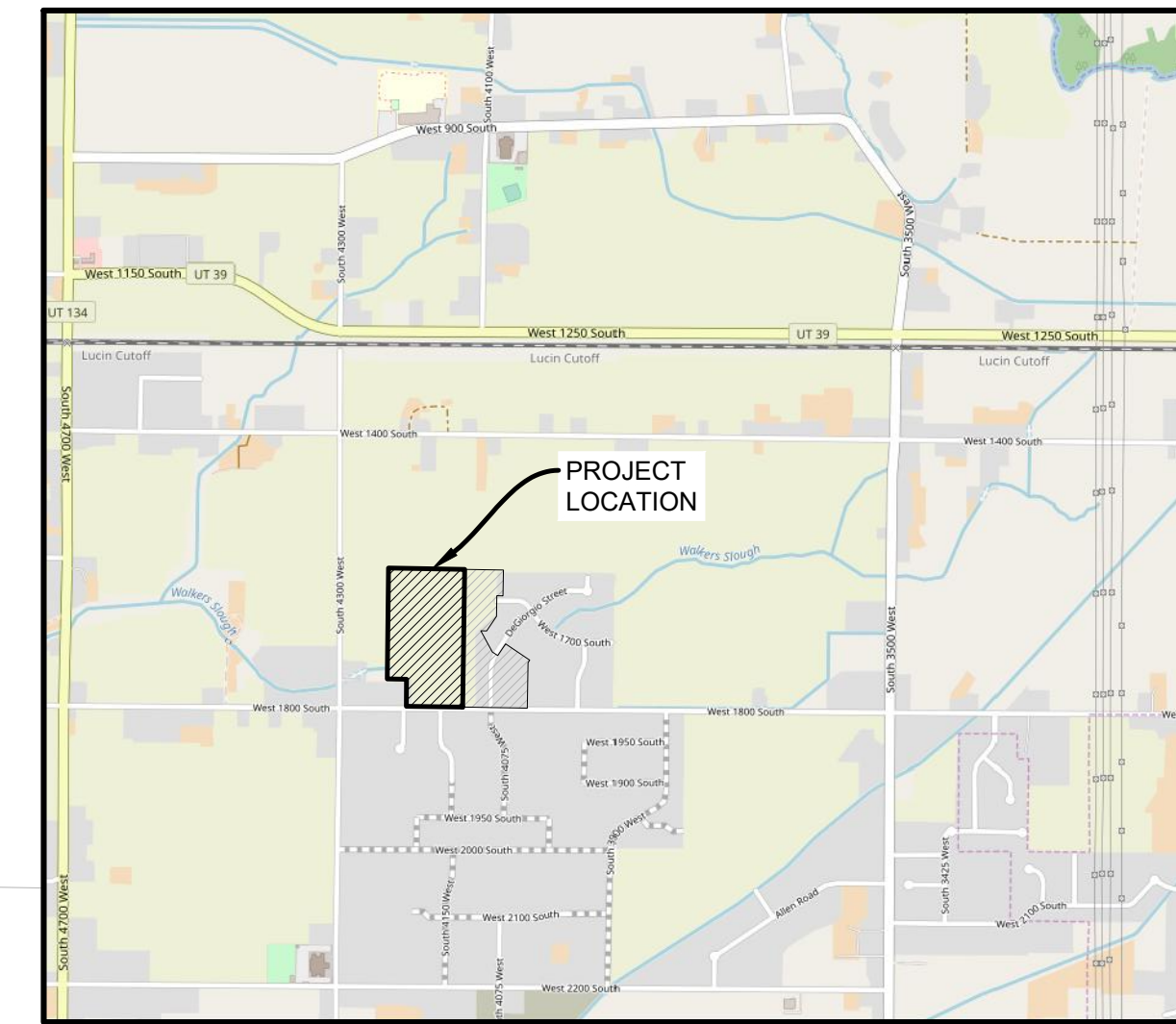


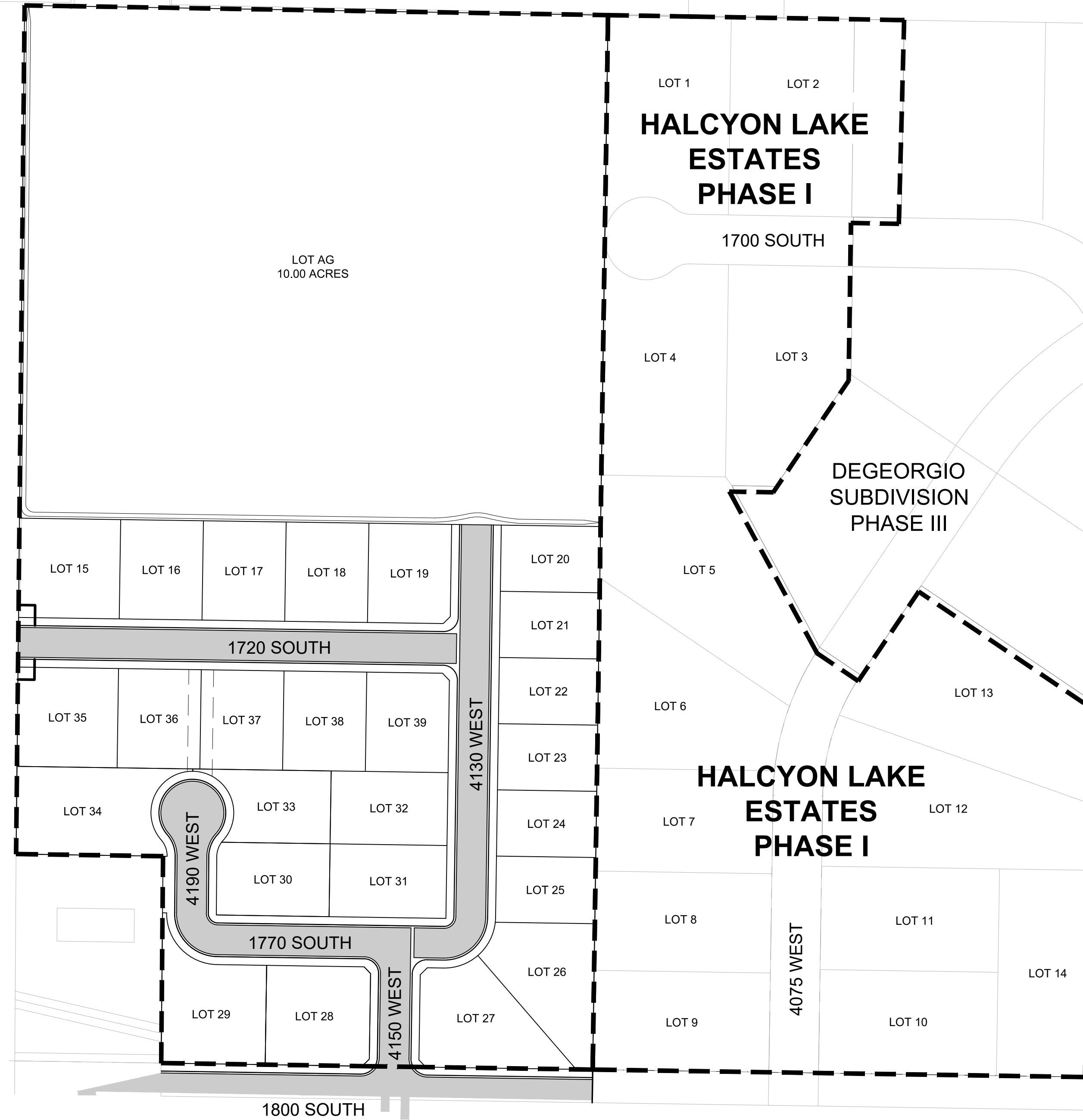
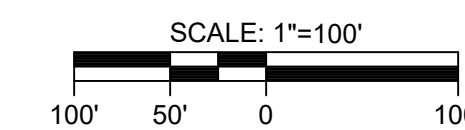
HALCYON ESTATES

