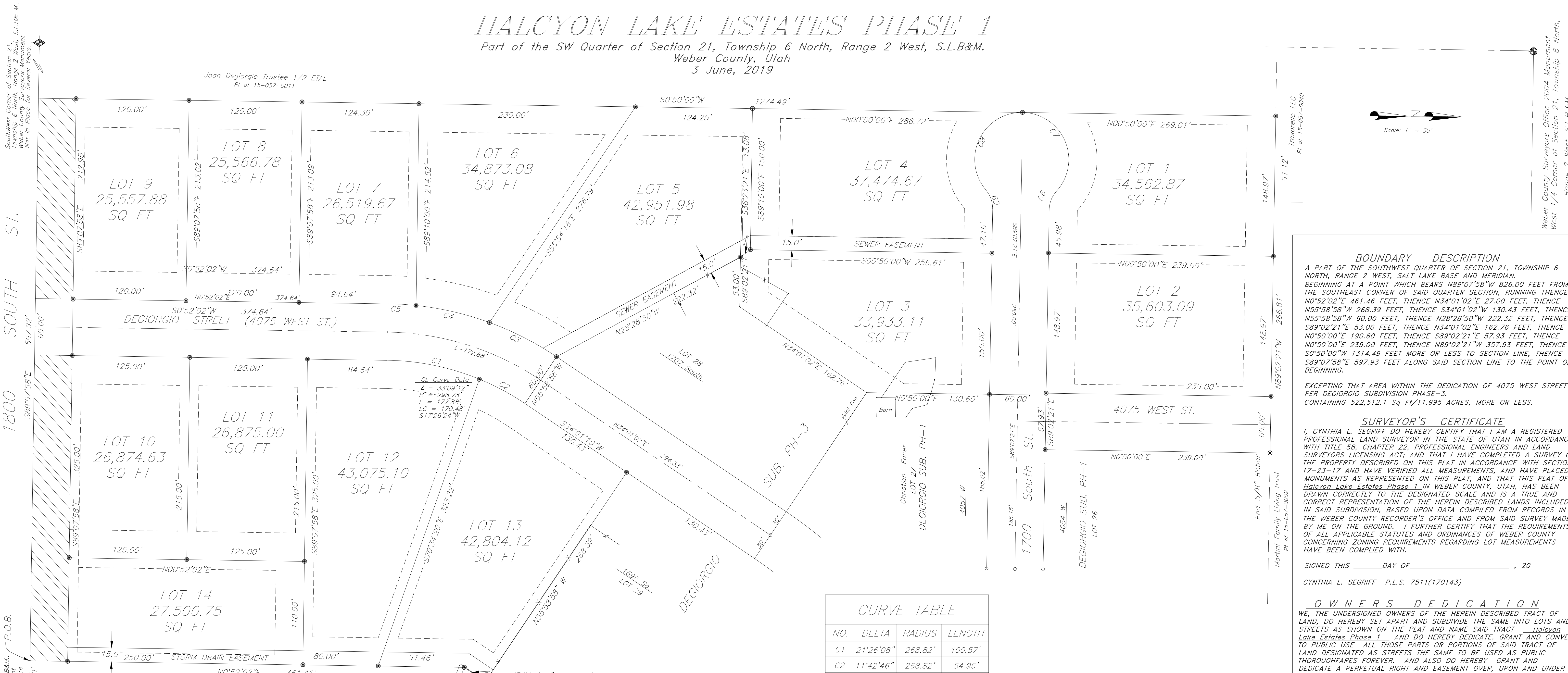


HALCYON LAKE ESTATES PHASE 1

Part of the SW Quarter of Section 21, Township 6 North, Range 2 West, S.L.B&M.
Weber County, Utah
3 June, 2019



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 N34°01'02"W 130.43 FEET, THENCE N55°58'58"W 60.00 FEET, THENCE N28°28'50"W 222.32 FEET, THENCE S89°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 1314.49 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	21°26'08"	268.82'	100.57'
C2	11°42'46"	268.82'	54.95'
C3	13°58'36"	328.80'	80.21'
C4	13°58'33"	328.80'	80.20'
C5	5°11'54"	328.80'	29.83'
C6	41°24'33"	30.00'	21.68'
C7	131°24'29"	50.00'	114.68'
C8	131°09'17"	50.00'	114.45'
C9	41°24'35"	30.00'	21.68'

LEGEND:
() DISTANCE AND OR BEARING PER DEED OR PLAT.
NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
* * * EXISTING FENCES.
● SET 5/8" REBAR (24x5/8") & C.&L.S. CAP.
▨ STREET DEDICATION - 21,517.8 Sq. Ft.
BM WC-105 4235.00

NOTE:
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 AGRICULTURE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

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 _____

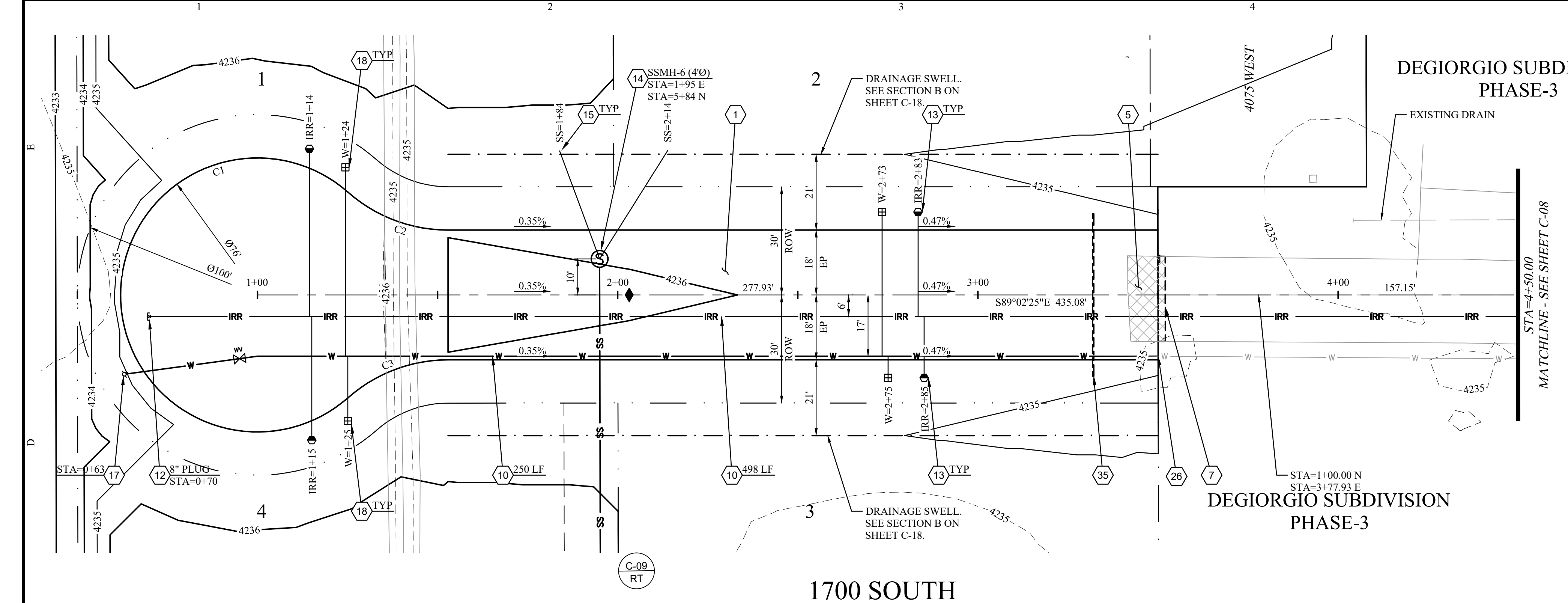
ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF WEBER }
ON THIS _____ DAY OF _____, 20____
PERSONALLY APPEARED _____, AND
SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
NOTARY PUBLIC _____ RESIDING AT _____
MY COMMISSION EXPIRES: _____

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 _____
CHAIRMAN, WEBER COUNTY COMMISSION _____ TITLE _____
ATTEST _____

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 COUNTY OFFICES. 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 W1/4 CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, AS MONUMENTED BY WEBER COUNTY SURVEYORS OFFICE. WHICH BEARS N44°25'34"W (GRID DISTANCE OF RECORD).



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" PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER APWA PLAN NO. 381.
- ⑫ FURNISH & INSTALL IRRIGATION FITTING (SIZE & TYPE PER PLAN) W/ THRUST BLOCKS PER APWA PLAN NO. 561.
- ⑬ FURNISH & INSTALL 3/4" IRRIGATION SERVICE LINE PER WEBER BASIN WATER CONSERVANCY DISTRICT. SEE SHEET C-22 FOR DETAIL.
- 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 TIE-IN TO EXISTING UTILITY. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- ㉓ FURNISH & INSTALL 4" PVC GAS SLEEVE.

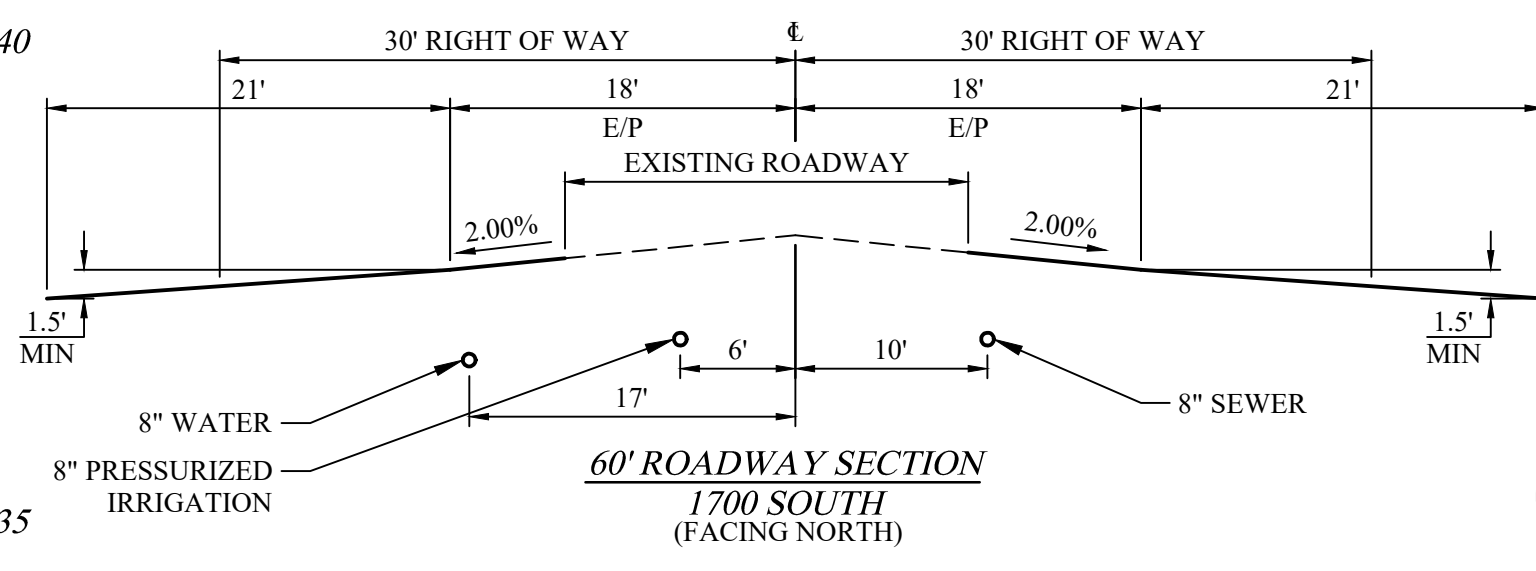
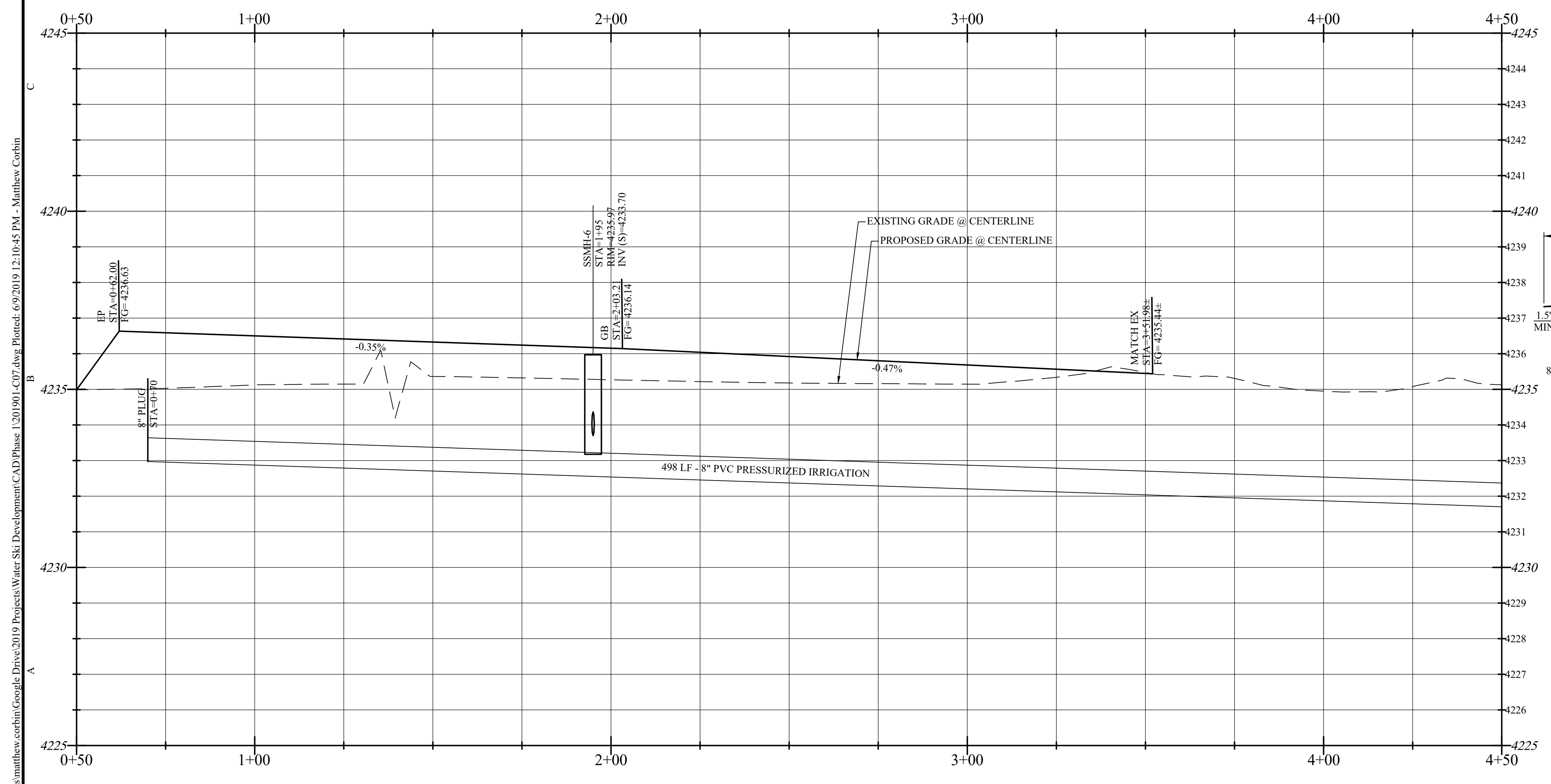
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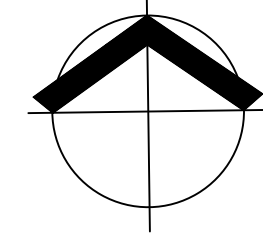
HALCYON LAKE ESTATES
 A PORTION OF THE SW 1/4 OF SECTION 21, T.6N R.2W SALT LAKE BASE & MERIDIAN
 WEBER COUNTY, UTAH
 "A LOT-AVERAGED SUBDIVISION"
 OWNER

WAKELESS HOLDINGS LLC.
 TYLER BRENCHELEY
 1064 SPYGLASS HILL
 SYRACUSE, UT 84075
 (801) 644-3148
 tylobrenchley@gmail.com
 and
 KEITH WARD
 1978 CAMERON DRIVE
 WEST HAVEN, UT 84401
 (801) 540-9399
 wardk1@msn.com

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	174.31'	38.00'	262°49'04"	S0°57'36"W	57.00'
C2	30.35'	42.00'	41°24'33"	S68°20'08"E	29.70'
C3	30.36'	42.00'	41°24'35"	S70°15'09"W	29.70'



SCALE: 1"=20'

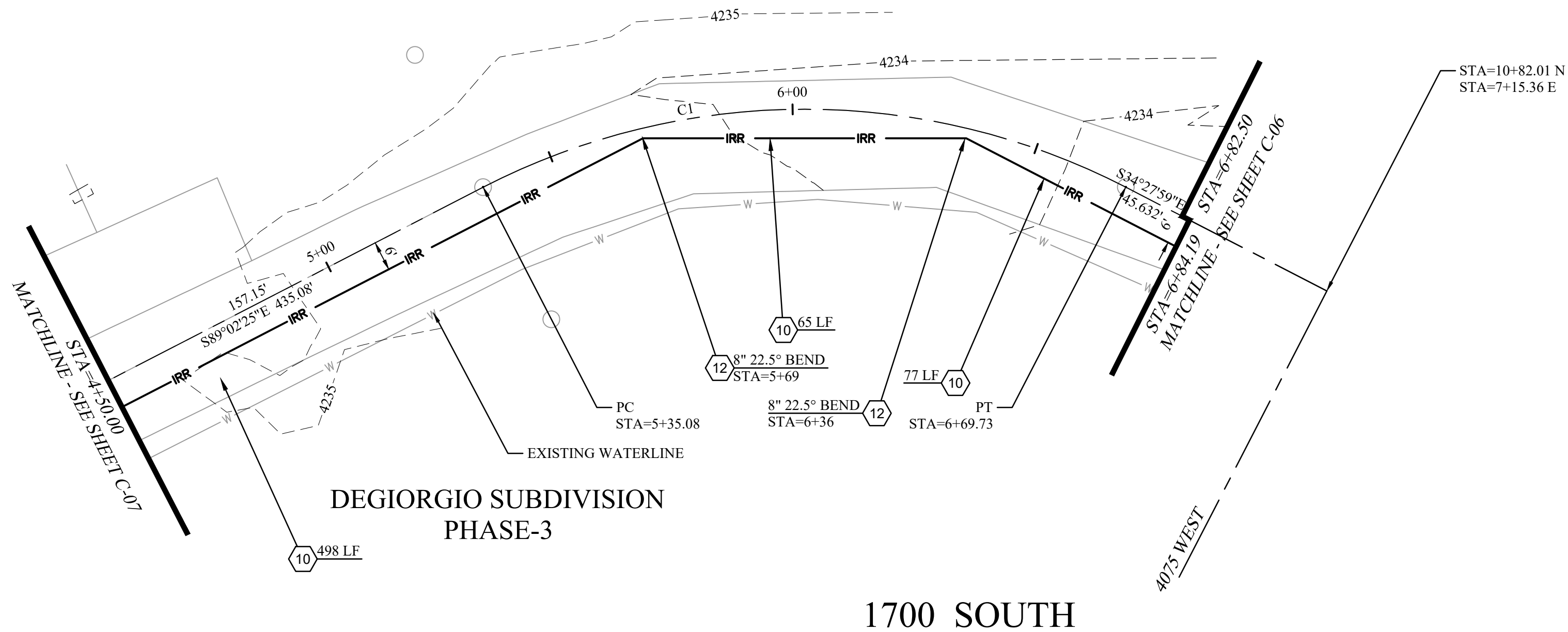


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PROJECT #	201901	
CAD DWG FILE:	201901-C07.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	

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" PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER APWA PLAN NO. 381.
- (12) FURNISH & INSTALL IRRIGATION FITTING (SIZE & TYPE PER PLAN) W/ THRUST BLOCKS PER APWA PLAN NO. 561.

