Project Narrative/Notes/Revisions

- 1. 05/25/2023 NF COMPLETED DESIGN FOR CLIENT & COUNTY REVIEW.
- 2. 08/01/2023 NF REVISED PER COUNTY COMMENTS.
- 3. 08/07/2023 NF REVISED PER HOOPER IRRIGATION & TWWWID COMMENTS. 4. 12/13/2023 NF - REVISED UTILITY OUTFALL. ADDED IN PHASE 3.
- 5. 02/12/2024 NF REVISED PER COUNTY COMMENTS. 6. 02/27/2024 NF - REVISED PER JUB COMMENTS. 02.23.2024.
- 7. 03/14/2024 NF REVISED PER CITY COMMENTS. 8. 04/26/2024 KH - REVISIONS PER PRECONSTRUCTION MEETING.

ANSELMI ACRES

Improvement Plans

WEBER COUNTY, UTAH DECEMBER, 2023

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1400-South

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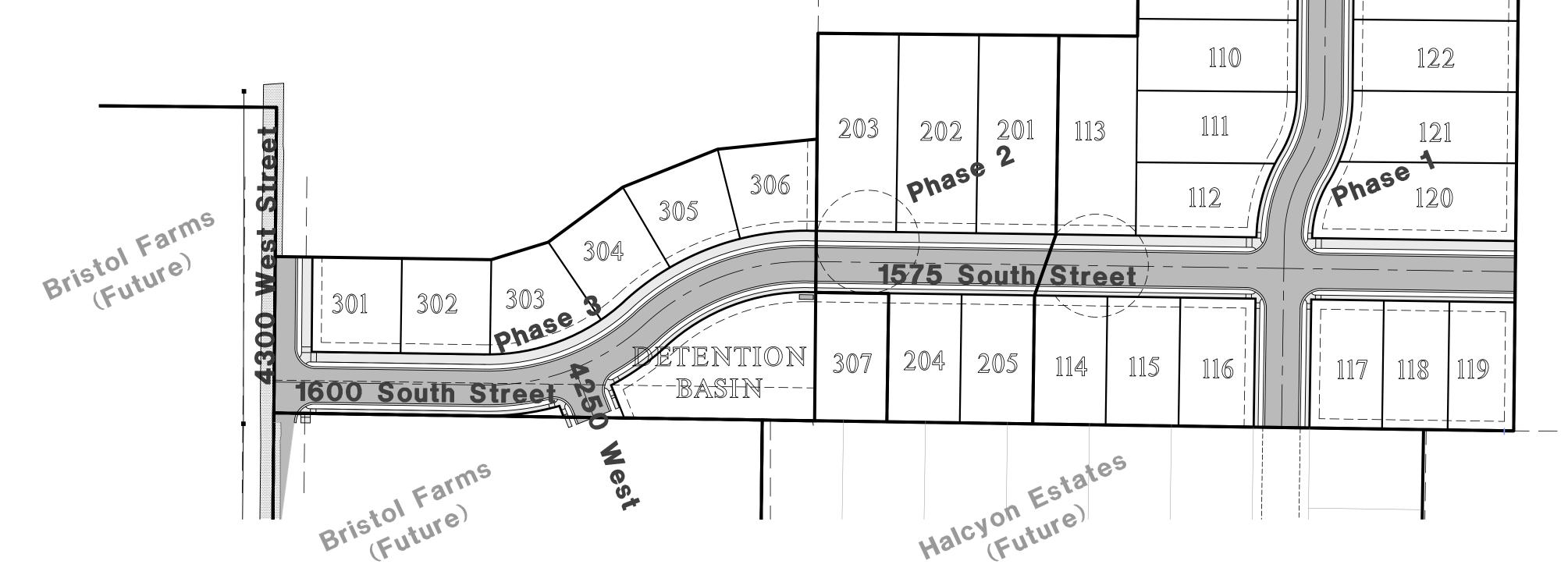
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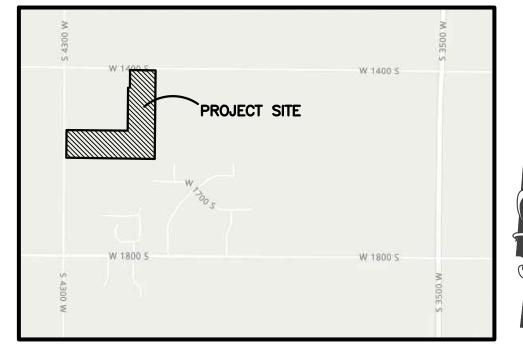
1500 South Street

FINAL FOR CONSTRUCTION SET 4/26/2024

Sheet Index Sheet 1 - Cover/Index Sheet Sheet 2 - Notes/Legend/Street Cross-Section Sheet 3 - 4125 West 0+00.00 - 5+00.00

- Sheet 4 4125 West 5+00.00 10+00.00
- Sheet 5 4125 West 10+00.00 15+50.00 Sheet 6 - 1500 South 0+00.00 - 4+16.00
- Sheet 7 1600 South 9+00.00 14+50.00 Sheet 8 - 1600 South 14+50.00 - 19+50.00
- Sheet 9 1600 South 19+50.00 22+71.00
- Sheet 10 1400 South 5+00.00 9+50.00
- Sheet 11 Phase 1 & 2 Grading Plan
- **Sheet 12 Basin Plan**
- Sheet 13 Phase 1 & 2 Utility Plan
- Sheet 14 Phase 3 Grading & Utility Plan
- **Sheet 15 Standard Details**
- **Sheet 16 Standard Details**
- **Sheet 17 Storm Water Pollution Prevention** Plan Exhibit
- **Sheet 18 Storm Water Pollution Prevention** Plan Details

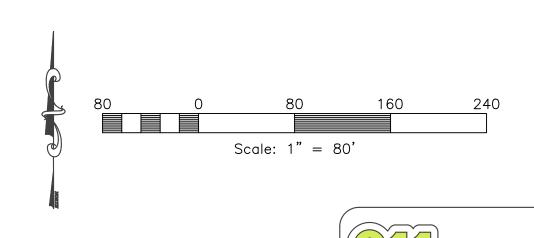




Vicinity Map



Sheet Index Key Map



Surveyor:

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

Developer Contact: Steward Development

Sky Hazlehurst 1708 East 5550 South South Ogden, UT. 74405 PH: (801) 837-2020

Project Contact:

THESE PLANS WERE CREATED UTILIZING

INFRASTRUCTURE. IF PRINTED IN, OR

WORK MAY NOT SHOW UP PROPERLY.

COPIED TO BLACK & WHITE, SOME LINE

COLORS FOR UTILITIES & OTHER

Notice:

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

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

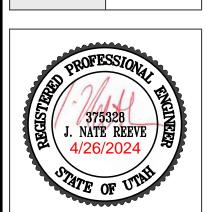
Engineer's Notice To Contractors: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES

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

division Sub

/Ind

4



Project Info. J. NATE REEVE, P.E. Drafter: N. FICKLIN Begin Date: MAY, 2023

ANSELMI ACRES SUBDIVISION Number: <u>7152-19</u>

18 Total Sheets

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

General Notes:

- 1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE
- COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF
- UNIFORM TRAFFIC CONTROL DEVICES. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION. 10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY. COUNTY OR STATE AGENCY CONTROLLING THE
- ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS. 11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE

AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

NEGLIGENCE OF THE OWNER OR THE ENGINEER.

- 12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- 13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- 14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS. 15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY 16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF

WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS

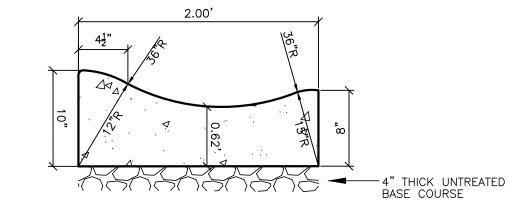
- 17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION. A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS. HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALI OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER— OR ENGINEER—FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND
- SUBMITTING HIS BID. 18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE
- CONTRACTOR'S USE DURING CONSTRUCTION. 19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER,
- ENGINEER, AND/OR GOVERNING AGENCIES. 20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES. AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE. . CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE
- 22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE
- PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR. 23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- 24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY. 25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF
- ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- 26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE
- 27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH
- 28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- 29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL,
- STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES 30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

- 1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET, EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY
- WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE
- WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR
- STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS,
- TO A SMOOTH FINISH. 8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
- 9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- 10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS. 11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE
- 12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- 13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS 14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- 15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.

PLACE IN DE-WATERED CONDITIONS.

- 16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- 17. ALL CULINARY WATER FACILITIES SHALL CONFORM TO THE TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT STANDARD DRAWINGS AND SPECIFICATION 18. ITEMS UNIQUE TO CULINARY WATER CAN BE ELIMINATED FROM THESE NOTES AS LONG AS THE NOTE ABOUT CONFORMANCE TO TWW STANDARDS
- IS INCLUDED.
- 19. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING. 20. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
- 1. THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.



APWA Type "G" Curb SCALE: NONE

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 REFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF LITHLITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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

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

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

Survey Control Note:

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

Erosion Control General Notes:

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

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

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

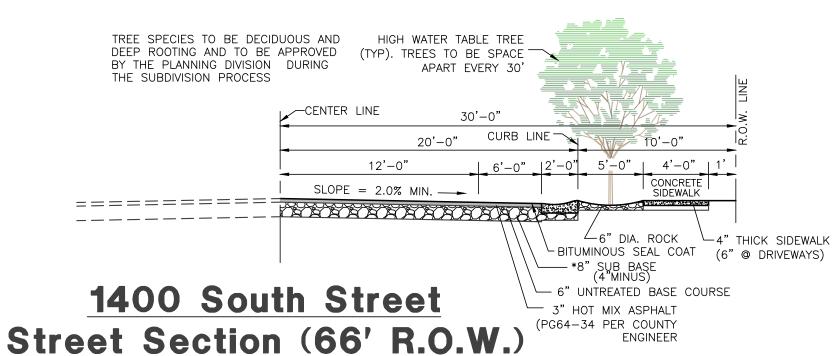
SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL. BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA

GUTTER WHEN SUBGRADE IS CLAY OR

BY COUNTY ENGINEER

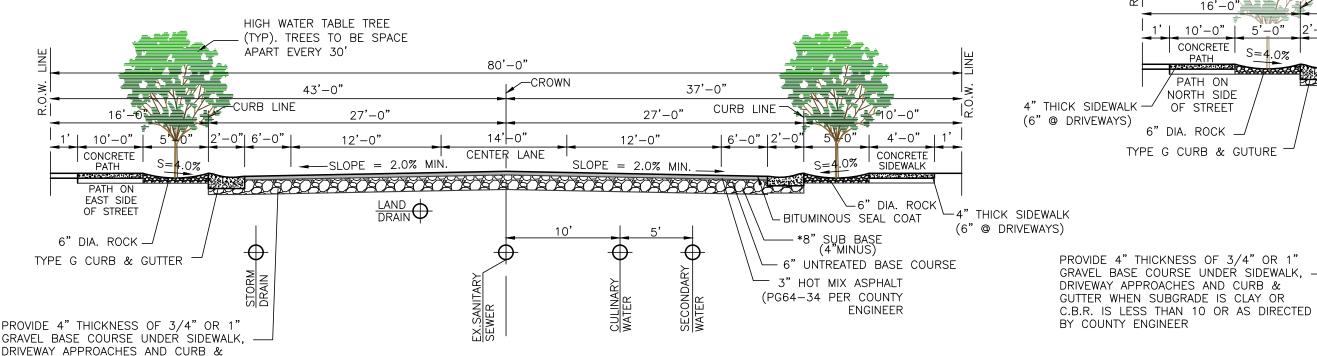
ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS: A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED

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



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

NOTE: THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. COMPACTION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE



Street Section (80' R.O.W.) C.B.R. IS LESS THAN 10 OR AS DIRECTED

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

Legend

= PROPOSED LAND DRAIN LATERAL —— LD LAT—— ----- W LAT----- = PROPOSED WATER LATERAL

= PROPOSED SECONDARY WATER LATERAL

= PROPOSED CULINARY WATER LINE = EXISTING CULINARY WATER LINE

= PROPOSED SECONDARY WATER LINE — — EX.SW— — = EXISTING SECONDARY WATER LINE

= PROPOSED SANITARY SEWER LINE — — EX.SS — — = EXISTING SANITARY SEWER LINE

 - = PROPOSED STORM DRAIN LINE ——EX.SD —— = EXISTING STORM DRAIN LINE

= PROPOSED LAND DRAIN LINE ——EX.LD —— = EXISTING LAND DRAIN LINE

- = PROPOSED IRRIGATION LINE ——EX.IRR—— = EXISTING IRRIGATION LINE

O = PROPOSED FENCE LINE

— - — = DRAINAGE SWALE

= PROPOSED FIRE HYDRANT

= EXISTING FIRE HYDRANT = PROPOSED MANHOLE

= EXISTING MANHOLE = PROPOSED SEWER CLEAN-OUT

= PROPOSED GATE VALVE

= EXISTING GATE VALVE

= PLUG & BLOCK

= AIR VAC ASSEMBLY

= DUAL SECONDARY METER = SINGLE SECONDARY METER

4" THICK SIDEWALK

TYPE G CURB & GUTURE -

PROVIDE 4" THICKNESS OF 3/4" OR 1"

DRIVEWAY APPROACHES AND CURB &

GUTTER WHEN SUBGRADE IS CLAY OR

BY COUNTY ENGINEER

GRAVEL BASE COURSE UNDER SIDEWALK,

C.B.R. IS LESS THAN 10 OR AS DIRECTED

NORTH SIDE

TYPE G CURB & GUTURE

6" DIA. ROCK

(6" @ DRIVEWAYS)

EXISTING WATER METER = PROPOSED REDUCER = EXISTING REDUCER = PROPOSED CATCH BASIN = EXISTING CATCH BASIN = PLUG W/ 2" BLOW-OFF = STREET LIGHT - = POWER POLE BFE = BASEMENT FLOOR ELEVATION = BUILDING = BOTTOM OF STAIRS = BOTTOM OF WALL = BEGINNING POINT C&G = CURB & GUTTER CB = CATCH BASIN CF = CUBIC FEET

= PROPOSED WATER METER

CFS = CUBIC FEET PER SECOND = ENDING POINT = FINISH FLOOR

= FINISH FLOOR ELEVATION = FINISHED GRADE

= FLOW LINE = GRADE BREAK = INVERT

= NATURAL GRADE = OVERHEAD POWER

= POWER/UTILITY POLE = POINT OF RETURN CURVATURE = POINT OF TANGENCY

PUE = PUBLIC UTILITY EASEMENT RCP

RIM

- IRLES TO BE SPACE APAR

30'-0"

HIGH WATER TABLE TREE

APART EVERY 30'

1" 2'-0" 6'-0"

(TYP). TREES TO BE SPACE

36'-0"

12'-0"

SLOPE = 2.0% MIN.

EVERY 30'

CURB LINE

HIGH WATER TABLE TREE (TYP).

12'-0"

SLOPE = 2.0% MIN.

