

VICINITY MAP NOT TO SCALE

PLAT NOTES

- 1. UNLESS OTHERWISE DIMENSIONED ON THIS PLAT, SETBACKS FOR THIS SUBDIVISION ARE AS FOLLOWS: FRONT- 20 FEET; REAR- 20 FEET; SIDE- 5 FEET; SIDE FACING STREET ON CORNER LOT- 20 FEET
2. THIS PLAT IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE FAIRWAYS AT WOLF CREEK P.R.U.D., PHASE 4, EXECUTED BY EDEN VILLAGE LLC (DECLARANT) THAT HAS BEEN RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SETS FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE DECLARATION.
3. PURSUANT TO THE DECLARATION, THE OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION (COMMUNITY ASSOCIATION) IS RESPONSIBLE FOR MAINTAINING ALL COMMUNITY AREAS. IF ANY AND SHALL HAVE A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER ALL PARCELS FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE DECLARATION.
4. THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE RIGHTS OF DECLARANT AS DESCRIBED IN THE DECLARATION AND DECLARANT SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED THEREIN, INCLUDING, WITHOUT LIMITATION, RESERVATION AND GRANTING OF CERTAIN EASEMENTS, REDUCING OR RELOCATING IMPROVEMENTS WITHIN THE COMMUNITY, ADDING ADDITIONAL FACILITIES AND MAKING SUCH OTHER DEVELOPMENT DECISIONS AND CHANGES AS DECLARANT SHALL DETERMINE IN ITS SOLE AND EXCLUSIVE DISCRETION.
5. AS FURTHER DESCRIBED IN THE DECLARATION, ALL LOTS AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED THEREON SHALL COMPLY WITH THE DESIGN GUIDE, NO CONSTRUCTION INSTALLATION OR OTHER WORK WHICH IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE PROJECT OR ANY RESIDENCES OR IMPROVEMENTS LOCATED THEREON SHALL BE MADE OR DONE WITHOUT COMPLIANCE WITH THE DESIGN GUIDE AS DESCRIBED IN THE DECLARATION.

NARRATIVE

THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAT WERE COMPLETED AT THE REQUEST OF THE EDEN VILLAGE LLC FOR THE PURPOSE OF SUBDIVIDING THEIR PROPERTY TO CREATE RESIDENTIAL LOTS.
BASE OF BEARING: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, T.7N, R.1E, OF THE SALT LAKE BASE AND MERIDIAN, MONUMENTED ON THE SOUTH BY A 3' BRASS CAP, STAMPED WEBER COUNTY, AND IS CONSIDERED TO BEAR N00°20'47"E.

SURVEYOR'S CERTIFICATE

I, LYLE BRISSEGGER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 376982, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND THAT THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THE SURVEY. THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND OF EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION AND ZONING ORDINANCE REGULATION OF WEBER COUNTY.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 22, T.7N, R.1E, OF THE SALT LAKE BASE AND MERIDIAN, EDEN, WEBER COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CURVE TABLE

Table with columns: CURVE, RADIUS, LENGTH, DELTA, BEARING, CHORD. Lists curve data for C1 through C40.

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

THE FAIRWAYS AT WOLF CREEK P.R.U.D., PHASE 4

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS TO BE USED AS PUBLIC THOROUGHFARES FOREVER.

AND HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THIS PLAT AS PUBLIC UTILITY, STORM WATER DETENTION FORDS, DRAINAGE AND CANAL, MAINTENANCE EASEMENTS, THE SAME, TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, FLOODING CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, INWHICH CASES APPLICABLE AS MAY AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS THE DAY OF 2016

EDEN VILLAGE LLC
RUSS WATTS, MANAGING MEMBER

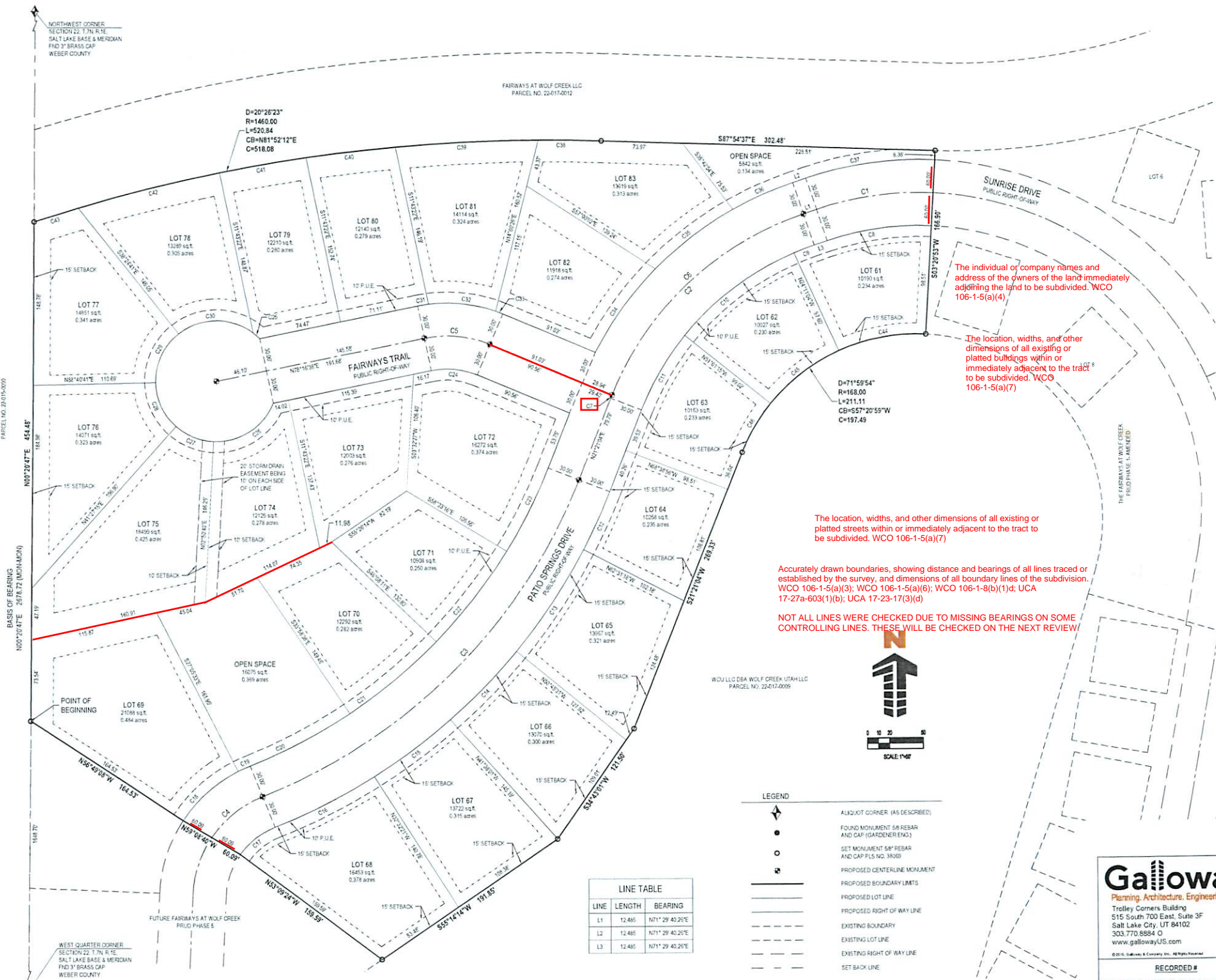
ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WEBER } ss
ON THIS DAY OF 2016
ON THE DAY OF 2016, PERSONALLY APPEARED BEFORE ME RUSS WATTS, WHO BEING BY ME DULY SWORN IN AND SAYING THAT HE IS A MEMBER OF EDEN VILLAGE, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLC, BY A RESOLUTION OF ITS MEMBERS AND RUSS WATTS ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

NOTARY PUBLIC

THE FAIRWAYS AT WOLF CREEK P.R.U.D., PHASE 4

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, EDEN, COUNTY OF WEBER, STATE OF UTAH, MARCH 2016



The individual or company names and address of the owners of the land immediately adjoining the land to be subdivided. WCO 106-1-5(a)(4)

The location, widths, and other dimensions of all existing or planned buildings within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(7)

The location, widths, and other dimensions of all existing or planned streets within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(7)

Accurately drawn boundaries, showing distance and bearings of all lines traced or established by the survey, and dimensions of all boundary lines of the subdivision. WCO 106-1-5(a)(3); WCO 106-1-5(a)(6); WCO 106-1-8(b)(1); UCA 17-2a-603(1)(b); UCA 17-23-17(3)(d)

NOT ALL LINES WERE CHECKED DUE TO MISSING BEARINGS ON SOME CONTROLLING LINES. THESE WILL BE CHECKED ON THE NEXT REVIEW.



LEGEND table defining symbols for ALIQUOT CORNER, FOUND MONUMENT, SET MONUMENT, PROPOSED CENTERLINE MONUMENT, PROPOSED BOUNDARY LIMITS, PROPOSED RIGHT-OF-WAY LINE, EXISTING BOUNDARY, EXISTING LOT LINE, EXISTING RIGHT-OF-WAY LINE, SET BACK LINE.

LINE TABLE table with columns: LINE, LENGTH, BEARING. Lists line data for L1, L2, L3.

THE FAIRWAYS AT WOLF CREEK P.R.U.D. PHASE 4

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, EDEN, COUNTY OF WEBER, STATE OF UTAH

DEVELOPER
EDEN VILLAGE LLC
5200 S. HIGHLAND DRIVE STE 101
SALT LAKE CITY, UT 84117

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS DAY OF 20

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS DAY OF 20

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS DAY OF 20

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF 20

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF THE STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS DAY OF 20
CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST
TITLE

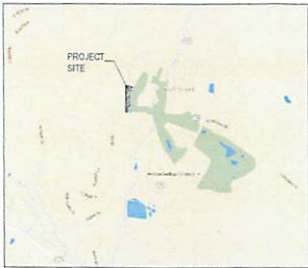
RECORDED #
STATE OF UTAH COUNTY OF WEBER, RECORDED AND FILED AT THE
REQUEST OF:
ENTRY NO:
DATE TIME
BOOK PAGE
FEE \$
WEBER COUNTY RECORDER

Galloway Planning, Architecture, Engineering
Trolley Corners Building
515 South 700 East, Suite 3F
Salt Lake City, UT 84102
303.770.8854
www.gallowayUS.com

THE FAIRWAYS AT WOLF CREEK P.R.U.D., PHASE 5

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
EDEN, COUNTY OF WEBER, STATE OF UTAH
MARCH 2016

The location, widths, and other dimensions of all existing or plated streets within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(7)



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, LYLE BISSEGER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 37692, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW AND THAT THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAN ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THE SURVEY. THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND OF EACH OF THE LOTS LOCATED ON SAID TRACT AND THAT THIS SUBDIVISION PLAN COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION AND ZONING ORDINANCE REGULATION OF WEBER COUNTY.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 22, T.7N, R.1E, OF THE SALT LAKE BASE AND MERIDIAN, EDEN, WEBER COUNTY, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARING
THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, T.7N, R.1E, OF THE SALT LAKE BASE AND MERIDIAN MONUMENTED ON THE SOUTH BY A 3" BRASS CAP, STAMPED WEBER COUNTY, AND ON THE NORTH BY A 3" BRASS CAP, STAMPED WEBER COUNTY, AND IS CONSIDERED TO BEAR N00°20'47"E.
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE N00°20'47"E ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 400.01 FEET TO THE POINT OF BEGINNING; THENCE N00°20'47"E ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 1248.63 FEET; THENCE S55°19'24"E, A DISTANCE OF 164.53 FEET; THENCE S55°19'24"E, A DISTANCE OF 62.09 FEET; THENCE S55°19'24"E, A DISTANCE OF 193.59 FEET; THENCE S55°19'24"E, A DISTANCE OF 364.64 FEET; THENCE S55°19'24"E, A DISTANCE OF 785.51 FEET; THENCE N68°10'11"W, A DISTANCE OF 98.86 FEET; THENCE S18°46'41"W, A DISTANCE OF 78.02 FEET TO A POINT OF CURVATURE, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 37°57'45" AND A LENGTH OF 40.38 FEET; THENCE S19°11'06"E, A DISTANCE OF 19.91 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT WHOSE CENTER BEARS S71°13'15"E, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 14°38'49" AND A LENGTH OF 58.79 FEET; THENCE S04°04'29"W, A DISTANCE OF 785.51 FEET; THENCE S04°04'29"W, A DISTANCE OF 54.89 FEET TO A POINT ON THE NORTH LINE OF FAIRWAY OAKS AT WOLF CREEK PRUD PHASE 1, 1ST AMENDMENT; THENCE S74°24'08"W, A DISTANCE OF 60.00 FEET ALONG THE NORTH LINE OF SAID FAIRWAY OAKS AT WOLF CREEK; THENCE N85°14'39"W, A DISTANCE OF 73.37 FEET ALONG THE NORTH LINE OF SAID FAIRWAY OAKS AT WOLF CREEK TO THE POINT OF BEGINNING.
CONTAINING 276,979 SQUARE FEET, OR 6.36 ACRES MORE OR LESS.

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAN AND NAME SAID TRACT:

THE FAIRWAYS AT WOLF CREEK P.R.U.D., PHASE 5

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER.

AND HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THIS PLAN AS PUBLIC UTILITY, STORM WATER DETENTION POND, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2016

EDEN VILLAGE LLC
RUSS WATTS, MANAGING MEMBER

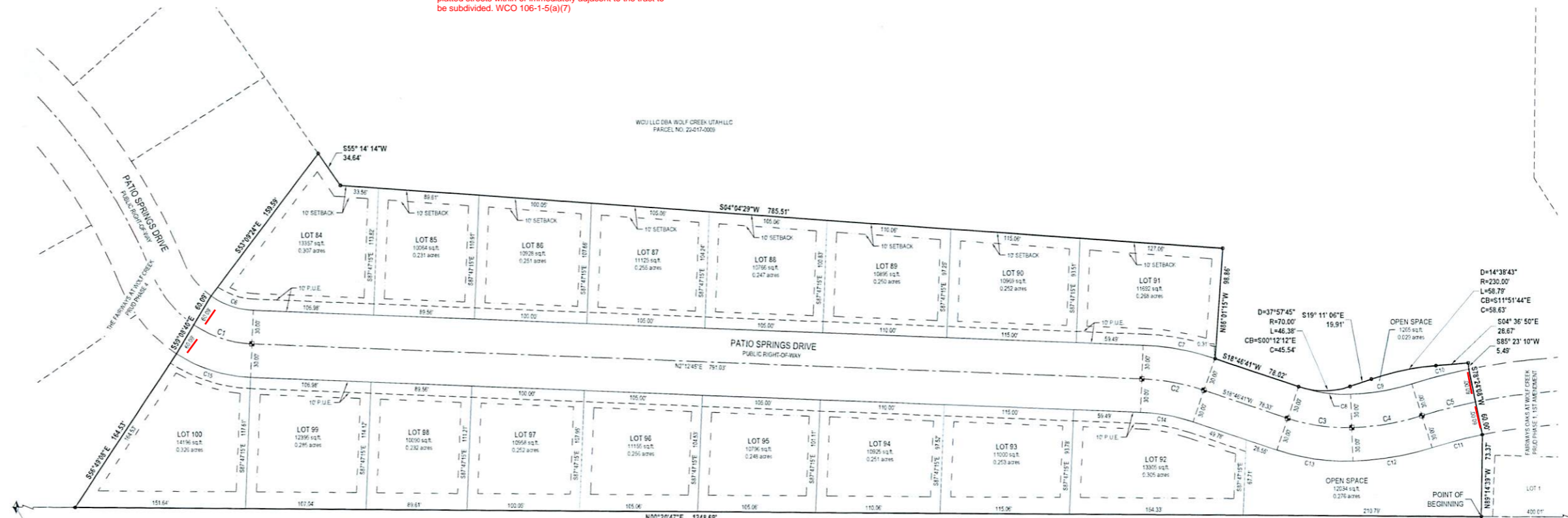
ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WEBER } ss

ON THIS _____ DAY OF _____, 2016

ON THE _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME RUSS WATTS, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF EDEN VILLAGE, L.L.C. AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND RUSS WATTS ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC



PLAT NOTES

- UNLESS OTHERWISE DIMENSIONED ON THIS PLAN, SETBACKS FOR THIS SUBDIVISION ARE AS FOLLOWS: FRONT- 15 FEET, REAR- 15 FEET, SIDE- 9 FEET, SIDE FACING STREET CORNER LOT- 15 FEET.
- THIS PLAN IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR _____ ("DECLARATORY") EXECUTED BY _____ EDEN VILLAGE LLC ("DECLARANT") THAT HAS BEEN RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SETS FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAN. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAN SHALL HAVE THE MEANINGS SET FORTH IN THE DECLARATION.
- PURSUANT TO THE DECLARATION, THE OWNERS ASSOCIATION, INC. A UTAH NOT-FOR-PROFIT CORPORATION ("COMMUNITY ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL COMMUNITY AREAS, IF ANY, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL PARCELS FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE DECLARATION.
- THE PROPERTY AS DEPICTED ON THIS PLAN IS SUBJECT TO THE RIGHTS OF DECLARANT AS DESCRIBED IN THE DECLARATION, AND DECLARANT SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED THEREIN, INCLUDING, WITHOUT LIMITATION, RESERVATION AND GRANTING OF CERTAIN EASEMENTS, REDUCING OR RELOCATING IMPROVEMENTS WITHIN THE COMMUNITY, ADDING ADDITIONAL FACILITIES AND MAKING SUCH OTHER DEVELOPMENT DECISIONS AND CHANGES AS DECLARANT SHALL DETERMINE IN ITS SOLE AND EXCLUSIVE DISCRETION.
- AS FURTHER DESCRIBED IN THE DECLARATION, ALL LOTS AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED THEREON SHALL COMPLY WITH THE DESIGN GUIDE. NO CONSTRUCTION, INSTALLATION, OR OTHER WORK WHICH IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE PROJECT, OR ANY RESIDENCES OR IMPROVEMENTS LOCATED THEREON SHALL BE MADE OR DONE WITHOUT COMPLIANCE WITH THE DESIGN GUIDE AS DESCRIBED IN THE DECLARATION.

