

Project Narrative/Notes/Revisions

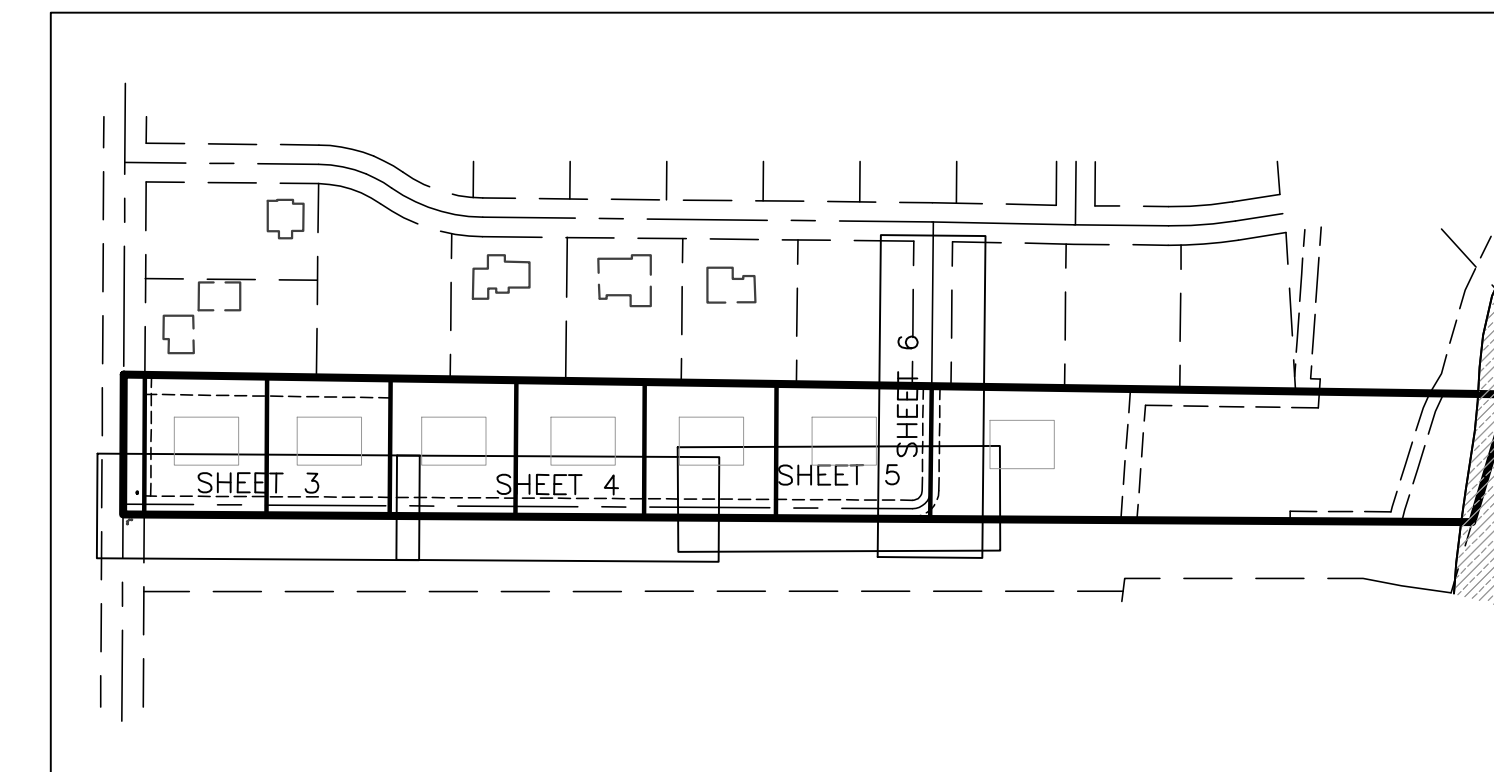
- 2021/11/24 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 2022/11/16 CK - UPDATED PER COUNTY REVIEW COMMENTS.

Warren Estates Subdivision Improvement Plans

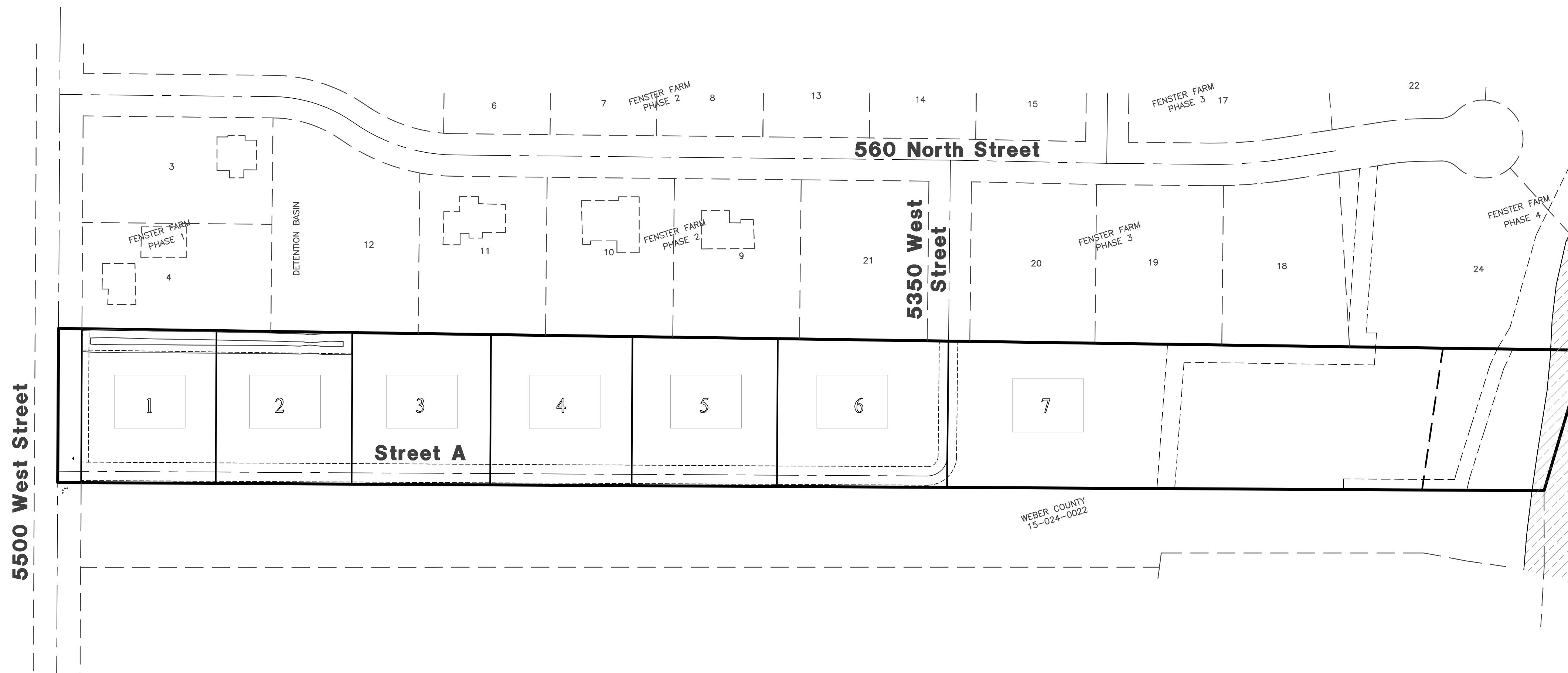
WEBER COUNTY, UTAH
NOVEMBER 2021



Vicinity Map
NOT TO SCALE

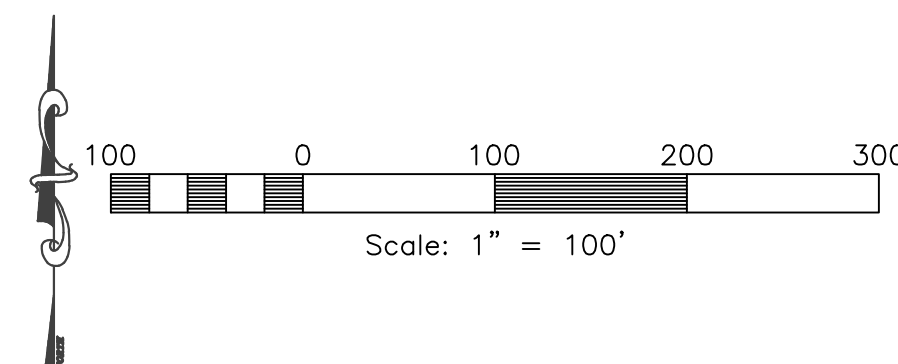


Sheet Index Key Map
NOT TO SCALE



Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - Street A - 0+15.00 - 4+35.00
- Sheet 4 - Street A - 4+35.00 - 9+15.00
- Sheet 5 - Street A - 9+15.00 - 13+95.00
- Sheet 6 - 5350 West Street - 13+95.00 - 14+42.21
- Sheet 7 - Grading, Drainage, & Utility Plan
- Sheet 8 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 9 - Storm Water Pollution Prevention Plan Details



Elevation Datum:

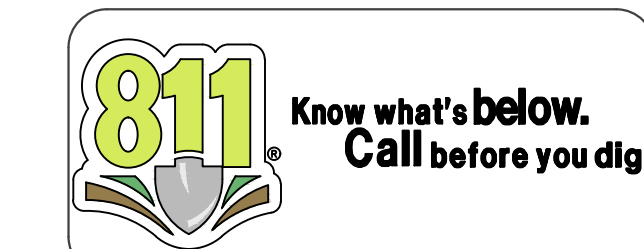
SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY. FOUND 3" WEBER COUNTY BRASS CAP MONUMENT IN 3" CONCRETE COLUMN 3" BELOW GROUND MARKED 1981 IN GOOD CONDITION

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:

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



Developer Contact:

Derrick Oman
1990 N. 2000 W.
(801) 430-1263
Farr West City, UT. 84404

Project Contact:

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

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co

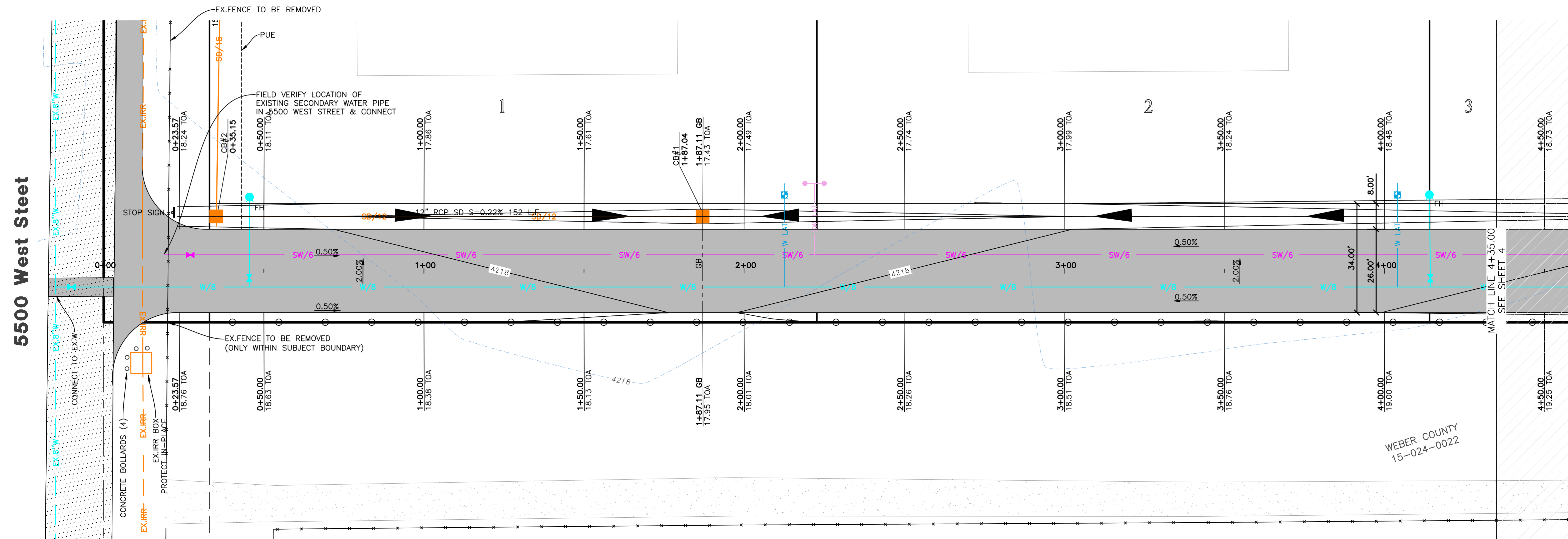
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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
11-16-22	CK	County Comments