PREPARED BY
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bruceward007@live.com

CONSULTANT'S

REGISTERED PROFESSIONAL ENGINEER
No. 264948
Bruce R. Ward
STATE OF UTAH



HALCYON LAKE ESTATES

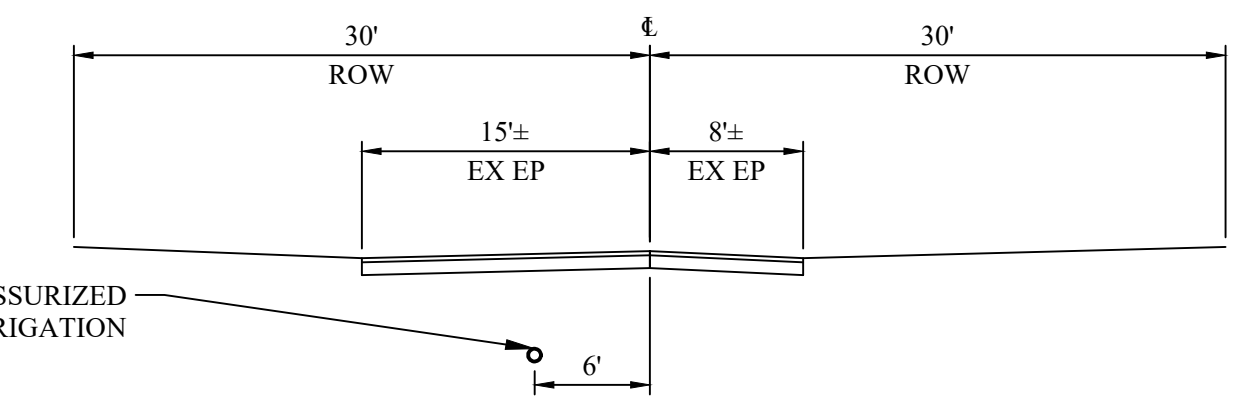
A PORTION OF THE SW 1/4 OF SECTION 21, T.6N R.2W SALT LAKE BASE & MERIDIAN WEBER COUNTY, UTAH
"A LOT-AVERAGED SUBDIVISION"

OWNER

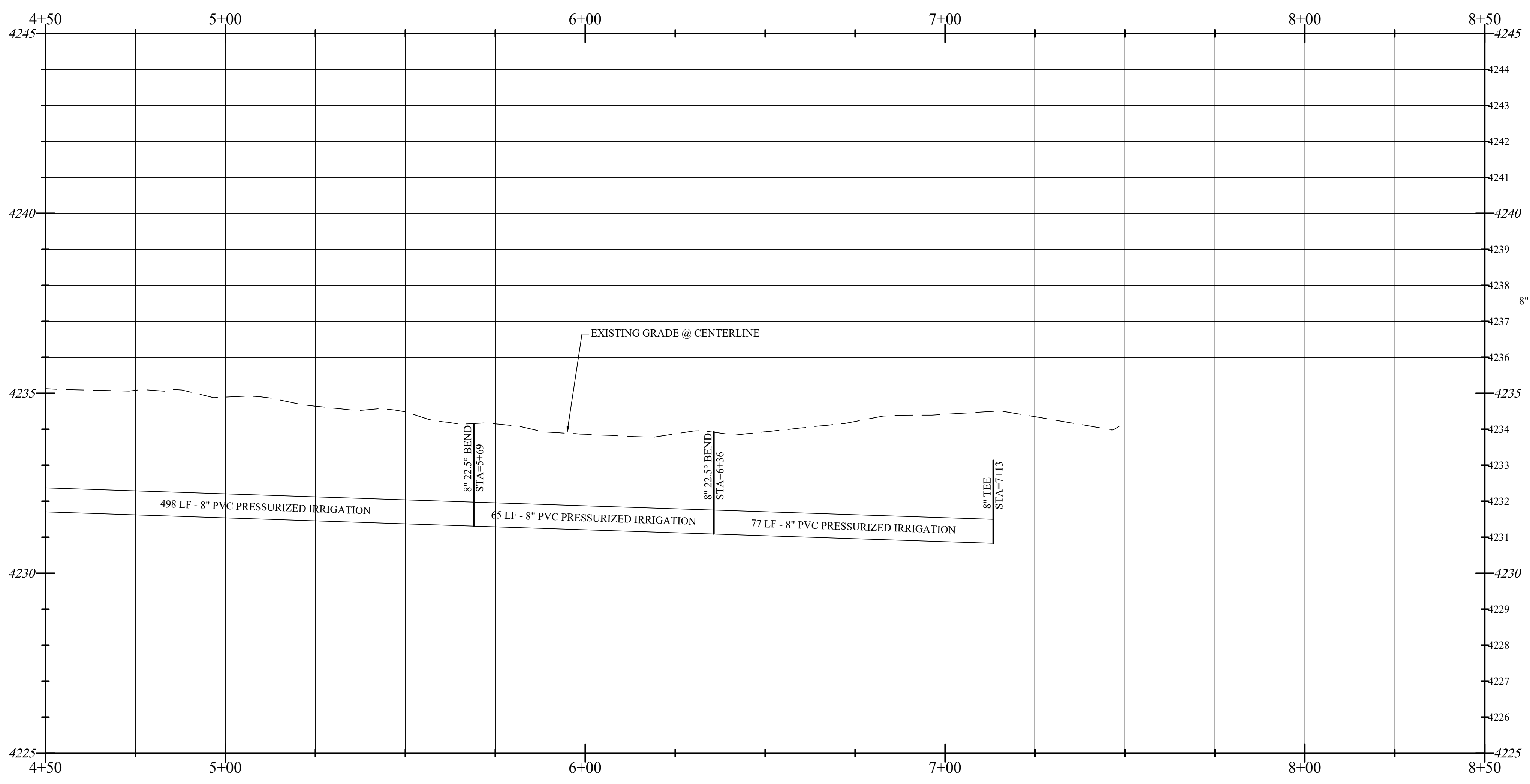
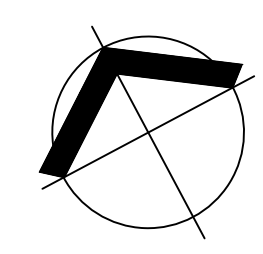
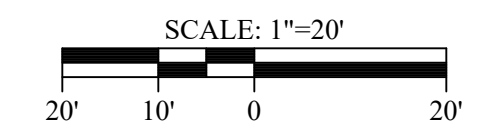
WAKELESS HOLDINGS LLC.

TYLER BRENCHELY
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(801) 644-3148
tylorbrenchley@gmail.com
and
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wardkr1@msn.com

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



60' ROADWAY SECTION
(FACING WEST)



REVISIONS/SUBMISSIONS

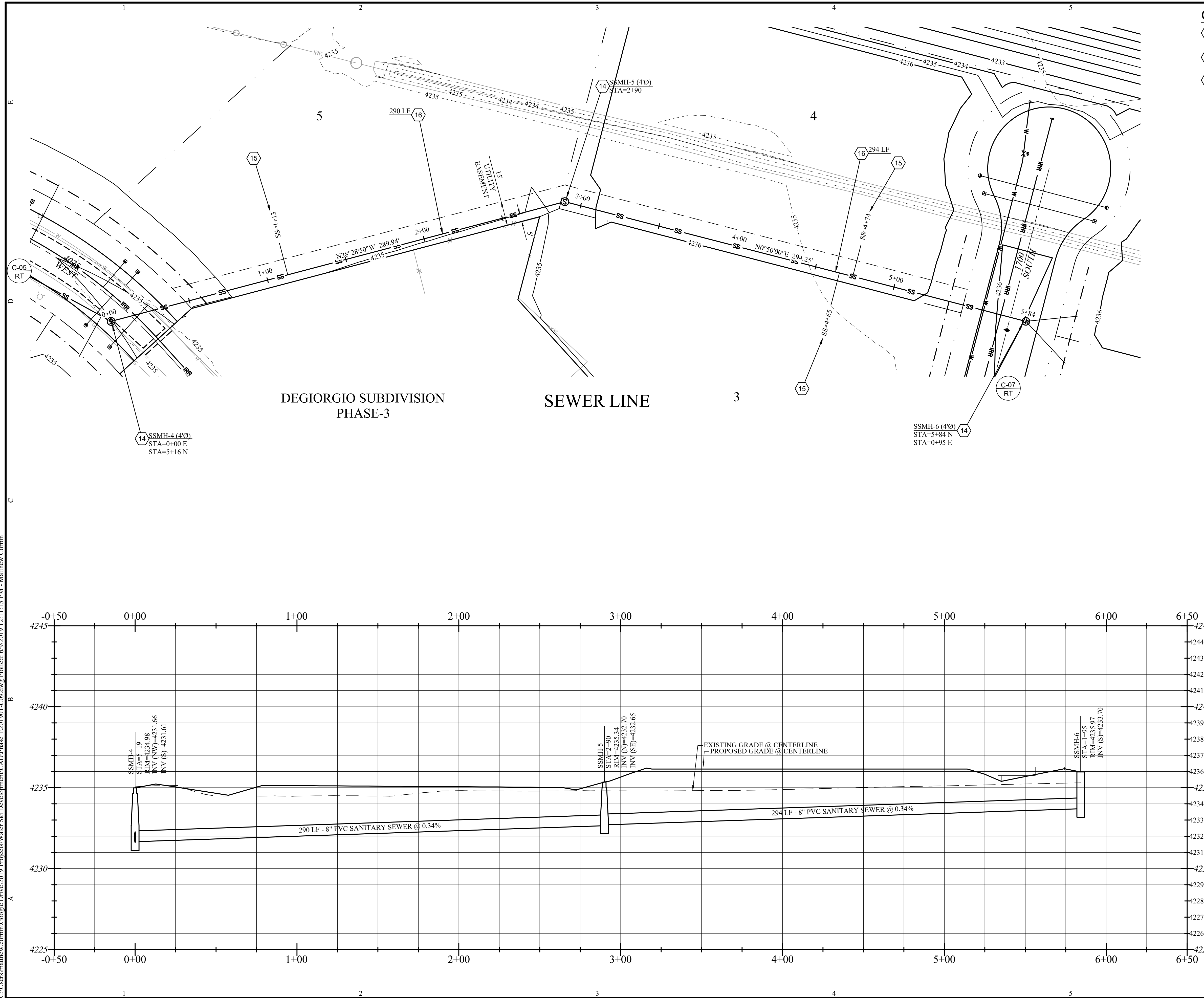
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MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C08.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE:		

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

SHEET NAME
C-08
SHEET 9 OF 24

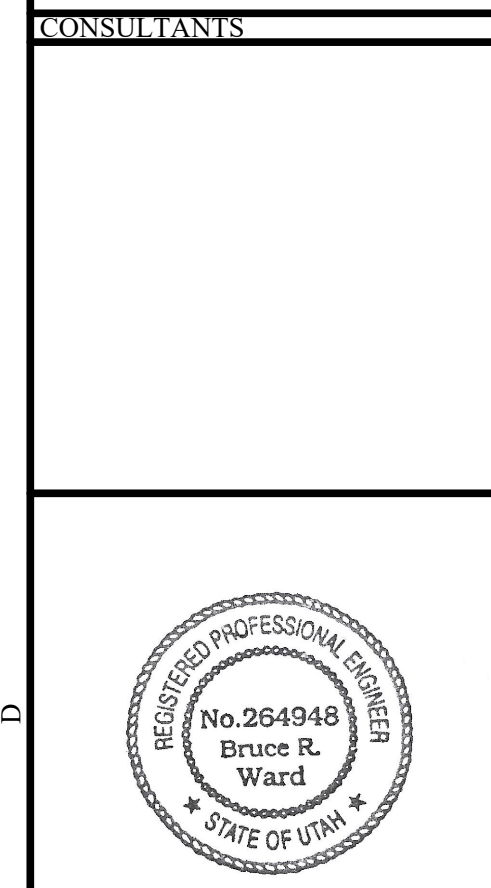
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CONSTRUCTION NOTES

- (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.
- (16) FURNISH & INSTALL 8" PVC SANITARY SEWER LINE PER APWA PLAN NO. 381.

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 bruceward007@live.com



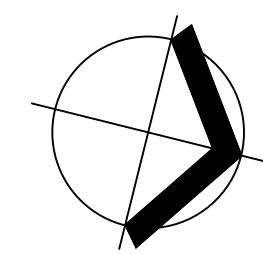
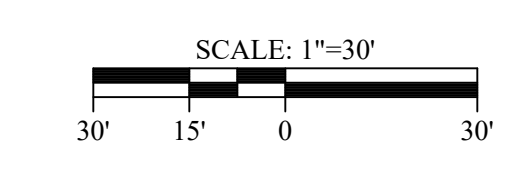
HALCYON LAKE ESTATES
 A PORTION OF THE SW 1/4 OF SECTION 21, T.6N R.2W SALT LAKE BASE & MERIDIAN WEBER COUNTY, UTAH
 "A LOT-AVERAGED SUBDIVISION"

OWNER
WAKELESS HOLDINGS LLC.
 TYLER BRENCHEY
 1064 SPYGLASS HILL
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 tylorbrenchley@gmail.com
 and
 KEITH WARD
 1978 CAMERON DRIVE
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 wardkrl@msn.com

REVISIONS/SUBMISSIONS

MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C09.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	

SHEET NAME
SEWER LINE
 SHEET **C-09**
 SHEET 10 OF 24

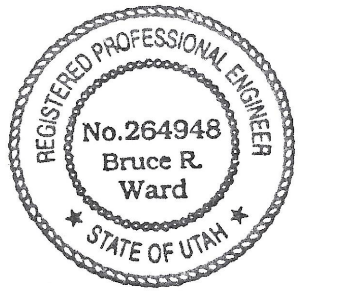


CONSTRUCTION NOTES

27 FURNISH & INSTALL 12" PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER APWA PLAN NO. 381.

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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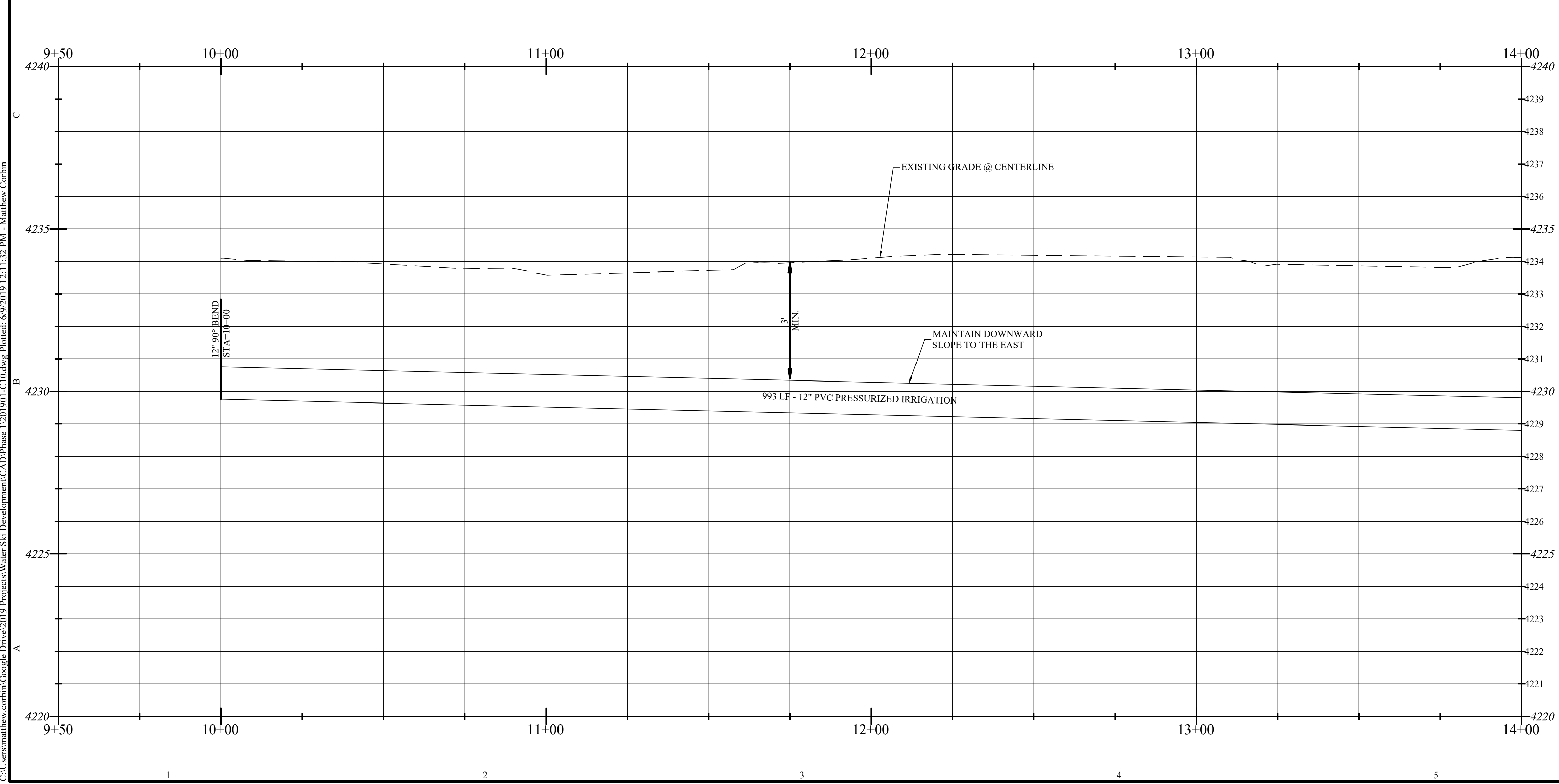
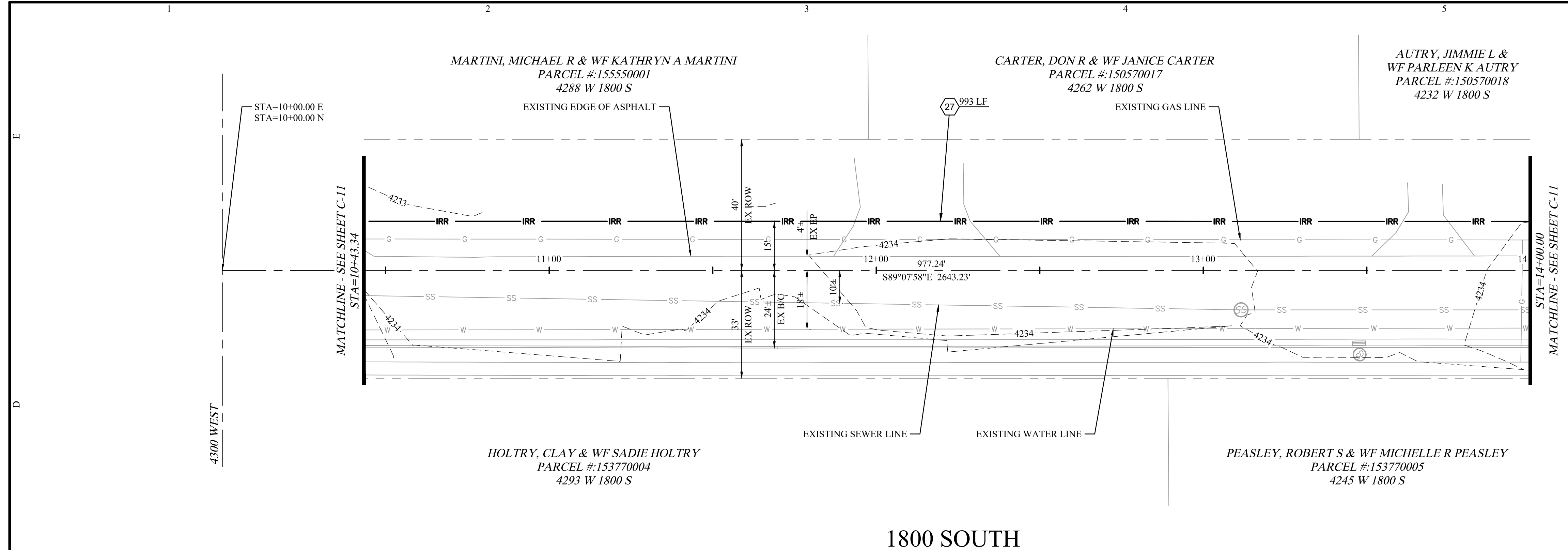
REVISIONS/SUBMISSIONS

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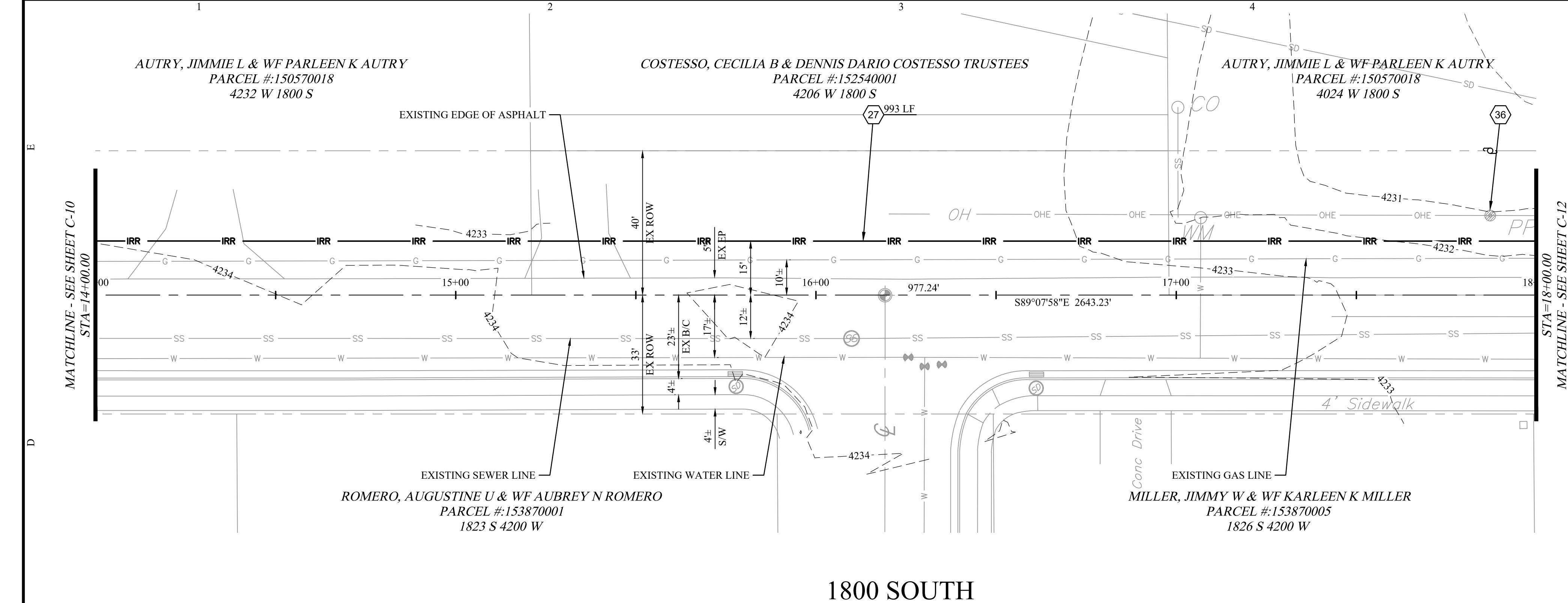
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PROJECT #	201901	
CAD DWG FILE:	201901-C10.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	

1800 SOUTH
 STA=10+00 - STA=14+00

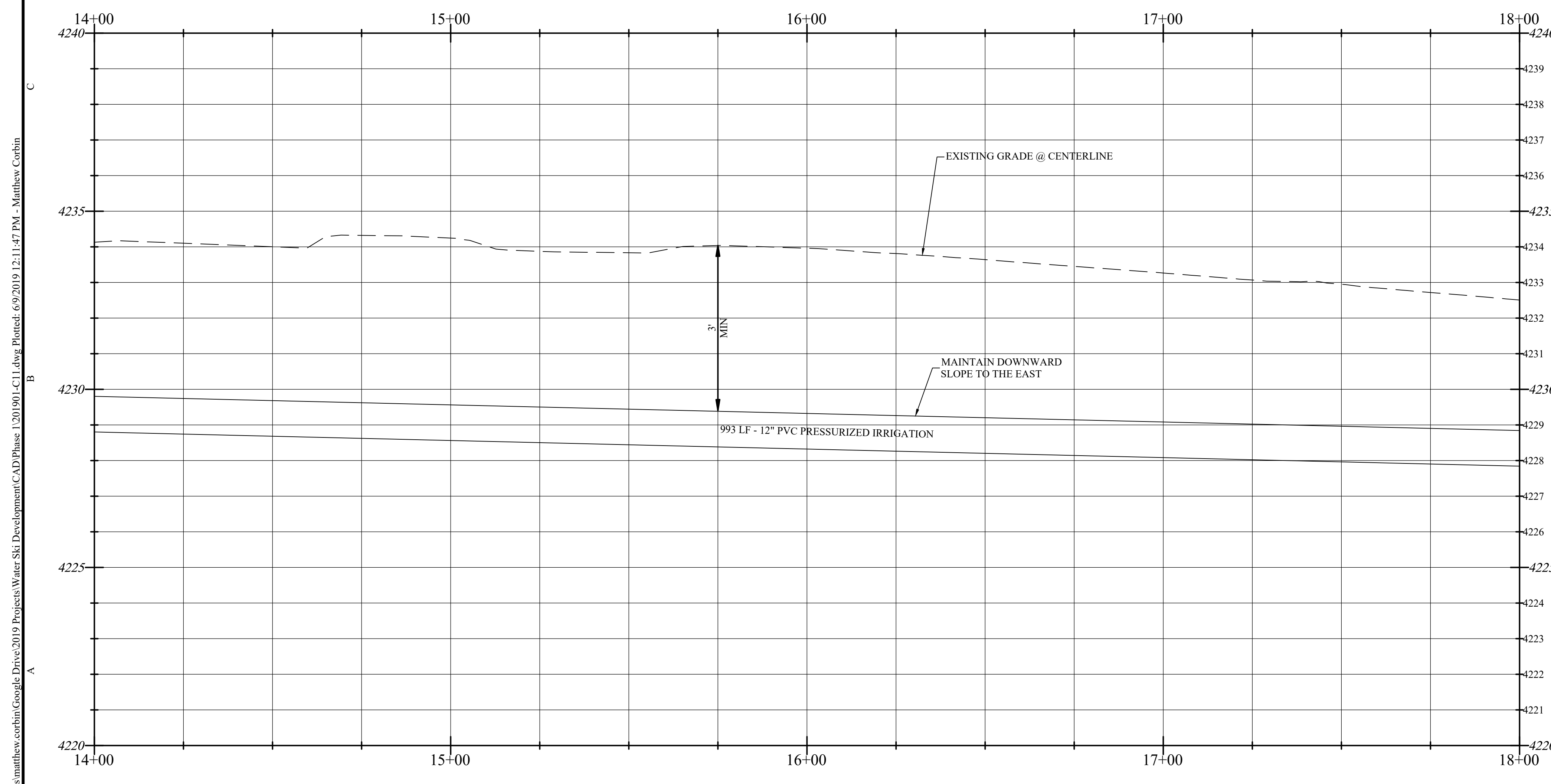
SHEET NAME
C-10
 SHEET 11 OF 24



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1800 SOUTH



- CONSTRUCTION NOTES**
- 27 FURNISH & INSTALL 12" PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER APWA PLAN NO. 381.
 - 36 EXISTING UTILITY POLE TO BE RELOCATED BY OTHERS.