= REINFORCED CONCRETE PIPE = RIM OF MANHOLE

60'-0"

CENTER LINE

12'-0"

SLOPE = 2.0% MIN. ——

 \oplus

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

__CROWN

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

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

30'-0"

 \oplus

CURB LINE

CURB LINE -

20'-0"

12'-0"

SLOPE = 2.0% MIN. —-

 \oplus

| 6'-0"|2'-0" | 5'-0" | 4'-0" | 1'

- BITUMINOUS SEAL COAT

— 3" HOT MIX ASPHALT

PER COUNTY ENGINEER

APWA SPEC TYPE II

- 6" UNTREATED BASE COURSE

S=4.0% | CONCRETE SIDEWALK

└6" DIA. ROCK

TSW UGP WM = PROPOSED GRAVEL = FIRE HYDRANT = LINEAR FEET = POINT OF CURVATURE

= RIGHT-OF-WAY = SANITARY SEWER

= STORM DRAIN = STREET LIGHT

= TOP BACK OF CURB = TOP OF ASPHALT = TOP OF CONCRETE

= TOP OF FINISHED FLOOR = TOP OF STAIRS = TOP OF WALL

= TOP OF SIDEWALK = UNDERGROUND POWER

= CULINARY WATER = WATER METER

= EXISTING ASPHALT PAVEMENT

= PROPOSED ASPHALT PAVEMENT

= PROPOSED CONCRETE

= EXISTING CONTOUR GRADE

= PROPOSED CONTOUR GRADE

= PROPOSED SERVICE SLEEVE

73

70 **(1)** 0 **(1)** S **(1)**

4



Project Info. . NATE REEVE, P.E Drafter: N. FICKLIN Begin Date: MAY, 2023 Name: ANSELMI ACRES SUBDIVISION

Number: <u>7152–19</u>

ON THE NORTH SIDE OF THE STREET STREETS HEADING IN A NORTH/SOUTH DIRECTION WILL HAVE A 10' PATH ON THE EAST SIDE OF THE STREET.

STREETS HEADING IN A EAST/WEST

DIRECTION WILL HAVE A 10' PATH

Notes

5'-0" | 4'-0" | 1'

└6" DIA. ROCK

S=4.0% CONCRETE SIDEWALK

- 6" UNTREATED BASE COURSE

- BITUMINOUS SEAL COAT

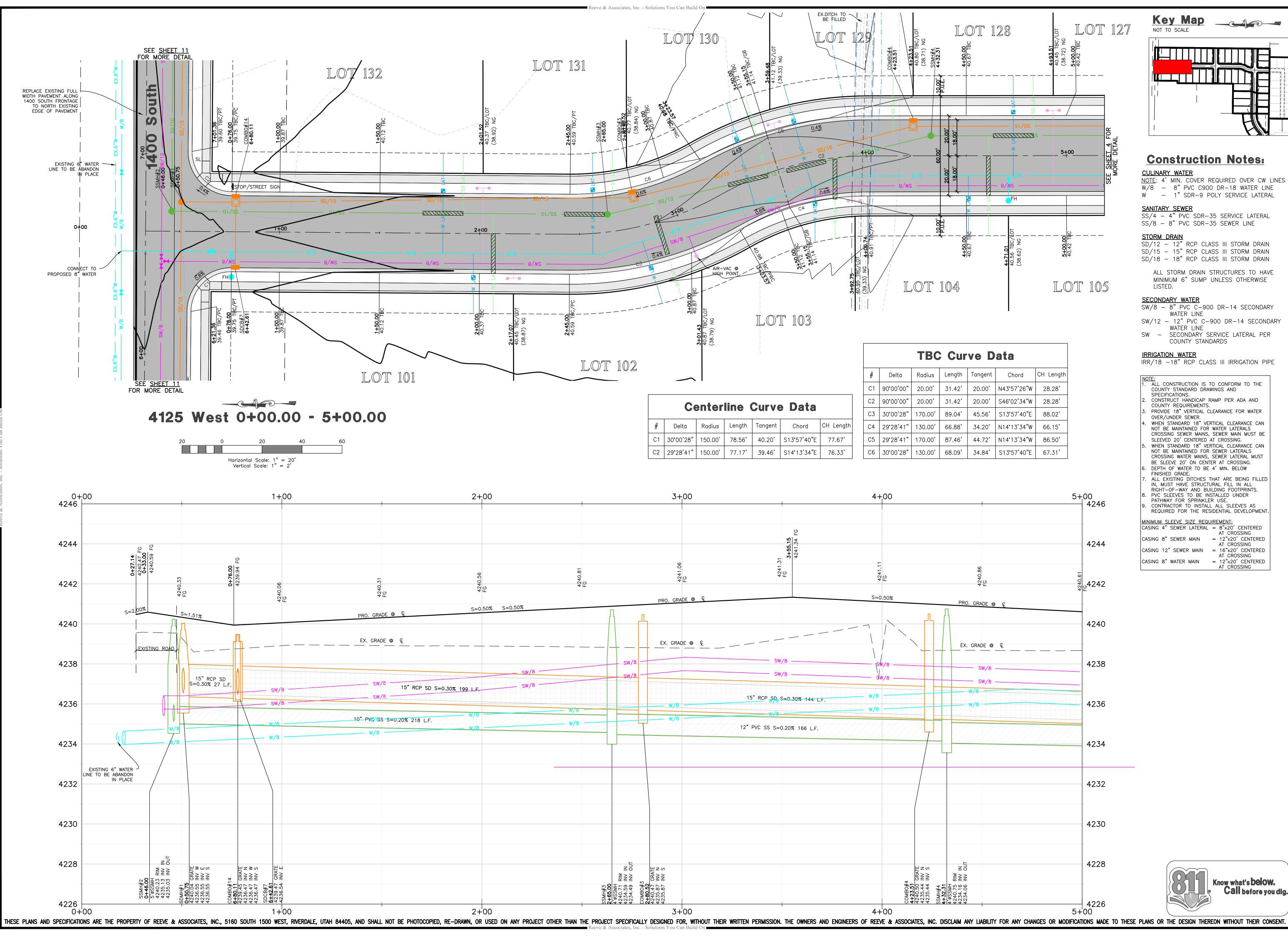
— *8" SUB BASE (4"MINUS)

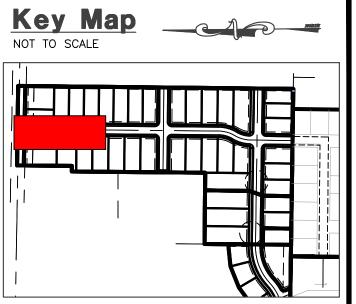
3" HOT MIX ASPHALT

APWA SPEC TYPE I PER COUNTY ENGINEER

18 Total Sheets

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Construction Notes:

NOTE: 4' MIN. COVER REQUIRED OVER CW LINES W/8 - 8" PVC C900 DR-18 WATER LINE W - 1" SDR-9 POLY SERVICE LATERAL

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

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

ALL STORM DRAIN STRUCTURES TO HAVE MINIMUM 6" SUMP UNLESS OTHERWISE

SW/8 - 8" PVC C-900 DR-14 SECONDARY

SW - SECONDARY SERVICE LATERAL PER COUNTY STANDARDS

IRR/18 -18" RCP CLASS III IRRIGATION PIPE

OTE:
ALL CONSTRUCTION IS TO CONFORM TO THE COUNTY STANDARD DRAWINGS AND SPECIFICATIONS.
CONSTRUCT HANDICAP RAMP PER ADA AND

PROVIDE 18" VERTICAL CLEARANCE FOR WATER WHEN STANDARD 18" VERTICAL CLEARANCE CAN NOT BE MAINTAINED FOR WATER LATERALS CROSSING SEWER MAINS, SEWER MAIN MUST BE

BE SLEEVE 20' ON CENTER AT CROSSING. DEPTH OF WATER TO BE 4' MIN. BELOW

RIGHT-OF-WAY AND BUILDING FOOTPRINTS. PVC SLEEVES TO BE INSTALLED UNDER PATHWAY FOR SPRINKLER USE. CONTRACTOR TO INSTALL ALL SLEEVES AS REQUIRED FOR THE RESIDENTIAL DEVELOPMENT.

AT CROSSING = 12"x20' CENTERED AT CROSSING = 16"x20' CENTERED AT CROSSING = 12"x20' CENTERED AT CROSSING



DATE 08.01.2023 08.07.2023 12.13.2023 02.27.2024 03.14.2024

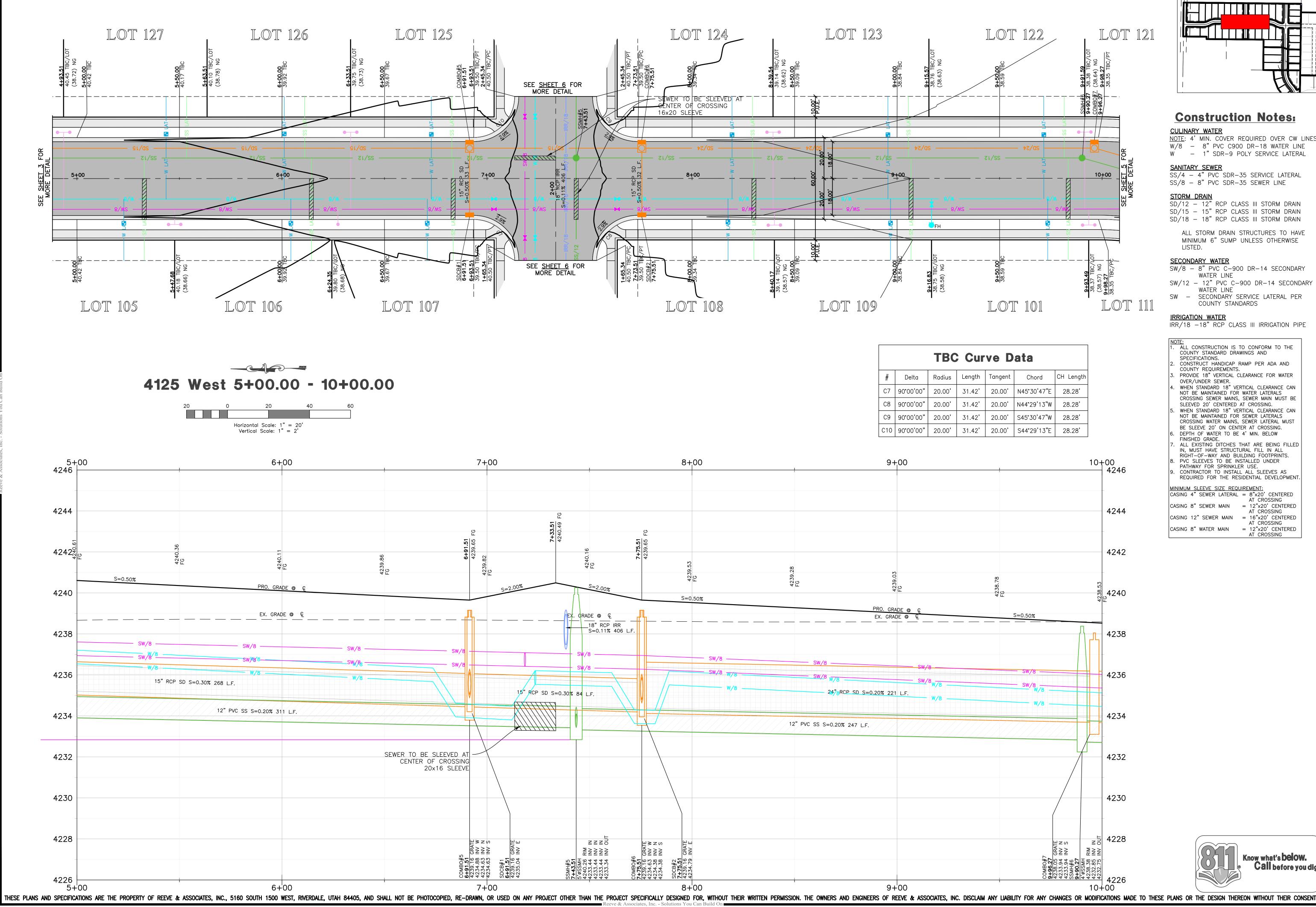
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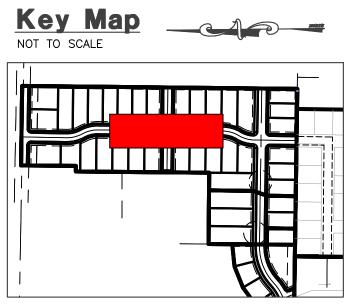
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Project Info. J. NATE REEVE, P.E Drafter: N. FICKLIN Begin Date: ANSELMI ACRES SUBDIVISION

Number: <u>7152–19</u>





Construction Notes:

CULINARY WATER

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

SD/12 - 12" RCP CLASS III STORM DRAIN SD/15 - 15" RCP CLASS III STORM DRAIN SD/18 - 18" RCP CLASS III STORM DRAIN

ALL STORM DRAIN STRUCTURES TO HAVE MINIMUM 6" SUMP UNLESS OTHERWISE

SECONDARY WATER

SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE

WATER LINE SW - SECONDARY SERVICE LATERAL PER COUNTY STANDARDS

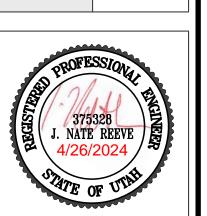
IRR/18 -18" RCP CLASS III IRRIGATION PIPE

. ALL CONSTRUCTION IS TO CONFORM TO THE COUNTY STANDARD DRAWINGS AND SPECIFICATIONS. 2. CONSTRUCT HANDICAP RAMP PER ADA AND

- COUNTY REQUIREMENTS. PROVIDE 18" VERTICAL CLEARANCE FOR WATER OVER/UNDER SEWER. WHEN STANDARD 18" VERTICAL CLEARANCE CAN NOT BE MAINTAINED FOR WATER LATERALS CROSSING SEWER MAINS, SEWER MAIN MUST BE
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- ALL EXISTING DITCHES THAT ARE BEING FILLED IN. MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS. PVC SLEEVES TO BE INSTALLED UNDER PATHWAY FOR SPRINKLER USE.
- CONTRACTOR TO INSTALL ALL SLEEVES AS REQUIRED FOR THE RESIDENTIAL DEVELOPMENT.

