

Project Narrative/Notes/Revisions

1. 2021/11/12 NF - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

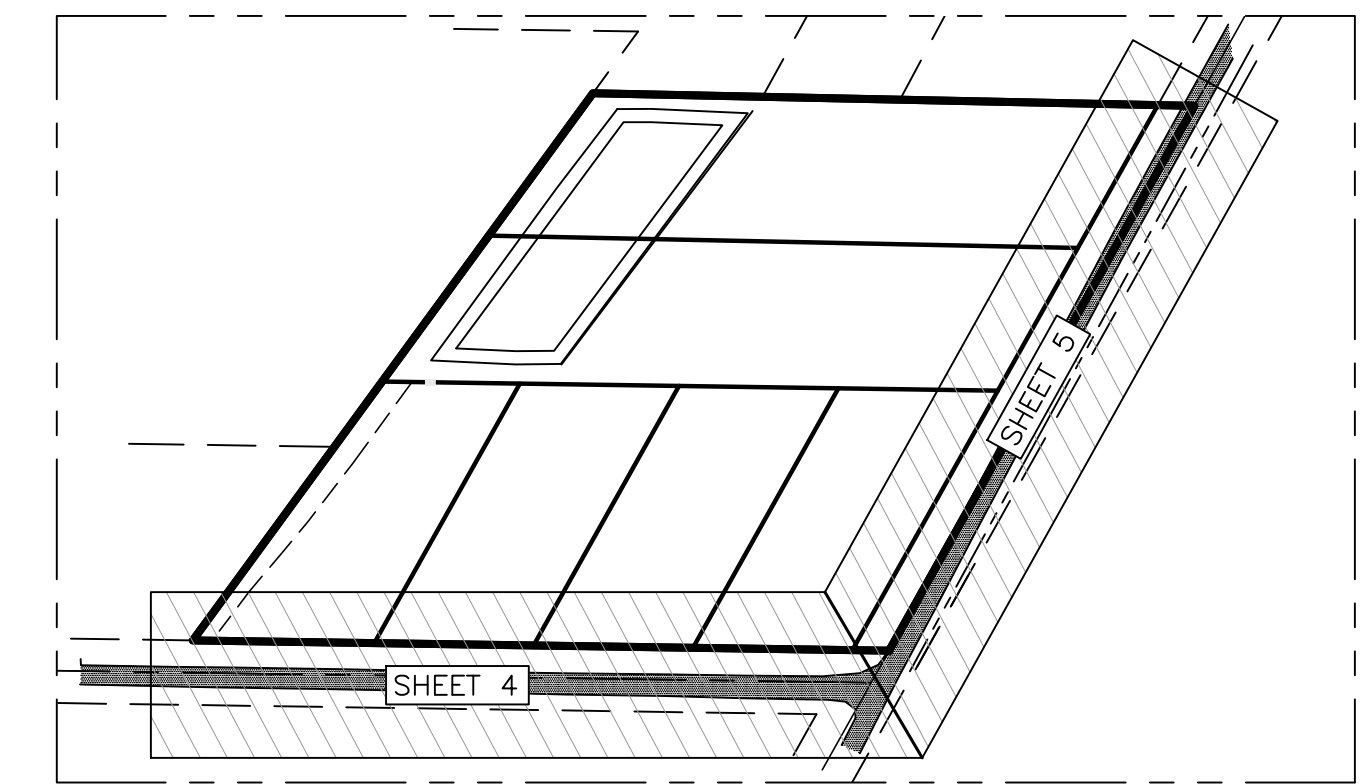
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TC GAILEY SUBDIVISION Improvement Plans

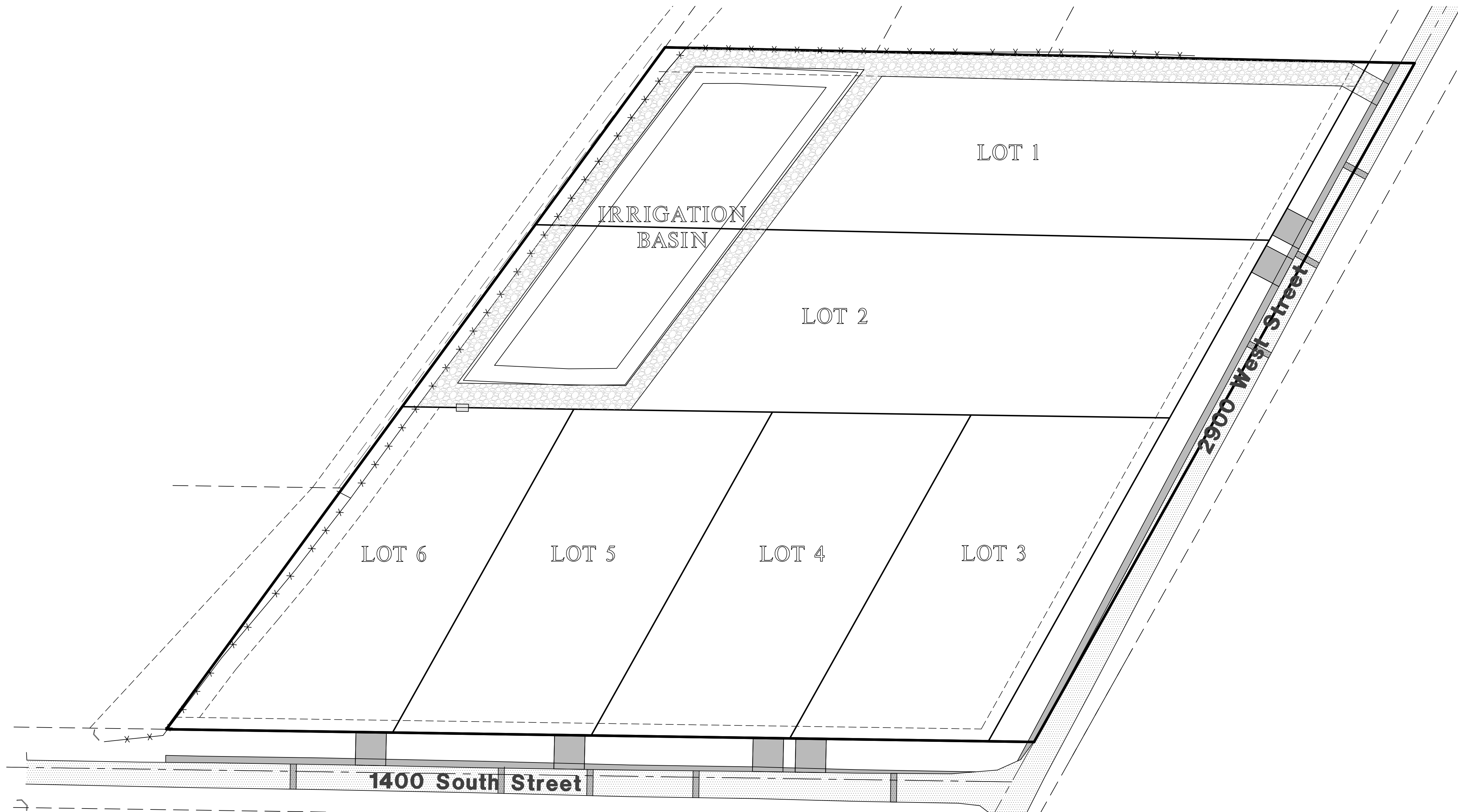
WEBER COUNTY, UTAH
NOVEMBER, 2021



Vicinity Map
NOT TO SCALE



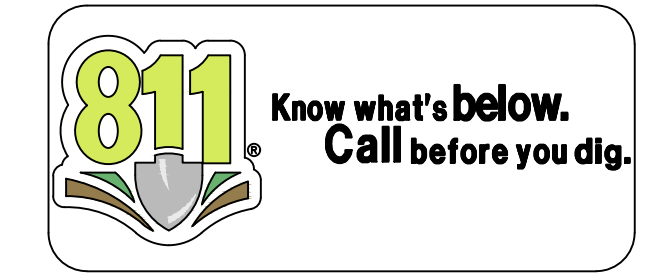
Sheet Index Key Map
NOT TO SCALE



Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend
- Sheet 3 - Grading & Utility Plan
- Sheet 4 - 1400 South Street
- Sheet 5 - 2900 West Street
- Sheet 6 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 7 - Storm Water Pollution Prevention Plan Details