PREPARER
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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"

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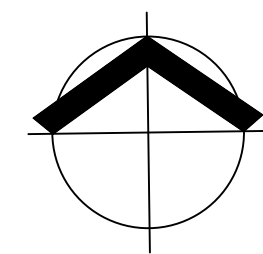
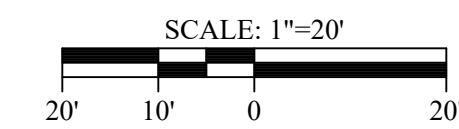
REVISIONS/SUBMISSIONS

NO.	DATE	DESCRIPTION

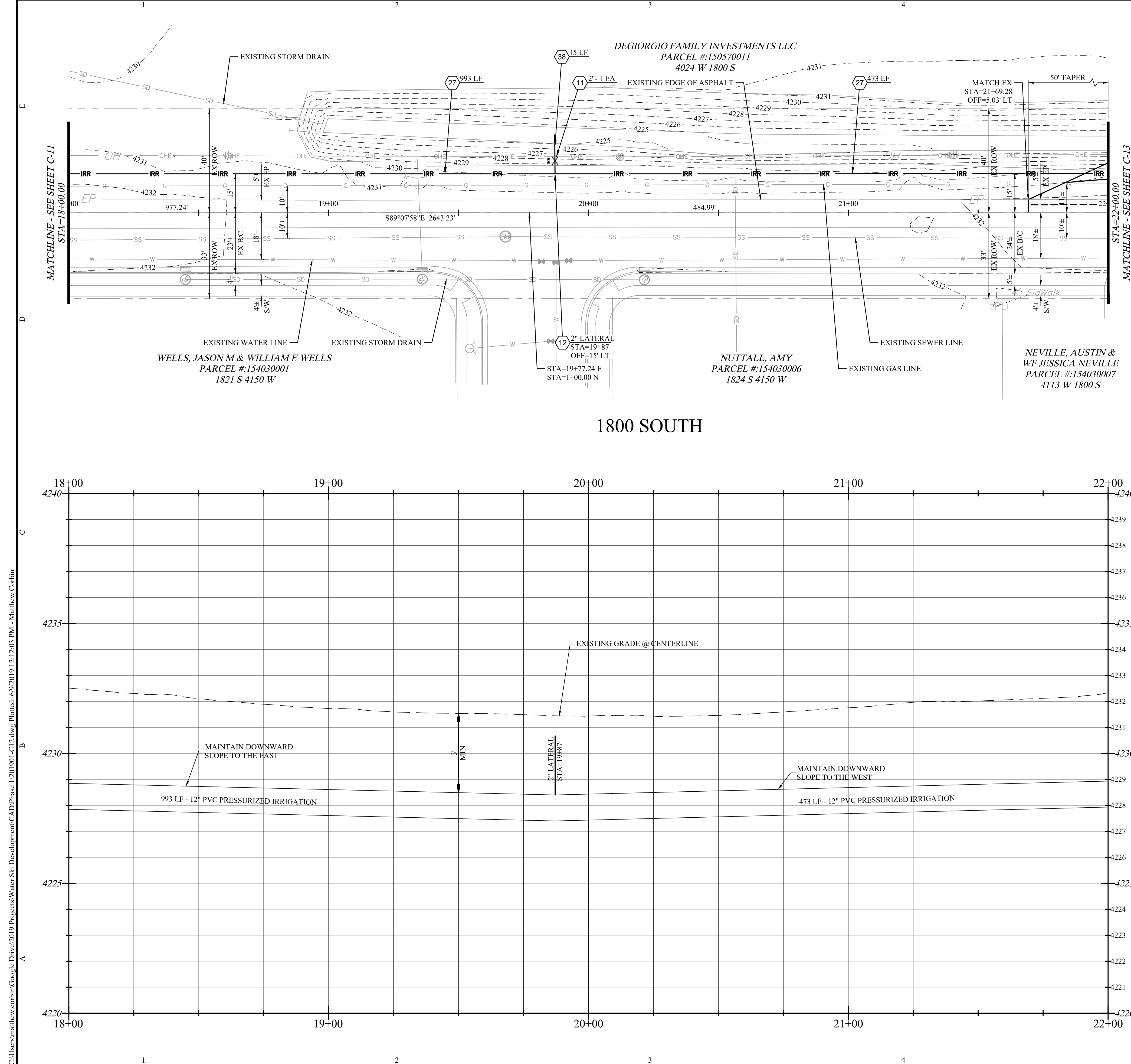
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CAD DWG FILE:	201901-C11.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	

SHEET TITLE
1800 SOUTH
STA=14+00 - STA=18+00

SHEET NAME
C-11
SHEET 12 OF 24



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- ### CONSTRUCTION NOTES
- (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.
 - (26) TIE-IN TO EXISTING UTILITY. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
 - (27) FURNISH & INSTALL 12" PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER APWA PLAN NO. 381.
 - (38) FURNISH & INSTALL 2" PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER APWA PLAN NO. 381.

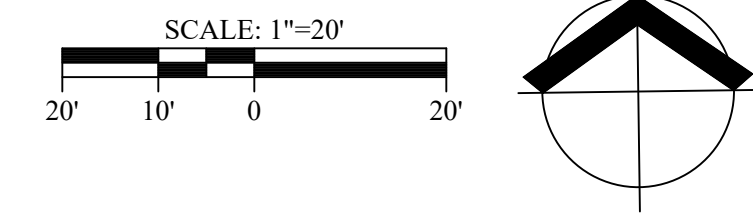
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 A PORTION OF THE SW 1/4 OF SECTION 21, T.6N R.2W SALT LAKE BASE & MERIDIAN WEBER COUNTY, UTAH
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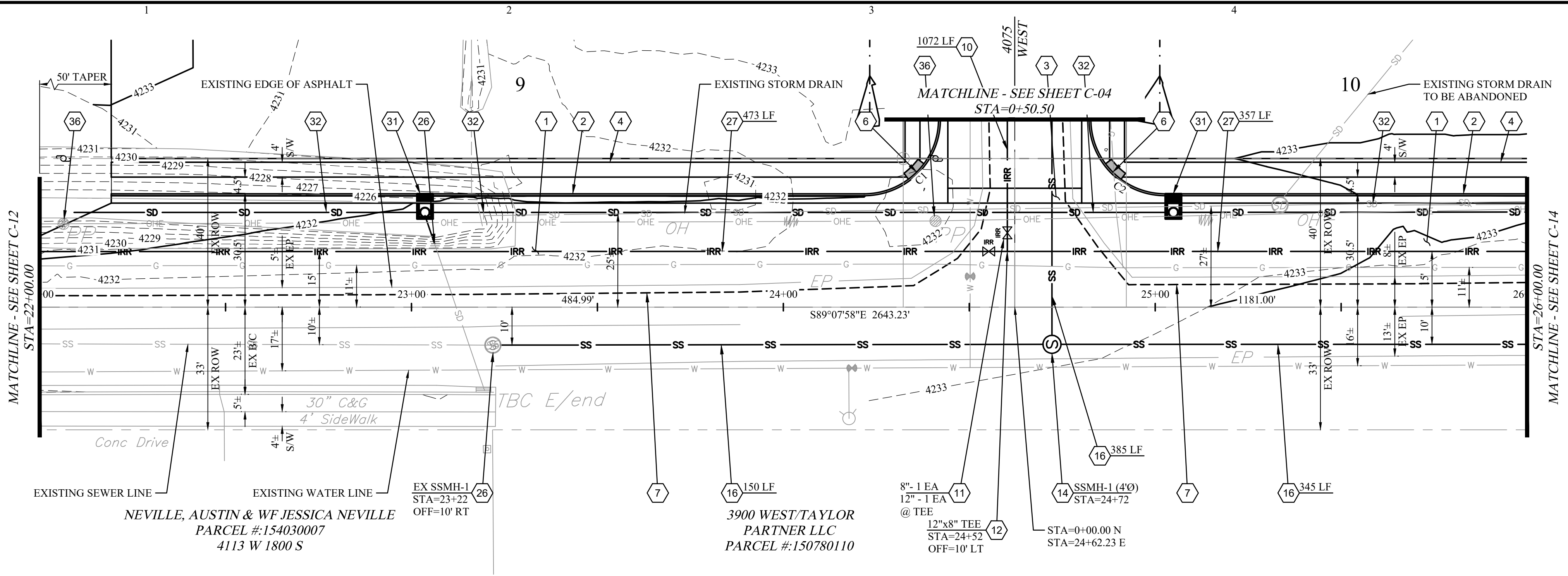
REVISIONS/SUBMISSIONS

MARK	DATE	DESCRIPTION

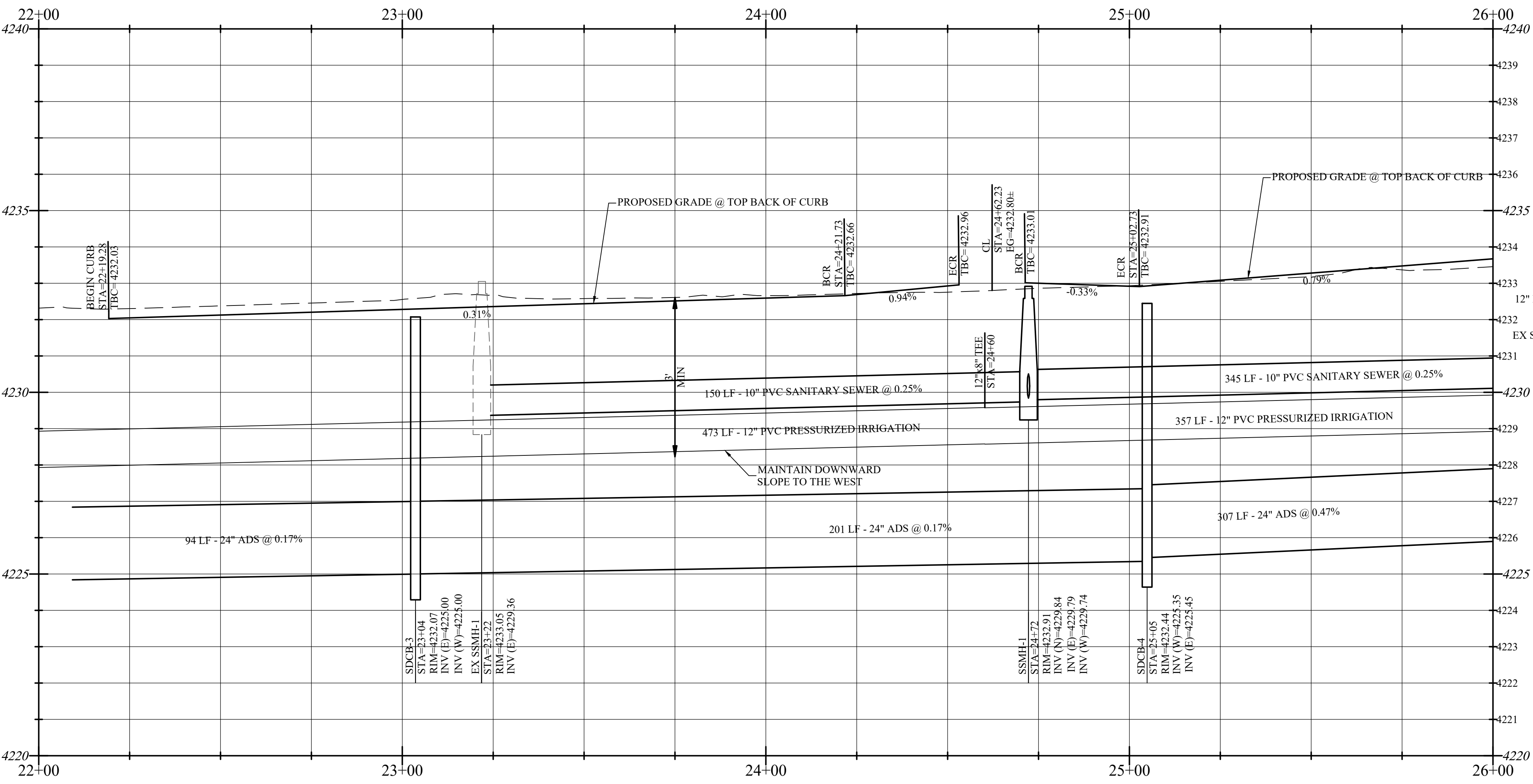


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1800 SOUTH
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 SHEET NAME
C-12
 SHEET 13 OF 24

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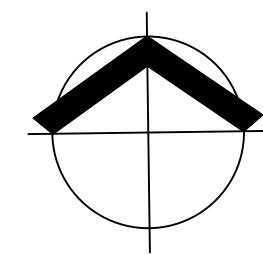
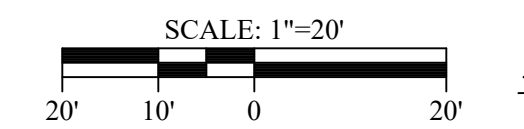
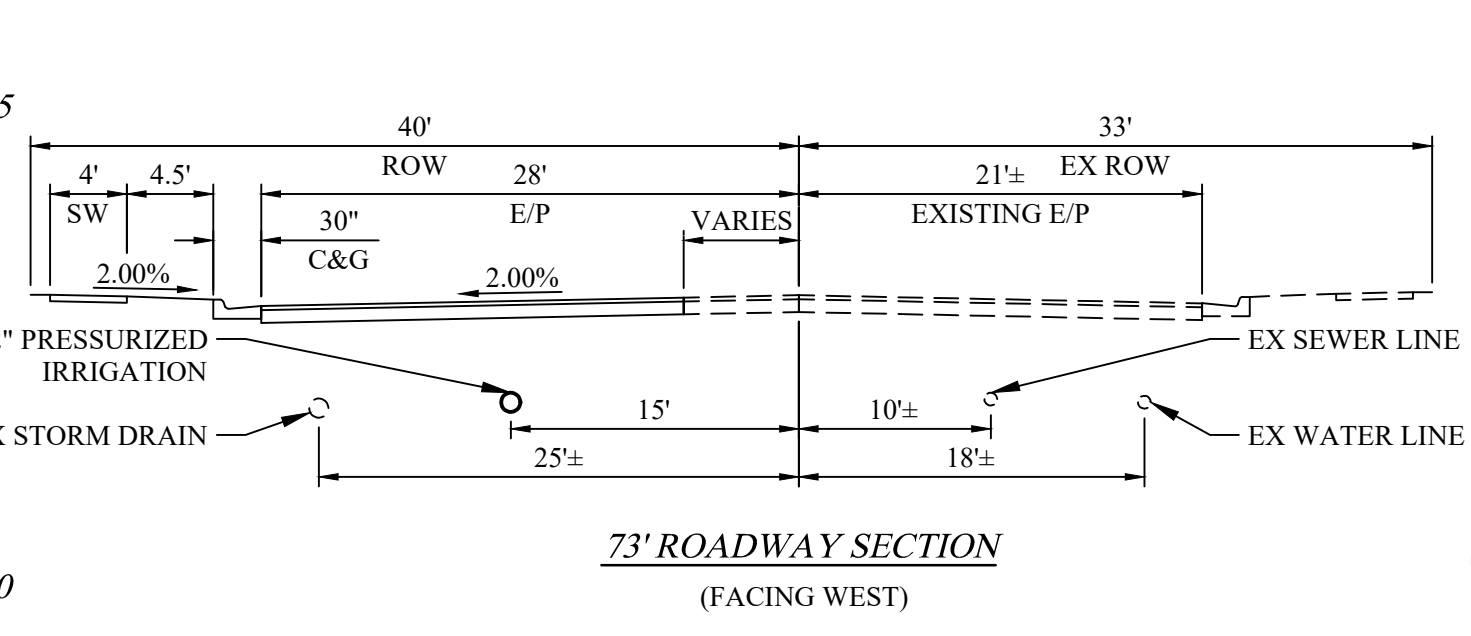
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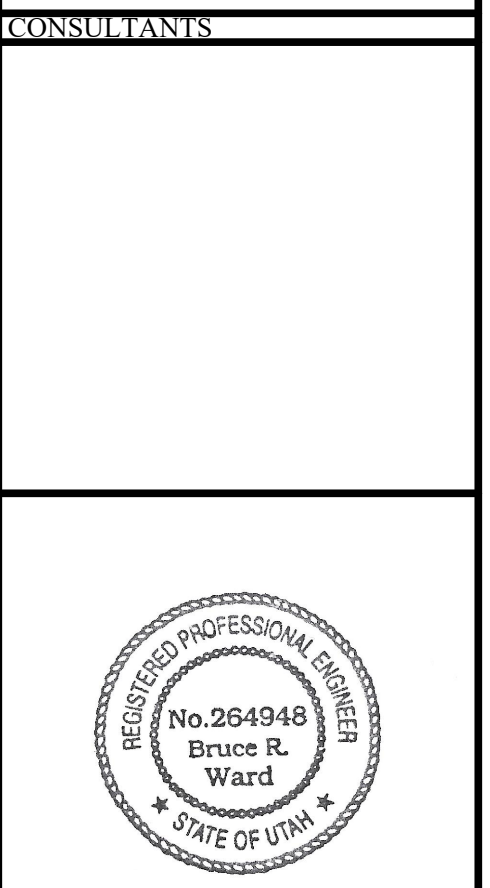
CONSTRUCTION NOTES

- 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.
- ③ FURNISH & INSTALL 4' WATERWAY PER APWA PLAN NO. 211.
- ④ FURNISH & INSTALL CONCRETE SIDEWALK (SIZE PER PLAN) PER APWA PLAN NO. 231.
- ⑥ FURNISH & INSTALL TYPE 4 SIDEWALK RAMP PER APWA PLAN NO. 236.
- 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" PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER APWA PLAN NO. 381.
- 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.
- ⑭ FURNISH & INSTALL SANITARY SEWER MANHOLE (SIZE PER PLAN) PER APWA PLAN NO. 411.
- ⑯ FURNISH & INSTALL 8" PVC SANITARY SEWER LINE PER APWA PLAN NO. 381.
- ⑳ TIE-IN TO EXISTING UTILITY. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- ㉑ FURNISH & INSTALL 12" PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER APWA PLAN NO. 381.
- ㉒ FURNISH & INSTALL 6"x4"x4" COMBINATION INLET/CLEANOUT W/ 48"x18" FRAME & GRATE.
- ㉓ FURNISH & INSTALL 24" ADS STORM DRAIN PER APWA PLAN NO. 381.
- ㉔ EXISTING UTILITY POLE TO BE RELOCATED BY OTHERS.