LEGEND

- ALQUOT CORNER (AS DESCRIBED)
- FOUND MONUMENT 5/8 REBAR AND CAP (GARDENER ENG.)
- SET MONUMENT 5/8 REBAR AND CAP (P.L.S. NO. 3806)
- PROPOSED CENTERLINE MONUMENT
- PROPOSED BOUNDARY LIMITS
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING BOUNDARY
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY LINE
- SET BACK LINE



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00	55.27	031°40'01"	S18°12'45"W	54.57
C2	190.00	56.38	018°33'50"	N10°29'43"E	56.18
C3	160.00	57.53	020°30'00"	S08°28'38"W	57.22
C4	230.00	63.31	015°46'17"	S09°42'34"E	63.11
C5	470.00	69.23	030°00'00"	N14°35'41"W	49.20
C6	70.00	40.27	032°57'54"	S18°41'42"W	39.72
C7	225.00	65.05	018°33'50"	N10°29'43"E	64.83
C8	130.00	46.74	020°36'00"	S08°28'38"W	46.49
C9	200.00	55.05	015°46'17"	S09°42'34"E	54.88
C10	500.00	52.37	036°00'00"	N14°35'41"W	52.34
C11	440.00	46.09	030°00'00"	N14°35'40"W	46.07
C12	260.00	71.57	015°46'17"	S09°42'34"E	71.34
C13	190.00	68.32	020°36'00"	S08°28'38"W	67.96
C14	160.00	47.71	018°33'50"	N10°29'43"E	47.54
C15	130.00	70.07	030°58'00"	S17°41'48"W	69.41

NARRATIVE

THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAN WERE COMPLETED AT THE REQUEST OF THE EDEN VILLAGE LLC FROM THE PURPOSE OF SUBDIVIDING THEIR PROPERTY TO CREATE RESIDENTIAL LOTS.
BASIS OF BEARING
THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, T.7N, R.1E, OF THE SALT LAKE BASE AND MERIDIAN, MONUMENTED ON THE SOUTH BY A 3" BRASS CAP, STAMPED WEBER COUNTY, AND ON THE NORTH BY A 3" BRASS CAP, STAMPED WEBER COUNTY, AND IS CONSIDERED TO BEAR N00°20'47"E.

The location, widths, and other dimensions of all existing or plated buildings within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(7)

Galloway
Planning. Architecture. Engineering
Trolley Corners Building
515 South 700 East, Suite 3F
Salt Lake City, UT 84102
303.770.8884
www.gallowayus.com

RECORDED #
STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE

REQUEST OF _____
ENTRY NO. _____
DATE _____ TIME _____
BOOK _____ PAGE _____
FEE \$ _____
CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST _____
TITLE _____
WEBER COUNTY RECORDER

THE FAIRWAYS AT WOLF CREEK P.R.U.D., PHASE 5
A PORTION OF THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
EDEN, COUNTY OF WEBER, STATE OF UTAH
DEVELOPER
EDEN VILLAGE LLC
5200 S. HIGHLAND DRIVE STE 101
SALT LAKE CITY, UT 84117
SIGNATURE _____

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL, GUARANTEE, AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERE TO AND NOW IN FORCE AND AFFECT.
SIGNED THIS _____ DAY OF _____, 20_____
SIGNATURE _____

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYORS DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20_____
COUNTY SURVEYOR _____

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 20_____
SIGNATURE _____

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF _____, 20_____
CHAIRMAN-WEBER COUNTY PLANNING COMMISSION _____

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF THE STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH
THIS _____ DAY OF _____, 20_____
ATTEST _____
TITLE _____



WATTS ENTERPRISES

THE FAIRWAYS AT WOLF CREEK

P.R.U.D., PHASE 4 & 5

REVIEW PLANS

PROJECT CONTACTS

OWNER
 WATTS ENTERPRISES
 5202 SOUTH HIGHLAND DRIVE, SUITE 101
 SALT LAKE CITY, UT 84117
 TEL: (801) 974-6860
 CONTACT: RICK EVERSON
 EMAIL: RICK@WATTSENTERPRISES.COM

ENGINEER/CONSULTANT
 GALLOWAY & COMPANY, INC.
 515 SOUTH 700 EAST, SUITE 3F
 SALT LAKE CITY, UT 84102
 TEL: (801) 953-1507
 FAX: (303) 770-3636
 CONTACT: JEREMY TOONE
 EMAIL: JEREMYTOONE@GALLOWAYUS.COM

PLANNER
 LANGLANDT DESIGN GROUP
 328 WEST 200 SOUTH
 SALT LAKE CITY, UT 84102
 TEL: (801) 583-1295
 FAX:
 CONTACT: ERIC LANGLANDT
 EMAIL:

LANDSCAPE ARCHITECT
 GALLOWAY & COMPANY, INC.
 5300 DTC PARKWAY, SUITE 100
 GREENWOOD VILLAGE, COLORADO 80111
 TEL: (303) 770-8884
 FAX: (303) 770-3636
 CONTACT:
 EMAIL:

SURVEYOR
 GALLOWAY & COMPANY, INC.
 515 SOUTH 700 EAST, SUITE 3F
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 FAX: (303) 770-3636
 CONTACT: NATE CHRISTENSEN
 EMAIL: NATECHRISTENSEN@GALLOWAYUS.COM

GEOTECHNICAL ENGINEER
 EARTHTEC ENGINEERING
 1590 WEST 2500 SOUTH, SUITE 108
 OGDEN, UT 84401
 TEL: (801) 398-9516
 FAX: (801) 398-9642
 CONTACT: KEAN NAUMER
 EMAIL: PNAUMER@EARTHTECENG.COM

UTILITY CONTACTS

WATER
 WOLF CREEK WATER & SEWER IMPROVEMENT DISTRICT
 3632 NORTH WOLF CREEK DRIVE
 EDEN, UT 84310
 TEL: (801) 745-3435
 CONTACT: ROB THOMAS
 EMAIL: RTHOMAS@WCWSD.COM

SECONDARY IRRIGATION
 WOLF CREEK WATER & SEWER IMPROVEMENT DISTRICT
 3632 NORTH WOLF CREEK DRIVE
 EDEN, UT 84310
 TEL: (801) 745-3435
 CONTACT: ROB THOMAS
 EMAIL: RTHOMAS@WCWSD.COM

SANITARY SEWER
 WOLF CREEK WATER & SEWER IMPROVEMENT DISTRICT
 3632 NORTH WOLF CREEK DRIVE
 EDEN, UT 84310
 TEL: (801) 745-3435
 CONTACT: ROB THOMAS
 EMAIL: RTHOMAS@WCWSD.COM

STORM SEWER
 WEBER COUNTY
 2385 BIRCHINGTON BLVD, SUITE 240
 OGDEN, UT 84401
 TEL: (801) 369-8374
 CONTACT: BLAKE FRANZSEN
 EMAIL: BFRANZSEN@CO.WEBER.UT.US

ELECTRIC
 ROCKY MOUNTAIN POWER
 1407 WEST NORTH TEMPLE
 SALT LAKE CITY, UT 84116
 TEL: (801) 419-8933
 CONTACT: JOEL SIMMONS
 EMAIL: JOEL@RMP.COOP

GAS
 CHESTER GAS COMPANY
 333 SOUTH STATE STREET
 SALT LAKE CITY, UT 84143
 TEL: (801) 324-3770
 CONTACT: MAPPING DEPT.
 EMAIL:

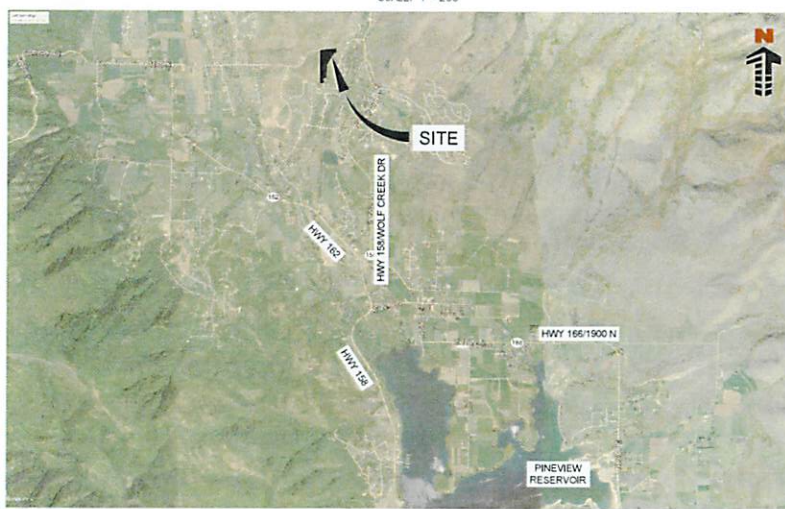
TELEPHONE
 CENTURYLINK LOCAL NETWORK
 -
 TEL: (801) 974-8130
 CONTACT: ARLENE DENNEY
 EMAIL: ARLENE.DENNEY@CENTURYLINK.COM

FIRE
 WEBER FIRE DISTRICT
 2020 WEST 1350 NORTH
 OGDEN, UT 84404
 TEL: (801) 762-3580
 CONTACT:
 EMAIL:



SITE MAP

SCALE: 1"=200'



VICINITY MAP

NOT TO SCALE

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
1	SUBDIVISION FLAT
SP01	OVERALL SITE PLAN
UT01	OVERALL UTILITY PLAN
GR01	OVERALL GRADING PLAN
PP01	PLAN & PROFILE - PATIO SPRINGS DRIVE - STA. 5+00 TO 15+00
PP02	PLAN & PROFILE - PATIO SPRINGS DRIVE - STA. 15+00 TO 20+00
PP03	PLAN & PROFILE - PATIO SPRINGS DRIVE - STA. 20+00 TO 25+00
PP04	PLAN & PROFILE - PATIO SPRINGS DRIVE - STA. 25+00 TO 31+00
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EC03	EROSION CONTROL DETAILS (APWA)
EC04	EROSION CONTROL DETAILS (APWA)
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DT01	SANITARY SEWER DETAILS (APWA)
DT02	SANITARY SEWER DETAILS (APWA)
DT03	WATER DETAILS (WCWSD)
DT04	STORM DRAIN DETAILS (APWA)
DT05	STORM DRAIN DETAILS (APWA)
DT06	STORM DRAIN DETAILS (APWA)



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WATTS ENTERPRISES
 FAIRWAYS AT WOLF CREEK
 PHASE 4 & 5
 EDEN, UTAH 84310

GENERAL CONSTRUCTION NOTES

ALL IRRIGATION PIPE AND FITTINGS ARE TO MEET WOLF CREEK WATER & SEWER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.

ALL IRRIGATION PIPING AND FITTINGS IS TO BE C-909 PVC AND MUELLER FITTINGS (TEES, HYDRANTS, VALVES, ETC. UNLESS APPROVED OTHERWISE BY THE ENGINEER.

ALL CULINARY WATER PIPE AND FITTINGS IS TO BE C-909 PVC AND MUELLER FITTINGS (TEES, HYDRANTS, VALVES, ETC. UNLESS APPROVED OTHERWISE BY THE ENGINEER.

ALL IRRIGATION LINES ARE REQUIRED TO MAINTAIN A MINIMUM OF 3" OF COVER TO FINISH GRADE.

ALL CULINARY LINES ARE REQUIRED TO MAINTAIN A MINIMUM OF 5" OF COVER TO FINISH GRADE.

REFERENCE WOLF CREEK WATER & SEWER IMPROVEMENT DISTRICT (WCWSD) STANDARDS AND SPECIFICATIONS FOR ALL WATER, SEWER, AND SECONDARY IRRIGATION IMPROVEMENTS.

REFERENCE THE LATEST EDITION OF THE APWA (AND ALL AMENDMENTS) FOR STORM DRAIN IMPROVEMENTS.

JURISDICTIONAL CONSTRUCTION NOTES

BENCHMARK

BENCHMARK: THE SITE BENCHMARK IS THE CENTER OF SECTION 22 T.7N. R.1E. SALT LAKE BASE AND MERIDIAN, MONUMENTED ON THE WEST BY A 3" BRASS CAP, STAMPED WEBER COUNTY AND ON THE EAST BY A 3" BRASS CAP, STAMPED WEBER COUNTY, AND IS CONSIDERED TO BEAR 588°14'39".

NOTE: CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

BASIS OF BEARING

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22 T.7N. R.1E. SALT LAKE BASE AND MERIDIAN, MONUMENTED ON THE WEST BY A 3" BRASS CAP, STAMPED WEBER COUNTY AND ON THE EAST BY A 3" BRASS CAP, STAMPED WEBER COUNTY, AND IS CONSIDERED TO BEAR 588°14'39".

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below. Call before you dig.

#	Date	Issue / Description	Init.
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Project No: I-WAT01.01

Drawn By: JST

Checked By: RMP

Date: 03/14/2016

SHEET TITLE: COVER SHEET

C0.0

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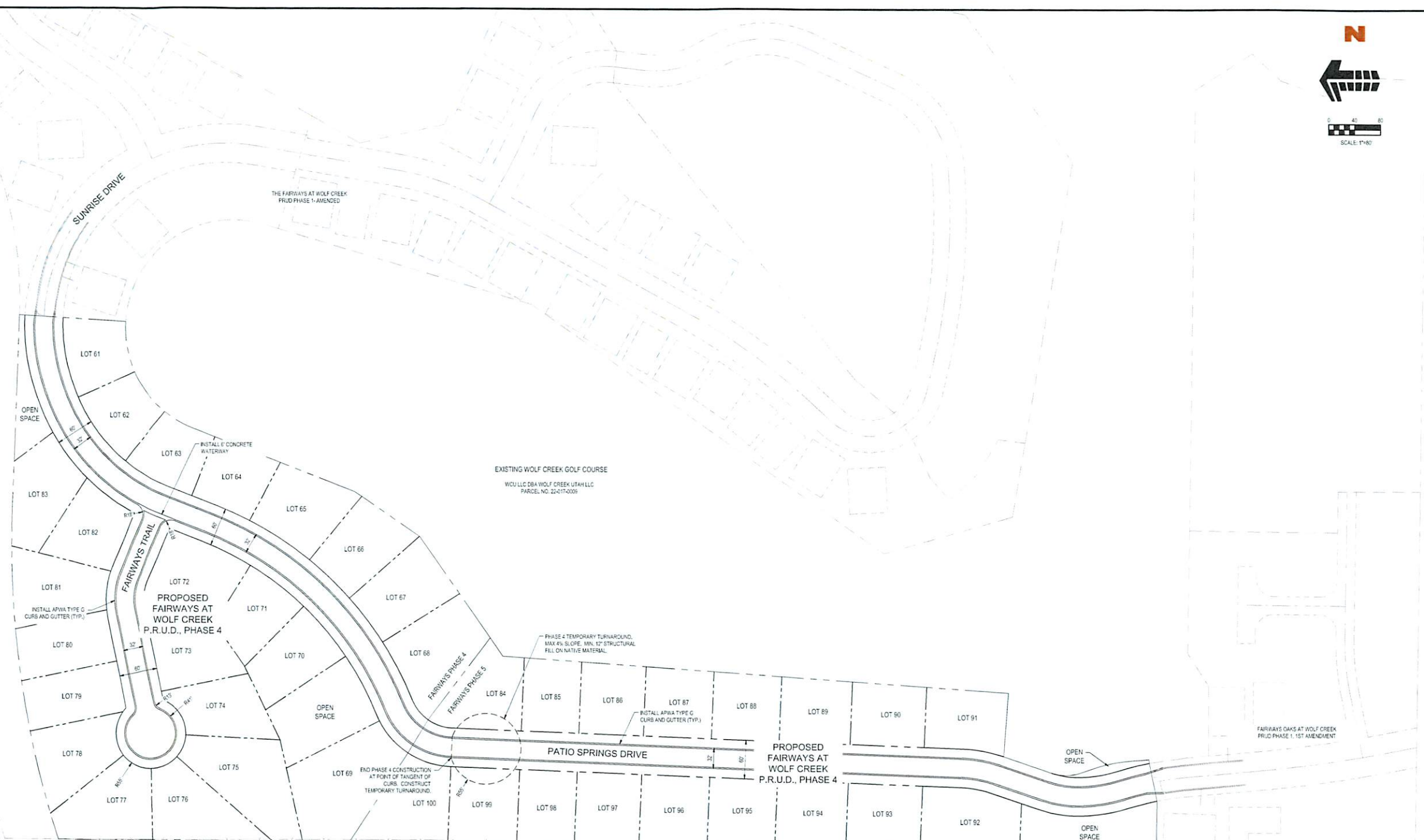
WATTS ENTERPRISES
 FAIRWAYS AT WOLF CREEK
 PHASE 4 & 5
 EDEN, UTAH 84310

#	Date	Issue / Description	Init.

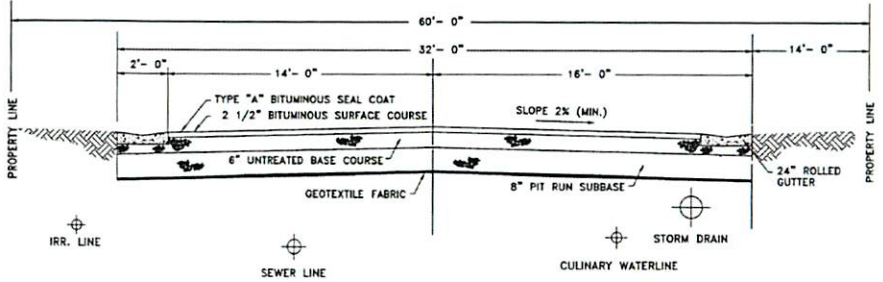
Project No:	WAT01.01
Drawn By:	JST
Checked By:	RMP
Date:	03/13/2016

SHEET TITLE:
 SITE PLAN

SP01
 Sheet X of X



STANDARD 60' SUBDIVISION ROADWAY SECTION



NOTE:
 PROVIDE 3/4" OR 1" UNTREATED BASE COURSE
 4" THICKNESS UNDER GUTTER
 6" THICKNESS UNDER DRIVEWAY APPROACHES

INSTALL IRRIGATION LINE BURIED BELOW TAPE, 12" ABOVE PIPE
 REQUIRE #14 PLASTIC COATED COPPER WIRE--TERMINATE IN VALVE BOXES.

