

HALCYON LAKE ESTATES PHASE 1

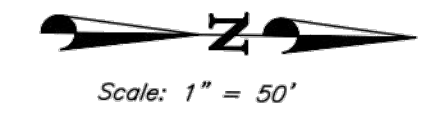
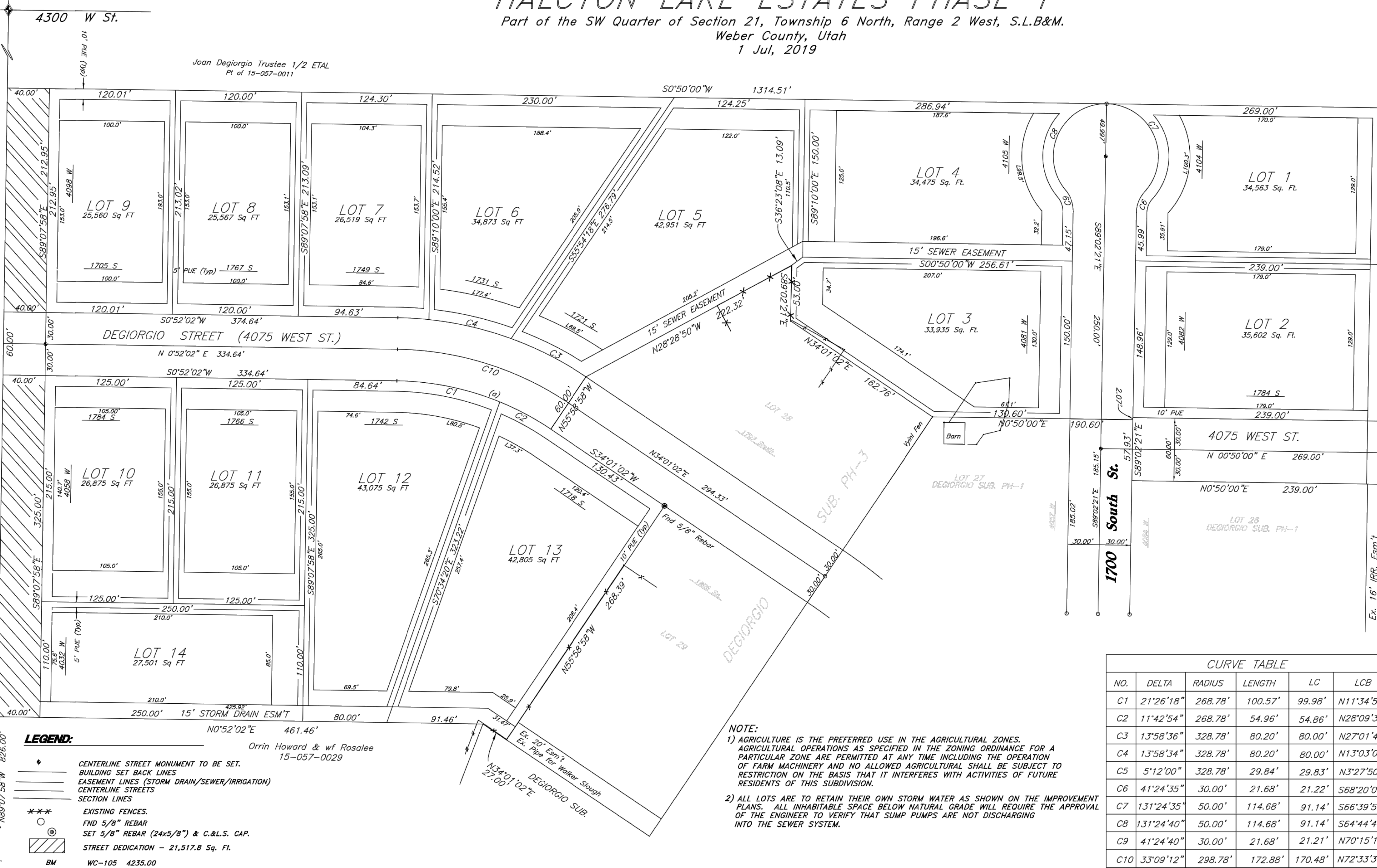
Part of the SW Quarter of Section 21, Township 6 North, Range 2 West, S.L.B.&M.

Weber County, Utah

1 Jul, 2019

Weber County Surveyors Office 2004 Monument,
West 1/4 Corner of Section 21, T.6N., R.2W., S.L.B.&M.

South Quarter Corner of Section 21, Township 6 North, Range 2 West, S.L.B.&M. Monument Dated 1963, 1/4 C.O. Below Rd Surface. 18970758'W 826.00'



BOUNDARY DESCRIPTION
A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT WHICH BEARS N89°07'58"W 826.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE N0°52'02"E 461.46 FEET, THENCE N34°01'02"E 27.00 FEET, THENCE N55°58'58"W 268.39 FEET, THENCE N28°28'50"W 222.32 FEET, THENCE N89°02'21"E 53.00 FEET, THENCE N34°01'02"E 162.76 FEET, THENCE N0°50'00"E 190.60 FEET, THENCE S89°02'21"E 57.93 FEET, THENCE N0°50'00"E 239.00 FEET, THENCE N89°02'21"W 357.93 FEET, THENCE S0°50'00"W 1314.51 FEET MORE OR LESS TO SECTION LINE, THENCE S89°07'58"E 597.93 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING. EXCEPTING THAT AREA WITHIN THE DEDICATION OF 4075 WEST STREET PER DEGIORGIO SUBDIVISION PHASE-3, CONTAINING 522,512.1 Sq Ft/11.995 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE
I, CYNTHIA L. SEGRUFF DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF Halcyon Lake Estates Phase 1 IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.
SIGNED THIS _____ DAY OF _____, 20____
CYNTHIA L. SEGRUFF P.L.S. 7511(170143)

OWNERS DEDICATION
WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT Halcyon Lake Estates Phase 1 AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.
SIGNED THIS _____ DAY OF _____, 20____

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	LC	LCB
C1	21°26'18"	268.78'	100.57'	99.98'	N11°34'57"E
C2	11°42'54"	268.78'	54.96'	54.86'	N28°09'33"E
C3	13°58'36"	328.78'	80.20'	80.00'	N27°01'42"E
C4	13°58'34"	328.78'	80.20'	80.00'	N13°03'07"E
C5	5°12'00"	328.78'	29.84'	29.83'	N3°27'50"E
C6	4°12'43"	30.00'	21.68'	21.22'	S68°20'04"E
C7	13°12'43"	50.00'	114.68'	91.14'	S66°39'57"W
C8	13°12'40"	50.00'	114.68'	91.14'	S64°44'41"E
C9	4°12'40"	30.00'	21.68'	21.21'	N70°15'19"E
C10	33°09'12"	298.78'	172.88'	170.48'	N72°33'36"W

NOTE:
1) AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.
2) ALL LOTS ARE TO RETAIN THEIR OWN STORM WATER AS SHOWN ON THE IMPROVEMENT PLANS. ALL INHABITABLE SPACE BELOW NATURAL GRADE WILL REQUIRE THE APPROVAL OF THE ENGINEER TO VERIFY THAT SUMP PUMPS ARE NOT DISCHARGING INTO THE SEWER SYSTEM.

LEGEND:

 CENTERLINE STREET MONUMENT TO BE SET.
 BUILDING SET BACK LINES
 EASEMENT LINES (STORM DRAIN/SEWER/IRRIGATION)
 CENTERLINE STREETS
 SECTION LINES
 EXISTING FENCES.
 FND 5/8" REBAR
 SET 5/8" REBAR (24x5/8") & C.&L.S. CAP.
 STREET DEDICATION - 21,517.8 Sq. Ft.
 BM WC-105 4235.00

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 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 PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION _____

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 AFFECT.
SIGNED THIS _____ DAY OF _____, 20____
SIGNATURE _____

ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF WEBER }
ON THIS _____ DAY OF _____, 20____
PERSONALLY APPEARED _____, AND
SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
NOTARY PUBLIC _____ RESIDING AT _____
MY COMMISSION EXPIRES: _____
KEITH WARD - DEVELOPMENT GROUP - 312 HOLDINGS LLC, 1064 SPYGLASS HILL, SYRACUSE, UT 84075
BRUCE WARD - ENGINEER - WRB CONSULTING, PO BOX 1117, SALEM, UTAH 84653
CYNTHIA SEGRUFF PLS - C.L.S., 810 CANYON ROAD, OGDEN, UTAH 84404

COUNTY RECORDER
ENTRY No. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED: _____
20____ AT _____
IN BOOK _____ PAGE _____
OF OFFICIAL RECORDS.
RECORDED FOR: _____
COUNTY RECORDER: _____
BY: _____

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF 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 _____
TITLE _____
CHAIRMAN, WEBER COUNTY COMMISSION _____ ATTEST _____

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 20____
SIGNATURE _____

NARRATIVE
BASIS OF BEARINGS IS BETWEEN THE 2004 WEBER COUNTY MONUMENT MARKED AS THE WEST 1/4 CORNER MONUMENT, AND THE 1963 WEBER COUNTY MONUMENT, MARKED AS THE SW 1/4 CORNER OF SECTION 21, T.6N., R.2W., S.L.B.&M., WHICH BEARS, BASED ON WEBER COUNTY DATA, (N44°28'28"W 3741.1797 FEET GRID)

LEGEND

PROPERTY

---	BOUNDARY LINE
---	CENTERLINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	SECTION LINE
---	EASEMENT LINE
---	SETBACK LINE
---	PROJECT LIMITS

UTILITIES

SD	STORM DRAINAGE LINE
SS	SANITARY SEWER LINE
W	WATER LINE
E	ELECTRIC LINE
F	FUEL LINE
T	TELEPHONE LINE
FO	FIBER OPTIC LINE
CTV	CABLE TV LINE
G	NATURAL GAS LINE
IRR	IRRIGATION LINE
SL	STREET LIGHT LINE
TS	TRAFFIC SIGNAL LINE
FM	SANITARY SEWER FORCE MAIN
RW	RECLAIMED WATER LINE
UNK	UNKNOWN UTILITY LINE
OHCTV	OVERHEAD CABLE TV LINE
OHE	OVERHEAD ELECTRIC LINE
OHFO	OVERHEAD FIBER OPTIC LINE
OHT	OVERHEAD TELEPHONE LINE
OHU	OVERHEAD UTILITY LINE
OHW	OVERHEAD WIRE, TYPE AS NOTED
ABAN	ABANDONED LINE
()	INDICATES AS BUILT INFORMATION

FEATURES

---	BUILDING FACE
---	BUILDING OVERHANG LINE
---	TREE/VEGETATION LINE
x	FENCE LINE, BARBED WIRE
o	FENCE LINE, CHAIN LINK
□	FENCE LINE, WOODEN
---	FENCE LINE, METAL
---	EDGE OF CONCRETE
---	EDGE OF GRAVEL
---	EDGE OF PAVEMENT
---	GUARD RAILS
---	RAILROAD TRACKS

SYMBOLS

+	AERIAL PANEL	○	POLE
⊕	AIR RELEASE VALVE	○	POST INDICATOR VALVE
↺	BACKFLOW PREVENTER	↻	RIGHT TURN
⊕	BENCHMARK	○	SANITARY SEWER MANHOLE
⊕	BIKE	●	SET MONUMENT
●	BOLLARD	+	SET QUARTER SECTION CORNER
*	BUSH	+	SET SECTION CORNER
♣	CACTUS	+	SIGN
⊕	CATCH BASIN - ROUND	▽	SPEED BUMP
⊕	CATCH BASIN - SQUARE	○	SPRINKLER HEAD
⊕	CATV MANHOLE	○	SPRINKLER VALVE
⊕	CATV RISER	⊕	STANDPIPE
⊕	CATV WARNING SIGN	○	STORM DRAIN MANHOLE
⊕	CLEANOUT	↻	STRAIGHT AND LEFT TURN
⊕	CONTROL POINT	↻	STRAIGHT AND RIGHT TURN
⊕	CROSSWALK SIGNAL	↑	STRAIGHT ARROW
⊕	CURB INLET	⊕	STREET LIGHT JUNCTION BOX
⊕	DITCH INLET	⊕	SURVEY MONUMENT
⊕	DRY WELL	⊕	TELEPHONE MANHOLE
⊕	ELECTRIC CABINET	⊕	TELEPHONE RISER
⊕	ELECTRIC JUNCTION BOX	⊕	TELEPHONE WARNING SIGN
⊕	ELECTRIC MANHOLE	⊕	TESTHOLE
⊕	ELECTRIC METER	⊕	TRAFFIC SIGNAL
⊕	ELECTRIC RISER	⊕	TRAFFIC SIGNAL JUNCTION BOX
⊕	ELECTRIC TRANSFORMER	⊕	TRAFFIC SIGNAL LIGHT POLE
⊕	FIBER OPTIC WARNING SIGN	⊕	TRAFFIC SIGNAL LOOP
⊕	FIRE DEPT CONNECTION	⊕	TRAFFIC SIGNAL POLE
⊕	FIRE HYDRANT	⊕	TREE - CONIFEROUS
⊕	FLAGPOLE	⊕	TREE - DECIDUOUS
⊕	FOUND MONUMENT	⊕	TREE - PALM
⊕	FOUND QUARTER SECTION	⊕	UG CATV VAULT
⊕	FOUND SECTION CORNER	⊕	UG ELECTRIC VAULT
⊕	GAS METER	⊕	UG FIBER OPTIC VAULT
⊕	GAS RISER	⊕	UG GAS VAULT
⊕	GAS VALVE	⊕	UG TELEPHONE VAULT
⊕	GAS WARNING SIGN	⊕	UG UNKNOWN VAULT
⊕	GATE POST	⊕	UG WATER VAULT
⊕	GUY ANCHOR	⊕	UNKNOWN CABINET
⊕	HANDICAP	⊕	UNKNOWN JUNCTION BOX
⊕	IRRIGATION CONTROL	⊕	UNKNOWN MANHOLE
⊕	IRRIGATION VALVE	⊕	UNKNOWN RISER
⊕	IRRIGATION METER	⊕	WATER HANDHOLE
⊕	LEFT AND RIGHT TURN	⊕	WATER MANHOLE
⊕	LEFT TURN	⊕	WATER METER
⊕	LIGHT - 2 ARMS	⊕	WATER SPIGOT
⊕	LIGHT - ARM	⊕	WATER VALVE
⊕	LIGHT - GROUND	⊕	WATER WELL
⊕	LIGHT - ROUND		
⊕	MAILBOX		
⊕	MONITORING WELL		

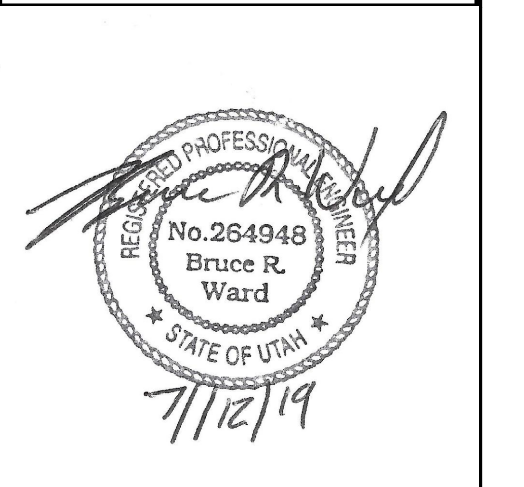
GENERAL NOTES

1. THE CONTRACTOR SHALL COORDINATE WORK SCHEDULES WITH THE OWNER'S REPRESENTATIVE TO PREVENT ANY CONFLICTING WORK CONDITIONS.
2. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT AND ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK AND AVOIDING DAMAGE TO SAME.
3. LOCATIONS, DIMENSIONS, AND ELEVATION OF ALL EXISTING UTILITIES AND INFRASTRUCTURE ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES. ADDITIONALLY, ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
5. UNLESS DETAILED, SPECIFIED OR INDICATED OTHERWISE, CONSTRUCTION SHALL BE AS INDICATED IN THE APPLICABLE TYPICAL DETAILS AND GENERAL NOTES. TYPICAL DETAILS ARE MEANT TO APPLY EVEN THOUGH NOT REFERENCED AT SPECIFIC LOCATIONS OR ON SPECIFIC DRAWINGS.
6. SCREENING OR SHADING OF WORK IS USED TO INDICATE EXISTING COMPONENTS OR TO DE-EMPHASIZE PROPOSED IMPROVEMENTS TO HIGHLIGHT SELECTED TRADE WORK. REFER TO CONTEXT OF EACH DRAWING FOR USAGE.
7. CONTRACTOR SHALL PREPARE AND FURNISH TO THE OWNER A SET OF AS-BUILT DRAWINGS AT THE COMPLETION OF THE PROJECT.
8. CONTRACTOR SHALL KEEP ALL CONSTRUCTION EQUIPMENT AT LEAST 10' FROM EXISTING OVERHEAD POWER LINES. IF THIS IS NOT FEASIBLE, CONTACT THE UTILITY OWNER TO INSTALL A TEMPORARY PROTECTIVE COVERING ON THE POWER LINES.
9. DRAWINGS SHOWING GENERAL SYMBOLOLOGY ARE STANDARD DRAWINGS. ALL SYMBOLS ARE NOT NECESSARILY USED ON THIS PROJECT.
10. ALL DESIGN, CONSTRUCTION, AND INSPECTION SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
11. DRAWINGS INDICATE THE FINISHED PRODUCT. THEY DO NOT INDICATE A METHOD OF CONSTRUCTION. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT NEW AND EXISTING STRUCTURES DURING CONSTRUCTION. SUCH PRECAUTIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, ETC.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED DESIGN CHANGES. COST ASSOCIATED WITH ANY DESIGN WORK CHANGES SHALL BE BORN BY THE CONTRACTOR AND/OR OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
14. OBSERVATION VISITS TO THE JOB SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE APPROPRIATE UTILITY COMPANIES BEFORE BEGINNING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUESTAKES OF UTAH - 811 TO HAVE THE APPROPRIATE UTILITY COMPANIES LOCATE ANY UTILITY LOCATIONS WHICH MIGHT INTERFERE WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICE OF EXISTING UTILITIES AND FOR RESTORING ANY UTILITIES DAMAGED DUE TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
16. CONTINUOUS SERVICE - UNLESS OTHERWISE REQUIRED, ALL UTILITIES, BOTH UNDERGROUND AND OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONTRACT PERIOD.
17. ACCIDENTAL INTERRUPTION OF SERVICE - IN THE EVENT OF INTERRUPTION OF OTHER UTILITY SERVICES AS A RESULT OF ACCIDENTAL BREAKAGE, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE APPROPRIATE RESPONSIBLE AUTHORITY. THE CONTRACTOR SHALL THEN COOPERATE WITH THAT AUTHORITY TO RESTORE SERVICE AS SOON AS POSSIBLE.
18. TEMPORARY INTERRUPTION AND RELOCATION - IF THE CONTRACTOR DESIRES TO DISRUPT ANY UTILITY OR APPURTENANCE, THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS AND AGREEMENTS WITH THE OWNER OR OPERATOR OF THE RESPECTIVE UTILITY AND SHALL BE COMPLETELY RESPONSIBLE FOR ALL COSTS CONCERNED WITH THE DISRUPTION AND RECONSTRUCTION.
19. COMPACTION NOTES: ALL FILL MATERIAL IN ROAD RIGHT-OF-WAY OR UNDER PERMANENT STRUCTURES SHALL BE PLACED WITH A MAXIMUM OF 6 INCH LIFTS AND COMPACTED TO 95% OF THE "MODIFIED PROCTOR" TEST, ASTM D1557 / AASHTO T180 UNLESS OTHERWISE SPECIFIED. MOISTURE CONTENT SHALL BE WITHIN 2% +/- OF OPTIMUM.
20. SUBGRADE SHALL BE SCARIFIED, MOISTURE CONDITIONED, AND RE-COMPACTED PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL.
21. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY CITY, COUNTY, STATE, AND FEDERAL PERMITS REQUIRED TO COMPLETE THE WORK AS DESCRIBED HEREIN.
22. THE HOOPER IRRIGATION COMPANY PRESSURIZED IRRIGATION STANDARDS AND SPECIFICATIONS ARE INCLUDED BY REFERENCE. THE CONTRACTOR SHALL ENSURE THAT ALL WORK ON THE PRESSURIZED IRRIGATION INFRASTRUCTURE WILL CONFIRM TO THESE STANDARDS.