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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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"

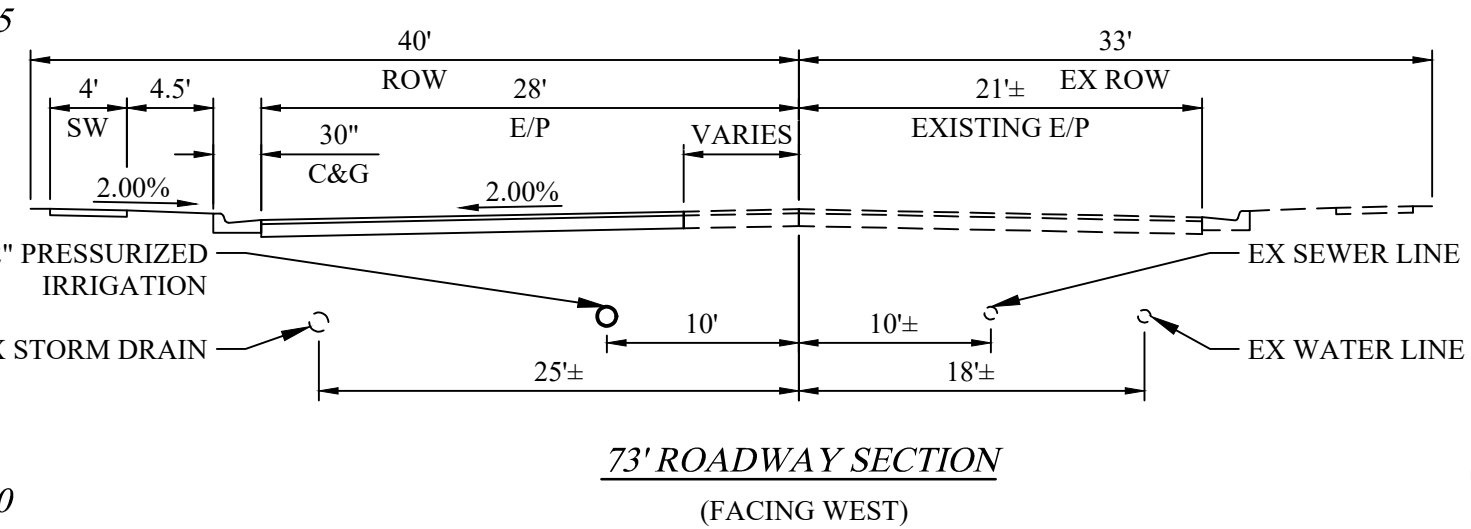
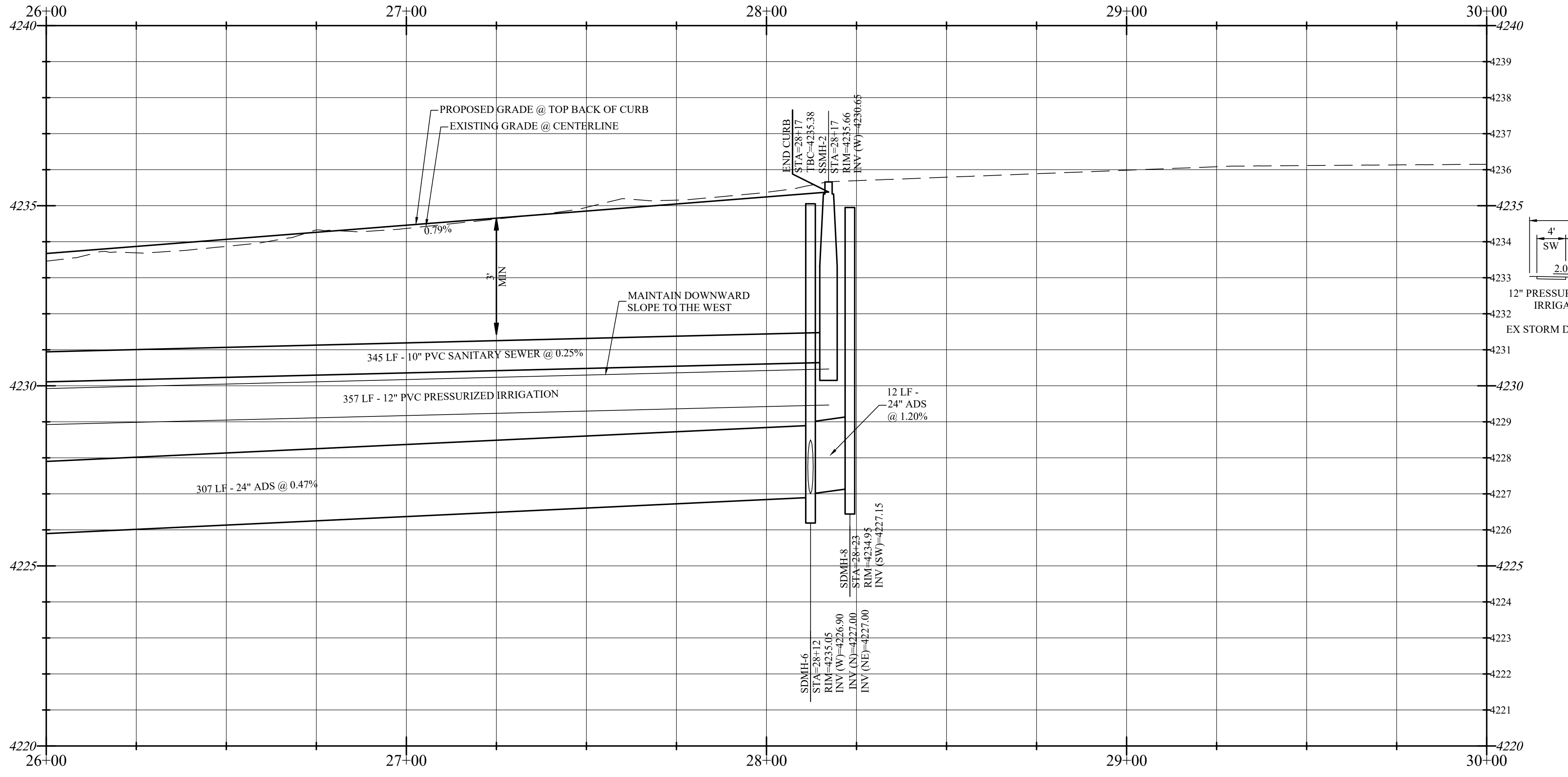
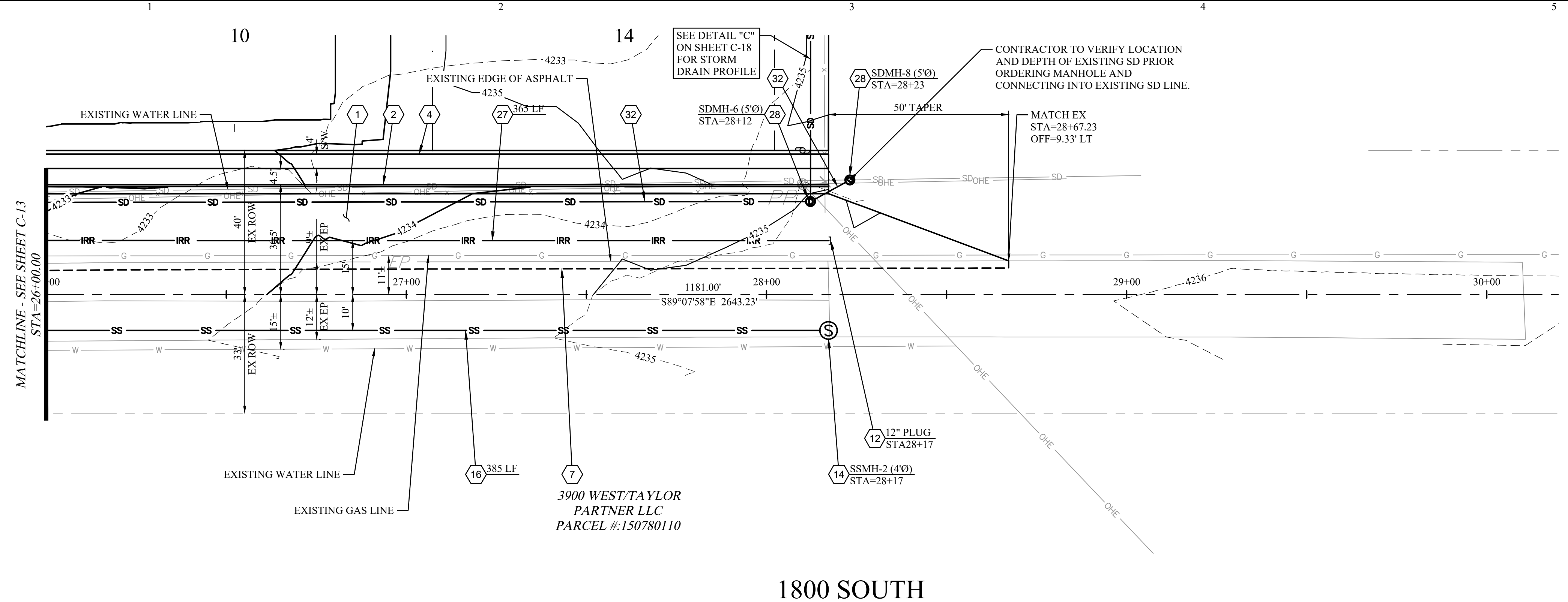
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MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C13.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE:		

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

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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 APWA PLAN NO. 381.
- ⑰ FURNISH & INSTALL 12" PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER APWA PLAN NO. 381.
- ⑳ FURNISH & INSTALL STORM DRAIN MANHOLE (SIZE PER PLAN) PER APWA PLAN NO. 411.
- ㉓ FURNISH & INSTALL 24" ADS STORM DRAIN PER APWA PLAN NO. 381.

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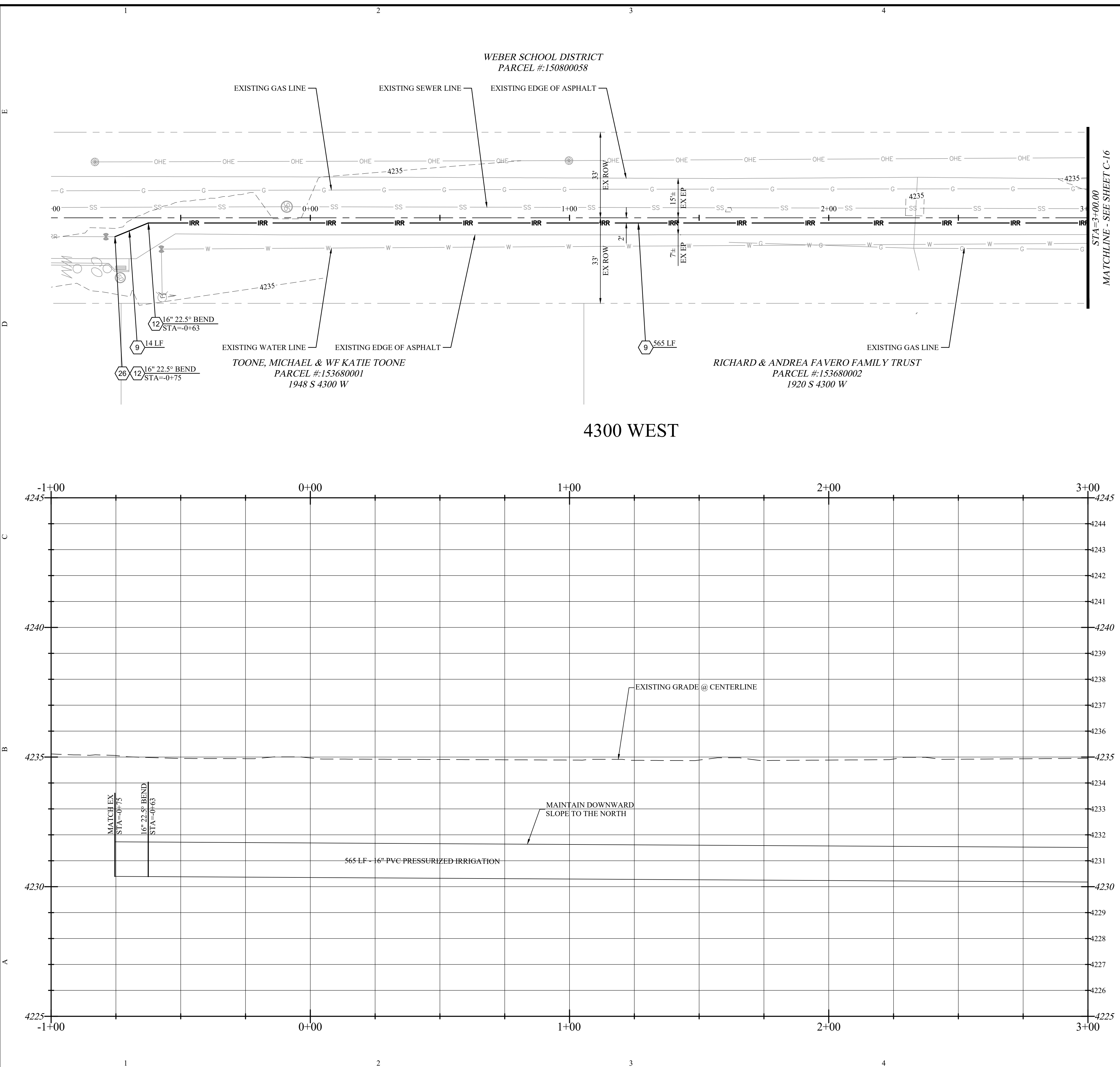
HALCYON LAKE ESTATES
 A PORTION OF THE SW 1/4 OF SECTION 21, T.6N R.2W SALT LAKE BASE & MERIDIAN WEBER COUNTY, UTAH
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MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C14.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	



1800 SOUTH
 STA=26+00 - STA=30+00
C-14
 SHEET 15 OF 24

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CONSTRUCTION NOTES

- ⑨ FURNISH & INSTALL 16" PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER APWA PLAN NO. 381.
- ⑫ FURNISH & INSTALL IRRIGATION FITTING (SIZE & TYPE PER PLAN) W/ THRUST BLOCKS PER APWA PLAN NO. 561.
- ⑳ TIE-IN TO EXISTING UTILITY. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

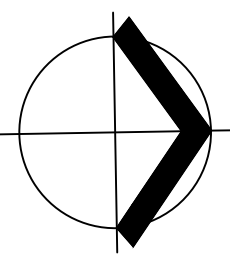
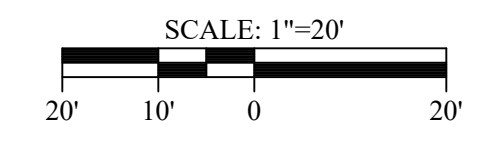
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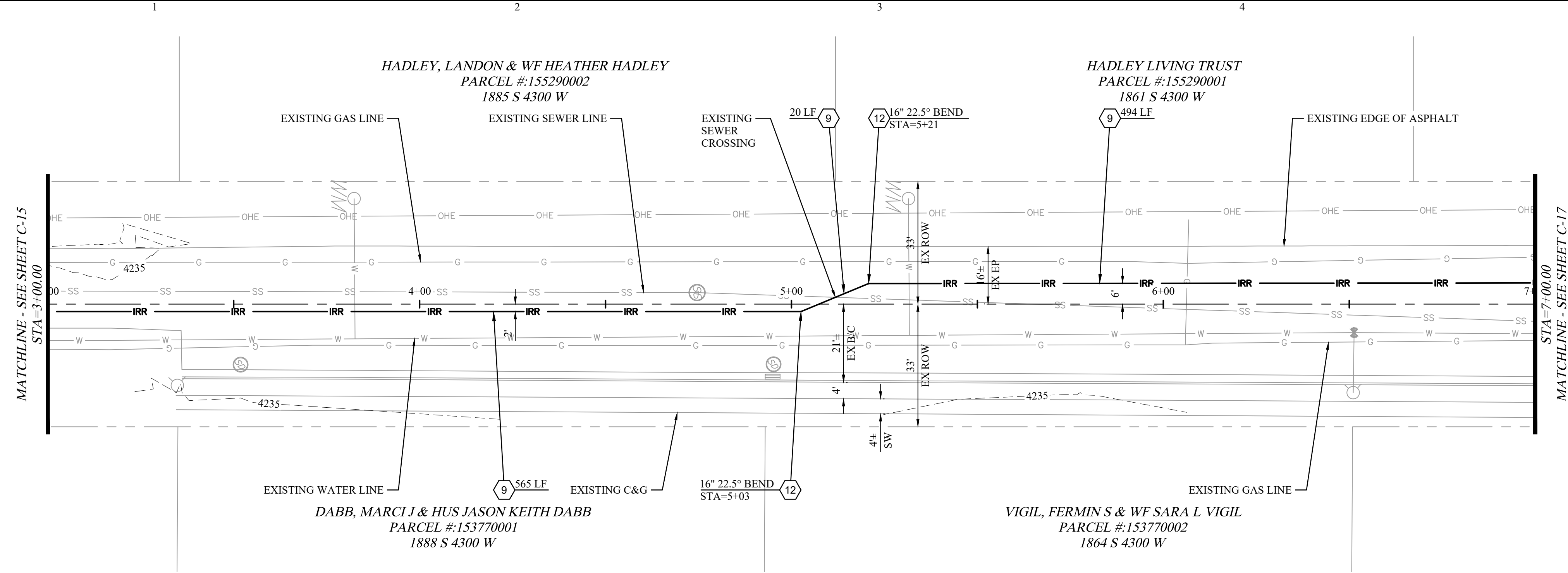
REVISIONS/SUBMISSIONS

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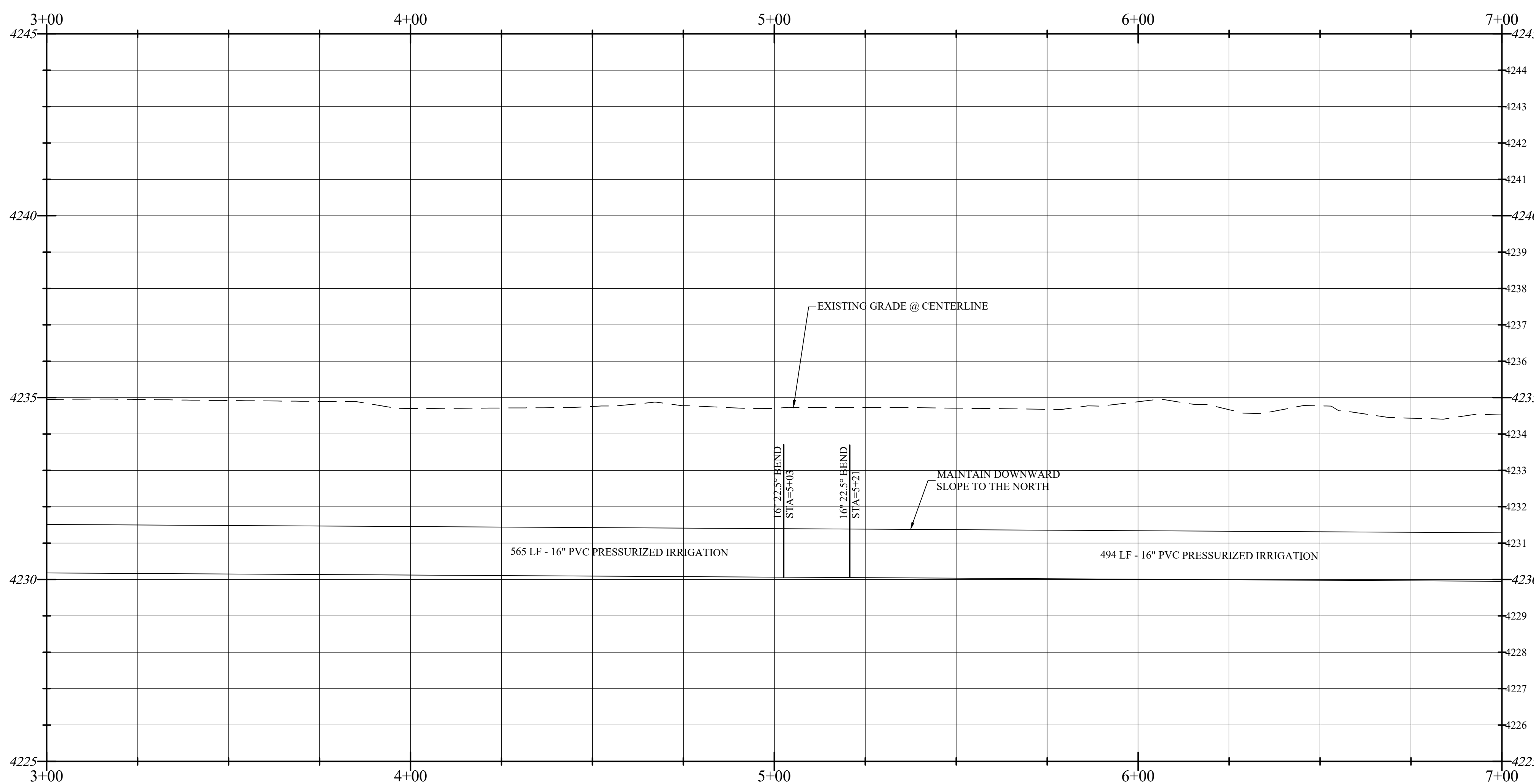


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4300 WEST
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 SHEET NAME
C-15
 SHEET 16 OF 24

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4300 WEST



- CONSTRUCTION NOTES**
- ⑨ FURNISH & INSTALL 16" PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER APWA PLAN NO. 381.
 - ⑫ FURNISH & INSTALL IRRIGATION FITTING (SIZE & TYPE PER PLAN) W/ THRUST BLOCKS PER APWA PLAN NO. 561.

