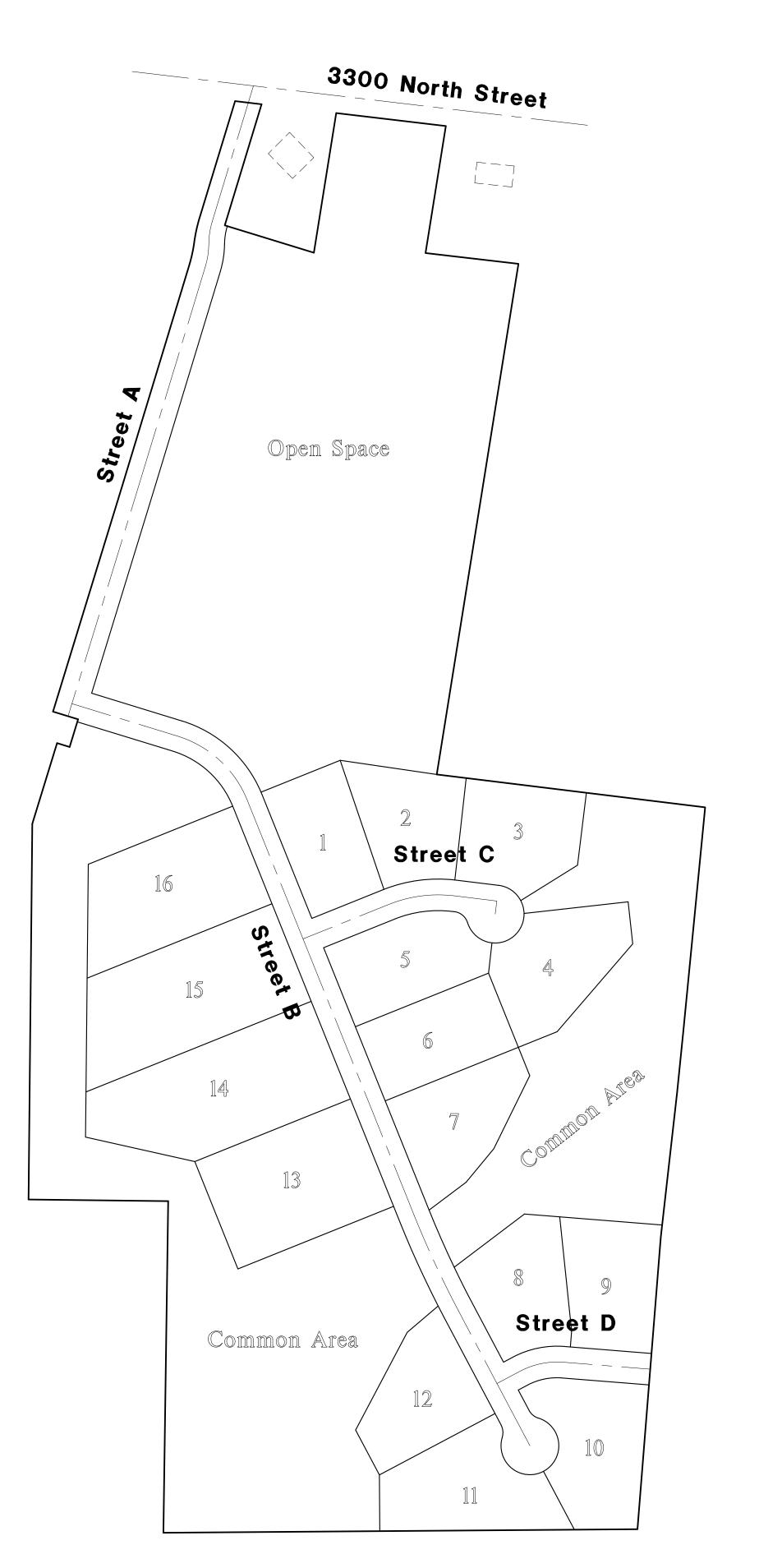
1. 2021/04/30 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW. 2. 2021/12/06 TB - BASIN DESIGN, BASIN CALCS

Scale: 1" = 150'

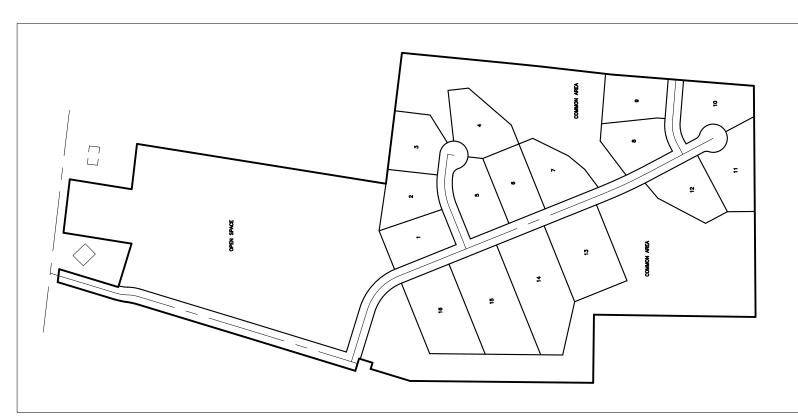
# Harmony Ranch Subdivision Improvement Plans

WEBER COUNTY, UTAH APRIL 2021





Vicinity Map



**Sheet Index Key Map** 

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Sheet 13 - Utility Plan

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Sheet 18 - Open Space Preservation Plan

#### 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.

#### Surveyor:

lan Silverberg

Eden, Utah 84310

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Jeremy Draper





HARMONY RANCH SUBDIVISION Number: <u>7569-01</u>

<u>Jeřemy a. draper, p.e</u>

C. KINGSLEY

APRIL 2021

Project Info.

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Ranch

**18** Total Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR CONSENTED WITHOUT THEIR CONSENTED WITHOUT THEIR CONSENTED FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENTED FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENTED FOR ANY CHANGES OR MODIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENTED.

#### **General Notes:**

- 1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA). AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- 2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- 3. TRAFFIC CONTROL, STRIPING &' SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. 4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- 6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE. 7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY
- 8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION. 10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY
- CONTROLLING THE ROAD. INCLUDING OBTAINING REQUIRED INSPECTIONS. 11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO
- CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. 12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- 13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- 14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS. 15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER
- DEVICES NECESSARY FOR PUBLIC SAFETY. 16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- 17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS. HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- 18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS
- REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION. 19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE
- OWNER, ENGINEER, AND/OR GOVERNING AGENCIES. 20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR
- UNNECESSARY LOSS OR DISTURBANCE. 21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE
- OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER. 22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE
- CONTRACTOR. 23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR
- REPAIRING EXISTING IMPROVEMENTS. 24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS. SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS FOUND TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO
- THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY. 25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL
- ACCEPTANCE 26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- 27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT. KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- 28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- 29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH. THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES. OR REQUIREMENTS FOR EXCAVATION
- 30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS, PROTECT ALL GATES AND FENCES FROM DAMAGE

#### **Utility Notes:**

- 1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- 2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- 4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES, EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.

UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.

- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH. 8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND
- TOP OF CONCRETE BOX 9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED
- CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION. 10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW
- 11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- 12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- 13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- 14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES. 15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- 16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- 17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE. 18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET. PIPE EDGE TO PIPE EDGE. FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- 19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES. 20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB. GUTTER, SIDEWALK AND STREET PAVING.

PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE. 22. THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA—LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS.

#### **Notice to Contractor:**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

#### **Survey Control Note:**

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

#### **Erosion Control General Notes:**

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST, CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

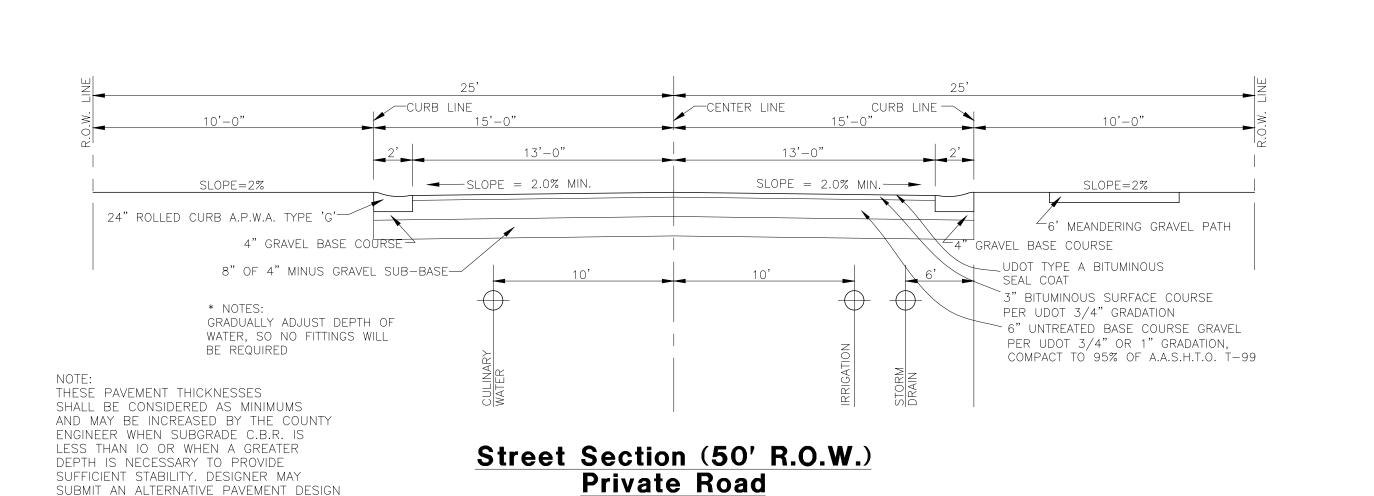
#### Maintenance:

- ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.
- THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF
- SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS: A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED B) TRACKING STRAW PERPENDICULAR TO SLOPES C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

# 4" THICK UNTREATED BASE COURSE

APWA Type "G" Curb



#### Legend = PROPOSED WATER METER -----LD LAT----- = PROPOSED LAND DRAIN LATERAL = EXISTING WATER METER = PROPOSED CATCH BASIN = EXISTING CATCH BASIN = PLUG W/ 2" BLOW-OFF ---EX.W --- = EXISTING CULINARY WATER LINE = STREET LIGHT -----SW/8----- = PROPOSED SECONDARY WATER LINE — — EX.SW— — = EXISTING SECONDARY WATER LINE = POWER POLE SS/8 = PROPOSED SANITARY SEWER LINE BFE = BASEMENT FLOOR ELEVATION — —EX.SS — — = EXISTING SANITARY SEWER LINE BLDG = BUILDING ——SD/15—— = PROPOSED STORM DRAIN LINE BOS = BOTTOM OF STAIRS = BOTTOM OF WALL — —EX.SD — — = EXISTING STORM DRAIN LINE = BEGINNING POINT ----LD/8---- = PROPOSED LAND DRAIN LINE = CURB & GUTTER C&G — —EX.LD — — = EXISTING LAND DRAIN LINE CB = CATCH BASIN = CUBIC FEET = CUBIC FEET PER SECOND — —EX.IRR— = EXISTING IRRIGATION LINE = FINISH FLOOR × × = FENCE LINE

= FINISH FLOOR ELEVATION = FINISHED GRADE

= PROPOSED FIRE HYDRANT = FLOW LINE = EXISTING FIRE HYDRANT = GRADE BREAK = PROPOSED MANHOLE = INVERT = LINEAR FEET = EXISTING MANHOLE