PREPARED BY
WRB Consulting Services
521 West 1050 South
PO Box 1117
Salem, UT 84653

(801) 360-6297
bruceward007@live.com

CONSULTANT'S



HALCYON LAKE ESTATES
A PORTION OF THE SW 1/4 OF SECTION 21, T.6N R.2W SALT LAKE BASE & MERIDIAN WEBER COUNTY, UTAH
"A LOT-AVERAGED SUBDIVISION"

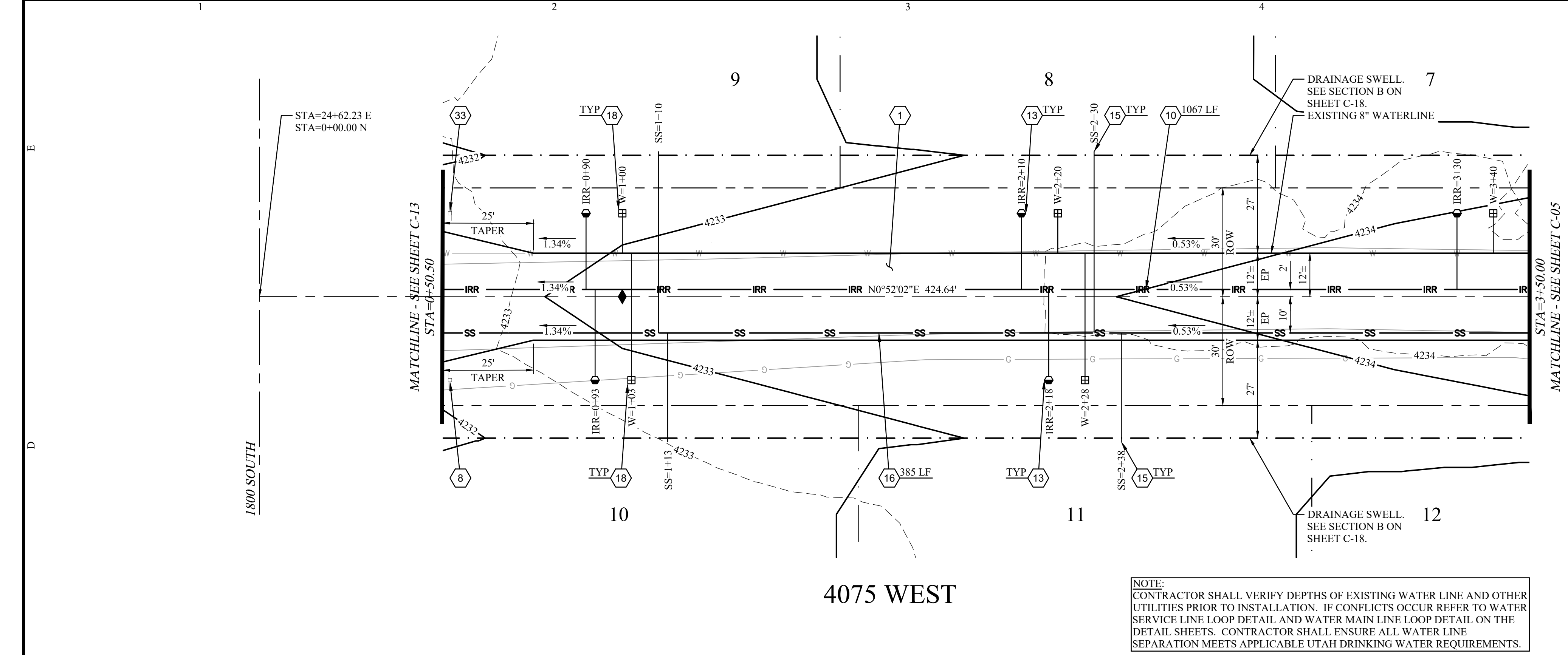
OWNER
WAKELESS HOLDINGS LLC.
TYLER BRENCHELEY
1064 SPYGLASS HILL
SYRACUSE, UT 84075
(801) 644-3148
tylorbrenchley@gmail.com
and
KEITH WARD
1978 CAMERON DRIVE
WEST HAVEN, UT 84401
(801) 540-9399
wardkrl@msn.com

REVISIONS/SUBMISSIONS

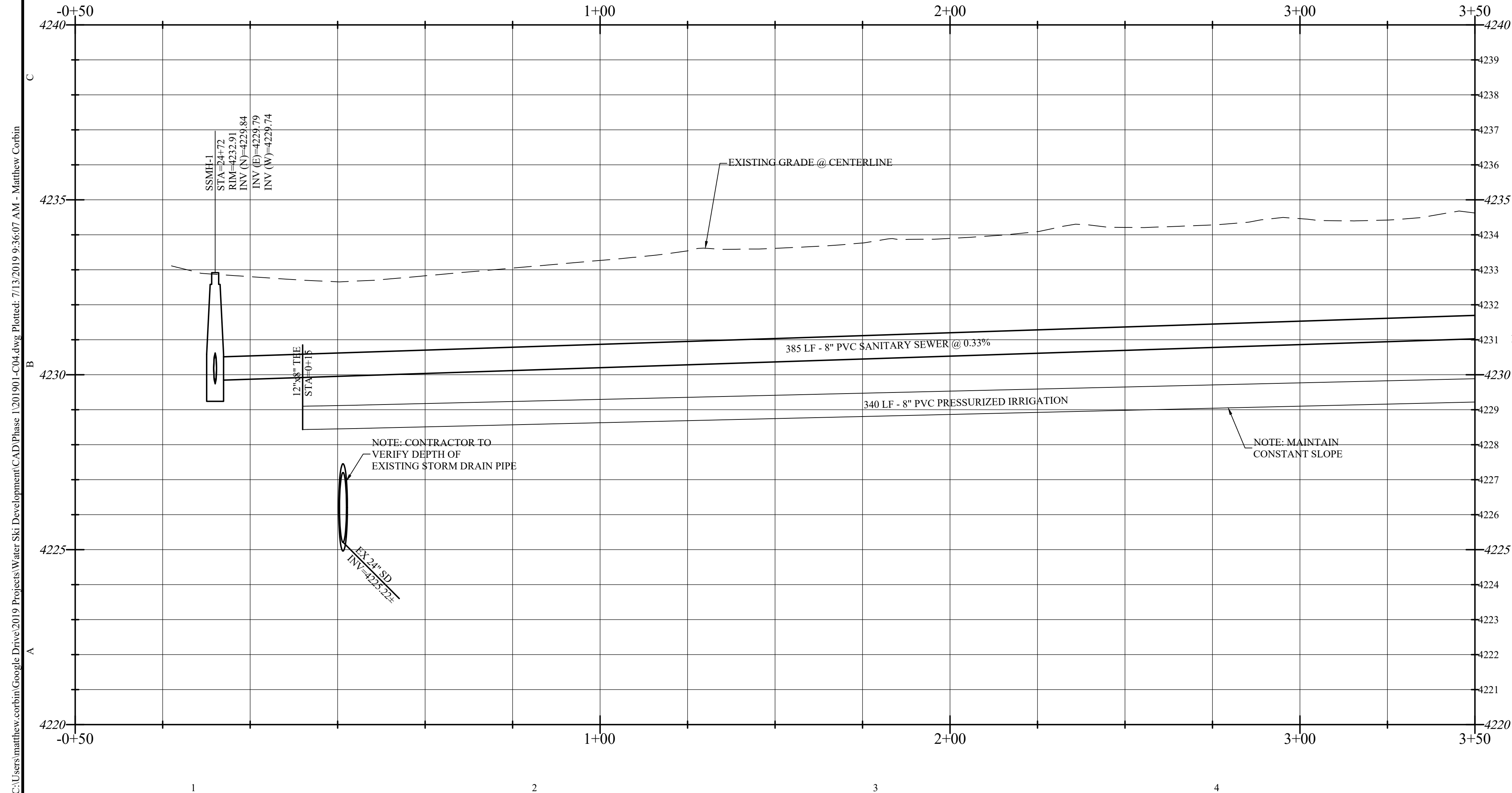
MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C02.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE		

LEGEND & GENERAL NOTES
SHEET NAME
C-02
SHEET 3 OF 24



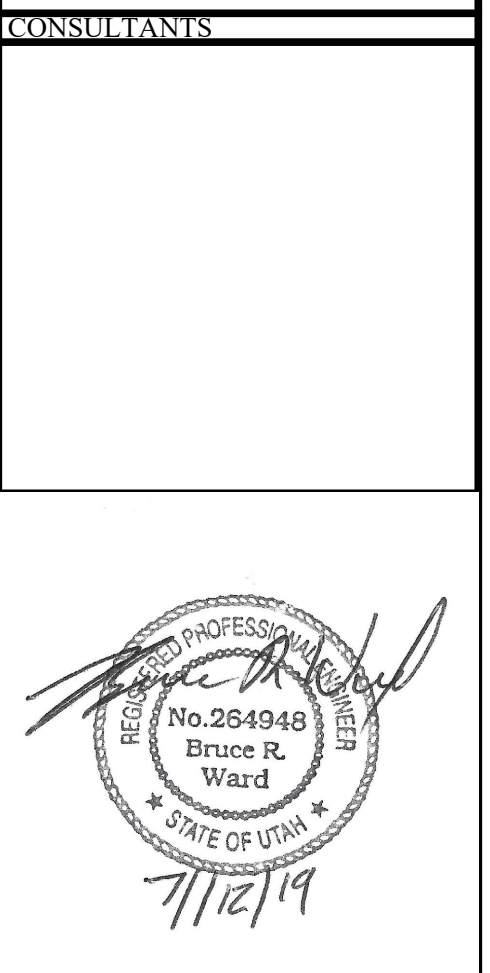


NOTE:
CONTRACTOR SHALL VERIFY DEPTHS OF EXISTING WATER LINE AND OTHER UTILITIES PRIOR TO INSTALLATION. IF CONFLICTS OCCUR REFER TO WATER SERVICE LINE LOOP DETAIL AND WATER MAIN LINE LOOP DETAIL ON THE DETAIL SHEETS. CONTRACTOR SHALL ENSURE ALL WATER LINE SEPARATION MEETS APPLICABLE UTAH DRINKING WATER REQUIREMENTS.



- ### CONSTRUCTION NOTES
- ① FURNISH & INSTALL 3" AC ON 6" UNTREATED ROAD BASE ON 10" ENGINEERED FILL PER APWA SPEC 32 12 03.
 - ⑧ FURNISH & INSTALL STREET NAME SIGN PER APWA PLAN NO. 292.
 - ⑩ FURNISH & INSTALL 8" PURPLE PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-7.
 - ⑬ FURNISH & INSTALL 1" IRRIGATION SERVICE LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-10.
 - ⑮ FURNISH & INSTALL 4" SEWER LATERALS AT 1% SLOPE. PLACE MAINLINE TEES AT 22.5° FROM HORIZONTAL.
 - ⑯ FURNISH & INSTALL 8" PVC SANITARY SEWER LINE PER MODIFIED APWA PLAN NO. 382.
 - ⑰ FURNISH & INSTALL 1" WATER SERVICE LINE PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-22 FOR DETAIL.
 - ⑳ FURNISH & INSTALL R1-1 STOP SIGN PER MUTCD SPECS.

PREPARED BY
WRB Consulting Services
521 West 1050 South
PO Box 1117
Salem, UT 84653
(801) 360-6297
bruceward007@live.com



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A PORTION OF THE SW 1/4 OF SECTION 21, T.6N R.2W SALT LAKE BASE & MERIDIAN WEBER COUNTY, UTAH
"A LOT-AVERAGED SUBDIVISION"

OWNER
WAKELESS HOLDINGS LLC.
TYLER BRENCHEY
1064 SPYGLASS HILL
SYRACUSE, UT 84075
(801) 644-3148
tylorbrenchley@gmail.com
and
KEITH WARD
1978 CAMERON DRIVE
WEST HAVEN, UT 84401
(801) 540-9399
wardkrl@msn.com

MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C04.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE:		

4075 WEST
STA=0+00 - 3+50
SHEET NAME
C-04
SHEET 5 OF 24

C:\Users\matthew.corbin\2019 Projects\Water Ski Development\CAD Phase 1\201901-C04.dwg Plotted: 7/13/2019 9:36:07 AM - Matthew Corbin

DEGIORGIO SUBDIVISION
PHASE-3

DEGIORGIO SUBDIVISION
PHASE-3
4075 WEST

MATCHLINE - SEE SHEET C-05
STA=7+50.00

MATCHLINE - SEE SHEET C-08
STA=6+84.19 STA=6+82.50

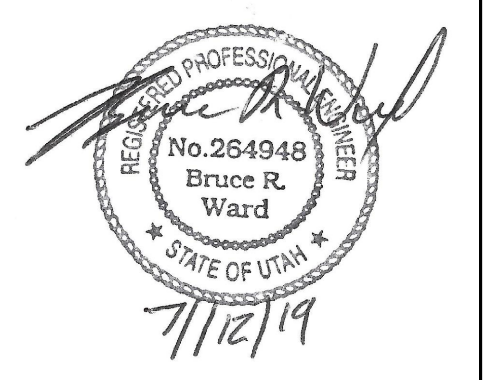
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CONSTRUCTION NOTES

- (10) FURNISH & INSTALL 8" PURPLE PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-7.
- (11) FURNISH & INSTALL IRRIGATION VALVE (SIZE PER PLAN) PER APWA PLAN NO. 574.
- (12) FURNISH & INSTALL IRRIGATION FITTING (SIZE & TYPE PER PLAN) W/ THRUST BLOCKS PER APWA PLAN NO. 561.

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bruceward007@live.com

CONSULTANT'S

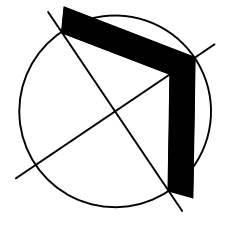
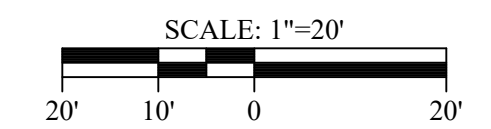
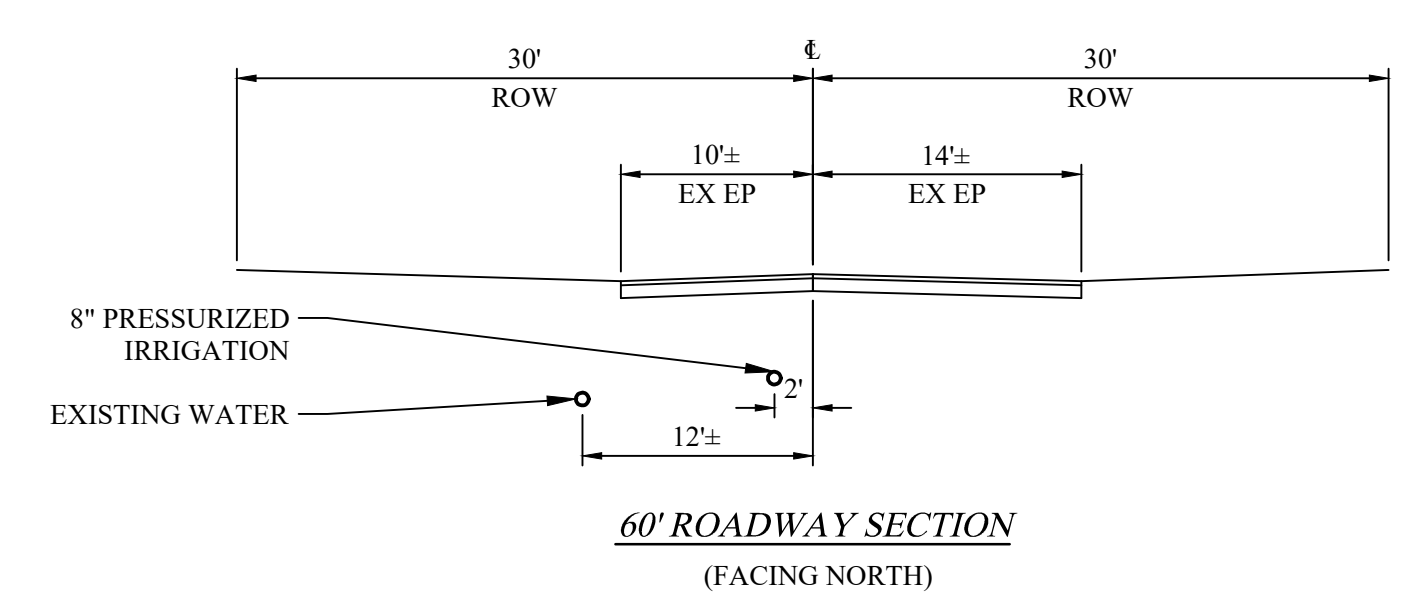


HALCYON LAKE
ESTATES

A PORTION OF THE SW 1/4
OF SECTION 21, T.6N R.2W
SALT LAKE BASE &
MERIDIAN
WEBER COUNTY, UTAH
"A LOT-AVERAGED
SUBDIVISION"

OWNER
WAKELESS HOLDINGS LLC.
TYLER BRENCHELY
1064 SPYGLASS HILL
SYRACUSE, UT 84075
(801) 644-3148
tylorbrenchley@gmail.com
and
KEITH WARD
1978 CAMERON DRIVE
WEST HAVEN, UT 84401
(801) 540-9399
wardkr1@msn.com

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	177.88'	473.67'	21°31'01"	S44°46'33"W	176.84'



Know what's below.
Call before you dig.