NOTES:
 ALL ROADWAY IMPROVEMENTS WITHIN THE PHASE 4 BOUNDARY ARE TO BE CONSTRUCTED AS PART OF THE PHASE 4 CONTRACT. SEE NOTE ON PLAN FOR PHASE 4 ROADWAY CONSTRUCTION LIMITS AND CONSTRUCT TEMPORARY EMERGENCY TURNAROUND PER WELDER COUNTY STANDARDS AND SPECIFICATIONS.
 ALL ROADWAY IMPROVEMENTS WITHIN THE PHASE 5 BOUNDARY ARE TO BE CONSTRUCTED AS PART OF THE PHASE 5 CONTRACT.



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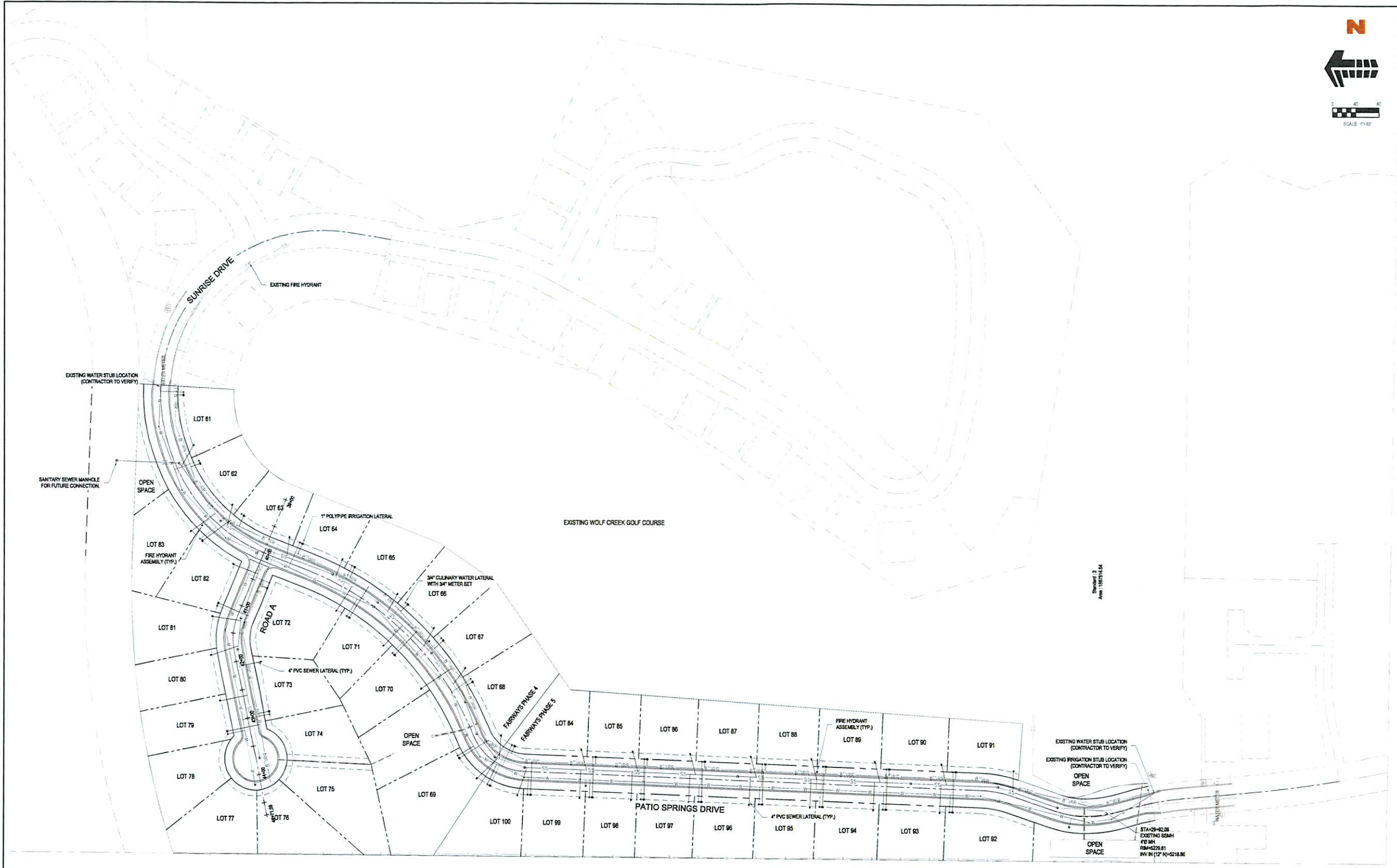
**WATTS ENTERPRISES
 FAIRWAYS AT WOLF CREEK
 PHASE 4 & 5
 EDEN, UTAH 84310**

#	Date	Issue / Description	Init.

Project No: **8888**
 Drawn By: **XXX**
 Checked By: **XXX**
 Date: **XX/XX/XX**

SHEET TITLE:
 UTILITY PLAN

UT01
 Sheet X of X



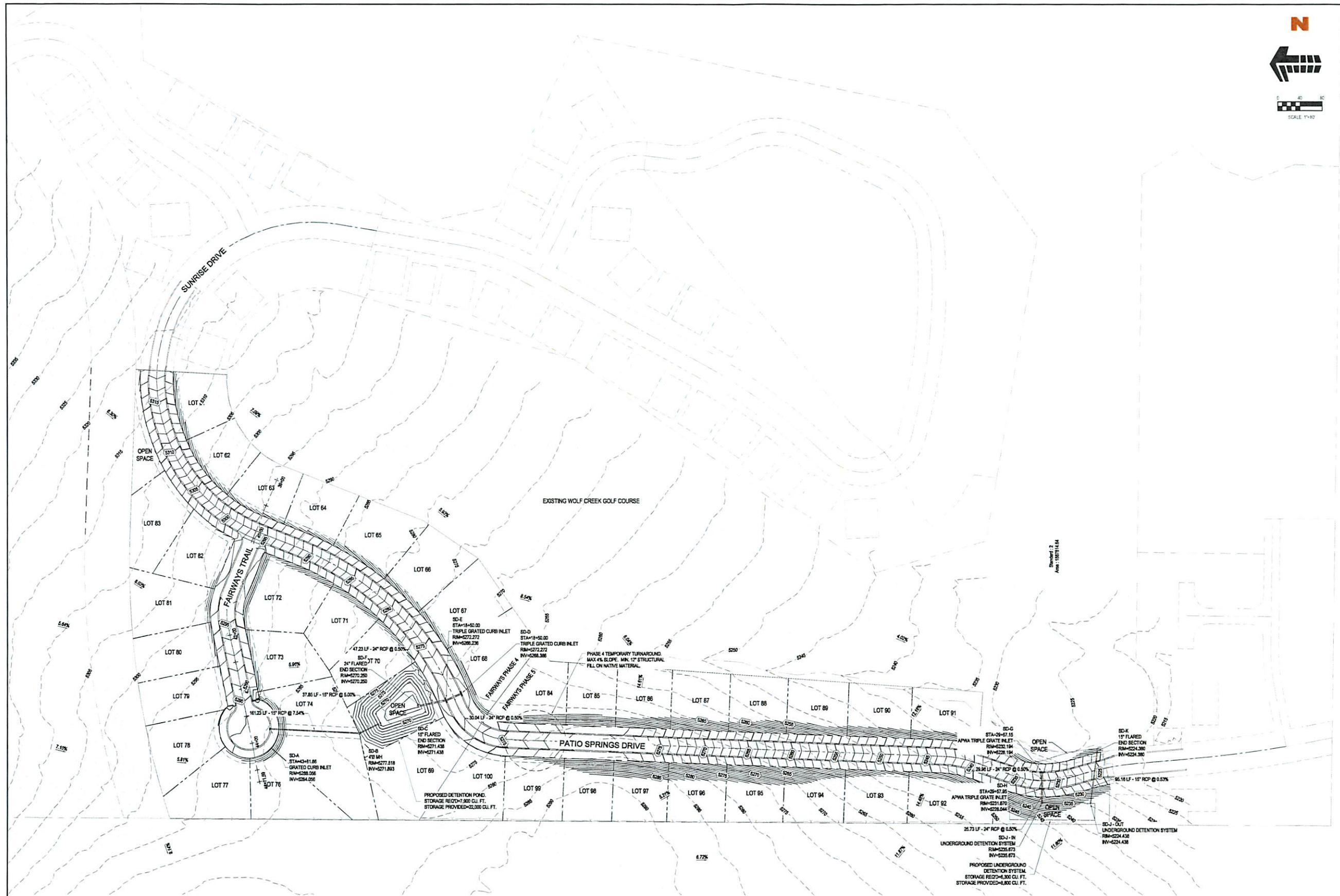
NOTES
 ALL SANITARY SEWER, WATER, AND IRRIGATION MAIN LINES ARE TO BE CONSTRUCTED AS PART OF THE PHASE 4 CONTRACT. PHASE 4 REQUIRES THE CONNECTION OF ALL UTILITIES AT THE EXISTING END OF PATIO SPRINGS DRIVE IN ORDER TO SERVICE PHASE 4.
 ALL SERVICE LATERALS WITHIN THE PHASE 4 BOUNDARY ARE TO BE CONSTRUCTED AS PART OF THE PHASE 4 CONTRACT.
 ALL SERVICE LATERALS WITHIN THE PHASE 5 BOUNDARY ARE TO BE CONSTRUCTED AS PART OF THE PHASE 5 CONTRACT.





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WATTS ENTERPRISES
FAIRWAYS AT WOLF CREEK
PHASE 4 & 5
EDEN, UTAH 84310

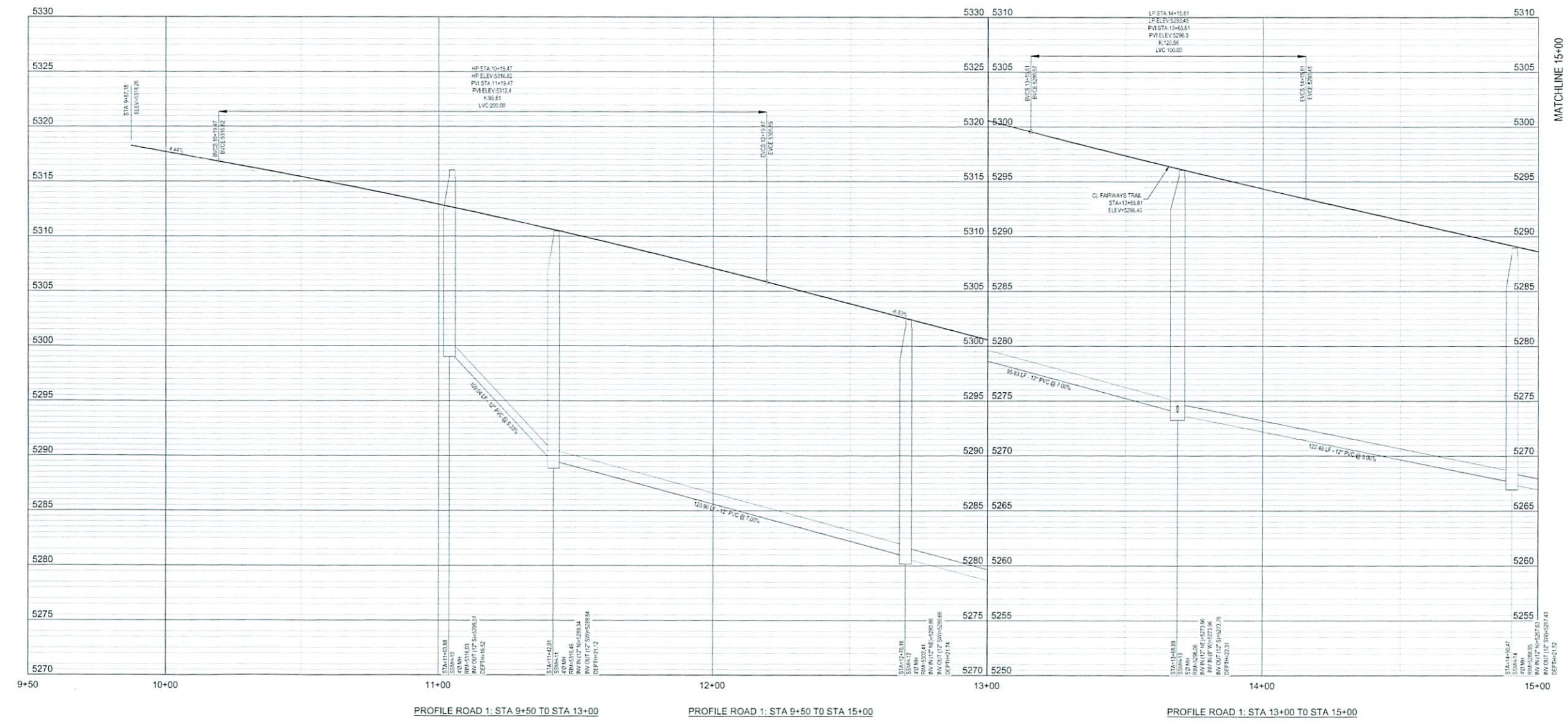
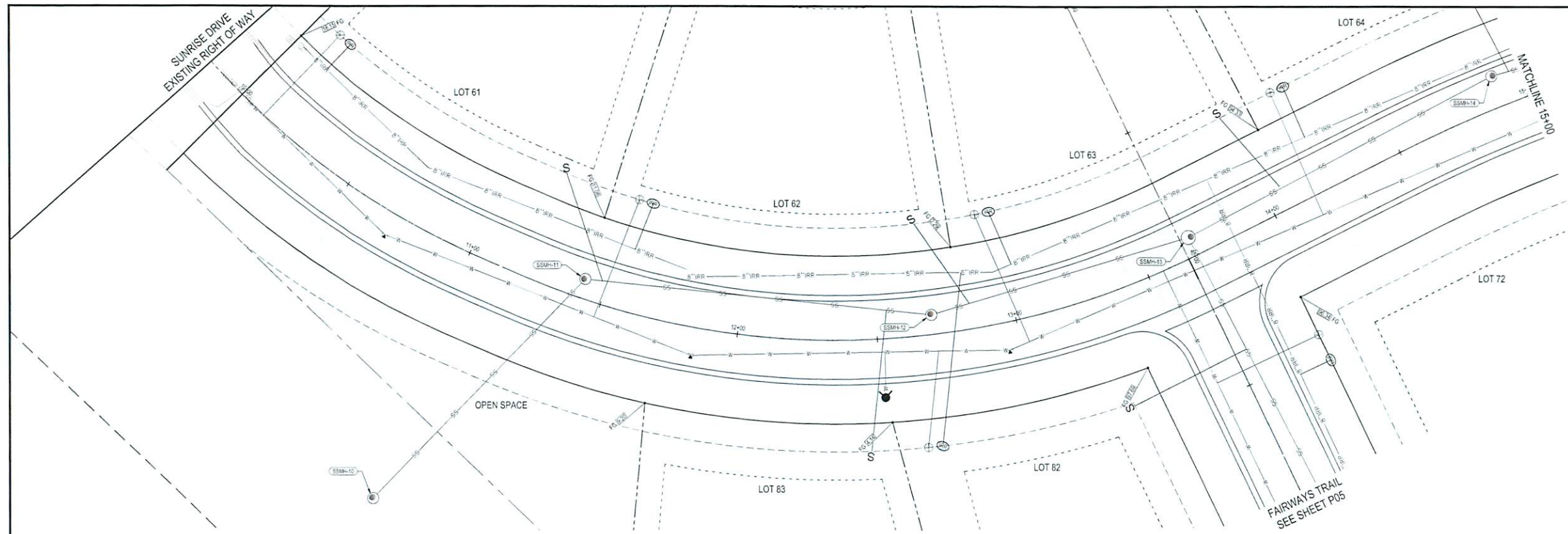


NOTES

ALL STORM DRAIN INFRASTRUCTURE WITHIN THE PHASE 4 BOUNDARY ARE TO BE CONSTRUCTED AS PART OF THE PHASE 4 CONTRACT.

ALL STORM DRAIN INFRASTRUCTURE WITHIN THE PHASE 5 BOUNDARY ARE TO BE CONSTRUCTED AS PART OF THE PHASE 5 CONTRACT.

