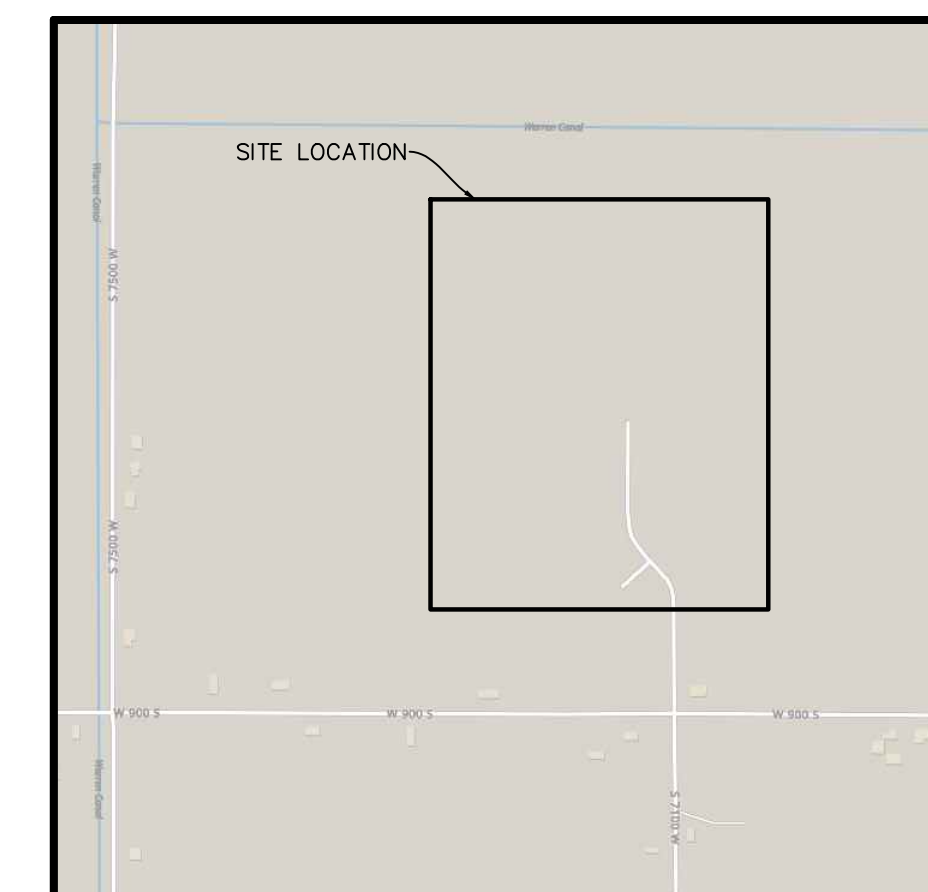


Project Narrative/Notes/Revisions

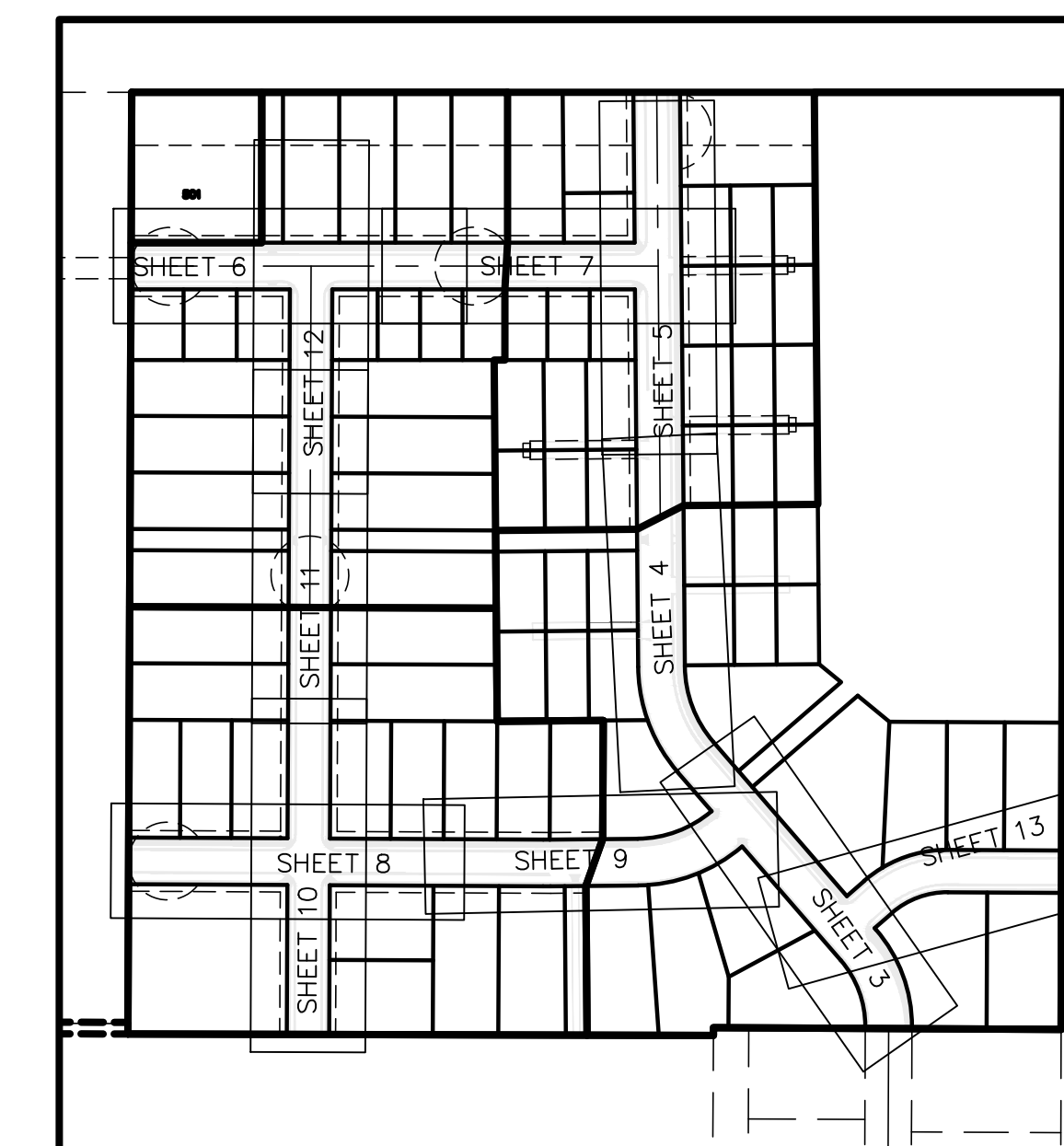
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- 06/21/2024 CK - UPDATED PER COUNTY REVIEW.

Longhorn Subdivision Improvement Plans

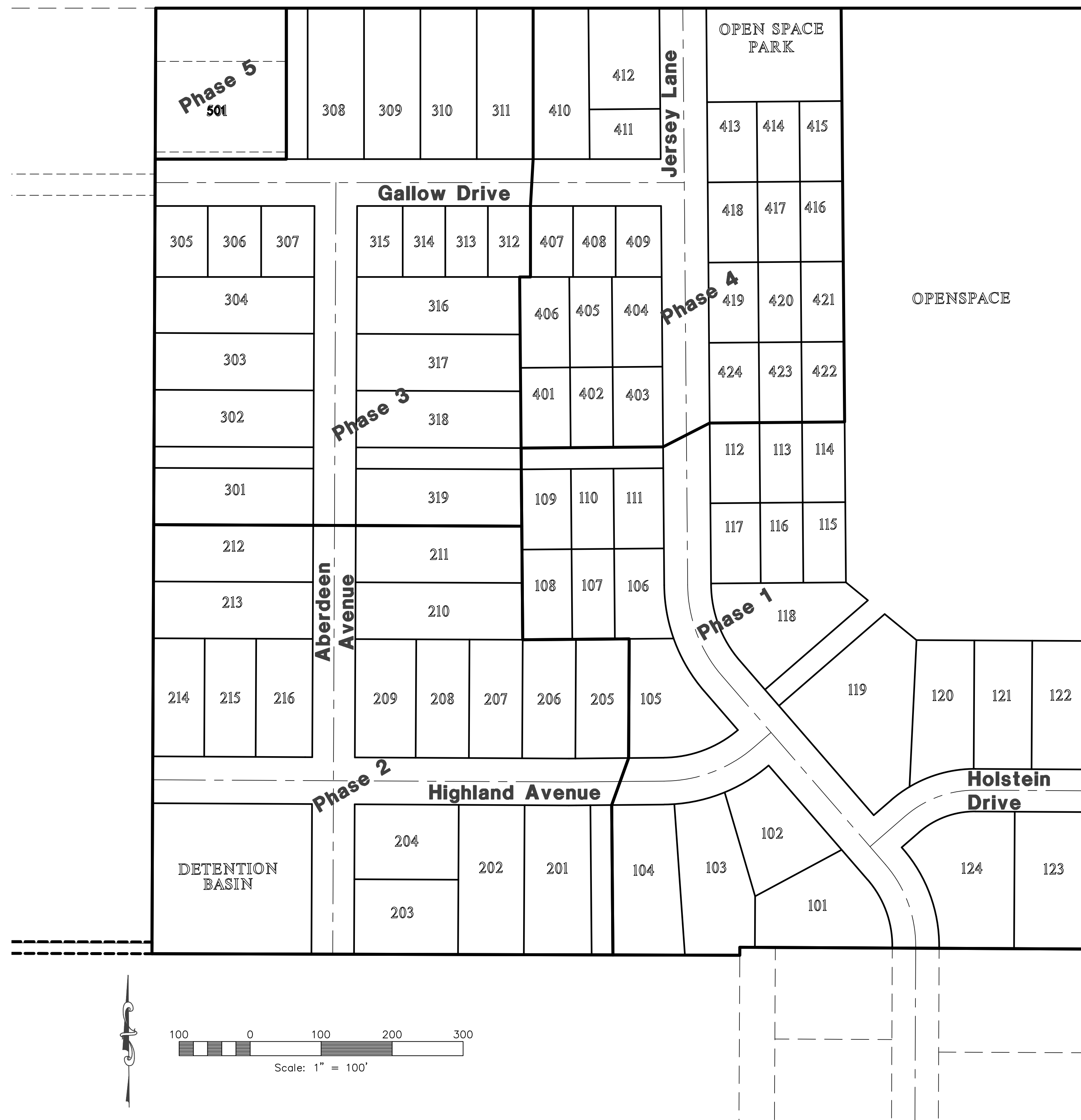
WEBER COUNTY, UTAH
MAY 2024



Vicinity Map
NOT TO SCALE



Sheet Index Key Map
NOT TO SCALE



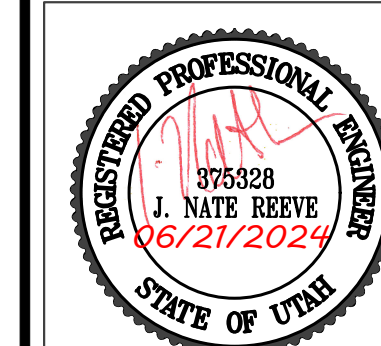
Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - Jersey Lane - 0+00.00 - 4+50.00
- Sheet 4 - Jersey Lane - 4+50.00 - 9+30.00
- Sheet 5 - Jersey Lane - 9+30.00 - 14+10.00
- Sheet 6 - Gallow Drive - 0+00.00 - 4+50.00
- Sheet 7 - Gallow Drive - 4+50.00 - 7+60.00
- Sheet 8 - Highland Avenue - 0+00.00 - 4+50.00
- Sheet 9 - Highland Avenue - 4+50.00 - 9+00.00
- Sheet 10 - Aberdeen Avenue - 0+00.00 - 4+50.00
- Sheet 11 - Aberdeen Avenue - 4+50.00 - 9+30.00
- Sheet 12 - Aberdeen Avenue - 9+30.00 - 11+00.00
- Sheet 13 - Holstein Drive - 0+00.00 - 3+50.00
- Sheet 14 - Grading & Drainage Plan
- Sheet 15 - Grading & Drainage Plan Continued
- Sheet 16 - Utility Plan
- Sheet 17 - Utility Plan Continued
- Sheet 18 - Basin Details
- Sheet 19 - Sewer Outfall Plan
- Sheet 20 - Civil Details
- Sheet 21 - Civil Details
- Sheet 22 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 23 - Storm Water Pollution Prevention Plan Details
- Sheet 24 - Street, Trees, & Irrigation Pond



REVISIONS	DATE	DESCRIPTION
	06-21-24	CK County Comments

Longhorn Subdivision
 WEBER COUNTY, UTAH
 Cover/Index Sheet



Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: C. KINGSLEY
 Begin Date: MAY 2024
 Name: LONGHORN SUBDIVISION
 Number: 6298-23

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



Developer Contact:
 Pat Burns
 Lync Construction
 1407 North Mountain Road
 North Ogden, Utah 84405
 PH: (801) 710-2234

Project Contact:
 Nate Reeve
 Reeve & Associates, Inc.
 5160 South 1500 West
 Riverdale, Utah, 84405
 PH: (801) 621-3100

General Notes:

- 1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY, COUNTY (IF UN-INTEGRATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER...
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT...
3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL...

Utility Notes:

- 1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY...
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS)...
3. CONTRACTOR SHALL NOT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION...

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 CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT...

NOTE:
1. SAUCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. 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...

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCIES...

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 TO THE CONTOURS.

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 THE HEIGHT OF BARRIER.

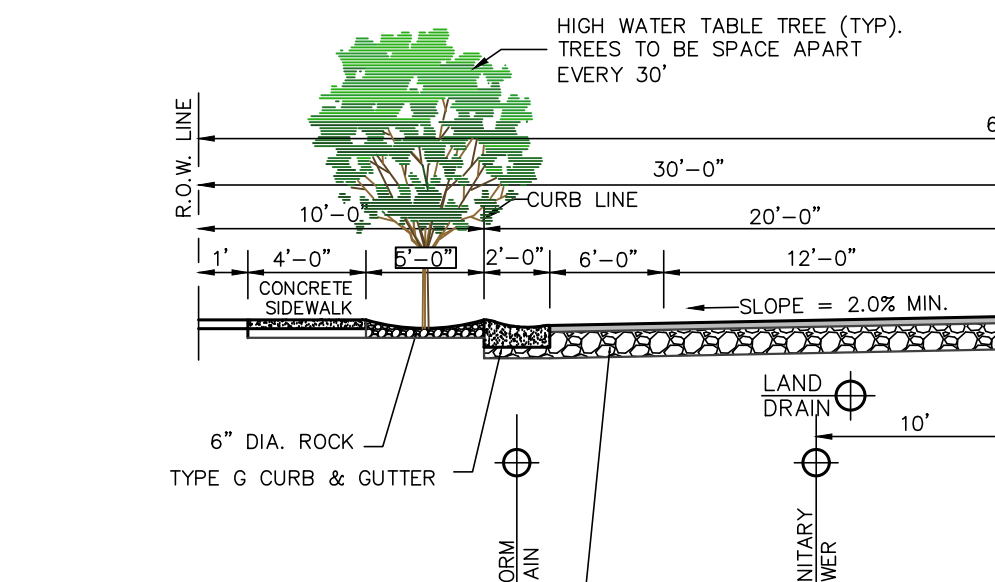
SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

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 W/ HYDROSEED
B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

GEOTECHNICAL REPORT BY CHRISTENSEN GEOTECHNICAL
8143 SOUTH 2475 EAST
SOUTH WEBER, UTAH 84405 (801) 814-1714
GEOTECHNICAL INVESTIGATION FOR VAQUERO VILLAGE
SUBDIVISION PHASE 2 APPROXIMATELY 600 SOUTH 7100 WEST
ODGEN, UTAH CG PROJECT NO:145-006

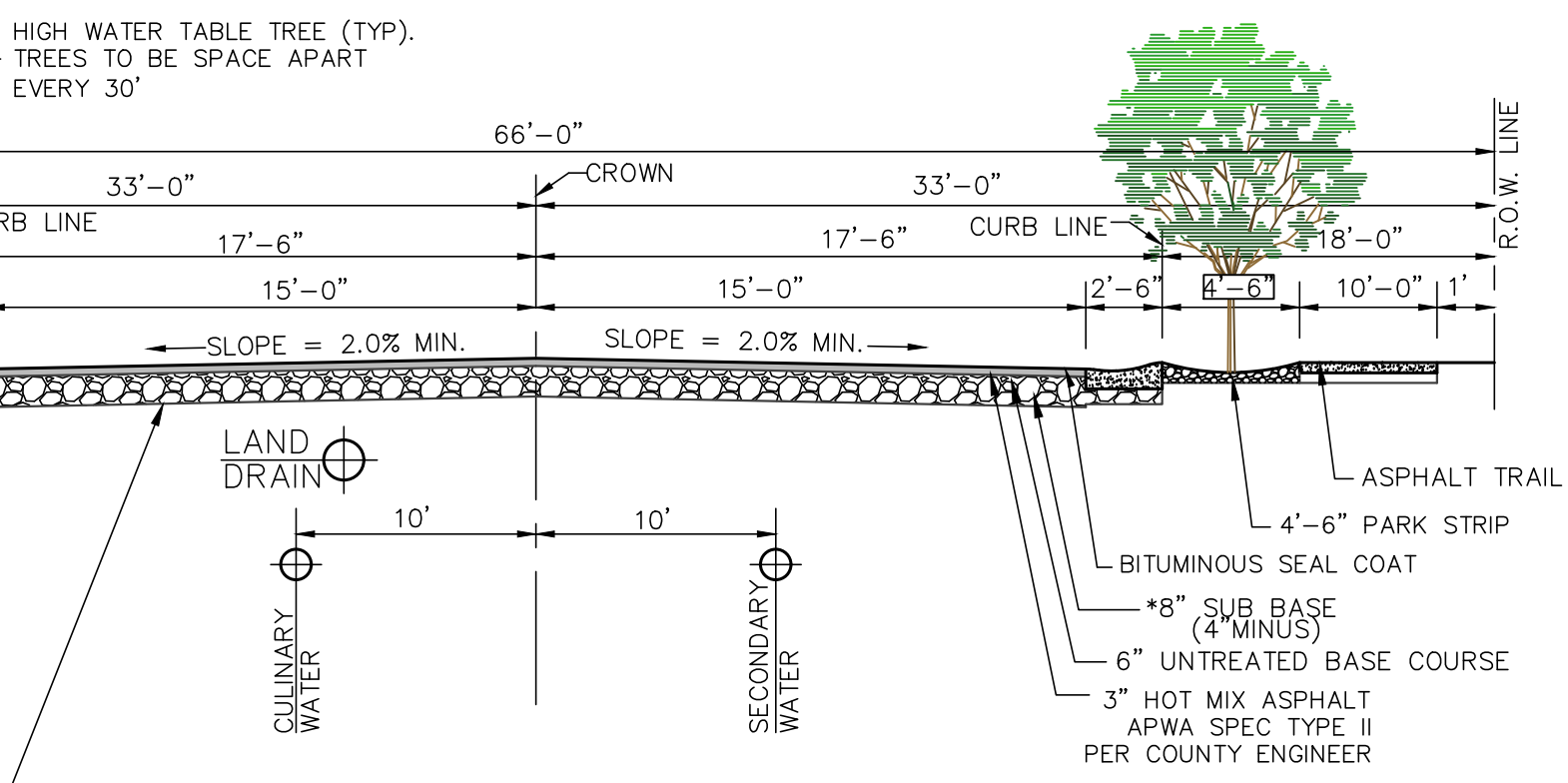
PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER



Street Section (60' R.O.W.)

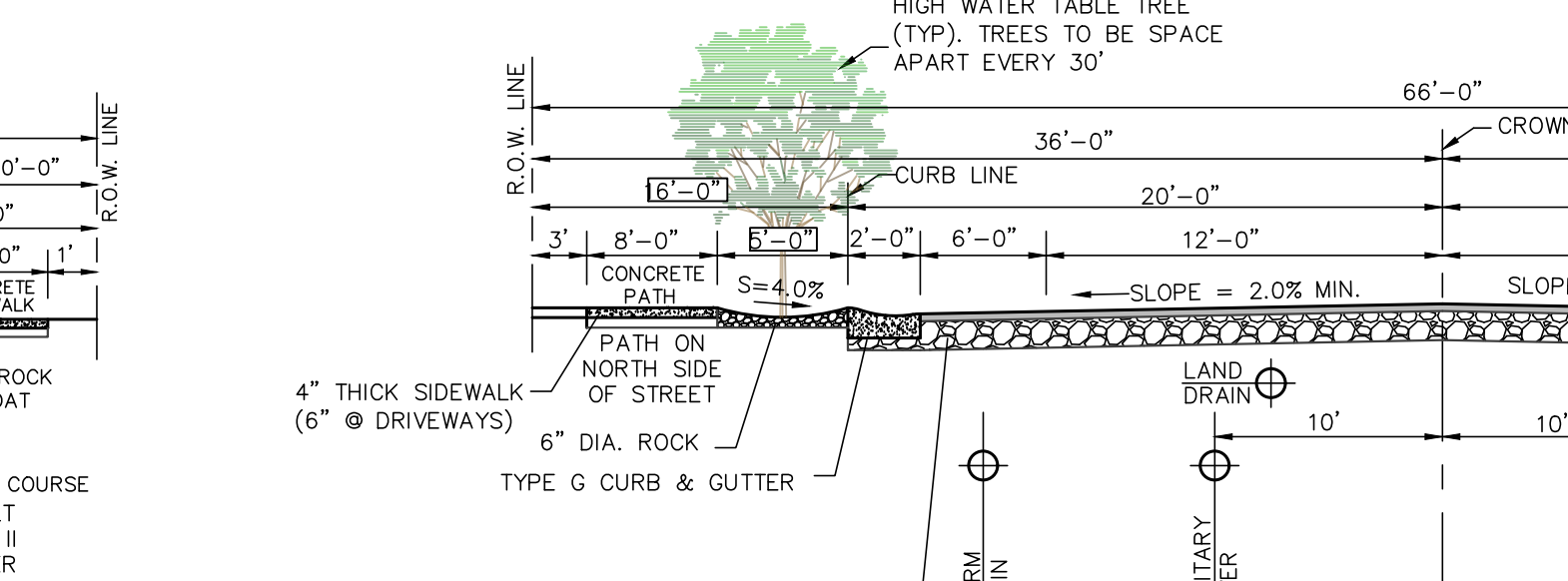
SCALE: NONE
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER



Street 'B' & 7100 West Section (66' R.O.W.)

SCALE: NONE
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



Street Section (66' R.O.W.)

SCALE: NONE
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER

Legend

- = PROPOSED SECONDARY WATER LATERAL
= PROPOSED LAND DRAIN LATERAL
= PROPOSED WATER LATERAL
= PROPOSED SEWER LATERAL
= PROPOSED CULINARY WATER LINE
= EXISTING CULINARY WATER LINE
= PROPOSED SECONDARY WATER LINE
= EXISTING SECONDARY WATER LINE
= PROPOSED SANITARY SEWER LINE
= EXISTING SANITARY SEWER LINE
= PROPOSED STORM DRAIN LINE
= EXISTING STORM DRAIN LINE
= PROPOSED LAND DRAIN LINE
= EXISTING LAND DRAIN LINE
= PROPOSED IRRIGATION LINE
= EXISTING IRRIGATION LINE
= EXISTING FENCE LINE
= PROPOSED FENCE LINE
= DRAINAGE SWALE
= OVERHEAD POWER LINE
= PROPOSED FIRE HYDRANT
= EXISTING FIRE HYDRANT
= PROPOSED MANHOLE
= EXISTING MANHOLE
= PROPOSED SEWER CLEAN-OUT
= EXISTING GATE VALVE
= EXISTING GATE VALVE
= STUB & BLOCK
= AIR VAC ASSEMBLY
= DUAL SECONDARY METER
= PROPOSED WATER METER
= EXISTING WATER METER
= PROPOSED REDUCER
= EXISTING REDUCER
= PROPOSED CATCH BASIN
= EXISTING CATCH BASIN
= PLUG W/ 2" BLOW-OFF
= STREET LIGHT
= SIGN
= POWER POLE
= BASEMENT FLOOR ELEVATION
= BUILDING
= BOTTOM OF STAIRS
= BOTTOM OF WALL
= BEGINNING POINT
= CURB & GUTTER
= CATCH BASIN
= CUBIC FEET
= CUBIC FEET PER SECOND
= EDGE OF PAVEMENT
= FINISH FLOOR
= FINISH FLOOR ELEVATION
= FINISHED GRADE
= FIRE HYDRANT
= FLOW LINE
= GRADE BREAK
= GARAGE FLOOR ELEVATION
= INVERT
= LINEAR FEET
= NATURAL GRADE
= OVERHEAD POWER
= POINT OF CURVATURE
= POWER/UTILITY POLE
= POINT OF RETURN CURVATURE
= POINT OF TANGENCY
= PUBLIC UTILITY BASEMENT
= REINFORCED CONCRETE PIPE
= RIM OF MANHOLE
= RIGHT-OF-WAY
= STORM DRAIN
= STREET LIGHT
= SANITARY SEWER
= TOP BACK OF CURB
= TOP OF ASPHALT
= TOP OF CONCRETE
= TOP OF FINISHED FLOOR
= TOP OF STAIRS
= TOP OF WALL
= TOP OF SIDEWALK
= UNDERGROUND POWER
= CULINARY WATER
= WATER METER
= EXISTING ASPHALT PAVEMENT
= PROPOSED ASPHALT PAVEMENT
= PROPOSED CONCRETE
= PROPOSED GRAVEL
= EXISTING CONTOUR GRADE
= PROPOSED CONTOUR GRADE
= PROPOSED RETAINING WALL
= PROPOSED MAJOR CONTOUR
= PROPOSED MINOR CONTOUR
= EXISTING MAJOR CONTOUR
= EXISTING MINOR CONTOUR



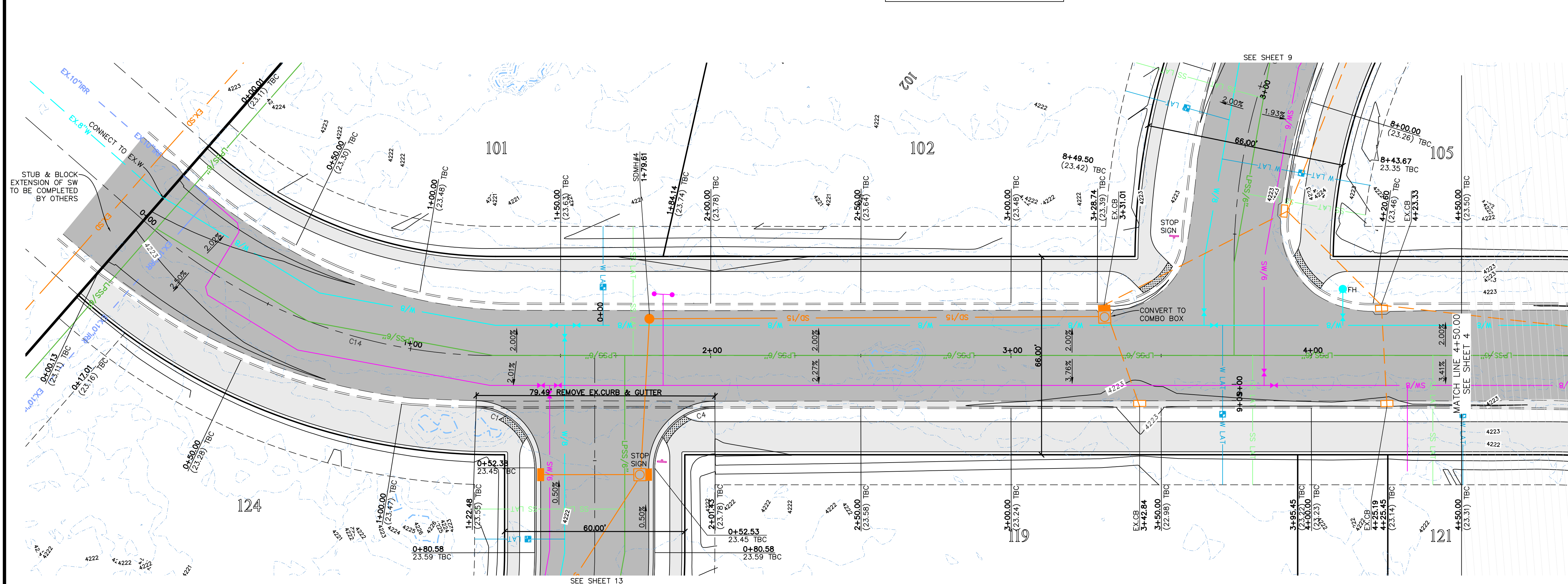
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Longhorn Subdivision

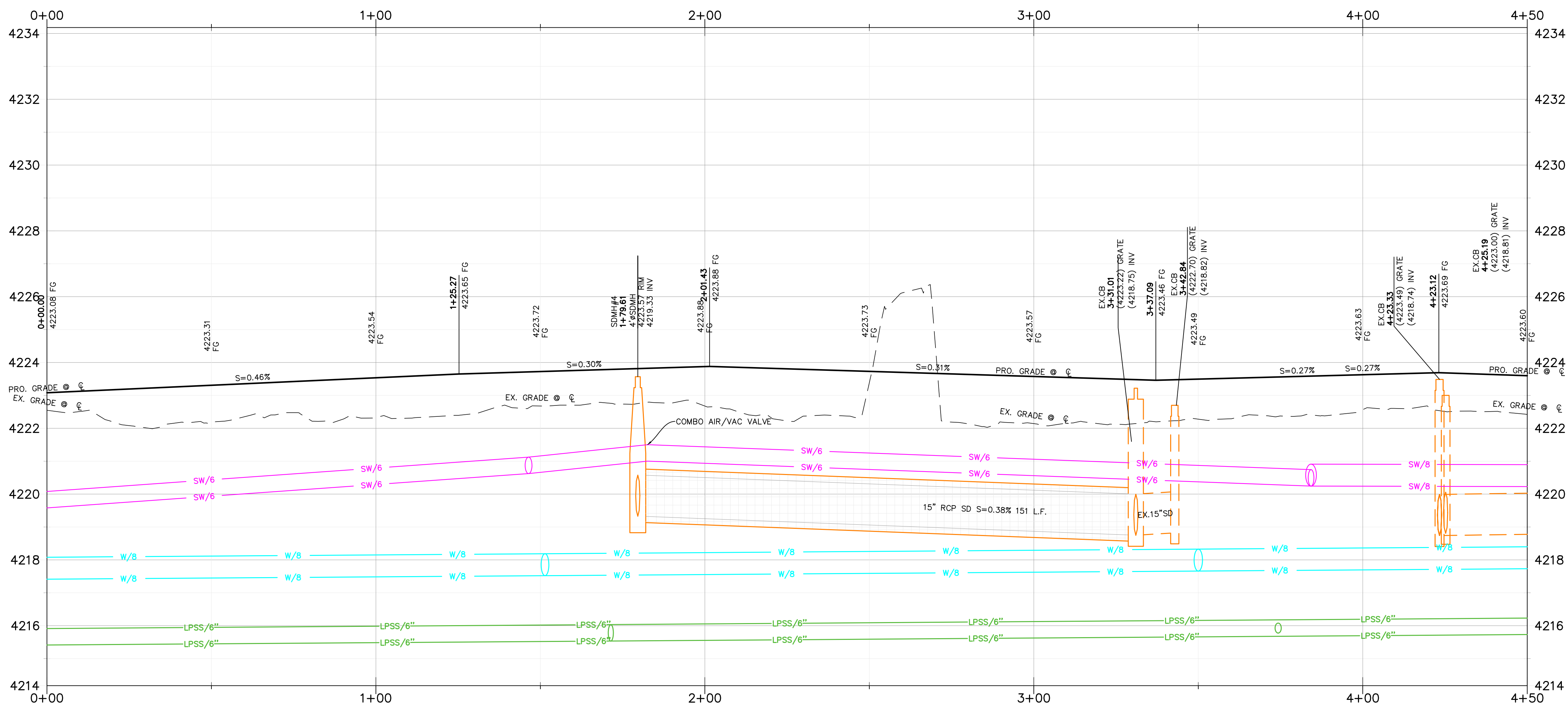
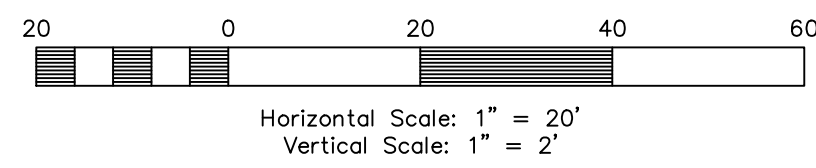
Notes/Legend/ Street Cross-Section



Project Info:
Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLEY
Begin Date: 06/21/2024
MAY 2024
Name: LONGHORN SUBDIVISION
Number: 6298-23



Jersey Lane 0+00.00 - 4+50.00



TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	88°36'52"	20.00'	30.93'	19.52'	S5°15'57"W	27.94'
C4	90°03'13"	20.00'	31.43'	20.02'	S85°24'00"E	28.30'

Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C14	41°10'05"	175.00'	125.74'	65.72'	N19°50'34"W	123.05'

Key Map

NOT TO SCALE



Construction Notes:

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- 2) CONSTRUCT RAMP PER ADA AND CITY REQUIREMENTS.
- 3) ALL WATER & SEWER LATERALS TO MAINTAIN 18" VERTICAL CLEARANCE
- 4) SECONDARY WATER LINE SHALL BE INSTALLED BETWEEN 30"-72" DEEP FROM TOP OF PIPE.