REVISIONS/SUBMISSIONS

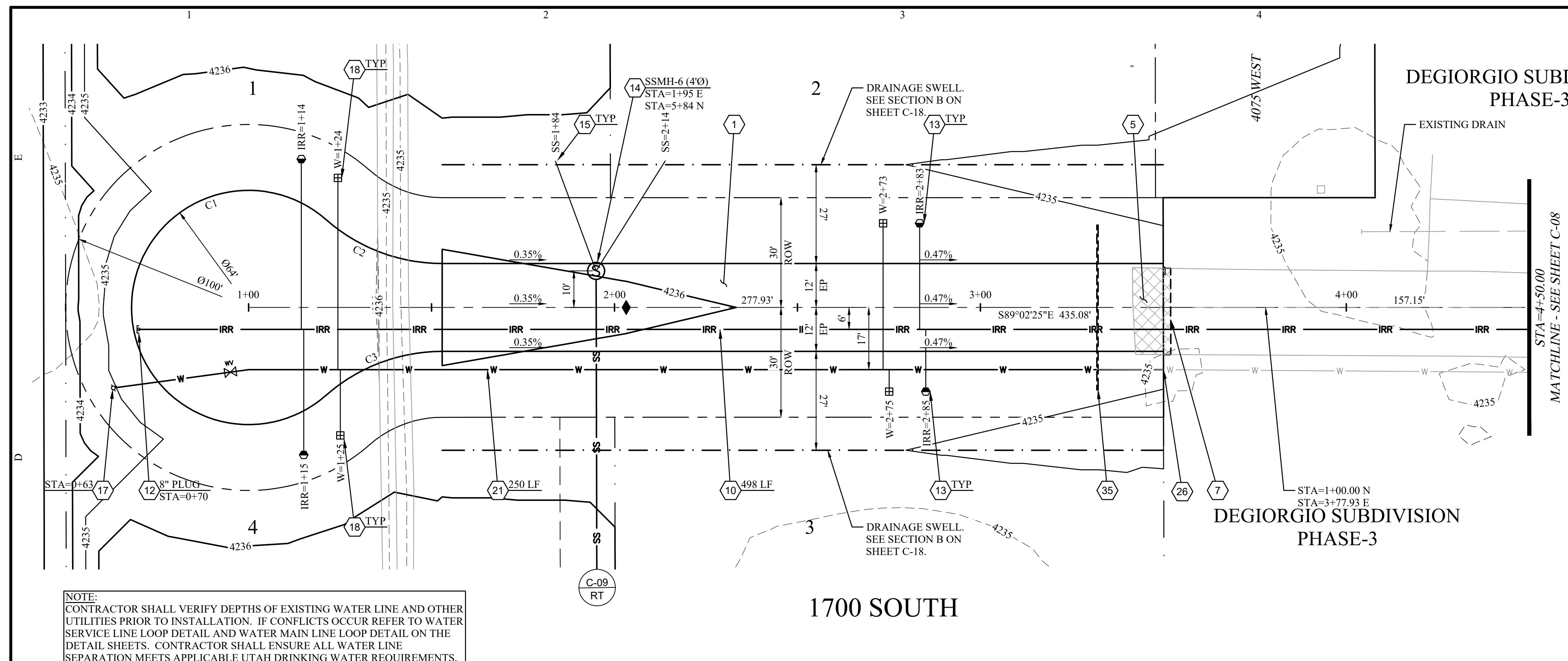
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MARK	DATE	DESCRIPTION
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CAD DWG FILE:	201901-C06.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	

SHEET TITLE
4075 WEST
STA=7+50 - STA=11+00

SHEET NAME
C-06
SHEET 7 OF 24

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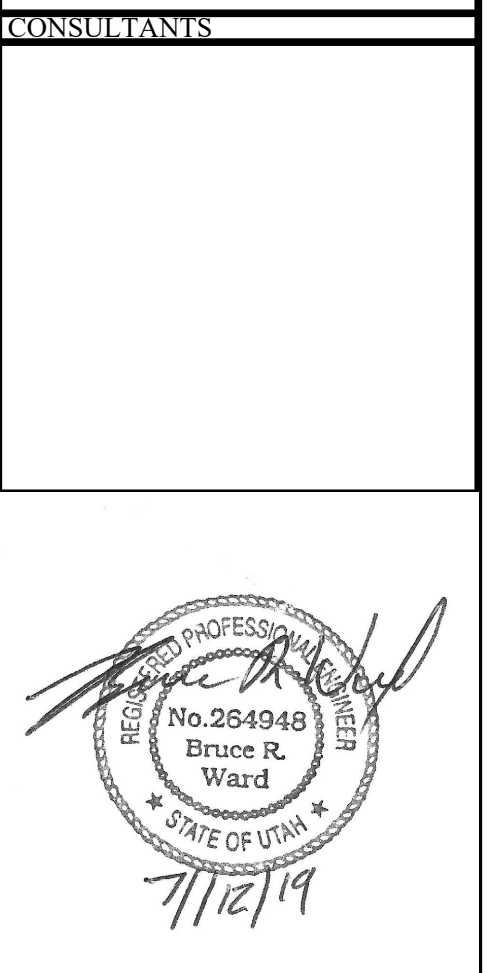


NOTE:
 CONTRACTOR SHALL VERIFY DEPTHS OF EXISTING WATER LINE AND OTHER UTILITIES PRIOR TO INSTALLATION. IF CONFLICTS OCCUR REFER TO WATER SERVICE LINE LOOP DETAIL AND WATER MAIN LINE LOOP DETAIL ON THE DETAIL SHEETS. CONTRACTOR SHALL ENSURE ALL WATER LINE SEPARATION MEETS APPLICABLE UTAH DRINKING WATER REQUIREMENTS.

CONSTRUCTION NOTES

- ① FURNISH & INSTALL 3" AC ON 6" UNTREATED ROAD BASE ON 10" ENGINEERED FILL PER APWA SPEC 32 12 03.
- ⑤ REMOVE & REPLACE EXISTING PAVEMENT PER APWA SPEC 02 41 14.
- ⑦ SAWCUT TO A NEAT CLEAN FINISH & TIE-IN TO EXISTING ASPHALT PER APWA PLAN NO. 251. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- ⑩ FURNISH & INSTALL 8" PURPLE PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-7.
- ⑫ FURNISH & INSTALL IRRIGATION FITTING (SIZE & TYPE PER PLAN) W/ THRUST BLOCKS PER APWA PLAN NO. 561.
- ⑬ FURNISH & INSTALL 1" IRRIGATION SERVICE LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-10.
- ⑭ FURNISH & INSTALL SANITARY SEWER MANHOLE (SIZE PER PLAN) PER APWA PLAN NO. 411.
- ⑮ FURNISH & INSTALL 4" SEWER LATERALS AT 1% SLOPE. PLACE MAINLINE TEES AT 22.5" FROM HORIZONTAL.
- ⑰ FURNISH & INSTALL FIRE HYDRANT PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-22 FOR DETAIL.
- ⑱ FURNISH & INSTALL 1" WATER SERVICE LINE PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-22 FOR DETAIL.
- ⑳ FURNISH & INSTALL 8" BLUE PVC-C900-DR14 WATER LINE PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-23 FOR DETAIL.
- ㉑ TIE-IN TO EXISTING UTILITY. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- ㉓ FURNISH & INSTALL 4" PVC GAS SLEEVE.

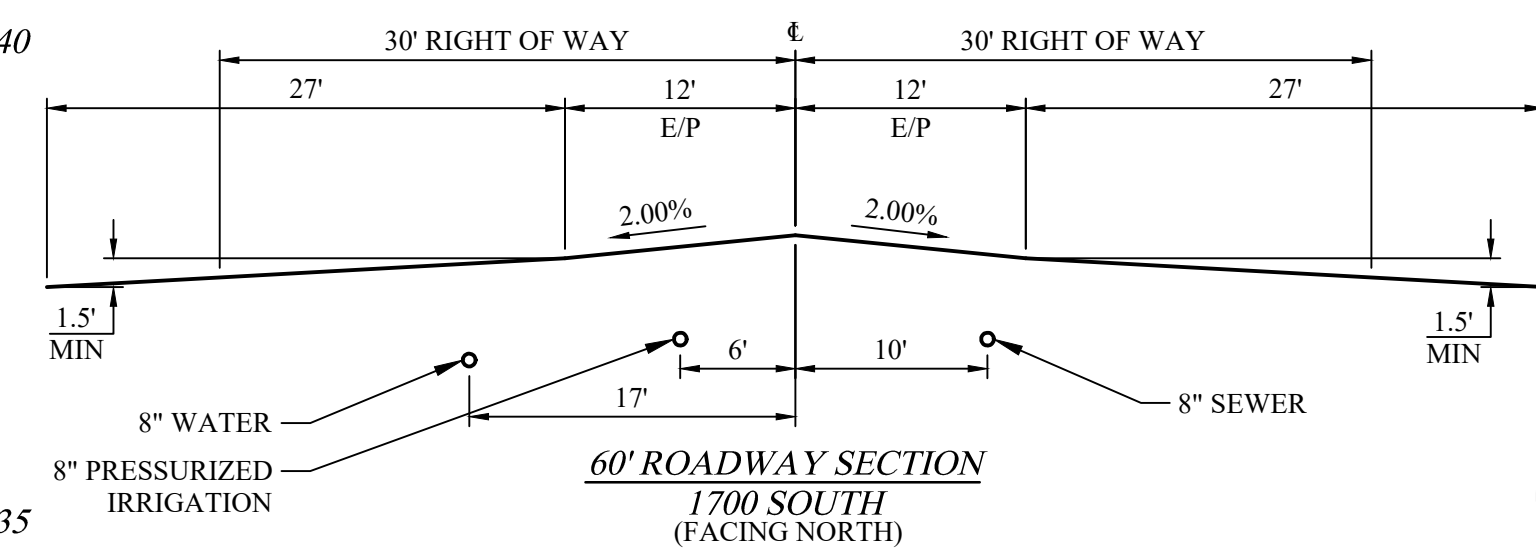
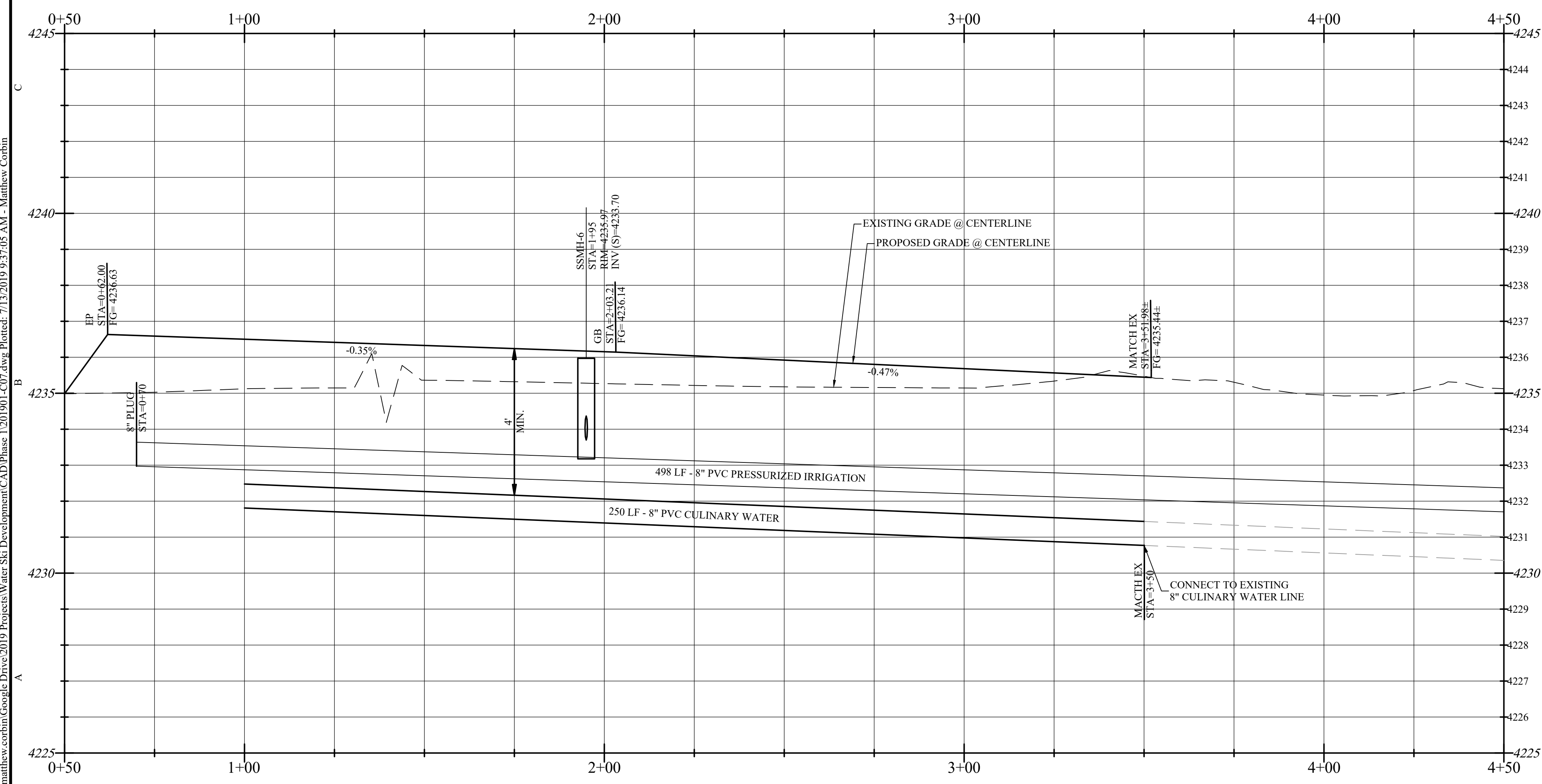
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WRB Consulting Services
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 bruceward007@live.com



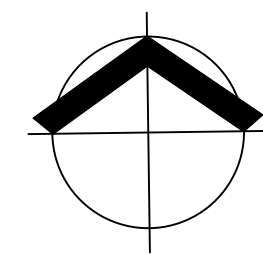
HALCYON LAKE ESTATES
 A PORTION OF THE SW 1/4 OF SECTION 21, T.6N R.2W SALT LAKE BASE & MERIDIAN
 WEBER COUNTY, UTAH
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OWNER
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 tylobrenchley@gmail.com
 and
 KEITH WARD
 1978 CAMERON DRIVE
 WEST HAVEN, UT 84401
 (801) 540-9399
 wardkrl@msn.com

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	146.79'	32.00'	262°49'04"	S0°57'36"W	48.00'
C2	34.69'	48.00'	41°24'33"	S68°20'08"E	33.94'
C3	34.69'	48.00'	41°24'35"	S70°15'09"W	33.94'



SCALE: 1"=20'

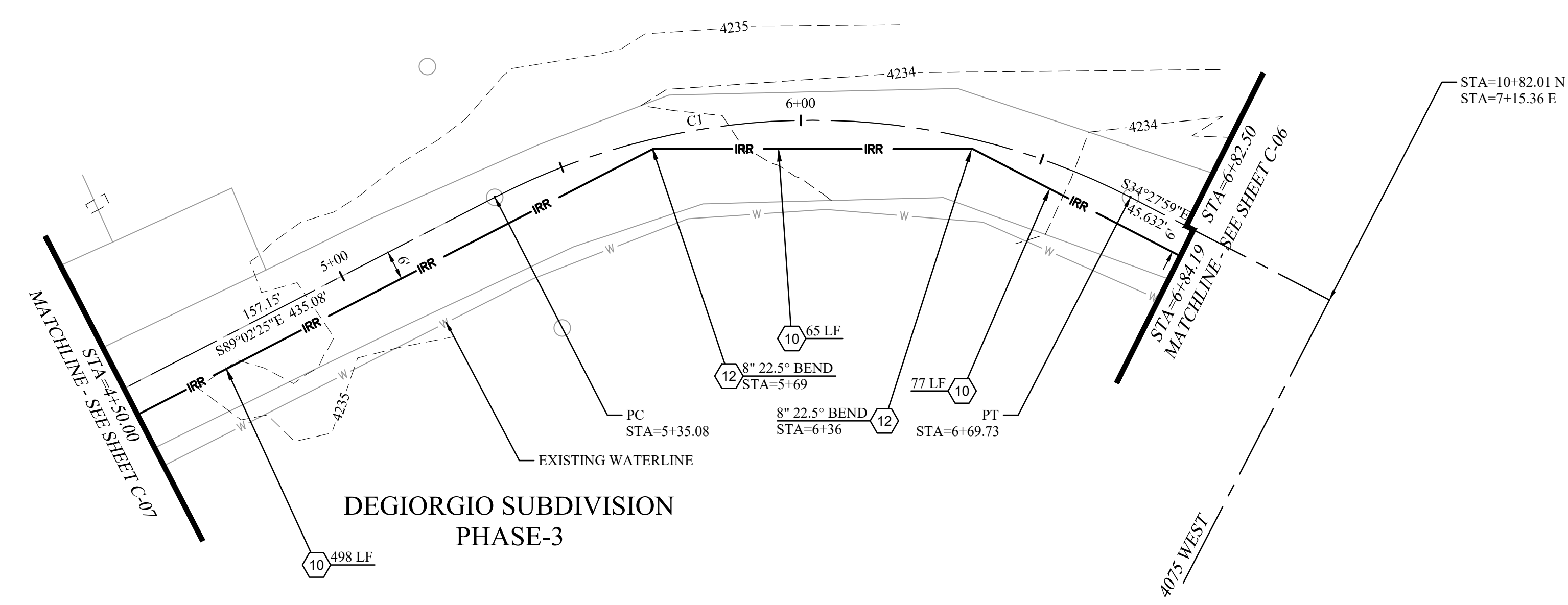


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PROJECT #	201901	
CAD DWG FILE:	201901-C07.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE:		

1700 SOUTH
 STA=0+00 - STA=3+50
C-07
 SHEET 8 OF 24

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DEGIORGIO SUBDIVISION
PHASE-3



DEGIORGIO SUBDIVISION
PHASE-3

1700 SOUTH

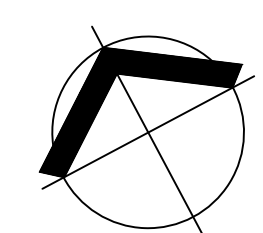
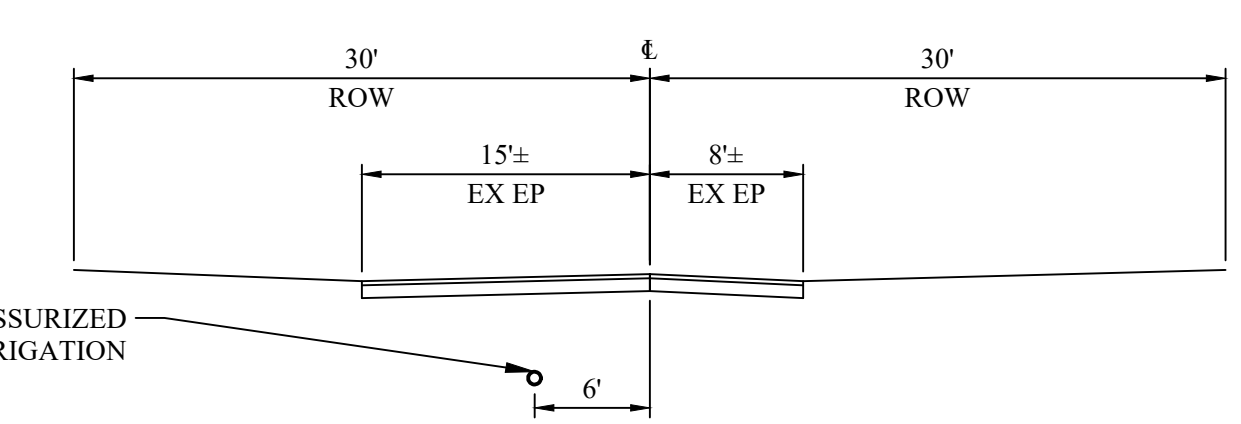
CONSTRUCTION NOTES

- (10) FURNISH & INSTALL 8" PURPLE PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-7.
- (12) FURNISH & INSTALL IRRIGATION FITTING (SIZE & TYPE PER PLAN) W/ THRUST BLOCKS PER APWA PLAN NO. 561.