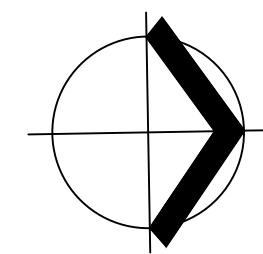
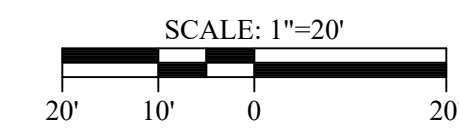
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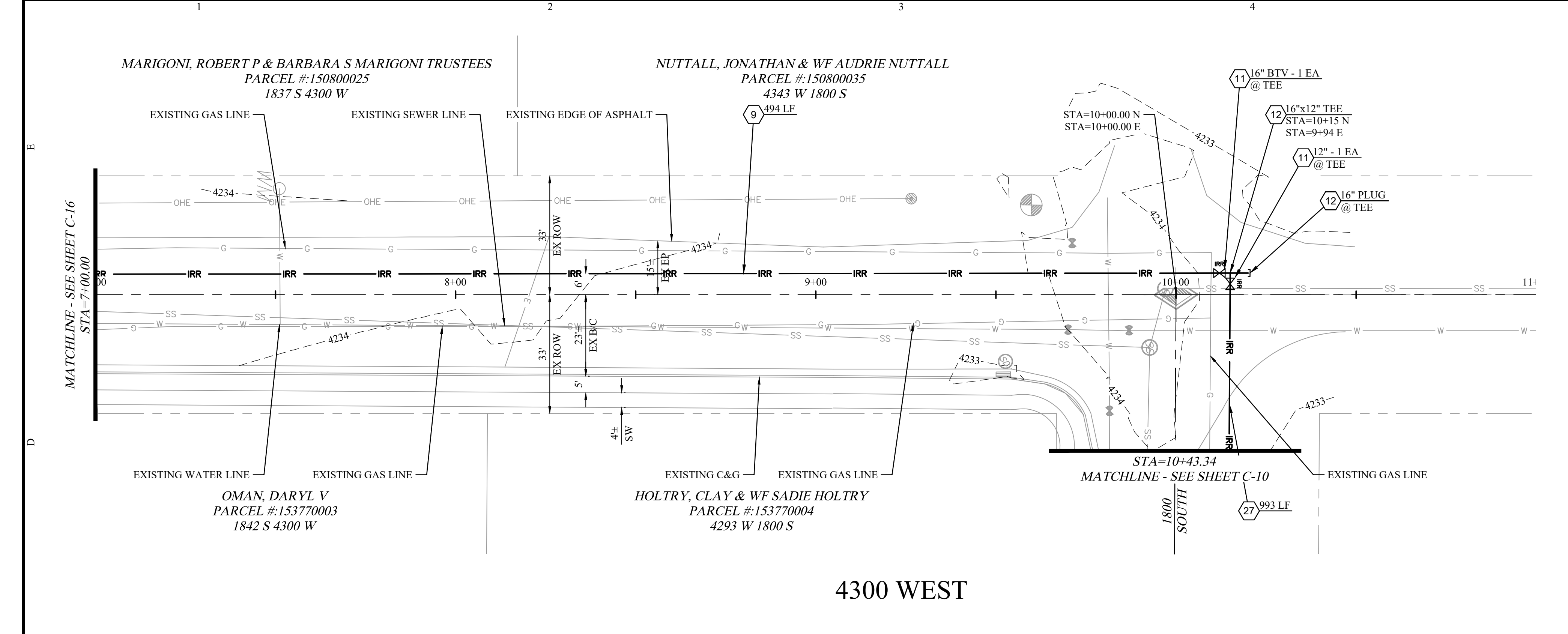
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 "A LOT-AVERAGED SUBDIVISION"
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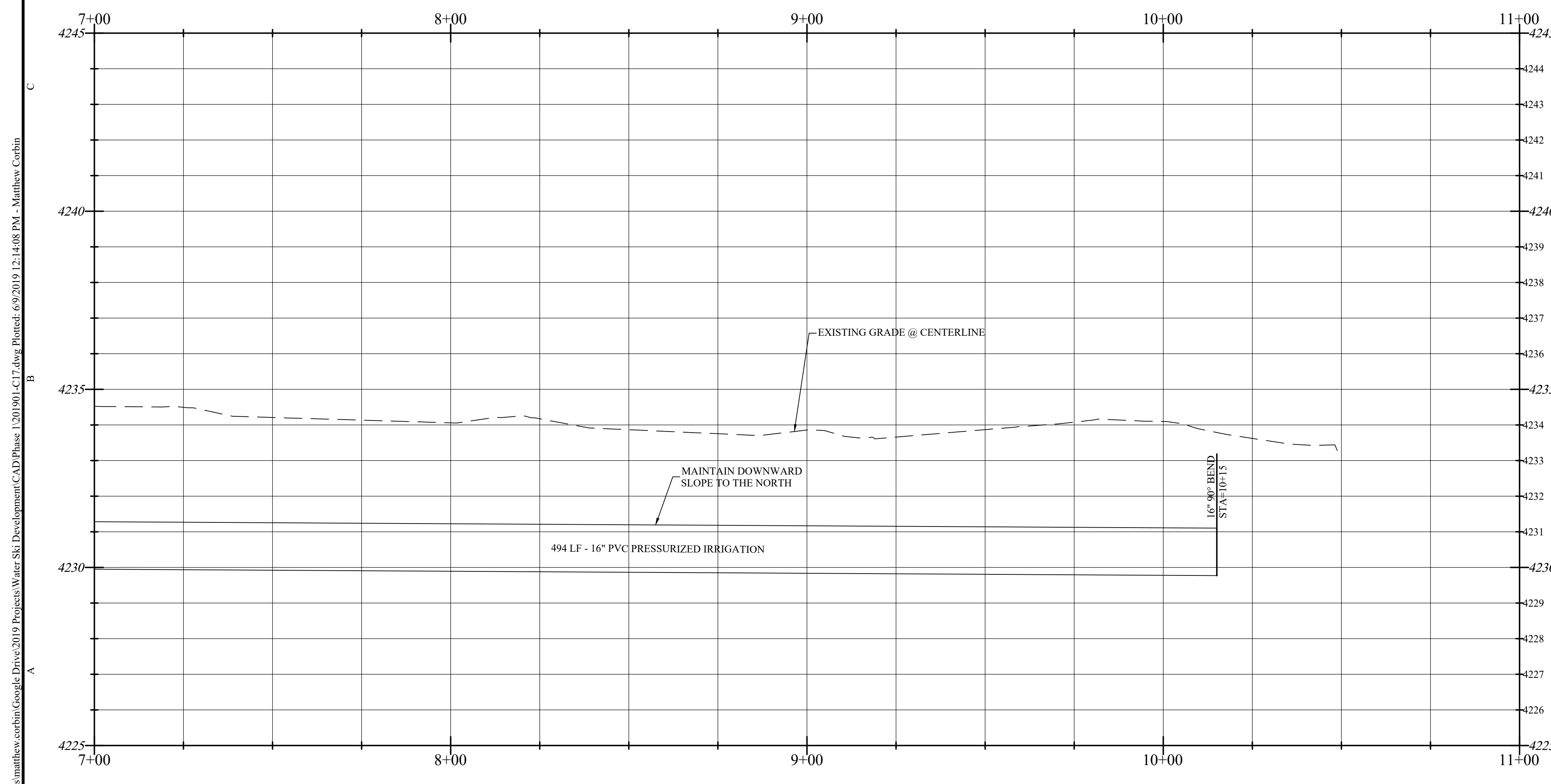
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SHEET TITLE
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SHEET NAME
 C-16
 SHEET 17 OF 24



4300 WEST



- CONSTRUCTION NOTES**
- (9) FURNISH & INSTALL 16" PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER APWA PLAN NO. 381.
 - (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" PVC-C900-DR14 PRESSURIZED IRRIGATION LINE PER APWA PLAN NO. 381.

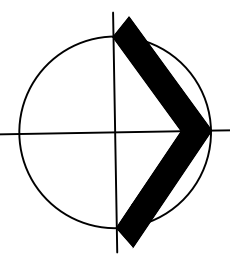
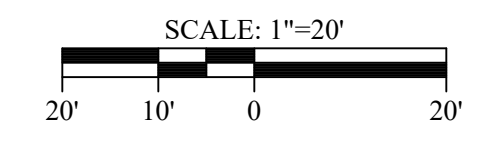
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MARK	DATE	DESCRIPTION



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 SHEET NAME
C-17
 SHEET 18 OF 24

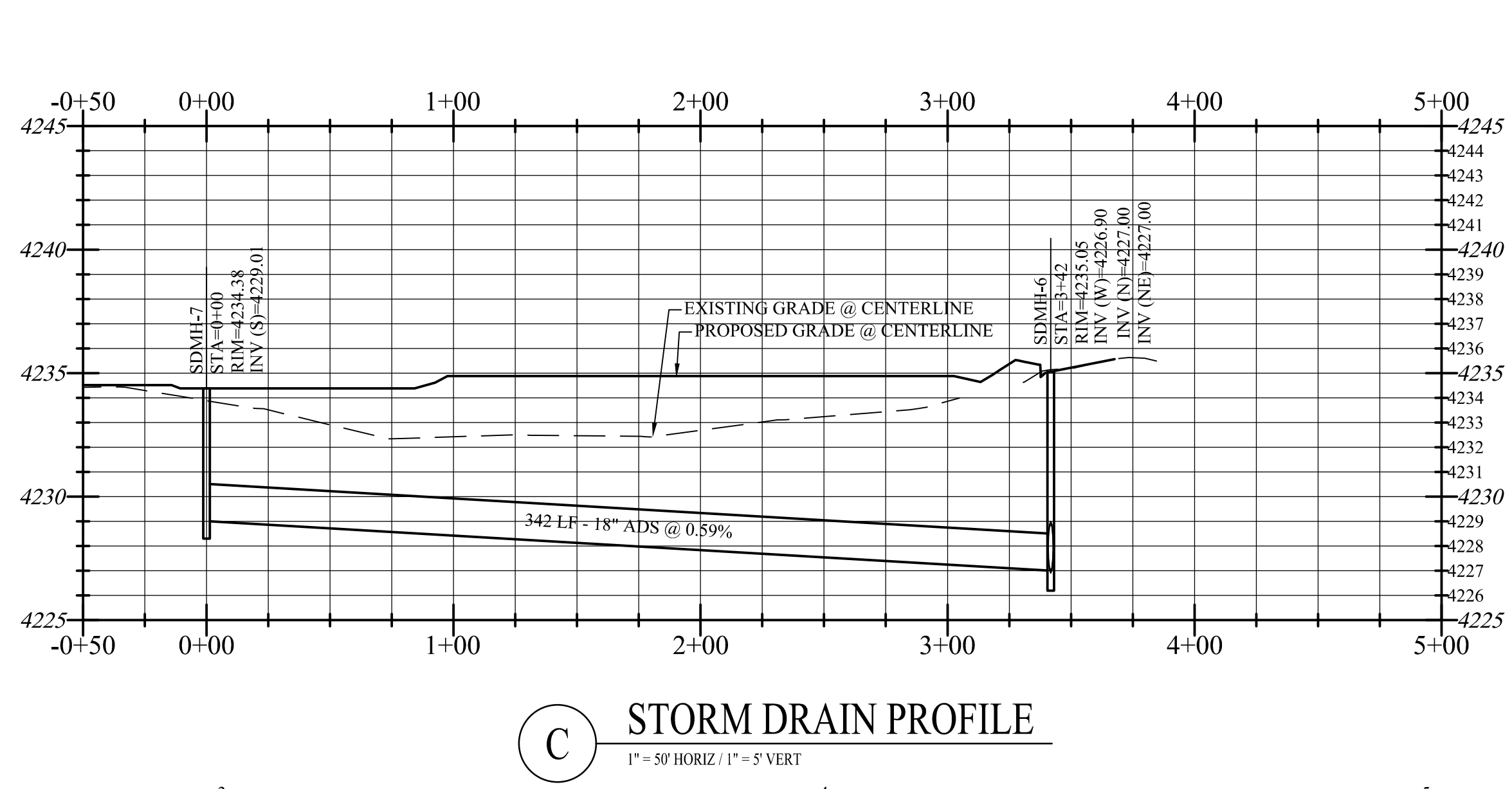
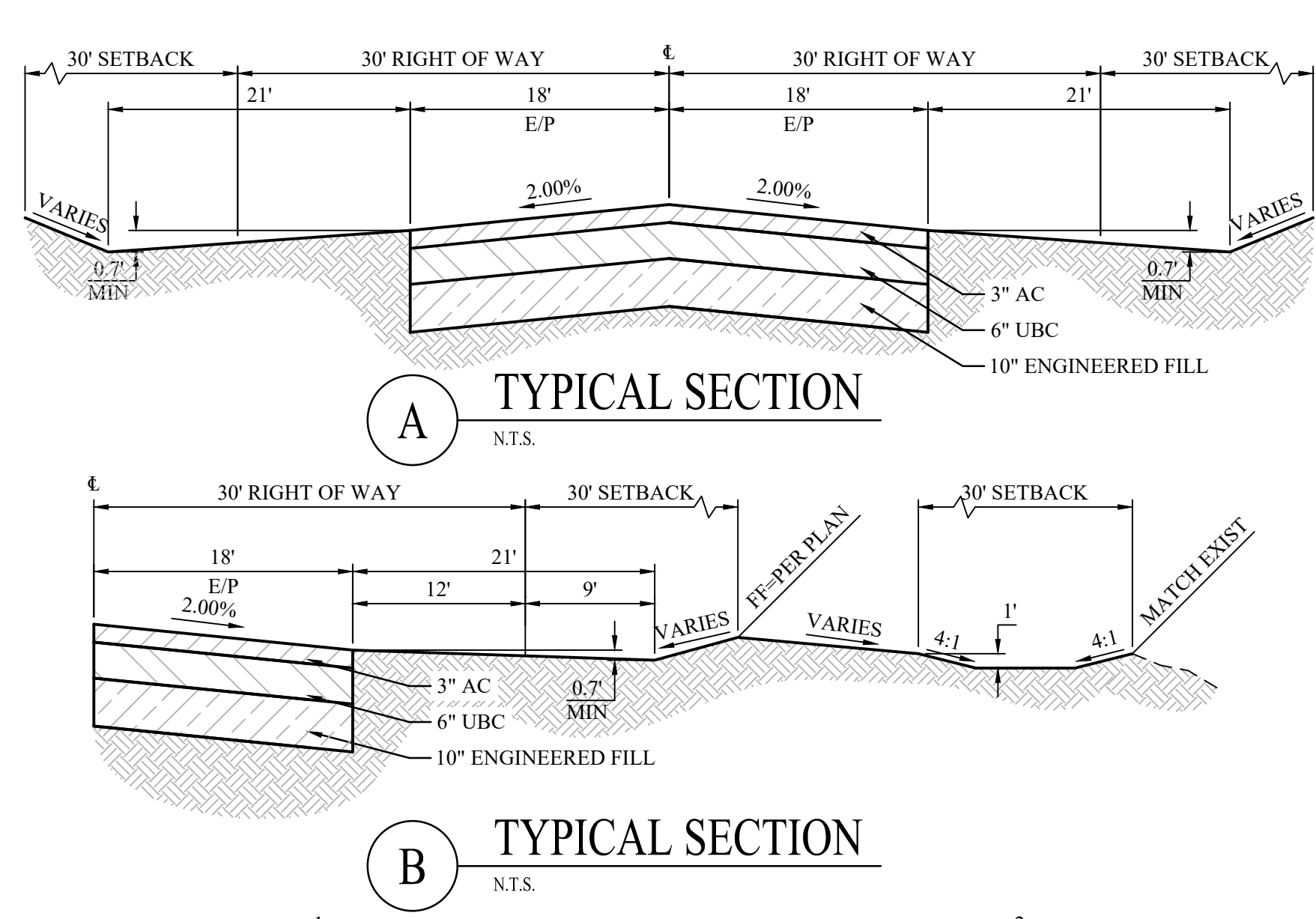
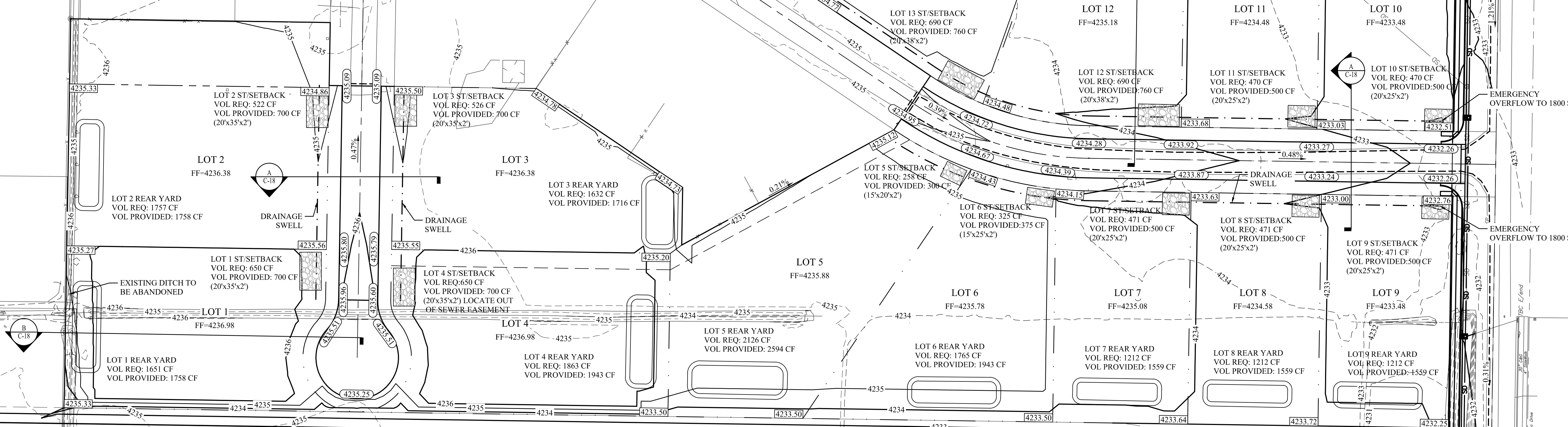
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GENERAL NOTES

1. FF = FINISHED FLOOR ELEVATION
2. ALL HOUSES OR PERMANENT STRUCTURES SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION AS SHOWN ON GRADING PLAN.
3. 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.
4. LOTS TO RETAIN 10YR AND 100 YR STORM EVENTS FOR LOT AREA AND STREET FRONTAGE. SEE STORM DRAIN CALCULATIONS FOR INDIVIDUAL LOTS.
5. ALL LOTS TO HAVE REAR YARD AND FRONT RETENTION. REAR YARD TO COLLECT FROM THE BACK OF THE 30' FRONT SETBACK. FRONT YARD TO COLLECT FROM CENTERLINE OF STREET TO THE FACE OF THE 30' FRONT SETBACK.
6. YEAR YARD RETENTION IS SHOWN FOR REFERENCE. MINIMUM RETENTION VOLUMES ARE SHOWN FOR EACH LOT. VOLUME FOR REAR YARD BASINS BASED ON 1' OF RETENTION DEPTH.
7. FRONT YARD RETENTION AREAS WILL CONSIST OF GRAVEL FILLED RETENTION AREAS. MINIMUM RETENTION DIMENSIONS AND VOLUMES ARE SHOWN FOR EACH LOT. STORAGE VOLUMES FOR FRONT YARD BASINS BASED ON 2' OF RETENTION DEPTH.
8. ROAD SWELLS TO CONVEY EMERGENCY OVERFLOWS ABOVE THE 100 YR STORM EVENT TO 1800 S STORM DRAIN INLETS.

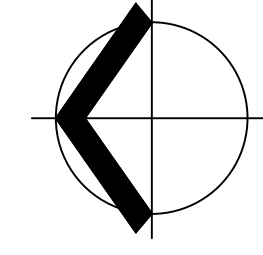
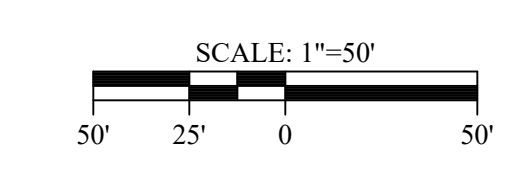
XX.XX = PROPERTY CORNER ELEVATION

XX.XX = EDGE OF PAVEMENT ELEVATION

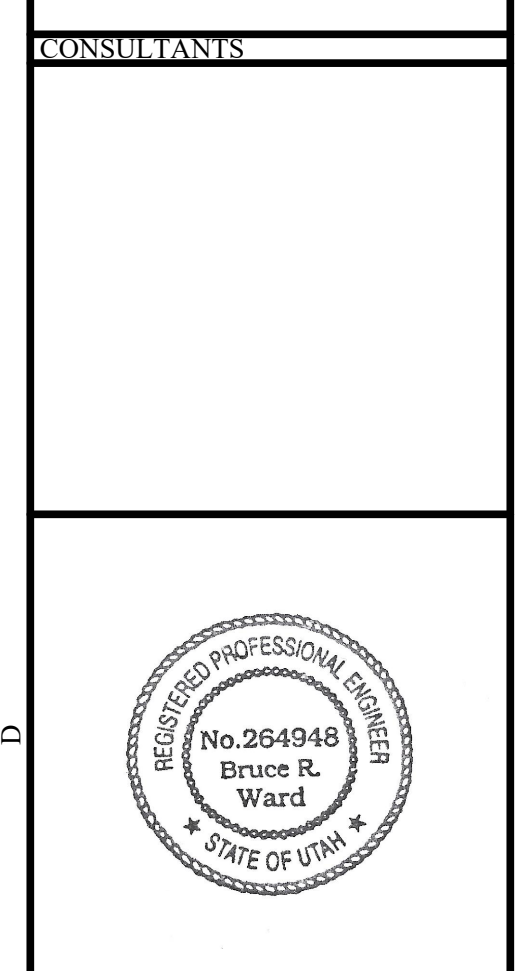


CONSTRUCTION NOTES

- 28 FURNISH & INSTALL STORM DRAIN MANHOLE (SIZE PER PLAN) PER APWA PLAN NO. 411.
- 37 FURNISH & INSTALL 18" ADS STORM DRAIN PER APWA PLAN NO. 381.



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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"

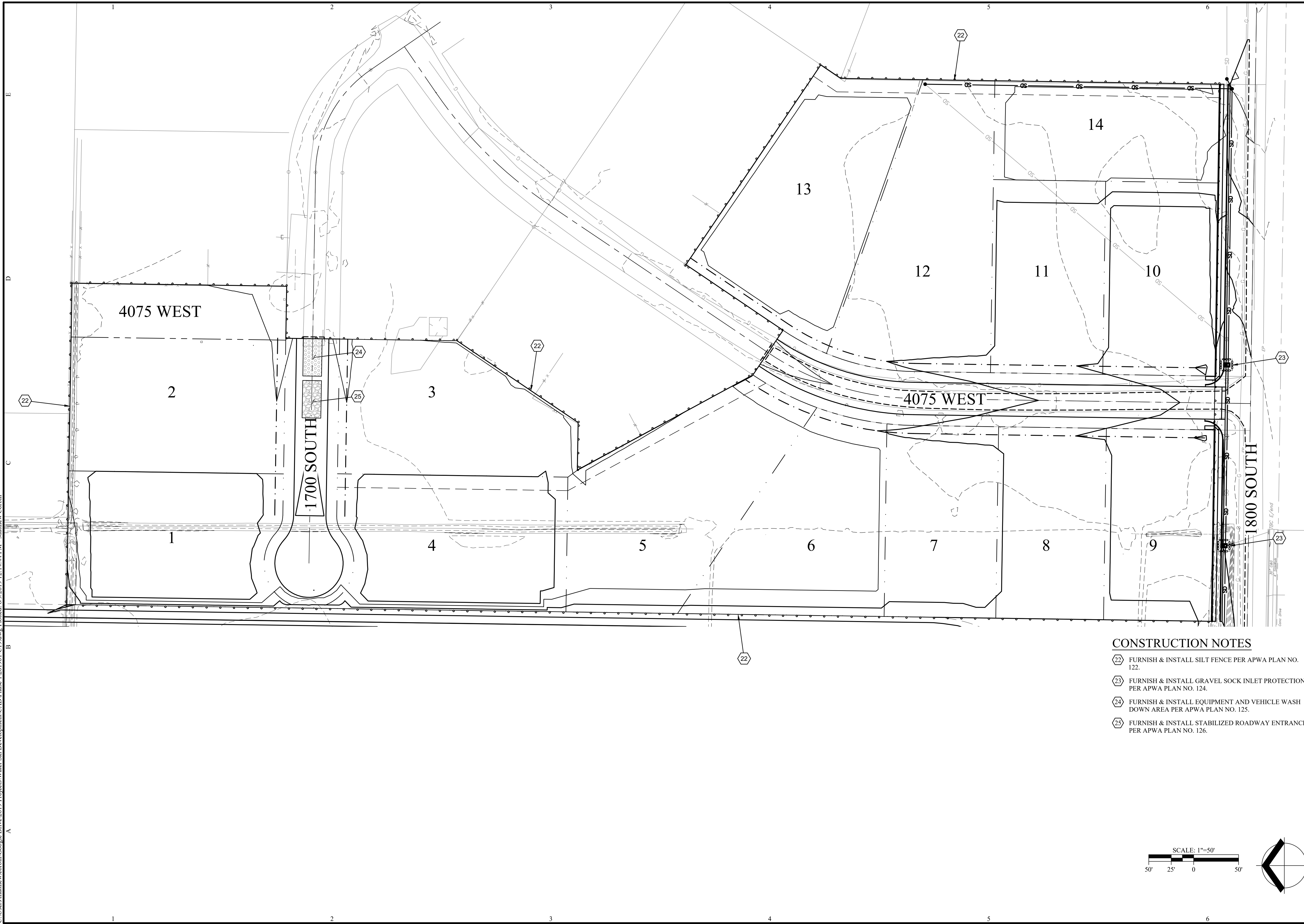
OWNER
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 and
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MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C18.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE:		

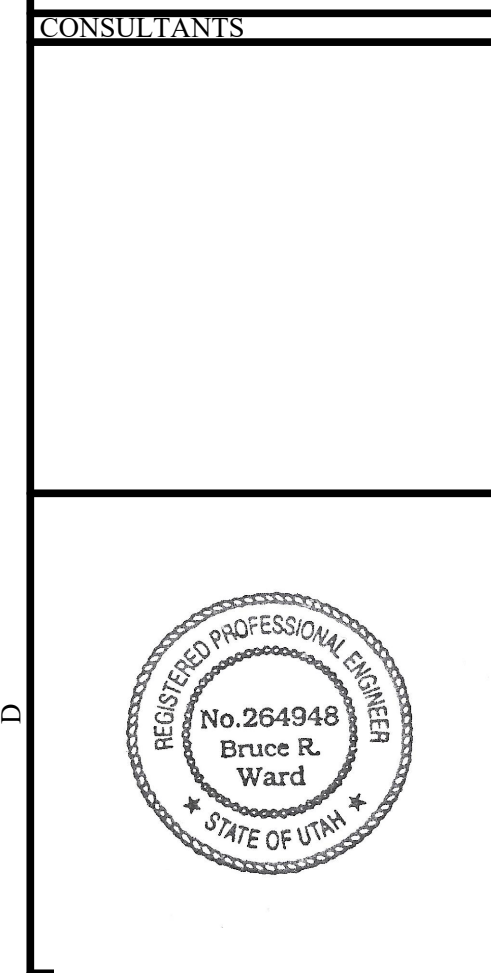
OVERALL GRADING PLAN
 SHEET NAME
C-18
 SHEET 19 OF 24

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HALCYON LAKE ESTATES
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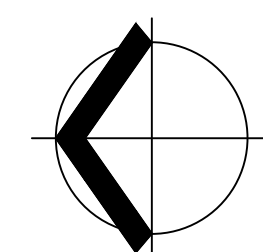
REVISIONS/SUBMISSIONS

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

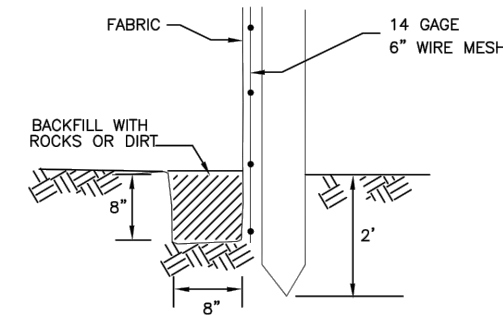
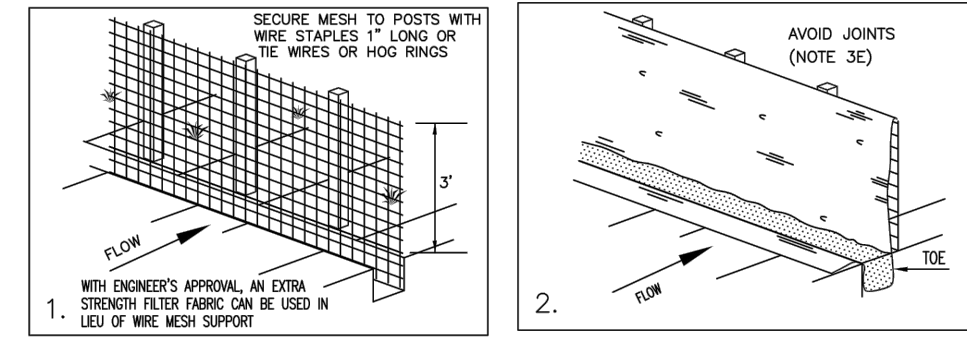
SHEET NAME
STORMWATER POLLUTION & PREVENTION PLAN
SHEET TITLE
C-19
 SHEET 20 OF 24

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.