Warren Estates Subdivision
 WEBER COUNTY, UTAH
Cover/Index Sheet

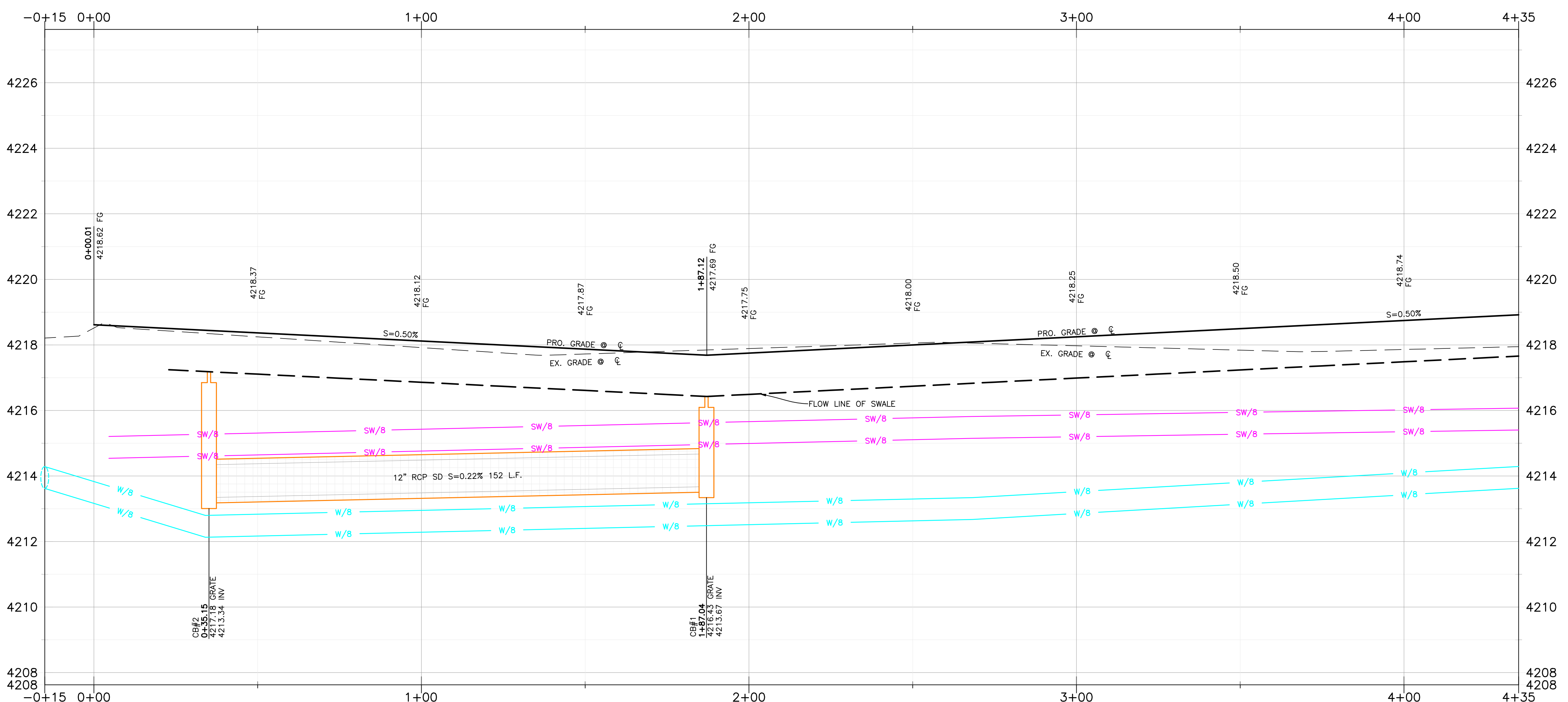
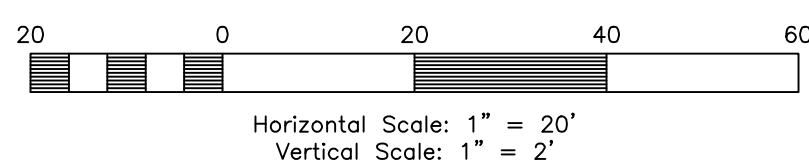


Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafted: C. KINGSLEY
Begin Date: NOVEMBER 2021
Name: WARREN ESTATES SUBDIVISION
Number: 6600-03



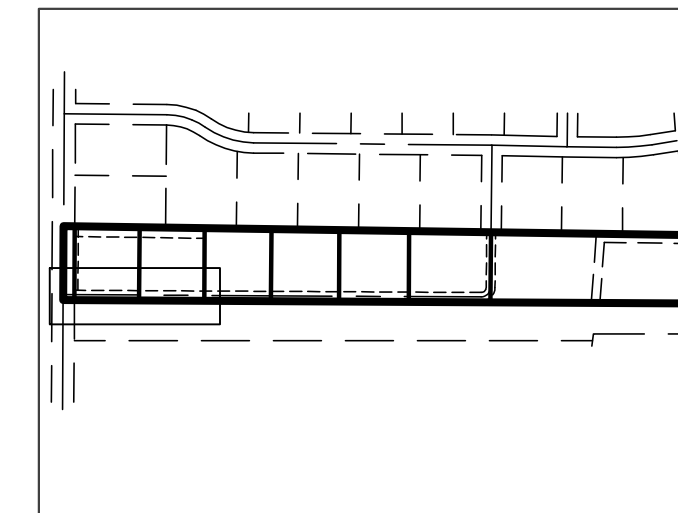
5500 West Steet

Street A 0+15.00 - 4+35.00



Key Map

NOT TO SCALE



Construction Notes:

- 1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF WEBER COUNTY.
- 2) CENTER LINE OF STREET IS 1.26' HIGHER THAN CENTER LINE OF SWALE
- 3) DRIVEWAY SHALL BE PIPED TO ALLOW CONTINUOUS WATER FLOW IN SWALES

CULINARY WATER

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

STORM DRAIN

SD/12 - 12" RCP STORM DRAIN
SD/15 - 15" RCP STORM DRAIN

SECONDARY WATER

SW/8 - 8" PVC C-900 SECONDARY WATER LINE

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 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
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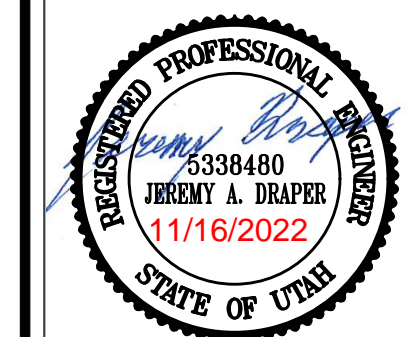
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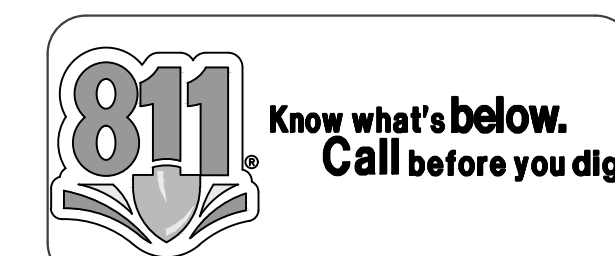
Warren Estates Subdivision