NOTE:
MINIMUM TRENCH WIDTH TO EQUAL 18" PLUS OUTSIDE DIAMETER OF PIPE IN INCHES. FOR 8 INCH PVC MINIMUM TRENCH WIDTH EQUALS 27".

NOTE:
CONTRACTOR SHALL VERIFY DEPTHS OF EXISTING WATER LINE AND OTHER UTILITIES PRIOR TO INSTALLATION. IF CONFLICTS OCCUR REFER TO WATER SERVICE LINE LOOP DETAIL AND WATER MAIN LINE LOOP DETAIL ON THE DETAIL SHEETS. CONTRACTOR SHALL ENSURE ALL WATER LINE SEPARATION MEETS APPLICABLE UTAH DRINKING WATER REQUIREMENTS.

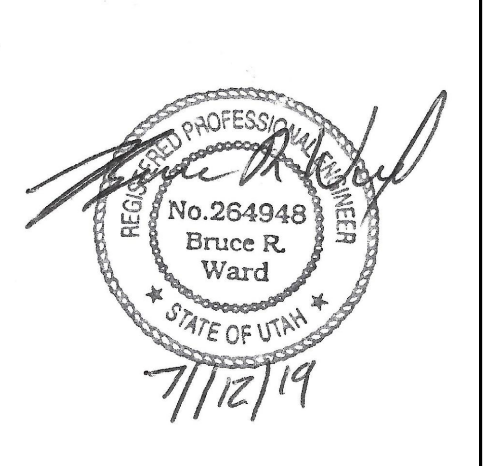
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	134.64'	141.37'	54°34'08"	S61°45'06"E	129.61'



PREPARED BY
WRB Consulting Services
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CONSULTANT'S

DATE: 6/12/19



HALCYON LAKE ESTATES

A PORTION OF THE SW 1/4 OF SECTION 21, T.6N R.2W SALT LAKE BASE & MERIDIAN WEBER COUNTY, UTAH
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REVISIONS/SUBMISSIONS

NO.	DATE	DESCRIPTION

MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C08.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	

SHEET TITLE

1700 SOUTH
STA=3+50 - STA=7+50

SHEET NAME

C-08

SHEET 9 OF 24

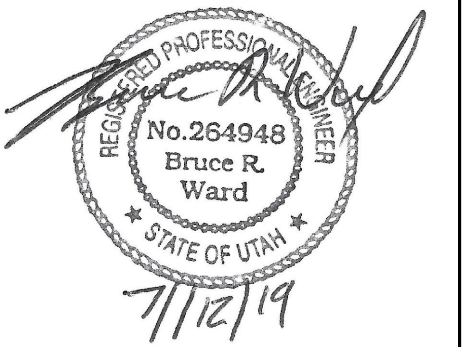
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CONSTRUCTION NOTES

27 FURNISH & INSTALL 12" PURPLE PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-7.

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 bruceward007@live.com

CONSULTANT'S



HALCYON LAKE ESTATES

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 wardkrl@msn.com

REVISIONS/SUBMISSIONS

NO.	DATE	DESCRIPTION

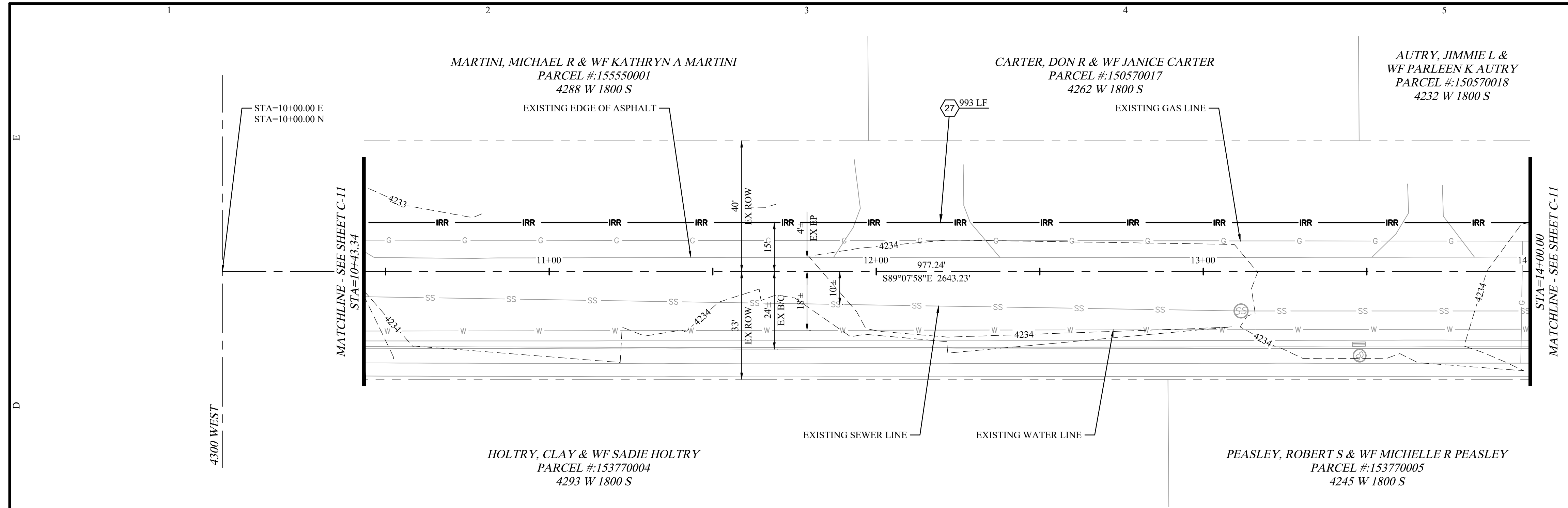
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CAD DWG FILE:	201901-C10.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE:		

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 STA=10+00 - STA=14+00

SHEET NAME

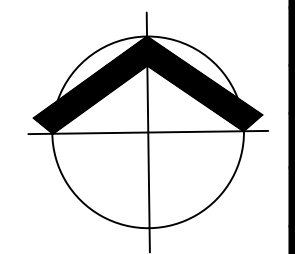
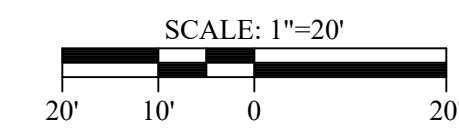
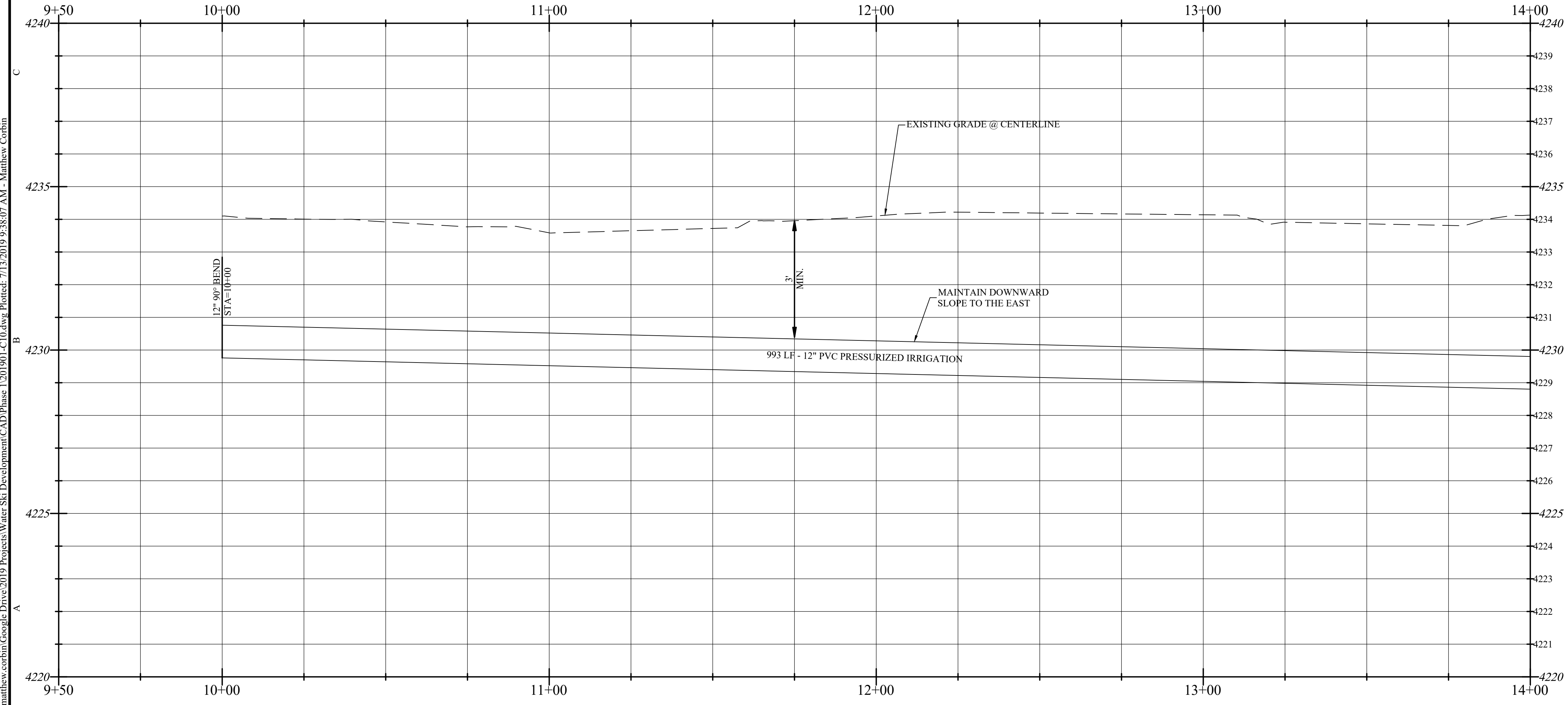
C-10

SHEET 11 OF 24



NOTE:
 CONTRACTOR SHALL VERIFY DEPTHS OF EXISTING WATER LINE AND OTHER UTILITIES PRIOR TO INSTALLATION. IF CONFLICTS OCCUR REFER TO WATER SERVICE LINE LOOP DETAIL AND WATER MAIN LINE LOOP DETAIL ON THE DETAIL SHEETS. CONTRACTOR SHALL ENSURE ALL WATER LINE SEPARATION MEETS APPLICABLE UTAH DRINKING WATER REQUIREMENTS.

1800 SOUTH



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AUTRY, JIMMIE L & WF PARLEEN K AUTRY
 PARCEL #:150570018
 4232 W 1800 S

COSTESSO, CECILIA B & DENNIS DARIO COSTESSO TRUSTEES
 PARCEL #:152540001
 4206 W 1800 S

AUTRY, JIMMIE L & WF PARLEEN K AUTRY
 PARCEL #:150570018
 4024 W 1800 S

ROMERO, AUGUSTINE U & WF AUBREY N ROMERO
 PARCEL #:153870001
 1823 S 4200 W

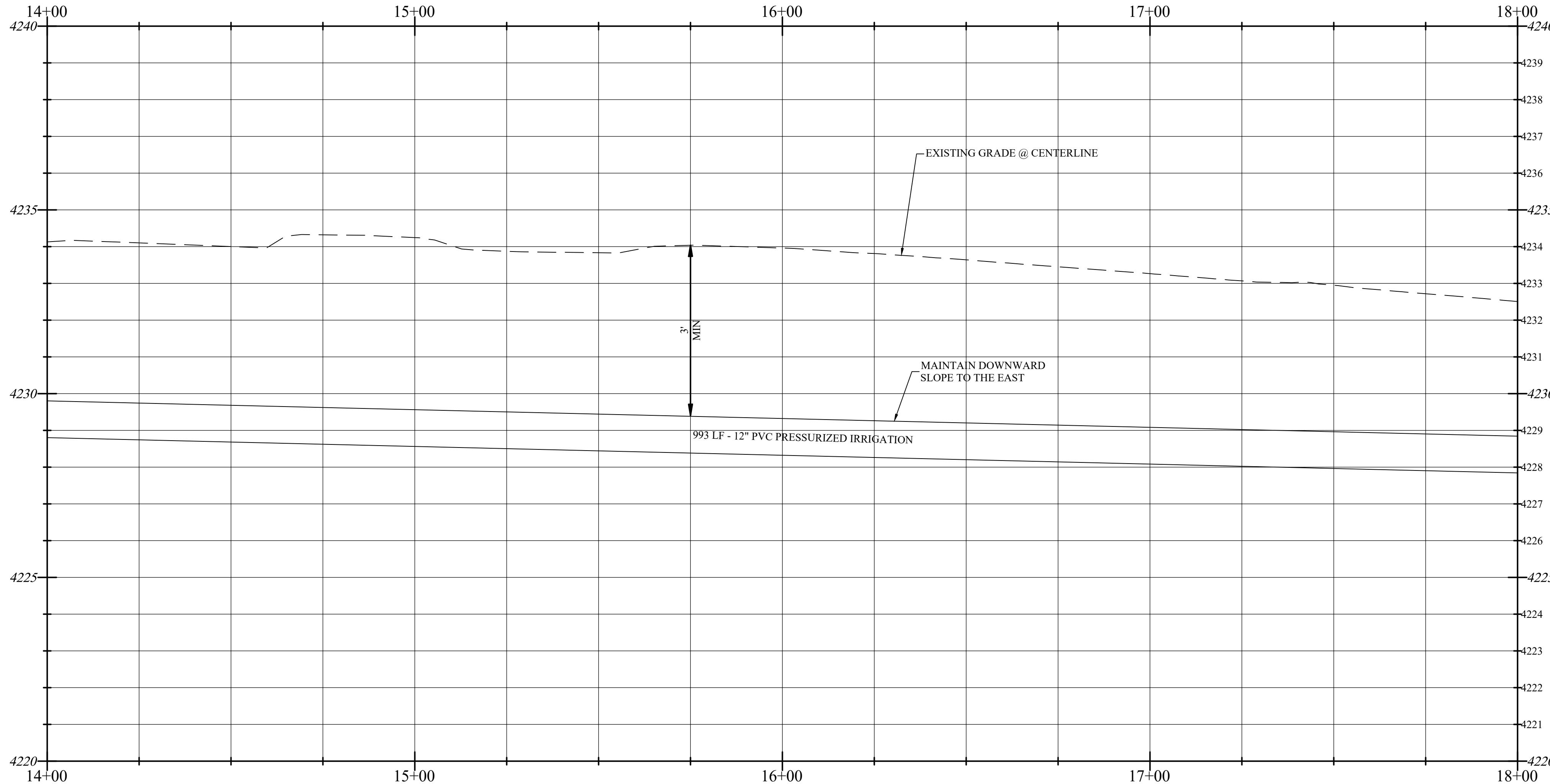
MILLER, JIMMY W & WF KARLEEN K MILLER
 PARCEL #:153870005
 1826 S 4200 W

MATCHLINE - SEE SHEET C-10
 STA=14+00.00

MATCHLINE - SEE SHEET C-12
 STA=18+00.00

NOTE:
 CONTRACTOR SHALL VERIFY DEPTHS OF EXISTING WATER LINE AND OTHER UTILITIES PRIOR TO INSTALLATION. IF CONFLICTS OCCUR REFER TO WATER SERVICE LINE LOOP DETAIL AND WATER MAIN LINE LOOP DETAIL ON THE DETAIL SHEETS. CONTRACTOR SHALL ENSURE ALL WATER LINE SEPARATION MEETS APPLICABLE UTAH DRINKING WATER REQUIREMENTS.

1800 SOUTH

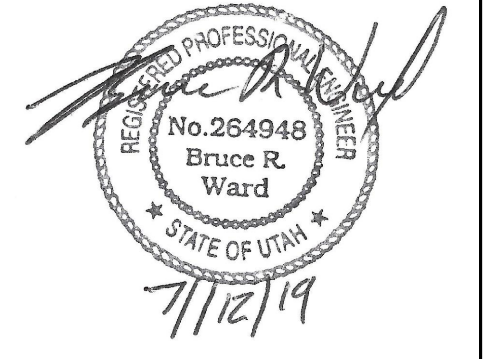


CONSTRUCTION NOTES

- (27) FURNISH & INSTALL 12" PURPLE PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-7.
- (36) EXISTING UTILITY POLE TO BE RELOCATED BY OTHERS.