— · — = DRAINAGE SWALE

= DUAL SECONDARY METER

= NATURAL GRADE = PROPOSED SEWER CLEAN-OUT = POINT OF CURVATURE = PROPOSED GATE VALVE = POWER/UTILITY POLE = EXISTING GATE VALVE = POINT OF RETURN CURVATURE

= POINT OF TANGENCY = PLUG & BLOCK = PUBLIC UTILITY EASEMENT = AIR VAC ASSEMBLY

= REINFORCED CONCRETE PIPE = RIM OF MANHOLE

= FIRE HYDRANT

= RIGHT-OF-WAY = STORM DRAIN = SANITARY SEWER

SS = TOP BACK OF CURB TOA = TOP OF ASPHALT

TOC = TOP OF CONCRETE

= TOP OF FINISHED FLOOR = TOP OF STAIRS

= TOP OF WALL = TOP OF SIDEWALK = CULINARY WATER

= EXISTING ASPHALT PAVEMENT

WM

= PROPOSED ASPHALT PAVEMENT

= WATER METER

= PROPOSED CONCRETE

= PROPOSED GRAVEL

= EXISTING CONTOUR GRADE

= PROPOSED CONTOUR GRADE

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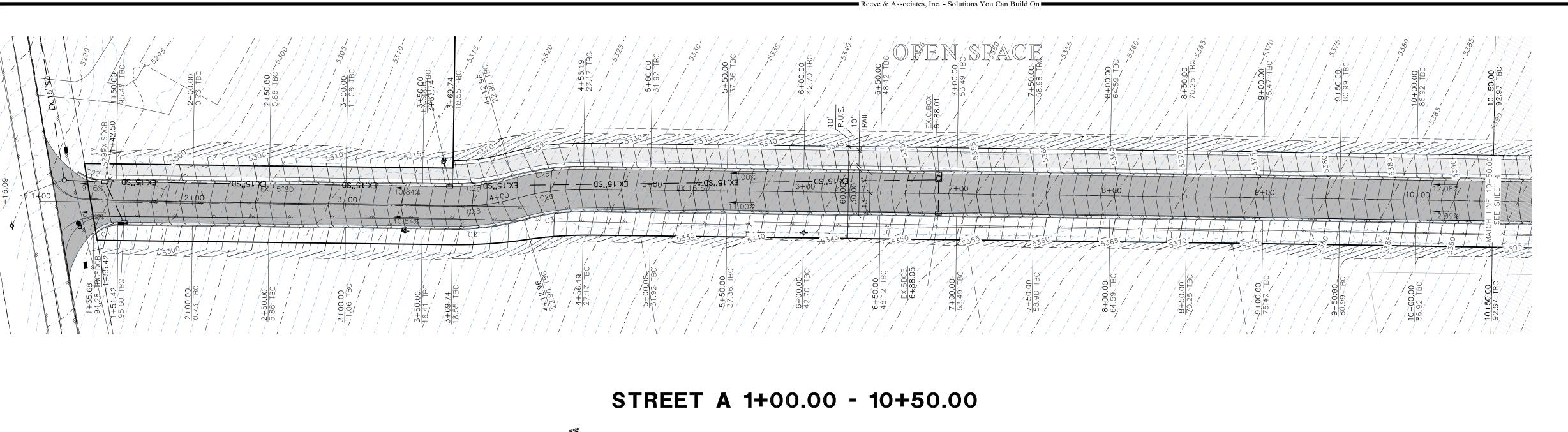
IEREMY A. DRAPER, P.E Drafter: C. KINGSLEY Begin Date: APRIL 2021

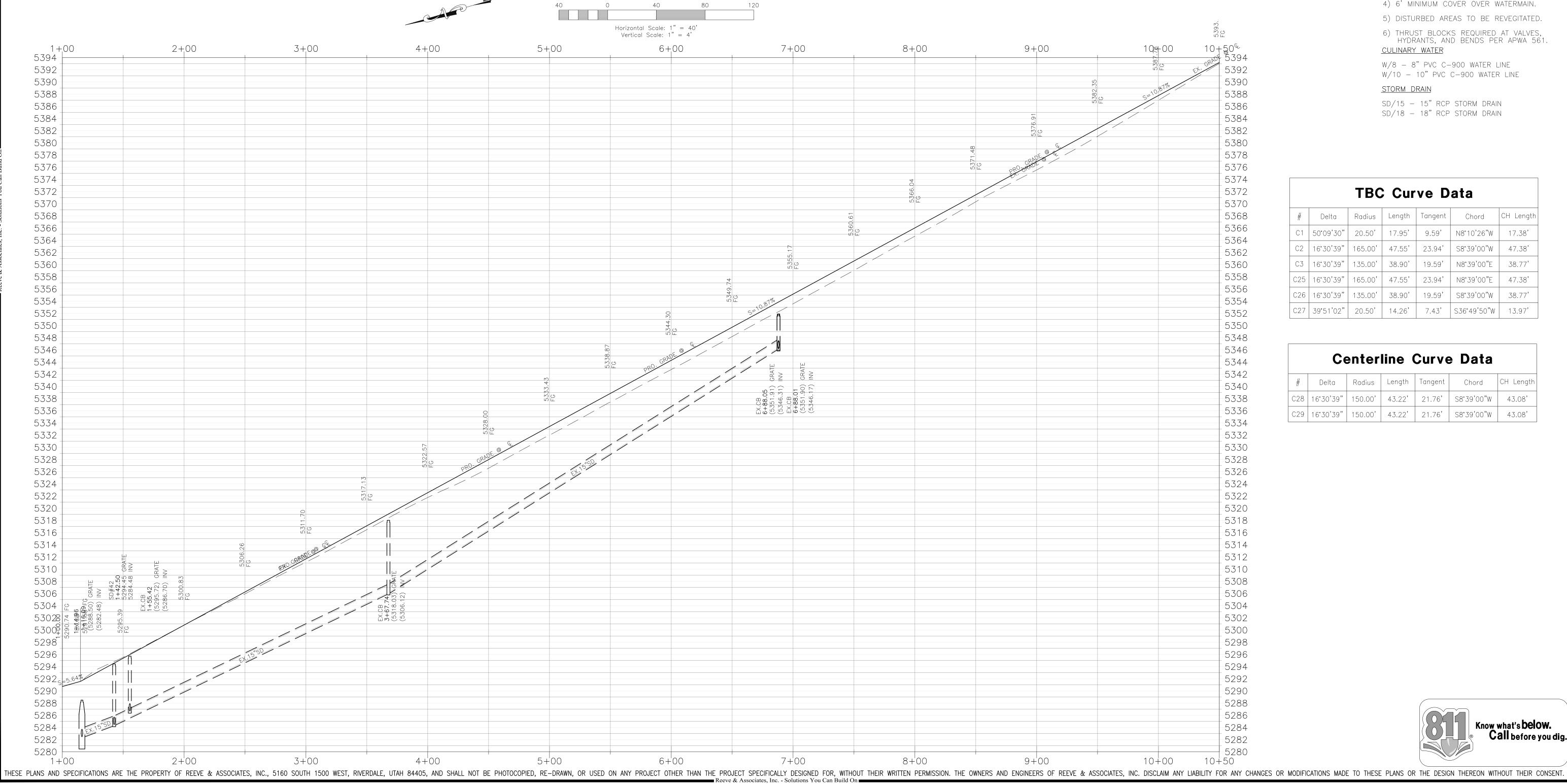
HARMONY RANCH SUBDIVISION Number: <u>7569-01</u>

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BASED ON A DETAILED SOILS ANALYSIS FOR

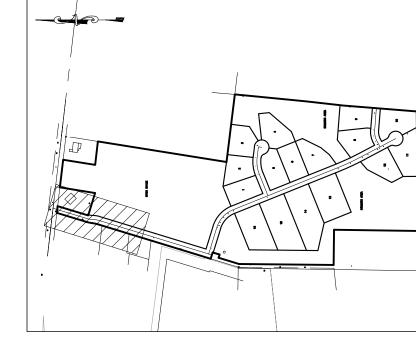
APPROVAL BY THE COUNTY ENGINEER.





#### Key Map

NOT TO SCALE



#### **Construction Notes:**

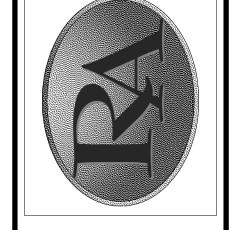
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W/8 - 8" PVC C-900 WATER LINE W/10 - 10" PVC C-900 WATER LINE STORM DRAIN

SD/15 - 15" RCP STORM DRAIN SD/18 - 18" RCP STORM DRAIN

	TBC Curve Data											
	IDC Cuive Data											
#	Delta	Radius	Length	Tangent	Chord	CH Length						
C1	50°09'30"	20.50'	17.95'	9.59'	N8°10'26"W	17.38'						
C2	16°30'39"	165.00'	47.55	23.94	S8°39'00"W	47.38'						
С3	16°30'39"	135.00'	38.90'	19.59'	N8°39'00"E	38.77'						
C25	16°30'39"	165.00'	47.55	23.94	N8°39'00"E	47.38'						
C26	16°30'39"	135.00'	38.90'	19.59'	S8°39'00"W	38.77'						
C27	39°51'02"	20.50'	14.26'	7.43'	S36°49'50"W	13.97'						

	Centerline Curve Data										
#	Delta	Radius	Length	Tangent	Chord	CH Length					
C28	16°30'39"	150.00'	43.22'	21.76	S8°39'00"W	43.08'					
C29	16°30'39"	150.00'	43.22'	21.76	S8°39'00"W	43.08'					



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	■Reeve & Associates, Inc Solutions You Can Build	u
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8'	seve &	4
7'	R.	C
7'		Ranch

Harmony

Project Info.	
Engineer: JEREMY A. DRAPER,	P.E
Drafter: C. KINGSLEY	
Begin Date:	

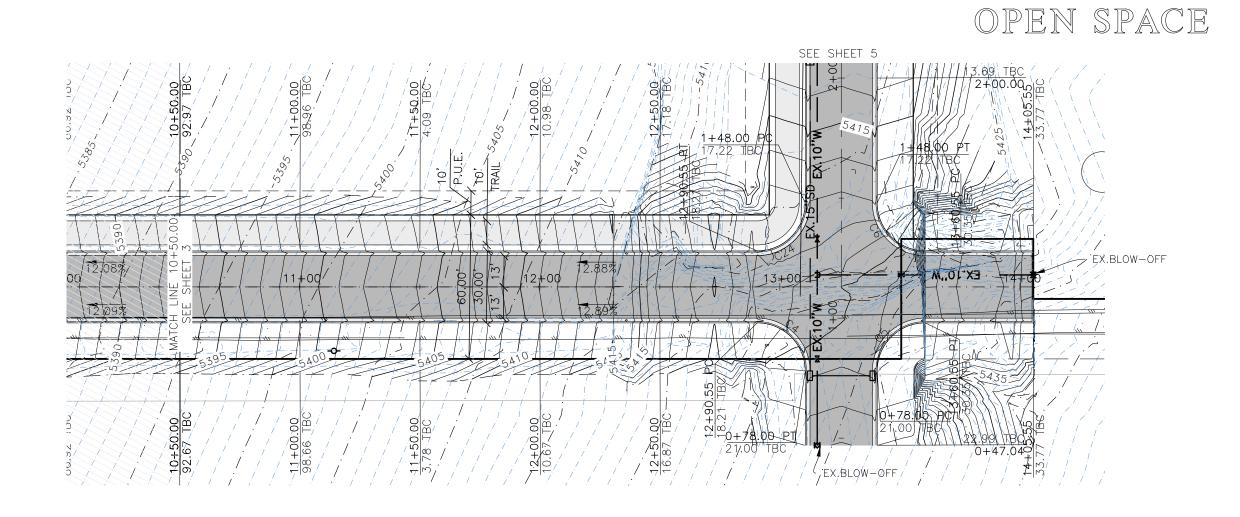
HARMONY RANCH

Number: <u>7569-01</u>

**18** Total Sheets

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# OPEN SPACE



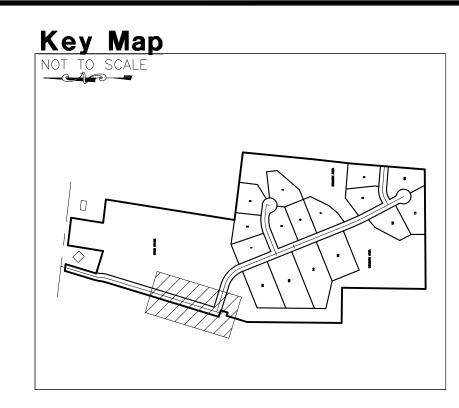
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# STREET A 10+50.00 - 13+25.55 Horizontal Scale: 1" = 40' Vertical Scale: 1" = 4'