PHASE II - IMPROVEMENT PLANS
 WEBER COUNTY, UT
 March 15, 2020
 "A PLANNED UNIT RESIDENTIAL DEVELOPMENT"



VICINITY MAP
 N.T.S.

SHEET INDEX		
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2	C-01	Final Plat
3	C-02	Legend and General Notes
4	C-03	Key Map
5	C-04	4150 West & 4130 West Plan and Profile
6	C-05	4190 West Plan and Profile
7	C-06	1770 South Plan and Profile
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9	C-08	1720 South Plan and Profile
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12	C-11	1800 South Plan and Profile
13	C-12	Overall Grading Plan
14	C-13	Overall Utility Plan
15	C-14	Erosion Control Plan
16	C-15	SWPPP Details
17	C-16	Standard Details
18	C-17	Standard Details
19	C-18	Standard Details



LOT AG
 10.00 ACRES

4300 WEST



Know what's below.
 Call before you dig.

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WRB Consulting Services
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 bruceward007@live.com

CONSULTANTS



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

OWNER
WAKELESS HOLDINGS LLC.
 TYLOR BRENCHELEY
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 and
 KEITH WARD
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 WEST HAVEN, UT 84401
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REVISIONS/SUBMISSIONS

MARK	DATE	DESCRIPTION
A	3/13/20	COUNTY SBMTL
PROJECT #	201901	
CAD DWG FILE:	201901-C00 (1).dwg	
DRAWN BY:	J. TOONE	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	

COVER SHEET

SHEET NAME
C-00
 SHEET 1 OF 19

***FOR REFERENCE ONLY
SEE OFFICIAL PLAT***

LEGEND

PROPERTY	
	BOUNDARY LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT LINE
	SETBACK LINE
	PROJECT LIMITS
UTILITIES	
	STORM DRAINAGE LINE
	SANITARY SEWER LINE
	WATER LINE
	ELECTRIC LINE
	FUEL LINE
	TELEPHONE LINE
	FIBER OPTIC LINE
	CABLE TV LINE
	NATURAL GAS LINE
	IRRIGATION LINE
	STREET LIGHT LINE
	TRAFFIC SIGNAL LINE
	SANITARY SEWER FORCE MAIN
	RECLAIMED WATER LINE
	UNKNOWN UTILITY LINE
	OVERHEAD CABLE TV LINE
	OVERHEAD ELECTRIC LINE
	OVERHEAD FIBER OPTIC LINE
	OVERHEAD TELEPHONE LINE
	OVERHEAD UTILITY LINE
	OVERHEAD WIRE, TYPE AS NOTED
	ABANDONED LINE
	INDICATES AS BUILT INFORMATION

FEATURES	
	BUILDING FACE
	BUILDING OVERHANG LINE
	TREE/VEGETATION LINE
	FENCE LINE, BARBED WIRE
	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		MONITORING WELL
	AIR RELEASE VALVE		POLE
	BACKFLOW PREVENTER		POST INDICATOR VALVE
	BENCHMARK		RIGHT TURN
	BIKE		SANITARY SEWER MANHOLE
	BOLLARD		SET MONUMENT
	BUSH		SET QUARTER SECTION CORNER
	CACTUS		SET SECTION CORNER
	CATCH BASIN - ROUND		SIGN
	CATCH BASIN - SQUARE		SPEED BUMP
	CATCH BASIN - ROUND		SPRINKLER HEAD
	CATCH BASIN - SQUARE		SPRINKLER VALVE
	CATV MANHOLE		STANDPIPE
	CATV RISER		STORM DRAIN MANHOLE
	CATV WARNING SIGN		STRAIGHT AND LEFT TURN
	CLEANOUT		STRAIGHT AND RIGHT TURN
	CONTROL POINT		STRAIGHT ARROW
	CROSSWALK SIGNAL		STREET LIGHT JUNCTION BOX
	CURB INLET		SURVEY MONUMENT
	DITCH INLET		TELEPHONE MANHOLE
	DRY WELL		TELEPHONE RISER
	ELECTRIC CABINET		TELEPHONE WARNING SIGN
	ELECTRIC JUNCTION BOX		TESTHOLE
	ELECTRIC MANHOLE		TRAFFIC SIGNAL
	ELECTRIC METER		TRAFFIC SIGNAL JUNCTION BOX
	ELECTRIC RISER		TRAFFIC SIGNAL LIGHT POLE
	ELECTRIC TRANSFORMER		TRAFFIC SIGNAL LOOP
	FIBER OPTIC WARNING SIGN		TRAFFIC SIGNAL POLE
	FIRE DEPT CONNECTION		TREE - CONIFEROUS
	FIRE HYDRANT		TREE - DECIDUOUS
	FLAGPOLE		TREE - PALM
	FOUND MONUMENT		UG CATV VAULT
	FOUND QUARTER SECTION		UG ELECTRIC VAULT
	FOUND SECTION CORNER		UG FIBER OPTIC VAULT
	GAS METER		UG GAS VAULT
	GAS RISER		UG TELEPHONE VAULT
	GAS VALVE		UG UNKNOWN VAULT
	GAS WARNING SIGN		UG WATER VAULT
	GATE POST		UNKNOWN CABINET
	GUY ANCHOR		UNKNOWN JUNCTION BOX
	HANDICAP		UNKNOWN MANHOLE
	IRRIGATION CONTROL		UNKNOWN RISER
	IRRIGATION VALVE		WATER HANDHOLE
	IRRIGATION METER		WATER MANHOLE
	COMBINATION AIR-VAC		WATER METER
	LEFT AND RIGHT TURN		WATER SPIGOT
	LEFT TURN		WATER VALVE
	LIGHT - 2 ARMS		WATER WELL
	LIGHT - ARM		
	LIGHT - GROUND		
	LIGHT - ROUND		
	MAILBOX		

