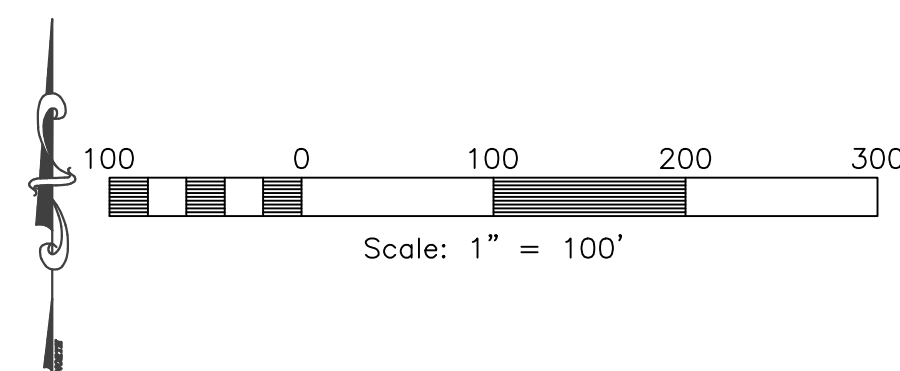


Project Narrative/Notes/Revisions

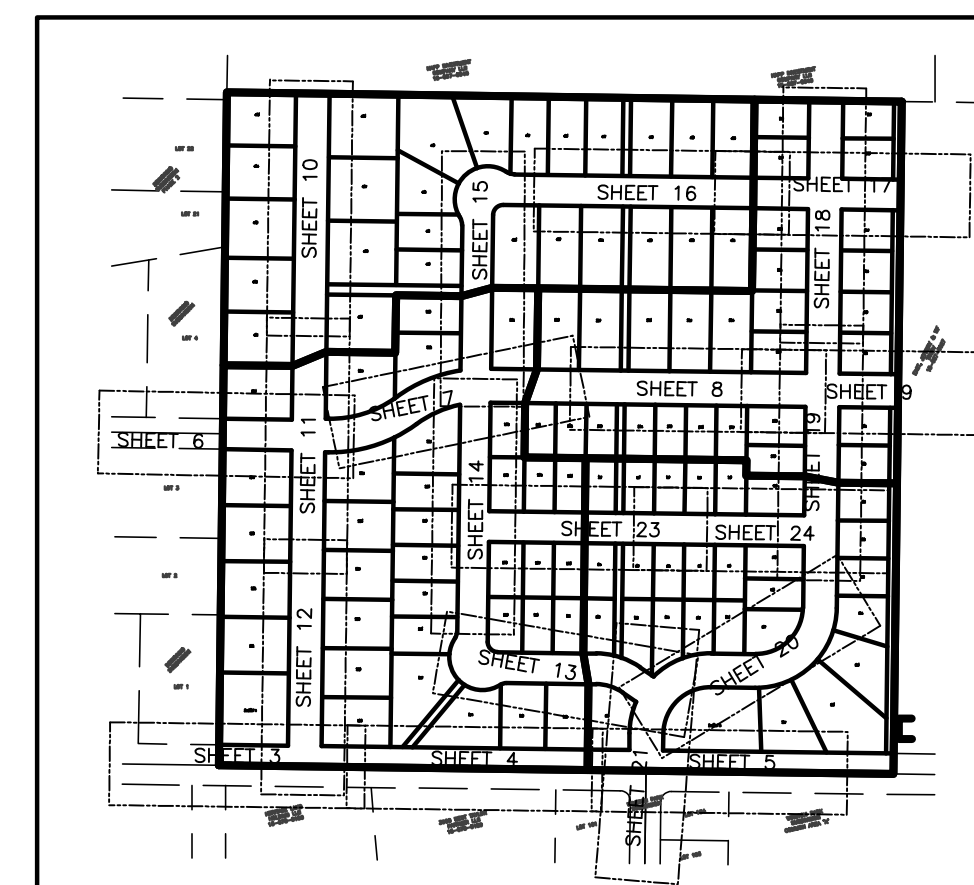
- 04/05/2023 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 04/17/2023 CK - UPDATED LOT LAYOUT.
- 05/26/2023 CK - UPDATED PER TWWID REVIEW COMMENTS.
- 06/02/2023 CK - WATER COMMENT UPDATES.
- 08/11/2023 CK - COUNTY REVIEW COMMENTS.

Stagecoach Estates Subdivision Master Plan Improvement Plans

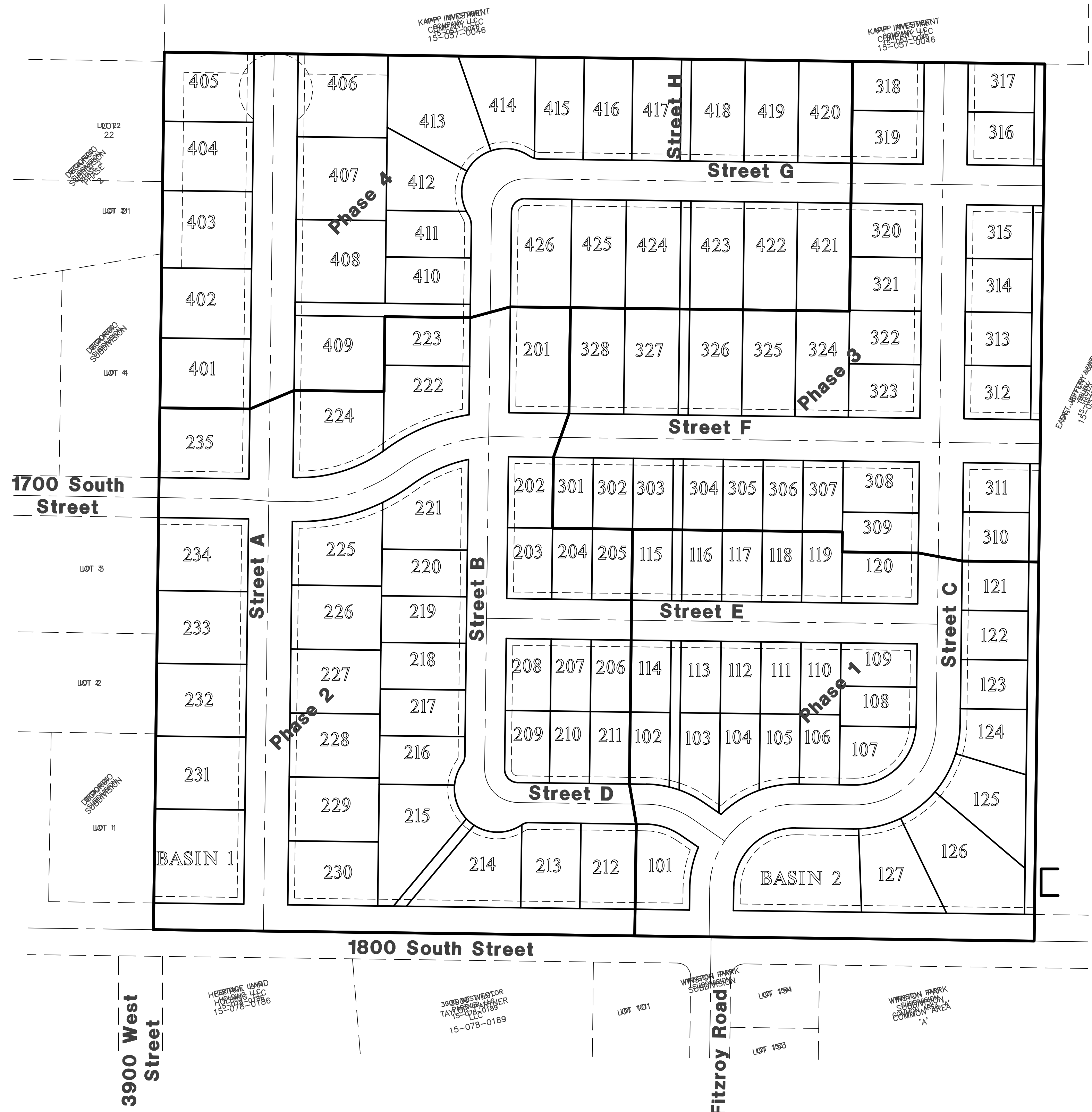
WEBER COUNTY, UTAH
MARCH 2023



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 - 1800 South Street - 0+00.00 - 4+50.00
- Sheet 4 - 1800 South Street - 4+50.00 - 9+30.00
- Sheet 5 - 1800 South Street - 9+30.00 - 14+10.00
- Sheet 6 - 1700 South Street - 0+00.00 - 4+50.00
- Sheet 7 - 1700 South Street - 4+50.00 - 9+30.00
- Sheet 8 - 1700 South Street - 9+30.00 - 13+50.00
- Sheet 9 - 1700 South Street - 13+50.00 - 16+00.00
- Sheet 10 - Street A - 0+00.00 - 4+50.00
- Sheet 11 - Street A - 4+50.00 - 9+30.00
- Sheet 12 - Street A - 9+30.00 - 13+25.00
- Sheet 13 - Street B, D, & G - 0+00.00 - 4+32.00
- Sheet 14 - Street B, D, & G - 4+32.00 - 9+50.00
- Sheet 15 - Street B, D, & G - 9+50.00 - 13+92.00
- Sheet 16 - Street B, D, & G - 13+92.00 - 18+72.00
- Sheet 17 - Street B, D, & G - 18+72.00 - 21+00.00
- Sheet 18 - Street C - 0+00.00 - 4+50.00
- Sheet 19 - Street C - 4+50.00 - 9+30.00
- Sheet 20 - Street C - 9+30.00 - 14+10.00
- Sheet 21 - Street C - 14+10.00 - 16+00.00
- Sheet 22 - Street E - -0+18.00 - 4+32.00
- Sheet 23 - Street E - 4+32.00 - 7+00.00
- Sheet 24 - Grading & Drainage Plan
- Sheet 25 - Grading & Drainage Plan (Continued)
- Sheet 26 - Basin Details
- Sheet 27 - Utility Plan
- Sheet 28 - Utility Plan (Continued)
- Sheet 29 - Civil Details
- Sheet 30 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 31 - Storm Water Pollution Prevention Plan Details



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 84404
PH: (801) 710-2234

Notice:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

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

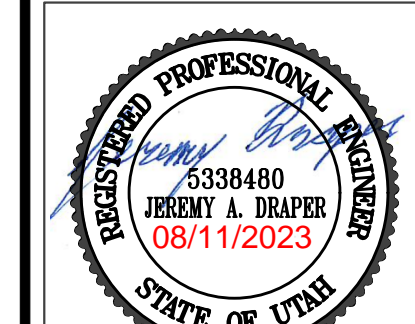
Engineer's Notice To Contractors:

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



REVISIONS	DATE	DESCRIPTION
04-17-23	CK	Updated Layout
05-26-23	CK	TWWID Comments
06-02-23	CK	Water Comments
08-11-23	CK	Review Comments

Stagecoach Estates Subdivision
WEBER COUNTY, UTAH
Cover/Index Sheet



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafted: C. KINGSLEY
Begin Date: MARCH 2023
Name: STAGECOACH ESTATES SUBDIVISION
PHASE 1
Number: 6298-14

General Notes:

- 1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UNINCORPORATED), INDIVIDUAL PRODUCT MANUFACTURER, 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.

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.

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. ADVICE 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.

- NOTE: 1. SAWCUT 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 (NPS) 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 IMPROVED 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 PROJECT 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 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 VIA HYDROSEED B) TRACKING STRAW PERPENDICULAR TO SLOPES C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Utility Notes:

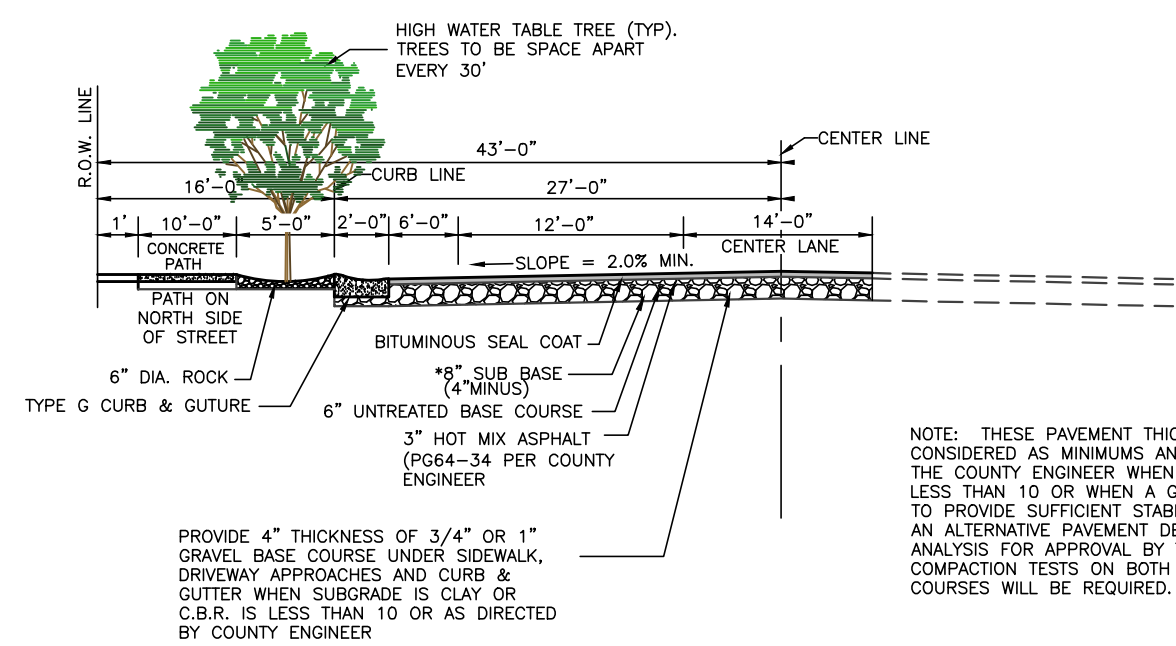
- 1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.

- SW LAT = PROPOSED SECONDARY WATER LATERAL
LD LAT = PROPOSED LAND DRAIN LATERAL
W LAT = PROPOSED WATER LATERAL
SS LAT = PROPOSED SEWER LATERAL
W/B = PROPOSED CULINARY WATER LINE
EX.W/B = EXISTING CULINARY WATER LINE
SW/B = PROPOSED SECONDARY WATER LINE
EX.SW = EXISTING SECONDARY WATER LINE
SS/B = PROPOSED SANITARY SEWER LINE
EX.SS = EXISTING SANITARY SEWER LINE
SD/15 = PROPOSED STORM DRAIN LINE
EX.SD = EXISTING STORM DRAIN LINE
LD/B = PROPOSED LAND DRAIN LINE
EX.LD = EXISTING LAND DRAIN LINE
IRR/18 = PROPOSED IRRIGATION LINE
EX.IRR = EXISTING IRRIGATION LINE
X X X = EXISTING FENCE LINE
O O O = PROPOSED FENCE LINE
- - - = DRAINAGE SWALE
OHP = OVERHEAD POWER LINE
F = PROPOSED FIRE HYDRANT
O = EXISTING FIRE HYDRANT
O = EXISTING MANHOLE
• = PROPOSED SEWER CLEAN-OUT
X = PROPOSED GATE VALVE
X = EXISTING GATE VALVE
S = PLUG & BLOCK
A = AIR VAC ASSEMBLY
••• = DUAL SECONDARY METER

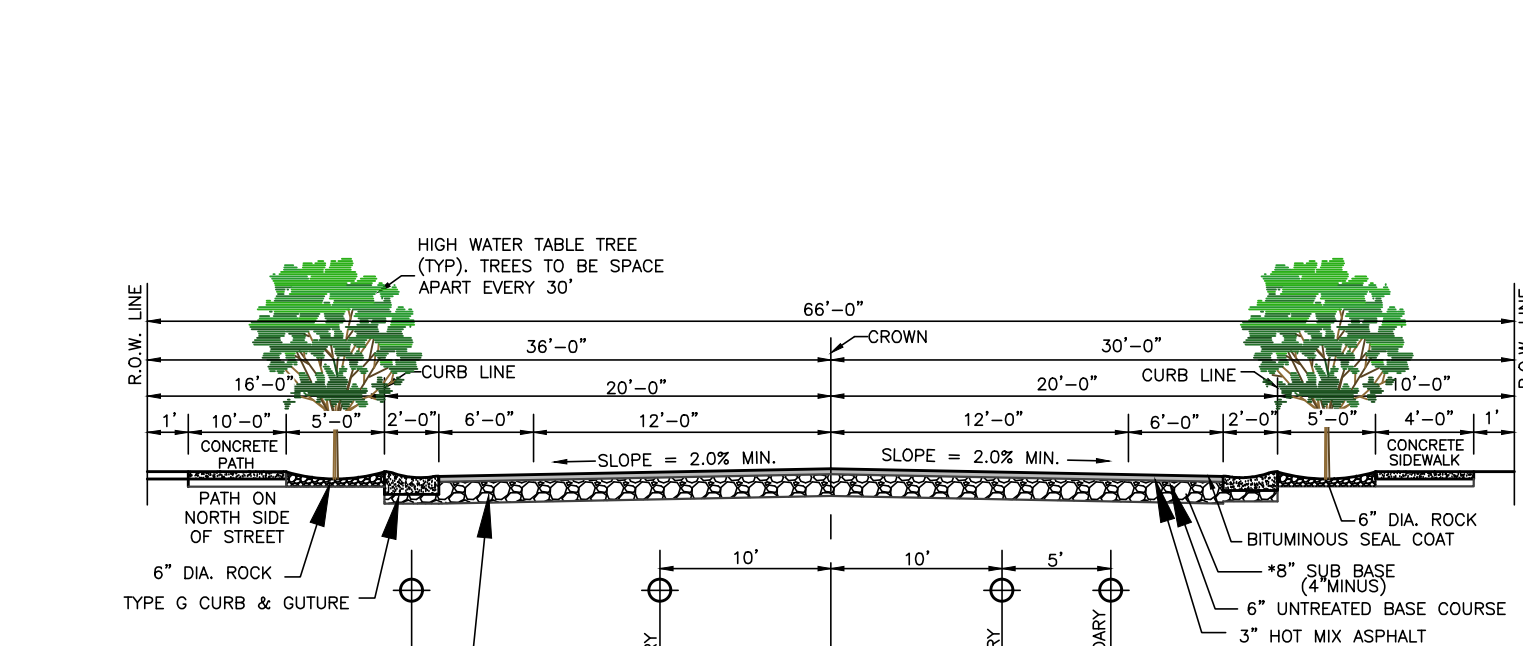
Legend

- ROW = RIGHT-OF-WAY
SD = STORM DRAIN
SS = SANITARY SEWER
TBC = TOP BACK OF CURB
TOA = TOP OF ASPHALT
TOC = TOP OF CONCRETE
TOFF = TOP OF FINISHED FLOOR
TOS = TOP OF STAIRS
TOW = TOP OF WALL
TSW = TOP OF SIDEWALK
UGP = UNDERGROUND POWER
W = CULINARY WATER
WM = WATER METER
BFE = BASEMENT FLOOR ELEVATION
BLDG = BUILDING
BOS = BOTTOM OF STAIRS
BOW = BOTTOM OF WALL
BP = BEGINNING POINT
C&G = CURB & GUTTER
CB = CATCH BASIN
CF = CUBIC FEET
CFS = CUBIC FEET PER SECOND
EP = ENDING POINT
FF = FINISH FLOOR
FFE = FINISH FLOOR ELEVATION
FG = FINISHED GRADE
FH = FIRE HYDRANT
FL = FLOW LINE
GB = GRADE BREAK
INV = INVERT
LF = LINEAR FEET
NG = NATURAL GRADE
OHP = OVERHEAD POWER
PC = POINT OF CURVATURE
PP = POWER/UTILITY POLE
PRC = POINT OF RETURN CURVATURE
PT = POINT OF TANGENCY
PUE = PUBLIC UTILITY BASEMENT
RCP = REINFORCED CONCRETE PIPE
RIM = RIM OF MANHOLE

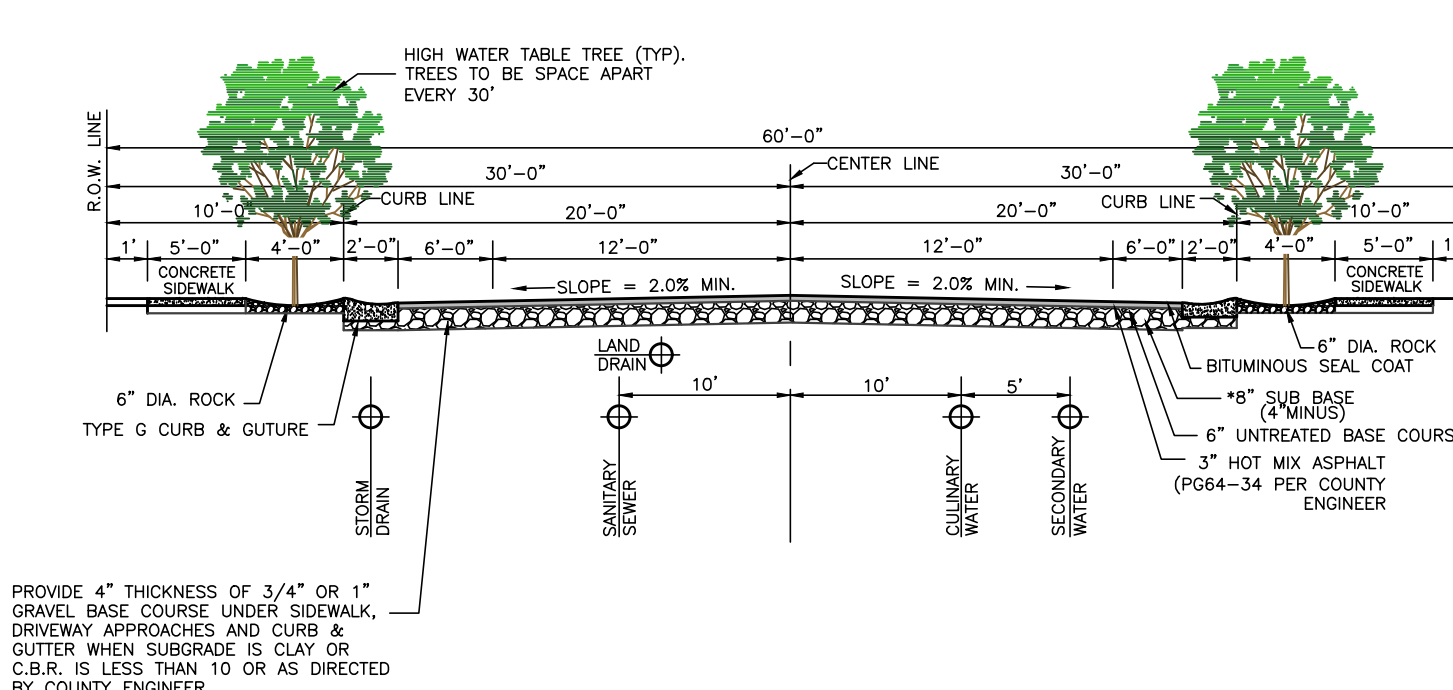
There needs to be a note or detail for the sewer shwing/stating that there needs to be sewer marking tape and sikaflex



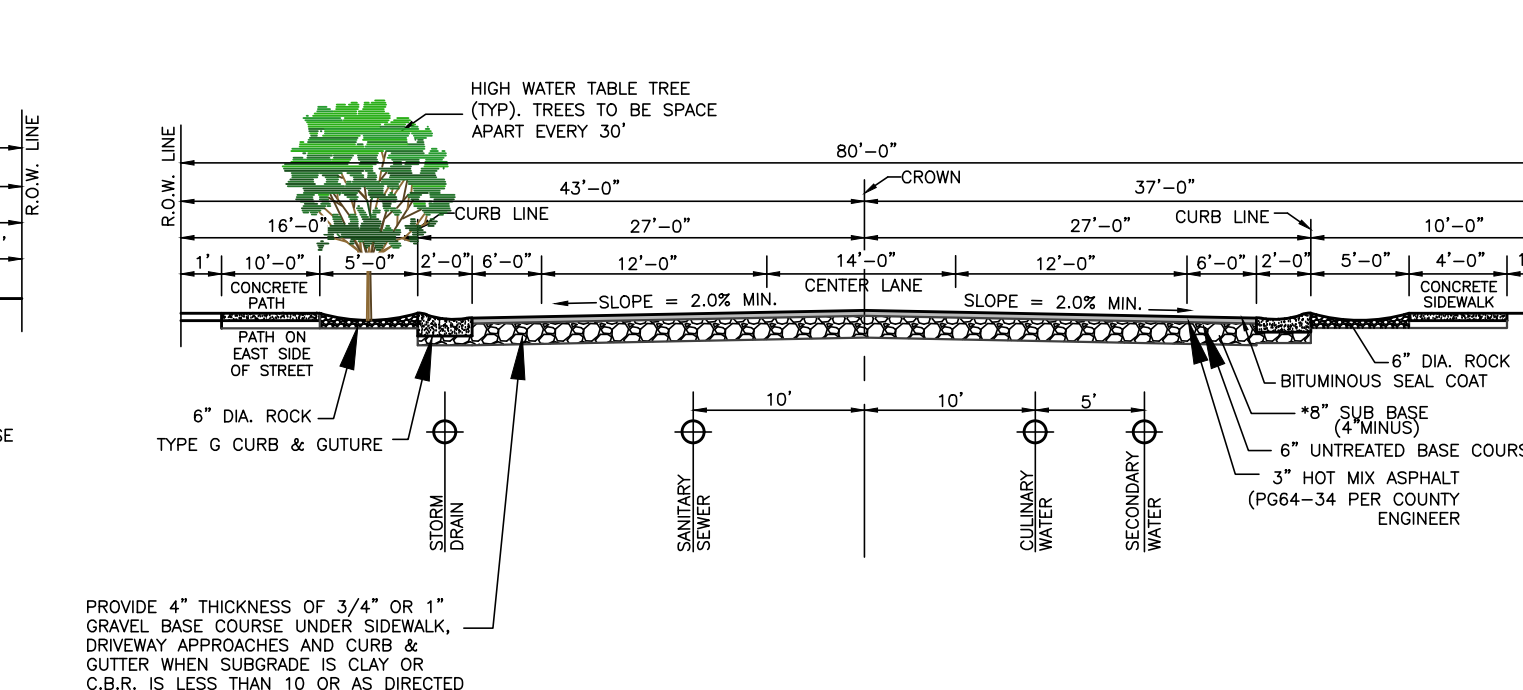
1800 South Street Street Section (80' R.O.W.)



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



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



Street Section (80' R.O.W.)

NOTE: CENTERLINES DEPICTED IN THIS DRAWING REPRESENT THE CROWN OF ROAD. SOME MAY DIFFER FROM THE RIGHT OF WAY CENTERLINE. SEE PLAN.

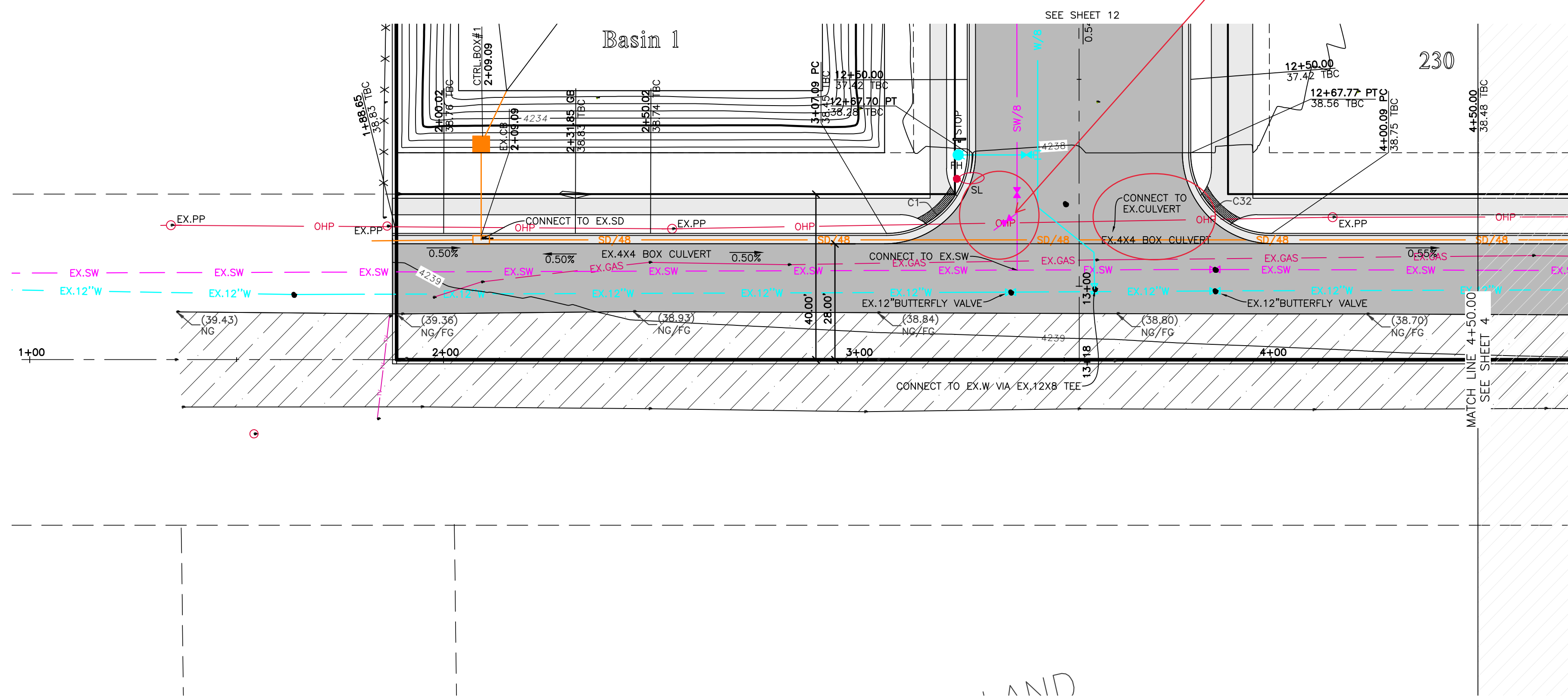
Reeve & Associates, Inc. logo and contact information including address and phone number.

Table with columns for DATE, DESCRIPTION, and COMMENTS. Includes revision dates and descriptions like 'Updated Layout' and 'Water Comments'.

Stagecoach Estates Subdivision Notes/Legend/ Street Cross-Section. Includes project name, location (WEBER COUNTY, UTAH), and a professional engineer seal for Jeremy A. Draper.

Project info section containing engineer name (JEREMY A. DRAPER, P.E.), drafter (C. KINGSLEY), date (MARCH 2023), and sheet number (31 Total Sheets).

We would rather see this tied into a box.



Key Map

NOT TO SCALE



Construction Notes:

- ALL CONSTRUCTION IS TO CONFORM TO THE COUNTY STANDARD DRAWINGS AND SPECIFICATIONS.
- CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS. TRUNCATED DOMES TO BE GRAY IN COLOR.
- SLEEVE SEWER WHEN 18" EDGE-EDGE VERTICAL CLEARANCE UNDER WATER CANNOT BE MAINTAINED.

CULINARY WATER

NOTE: 4" MIN. COVER REQUIRED OVER CW LINES
W/8 - 8" DR18 C900 PVC WATER LINE
W - 1" CTS SDR9 HDPE SERVICE LATERAL

SANITARY SEWER

SS/4 - 4" PVC SDR-35 SERVICE LATERAL
SS/8 - 8" PVC SDR-35 SEWER LINE

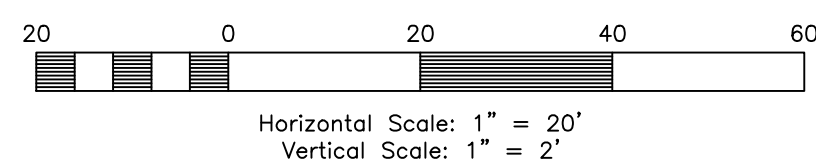
STORM DRAIN

SD/12 - 12" RCP CLASS III 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
SD/30 - 30" RCP CLASS III STORM DRAIN
SD/36 - 36" RCP CLASS III STORM DRAIN

SECONDARY WATER

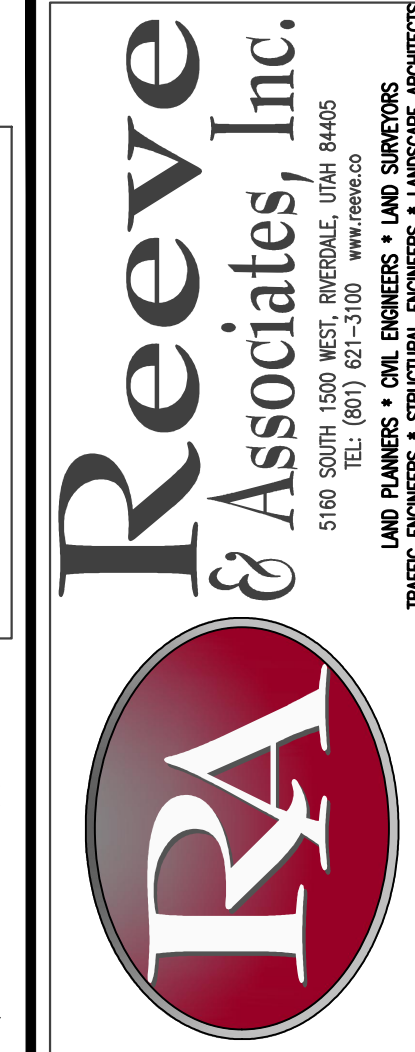
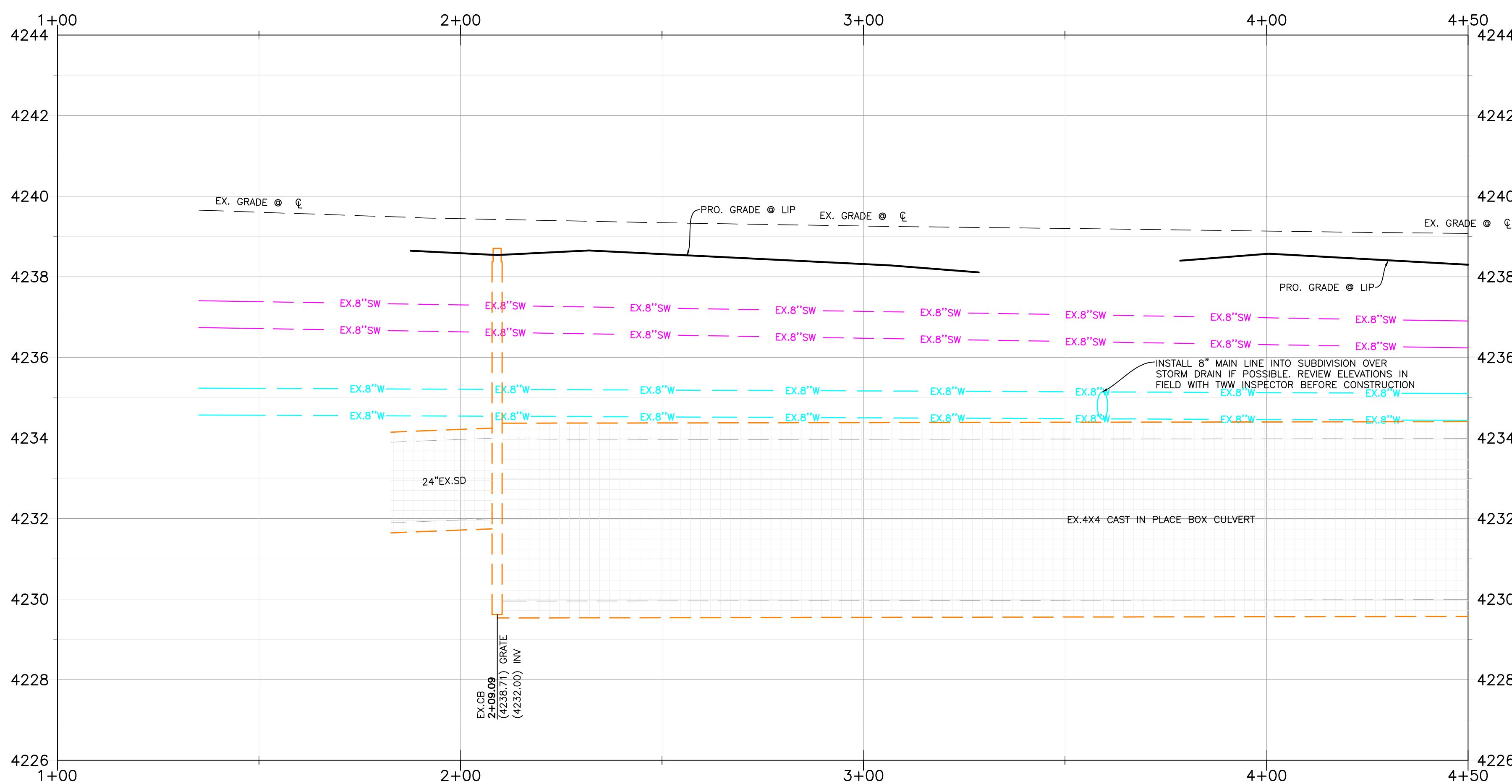
SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE
SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

1800 South Street 0+00.00 - 4+50.00



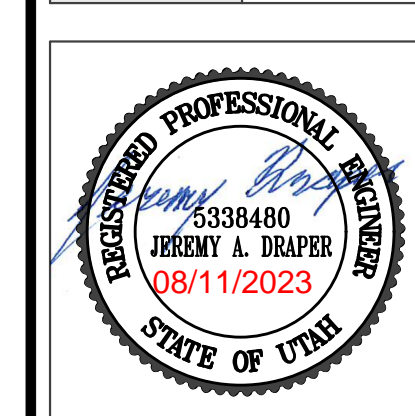
TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	90°02'24"	19.50'	30.64'	19.51'	N45°43'37"E	27.59'
C32	89°57'36"	19.50'	30.62'	19.49'	S44°16'23"E	27.57'

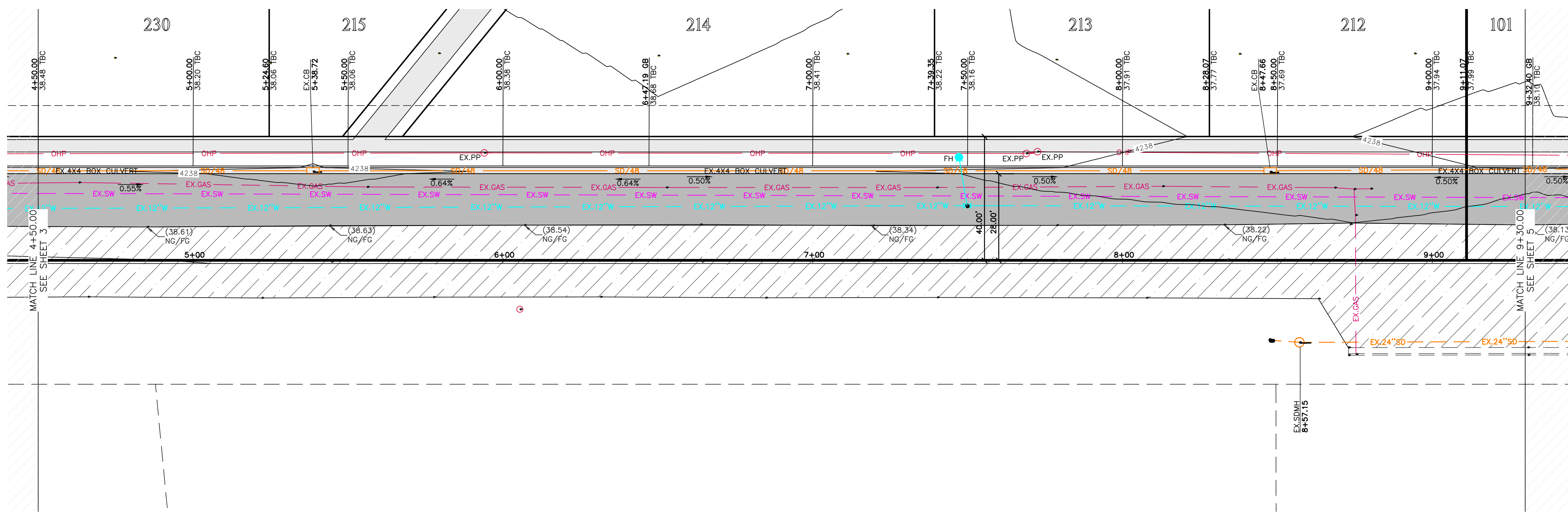


DATE	DESCRIPTION
04-17-23	CK Updated Layout
05-26-23	CK TWWJD Comments
06-02-23	CK Water Comments
08-11-23	CK Review Comments