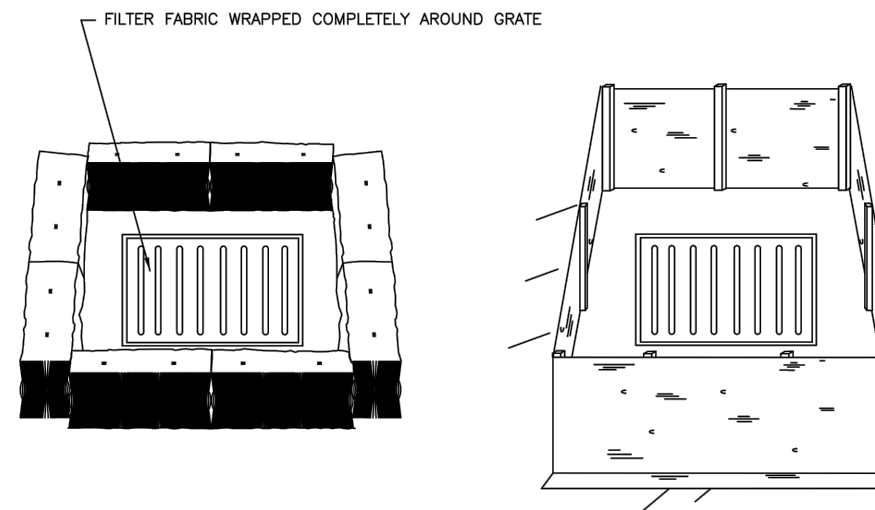


Silt fence **122**

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.



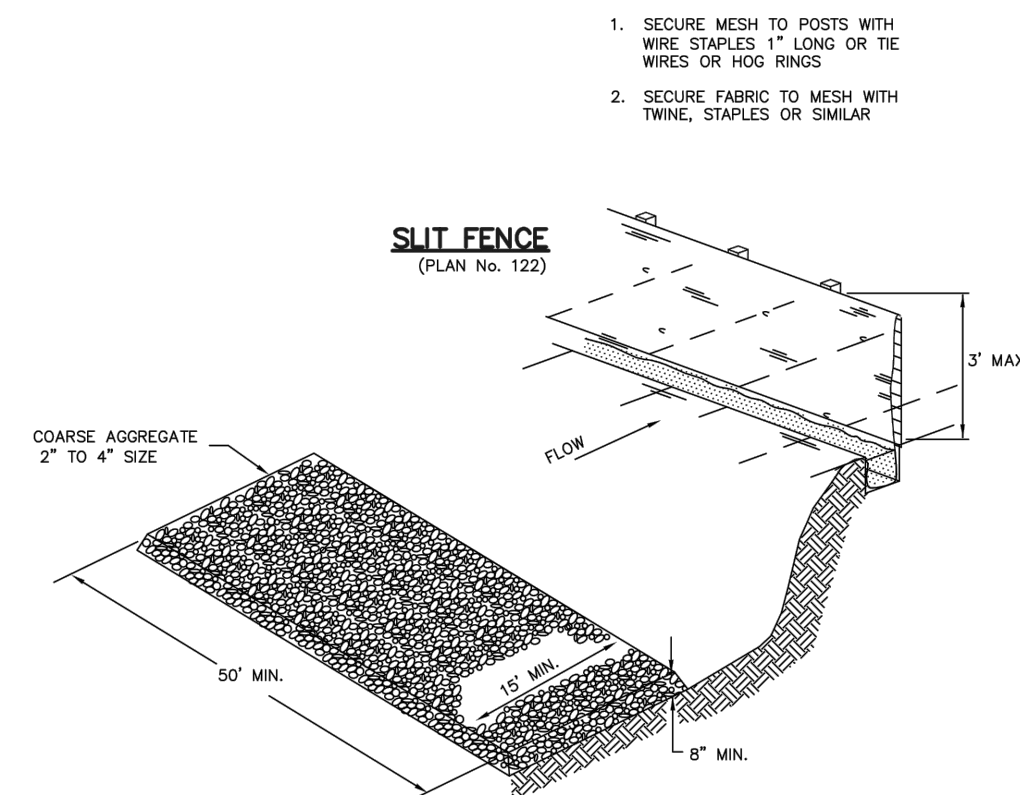
Inlet protection - fence or straw bale

February 2006

15

Plan No. **124**
Drawing 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.

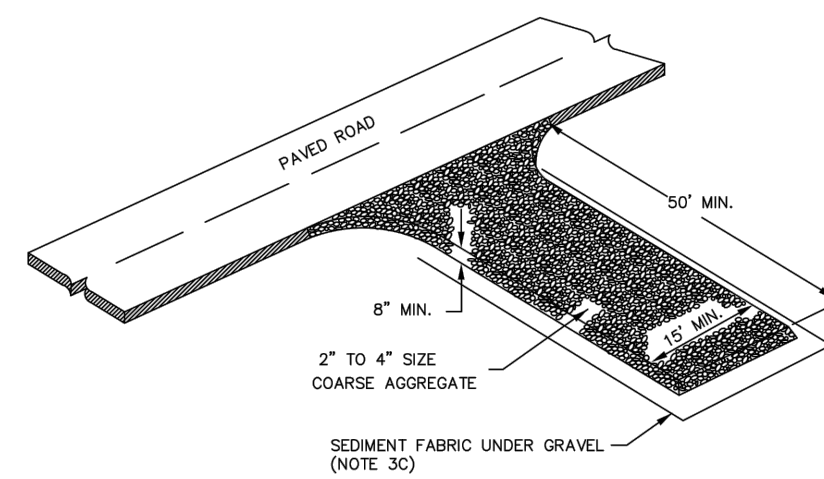


Equipment and vehicle wash down area **125**

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 **126**

February 2006

19

Plan No. **126**

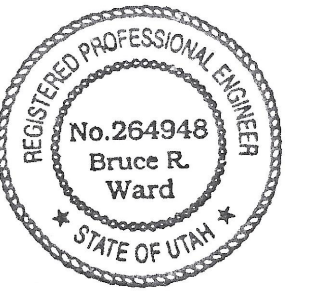
PREPARED BY

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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

WAKELESS HOLDINGS LLC.

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and
KEITH WARD
1978 CAMERON DRIVE
WEST HAVEN, UT 84401
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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

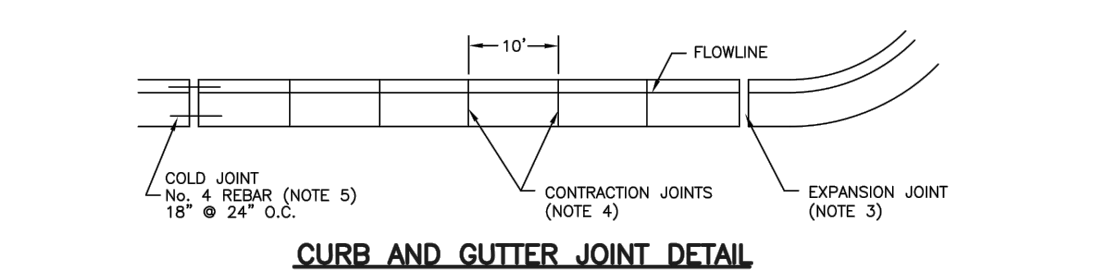
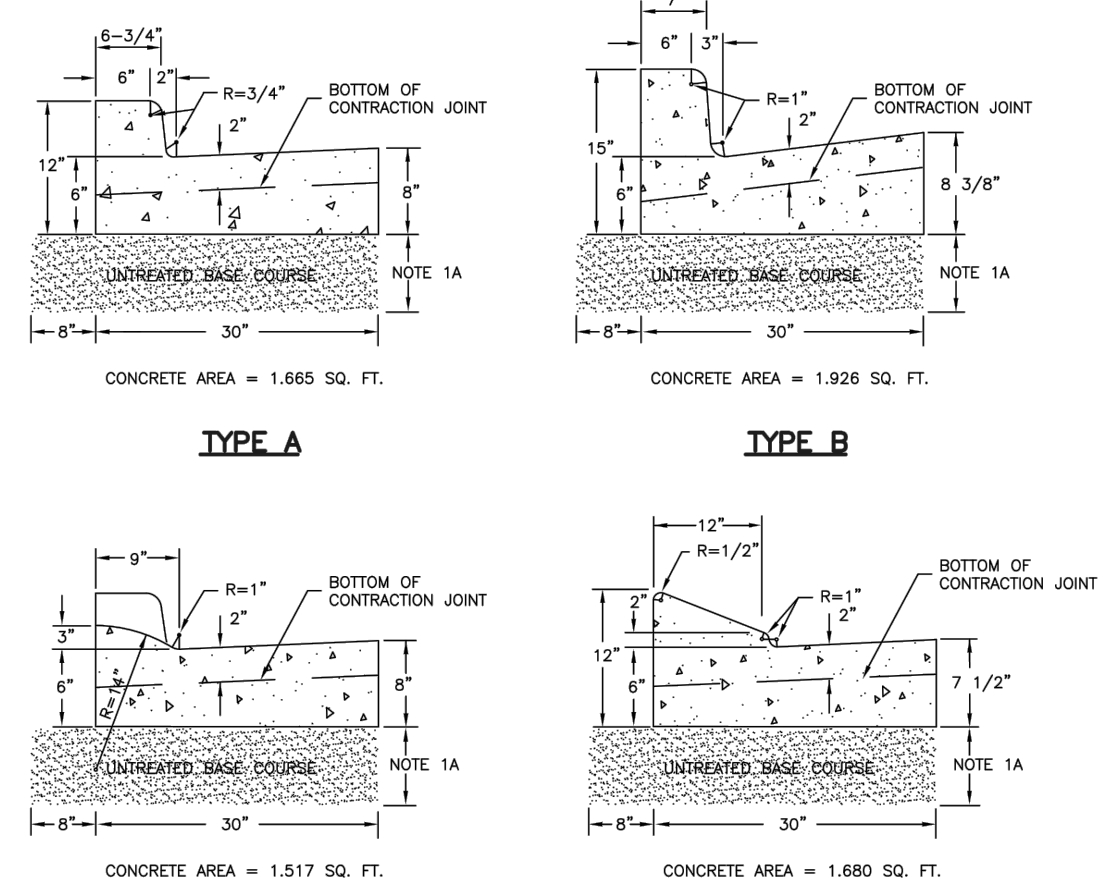
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SWPPP DETAILS

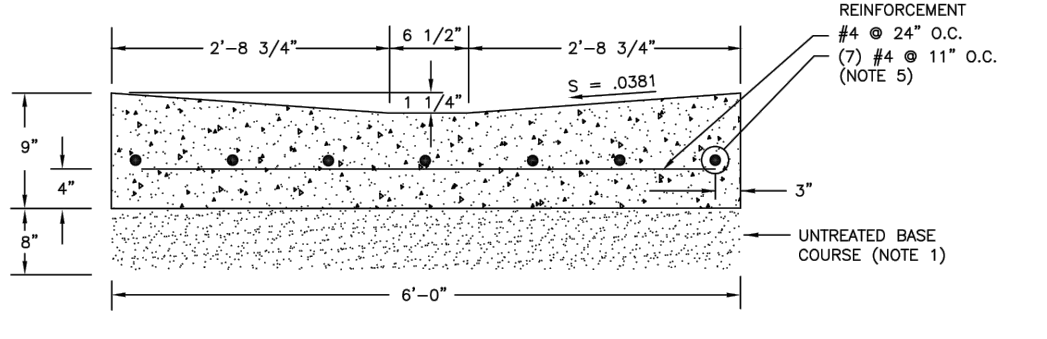
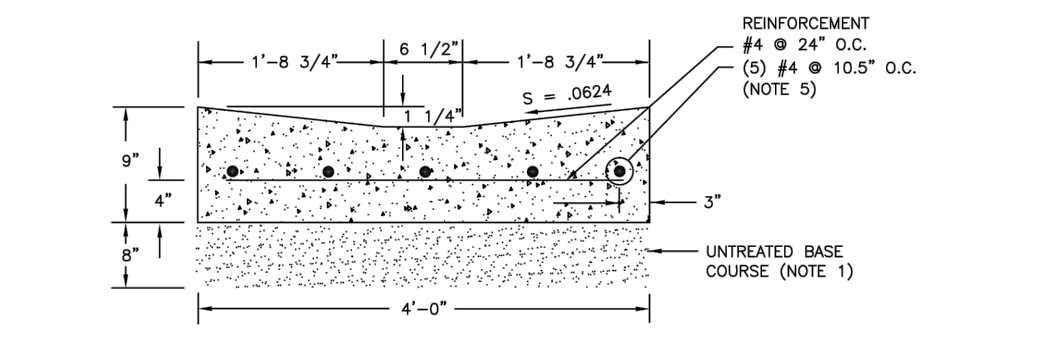
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C-20

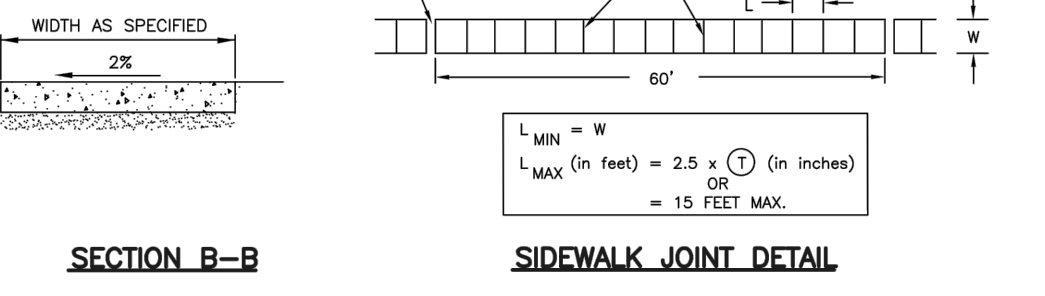
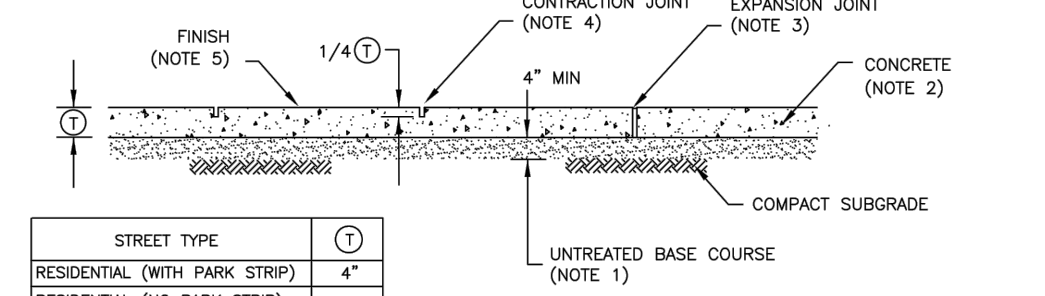
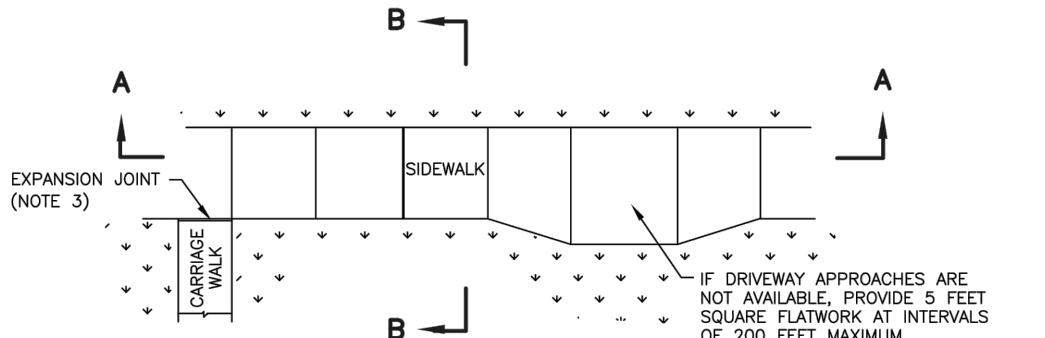
SHEET 21 OF 24



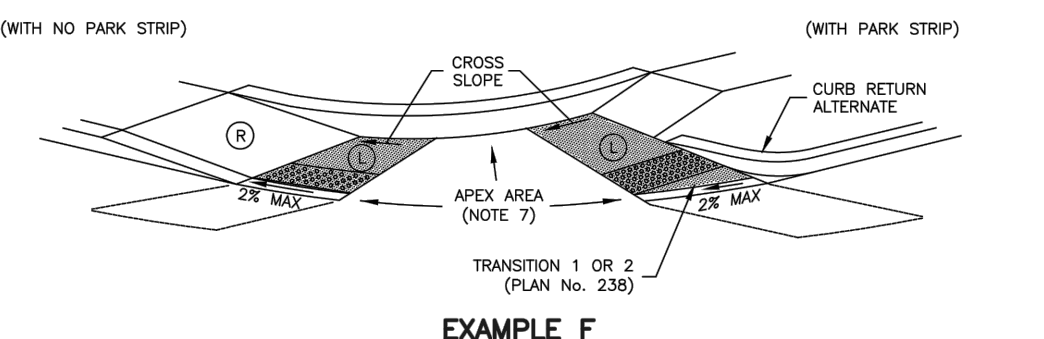
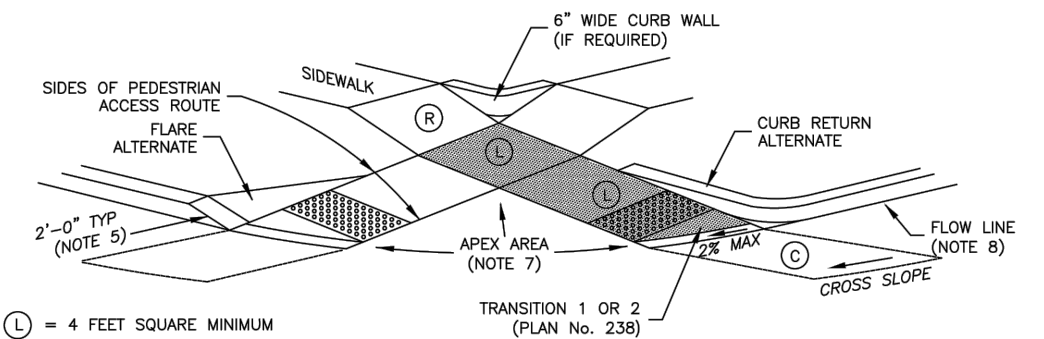
Curb and gutter
Plan No. 205
Drawing 1 of 2
June 2005