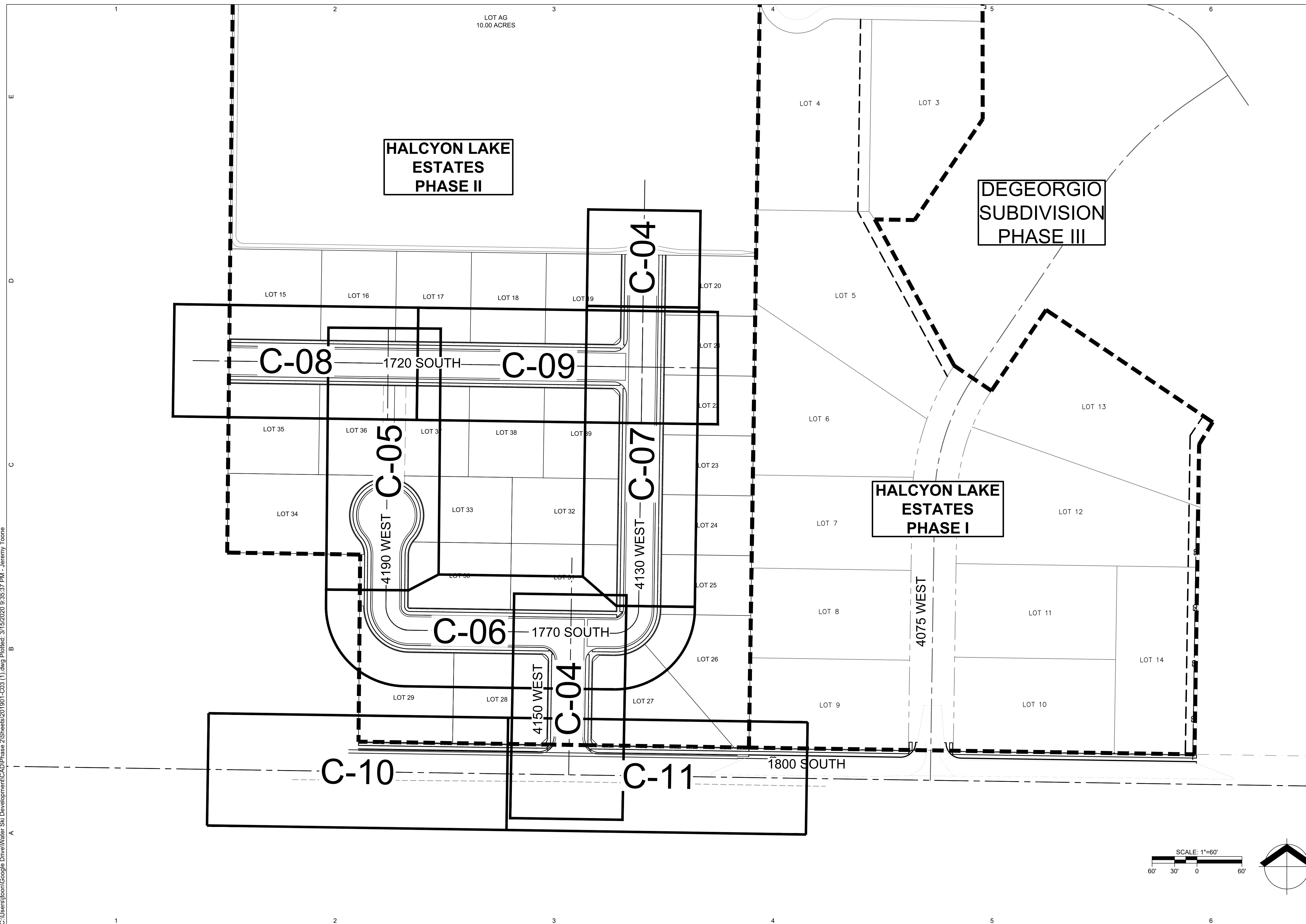
GENERAL NOTES

- THE CONTRACTOR SHALL COORDINATE WORK SCHEDULES WITH THE OWNER'S REPRESENTATIVE TO PREVENT ANY CONFLICTING WORK CONDITIONS.
- 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.
- LOCATIONS, DIMENSIONS, AND ELEVATION OF ALL EXISTING UTILITIES AND INFRASTRUCTURE ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL PREPARE AND FURNISH TO THE OWNER A SET OF AS-BUILT DRAWINGS AT THE COMPLETION OF THE PROJECT.
- 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.
- DRAWINGS SHOWING GENERAL SYMBOLOGY ARE STANDARD DRAWINGS. ALL SYMBOLS ARE NOT NECESSARILY USED ON THIS PROJECT.
- ALL DESIGN, CONSTRUCTION, AND INSPECTION SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- 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.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
- OBSERVATION VISITS TO THE JOB SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
- 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.
- CONTINUOUS SERVICE - UNLESS OTHERWISE REQUIRED, ALL UTILITIES, BOTH UNDERGROUND AND OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONTRACT PERIOD.
- 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.
- 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 INTERRUPTION AND RECONSTRUCTION.
- 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.
- SUBGRADE SHALL BE SCARIFIED, MOISTURE CONDITIONED, AND RE-COMPACTED PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY CITY, COUNTY, STATE, AND FEDERAL PERMITS REQUIRED TO COMPLETE THE WORK AS DESCRIBED HEREIN.
- 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.
- CONTRACTOR TO ENSURE THAT CAST-IN-PLACE MANHOLES ARE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TO MEET H20 LIVE LOADING.