CULINARY WATER

W LAT - 1" PVC SERVICE LATERAL
W/8 - 8" PVC DR14 C-900 WATER LINE

SANITARY SEWER

LPSS/2 - 2" HDPE SDR11 SEWER LINE
LPSS/3 - 3" HDPE SDR11 SEWER LINE
LPSS/6 - HDPE SDR11 SEWER LINE

4" SS LAT GRAVITY LINE TO THE EONE UNIT, THEN 1.25" SDR11 PRESSURE LINE TO THE MAIN

STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN
SD/18 - 18" RCP CLASS III STORM DRAIN
SD/24 - 24" RCP CLASS III STORM DRAIN

SECONDARY WATER

SW/4 - 4" DR-14 PVC C-900 SECONDARY WATER LINE
W/6 - 6" DR-14 PVC C-900 SECONDARY WATER LINE
SW/8 - 8" DR-14 PVC C-900 SECONDARY WATER LINE
SW LAT- (SINGLE SERVICE) 2.0"CTS HDPE PIPE SERVICE LATERAL

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TEL: (801) 621-3100 www.reeve.co

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REVISIONS

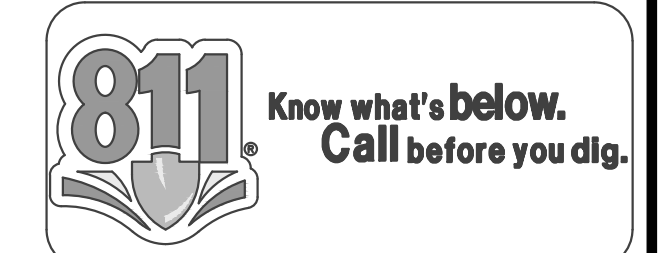
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06-21-24	CK	County Comments

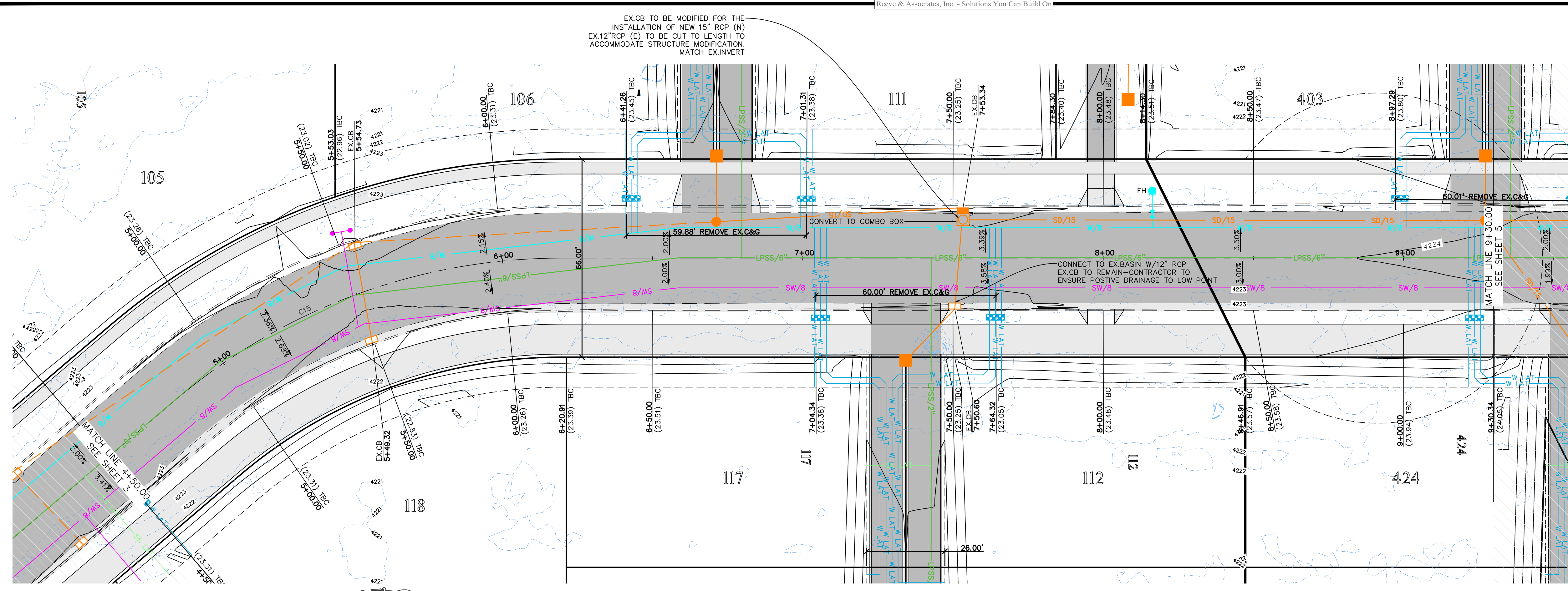
Longhorn Subdivision
WEBER COUNTY, UTAH

Jersey Lane 0+00.00 - 4+50.00

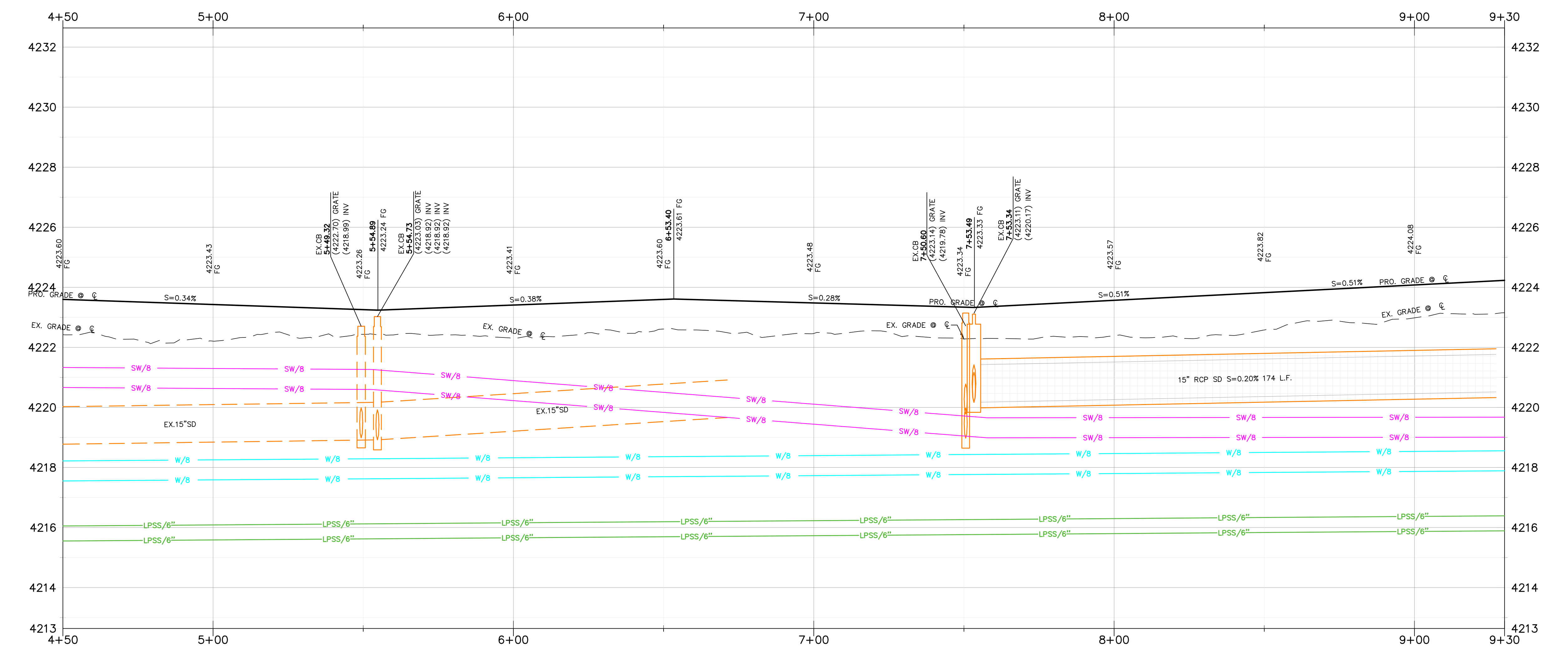
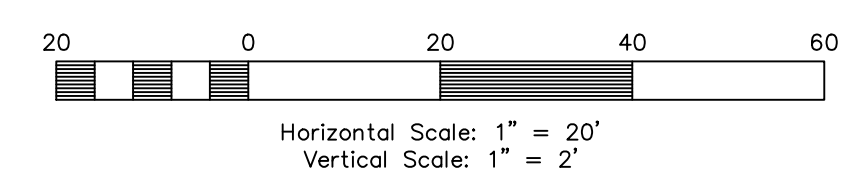


Project Info.
Engineer: J. NATE REEVE, P.E.
Drafted: C. KINGSLEY
Begin Date: MAY 2024
Name: LONGHORN SUBDIVISION
Number: 6298-23





Jersey Lane 4+50.00 - 9+30.00



Centerline Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C15	40°25'41"	198.37'	139.97'	73.04'	N20°12'46"W	137.08'

Key Map

NOT TO SCALE



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 SD/18 - 18" RCP CLASS III STORM DRAIN
 SD/24 - 24" RCP CLASS III STORM DRAIN
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 SW/4 - 4" DR-14 PVC C-900 SECONDARY WATER LINE
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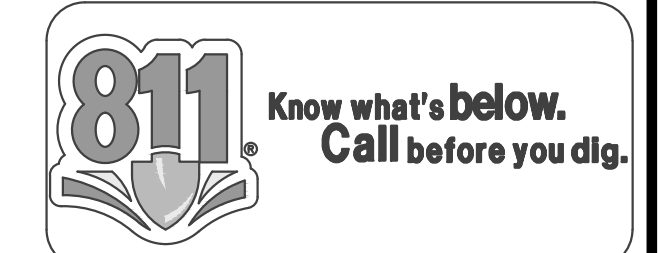
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06-21-24	CK County Comments

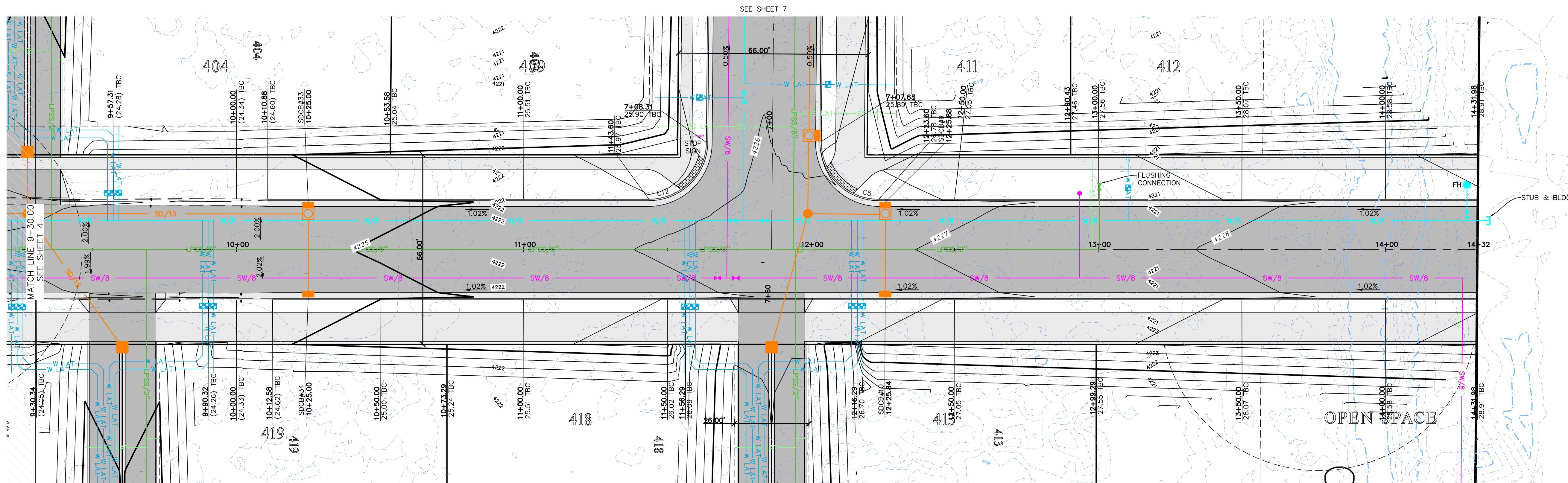
Longhorn Subdivision
 WEBER COUNTY, UTAH

Jersey Lane 4+50.00 - 9+30.00

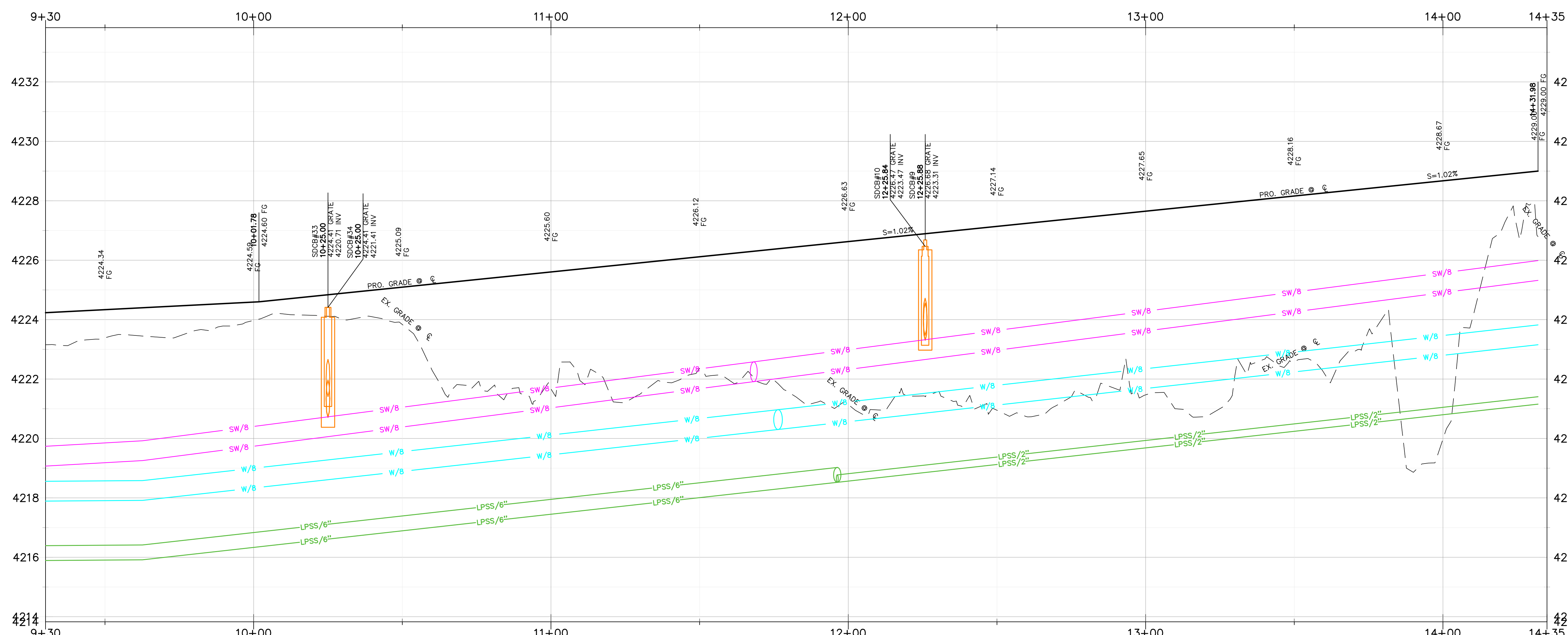
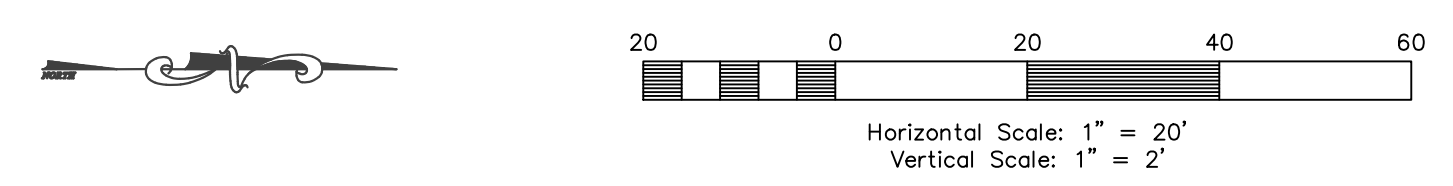


Project Info.
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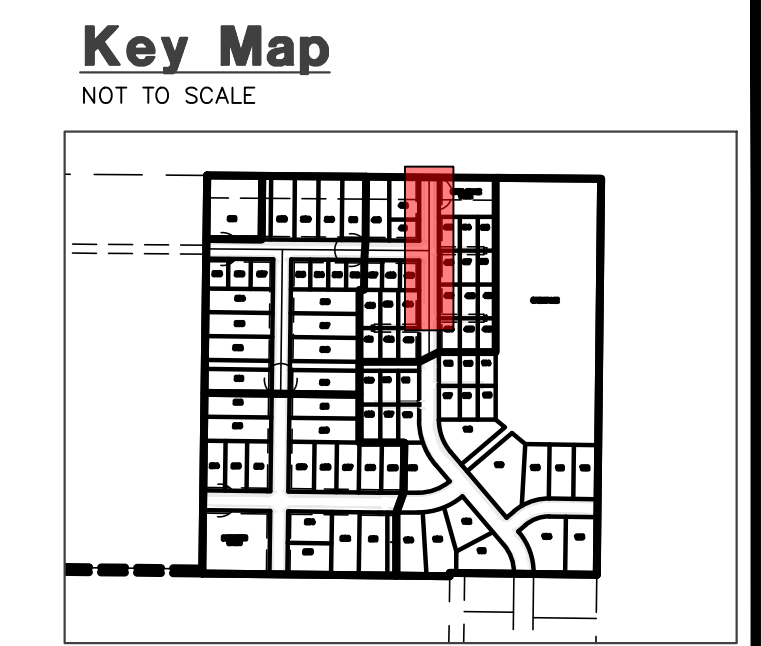


Jersey Lane 9+30.00 - 14+10.00



TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C5	90°28'54"	20.00'	31.58'	20.17'	N45°14'31"E	28.40'
C12	89°31'06"	20.00'	31.25'	19.83'	N44°45'29"W	28.17'



- Construction Notes:**
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REVISIONS

DATE	DESCRIPTION	BY	CHK	COUNTY	COMMENTS
06-21-24	CK				

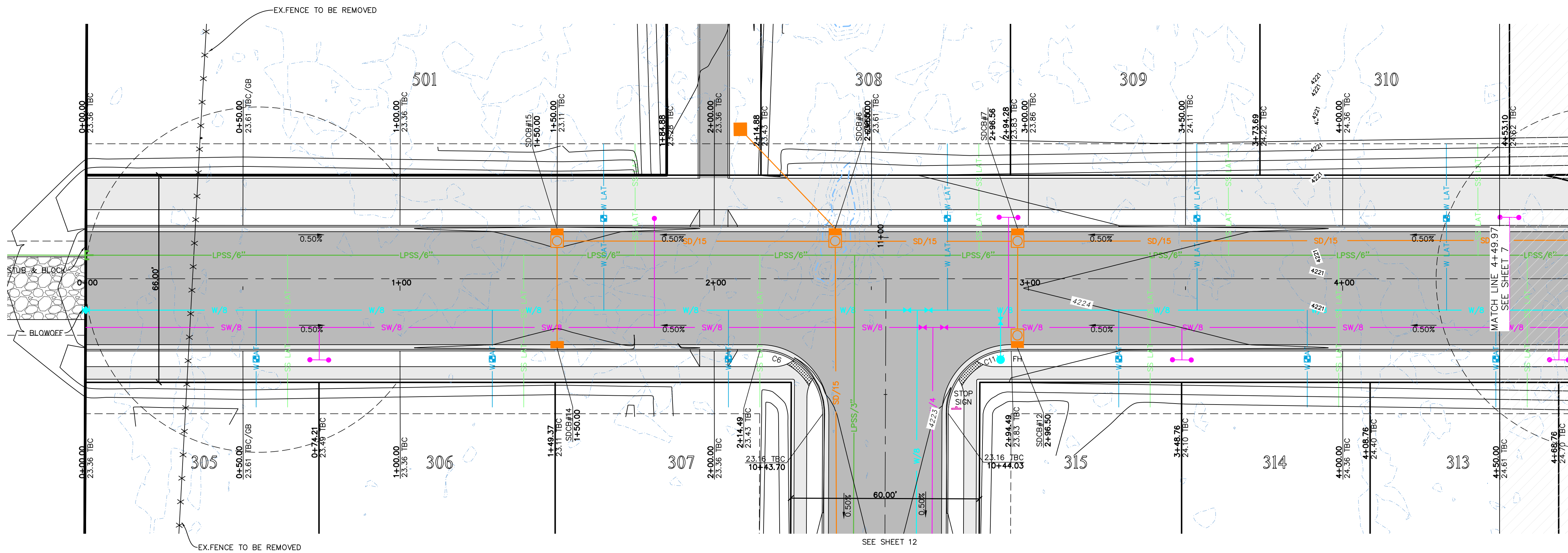
Longhorn Subdivision
WEBER COUNTY, UTAH

Jersey Lane 9+30.00 - 14+10.00

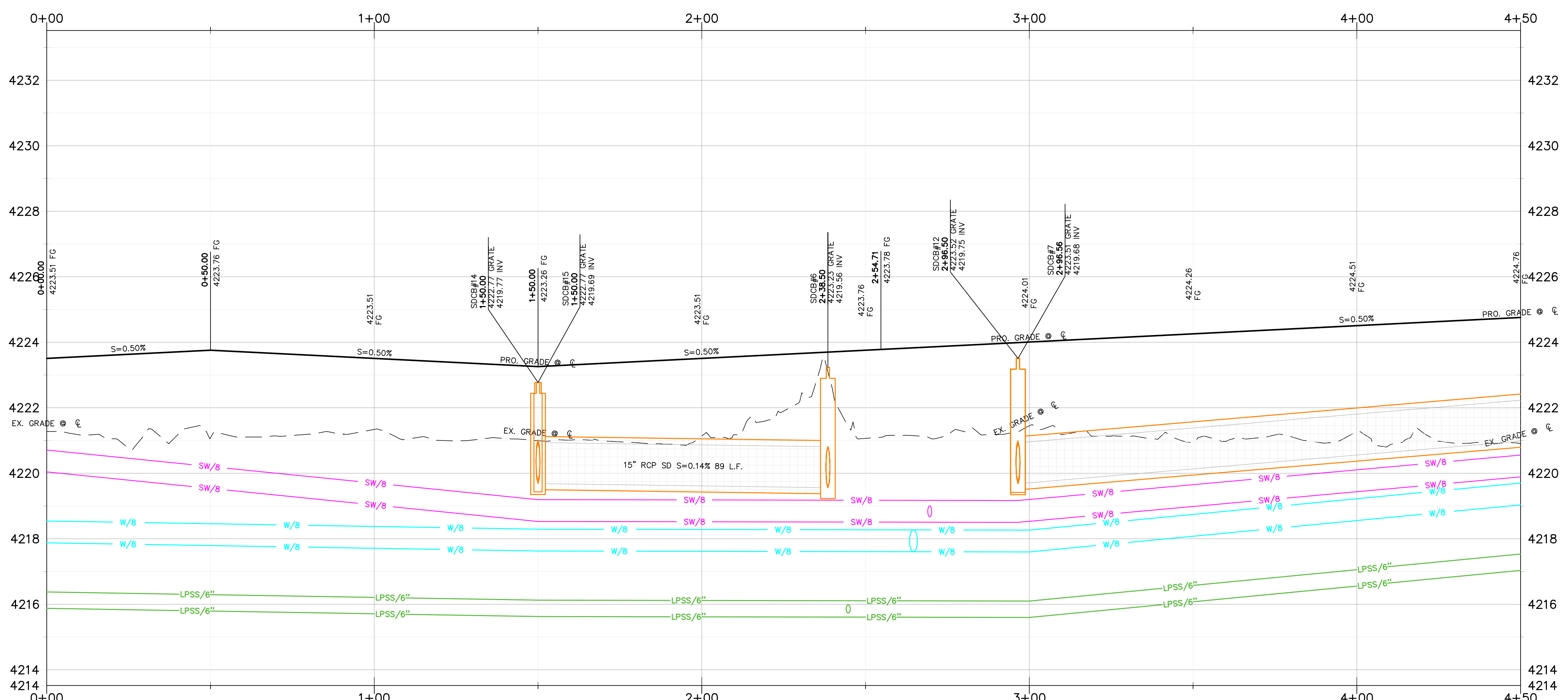
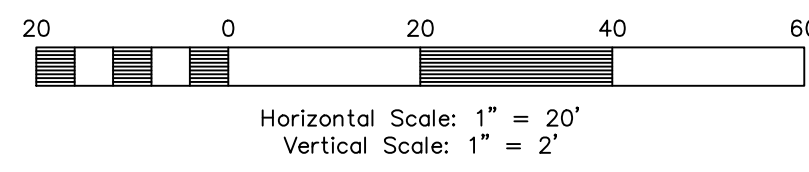


Project Info.
Engineer: J. NATE REEVE, P.E.
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Begin Date: MAY 2024
Name: LONGHORN SUBDIVISION
Number: 6298-23





Gallow Drive 0+00.00 - 4+50.00



TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C6	90°14'06"	20.00'	31.50'	20.08'	N44°23'59"W	28.34'
C11	89°45'54"	20.00'	31.33'	19.92'	S45°36'01"W	28.23'

Key Map

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 LPSS/3 - 3" HDPE SDR11 SEWER LINE
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- 4" SS LAT GRAVITY LINE TO THE EONE UNIT, THEN 1.25" SDR11 PRESSURE LINE TO THE MAIN
- STORM DRAIN**
 SD/15 - 15" RCP CLASS III STORM DRAIN
 SD/18 - 18" RCP CLASS III STORM DRAIN
 SD/24 - 24" RCP CLASS III STORM DRAIN
- SECONDARY WATER**
 SW/4 - 4" DR-14 PVC C-900 SECONDARY WATER LINE
 W/6 - 6" DR-14 PVC C-900 SECONDARY WATER LINE
 SW/8 - 8" DR-14 PVC C-900 SECONDARY WATER LINE
 SW LAT- (SINGLE SERVICE) 2.0"CTS HDPE PIPE SERVICE LATERAL

Reeve & Associates, Inc.