Surveyor:
Trevor Hatch
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

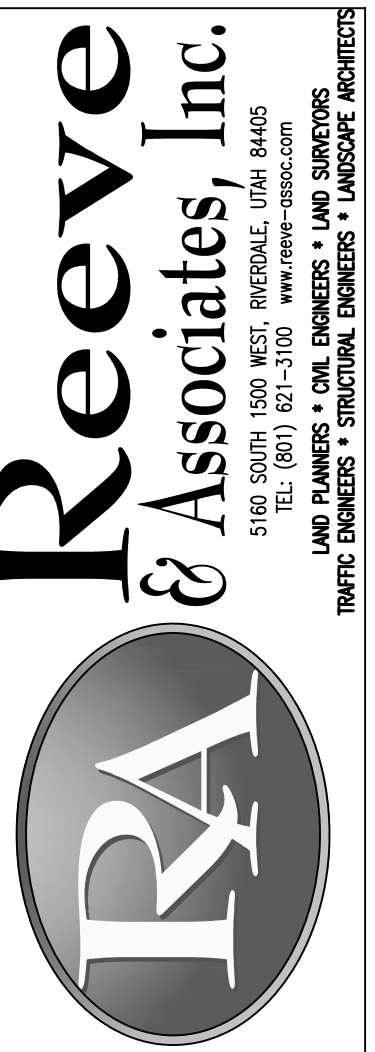
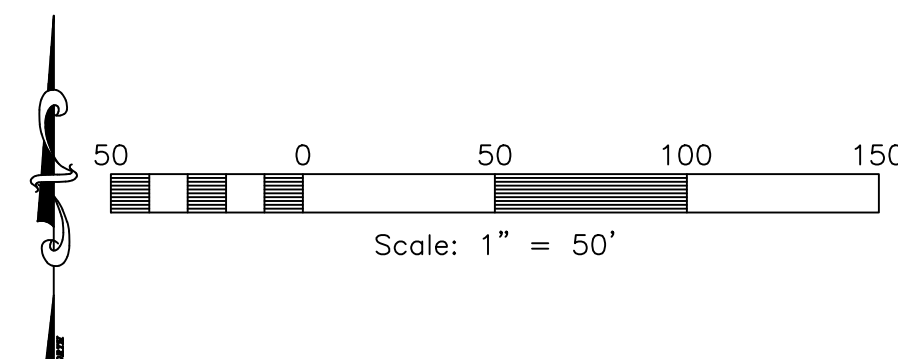


Developer Contact:
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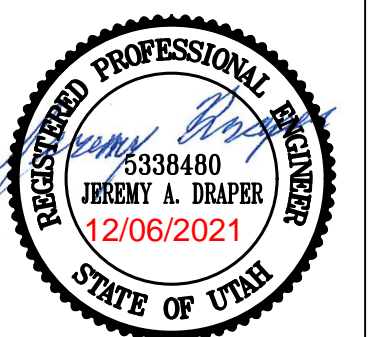
Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.



REVISIONS	DESCRIPTION

TC Gailey Subdivision
WEBER COUNTY, UTAH
Cover/Index Sheet



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafted: N. FICKLIN
Begin Date: NOVEMBER, 2021
Name: TC GAILEY SUBDIVISION
Number: 7713-01

1
7 Total Sheets



Landscape Irrigation Calculations

Powers Property

7/19/2021
7713-01

The following calculations are used to determine the amount of water needed for landscape irrigation and the volume required for storage. Calculations are based on historic evapotranspiration rates (Eto) in the Salt Lake City Area and the peak demand for lawn irrigation. Peak demand for irrigation occurs in the month of July. The following table is based on a 7 month growing season from April to October. The assumption is made that each lot is entirely landscaped with lawn.

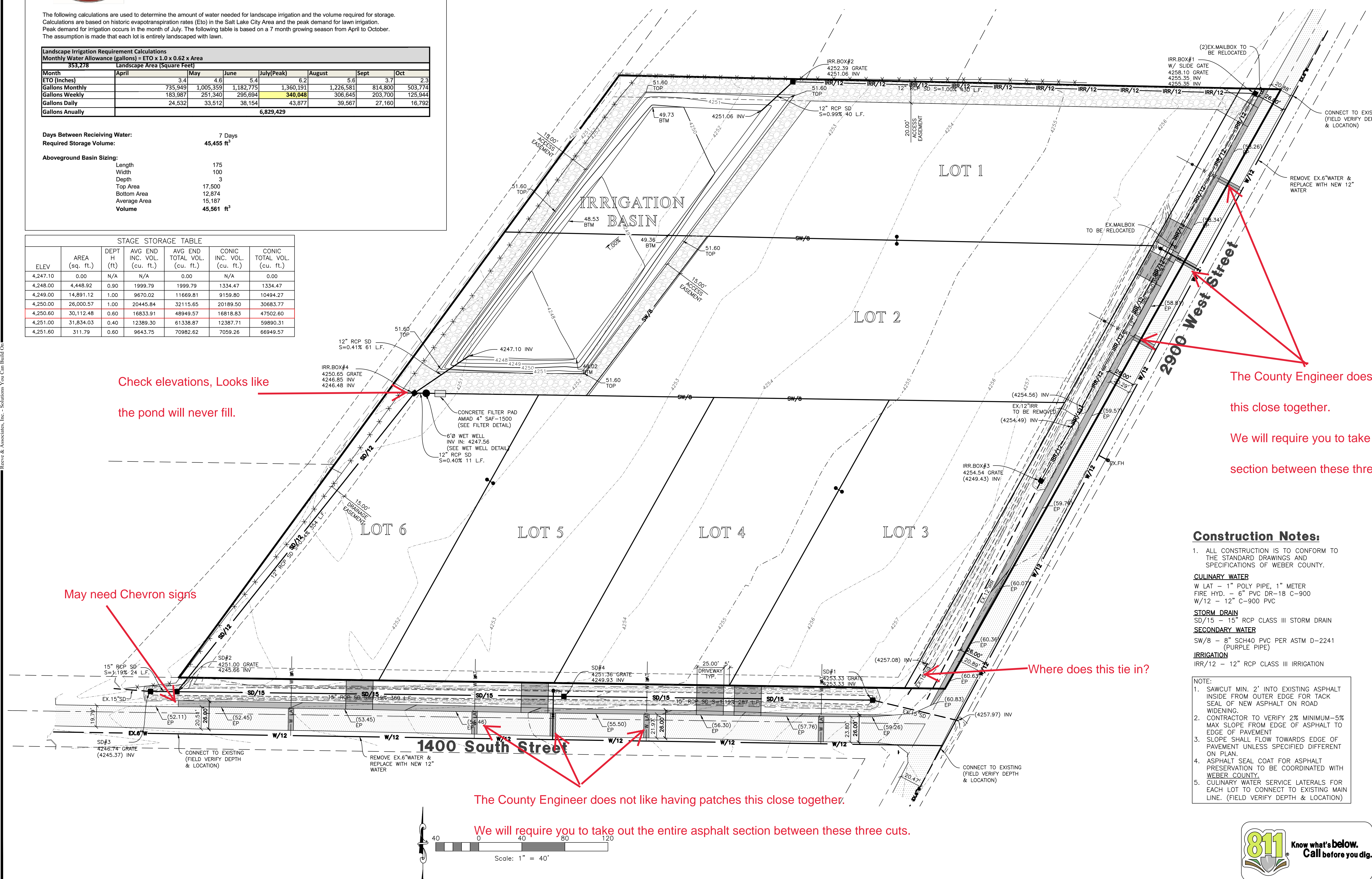
Month	April	May	June	July(Peak)	August	Sept	Oct
ET0 (inches)	3.4	4.6	5.4	6.2	5.6	3.7	2.3
Gallons Monthly	735,949	1,005,359	1,182,775	1,360,191	1,226,581	814,800	503,774
Gallons Weekly	183,987	251,340	295,694	340,048	306,645	203,700	125,944
Gallons Daily	24,532	33,512	38,154	43,877	39,567	27,160	16,792
Gallons Annually	6,829,429						

Days Between Receiving Water: 7 Days
Required Storage Volume: 45,455 ft³

Aboveground Basin Sizing:

Length	175
Width	100
Depth	3
Top Area	17,500
Bottom Area	12,874
Average Area	15,187
Volume	45,561 ft ³

ELEV.	AREA (sq. ft.)	DEPT. (ft)	AVG. END INC. VOL. (cu. ft.)	AVG. END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,247.10	0.00	N/A	N/A	0.00	N/A	0.00
4,248.00	4,448.92	0.90	1999.79	1334.47	1334.47	1334.47
4,249.00	14,891.12	1.00	9670.02	11669.81	9159.80	10494.27
4,250.00	26,000.57	1.00	20445.84	32115.65	20189.50	30683.77
4,250.60	30,112.48	0.60	16833.91	48949.57	16818.83	47502.60
4,251.00	31,834.03	0.40	12389.30	61338.87	12387.71	59890.31
4,251.60	311.79	0.60	9643.75	70982.62	7059.26	66949.57



Check elevations, Looks like the pond will never fill.