MINIMUM SLEEVE SIZE REQUIREMENT: CASING 4" SEWER LATERAL = 8"x20' CENTERED AT CROSSING AT CROSSING

= 12"x20' CENTERED AT CROSSING = 16"x20' CENTERED AT CROSSING CASING 8" WATER MAIN = 12"x20' CENTERED AT CROSSING



DATE 08.01.2023 | 08.07.2023 | 12.13.2023 | 02.27.2024 | 03.14.2024 |

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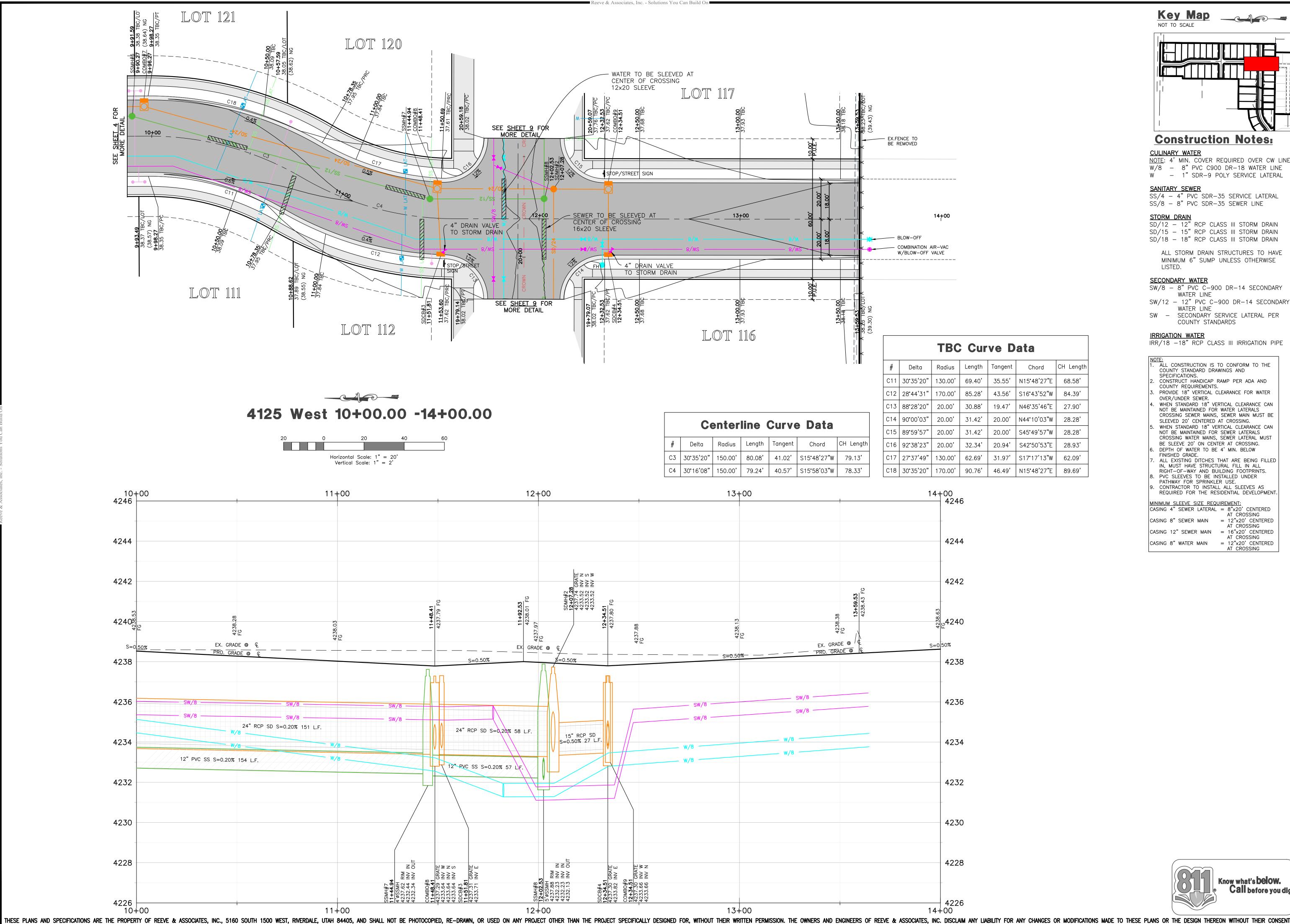
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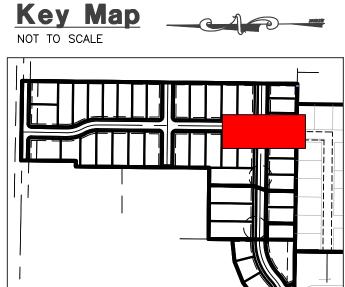
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roject info.				
ngineer: J. NATE REEVE, P.E.				
rafter: N. FICKLIN				
egin Date: MAY, 2023				
ame: ANSELMI ACRES				
SUBDIVISION				

Number: <u>7152–19</u> Know what's **below.** • Call before you dig.





Construction Notes:

CULINARY WATER

NOTE: 4' MIN. COVER REQUIRED OVER CW LINES W/8 - 8" PVC C900 DR-18 WATER LINE W - 1" SDR-9 POLY SERVICE LATERAL

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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

ALL STORM DRAIN STRUCTURES TO HAVE MINIMUM 6" SUMP UNLESS OTHERWISE

SECONDARY WATER

SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE SW/12 - 12" PVC C-900 DR-14 SECONDARY WATER LINE

 SECONDARY SERVICE LATERAL PER COUNTY STANDARDS

IRR/18 -18" RCP CLASS III IRRIGATION PIPE

ALL CONSTRUCTION IS TO CONFORM TO THE COUNTY STANDARD DRAWINGS AND SPECIFICATIONS. CONSTRUCT HANDICAP RAMP PER ADA AND COUNTY REQUIREMENTS. PROVIDE 18" VERTICAL CLEARANCE FOR WATER OVER/UNDER SEWER. WHEN STANDARD 18" VERTICAL CLEARANCE CAN NOT BE MAINTAINED FOR WATER LATERALS

SLEEVED 20' CENTERED AT CROSSING. WHEN STANDARD 18" VERTICAL CLEARANCE CAN NOT BE MAINTAINED FOR SEWER LATERALS CROSSING WATER MAINS, SEWER LATERAL MUST BE SLEEVE 20' ON CENTER AT CROSSING. DEPTH OF WATER TO BE 4' MIN. BELOW

FINISHED GRADE. ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.

CONTRACTOR TO INSTALL ALL SLEEVES AS REQUIRED FOR THE RESIDENTIAL DEVELOPMENT.

CASING 4" SEWER LATERAL = 8"x20' CENTERED AT CROSSING = 12"x20' CENTERED = 16"x20' CENTERED AT CROSSING = 12"x20' CENTERED AT CROSSING CASING 8" WATER MAIN



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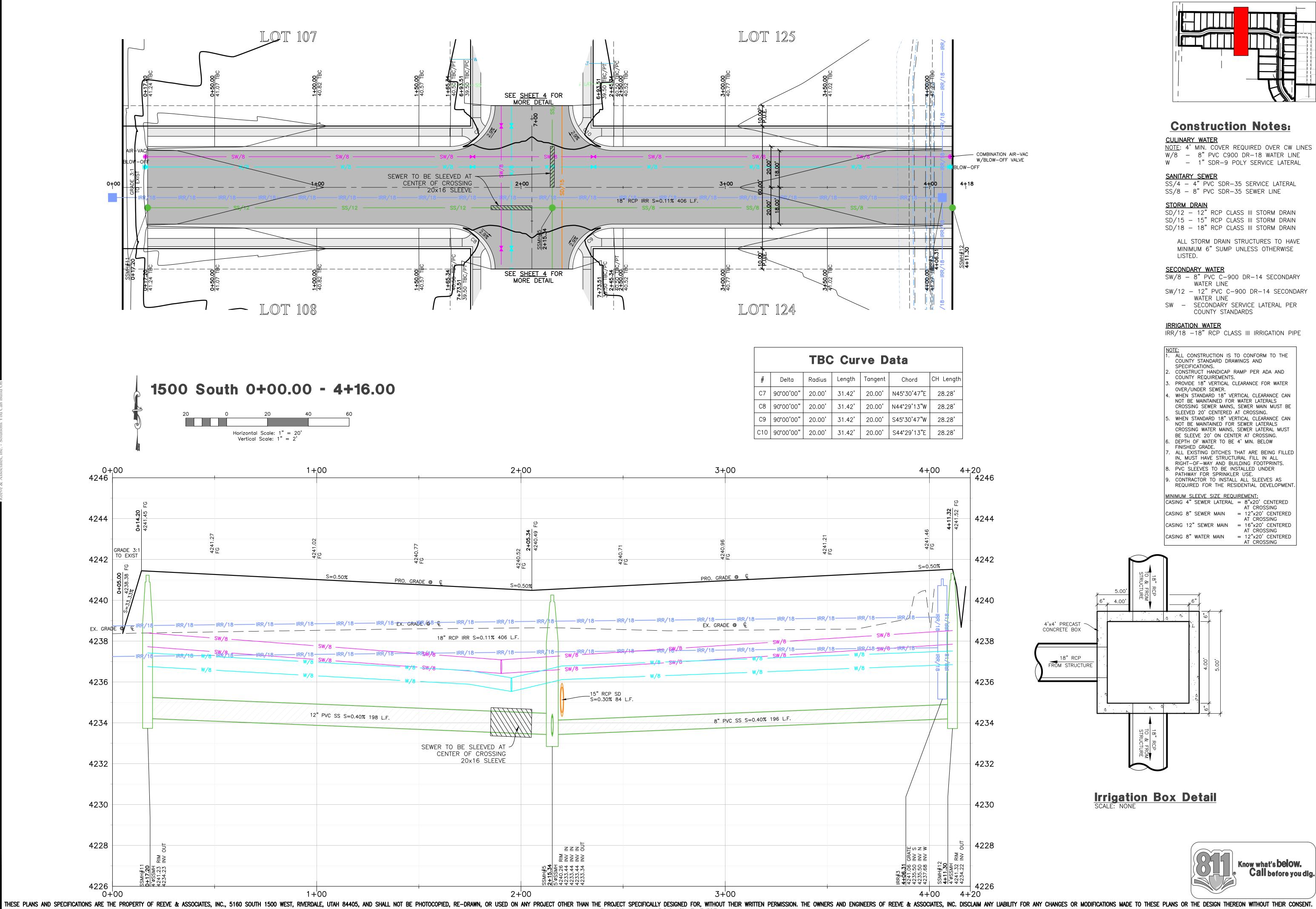


Project Info. J. NATE REEVE, P.E Drafter: N. FICKLIN |Begin Date: ANSELMI ACRES SUBDIVISION

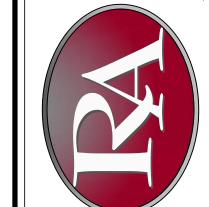
Number: <u>7152–19</u>

18 Total Sheets

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



Key Map



DATE 3.01.2023 3.07.2023 ..13.2023 ..27.2024 5.14.2024

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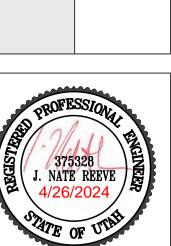
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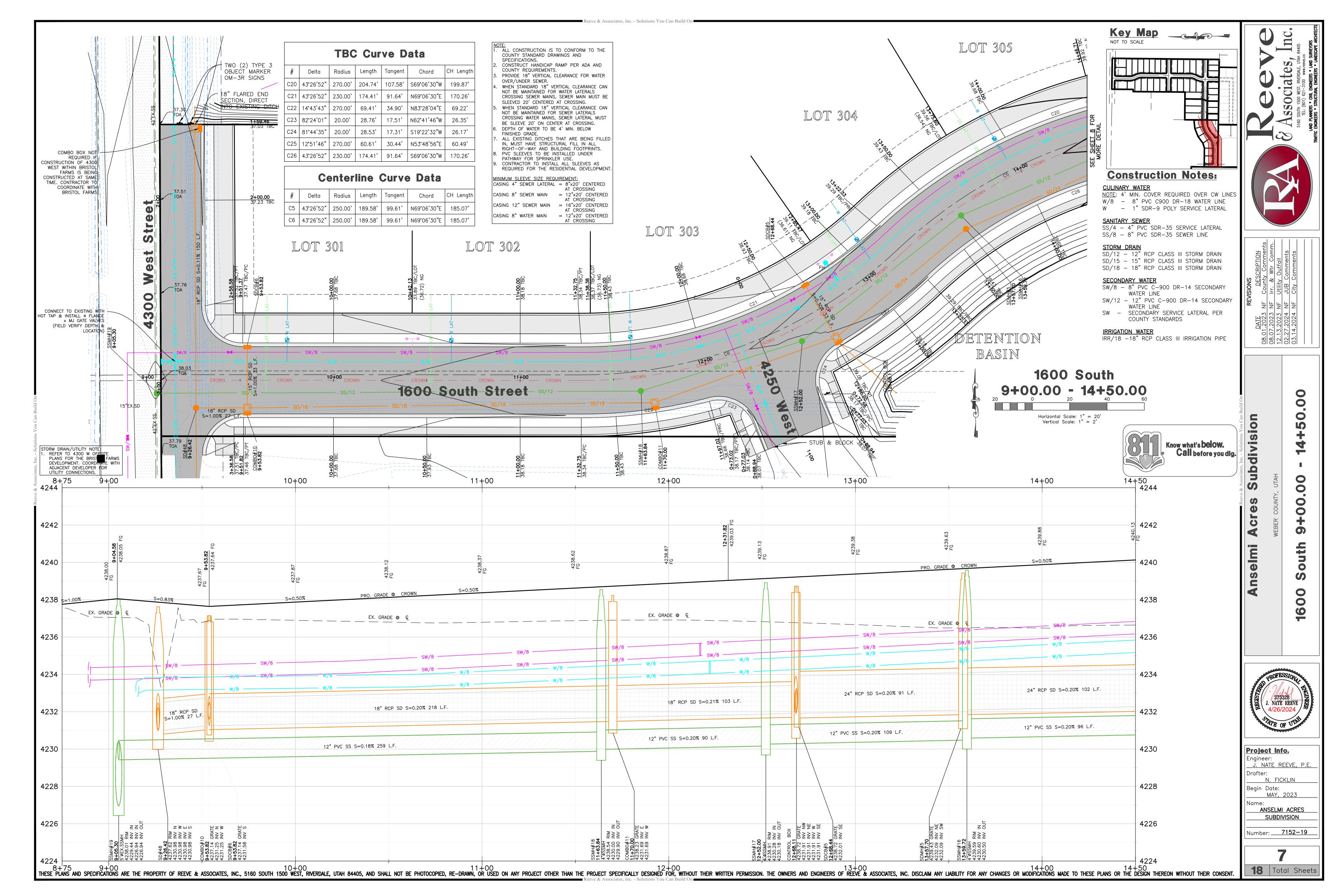
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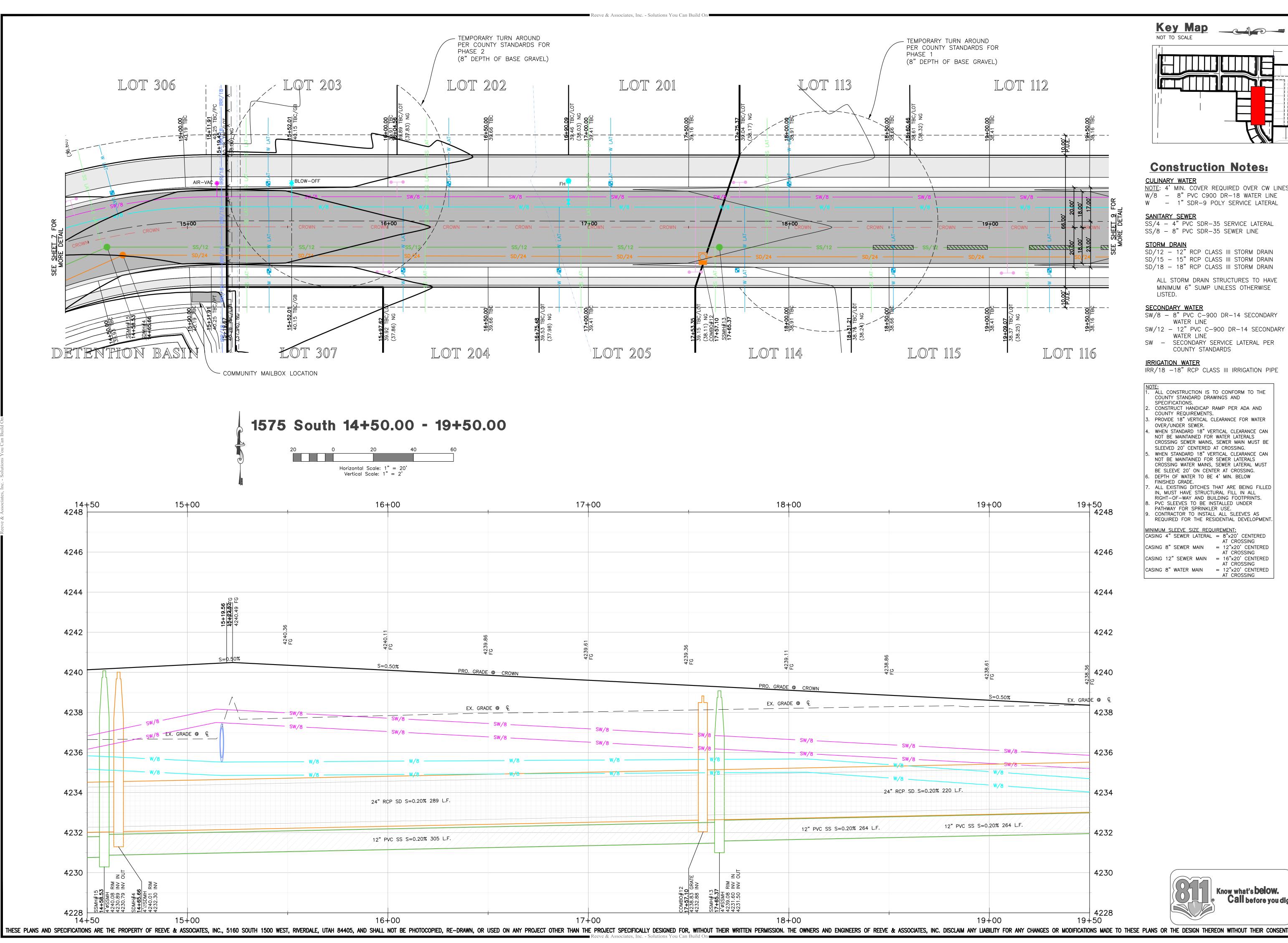
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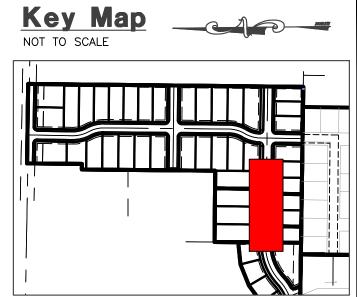


Project Info. <u>J. NATE REEVE, P.E</u> Drafter: Begin Date: ANSELMI ACRES SUBDIVISION

Number: 7152-19







Construction Notes:

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SW/8 - 8" PVC C-900 DR-14 SECONDARY

SW/12 - 12" PVC C-900 DR-14 SECONDARY SW - SECONDARY SERVICE LATERAL PER COUNTY STANDARDS

IRR/18 -18" RCP CLASS III IRRIGATION PIPE

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ALL EXISTING DITCHES THAT ARE BEING FILLED IN. MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.