PREPARER
WRB Consulting Services
 521 West 1050 South
 PO Box 1117
 Salem, UT 84653
 (801) 360-6297
 bruceward007@live.com

CONSULTANTS



HALCYON LAKE ESTATES

A PORTION OF THE SW 1/4 OF SECTION 21, T.6N R.2W SALT LAKE BASE & MERIDIAN WEBER COUNTY, UTAH
 "A LOT-AVERAGED SUBDIVISION"

OWNER
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 tylorbrenchley@gmail.com
 and
 KEITH WARD
 1978 CAMERON DRIVE
 WEST HAVEN, UT 84401
 (801) 540-9399
 wardkr1@msn.com

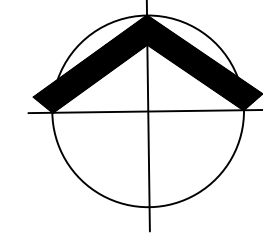
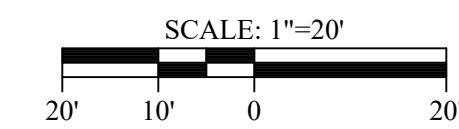
REVISIONS/SUBMISSIONS

NO.	DATE	DESCRIPTION

MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C11.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE:		

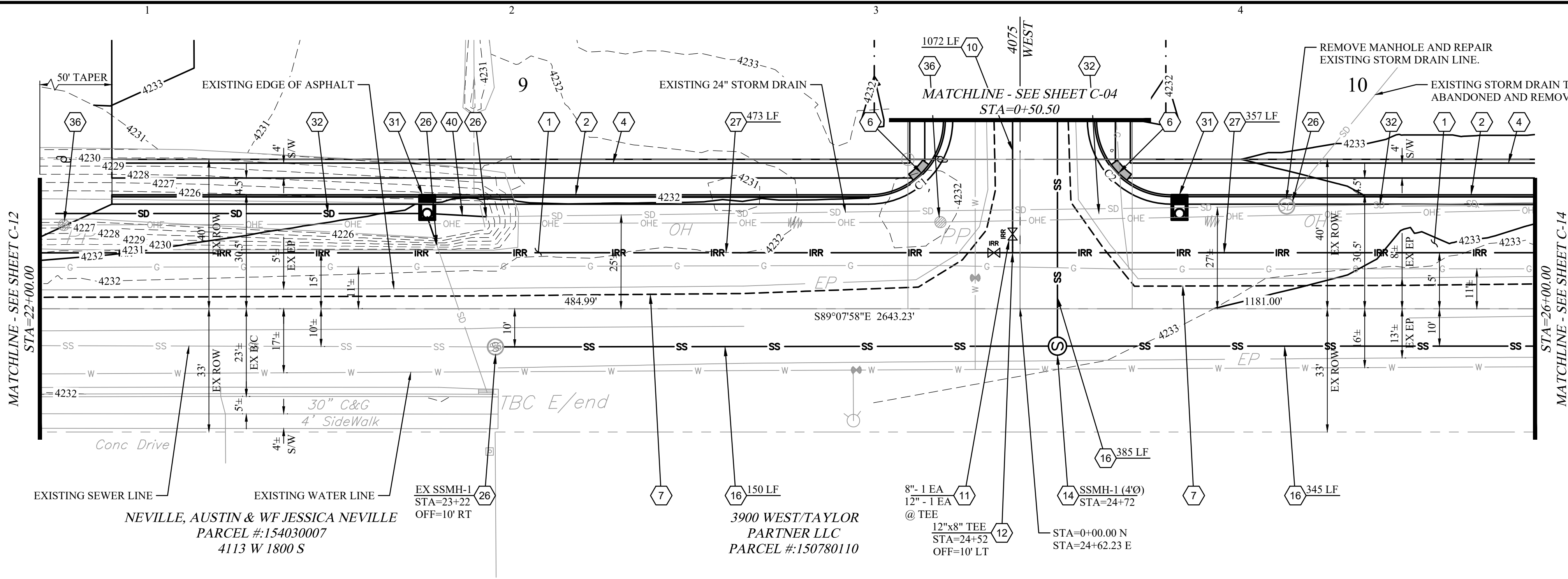
1800 SOUTH
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SHEET NAME
C-11
 SHEET 12 OF 24



Know what's below.
 Call before you dig.

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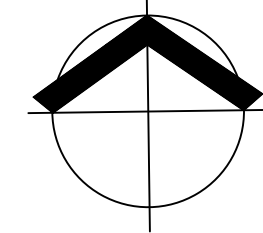
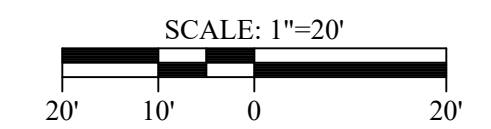
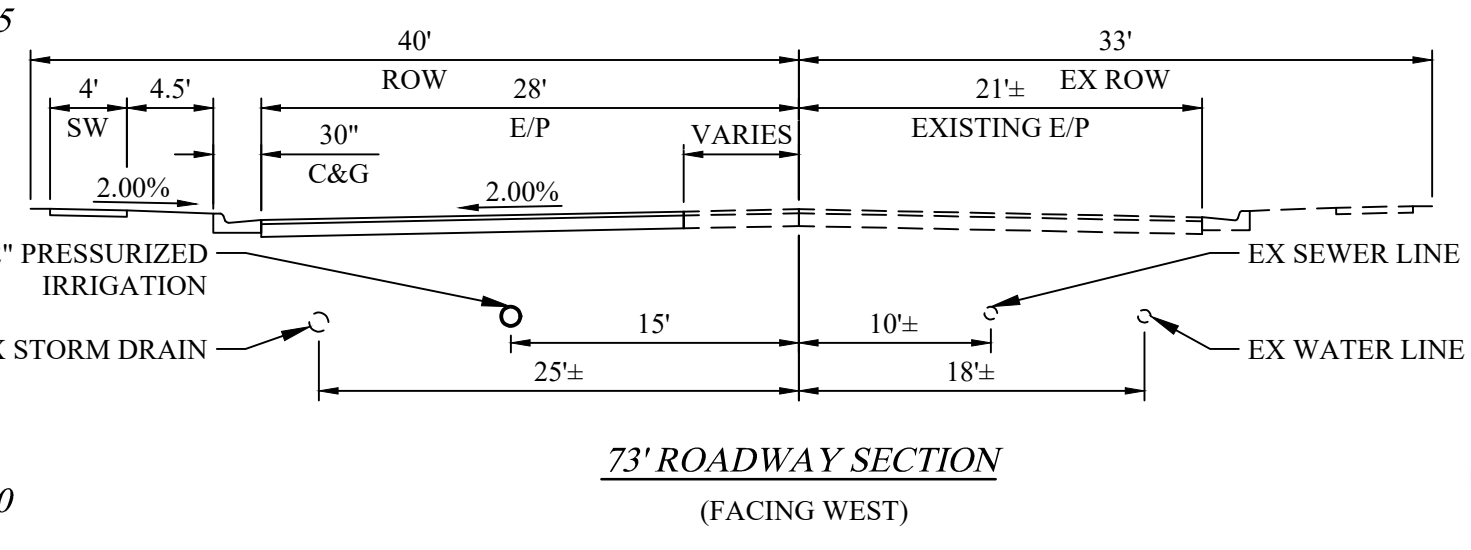
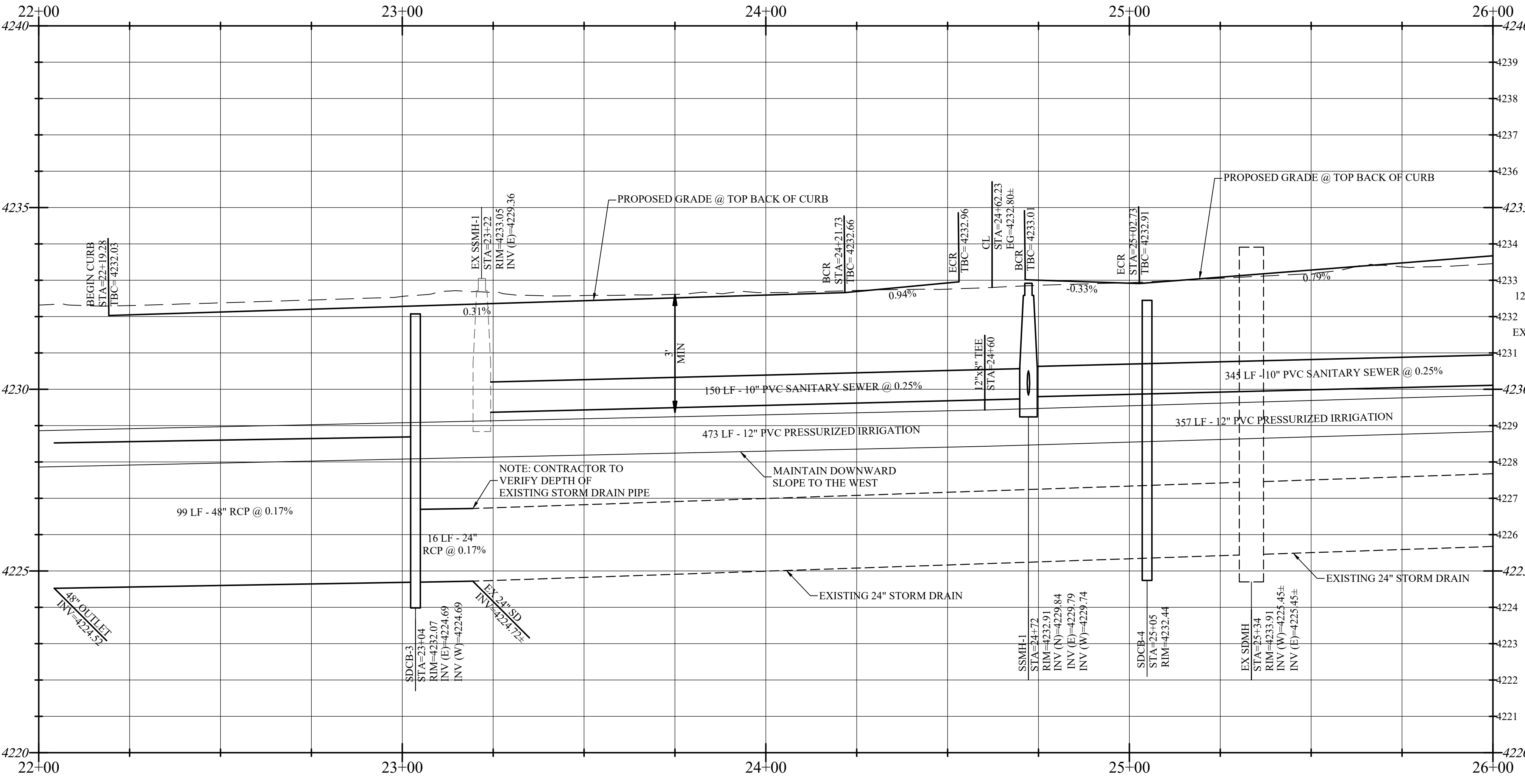


- ### CONSTRUCTION NOTES
- FURNISH & INSTALL 3" AC ON 6" UNTREATED ROAD BASE ON 10" ENGINEERED FILL PER APWA SPEC 32.12.03.
 - FURNISH & INSTALL 30" TYPE A CURB & GUTTER PER APWA PLAN NO. 205.
 - FURNISH & INSTALL CONCRETE SIDEWALK (SIZE PER PLAN) PER APWA PLAN NO. 231.
 - FURNISH & INSTALL TYPE 4 SIDEWALK RAMP PER APWA PLAN NO. 236.
 - SAWCUT TO A NEAT CLEAN FINISH & TIE-IN TO EXISTING ASPHALT PER APWA PLAN NO. 251. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
 - FURNISH & INSTALL 8" PURPLE PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-7.
 - FURNISH & INSTALL IRRIGATION VALVE (SIZE PER PLAN) PER APWA PLAN NO. 574.
 - FURNISH & INSTALL IRRIGATION FITTING (SIZE & TYPE PER PLAN) W/ THRUST BLOCKS PER APWA PLAN NO. 561.
 - FURNISH & INSTALL SANITARY SEWER MANHOLE (SIZE PER PLAN) PER APWA PLAN NO. 411.
 - FURNISH & INSTALL 8" PVC SANITARY SEWER LINE PER MODIFIED APWA PLAN NO. 382.
 - TIE-IN TO EXISTING UTILITY. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
 - FURNISH & INSTALL 12" PURPLE PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-7.
 - FURNISH & INSTALL 4"x7" CONCRETE BOX W/ 48"x18" CURB INLET AND MANHOLE ACCESS.
 - FURNISH & INSTALL 48" RCP STORM DRAIN PER APWA PLAN NO. 381.
 - EXISTING UTILITY POLE TO BE RELOCATED BY OTHERS.
 - FURNISH & INSTALL 24" RCP STORM DRAIN PER APWA PLAN NO. 381.

NOTE:
CONTRACTOR SHALL VERIFY DEPTHS OF EXISTING WATER LINE AND OTHER UTILITIES PRIOR TO INSTALLATION. IF CONFLICTS OCCUR REFER TO WATER SERVICE LINE LOOP DETAIL AND WATER MAIN LINE LOOP DETAIL ON THE DETAIL SHEETS. CONTRACTOR SHALL ENSURE ALL WATER LINE SEPARATION MEETS APPLICABLE UTAH DRINKING WATER REQUIREMENTS.

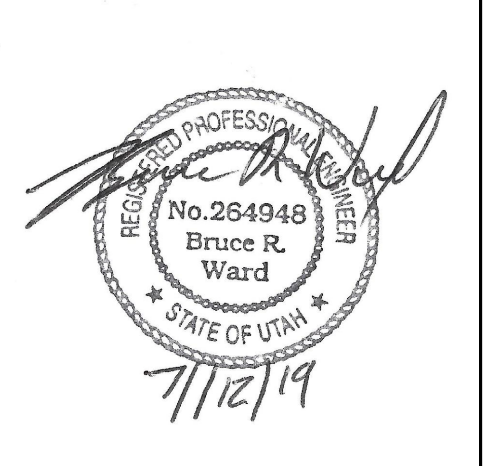
1800 SOUTH

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	N45°52'02"E	28.28'
C2	31.42'	20.00'	90°00'00"	S44°07'58"E	28.28'



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bruceward007@live.com

CONSULTANT'S



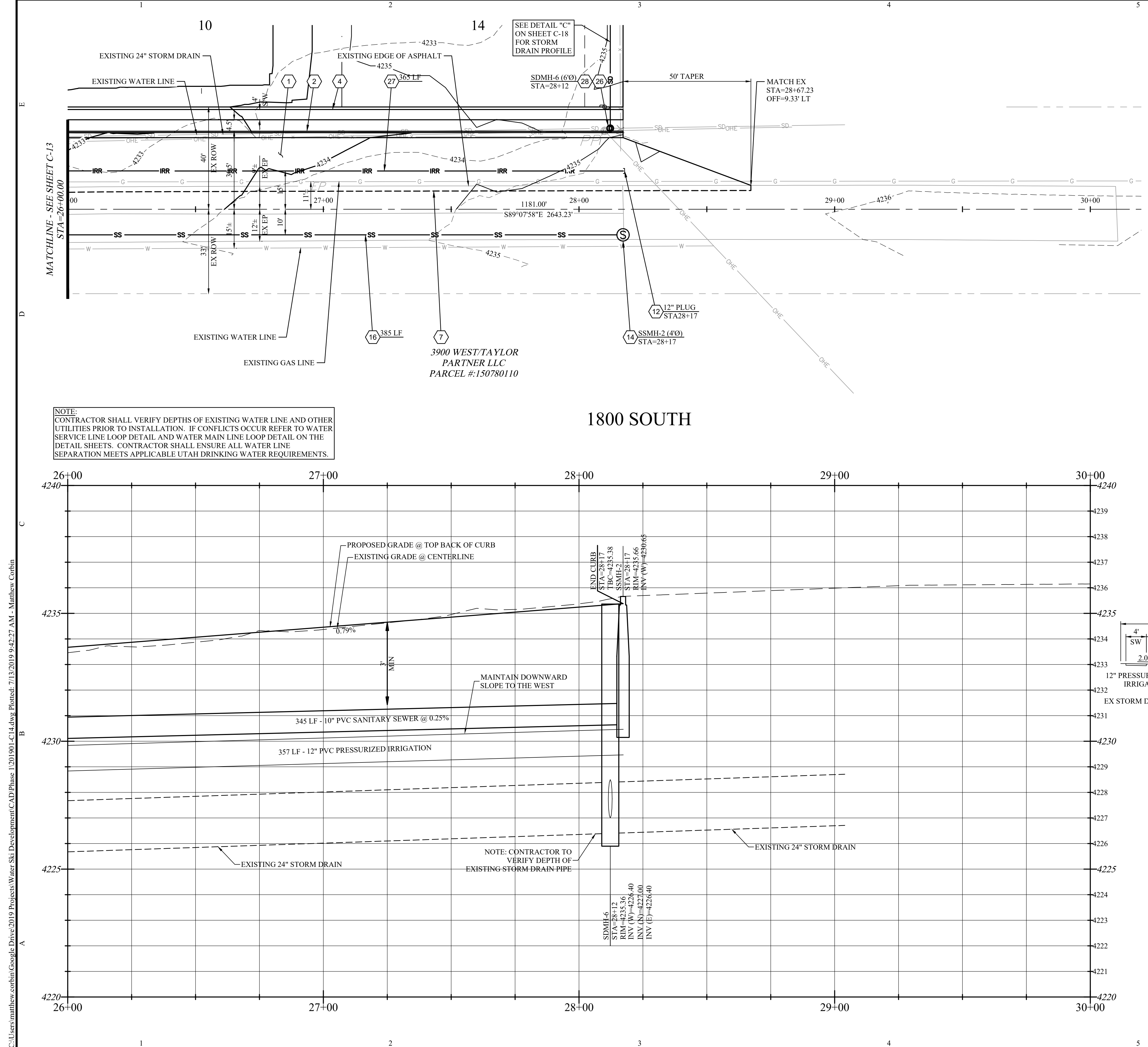
HALCYON LAKE ESTATES
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WEBER COUNTY, UTAH
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and
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(801) 540-9399
wardk1@msn.com

MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C13.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE:		

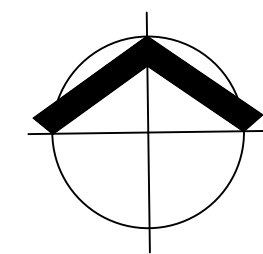
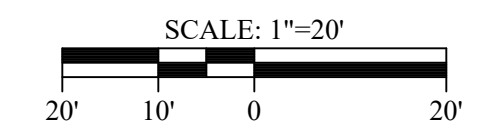
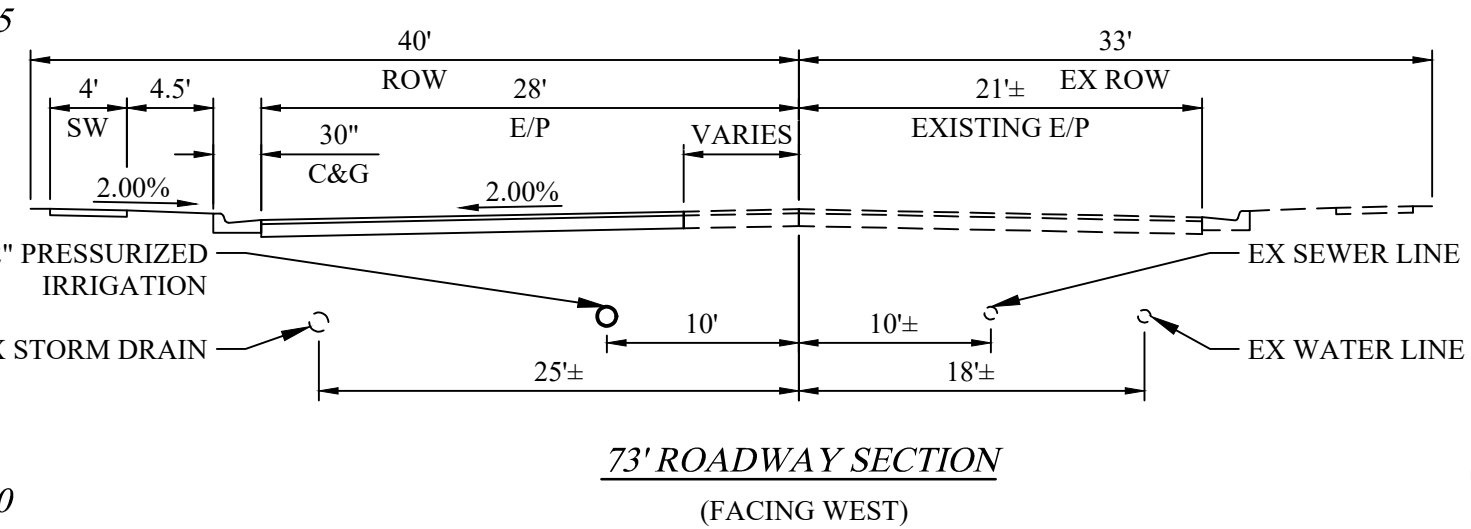
1800 SOUTH
STA=22+00 - STA=26+00
C-13
SHEET 14 OF 24

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NOTE:
 CONTRACTOR SHALL VERIFY DEPTHS OF EXISTING WATER LINE AND OTHER UTILITIES PRIOR TO INSTALLATION. IF CONFLICTS OCCUR REFER TO WATER SERVICE LINE LOOP DETAIL AND WATER MAIN LINE LOOP DETAIL ON THE DETAIL SHEETS. CONTRACTOR SHALL ENSURE ALL WATER LINE SEPARATION MEETS APPLICABLE UTAH DRINKING WATER REQUIREMENTS.