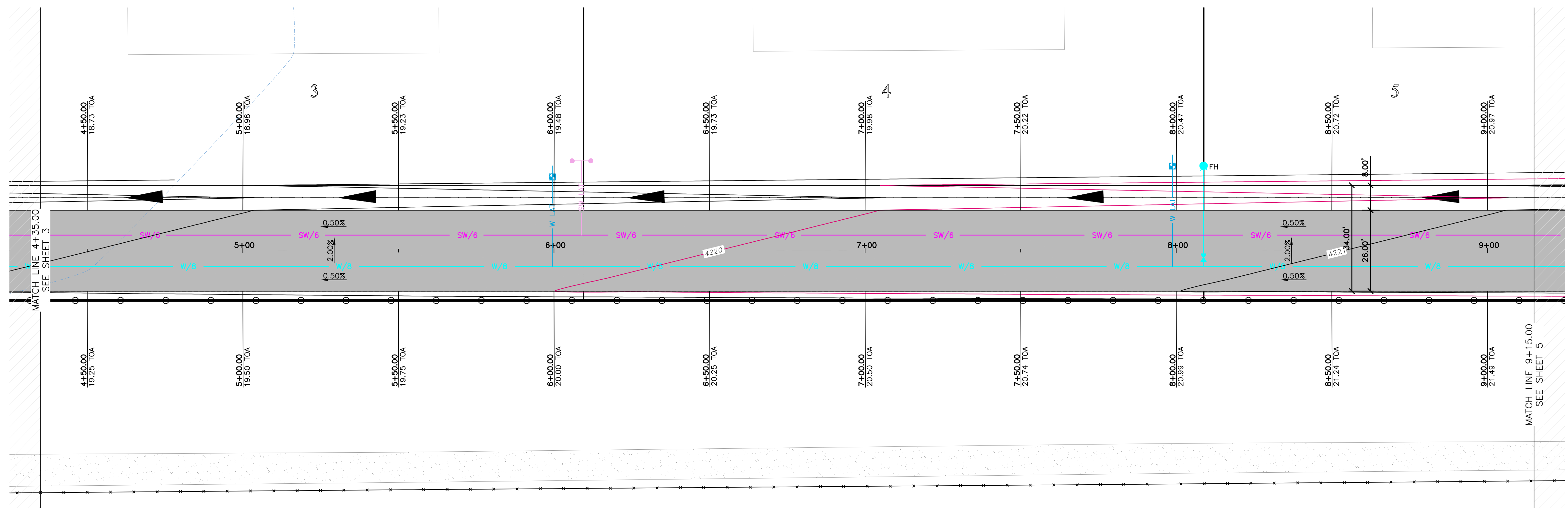
WEBER COUNTY, UTAH

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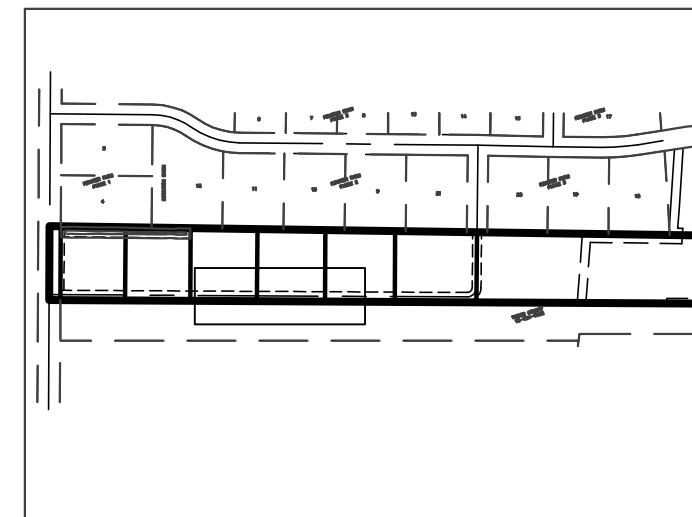
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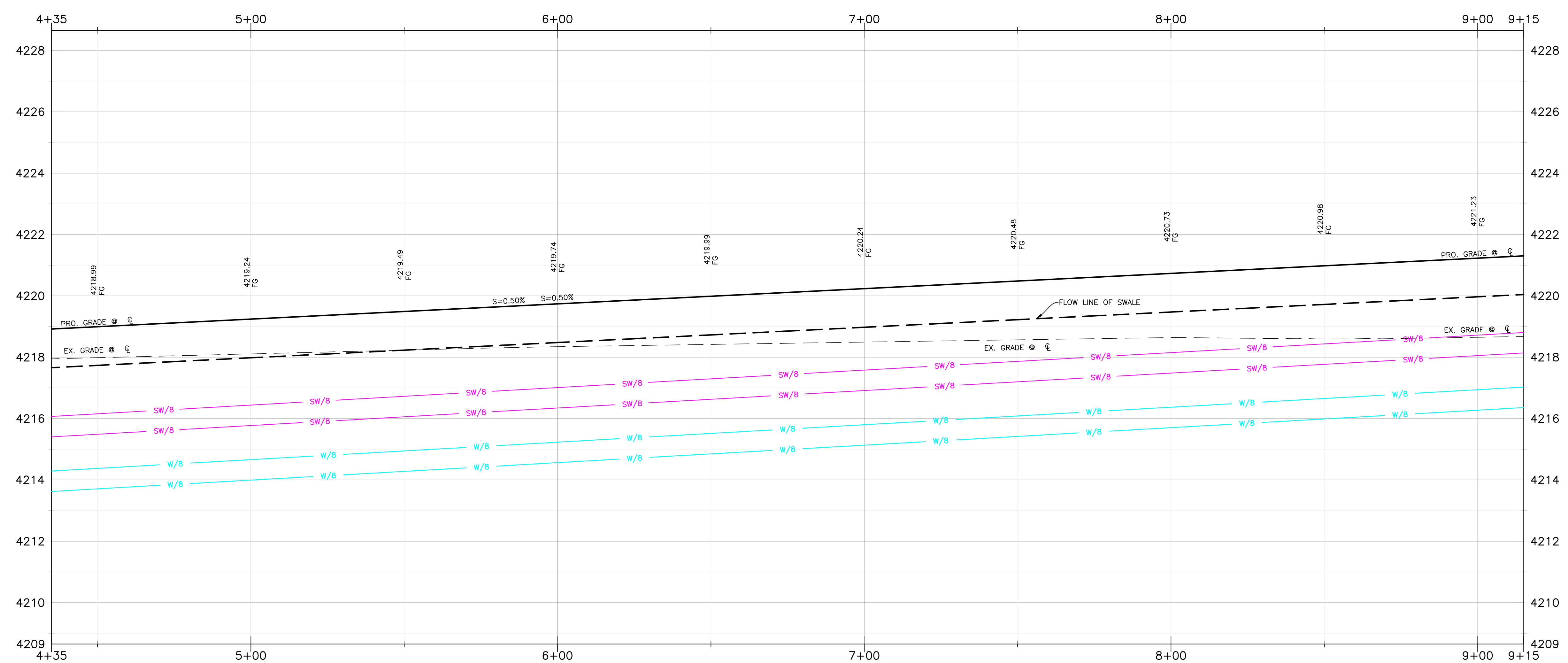
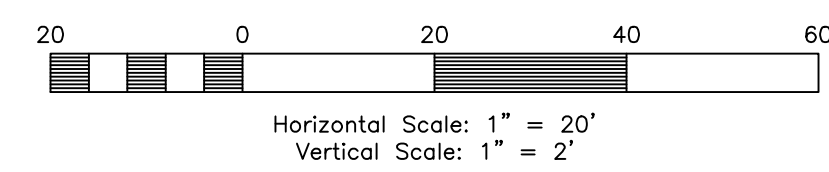
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- STORM DRAIN**
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SD/15 - 15" RCP STORM DRAIN
- SECONDARY WATER**
SW/8 - 8" PVC C-900 SECONDARY WATER LINE

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Street A 4+35.00 - 9+15.00



Reeve & Associates, Inc.
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TEL: (801) 621-3100 www.rae.co

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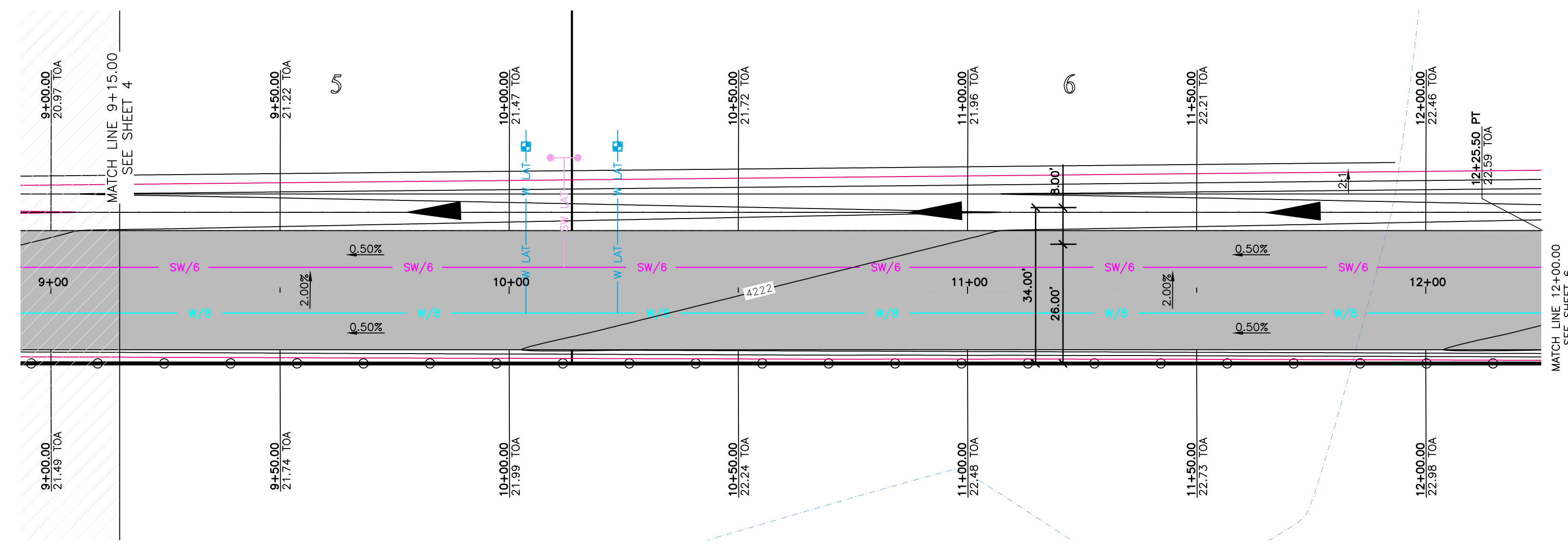
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WEBER COUNTY, UTAH

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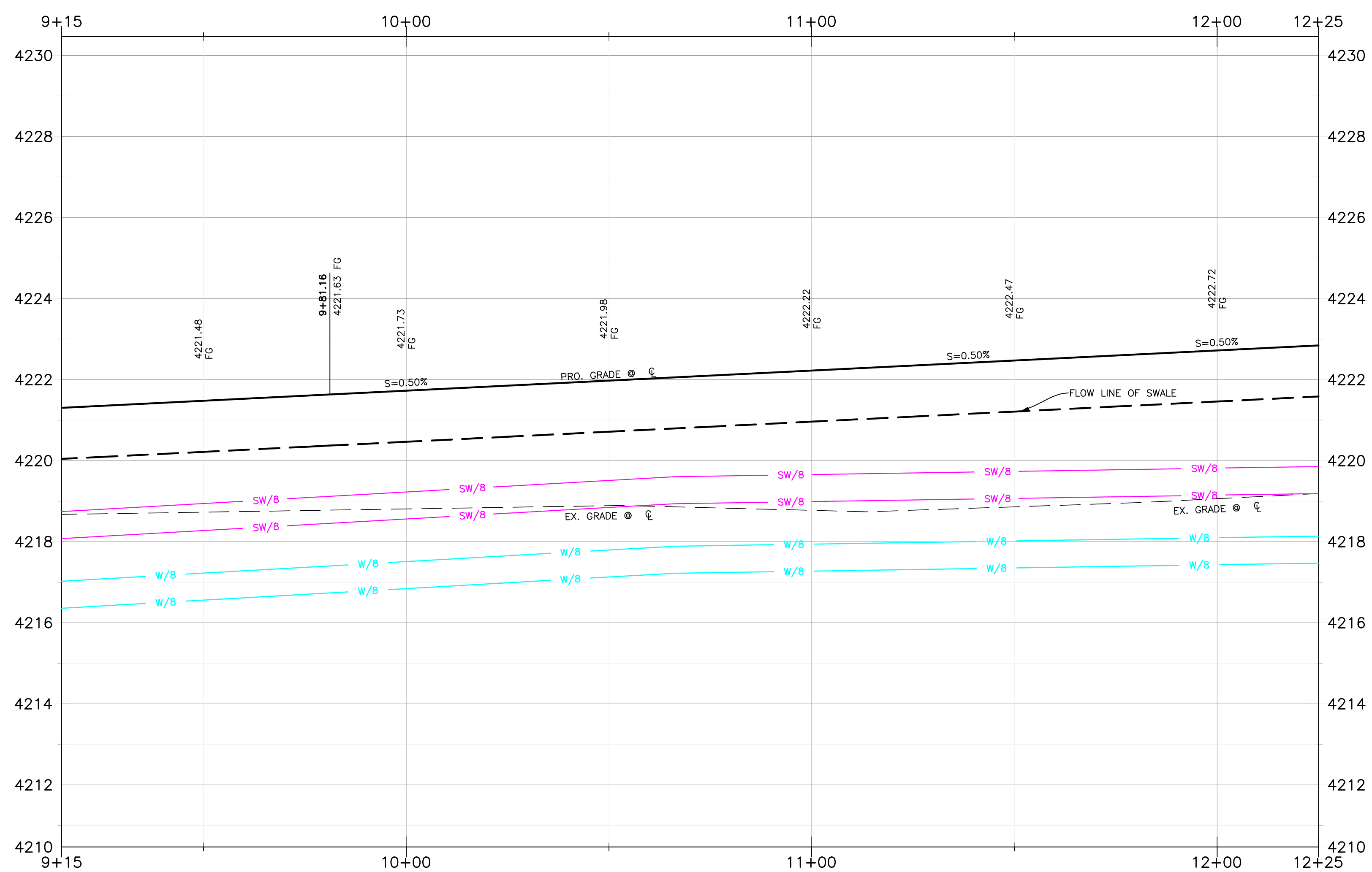
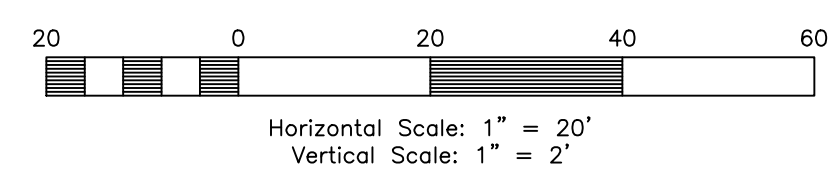


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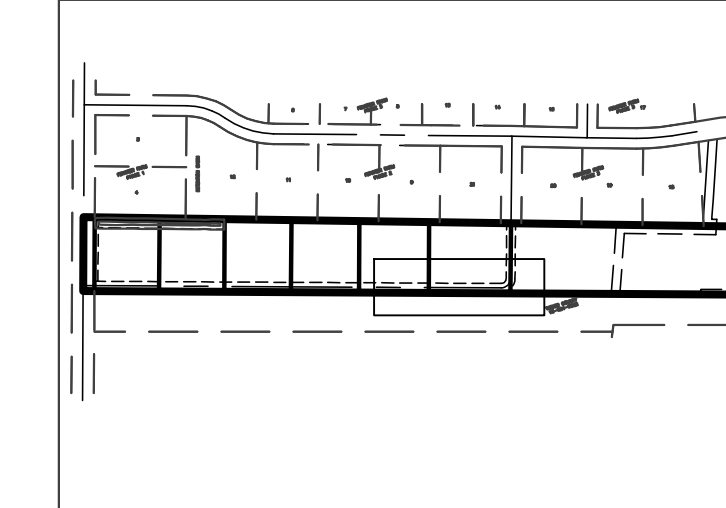