PVC SLEEVES TO BE INSTALLED UNDER PATHWAY FOR SPRINKLER USE.

CONTRACTOR TO INSTALL ALL SLEEVES AS REQUIRED FOR THE RESIDENTIAL DEVELOPMENT.

= 12"x20' CENTERED AT CROSSING = 16"x20' CENTERED AT CROSSING = 12"x20' CENTERED AT CROSSING



DATE 3.01.2023 3.07.2023 .13.2023 .27.2024 5.14.2024 08. 02. 03.

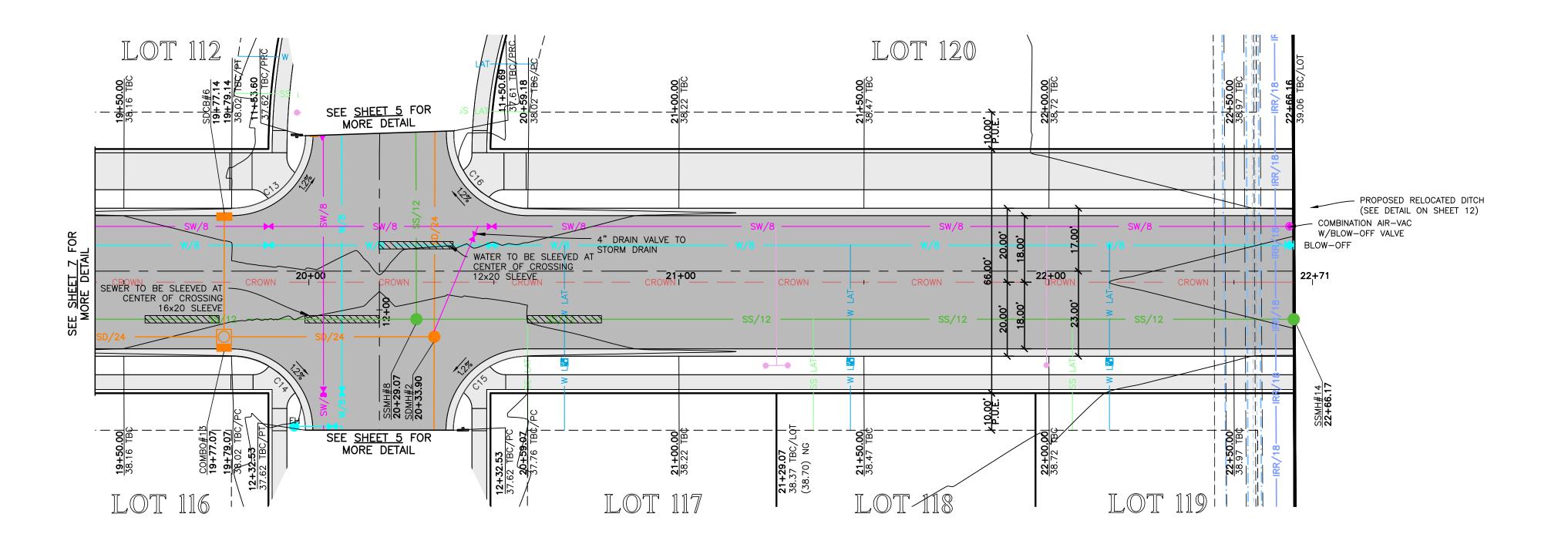
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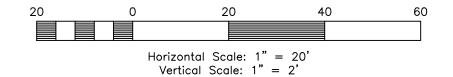


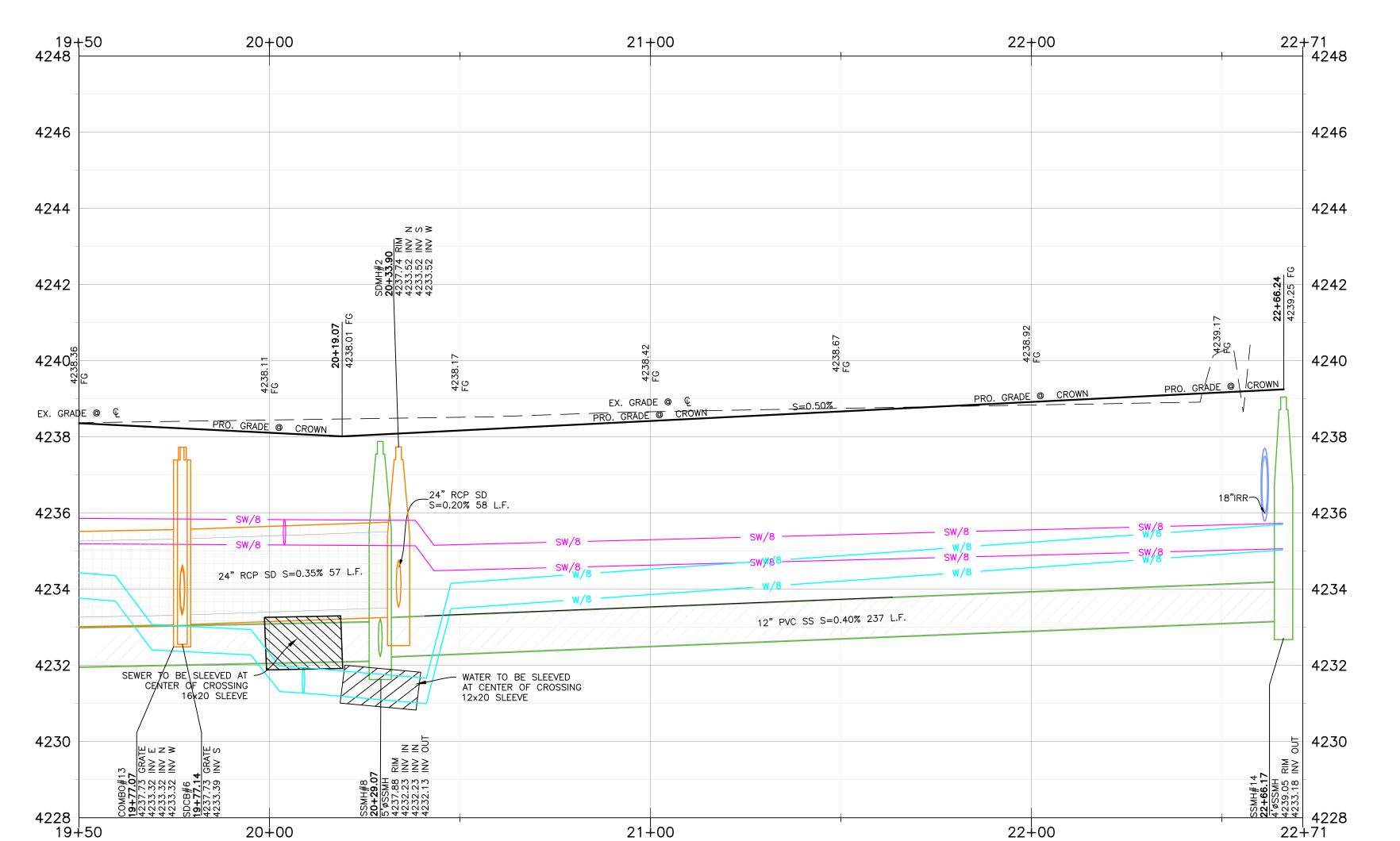
Project Info. <u>J. NATE REEVE, P.E</u> Drafter: Begin Date: ANSELMI ACRES SUBDIVISION Number: <u>7152–19</u>

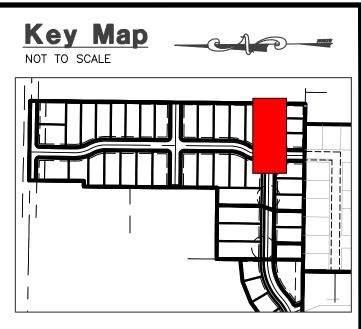
Know what's **below.**© Call before you dig.



1575 South 19+50.00 - 22+71.00







Construction Notes:

CULINARY WATER

NOTE: 4' MIN. COVER REQUIRED OVER CW LINES W/8 - 8" PVC C900 DR-18 WATER LINE W - 1" SDR-9 POLY SERVICE LATERAL

SANITARY SEWER

SS/4 - 4" PVC SDR-35 SERVICE LATERAL

STORM DRAIN

SD/12 - 12" RCP CLASS III STORM DRAIN

ALL STORM DRAIN STRUCTURES TO HAVE MINIMUM 6" SUMP UNLESS OTHERWISE LISTED.

SW/8 - 8" PVC C-900 DR-14 SECONDARY

WATER LINE SW - SECONDARY SERVICE LATERAL PER COUNTY STANDARDS

IRR/18 -18" RCP CLASS III IRRIGATION PIPE

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PROVIDE 18" VERTICAL CLEARANCE FOR WATER OVER/UNDER SEWER.

SLEEVED 20' CENTERED AT CROSSING. NOT BE MAINTAINED FOR SEWER LATERALS BE SLEEVE 20' ON CENTER AT CROSSING.

. ALL EXISTING DITCHES THAT ARE BEING FILLED
IN. MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS. PVC SLEEVES TO BE INSTALLED UNDER

AT CROSSING AT CROSSING CASING 8" WATER MAIN AT CROSSING



SS/8 - 8" PVC SDR-35 SEWER LINE

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

SECONDARY WATER

WATER LINE

SW/12 - 12" PVC C-900 DR-14 SECONDARY

CONSTRUCT HANDICAP RAMP PER ADA AND

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PATHWAY FOR SPRINKLER USE. CONTRACTOR TO INSTALL ALL SLEEVES AS REQUIRED FOR THE RESIDENTIAL DEVELOPMENT.

MINIMUM SLEEVE SIZE REQUIREMENT:
CASING 4" SEWER LATERAL = 8"x20" CENTERED

AT CROSSING = 12"x20' CENTERED = 16"x20' CENTERED = 12"x20' CENTERED



DATE 3.01.2023 3.07.2023 .13.2023 .27.2024 5.14.2024

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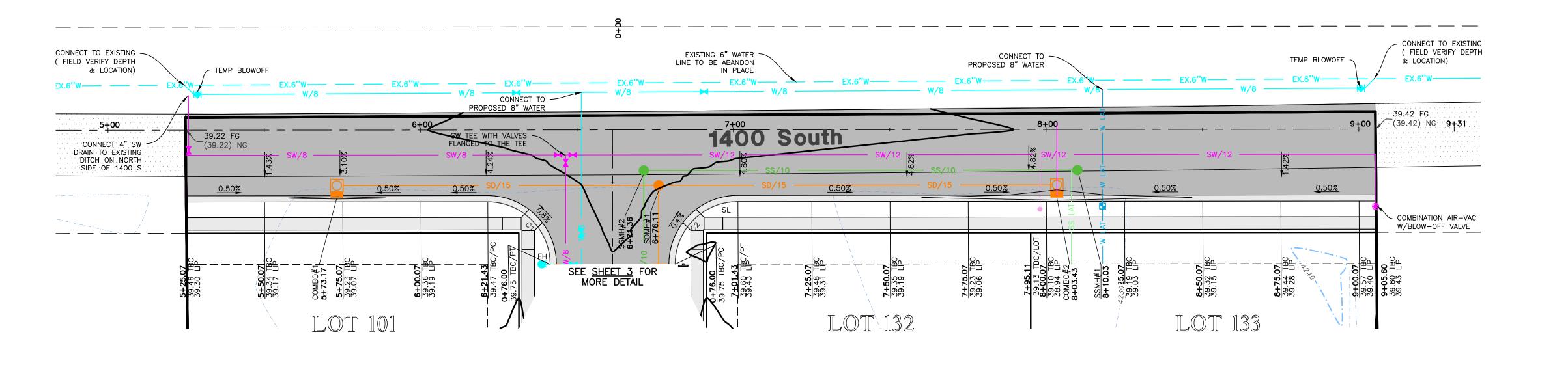
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	<u>Project Info.</u>
	Engineer: J. NATE REEVE, P.E.
	Drafter:
	N. FICKLIN
	Begin Date:
	MAY, 2023
	Name:
	ANSELMI ACRES

SUBDIVISION Number: <u>7152–19</u>

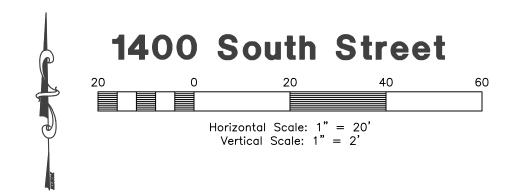
18 Total Sheets

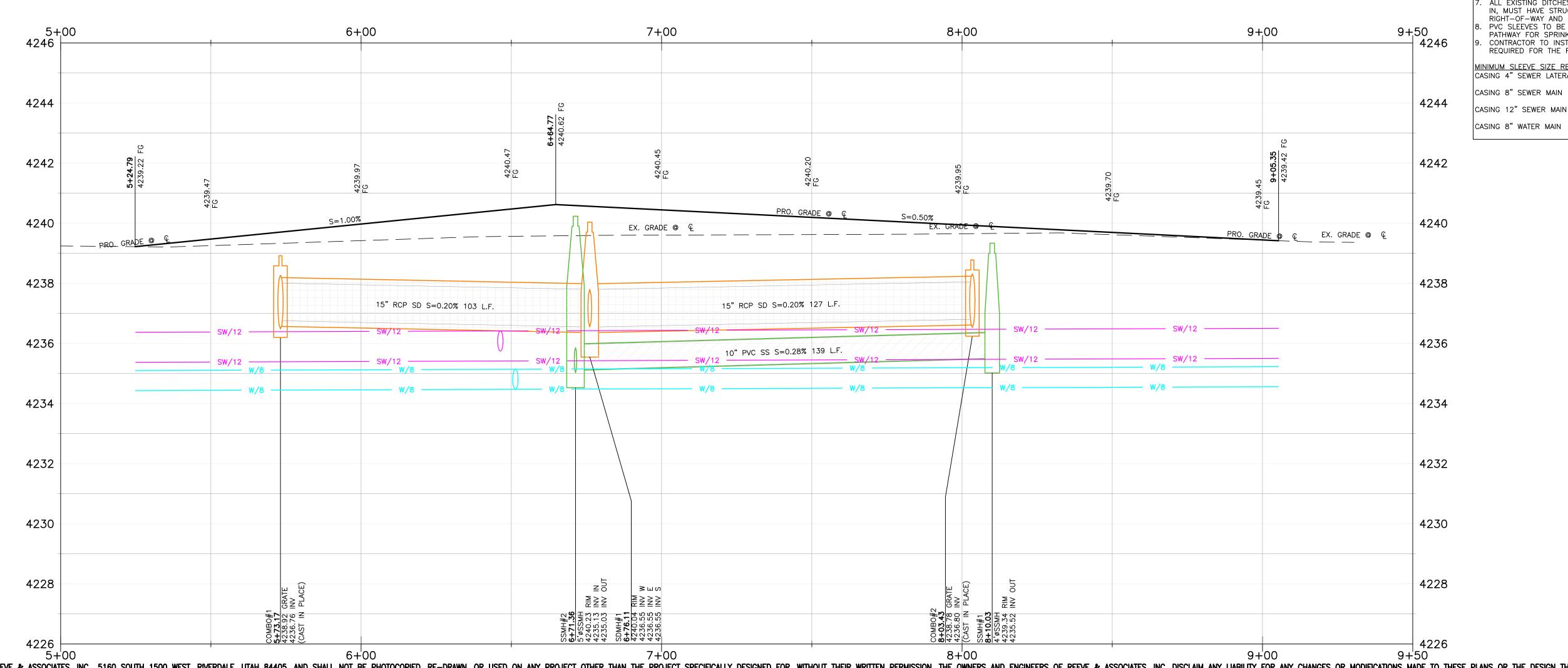
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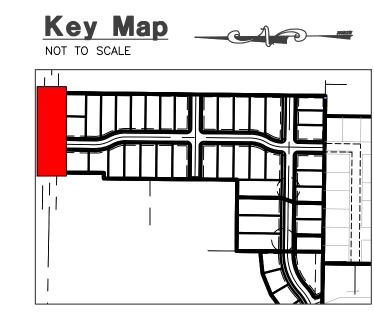