Project No: WAT01.01
 Drawn By: JBT
 Checked By: RMP
 Date: 03/09/2016
SHEET TITLE:
GRADING PLAN
GR01
 Sheet X of X

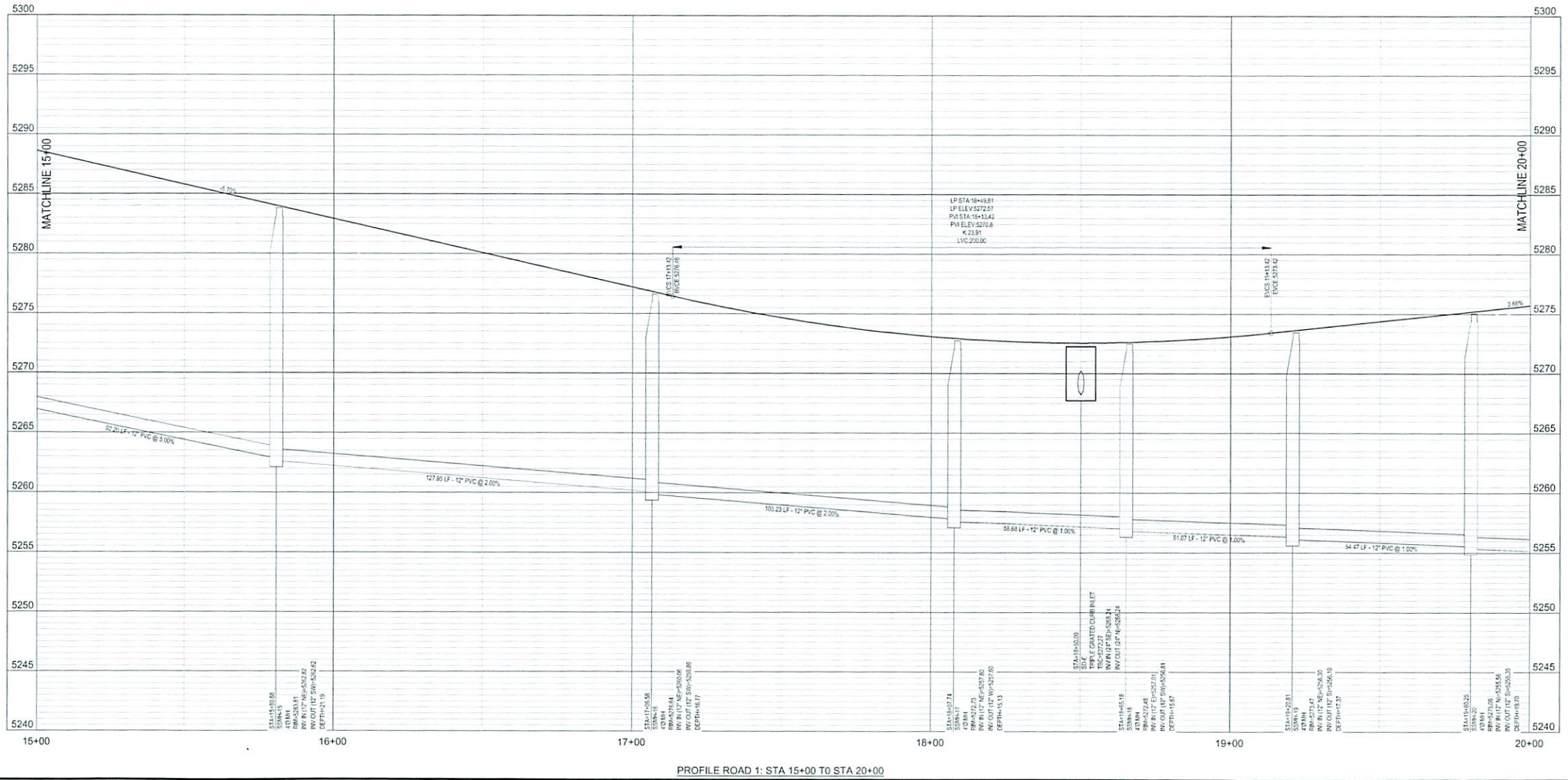
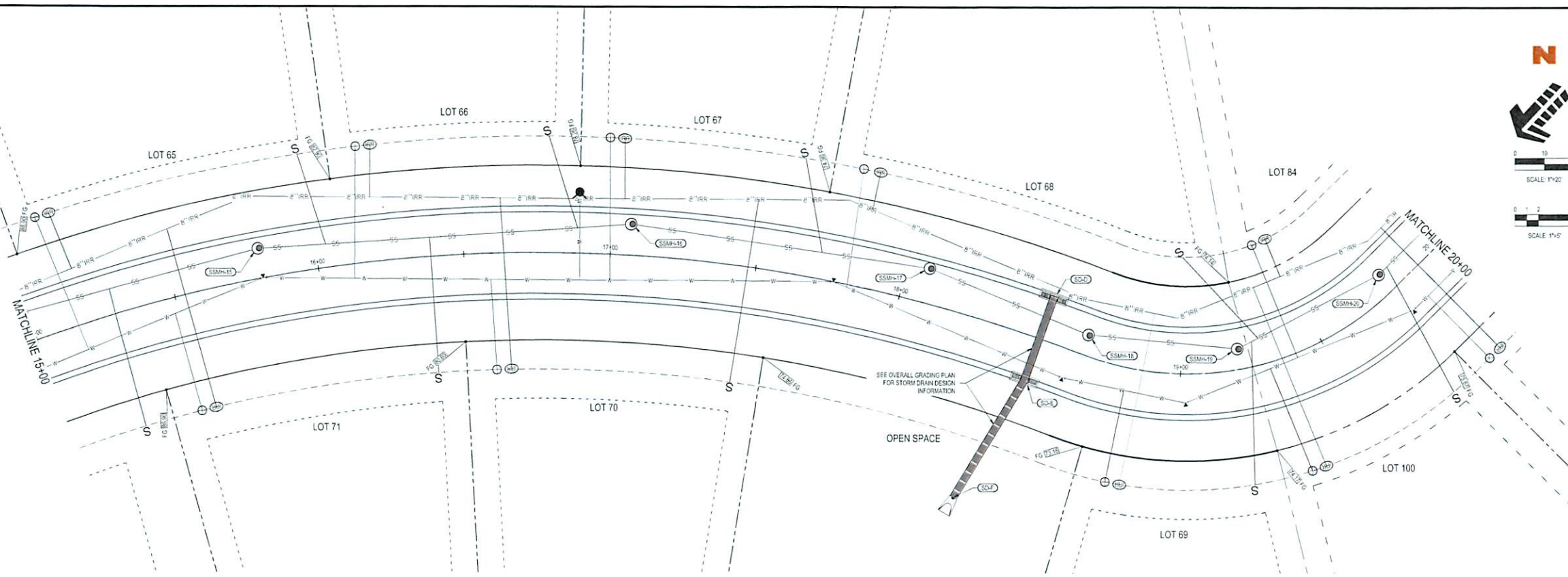


WATTS ENTERPRISES
 FAIRWAYS AT WOLF CREEK
 PHASE 4 & 5
 EDEN, UTAH 84310

#	Date	Issue / Description	Init.

Project No: WAT01.01
 Drawn By: JST
 Checked By: RMP
 Date: 03/14/2016

SHEET TITLE:
 PLAN & PROFILE
 PATIO SPRINGS DRIVE



**WATTS ENTERPRISES
FAIRWAYS AT WOLF CREEK
PHASE 4 & 5**

EDEN, UTAH 84310

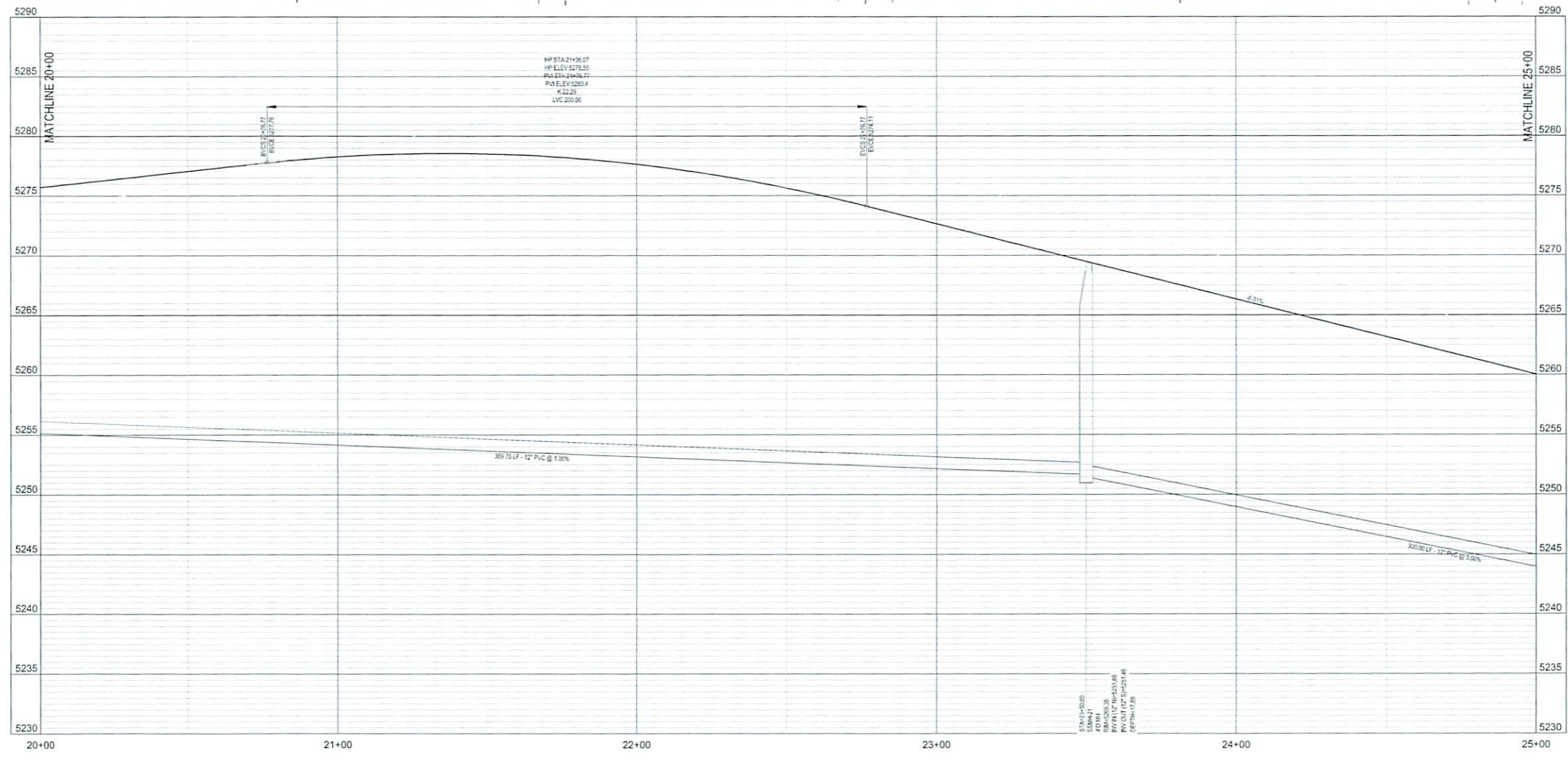
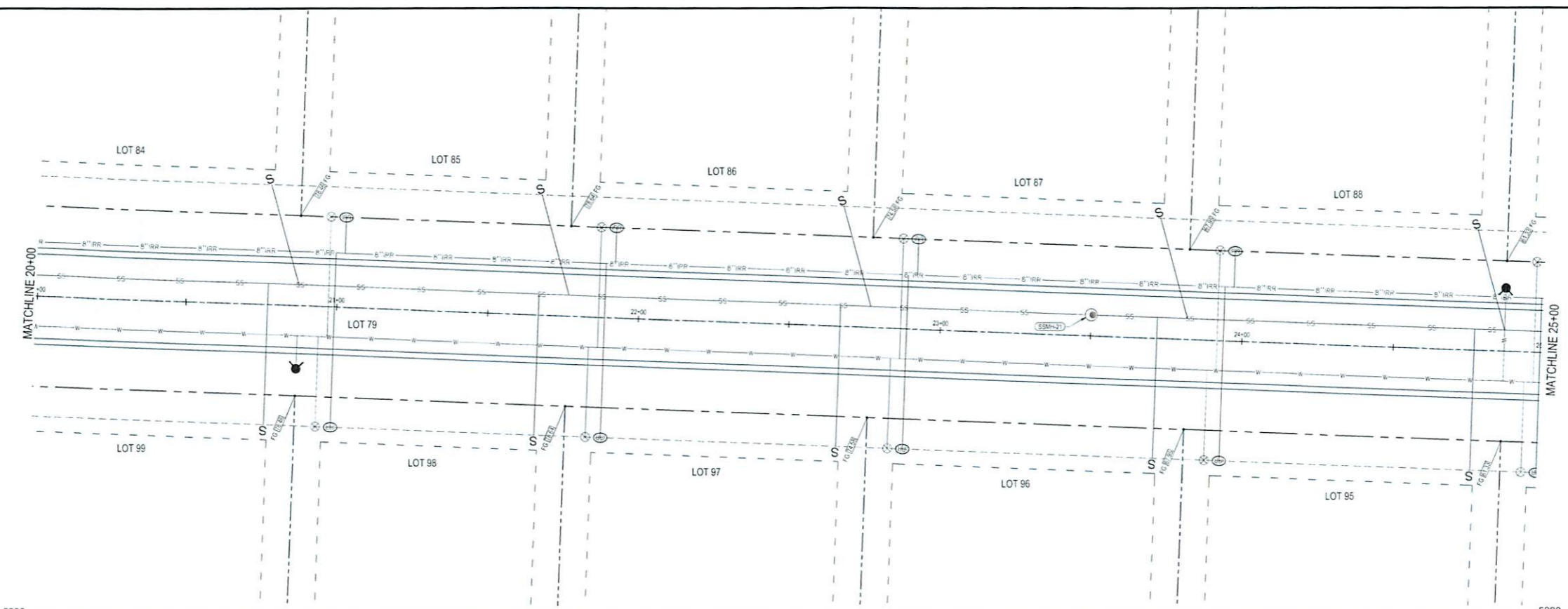
#	Date	Issue / Description	Init.

Project No: WAT01.01
 Drawn By: JST
 Checked By: RMP
 Date: 03/14/2016

SHEET TITLE:
 PLAN & PROFILE
 PATIO SPRINGS DRIVE

PP02
 Sheet X of X

PROFILE ROAD 1: STA 15+00 TO STA 20+00



PROFILE ROAD 1: STA 20+00 TO STA 25+00

**WATTS ENTERPRISES
 FAIRWAYS AT WOLF CREEK
 PHASE 4 & 5**

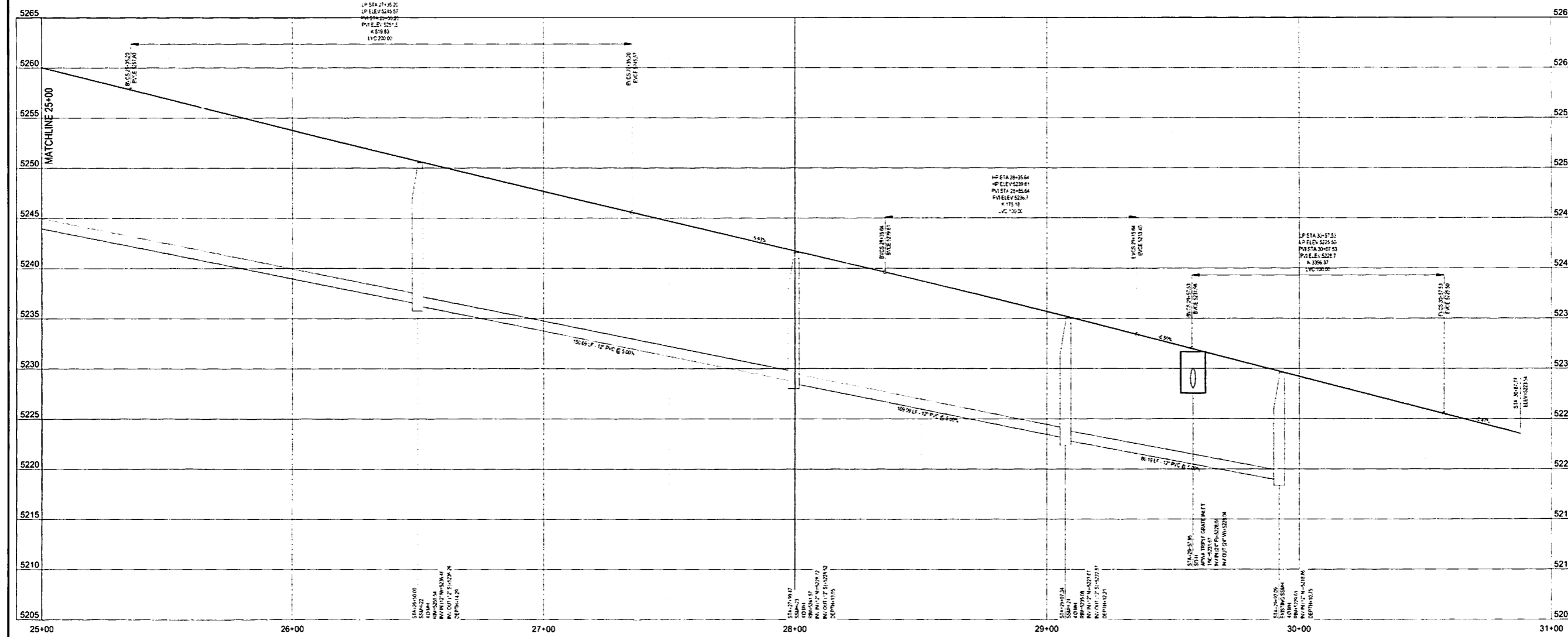
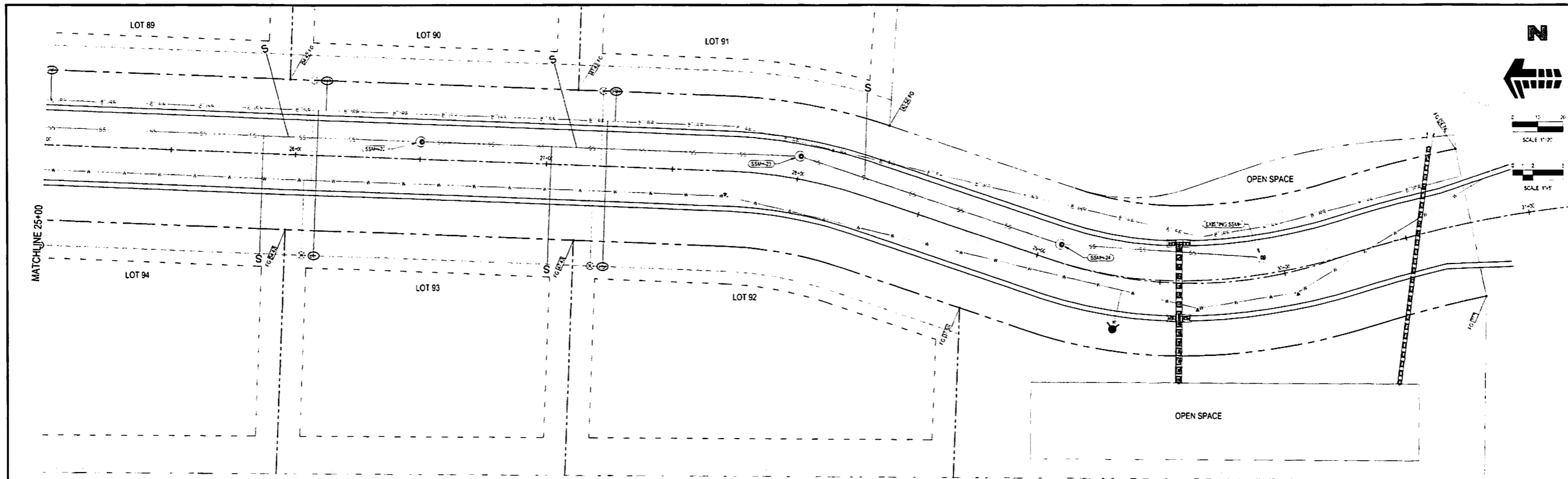
EDEN, UTAH 84310