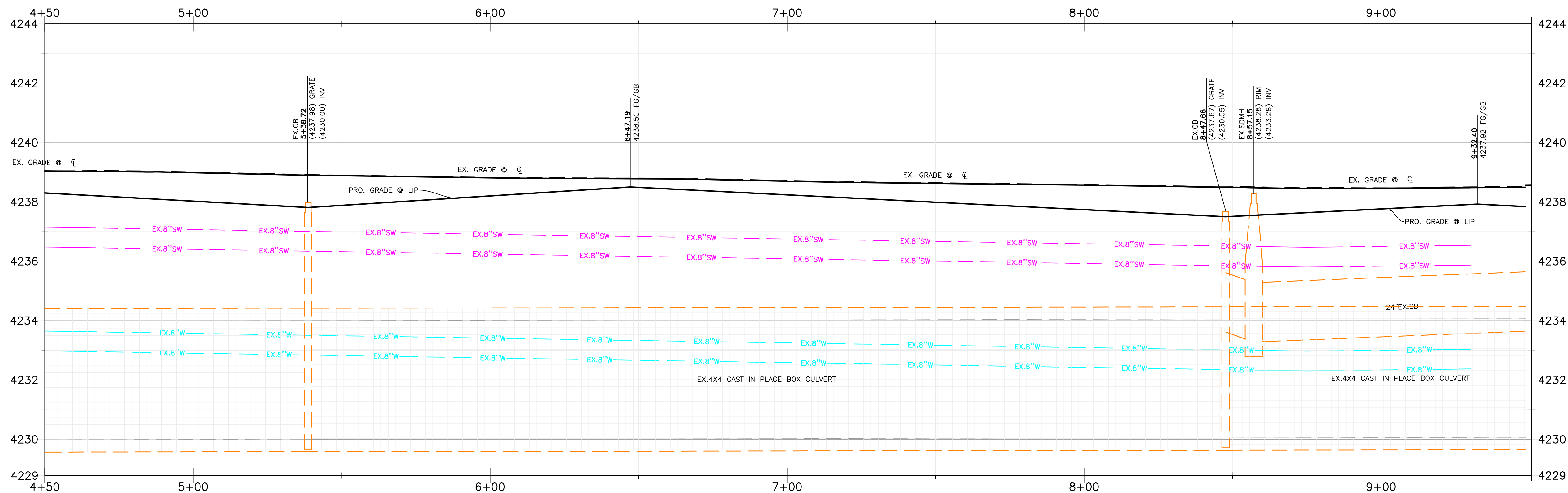
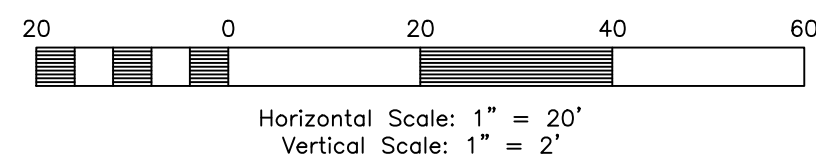
Stagecoach Estates Subdivision
WEBER COUNTY, UTAH
1800 South Street 0+00.00 - 4+50.00



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafted: C. KINGSLEY
Begin Date: MARCH 2023
Name: STAGECOACH ESTATES SUBDIVISION
PHASE 1
Number: 6298-14

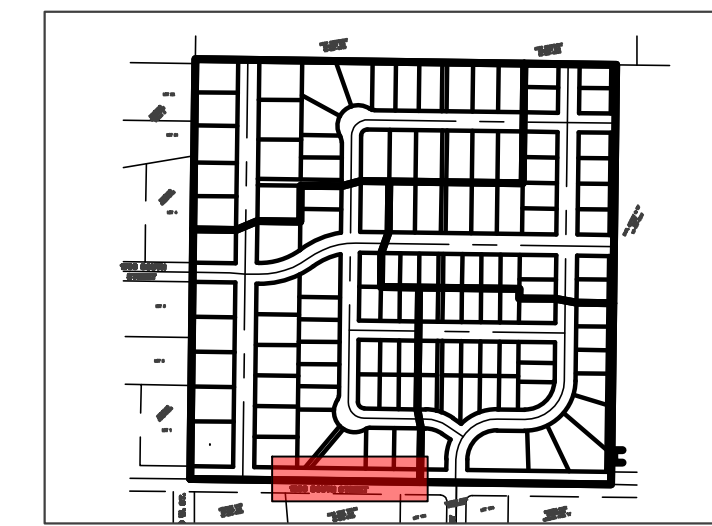


1800 South Street 4+50.00 - 9+30.00



Key Map

NOT TO SCALE



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 SD/24 - 24" RCP CLASS III STORM DRAIN
 SD/30 - 30" RCP CLASS III STORM DRAIN
 SD/36 - 36" RCP CLASS III STORM DRAIN

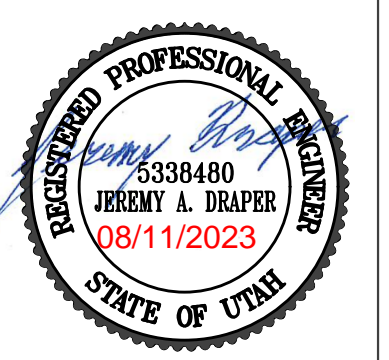
SECONDARY WATER

SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE
 SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

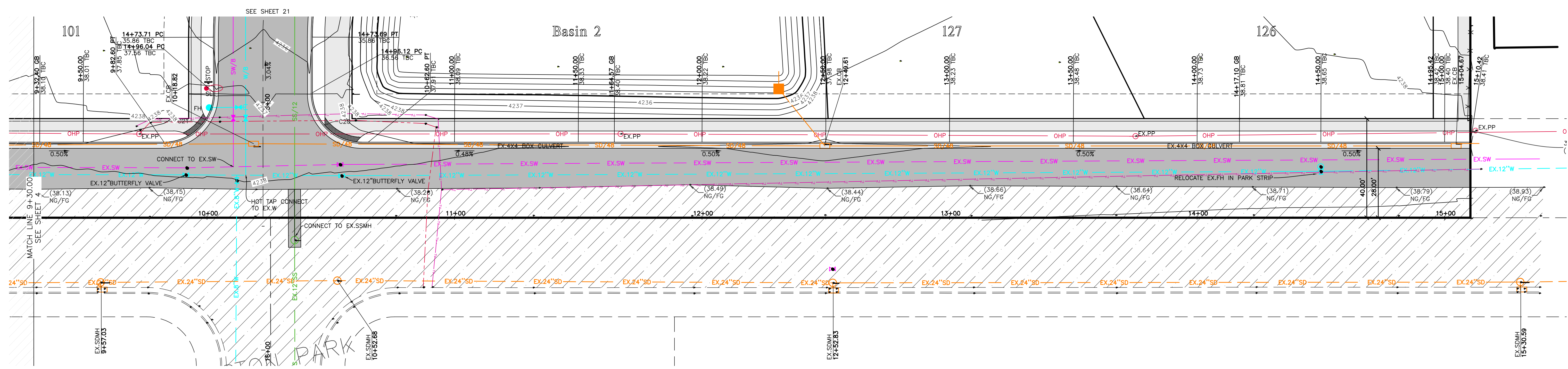
REVISIONS	DATE	DESCRIPTION
04-17-23	CK	Updated Layout
05-26-23	CK	TW/WD Comments
06-02-23	CK	Water Comments
08-11-23	CK	Review Comments

Stagecoach Estates Subdivision
 WEBER COUNTY, UTAH
1800 South Street 4+50.00 - 9+30.00

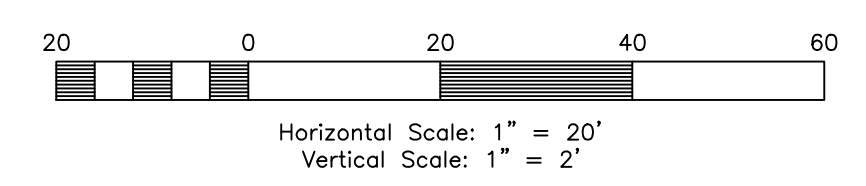


Project Info.

Engineer: JEREMY A. DRAPER, P.E.
 Drafter: C. KINGSLEY
 Begin Date: MARCH 2023
 Name: STAGECOACH ESTATES SUBDIVISION
 PHASE 1
 Number: 6298-14

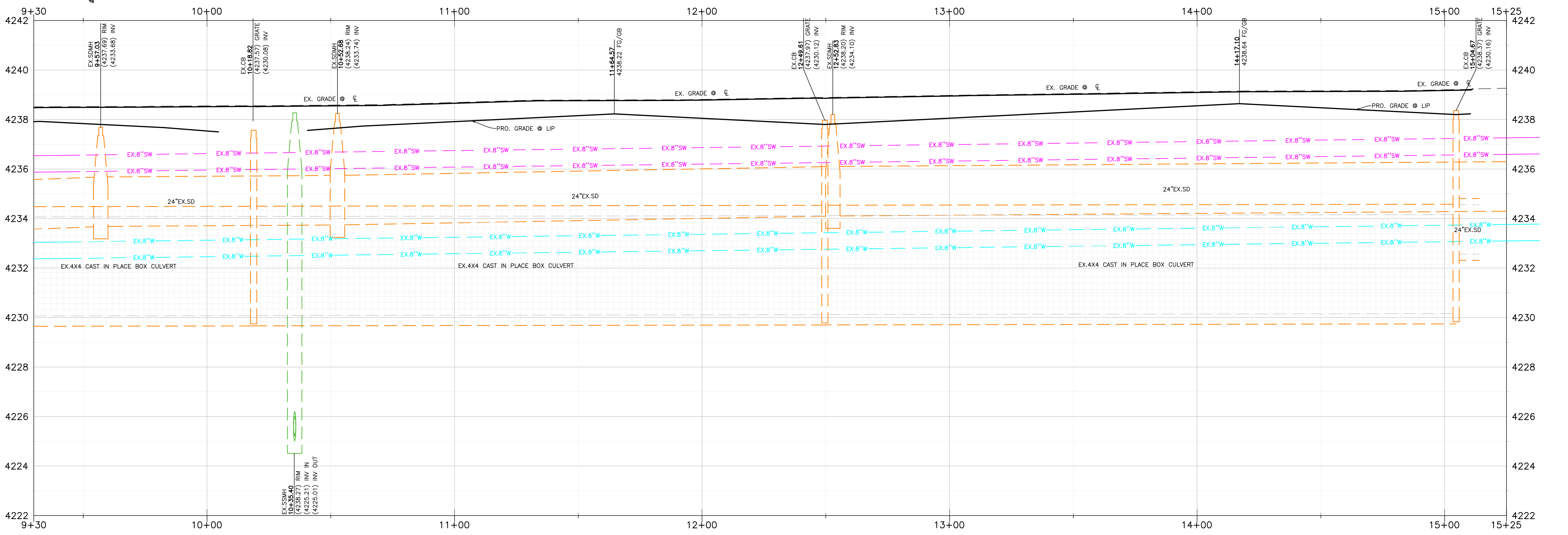
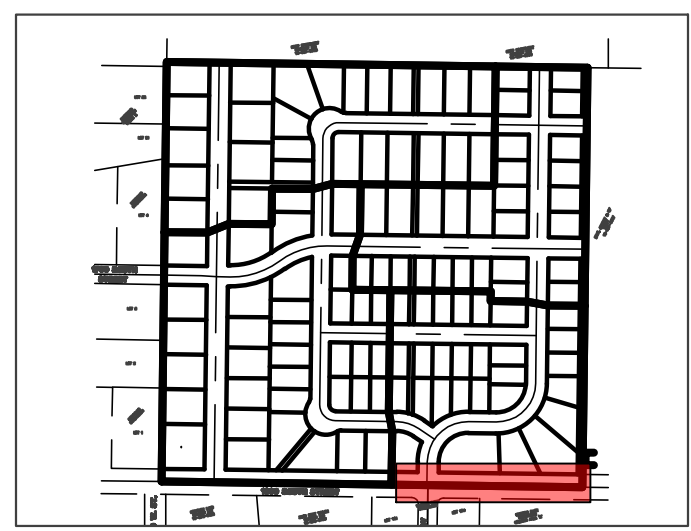


1800 South Street 9+30.00 - 14+10.00



#	Delta	Radius	Length	Tangent	Chord	CH Length
C20	89°56'31"	20.00'	31.40'	19.98'	S44°16'55"E	4237.29'
C21	90°03'29"	20.00'	31.44'	20.02'	N45°43'05"E	28.30'

Key Map
NOT TO SCALE



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

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

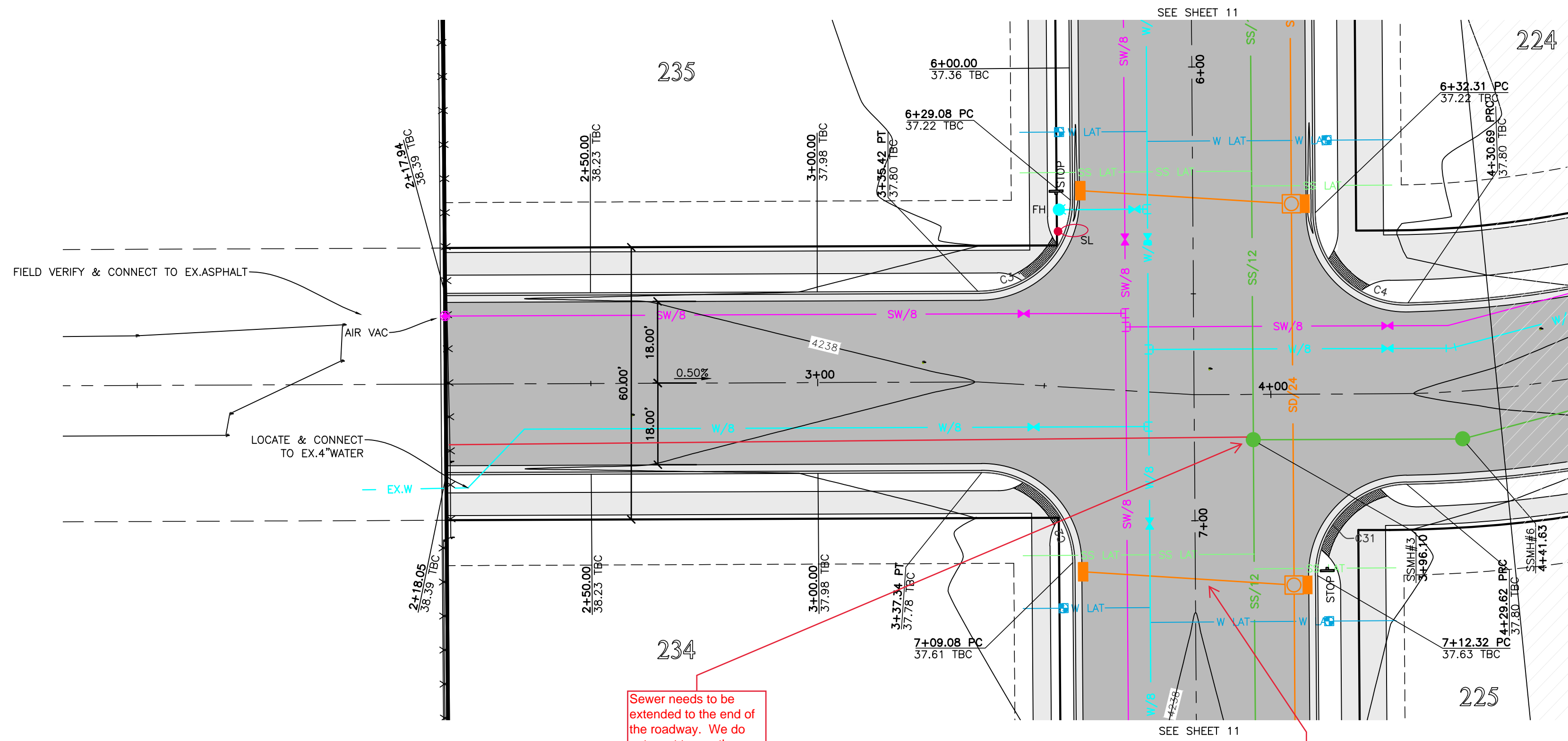
DATE	DESCRIPTION
04-17-23	CK Updated Layout
05-26-23	CK TBM/WD Comments
06-02-23	CK Water Comments
08-11-23	CK Review Comments

Stagecoach Estates Subdivision
WEBER COUNTY, UTAH

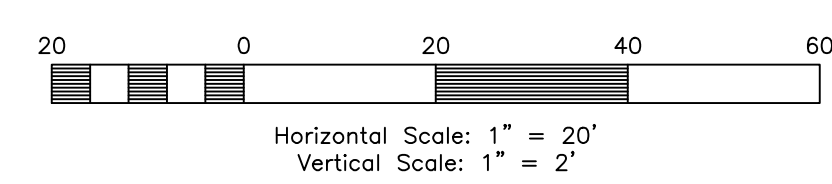
1800 South Street 9+30.00 - 14+10.00



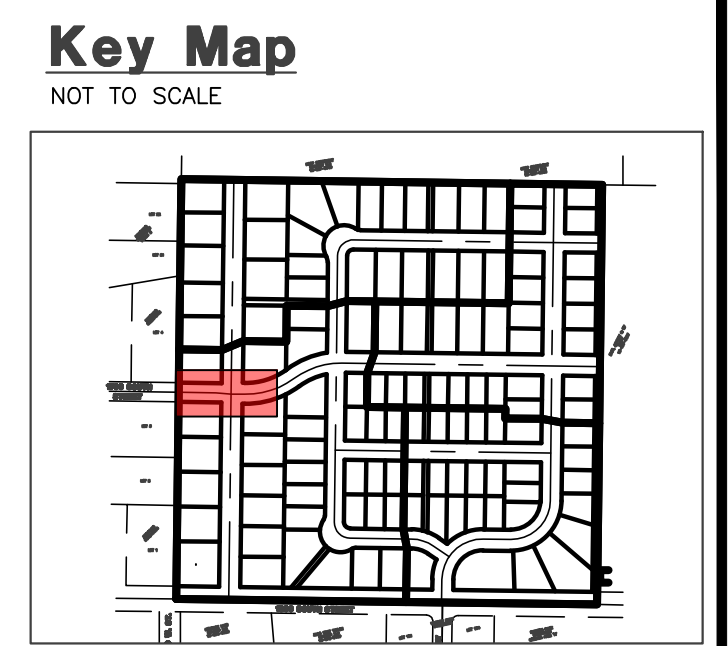
Project Info.
 Engineer: JEREMY A. DRAPER, P.E.
 Drafter: C. KINGSLEY
 Begin Date: MARCH 2023
 Name: STAGECOACH ESTATES SUBDIVISION PHASE 1
 Number: 6298-14



1700 South Street 0+00.00 - 4+50.00



TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C2	89°50'20"	20.00'	31.36'	19.94'	N44°12'45"W	28.24'
C3	90°09'40"	20.00'	31.47'	20.06'	N45°47'15"E	28.32'
C4	90°53'13"	20.00'	31.73'	20.31'	S44°44'11"E	28.50'
C31	89°21'19"	20.00'	31.19'	19.78'	S45°23'05"W	28.12'



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- 3) SLEEVE SEWER WHEN 18" EDGE-EDGE VERTICAL CLEARANCE UNDER WATER CANNOT BE MAINTAINED

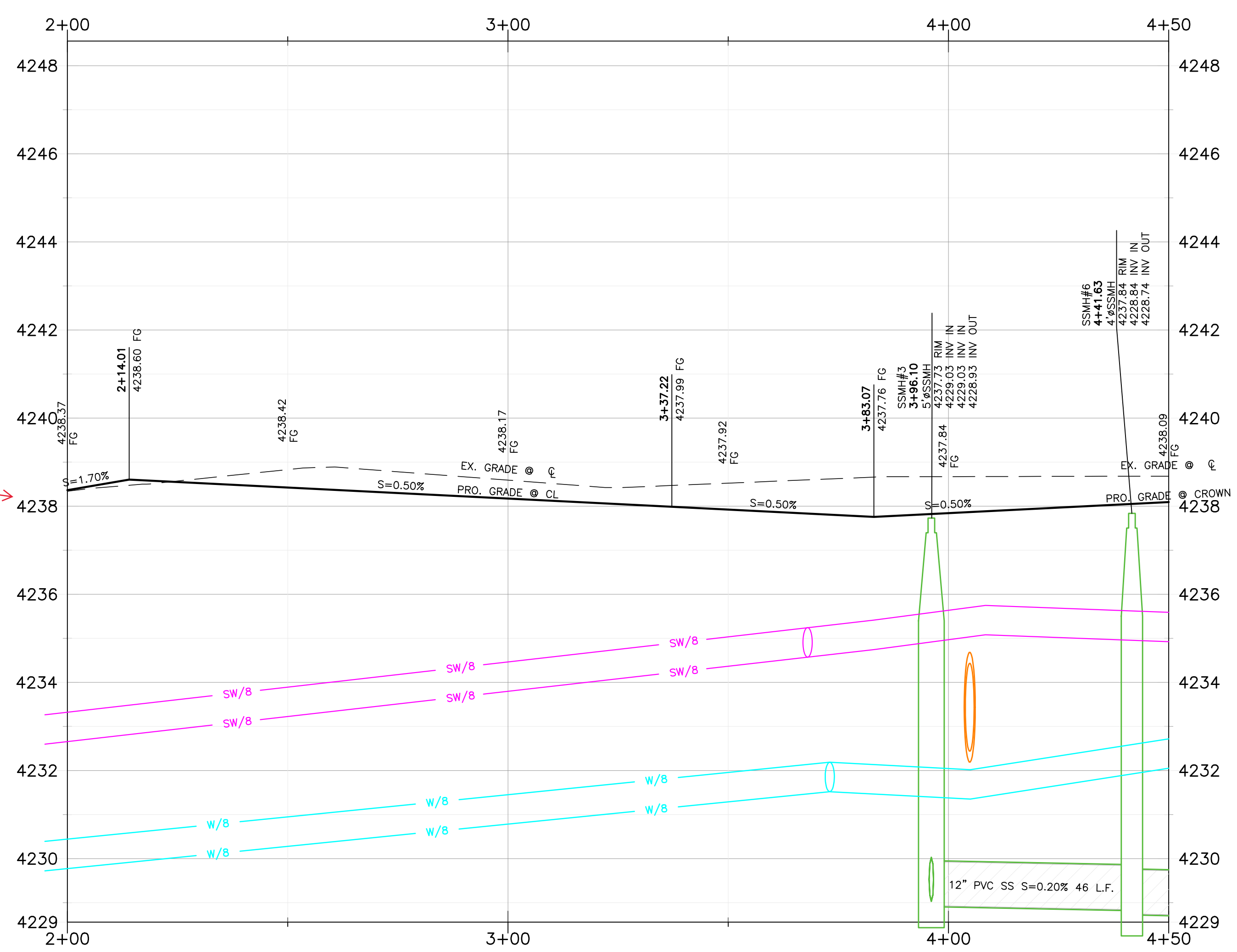
CULINARY WATER
 NOTE: 4' MIN. COVER REQUIRED OVER CW LINES
 W/8 - 8" DR18 C900 PVC WATER LINE
 W - 1" CTS SDR9 HDPE SERVICE LATERAL

SANITARY SEWER
 SS/4 - 4" PVC SDR-35 SERVICE LATERAL
 SS/8 - 8" PVC SDR-35 SEWER LINE

STORM DRAIN
 SD/12 - 12" RCP CLASS III STORM DRAIN
 SD/15 - 15" RCP CLASS III STORM DRAIN
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 SD/24 - 24" RCP CLASS III STORM DRAIN
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 SD/36 - 36" RCP CLASS III STORM DRAIN

SECONDARY WATER
 SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE
 SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

We need to see the existing road profile to make sure there will not be any issues with the tie in



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DATE	DESCRIPTION
04-17-23	CK Updated Layout
05-26-23	CK TMMWD Comments
06-02-23	CK Water Comments
08-11-23	CK Review Comments

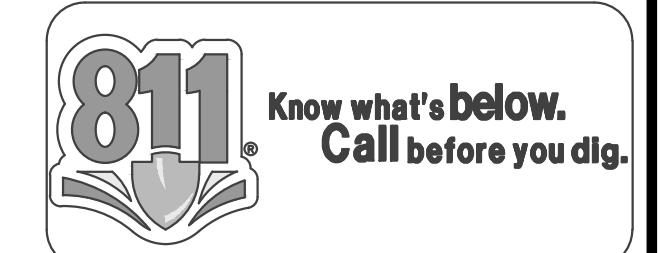
Stagecoach Estates Subdivision
 WEBER COUNTY, UTAH

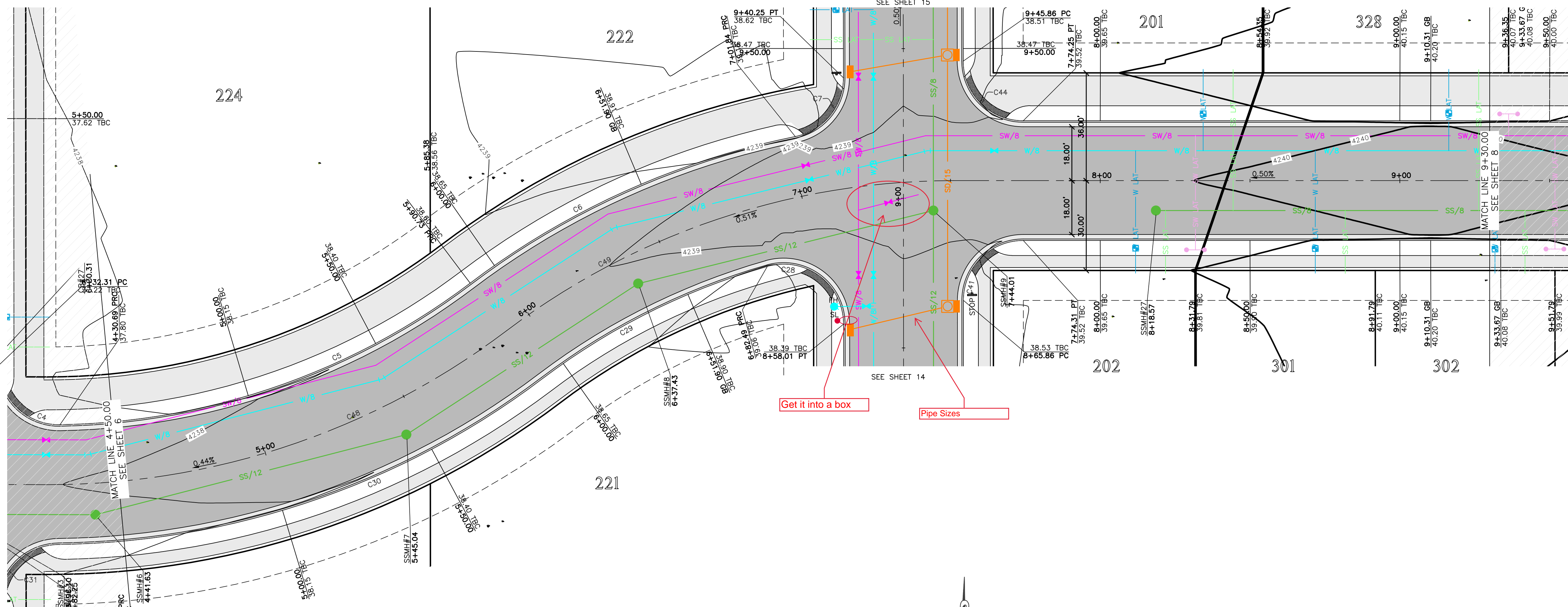
1700 South Street 0+00.00 - 4+50.00



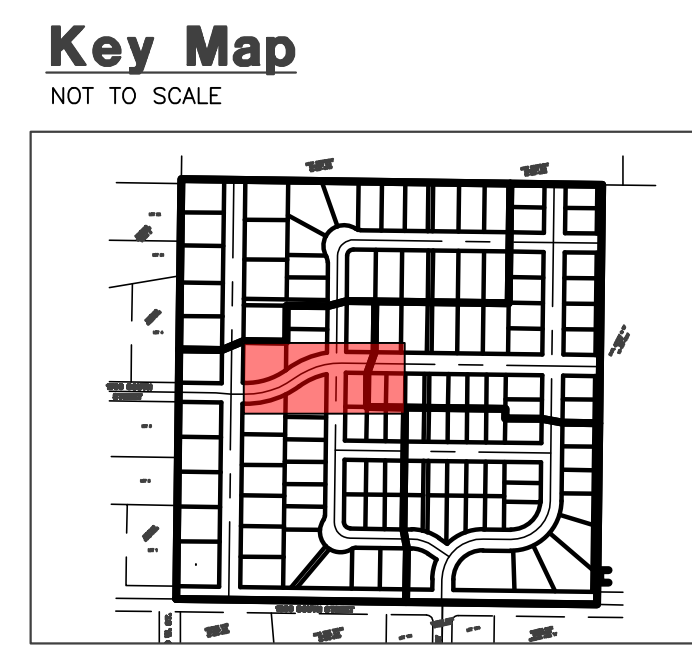
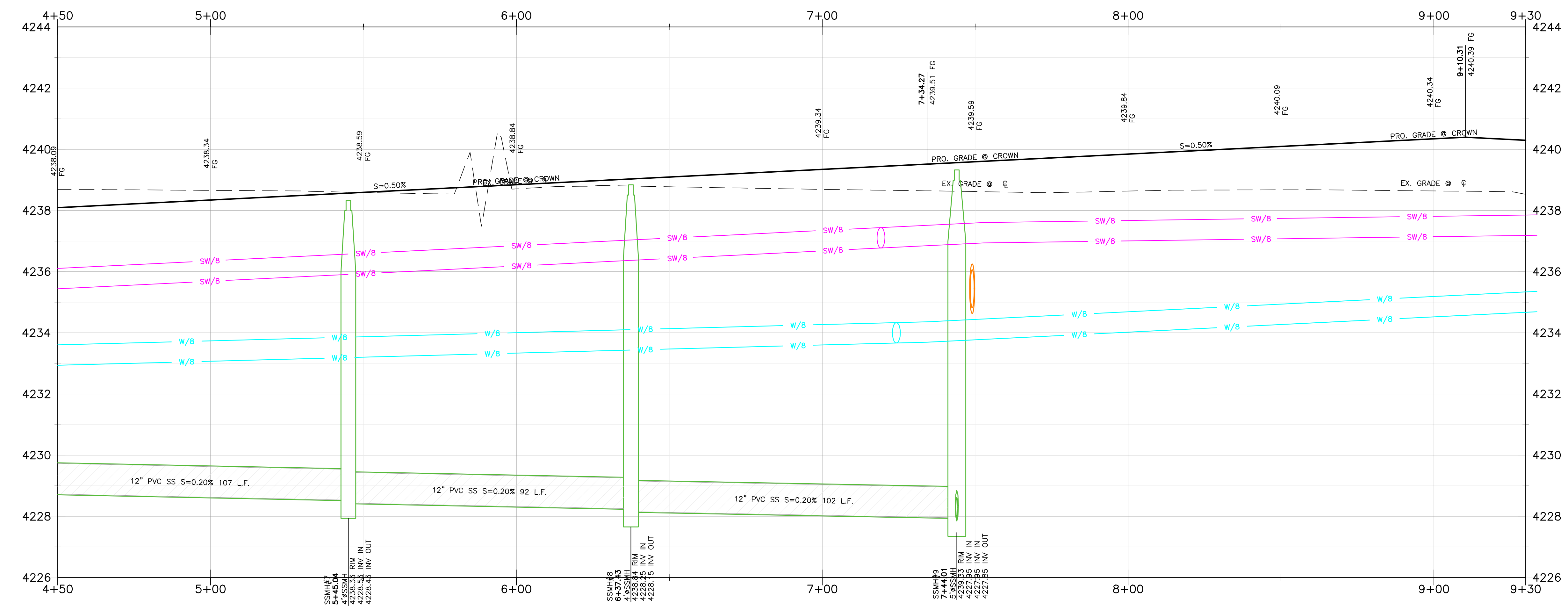
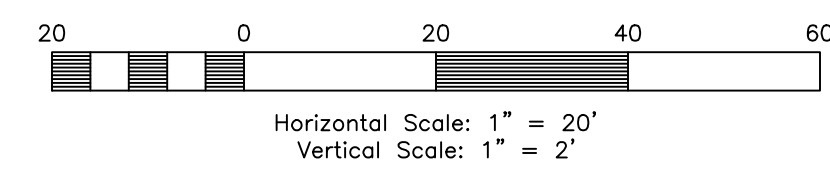
Project Info.

Engineer: JEREMY A. DRAPER, P.E.
 Drafter: C. KINGSLEY
 Begin Date: MARCH 2023
 Name: STAGECOACH ESTATES SUBDIVISION PHASE 1
 Number: 6298-14





1700 South Street 4+50.00 - 9+30.00



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 SS/8 - 8" PVC SDR-35 SEWER LINE
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 SD/30 - 30" RCP CLASS III STORM DRAIN
 SD/36 - 36" RCP CLASS III STORM DRAIN
- SECONDARY WATER**
 SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE
 SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C5	36°14'30"	233.00'	147.38'	76.25'	N71°41'57"E	144.94'
C6	25°46'25"	267.00'	120.11'	61.09'	S66°27'54"W	119.10'
C7	78°38'42"	20.00'	27.45'	16.38'	N40°01'46"E	25.35'
C28	105°50'30"	20.00'	36.95'	26.46'	N52°12'50"W	31.91'
C29	21°17'13"	227.00'	84.34'	42.66'	S64°13'18"W	83.85'
C30	36°29'02"	273.00'	173.84'	89.98'	N71°49'13"E	170.92'
C41	90°02'24"	20.00'	31.43'	20.01'	S45°43'37"W	28.29'
C44	89°57'36"	20.00'	31.40'	19.99'	S44°16'23"E	28.27'

Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C48	37°17'17"	253.00'	164.65'	85.36'	N72°13'20"E	161.76'
C49	37°10'08"	247.00'	160.23'	83.05'	N72°09'45"E	157.44'

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REVISIONS

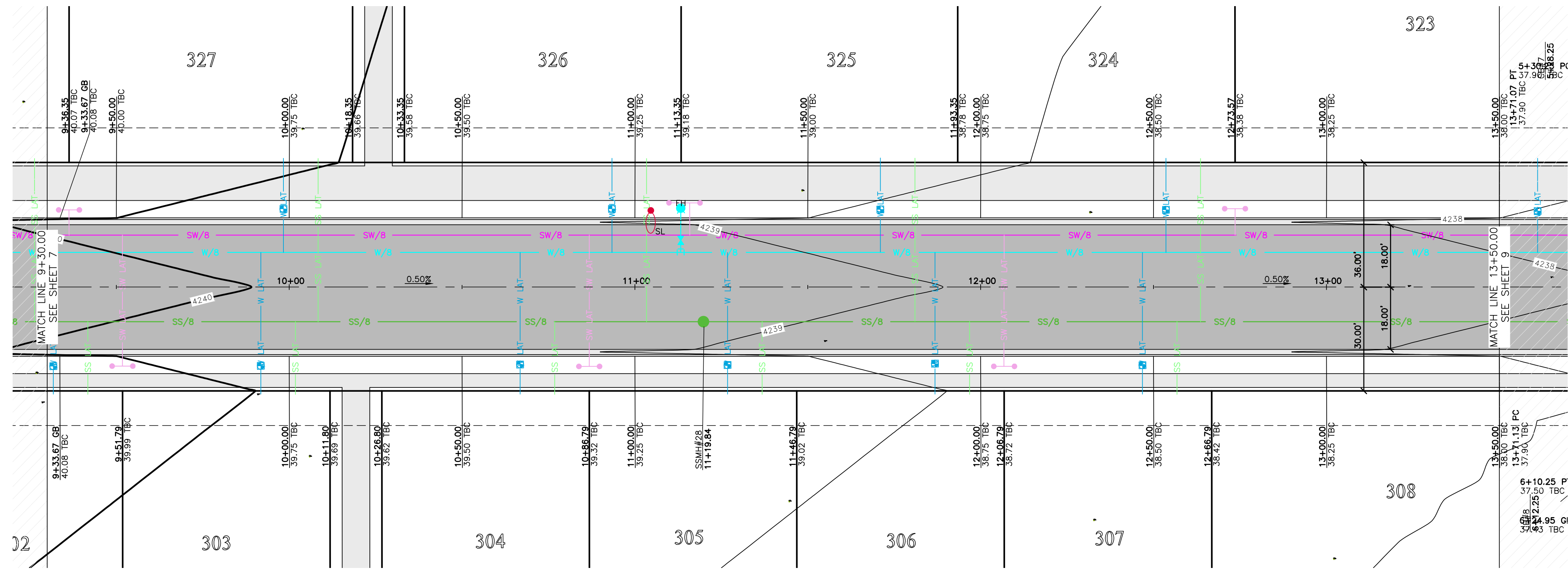
DATE	DESCRIPTION
04-17-23	CK Updated Layout
05-26-23	CK TBM/WD Comments
06-02-23	CK Water Comments
08-11-23	CK Review Comments

Stagecoach Estates Subdivision
 WEBER COUNTY, UTAH
1700 South Street 4+50.00 - 9+30.00

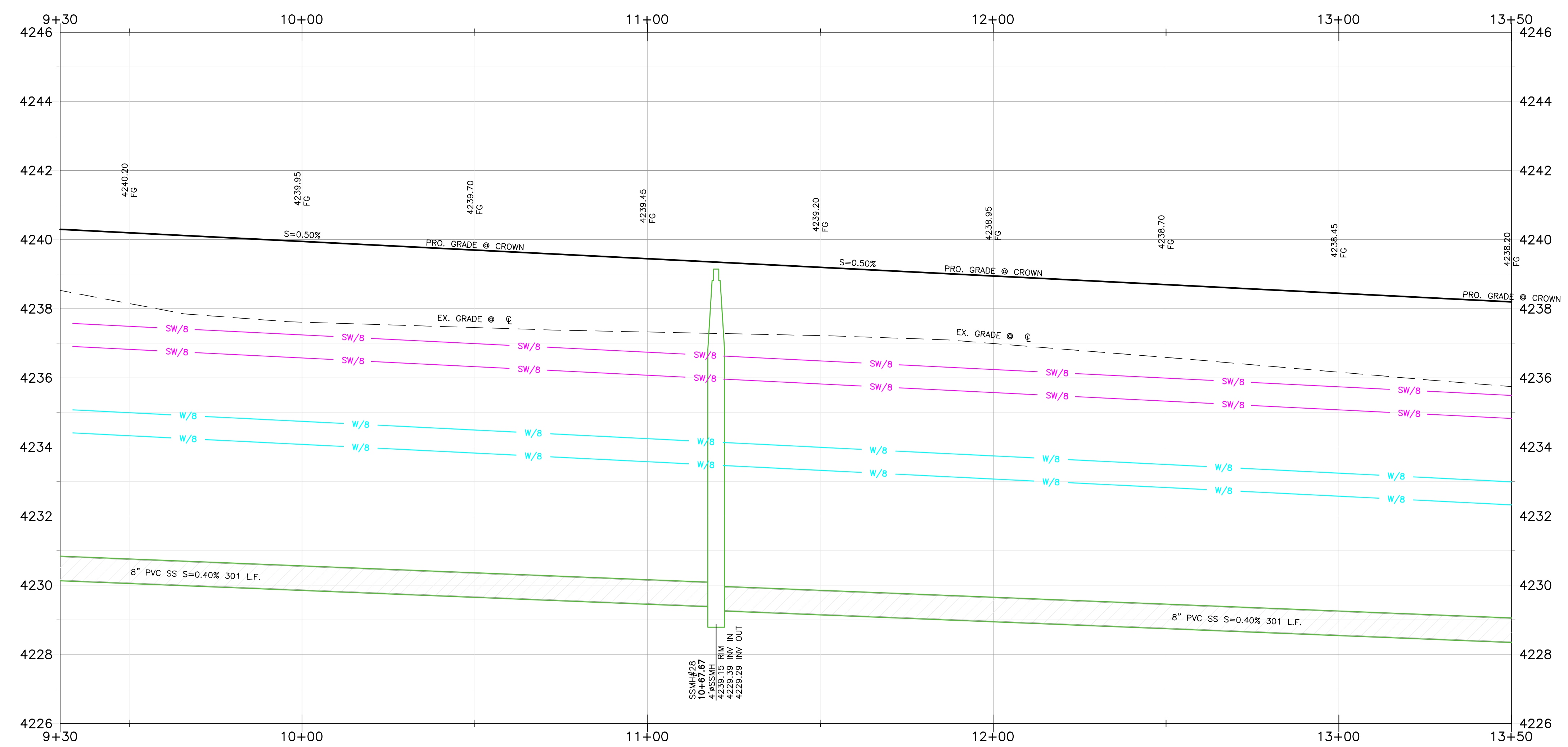
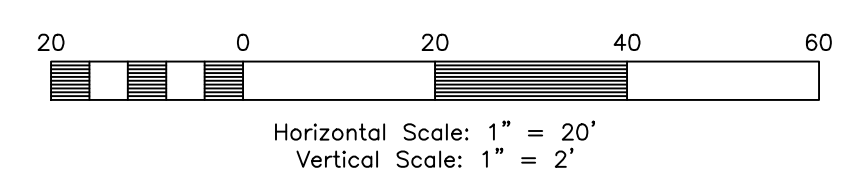