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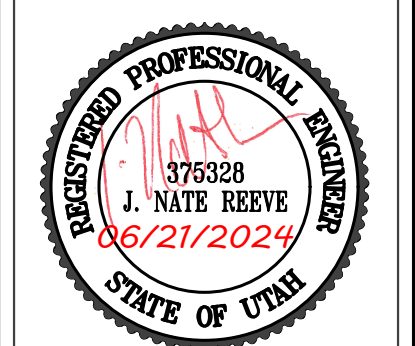
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 621-1100 www.reeve.co

REVISIONS	DESCRIPTION
DATE	06-21-24
CK	County Comments

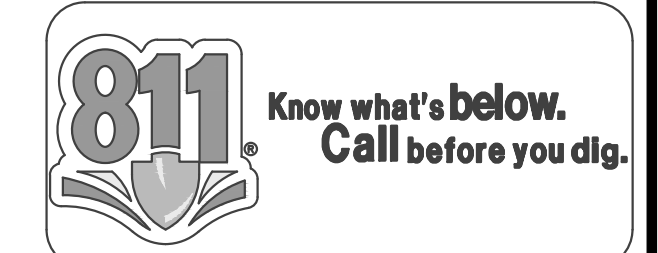
Longhorn Subdivision

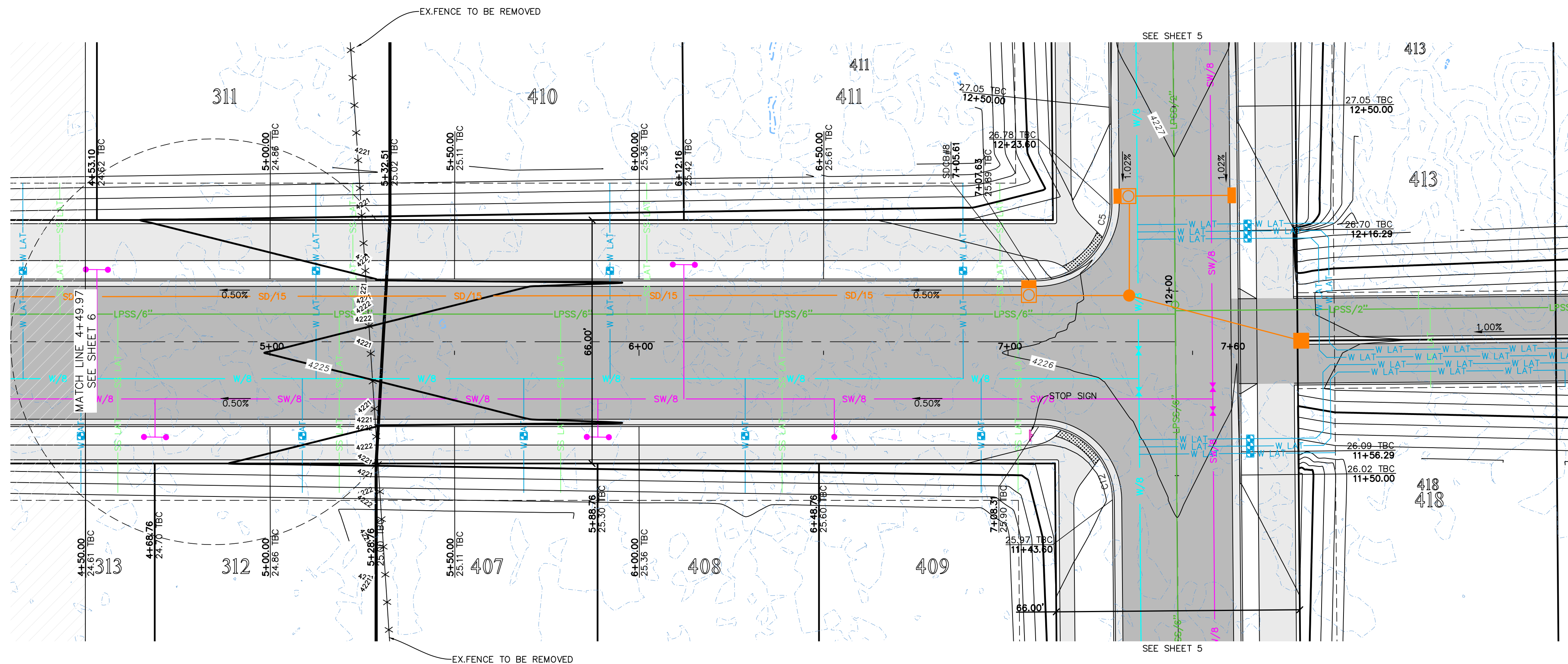
WEBER COUNTY, UTAH

Gallow Drive 0+00.00 - 4+50.00

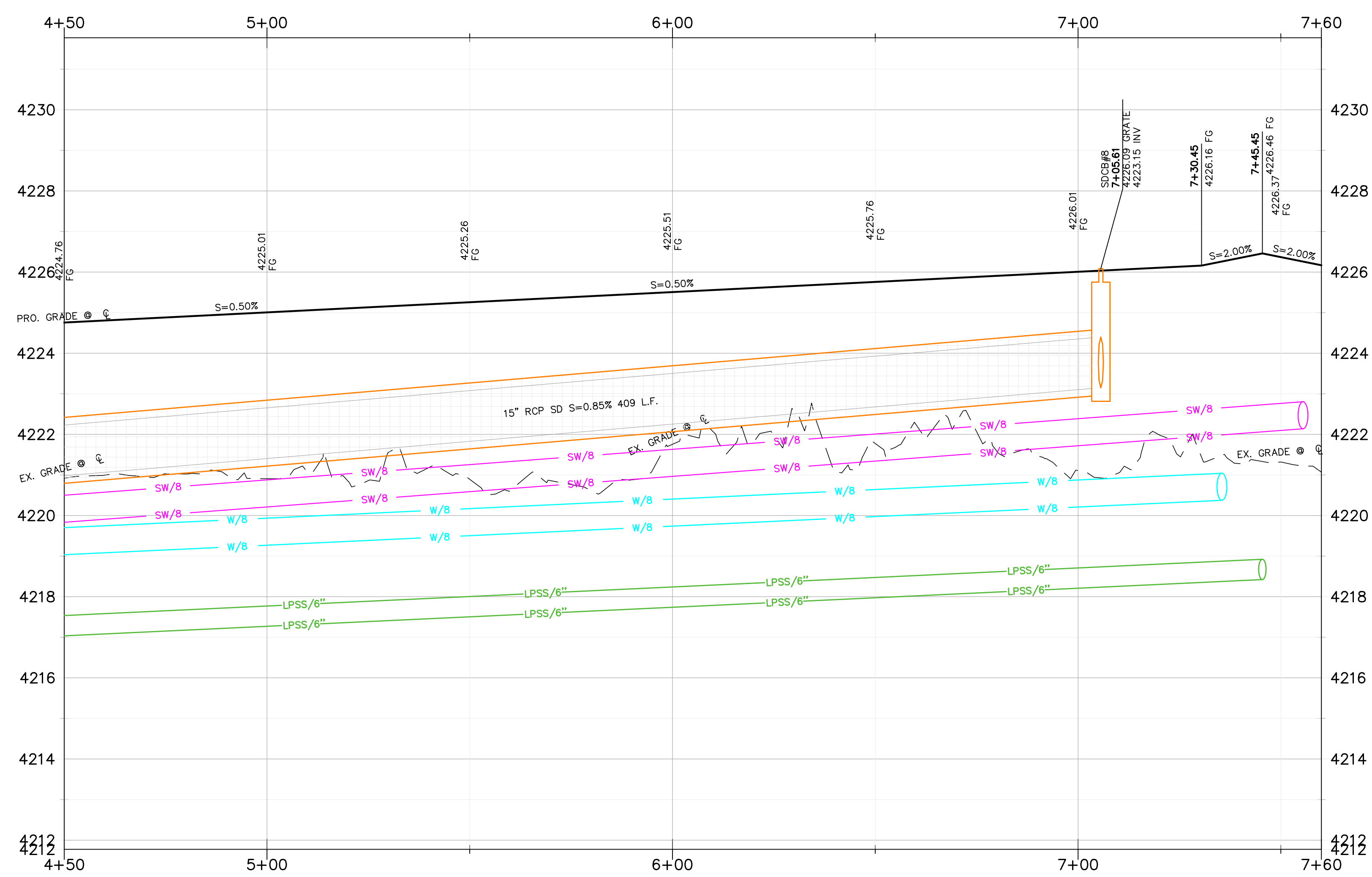
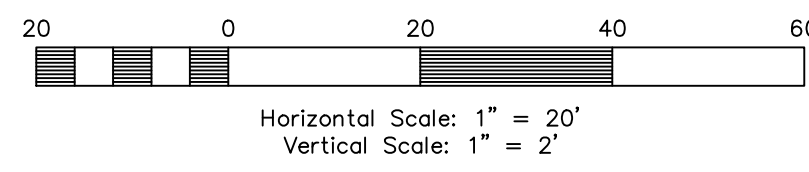


Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: C. KINGSLEY
 Begin Date: MAY 2024
 Name: LONGHORN SUBDIVISION
 Number: 6298-23



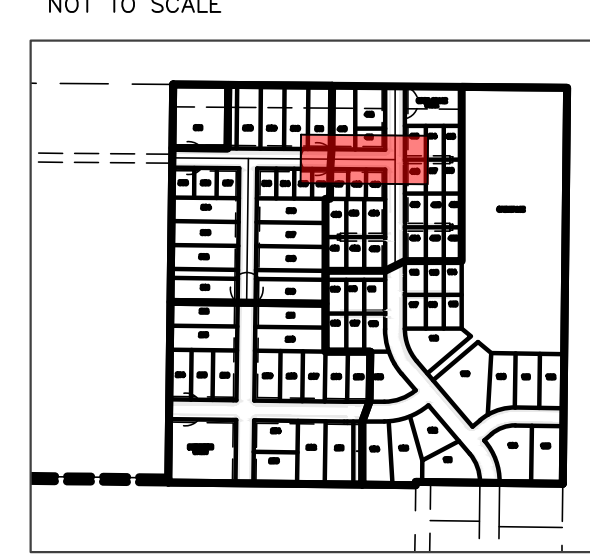


Gallow Drive 4+50.00 - 7+60.00



#	Delta	Radius	Length	Tangent	Chord	CH Length
C5	90°28'54"	20.00'	31.58'	20.17'	N45°14'31"E	28.40'
C12	89°31'06"	20.00'	31.25'	19.83'	N44°45'29"W	28.17'

Key Map



Construction Notes:

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 - 3) ALL WATER & SEWER LATERALS TO MAINTAIN 18" VERTICAL CLEARANCE
 - 4) SECONDARY WATER LINE SHALL BE INSTALLED BETWEEN 30"-72" DEEP FROM TOP OF PIPE.
- CULINARY WATER**
 W LAT - 1" PVC SERVICE LATERAL
 W/8 - 8" PVC DR14 C-900 WATER LINE
- SANITARY SEWER**
 LPSS/2 - 2" HDPE SDR11 SEWER LINE
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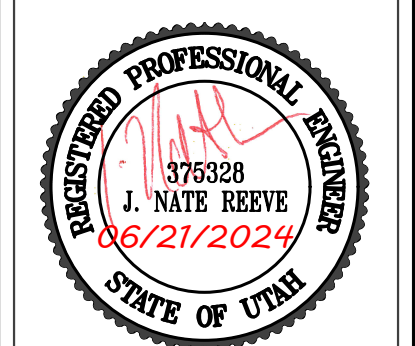
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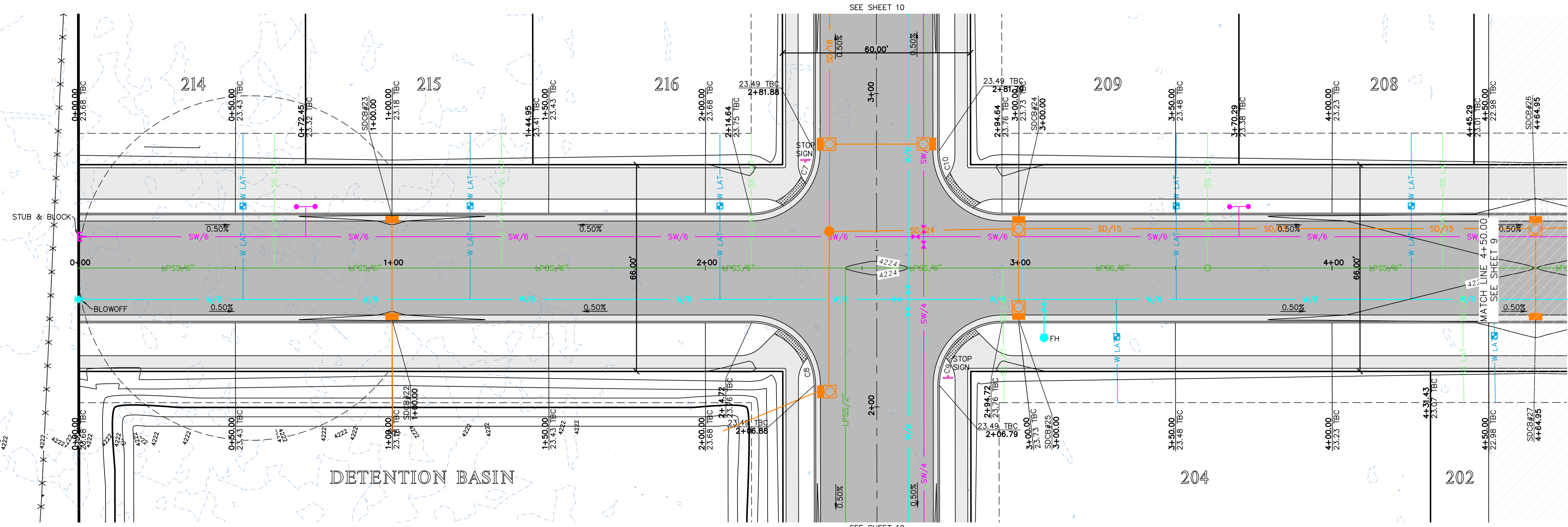
Longhorn Subdivision
 WEBER COUNTY, UTAH

Gallow Drive 4+50.00 - 7+60.00

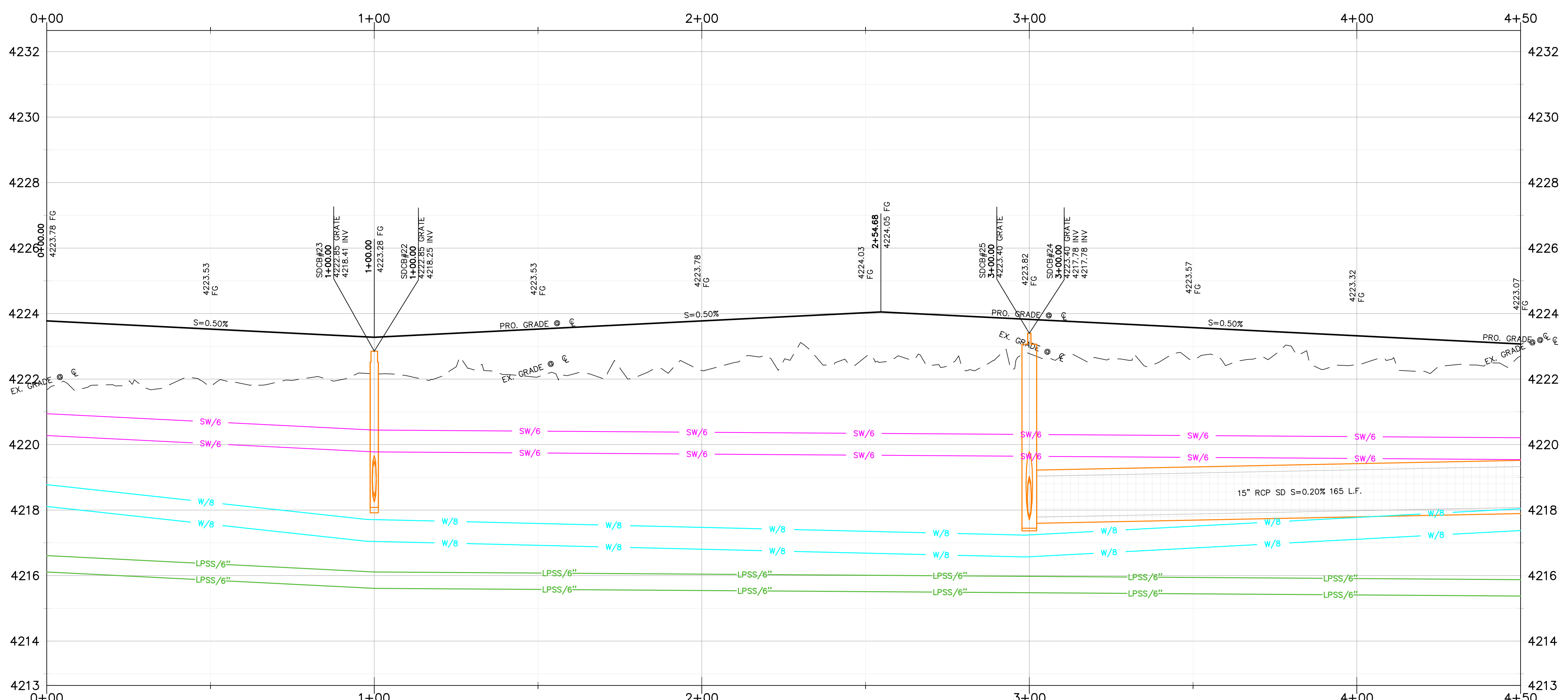
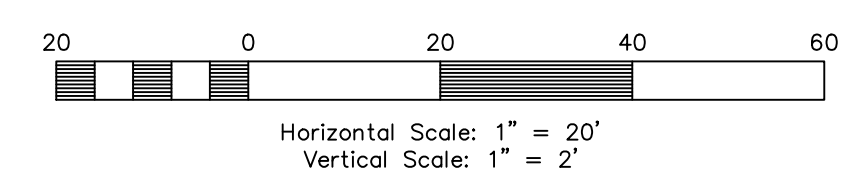


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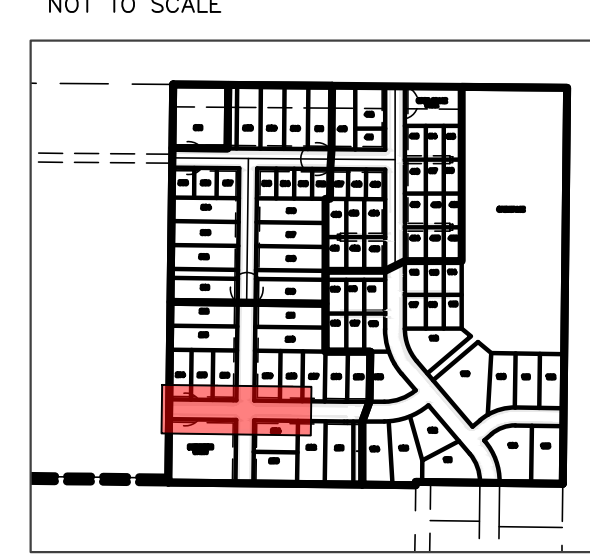


Highland Avenue 0+00.00 - 4+50.00



#	Delta	Radius	Length	Tangent	Chord	CH Length
C7	90°03'41"	20.00'	31.44'	20.02'	N45°44'54"E	28.30'
C8	89°56'19"	20.00'	31.39'	19.98'	N44°15'06"W	28.27'
C9	90°03'41"	20.00'	31.44'	20.02'	S45°44'54"W	28.30'
C10	89°56'19"	20.00'	31.39'	19.98'	S44°15'06"E	28.27'

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 W/8 - 8" PVC DR14 C-900 WATER LINE
- SANITARY SEWER**
 LPSS/2 - 2" HDPE SDR11 SEWER LINE
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Longhorn Subdivision
 WEBER COUNTY, UTAH

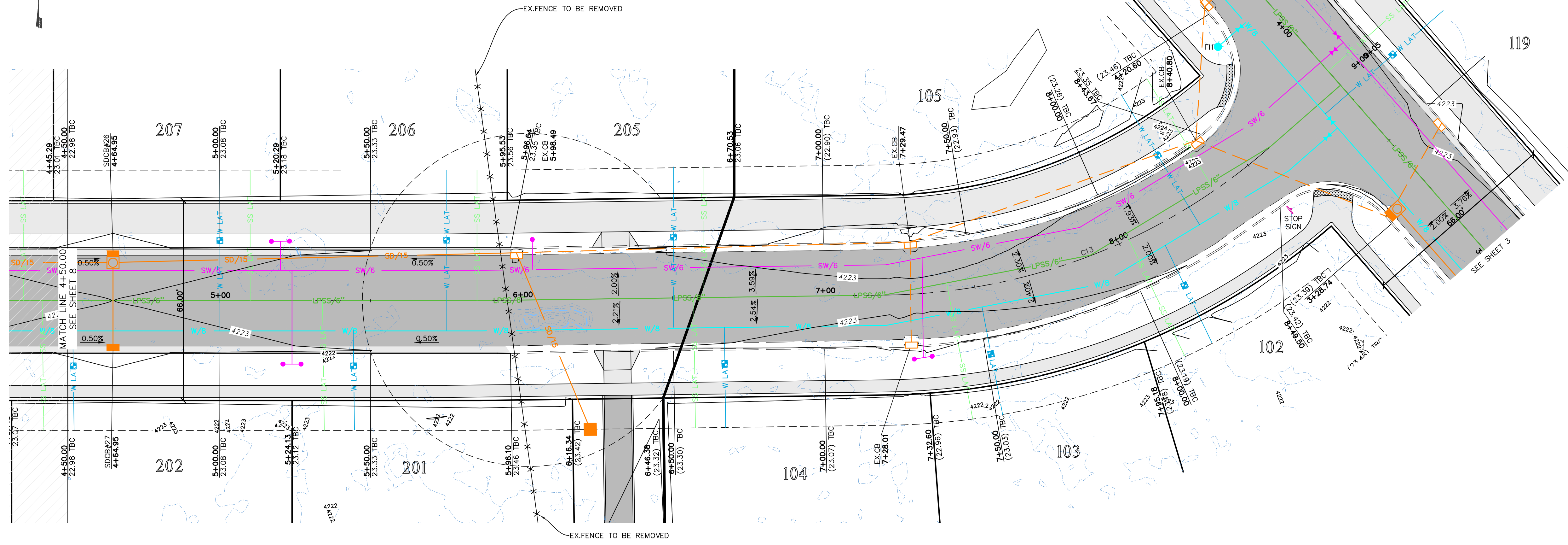
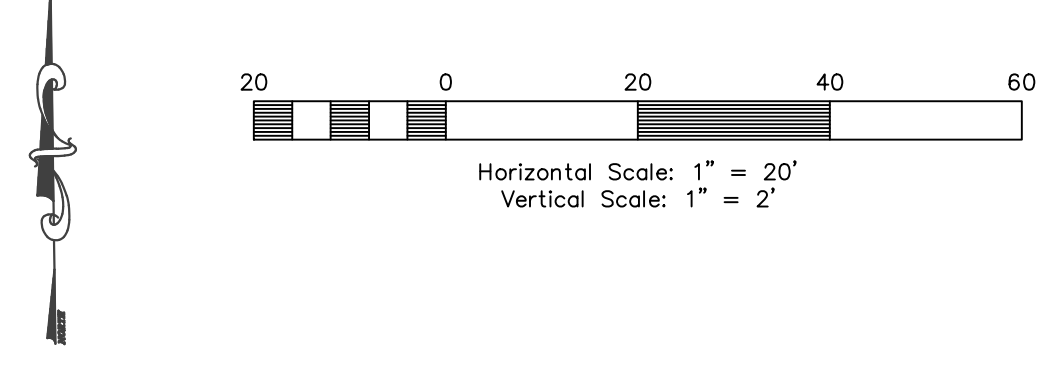
Highland Avenue 0+00.00 - 4+50.00



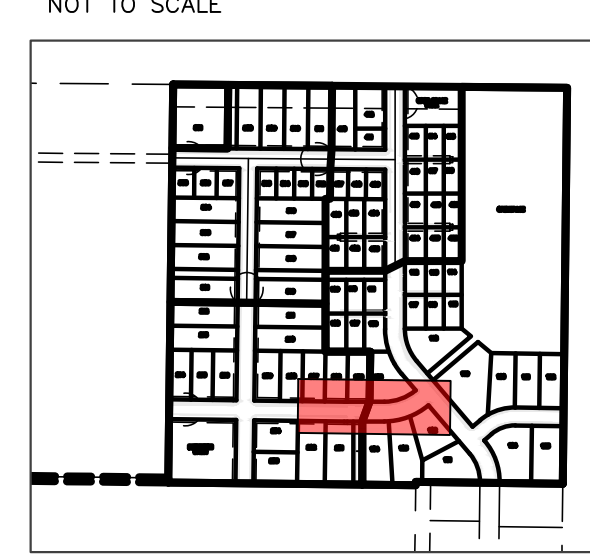
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 Engineer: J. NATE REEVE, P.E.
 Drafter: C. KINGSLEY
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 Number: 6298-23



Highland Avenue 4+50.00 - 9+00.00



Key Map



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CULINARY WATER
 W LAT - 1" PVC SERVICE LATERAL
 W/8 - 8" PVC DR14 C-900 WATER LINE

SANITARY SEWER
 LPSS/2 - 2" HDPE SDR11 SEWER LINE
 LPSS/3 - 3" HDPE SDR11 SEWER LINE
 LPSS/6 - HDPE SDR11 SEWER LINE

4" SS LAT GRAVITY LINE TO THE EONE UNIT, THEN 1.25" SDR11 PRESSURE LINE TO THE MAIN

STORM DRAIN
 SD/15 - 15" RCP CLASS III STORM DRAIN
 SD/18 - 18" RCP CLASS III STORM DRAIN
 SD/24 - 24" RCP CLASS III STORM DRAIN

SECONDARY WATER
 SW/4 - 4" DR-14 PVC C-900 SECONDARY WATER LINE
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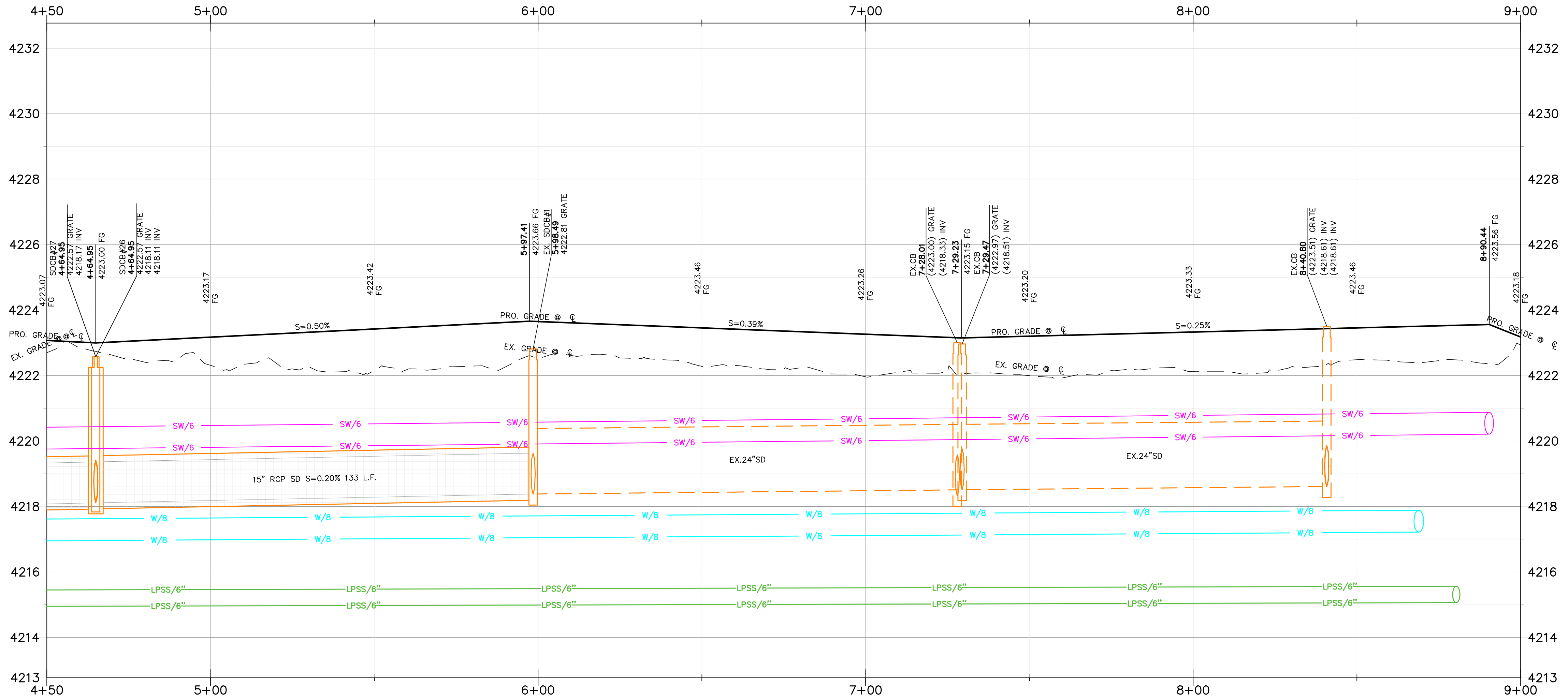
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REVISIONS	DATE	DESCRIPTION
06-21-24	CK	County Comments