Street A 9+15.00 - 12+00.00



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Warren Estates Subdivision

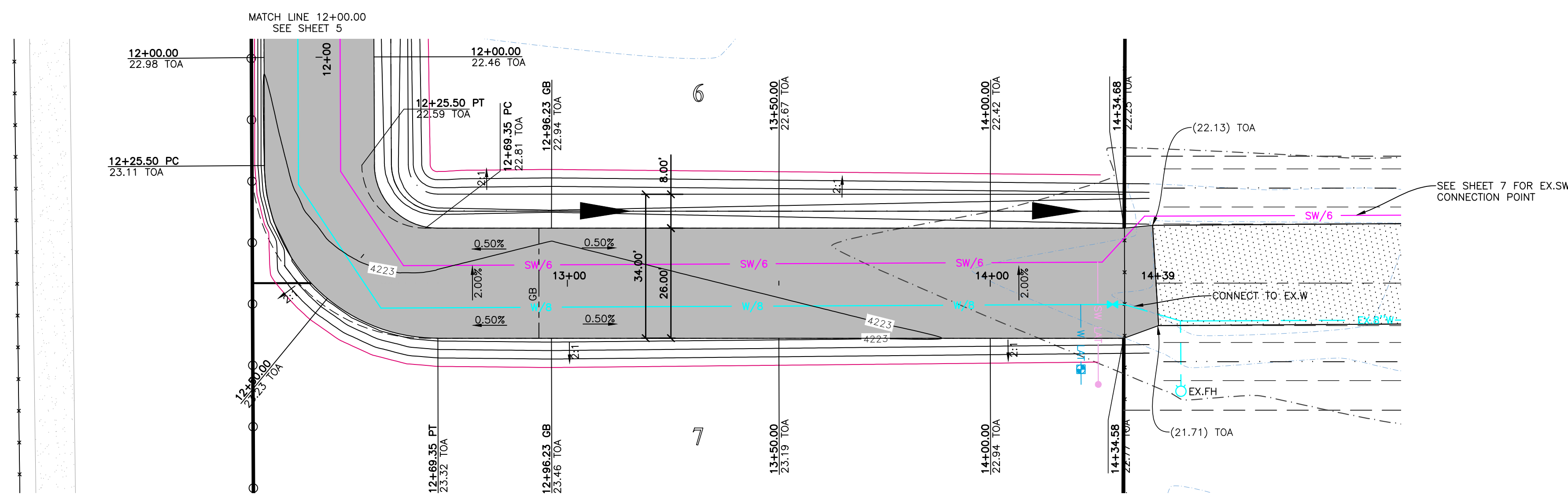
WEBER COUNTY, UTAH

Street A 9+15.00 - 12+00.00



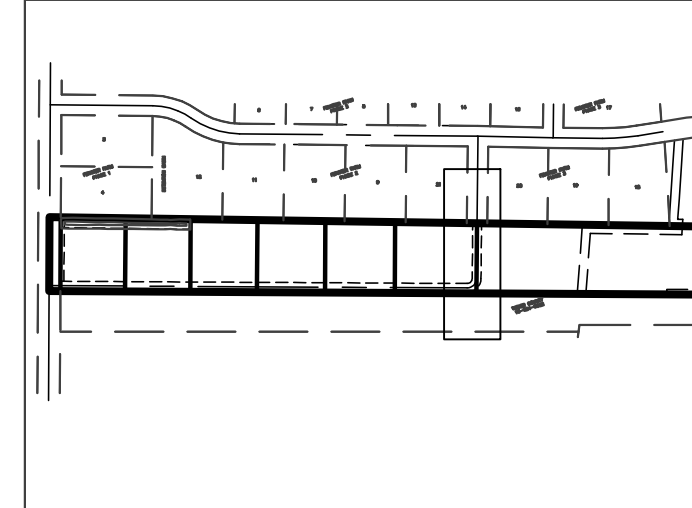
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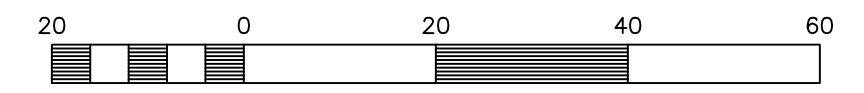
STORM DRAIN

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SD/15 - 15" RCP STORM DRAIN

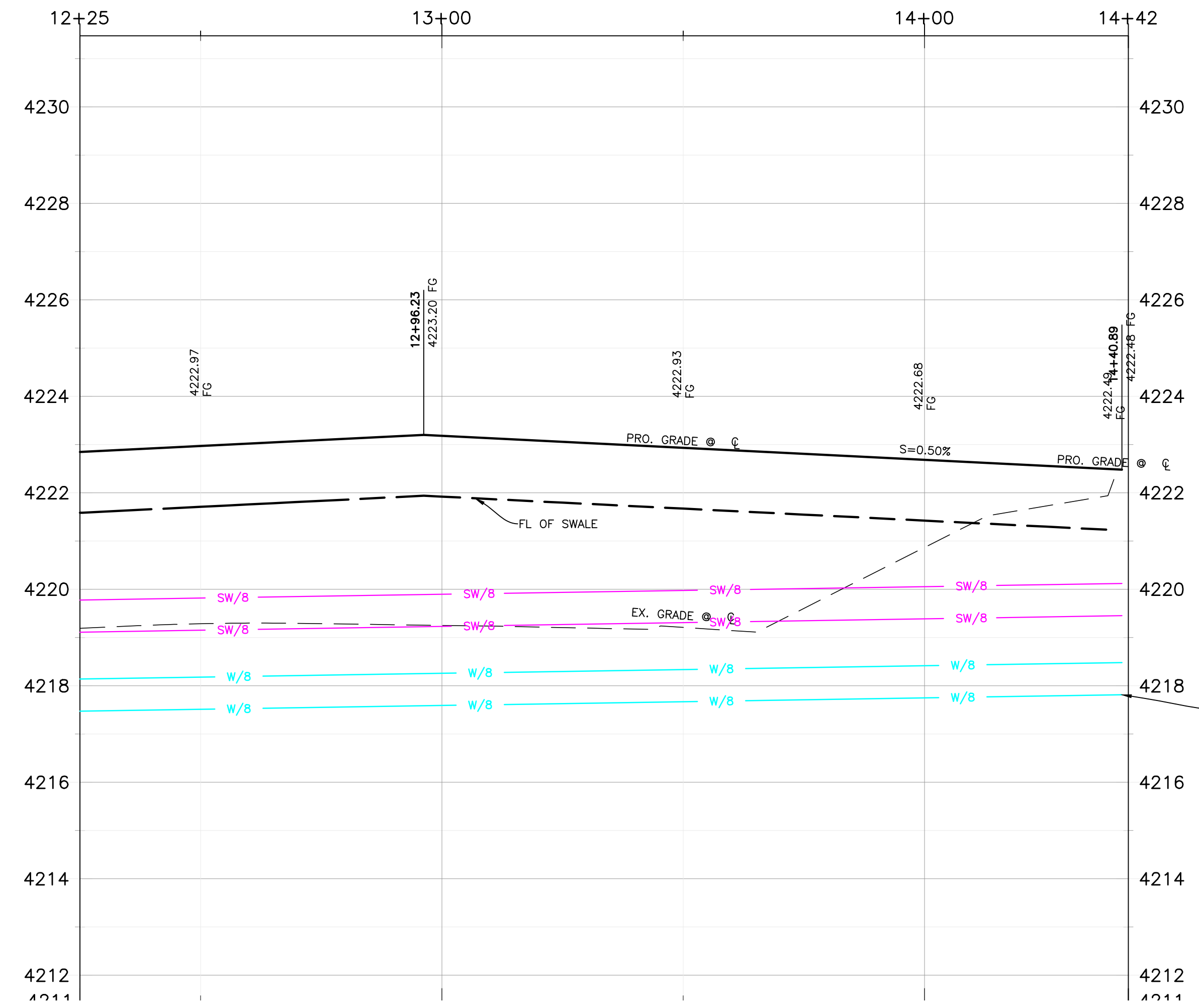
SECONDARY WATER

SW/8 - 8" PVC C-900 SECONDARY WATER LINE

**5350 West Street
12+00.00 - 14+42.21**



Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



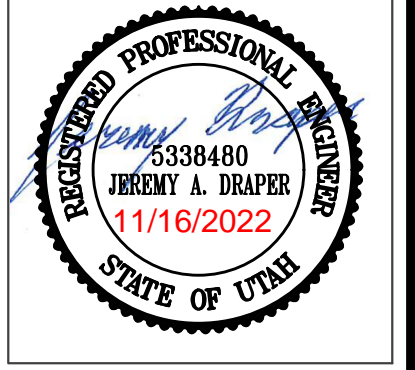
CONNECT TO EX.SW & W
FIELD VERIFY AS-BUILT DEPTHS