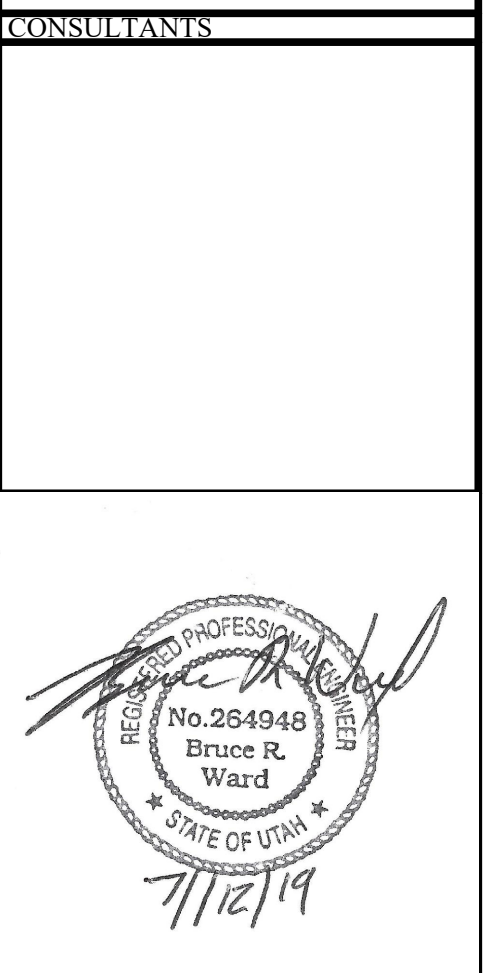
1800 SOUTH



CONSTRUCTION NOTES

- ① FURNISH & INSTALL 3" AC ON 6" UNTREATED ROAD BASE ON 10" ENGINEERED FILL PER APWA SPEC 32 12 03.
- ② FURNISH & INSTALL 30" TYPE A CURB & GUTTER PER APWA PLAN NO. 205.
- ④ FURNISH & INSTALL CONCRETE SIDEWALK (SIZE PER PLAN) PER APWA PLAN NO. 231.
- ⑦ SAWCUT TO A NEAT CLEAN FINISH & TIE-IN TO EXISTING ASPHALT PER APWA PLAN NO. 251. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- ⑫ FURNISH & INSTALL IRRIGATION FITTING (SIZE & TYPE PER PLAN) W/ THRUST BLOCKS PER APWA PLAN NO. 561.
- ⑭ FURNISH & INSTALL SANITARY SEWER MANHOLE (SIZE PER PLAN) PER APWA PLAN NO. 411.
- ⑯ FURNISH & INSTALL 8" PVC SANITARY SEWER LINE PER MODIFIED APWA PLAN NO. 382.
- ⑰ TIE-IN TO EXISTING UTILITY. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- ⑳ FURNISH & INSTALL 12" PURPLE PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-7.
- ㉔ FURNISH & INSTALL STORM DRAIN MANHOLE (SIZE PER PLAN) PER APWA PLAN NO. 411.

PREPARED BY
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 521 West 1050 South
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 (801) 360-6297
 bruceward007@live.com



HALCYON LAKE ESTATES
 A PORTION OF THE SW 1/4 OF SECTION 21, T.6N R.2W SALT LAKE BASE & MERIDIAN WEBER COUNTY, UTAH
 "A LOT-AVERAGED SUBDIVISION"
 OWNER
WAKELESS HOLDINGS LLC.
 TYLER BRENCHELEY
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 (801) 644-3148
 tylorbrenchley@gmail.com
 and
 KEITH WARD
 1978 CAMERON DRIVE
 WEST HAVEN, UT 84401
 (801) 540-9399
 wardkrl@msn.com

MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C14.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE		
1800 SOUTH		
STA=26+00 - STA=30+00		
SHEET NAME		
C-14		
SHEET 15 OF 24		

C:\Users\matthew.corbin\OneDrive\Projects\Water Ski Development\CAD Phase 1\201901-C14.dwg Plotted: 7/13/2019 9:42:27 AM - Matthew Corbin

WEBER SCHOOL DISTRICT
PARCEL #: 150800058

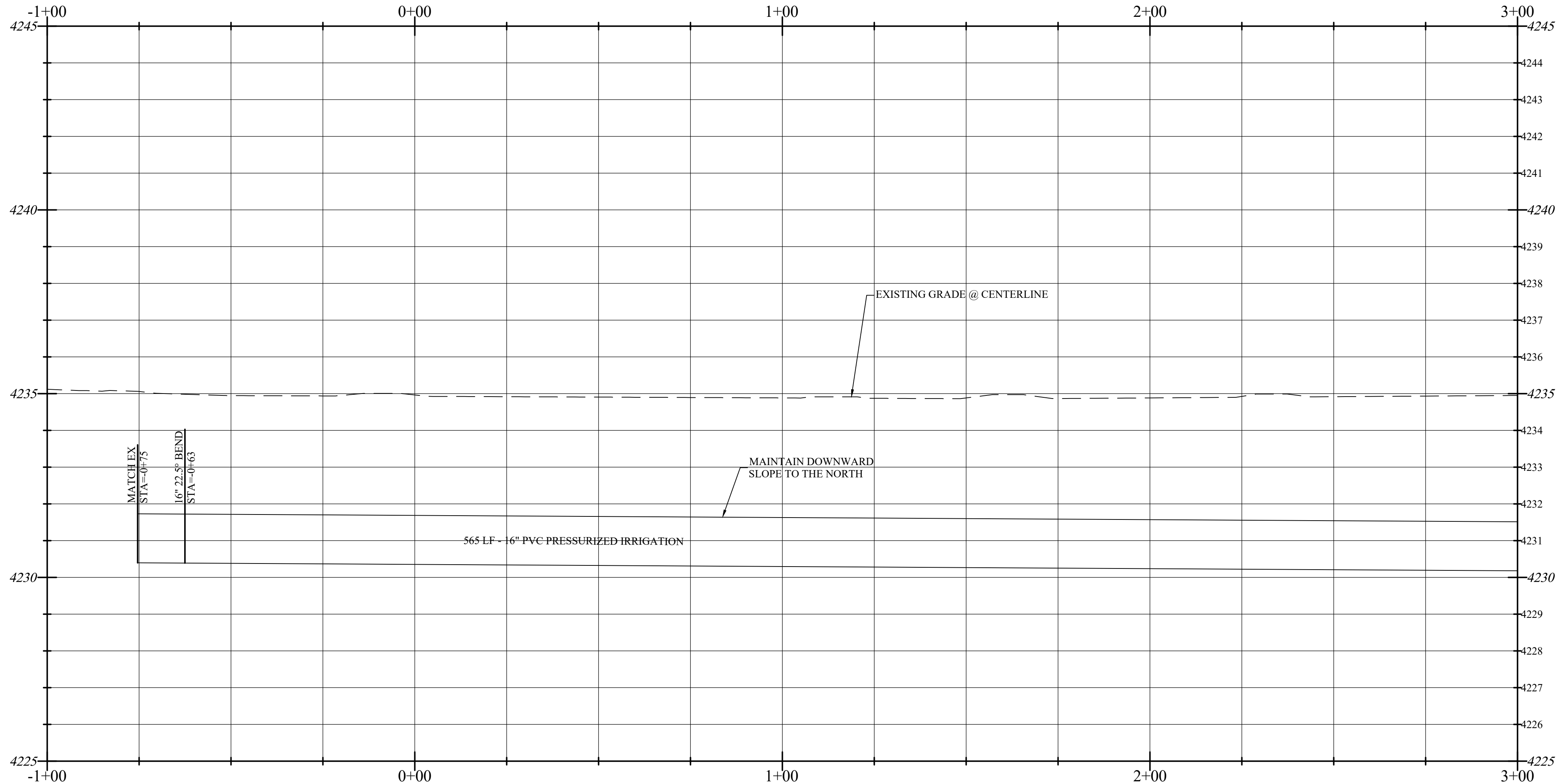
EXISTING GAS LINE
EXISTING SEWER LINE
EXISTING EDGE OF ASPHALT

EXISTING WATER LINE
EXISTING EDGE OF ASPHALT
TOONE, MICHAEL & WF KATIE TOONE
PARCEL #: 153680001
1948 S 4300 W

RICHARD & ANDREA FAVERO FAMILY TRUST
PARCEL #: 153680002
1920 S 4300 W

4300 WEST

NOTE:
CONTRACTOR SHALL VERIFY DEPTHS OF EXISTING WATER LINE AND OTHER UTILITIES PRIOR TO INSTALLATION. IF CONFLICTS OCCUR REFER TO WATER SERVICE LINE LOOP DETAIL AND WATER MAIN LINE LOOP DETAIL ON THE DETAIL SHEETS. CONTRACTOR SHALL ENSURE ALL WATER LINE SEPARATION MEETS APPLICABLE UTAH DRINKING WATER REQUIREMENTS.

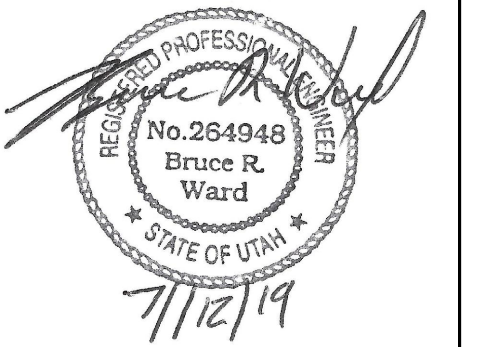


CONSTRUCTION NOTES

- ⑨ FURNISH & INSTALL 16" PURPLE PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-7.
- ⑫ FURNISH & INSTALL IRRIGATION FITTING (SIZE & TYPE PER PLAN) W/ THRUST BLOCKS PER APWA PLAN NO. 561.
- ⑮ TIE-IN TO EXISTING UTILITY. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

PREPARED BY
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bruceward007@live.com

CONSULTANT'S



HALCYON LAKE ESTATES

A PORTION OF THE SW 1/4 OF SECTION 21, T.6N R.2W SALT LAKE BASE & MERIDIAN WEBER COUNTY, UTAH
"A LOT-AVERAGED SUBDIVISION"

OWNER

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and
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1978 CAMERON DRIVE
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REVISIONS/SUBMISSIONS

MARK	DATE	DESCRIPTION

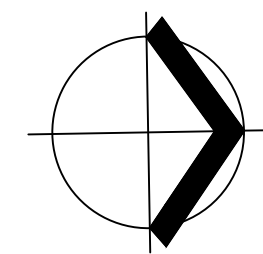
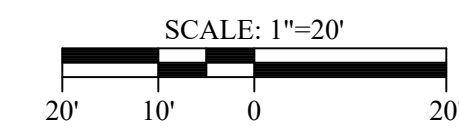
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PROJECT #	201901	
CAD DWG FILE:	201901-C15.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE:		

4300 WEST
STA=0+00 - STA=3+00

SHEET NAME

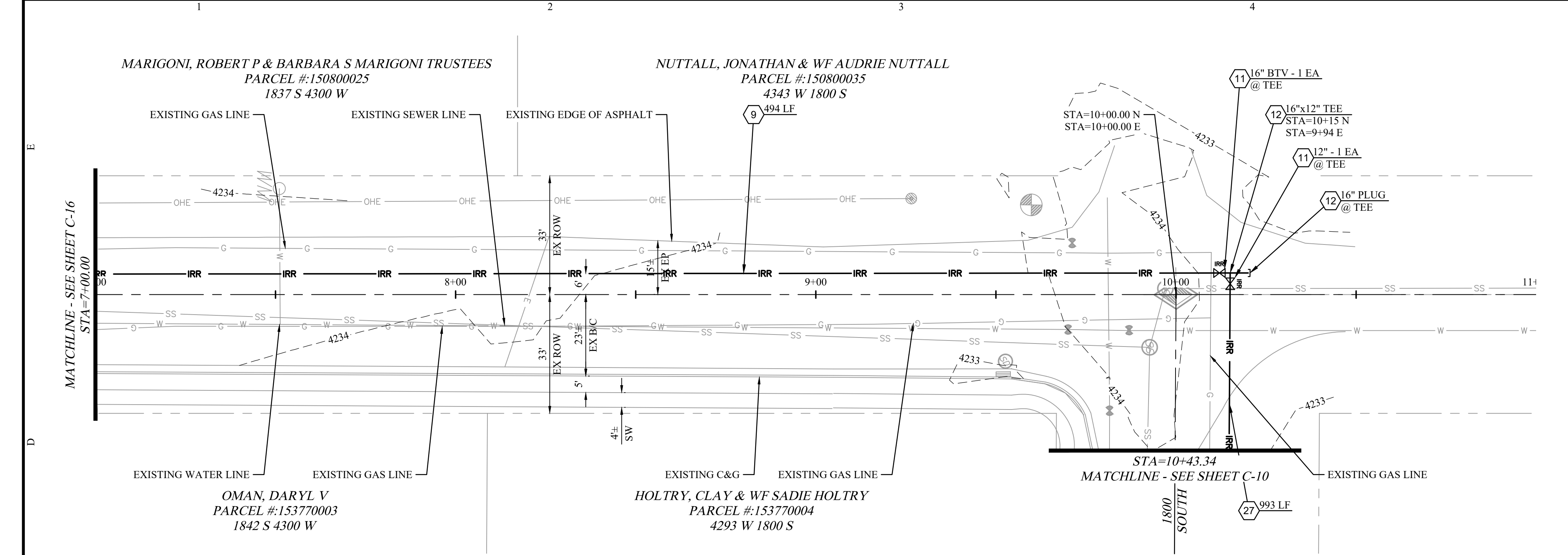
C-15

SHEET 16 OF 24



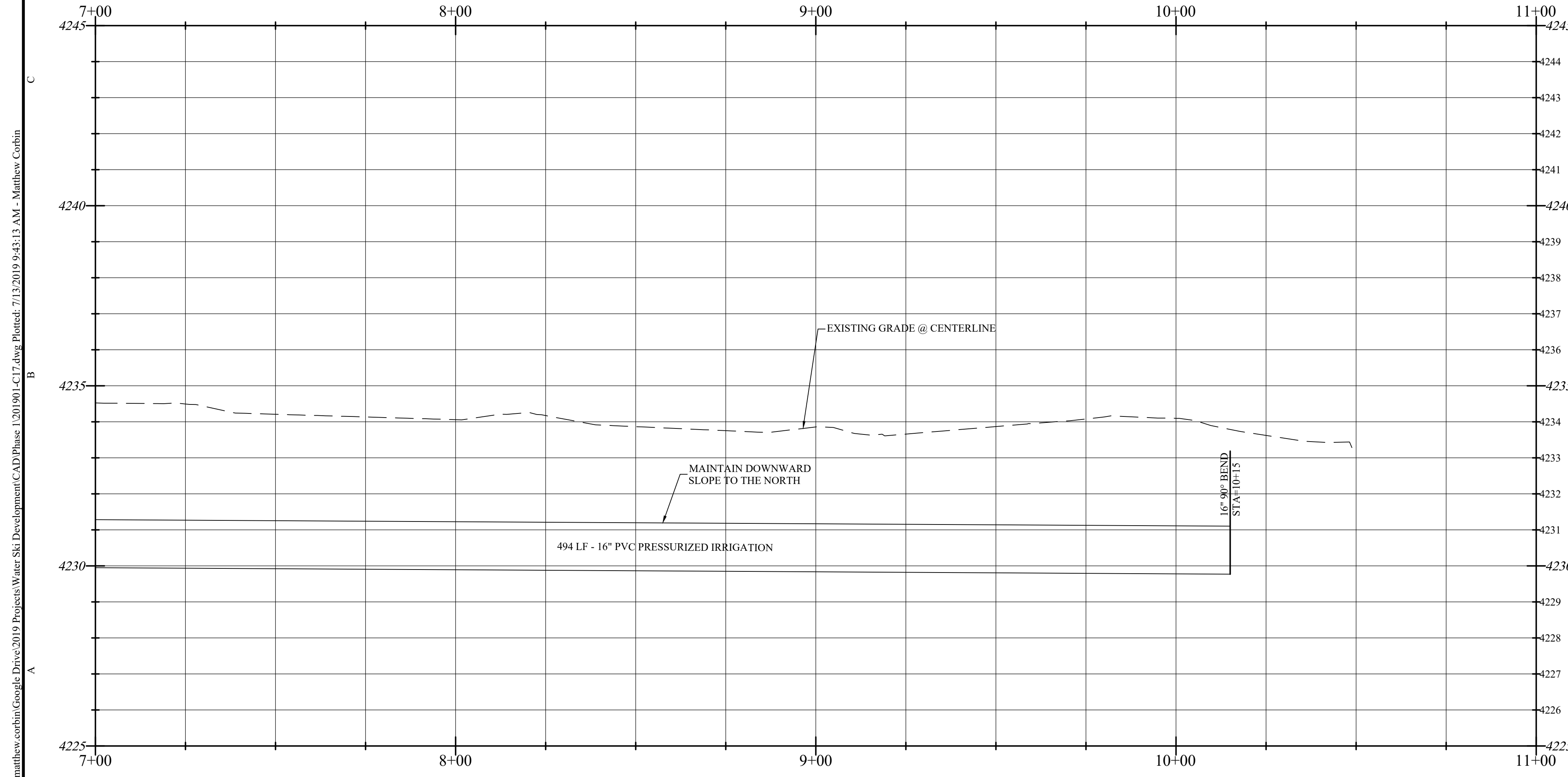
Know what's below.
Call before you dig.