Longhorn Subdivision
 WEBER COUNTY, UTAH

Highland Avenue 4+50.00 - 9+00.00

#	Delta	Radius	Length	Tangent	Chord	CH Length
C13	40°25'41"	196.07'	138.35'	72.19'	N69°47'13"E	135.50'

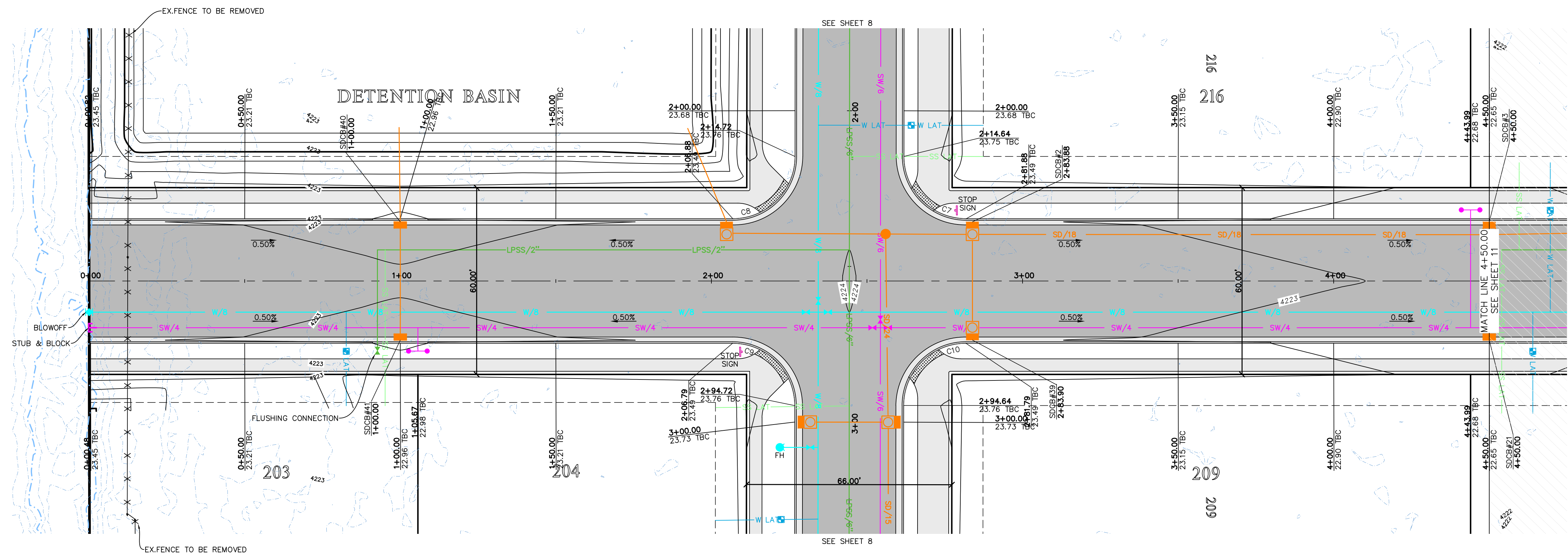


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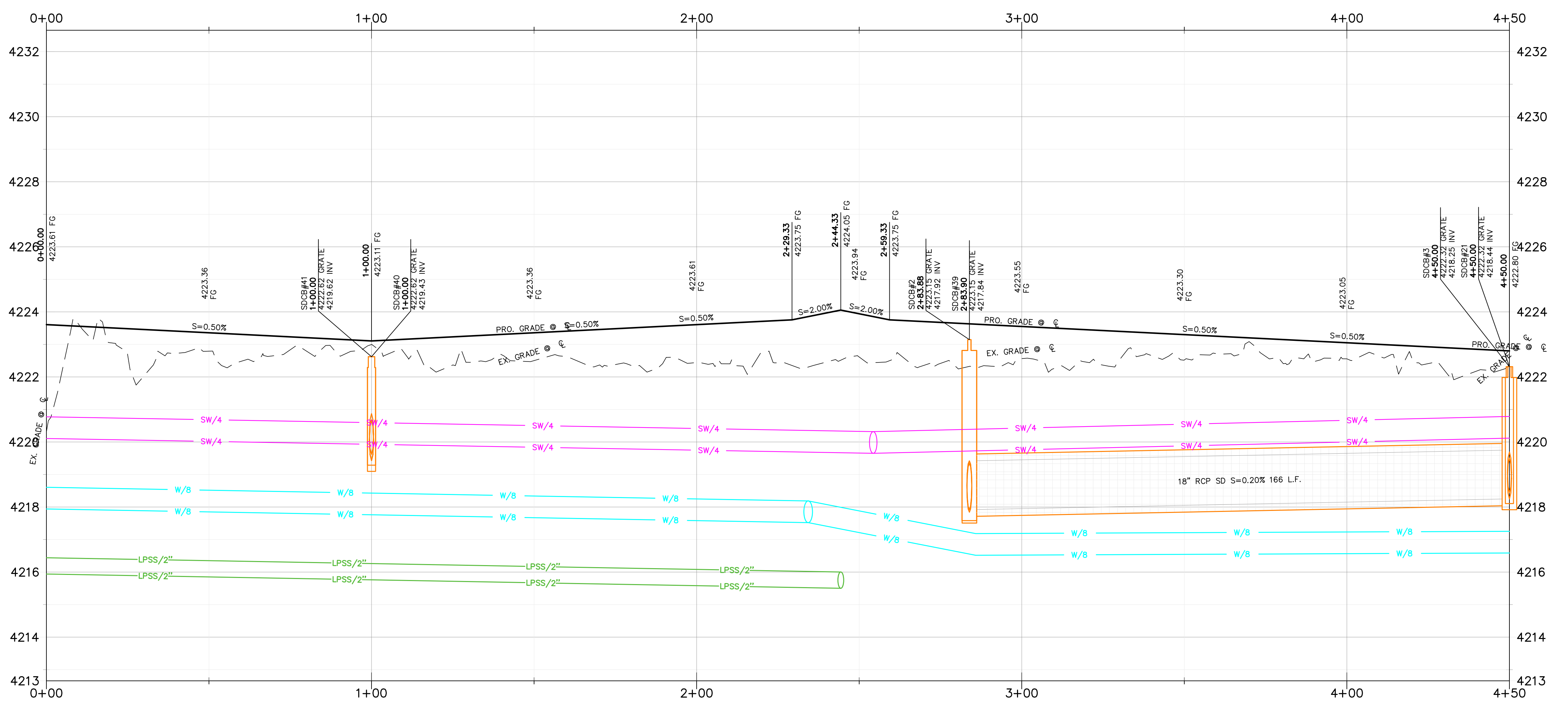
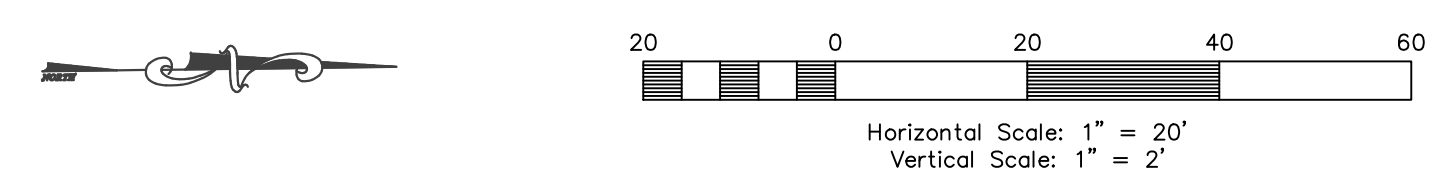


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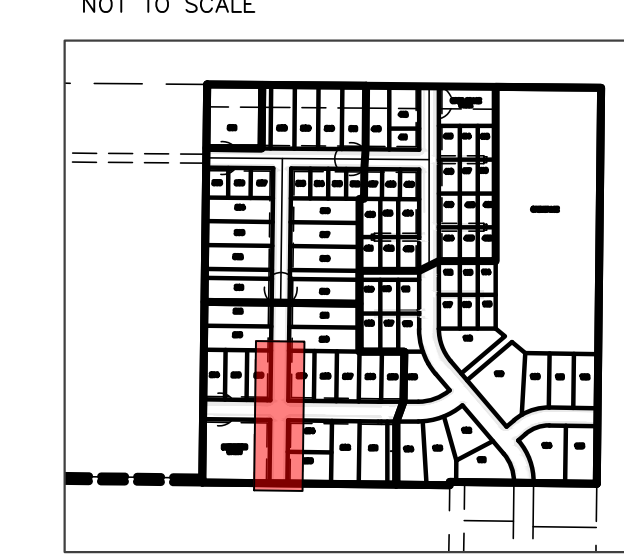
Aberdeen Avenue 0+00.00 - 4+50.00



TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C7	90°03'41"	20.00'	31.44'	20.02'	N45°44'54"E	28.30'
C8	89°56'19"	20.00'	31.39'	19.98'	N44°15'06"W	28.27'
C9	90°03'41"	20.00'	31.44'	20.02'	S45°44'54"W	28.30'
C10	89°56'19"	20.00'	31.39'	19.98'	S44°15'06"E	28.27'

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 W/LAT - 1" PVC SERVICE LATERAL
 W/8 - 8" PVC DR14 C-900 WATER LINE
- SANITARY SEWER**
 LPSS/2 - 2" HDPE SDR11 SEWER LINE
 LPSS/3 - 3" HDPE SDR11 SEWER LINE
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 SD/15 - 15" RCP CLASS III STORM DRAIN
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 SD/24 - 24" RCP CLASS III STORM DRAIN
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 SW/LAT- (SINGLE SERVICE) 2.0"CTS HDPE PIPE SERVICE LATERAL

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REVISIONS

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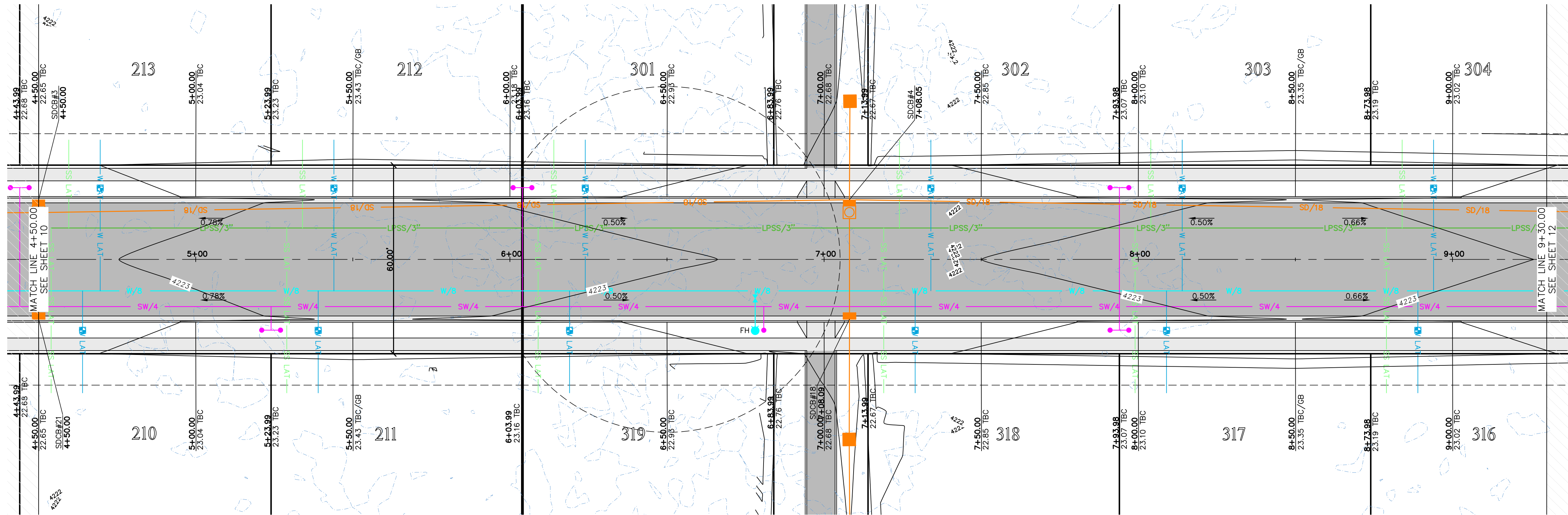
Longhorn Subdivision
 WEBER COUNTY, UTAH

Aberdeen Avenue 0+00.00 - 4+50.00

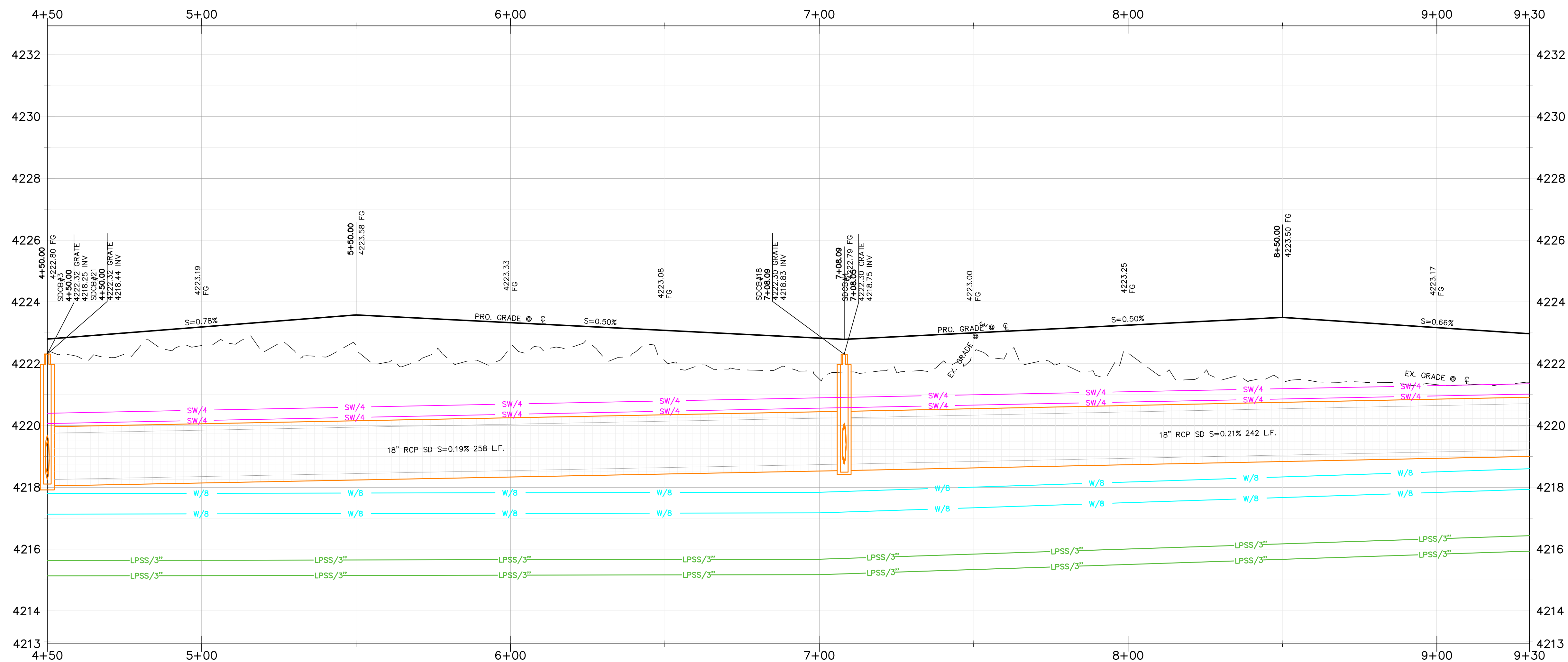
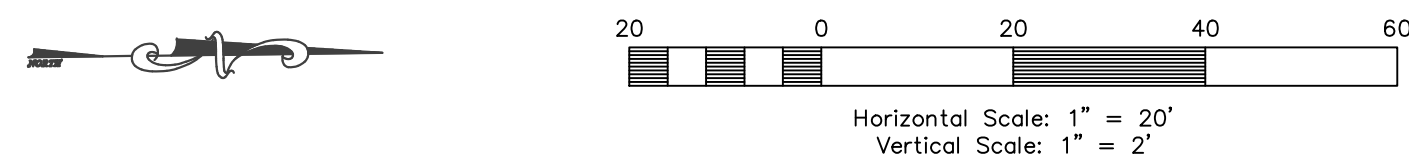


Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: C. KINGSLEY
 Begin Date: MAY 2024
 Name: LONGHORN SUBDIVISION
 Number: 6298-23





Aberdeen Avenue 4+50.00 - 9+30.00



Key Map

NOT TO SCALE



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SANITARY SEWER

LPSS/2 - 2" HDPE SDR11 SEWER LINE
LPSS/3 - 3" HDPE SDR11 SEWER LINE
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SECONDARY WATER

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WEBER COUNTY, UTAH

Aberdeen Avenue 4+50.00 - 9+30.00



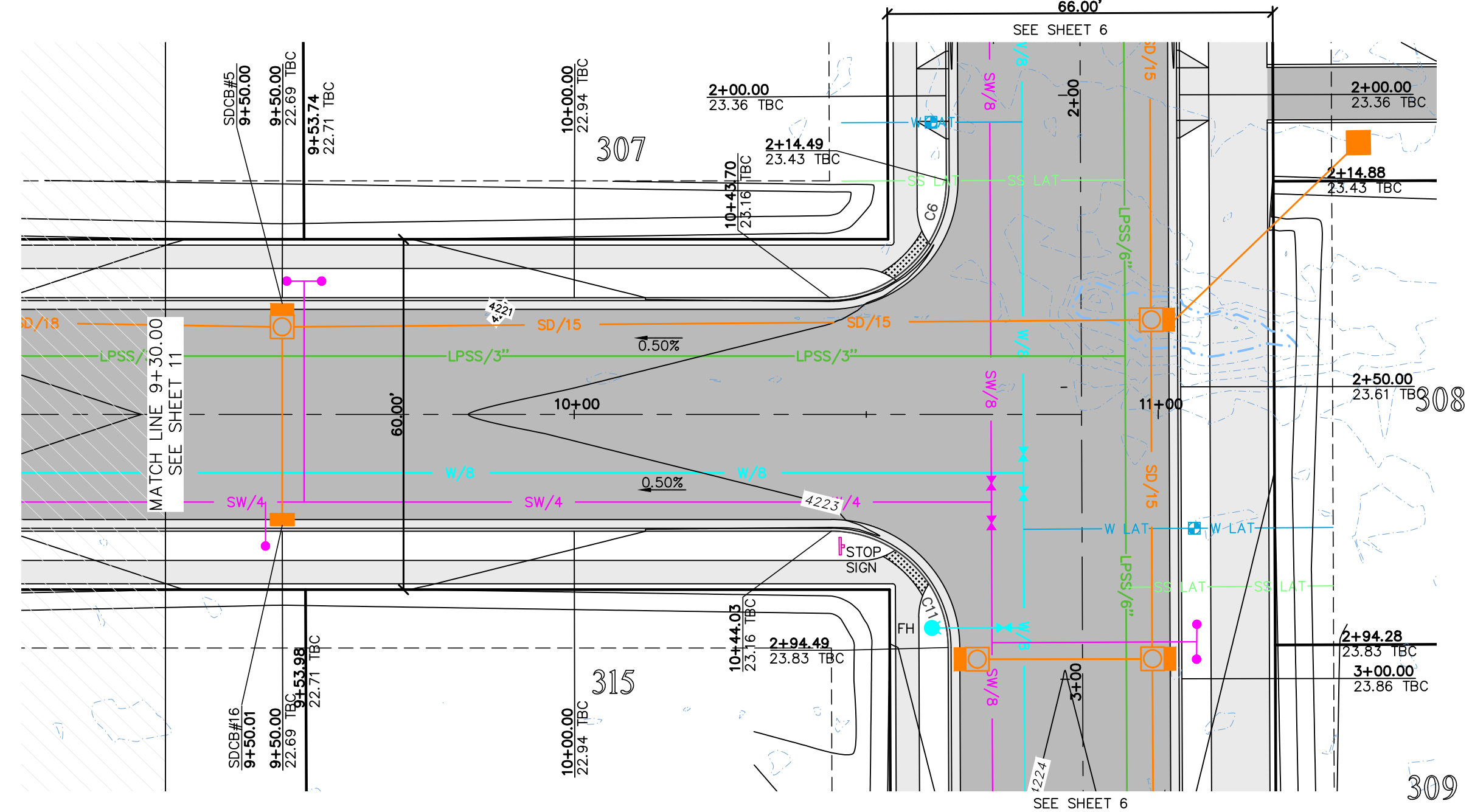
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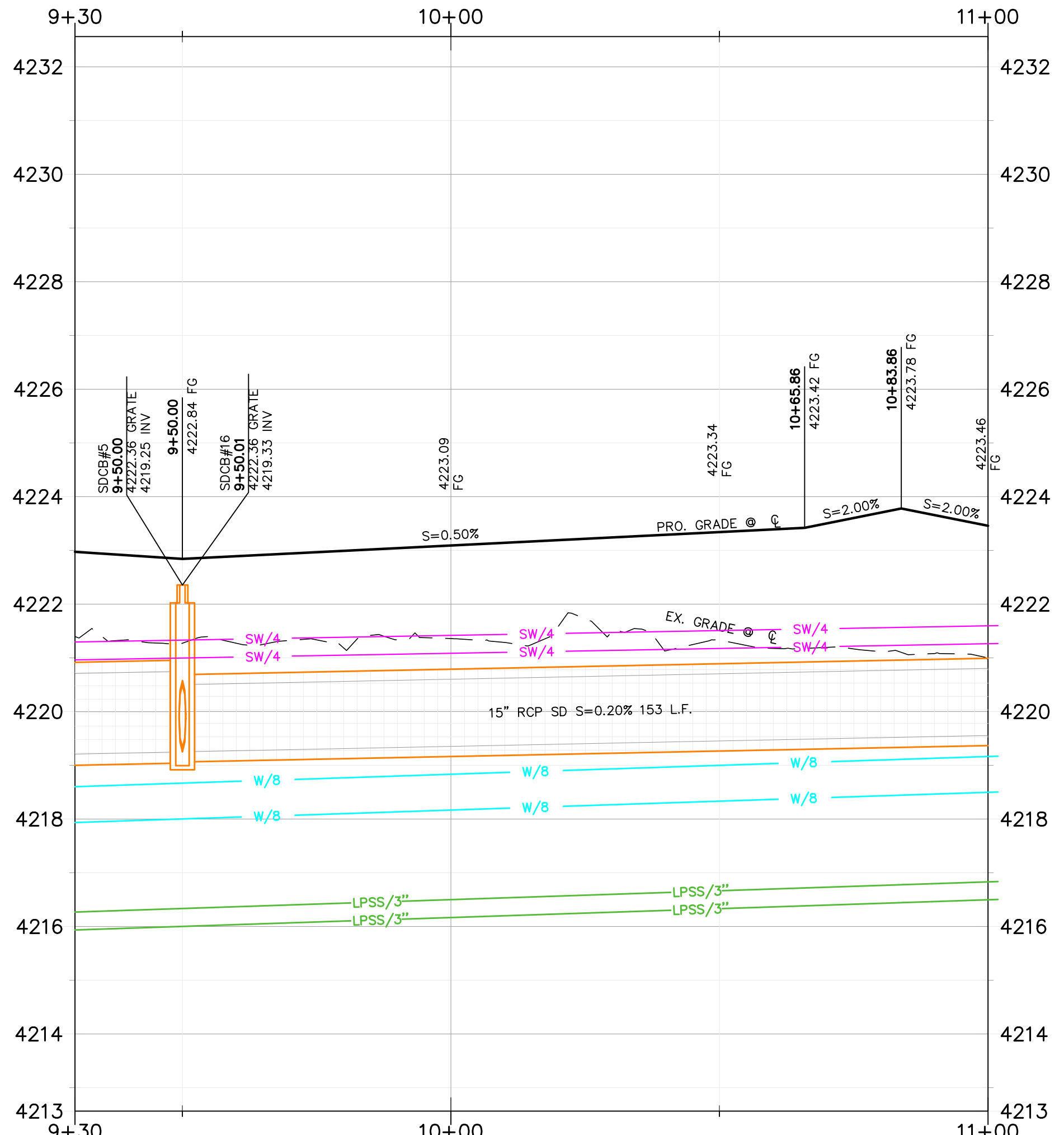
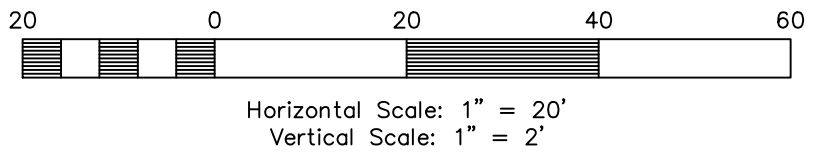


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Aberdeen Avenue 9+30.00 - 11+00.00



#	Delta	Radius	Length	Tangent	Chord	CH Length
C6	90°14'06"	20.00'	31.50'	20.08'	N44°23'59"W	28.34'
C11	89°45'54"	20.00'	31.33'	19.92'	S45°36'01"W	28.23'