May need Chevron signs

The County Engineer does not like having patches this close together.

We will require you to take out the entire asphalt section between these three cuts.

The County Engineer does not like having patches this close together. We will require you to take out the entire asphalt section between these three cuts.

Construction Notes:

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

CULINARY WATER

W/LAT - 1" POLY PIPE, 1" METER FIRE HYD. - 6" PVC DR-18 C-900 W/12 - 12" C-900 PVC

STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN

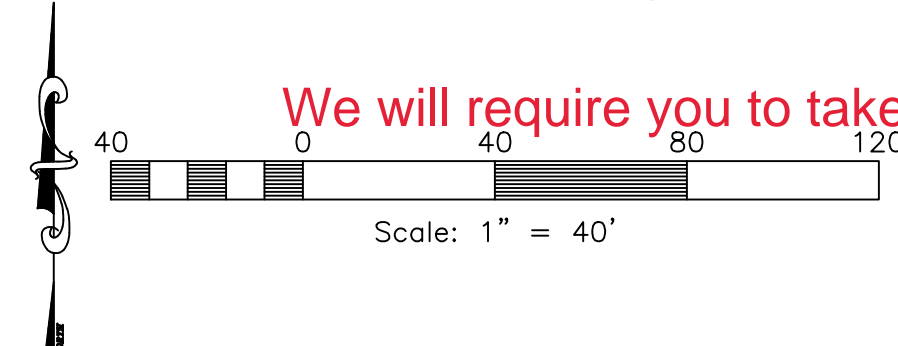
SECONDARY WATER

SW/8 - 8" SCH40 PVC PER ASTM D-2241 (PURPLE PIPE)

IRRIGATION

IRR/12 - 12" RCP CLASS III IRRIGATION

- NOTE:
1. SAWCUT MIN. 2" INTO EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT ON ROAD WIDENING.
 2. CONTRACTOR TO VERIFY 2% MINIMUM-5% MAX SLOPE FROM EDGE OF ASPHALT TO EDGE OF PAVEMENT
 3. SLOPE SHALL FLOW TOWARDS EDGE OF PAVEMENT UNLESS SPECIFIED DIFFERENT ON PLAN.
 4. ASPHALT SEAL COAT FOR ASPHALT PRESERVATION TO BE COORDINATED WITH WEBER COUNTY.
 5. CULINARY WATER SERVICE LATERALS FOR EACH LOT TO CONNECT TO EXISTING MAIN LINE. (FIELD VERIFY DEPTH & LOCATION)

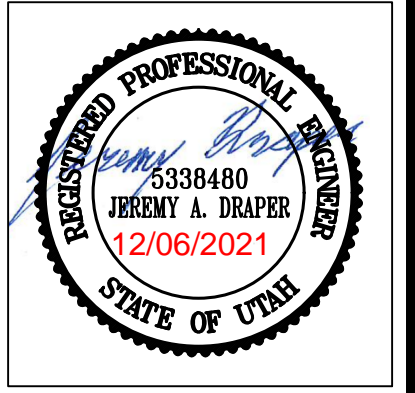


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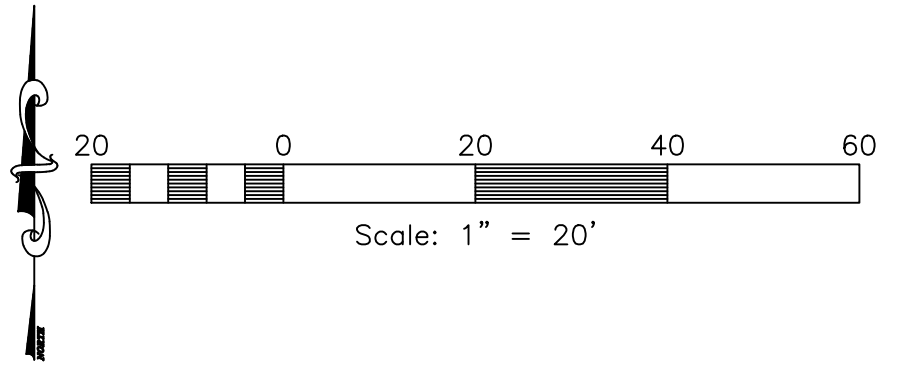
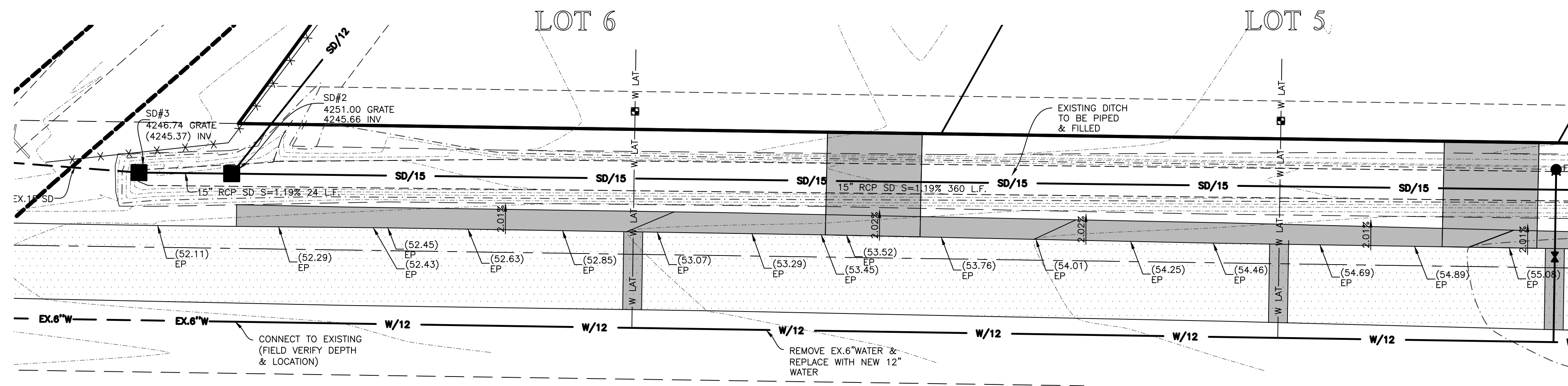
REVISIONS	DESCRIPTION

TC Gailey Subdivision
WEBER COUNTY, UT

Grading & Utility Plan



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafted: N. FICKLIN
Begin Date: NOVEMBER, 2021
Name: TC GAILEY SUBDIVISION
Number: 7713-01