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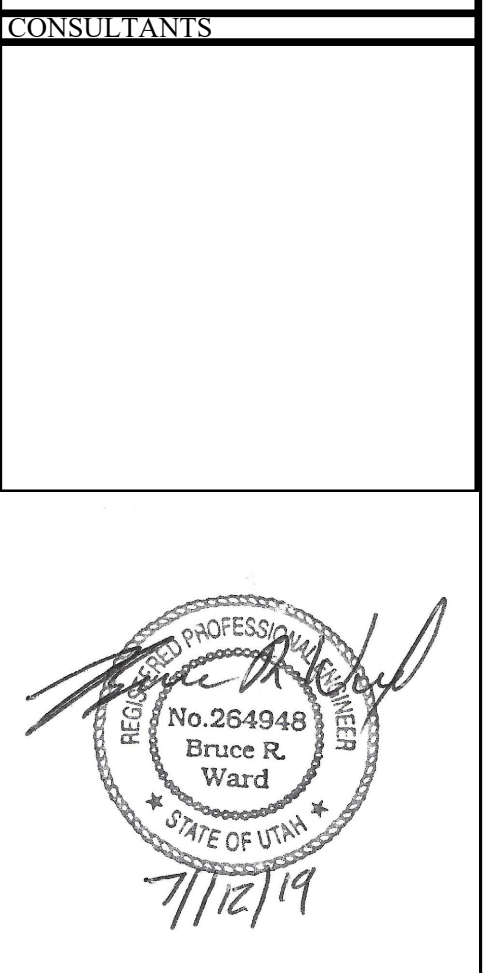
NOTE:
 CONTRACTOR SHALL VERIFY DEPTHS OF EXISTING WATER LINE AND OTHER UTILITIES PRIOR TO INSTALLATION. IF CONFLICTS OCCUR REFER TO WATER SERVICE LINE LOOP DETAIL AND WATER MAIN LINE LOOP DETAIL ON THE DETAIL SHEETS. CONTRACTOR SHALL ENSURE ALL WATER LINE SEPARATION MEETS APPLICABLE UTAH DRINKING WATER REQUIREMENTS.

4300 WEST



- CONSTRUCTION NOTES**
- 9 FURNISH & INSTALL 16" PURPLE PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-7.
 - 11 FURNISH & INSTALL IRRIGATION VALVE (SIZE PER PLAN) PER APWA PLAN NO. 574.
 - 12 FURNISH & INSTALL IRRIGATION FITTING (SIZE & TYPE PER PLAN) W/ THRUST BLOCKS PER APWA PLAN NO. 561.
 - 27 FURNISH & INSTALL 12" PURPLE PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-7.

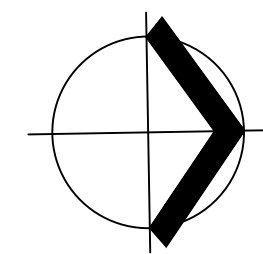
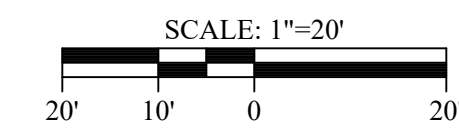
PREPARER
WRB Consulting Services
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 (801) 360-6297
 bruceward007@live.com



HALCYON LAKE ESTATES
 A PORTION OF THE SW 1/4 OF SECTION 21, T.6N R.2W SALT LAKE BASE & MERIDIAN WEBER COUNTY, UTAH
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REVISIONS/SUBMISSIONS

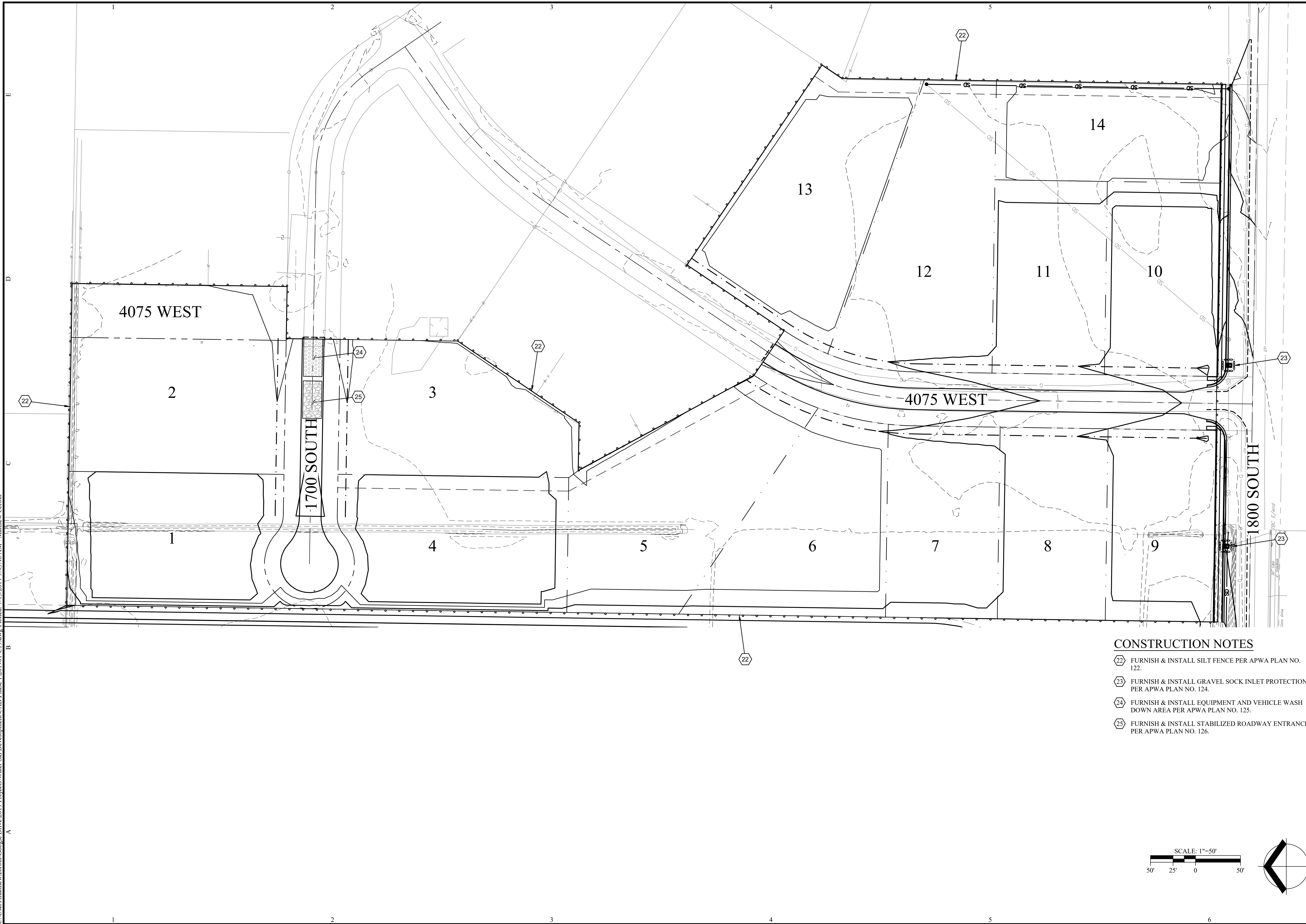
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SHEET NAME
C-17
 SHEET 18 OF 24

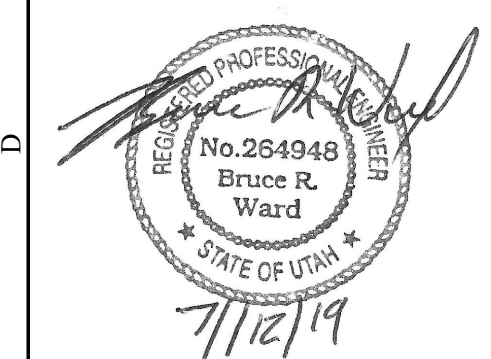
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HALCYON LAKE ESTATES
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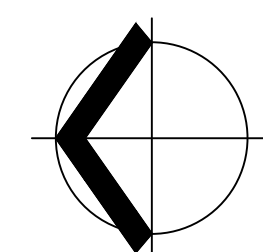
MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C19.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	

SHEET NAME
STORMWATER POLLUTION & PREVENTION PLAN

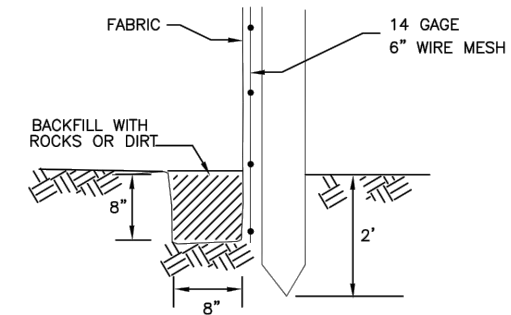
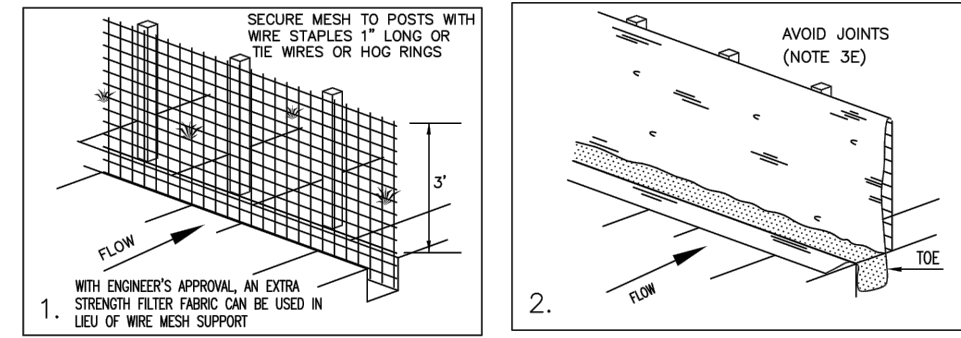
SHEET TITLE
C-19
 SHEET 20 OF 24

CONSTRUCTION NOTES

- 22 FURNISH & INSTALL SILT FENCE PER APWA PLAN NO. 122.
- 23 FURNISH & INSTALL GRAVEL SOCK INLET PROTECTION PER APWA PLAN NO. 124.
- 24 FURNISH & INSTALL EQUIPMENT AND VEHICLE WASH DOWN AREA PER APWA PLAN NO. 125.
- 25 FURNISH & INSTALL STABILIZED ROADWAY ENTRANCE PER APWA PLAN NO. 126.



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.



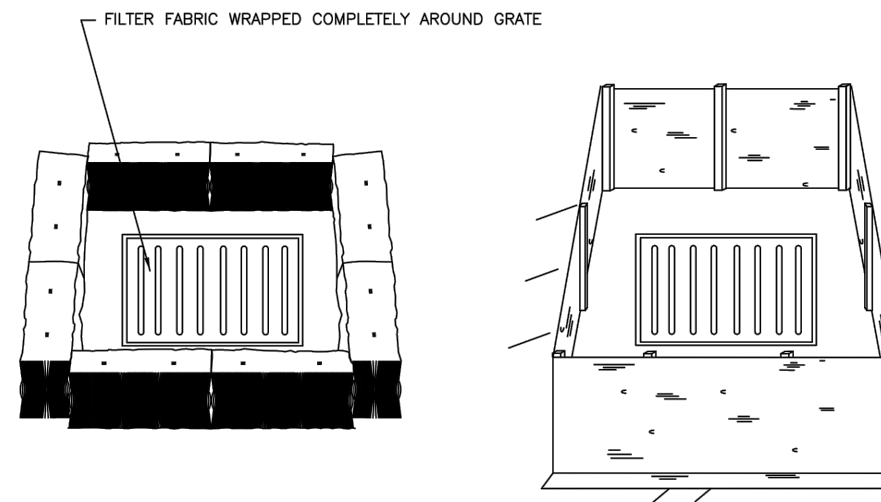
TOE DETAIL

Silt fence 122

February 2006

7

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 No. 121)

SILT FENCE (PLAN No. 122)

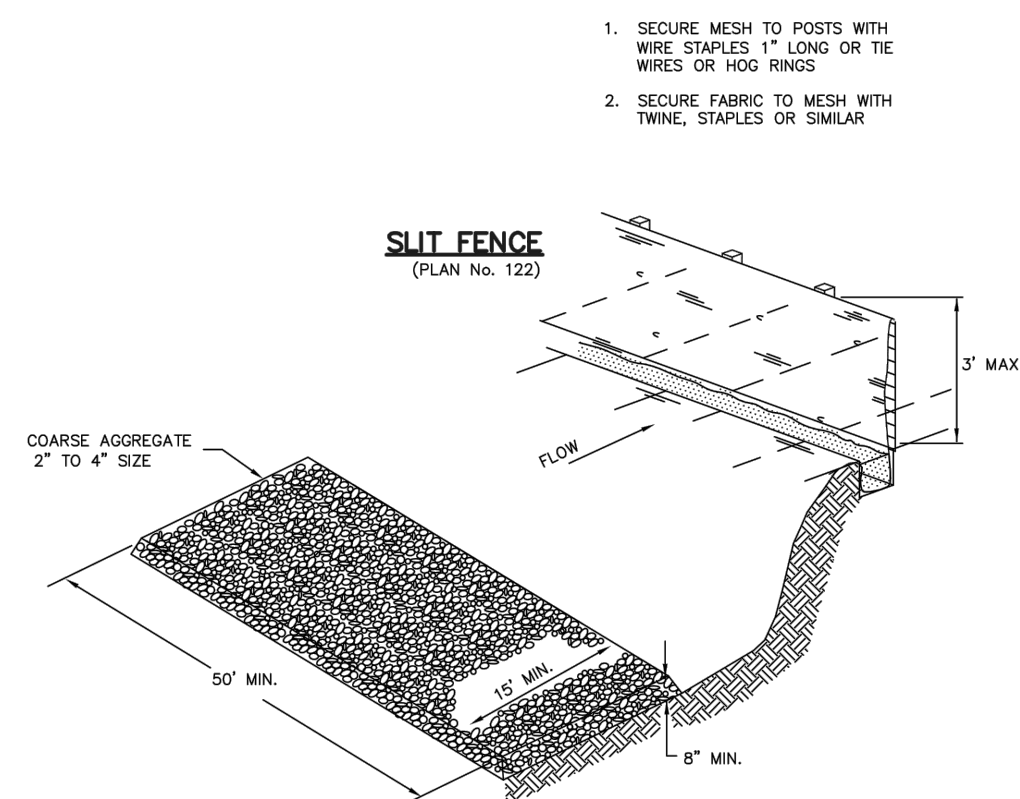
Inlet protection - fence or straw bale

Plan No. 124 Drawing 3 of 3

February 2006

15

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.



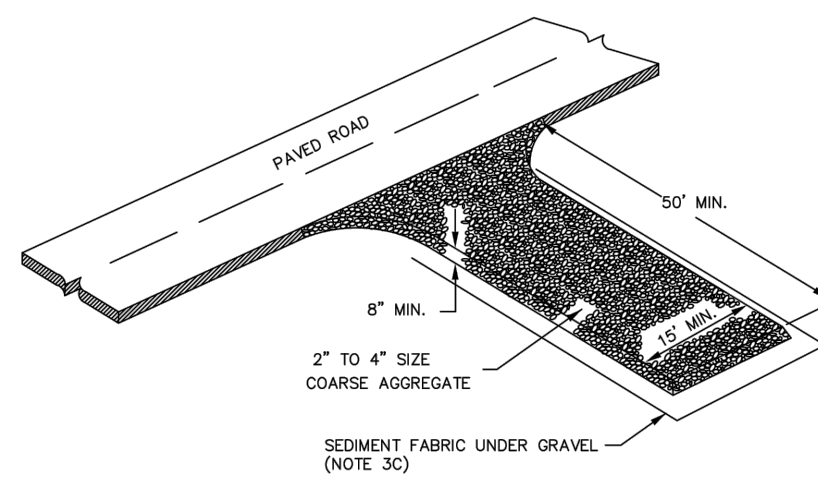
WASH DOWN AREA

Equipment and vehicle wash down area 125

February 2006

17

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 No. 126

February 2006

19

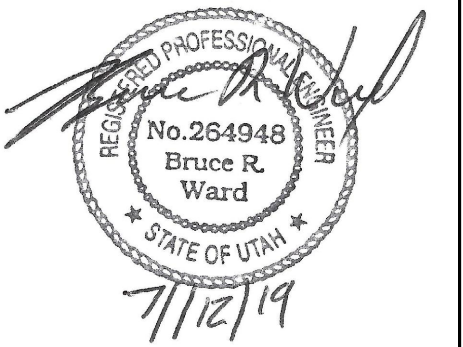
PREPARED BY

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CONSULTANT'S



HALCYON LAKE ESTATES

A PORTION OF THE SW 1/4 OF SECTION 21, T.6N R.2W SALT LAKE BASE & MERIDIAN WEBER COUNTY, UTAH

"A LOT-AVERAGED SUBDIVISION"

OWNER

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(801) 644-3148
tylorbrenchley@gmail.com

and
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WEST HAVEN, UT 84401
(801) 540-9399
wardkr1@msn.com

REVISIONS/SUBMISSIONS

MARK	DATE	DESCRIPTION

PROJECT # 201901

CAD DWG FILE: 201901-C20.dwg

DRAWN BY: M. CORBIN

CHECKED BY: B. WARD

DESIGNED BY: S. SMITH

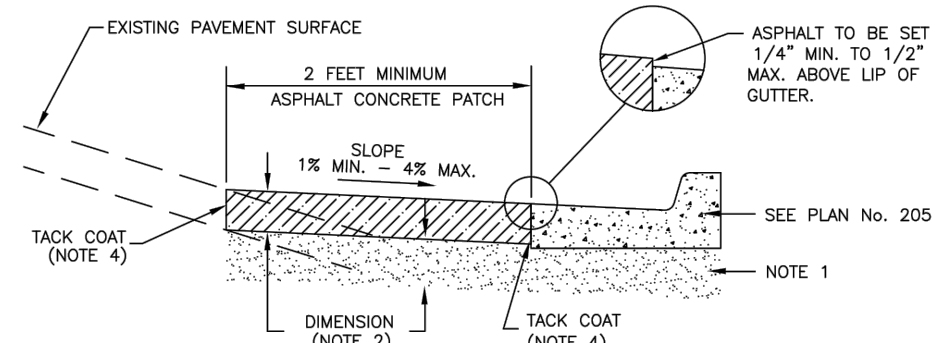
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SWPPP DETAILS