Project Info.
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 Drafter: C. KINGSLEY
 Begin Date: MARCH 2023
 Name: STAGECOACH ESTATES SUBDIVISION
 PHASE 1
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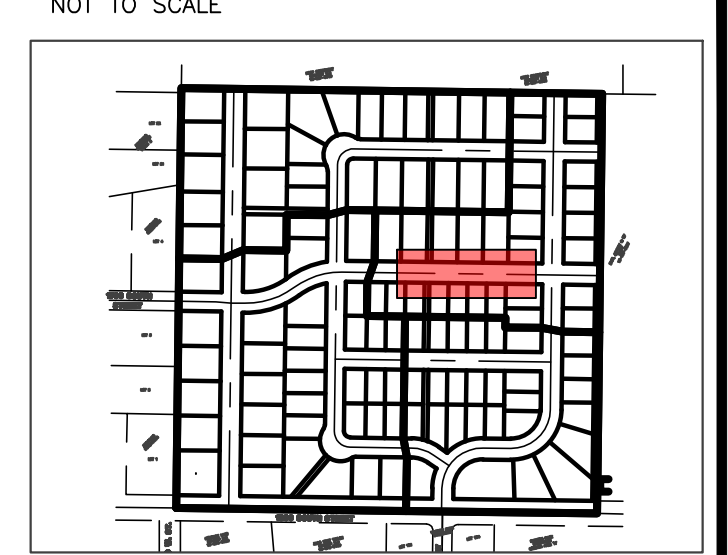




1700 South Street 9+30.00 - 13+50.00



Key Map



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 SS/4 - 4" PVC SDR-35 SERVICE LATERAL
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SECONDARY WATER
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Stagecoach Estates Subdivision
 WEBER COUNTY, UTAH
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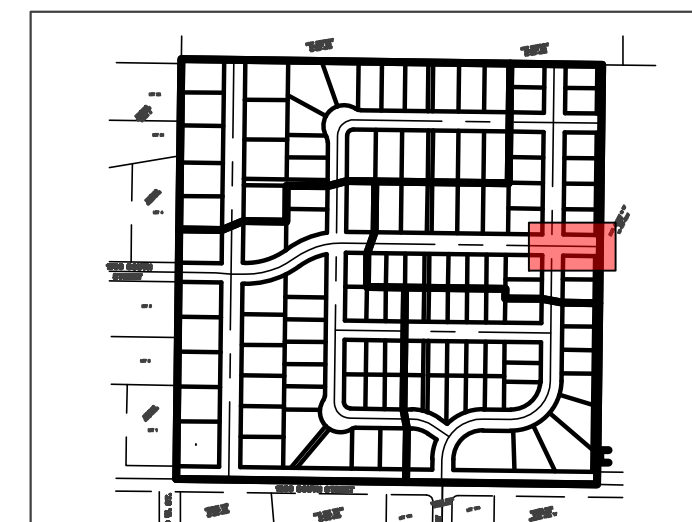
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Key Map

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STORM DRAIN

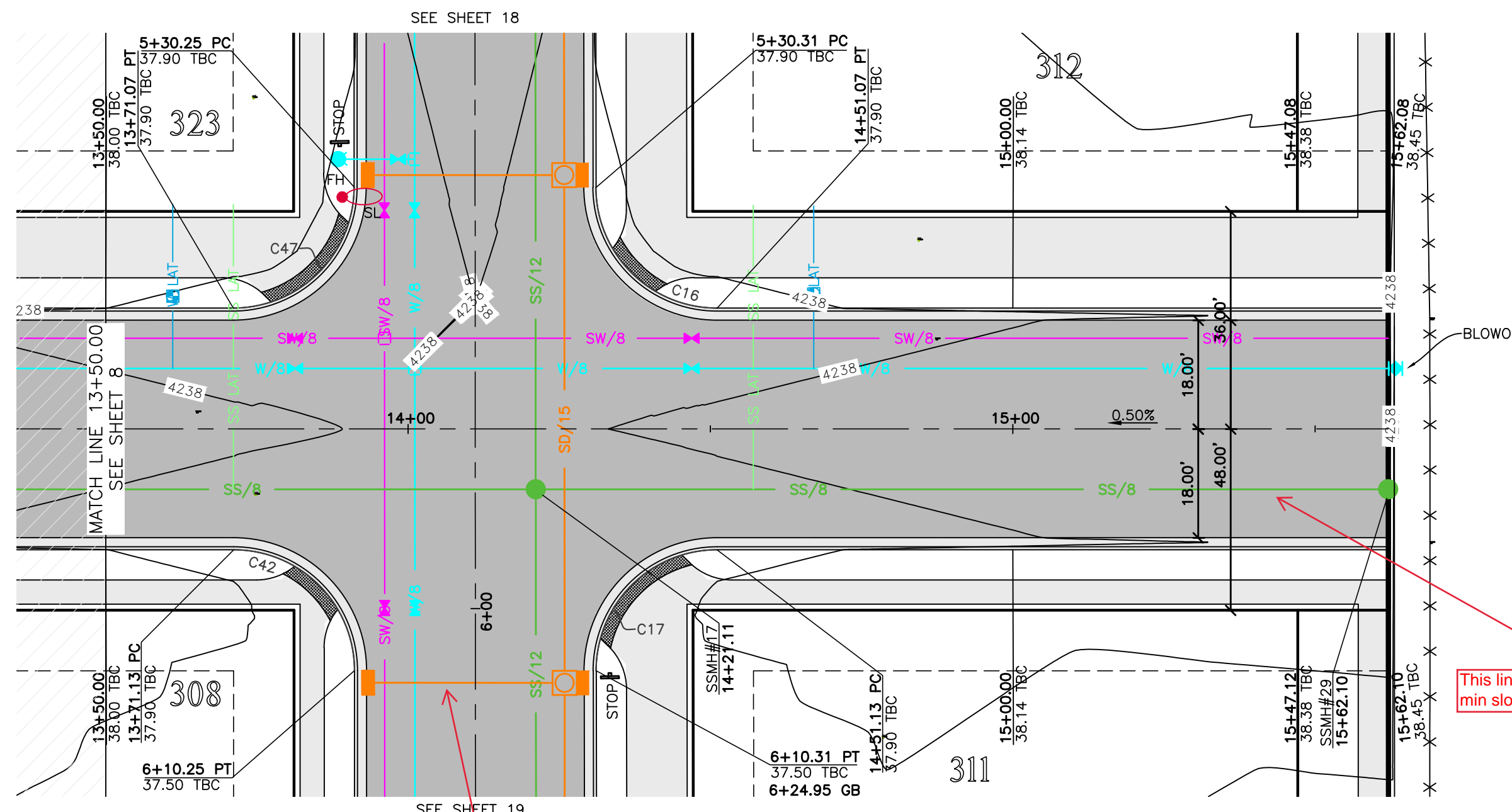
SD/12 - 12" RCP CLASS III STORM DRAIN
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SECONDARY WATER

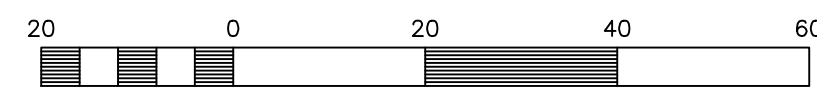
SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE
 SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS



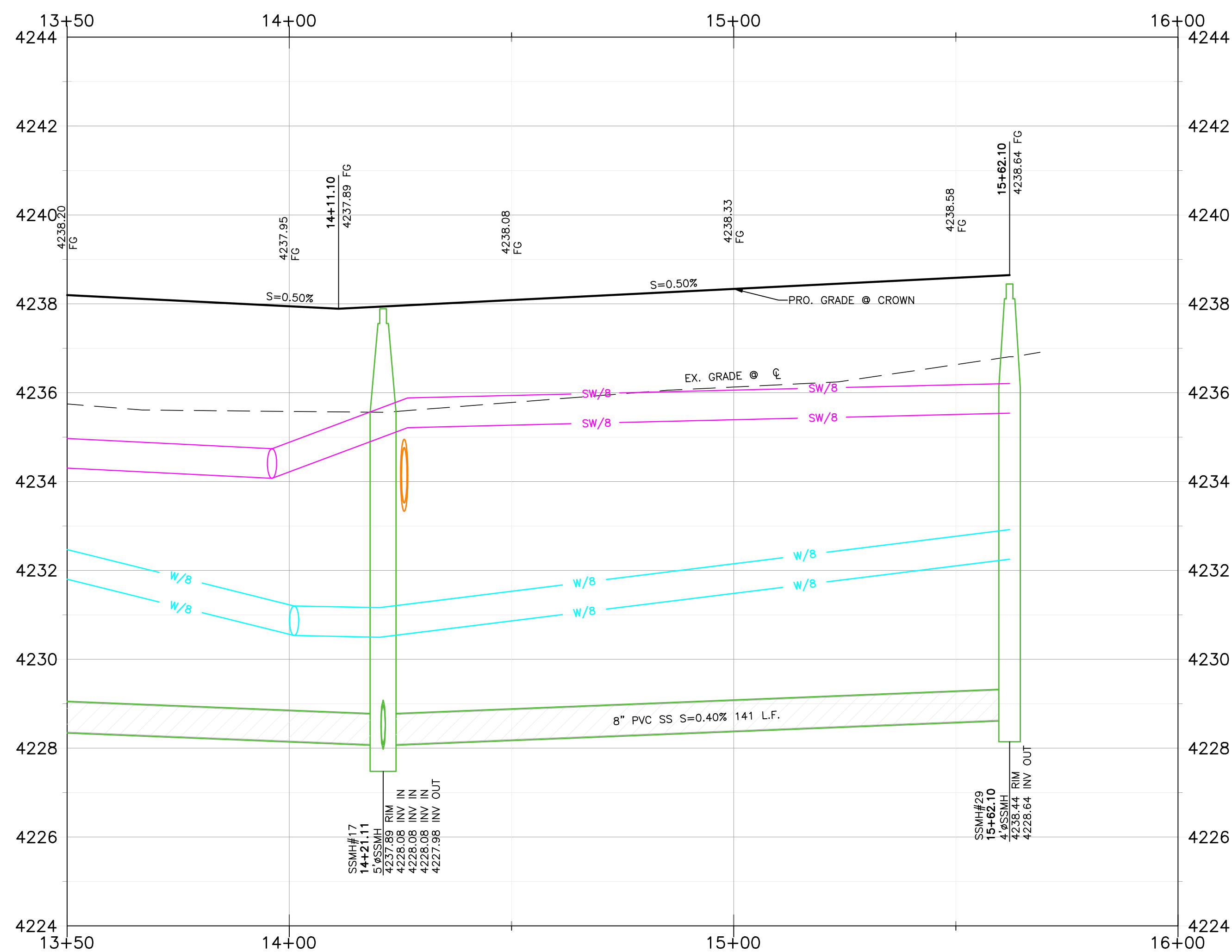
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1700 South Street 13+50.00 - 16+00.00



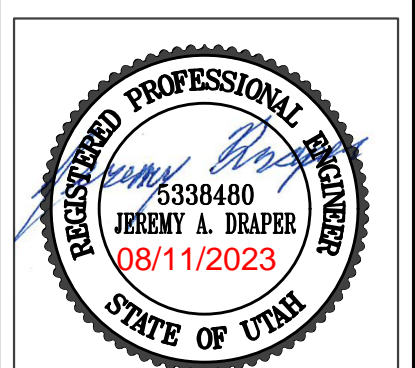
Horizontal Scale: 1" = 20'
 Vertical Scale: 1" = 2'



TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C16	89°57'36"	20.00'	31.40'	19.99'	S44°16'23"E	28.27'
C17	90°02'24"	20.00'	31.43'	20.01'	S45°43'37"W	28.29'
C42	89°57'36"	20.00'	31.40'	19.99'	N44°16'23"W	28.27'
C47	90°02'24"	20.00'	31.43'	20.01'	N45°43'37"E	28.29'

Stagecoach Estates Subdivision
 WEBER COUNTY, UTAH

1700 South Street 13+50.00 - 16+00.00

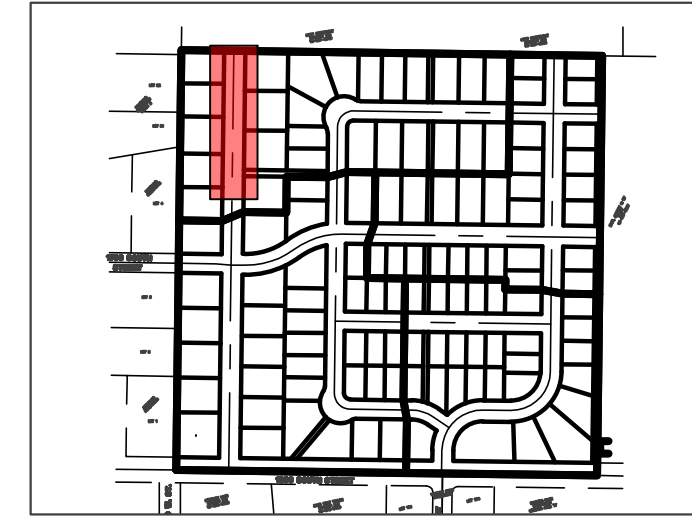


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Stagecoach Estates Subdivision
 WEBER COUNTY, UTAH
Street A 0+00.00 - 4+50.00

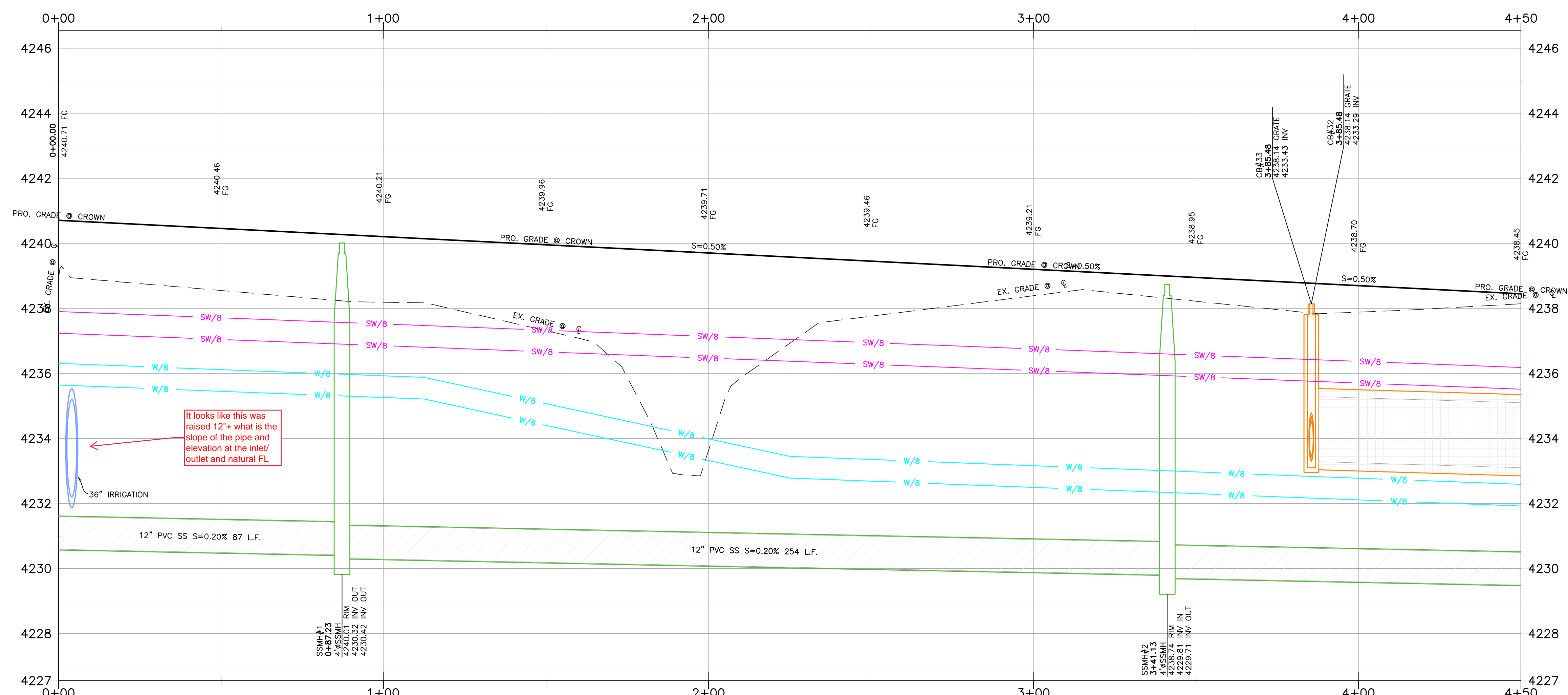
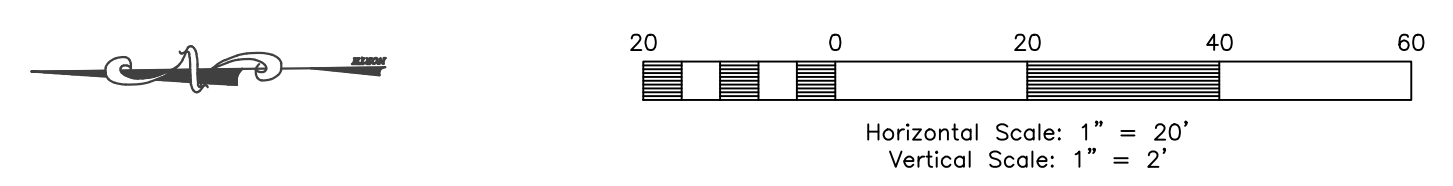


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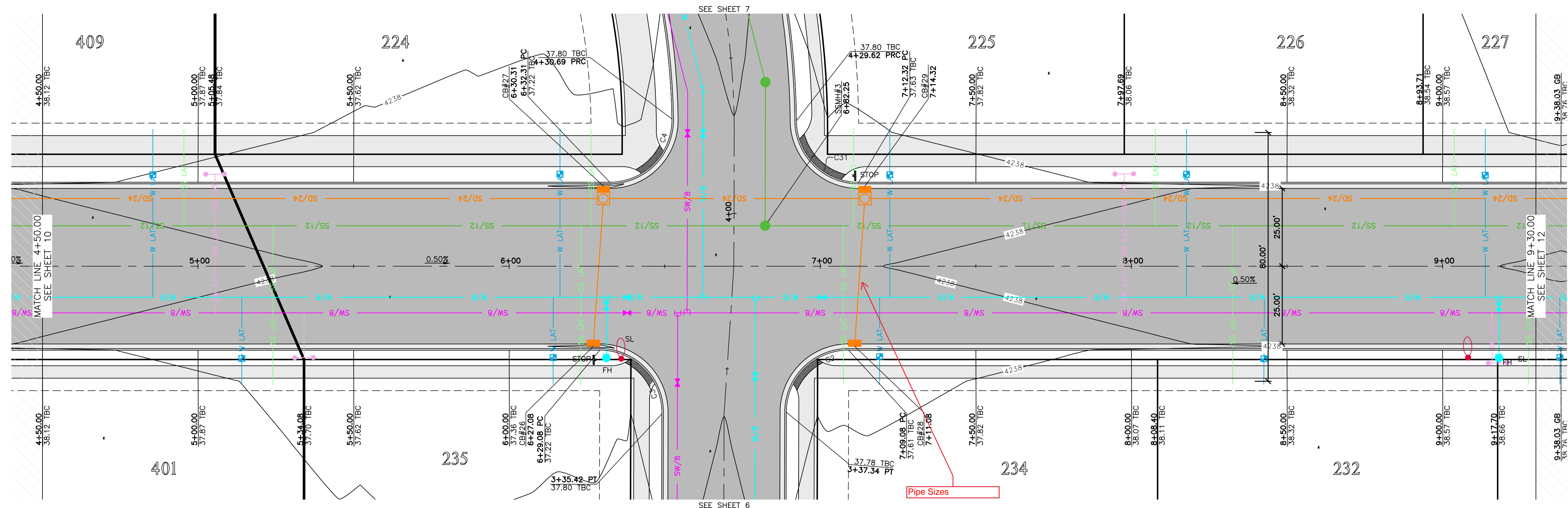


Will this be installed as a permanent turnaround? Show a cross section with the sidewalk and C&G

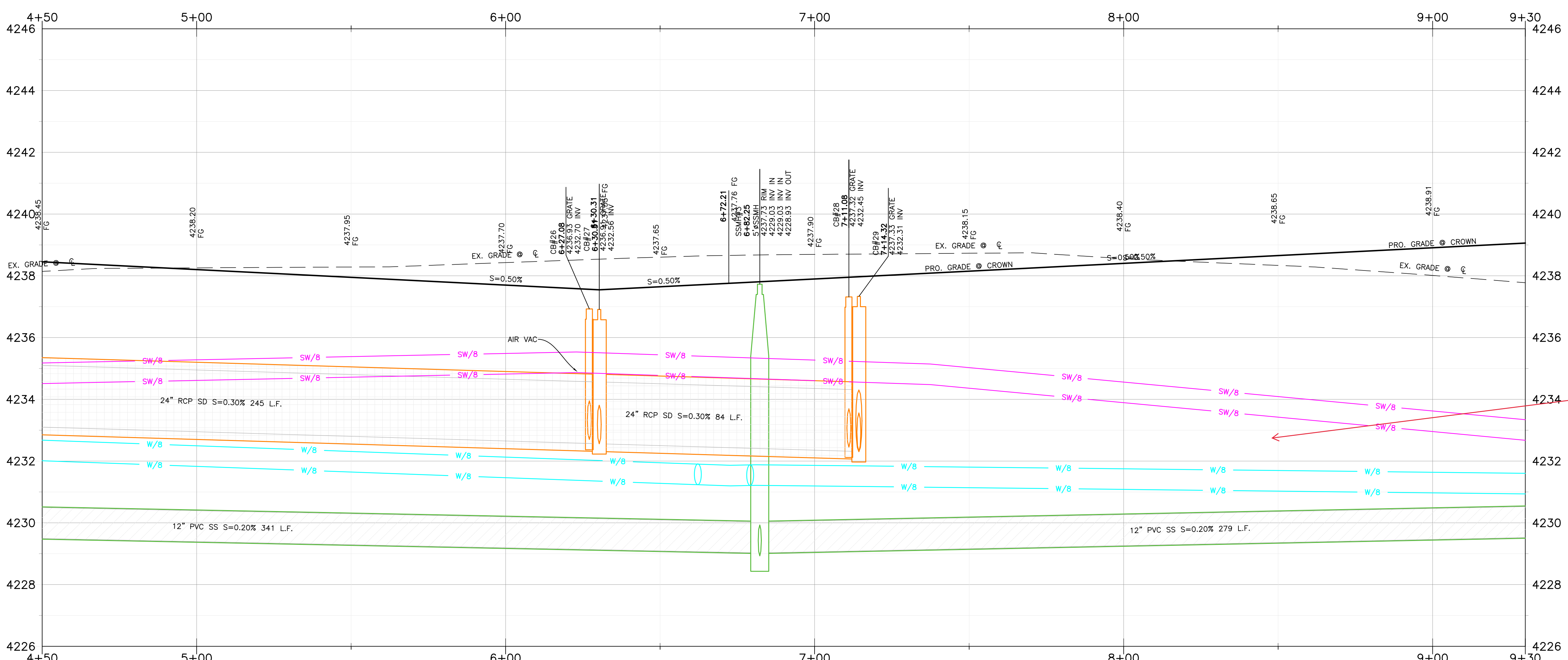
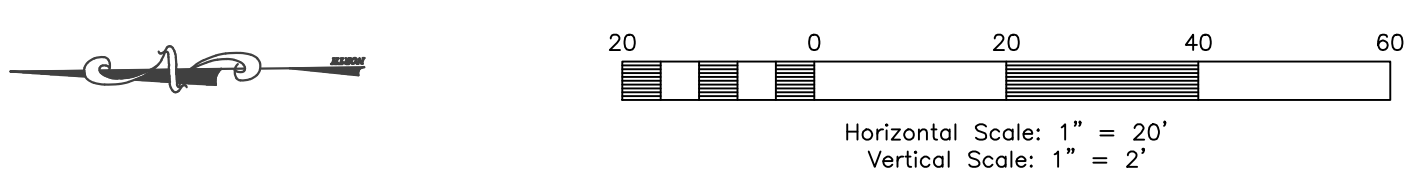
Street A 0+00.00 - 4+50.00



It looks like this was raised 12" what is the slope of the pipe and elevation at the inlet/outlet and natural FL

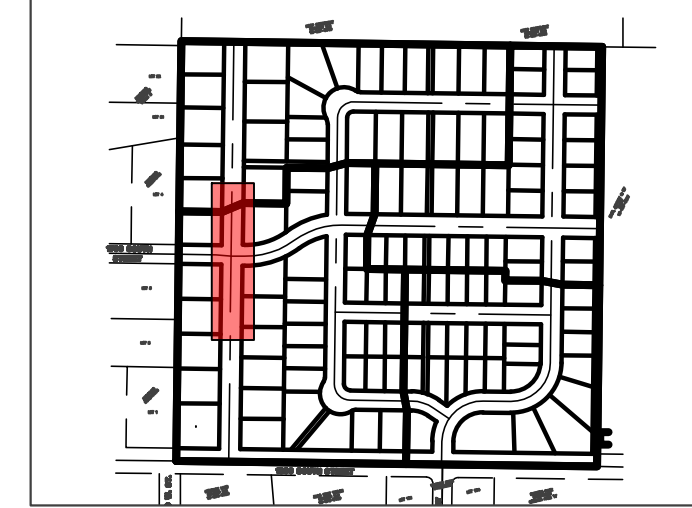


Street A 4+50.00 - 9+30.00



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C2	89°50'20"	20.00'	31.36'	19.94'	N44°12'45"W	28.24'
C3	90°09'40"	20.00'	31.47'	20.06'	N45°47'15"E	28.32'
C4	90°53'13"	20.00'	31.73'	20.31'	S44°44'11"E	28.50'
C31	89°21'19"	20.00'	31.19'	19.78'	S45°23'05"W	28.12'

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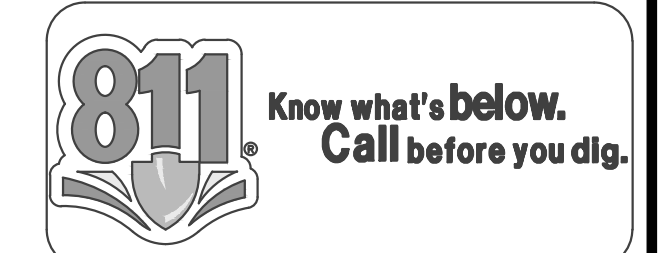
WEBER COUNTY, UTAH

Street A 4+50.00 - 9+30.00



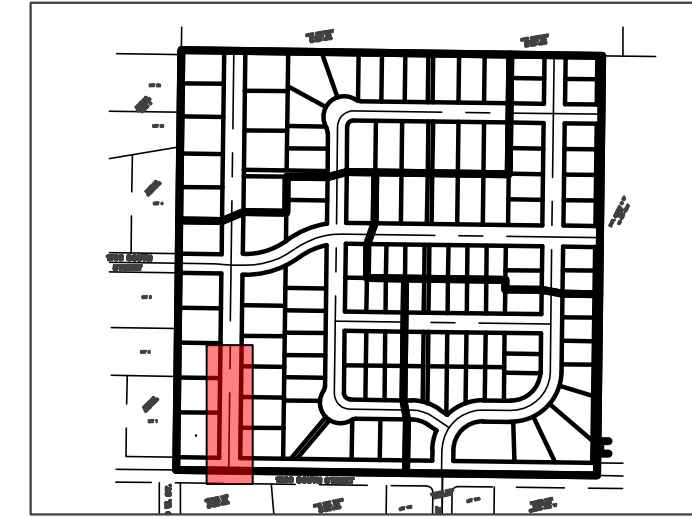
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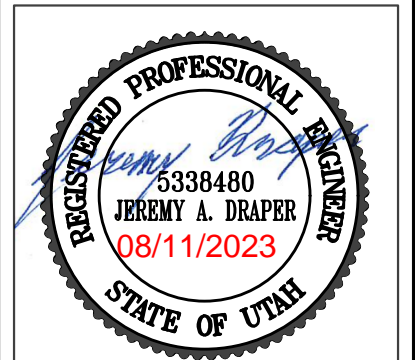
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
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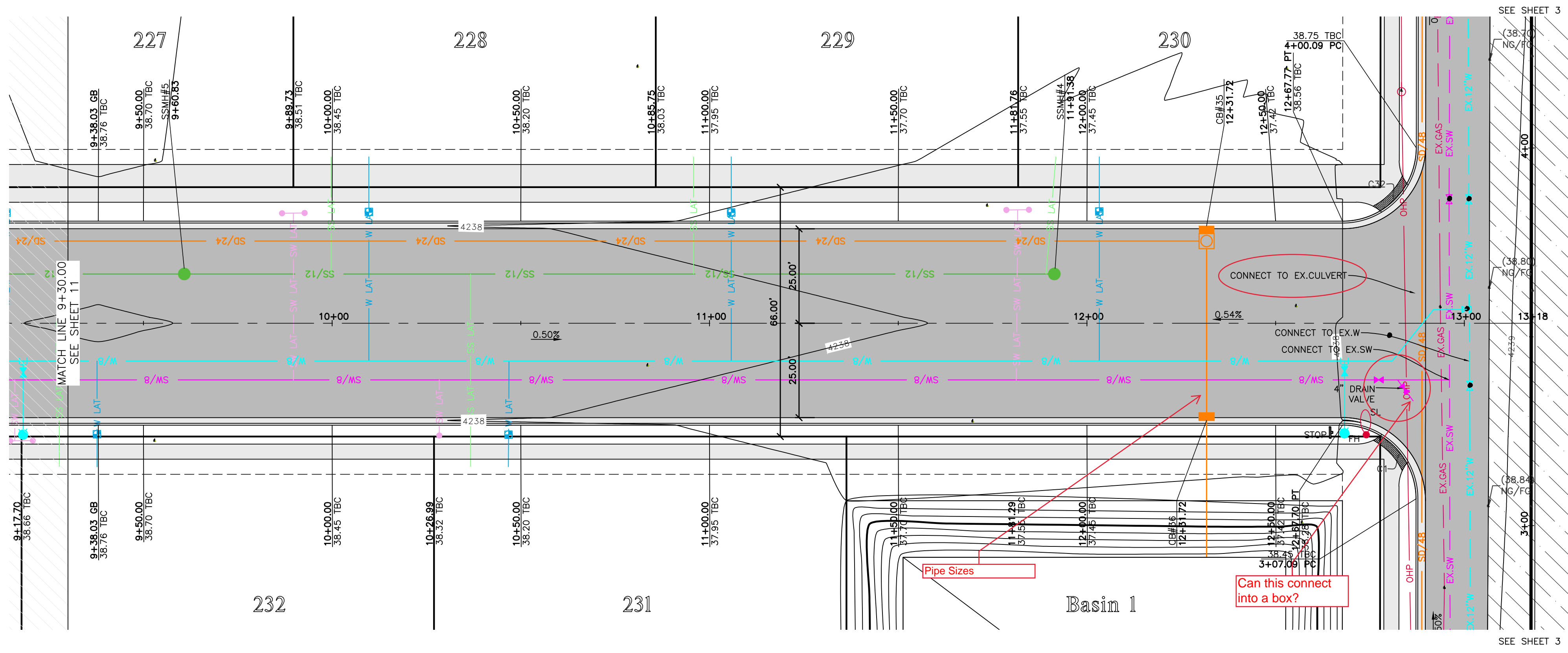
Stagecoach Estates Subdivision
 WEBER COUNTY, UTAH

Street A 9+30.00 - 13+17.74

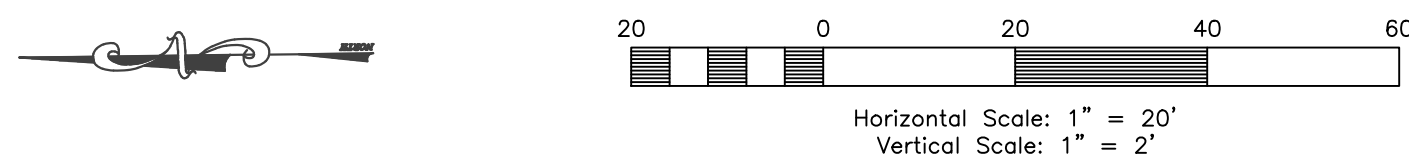


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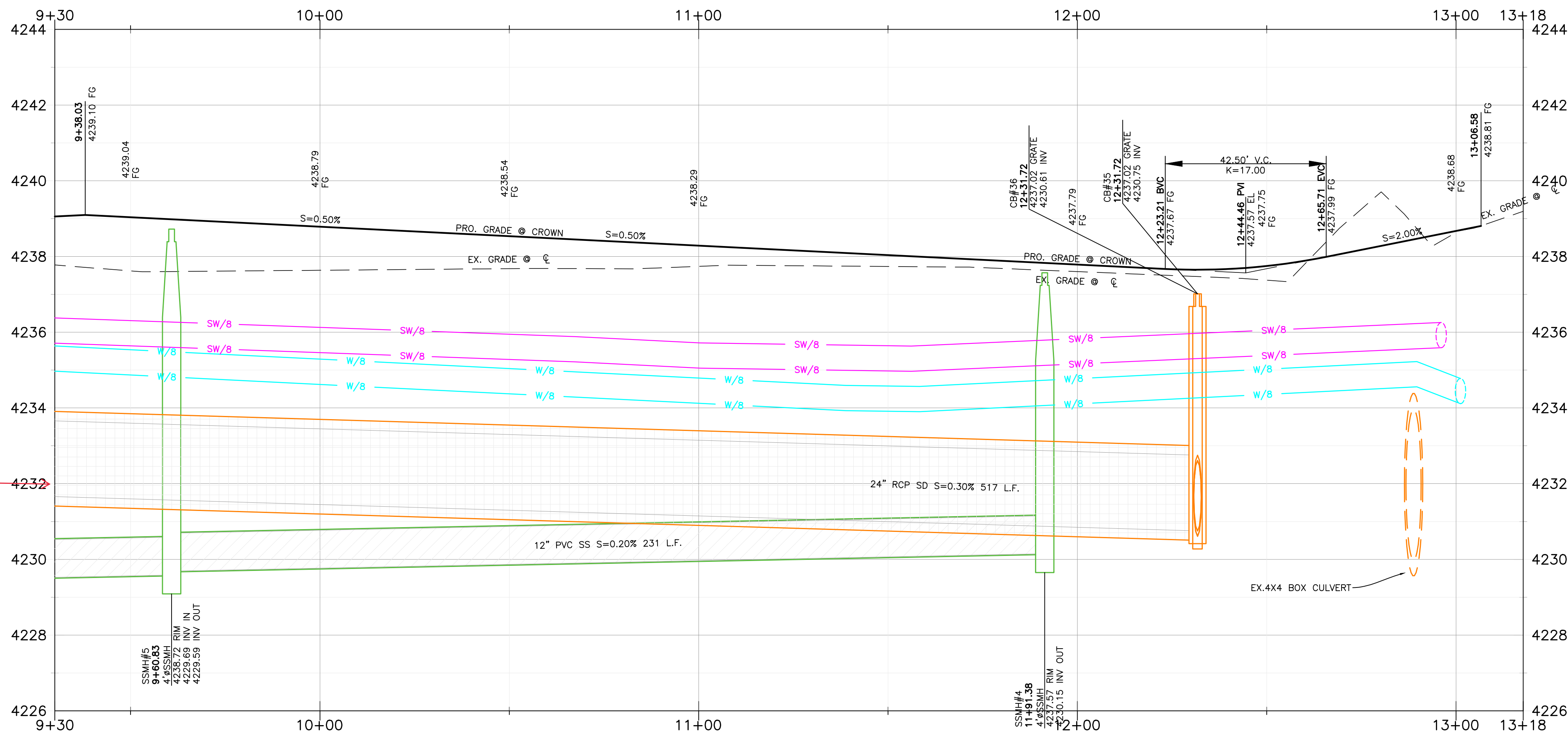