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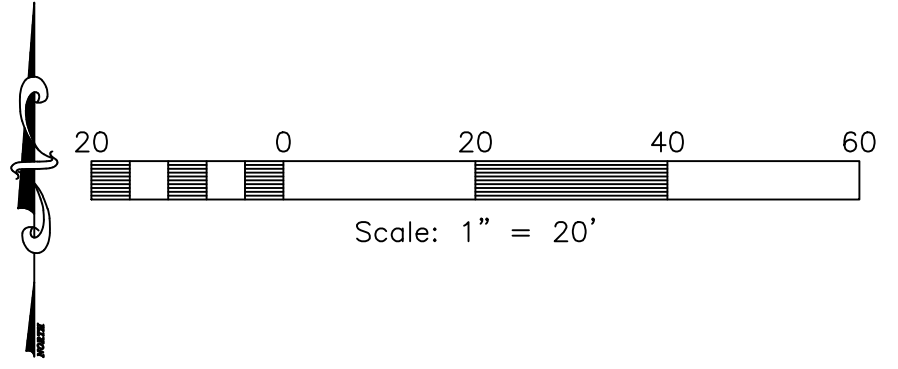
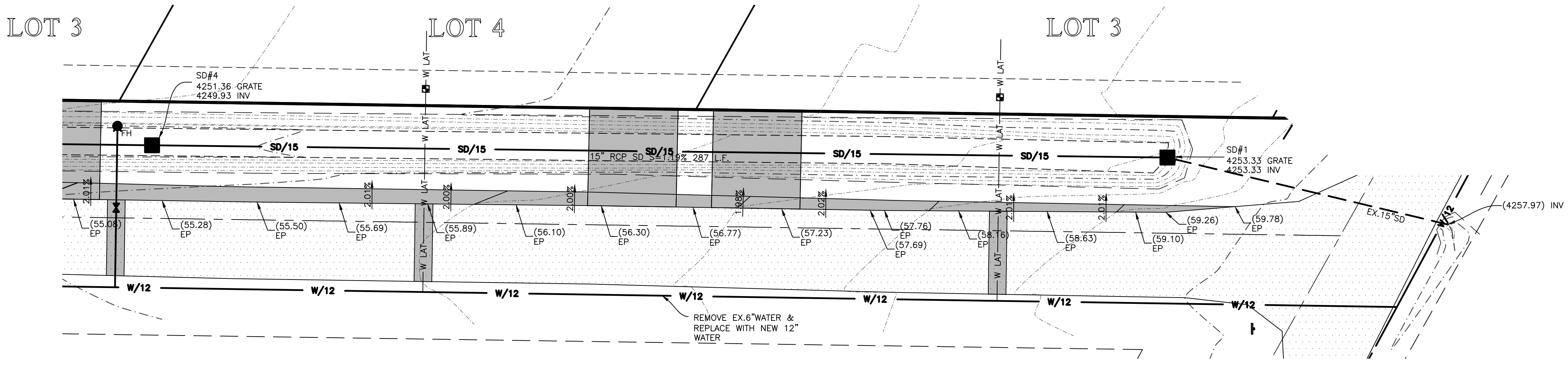
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REVISIONS	DESCRIPTION
DATE	

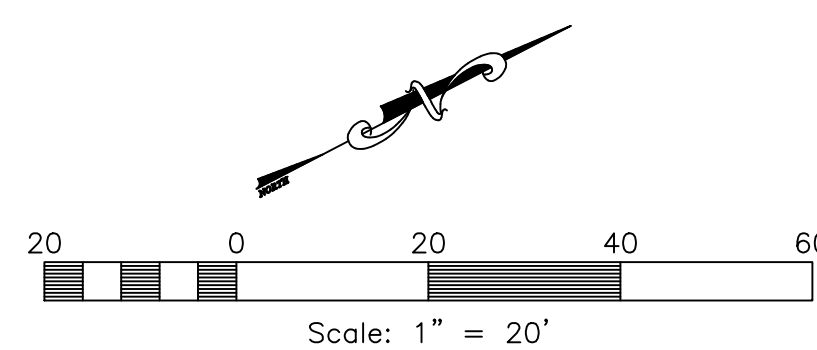
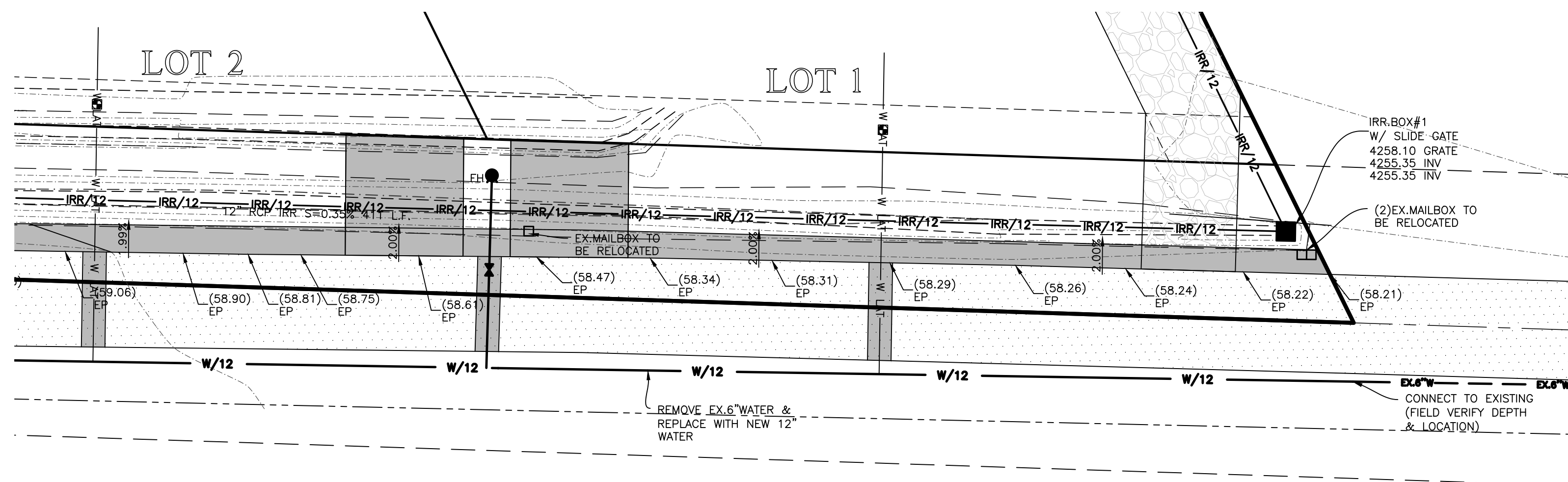
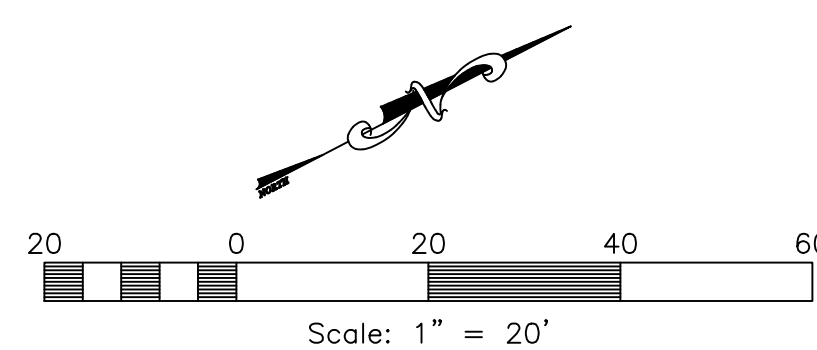
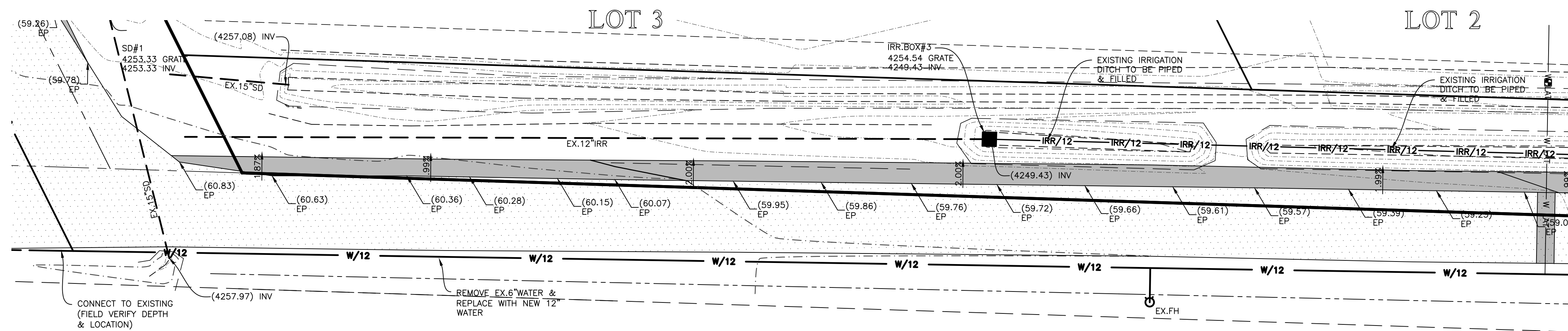
TC Gailey Subdivision
 WEBER COUNTY, UTAH