1400 SOUTH NOTES:

- SAWCUT EXISTING ASPHALT FOR TACK SEAL OF NEW ASPHALT ON FULL ROAD WIDTH.
- CONTRACTOR TO VERIFY 2% MINIMUM-5% MAX SLOPE. SLOPE SHALL FLOW TOWARDS CURB & GUTTER UNLESS SPECIFIED DIFFERENT ON PLAN.
- ASPHALT SEAL COAT FOR ASPHALT PRESERVATION TO BE COORDINATED WITH COUNTY.







Construction Notes:

CULINARY WATER

NOTE: 4' MIN. COVER REQUIRED OVER CW LINES W/8 - 8" PVC C900 DR-18 WATER LINE W - 1" SDR-9 POLY SERVICE LATERAL

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SECONDARY WATER

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SW/12 - 12" PVC C-900 DR-14 SECONDARY WATER LINE SW - SECONDARY SERVICE LATERAL PER COUNTY STANDARDS

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> = 12"x20' CENTERED AT CROSSING



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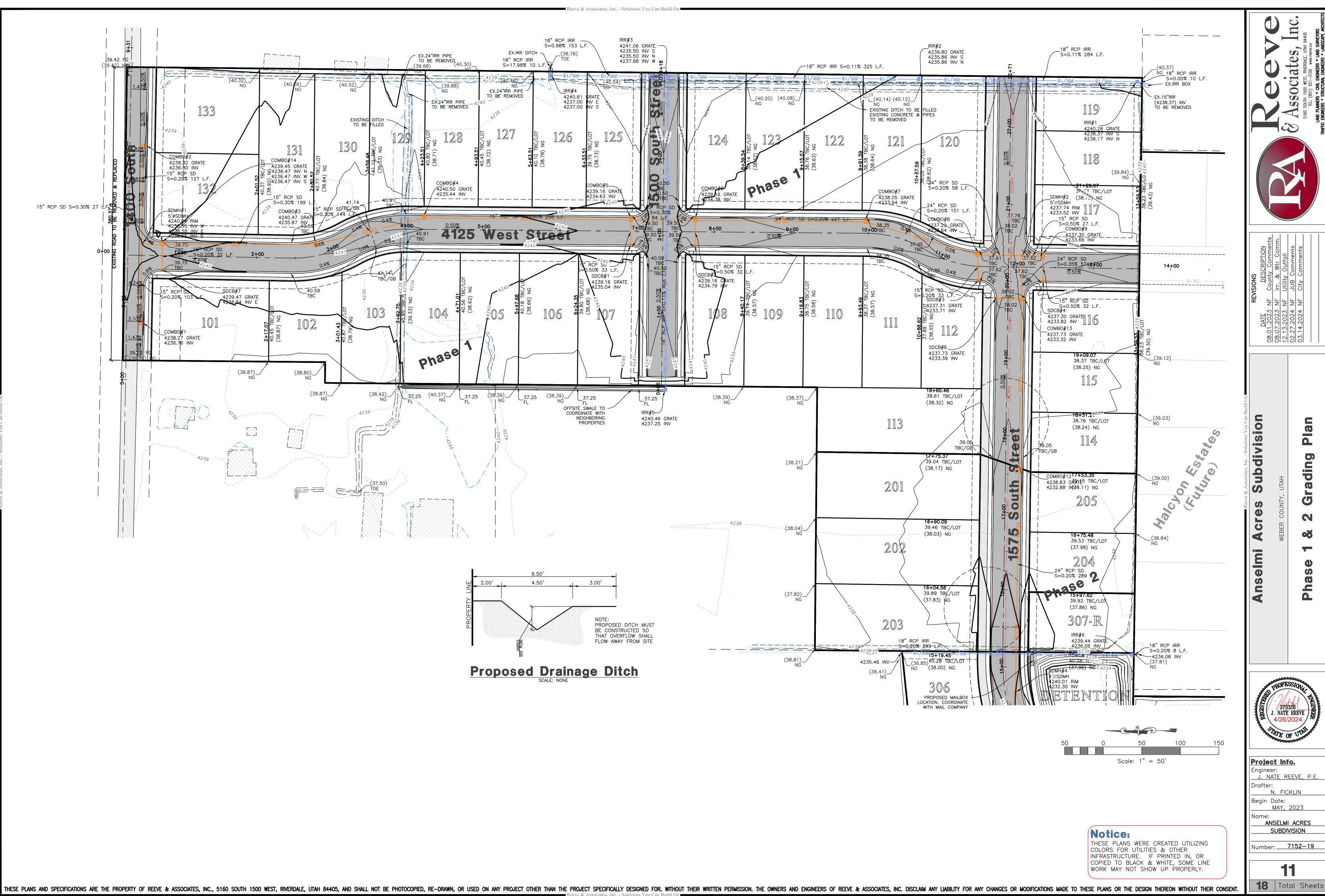
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Project Info. J. NATE REEVE, P.E Drafter: Begin Date: ANSELMI ACRES

SUBDIVISION Number: <u>7152–19</u>

18 Total Sheets

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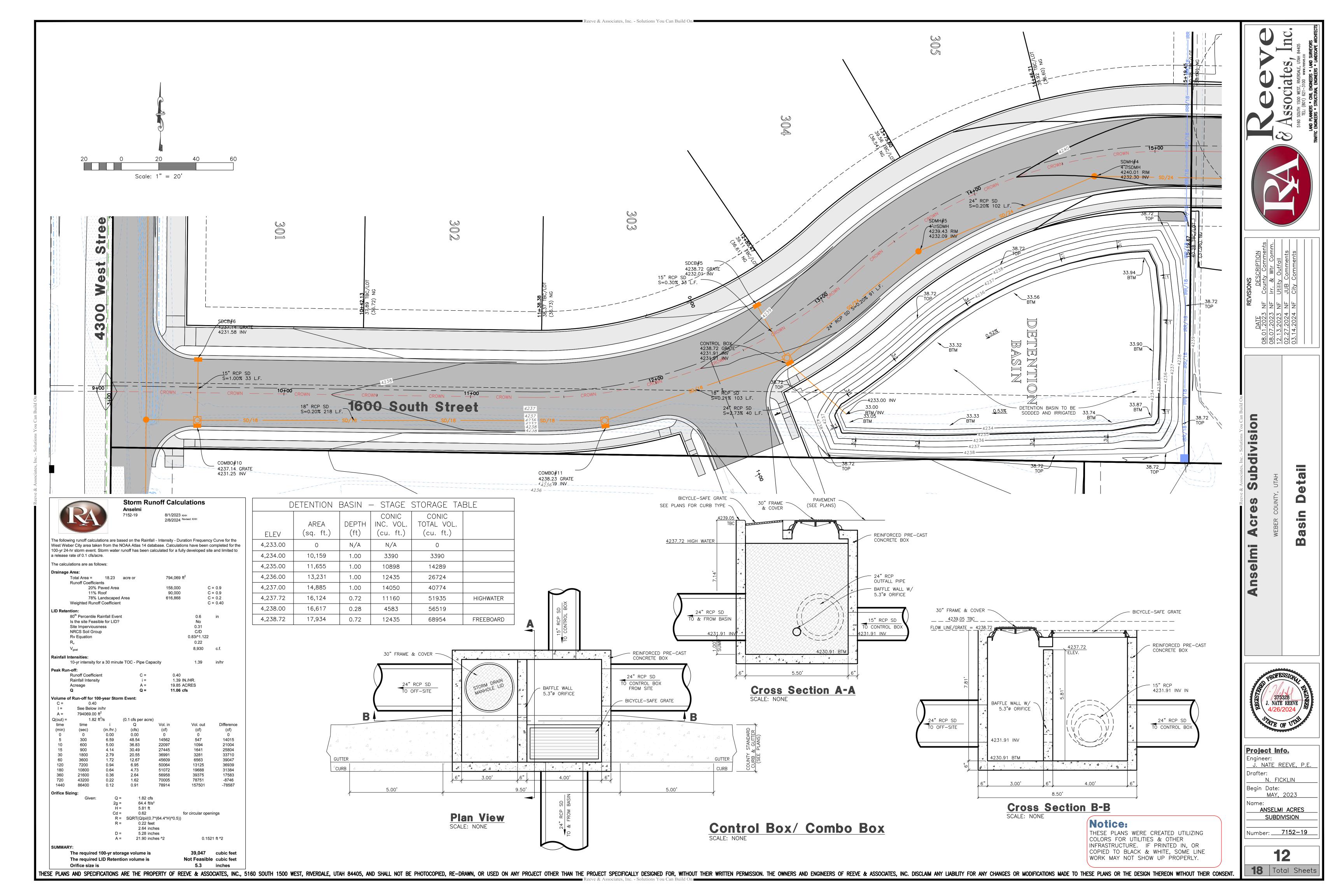