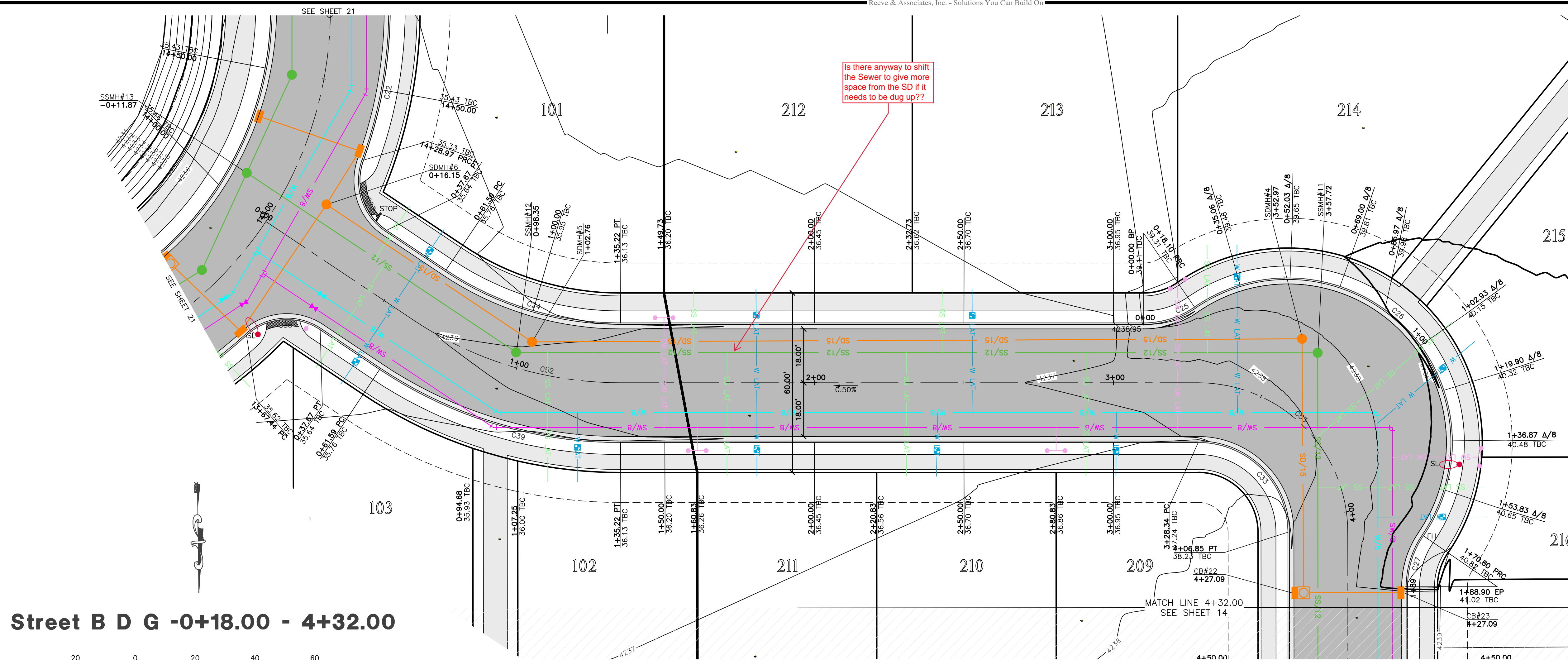
Street A 9+30.00 - 13+17.74



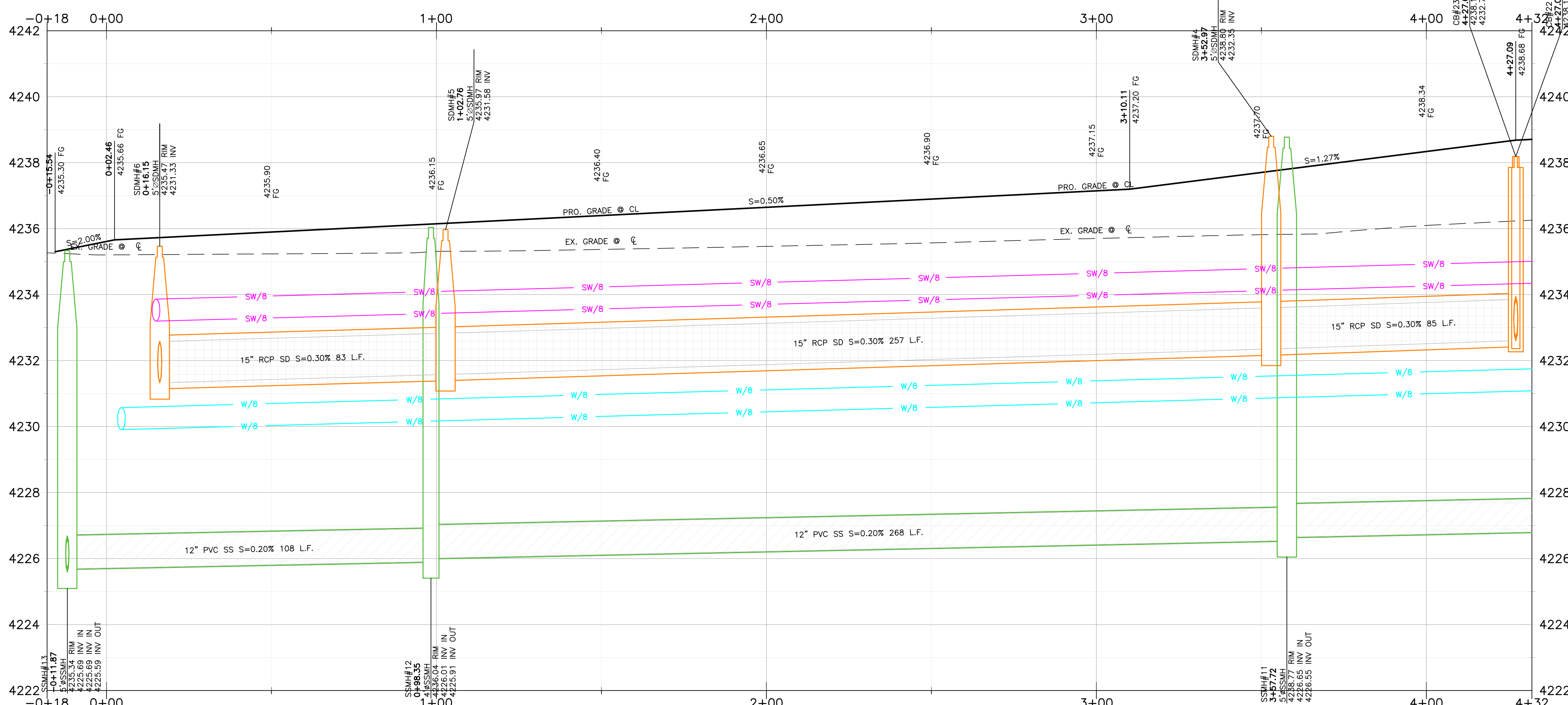
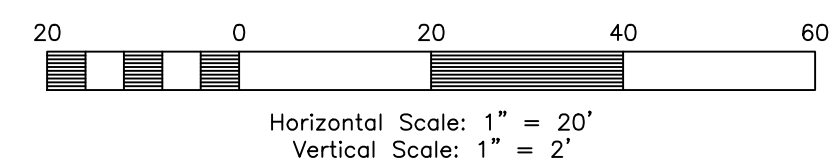
TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	90°02'24"	19.50'	30.64'	19.51'	N45°43'37"E	27.59'
C32	89°57'36"	19.50'	30.62'	19.49'	S44°16'23"E	27.57'



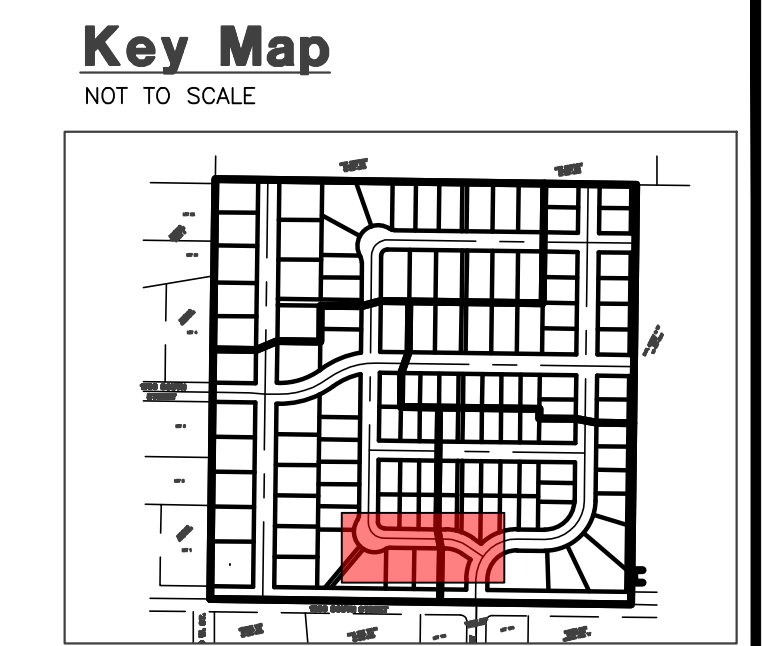


Street B D G -0+18.00 - 4+32.00



TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C19	90°03'29"	108.00'	169.76'	108.11'	S45°43'05"W	152.81'
C22	20°01'58"	148.00'	51.75'	26.14'	S10°42'19"W	51.48'
C23	76°13'33"	20.00'	26.61'	15.69'	N17°23'28"W	24.69'
C24	33°44'56"	105.00'	61.85'	31.85'	N72°22'43"W	60.96'
C25	34°33'37"	30.00'	18.10'	9.33'	S73°28'01"W	17.82'
C26	159°04'50"	55.00'	152.71'	297.92'	S44°16'23"E	108.17'
C27	34°33'37"	30.00'	18.10'	9.33'	N17°59'14"E	17.82'
C33	89°57'36"	30.00'	47.10'	29.98'	S44°16'23"E	42.41'
C38	76°48'37"	19.87'	26.64'	15.75'	N86°22'59"E	24.69'
C39	33°44'56"	145.00'	85.41'	43.98'	N72°22'43"W	84.18'

Centerline Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C52	33°44'56"	125.00'	73.63'	37.92'	N72°22'43"W	72.57'
C53	89°57'36"	50.00'	78.50'	49.97'	N44°16'23"W	70.69'



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CULINARY WATER
NOTE: 4' MIN. COVER REQUIRED OVER CW LINES
W/8 - 8" DR18 C900 PVC WATER LINE
W - 1" CTS SDR9 HDPE SERVICE LATERAL

SANITARY SEWER
SS/4 - 4" PVC SDR-35 SERVICE LATERAL
SS/8 - 8" PVC SDR-35 SEWER LINE

STORM DRAIN
SD/12 - 12" RCP CLASS III 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
SD/30 - 30" RCP CLASS III STORM DRAIN
SD/36 - 36" RCP CLASS III STORM DRAIN

SECONDARY WATER
SW/8 - 8" PVC C-90 DR-14 SECONDARY WATER LINE
SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
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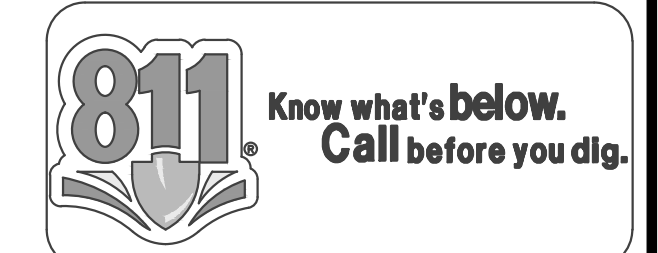
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05-26-23	CK TWWJD Comments
06-02-23	CK Water Comments
08-11-23	CK Review Comments

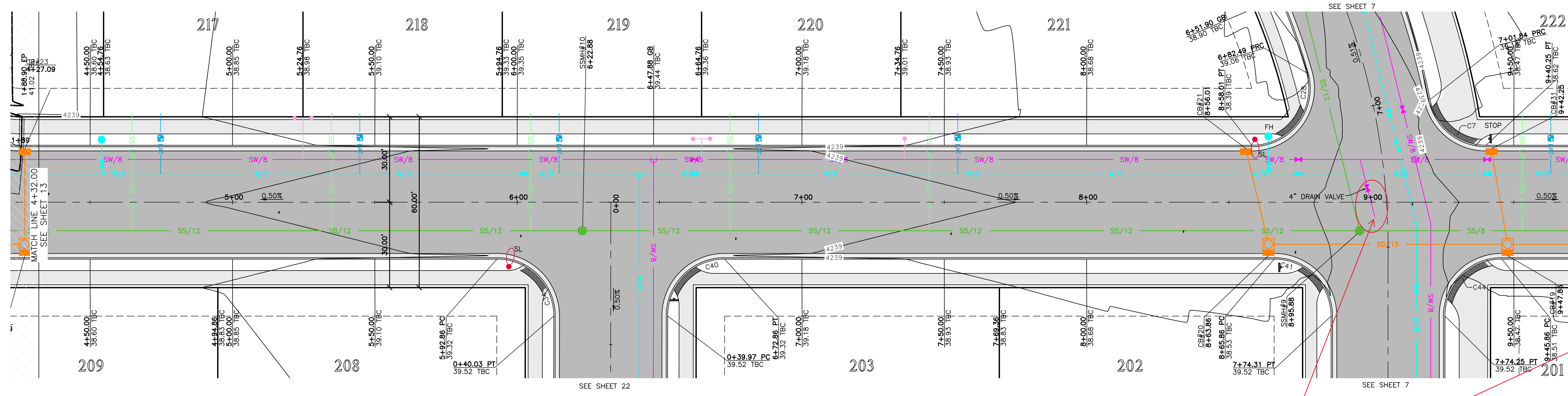
Stagecoach Estates Subdivision
WEBER COUNTY, UTAH

Street B D G -0+18.00 - 4+32.00

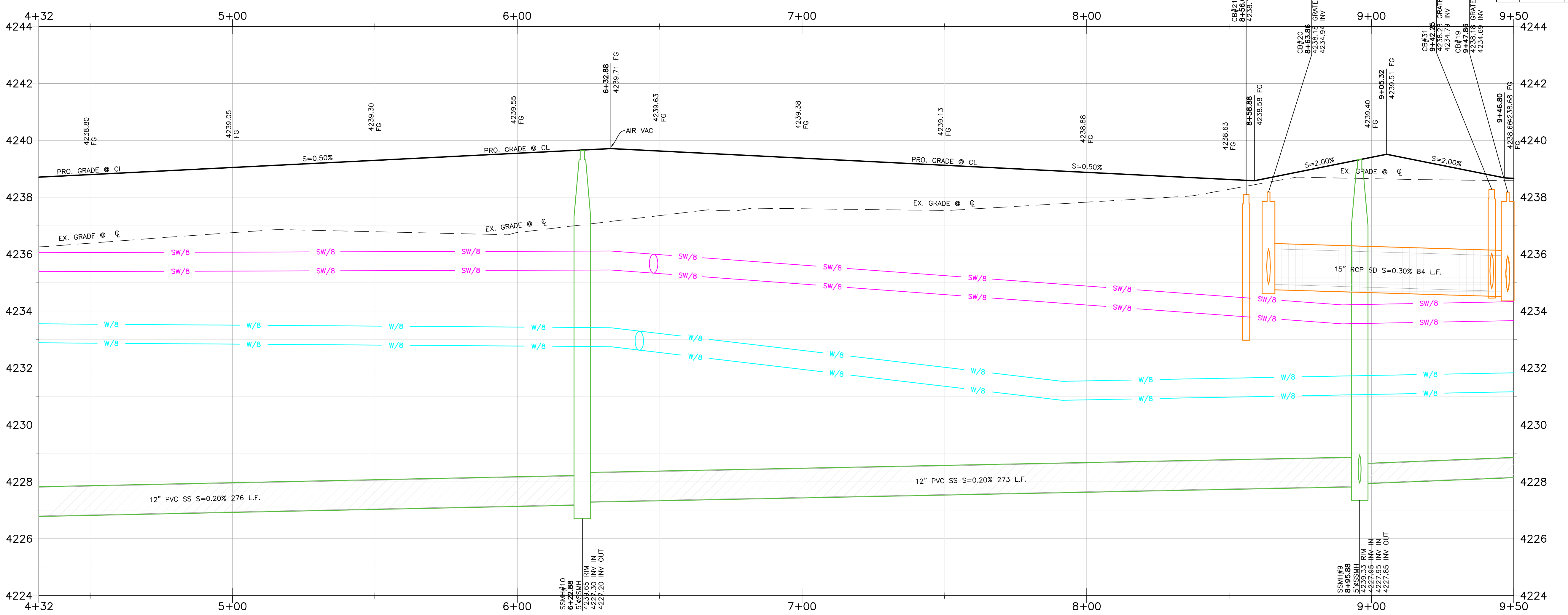
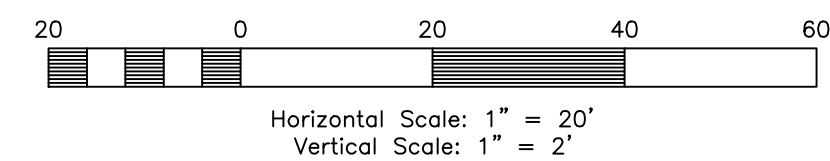


Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafted: C. KINGSLEY
Begin Date: MARCH 2023
Name: STAGECOACH ESTATES SUBDIVISION
PHASE 1
Number: 6298-14

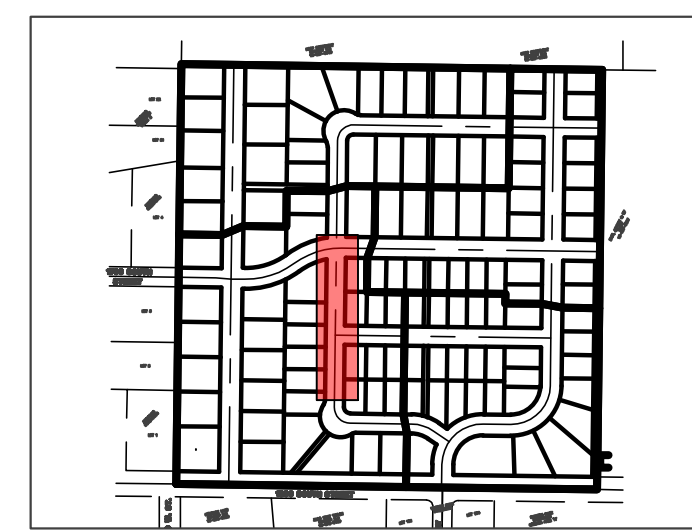




Street B D G 4+32.00 - 9+50.00



Key Map
NOT TO SCALE



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NOTE: 4" MIN. COVER REQUIRED OVER CW LINES
W/8 - 8" DR18 C900 PVC WATER LINE
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SS/4 - 4" PVC SDR-35 SERVICE LATERAL
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SD/12 - 12" RCP CLASS III STORM DRAIN
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SD/30 - 30" RCP CLASS III STORM DRAIN
SD/36 - 36" RCP CLASS III STORM DRAIN

SECONDARY WATER
SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE
SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C7	78°38'42"	20.00'	27.45'	16.38'	N40°01'46"E	25.35'
C28	105°50'30"	20.00'	36.95'	26.46'	N52°12'50"W	31.91'
C34	90°02'24"	20.00'	31.43'	20.01'	S45°43'37"W	28.29'
C40	89°57'36"	20.00'	31.40'	19.99'	S44°16'23"E	28.27'
C41	90°02'24"	20.00'	31.43'	20.01'	S45°43'37"W	28.29'
C44	89°57'36"	20.00'	31.40'	19.99'	S44°16'23"E	28.27'

Get this to the SD

Either take this off or make sure that everything is labeled as 15' min. Just so there are no complications when it comes to installation

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IRA

REVISIONS

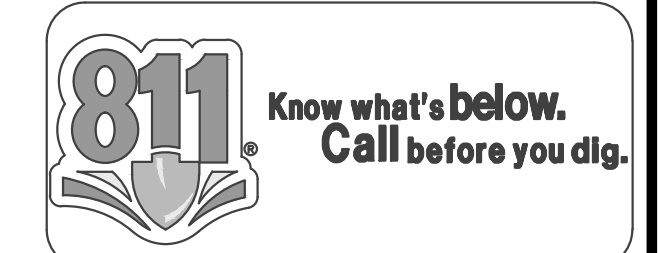
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05-26-23	CK TWWJD Comments
06-02-23	CK Water Comments
08-11-23	CK Review Comments

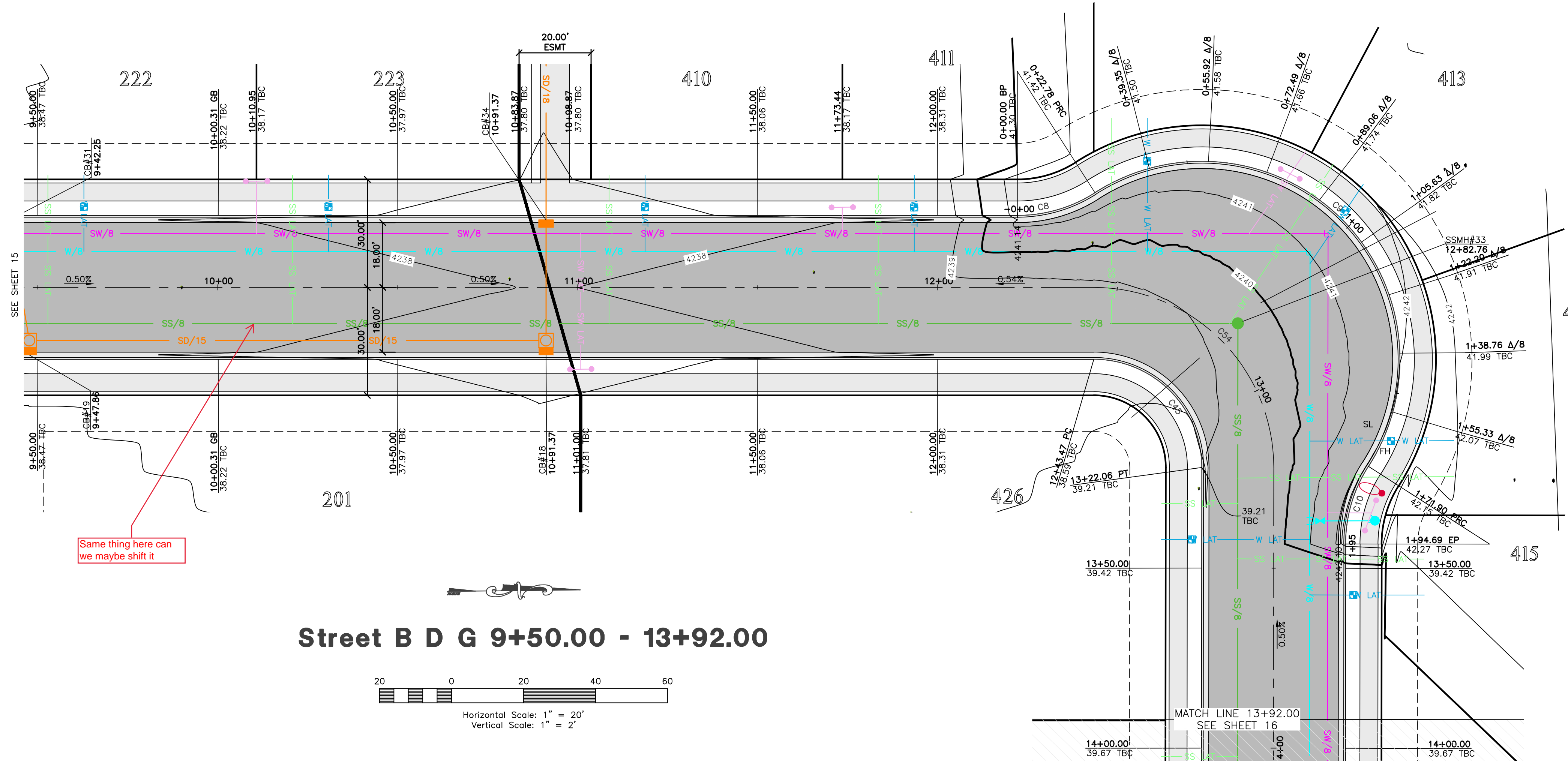
Stagecoach Estates Subdivision
WEBER COUNTY, UTAH

Street B D G 4+32.00 - 9+50.00



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
 Drafter: C. KINGSLEY
Begin Date: MARCH 2023
Name: STAGECOACH ESTATES SUBDIVISION
Phase: PHASE 1
Number: 6298-14

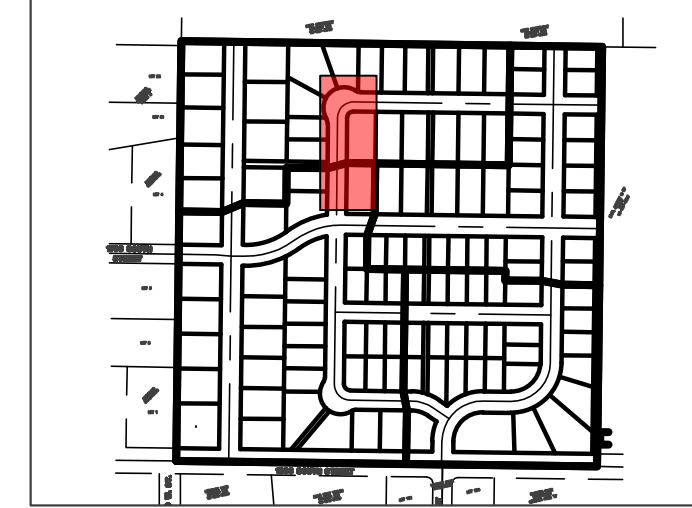




Same thing here can we maybe shift it

Key Map

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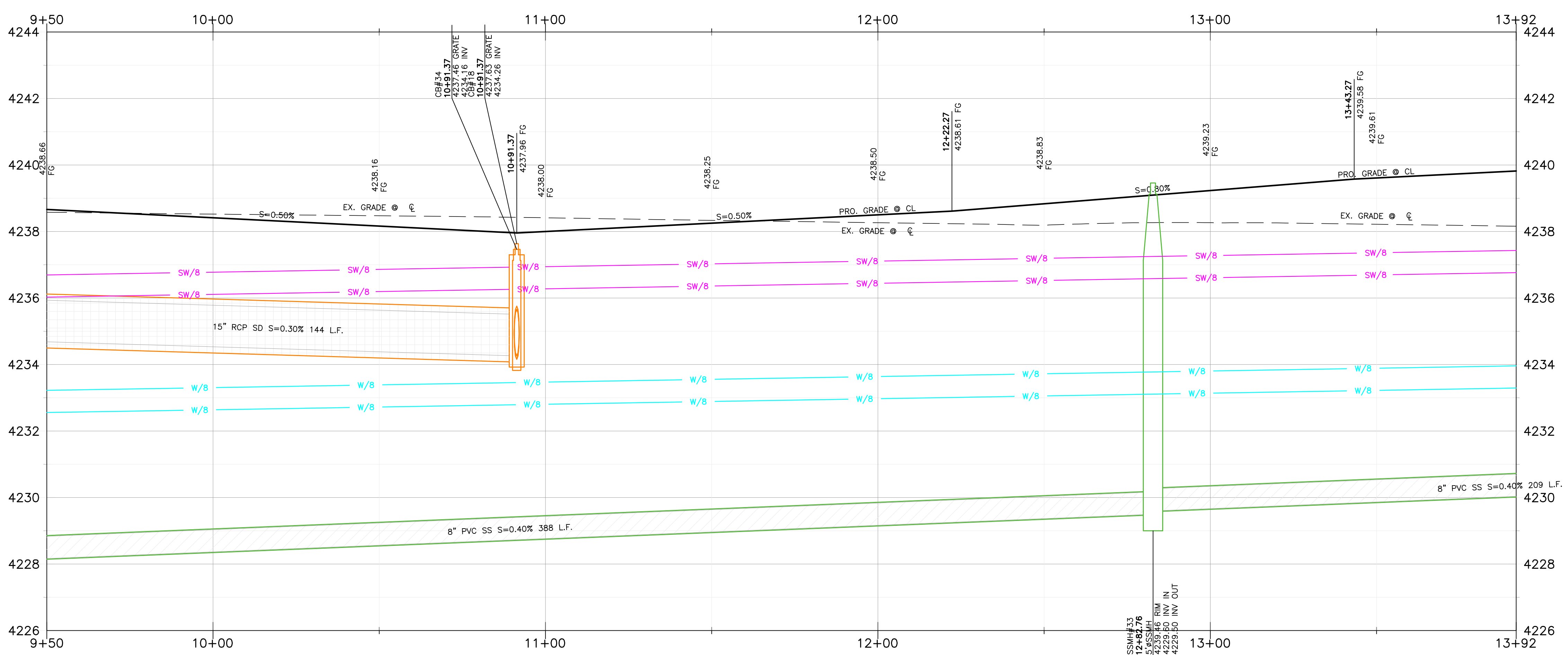
SANITARY SEWER
SS/4 - 4" PVC SDR-35 SERVICE LATERAL
SS/8 - 8" PVC SDR-35 SEWER LINE

STORM DRAIN
SD/12 - 12" RCP CLASS III STORM DRAIN
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SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

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TRAFFIC ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	04-17-23	CK Updated Layout
	05-26-23	CK TMMWD Comments
	06-02-23	CK Water Comments
	08-11-23	CK Review Comments



#	Delta	Radius	Length	Tangent	Chord	CH Length
C8	32°38'13"	40.00'	22.78'	11.71'	N15°36'41"W	22.48'
C9	155°20'24"	55.00'	149.12'	251.62'	S45°44'24"W	107.46'
C10	32°38'13"	40.00'	22.78'	11.71'	S72°54'30"E	22.48'
C45	90°03'58"	30.00'	47.16'	30.03'	S45°44'24"W	42.45'

#	Delta	Radius	Length	Tangent	Chord	CH Length
C54	90°03'58"	50.00'	78.60'	50.06'	N45°44'24"E	70.75'

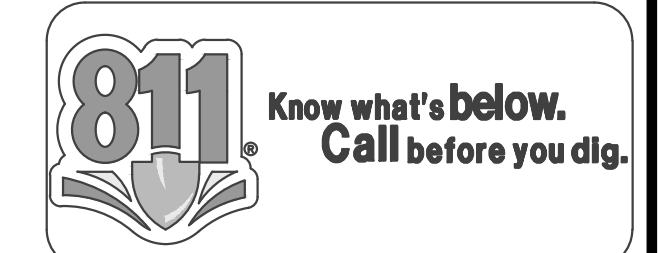
Reeve & Associates, Inc. - Solutions You Can Build On

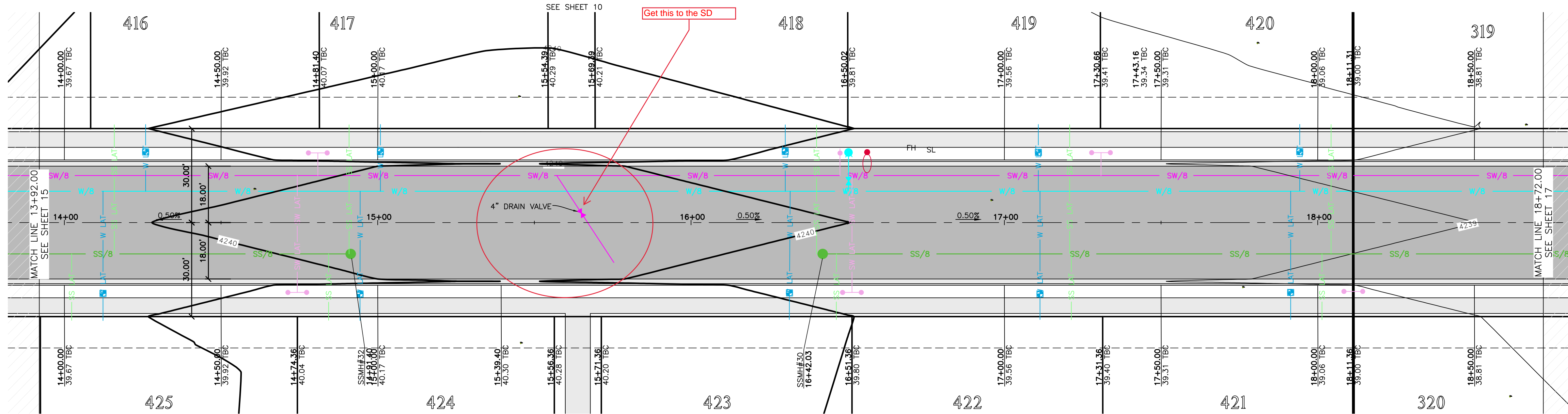
Stagecoach Estates Subdivision
WEBER COUNTY, UTAH

Street B D G 9+50.00 - 13+92.00

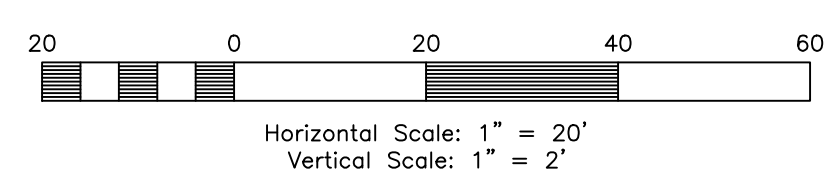


Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: C. KINGSLEY
Begin Date: MARCH 2023
Name: STAGECOACH ESTATES SUBDIVISION
PHASE 1
Number: 6298-14

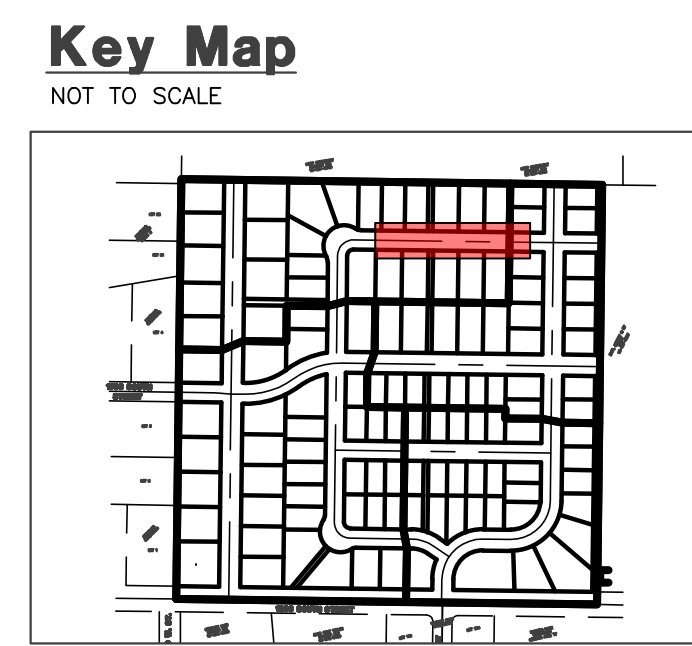
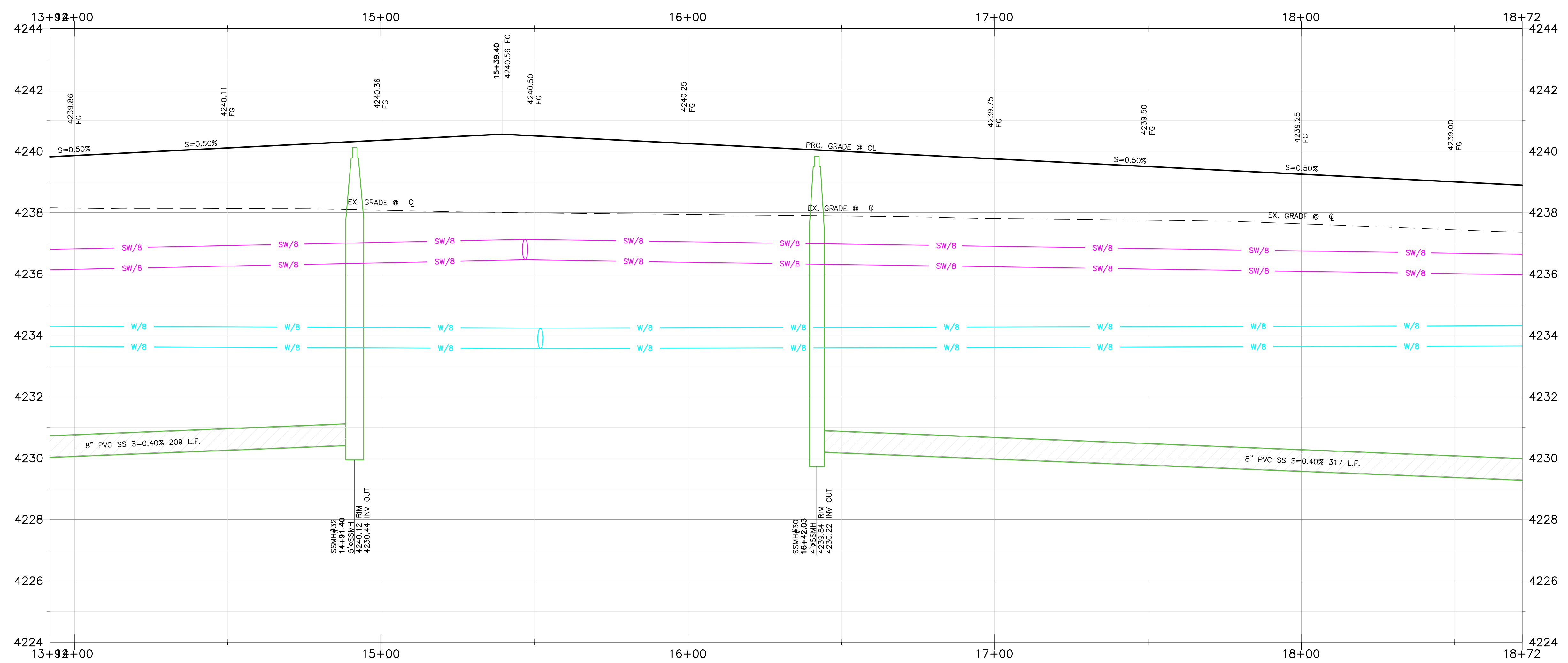




Street B D G 13+92.00 - 18+72.00



#	Delta	Radius	Length	Tangent	Chord	CH Length



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 SD/24 - 24" RCP CLASS III STORM DRAIN
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SECONDARY WATER
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 SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

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

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DATE	DESCRIPTION
04-17-23	CK Updated Layout
05-26-23	CK TWWJD Comments
06-02-23	CK Water Comments
08-11-23	CK Review Comments

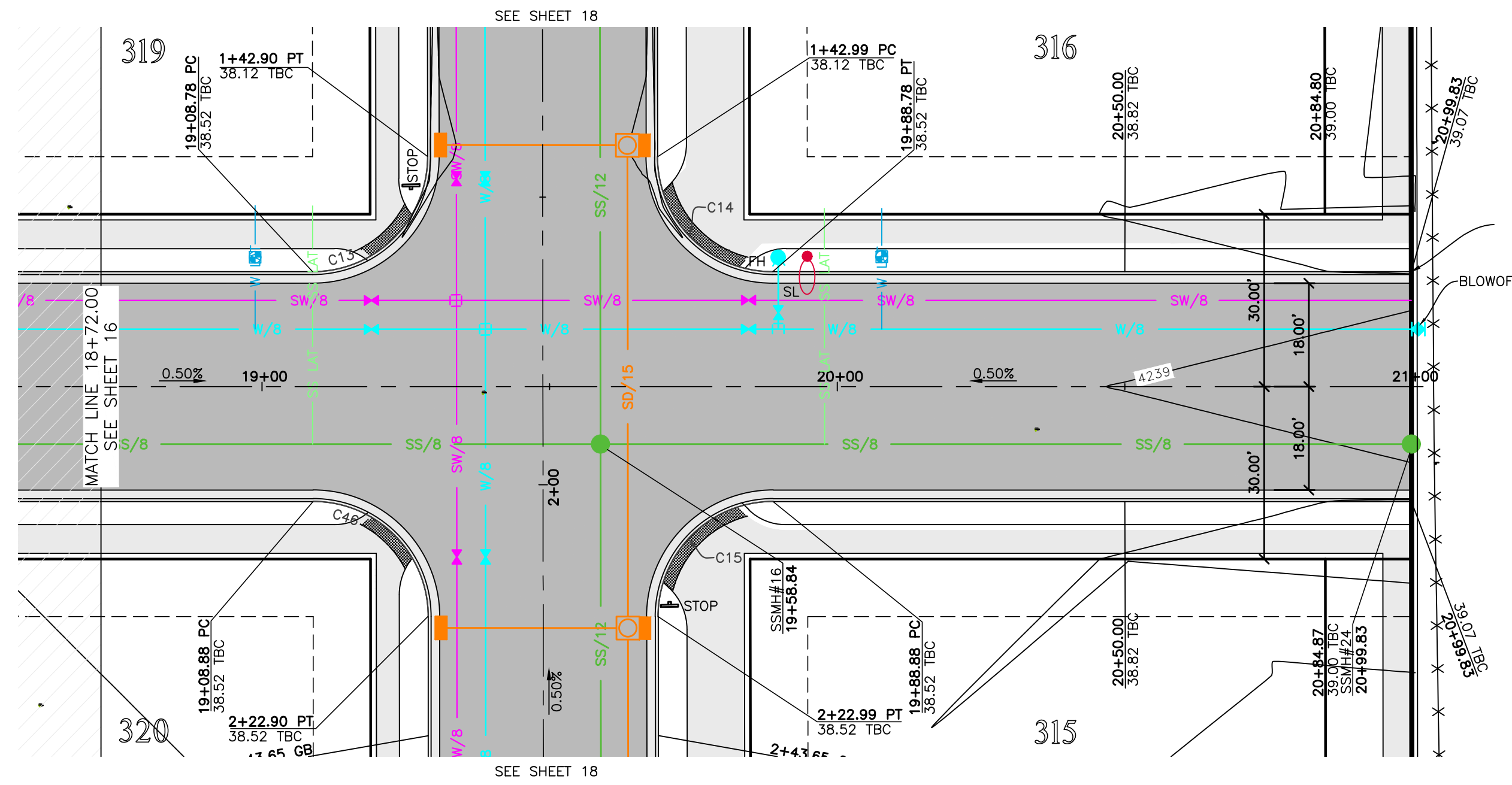
Stagecoach Estates Subdivision
 WEBER COUNTY, UTAH