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OWNER		
<p>WAKELESS HOLDINGS LLC.</p> <p>TYLOR 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 wardkr1@msn.com</p>		
REVISIONS/SUBMISSIONS		
A	3/13/20	COUNTY SBMTL
MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C02.dwg	
DRAWN BY:	J. TOONE	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE		
<p>LEGEND & GENERAL NOTES</p>		
SHEET NAME		
<p>C-02</p>		
SHEET 3 OF 19		



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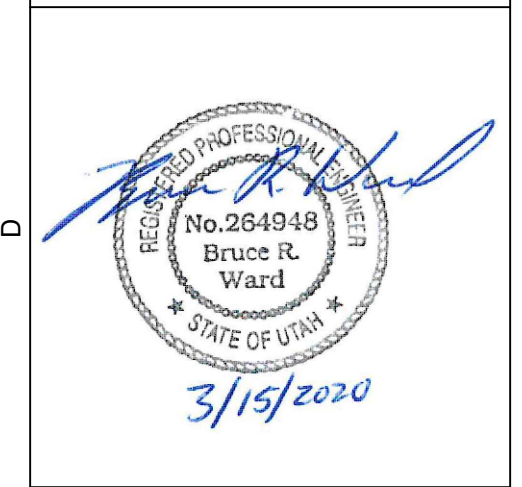
**HALCYON LAKE
ESTATES
PHASE II**

**DEGEORGIO
SUBDIVISION
PHASE III**

**HALCYON LAKE
ESTATES
PHASE I**

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**HALCYON
ESTATES**
A PORTION OF THE SW 1/4
OF SECTION 21, T.6N R.2W
SALT LAKE BASE &
MERIDIAN
WEBER COUNTY, UTAH
"A PLANNED RESIDENTIAL
UNIT DEVELOPMENT"

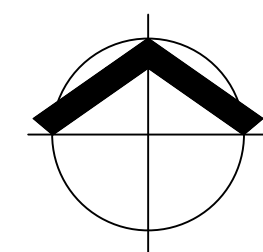
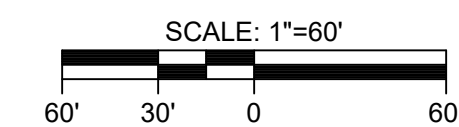
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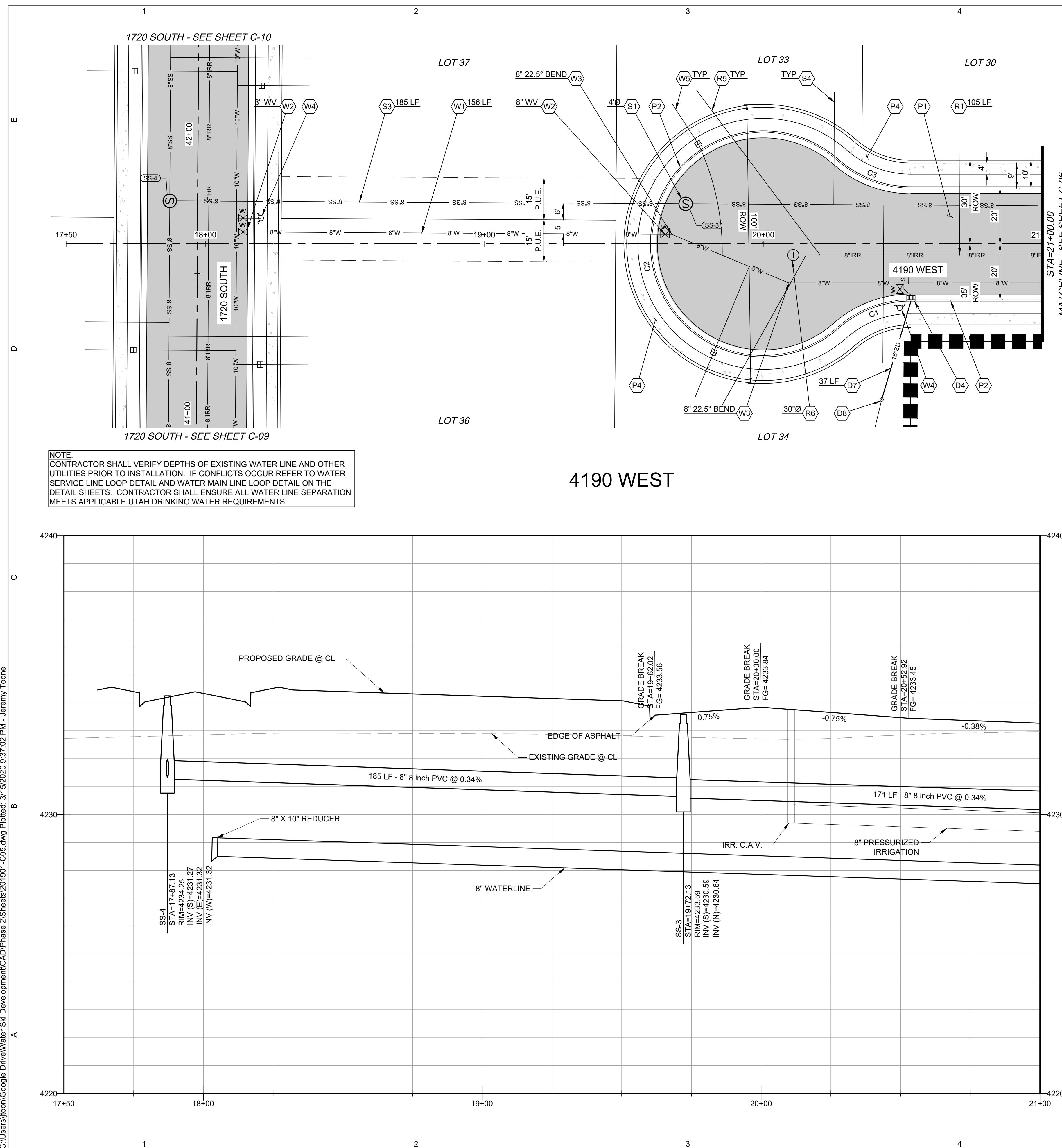
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MARK	DATE	DESCRIPTION
A	3/13/20	COUNTY SBMTL
PROJECT #	201901	
CAD DWG FILE:	201901-C03 (1).dwg	
DRAWN BY:	J. TOONE	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	