10+50	11+00	1	12+00		70.43' V.C. K=12.00	13+0013	6 + 45 + 45 + 428
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124					10.0	5418.70 <del>1</del> 06.78 19.06 F(	5424
122				0 B C	71.57 7.30 E	54 13 19 19 19	5422
120				$\sim$ 4	)5417.	\$=5.00	5420
18				12+36.35 5413.47 F 541.			5418
-16			5409.52 PG 8409.52	12+			5416
-14			040 040 0	.1/			5414
-12		0					5412
-10		5404.09 FG	EX. 5=1081%				5410
-08		140	150				5408
-06	92						5406
-04	55 8.65 6.65						5404
-02	Ω L						5402
-00%							5400
598° 2							5398
396							5396
594							5394
92							5392
90							5390

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	TBC Curve Data									
#	Delta	Radius	Length	Tangent	Chord	CH Length				
C4	90°00'00"	20.00'	31.42'	20.00'	N62°03'24"E	28.28'				
C5	90°00'00"	20.00'	31.42'	20.00'	N27°56'36"W	28.28'				
C6	90°00'00"	20.00'	31.42'	20.00'	S62°03'24"W	28.28'				
C24	90°00'00"	20.00'	31.42'	20.00'	S27°56'36"E	28.28'				



#### **Construction Notes:**

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W/8 - 8" PVC C-900 WATER LINE W/10 - 10" PVC C-900 WATER LINE STORM DRAIN

SD/15 - 15" RCP STORM DRAIN SD/18 - 18" RCP STORM DRAIN

REVISIONS	DATE DESCRIPTION 12-06-2021 TB Basin Updates				
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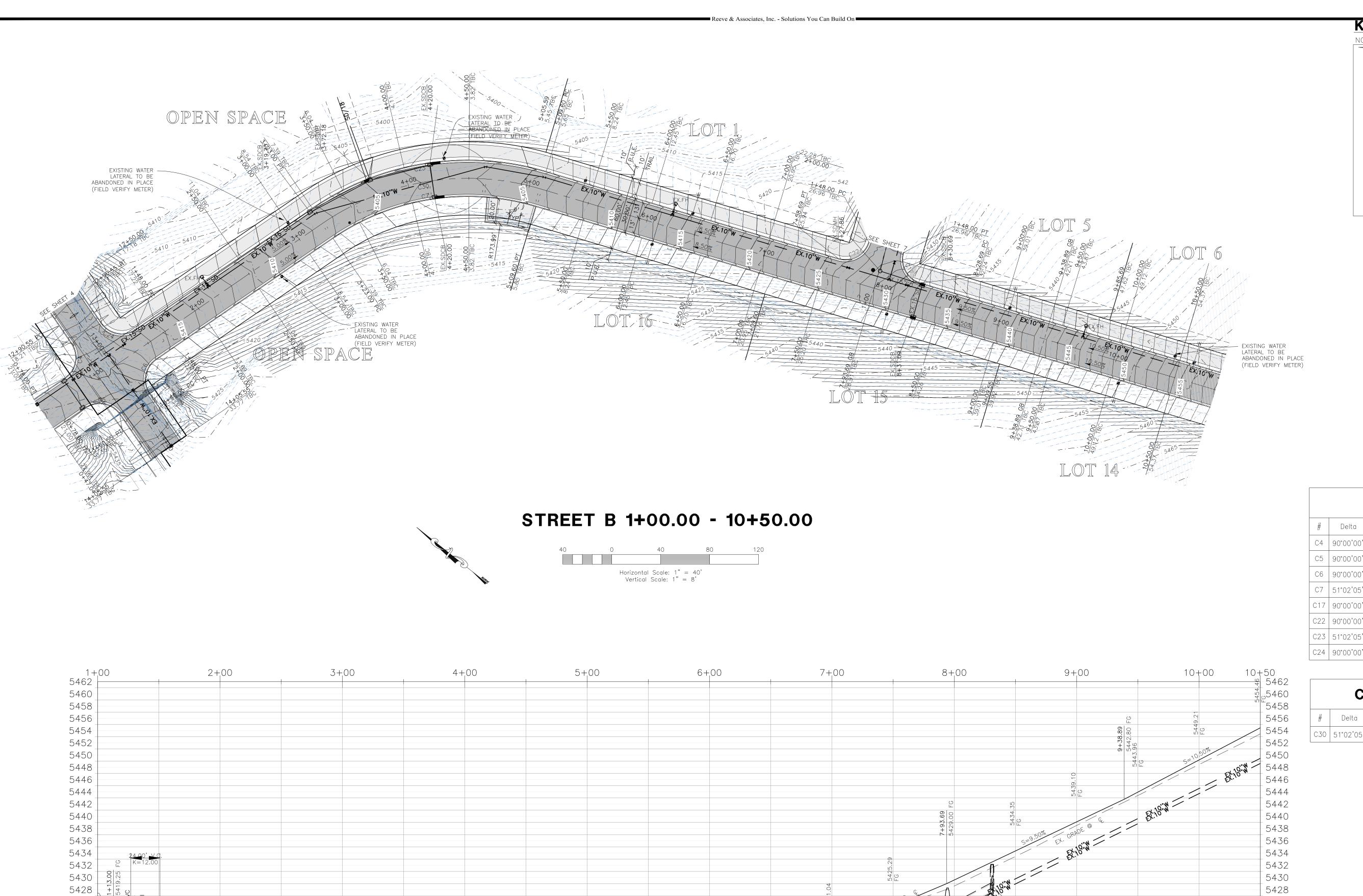
division

#### Project Info. JEREMY A. DRAPER, P.E

C. KINGSLEY Begin Date: APRIL 2021

> HARMONY RANCH SUBDIVISION

Number: <u>7569-01</u>



4+00

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7+00

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1+'00

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#### Key Map

NOT TO SCALE

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	TBC Curve Data											
#	Delta	Radius	Length	Tangent	Chord	CH Length						
C4	90°00'00"	20.00'	31.42'	20.00'	N62°03'24"E	28.28'						
C5	90°00'00"	20.00'	31.42'	20.00	N27°56'36"W	28.28'						
C6	90°00'00"	20.00'	31.42'	20.00'	S62°03'24"W	28.28'						
C7	51°02'05"	194.49'	173.24	92.84	N47°25'34"W	167.57						
C17	90°00'00"	20.00'	31.42'	20.00'	S23°05'29"W	28.28'						
C22	90°00'00"	20.00'	31.42'	20.00'	S66°54'31"E	28.28'						
C23	51°02'05"	224.49	199.96'	107.16	N47°25'34"W	193.41'						
C24	90°00'00"	20.00'	31.42'	20.00'	S27°56'36"E	28.28'						

Centerline Curve Data										
#	Delta	Radius	Length	Tangent	Chord	CH Length				
C30	51°02'05"	209.49	186.60'	100.00'	S47°25'34"E	180.49				

5426 5424

5422 5420

5418

5416 5414

5412

5410

5408

5406

5404

5402

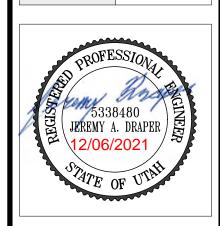
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Project Info.
Engineer:
JEREMY A. DRAPER, P.E.

Name:

