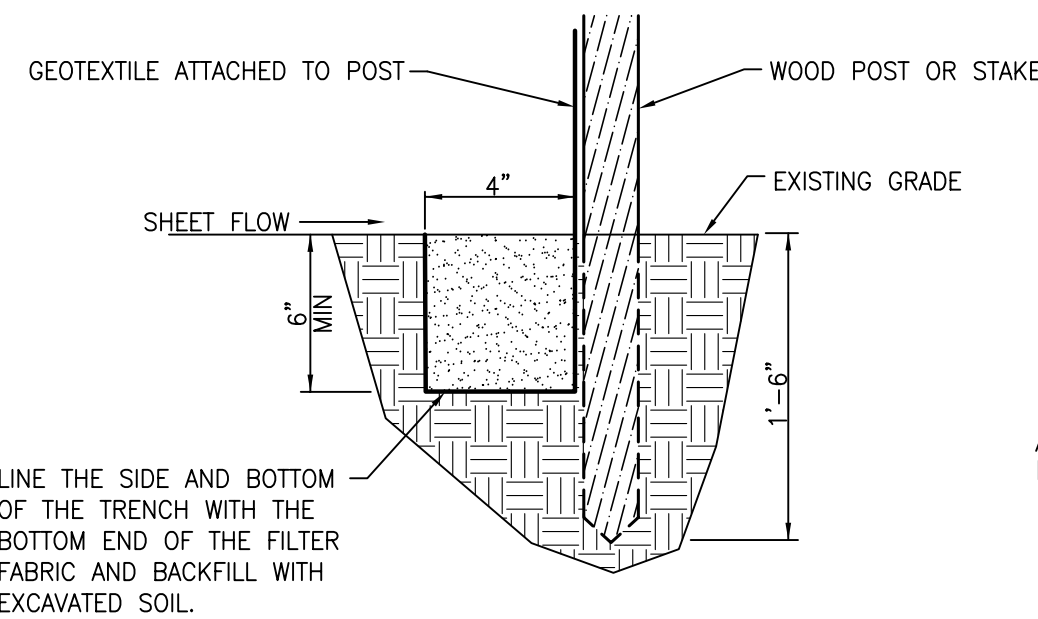
- Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - Service areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
 - Maintenance
 - Maintain all construction equipment to prevent oil or other fluid leaks.
 - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
 - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
 - Fueling
 - If fueling must occur on-site, use designated areas away from drainage.
 - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - Use drip pans for any oil or fluid changes.
 - Washing
 - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps.
 - Do not permit steam cleaning on-site.
- Spill Prevention and Control
 - Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
 - Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up property dispose of contaminated soil.
 - If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Record all steps taken to report and contain spill.
 - Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
 - Maintain good housekeeping practices.
 - Enclose or cover building material storage areas.
 - Properly store materials such as paints and solvents.
 - Store dry and wet materials under cover, away from drainage areas.
 - Avoid mixing excess amounts of fresh concrete or cement on-site.
 - Perform washout of concrete trucks offsite or in designated areas only.
 - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
 - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
 - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
 - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
 - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
 - A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
 - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
 - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
 - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
 - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
 - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the Engineer of record of the governing agency.
 - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the Engineer of record.
 - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - Erosion control devices will be modified as need as the project progresses, and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
 - Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
 - Part II.D.4.C identifies the minimum inspection report requirements.
 - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Cross Section 50' x 20' Construction Entrance



Perspective View



Section

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)		
Slope Steepness (%)	Max. Slope Length m (ft)	
<2%	30.5m (100ft)	
2-5%	22.9m (75ft)	
5-10%	15.2m (50ft)	
10-20%	7.6m (25ft)	
>20%	4.5m (15ft)	

PREFABRICATED SILT FENCE ROLLS

*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:

*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

INSPECTION

*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
*When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL

*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

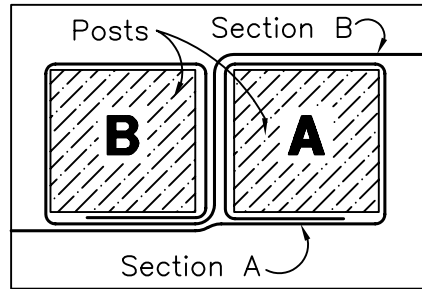
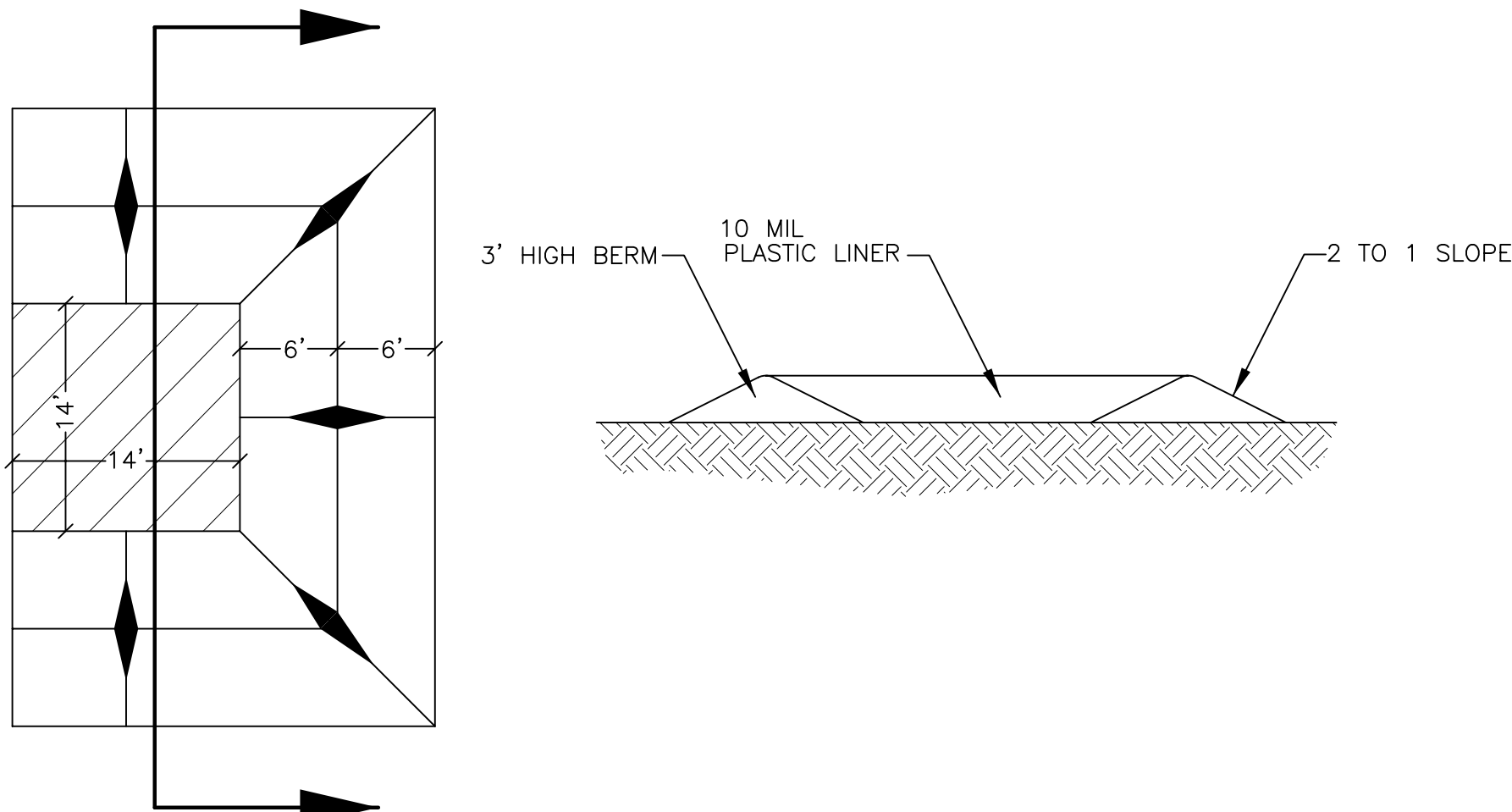