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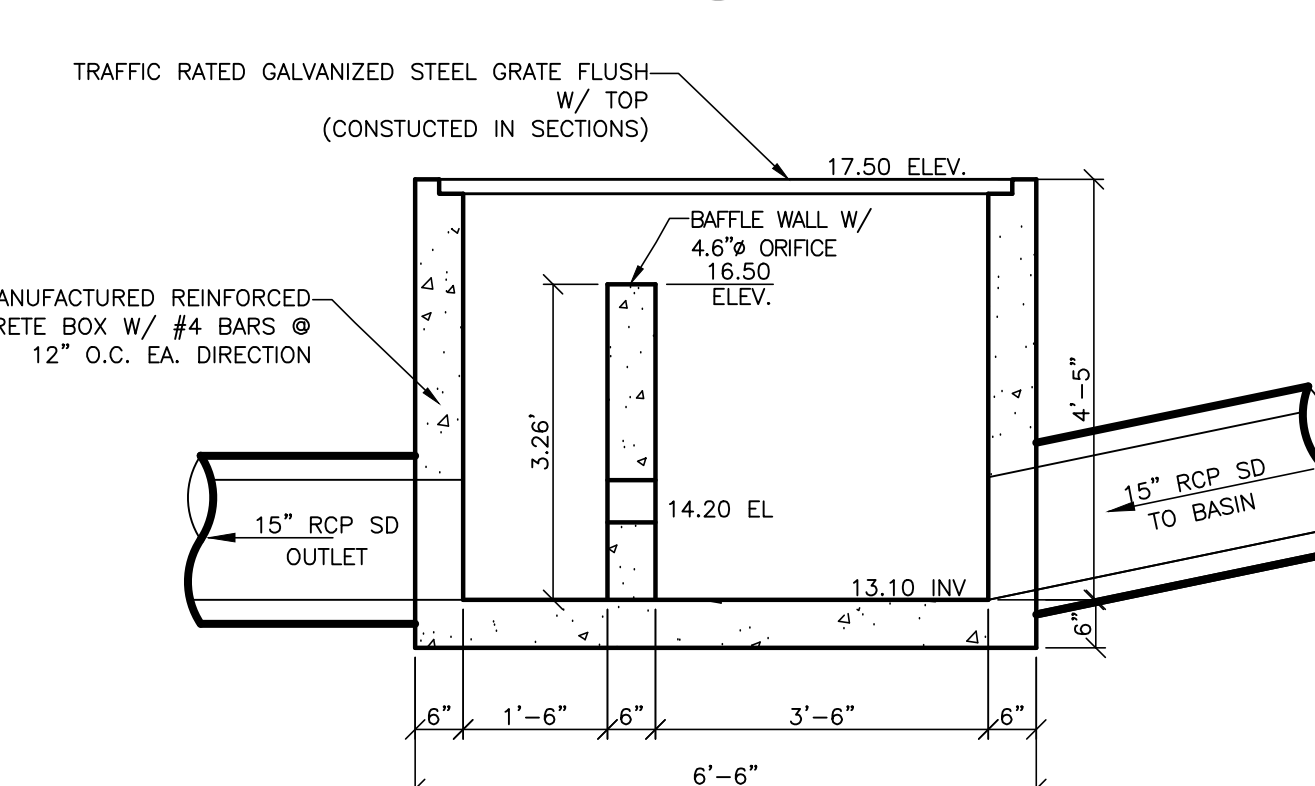
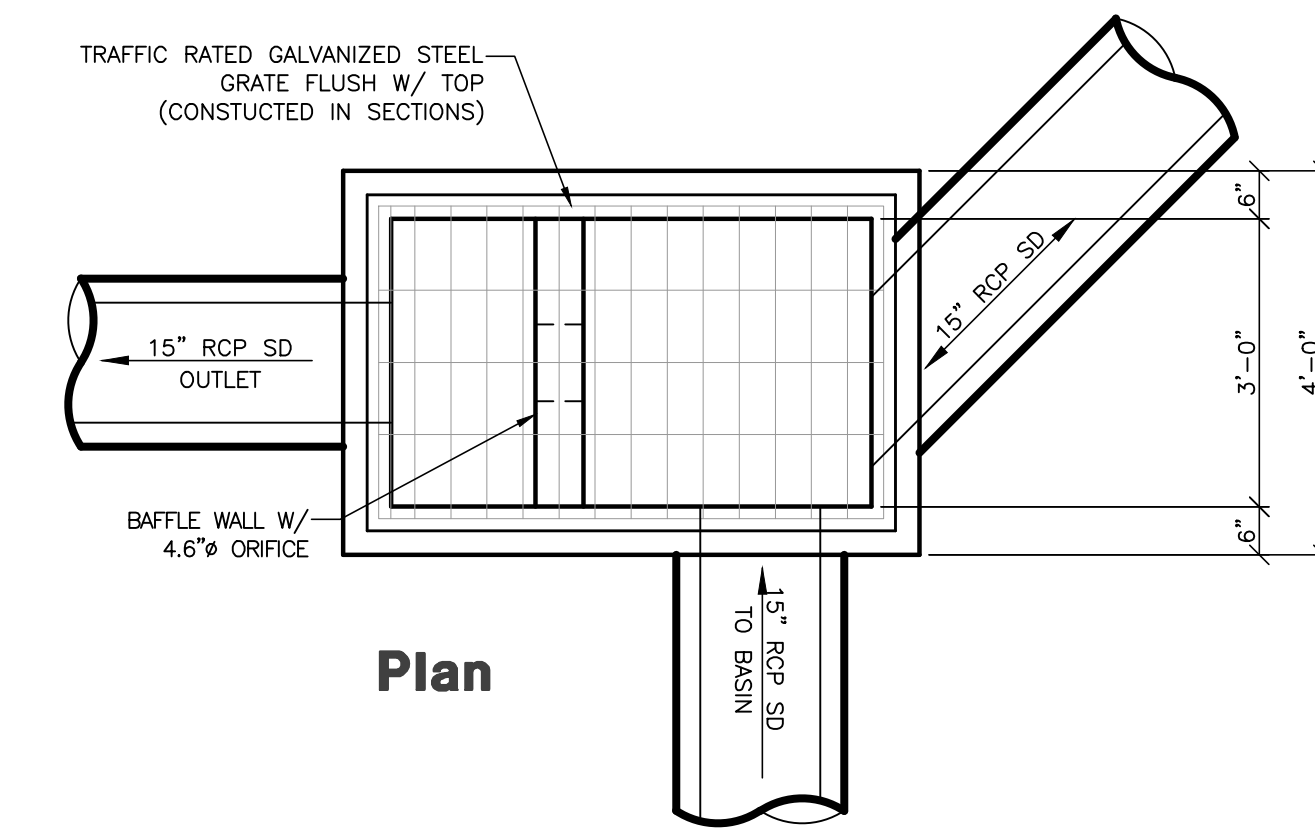
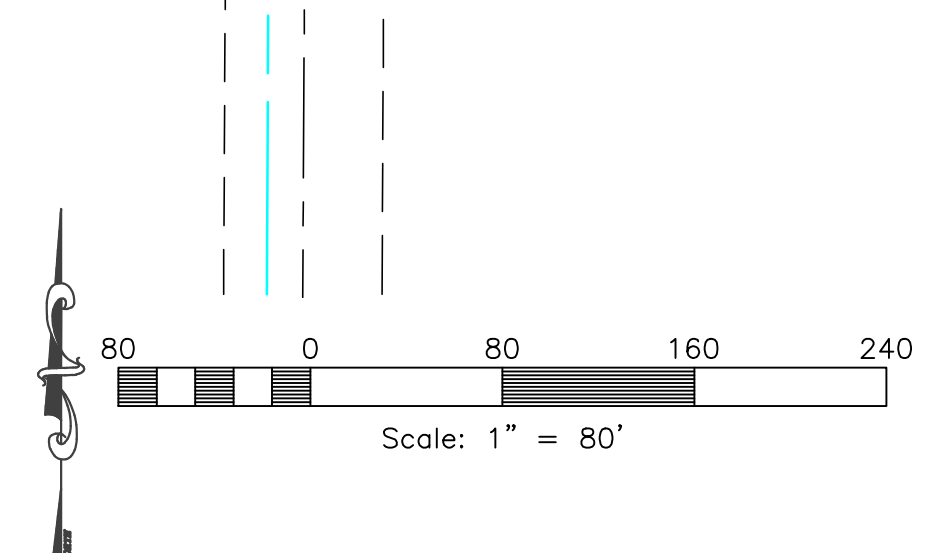
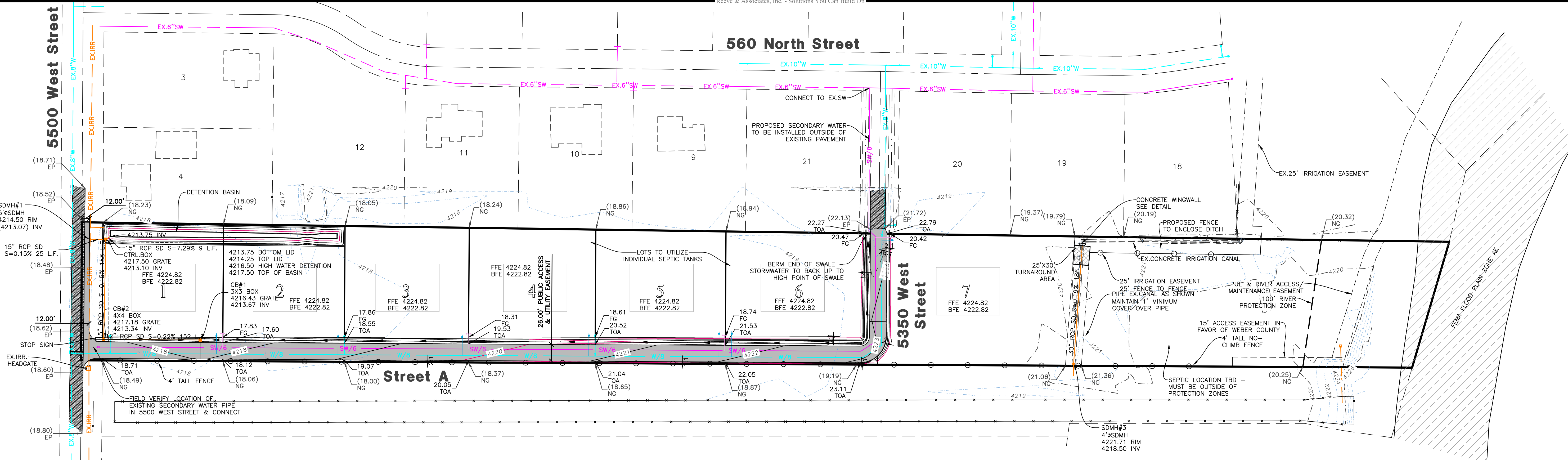
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Warren Estates Subdivision
WEBER COUNTY, UTAH
5350 West Street
12+00.00 - 14+42.21



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Drafter: C. KINGSLEY
Begin Date: NOVEMBER 2021
Name: WARREN ESTATES SUBDIVISION
Number: 6600-03





Section Detention Basin Control Box
SCALE: 1" = 2'

ELEV	AREA (sq. ft.)	DEPT H (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	
4,213.75	2,365.96	N/A	N/A	0.00	BOTTOM
4,214.00	3,184.33	0.25	685.73	685.73	
4,214.20	3,628.34	0.20	680.78	1,366.51	TOP LID
4,215.00	5,434.17	0.80	3,600.78	4,967.29	
4,216.00	7,763.33	1.00	6,564.23	11,531.52	
4,216.50	8,955.79	0.50	4,176.23	15,707.75	HIGH WATER
4,217.00	10,166.99	0.50	4,777.50	20,485.24	
4,217.50	6,357.60	0.50	1,697.05	22,182.29	TOP

Storm Runoff Calculations
Warren Estates Subdivision
6600-03 10/13/2022

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Ogden 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 = 10.13 acre or 441,319 ft²
Runoff Coefficients: Paved Area 28,660 (C=0.9), Roof 26,400 (C=0.9), Landscaped Area 388,259 (C=0.2)
Weighted Runoff Coefficient C = 0.29

LID Retention
80th Percentile Rainfall Event is the site feasible for LID? Yes 0.12 in
Site Imperviousness B 0.07
NRCS Soil Group Rv Equation 0.84(P+1)69
R_s 0.07
V_{soil} 1232 c.f.

Volume of Run-off for 100-year Storm Event:
C = 0.29
I = See Below in/hr
A = 441,319.00 ft²
Q(out) = 1.01 ft³/s (0.1 cfs per acre)
time (min) time (sec) i (in/hr) Q (cfs) Vol. in (cf) Vol. out (cf) Difference (cf)

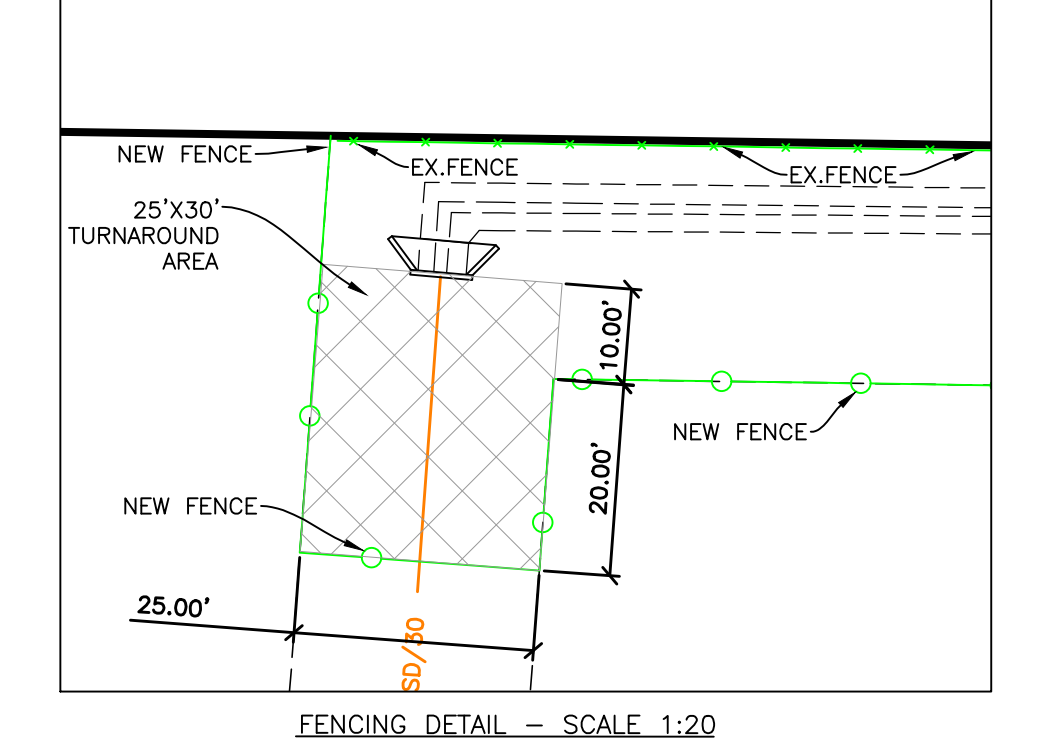
0	0	0.00	0.00	0	0	0
5	300	6.48	19.02	5706	304	5402
10	600	4.93	14.47	8683	608	8075
15	900	4.07	11.95	10752	912	9840
30	1800	2.74	8.04	14477	1824	12653
60	3600	1.70	4.99	17964	3647	14317
120	7200	0.92	2.70	19444	7295	12149
180	10800	0.63	1.89	19972	10942	9030
360	21600	0.35	1.03	22191	21884	307
720	43200	0.21	0.62	26629	43767	-17138
1440	86400	0.12	0.35	30433	87534	-57101