Key Map

NOT TO SCALE



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WEBER COUNTY, UTAH

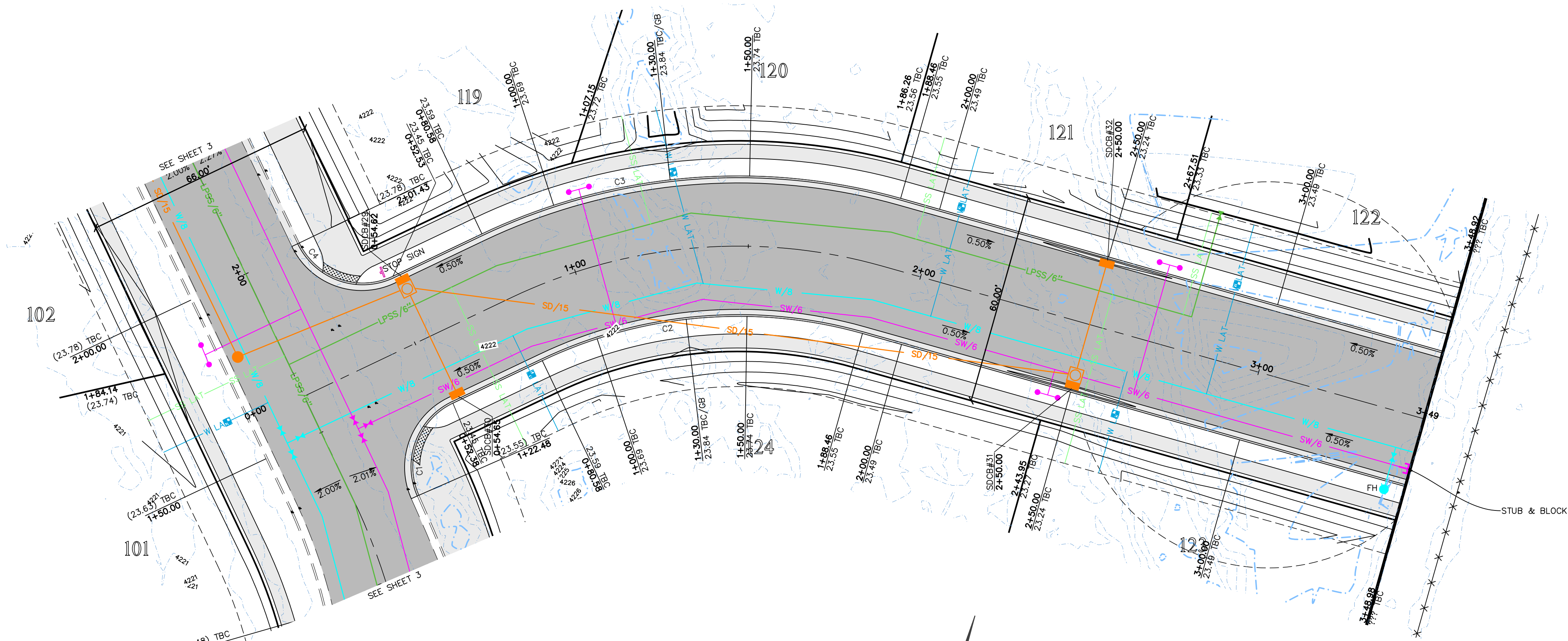
Aberdeen Avenue 9+30.00 - 11+00.00



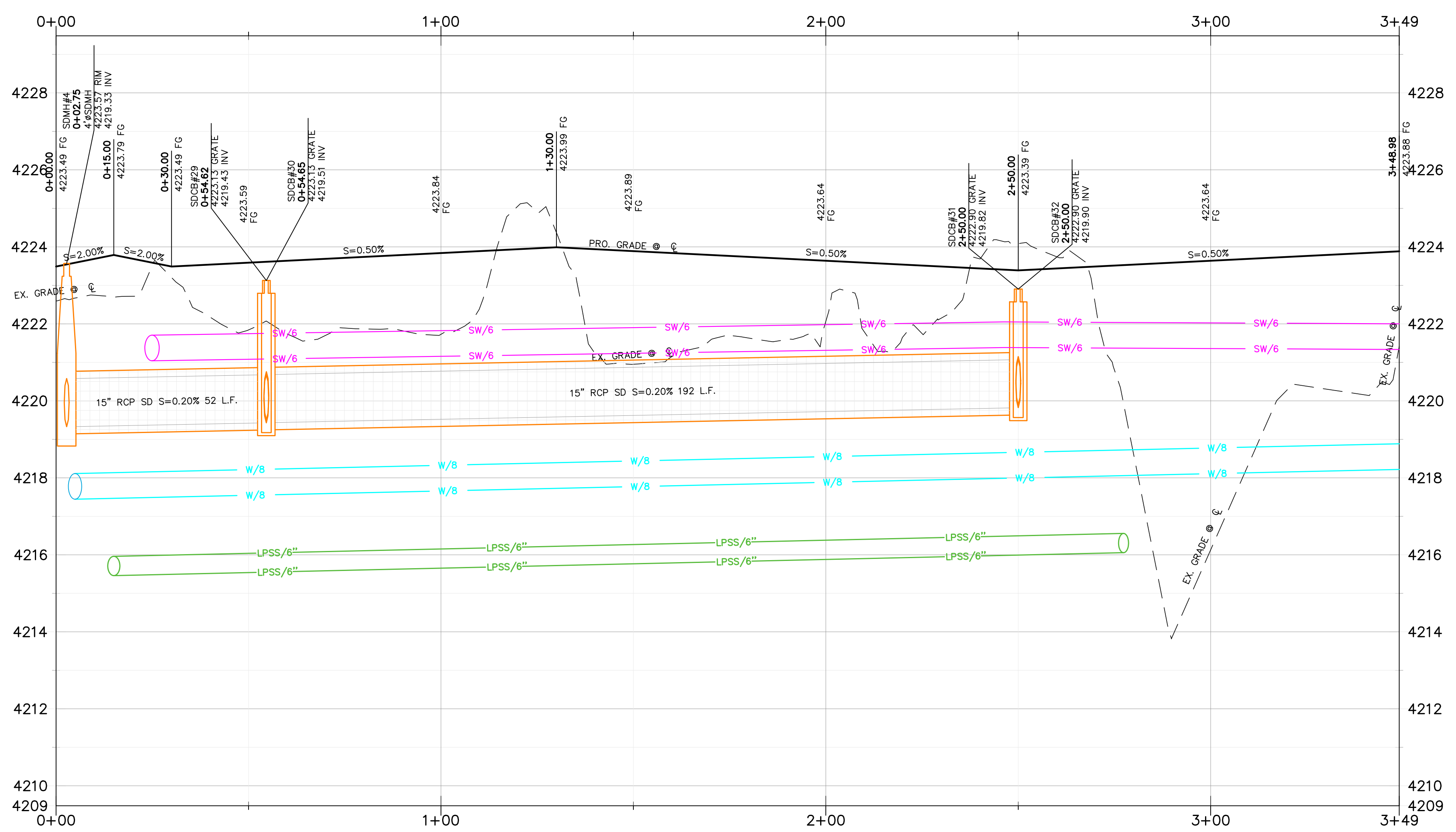
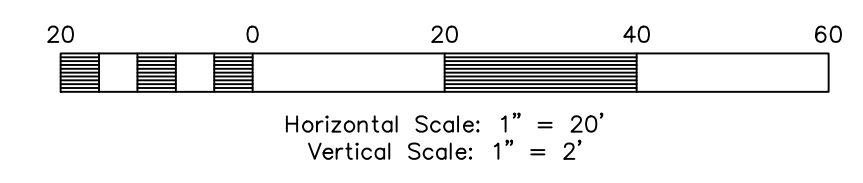
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Engineer: J. NATE REEVE, P.E.
 Drafter: C. KINGSLEY
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 Name: LONGHORN SUBDIVISION
 Number: 6298-23





Holstein Drive 0+00.00 - 3+48.98



TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	88°36'52"	20.00'	30.93'	19.52'	S5°15'57"W	27.94'
C2	41°12'22"	130.00'	93.49'	48.87'	S70°10'34"W	91.49'
C3	41°12'22"	170.00'	122.26'	63.91'	S70°10'34"W	119.64'
C4	90°03'13"	20.00'	31.43'	20.02'	S85°24'00"E	28.30'

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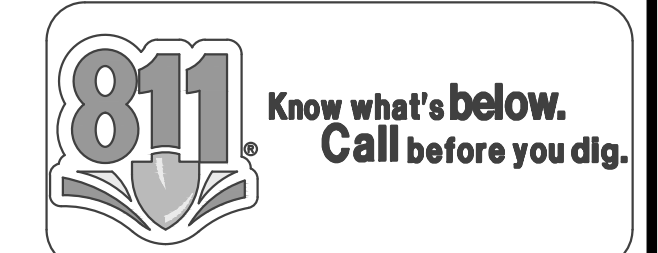
REVISIONS	DESCRIPTION	DATE
06-21-24	CK	County Comments

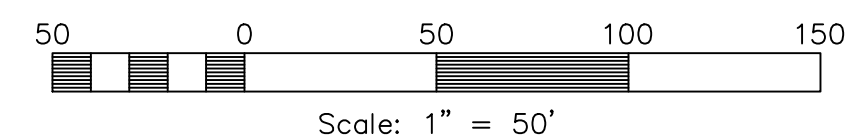
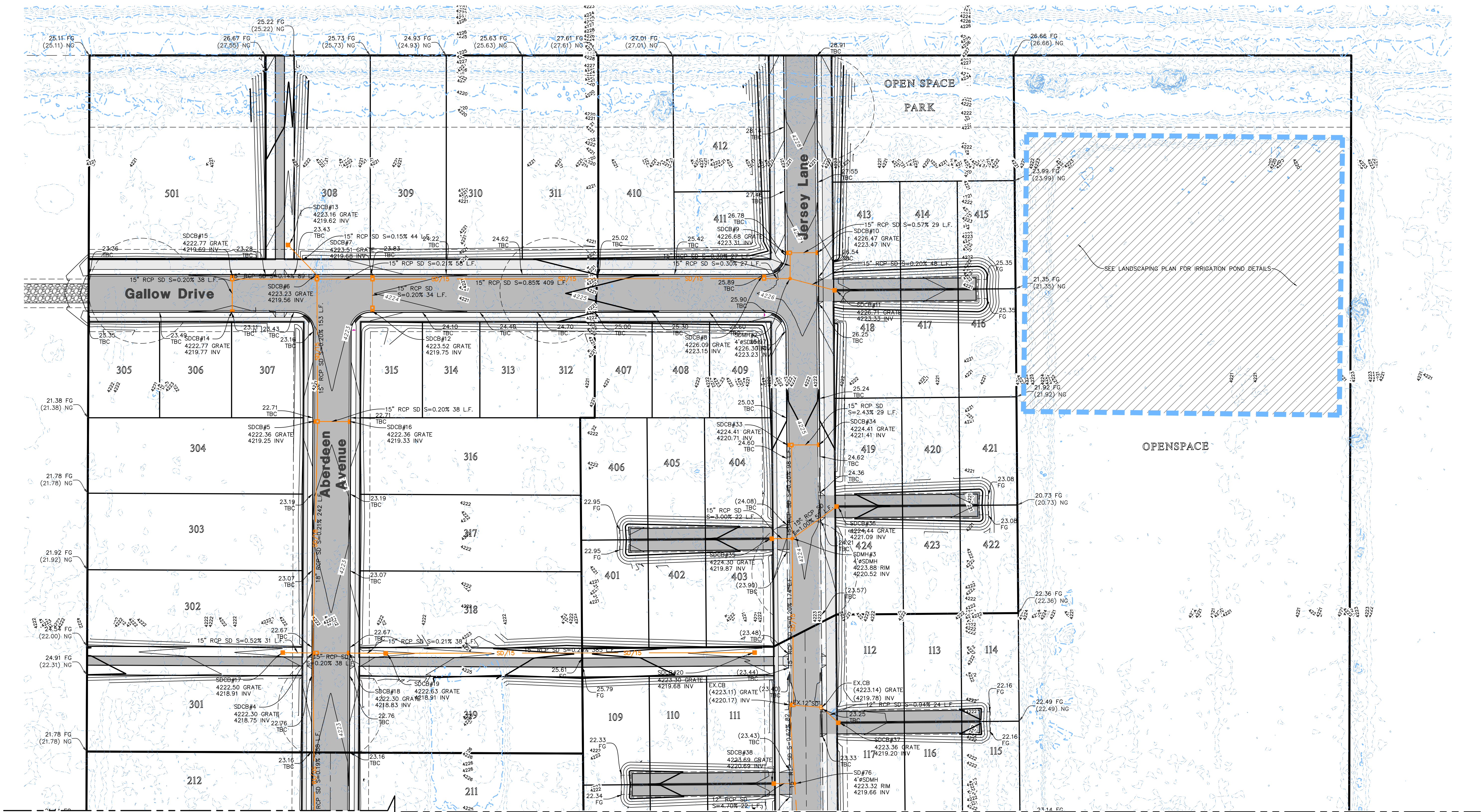
Longhorn Subdivision
WEBER COUNTY, UTAH

Holstein Drive 0+00.00 - 3+48.98



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafted: C. KINGSLEY
Begin Date: MAY 2024
Name: LONGHORN SUBDIVISION
Number: 6298-23





EXCEPT WHERE SHOWN, EXISTING CURB AND GUTTER TO REMAIN

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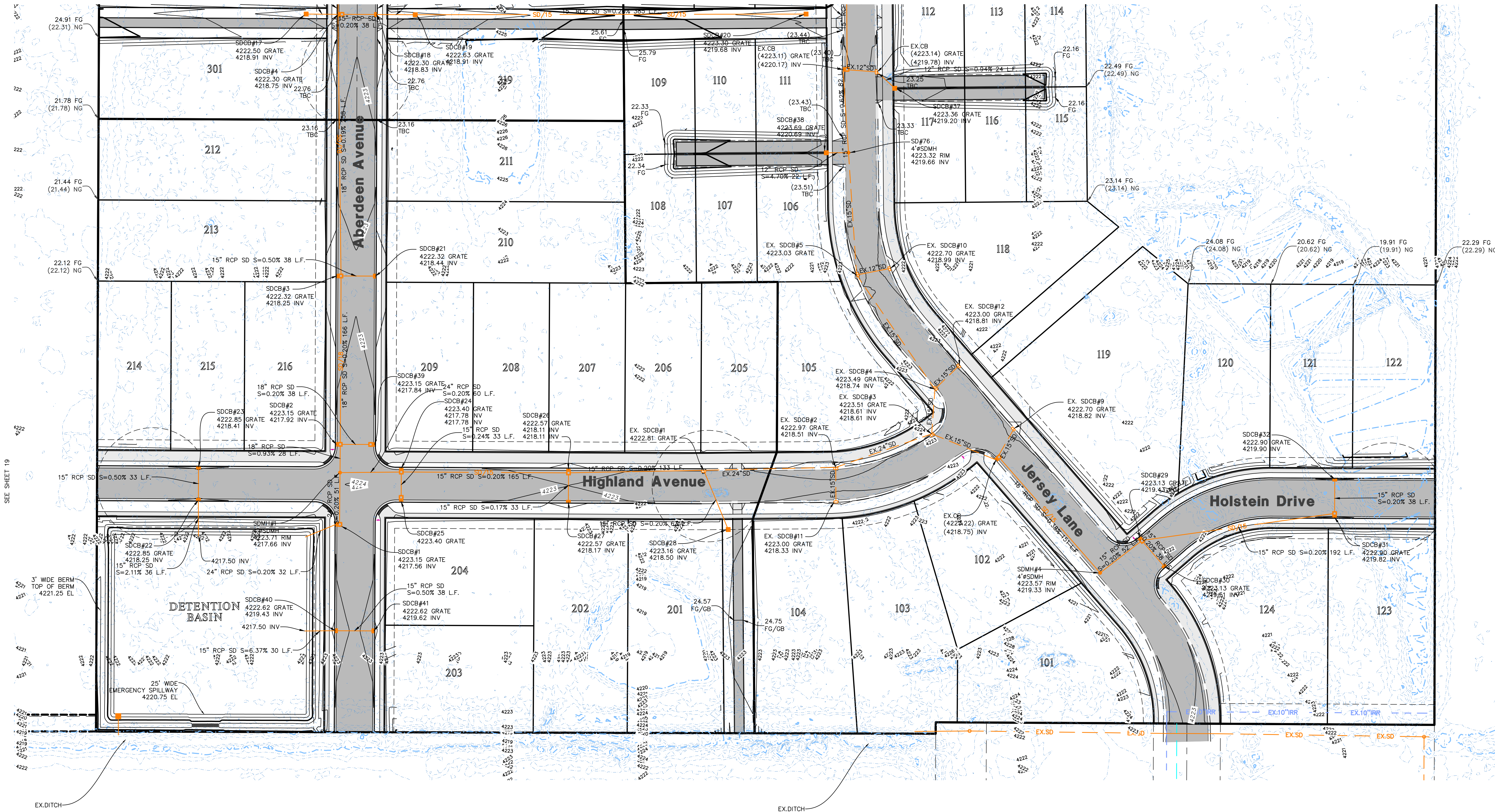
REVISIONS	DATE	DESCRIPTION
	06-21-24	OK County Comments

Longhorn Subdivision
 WEBER COUNTY, UTAH
Grading & Drainage Plan



Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: C. KINGSLEY
 Begin Date: MAY 2024
 Name: LONGHORN SUBDIVISION
 Number: 6298-23



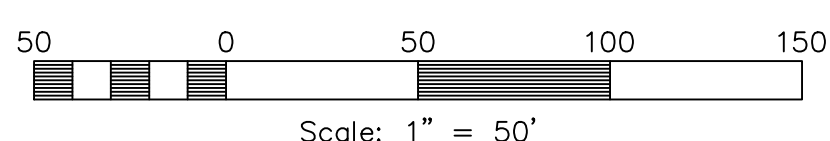


SEE SHEET 19

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EX.DITCH

EX.DITCH



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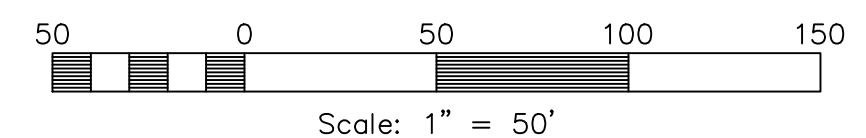
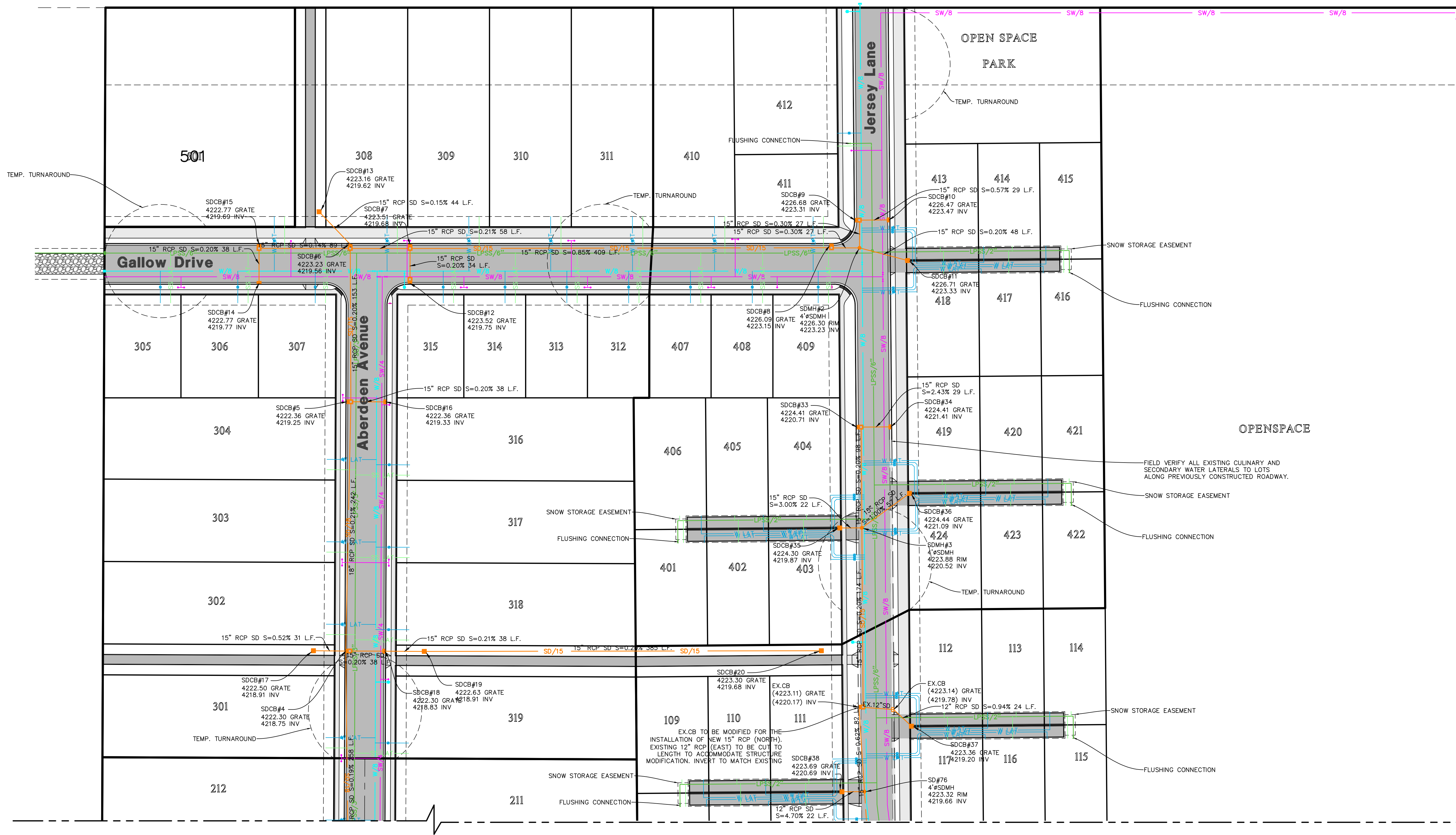
Longhorn Subdivision
 WEBER COUNTY, UTAH

Grading & Drainage Plan Continued



Project Info.
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 Drafter: C. KINGSLEY
 Begin Date: MAY 2024
 Name: LONGHORN SUBDIVISION
 Number: 6298-23





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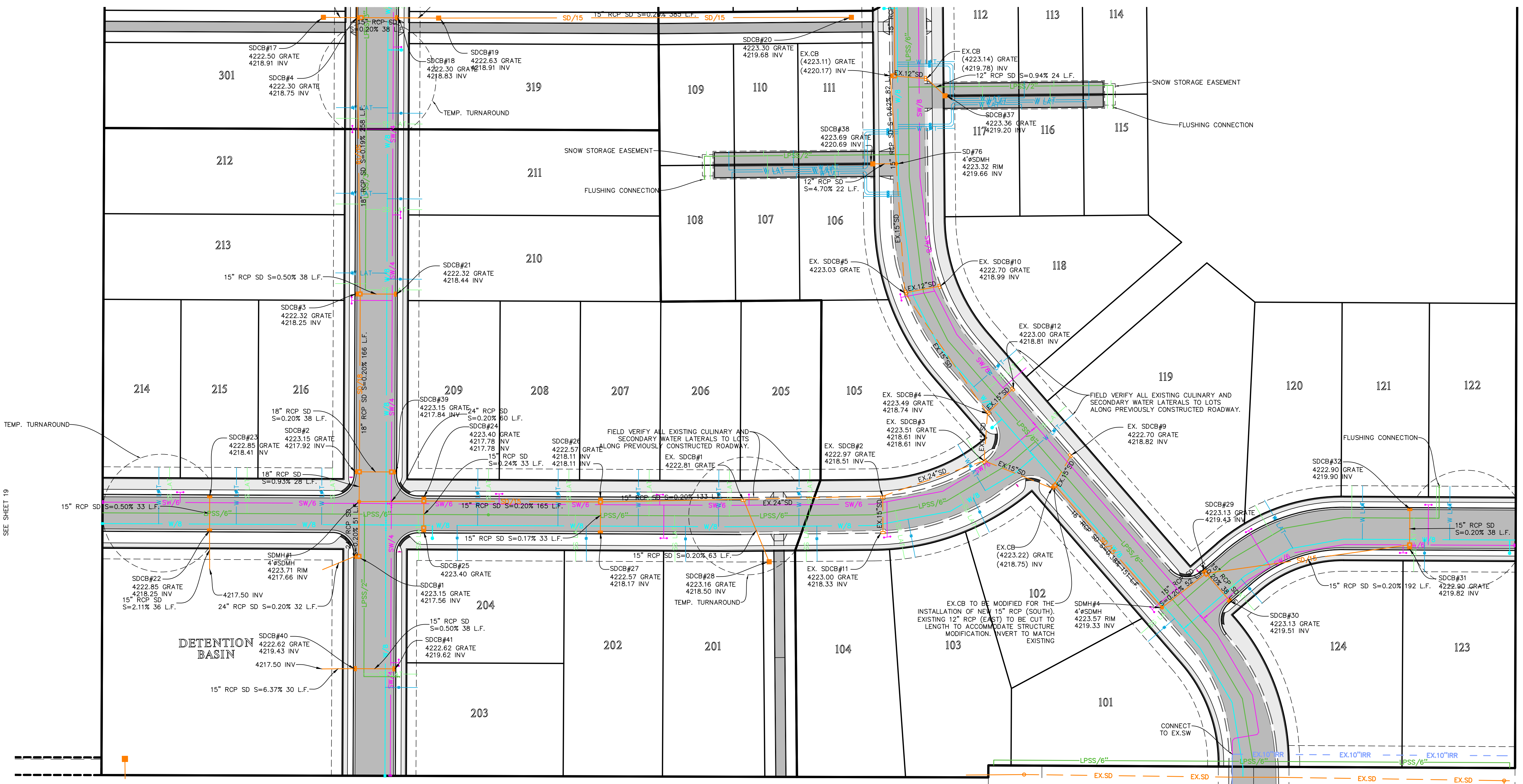
REVISIONS	DATE	DESCRIPTION
	06-21-24	CK County Comments

Longhorn Subdivision
 WEBER COUNTY, UTAH
Utility Plan

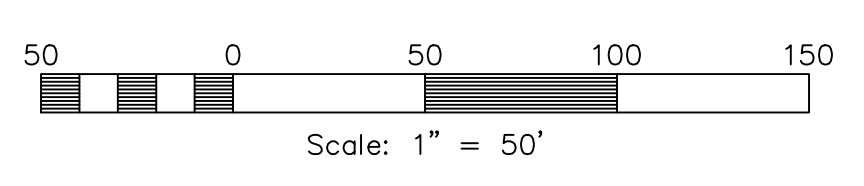


Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: C. KINGSLEY
 Begin Date: MAY 2024
 Name: LONGHORN SUBDIVISION
 Number: 6298-23





SEE SHEET 19



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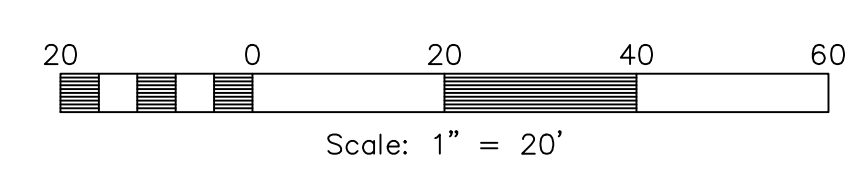
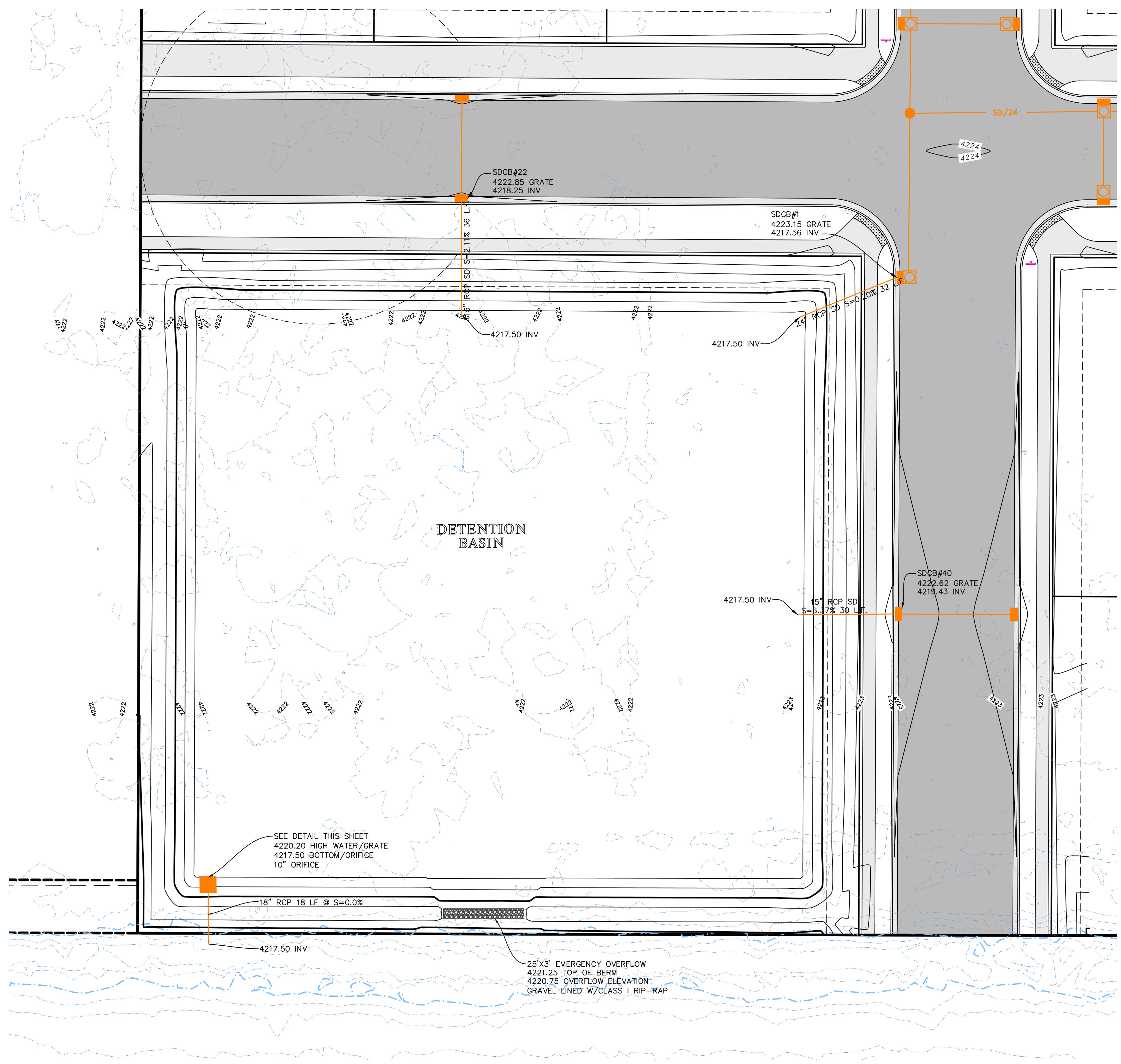
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Longhorn Subdivision
 WEBER COUNTY, UTAH
Utility Plan Continued



Project Info.
 Engineer: J. NATE REEVE, P.E.
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 Begin Date: MAY 2024
 Name: LONGHORN SUBDIVISION
 Number: 6298-23





Storm Runoff Calculations
6298-23 - Longhorn Subdivision
 6/19/2024 BAK

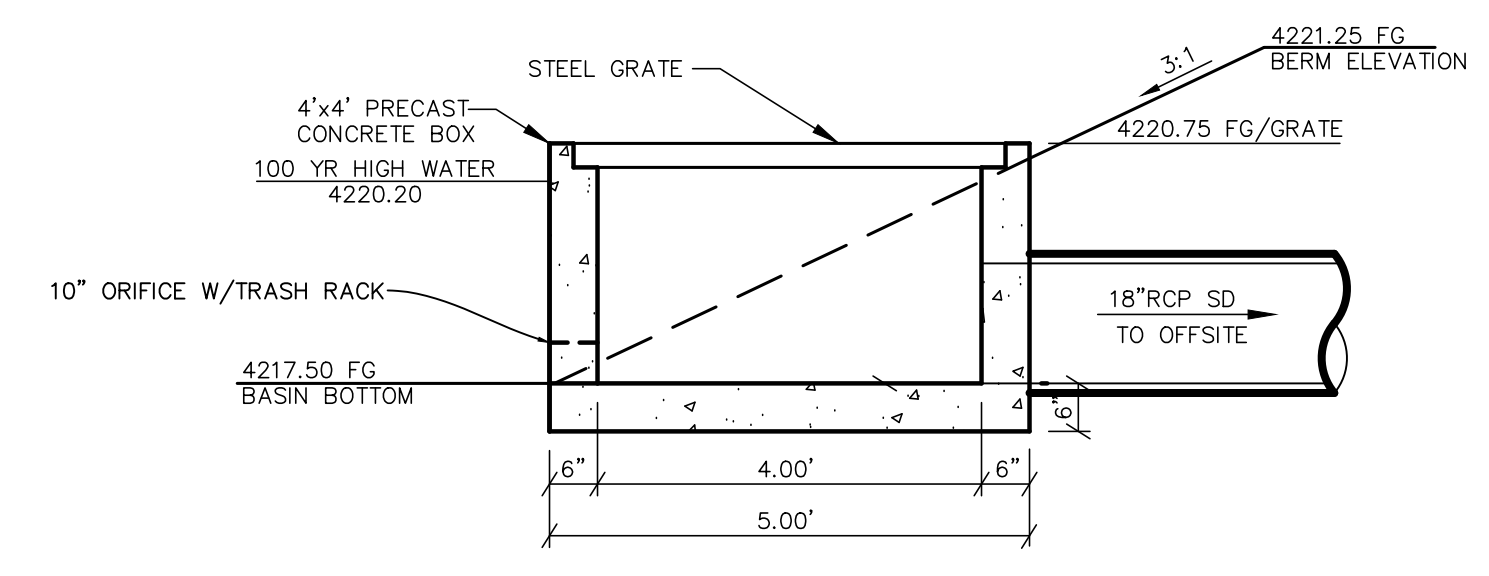
The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Ogden, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited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