#	Date	Issue / Description	Init.

Project No: WAT01.01
 Drawn By: JST
 Checked By: RMP
 Date: 03/14/2016

SHEET TITLE:
 PLAN & PROFILE
 PATIO SPRINGS DRIVE

PP03
 Sheet X of X



PROFILE ROAD 1: STA 25+00 TO STA 31+00

Galloway
 Planning Architecture Engineering
 Trolley Corner Building
 515 South 700 East, Suite 3F
 Salt Lake City, UT 84102
 303.770.8884
 www.gallowayus.com

Watts
 ENTERPRISES

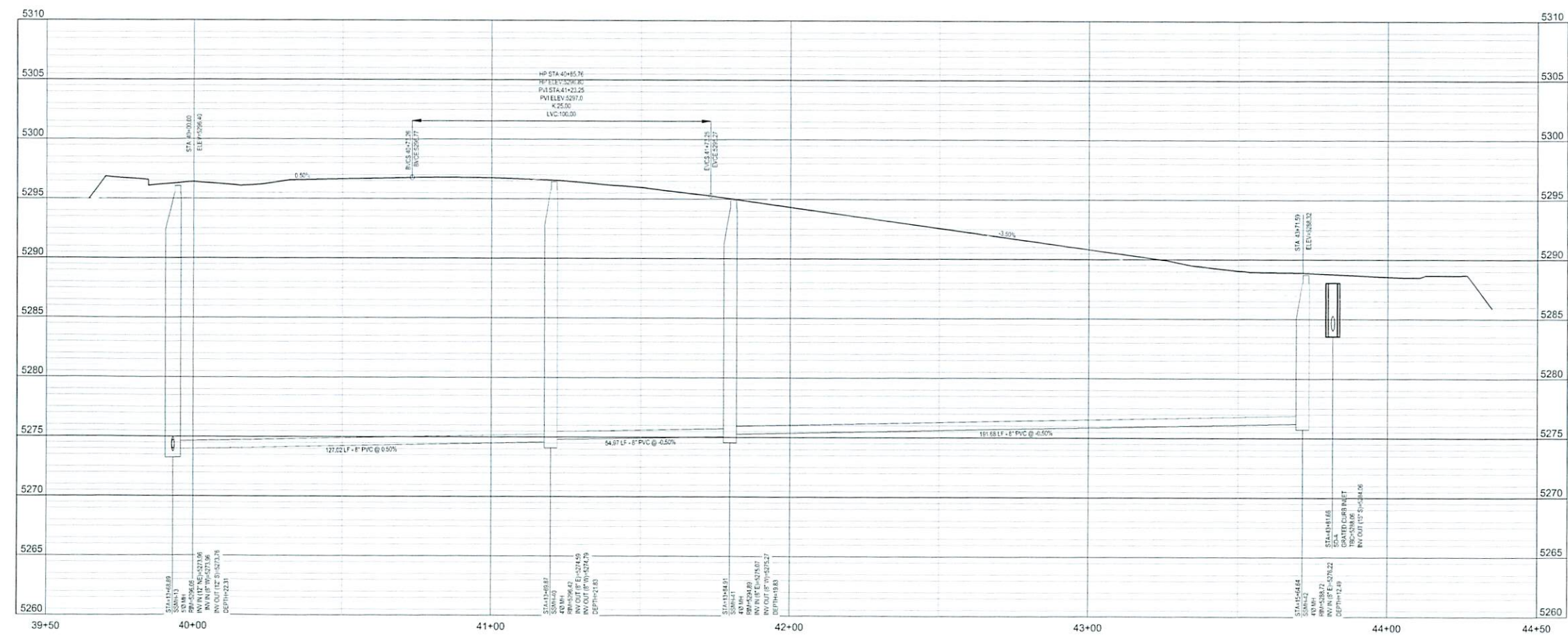
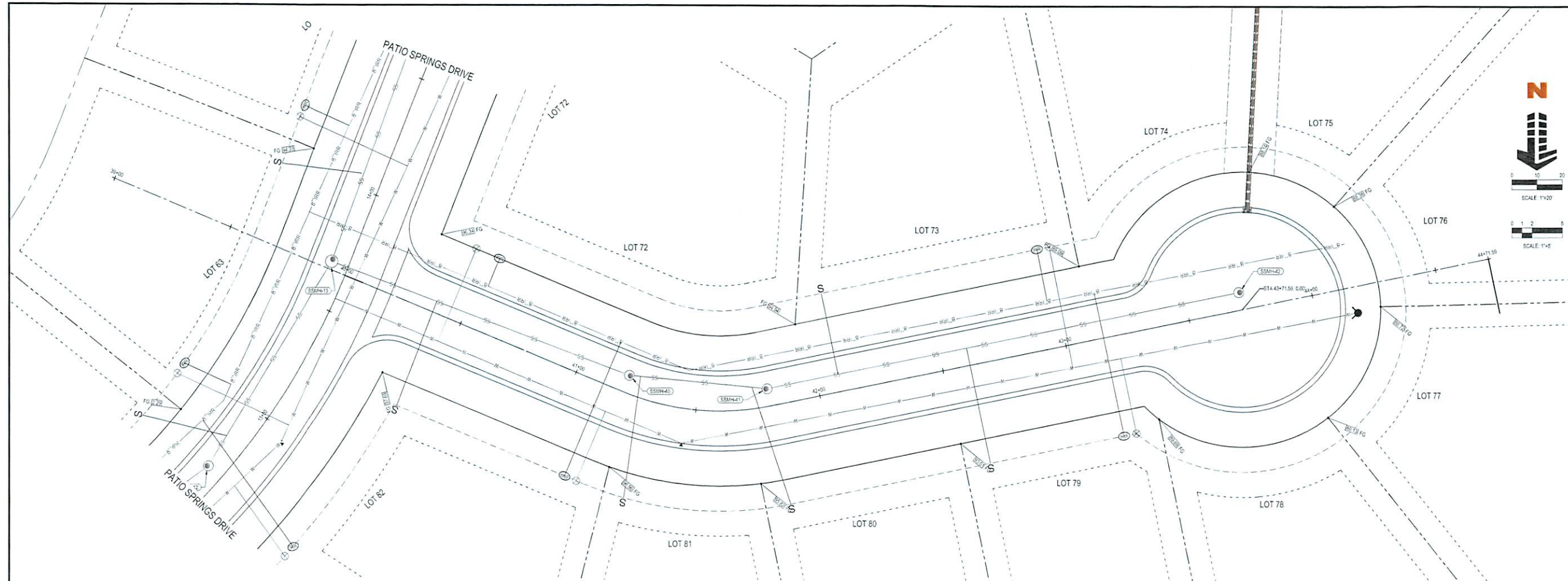
WATTS ENTERPRISES
 FAIRWAYS AT WOLF CREEK
 PHASE 4 & 5
 EDEN, UTAH 84310

#	Date	Issue / Description	Int.

Project No: WAT01-01
 Drawn By: JST
 Checked By: RMP
 Date: 03/14/2016

SHEET TITLE:
 PLAN & PROFILE
 PATIO SPRINGS DRIVE

PP04
 Sheet X of X



PROFILE ROAD 2: STA 39+50 TO STA 44+50

WATTS ENTERPRISES
FAIRWAYS AT WOLF CREEK
PHASE 4 & 5
 EDEN, UTAH 84310

#	Date	Issue / Description	Init.

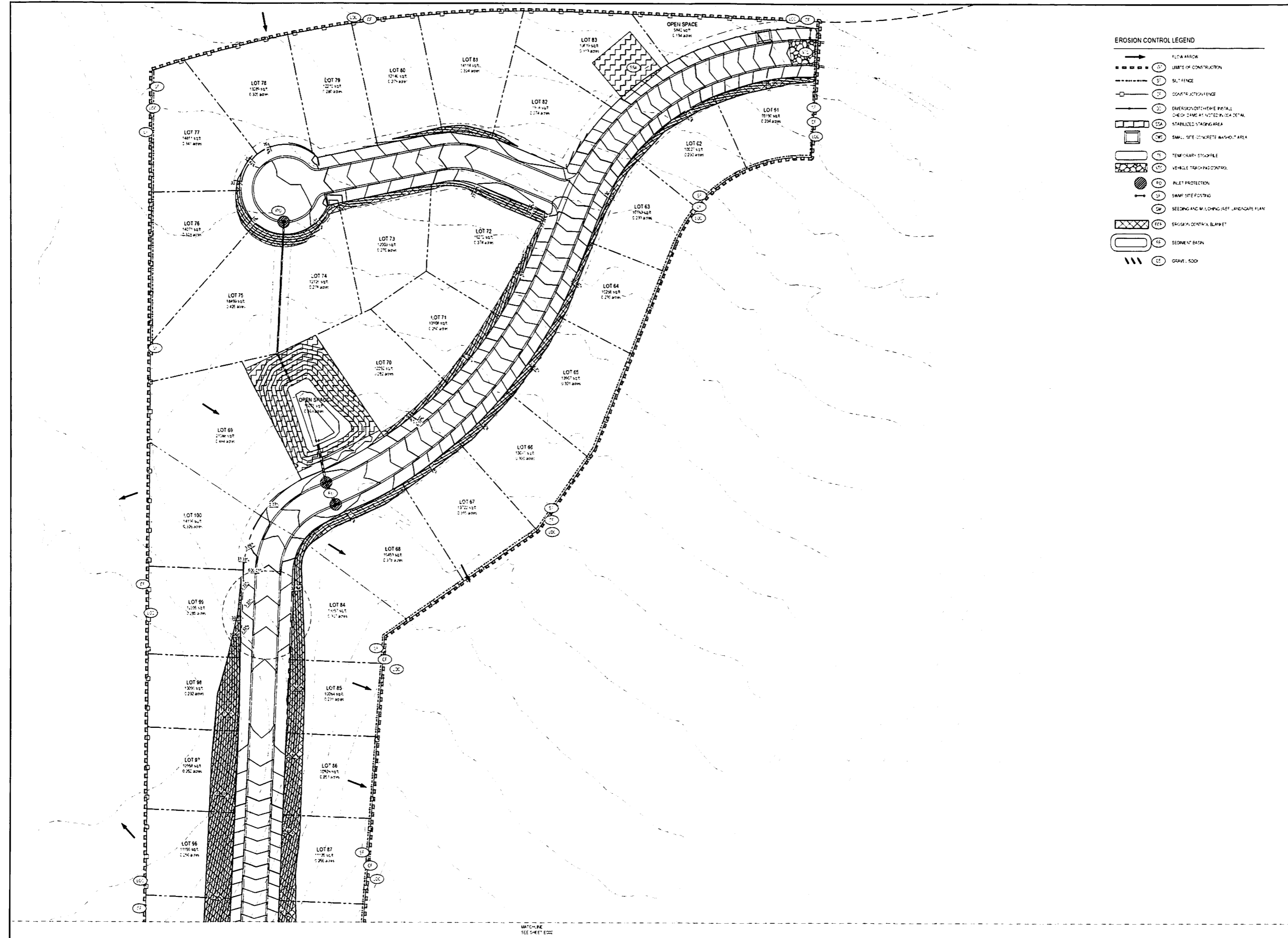
Project No: WAT01.01
 Drawn By: JST
 Checked By: RMP
 Date: 03/14/2016

SHEET TITLE:
 PLAN & PROFILE
 FAIRWAYS TRAIL



EROSION CONTROL LEGEND

	FLOW ARROW
	LIMITS OF CONSTRUCTION
	SILT FENCE
	CONSTRUCTION FENCE
	DIVERSION DITCH/BERM INSTALL CHECK DIMS AS NOTED IN PLSA DETAIL
	STABILIZED STAGING AREA
	SMALL SITE CONCRETE WASHOUT AREA
	TEMPORARY STOCKPILE
	VEHICLE TRACK PAD CONTROL
	INLET PROTECTION
	SWAMP SITE POSTING
	SEEDING AND MULCHING (REF. LANDSCAPE PLAN)
	EROSION CONTROL BLANKET
	SEDIMENT BASIN
	GRAVEL SOOP



**WATTS ENTERPRISES
 FAIRWAYS AT WOLF CREEK
 PHASE 4 & 5**

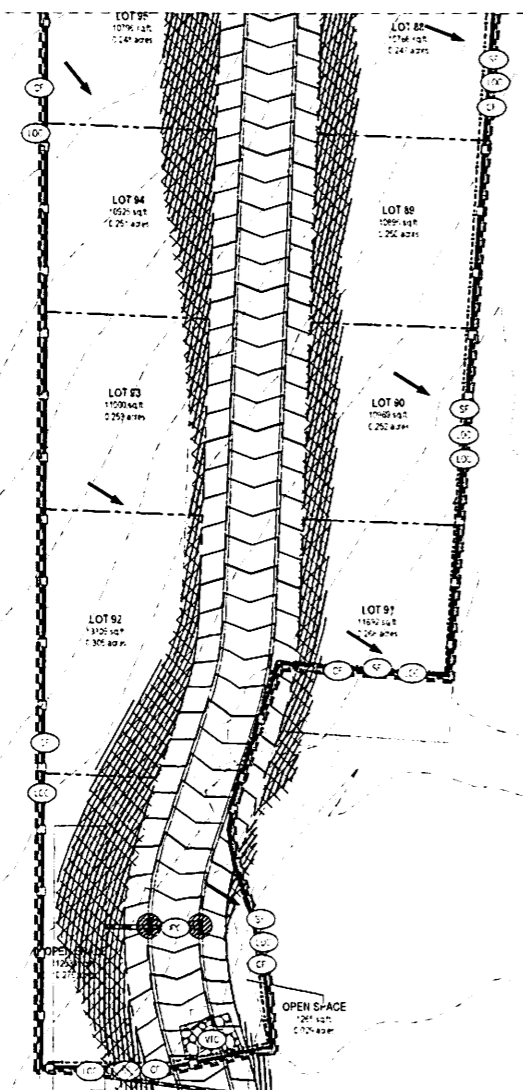
EDEN, UTAH 84310

#	Date	Issue / Description	Init.

Project No.	8888
Drawn By	XXX
Checked By	XXX
Date	xx/xx/xx

SHEET TITLE
 EROSION CONTROL PLAN

MITCHELL
SEE SHEET EC01



Survey 2
Area 14671464

- EROSION CONTROL LEGEND**
- FLOW ARROW
 - - - LIMITS OF CONSTRUCTION
 - - - SALT FENCE
 - CONSTRUCTION FENCE
 - DIVERSION DIVERSION INSTALL ONE OF LAMS AS NOTED IN DETAIL
 - ▭ STABILIZED STAGING AREA
 - ▭ SMALL SITE CONCRETE WASHOUT AREA
 - ▭ TEMPORARY STOCKPILE
 - ▭ VEHICLE TRACKING CONTROL
 - INLET PROTECTION
 - ▭ SWAMP SITE FORTING
 - SEEDING AND MULCHING (REF LANDSCAPE PLAN)
 - ▭ EROSION CONTROL BLANKET
 - ▭ SEDIMENT BASIN
 - ▭ GRAVEL SWAP
 - CUTFALL PROTECTION

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Planning Architecture Engineering
Trolley Carriers Building
515 South 700 East, Suite 2F
Salt Lake City, UT 84102
303.770.8884
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WATTS ENTERPRISES
FAIRWAYS AT WOLF CREEK
PHASE 4 & 5
EDEN, UTAH 84310

#	Date	Issue / Description	Init.

Project No: 8888
 Drawn By: JXX
 Checked By: JXX
 Date: 8/8/2022

SHEET TITLE
EROSION CONTROL PLAN

EC02
Sheet X of X

Straw bale barrier

- 1. GENERAL
A. Description: A temporary sediment barrier consisting of a row of entrenched and anchored straw bales.
B. Purpose: To intercept and detain small amounts of sediment from disturbed areas of limited extent.
2. PRODUCTS (Not used)
3. EXECUTION
A. Place bales in a single row, lengthwise with ends of adjacent bales tightly abutting each other for the following conditions.
1) Perimeter Control. Place barrier at down gradient limits of disturbance.
2) Sediment Barrier. Place barrier at toe of slope or soil stockpile.
3) Protection of Existing Waterways. Place barrier at top of stream bank.
4) Inlet Protection.
B. Wire-bound or string-tie all bales. Install so straw bale bindings are oriented around the sides rather than along the tops and bottoms of the bales.
C. Chink the gaps between bales (filled by wedging) with straw to prevent water from escaping between the bales.
D. When bales are installed at the toe of a slope, place the bales away from the slope for increased storage capacity.
E. Remove straw bale barriers when they have served their usefulness, but not before the up-slope areas have been permanently stabilized.
F. Maintenance.
1) Inspect immediately after any rainfall and at least daily during prolonged rainfall.
2) Pay close attention to the repair of damaged bales, end runs and undercutting beneath bales.
3) Necessary repairs or replacement of bales must be accomplished promptly.
4) Remove sediment deposits after each rainfall. It must be removed when the level of deposition reaches approximately one-half the height of the bale(s).
5) Realign bales to provide a continuous barrier and to fill gaps.
6) Recompact soil around bales as necessary to prevent piping.