Orifice Sizing
Given: Q = 1.01 cfs
2q = 64.4 ft/s²
H = 3.00 ft
Cd = 0.62
R = SQRT(Q/(W*(64.4*H*0.5)))
R = 0.19 feet
D = 2.32 inches
A = 4.64 inches²
A = 16.94 inches² 0.1176 ft²

SUMMARY:
The required 100-yr storage volume is 14,317 cubic feet
The required LID Retention volume is 1,232 cubic feet
Orifice size is 4.6 inches

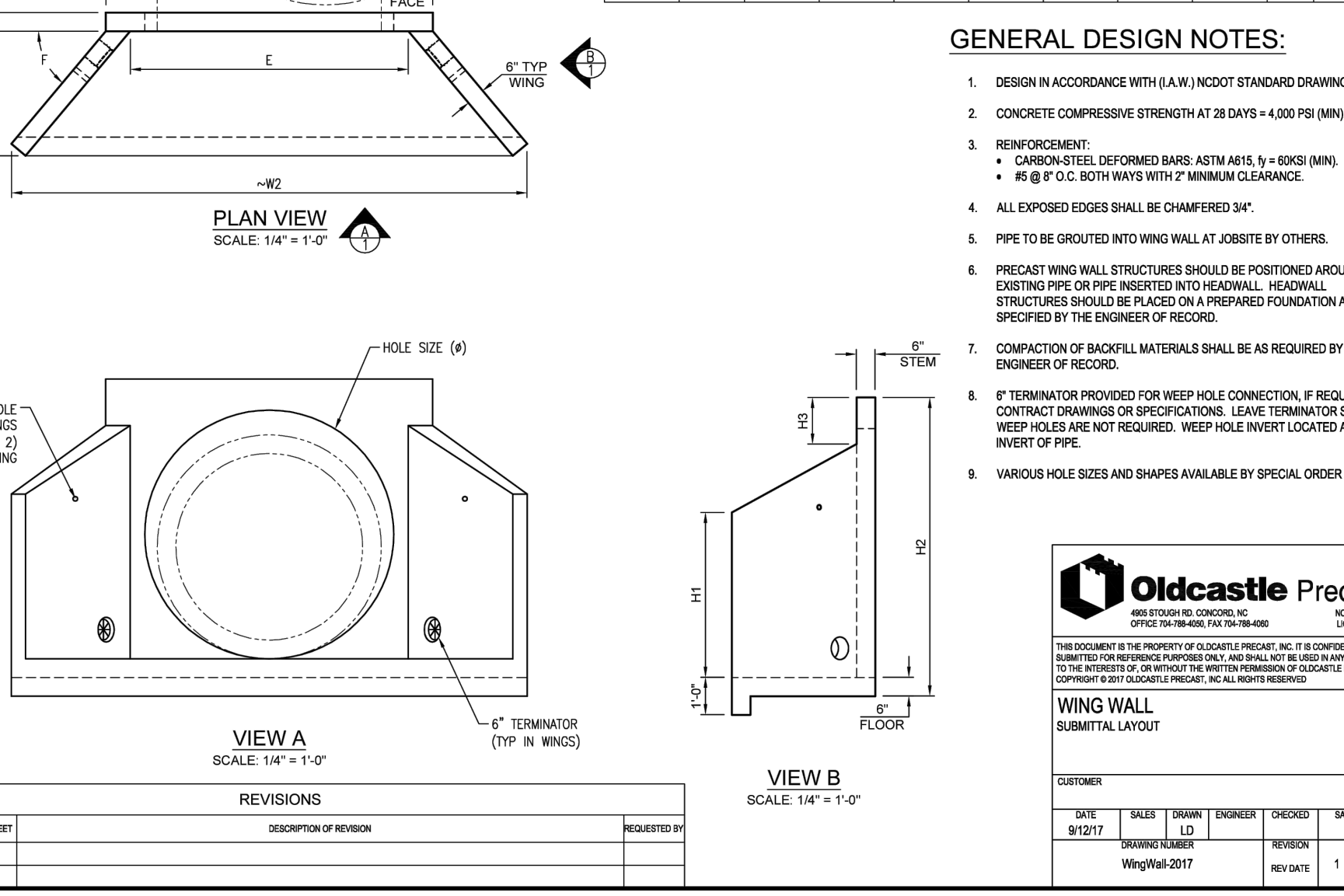
ELEVATION NOTES

- ADD 3.18 TO PROJECT ELEVATIONS FOR COMPARISON TO FEMA FIRM PARCELS (LOCATED ON NAVD83)
- ALL LOTS: FFE 4224.82 BFE 4222.82



WING WALL DIMENSIONS & WEIGHTS

PIPE SIZE (I.D.)	HOLE SIZE (Ø)	W1	W2	H1	H2	H3	D	E	F	WT (LBS)
12"/15"	20"/21"	3'-2"	4'-11"	1'-3"	3'-1"	1'-0"	1'-3"	1'-9"	45"	1,500/1,400
18"	27"	3'-8"	6'-0"	1'-9"	3'-7"	1'-0"	1'-6"	2'-3"	45"	2,100
24"	33"	4'-4"	7'-3"	2'-0"	4'-3"	1'-0"	1'-10"	2'-10"	45"	2,800
30"/36"	39"/48"	5'-8"	10'-10"	3'-3"	5'-9"	1'-0"	2'-11"	4'-3"	45"	5,800/5,600
42"/48"	55"/63"	6'-7"	12'-6"	3'-8"	6'-8"	1'-0"	3'-4"	5'-2"	45"	7,900/7,500
54"/60"	72"/80"	8'-9"	13'-10"	4'-5"	8'-0"	1'-3"	3'-4"	7'-5"	50"	9,900/9,300
66"/72"	85"/92"	9'-2"	14'-2"	4'-5"	9'-0"	2'-2"	3'-4"	7'-10"	50"	10,000/9,500



C.I. Grate
Weight - 470 Lbs.

C.I. Frame
Weight - 135 Lbs.

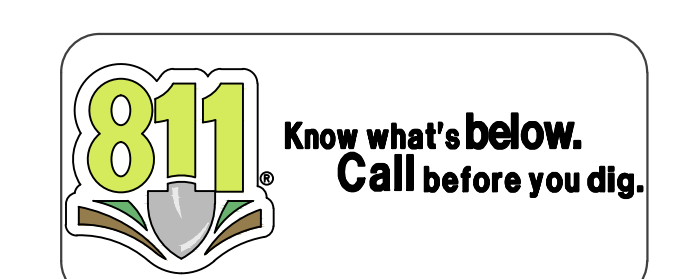
Extension
Weight - See Table

Bottom
Weight - 5085 Lbs.

K.O.'s as Required

Oldcastle Precast
3636-CB-DIC
36" x 36" I.D. Catch Basin Standard Layout

13600 South Wayside, Houston, Texas 77048
Phone: 713-991-2400 Fax: 713-991-0815
www.oldcastlehouston.com



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5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
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REVISIONS

DATE	DESCRIPTION
11-16-22	CK County Comments

Warren Estates Subdivision
WEBER COUNTY, UTAH

REGISTERED PROFESSIONAL ENGINEER
JEREMY A. DRAPER
5338480
11/16/2022
STATE OF UTAH

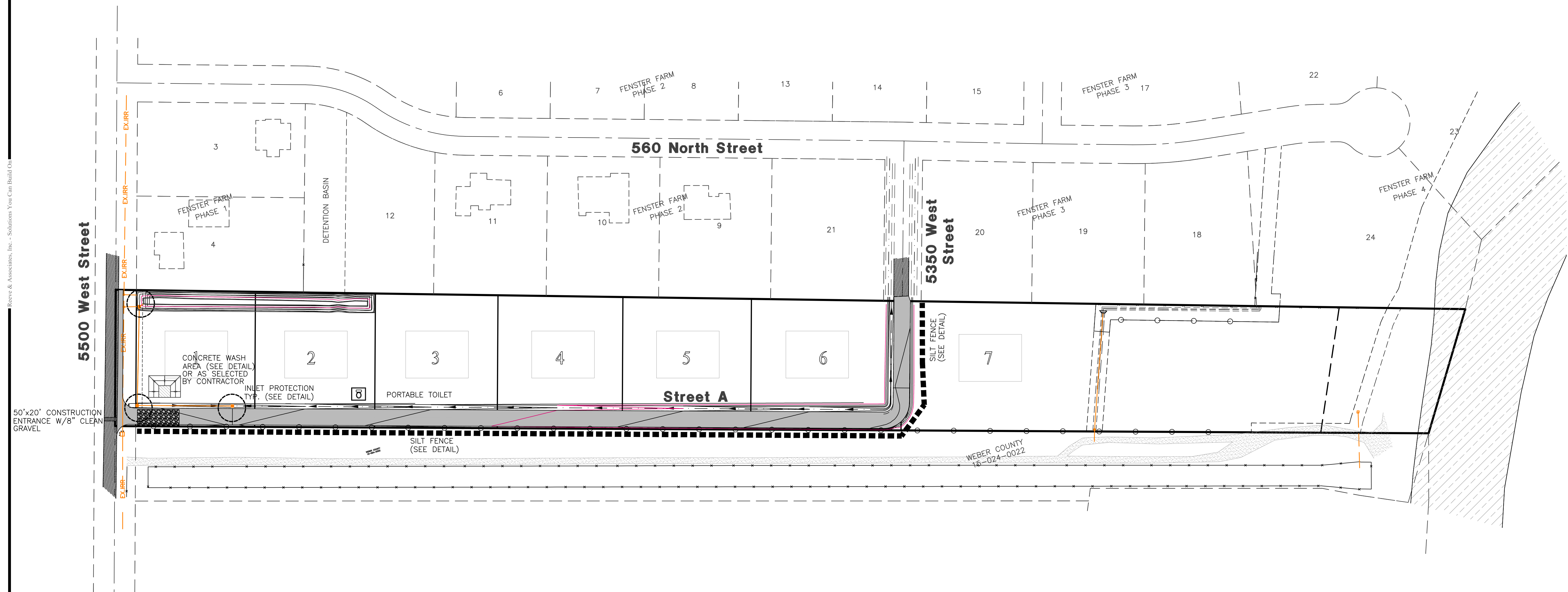
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Warren Estates Subdivision Storm Water Pollution Prevention Plan Exhibit

WEBER COUNTY, UTAH
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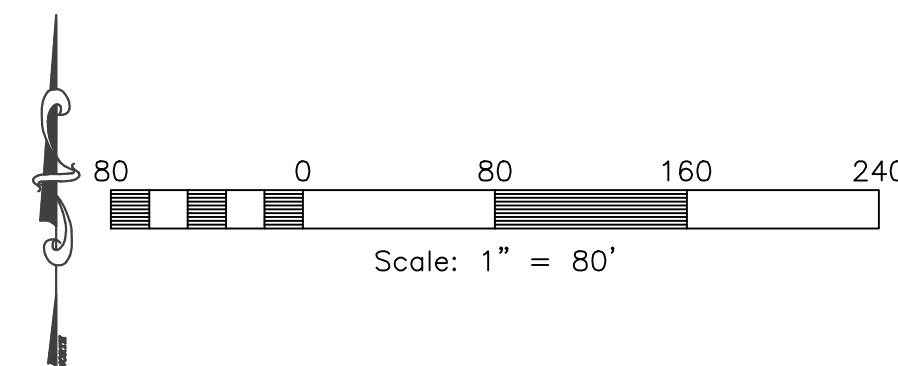
Vicinity Map
NOT TO SCALE



50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL

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

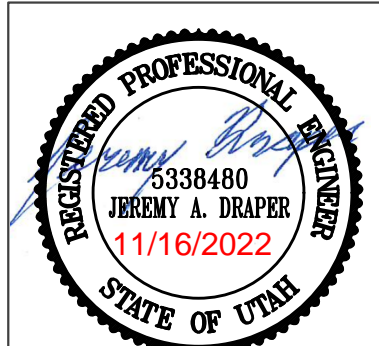
ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.