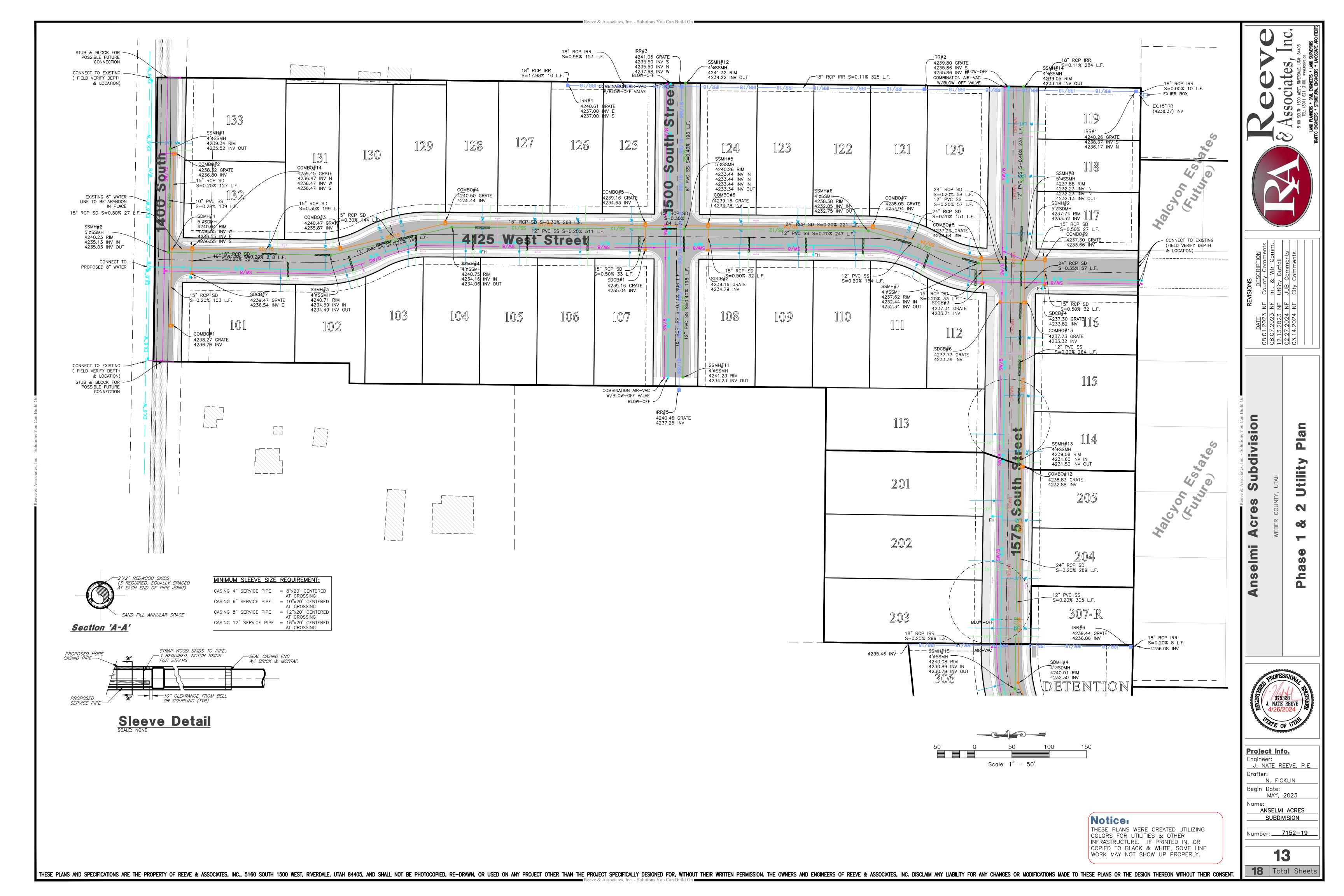
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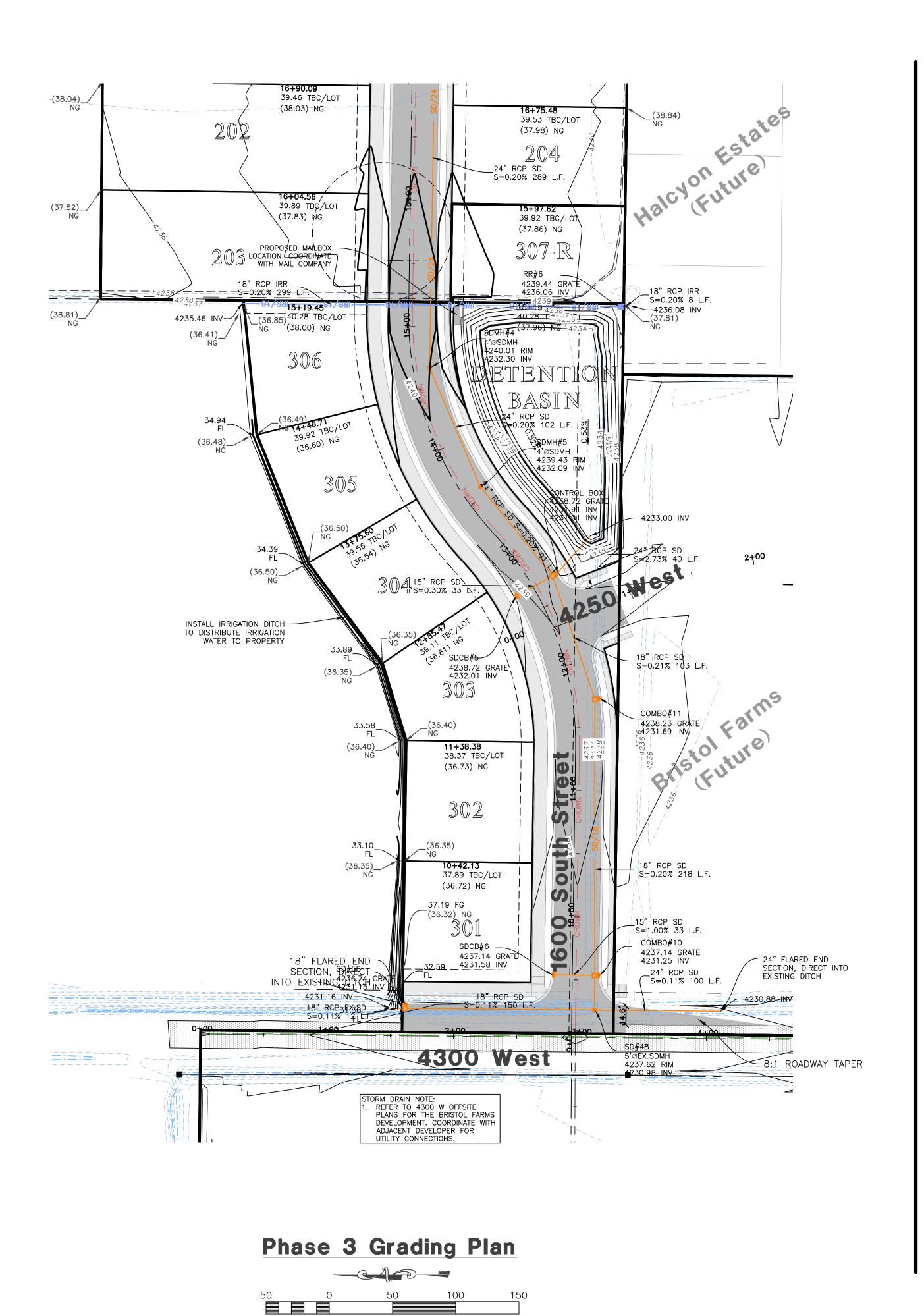
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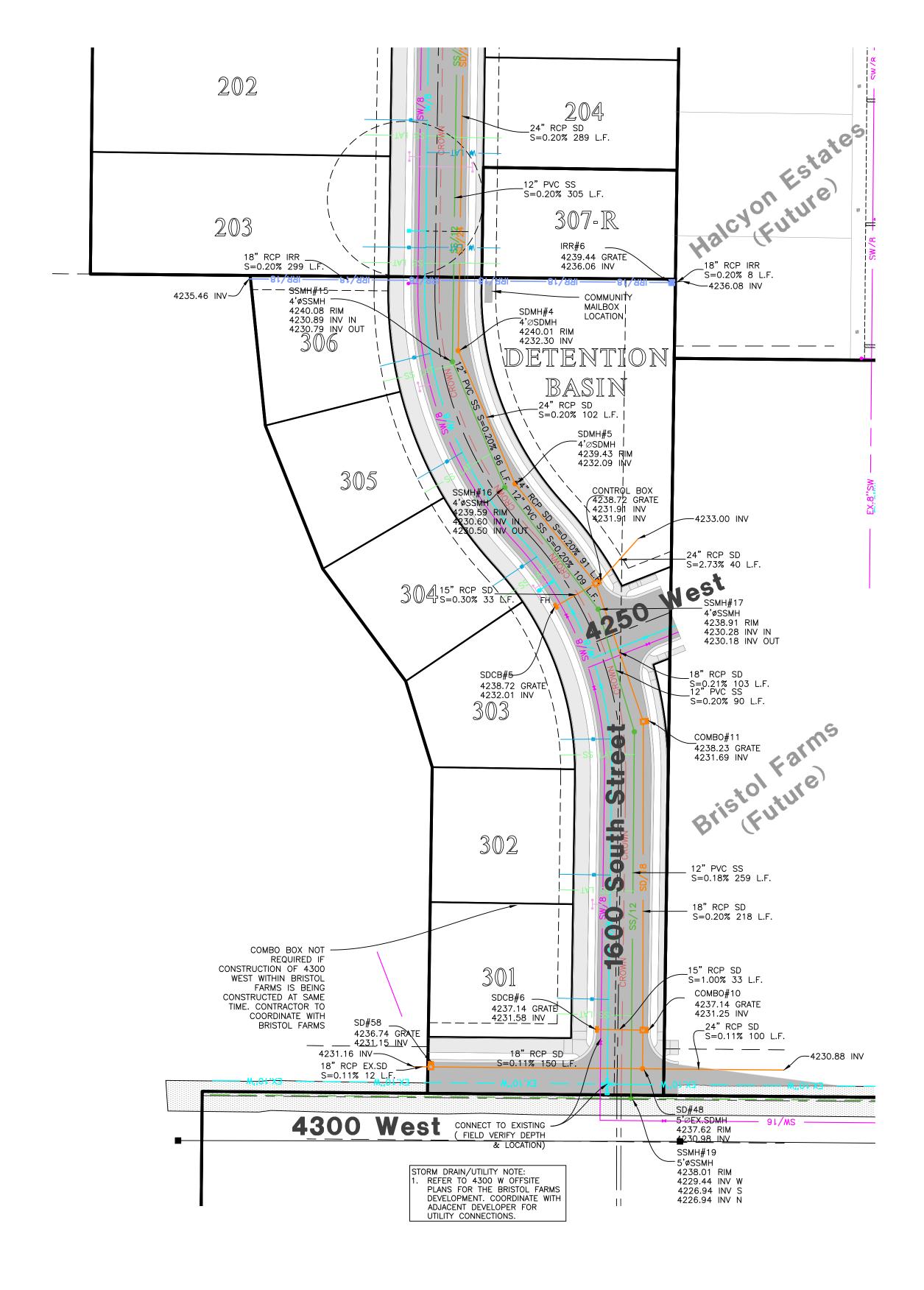
Project Info. <u>J. NATE REEVE, P.E.</u> N. FICKLIN Begin Date: MAY, 2023 ANSELMI ACRES SUBDIVISION Number: <u>7152–19</u>



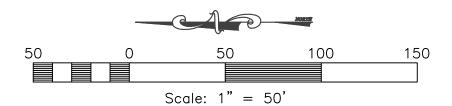




Scale: 1" = 50'



Phase 3 Utility Plan



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.

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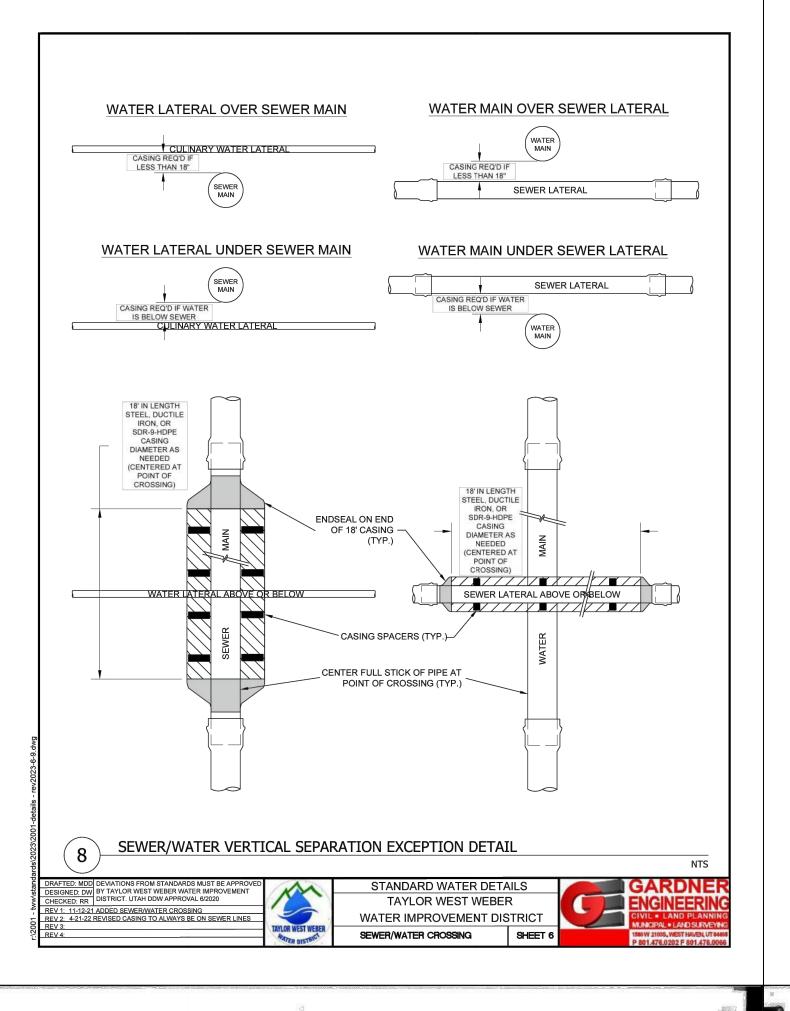


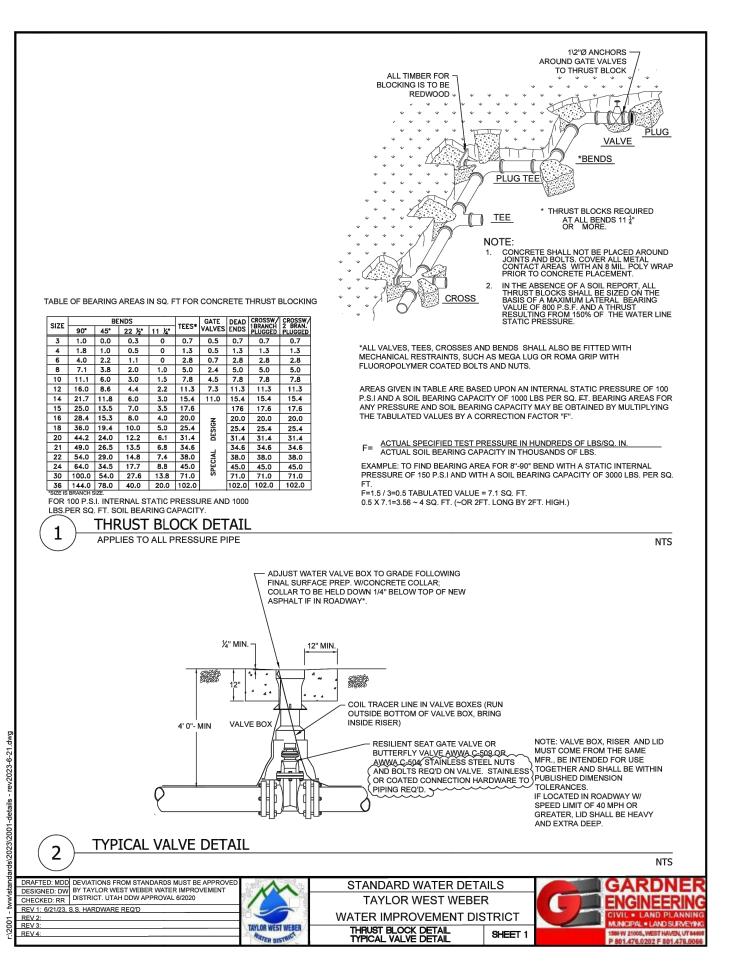
Project Info. Engineer: <u>J. NATE REEVE, P.E.</u> Drafter: N. FICKLIN Begin Date: MAY, 2023 Name: ANSELMI ACRES SUBDIVISION Number: <u>7152–19</u>

18 Total Sheets

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CAST IN PLACE BASE

CONCENTRIC CONE INSTALLATION UNLESS SPECIFIED OTHERWISE.

6" INCHES MINIMUM

MEASURED ON THE INSIDE

OF THE MANHOLE (TYP)

USE APPROPRIATE
FRAME AND COVER

(PLAN 302 OR 303)

RAISE FRAME TO GRADE

CONCRETE DECK

(PLAN 345)

ASTM C 478

- CONCRETE FILL

BASE COURSE

CONCRETE COLLAR

ALL AROUND (TYP)

--- BACKFILL

(PLAN 360)