4

Silt fence

- 1. GENERAL
A. Description: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
B. Application: To intercept sediment from disturbed areas of limited extent.
C. Perimeter Control: Place barrier at down gradient limits of disturbance.
D. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
E. Protection of Existing Waterways: Place barrier at top of stream bank.
F. Inlet Protection.
2. PRODUCTS
A. Fabric: Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
B. Burlap: 10 ounces per square yard of fabric.
C. Posts: Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.
3. EXECUTION
A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
D. Maintenance.
1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly.
3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
4) Re-anchor fence as necessary to prevent shortcutting.
5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

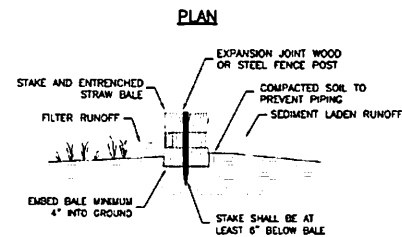
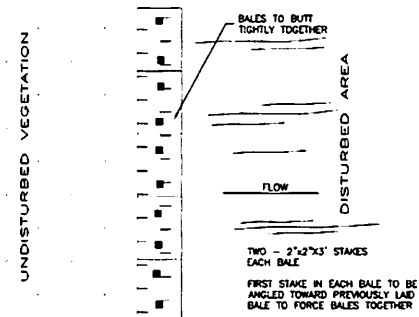
6

Diversion dike

- 1. GENERAL
A. Description: A temporary ridge of compacted soil located at the top or base of a sloping disturbed area.
B. Purpose: To intercept up gradient runoff and convey around construction site and to divert sediment laden runoff.
2. PRODUCT (Not used)
3. EXECUTION
A. Construct.
1) Along midpoint of construction slope to intercept runoff and channel to controlled discharge point.
2) Around base of soil stockpiles to capture sediment.
3) Around perimeter of disturbed areas to capture sediment.
B. Locate the dike to minimize damages by construction operations and traffic.
C. Clear and grub area for dike construction. Build the dike before construction begins.
D. Excavate channel and place soil on down gradient side.
E. Shape and machine compact excavated soil to form ridge.
F. Place erosion protection (rip rap, mulch) at outlet. Stabilize channel and ridge as required with mulch, gravel or vegetative cover. Temporary or permanent seeding and mulch shall be applied to the dike within 15 days of construction.
G. Maintenance.
1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
2) Look for runoff breaching dike or eroding channel or side slopes.
3) Check discharge point for erosion or bypassing of flows.
4) Repair and stabilize as necessary.
5) Inspect daily during vehicular activity on slope, check for and repair any traffic damage.

8

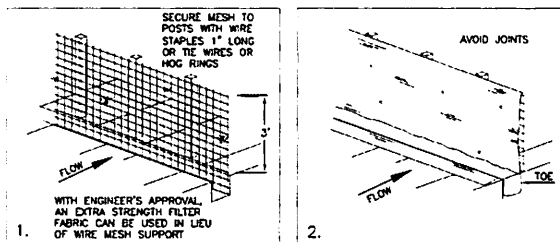
NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



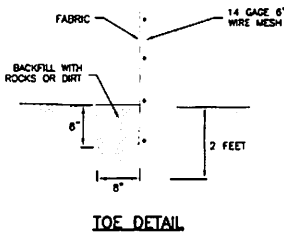
Straw bale barrier Plan 121

February 2006

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



INSTALLATION SEQUENCE

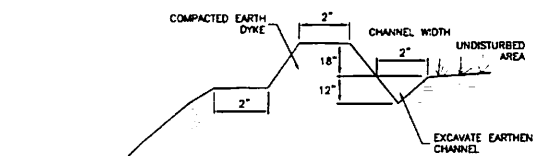


TOE DETAIL

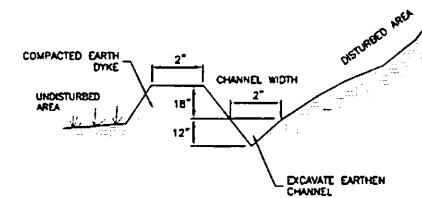
Silt fence Plan 122

February 2006

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



TOP OF SLOPE (TYP)



BASE OF SLOPE (TYP)

Diversion dike Plan 123

February 2006

Table with columns: #, Date, Issue / Description, Init.

Project No: WATD1 01 Drawn By: JST Checked By: RMP Date: 03/14/2016

SHEET TITLE: EROSION CONTROL DETAILS (APWA)

Inlet protection – gravel sock

- 1. GENERAL**
 - A. Description. Placement of gravel sock.
 - 1) Upstream of, or in front of storm drain inlets to filter or pond water runoff.
 - 2) At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
- 2. PRODUCTS** (Not used)
- 3. EXECUTION**
 - A. On-grade inlet protection:
 - 1) Provide on-grade inlet protection when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
 - 2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
 - 3) Install filter media just upstream of the inlet box.
 - 4) Filter media shall butt tightly against the face of the curb and angle at approximately a 45-degree angle away from the curb to trap runoff between the media and the curb.
 - 5) Excessive flows will flow either over or around the filter media and into the inlet box.
 - 6) Expect ponding behind the filter media.
 - B. Drop inlet protection:
 - 1) Use drop inlet protection at low points in the curb and when diverting flows further downstream will not cause undesirable results.
 - 2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
 - 3) Install filter media around the entire perimeter of the inlet grate.
 - 4) Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
 - 5) Excessive flows will either flow around the media or over the top and into the inlet box.
 - 6) Expect ponding around the inlet box.
 - C. Maintenance
 - 1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
 - 2) Remove sediment accumulated when it reaches 2-inches in depth.
 - 3) Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

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Inlet protection – fence or straw bale

- 1. GENERAL**
 - A. Description. A temporary sediment barrier around storm drain inlet.
 - B. Application. At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
- 2. PRODUCT** (Not used)
- 3. EXECUTION**
 - A. Installation and application criteria.
 - 1) Provide up gradient sediment controls, such as silt fence during construction of inlet.
 - 2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet.
 - 3) Install filter fabric completely around grate.
 - B. Maintenance.
 - 1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
 - 2) Remove sediment accumulated when it reaches 4-inches in depth.
 - 3) Repair or re-align barrier or fence as needed.
 - 4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

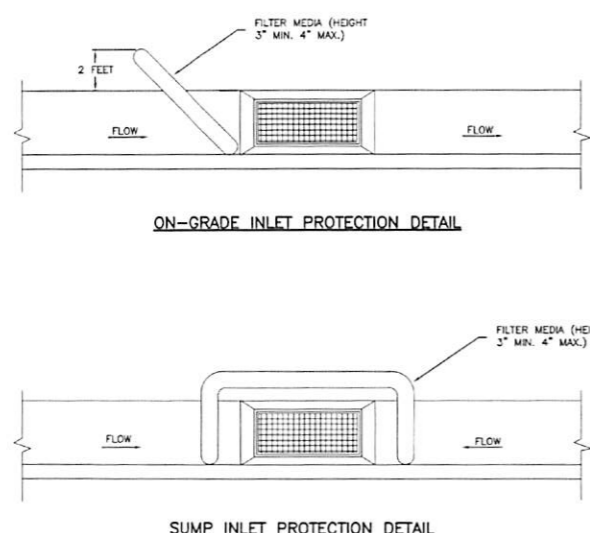
14

Equipment and vehicle wash down area

- 1. GENERAL**
 - A. Description. A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
 - B. Application.
 - 1) At any site where regular washing of vehicles and equipment will occur.
 - 2) May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.
- 2. PRODUCT** (Not used)
- 3. EXECUTION**
 - A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - B. Compact subgrade.
 - C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
 - D. Install silt fence down gradient (see Plan 122)
 - E. Maintenance.
 - 1) Requires periodic top dressing with additional stones.
 - 2) Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
 - 3) Keep the wash area in a condition which will prevent tracking or flow of mud onto public rights-of-way.
 - 4) Periodically dress the top with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - 5) Inspect daily for loss of gravel or sediment buildup.
 - 6) Inspect adjacent area for sediment deposit and install additional controls as necessary.
 - 7) Expand stabilized area as required to accommodate activities.
 - 8) Maintain silt fence as outlined in Plan 122.

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NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Inlet protection - gravel sock

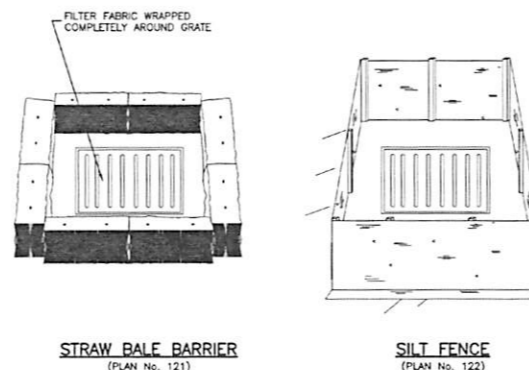
Plan
124

September 2006

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Sheet 1 of 3

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Inlet protection - fence or straw bale

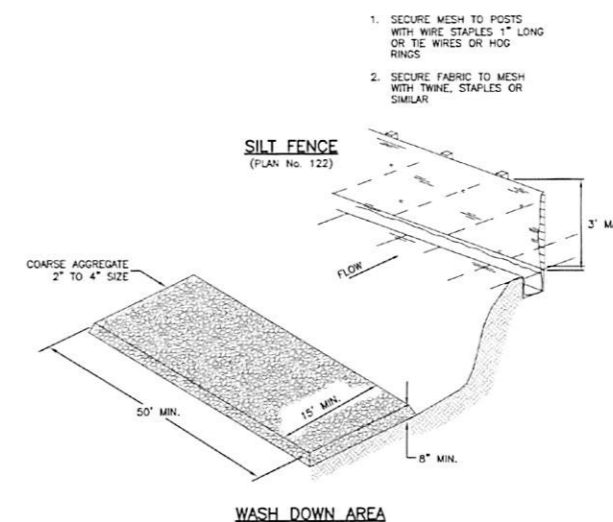
Plan
124

February 2006

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Sheet 3 of 3

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Equipment and vehicle wash down area

Plan
125

February 2006

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WATTS ENTERPRISES
FAIRWAYS AT WOLF CREEK
PHASE 4 & 5
EDEN, UTAH 84310

#	Date	Issue / Description	Init.

Project No: WAT01.01
 Drawn By: JST
 Checked By: RMP
 Date: 03/14/2016

SHEET TITLE
 EROSION CONTROL
 DETAILS (APWA)

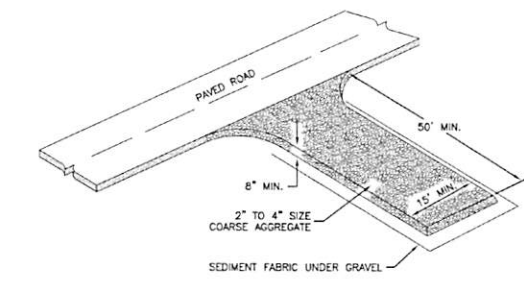
EC04
 Sheet X of X

Stabilized roadway entrance

1. **GENERAL**
 - A. Description. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
 - B. Application. At any site where vehicles and equipment enter the public right of way.
2. **PRODUCT** (Not used)
3. **EXECUTION**
 - A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - B. Compact subgrade.
 - C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
 - D. Maintenance.
 - 1) Prevent tracking or flow of mud into the public right-of-way.
 - 2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - 3) Inspect daily for loss of gravel or sediment buildup.
 - 4) Inspect adjacent area for sediment deposit and install additional controls as necessary.
 - 5) Expand stabilized area as required to accommodate activities.

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NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Stabilized roadway entrance

Plan
126

February 2006

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WATTS ENTERPRISES
 FAIRWAYS AT WOLF CREEK
 PHASE 4 & 5
 EDEN, UTAH 84310

#	Date	Issue / Description	Init.

Project No: WATD1.01
 Drawn By: JST
 Checked By: RMP
 Date: 03/14/2016

SHEET TITLE:
 EROSION CONTROL
 DETAILS (APWA)

EC05
 Sheet X of X

#	Date	Issue / Description	Int.

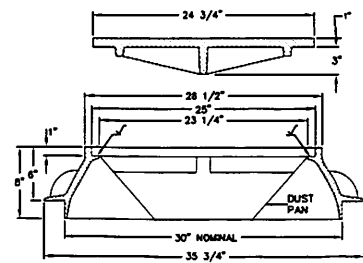
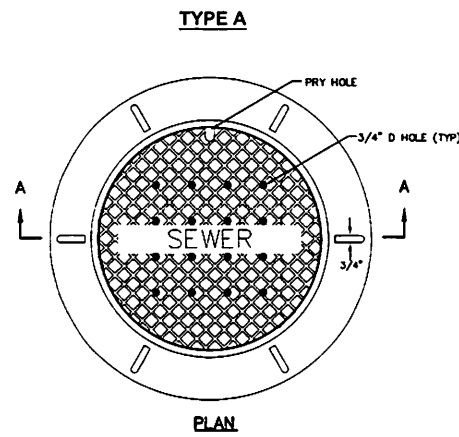
Project No: WAT01.01
 Drawn By: JST
 Checked By: RXP
 Date: 03/14/2016

SHEET TITLE:
 SANITARY SEWER
 DETAILS (APWA)

30" Frame and cover

- GENERAL**
 - The frame and cover fits the manhole in Plan 411.
- PRODUCTS**
 - Castings: Grey iron class 35 minimum, ASTM A 48, coated with asphalt based paint or better (except on machined surfaces).
 - Cast the heat number on the frame and cover.
 - Give the frame and cover a machine finish so the cover will not rock.
 - \ designates machined surface.
 - Cast the words "SEWER" on the cover in upper case flush with the surface finish.
- EXECUTION**
 - Except in paved streets, provide locking manhole covers in easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4-inch allen socket set screws.

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30" Frame and cover

Plan 402

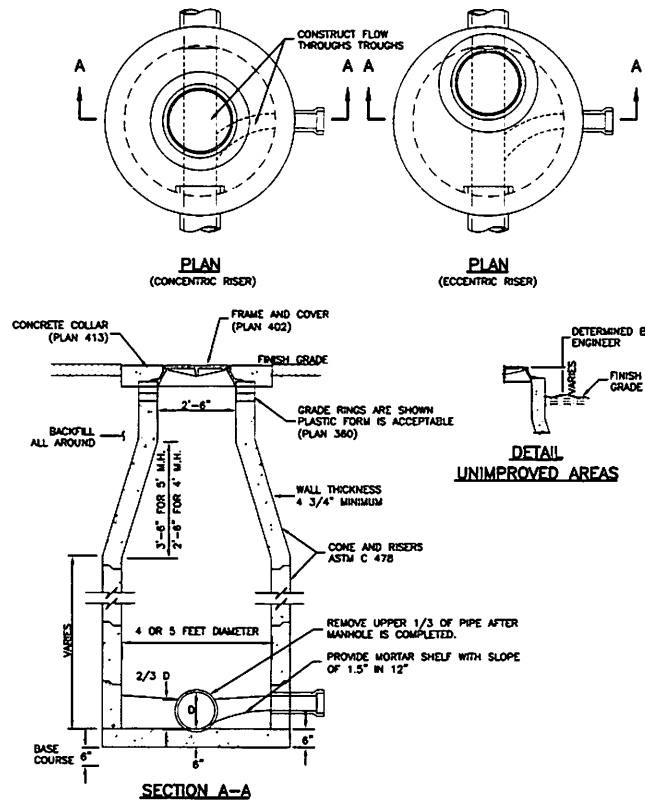
Apr 1997

211

Sanitary sewer manhole

- GENERAL**
 - 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.
 - Manhole size.
 - Diameter is 4 feet: For sewers under 12" diameter.
 - Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Riser and Reducing Riser: ASTM C 478.
 - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.
 - Grout: 2 parts sand to 1 part cement mortar, ASTM C 1329.
 - Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
- EXECUTION**
 - Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
 - 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.
 - Invert Cover: During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
 - Pipe Connections: Grout around all pipe openings.
 - 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.
 - Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.
 - 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 grade.
 - Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
 - 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.

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Sanitary sewer manhole

Plan 411

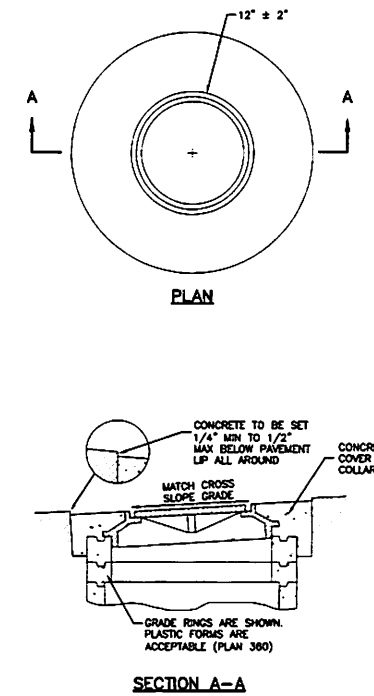
Apr 2011

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Cover collar for sanitary sewer manhole

- GENERAL**
 - In a pavement surface, the concrete will support the frame under traffic loadings.
- PRODUCTS**
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Concrete Curing Agent: Type ID Class A (clear with fugitive dye), membrane forming compound, APWA Section 03 39 00.
- EXECUTION**
 - Pavement Preparation: Provide a neat vertical and concentric joint between concrete and existing asphalt concrete surfaces. Clean edges of all dirt, oil, and loose debris.
 - Concrete Placement: Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.