Figure 1:
Top View of
Roll-to-Roll Connection

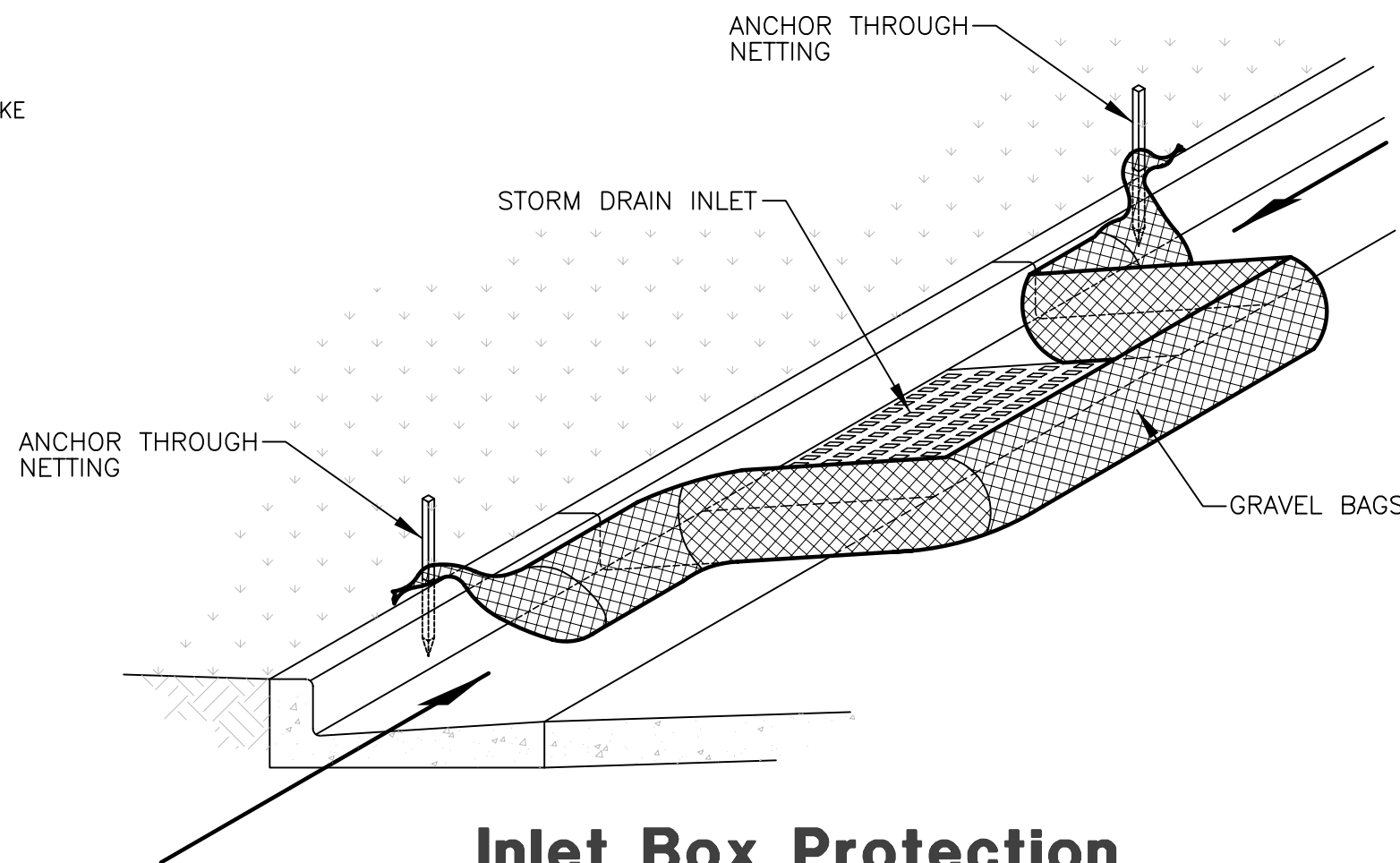
Silt Fence Detail