Construction Activity Schedule	
- PROJECT LOCATION.....	WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.....	NOVEMBER 2021
- BMP'S DEPLOYMENT DATE.....	NOVEMBER 2021
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	DERRICK OMAN (801) 430-1263
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

REVISIONS	DATE	DESCRIPTION
11-16-22	CK	County Comments

Warren Estates Subdivision
WEBER COUNTY, UTAH
Storm Water Pollution Prevention Plan Exhibit



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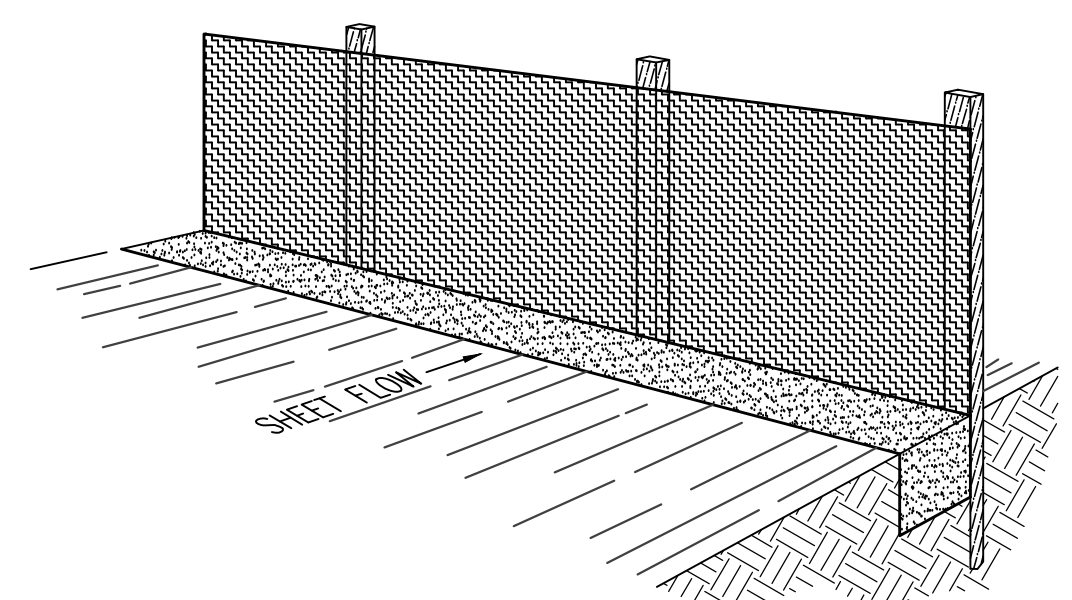
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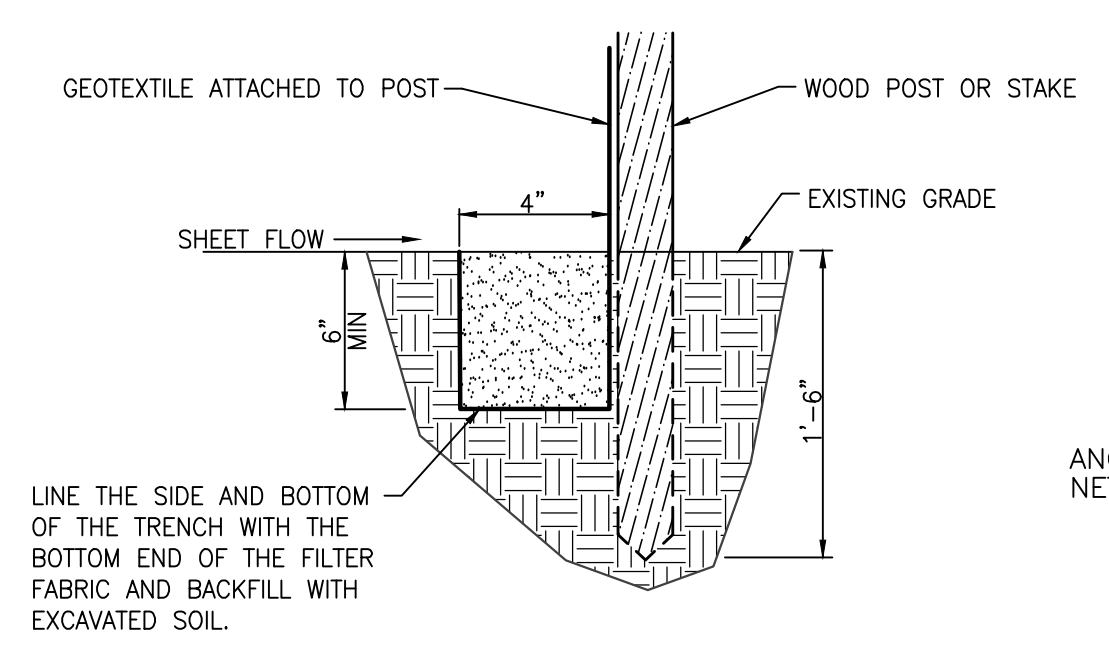
Notes:

- 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
 - 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.

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

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the trench 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.

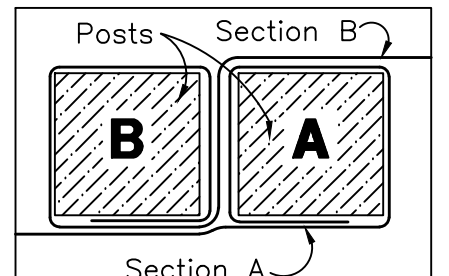
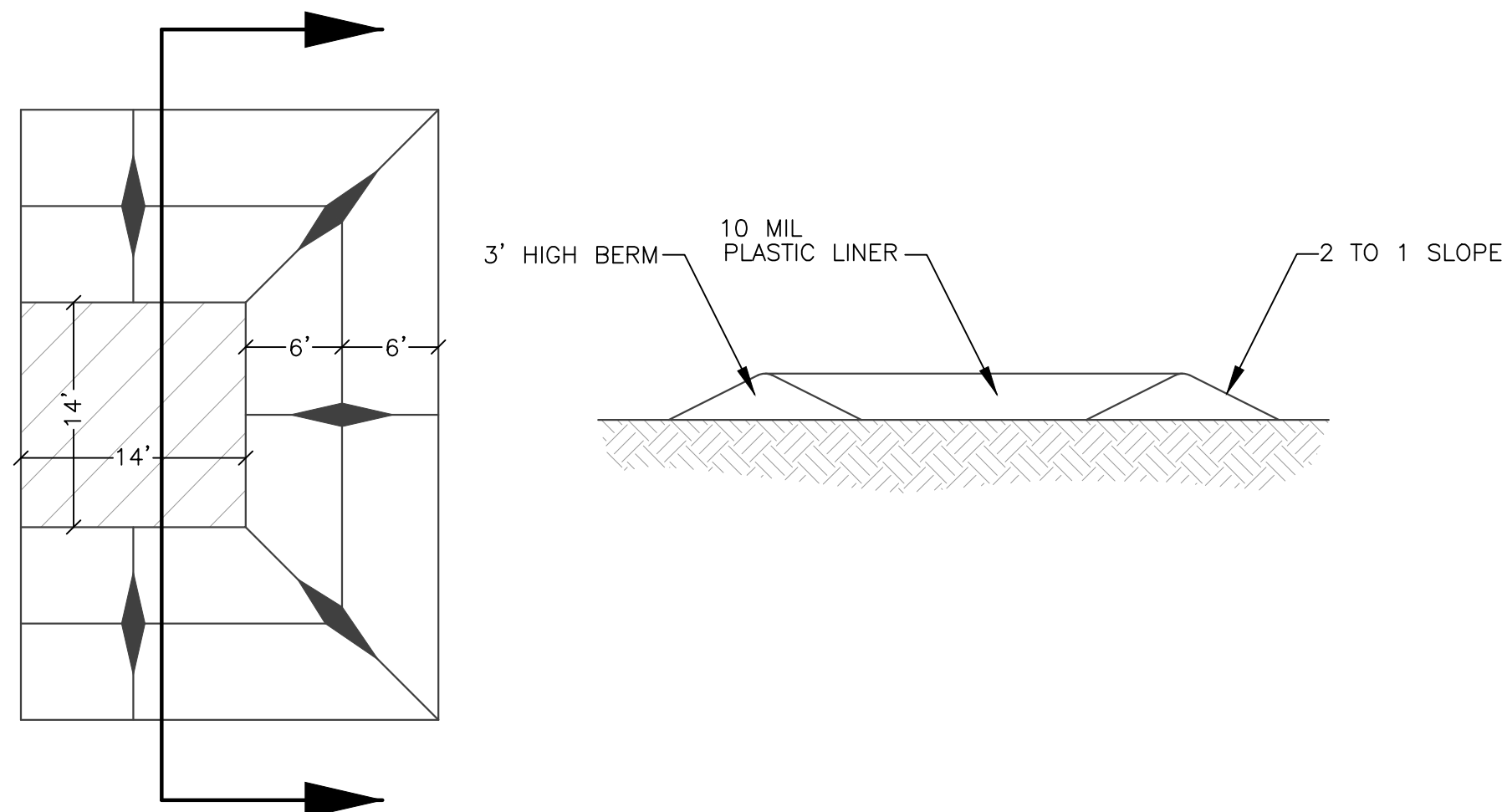