TABLE OF DIMENSIONS

В

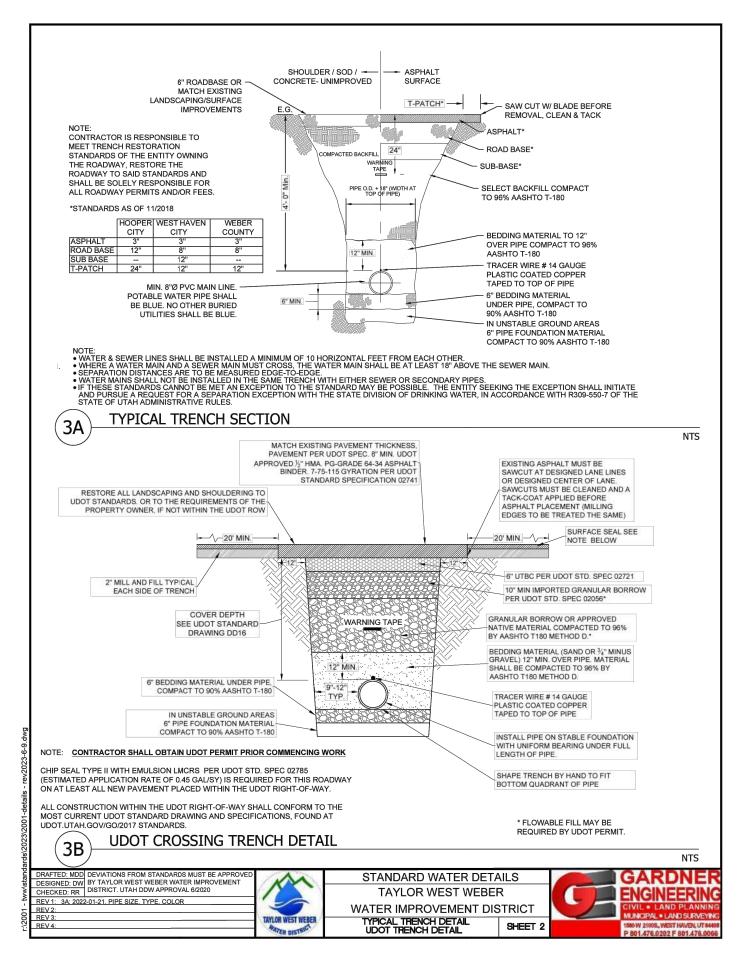
JOINT SEALANT

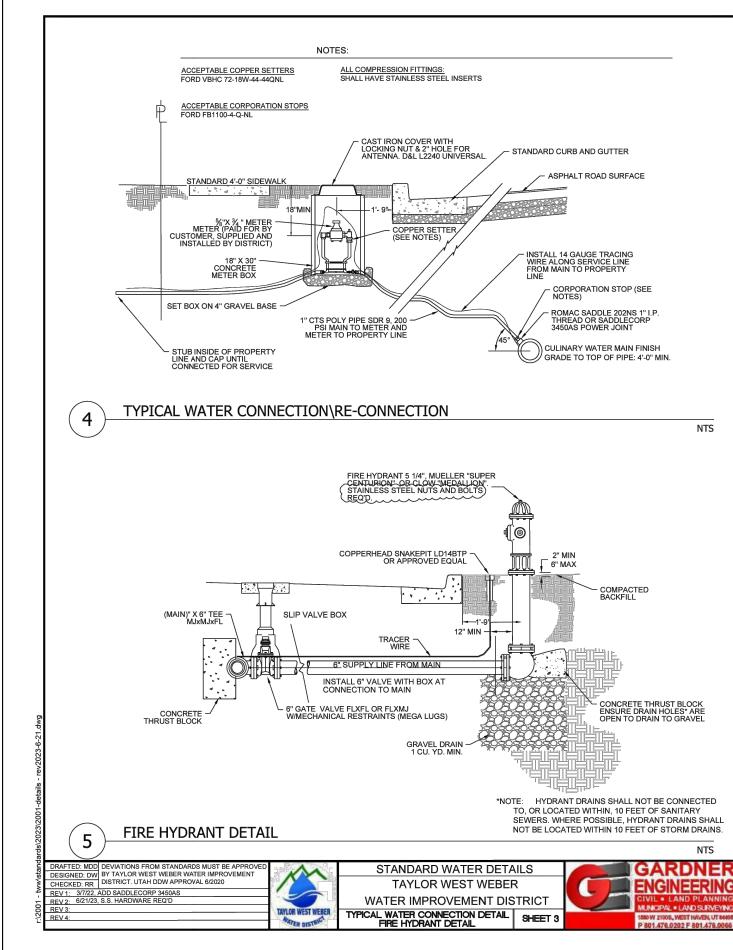
DIMENSION

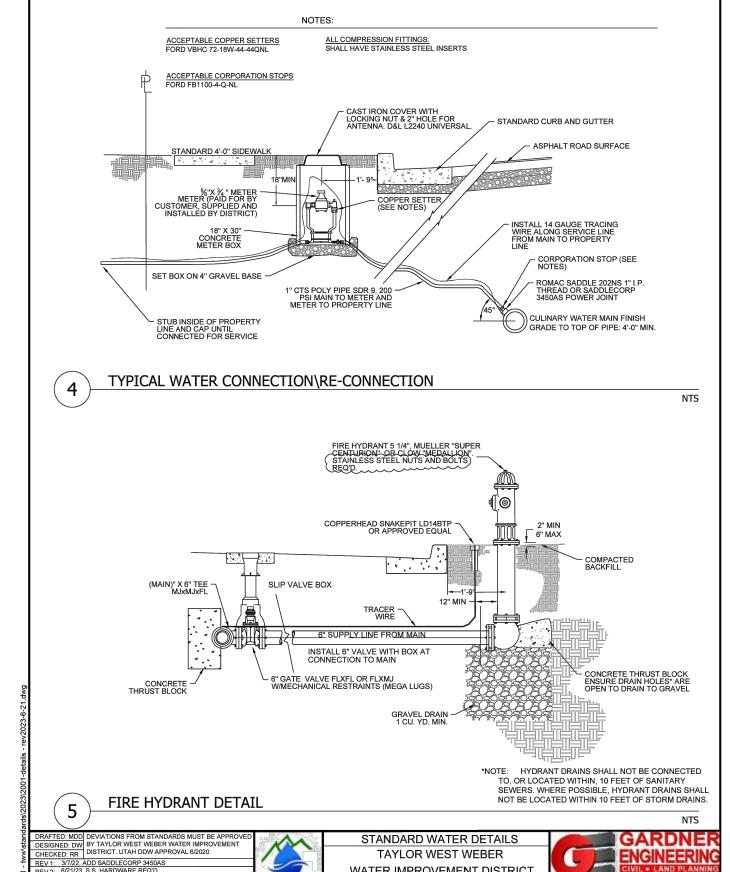
(X) = 48" (Y) = 30"

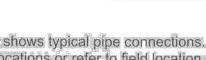
(X)=60" (Y)=44"

(X)=60° (Y)=30°









A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole. B. Manhole size.

Precast manhole

1) Diameter is 4-feet: For pipe under 12" diameter.

2) Diameter is 5-feet. For pipe 12" and larger, or when 3 or more drain pipes intersect C. Wall thickness:

1) Precast reinforced concrete walls 4 3/4" minimum. 2) Cast-in-place concrete to be 8 inches thick minimum.

2. PRODUCTS

A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.

B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches. C. Concrete: Class 4000, APWA Section 03 30 04.

D. Riser and Reducing Riser: ASTM C 478.

Joint Sealant: Rubber based, compressible.

Grout: 2 parts sand to 1 part cement mortar, ASTM C 1329. G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice,

APWA Section 31 05 19.

3. EXECUTION

a a 😸

A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.

B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor

density, APWA Section 31 23 26. C. Invert cover. During construction, place invert covers over the top of pipe in manholes.

that currently convey sewerage. See Plan 412.

D. Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish

grade exceeds 7 feet, use an ASTM C 478 reducing riser.

E. Pipe Connections: Grout around all pipe openings. F. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic

pipes to manholes. Hold water-stop in place with stainless steel bands. G. Joints: Place flexible sealant in all riser joints. Finish with grout.

H. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section,

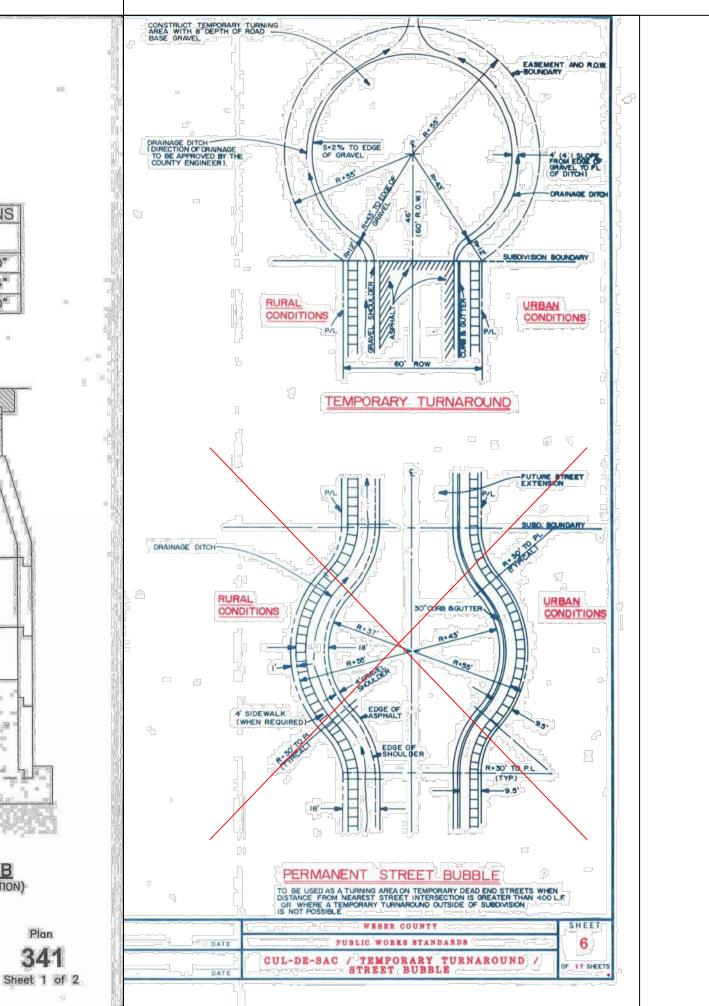
the cone section, and the grade rings or plastic form to make frame and lid match finish

I. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings.

Imperfect moldings or honeycombs will not be accepted.

J. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

SECTION A-A (CONCRETE DECK OPTION) Precast manhole 187 November 2010





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Project Info. Engineer: J. NATE REEVE, P.E. Drafter: N. FICKLIN |Begin Date: MAY, 2023 Name: ANSELMI ACRES SUBDIVISION Number: <u>7152–19</u>

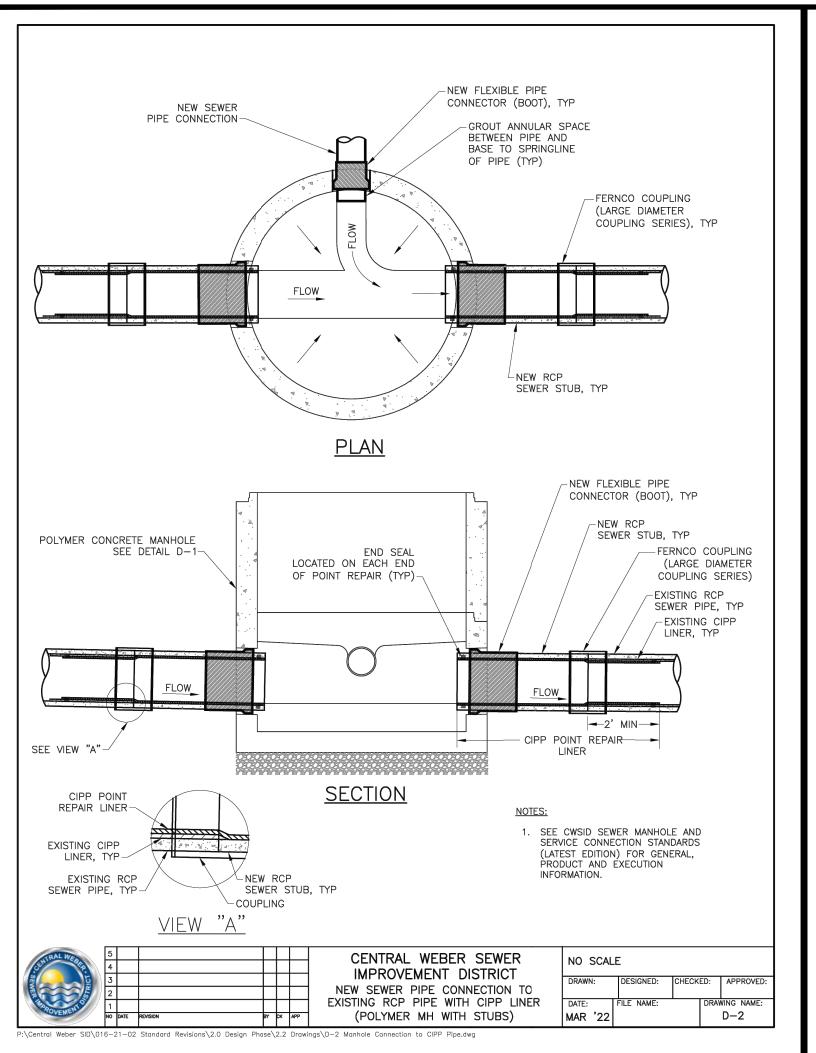
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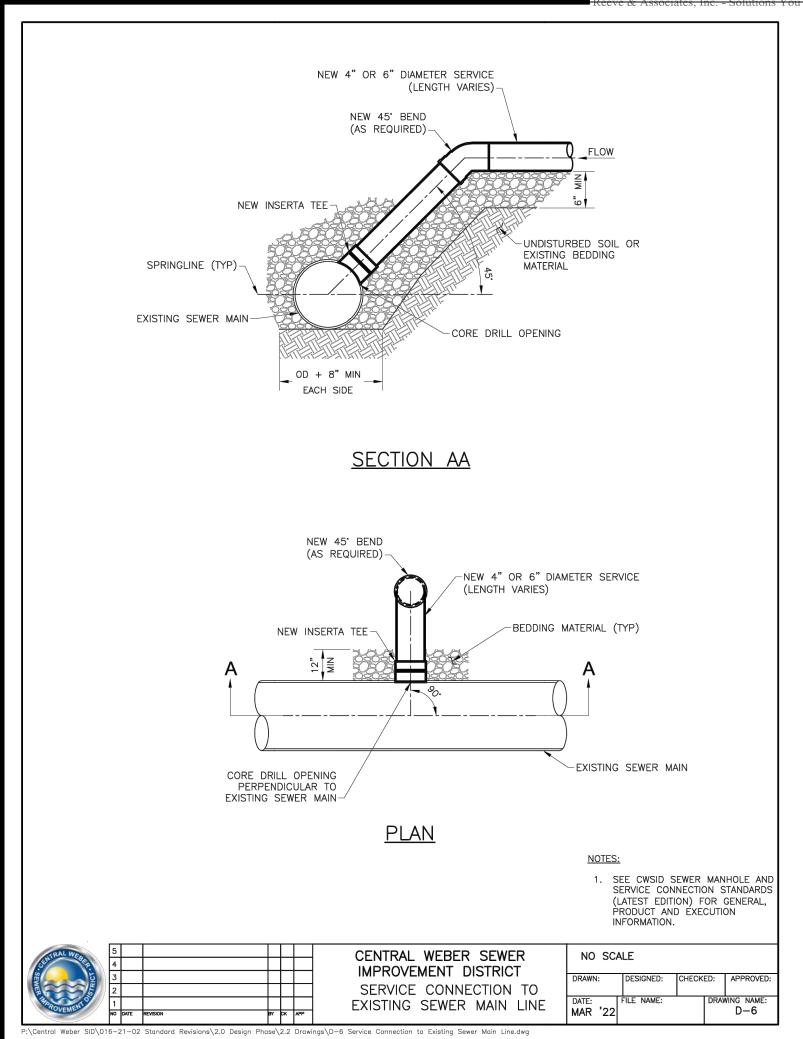
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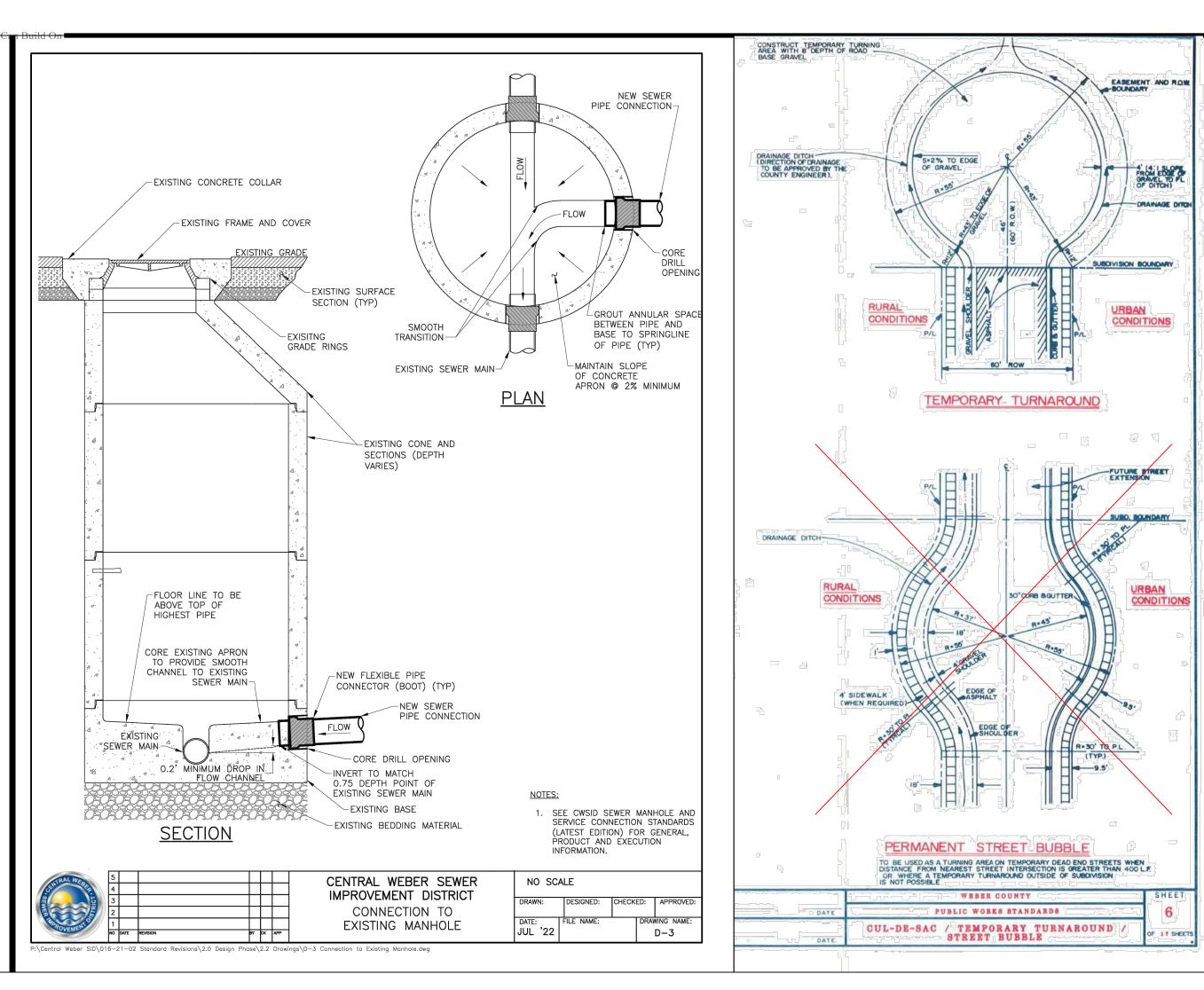
Plan