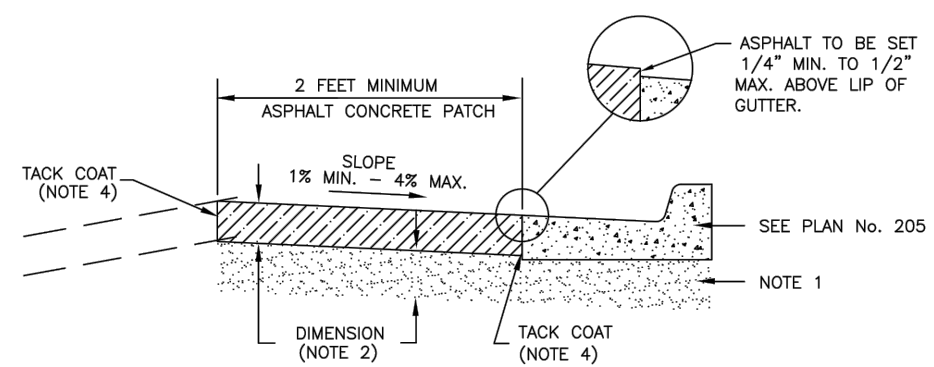
SHEET NAME

C-20

SHEET 21 OF 24



CASE 1 - POSITIVE STREET SLOPE TIE-IN



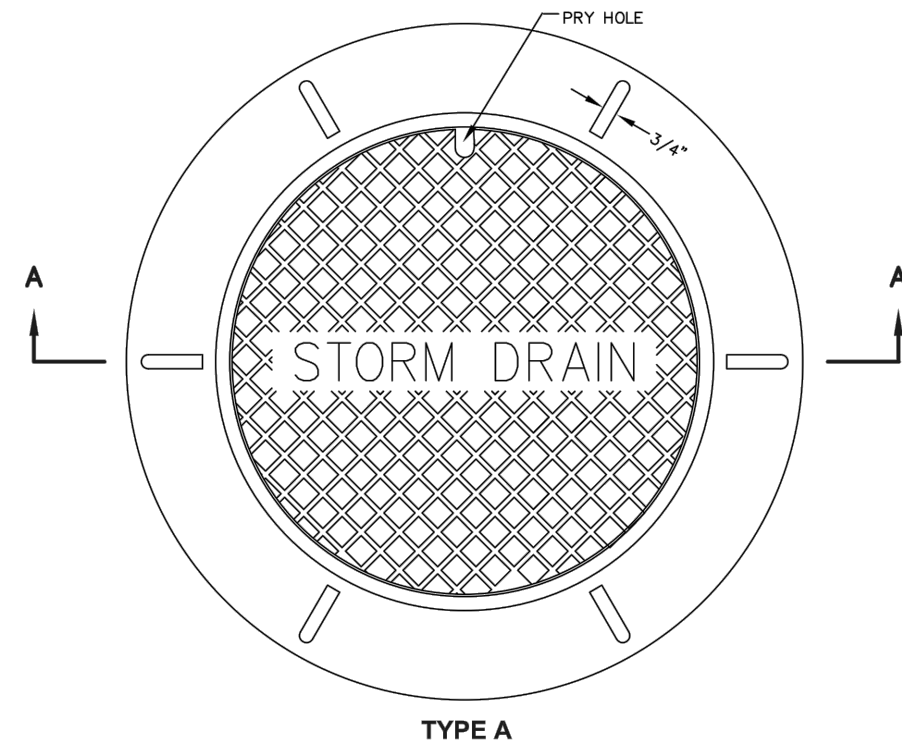
CASE 2 - NEGATIVE STREET SLOPE TIE-IN

Asphalt concrete pavement tie-in

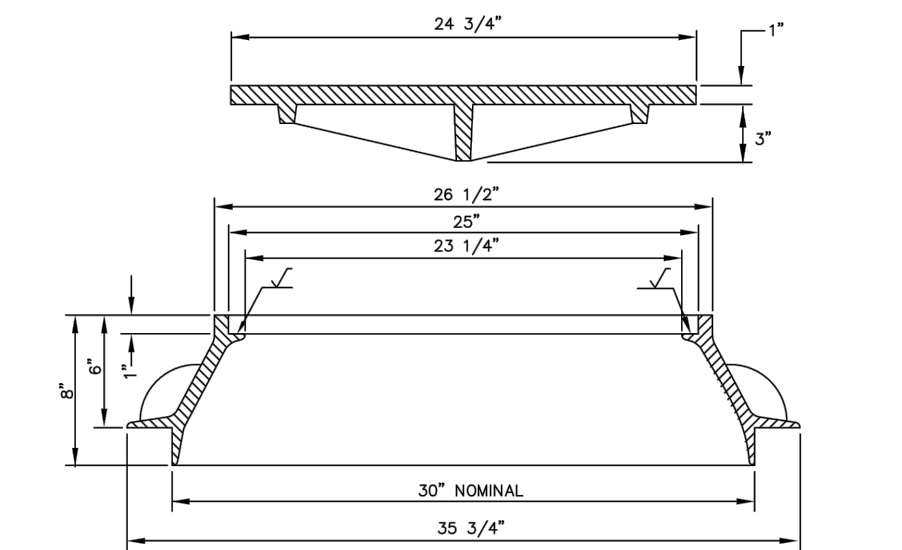
Plan No. 251

July 2005

75



TYPE A



SECTION A-A

30" Frame and cover

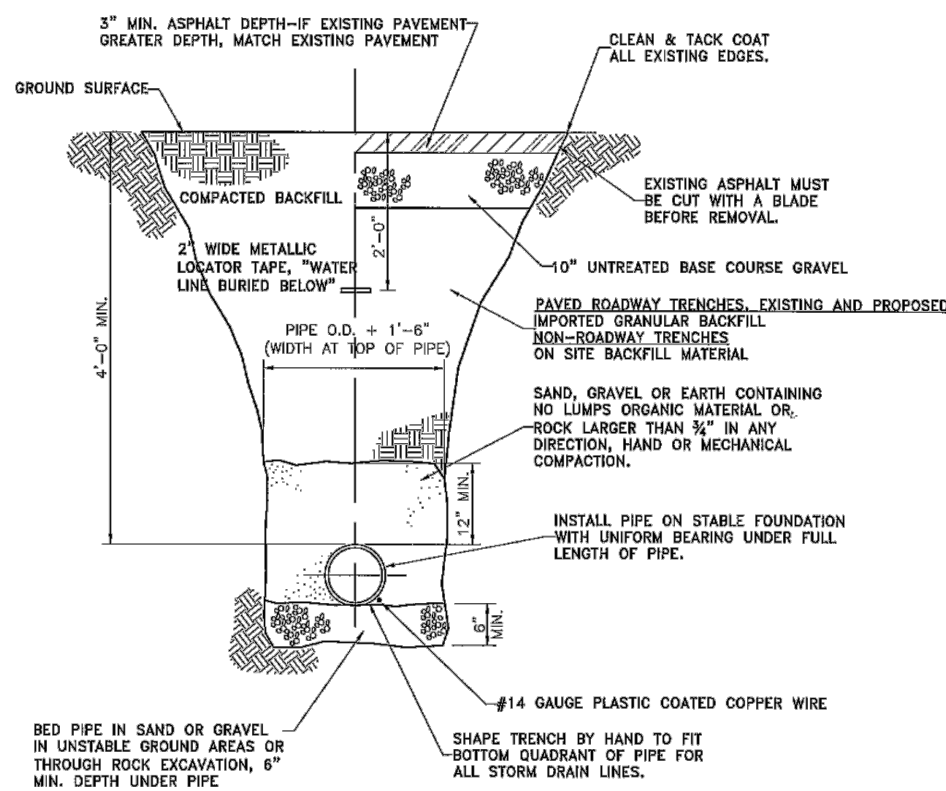
Plan No. 302

September 2001

115

Drawing 1 of 2

NOTE:
SEE MODIFIED APWA PLAN NO 382 ON
THIS SHEET FOR T-PATCH DETAILS



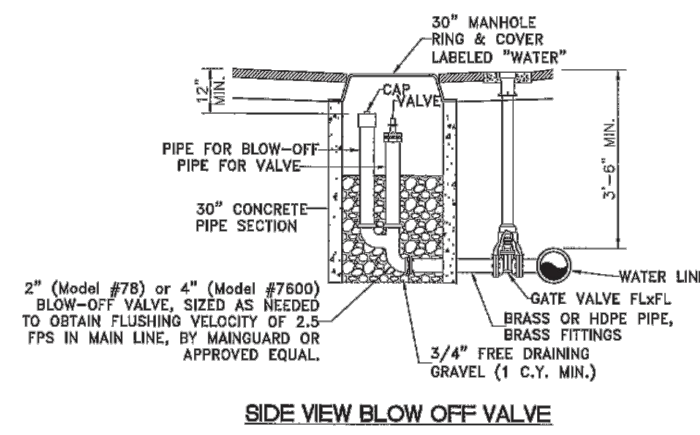
TYPICAL TRENCH SECTION
(NOT TO SCALE)



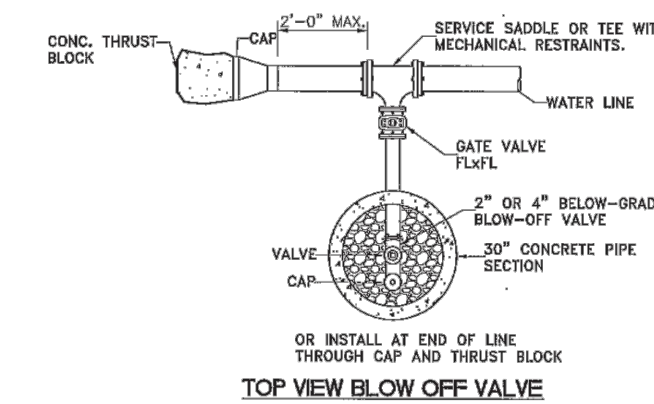
Gardner Engineering

TAYLOR - WEST WEBER
WATER IMPROVEMENT DISTRICT
STANDARD WATER DETAILS - Page 3 of 9

C:\Users\james\Documents\Projects\Water S&I Development\CAD Phase 1\201901-C23.dwg Plot: 7/13/2019 9:44:22 AM - Matthew Corbin



SIDE VIEW BLOW OFF VALVE



TOP VIEW BLOW OFF VALVE

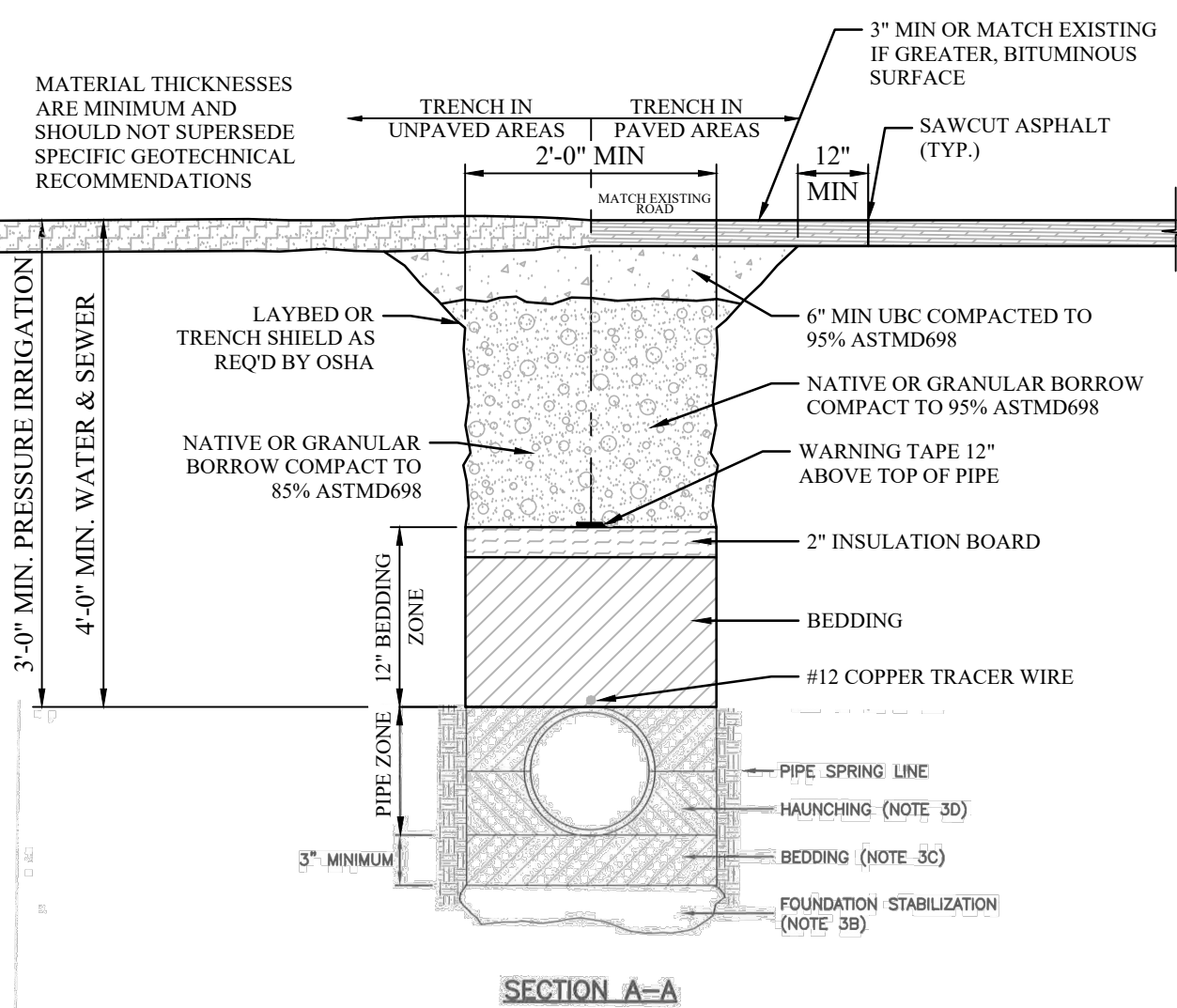
TYPICAL BLOW OFF VALVE DETAIL
(NOT TO SCALE)



Gardner Engineering

TAYLOR - WEST WEBER
WATER IMPROVEMENT DISTRICT
STANDARD WATER DETAILS - Page 9 of 9

C:\Users\james\Documents\Projects\Water S&I Development\CAD Phase 1\201901-C23.dwg Plot: 7/13/2019 9:44:22 AM - Matthew Corbin



SECTION A-A

INSTALLATION

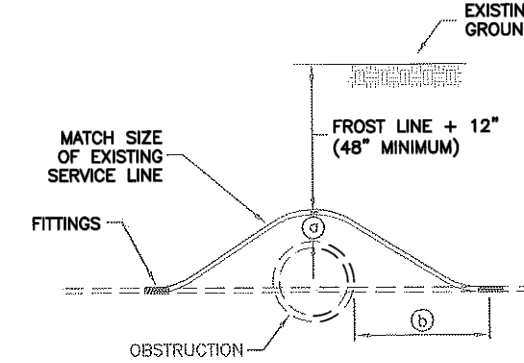
CONCRETE PIPE: FOLLOW ASTM C 1479
STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.
PVC AND HDPE PIPE: FOLLOW ASTM D 2321
STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS.
CORRUGATED METAL PIPE: FOLLOW ASTM A 798
STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.
VITRIFIED CLAY PIPE: FOLLOW ASTM C 12
STANDARD PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

Pipe zone backfill

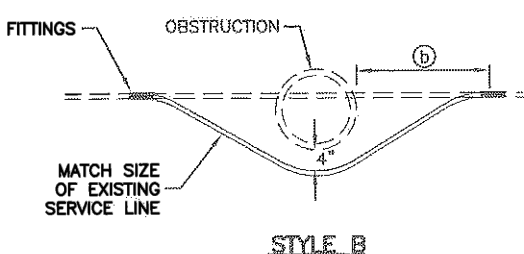
Plan No. 382 (MODIFIED)

January 2011

205



STYLE A



STYLE B

TABLE OF DIMENSIONS	
OBSTRUCTION	OBSTRUCTION
SEWER MAIN	OTHER
18" MIN	12" MIN.
10'-0" O.D. + 48"	12" MIN.

Water service line loop

Plan No. 542

March 2011

255

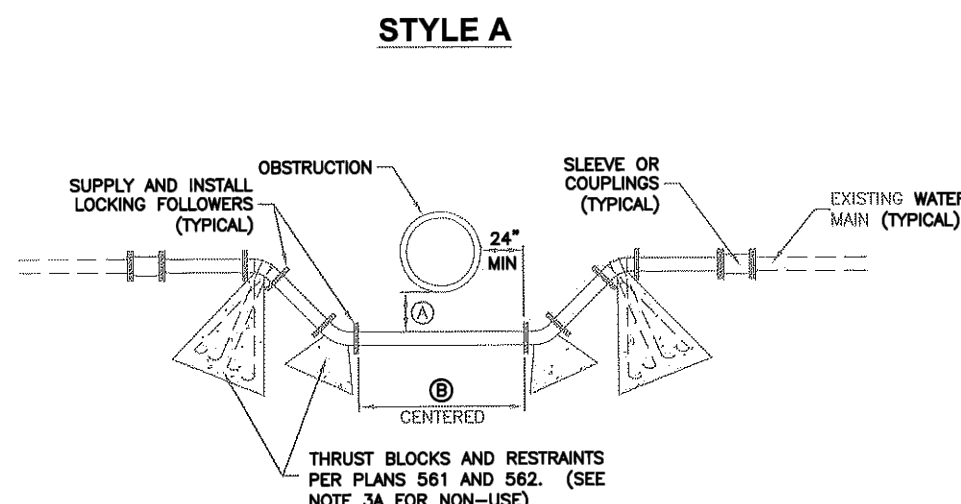


TABLE OF DIMENSIONS	
OBSTRUCTION	OBSTRUCTION
SEWER	OTHER
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12" MIN	O.D. + 48"

Water main line loop

Plan No. 543

March 2011

257

Sheet 1 of 2

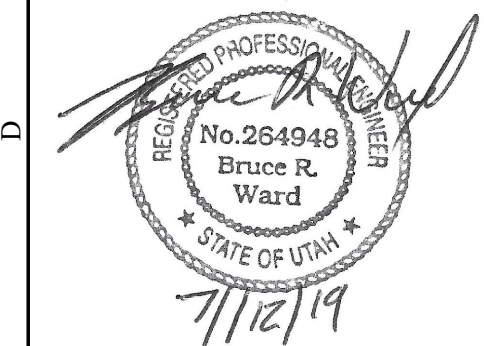
PREPARED BY

WRB Consulting Services

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(801) 360-6297
bruceward007@live.com

CONSULTANT'S



HALCYON LAKE
ESTATES

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SUBDIVISION"

OWNER

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REVISIONS/SUBMISSIONS

MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C23.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE		

STANDARD
DETAILS

SHEET NAME

C-23

SHEET 24 OF 24