Figure 1:
Top View of
Roll-to-Roll Connection

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

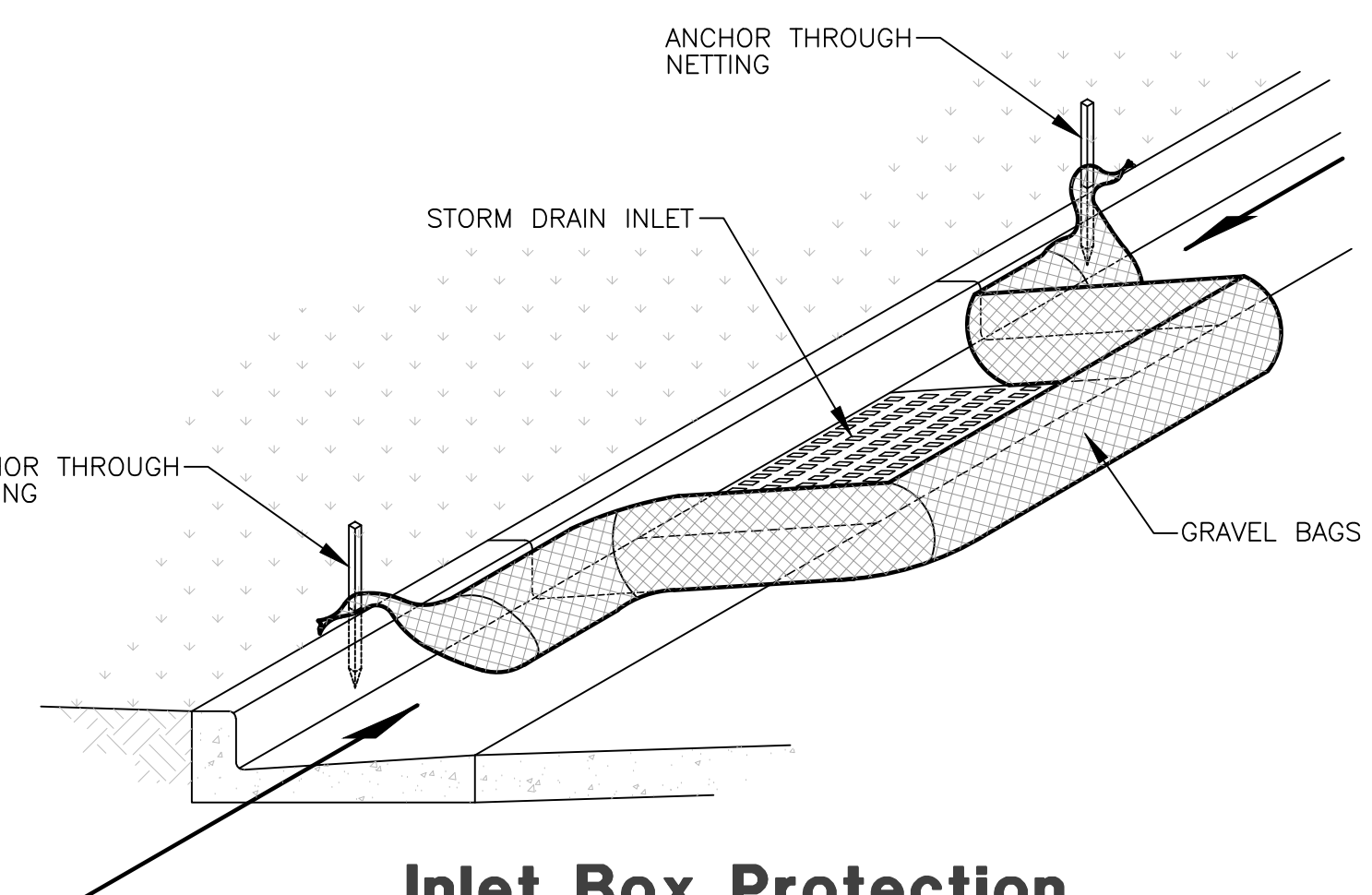
Silt Fence Detail

SCALE: NONE

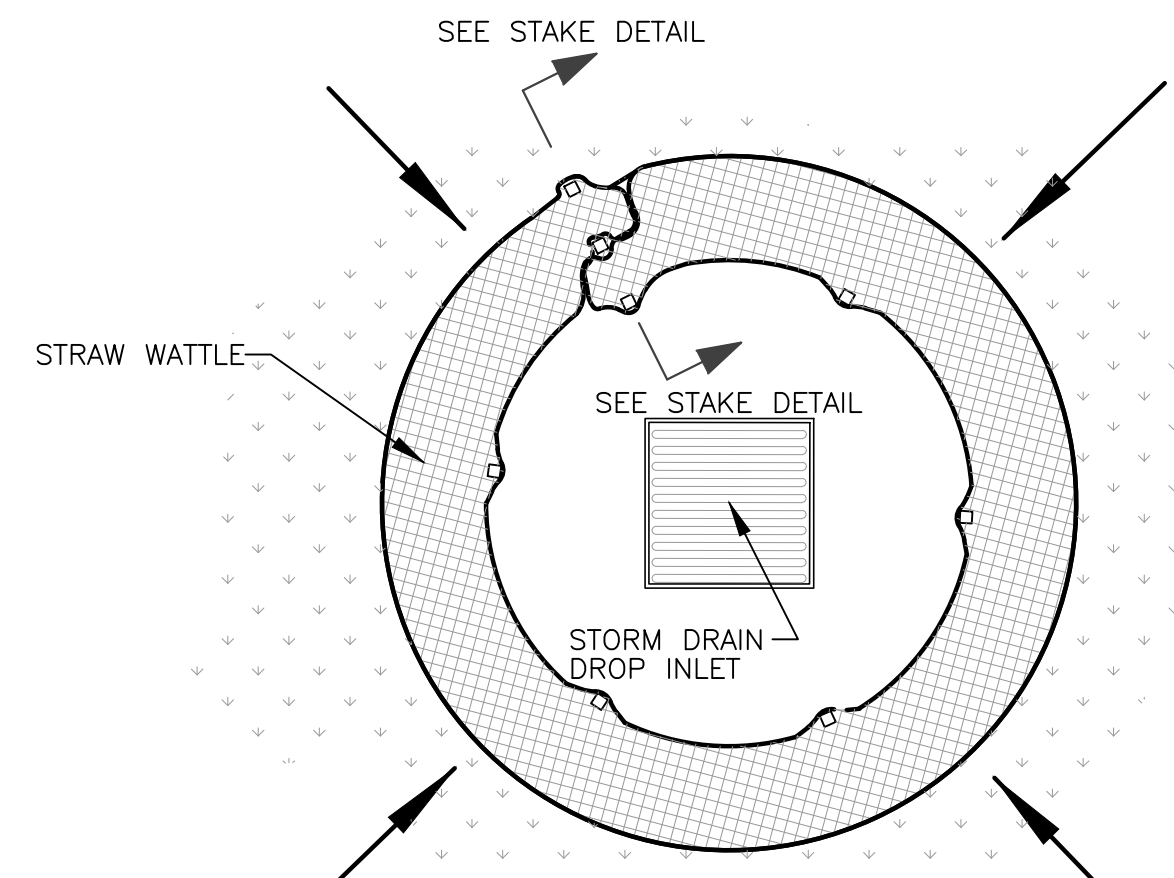


Concrete Washout Area w/ 10 mil Plastic Liner

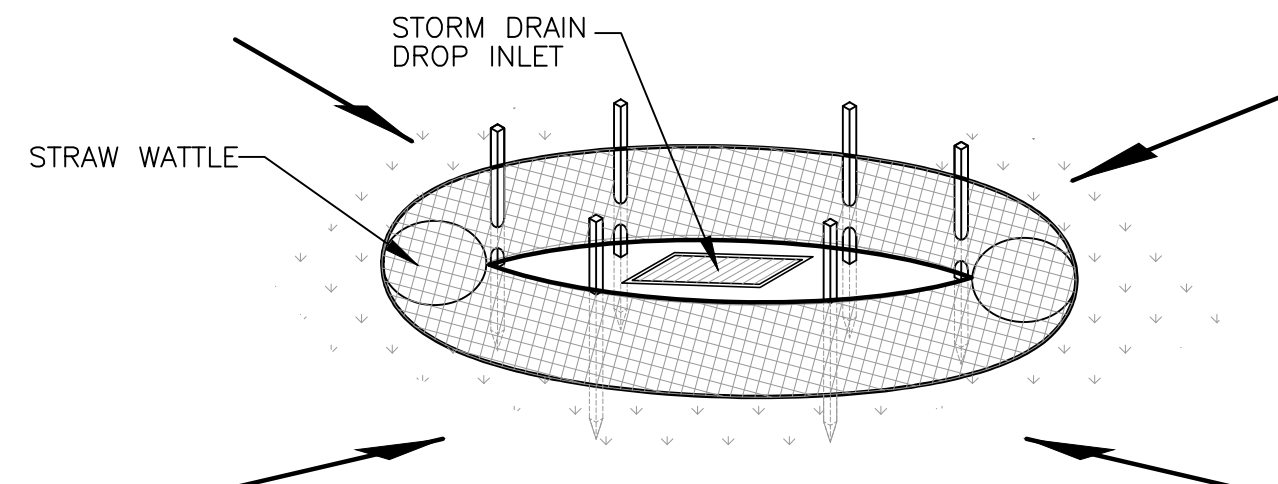
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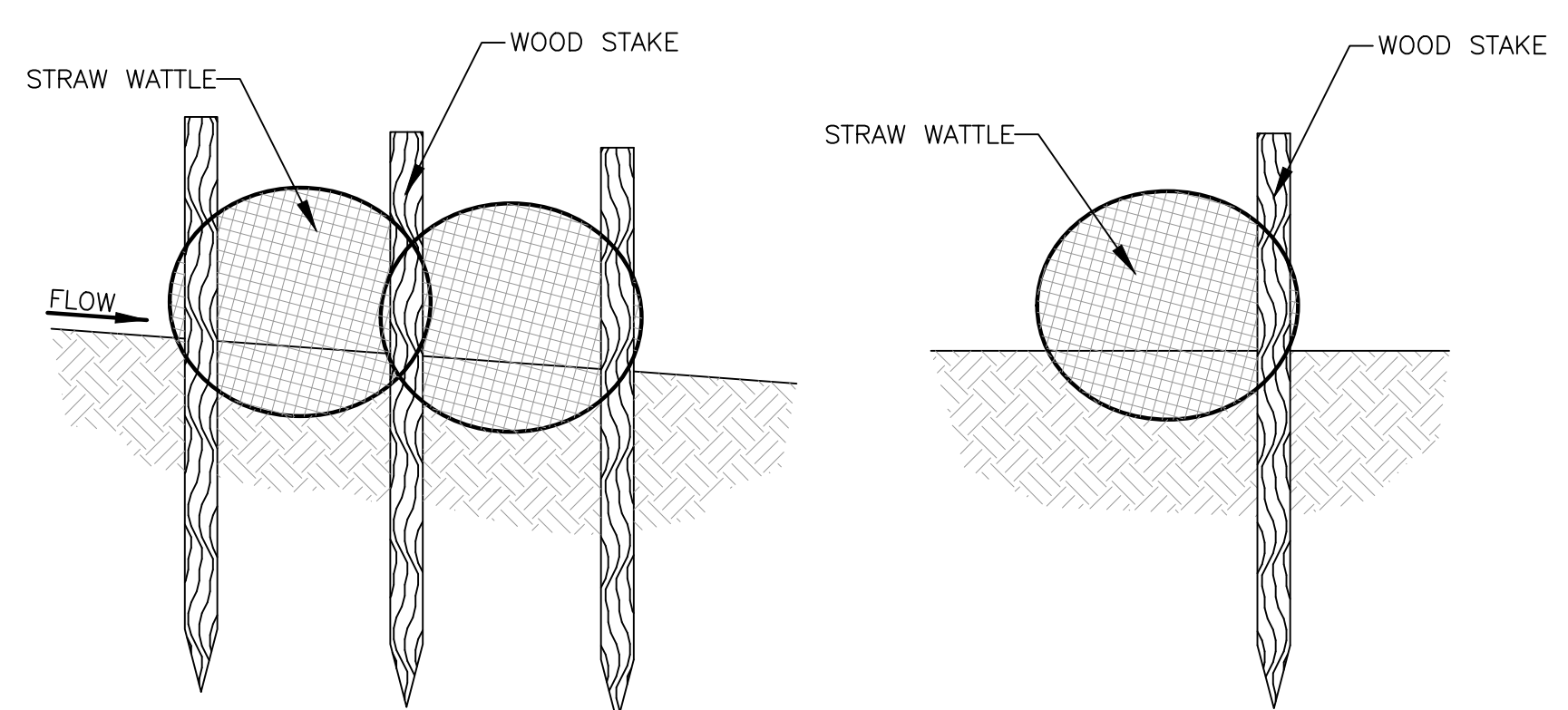
Inlet Box Protection



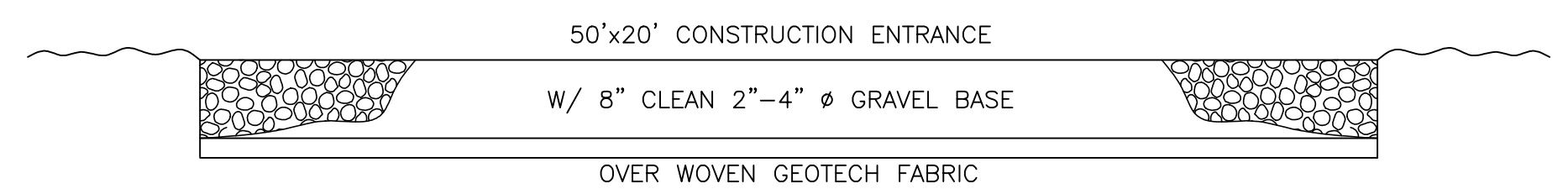
Plan View



Drop Inlet Protection



Stake Detail



Cross Section 50' x 20' Construction Entrance

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co

RA

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • GEOTECH ENGINEERS

REVISIONS	DATE	DESCRIPTION
11-16-22	CK	County Comments

Warren Estates Subdivision
WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
11/16/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: C. KINGSLEY
Begin Date: NOVEMBER 2021
Name: WARREN ESTATES SUBDIVISION
Number: 6600-03