1400 South Street



Project Info.
 Engineer: JEREMY A. DRAPER, P.E.
 Drafter: N. FICKLIN
 Begin Date: NOVEMBER, 2021
 Name: TC GAILEY SUBDIVISION
 Number: 7713-01





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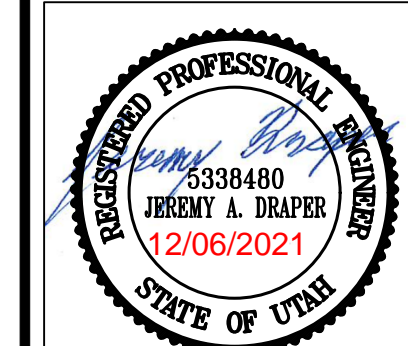
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REVISIONS	DESCRIPTION

TC Gailey Subdivision
 WEBER COUNTY, UTAH
2900 West Street



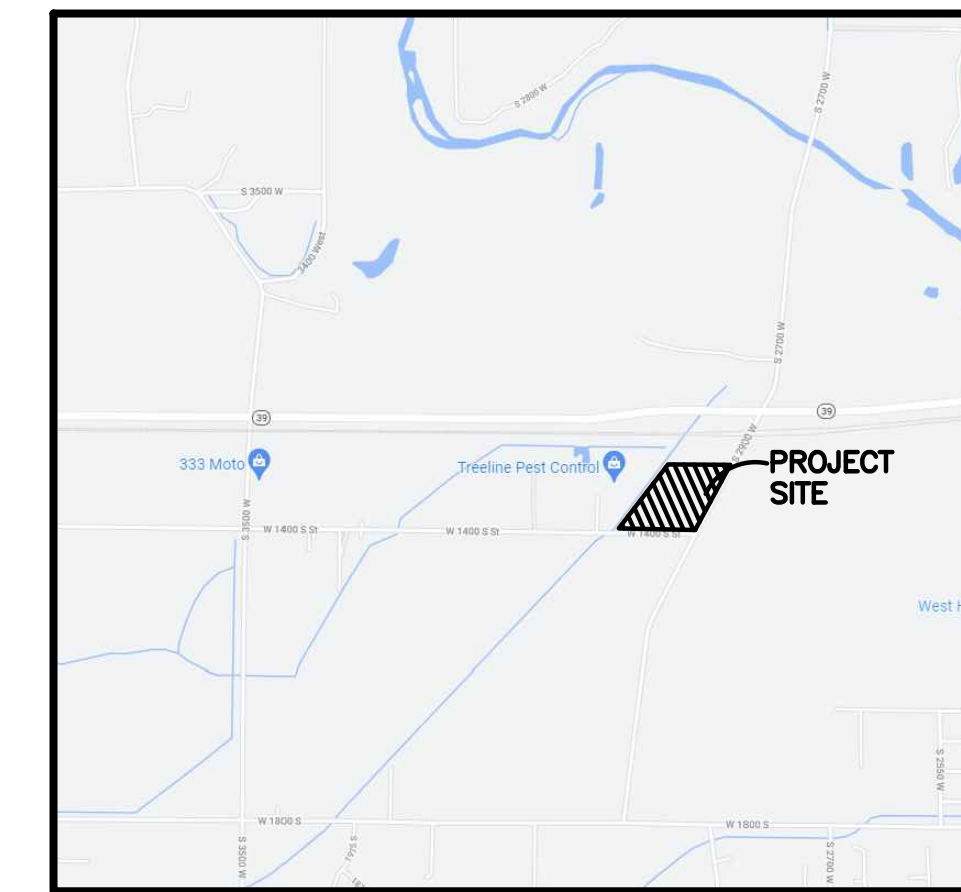
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TC GAILEY SUBDIVISION

Storm Water Pollution Prevention Plan Exhibit

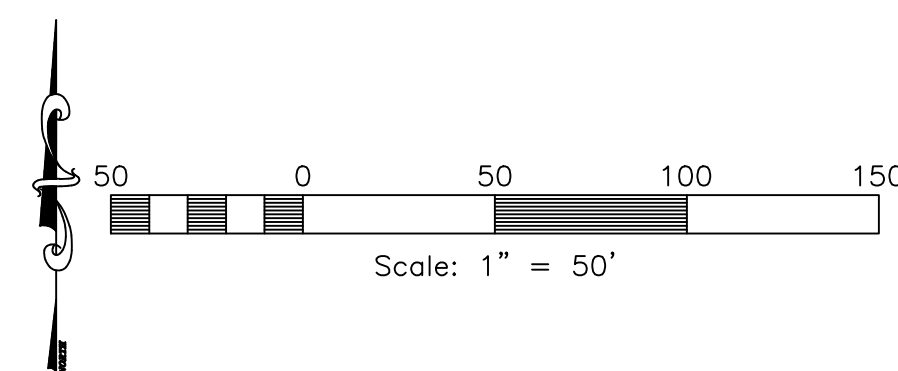
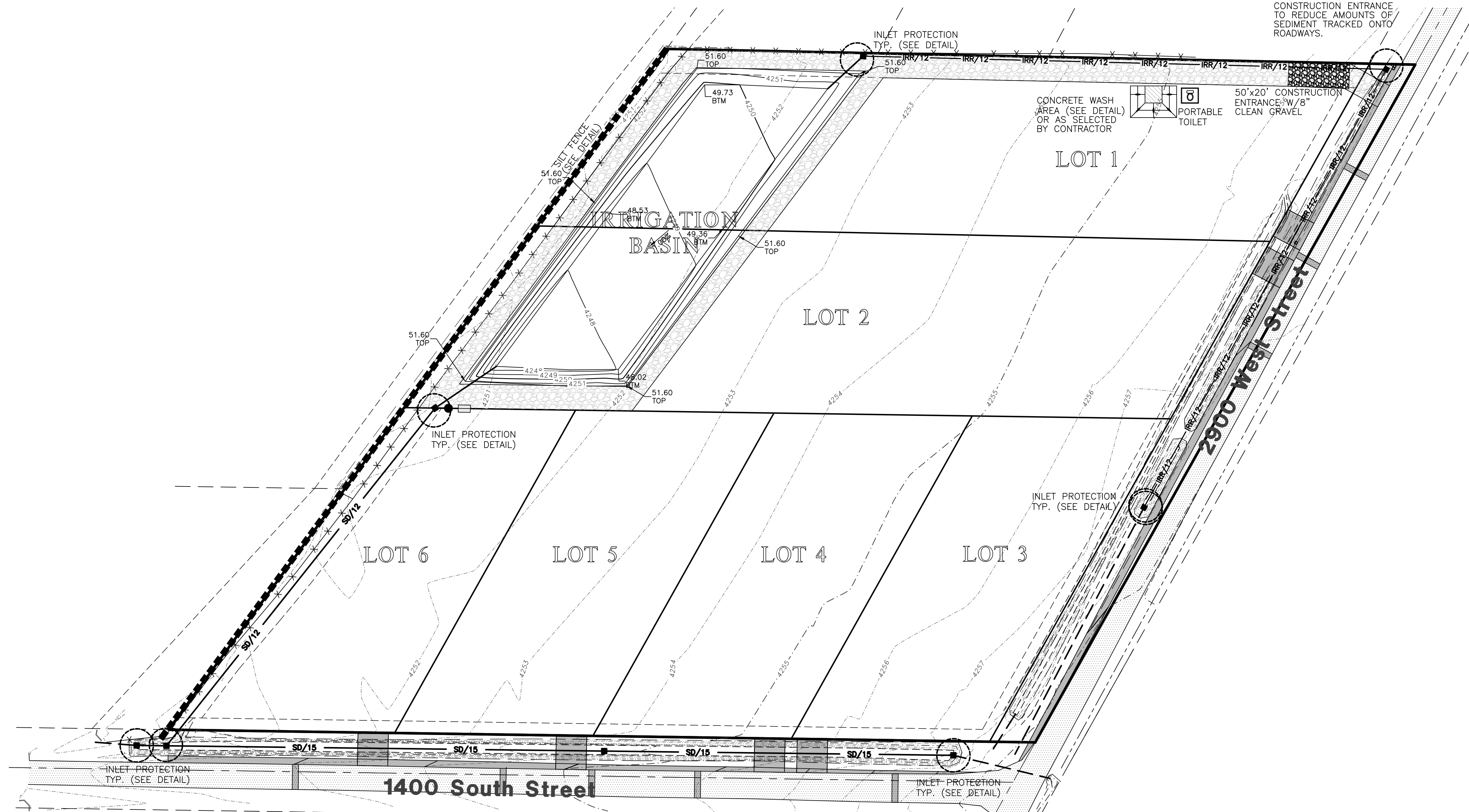
WEBER COUNTY, UTAH
NOVEMBER, 2021