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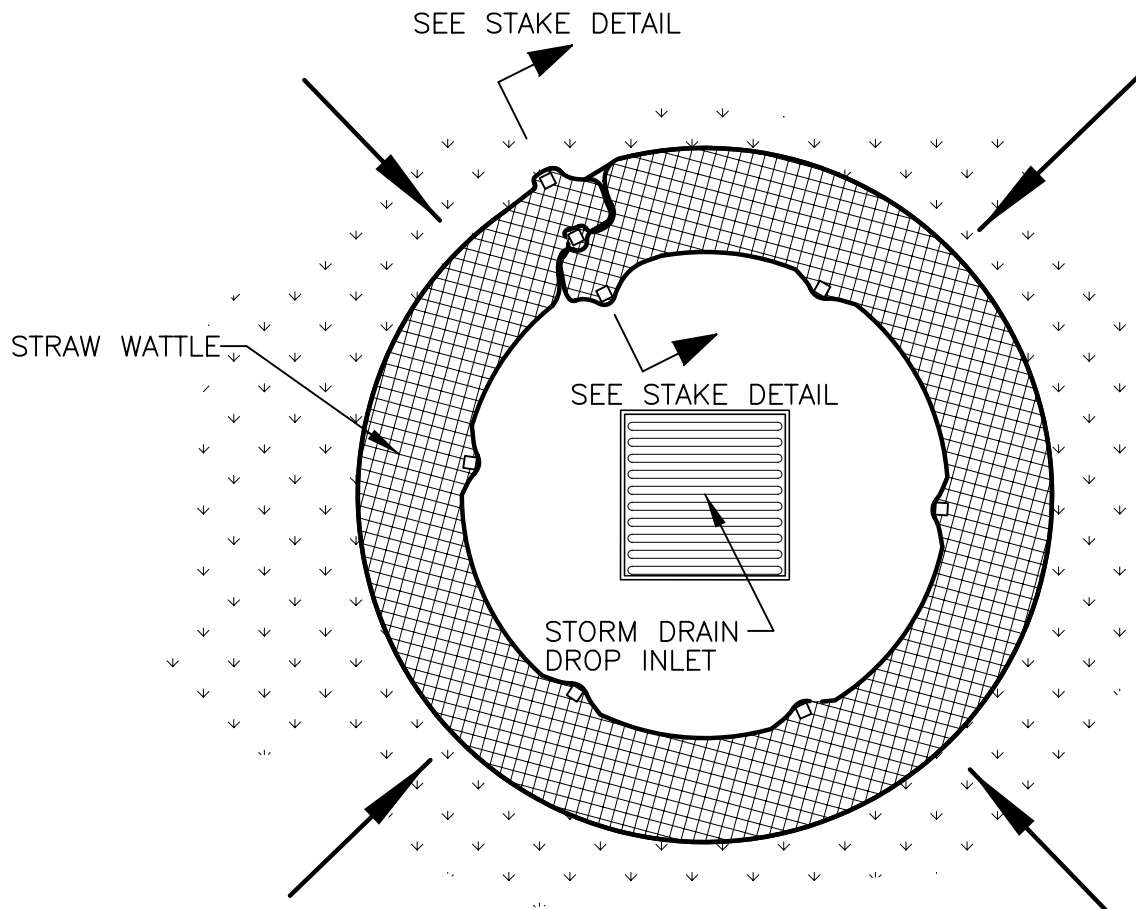