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Cover collar for sanitary sewer manhole

Plan 413

September 2001

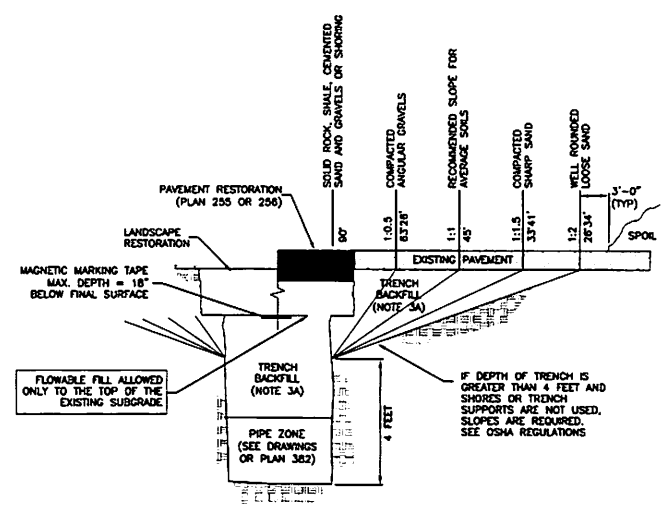
217

- Trench backfill**
1. **GENERAL**
 A. The drawing applies to backfilling the trench above the pipe zone.
 2. **PRODUCTS**
 A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
 B. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
 3. **EXECUTION**
 A. Trench Backfill:
 - 1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
 - 2) 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.
 - 3) Water jetting is NOT allowed.
 - 4) Submission of quality control compaction test result data developed for haunching areas may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
 B. Flowable Fill: When required, place controlled low strength material in the trench, APWA Section 31 05 15. Cure the fill before placing surface restorations.
 C. Surface Restoration:
 - 1) Landscaped Surface: Rake to match existing grade. Replace vegetation to match pre-construction conditions. Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements.
 - 2) Paved Surface: Do not install asphalt or concrete surfacing until trench compaction is acceptable to ENGINEER. Follow APWA Section 33 05 25 (asphalt surfacing), or APWA Section 33 05 25 (concrete surfacing).

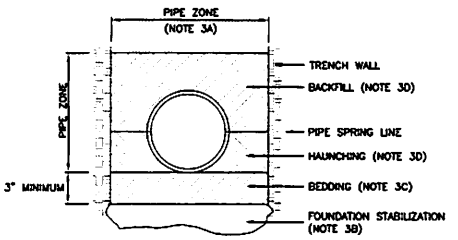
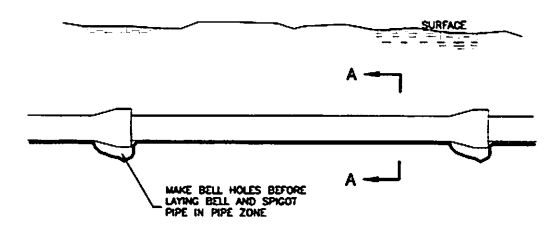
202

- Pipe zone backfill**
1. **GENERAL**
 A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.
 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: APWA Section 03 30 04.
 D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
 E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR'S choice, APWA Section 31 05 19.
 3. **EXECUTION**
 A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
 B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
 C. Base Course:
 - 1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
 - 2) 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.
 - 3) When using concrete, provide at least Class 2,000 per APWA Section 03 30 04.
 D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
 - 1) 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 unless pipe manufacturer requires more stringent installation.
 - 2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
 E. Flowable Fill (when required and if allowed by pipe manufacturer):
 - 1) Place the controlled low strength material, APWA Section 31 05 15.
 - 2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
 - 3) Reset pipe to line and grade if pipe "floats" out of position.

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Trench backfill
 Plan 381
 January 2011 203



INSTALLATION
 CONCRETE PIPE: FOLLOW ASTM C 1479
"RECOMMENDED PRACTICE FOR INSTALLATION OF PRECAST CONCRETE BOX, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS"
 PVC AND HDPE PIPE: FOLLOW ASTM D 2321
"RECOMMENDED PRACTICE FOR UNDERGROUND INSTALLATION OF HIGH-DENSITY POLYETHYLENE PIPE FOR BOXES AND OTHER GRAVITY-FLOW APPLICATIONS"
 CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"RECOMMENDED PRACTICE FOR INSTALLING FACTORY-WELD CORRUGATED STEEL PIPE FOR BOXES AND OTHER APPLICATIONS"
 VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES"

Pipe zone backfill
 Plan 382
 January 2011 205

WATTS ENTERPRISES
FAIRWAYS AT WOLF CREEK
PHASE 4 & 5
 EDEN, UTAH 84310

#	Date	Issue / Description	Init.

Project No: WAT01.01
 Drawn By: JST
 Checked By: RWP
 Date: 03/14/2016

SHEET TITLE:
 SANITARY SEWER
 DETAILS (APWA)

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT SPECIFICATIONS

- ALL WETTED MATERIALS SHALL BE CERTIFIED TO MEET NSF-61 AND NSF-372.
- MATERIAL OF PIPE (DUCTILE IRON CLASS 51)
- DEPTH OF COVER (5 FEET)
- TYPE OF SERVICE SADDLE (1" DIRECT TAP)
- SIZE AND TYPE OF SERVICE LATERAL (1" COPPER, 200 PSI OR CTS HDPE)
- SERVICE FITTINGS (1" MUELLER COMPRESSION FITTINGS)
- CORP. STOPS (1" MUELLER)
- SETTERS (1" MUELLER WITH DOUBLE CHECK AND LOCKING DEVICE)
- METER BOX (24" DIA. X 36" PLASTIC OR CONCRETE)
- METER BOX LID (24" WITH 2" HOLE IN THE MIDDLE)
- DEPTH OF SERVICE LINE AND METER (5', METER 14"-24" BELOW LID OF BOX)
- TYPE OF METER (NEPTUNE RADIO READ)
- THRUST RESTRAINT (BOTH MEGA-LUG AND CONCRETE)
- FIRE HYDRANTS (MUELLER 5' BURY)
- MAIN LINE LOCATION IN NEW SUBDIVISIONS (IN ROADS SHOULDERS OK IF EXISTING ROAD WITHOUT C+G)
- UNDER NO CIRCUMSTANCE SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH
- OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF THE DAY'S WORK



WOLF CREEK WATER AND SEWER
IMPROVEMENT DISTRICT
STANDARD WATER DETAILS

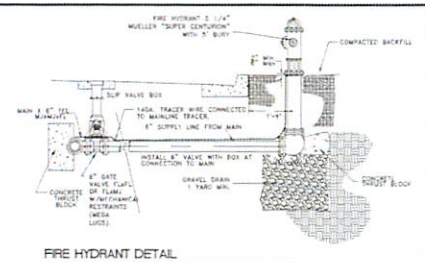
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- METERS LOCATED IN R.O.W. ALONG FRONTAGE
- TRACER WIRE REQUIRED (MIN 14 GA. BRING UP P.H. BARREL AND WRAP AT LEAST TWICE ABOVE GROUND)
- WARNING TAPE (2" WIDE METALLIC, "BURIED WATER LINE BELOW" LOCATE 18"-24" BELOW FINISHED GRADE)
- BLOW-OFFS (2" FLUSH VALVE -TYPE WITH DRAIN, MAINGUARD MODEL #76 OR EQUAL)
- PRV STATIONS (USE CLA-VAL VALVES WITH BYPASS AND PRESSURE RELIEF)
- AIR/VAC VALVES (LOCATED AT PEAKS, VENT OUTSIDE TRAVELED WAY, SEE DETAIL)
- MAIN LINE VALVES (MUELLER VALVES WITH MEGA LUG ON ALL BRANCHES AND RUNS OF TEES AND CROSSES)
PRESSURE TEST THE LINE TO 200 LBS FOR TWO HRS.
ADD CHLORINE GRANULES IN LINE AS IT IS LAD.
TAKE A CHLORINE TEST AT 50 PPM AND THEN 24 HRS LATER TAKE ANOTHER TEST TO ENSURE THAT A RESIDUAL OF 25 PPM REMAINS.
FLUSH AND TAKE A SAMPLE TO THE LAB TO VERIFY THAT IT PASSES.
ALL PIPE AND SERVICE CONNECTIONS WILL BE BEDDED WITH IMPORTED MATERIAL SAND OR LIKE MATERIAL.
CONTRACTOR'S LICENCE AND PROOF OF INSURANCE REQUIRED NO THIRD PARTY PERSON

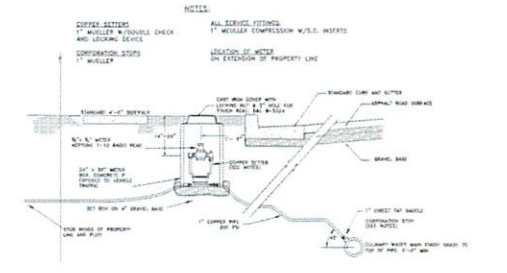


WOLF CREEK WATER AND SEWER
IMPROVEMENT DISTRICT
STANDARD WATER DETAILS

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FIRE HYDRANT DETAIL



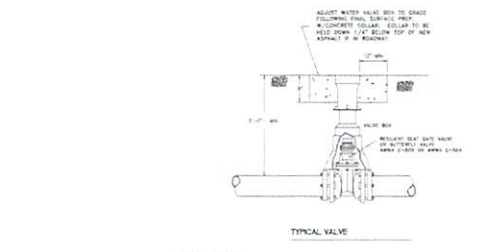
TYPICAL WATER CONNECTION/RE-CONNECTION

- GENERAL NOTES:
1. ALL ITEMS SHALL BE INSTALLED NEW.
 2. ALL ITEMS SHALL BE NSF 61 COMPLIANT AND MEET THE APPLICABLE AWWA STANDARDS.
 3. THE CURRENT REQUIREMENTS OF THE UTAH DIVISION OF BANKING WATER GOVERNING THE MATERIAL AND INSTALLATION USED IN WATER PROJECTS SHALL BE MET.
 4. THE WOLF CREEK WATER COMPANY SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION (CONTACT SYSTEM OPERATOR, ROB THOMAS, 801.432.4647).
 5. ALL PIPE SHALL BE DUCTILE IRON CLASS 51, MIN. WORKING PRESSURE 200 PSI.
 6. ALL PIPE SHALL BE PRESSURE TESTED AT 200 PSI FOR AT LEAST 2 HOURS.
 7. CHLORINE GRANULES SHALL BE INSTALLED AT MAIN LINE AS LAD.
 8. TWO CHLORINE TESTS ARE REQUIRED, 24 HOURS APART BEFORE FLOODING AND TAKING A SAMPLE FOR BACTERIOLOGICAL TESTING.
- NOTE: WHERE A WATER MAIN AND A SEWER MAIN MUST CROSS, THE WATER MAIN SHALL BE AT LEAST 18" ABOVE THE SEWER MAIN. SEPARATION DISTANCES ARE TO BE MEASURED EDGE-TO-EDGE. ALSO WATER MAINS SHALL NOT BE INSTALLED IN THE SAME TRENCH WITH EITHER SEWER OR SECONDARY PIPES.

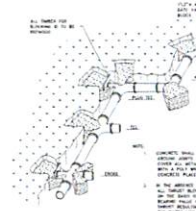


WOLF CREEK WATER AND SEWER
IMPROVEMENT DISTRICT
STANDARD WATER DETAILS

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TYPICAL VALVE



THRUST BLOTTING DETAIL

TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE (THRUOUT BLOCKING)

PIPE DIA.	PIPE WALL THICKNESS	CONCRETE BEARING AREA (SQ. FT.)	ALLOWED LOAD (LBS.)
12"	3.0"	1.8	1350
14"	3.0"	2.7	2025
16"	3.0"	3.6	2700
18"	3.0"	4.5	3375
20"	3.0"	5.4	4050
24"	3.0"	7.2	5400
28"	3.0"	9.0	6750
30"	3.0"	10.8	8100
36"	3.0"	14.4	10800
42"	3.0"	18.0	13500
48"	3.0"	21.6	16200
54"	3.0"	25.2	18900
60"	3.0"	28.8	21600
66"	3.0"	32.4	24300
72"	3.0"	36.0	27000

ALL VALVES, TEES, CROSSES AND BENDS SHALL ALSO BE FITTED WITH MECHANICAL RESTRAINTS, SUCH AS MEGA LUGS OR APPROVED EQUAL.

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STRENGTH REQUIREMENT OF 150 PSI AND A SOIL BEARING CAPACITY OF 1000 LBS PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "C".

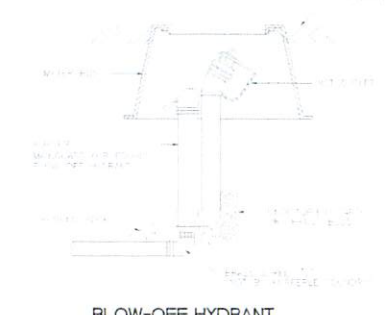
ACTUAL DESIGNED TEST PRESSURE IN HUNDREDS OF LBS./SQ. IN.

NOTE: WHERE A WATER MAIN AND A SEWER MAIN MUST CROSS, THE WATER MAIN SHALL BE AT LEAST 18" ABOVE THE SEWER MAIN. SEPARATION DISTANCES ARE TO BE MEASURED EDGE-TO-EDGE. ALSO WATER MAINS SHALL NOT BE INSTALLED IN THE SAME TRENCH WITH EITHER SEWER OR SECONDARY PIPES.

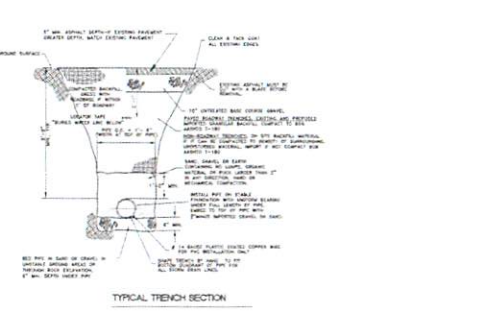


WOLF CREEK WATER AND SEWER
IMPROVEMENT DISTRICT
STANDARD WATER DETAILS

4
6



BLOW-OFF HYDRANT



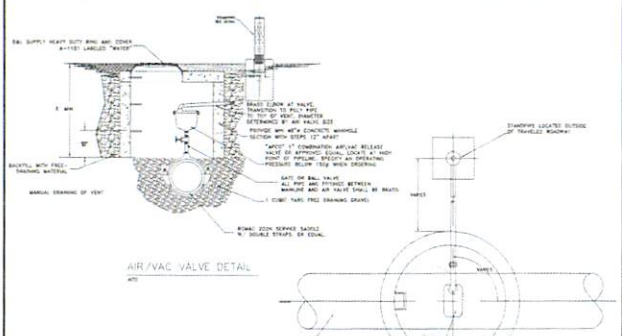
TYPICAL TRENCH SECTION

NOTE: WHERE A WATER MAIN AND A SEWER MAIN MUST CROSS, THE WATER MAIN SHALL BE AT LEAST 18" ABOVE THE SEWER MAIN. SEPARATION DISTANCES ARE TO BE MEASURED EDGE-TO-EDGE. ALSO WATER MAINS SHALL NOT BE INSTALLED IN THE SAME TRENCH WITH EITHER SEWER OR SECONDARY PIPES.

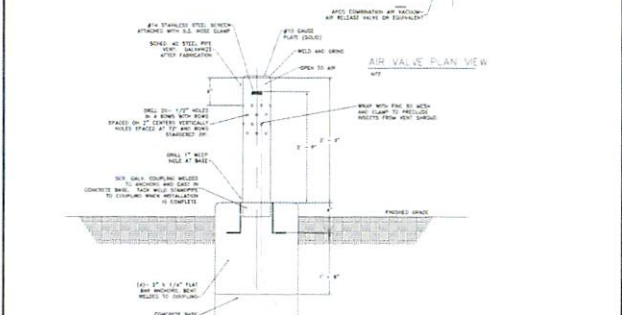


WOLF CREEK WATER AND SEWER
IMPROVEMENT DISTRICT
STANDARD WATER DETAILS

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AIR/VAC VALVE DETAIL



AIR VALVE PLAN VIEW

STANDPIPE DETAIL

NOTES:

1. LOCATE STANDPIPE WITH SADDLE PARALLEL TO MAIN.
2. INSTALL AT TOP OF PIPE WITH 4" AIR VALVE RELEASE VALVE AND 4" PRESSURE RELEASE VALVE.
3. LOCATE AIR VAC VALVE WITH TEES AT TOP OF PIPE.



WOLF CREEK WATER AND SEWER
IMPROVEMENT DISTRICT
STANDARD WATER DETAILS

6
6



Date Issue / Description Init.

#	Date	Issue / Description	Init.

Project No: WAT01.01
Drawn By: JST
Checked By: RMP
Date: 03/14/2016
SHEET TITLE:
WATER DETAILS (WCWSD)

- 30" Frame and cover**
- GENERAL**
 - The frame and cover fits.
 - Cleanout box type B in Plan 331, and
 - Precast manhole in Plan 341.
 - PRODUCTS**
 - Castings: Grey iron class 35 minimum, ASTM A 48.
 - Coated with asphalt based paint or better (except on machined surfaces).
 - Cast the heat number on the frame and cover.
 - Give the frame and cover a machine finish so the cover will not rock.
 - Y designates a machine finished surface.
 - Cast the words "STORM DRAIN" on the cover in upper case flush with the surface finish.
 - EXECUTION**
 - Except in paved streets, provide locking manhole covers in easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4-inch allen socket set screws.