Vicinity Map
NOT TO SCALE

STREETS TO BE SWEEPED WITHIN
1000 FEET OF CONSTRUCTION
ENTRANCE DAILY IF NECESSARY

ALL VEHICLES EXITING SITE
TO PROCEED THROUGH
CONSTRUCTION ENTRANCE
TO REDUCE AMOUNTS OF
SEDIMENT TRACKED ONTO
ROADWAYS.



Construction Activity Schedule	
- PROJECT LOCATION.....	WEBER COUNTY, (UTAH)
- PROJECT BEGINNING DATE.....	NOVEMBER 2021
- BMP'S DEPLOYMENT DATE.....	NOVEMBER 2021
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	JED SCHENCK (801) 499-9774
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

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RA

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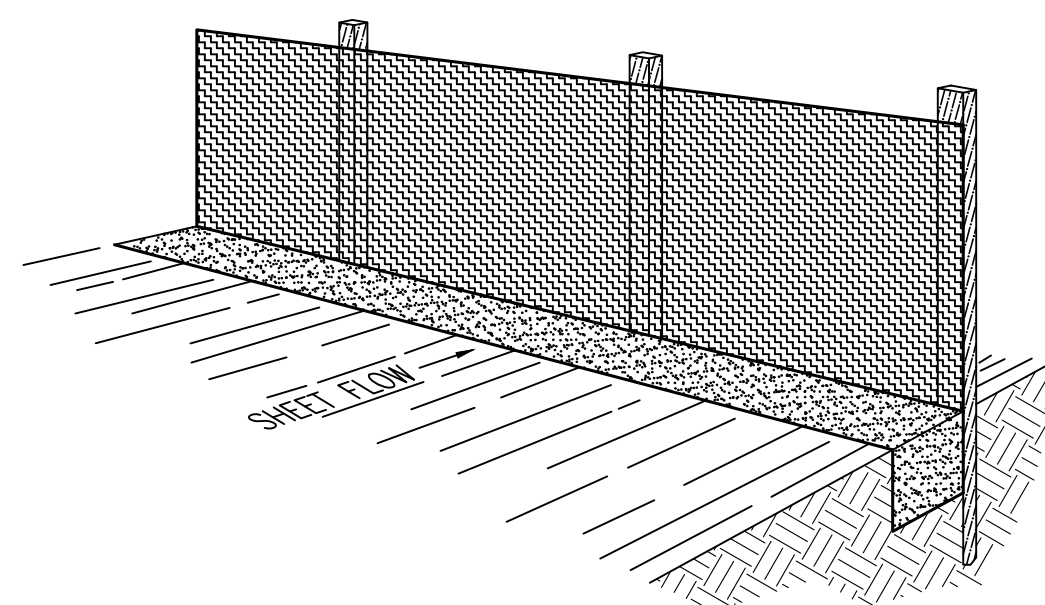
TC Gailey Subdivision
 WEBER COUNTY, UTAH
Storm Water Pollution Prevention Plan Exhibit



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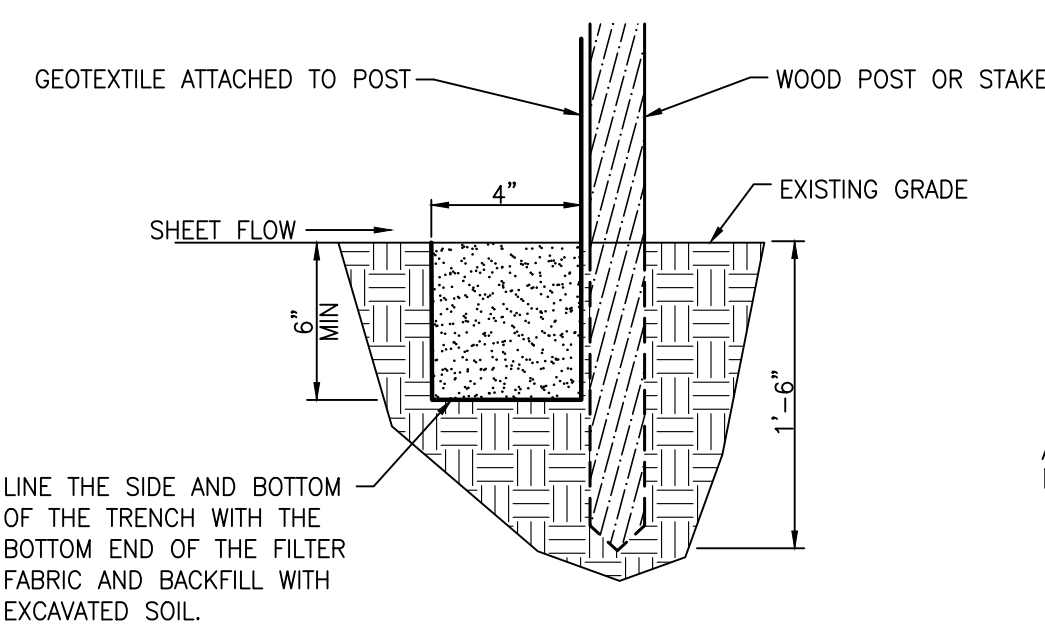
Notes:

- 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 and properly 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 UTRC00000 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.