The calculations are as follows:

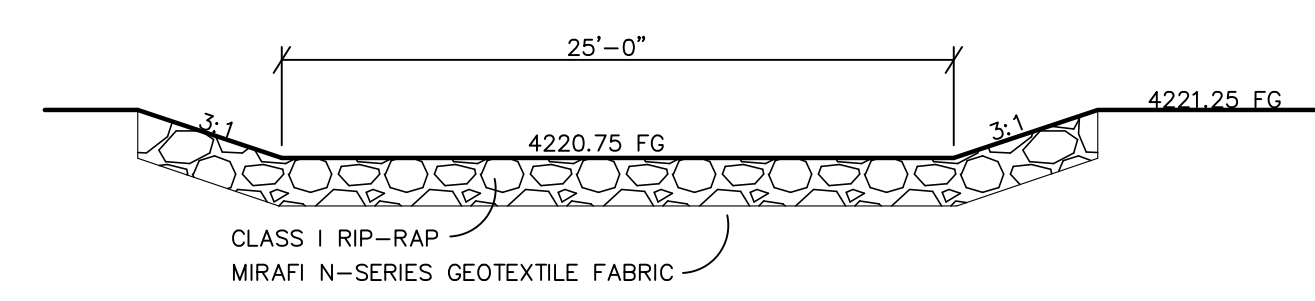
Drainage Area:
 Total Area = 40.23 acre or 1,752,205 ft²
 CN = 85

**Curve number determined by using TR-55 CN Table with 1/2 Acre Residential District cover type and a hydrological soil group of D*
***Detention volumes were determined using Autodesk Storm and Sanitary Sewer Analysis using the TR-55 SCS Method with 100-yr, 24-hr storm event data obtained from the NOAA website.*

SUMMARY:
 The required 100-yr storage volume is **88,875** cubic feet
 Orifice size is **10.00"** inches



Outlet Control Structure Detail
 SCALE: NONE



Emergency Spillway
 SCALE: NONE

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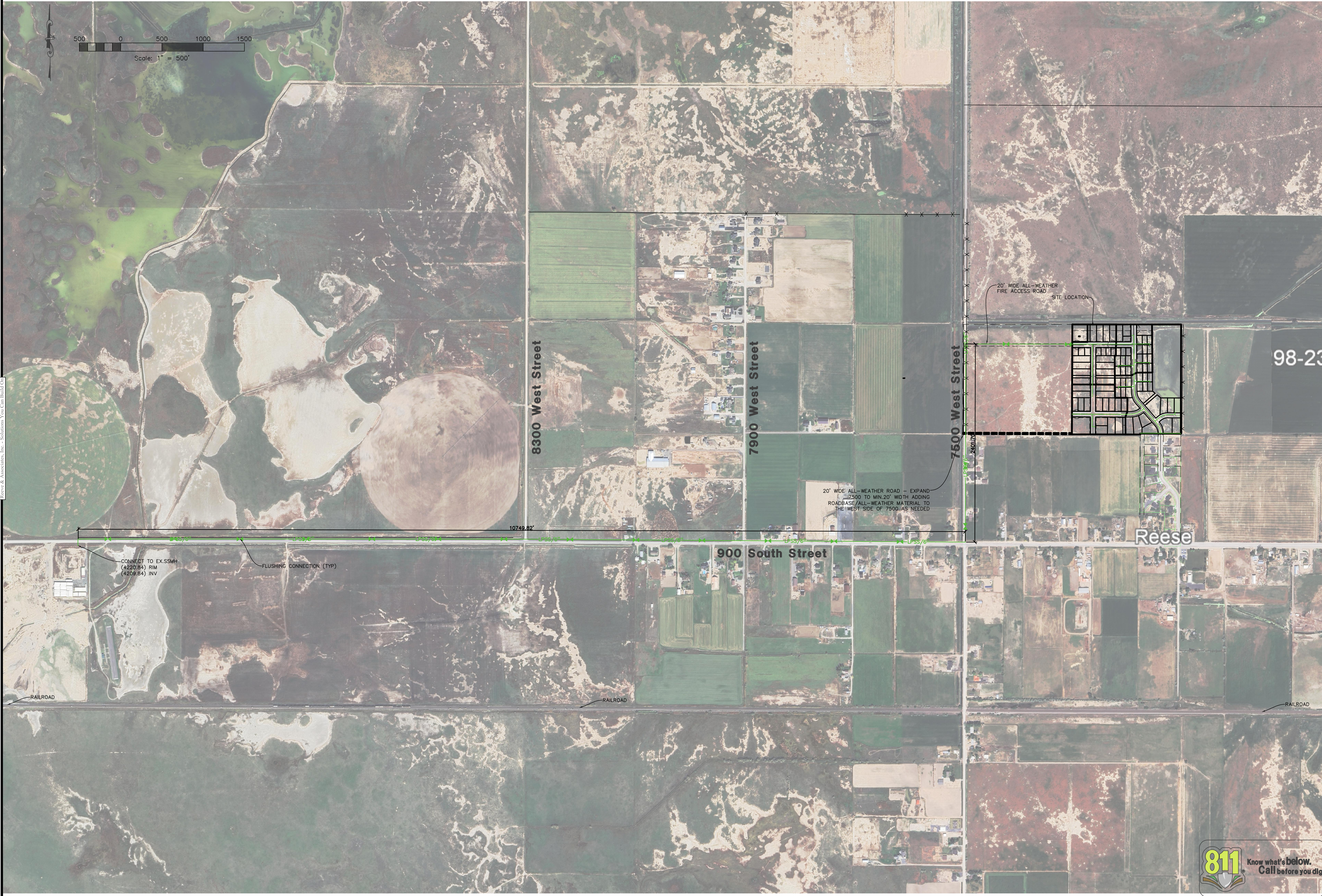
Longhorn Subdivision
 WEBER COUNTY, UTAH

Detention Basin Detail



Project Info.
 Engineer: J. NATE REEVE, P.E.
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Longhorn Subdivision
 WEBER COUNTY, UTAH

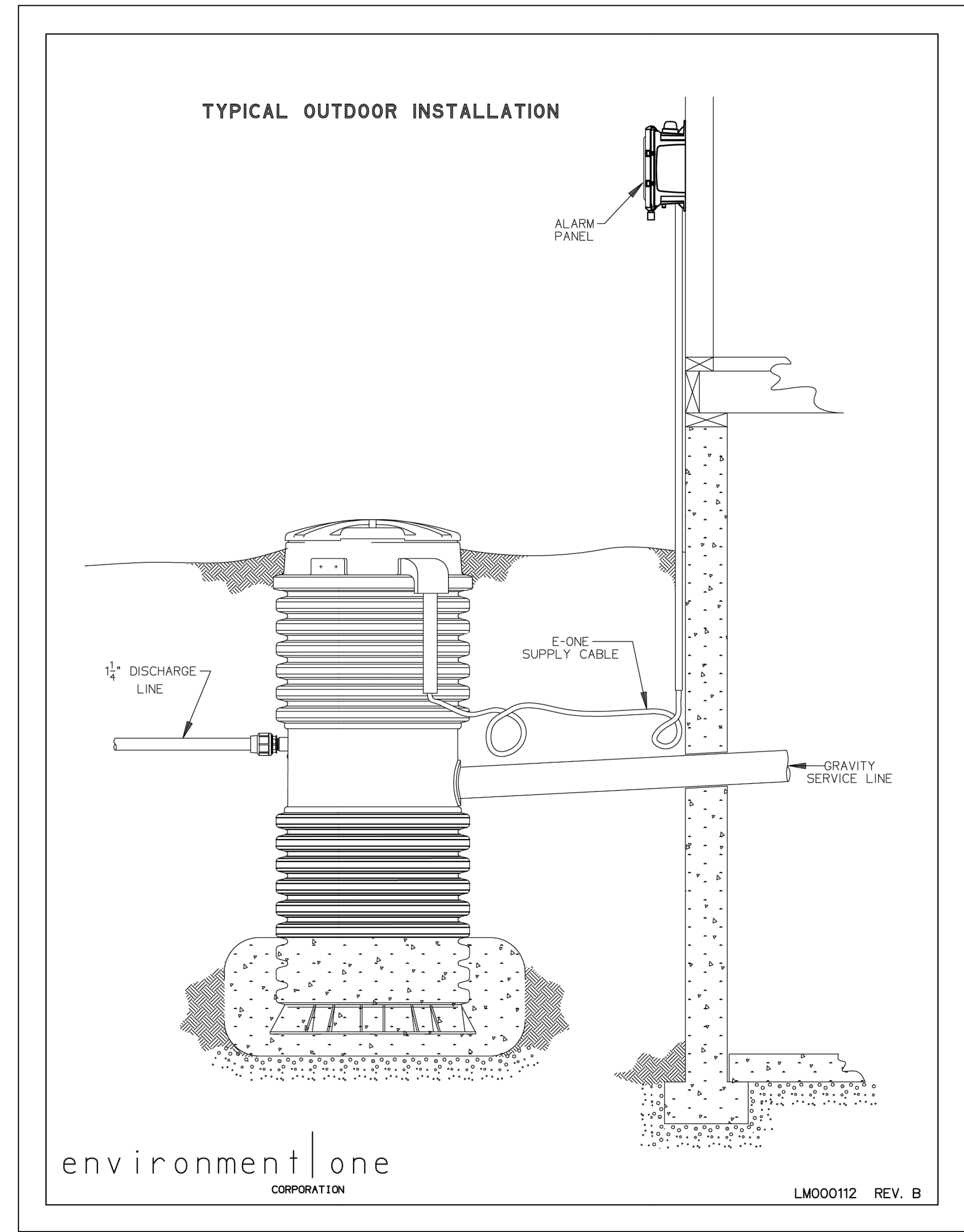
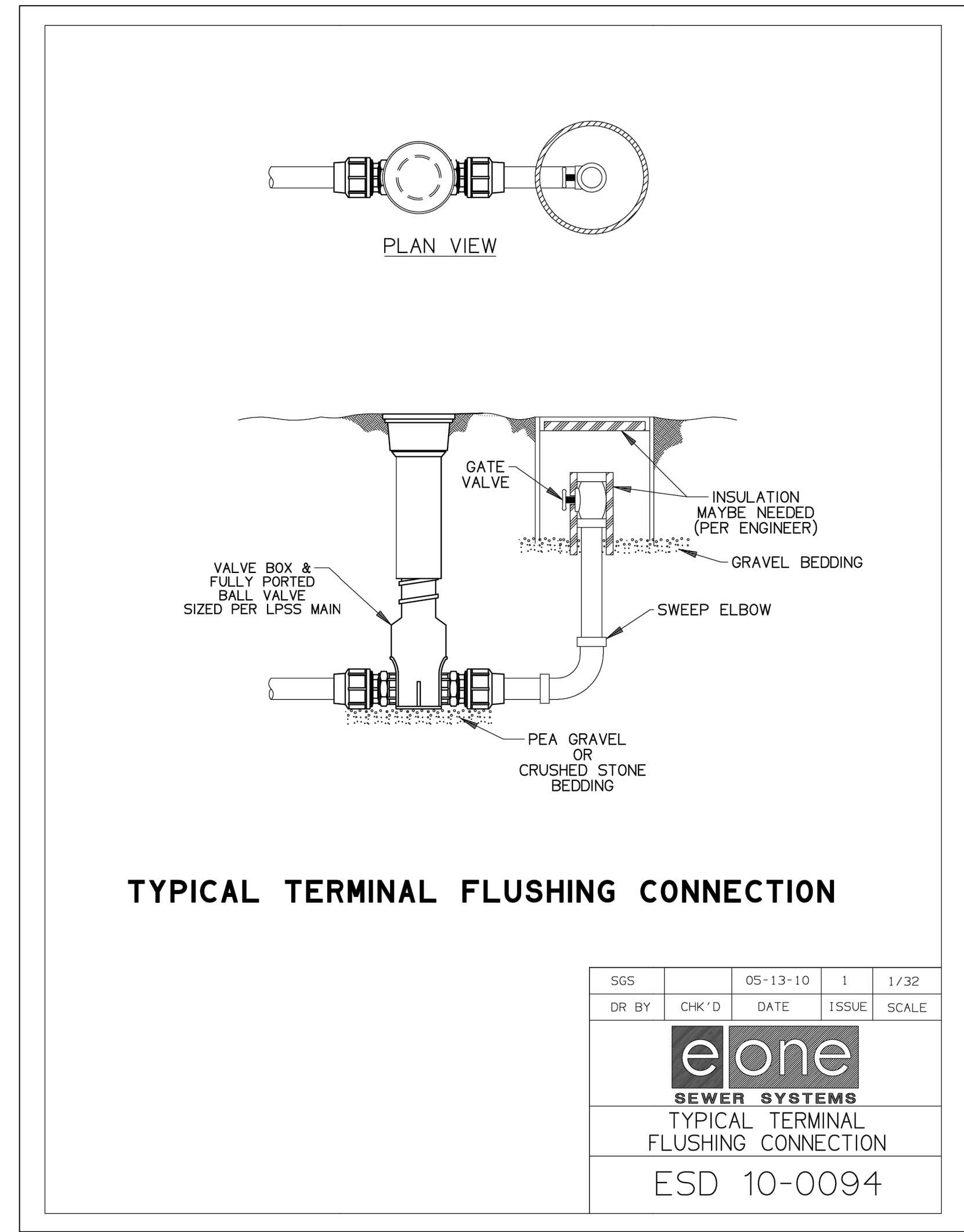
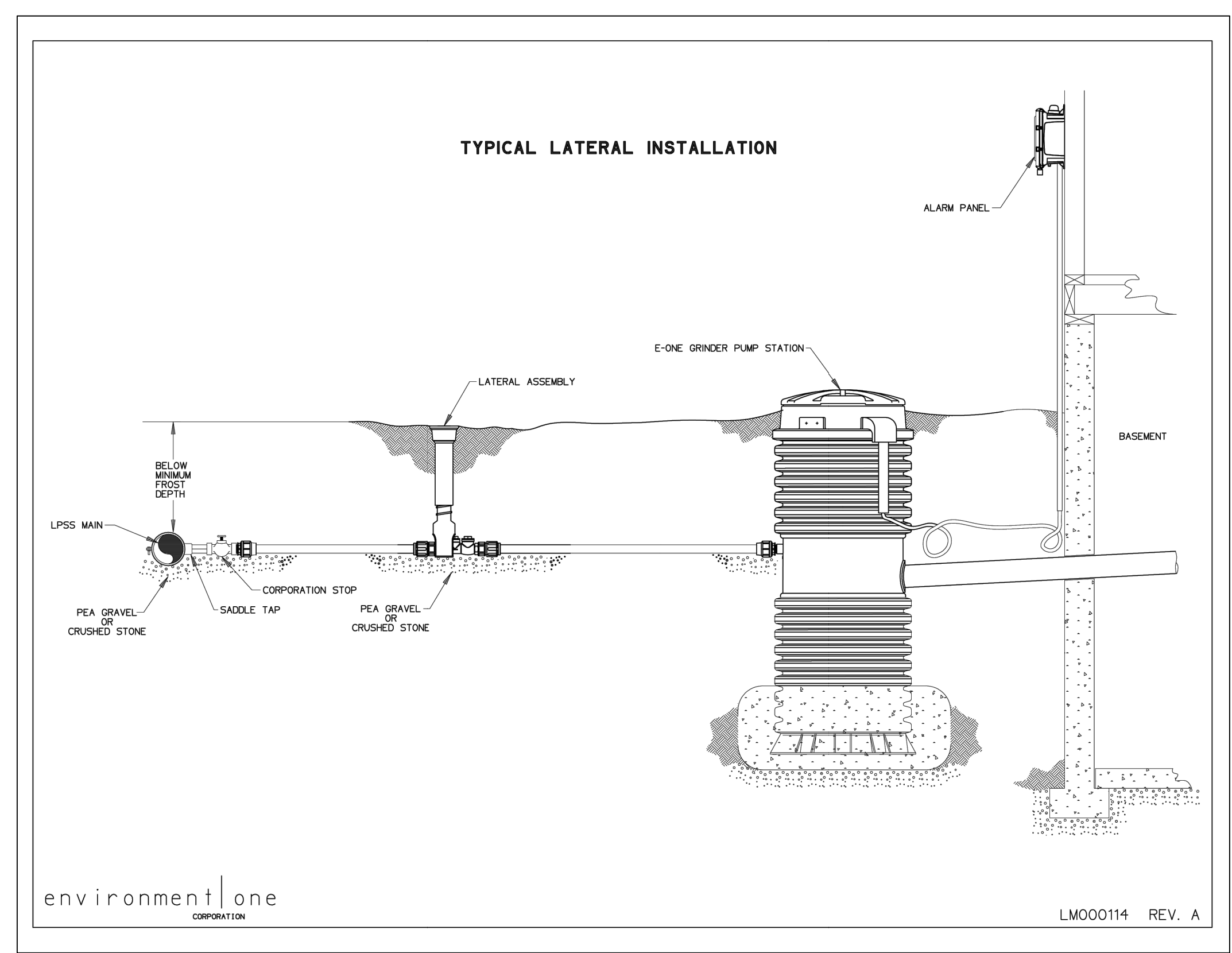
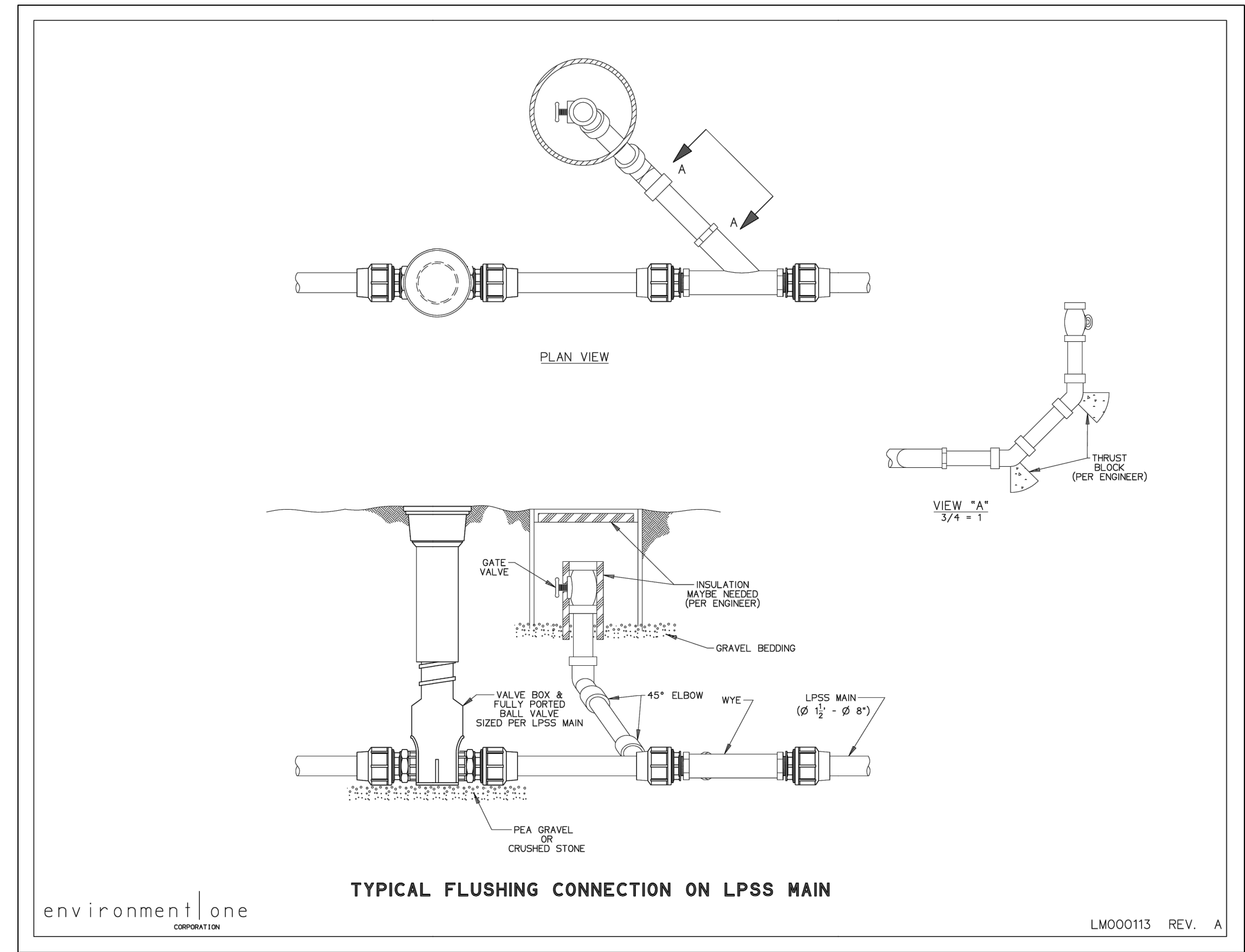
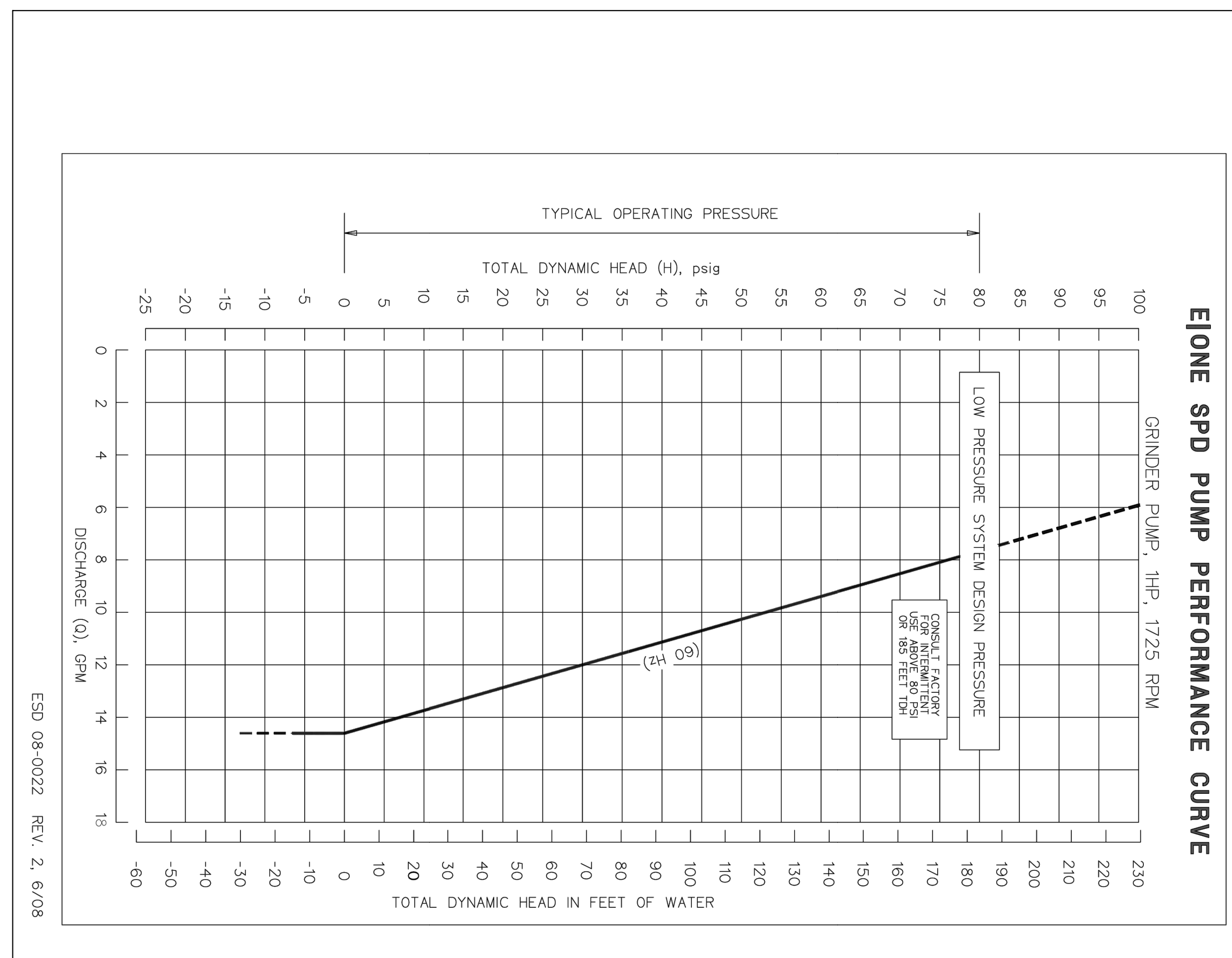
Sewer Outfall Plan



Project Info.

Engineer: J. NATE REEVE, P.E.
 Drafter: C. KINGSLEY
 Begin Date: MAY 2024
 Name: LONGHORN SUBDIVISION
 Number: 6298-23





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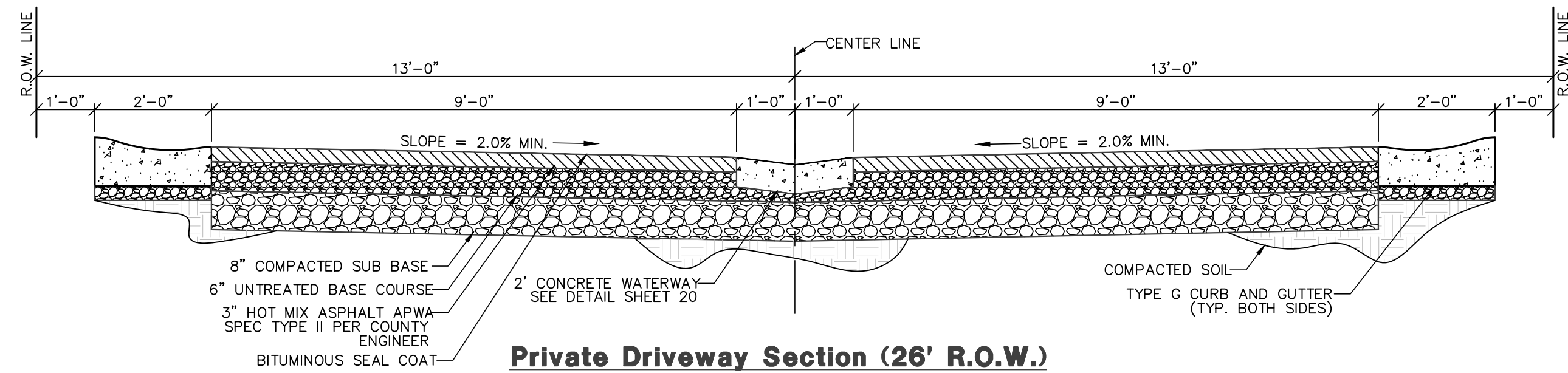
REVISIONS

DATE	DESCRIPTION
06-21-24	CK County Comments

Longhorn Subdivision
WEBER COUNTY, UTAH
Civil Details

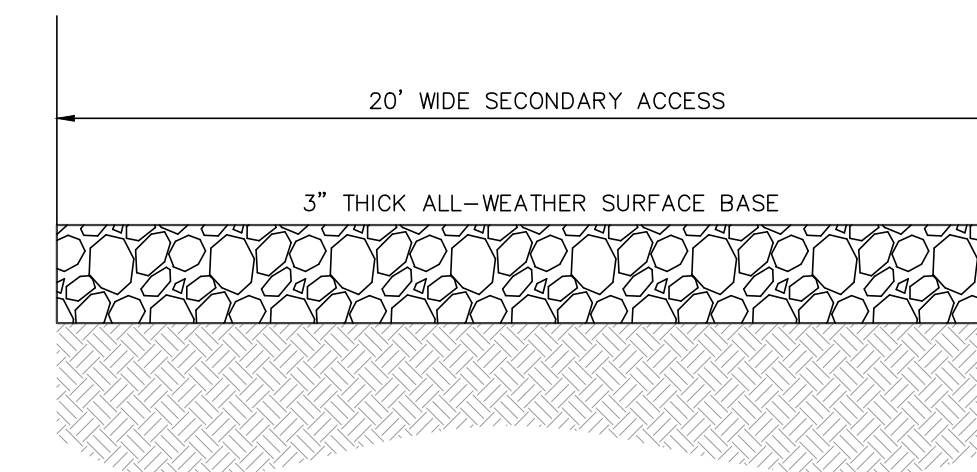
REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
06/21/2024
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLEY
Begin Date: MAY 2024
Name: LONGHORN SUBDIVISION
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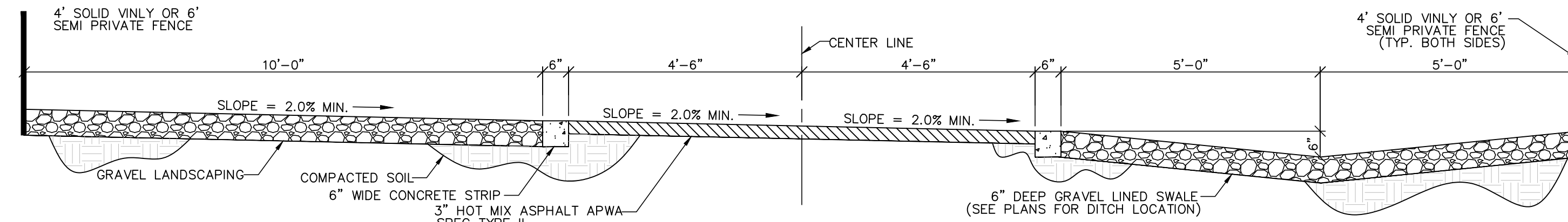
Private Driveway Section (26' R.O.W.)