Drafter:
C. KINGSLEY

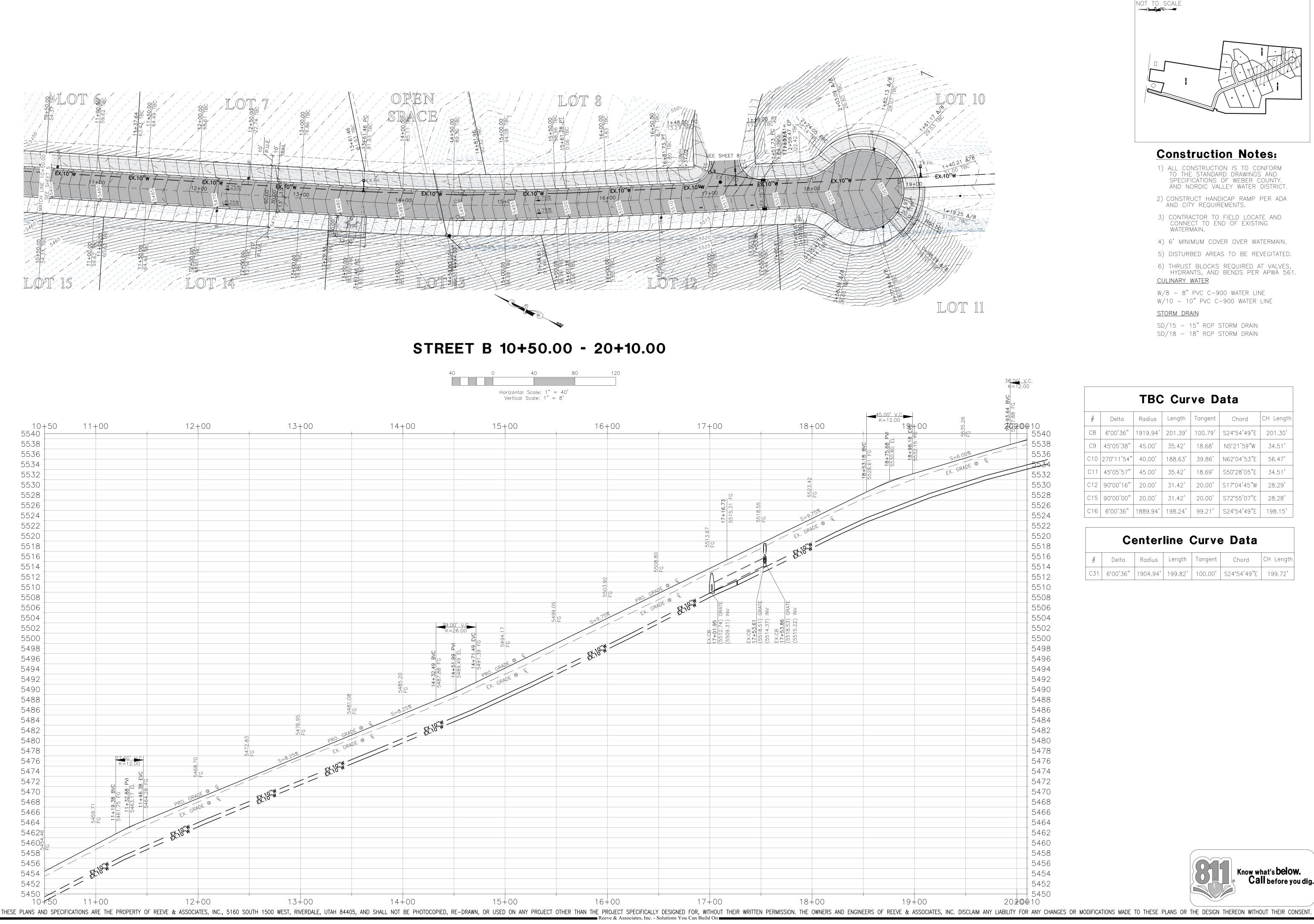
Begin Date:
APRIL 2021

HARMONY RANCH
SUBDIVISION

Number: 7569-01

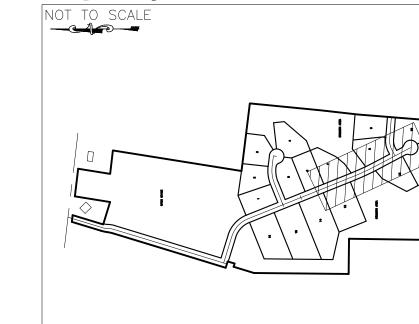
**18** Total Sheets

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#### Key Map



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	TBC Curve Data								
#	Delta	Radius	Length	Tangent	Chord	CH Length			
C8	6°00'36"	1919.94	201.39	100.79	S24°54'49"E	201.30'			
С9	45°05'38"	45.00'	35.42'	18.68'	N5°21'59"W	34.51			
C10	270°11'54"	40.00'	188.63'	39.86	N62°04'53"E	56.47			
C11	45°05'57"	45.00'	35.42'	18.69'	S50°28'05"E	34.51			
C12	90°00'16"	20.00'	31.42'	20.00'	S17°04'45"W	28.29'			
C15	90°00'00"	20.00'	31.42'	20.00'	S72°55'07"E	28.28'			
C16	6°00'36"	1889.94	198.24'	99.21	S24°54'49"E	198.15			

Centerline Curve Data								
	#	Delta	Radius	Length	Tangent	Chord	CH Length	
	C31	6°00'36"	1904.94	199.82	100.00'	S24°54'49"E	199.72'	





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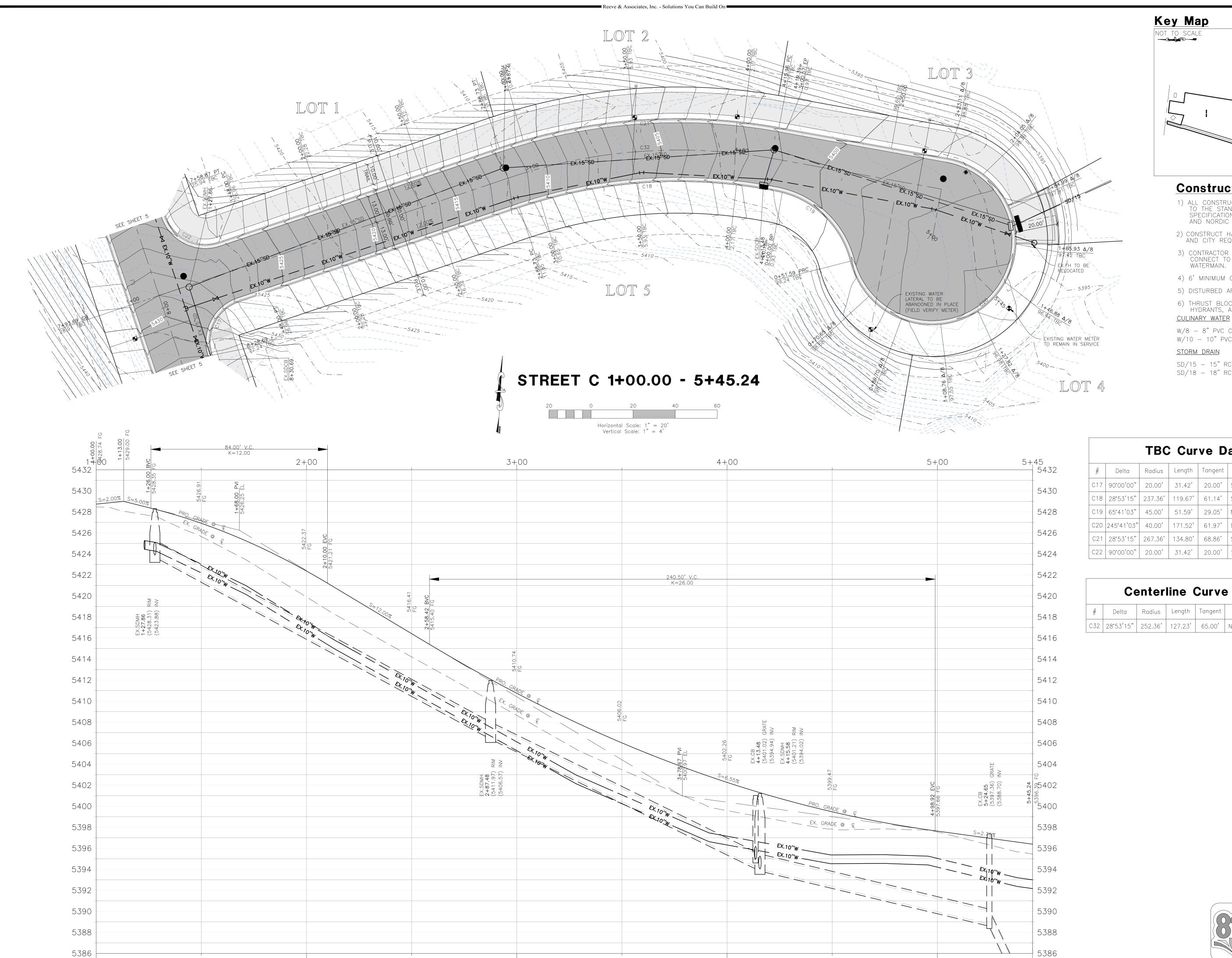
Project Info.

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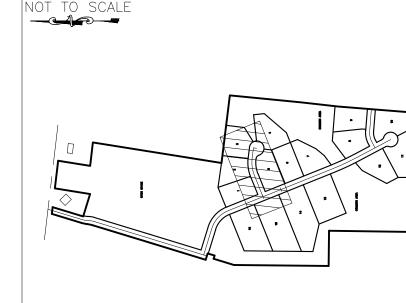
Begin Date:

HARMONY RANCH

Number: <u>7569-01</u>







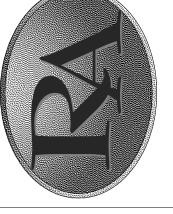
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		TBC	Cur	ve D	ata	
#	Delta	Radius	Length	Tangent	Chord	CH Lengt
C17	90°00'00"	20.00'	31.42'	20.00'	S23°05'29"W	28.28
C18	28°53'15"	237.36'	119.67	61.14'	S82°32'07"W	118.41
C19	65°41'03"	45.00'	51.59'	29.05'	N50°10'44"W	48.81
C20	245°41'03"	40.00'	171.52	61.97'	N39°49'16"E	67.21
C21	28°53'15"	267.36	134.80'	68.86'	S82°32'07"W	133.37
C22	90°00'00"	20.00'	31.42'	20.00'	S66°54'31"E	28.28'

Centerline Curve Data							
#	Delta	Radius	Length	Tangent	Chord	CH Length	
232	28°53'15"	252.36'	127.23'	65.00'	N82°32'07"E	125.89	

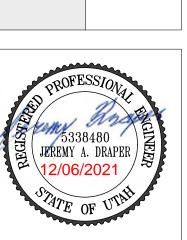




REVISIONS	DATE DESCRIPTION 12-06-2021 TB Basin Updates				
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Sub

division



## Project Info.

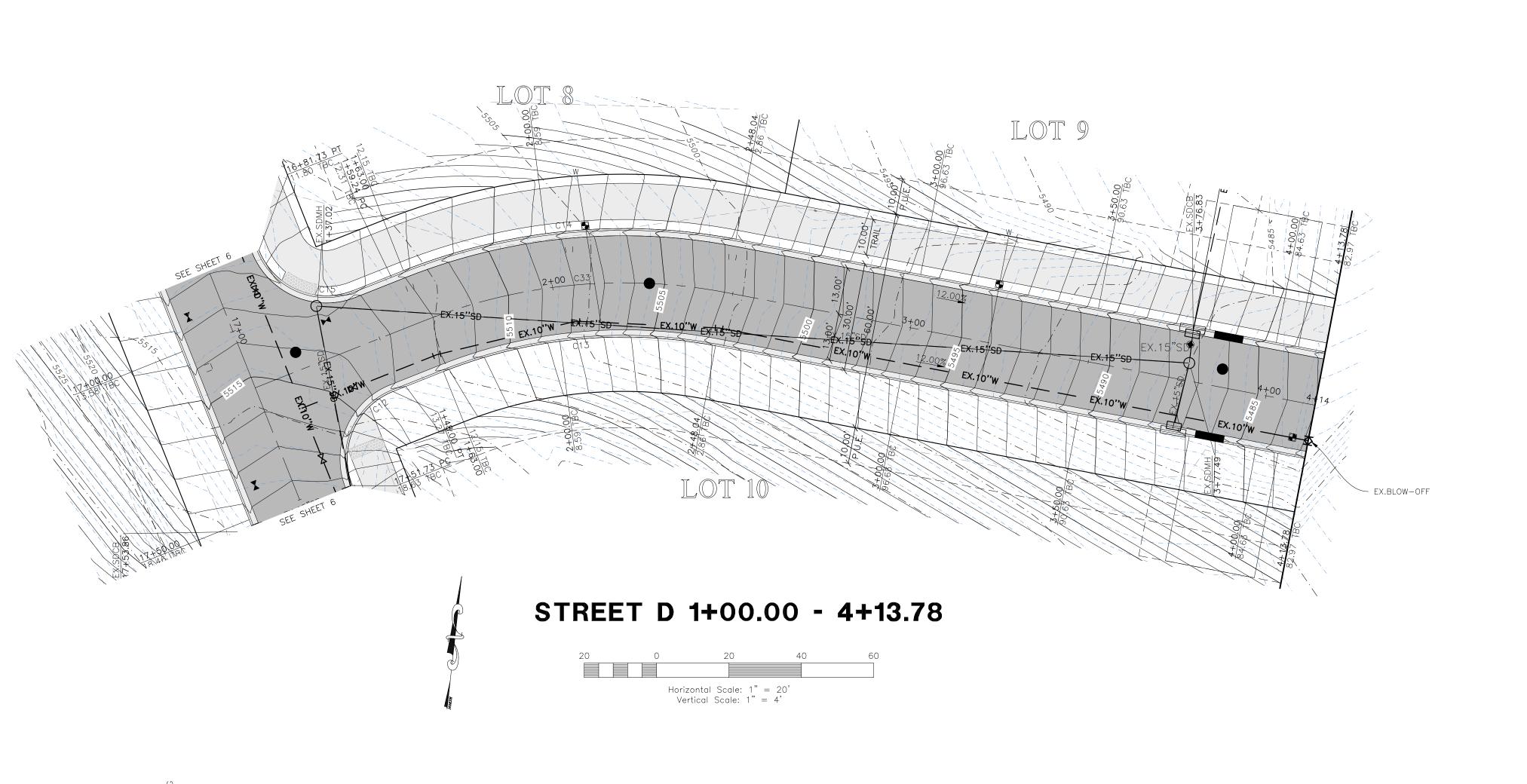
Begin Date:
APRIL 2021

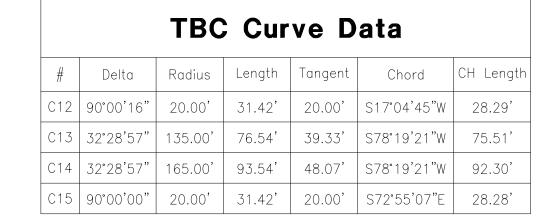
HARMONY RANCH SUBDIVISION

Number: \_\_\_\_\_7569-01

**18** Total Sheets

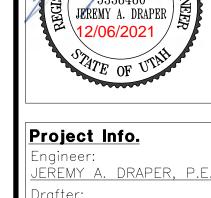
Know what's **below.**© Call before you dig.