Waterway
Plan No. 211
January 2003



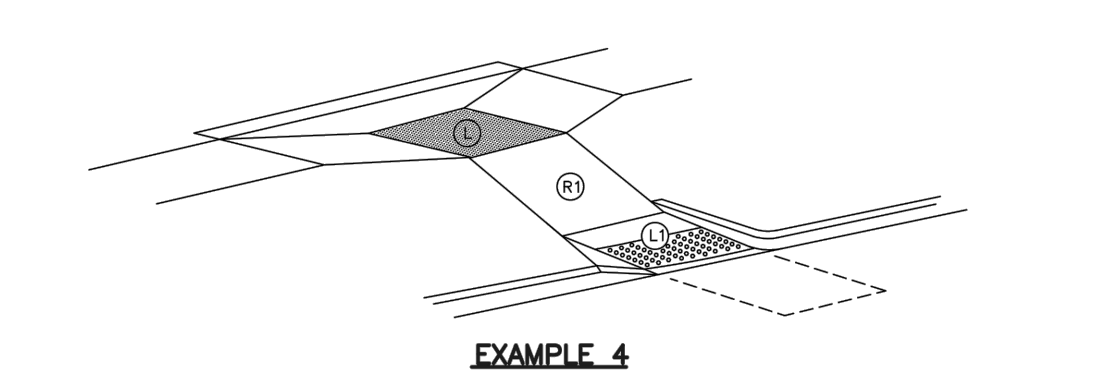
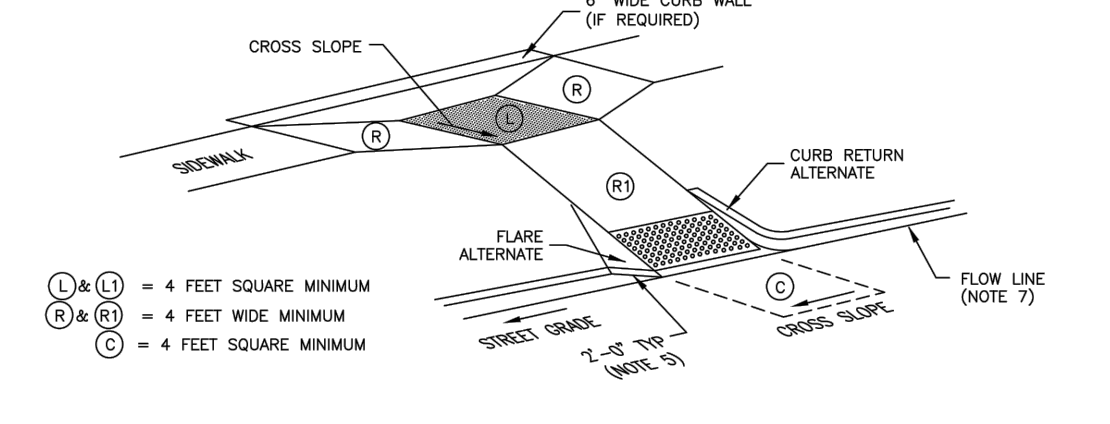
Concrete sidewalk
Plan No. 231
December 2005



	MINIMUM	CROSS SLOPE	CROSS SLOPE
LANDING	(L) 4' x 4' (2%)	1:48 (2%)	1:48 (2%)
RAMP	(R) 4' x 4' (2%)	1:12 (8.33%)	1:48 (2%)
CLEAR SPACE	(C) 4' x 4' (2%)	1:20 (5%)	1:48 (2%)

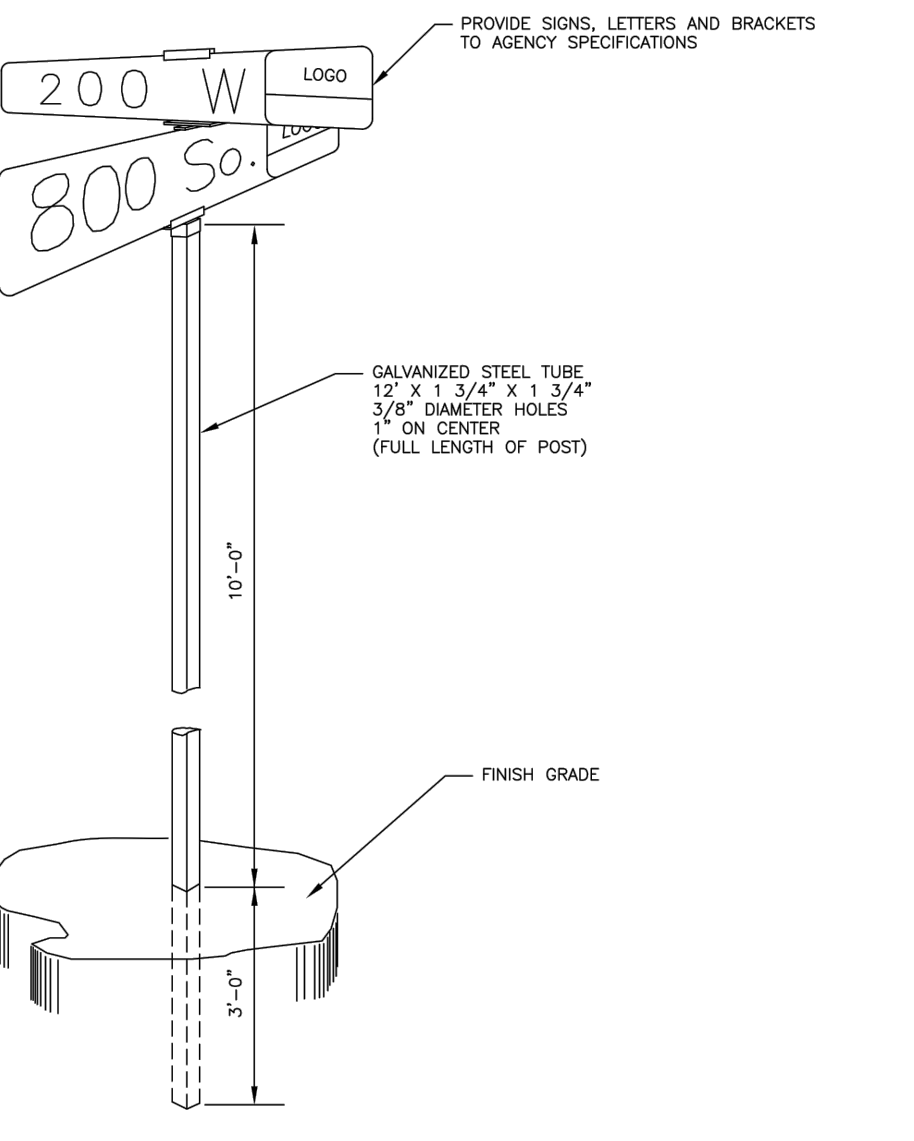
Corner curb cut assembly
Plan No. 235
Drawing 3 of 3
August 2006

LANDING BETWEEN SIDEWALK AND STREET LEVELS
NARRATIVE:
• SITE CONDITIONS WILL VARY. CONFIGURATION OF RAMP AND LANDING MAY BE CHANGED, BUT THEY MUST MEET DIMENSIONS AND SLOPES SHOWN HERE.
• GRADE BREAKS AT ENDS OF RAMP MUST BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
• USE OF FLARES, CURB WALLS, ETC., ARE AT ENGINEER'S DISCRETION.
• LENGTH OF ANY RAMP NOT REQUIRED TO EXCEED 15 FEET.

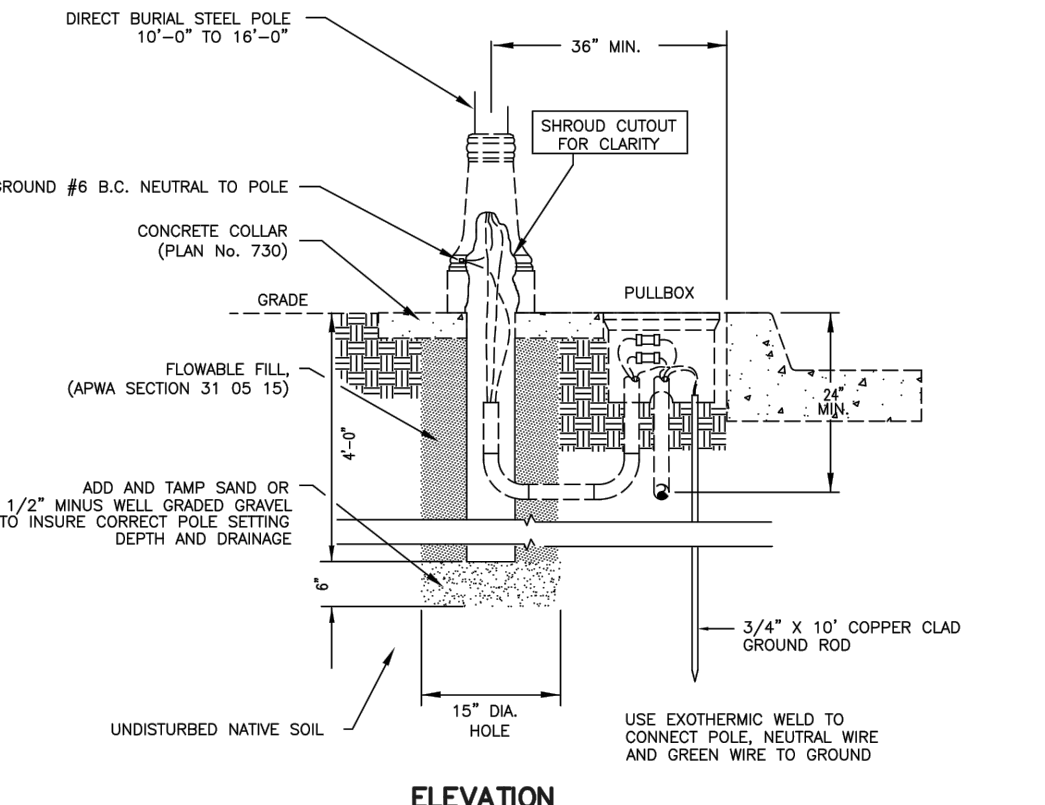
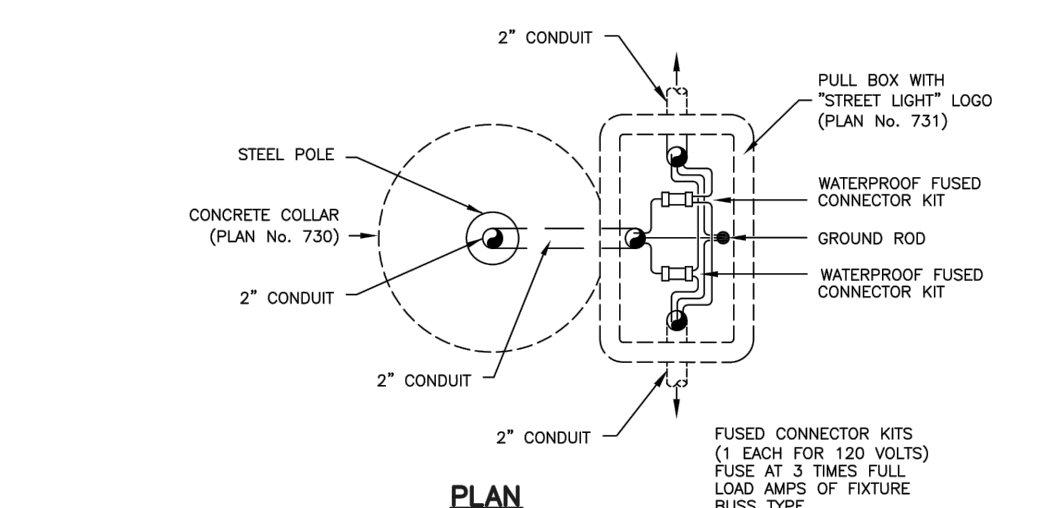


	MINIMUM	CROSS SLOPE	CROSS SLOPE
LANDING	(L) 4' x 4' (2%)	1:48 (2%)	1:48 (2%)
RAMP	(R) 4' x 4' (2%)	1:12 (8.33%)	1:48 (2%)
CLEAR SPACE	(C) 4' x 4' (2%)	1:20 (5%)	1:48 (2%)

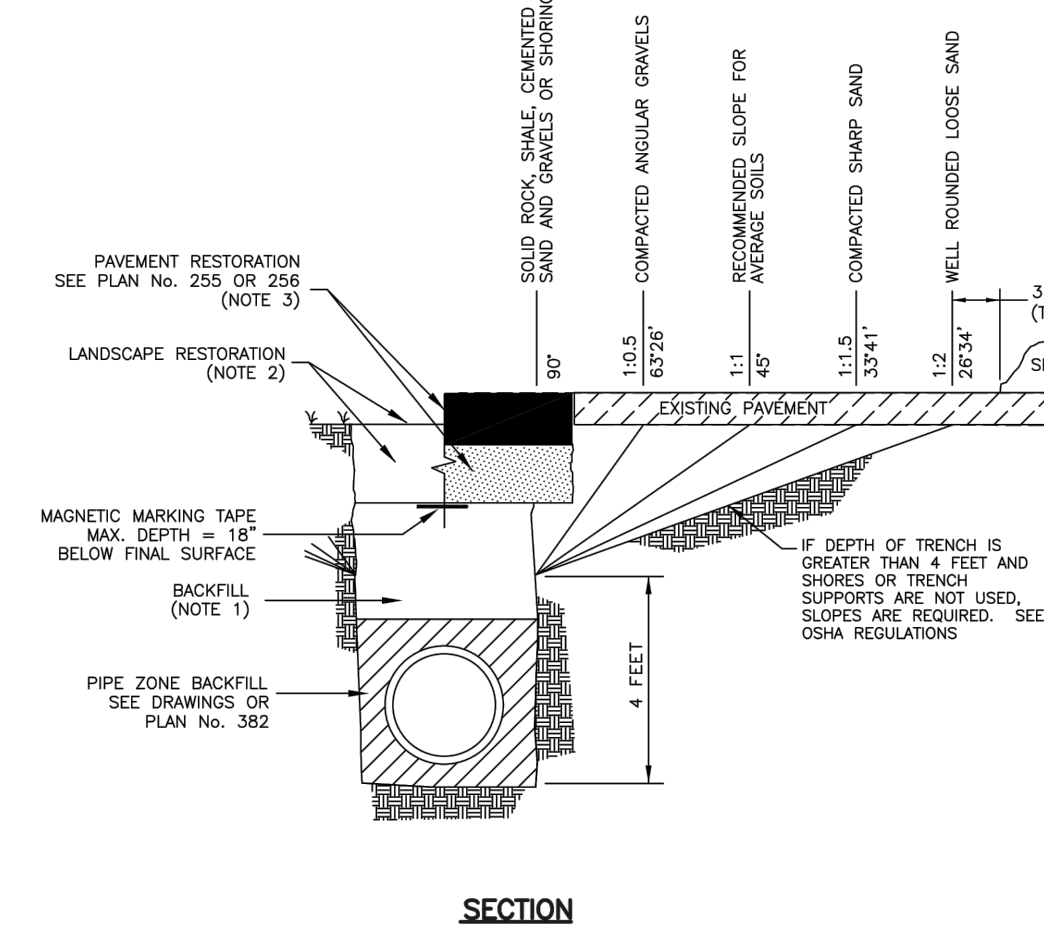
Tangent curb cut assembly
Plan No. 236
Drawing 2 of 3
August 2006



Street name sign (typical)
Plan No. 292
April 1997



Direct burial street light pole
Plan No. 742
August 2005



Trench backfill
Plan No. 381
May 2006

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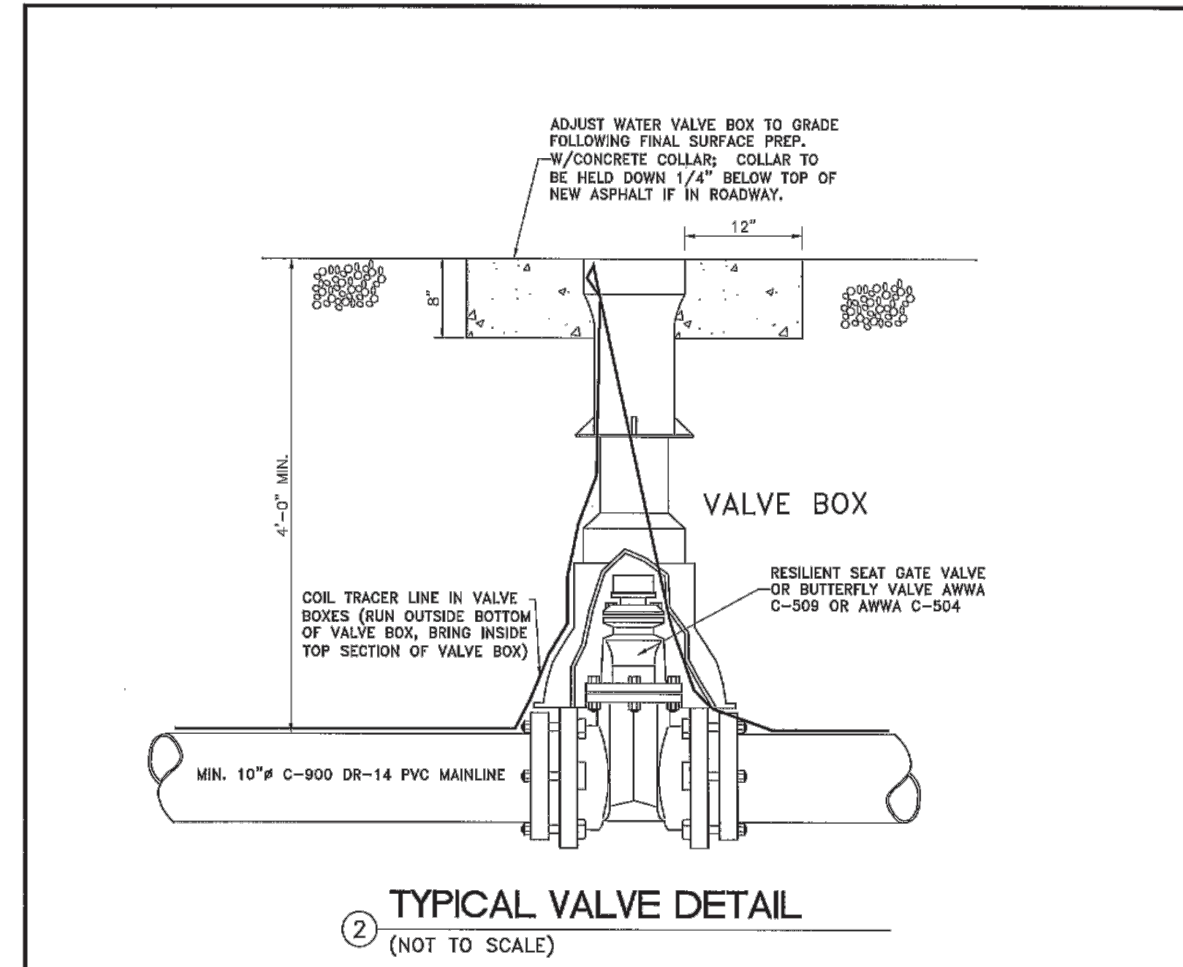
OWNER
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REVISIONS/SUBMISSIONS	NO.	DATE	DESCRIPTION

MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C21.dwg	
DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	

SHEET NAME
STANDARD DETAILS
C-21
SHEET 22 OF 24

C:\Users\matthew.corbin\Google Drive\2019 Projects\Water Ski Development\CAD Phase 1\201901-C21.dwg Plotted: 6/9/2019 12:15:00 PM - Matthew Corbin



2 TYPICAL VALVE DETAIL (NOT TO SCALE)



TAYLOR - WEST WEBER
WATER IMPROVEMENT DISTRICT
STANDARD WATER DETAILS - Page 2 of 9

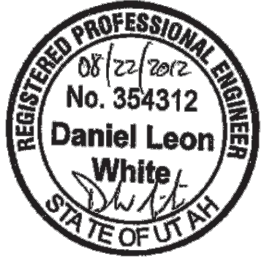


TABLE OF CONTENTS

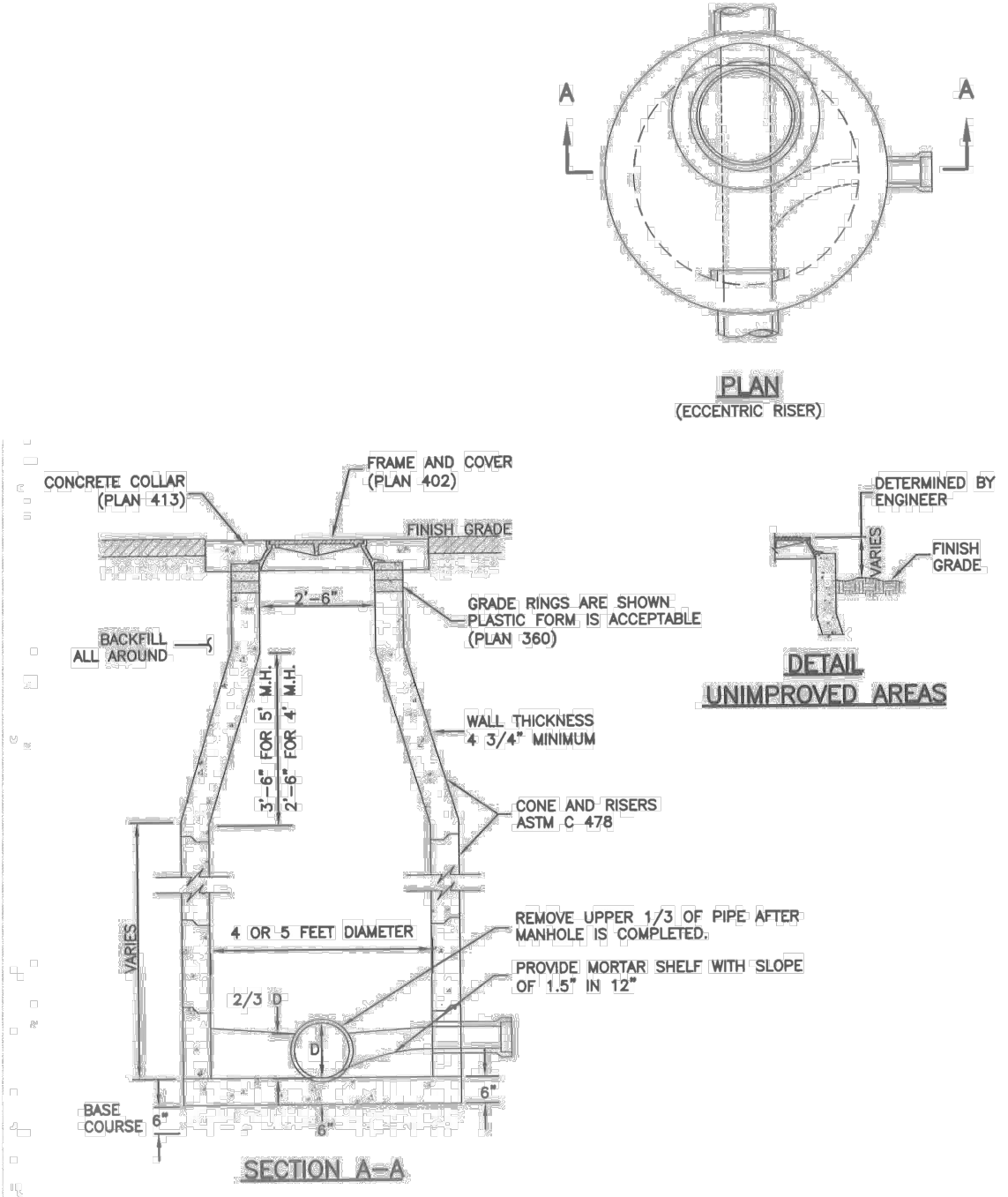
- THRUST BLOCKING DETAIL.....1
- TYPICAL VALVE DETAIL.....2
- TYPICAL TRENCH SECTION.....3
- UDOT CROSSING DETAIL.....4
- TYPICAL SERVICE CONNECTION.....5
- FIRE HYDRANT DETAIL.....6
- AIR/VAC DETAIL.....7
- CASED CROSSING DETAIL.....8
- BLOW OFF VALVE DETAIL.....9