SHEET TITLE
KEY MAP
SHEET NAME
C-03
SHEET 4 OF 19

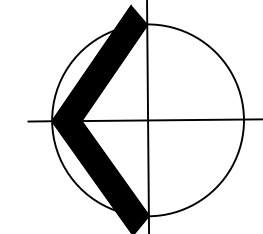
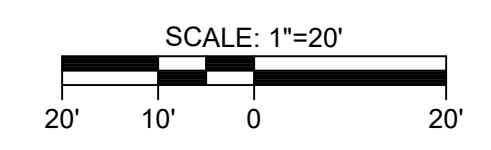
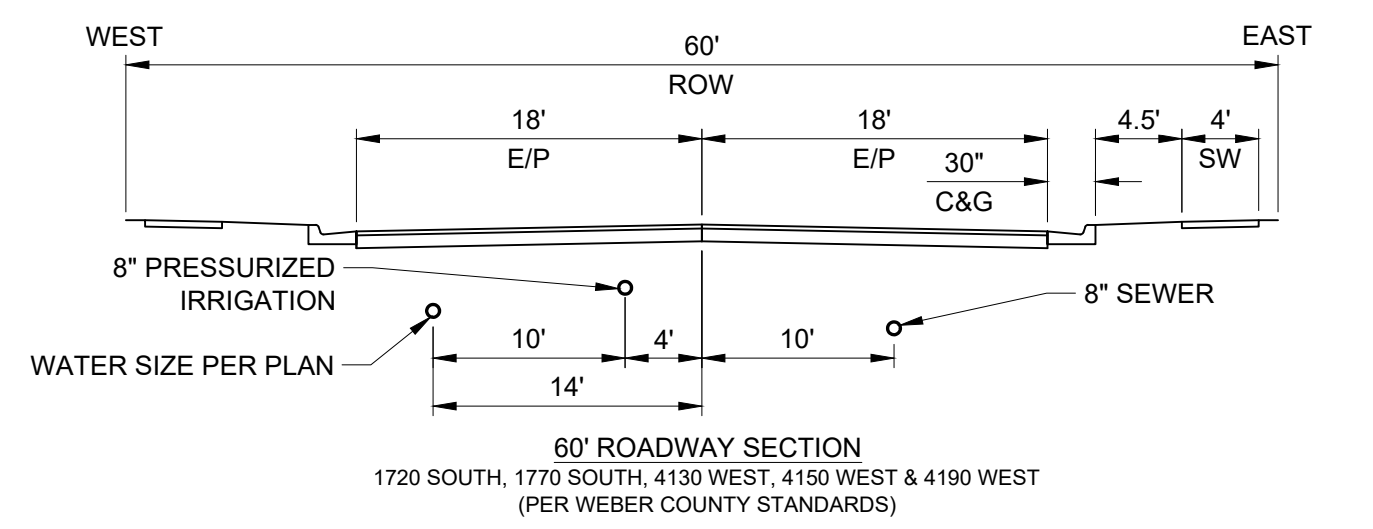
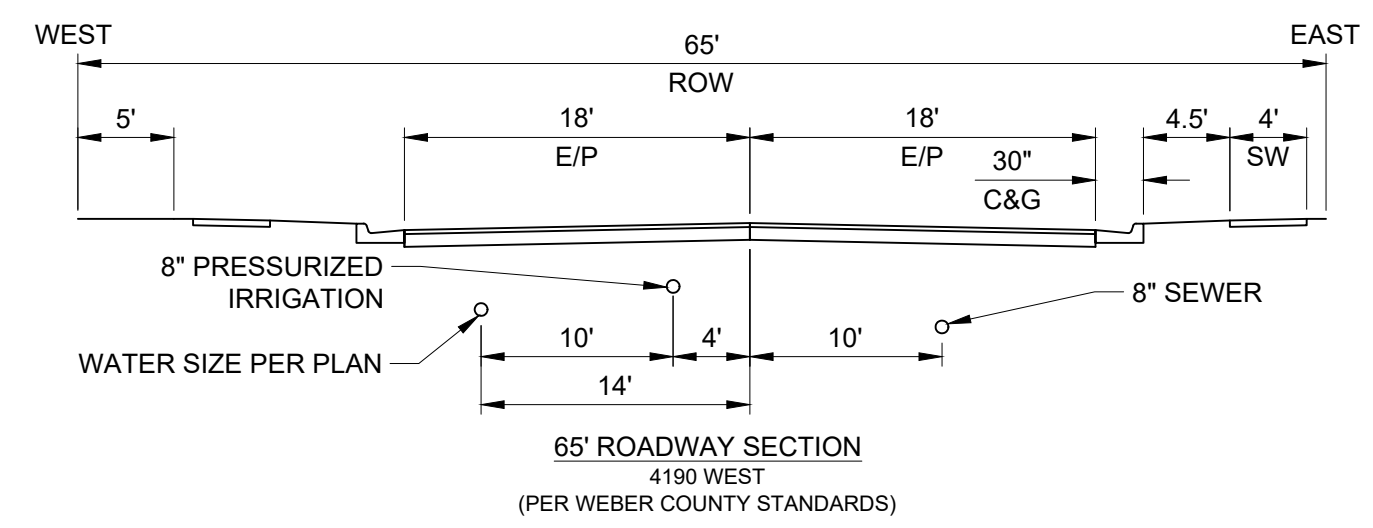