Concrete Washout Area
w/ 10 mil Plastic Liner

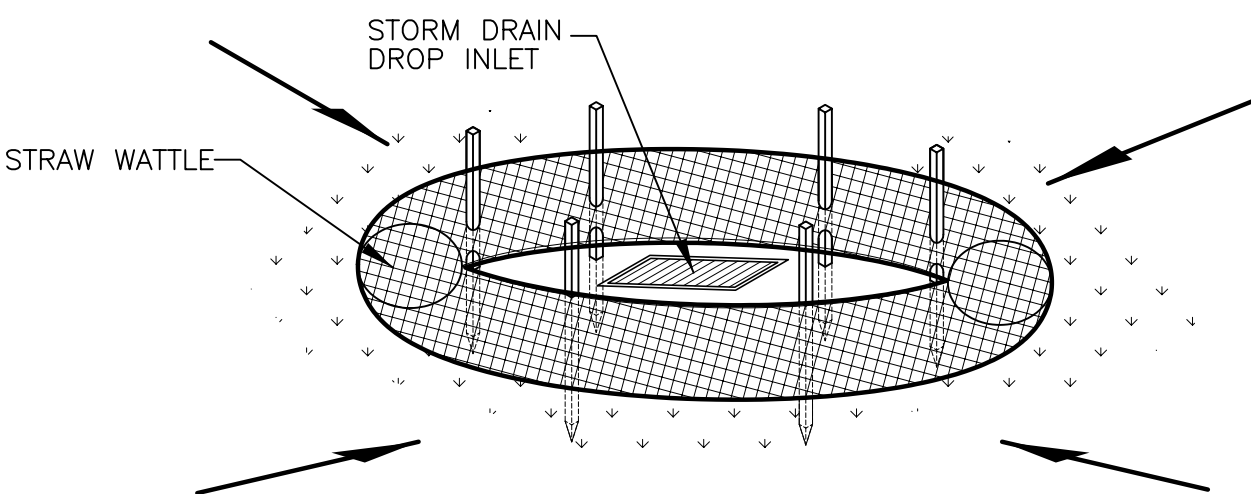
SCALE: NONE



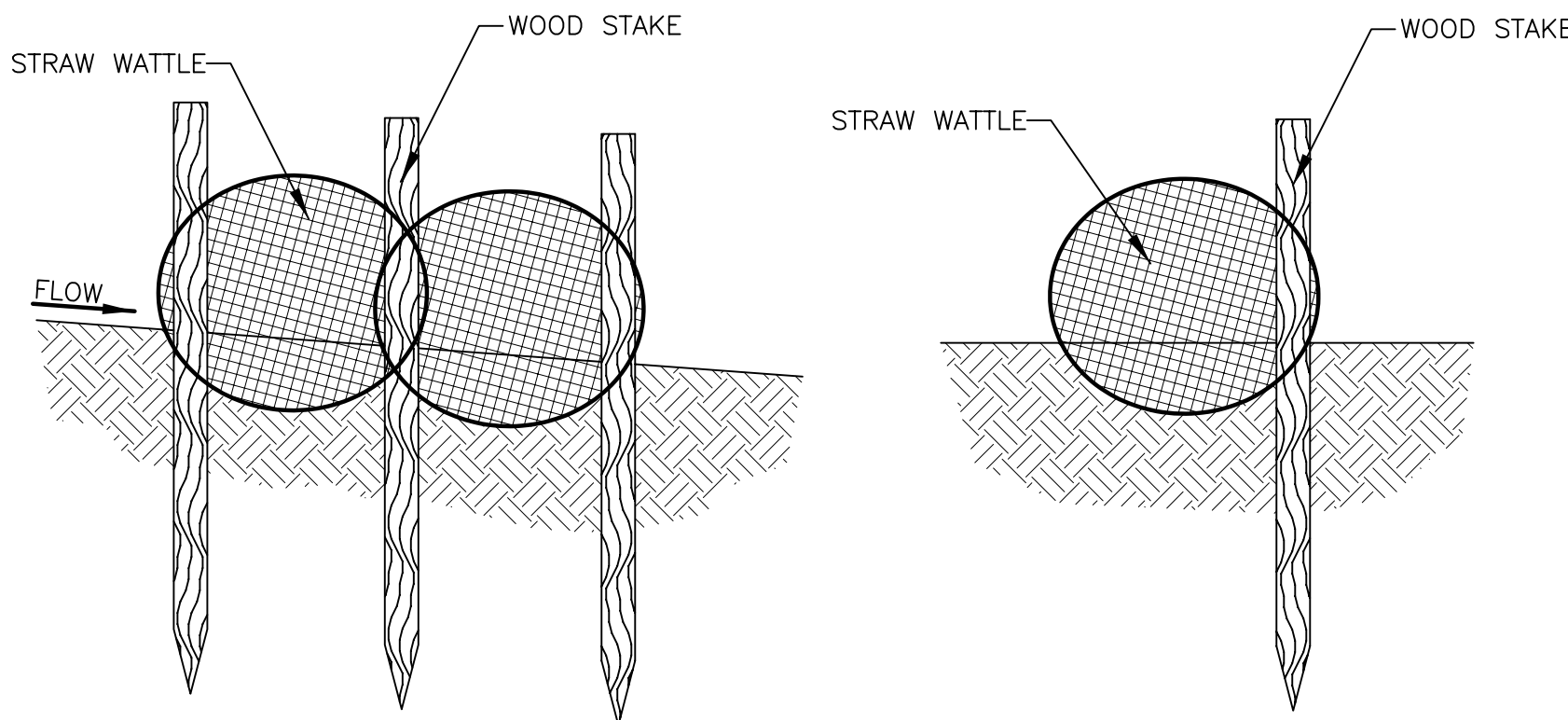
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail



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**Storm Water Pollution
Prevention Plan Exhibit**



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