SCALE: NONE
6298-23 - Longhorn



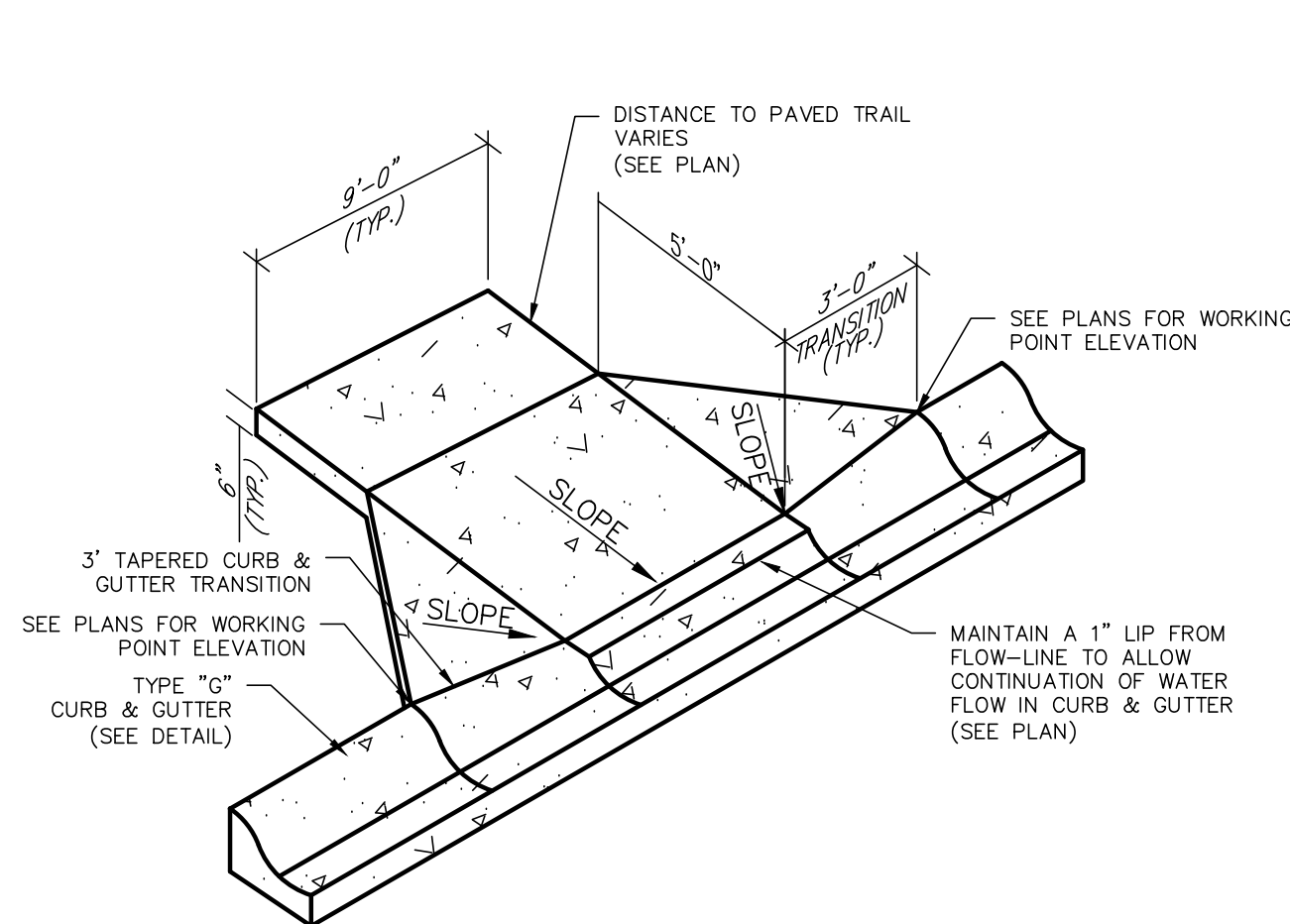
Secondary Access Cross Section

SCALE: NONE



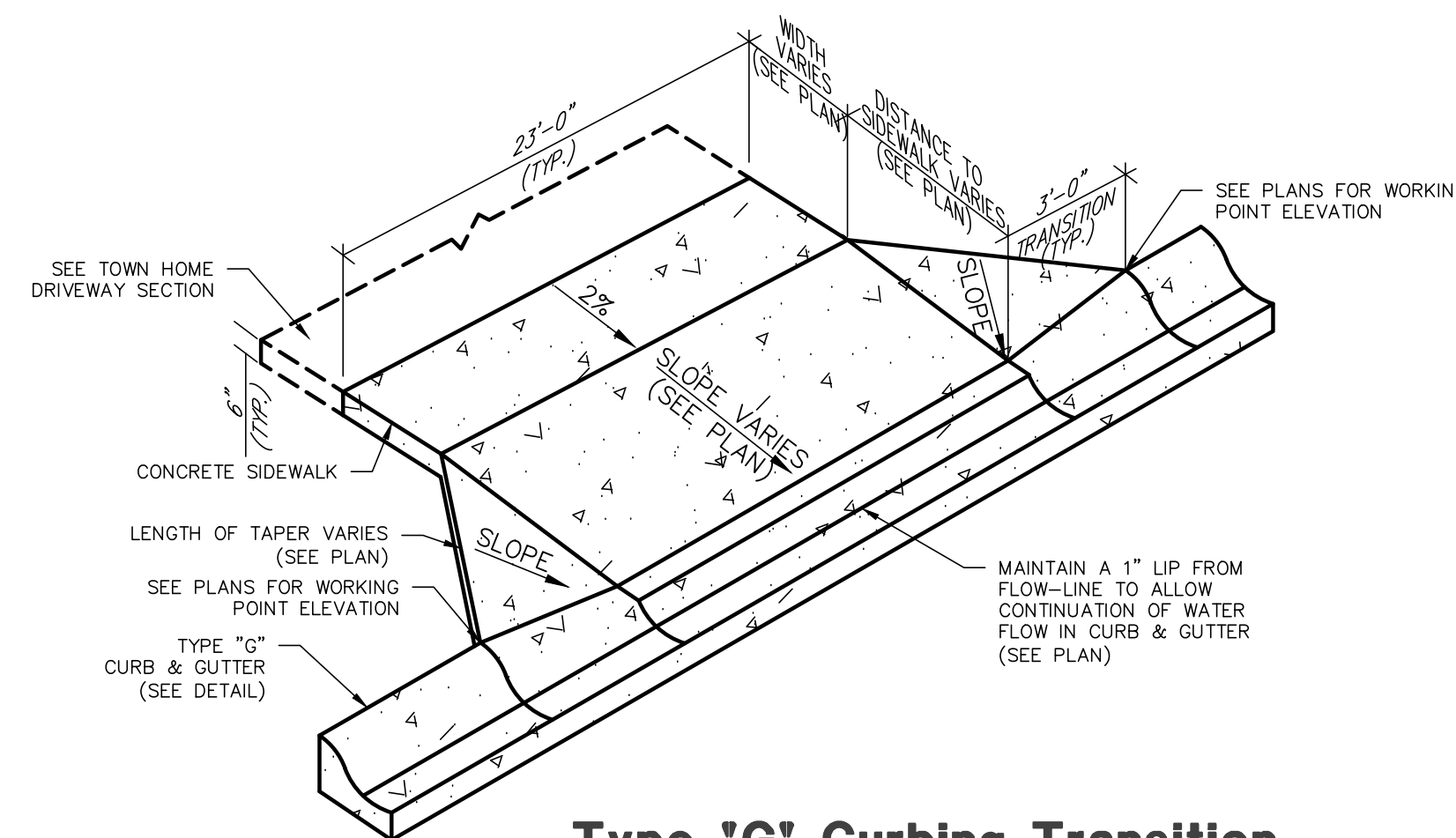
30' Trail Easement

SCALE: NONE
6298-23 - Longhorn



Type 'G' Curbing Transition At Trail Crossing Detail

SCALE: NONE



Type 'G' Curbing Transition At Town Home Driveway Detail

SCALE: NONE

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REVISIONS	DESCRIPTION
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Longhorn Subdivision
 WEBER COUNTY, UTAH
Civil Details

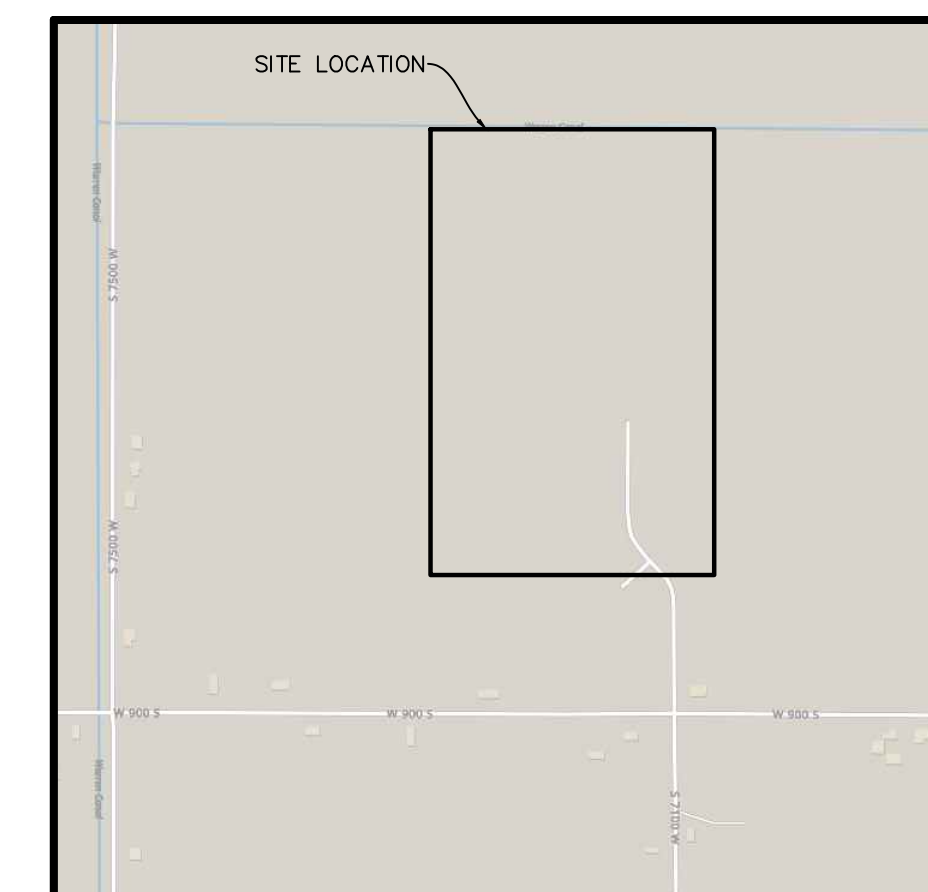


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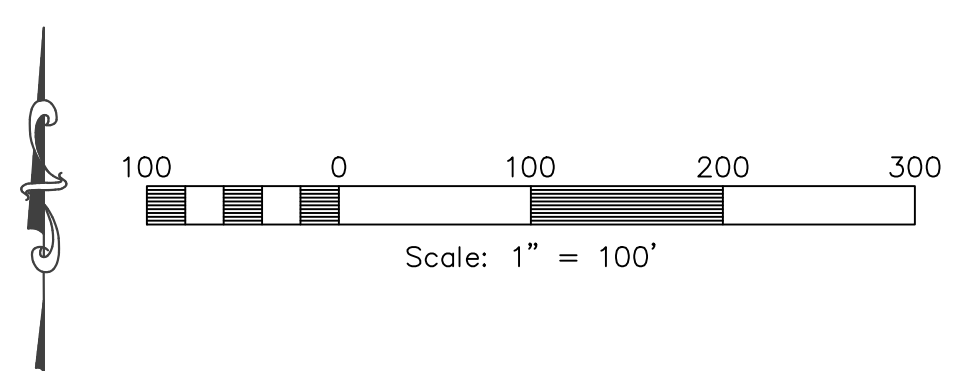
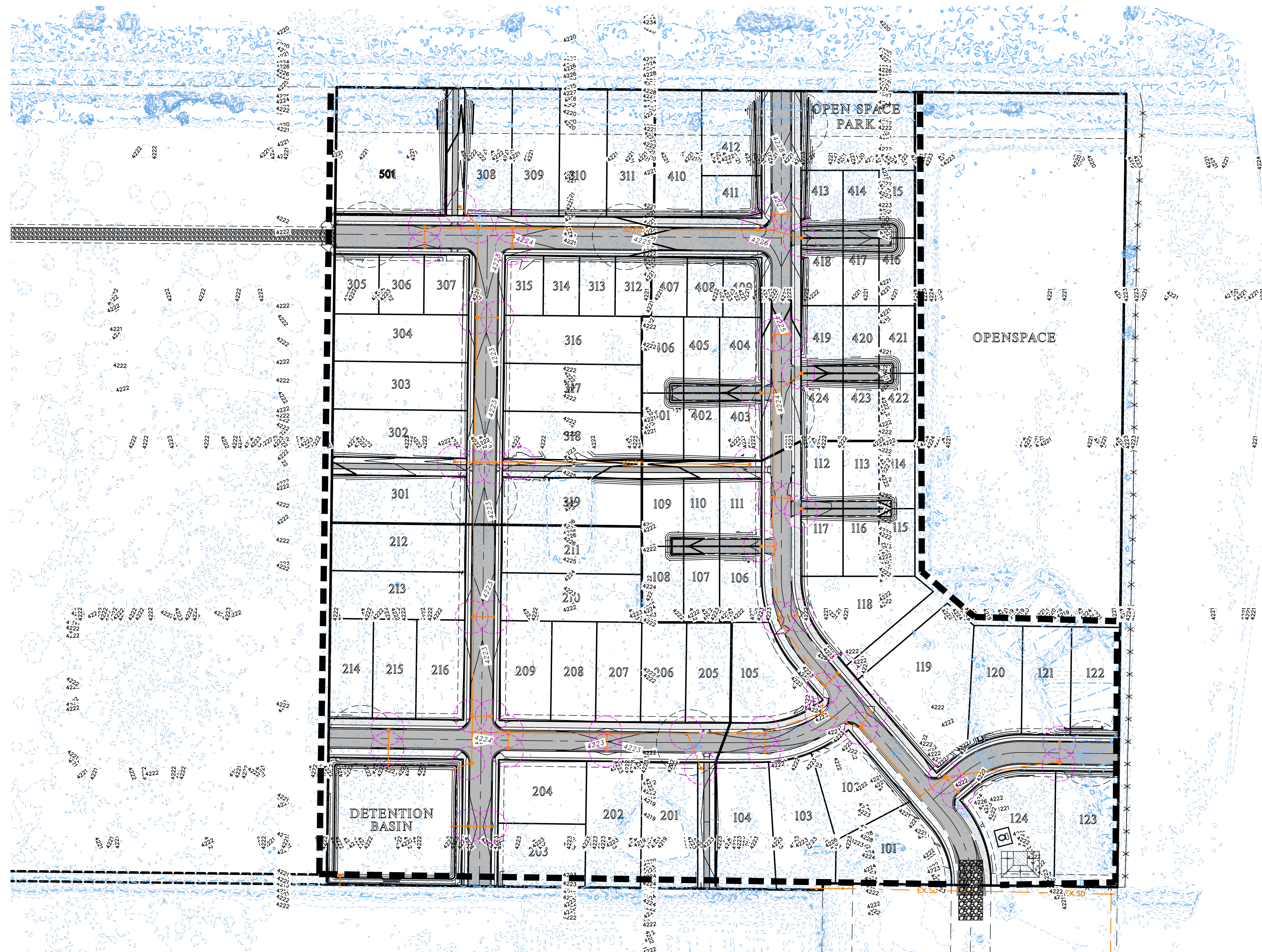
Longhorn Subdivision

Storm Water Pollution Prevention Plan Exhibit




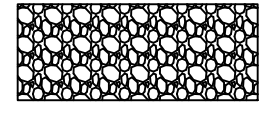
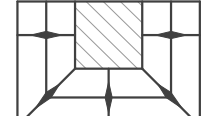
WEBER COUNTY, UTAH
MAY 2024



Vicinity Map
NOT TO SCALE



SWPPP Legend


-  = PORTABLE TOILET
-  = INLET PROTECTION TYP. (SEE DETAIL)
-  = SILT FENCE (SEE DETAIL)
-  = 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL
-  = CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

- SWPPP NOTES:
- ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
 - STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

Construction Activity Schedule

- PROJECT LOCATION.....	WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.....	MAY 2024
- BMP'S DEPLOYMENT DATE.....	MAY 2024
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	PAT BURNS (801) 710-2234
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

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REVISIONS	DATE	DESCRIPTION
	06-21-24	CK County Comments

Longhorn Subdivision
 WEBER COUNTY, UTAH
Storm Water Pollution Prevention Plan Exhibit

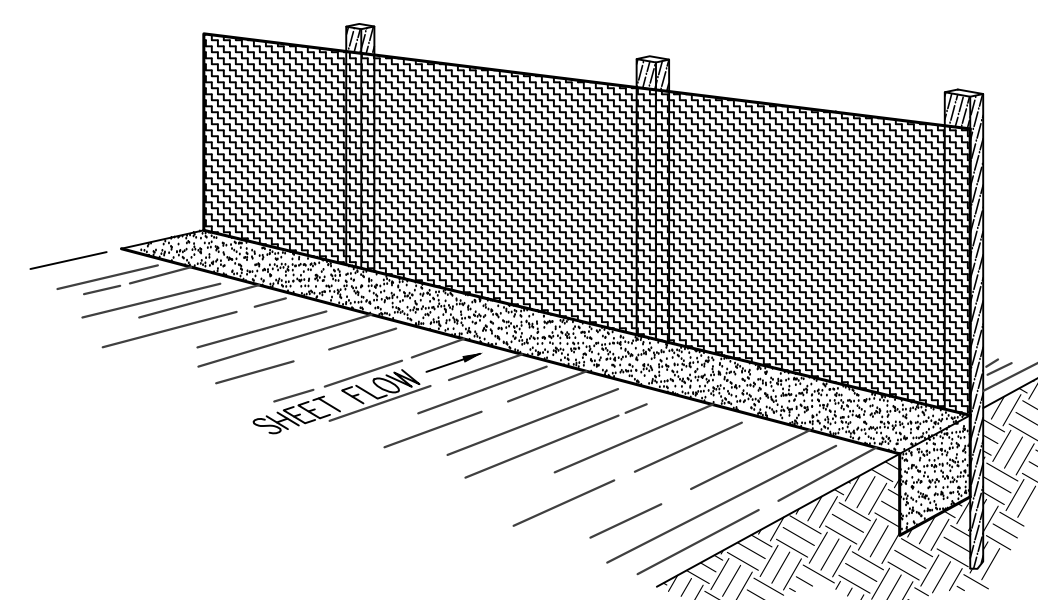


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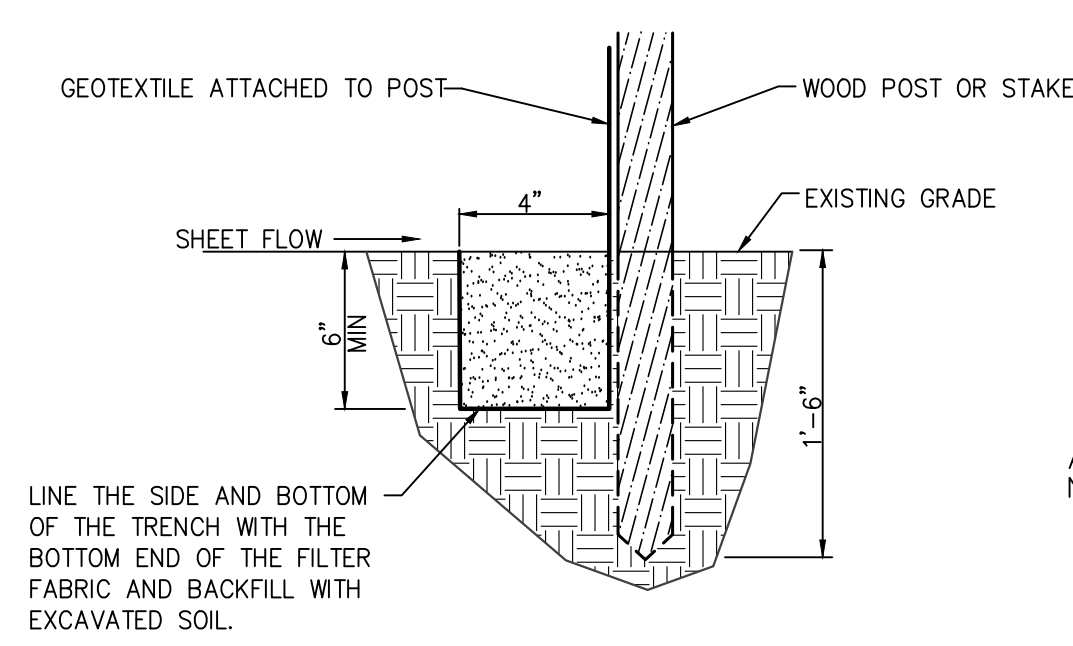
Notes:

- 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 III.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

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.
*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.

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.

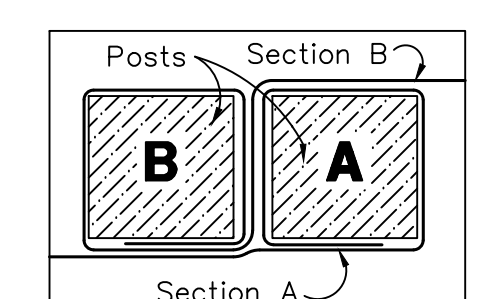
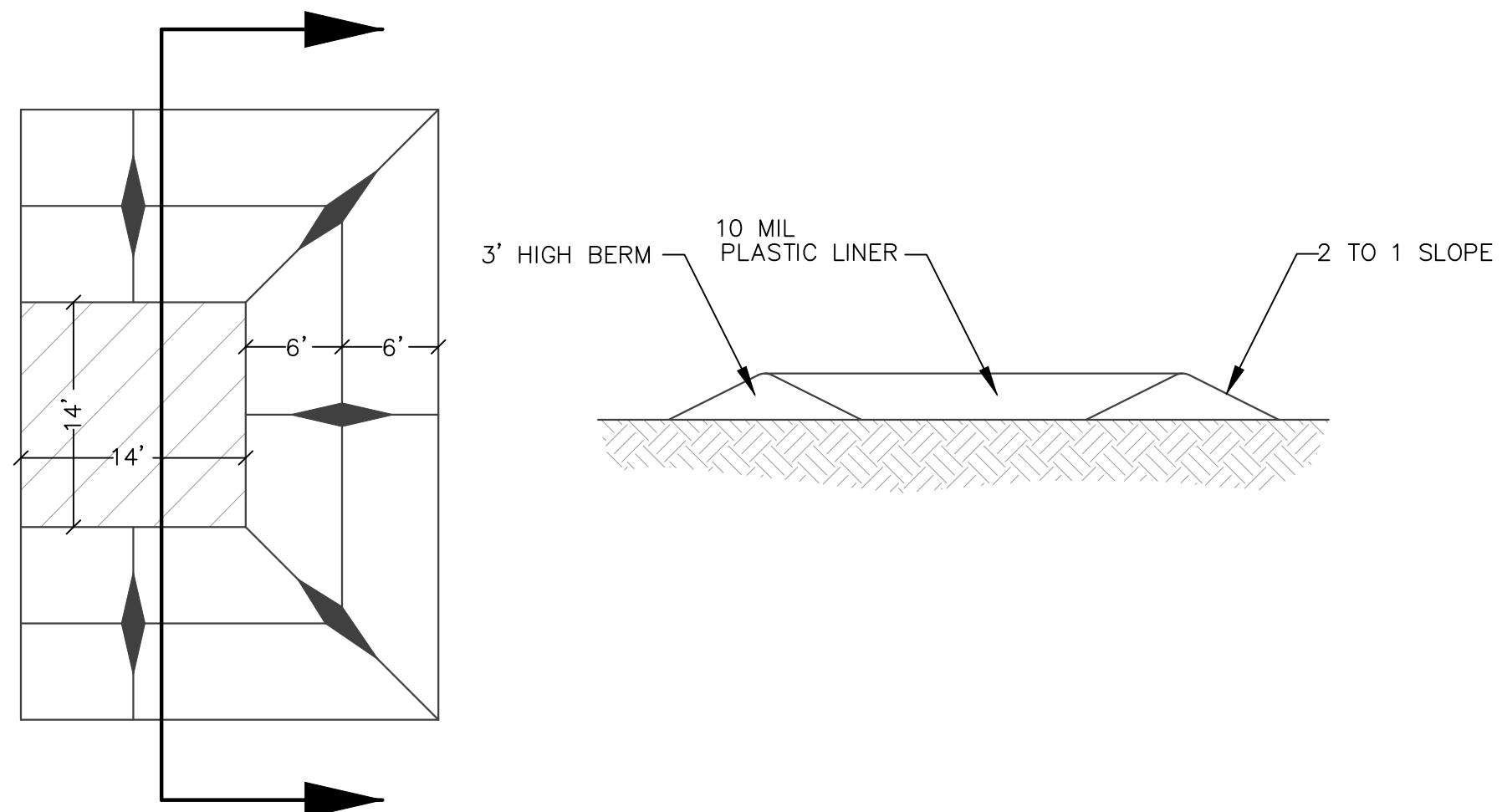