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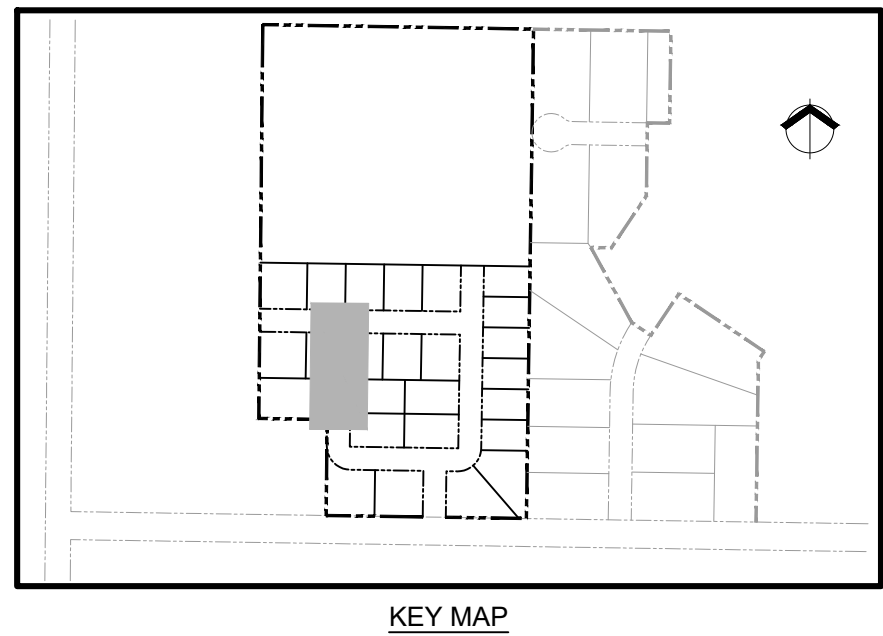


NOTE:
CONTRACTOR SHALL VERIFY DEPTHS OF EXISTING WATER LINE AND OTHER UTILITIES PRIOR TO INSTALLATION. IF CONFLICTS OCCUR REFER TO WATER SERVICE LINE LOOP DETAIL AND WATER MAIN LINE LOOP DETAIL ON THE DETAIL SHEETS. CONTRACTOR SHALL ENSURE ALL WATER LINE SEPARATION MEETS APPLICABLE UTAH DRINKING WATER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

KEY	DESCRIPTION
D4	FURNISH & INSTALL CATCH BASIN WITH HOODED INLET PER APWA PLAN NO. 315.1
D7	FURNISH & INSTALL 24" HDPE STORM DRAIN PER APWA PLAN NO. 381.
D8	FURNISH & INSTALL 24" BOTTOMLESS BUBBLE UP BOX PER DETAIL C/SHEET C-12.
P1	FURNISH & INSTALL 3" AC ON 6" UNTREATED ROAD BASE ON 10" ENGINEERED FILL PER APWA SPEC 32 12 03.
P2	FURNISH & INSTALL 30" TYPE A CURB & GUTTER PER APWA PLAN NO. 205.
P4	FURNISH & INSTALL 4' WIDE CONCRETE SIDEWALK PER APWA PLAN NO. 231.
R1	FURNISH & INSTALL 8" PURPLE PVC-C900-DR18 PRESSURIZED IRRIGATION LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-7.
R5	FURNISH & INSTALL 1" IRRIGATION SERVICE LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-10.
R6	FURNISH & INSTALL COMBINATION AIR-VAC PER HOOPER IRRIGATION COMPANY PLAN NO. PI-01 AND IRRIGATION MANHOLE (SIZE PER PLAN) PER APWA PLAN NO. 411.
S1	FURNISH & INSTALL SANITARY SEWER MANHOLE (SIZE PER PLAN) PER APWA PLAN NO. 411.
S3	FURNISH & INSTALL 8" PVC SANITARY SEWER LINE PER MODIFIED APWA PLAN NO. 382.
S4	FURNISH & INSTALL 4" SEWER LATERALS AT 1% SLOPE. PLACE MAINLINE TEES AT 22.5° FROM HORIZONTAL.
W1	FURNISH & INSTALL 8" BLUE PVC-C900-DR14 WATER LINE PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-18 FOR DETAIL.
W2	FURNISH & INSTALL WATER VALVE (SIZE PER PLAN) PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-17 FOR DETAIL.
W3	FURNISH & INSTALL WATER FITTING (SIZE & TYPE PER PLAN) W/ THRUST BLOCKS PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-17 FOR DETAIL.
W4	FURNISH & INSTALL FIRE HYDRANT PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-17 FOR DETAIL.
W5	FURNISH & INSTALL 1" WATER SINGLE SERVICE LINE PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-17 FOR DETAIL.



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	28.55'	39.50'	41°24'37"	S20°11'31"E	27.93'
C2	185.78'	40.50'	262°49'09"	N89°29'15"W	60.75'
C3	28.55'	39.50'	41°24'33"	N21°13'03"E	27.93'