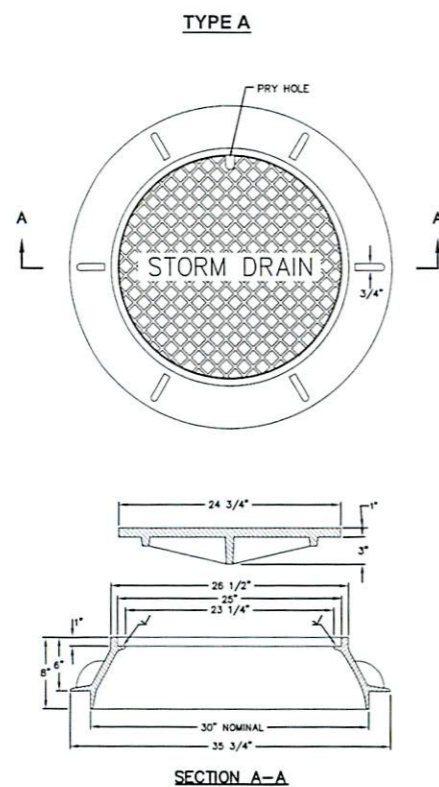
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- Catch basin**
- GENERAL**
 - The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
 - PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.
 - EXECUTION**
 - 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.
 - Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "warp line" in the gutter flow-line and the top of the grate at the curb face opening.
 - Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - Backfill: Place backfill against the basin wall. 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.

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- Combination catch basin and cleanout box**
- GENERAL**
 - 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 box.
 - PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.
 - Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.
 - EXECUTION**
 - 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.
 - Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.
 - Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
 - Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - Backfill: Provide backfill against all sides of the box. 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.

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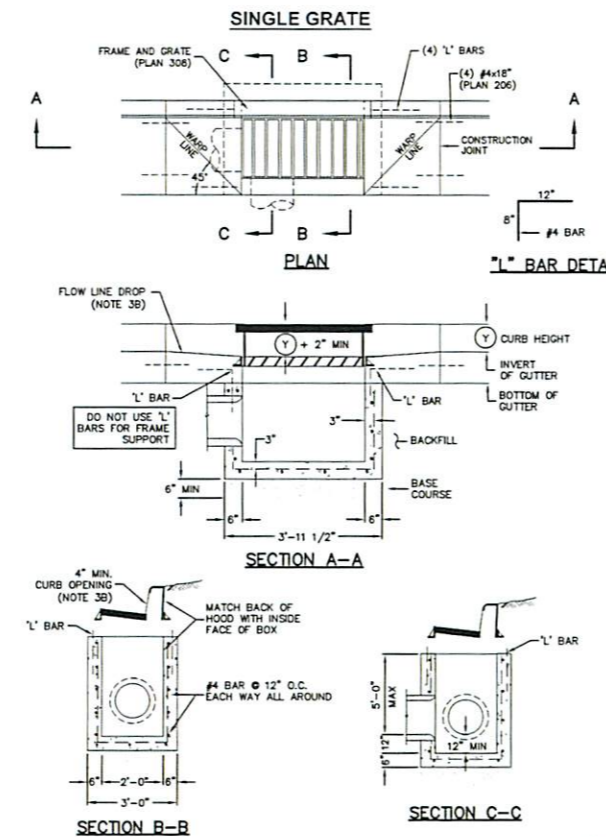


30" Frame and cover

September 2001

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Plan **302**
 Sheet 1 of 2

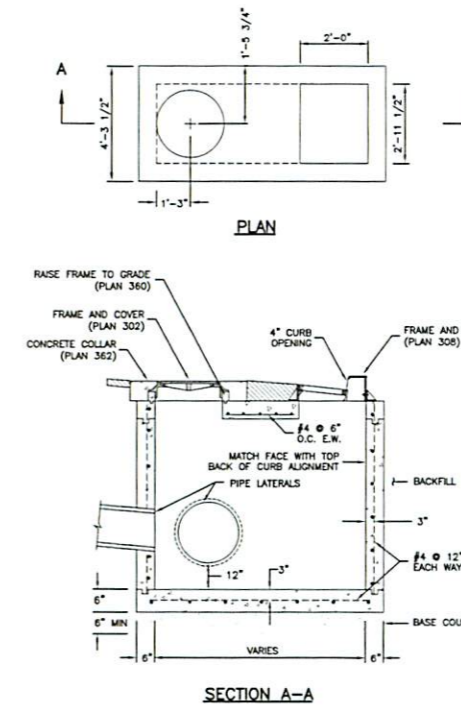


Catch basin

September 2010

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Plan **315**
 Sheet 1 of 2



Combination catch basin and cleanout box

March 2011

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Plan **316**

#	Date	Issue / Description	Init.

Project No:	WAT01.01
Drawn By:	JST
Checked By:	RMP
Date:	03/14/2016

SHEET TITLE:
 STORM DRAIN DETAILS (APWA)

Pipe outfall

- 1. GENERAL
 - A. Round concrete pipe application.
 - B. Additional requirements are specified in APWA Section 33 05 02.
- 2. PRODUCTS
 - A. Use the same quality of precast end section as the pipe.
 - B. Use the joint material and connection that is the same as the joints in the pipeline.
- 3. EXECUTION
 - A. General dimensions and geometric shapes may vary from manufacturer to manufacturer.
 - B. Steel reinforcement is not required in the concrete and section shown.
 - C. Provide joint restraint connectors if required by ENGINEER.

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Precast manhole

- 1. GENERAL
 - 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:
 - 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 the manhole.
 - 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: Reinforced concrete pipe, Class III, ASTM C 478.
 - E. Joint Sealant: Rubber based, compressible.
 - F. Grout: 2 parts sand to 1 part cement mortar.
- 3. EXECUTION
 - A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or pea gravel 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 cone.
 - E. Pipe Connections: Grout around all pipe openings.
 - F. Water Stops: Install rubber-based water-stops 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 joints. Finish with grout.
 - H. Finish: Provide smooth and neat finishes on interior of cones, shafts, and risers. Imperfect moldings or honeycombs will not be accepted.
 - I. 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.

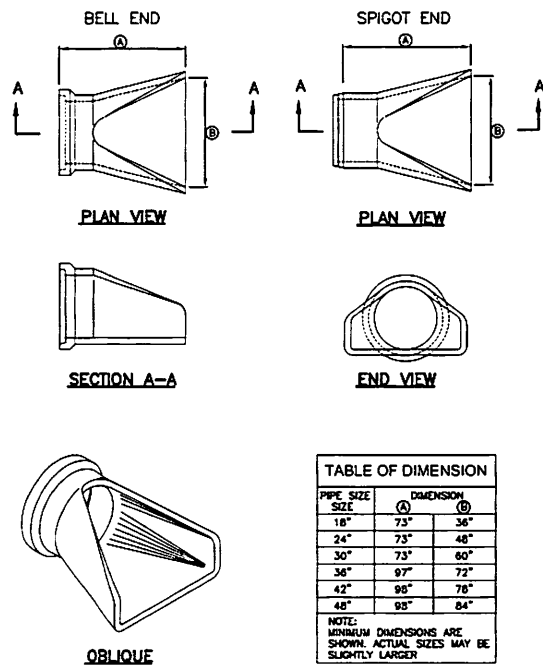
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Raise frame to grade

- 1. GENERAL
 - A. Grade rings are used in non-pressurized applications to adjust frame to grade.
- 2. PRODUCTS
 - A. Concrete: Class 4000, APWA Section 03 30 04.
 - B. Reinforcement: Deformed, 60 ksi yield grade hoop steel, ASTM A 615.
 - 1) 2 1/2" High Rings: Provide two 1/4" diameter steel hoops tied with No. 14 AWS gage wire, 8" on center.
 - 2) 6" and 8" High Rings: Provide four 1/4" diameter steel hoops, tied with No. 14 AWS gage wire, 8" on center.
 - C. Gasket: Rubber-based, compressible.
- 3. EXECUTION
 - A. Ring Manufacture:
 - 1) Fabrication, APWA Section 03 30 10.
 - 2) Cure, APWA Section 03 39 00.
 - B. Field Installation: Seat rings with a compressible gasket.

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ROUND WITH FLARE



Pipe outfall

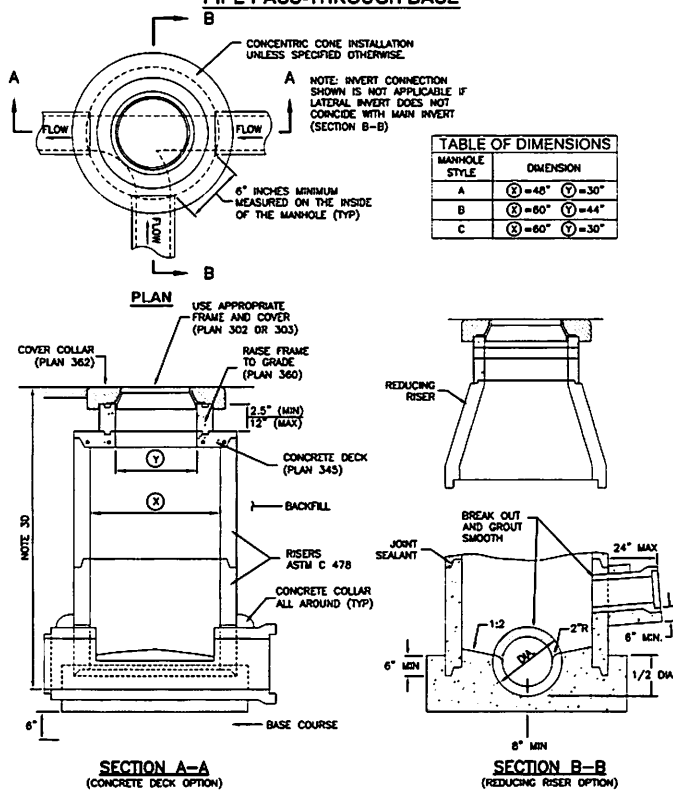
November 2010

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Plan
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Sheet 1 of 3

PIPE PASS-THROUGH BASE



Precast manhole

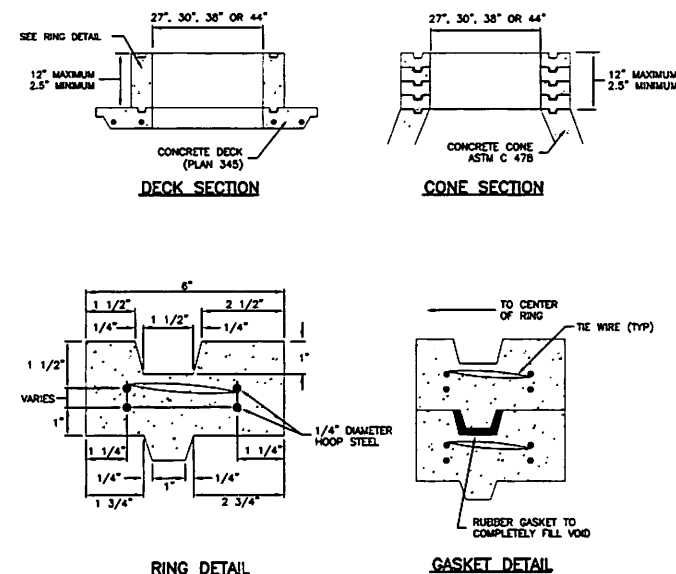
November 2010

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Sheet 2 of 2

GRADE RING



Raise frame to grade

May 2006

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Plan
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Sheet 1 of 2

#	Date	Issue / Description	Int.

Project No: WAT01.01
Drawn By: JST
Checked By: RVP
Date: 03/14/2016

- Cover collar for storm drains**
1. **GENERAL**
 - A. In a pavement surface, the concrete will support the frame under traffic loadings.
 2. **PRODUCTS**
 - A. Concrete: Class 4000, APWA Section 03 30 04.
 - B. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
 3. **EXECUTION**
 - A. Pavement Preparation: Provide a neat vertical and concentric joint between concrete and existing asphalt concrete surfaces. Clean edges of all dirt, oil, and loose debris.
 - B. Concrete Placement: APWA Section 03 30 10. Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.

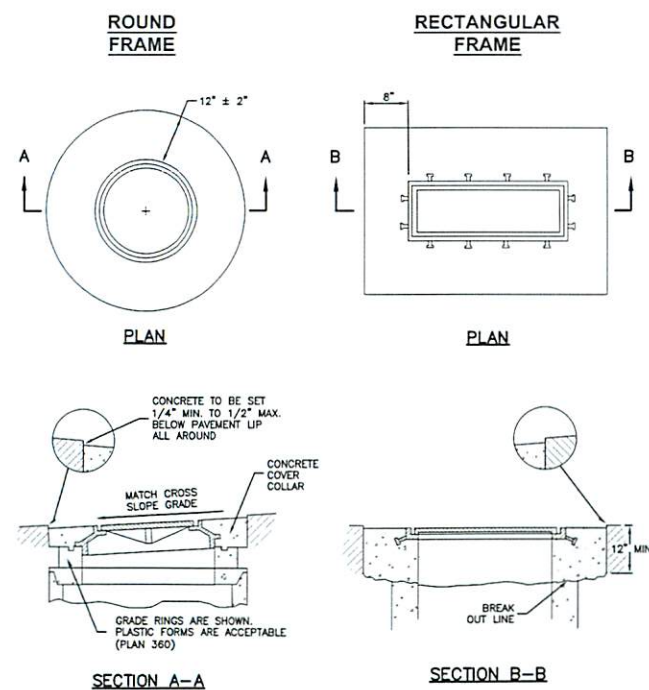
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- Trench backfill**
1. **GENERAL**
 - A. The drawing applies to backfilling the trench above the pipe zone.
 2. **PRODUCTS**
 - A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
 - B. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
 3. **EXECUTION**
 - A. Trench Backfill:
 - 1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
 - 2) 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.
 - 3) Water jetting is NOT allowed.
 - 4) Submission of quality control compaction test result data developed for haunching areas may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
 - B. Flowable Fill: When required, place controlled low strength material in the trench, APWA Section 31 05 15. Cure the fill before placing surface restorations.
 - C. Surface Restoration:
 - 1) Landscaped Surface: Rake to match existing grade. Replace vegetation to match pre-construction conditions. Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements.
 - 2) Paved Surface: Do not install asphalt or concrete surfacing until trench compaction is acceptable to ENGINEER. Follow APWA Section 33 05 25 (asphalt surfacing), or APWA Section 33 05 25 (concrete surfacing).

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- Pipe zone backfill**
1. **GENERAL**
 - A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.
 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: APWA Section 03 30 04.
 - D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
 - E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR'S choice, APWA Section 31 05 19.
 3. **EXECUTION**
 - A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
 - B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
 - C. Base Course:
 - 1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
 - 2) 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.
 - 3) When using concrete, provide at least Class 2,000 per APWA Section 03 30 04.
 - D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
 - 1) 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 unless pipe manufacturer requires more stringent installation.
 - 2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
 - E. Flowable Fill (when required and if allowed by pipe manufacturer):
 - 1) Place the controlled low strength material, APWA Section 31 05 15.
 - 2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
 - 3) Reset pipe to line and grade if pipe "floats" out of position.

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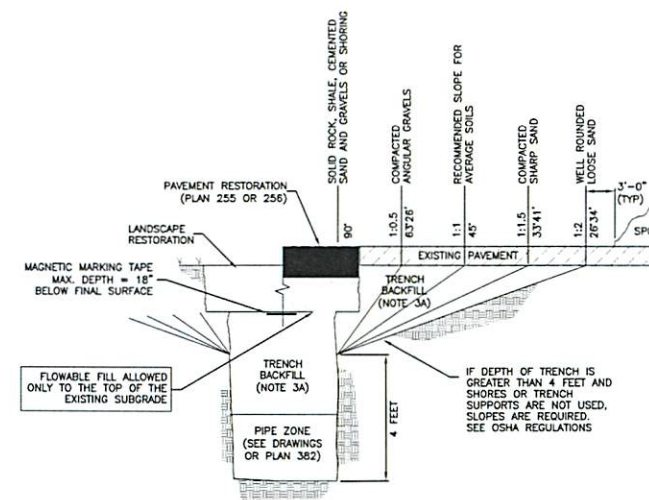


Cover collar for storm drains

Plan
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December 2010

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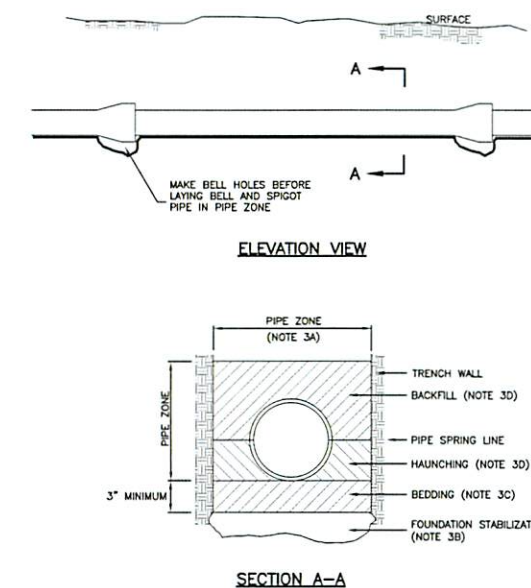


Trench backfill

Plan
381

January 2011

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Pipe zone backfill

Plan
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January 2011

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#	Date	Issue / Description	Int.

Project No.	WAT01.01
Drawn By:	JST
Checked By:	RMP
Date:	03/14/2016

SHEET TITLE:
STORM DRAIN DETAILS (APWA)