THRUST BLOCKING DETAIL (NOT TO SCALE)

APPLIES TO ALL PRESSURE PIPE

Gardner Engineering

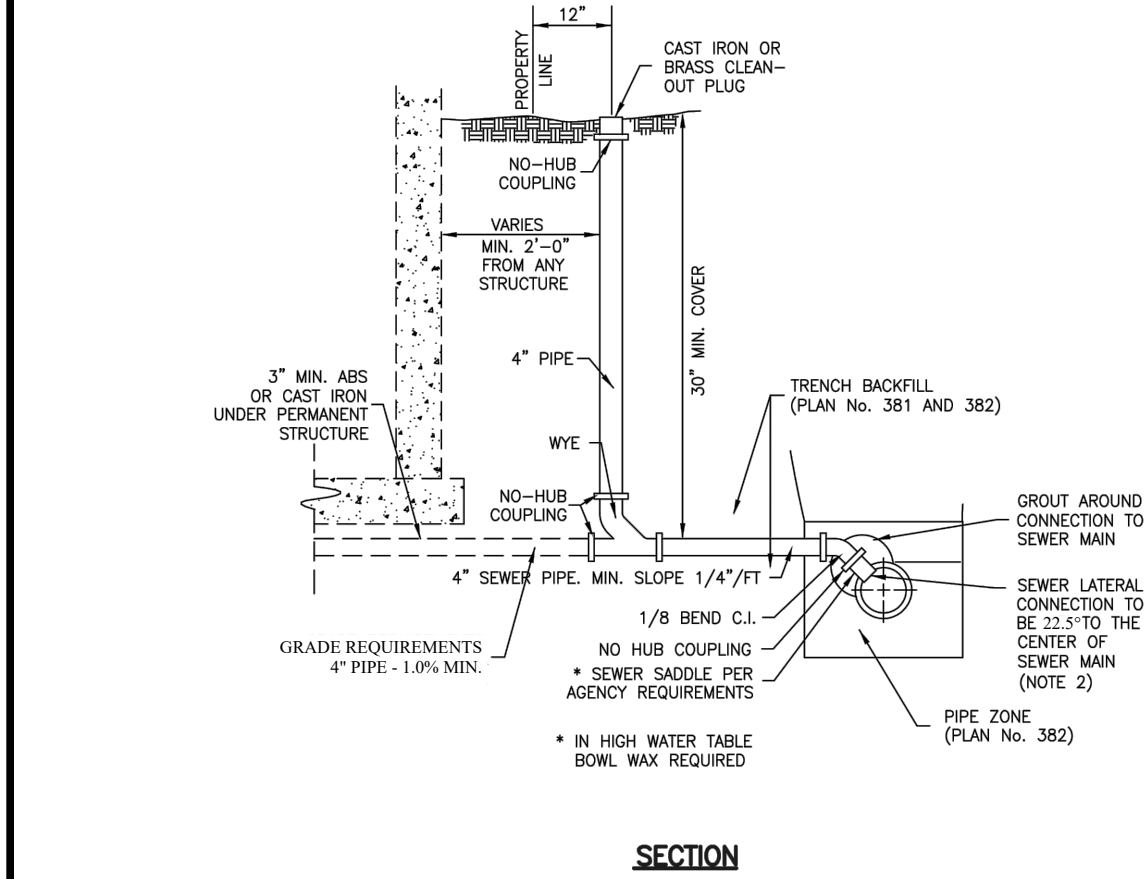
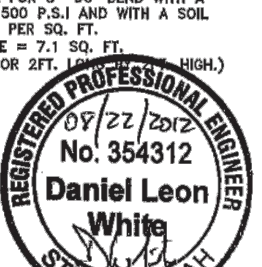
TAYLOR - WEST WEBER
WATER IMPROVEMENT DISTRICT
STANDARD WATER DETAILS - Page 1 of 9



Sanitary sewer manhole 213 Plan 411



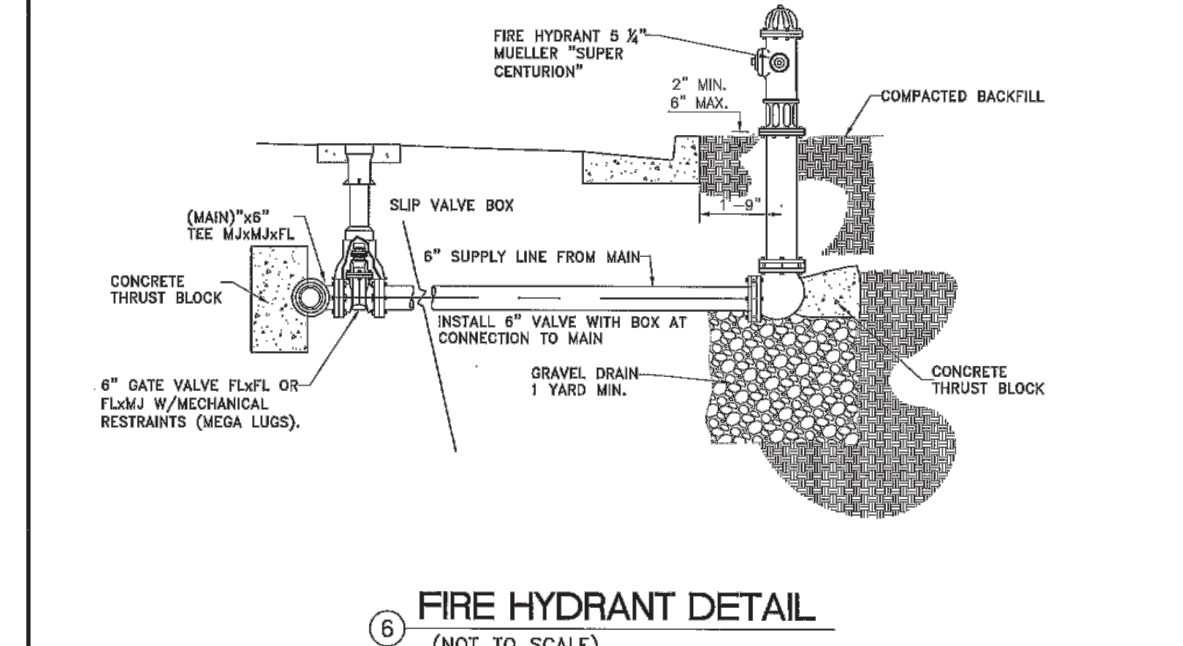
TAYLOR - WEST WEBER
WATER IMPROVEMENT DISTRICT
STANDARD WATER DETAILS - Page 1 of 9



Sewer lateral connection 195 Plan No. 431



TAYLOR - WEST WEBER
WATER IMPROVEMENT DISTRICT
STANDARD WATER DETAILS - Page 2 of 9



6 FIRE HYDRANT DETAIL (NOT TO SCALE)



TAYLOR - WEST WEBER
WATER IMPROVEMENT DISTRICT
STANDARD WATER DETAILS - Page 6 of 9

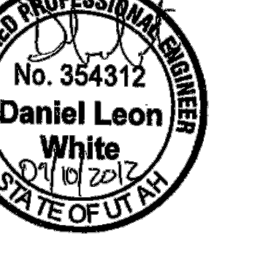


TYPICAL SERVICE CONNECTION (NOT TO SCALE)

APPLIES TO ALL PRESSURE PIPE

Gardner Engineering

TAYLOR - WEST WEBER
WATER IMPROVEMENT DISTRICT
STANDARD WATER DETAILS - Page 5 of 9



WEBER BASIN WATER CONSERVANCY DISTRICT

DOUBLE SERVICE

SINGLE SERVICE

PROFILE

METER DETAIL

NOTES

- CONSULT DISTRICT ENGINEER FOR MAINLINE PIPE SIZES GREATER THAN 12" OR FOR MAINLINE PIPE MATERIAL OTHER THAN C900 PVC. HOT TAPPING NOT ALLOWED.
- METER & ENCLOSURE SHALL BE LOCATED BEHIND CURB WITHIN STREET R.O.W. OR PUBLIC UTILITY CASEMENT IF NO CURB OR CUTTING EXISTS.
- WATER METER ENCLOSURE LOCK SHALL BE STAMPED "WB/COD IRRIGATION".
- VALVE BOX MARKERS MUST BE SET ADJACENT TO EVERY VALVE & METER.
- WATER VALVE CONTROL NUT CAN BE SERVICED BY WRENCH WHEN POSITIONING UNDER ENCLOSURE LID.
- ALL COMPRESSION-TYPE CONNECTIONS REQUIRE STAINLESS STEEL INSERT STIFFENERS.
- THE TUBING SHOULD BE INSERTED INTO THE FITTING SO THAT THE END OF THE TUBING IS WELL PAST THE RUBBER GASKET AND AT LEAST 1/2" FROM THE BOTTOM OF THE SOCKET.
- ALL WORK SHALL BE INSPECTED & APPROVED BY DISTRICT INSPECTOR PRIOR TO BACKFILL. ALL INSPECTIONS SHALL BE COORDINATED 24 HOURS IN ADVANCE.

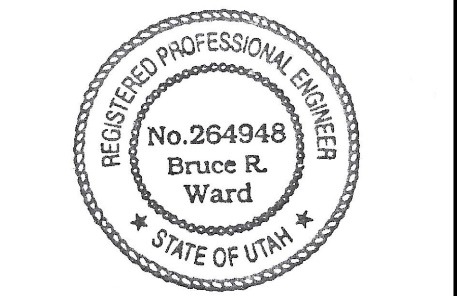
WEBER BASIN WATER CONSERVANCY DISTRICT

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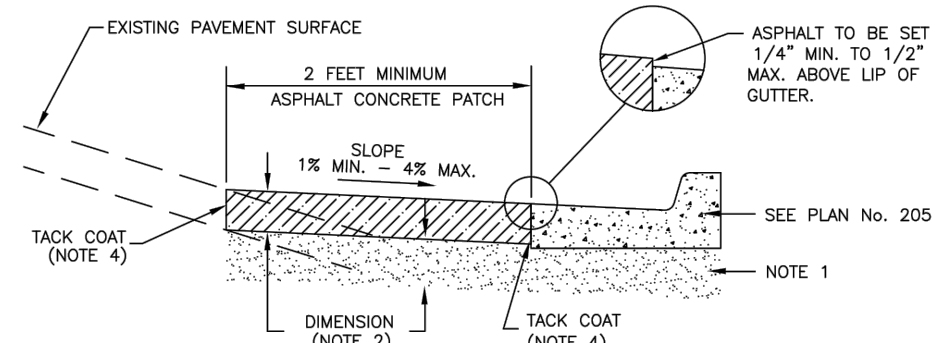
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DRAWN BY:	M. CORBIN	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE:		

STANDARD DETAILS

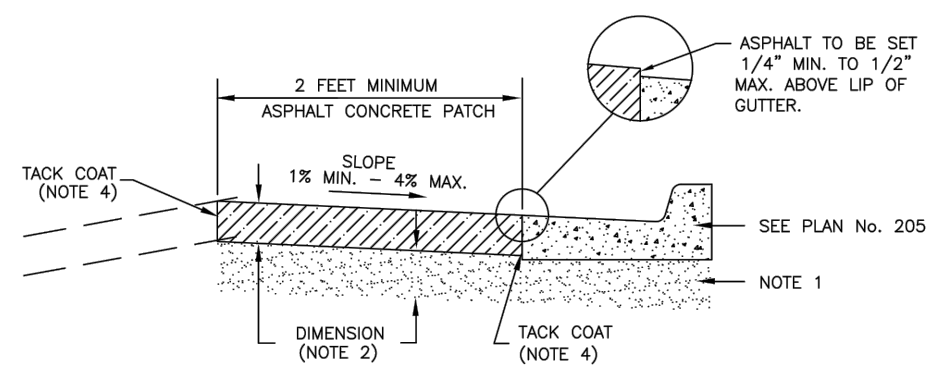
SHEET NAME

C-22

SHEET 23 OF 24



CASE 1 - POSITIVE STREET SLOPE TIE-IN



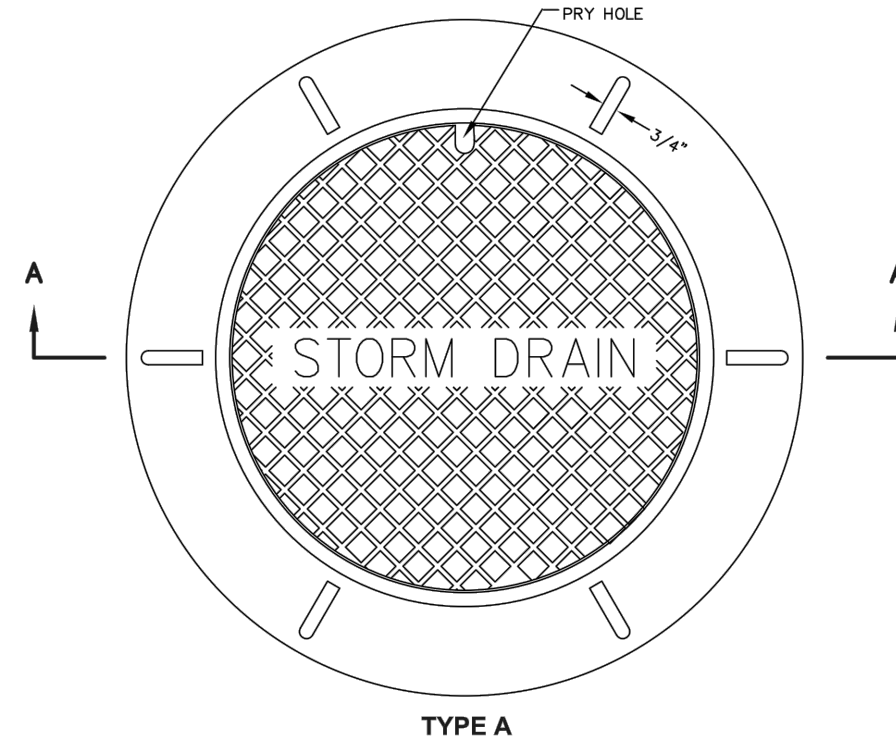
CASE 2 - NEGATIVE STREET SLOPE TIE-IN

Asphalt concrete pavement tie-in

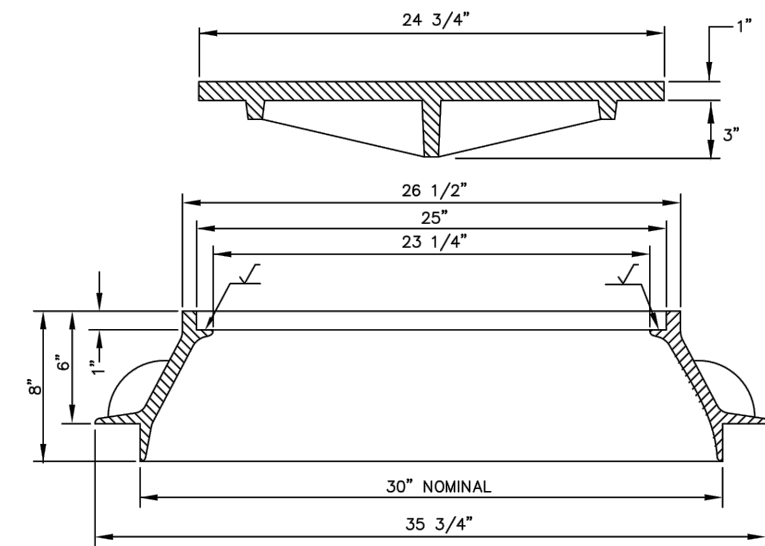
Plan No. 251

July 2005

75



TYPE A



SECTION A-A

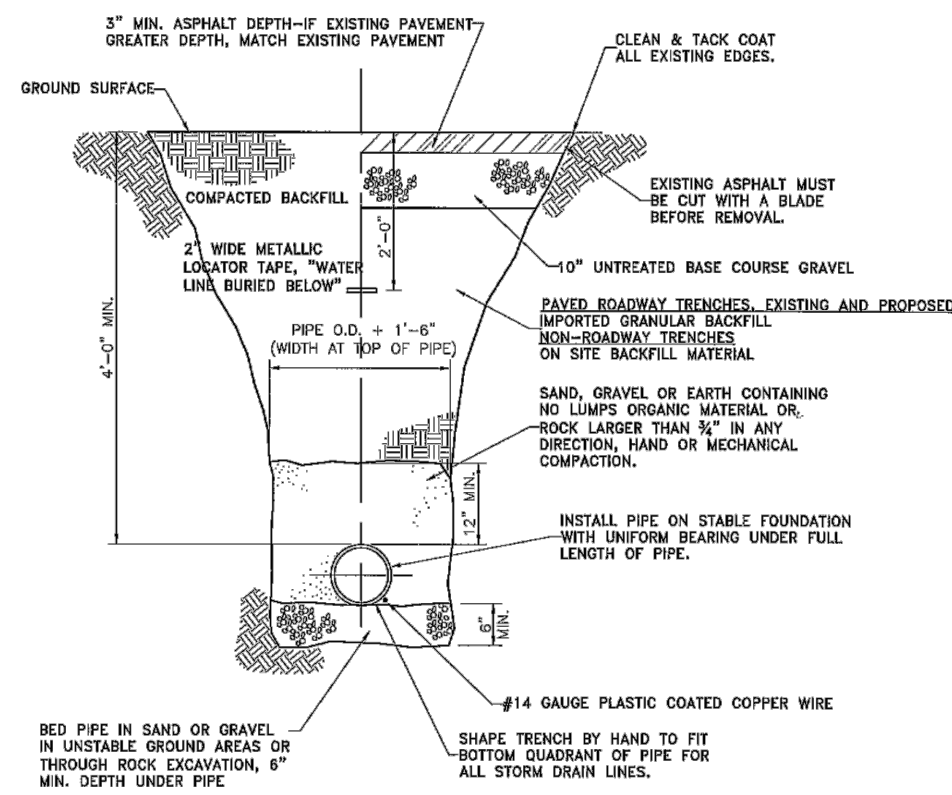
30" Frame and cover

Plan No. 302

September 2001

115

Drawing 1 of 2



TYPICAL TRENCH SECTION (NOT TO SCALE)

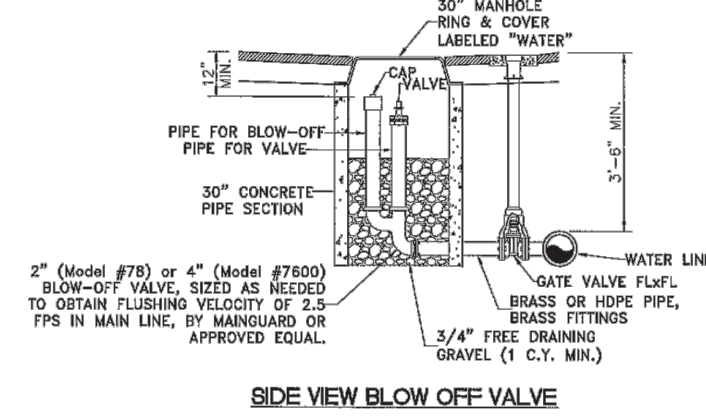


Gardner Engineering

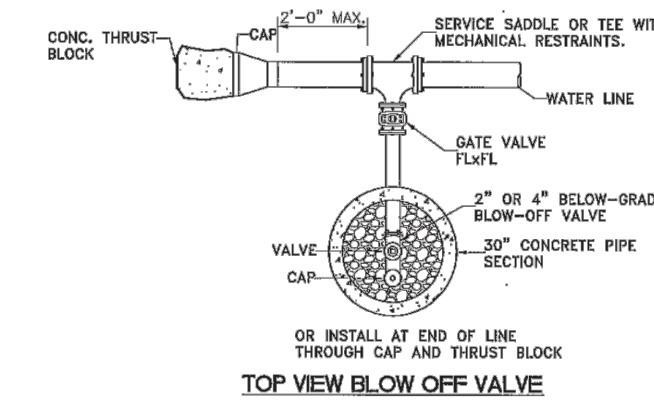
CIVIL ENGINEERING
LAND SURVEYING
WATER RESOURCES

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

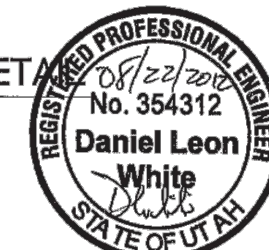
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SIDE VIEW BLOW OFF VALVE



TYPICAL BLOW OFF VALVE DETAIL (NOT TO SCALE)

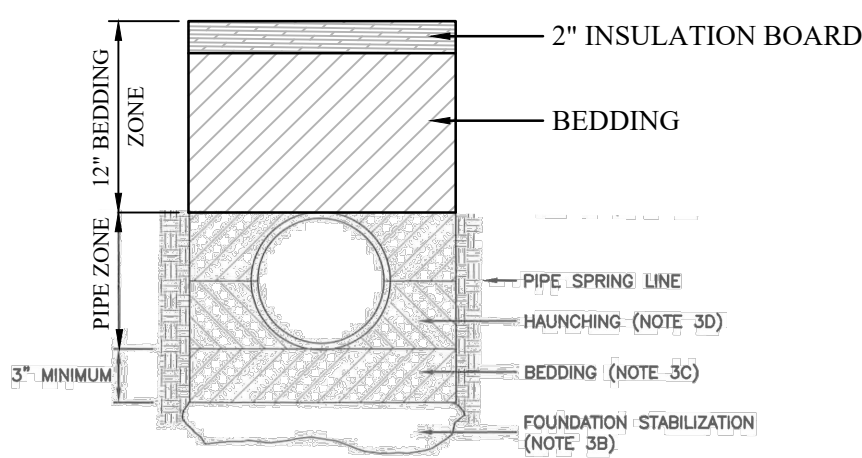


Gardner Engineering

CIVIL ENGINEERING
LAND SURVEYING
WATER RESOURCES

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

D:\Users\jwhite\My Documents\UT\Std\Eng - Blow Off Val. 6, 8/23/2014, 1:04:47 PM



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 RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

Pipe zone backfill
205

Plan No. 382

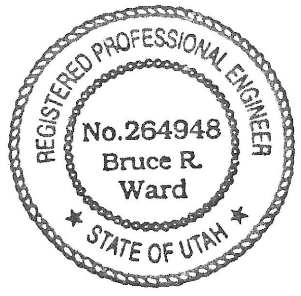
January 2011

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REVISIONS/SUBMISSIONS

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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