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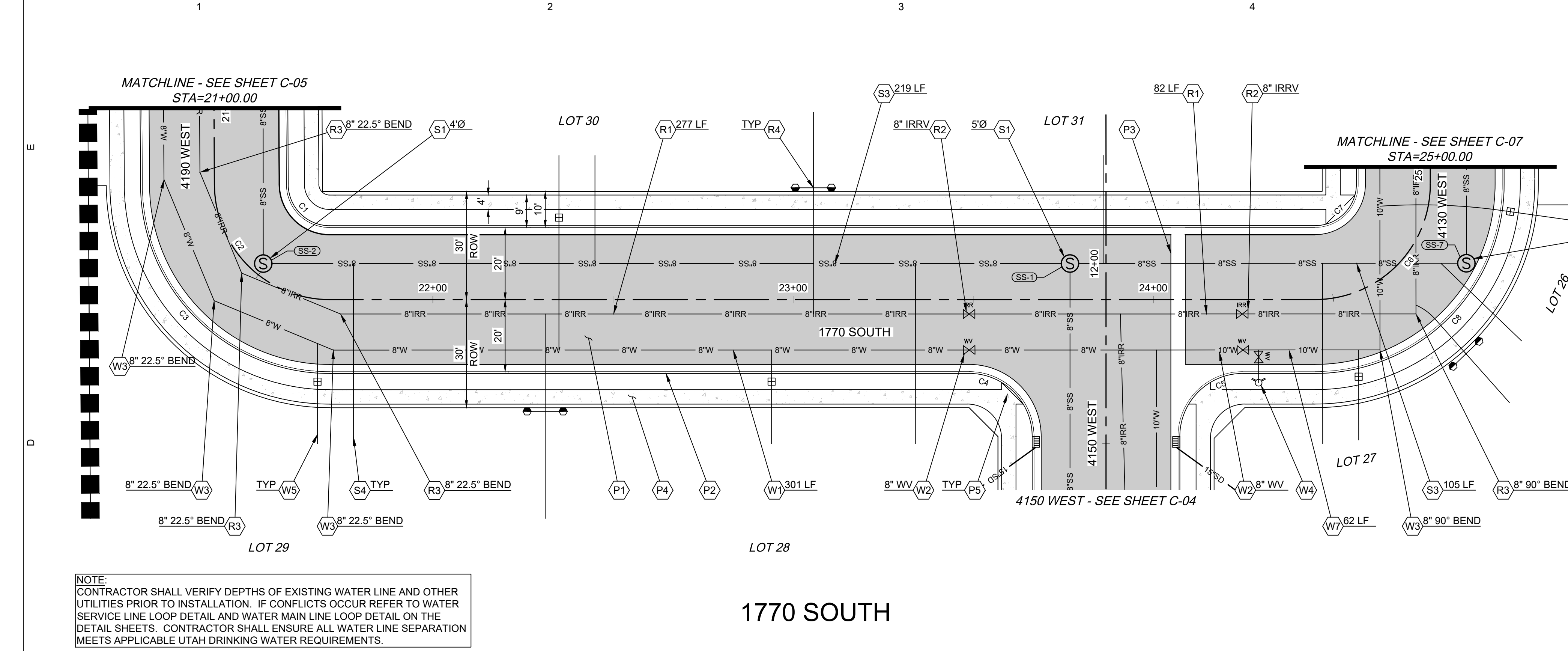
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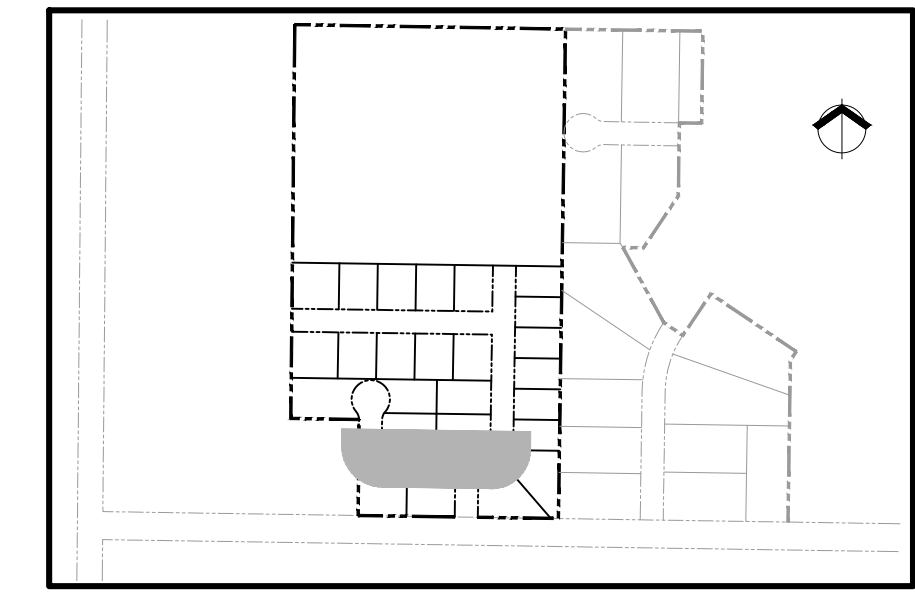
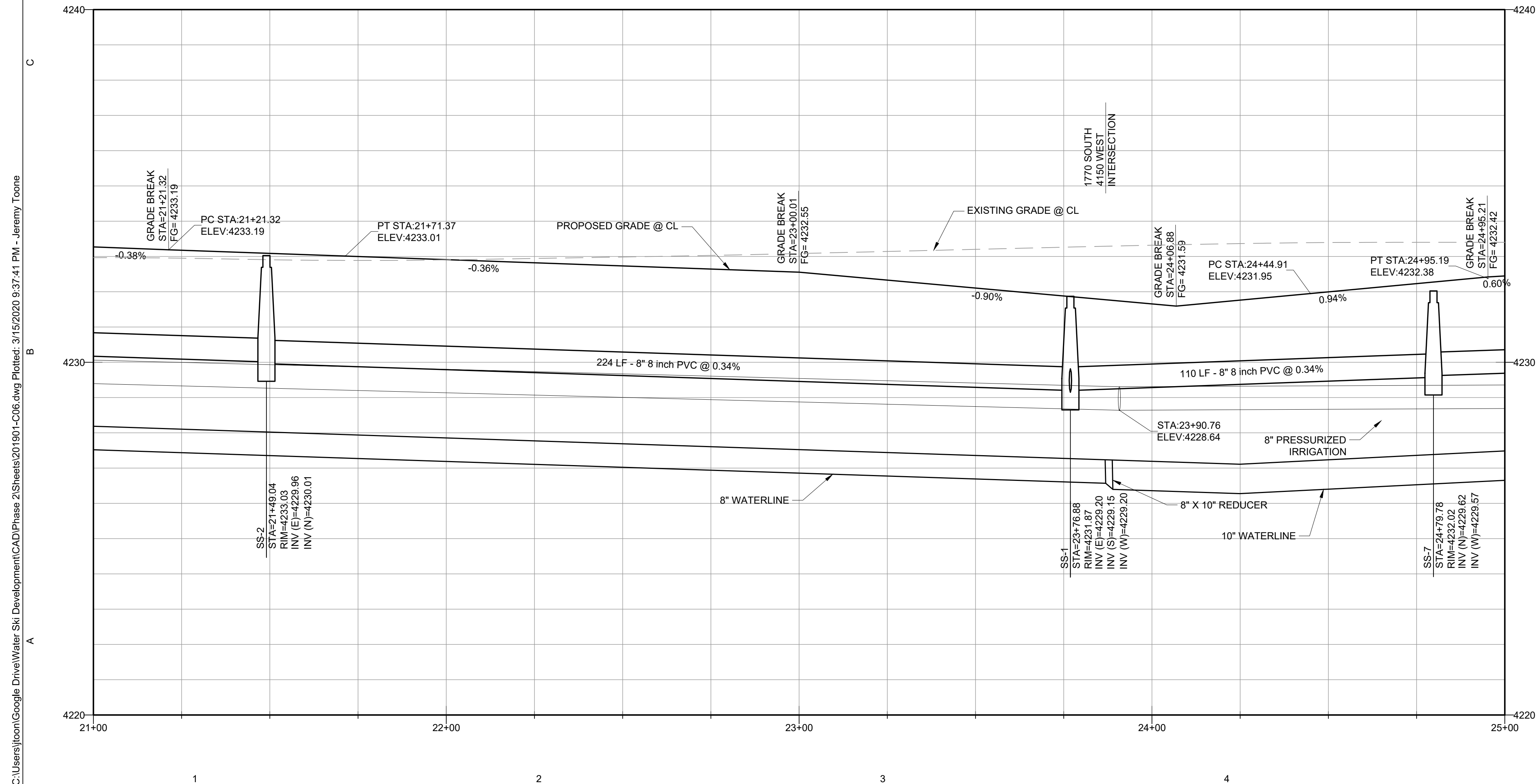
MARK	DATE	DESCRIPTION
A	3/13/20	COUNTY SBMTL
PROJECT #	201901	
CAD DWG FILE:	201901-C05.dwg	
DRAWN BY:	J. TOONE	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE	4190 WEST	

SHEET NAME
C-05
SHEET 6 OF 19



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.