Street B D G 13+92.00 - 18+72.00

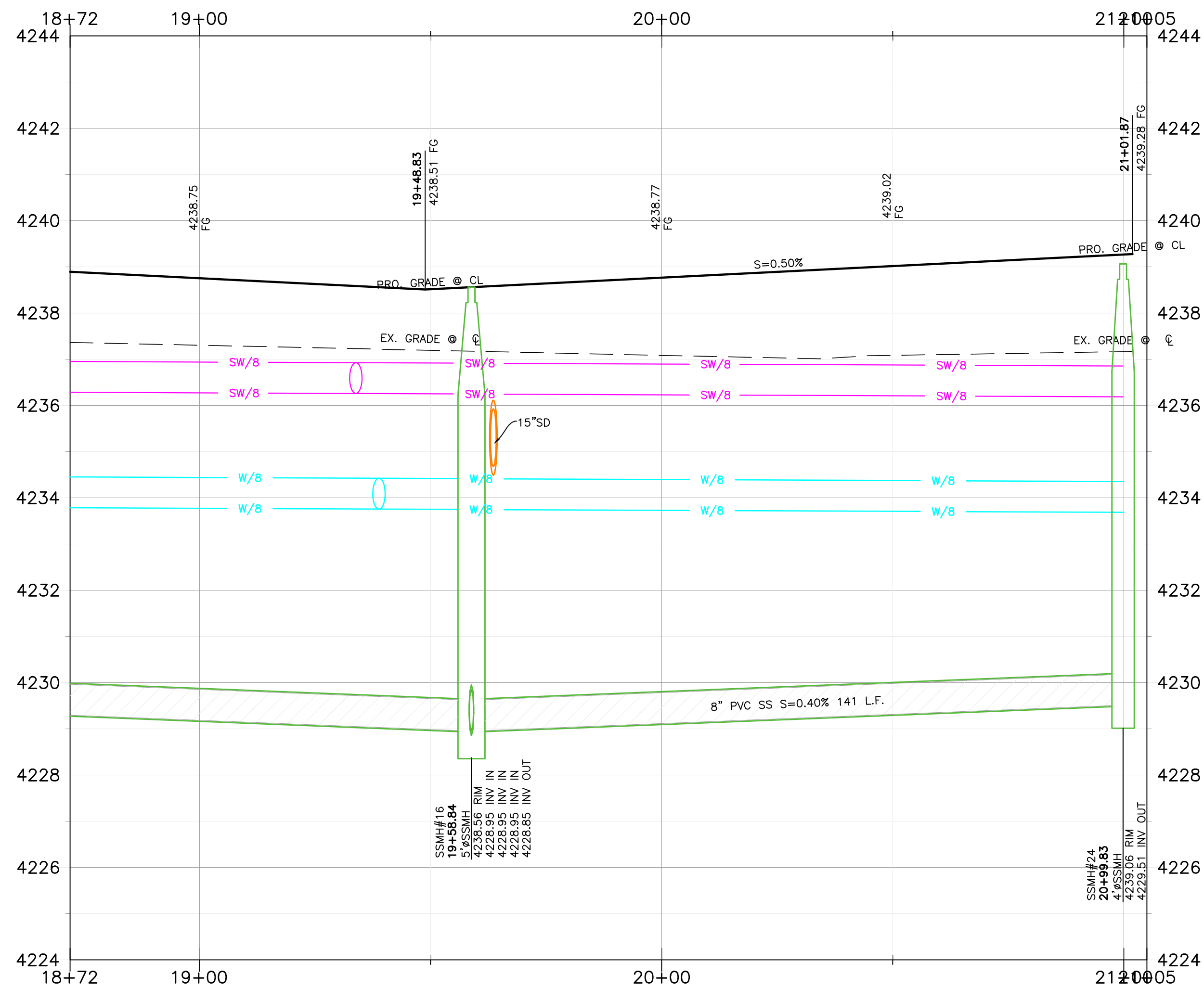
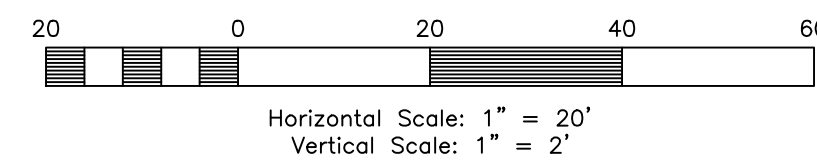


Project Info.
 Engineer: JEREMY A. DRAPER, P.E.
 Drafter: C. KINGSLEY
 Begin Date: MARCH 2023
 Name: STAGECOACH ESTATES SUBDIVISION
 PHASE 1
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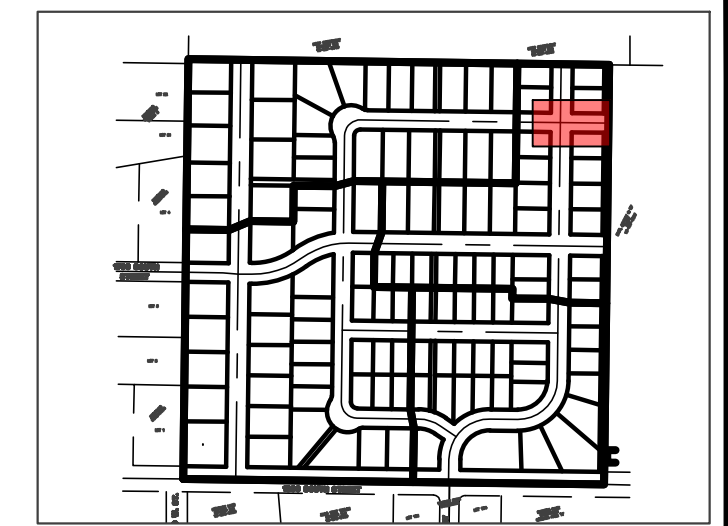


Street B D G 18+72.00 - 20+99.83



Key Map

NOT TO SCALE



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SANITARY SEWER

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STORM DRAIN

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 SD/24 - 24" RCP CLASS III STORM DRAIN
 SD/30 - 30" RCP CLASS III STORM DRAIN
 SD/36 - 36" RCP CLASS III STORM DRAIN

SECONDARY WATER

SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE
 SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C13	90°03'58"	20.00'	31.44'	20.02'	N45°44'24"E	28.30'
C14	89°56'02"	20.00'	31.39'	19.98'	S44°15'36"E	28.27'
C15	90°03'58"	20.00'	31.44'	20.02'	S45°44'24"W	28.30'
C46	89°56'02"	20.00'	31.39'	19.98'	N44°15'36"W	28.27'

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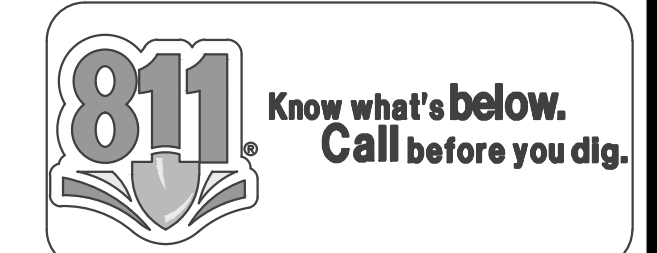
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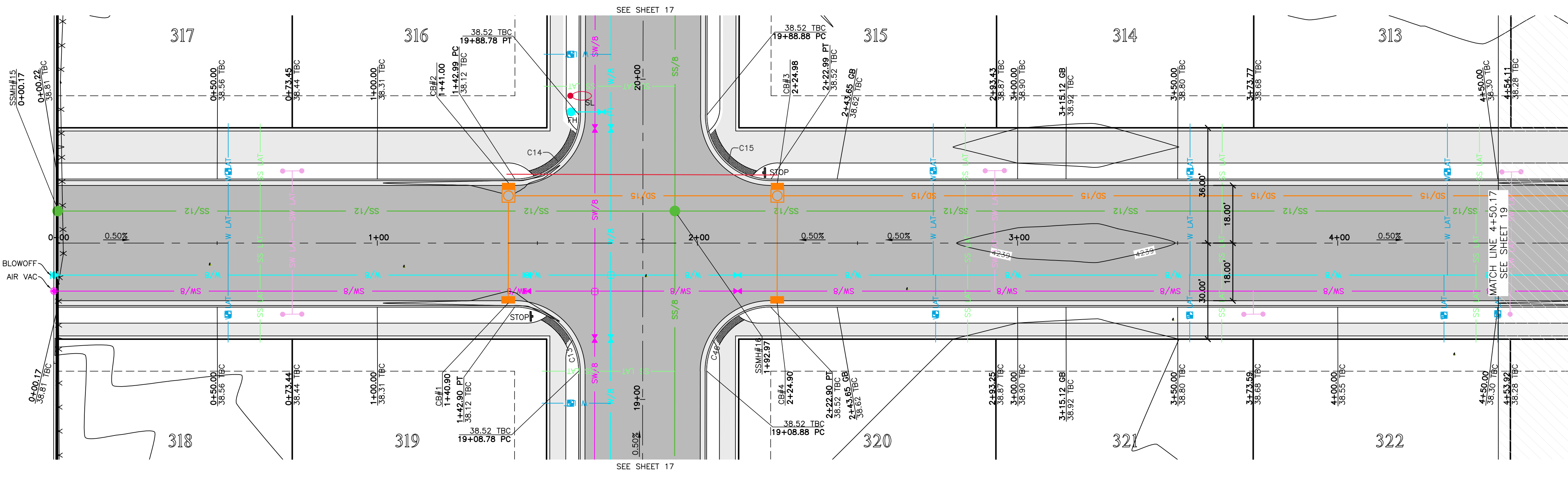
Stagecoach Estates Subdivision
 WEBER COUNTY, UTAH

Street B D G 18+72.00 - 20+99.83

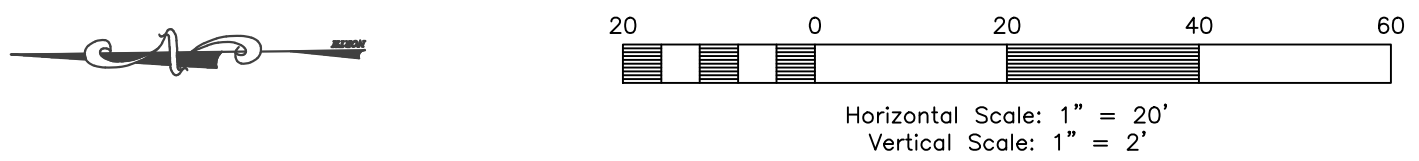


Project Info.
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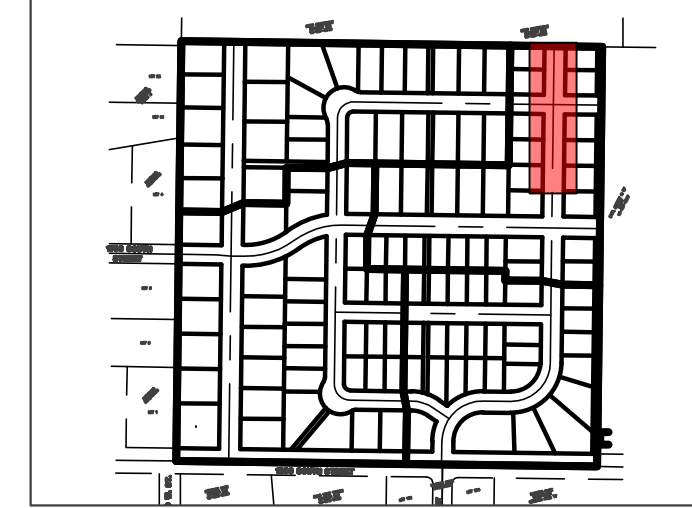


Street C 0+00.00 - 4+50.00



Key Map

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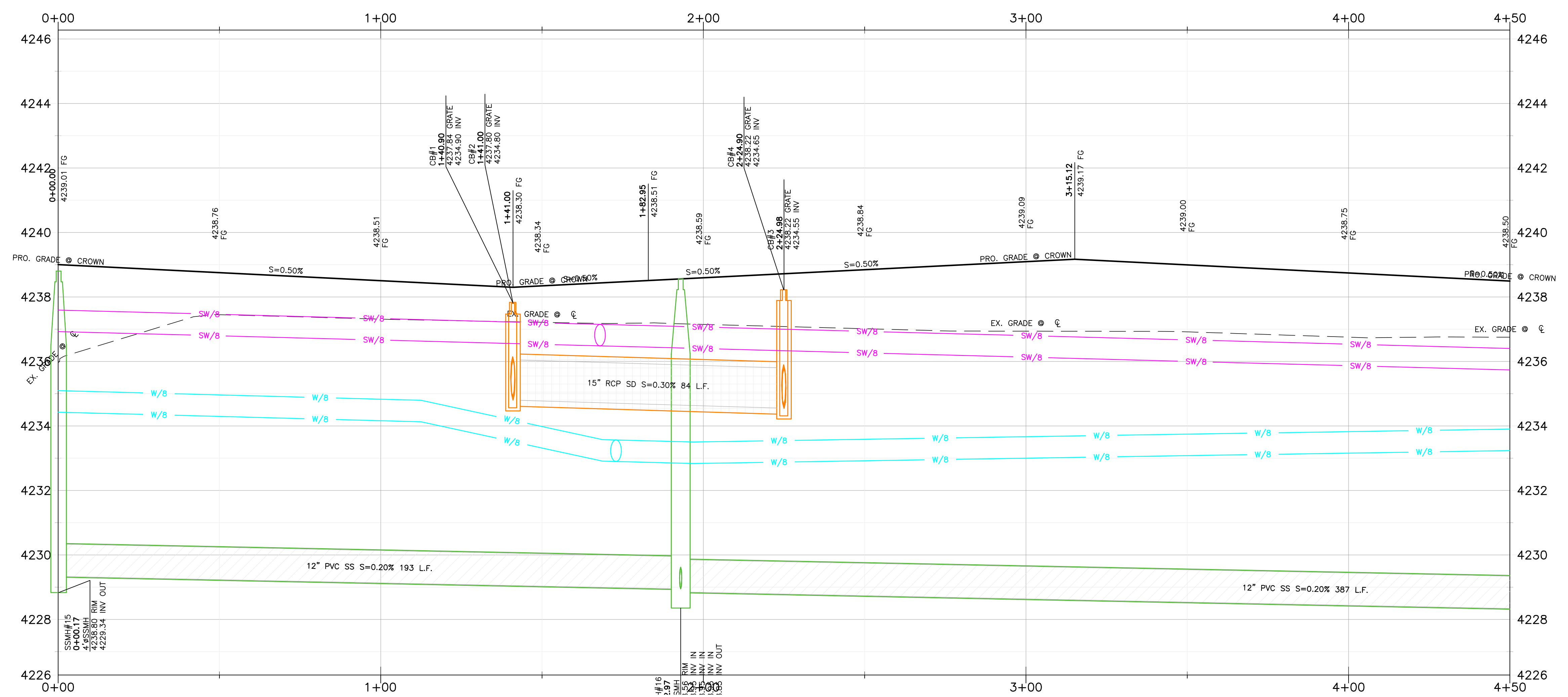
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TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C13	90°03'58"	20.00'	31.44'	20.02'	N45°44'24"E	28.30'
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REVISIONS

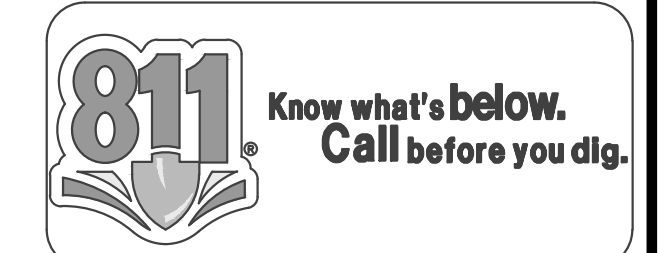
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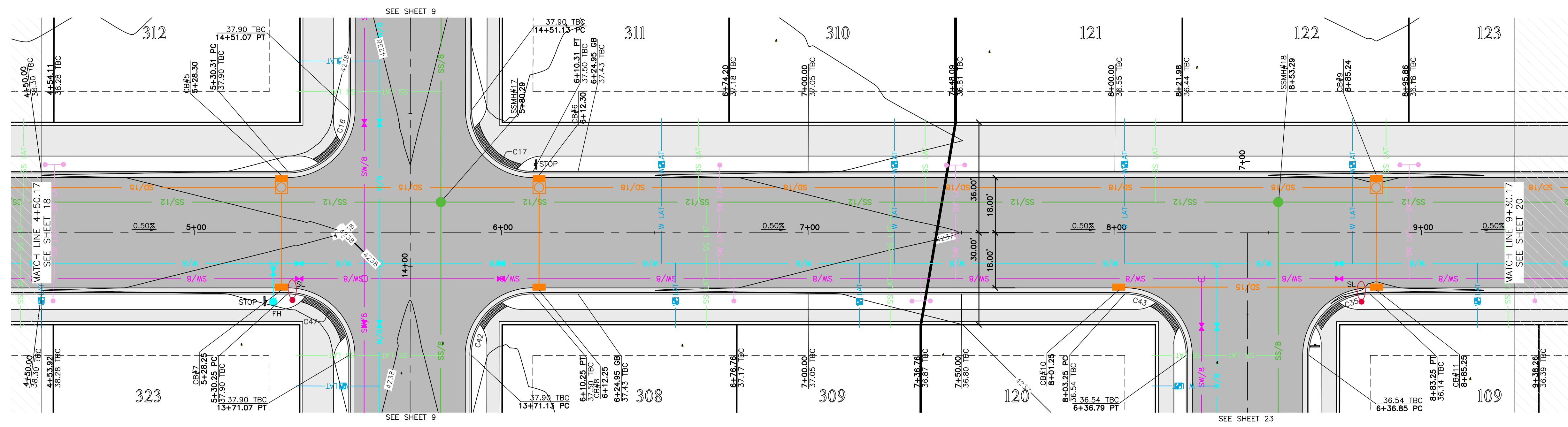
Stagecoach Estates Subdivision
WEBER COUNTY, UTAH
Street C 0+00.00 - 4+50.00



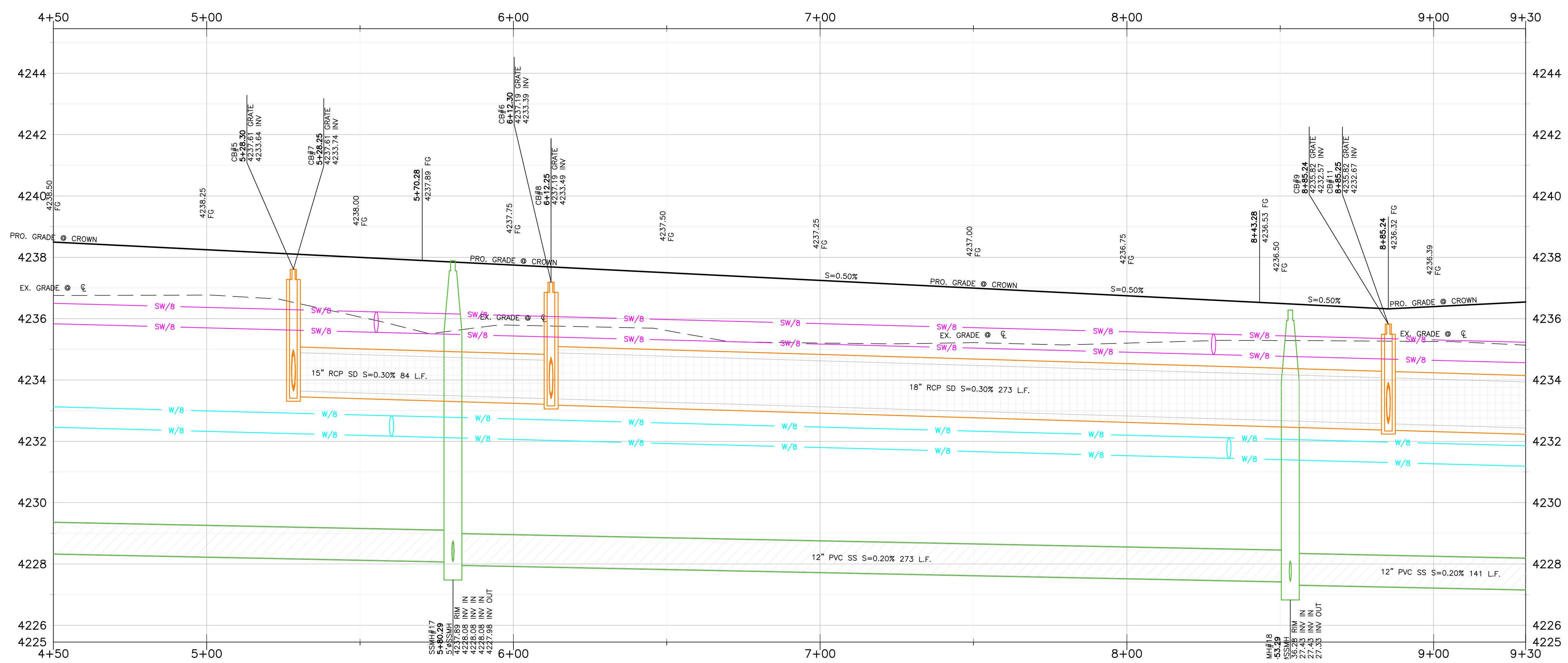
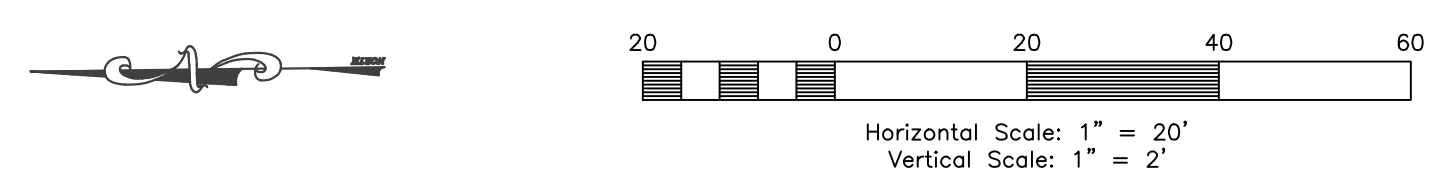
Project Info.

Engineer: JEREMY A. DRAPER, P.E.
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 PHASE 1
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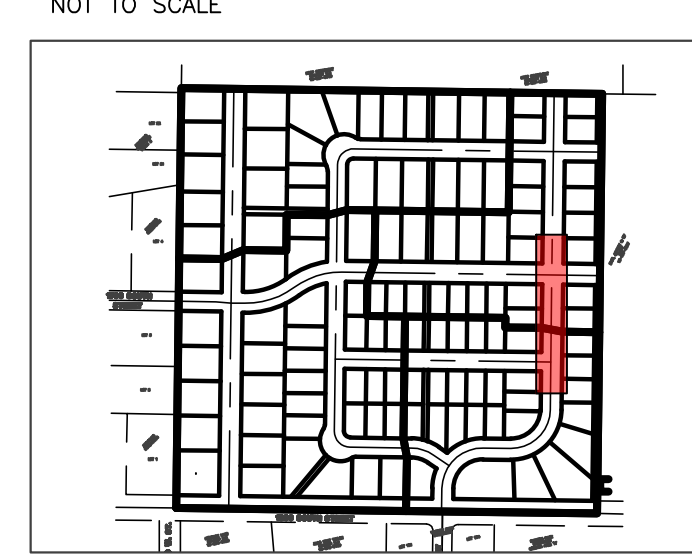




Street C 4+50.00 - 9+30.00



Key Map



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SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C16	89°57'36"	20.00'	31.40'	19.99'	S44°16'23"E	28.27'
C17	90°02'24"	20.00'	31.43'	20.01'	S45°43'37"W	28.29'
C35	89°57'36"	20.00'	31.40'	19.99'	N44°16'23"W	28.27'
C42	89°57'36"	20.00'	31.40'	19.99'	N44°16'23"W	28.27'
C43	90°02'24"	20.00'	31.43'	20.01'	N45°43'37"E	28.29'
C47	90°02'24"	20.00'	31.43'	20.01'	N45°43'37"E	28.29'

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

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REVISIONS

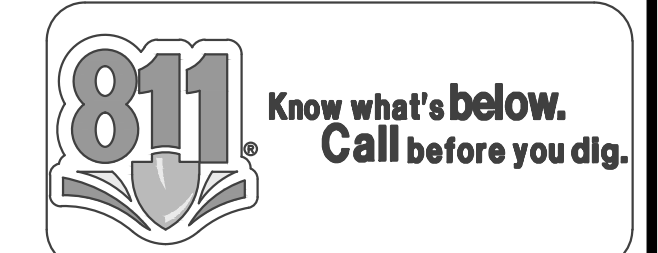
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05-26-23	CK TWWJD Comments
06-02-23	CK Water Comments
08-11-23	CK Review Comments

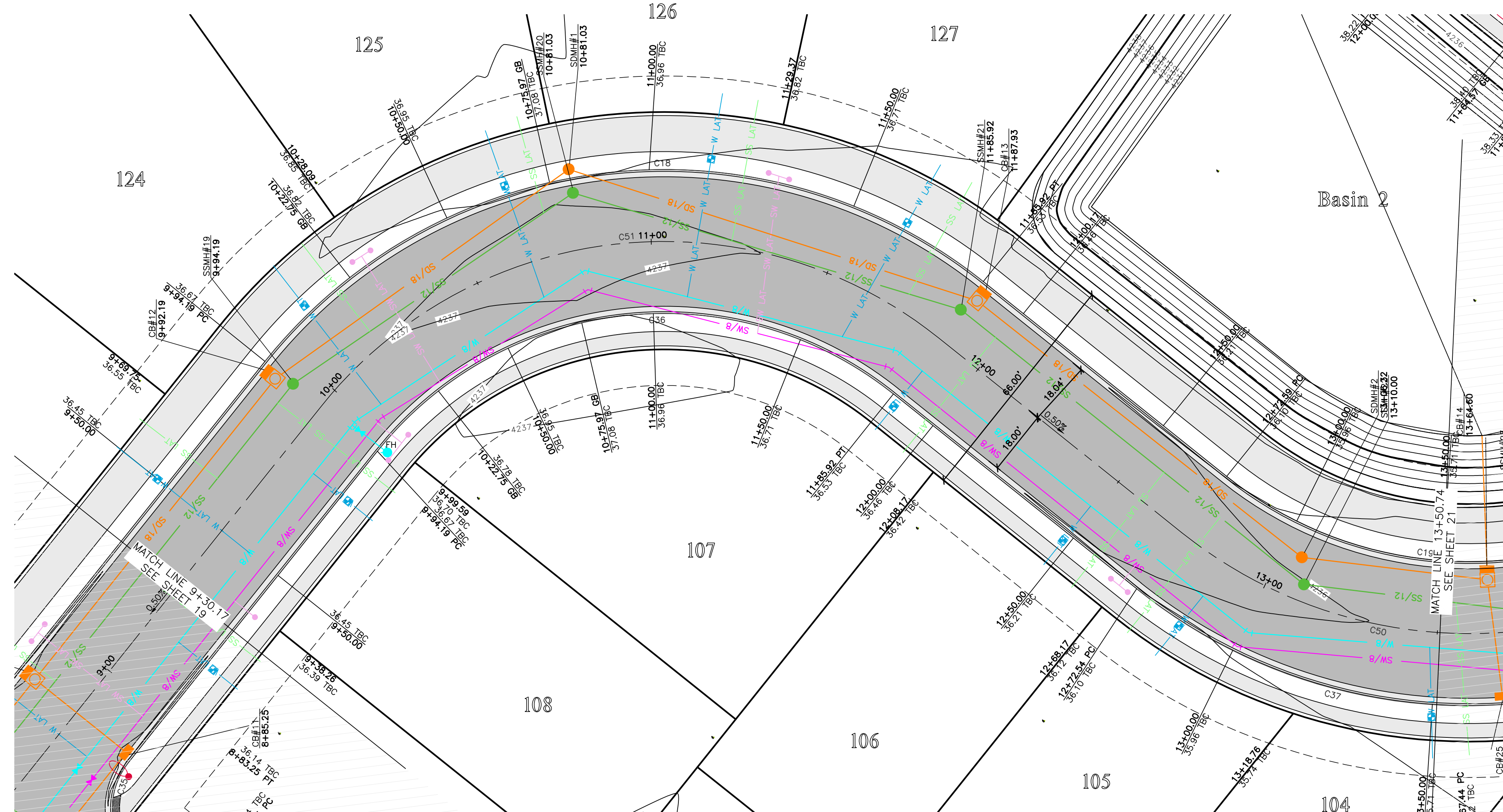
Stagecoach Estates Subdivision
WEBER COUNTY, UTAH

Street C 4+50.00 - 9+30.00

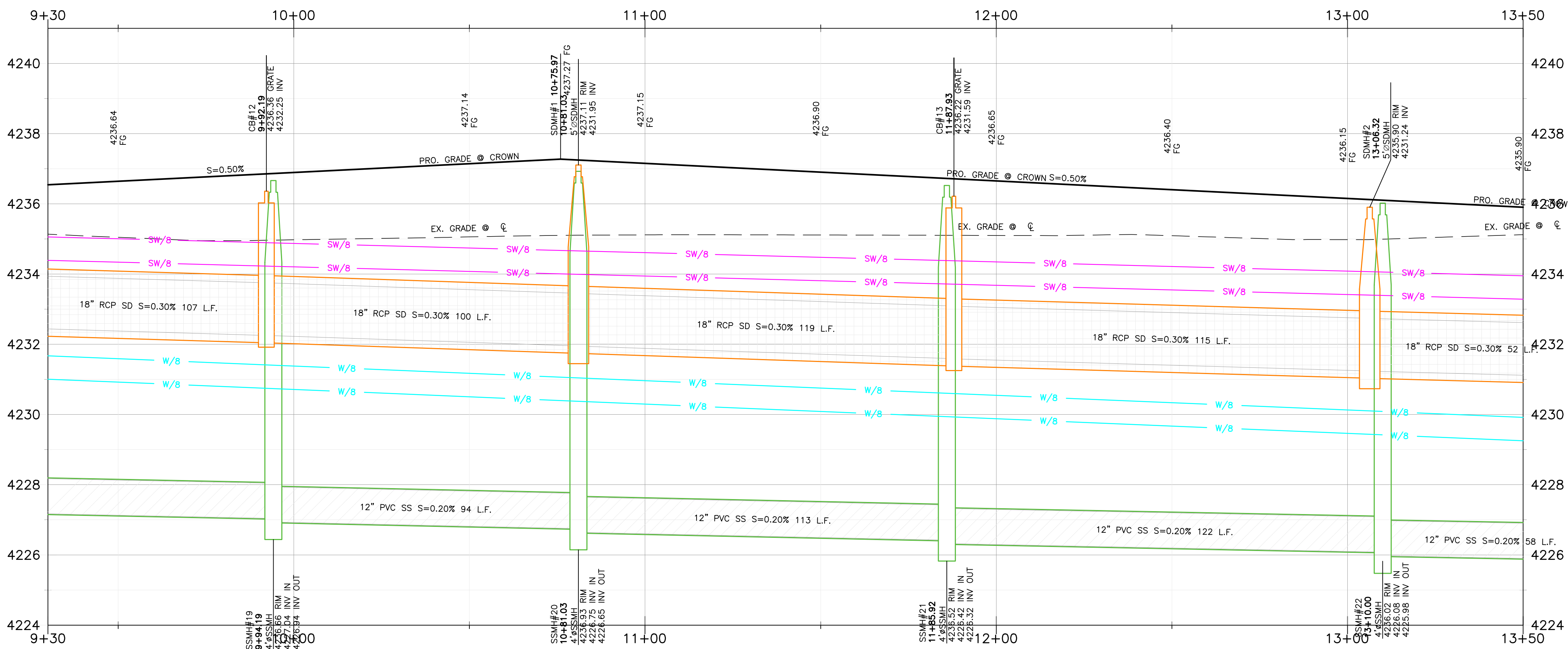
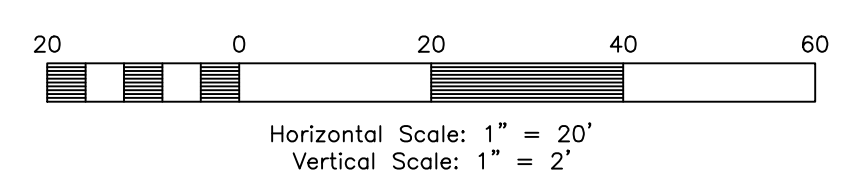


Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafted: C. KINGSLEY
Begin Date: MARCH 2023
Name: STAGECOACH ESTATES SUBDIVISION
PHASE 1
Number: 6298-14





Street C 9+30.00 - 14+10.00



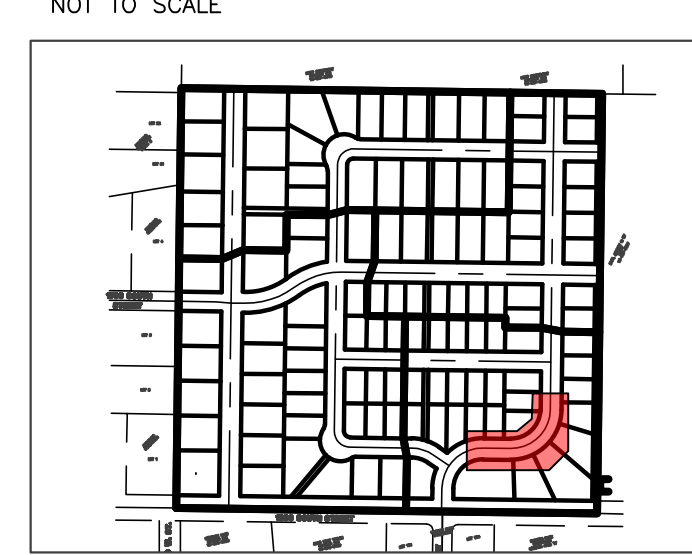
TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C18	90°02'24"	142.00'	223.15'	142.10'	N45°43'37"E	200.89'
C19	90°03'29"	108.00'	169.76'	108.11'	S45°43'05"W	152.81'
C36	90°02'24"	102.00'	160.29'	102.07'	N45°43'37"E	144.30'
C37	43°04'38"	146.03'	109.79'	57.64'	S69°30'31"W	107.23'

Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C50	91°16'00"	128.16'	204.15'	131.03'	S46°22'54"W	183.24'
C51	90°02'24"	122.00'	191.72'	122.08'	S45°43'37"W	172.59'

Key Map



Construction Notes:

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CULINARY WATER
 NOTE: 4' MIN. COVER REQUIRED OVER CW LINES
 W/8 - 8" DR18 C900 PVC WATER LINE
 W - 1" CTS SDR9 HDPE SERVICE LATERAL

SANITARY SEWER
 SS/4 - 4" PVC SDR-35 SERVICE LATERAL
 SS/8 - 8" PVC SDR-35 SEWER LINE

STORM DRAIN
 SD/12 - 12" RCP CLASS III STORM DRAIN
 SD/15 - 15" RCP CLASS III STORM DRAIN
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 SD/24 - 24" RCP CLASS III STORM DRAIN
 SD/30 - 30" RCP CLASS III STORM DRAIN
 SD/36 - 36" RCP CLASS III STORM DRAIN

SECONDARY WATER
 SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE
 SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

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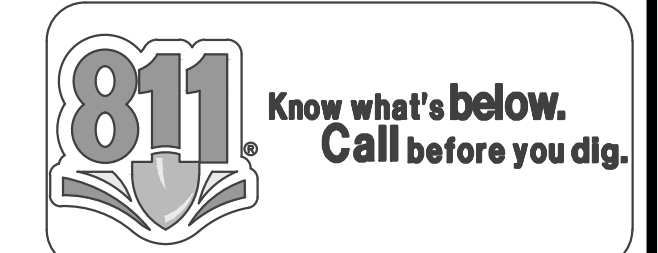
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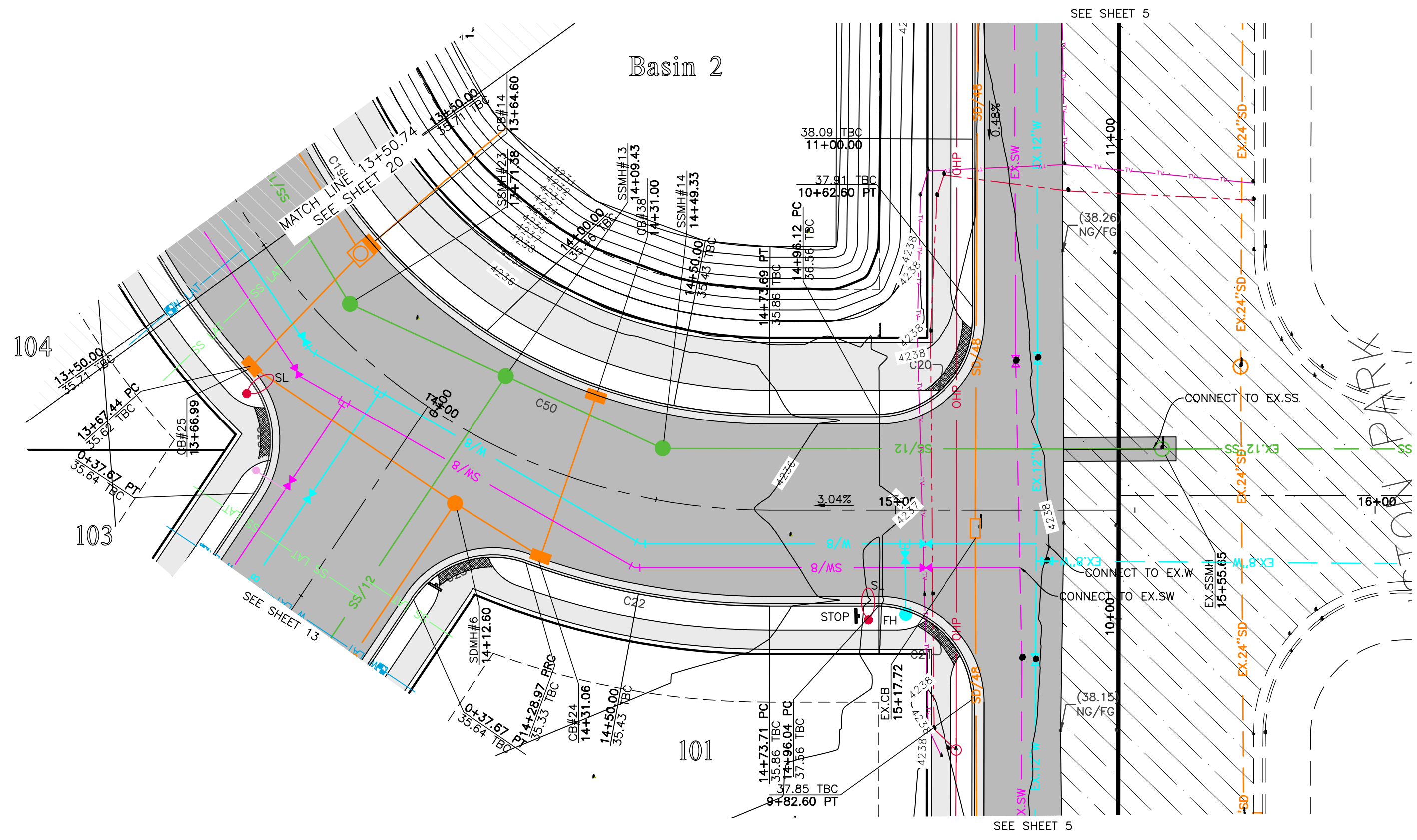
Stagecoach Estates Subdivision
 WEBER COUNTY, UTAH