Key Map

	Ce	enter	line (	Curve	Data	
#	Delta	Radius	Length	Tangent	Chord	CH Lengt
C33	32°28'57"	150.00'	85.04'	43.70'	N78°19'21"E	83.90'



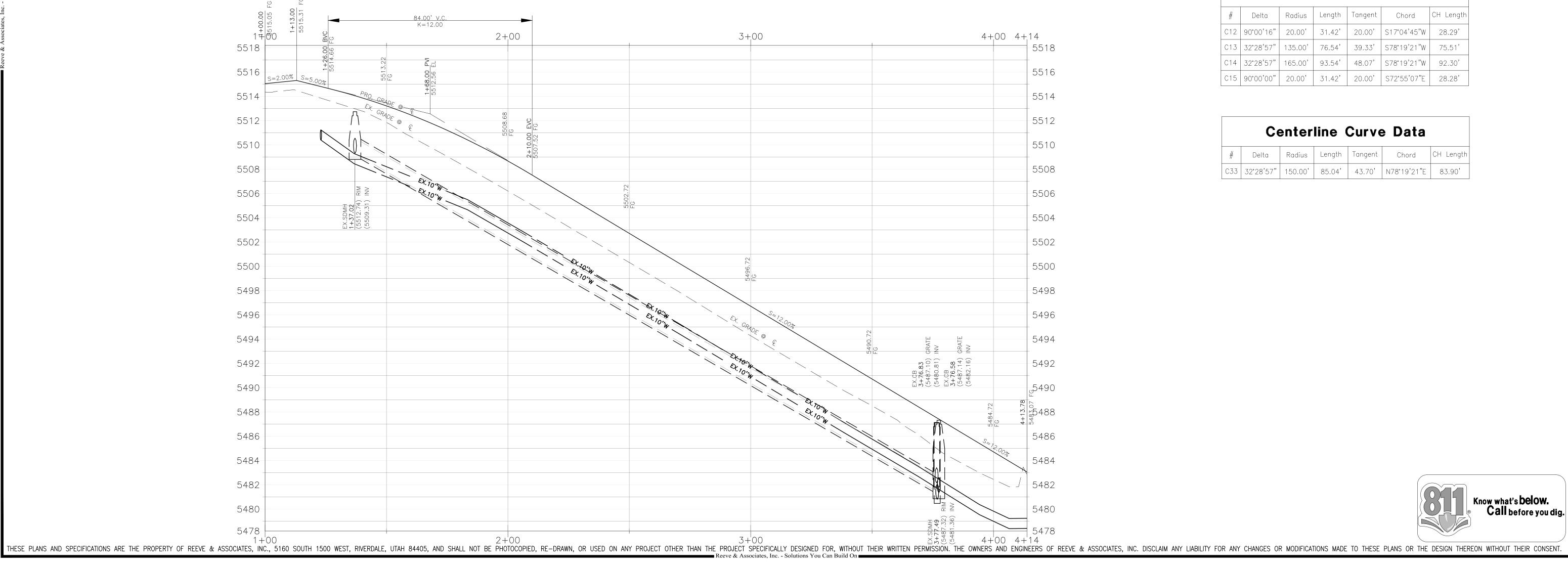
Subdivision

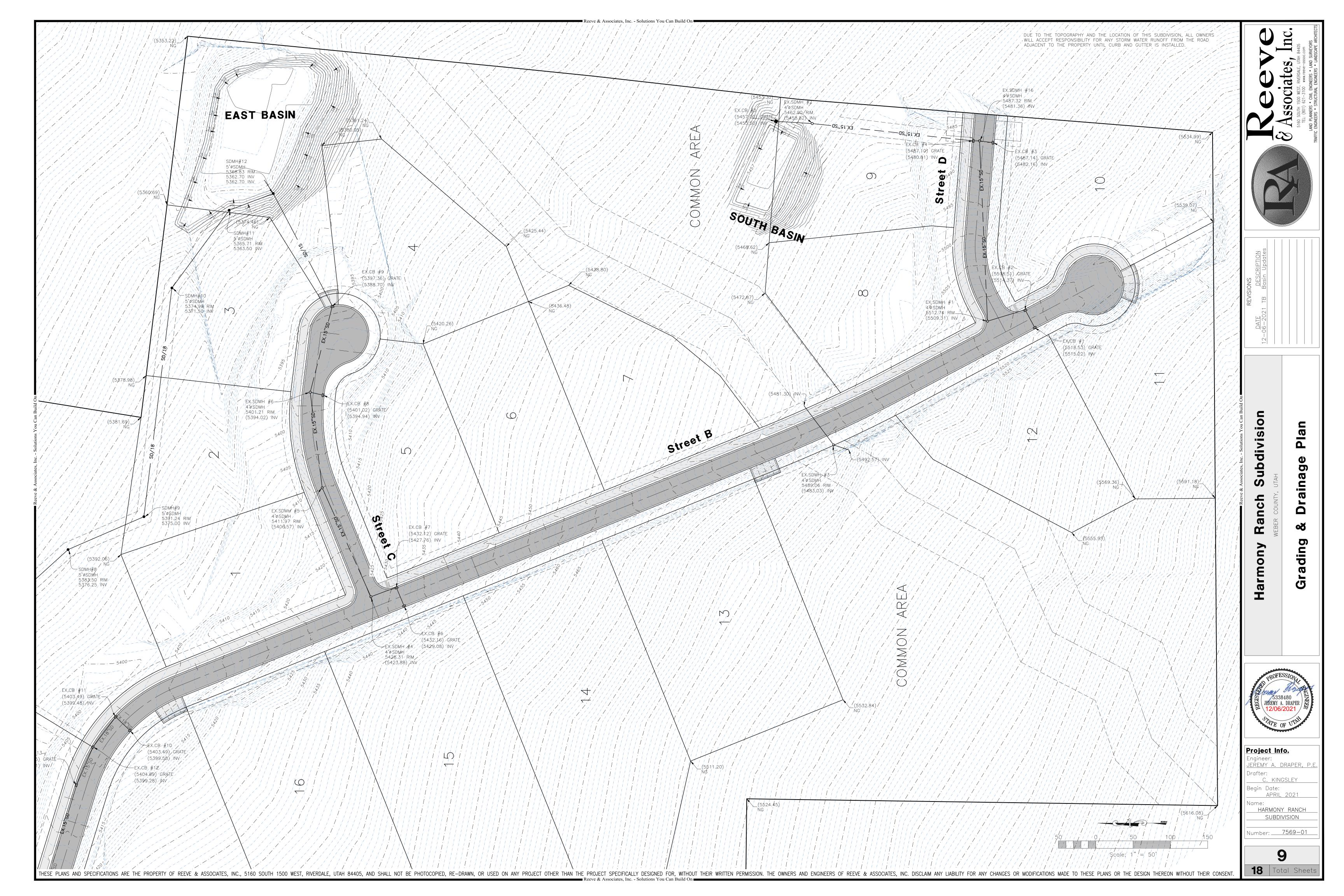
Harmony

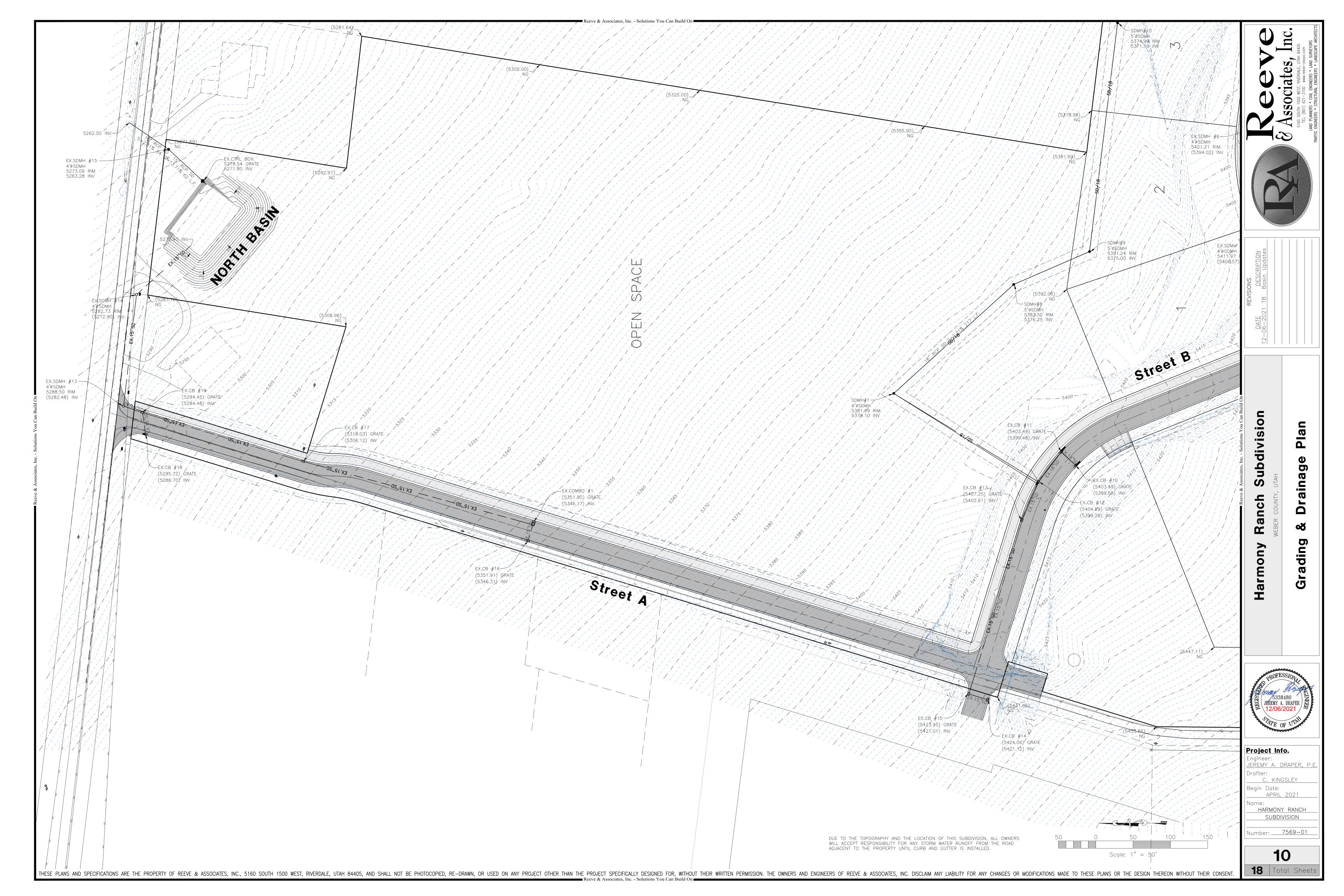
C. KINGSLEY Begin Date: HARMONY RANCH SUBDIVISION

Know what's **below.**© Call before you dig.