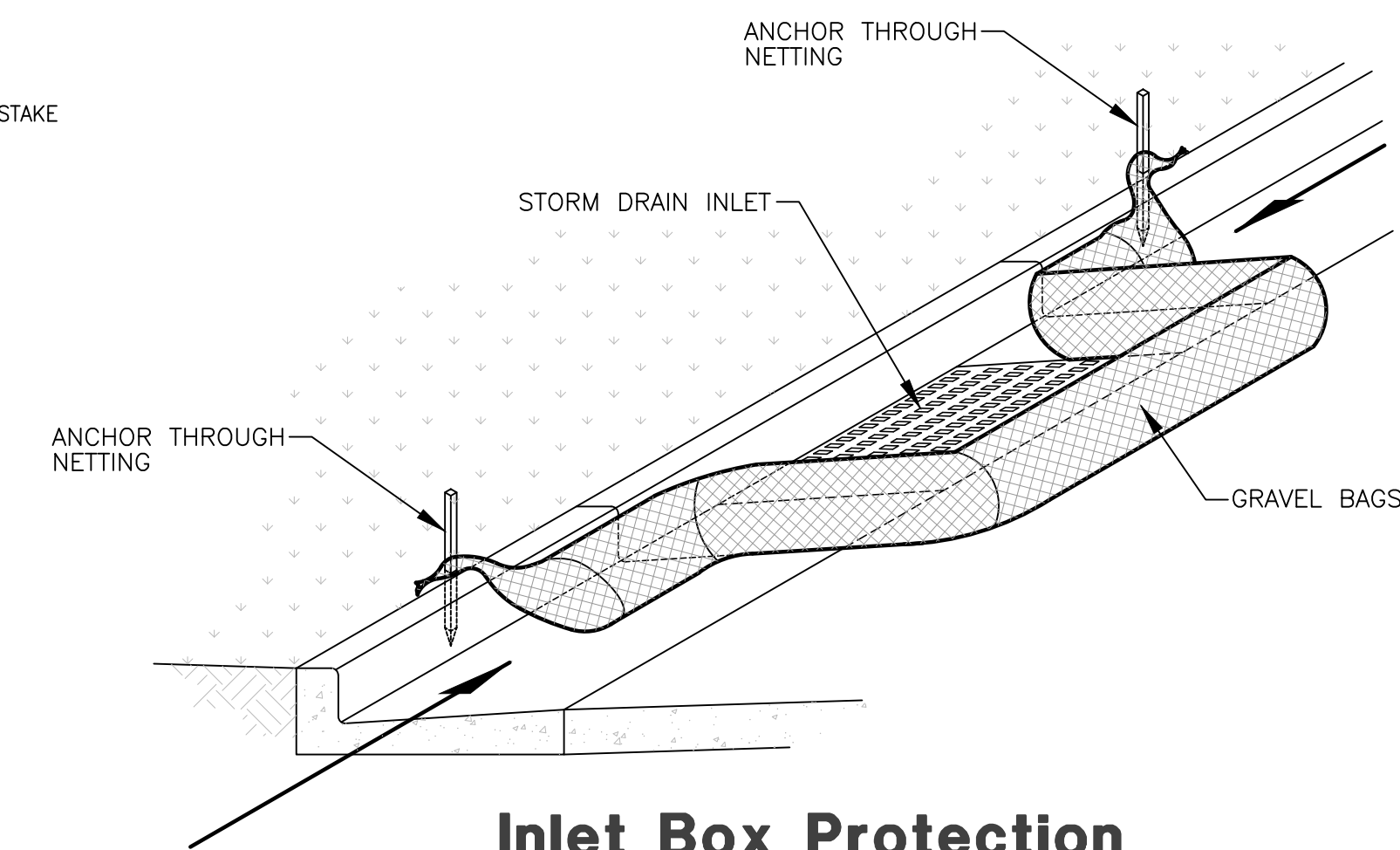


Perspective View

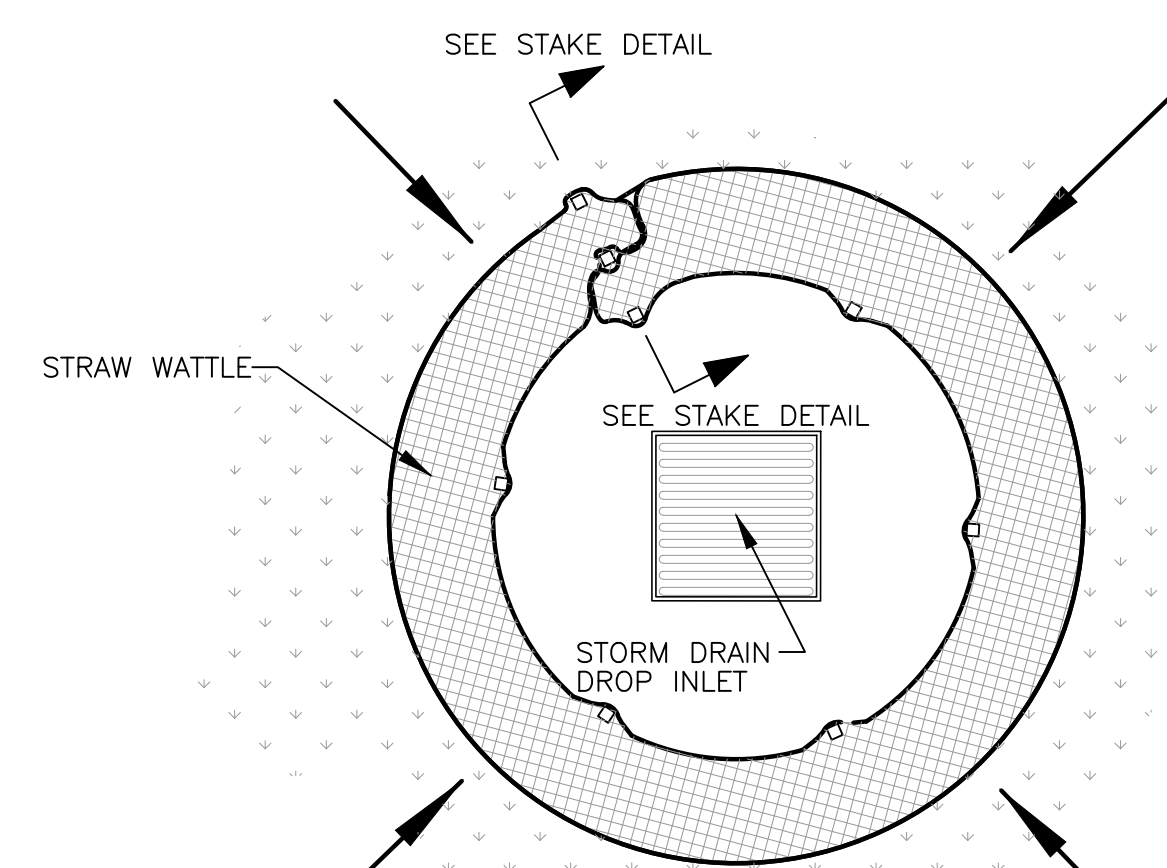
Figure 2



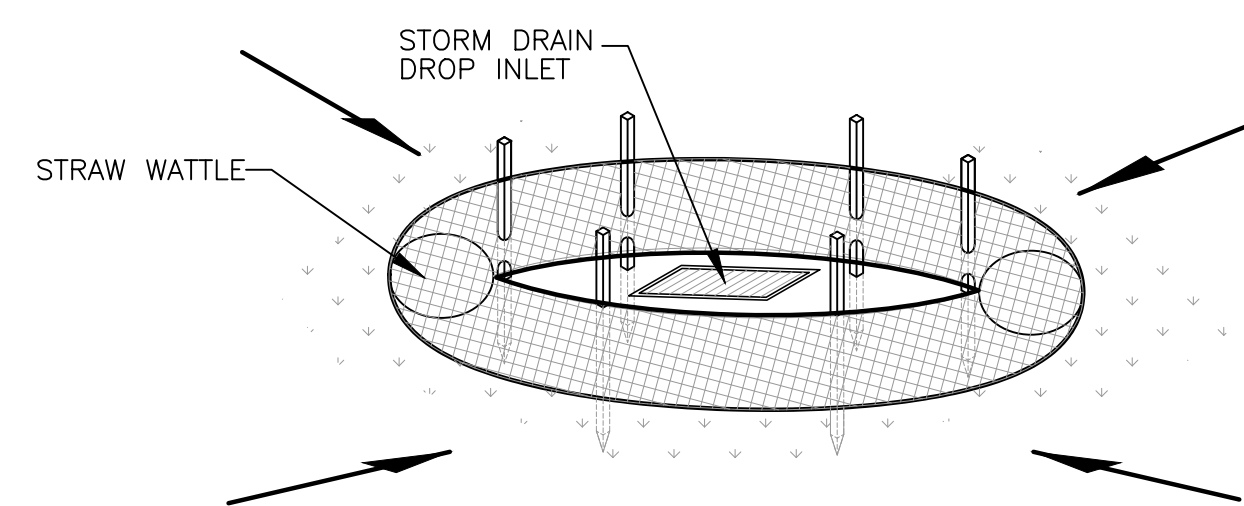
Section



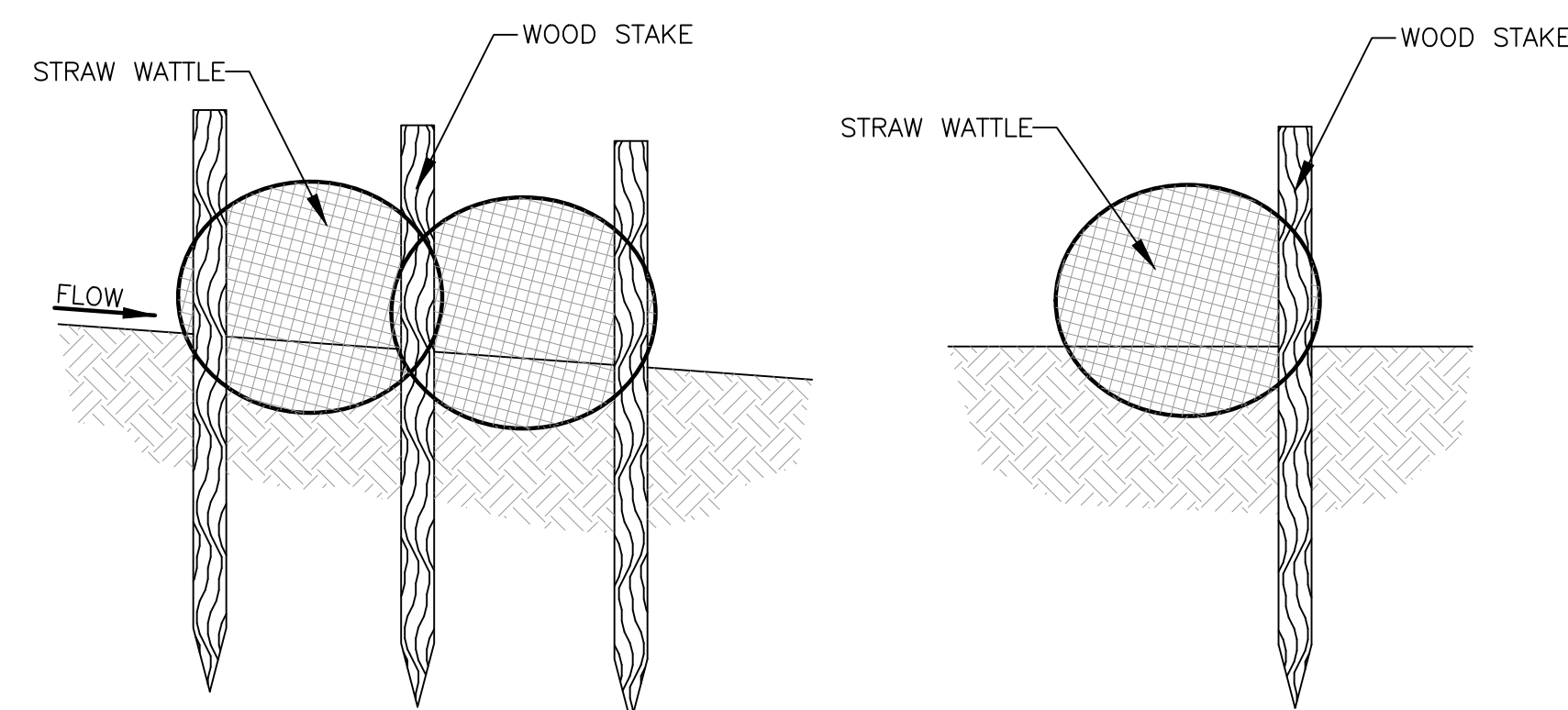
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

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.

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.

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.

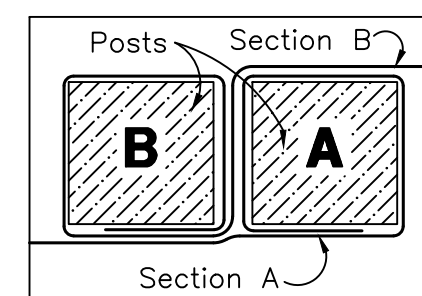
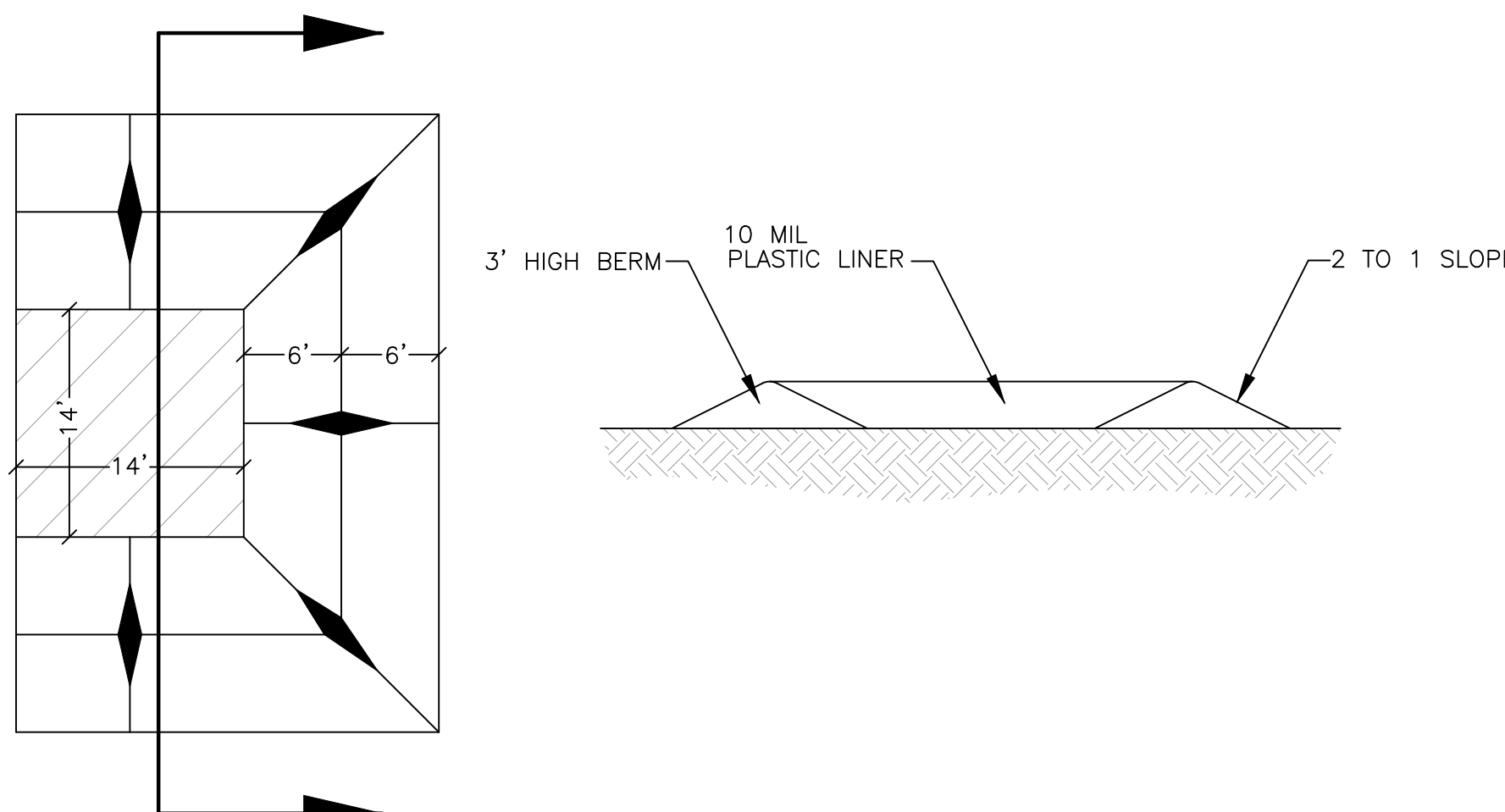


Figure 1: Top View of Roll-to-Roll Connection