Street C 9+30.00 - 14+10.00

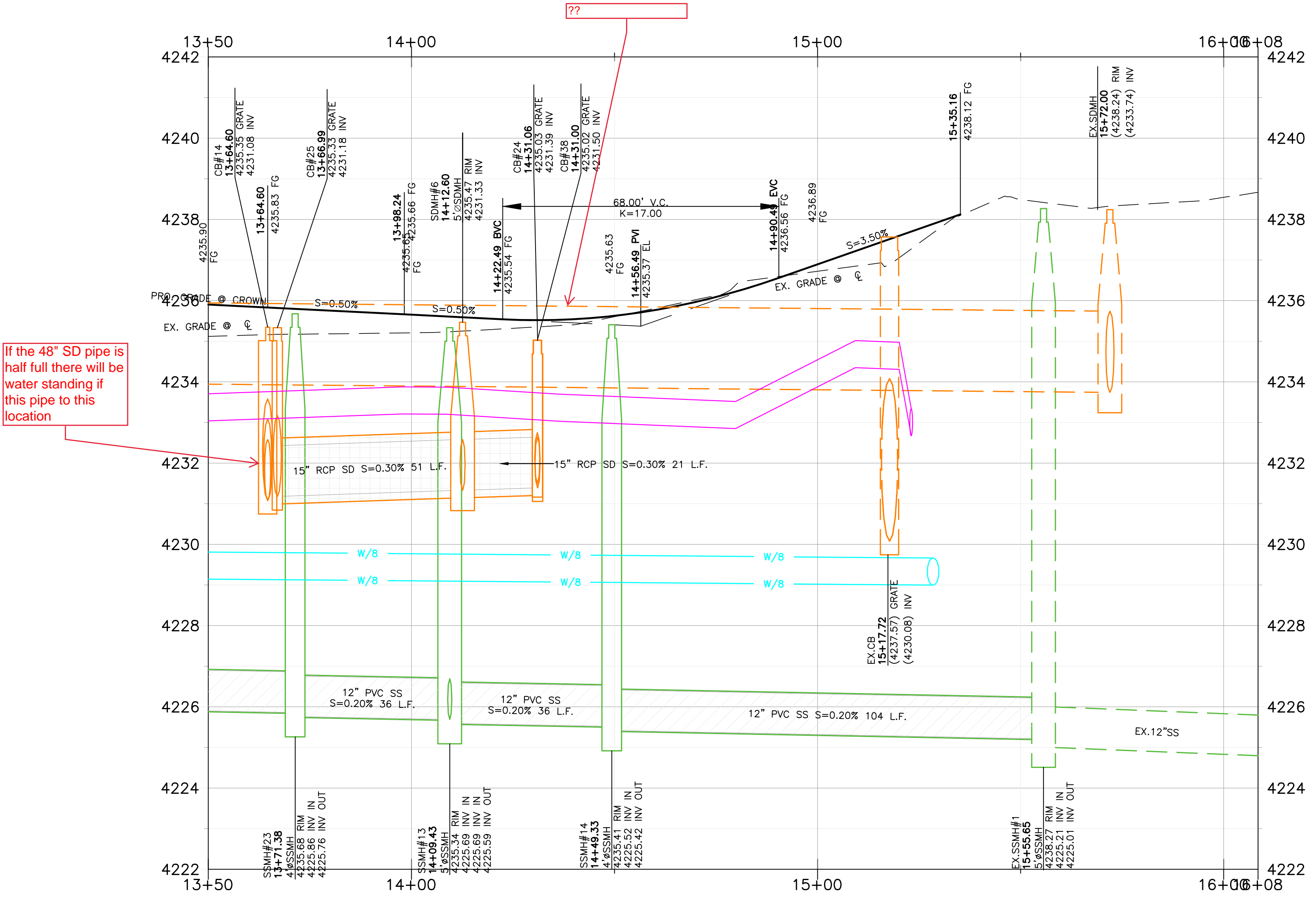
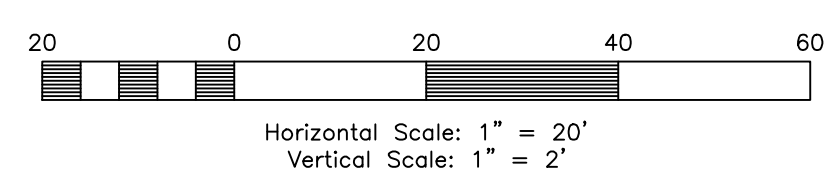


Project Info.
 Engineer: JEREMY A. DRAPER, P.E.
 Drafter: C. KINGSLEY
 Begin Date: MARCH 2023
 Name: STAGECOACH ESTATES SUBDIVISION
 PHASE 1
 Number: 6298-14





Street C 14+10.00 - 16+08.47

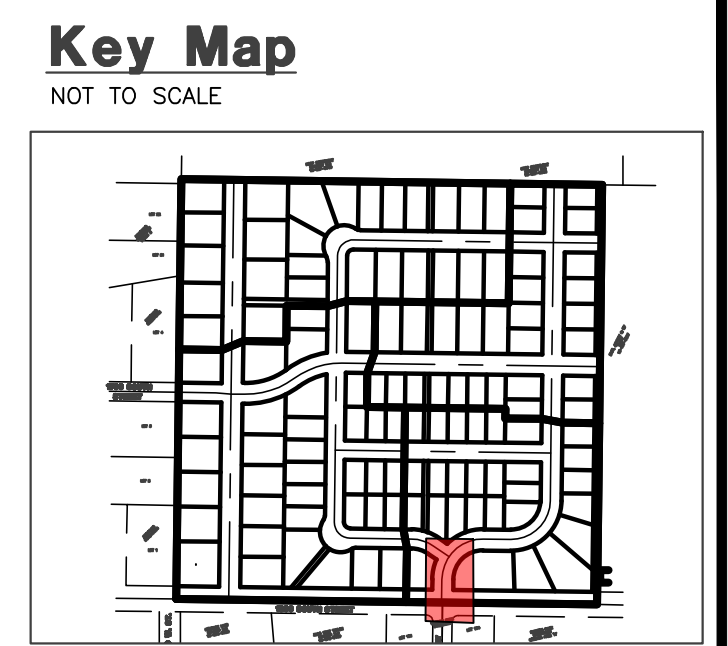


TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C19	90°03'29"	108.00'	169.76'	108.11'	S45°43'05"W	152.81'
C20	89°56'31"	20.00'	31.40'	19.98'	S44°16'55"E	4237.29'
C21	90°03'29"	20.00'	31.44'	20.02'	N45°43'05"E	28.30'
C22	20°01'58"	148.00'	51.75'	26.14'	S10°42'19"W	51.48'
C23	76°13'33"	20.00'	26.61'	15.69'	N17°23'28"W	24.69'
C38	76°48'37"	19.87'	26.64'	15.75'	N86°22'59"E	24.69'

Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C50	91°16'00"	128.16'	204.15'	131.03'	S46°22'54"W	183.24'



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- CULINARY WATER**
NOTE: 4' MIN. COVER REQUIRED OVER CW LINES
W/8 - 8" DR18 C900 PVC WATER LINE
W - 1" CTS SDR9 HDPE SERVICE LATERAL
- SANITARY SEWER**
SS/4 - 4" PVC SDR-35 SERVICE LATERAL
SS/8 - 8" PVC SDR-35 SEWER LINE
- STORM DRAIN**
SD/12 - 12" RCP CLASS III STORM DRAIN
SD/15 - 15" RCP CLASS III STORM DRAIN
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SD/24 - 24" RCP CLASS III STORM DRAIN
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REVISIONS

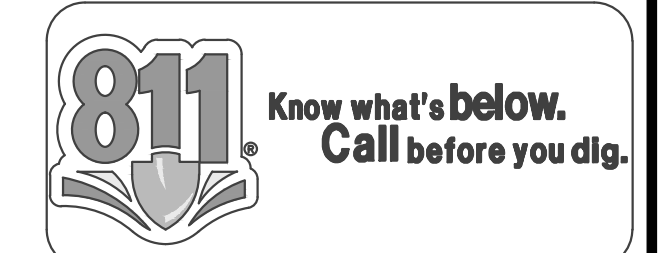
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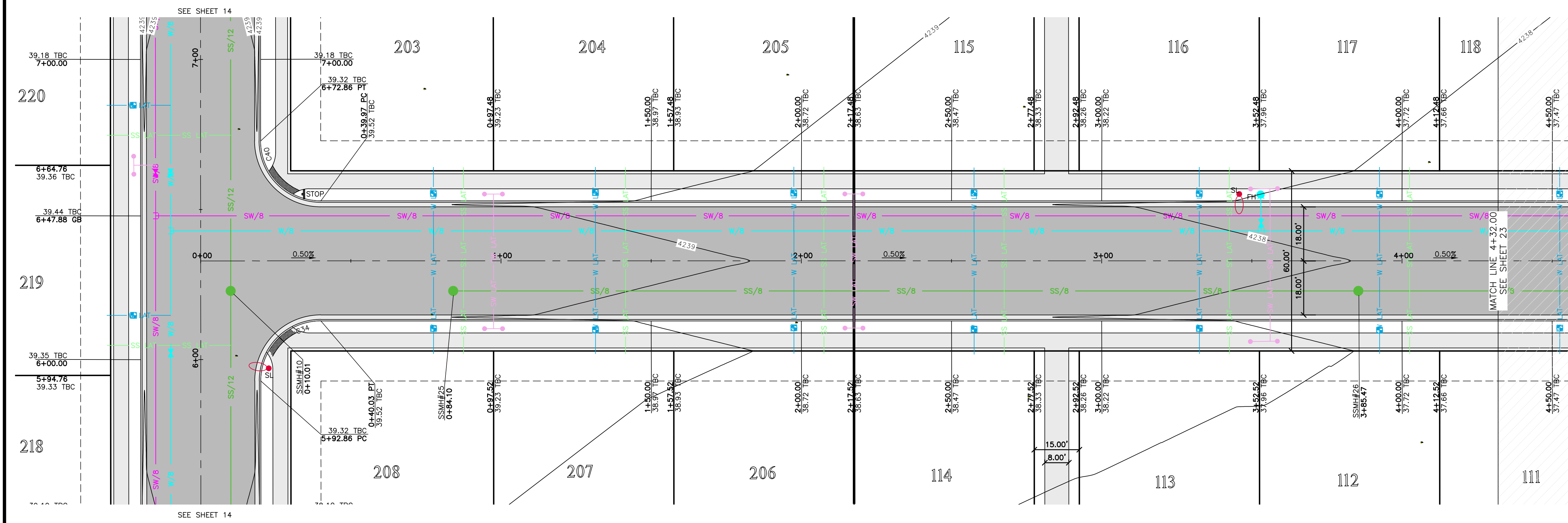
Stagecoach Estates Subdivision
WEBER COUNTY, UTAH

Street C 14+10.00 - 16+08.47

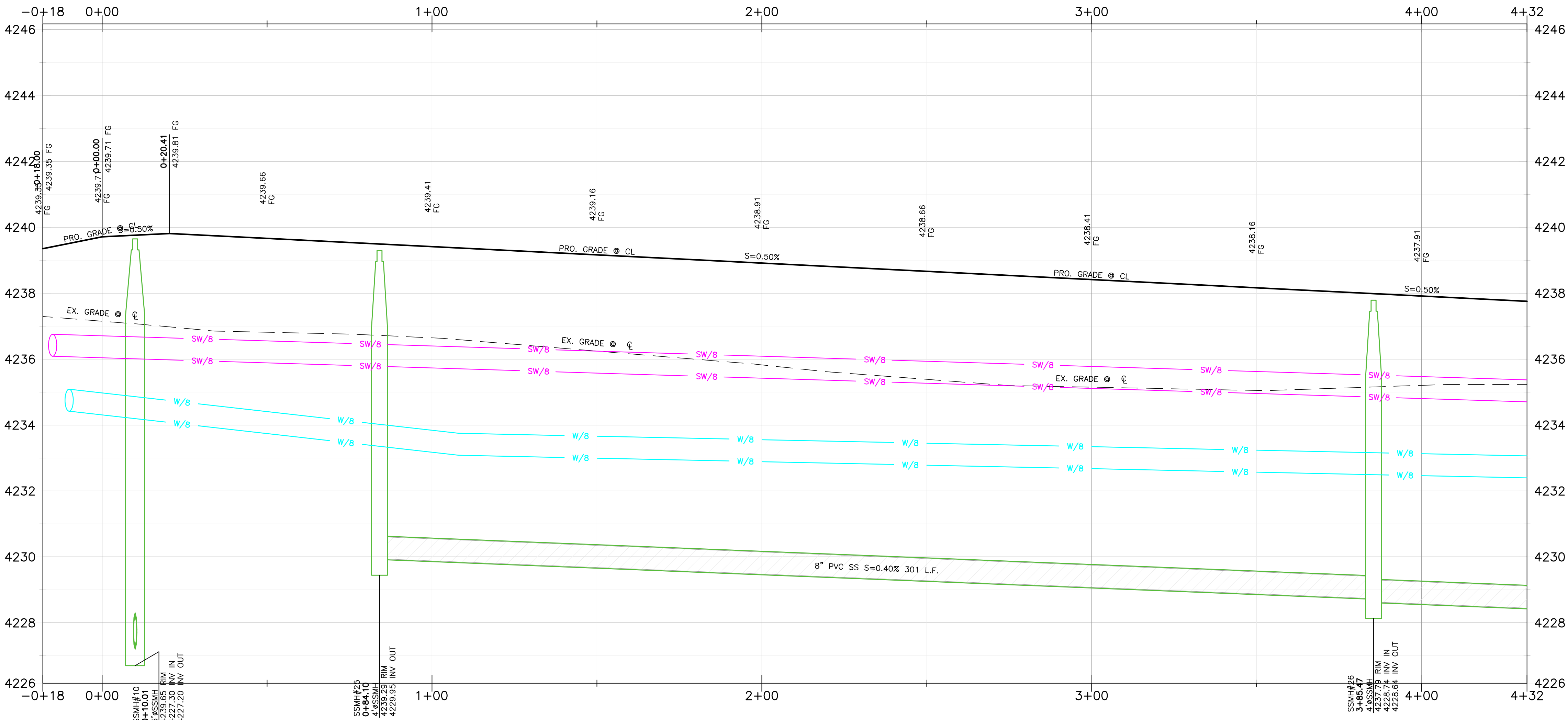
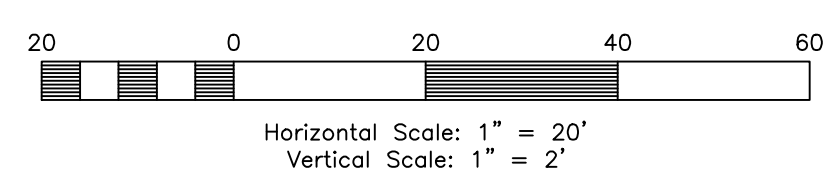


Project Info.
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 Drafter: C. KINGSLEY
Begin Date: MARCH 2023
Name: STAGECOACH ESTATES SUBDIVISION PHASE 1
Number: 6298-14





Street E -0+18.00 - 4+32.00

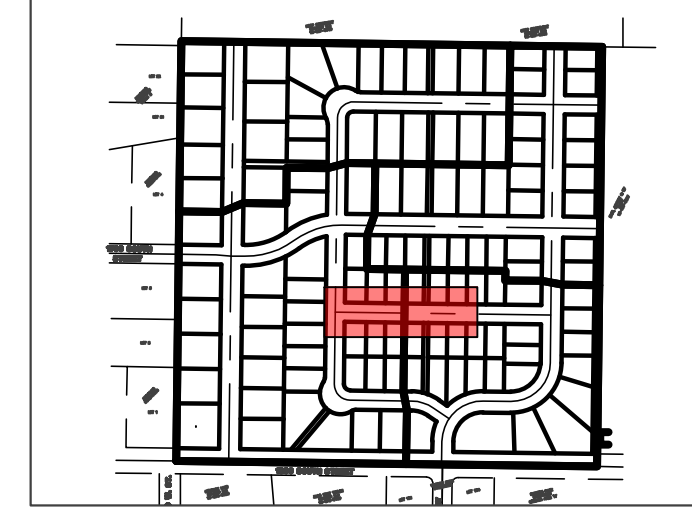


TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C34	90°02'24"	20.00'	31.43'	20.01'	S45°43'37"W	28.29'
C40	89°57'36"	20.00'	31.40'	19.99'	S44°16'23"E	28.27'

Key Map

NOT TO SCALE



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08-11-23	CK Review Comments

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Stagecoach Estates Subdivision
WEBER COUNTY, UTAH

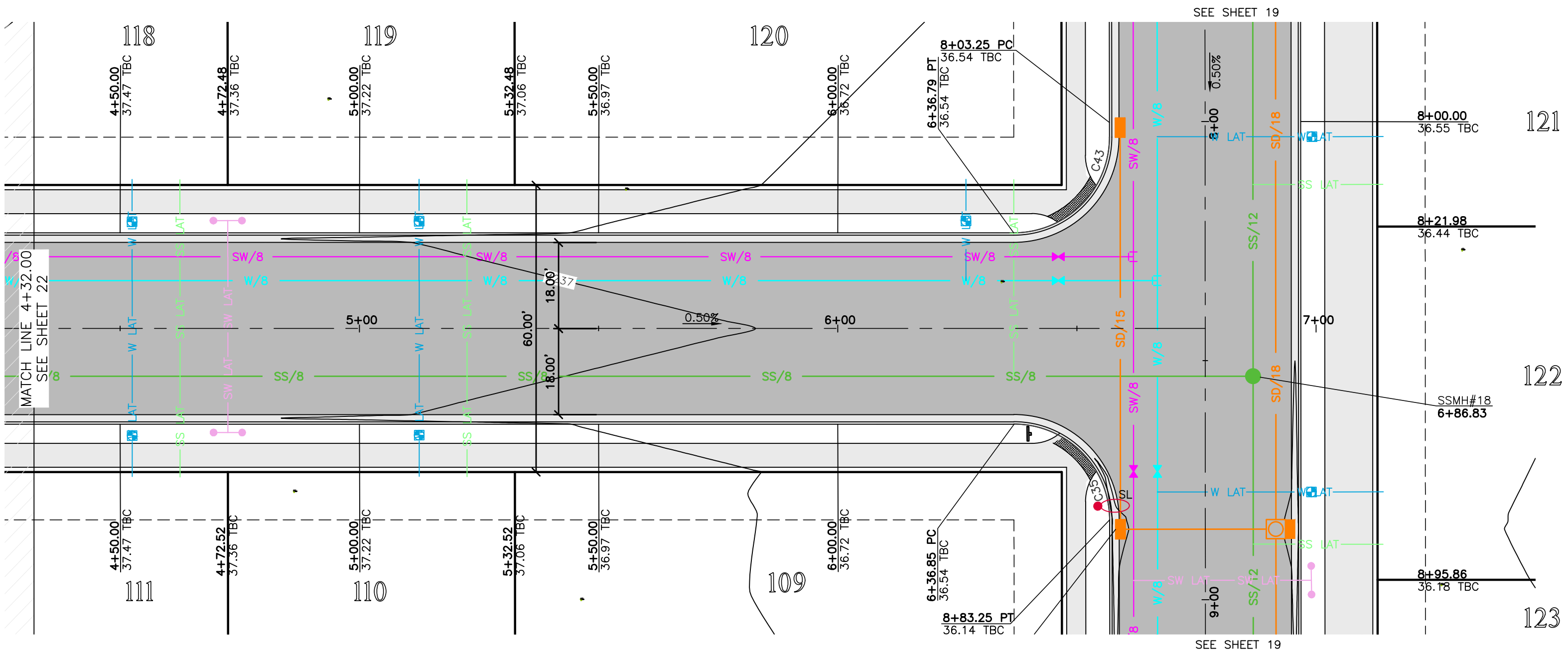
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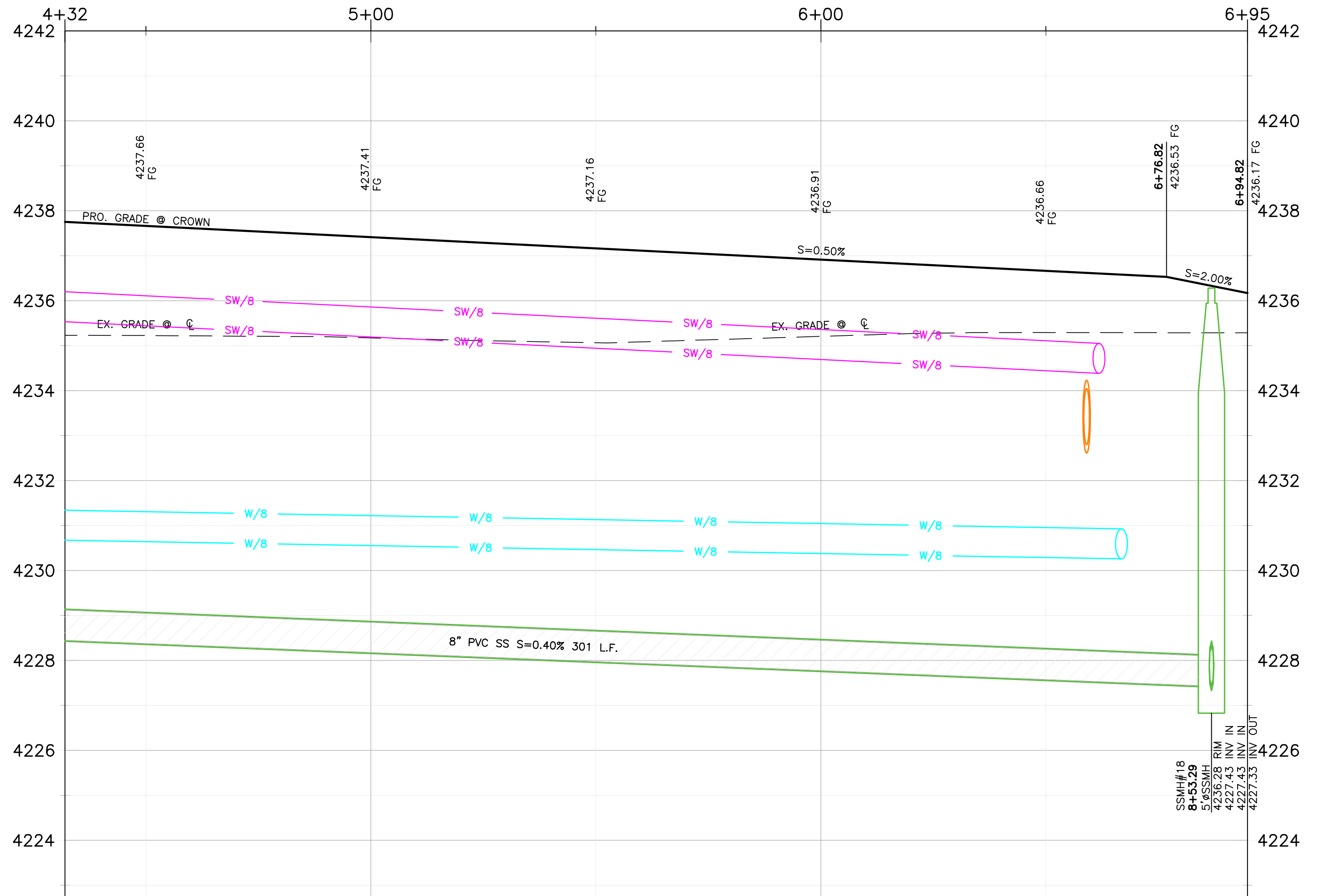
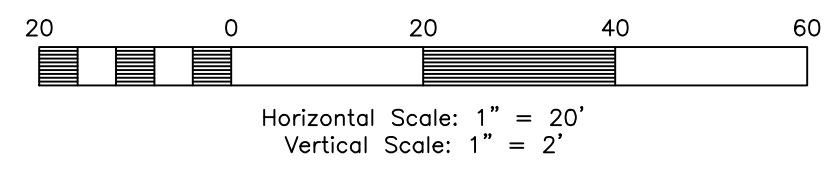
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Engineer: JEREMY A. DRAPER, P.E.
 Drafter: C. KINGSLEY
 Begin Date: MARCH 2023
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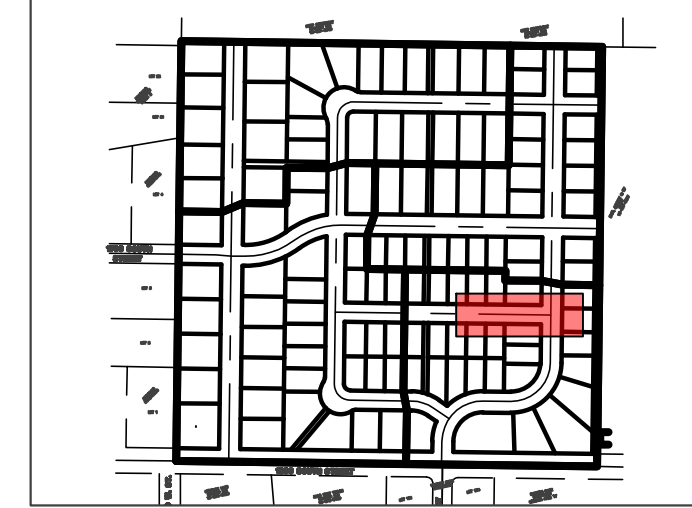


Street E 4+32.00 - 7+00.00



Key Map

NOT TO SCALE



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TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C35	89°57'36"	20.00'	31.40'	19.99'	N44°16'23"W	28.27'
C43	90°02'24"	20.00'	31.43'	20.01'	N45°43'37"E	28.29'

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

Stagecoach Estates Subdivision
 WEBER COUNTY, UTAH

Street E 4+32.00 - 7+00.00



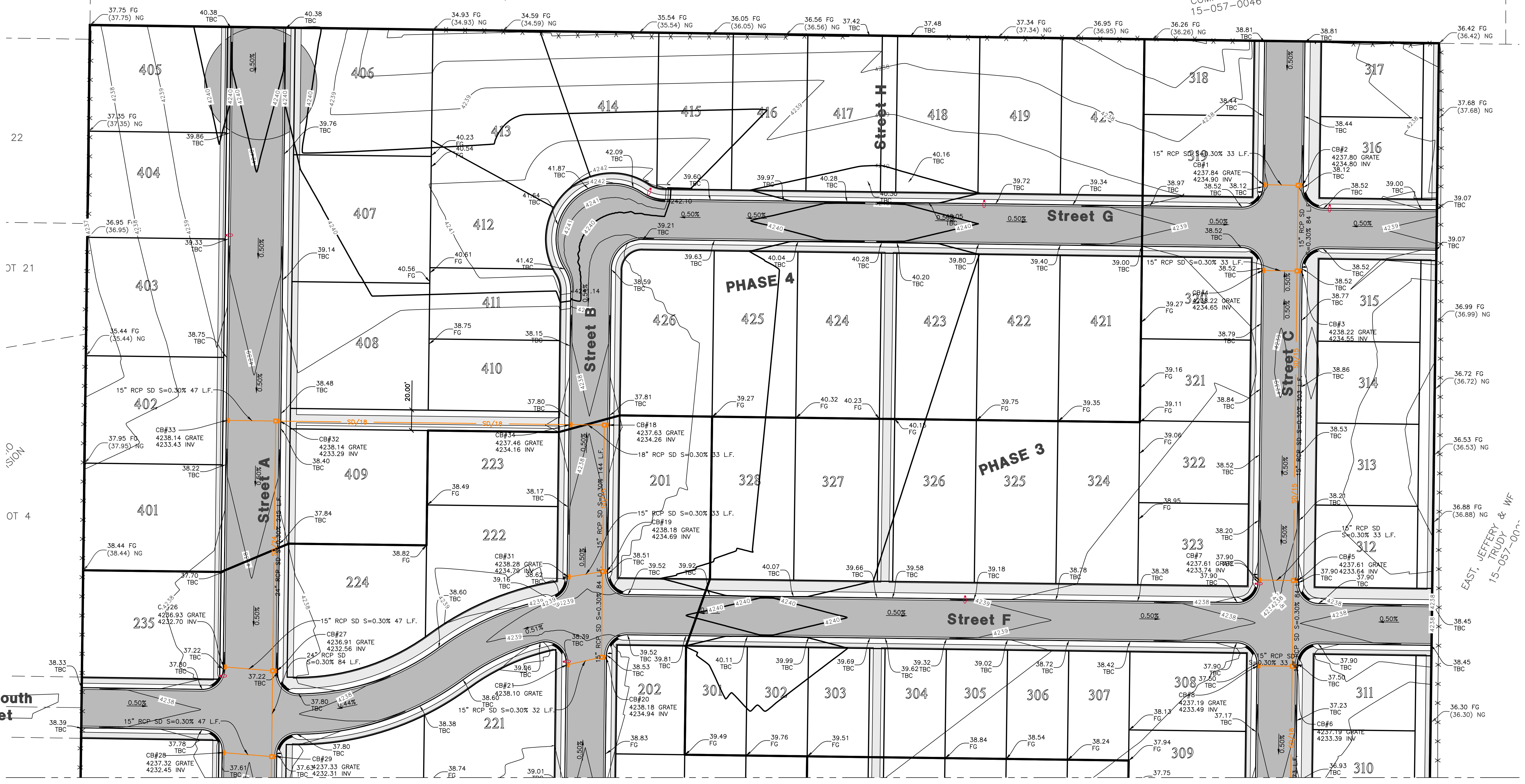
Project Info.

Engineer: JEREMY A. DRAPER, P.E.
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 PHASE 1
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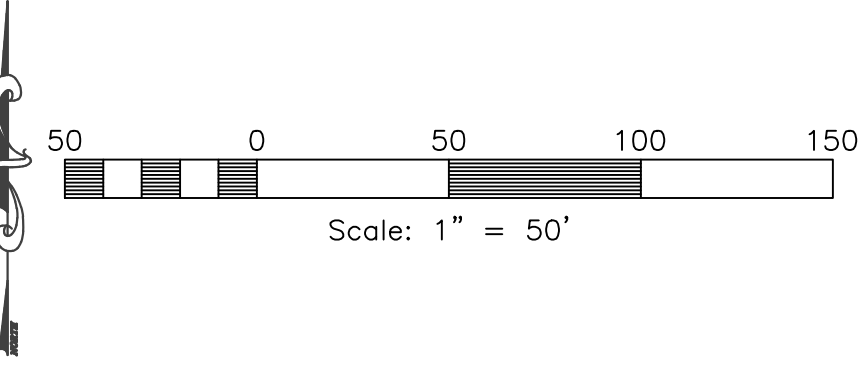


CUMULATIVE
15-057-0046

KAPP INVESTMENTS
COMPANY LLC
15-057-0046



Match Line - See Sheet 26

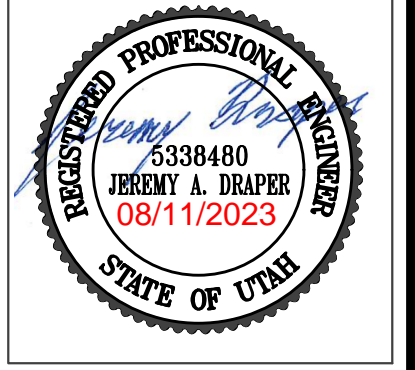


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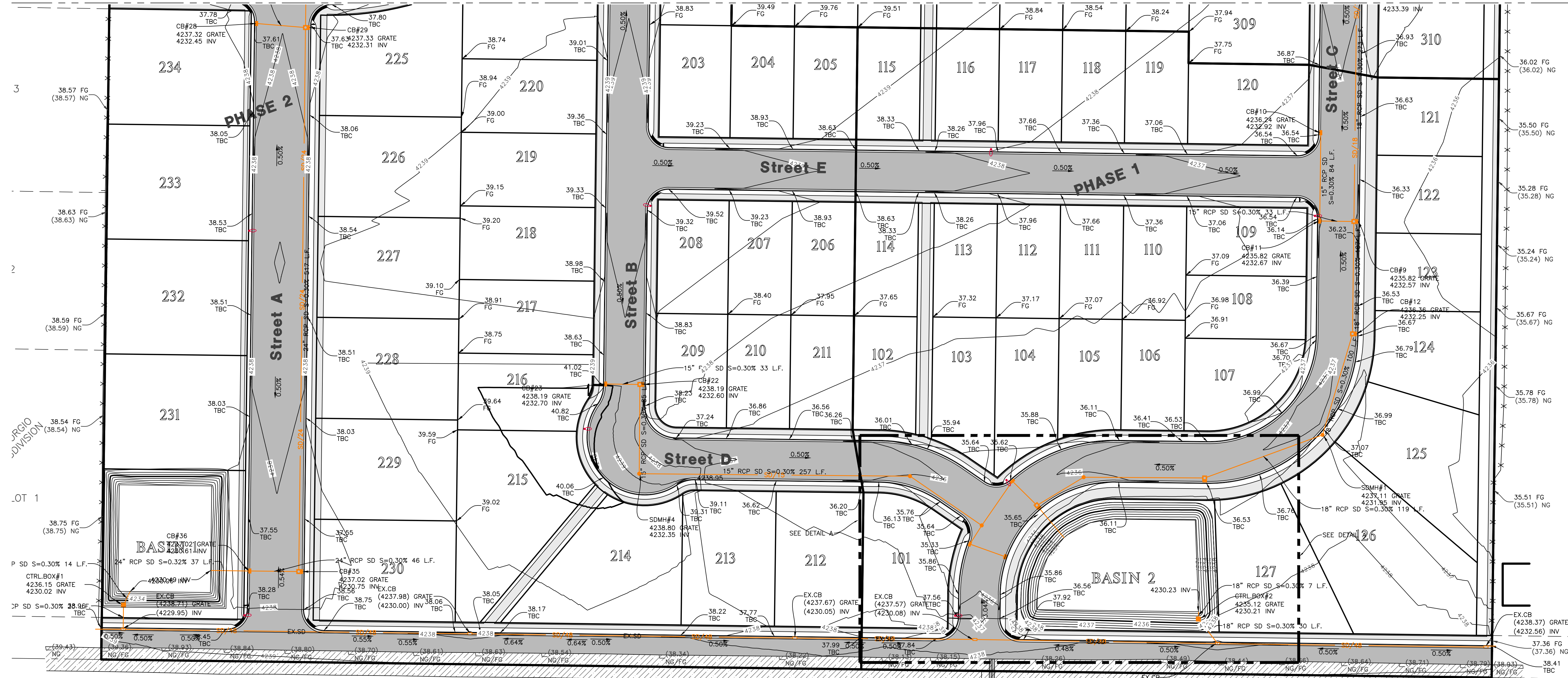
Stagecoach Estates Subdivision
 WEBER COUNTY, UTAH

Grading & Drainage Plan



Project Info.