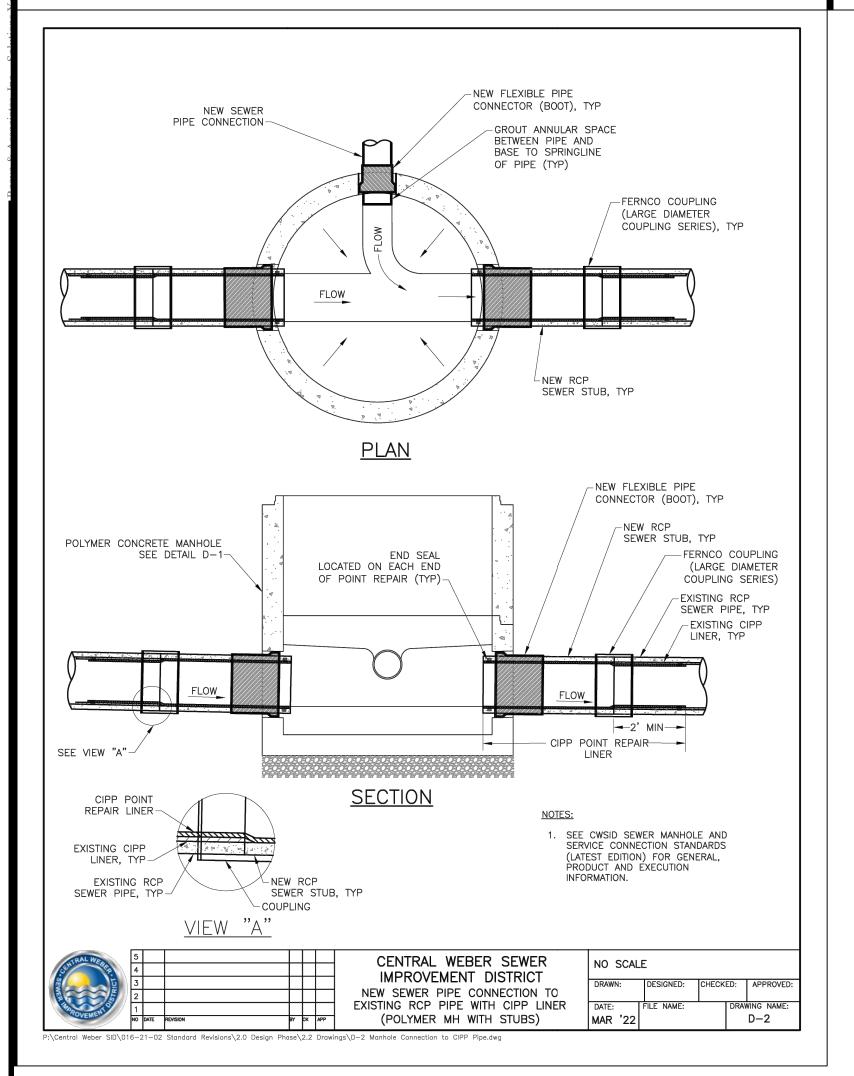
341

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Project Info.

J. NATE REEVE, P.E.

N. FICKLIN

MAY, 2023

ANSELMI ACRES

SUBDIVISION

16

18 Total Sheets

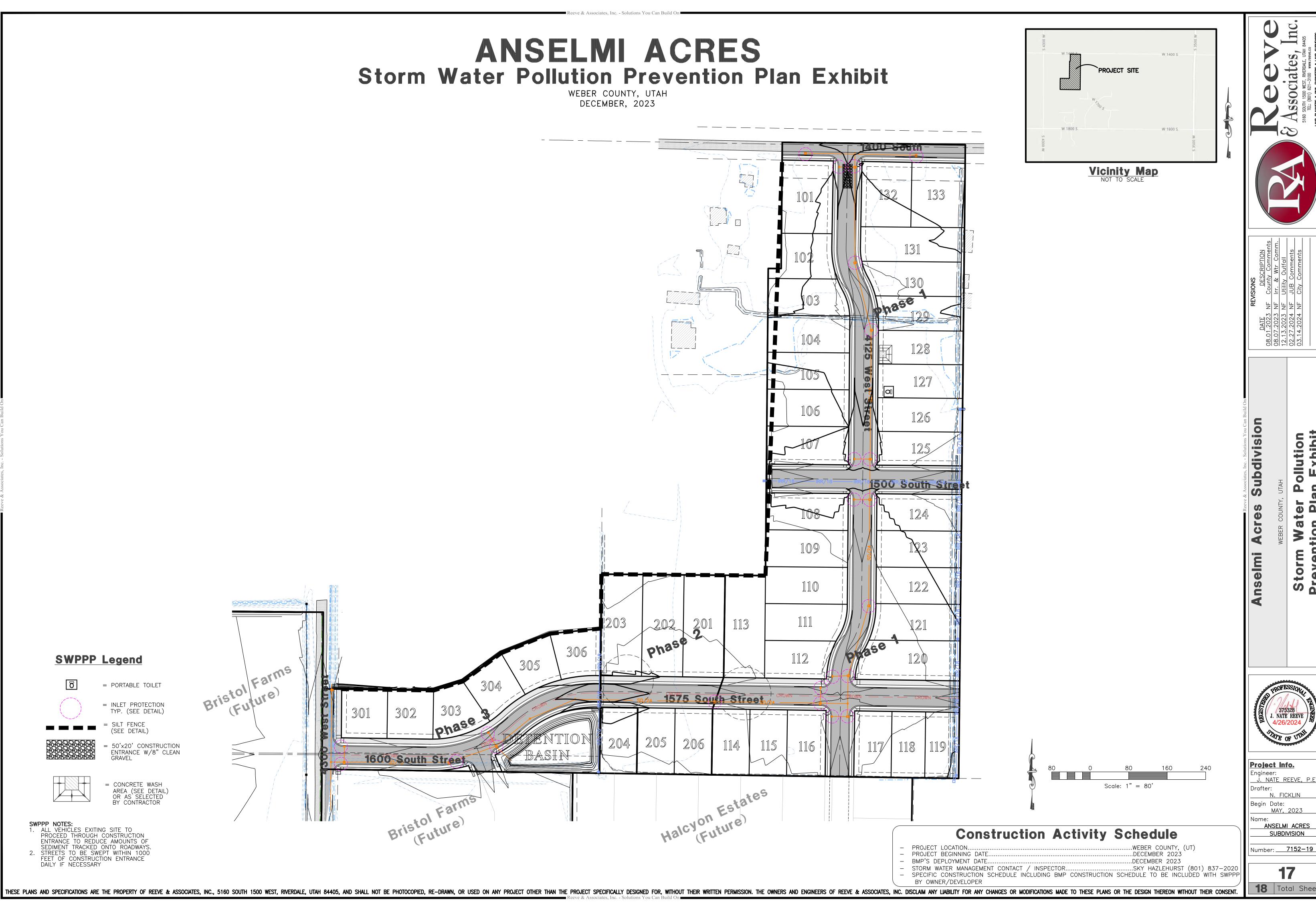
Number: <u>7152-19</u>

Engineer:

Begin Date:

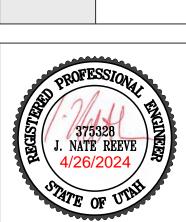
Drafter:

|Name:





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Project Info. <u>J. NATE REEVE, P.E.</u> N. FICKLIN Begin Date: MAY, 2023 ANSELMI ACRES SUBDIVISION

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 contaminates are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil: If any contaminates are found or generated, contact environmental engineer and contacts listed.

 - To be performed in designated areas only and surrounded with silt fence. Vehicle maintenance areas:
 - To be performed in designated areas only and surrounded with silt fence.

 - To be performed in designated areas only and surrounded with silt fence. Equipment storage areas:
 - To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
 - To be performed in designated areas only and surrounded with silt fence. Waste containment areas:
 - To be performed in designated areas only and surrounded with silt fence.
- To be performed in designated areas only and surrounded with silt fence.
- - Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

Construction Vehicles and Equipment: a. Maintenance

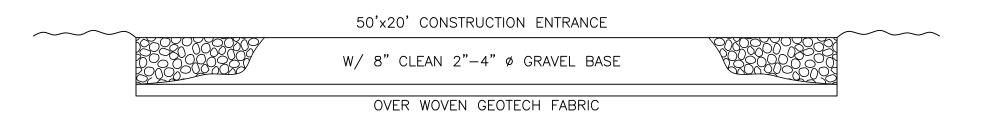
- Maintain all construction equipment to prevent oil or other fluid leaks.
- Keep vehicles and equipment clean, prevent excessive build—up of oil and grease. Regularly inspect on—site vehicles and equipment for leaks, and repair immediately.
- Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on—site.
- Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions,
- automotive batteries, hydraulic, and transmission fluids.
- If fueling must occur on—site, use designated areas away from drainage.
- Locate on—site fuel storage tanks within a bermed area designed to hold the tank volume.
- Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids. Use drip pans for any oil or fluid changes.
- Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
- If washing must occur on—site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
- Use phosphate-free, biodegradable soaps. Do not permit steam cleaning on—site.
- Spill Prevention and Control

- Minor spills are those which are likely to be controlled by on—site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill: Contain the spread of the spill.
- If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent
- materials, cat litter, and / or rags).
- If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
- If the spill occurs during rain, cover the impacted area to avoid runoff. Record all steps taken to report and contain spill.
- On—site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424—8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
 - Maintain good housekeeping practices. Enclose or cover building material storage areas.
 - Properly store materials such as paints and solvents.
 - Store dry and wet materials under cover, away from drainage areas. Avoid mixing excess amounts of fresh concrete or cement on—site.
 - Perform washout of concrete trucks offsite or in designated areas only.
 - Do not wash out concrete trucks into storm drains, open ditches, streets or streams. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff
 - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris
 - caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if
 - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

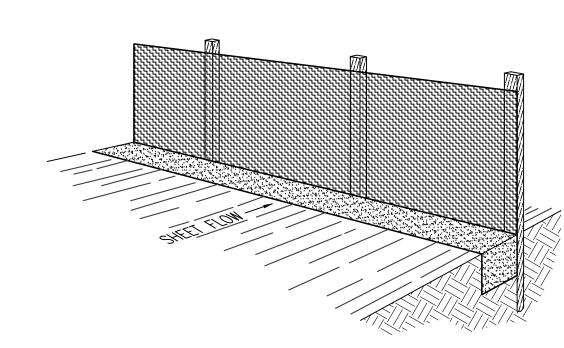
Erosion Control Plan Notes

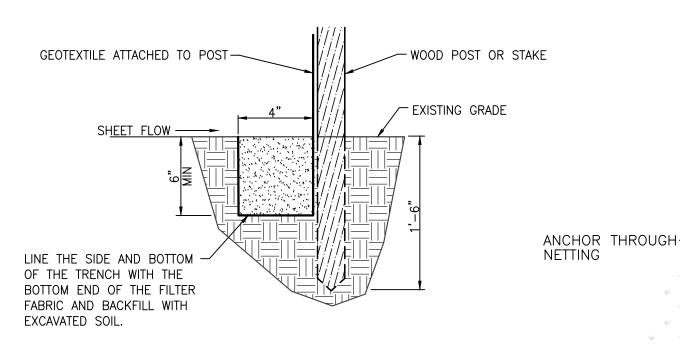
- The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.

 A stand—by crew for emergency work shall be available at all times during potential rain or snow runoff events.
- Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
- c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
- Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of
- All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
- Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
- All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
- The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of
- Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the
- Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
- Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
- Part II.D.4.C identifies the minimum inspection report requirements.
- Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR



Cross Section 50' x 20' Construction Entrance





Section

-2 TO 1 SLOPE

Perspective View

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of 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)		
	(%)	m (ft)		
	<2%	30.5m (100ft)		
	2-5%	22.9m (75ft)		
	5-10%	15.2m (50ft)		

7.6m (25ft)

4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS *Excavate a minimum 15.2cm x 15.2cm

10-20%

>20%

- (6"x6") trench at the desired location. *Unroll the silt fence, positioning the post against the downstream wall of the trench *Adjacent rolls of silt fence should be joined be nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then 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 *Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence

installation and anchor trench placement.

FIELD ASSEMBLY:

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

—6'-⊁—6'-

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.

*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.

*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

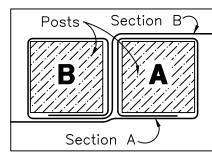


Figure 1: Top View of Roll-to-Roll Connection

STRAW WATTLE SFF STAKE DETAIL \vee \vee \forall \forall \forall STORM DRAIN-DROP INLET

SEE STAKE DETAIL

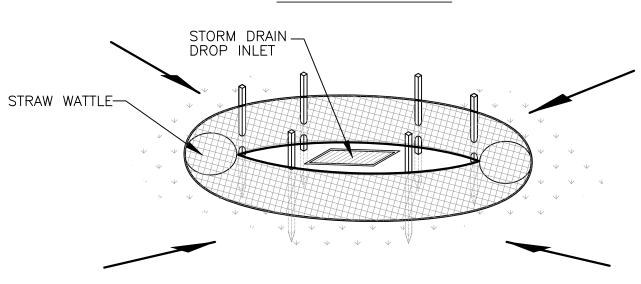
Plan View

ANCHOR THROUGH-

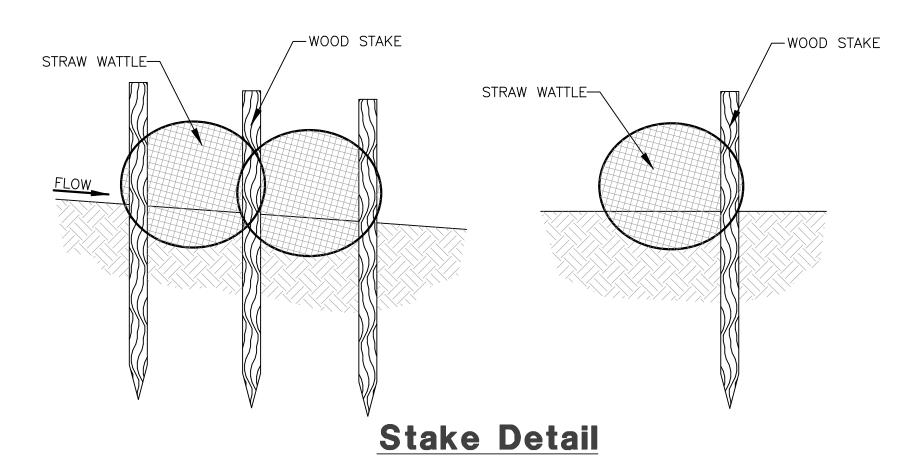
NETTING

Inlet Box Protection

STORM DRAIN INLET-



Drop Inlet Protection



Concrete Washout Area w/ 10 mil Plastic Liner

3' HIGH BERM─\

SCALE: NONE

Silt Fence Detail

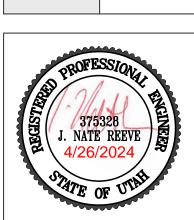
PLASTIC LINER -



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