Figure 1: Top View of Roll-to-Roll Connection

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

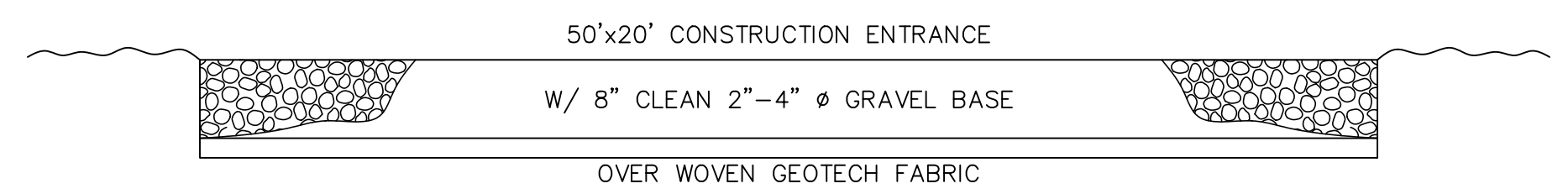
Silt Fence Detail

SCALE: NONE

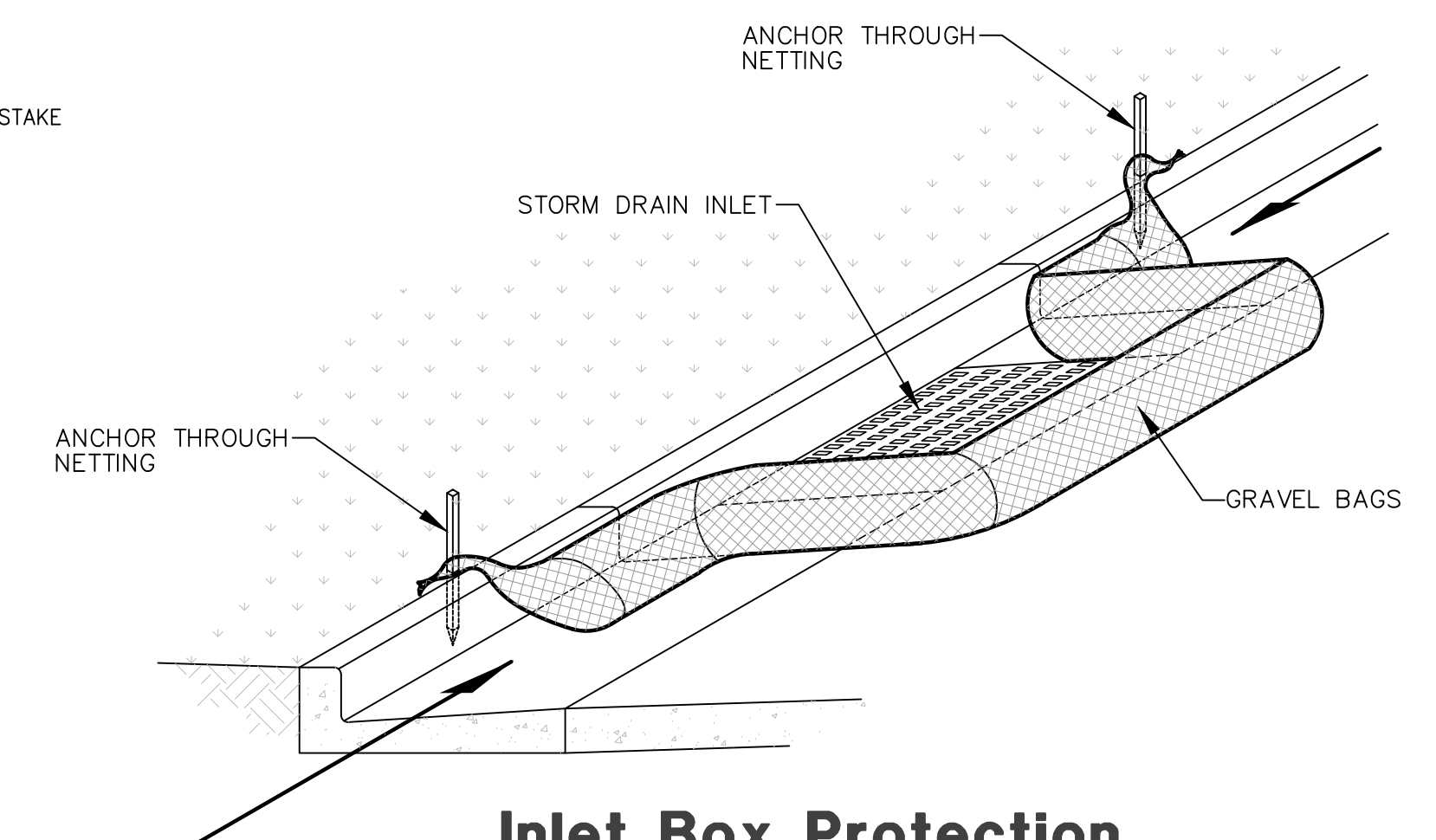


Concrete Washout Area w/ 10 mil Plastic Liner

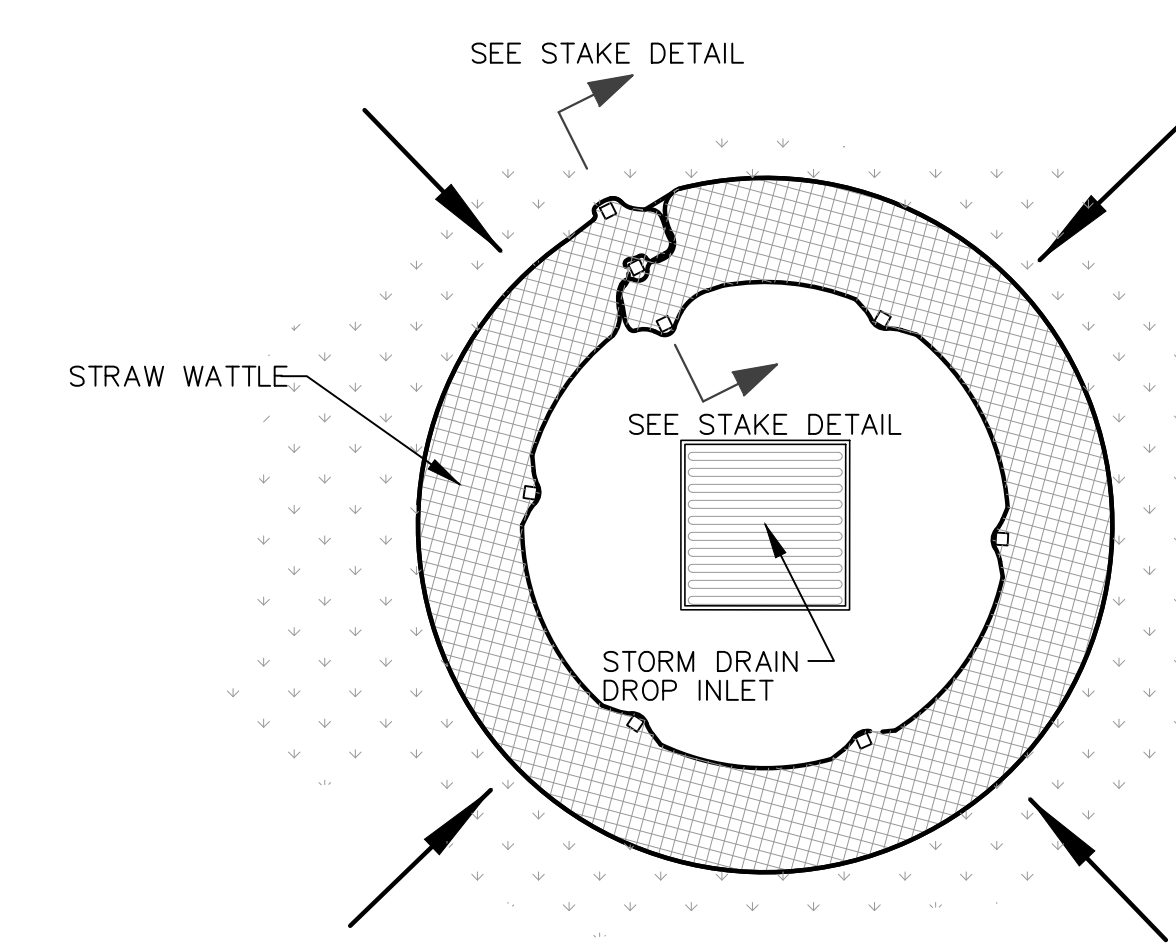
SCALE: NONE



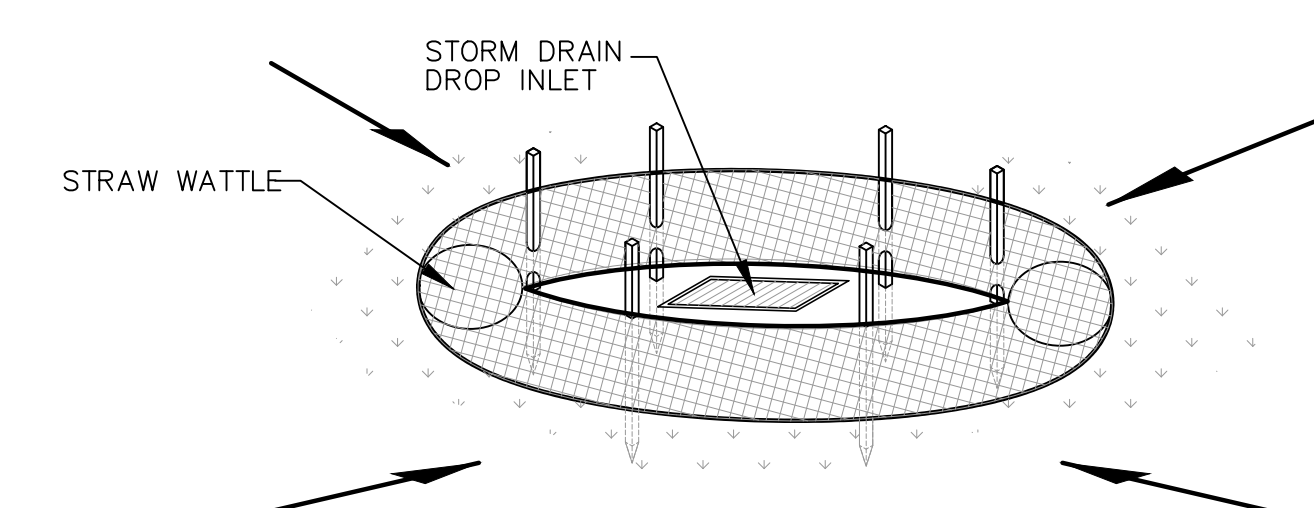
Cross Section 50' x 20' Construction Entrance



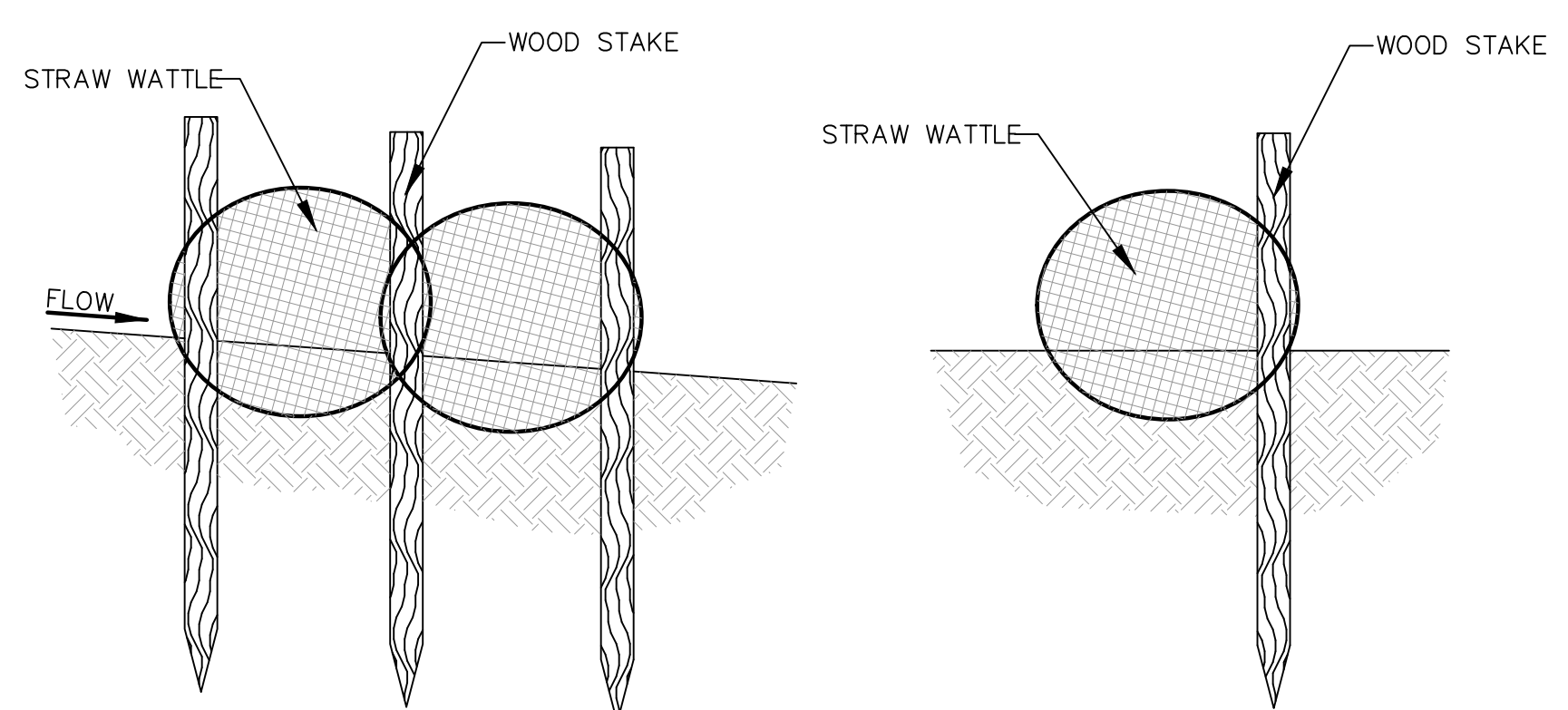
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

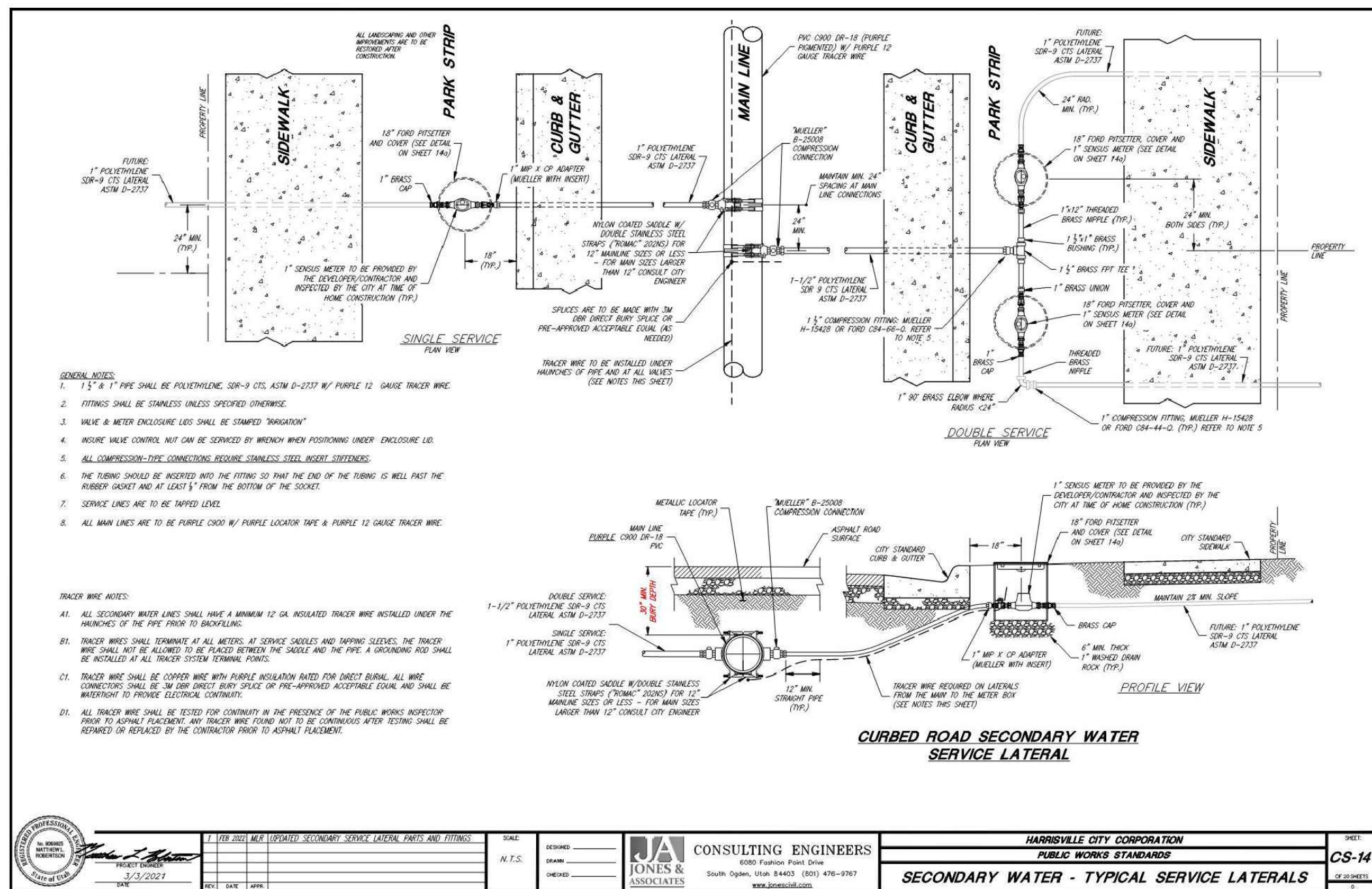
Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 671-3100 www.reeve.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	06-21-24	CK County Comments

Longhorn Subdivision
WEBER COUNTY, UTAH
Storm Water Pollution Prevention Plan Details



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafted: C. KINGSLEY
Begin Date: MAY 2024
Name: LONGHORN SUBDIVISION
Number: 6298-23



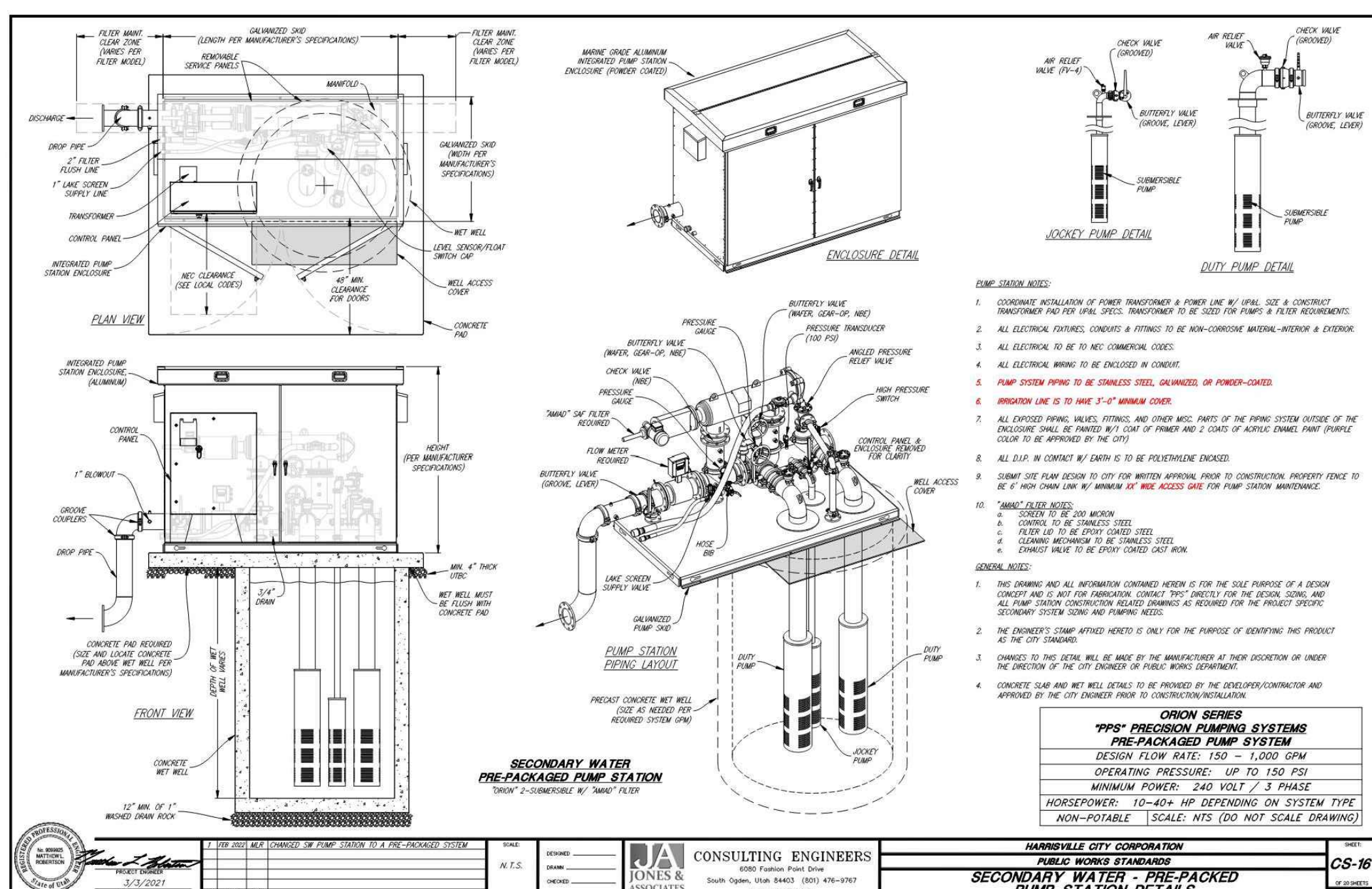
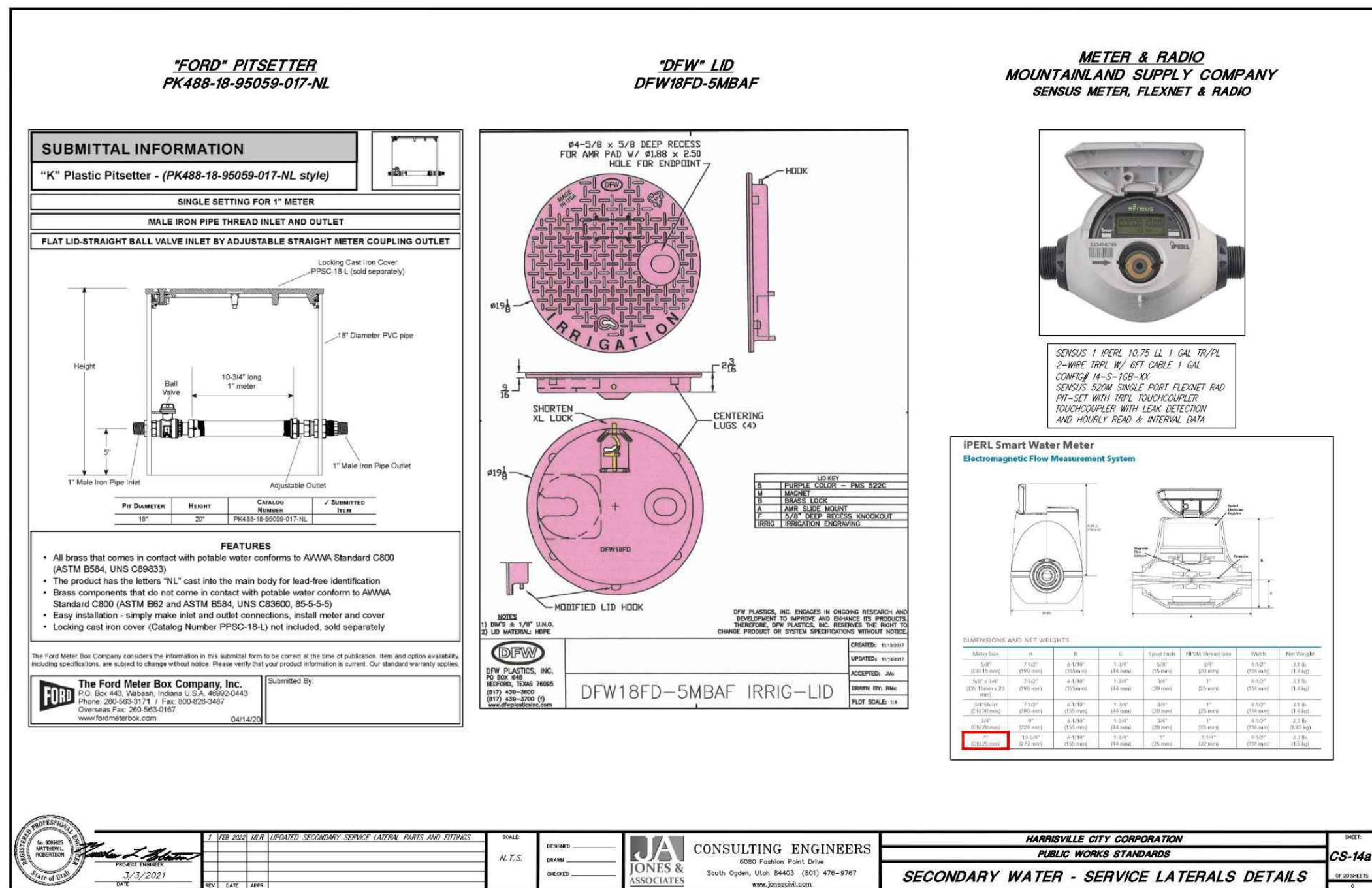
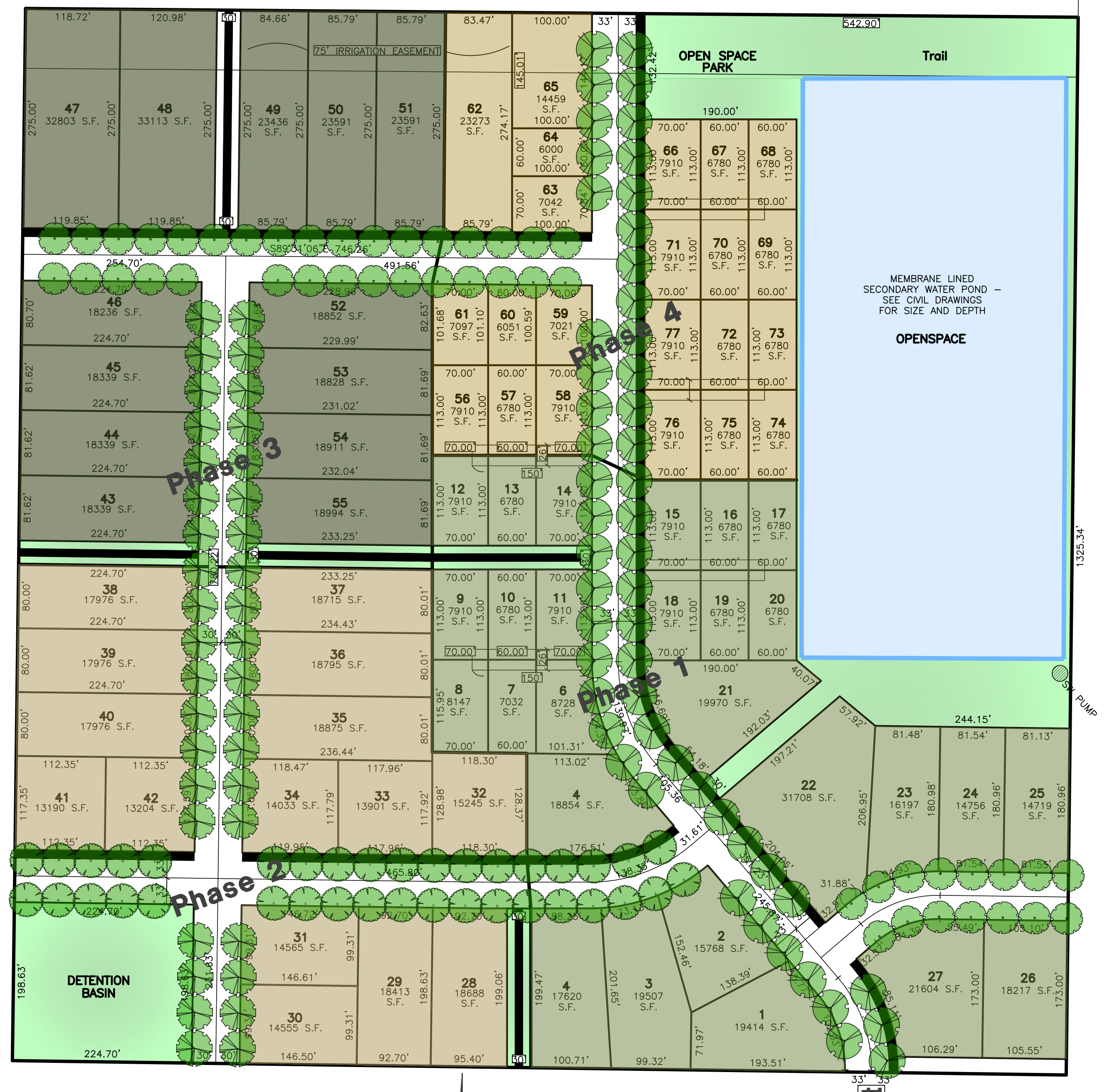
Landscape Estimates		
DESCRIPTION	QUANTITY	UNITS
Longhorn	85 Lots	
Average Lot Size	0.31 Acres	
Total Acres	40.03 Acres	
Landscape Area	16.00 Acres	
Water	48.00 Acre Feet	
Shares	13 Shares	

Vequero	13.00 Lots	
Average Lot Size	0.46 Acres	
Total Acres	12.43 Acres	
Landscape Area	6.21 Acres	
Water	18.63 Acre Feet	
Shares	5 Shares	

Meibos	188 Lots	
Average Lot Size	0.26 Acres	
Total Acres	65.18 Acres	
Landscape Area	32.59 Acres	
Water	97.77 Acre Feet	
Shares	25.87 Shares	

Total Landscape Acres	54.80 Acres
Water	164.40 Acre Feet
TOTAL SHARES	43.49 Shares

Water Storage		
DESCRIPTION	QUANTITY	UNITS
Peak Water Use	7.05	Acre Feet Per Week
Pond Volume (1.5)	10.58	Acre Feet Per Week
Pond Volume	3,447,070	Gallons



ORION SERIES

Flow Meter, Jockey Pump, Pressure Transmitter, Duty Pumps, Submersible Turbine with Filtration (Solid Works Drawing)

ORION Features

- Flows to 1000 GPM
- Variable Speed
- All Control Components Enclosed
- Simple HMI Operation
- 100% Powder Coated or Galvanized Components with 25 Year Rust Through Slud and Parts Warranty
- Isolation Valves
- Single or Multiple Pumps

ORION Optional Features

- Powder Coated Enclosure
- Flow Meter
- Insulation
- Heater
- Automatic Filtration
- Remote Control & Monitoring

INDUSTRY LEADING WARRANTY!

PPS warrants that its products and systems will be free from defects in material and workmanship for a period of three (3) years from the date of placing the equipment in operation or forty (40) months from the date of completion of manufacture of the equipment, whichever shall occur first.

• PLUS 25 Year Rust Through Warranty on All Galvanized Steel Components

For more information on PPS pump systems: **GoPPS.us • 208.323.5300**

PLANT TABLE

TREES	Quantity	Symbol	Scientific Name	Common Name	Size
	54		Celtis occidentalis	Common Hackberry	2" cal.
	37		Liquidambar styraciflua	American Sweet Gum	2" cal.
	47		Quercus bicolor	Swamp Oak	2" cal.
	38		Zelkova serrata 'Village Green'	Village Green Zelkova	2" cal.

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION

DATE

Longhorn Subdivision
WEBER COUNTY, UTAH

STREET TREES & IRRIGATION POND

LANDSCAPE ARCHITECT
NATHAN C. PETERSON
05/16/2024
STATE OF UTAH

Project Info.
Engineer:
Drafted:
Begin Date: MAY 2024
Name: LONGHORN SUBDIVISION
Number: 6298-23