Engineer: JEREMY A. DRAPER, P.E.
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1800 South Street

3900 West Street

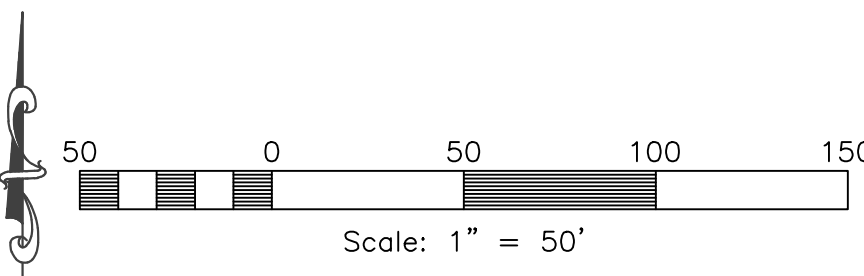
HERITAGE LAND HOLDING LLC
78-0186

1800 WEST TAYLOR LLC

Winston Park Subdivision

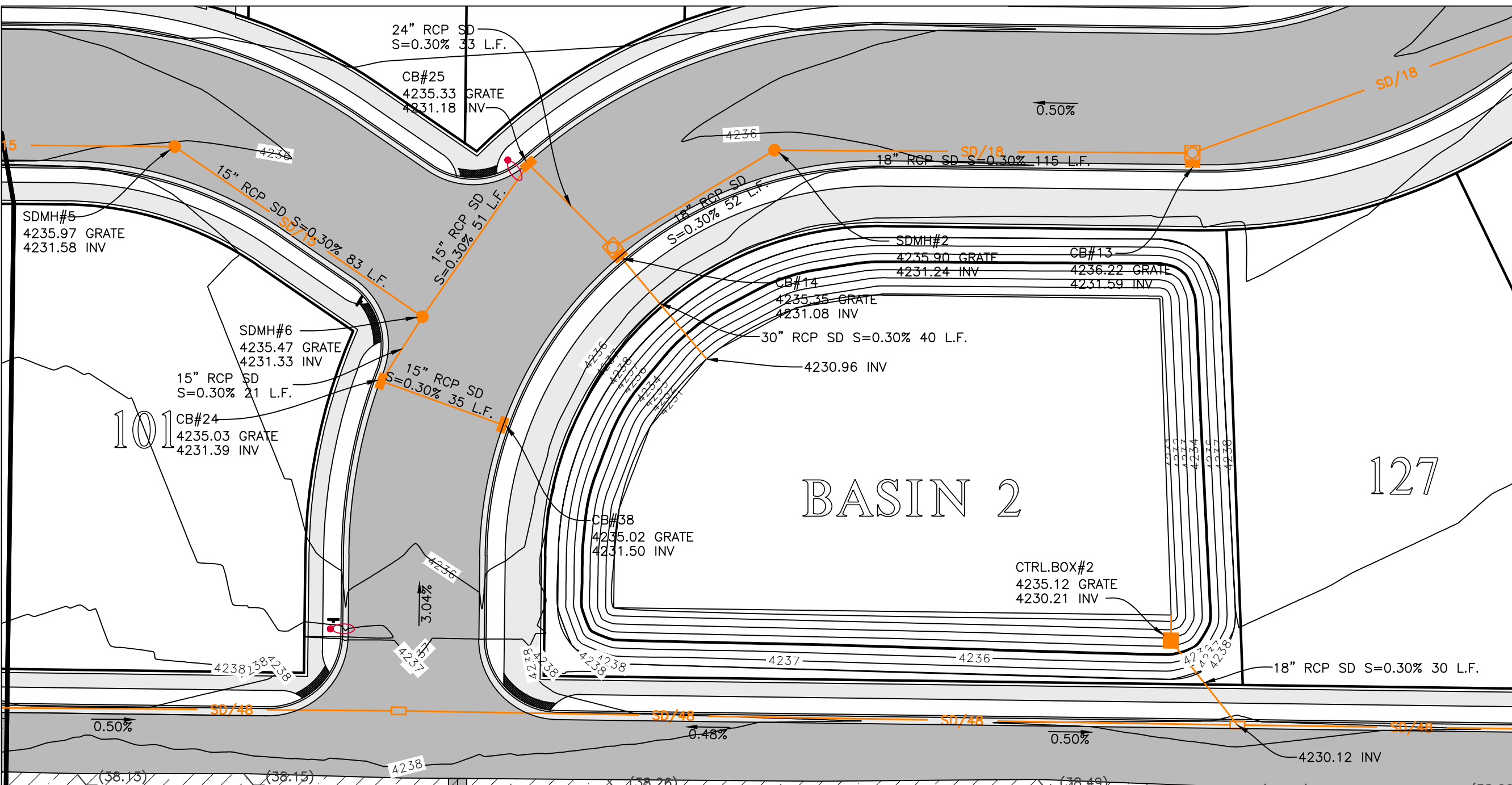
LOT 154

WINSTON PARK SUBDIVISION



Detail A

SCALE 1:30



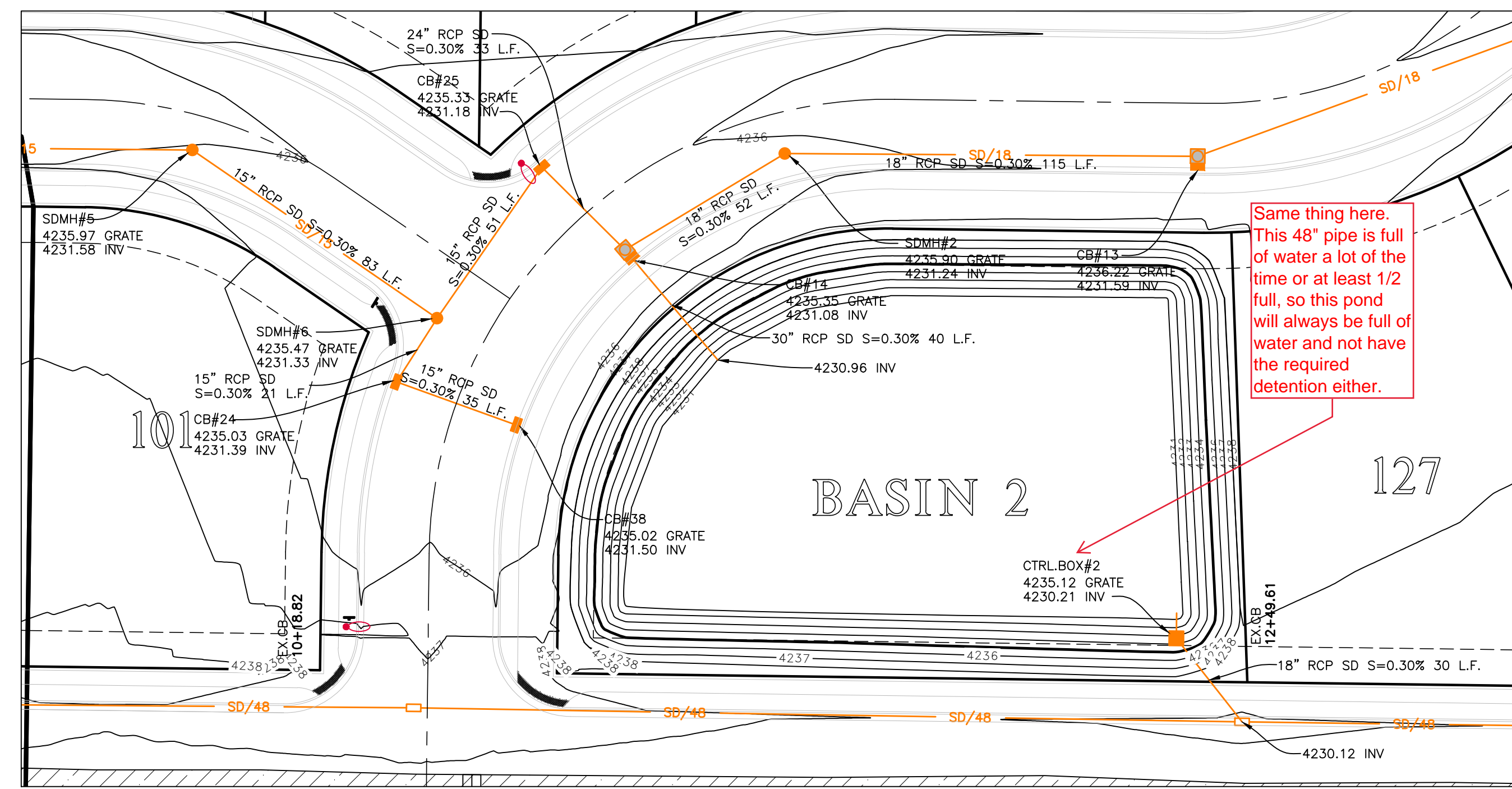
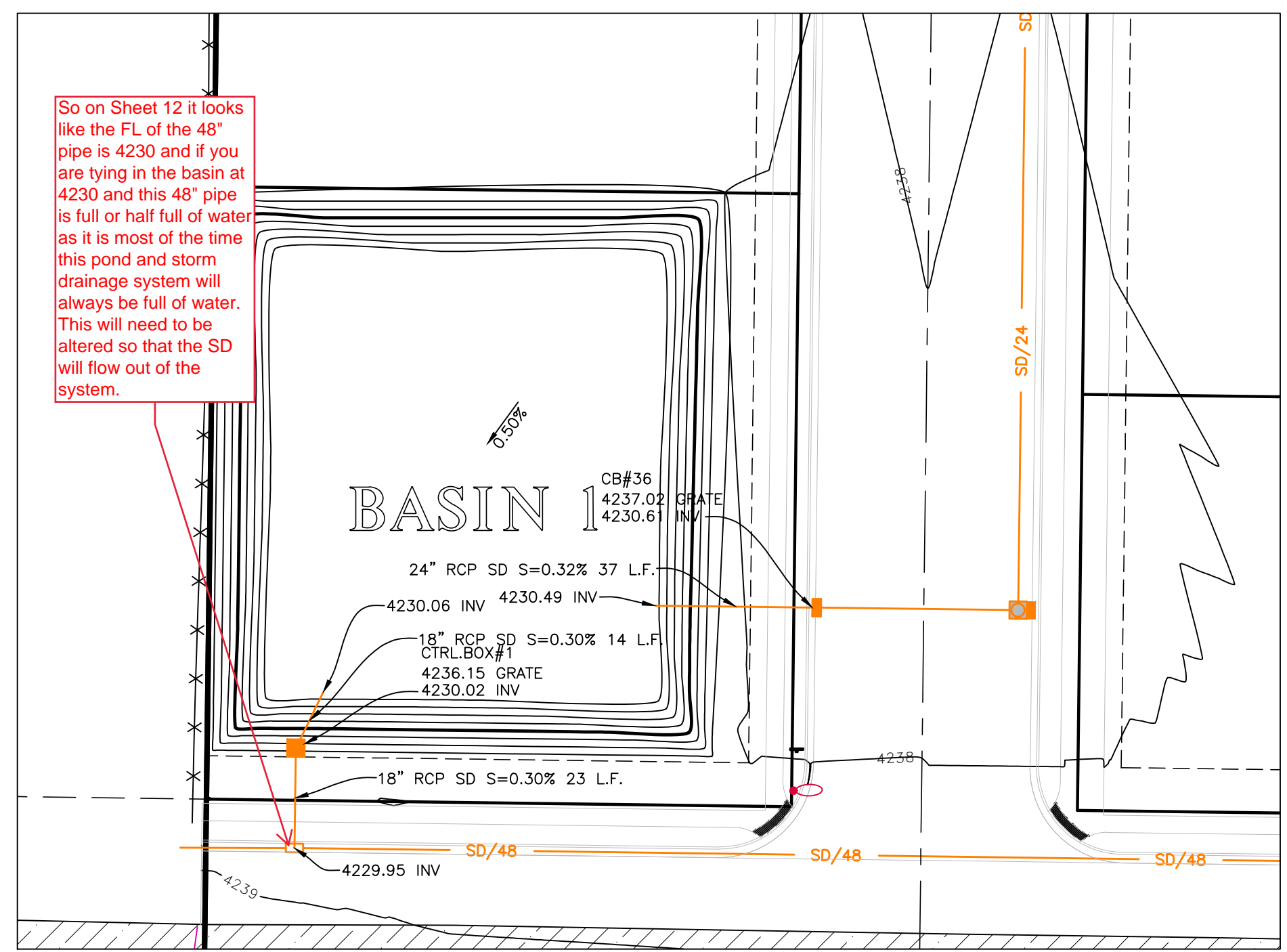
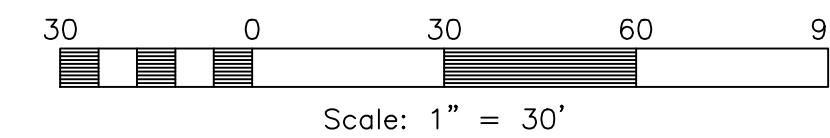
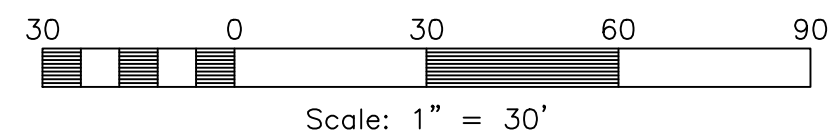
Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 671-3100 www.ra-inc.com

REVISIONS	DATE	DESCRIPTION
04-17-23	CK	Updated Layout
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Stagecoach Estates Subdivision
 WEBER COUNTY, UTAH
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 PHASE 1
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BASIN 1 STAGE STORAGE TABLE - 49,600 C.F. REQUIRED

ELEV	AREA (sq. ft.)	DEPTH (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	
4,230.26	0	N/A	N/A	0	BOTTOM
4,231.15	9,611	0.88	2890	2890	
4,232.15	10,639	1.00	10120	13011	
4,233.15	11,692	1.00	11161	24172	
4,234.15	12,733	1.00	12209	36382	
4,235.15	13,806	1.00	13266	49648	HIGHWATER
4,236.15	15,180	1.00	14488	64137	FREEBOARD

BASIN 2 STAGE STORAGE TABLE - 46,905 C.F. REQUIRED

ELEV	AREA (sq. ft.)	DEPTH (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	
4,230.23	0	N/A	N/A	0	BOTTOM
4,231.12	12,524	0.88	3732	3732	
4,232.12	13,934	1.00	13223	16956	
4,233.12	15,396	1.00	14659	31615	
4,234.12	16,911	1.00	16148	47763	HIGHWATER
4,235.12	18,477	1.00	17688	65452	FREEBOARD

Basin 1

Basin 2



Storm Runoff Calculations
Stagecoach Estates Subdivision
6298-14 3/29/2023

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Weber County area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event for the west portion of the property. 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 =	38.77 acre or	1,688,617 ft ²
Runoff Coefficients		
Paved Area	384,912	C = 0.9
Roof	240,000	C = 0.9
Landscaped Area	1,063,705	C = 0.2
Weighted Runoff Coefficient		C = 0.46

LID Retention

80 th Percentile Rainfall Event (d)	0.45	in
Is the site Feasible for LID?	No	
Site Imperviousness (i)	0.37	
NRCS Soil Group	C/D	
Rv Equation	0.83*1.122	
R _i (Soil Group A: 0.84*1.302; B: 0.84*1.169; C/D: 0.83*1.122)	0.27	
V _{gross} = Rv x d x Total Site SF	8855	c.f.

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

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	6.52	60.13	18039	598	17441
10	600	4.96	45.74	27446	1195	26250
15	900	4.09	37.72	33947	1793	32154
30	1800	2.76	25.45	45816	3586	42230
60	3600	1.71	15.77	56773	7173	49600
120	7200	0.929	8.57	61896	14345	47341
180	10800	0.634	5.85	63147	21518	41629
360	21600	0.353	3.26	70318	43036	27283
720	43200	0.216	1.99	86055	86071	-16
1440	86400	0.12	1.11	95617	172143	-76526

Orifice Sizing

Given:	Q = 1.99 cfs
	2g = 64.4 ft/s ²
	H = 4.93 ft
	Cd = 0.62
	R = SQRT(Q/(0.7*(64.4H) ^{0.5}))
	R = 0.24 feet
	D = 2.88 inches
	D = 5.75 inches
	A = 25.98 inches ²

for circular openings

SUMMARY:
The required 100-yr storage volume is 49,600 cubic feet
The required LID Retention volume is Not Feasible cubic feet
Orifice size is 5.8 inches
Note: No LID Retention to be provided due to low infiltration rate (Soil Group D) and high groundwater



Storm Runoff Calculations
Stagecoach Estates Subdivision
6298-14 3/29/2023

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Roof	240,000	C = 0.9
Landscaped Area	1,063,705	C = 0.2
Weighted Runoff Coefficient		C = 0.46

LID Retention

80 th Percentile Rainfall Event (d)	0.45	in
Is the site Feasible for LID?	No	
Site Imperviousness (i)	0.37	
NRCS Soil Group	C/D	
Rv Equation	0.83*1.122	
R _i (Soil Group A: 0.84*1.302; B: 0.84*1.169; C/D: 0.83*1.122)	0.27	
V _{gross} = Rv x d x Total Site SF	8374	c.f.

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

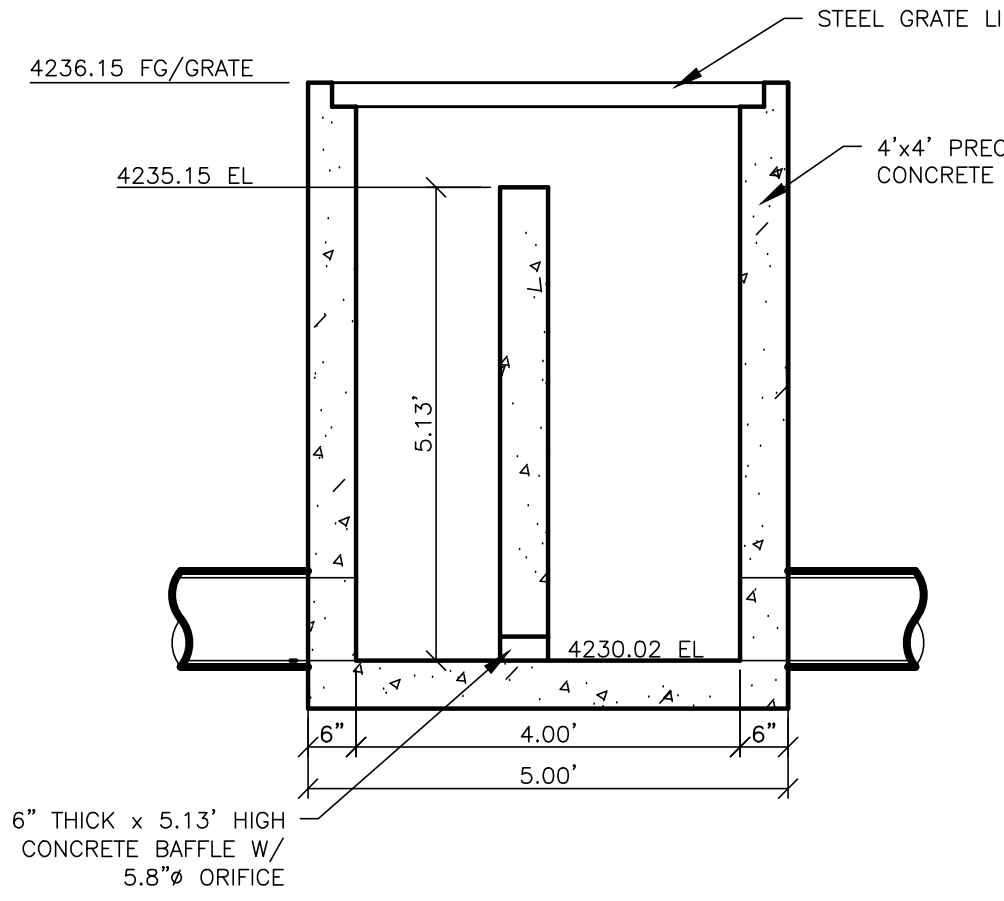
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.52	56.86	17059	565	16494
10	600	4.96	43.26	25954	1130	24824
15	900	4.09	36.67	32103	1696	30407
30	1800	2.76	24.07	43327	3391	39936
60	3600	1.71	14.91	53688	6783	46905
120	7200	0.929	8.10	58335	13566	44769
180	10800	0.634	5.53	59716	20349	39367
360	21600	0.353	3.08	66498	40697	25800
720	43200	0.216	1.88	81380	81395	-15
1440	86400	0.12	1.05	90422	162790	-72368

Orifice Sizing

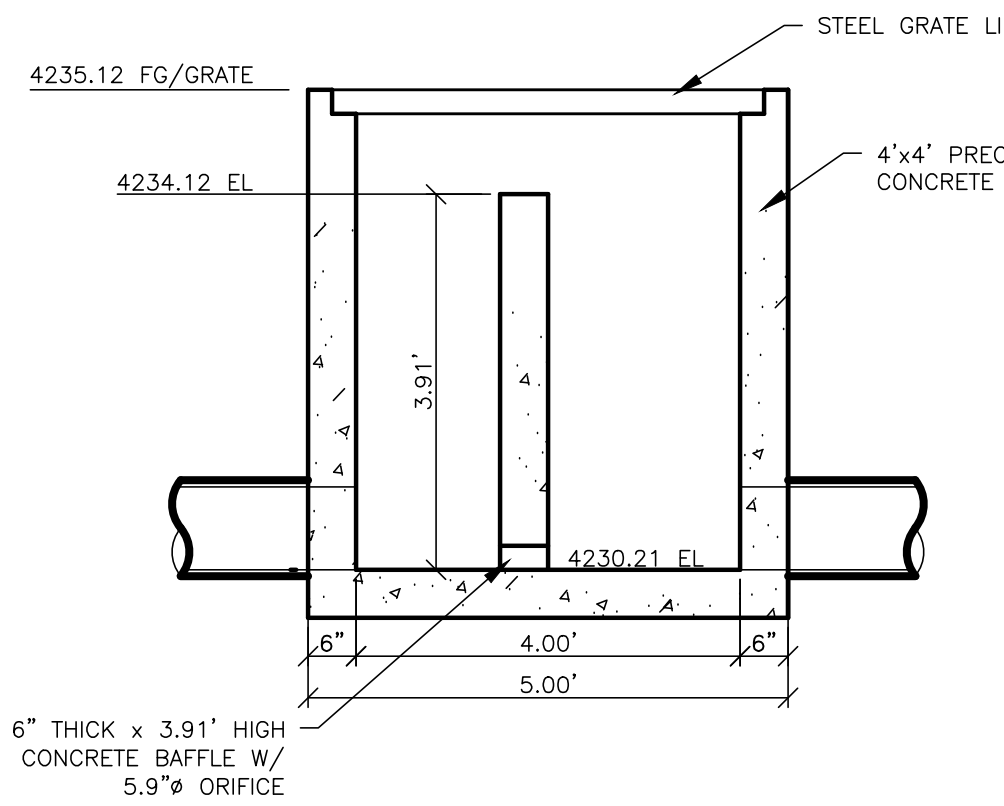
Given:	Q = 1.88 cfs
	2g = 64.4 ft/s ²
	H = 3.91 ft
	Cd = 0.62
	R = SQRT(Q/(0.7*(64.4H) ^{0.5}))
	R = 0.25 feet
	D = 2.96 inches
	D = 5.93 inches
	A = 27.59 inches ²

for circular openings

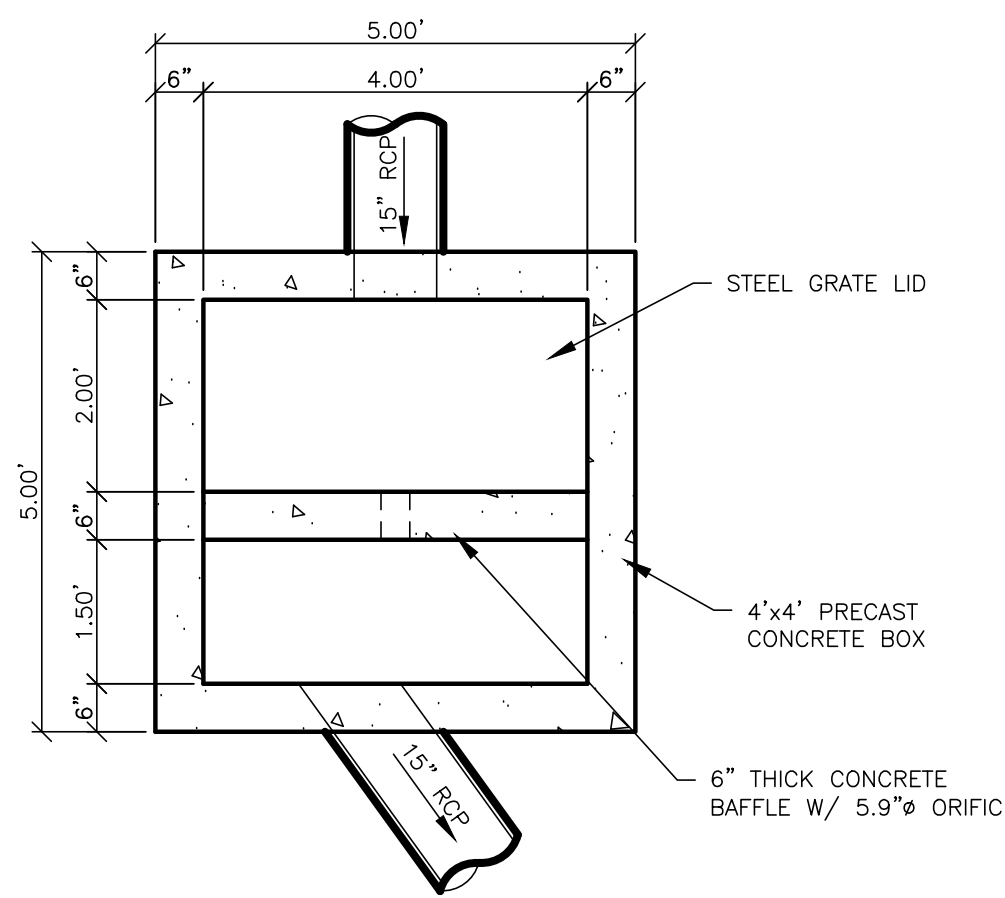
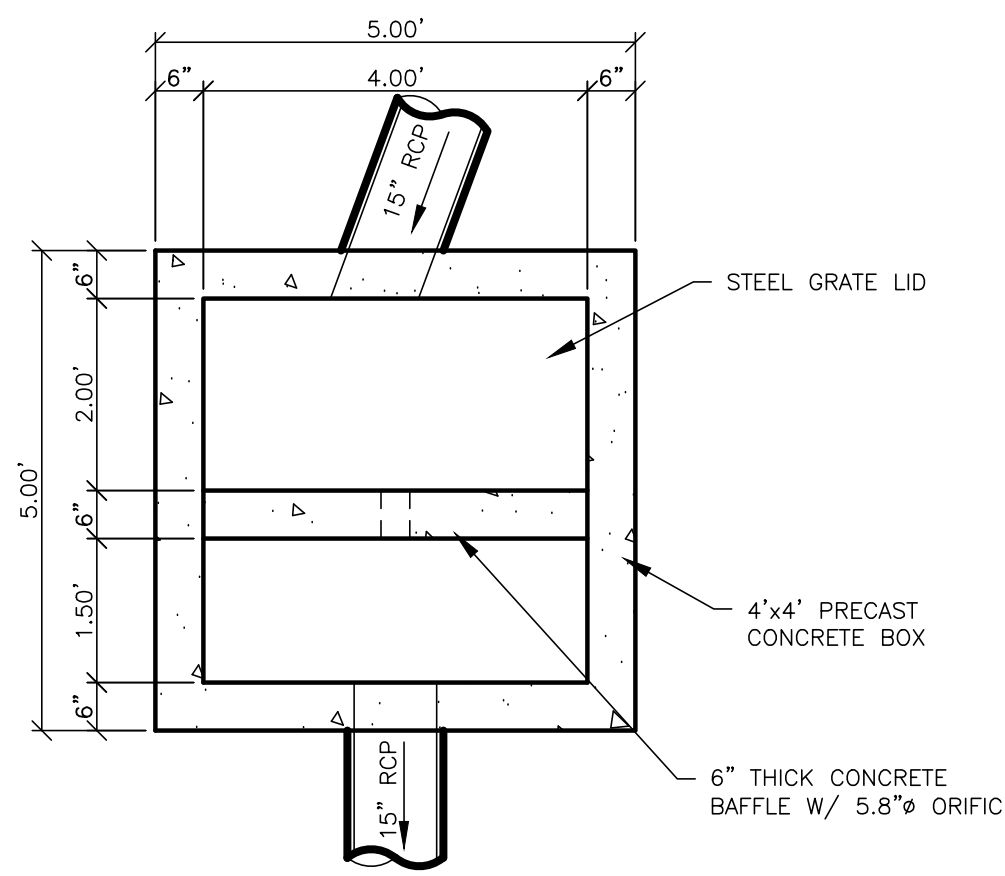
SUMMARY:
The required 100-yr storage volume is 46,905 cubic feet
The required LID Retention volume is Not Feasible cubic feet
Orifice size is 5.9 inches
Note: No LID Retention to be provided due to low infiltration rate (Soil Group D) and high groundwater



4'x4' Control Box#1 Detail
SCALE: 1"=2"



4'x4' Control Box#2 Detail
SCALE: 1"=2"



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RA

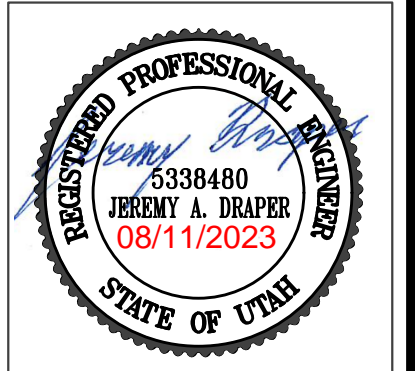
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REVISIONS

DATE	DESCRIPTION
04-17-23	CK Updated Layout
05-26-23	CK TWWID Comments
06-02-23	CK Water Comments
08-11-23	CK Review Comments

Stagecoach Estates Subdivision
WEBER COUNTY, UTAH

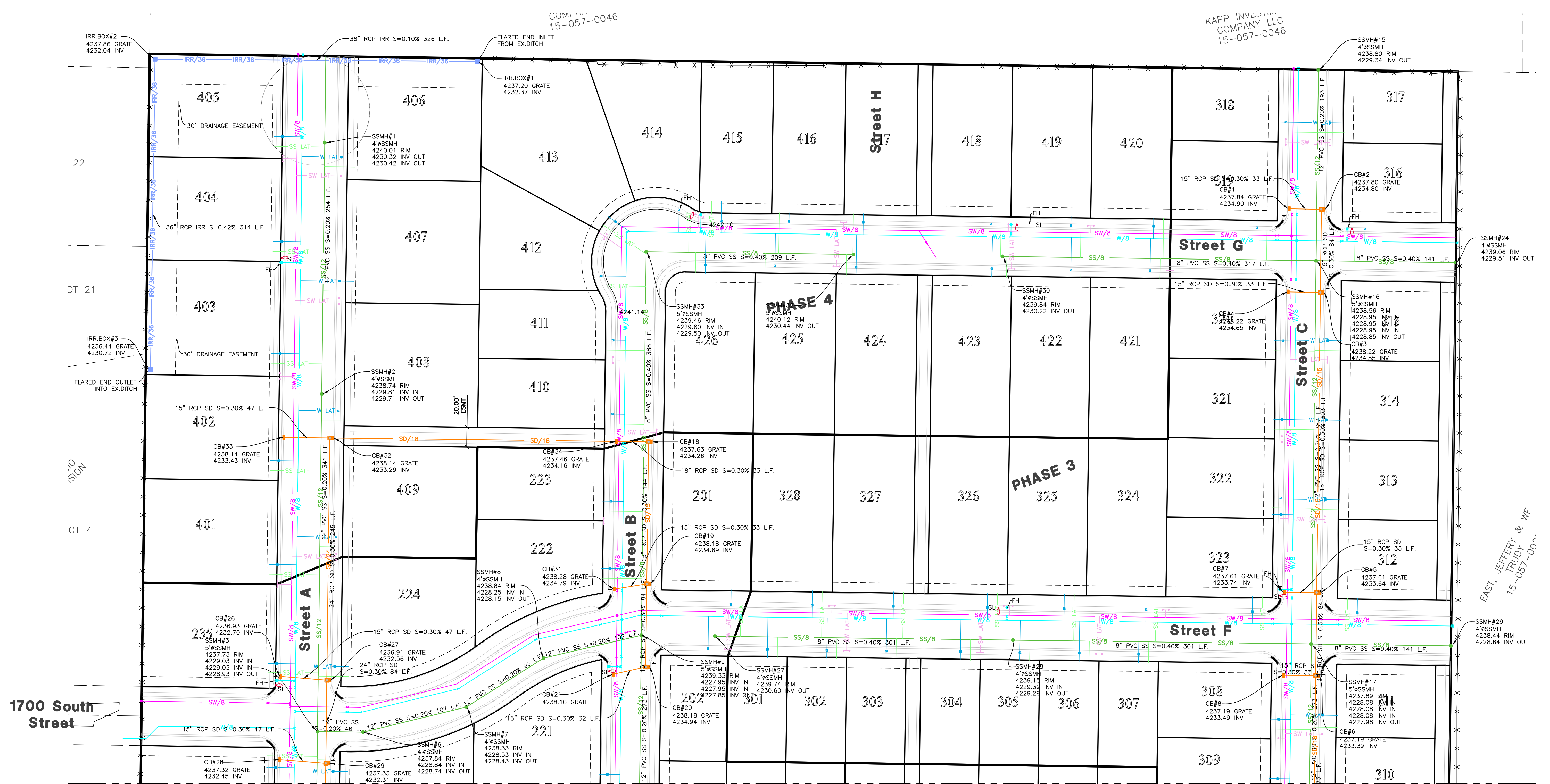
Basin Details



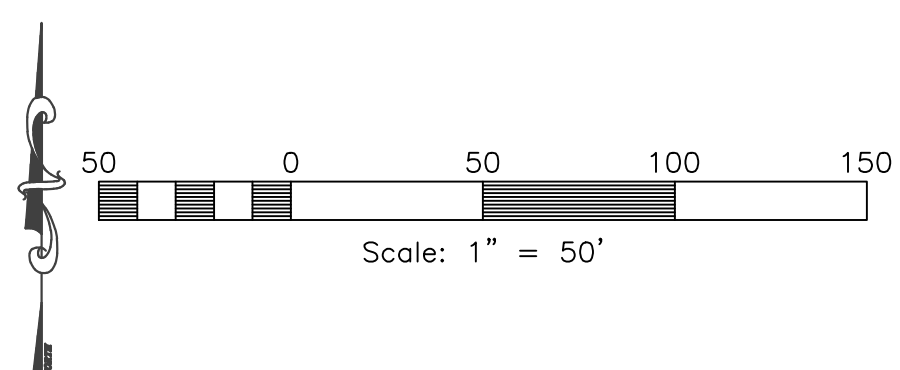
Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafted: C. KINGSLEY
Begin Date: MARCH 2023
Name: STAGECOACH ESTATES SUBDIVISION PHASE 1
Number: 6298-14

KAPP INVESTMENTS
COMPANY LLC
15-057-0046

CUMULATIVE
15-057-0046



Match Line - See Sheet 29



EAST, JEFFERY TRUDY & W/F
15-057-0046

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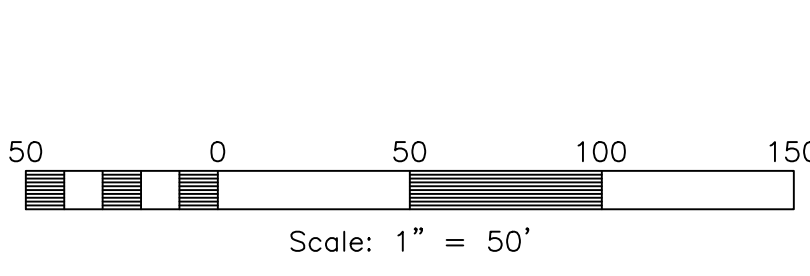
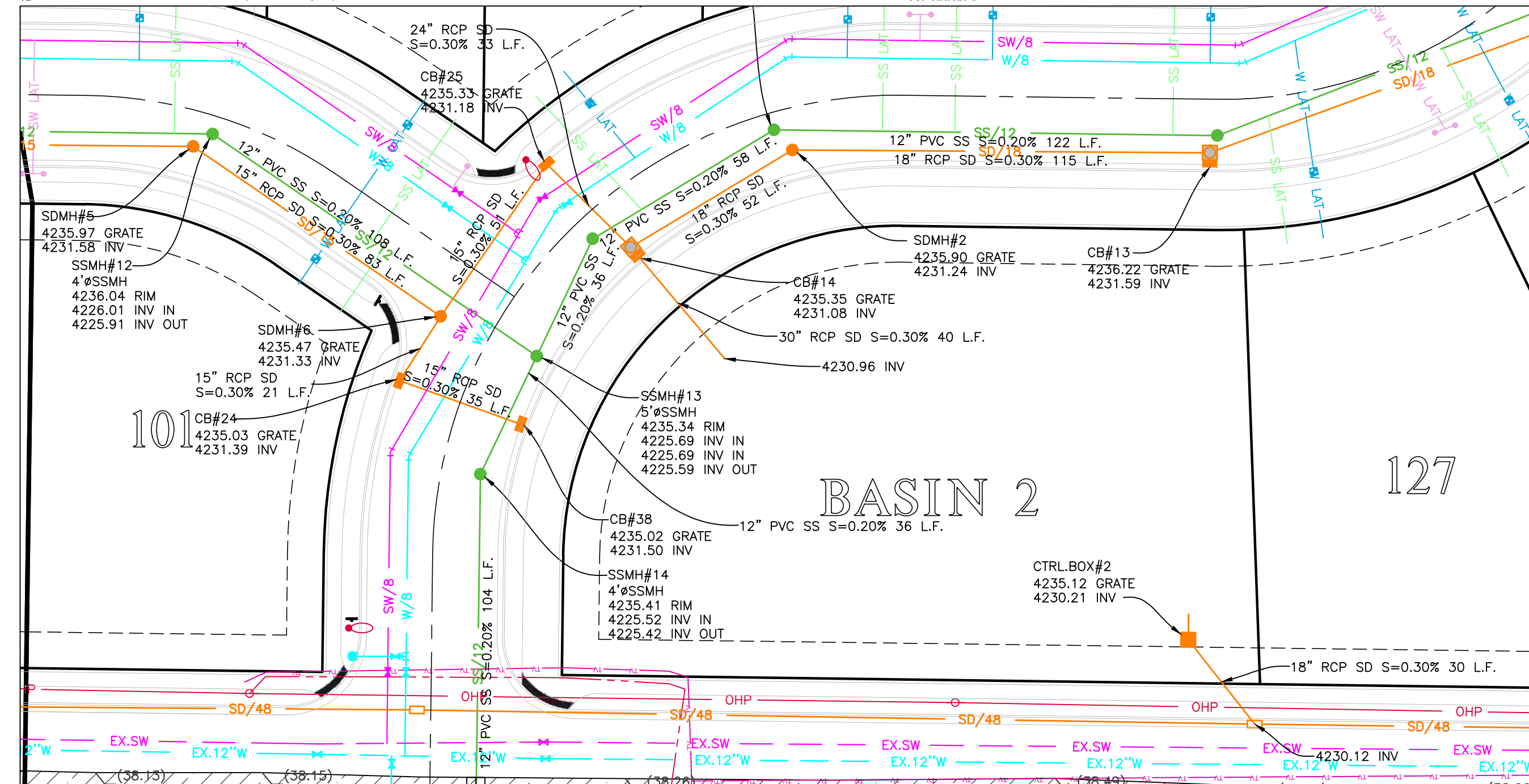
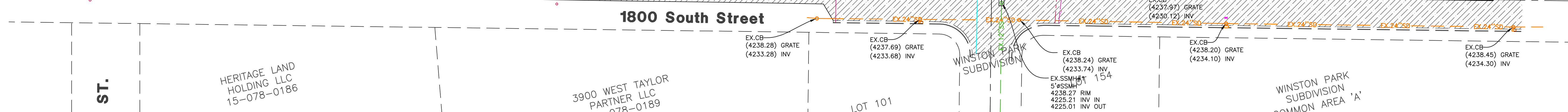
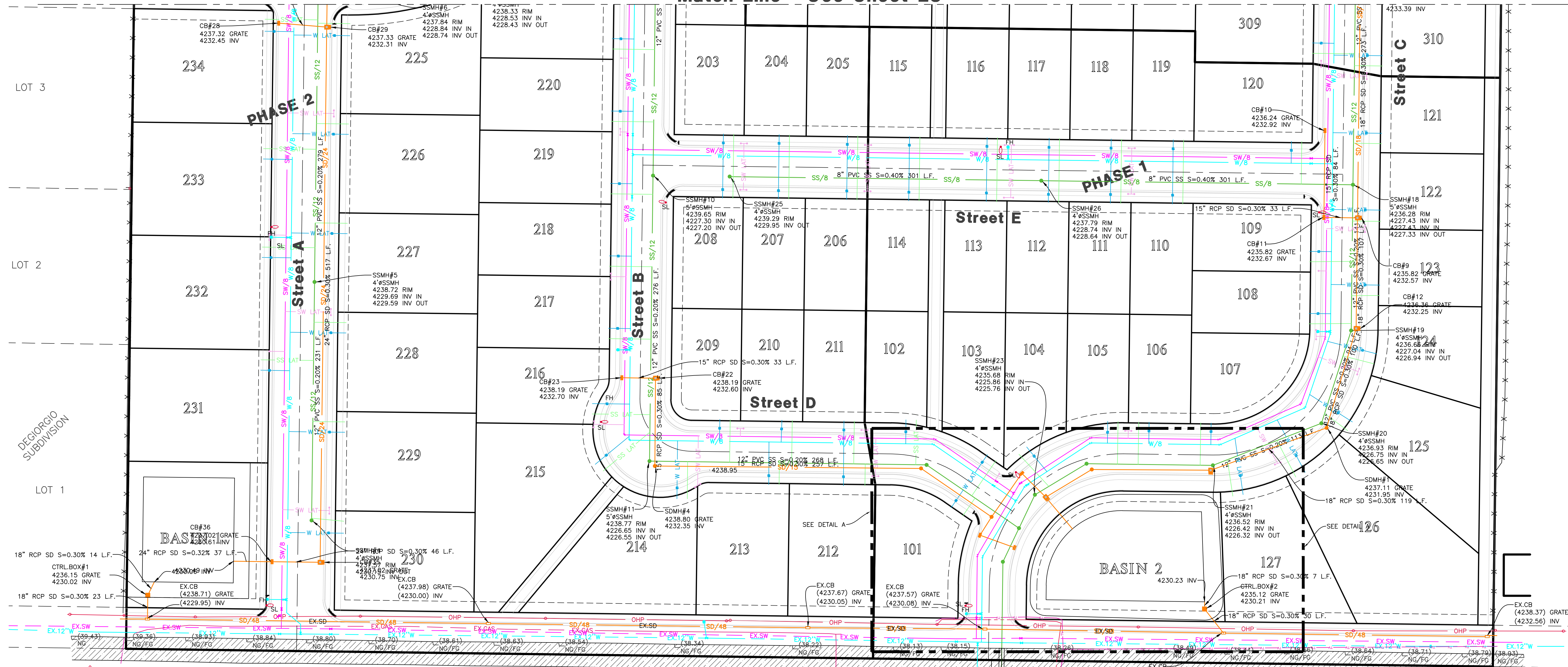
REVISIONS	DATE	DESCRIPTION
04-17-23	CK	Updated Layout
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06-02-23	CK	Water Comments
08-11-23	CK	Review Comments

Stagecoach Estates Subdivision
WEBER COUNTY, UTAH

Utility Plan



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafted: C. KINGSLEY
Begin Date: MARCH 2023
Name: STAGECOACH ESTATES SUBDIVISION
PHASE 1
Number: 6298-14

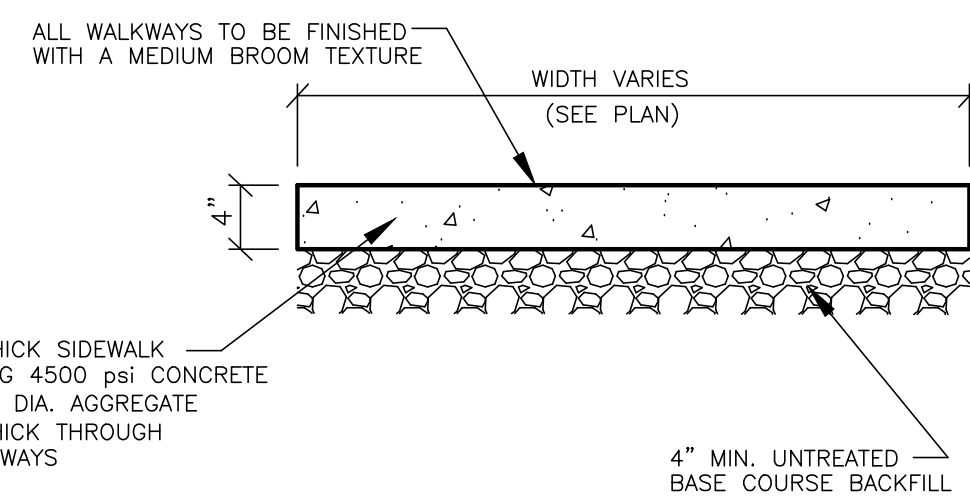


REVISIONS	DATE	DESCRIPTION
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06-02-23	CK	Water Comments
08-11-23	CK	Review Comments