Number: \_\_\_\_\_7569-01







RA

Storm Runoff Calculations
Harmony Ranch
7569-01 10/26/2021 PEB

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Eden, UT area taken

0.84i^1.169

0.27

1402

from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.1-cfs.

North Basin: The calculations are as follows:

Drainage Area:					
Total Area =	3.00 acre or	130,594 ft <sup>2</sup>			
Runoff Coefficients					
Pave	ed Area	48,814		C = 0.9	
Drive	eway	0		C = 0.9	
Roo	f	0		C = 0.9	
Land	dscaped Area	81,780		C = 0.2	
Weighted Runoff Co	pefficient			C = 0.46	
LID Retention					
80 <sup>th</sup> Percentile Rain	fall Event	0	.48	in	
Is the site Feasible t	or LID?	Y	es/		

Volume of Run-off for 100-year Storm Event:

Site Imperviousness

NRCS Soil Group

Rv Equation

0	0.40					
I =	See Below	in/hr				
A =	130594.00	ft <sup>2</sup>				
Q(out) =	0.30	ft <sup>3</sup> /s	(0.1-cfs per ac)			
time	time	i	Q	Vol. in	Vol. out	Difference
(min)	(sec)	(in./hr.)	(cfs)	(cf)	(cf)	(cf)
0	0	0.00	0.00	0	0	0
5	300	7.96	11.11	3333	90	3243
10	600	6.05	8.44	5066	180	4886
15	900	5	6.98	6280	270	6010
30	1800	3.37	4.70	8466	540	7926
60	3600	2.08	2.90	10450	1079	9371
120	7200	1.23	1.72	12359	2159	10201
180	10800	0.85	1.19	12811	3238	9573
360	21600	0.488	0.68	14710	6476	8235
720	43200	0.315	0.44	18991	12951	6039
4440	00400	0.004	0.00	0.4000	05000	4007

Orifice Sizing

 $\begin{array}{lll} Q = & 0.30 \text{ cfs} \\ 2g = & 64.4 \text{ ft/s}^2 \\ H = & 3.00 \text{ ft} \\ Cd = & 0.62 & \text{for circular openings} \\ R = & SQRT(Q/pi/(0.7*(64.4*H)^0.5)) \\ R = & 0.11 \text{ feet} \\ & 1.26 \text{ inches} \end{array}$ 

2.53 inches

5.01 inches ^2

The required 100-yr storage volume is 10,201 cubic feet
The required LID Retention volume is 1,402 cubic feet
The required orifice size is 3 in

0.0348 ft ^2

Total Required Basin Storage Volume is 11,603 cubic feet Designed Basin Storage Volume (3 ft Depth) is 11,681 cubic feet

RA

Storm Runoff Calculations
Harmony Ranch

Reeve & Associates, Inc. - Solutions You Can Build On

7569-01 10/26/2021 PEB

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Eden, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.1-cfs.

East Basin:
The calculations are as follows:

Drainage Area:				
Total Area =	33.07 acre or	1,440,677 ft <sup>2</sup>		
Runoff Coefficients				
Pav	red Area	112,760	(	C = 0.9
Driv	reway	11,700	(	C = 0.9
Roc	of	39,000	(	C = 0.9
Lan	dscaped Area	1,277,218	(	C = 0.2
Weighted Runoff C			(	C = 0.2
LID Retention				
80 <sup>th</sup> Percentile Rair	nfall Event		0.48	in
Is the site Feasible	for LID?		Yes	
Site Imperviousnes	s		0.11	
NRCS Soil Group			В	(US
Rv Equation			0.84i^1.169	
R <sub>v</sub>			0.07	
*				

Volume	of Run-off for 100-year Storm	Event
C =	0.28	

A =	1440677.00 ft <sup>2</sup>	2				
Q(out) =	3.31 ft <sup>3</sup>	<sup>3</sup> /s (0	).1-cfs per ac)			
time	time	i	Q	Vol. in	Vol. out	Differen
(min)	(sec)	(in./hr.)	(cfs)	(cf)	(cf)	(cf)
0	0	0.00	0.00	0	0	0
5	300	7.96	74.17	22252	992	21260
10	600	6.05	56.38	33826	1984	31842
15	900	5	46.59	41933	2977	38956
30	1800	3.37	31.40	56526	5953	50573
60	3600	2.08	19.38	69777	11906	57870
120	7200	1.23	11.46	82524	23813	5871 <i>′</i>
180	10800	0.85	7.92	85543	35719	49824
360	21600	0.488	4.55	98224	71439	26785
720	43200	0.315	2.94	126805	142877	-1607
1440	86400	0.201	1.87	161828	285754	-12392

 Orifice Sizing
 Q = 3.31 cfs

 Given:
 Q = 64.4 ft/s

 H = 3.00 ft

3838

MMARY: The required 100-yr storage vo

The required 100-yr storage volume is

The required LID Retention volume is

The required orifice size is

58,711 cubic feet
3,838 cubic feet
in

Total Required Basin Storage Volume is 62,550 cubic feet Designed Basin Storage Volume (1' Freeboard) is 62,682 cubic feet

RA

South Basin Calculations:

Storm Runoff Calculations

**Harmony Ranch** 7569-01 10/26/2021 PEB

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Eden, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.1-cfs.

South Basin:
The calculations are as follows:

Drainage Area: 148,852 ft<sup>2</sup> Total Area = 3.42 acre or Runoff Coefficients 23,295 Paved Area C = 0.92,250 7,500 C = 0.9Driveway C = 0.9115,807 Landscaped Area C = 0.2Weighted Runoff Coefficient C = 0.36

80<sup>th</sup> Percentile Rainfall Event 0.48 in Is the site Feasible for LID? Yes
Site Imperviousness 0.22
NRCS Soil Group B (US Rv Equation 0.84i^1.169
R<sub>v</sub> 0.15

Volume of Run-off for 100-year Storm Event:
C = 0.36

I =	See Below	in/hr				
A =	148852.00	ft <sup>2</sup>				
Q(out) =	0.34	$ft^3/s$ (0	.1-cfs per ac)			
time	time	i	Q	Vol. in	Vol. out	Differen
(min)	(sec)	(in./hr.)	(cfs)	(cf)	(cf)	(cf)
0	0	0.00	0.00	0	0	0
5	300	7.96	9.75	2924	103	2822
10	600	6.05	7.41	4445	205	4240
15	900	5	6.12	5511	308	5203
30	1800	3.37	4.13	7428	615	6813
60	3600	2.08	2.55	9170	1230	7939
120	7200	1.23	1.51	10845	2460	8385
180	10800	0.85	1.04	11242	3691	7551
360	21600	0.488	0.60	12908	7381	5527
720	43200	0.315	0.39	16664	14762	1902
1440	86400	0.201	0.25	21267	29524	-8258

Orifice Sizing Given:

Q = 0.34 cfs  $2g = 64.4 \text{ ft/s}^2$  H = 3.00 ft Cd = 0.62 for circular openings  $R = SQRT(Q/pi/(0.7*(64.4*H)^0.5))$ 

R = 0.11 feet Constructed Basin: 1.35 inches 8,620
D = 2.70 inches Needed Storage: 634

cubic feet

cubic feet

The requried LID Retention volume is The required orifice size is

The required 100-yr storage volume is

Total Required Basin Storage Volume is 9,254 cubic feet
Designed Basin Storage Volume (1' Freeboard) is 9,630 cubic feet

Harmony Ranch Sul

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PROFESSION 5338480 JEREMY A. DRAPER 12/14/2021 STATE OF UTAIL

Project Info.
Engineer:

JEREMY A. DRAPER, P.E

Drafter:

C. KINGSLEY

Begin Date:

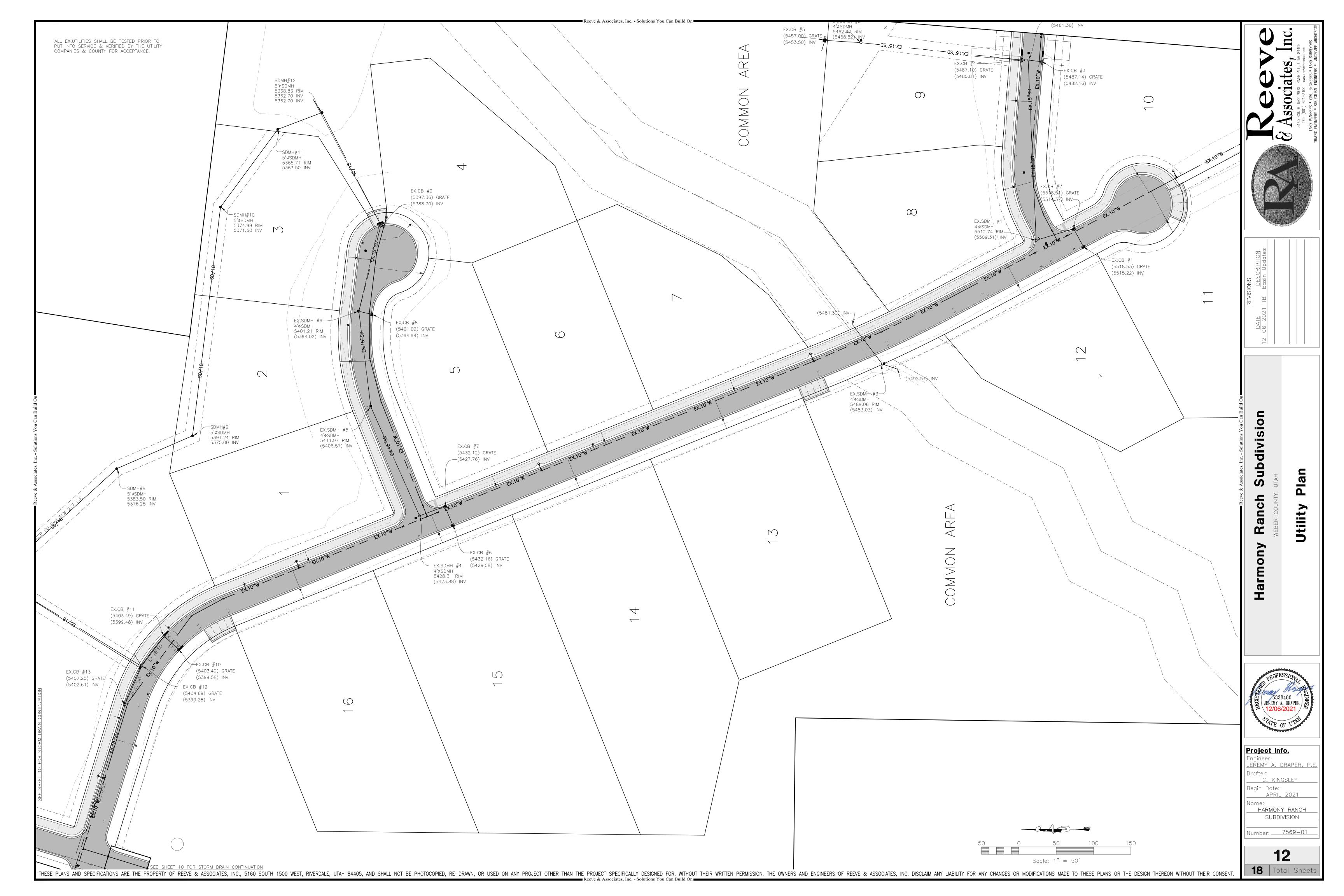
APRIL 2021

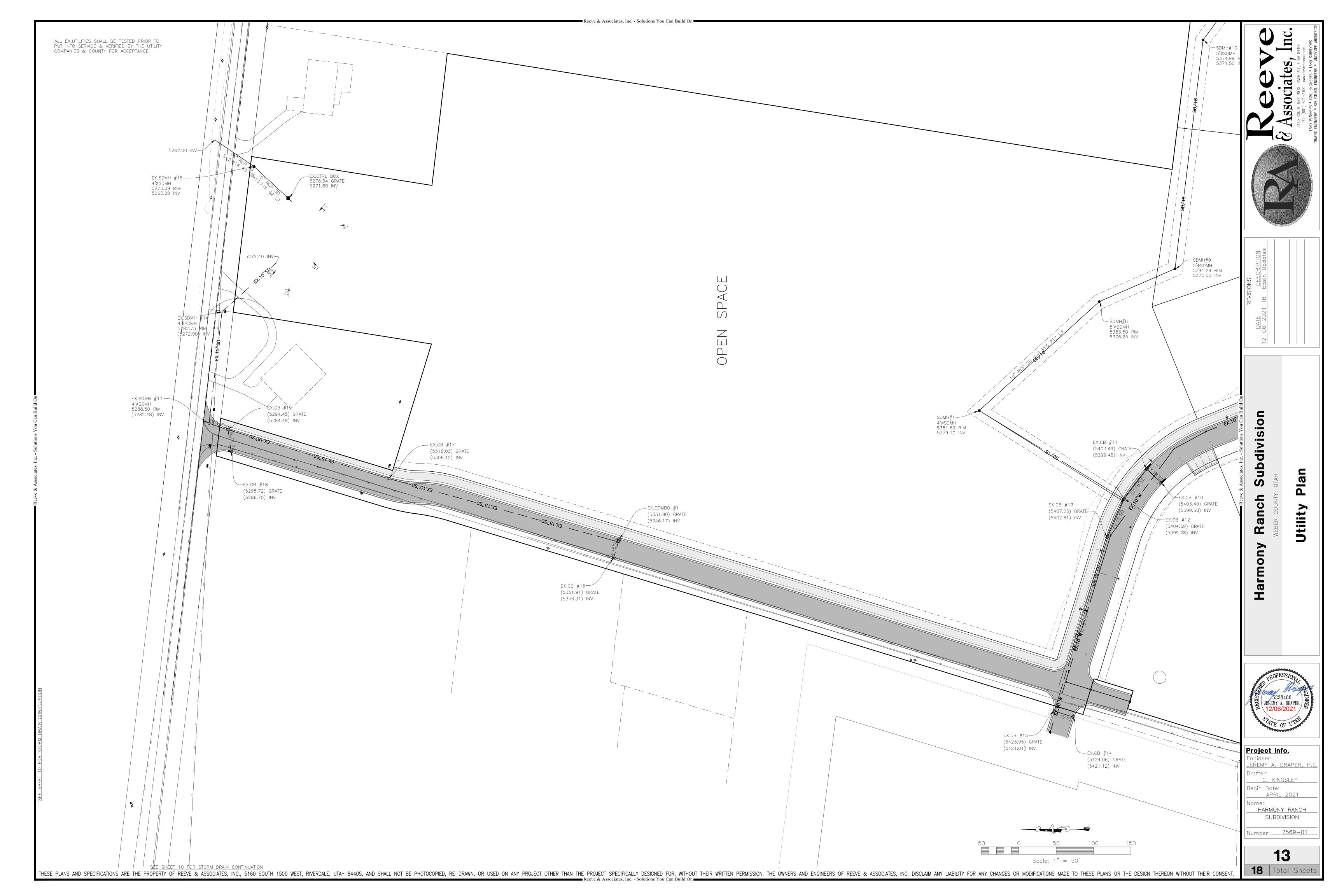
ame:
HARMONY RANCH
SUBDIVISION

Number: 7569-01

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#### Inlets:

Element ID	Inlet Location	Catchbasin Invert	Max (Rim)	Roadway Manning's		Peak Flow	Peak Flow	Inlet Efficiency
ID.	Location	Elevation	Elevation	Roughness	FIOW	Intercepted	Bypassing	during
		Licvation	Licvation	Nougimess		by Inlet	Inlet	Peak Flow
		(ft)	(ft)		(cfs)	(cfs)	(cfs)	(%
EX.CB#1	On Grade	5515.22	5518.53	0.013	1.12	1.08	0.04	96.13
EX.CB#2	On Grade	5514.37	5518.51	0.013	0.28	0.28	0.00	100.00
EX.CB#3	On Sag	5482.17	5487.14	0.013	0.96	N/A	N/A	N/A
EX.CB#4	On Sag	5480.81	5487.10	0.013	0.35	N/A	N/A	N/A
EX.CB#5	On Sag	5453.60	5484.11	0.013	3.37	N/A	N/A	N/A
EX.CB#6	On Grade	5429.08	5432.16	0.013	5.43	4.11	1.32	75.69
EX.CB#7	On Grade	5427.76	5432.12	0.013	0.62	0.61	0.00	99.41
EX.CB#8	On Grade	5394.94	5401.02	0.013	1.31	1.24	0.07	94.80
EX.CB#9	On Sag	5388.70	5397.36	0.013	2.30	N/A	N/A	N/A
EX.CB#10	On Sag	5400.04	5403.49	0.013	4.82	N/A	N/A	N/A
EX.CB#11	On Sag	5399.69	5403.49	0.013	0.52	N/A	N/A	N/A
EX.CB#12	On Sag	5399.48	5404.69	0.013	0.15	N/A	N/A	N/A
EX.CB#13	On Grade	5402.61	5407.25	0.013	0.27	0.27	0.00	100.00
EX.CB#14	On Grade	5421.12	5424.06	0.013	0.00	N/A	N/A	N/A
EX.CB#15	On Grade	5421.01	5423.95	0.013	0.00	N/A	N/A	N/A
EX.CB#16	On Grade	5346.31	5351.91	0.013	0.72	0.72	0.01	98.82
EX.CB#17	On Grade	5306.12	5318.03	0.013	0.48	0.19	0.29	40.55
EX.CB#18	On Sag	5286.70	5295.72	0.013	0.61	N/A	N/A	N/A
EX.CB#19	On Sag	5284.48	5294.45	0.013	0.28	N/A	N/A	N/A
EX.CB#20	On Grade	5271.80	5278.61	0.013	5.61	1.81	3.80	32.34
EX.COMBO#1	On Grade	5346.17	5351.90	0.013	0.67	0.50	0.17	75.13

#### Junctions:

Junctions:			
Element ID	Invert Elevation	Ground/Rim (Max) Elevation	
	(ft)	(ft)	(cfs)
EX.SDMH #1	5509.31	5512.74	1.07
EX.SDMH #2	5458.82	5465.01	2.02
EX.SDMH #3	5483.03	5490.51	17.71
EX.SDMH #4	5423.88	5428.31	4.11
EX.SDMH #5	5406.57	5411.97	4.11
EX.SDMH #6	5394.02	5401.21	4.10
SDMH #7	5377.65	5382.60	9.62
SDMH #8	5374.61	5382.70	9.62
SDMH #9	5373.06	5390.51	9.62
SDMH #10	5368.74	5375.00	9.61
SDMH #11	5362.68	5367.49	9.61
EX.SDMH #12	5362.36	5368.83	13.82
EX.SDMH #13	5282.48	5288.50	1.93
EX.SDMH #14	5272.90	5282.73	1.93
EX.SDMH #15	5263.28	5273.09	5.61
EX.SDMH#16	5481.36	5487.32	2.02
FX.SDMH #17	5492.57	5495.57	17.71

#### **Pipes**

Element ID	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Pipe Diameter or Height	Manning's Roughness		Design Flow Capacity	Ma: Flov Depti
			(ft)	(ft)	(ft)	(%)	(inches)		(cfs)	(cfs)	(ft
EX.1	EX.CB#1	EX.CB#2	28.01	5515.22	5514.37	3.05	15.000	0.013	1.07	11.27	0.2
EX.2	EX.SDMH #3	Out-1Pipe - (24)	78.57	5483.03	5481.30	2.21	36.000	0.013	17.70	99.09	0.8
EX.3	EX.CB#6	EX.CB#7	28.00	5429.08	5427.88	4.31	15.000	0.013	4.11	13.41	0.4
EX.4	EX.CB#7	EX.SDMH #4	36.25	5427.76	5423.88	10.69	15.000	0.013	4.11	21.12	0.3
EX.5	EX.SDMH #4	EX.SDMH #5	159.73	5423.88	5406.57	10.84	15.000	0.013	4.11	21.27	0.3
EX.6	EX.SDMH #5	EX.SDMH #6	129.08	5406.57	5394.02	9.72	15.000	0.013	4.10	20.14	0.3
EX.7	EX.CB#8	EX.SDMH #6	18.29	5394.94	5394.02	5.03	15.000	0.013	1.24	14.49	0.2
EX.8	EX.SDMH #6	EX.CB#9	119.11	5394.02	5388.78	4.40	15.000	0.013	4.10	13.55	0.4
EX.9	EX.CB#9	EX.SDMH #12	170.20	5388.70	5361.97	15.71	18.000	0.013	5.25	41.33	0.3
EX.10	EX.CB#13	EX.CB#12	55.45	5402.61	5399.48	5.65	15.000	0.013	0.26	15.35	0.1
EX.11	EX.CB#15	EX.CB#13	243.88	5421.01	5402.66	7.52	15.000	0.013	0.00	17.72	0.0
EX.12	EX.CB#2	EX.SDMH #1	52.62	5514.37	5509.31	9.62	15.000	0.013	1.07	20.03	0.2
EX.13	EX.CB#14	EX.CB#15	26.92	5421.12	5421.01	0.42	15.000	0.013	0.00	4.17	0.0
EX.14	EX.CB#16	EX.COMBO#1	22.14	5346.31	5346.17	0.63	15.000	0.013	0.71	5.14	0.3
EX.15	EX.COMBO#1	EX.CB#17	318.01	5346.17	5306.12	12.60	15.000	0.013	1.19	22.93	0.1
EX.16	EX.CB#17	EX.CB#19	225.14	5306.12	5284.48	9.61	15.000	0.013	1.35	20.03	0.2
EX.17	EX.CB#18	EX.CB#19	29.84	5286.70	5284.48	7.44	15.000	0.013	0.61	17.62	0.1
EX.18	EX.CB#19	EX.SDMH #13	26.39	5284.48	5282.48	7.58	15.000	0.013	1.93	17.78	0.2
EX.19	EX.SDMH #13	EX.SDMH #14	150.24	5282.48	5272.90	6.38	15.000	0.013	1.93	16.31	0.2
EX.20	EX.SDMH #14	Out-1Pipe - (35)	97.61	5272.90	5271.80	1.13	15.000	0.013	1.93	6.86	0.4
EX.21	SD#46	EX.SDMH #15	66.52	5271.80	5263.28	12.81	15.000	0.013	1.82	23.12	0.2
EX.22	EX.SDMH #15	Out-1Pipe - (37)	63.54	5263.28	5262.00	2.01	15.000	0.013	5.60	9.17	0.7
EX.23	EX.SDMH #1	EX.SDMH#16	241.71	5509.31	5481.36	11.56	15.000	0.013	1.07	21.97	0.1
EX.24	EX.CB#3	EX.SDMH#16	18.91	5482.17	5481.36	4.26	15.000	0.013	0.96	13.34	0.2
EX.25	EX.SDMH#16	EX.CB#4	9.11	5481.36	5480.81	6.07	15.000	0.013	2.02	15.92	0.3
EX.26	EX.CB#4	EX.SDMH #2	216.17	5480.81	5458.82	10.17	15.000	0.013	2.02	20.60	0.2
EX.27	EX.SDMH #2	EX.CB#5	47.92	5458.82	5453.60	10.89	15.000	0.013	2.02	21.32	0.2
EX.28	EX.CB#5	Out-1Pipe - (27)	13.00	5453.60	5453.50	0.77	15.000	0.013	3.34	5.67	0.6
EX.29	EX.SDMH #17	EX.SDMH #3	44.81	5492.57	5483.03	21.29	18.000	0.013	17.71	48.47	0.6
EX.30	EX.CB#10	EX.CB#11	26.20	5400.04	5399.69	1.34	18.000	0.013	4.82	12.14	0.6
EX.31	EX.CB#11	EX.CB#12	50.56	5399.69	5399.55	0.28	18.000	0.013	4.82	5.57	1.0
P32	EX.CB#12	SDMH #7	226.37	5399.71	5377.65	9.75	18.000	0.013			
P33	SDMH #7	SDMH #8	217.25	5377.65	5374.61	1.40	18.000	0.013	9.62	12.43	0.9
P34	SDMH #8	SDMH #9	110.66	5374.61	5373.06	1.40	18.000	0.013	9.62	12.43	0.9
P35	SDMH #9	SDMH #10	308.62	5373.06	5368.74	1.40	18.000	0.013	9.61	12.43	0.9
P36	SDMH #10	SDMH #11	129.27	5368.74	5362.68	4.69	18.000	0.013	9.61	22.74	0.6
P37	SDMH #11	EX.SDMH #12	63.51	5362.68	5362.36	0.50	21.000	0.013	9.61	11.25	1.2
	EX.SDMH #12	Out-1Pipe - (1) (1)		5362.36	5362.25	0.53	24.000		13.82	16.45	1.4