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

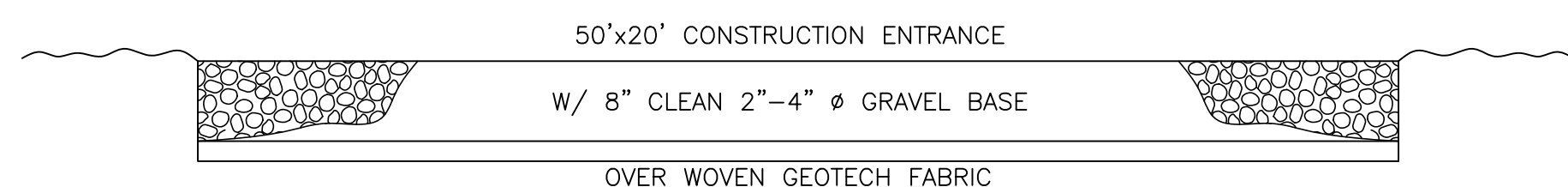
Silt Fence Detail

SCALE: NONE



Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE



Cross Section 50' x 20' Construction Entrance

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND SURVEYORS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION

TC Gailey Subdivision
WEBER COUNTY, UTAH
Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
12/06/2021
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. FICKLIN
Begin Date: NOVEMBER, 2021
Name: TC GAILEY SUBDIVISION
Number: 7713-01