Stagecoach Estates Subdivision
WEBER COUNTY, UTAH
Utility Plan

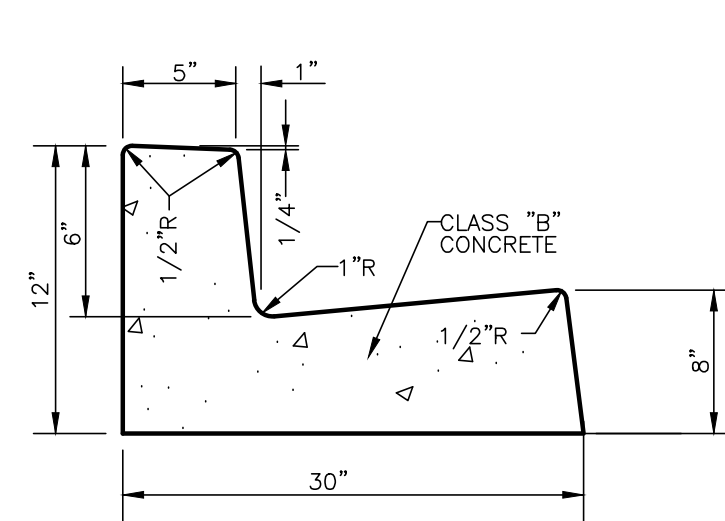


Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafted: C. KINGSLEY
Begin Date: MARCH 2023
Name: STAGECOACH ESTATES SUBDIVISION
PHASE 1
Number: 6298-14

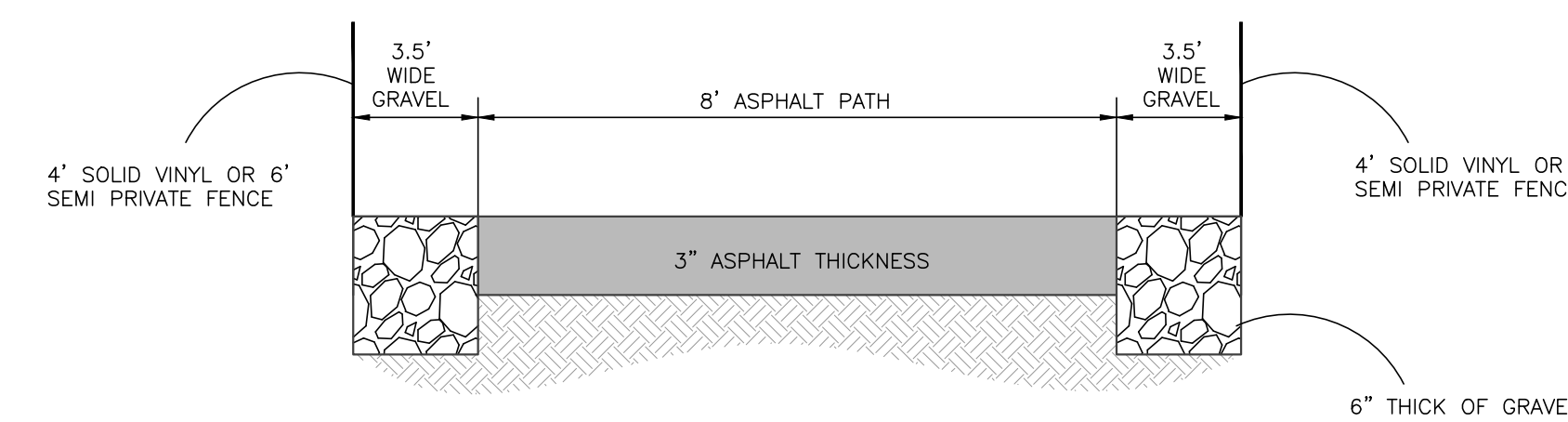
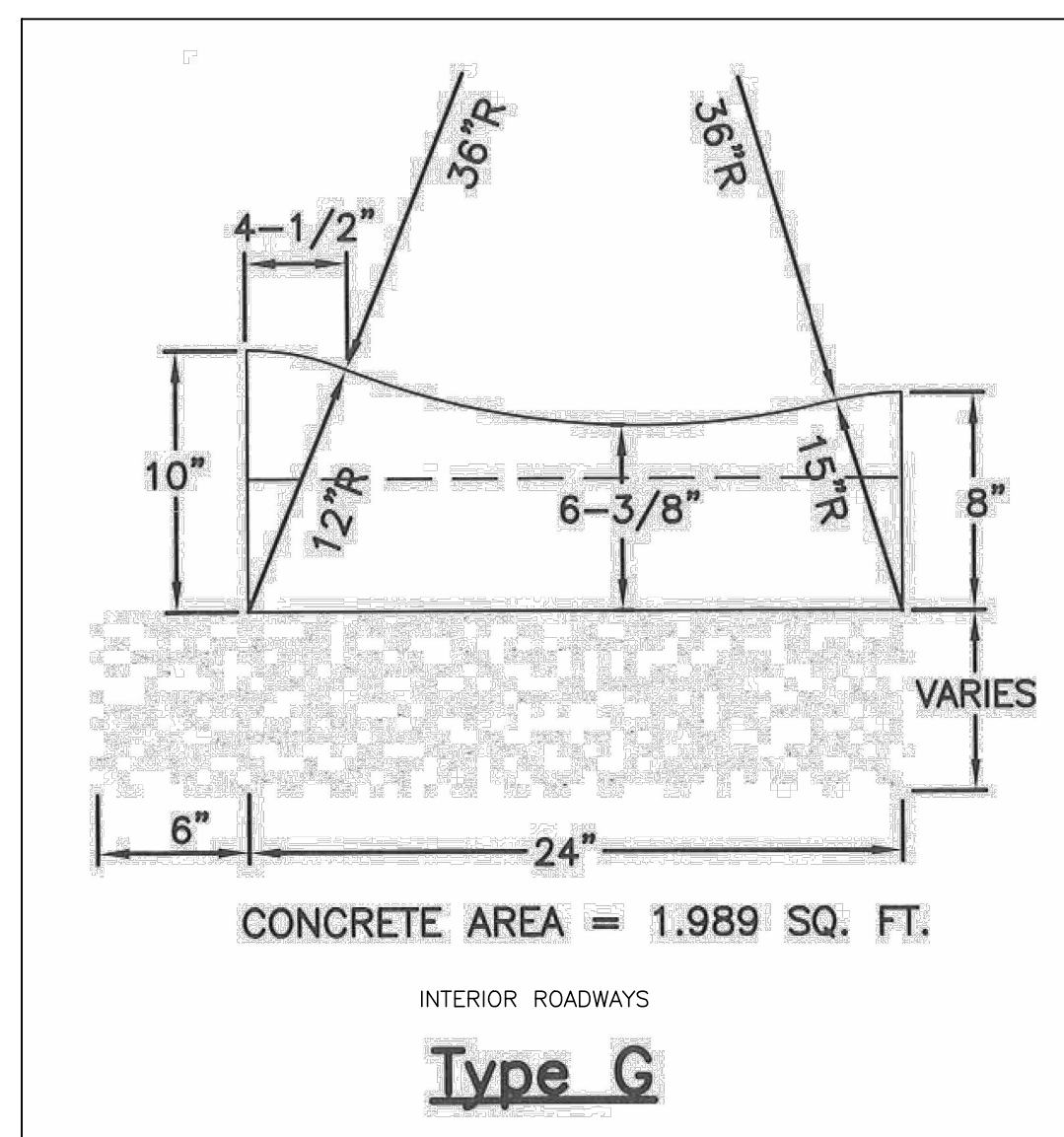


(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Concrete Walkway
SCALE: NONE



On-Site 'L' Type Curb & Gutter
SCALE: NONE
1800 SOUTH STREET

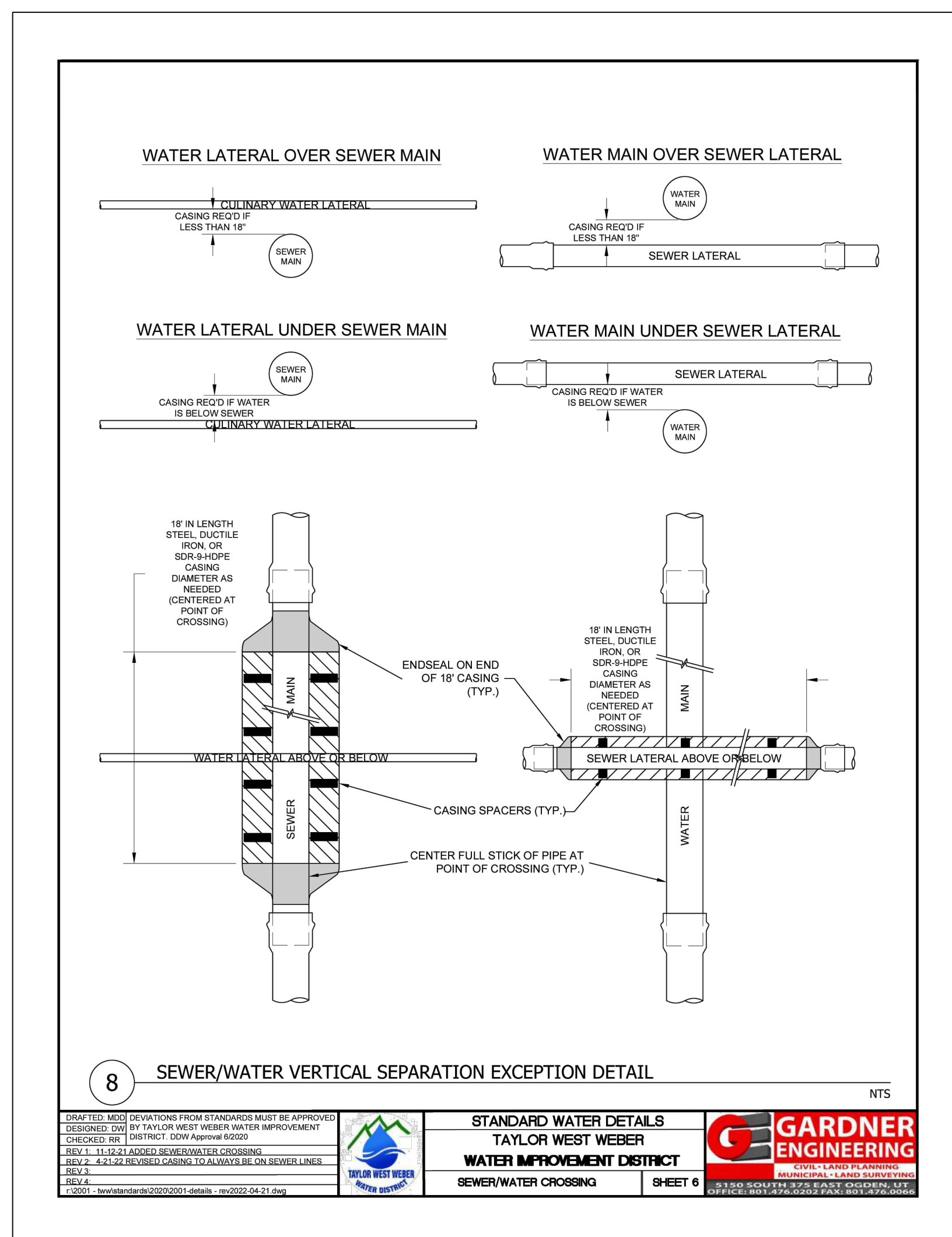


15' Trail Easement Detail
SCALE: NONE

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06-02-23	CK	Water Comments
08-11-23	CK	Review Comments



Stagecoach Estates Subdivision
WEBER COUNTY, UTAH
Civil Details



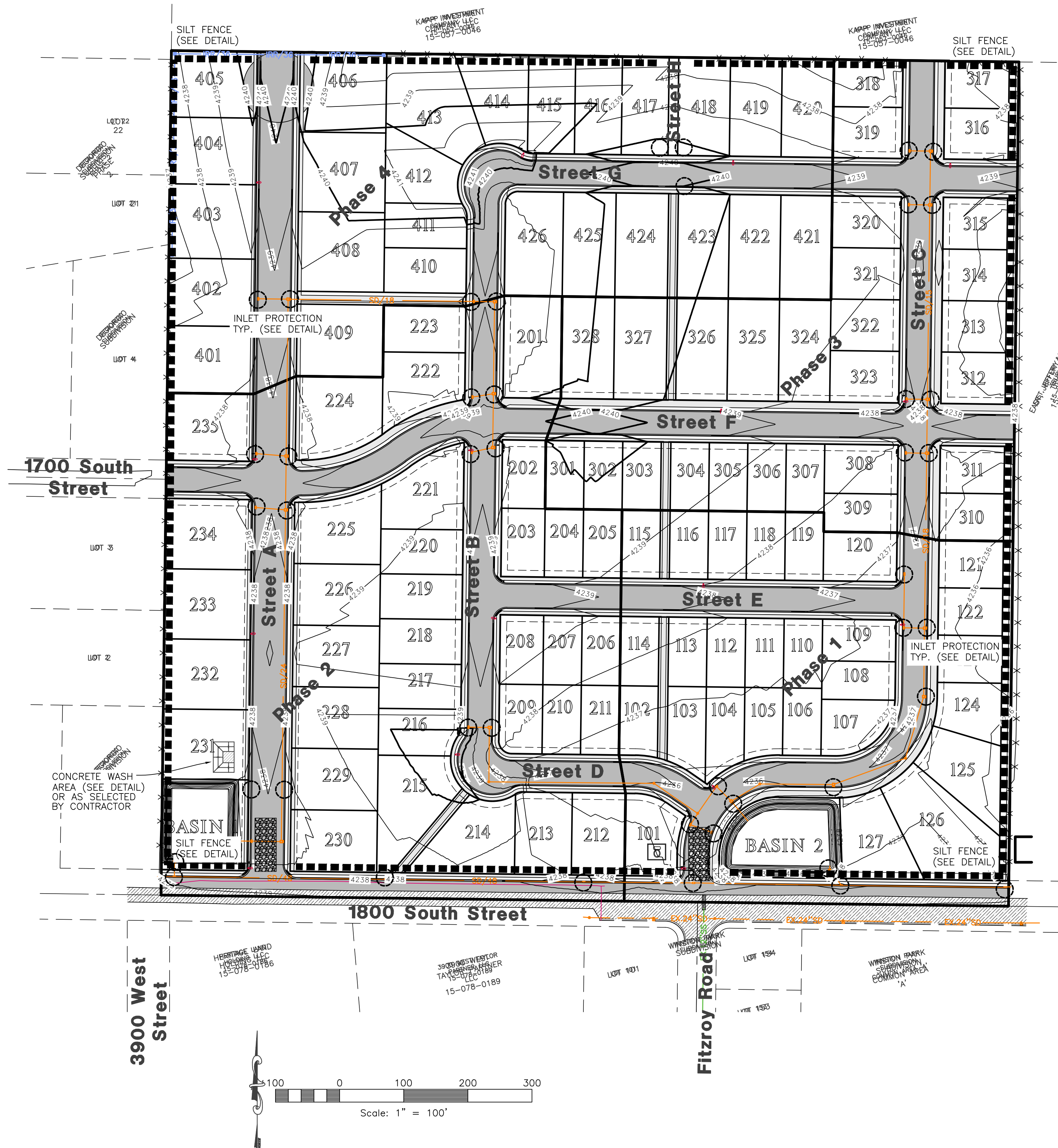
Stagecoach Estates Subdivision Master Plan

Storm Water Pollution Prevention Plan Exhibit

WEBER COUNTY, UTAH
MARCH 2023



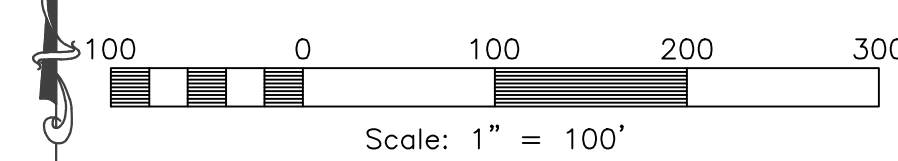
Vicinity Map
NOT TO SCALE



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.....	APRIL 2023
BMP'S DEPLOYMENT DATE.....	APRIL 2023
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	

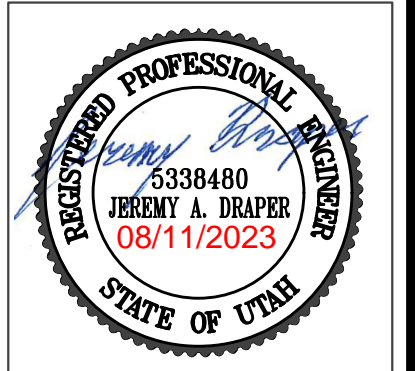
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REVISIONS	DATE	DESCRIPTION
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06-02-23	CK	Water Comments
08-11-23	CK	Review Comments

Stagecoach Estates Subdivision
 WEBER COUNTY, UTAH

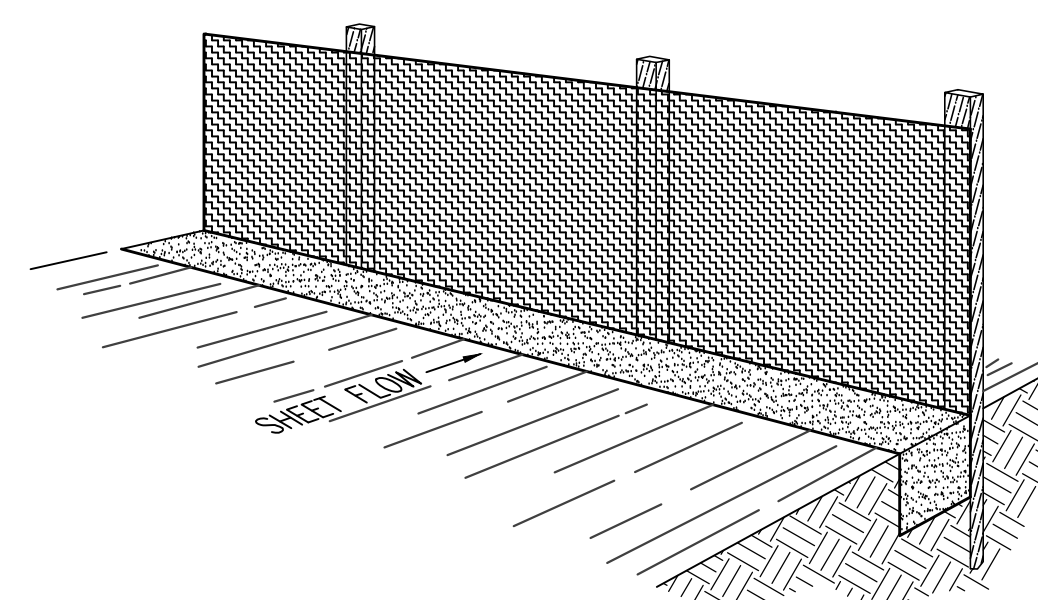
Storm Water Pollution Prevention Plan Exhibit



Project Info.	
Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	MARCH 2023
Name:	STAGECOACH ESTATES SUBDIVISION
	PHASE 1
Number:	6298-14

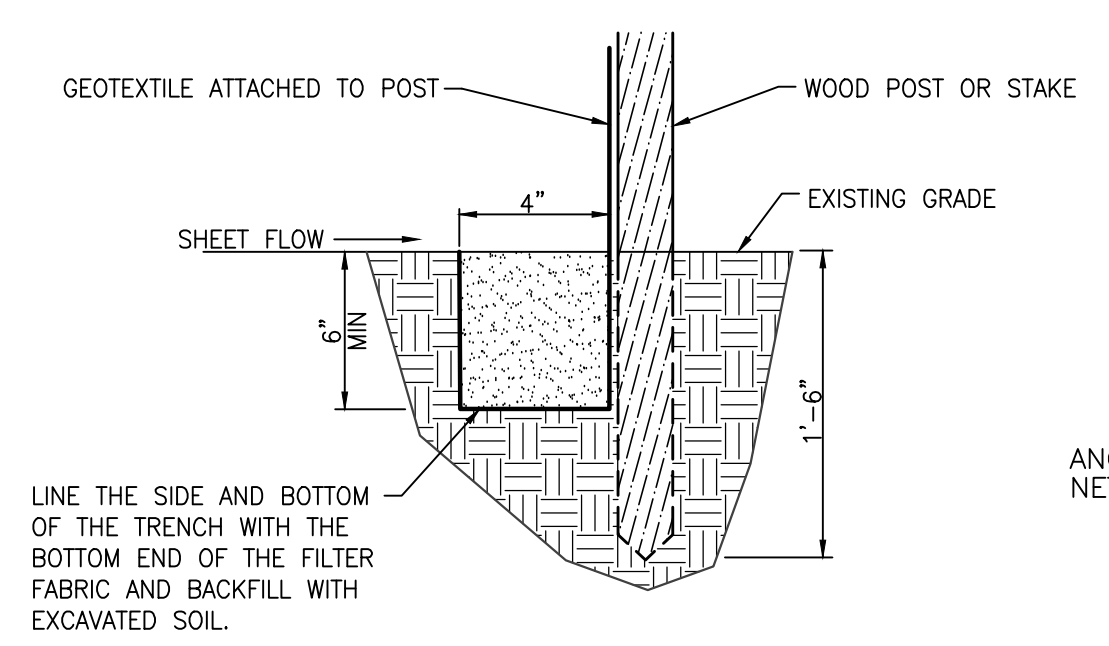
Notes:

- 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.

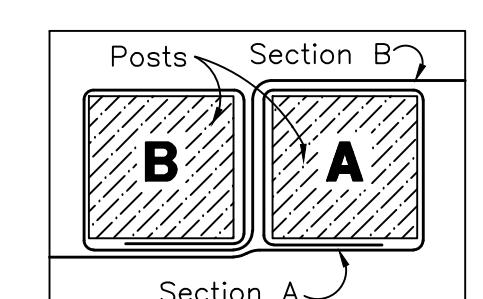
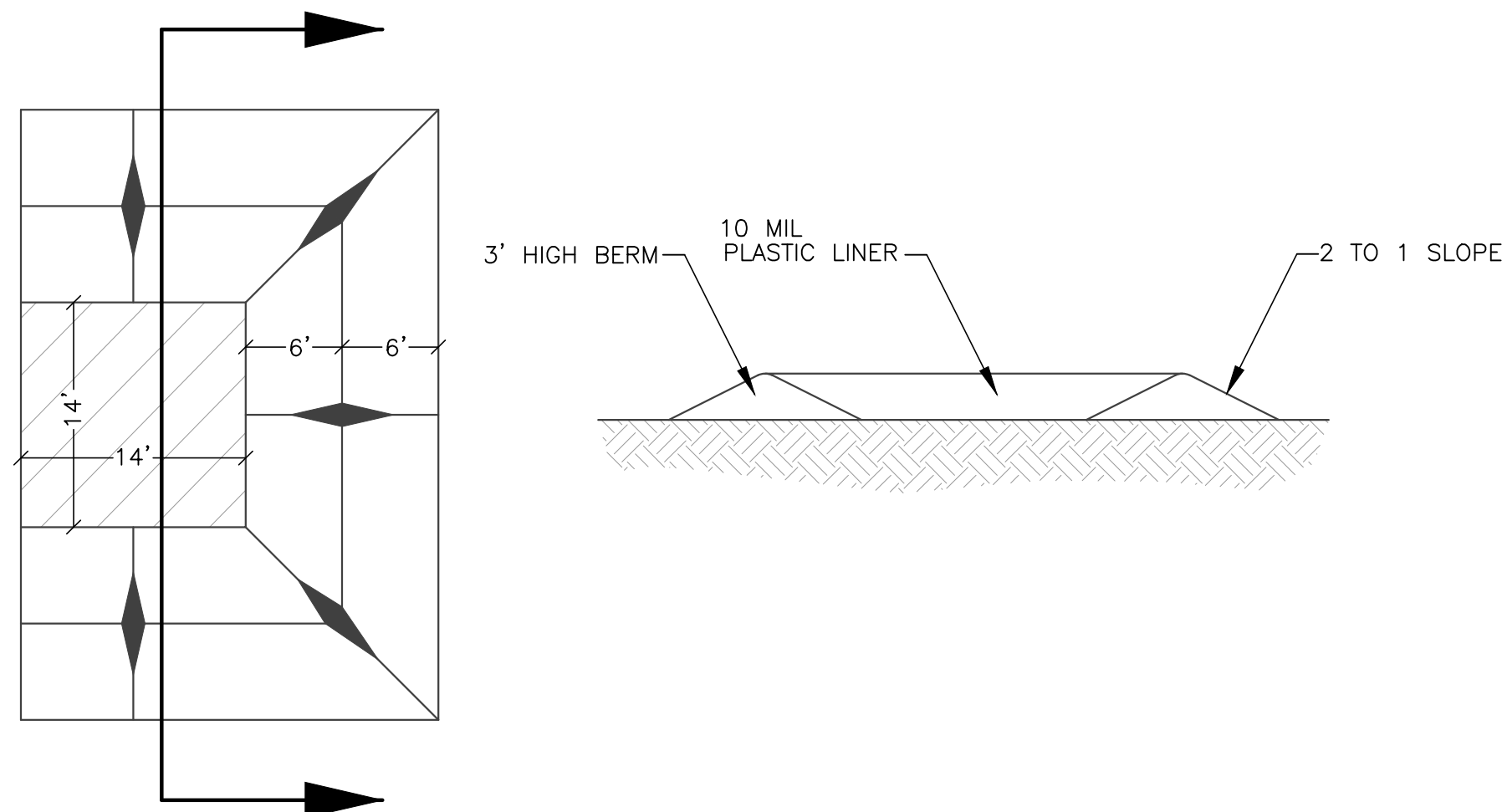


Figure 1: Top View of Roll-to-Roll Connection

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

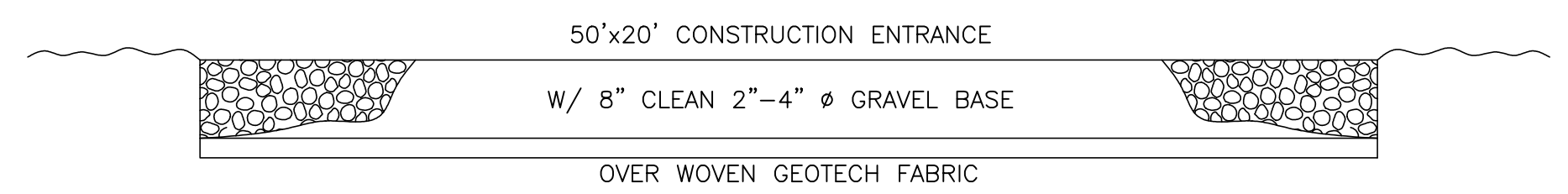
Silt Fence Detail

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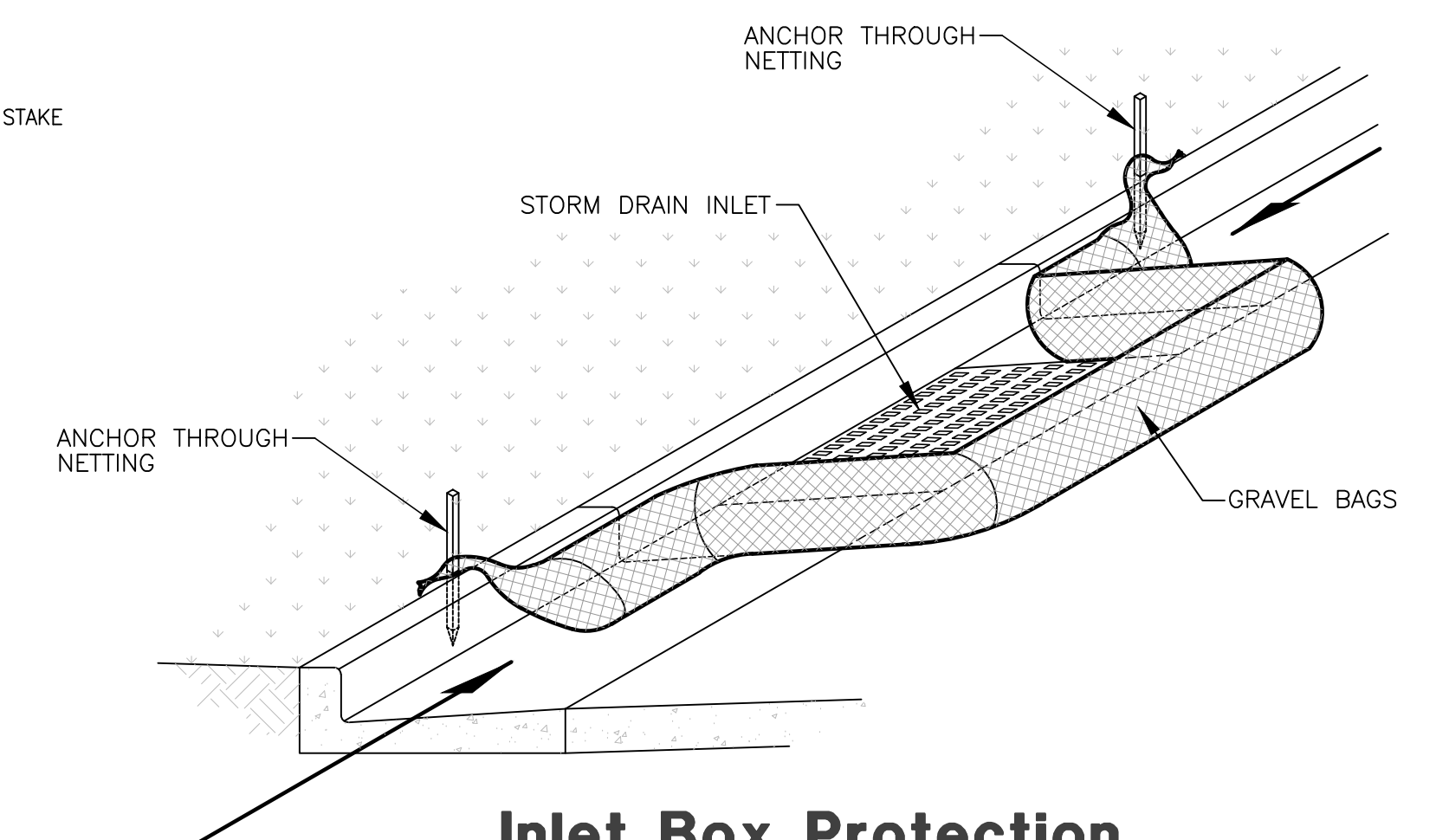


Concrete Washout Area w/ 10 mil Plastic Liner

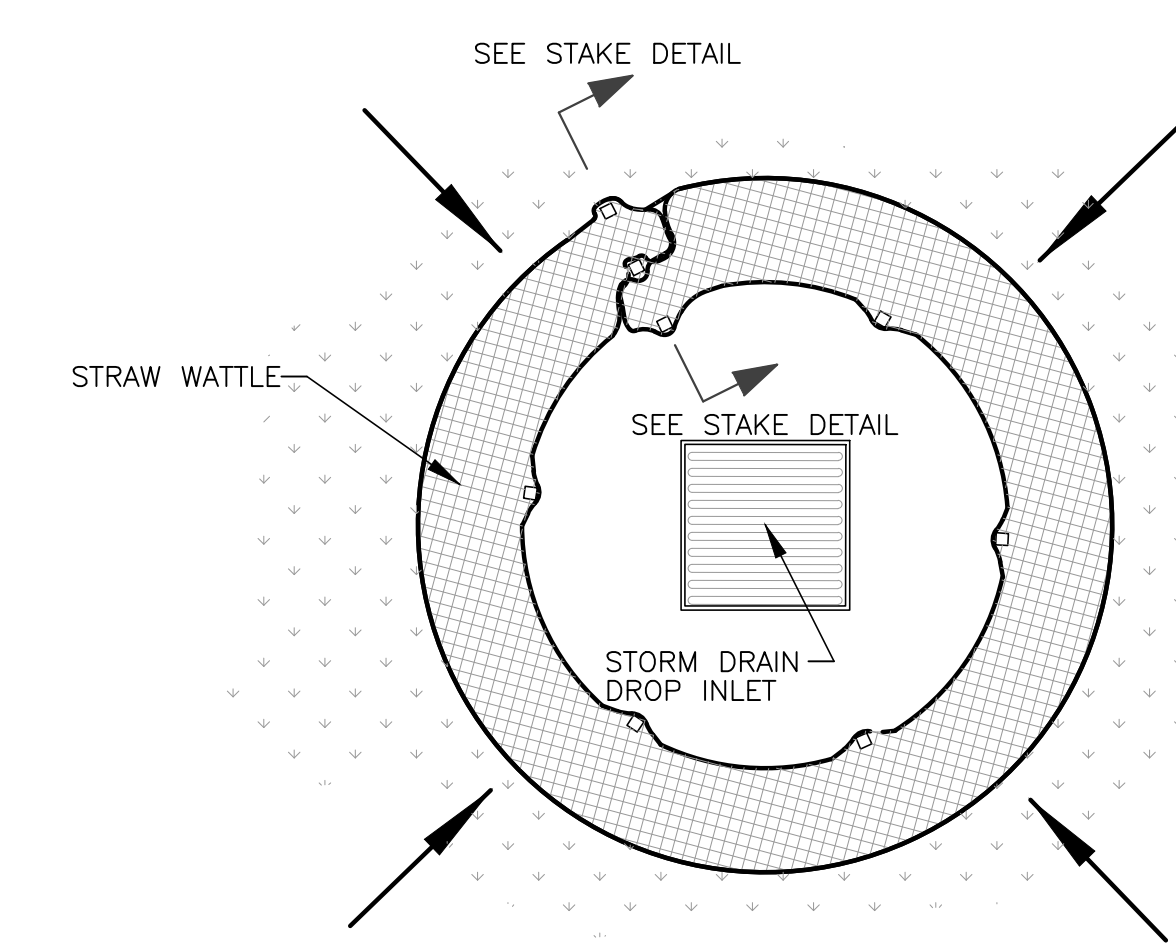
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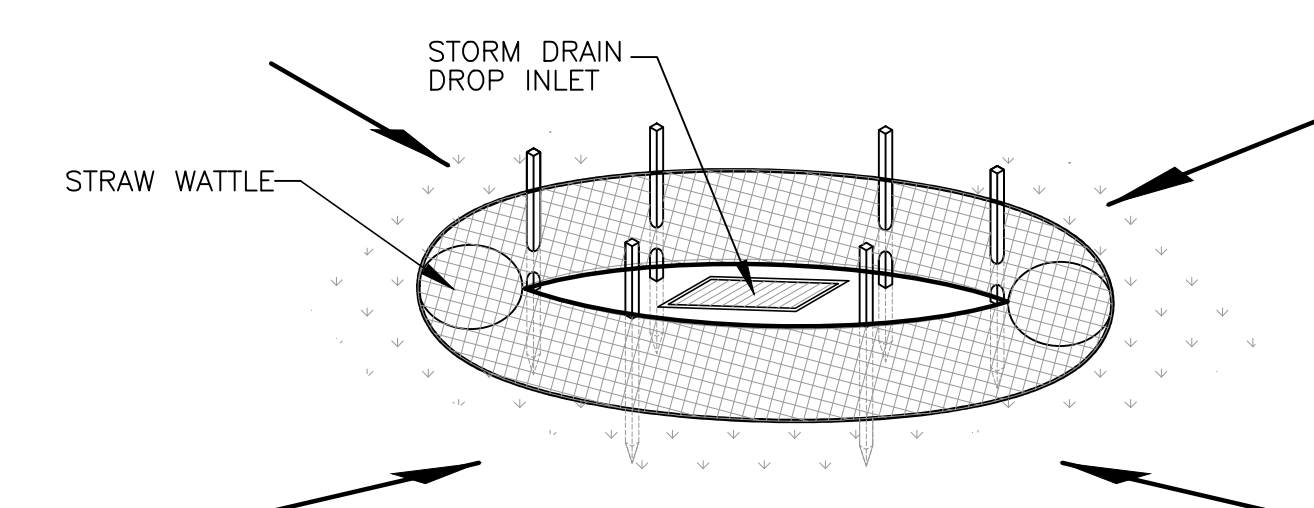
Cross Section 50' x 20' Construction Entrance



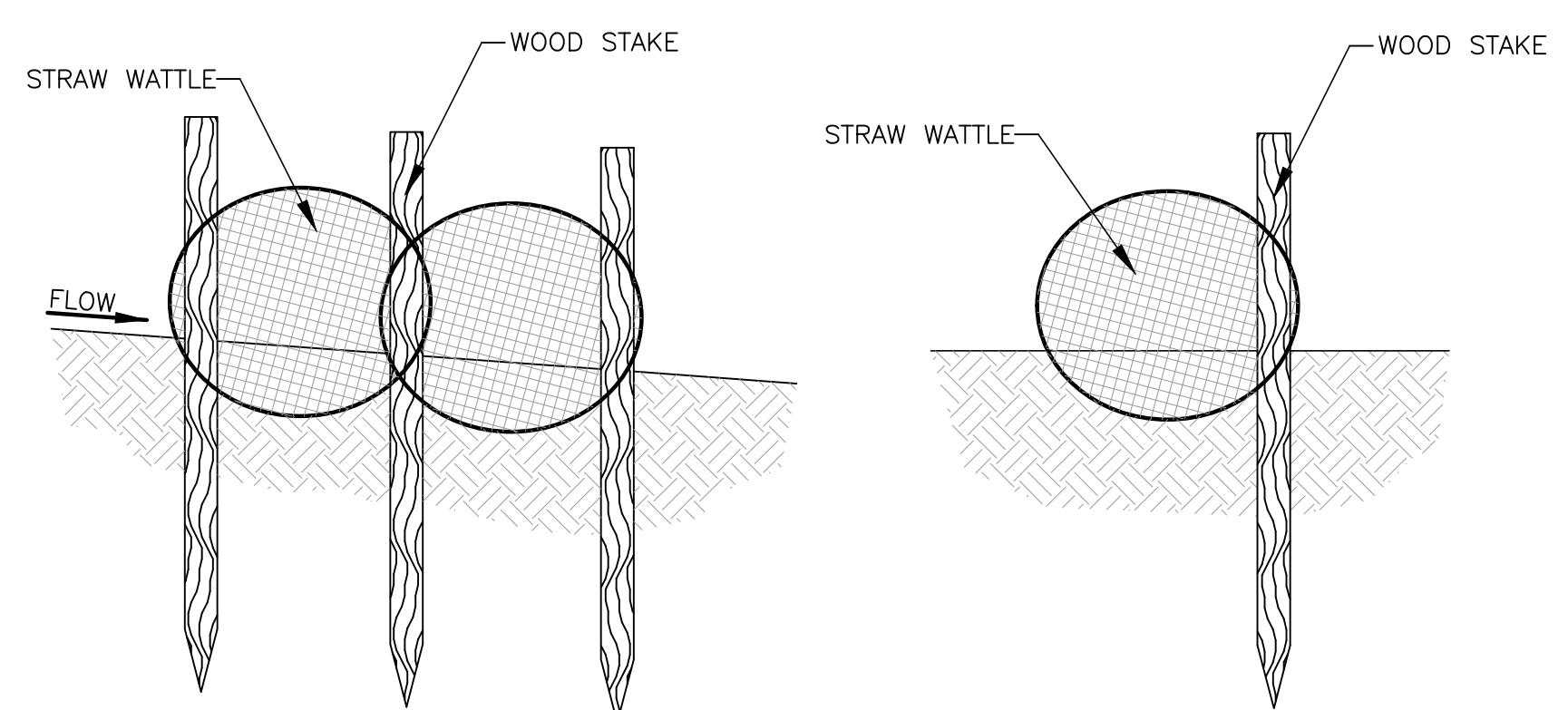
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

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REVISIONS	DATE	DESCRIPTION
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Stagecoach Estates Subdivision
WEBER COUNTY, UTAH
Storm Water Pollution Prevention Plan Details

Project Info.

Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	MARCH 2023
Name:	STAGECOACH ESTATES SUBDIVISION
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