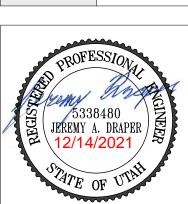


DATE DESCRIPTION
12-06-2021 TB Basin Updates

ubdivision

Details

WEBER COUNTY, UTAH



Project Info.

JEREMY A. DRAPER, P.E.
Drafter:
C. KINGSLEY
Begin Date:
APRIL 2021

Name: HARMONY RANCH SUBDIVISION

Number: 7569-01

14

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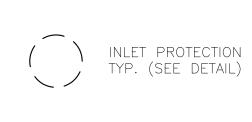
# Harmony Ranch Subdivision Storm Water Pollution Prevention Plan Exhibit WEBER COUNTY, UTAH APRIL 2021 3300 North Street

BY CUI.

Scale: 1" = 150'

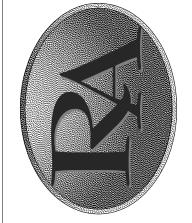
Street C

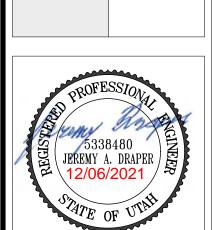
Street D



#### Construction Activity Schedule

- ..WEBER COUNTY, UTAH ...APRIL 2021 PROJECT LOCATION.....PROJECT BEGINNING DATE...
- BMP'S DEPLOYMENT DATE ... - STORM WATER MANAGEMENT CONTACT / INSPECTOR.. ..IAN SILVERBERG (805) 570-9560 - SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP





Project Info. JEREMY A. DRAPER, P.E C. KINGSLEY Begin Date: APRIL 2021

> HARMONY RANCH SUBDIVISION

Number: <u>7569-01</u>

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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:
- a. Equipment / building / concrete wash areas: To be performed in designated areas only and surrounded with silt fence barriers.
- b. Soil contaminated by soil amendments: If any contaminates are found or generated, contact environmental engineer and contacts listed.
- Areas of contaminated soil: If any contaminates are found or generated, contact environmental engineer and contacts listed.
- To be performed in designated areas only and surrounded with silt fence.
- e. 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.
- To be performed in designated areas only and surrounded with silt fence.
- - Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

#### Construction Vehicles and Equipment:

- a. 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.
- 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 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.
- 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 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.
- 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

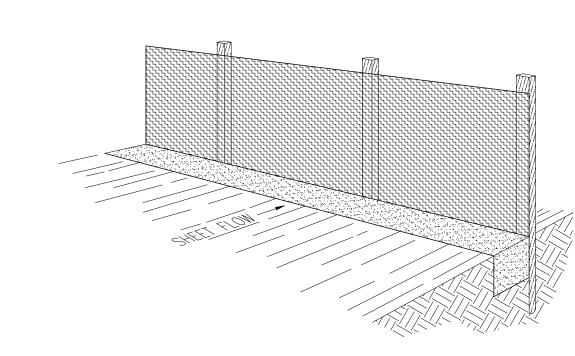
- Maintain good housekeeping practices. Enclose or cover building material storage areas.
- Properly store materials such as paints and solvents. Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on—site.
- Perform washout of 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
- 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
- Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

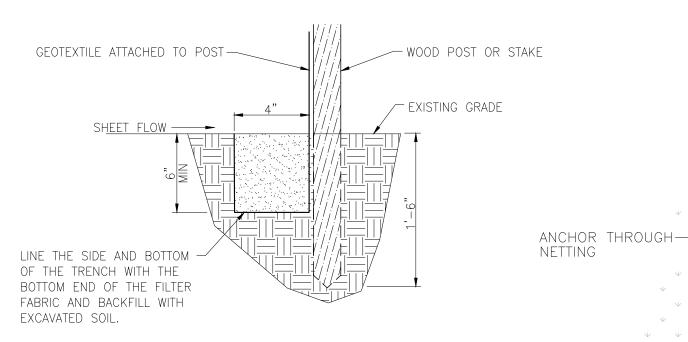
#### Erosion Control Plan Notes

- The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
- b. 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. c. 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.
- d. 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
- 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
- Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the
- 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. a. Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
- Part II.D.4.C identifies the minimum inspection report requirements.
- c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR



#### Cross Section 50' x 20' Construction Entrance





#### Section

## **Perspective View**

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 force the geotextile, it shall have a minimum uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended \*Fasten the mesh to the upslope side of the maximum slope lengths (slope spacing between fences) at various site grades for most silt fence or hog strings. Extend the mesh into the bottom applications.

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TABLE 1: Recommended Maximum Slope Length for Silt Fence									
(Richardson & N	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)								

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 be 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 shown in Figure 1. \*Drive posts into the ground until the required

4.5m (15ft)

fence height and/or anchorage depth is \*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:

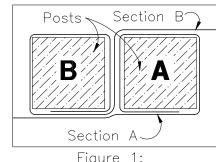
\*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location. \*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

should generally be less than three (3) times the height of the fence.

of the trench. \*The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of

\*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall Make any repairs immediately. are one—third of the fence height, remove Avoid damage to the fabric during cleanout.

\*Silt fence should not be removed until con-



Top View of

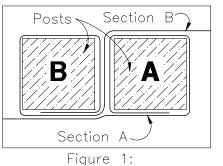
Roll-to-Roll Connection

\*If a steel or plastic mesh is required to rein mesh opening of 15.2cm (6"). posts using heavy duty wire staples, tie wires

# geotextile shall extend into the trench.

event and weekly during periods of no rainfall. \*When sediment deposits behind the silt fence and properly dispose of the silt accumulations.

struction ceases and the upslope area has been properly stabilized and/or revegetated.



# Plan View

-WOOD STAKE

SEE STAKE DETAIL

STRAW WATTLE

 $\forall$   $\forall$ 

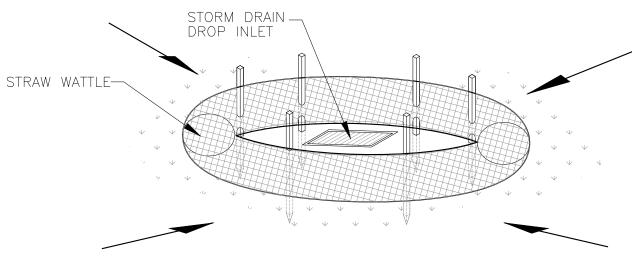
 $\forall$   $\forall$ 

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ANCHOR THROUGH-

NETTING

**Inlet Box Protection** 

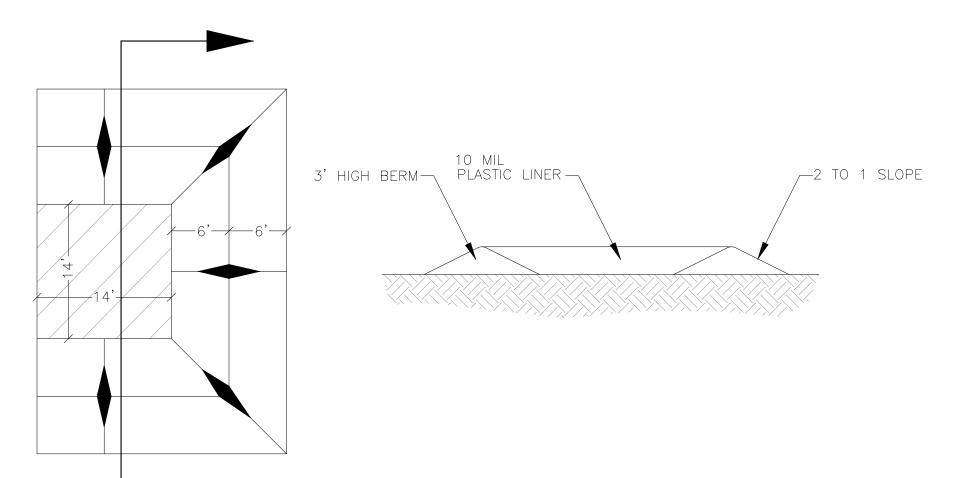
SEE STAKE DETAIL

STORM DRAIN -

DROP INLET

STORM DRAIN INLET-

## Silt Fence Detail



**Concrete Washout Area** w/ 10 mil Plastic Liner SCALE: NONE

# STRAW WATTLE-STRAW WATTLE-

Stake Detail

**Drop Inlet Protection** 



-GRAVEL BAGS

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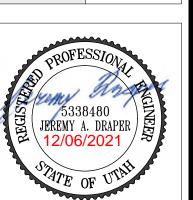
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-WOOD STAKE

Project Info.

JEREMY A. DRAPER, P.E Drafter: C. KINGSLEY Begin Date: APRIL 2021

HARMONY RANCH SUBDIVISION

Number: <u>7569-01</u>