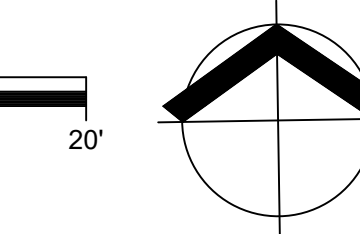
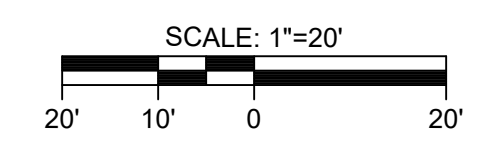
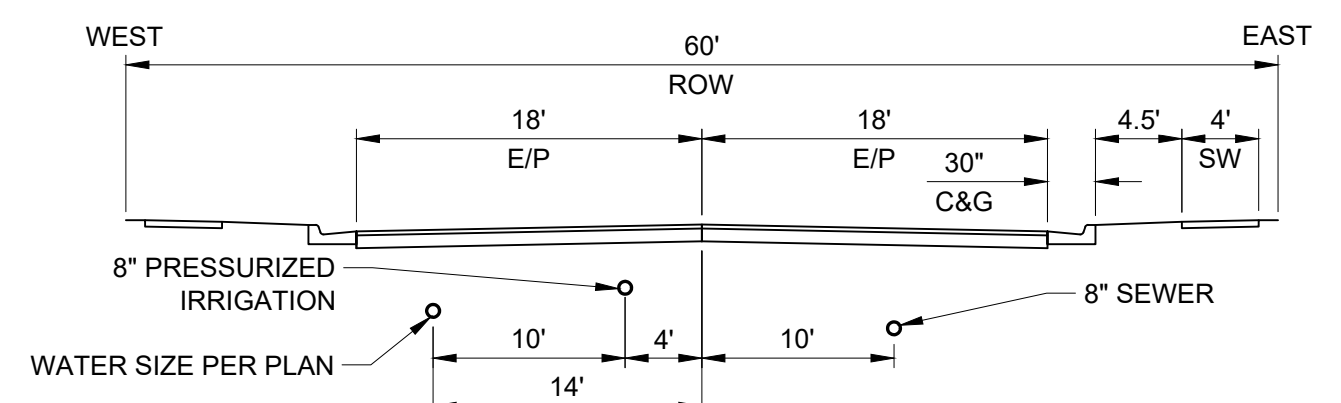
1770 SOUTH



KEY MAP

KEY	DESCRIPTION
P1	FURNISH & INSTALL 3" AC ON 6" UNTREATED ROAD BASE ON 10" ENGINEERED FILL PER APWA SPEC 32 12 03.
P2	FURNISH & INSTALL 30" TYPE A CURB & GUTTER PER APWA PLAN NO. 205.
P3	FURNISH & INSTALL 4" WIDE CONCRETE WATERWAY PER APWA PLAN NO. 211.
P4	FURNISH & INSTALL 4" WIDE CONCRETE SIDEWALK PER APWA PLAN NO. 231.
P5	FURNISH & INSTALL TYPE 4 SIDEWALK RAMP PER APWA PLAN NO. 236.
R1	FURNISH & INSTALL 8" PURPLE PVC-C900-DR18 PRESSURIZED IRRIGATION LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-7.
R2	FURNISH & INSTALL IRRIGATION VALVE (SIZE PER PLAN) PER APWA PLAN NO. 574.
R3	FURNISH & INSTALL IRRIGATION FITTING (SIZE & TYPE PER PLAN) W/ THRUST BLOCKS PER APWA PLAN NO. 561.
R4	FURNISH & INSTALL 2" DOUBLE IRRIGATION SERVICE LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-10.
S1	FURNISH & INSTALL SANITARY SEWER MANHOLE (SIZE PER PLAN) PER APWA PLAN NO. 411.
S3	FURNISH & INSTALL 8" PVC SANITARY SEWER LINE PER MODIFIED APWA PLAN NO. 382.
S4	FURNISH & INSTALL 4" SEWER LATERALS AT 1% SLOPE. PLACE MAINLINE TEES AT 22.5" FROM HORIZONTAL.
W1	FURNISH & INSTALL 8" BLUE PVC-C900-DR14 WATER LINE PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-18 FOR DETAIL.
W2	FURNISH & INSTALL WATER VALVE (SIZE PER PLAN) PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-17 FOR DETAIL.
W3	FURNISH & INSTALL WATER FITTING (SIZE & TYPE PER PLAN) W/ THRUST BLOCKS PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-17 FOR DETAIL.
W4	FURNISH & INSTALL FIRE HYDRANT PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-17 FOR DETAIL.
W5	FURNISH & INSTALL 1" WATER SINGLE SERVICE LINE PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-17 FOR DETAIL.
W7	FURNISH & INSTALL 10" BLUE PVC-C900-DR14 WATER LINE PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-18 FOR DETAIL.

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	17.99'	11.50'	89°38'49"	N44°18'37"W	16.21'
C2	50.07'	32.00'	89°38'49"	N44°18'37"W	45.12'
C3	82.14'	52.50'	89°38'49"	S44°18'37"E	74.02'
C4	27.49'	17.50'	90°00'04"	S44°08'00"E	24.75'
C5	27.49'	17.50'	89°59'56"	S45°52'00"W	24.75'
C6	50.28'	32.00'	90°02'00"	S45°50'59"W	45.27'
C7	18.07'	11.50'	90°02'00"	S45°50'59"W	16.27'
C8	82.50'	52.50'	90°02'00"	S45°50'59"W	74.27'



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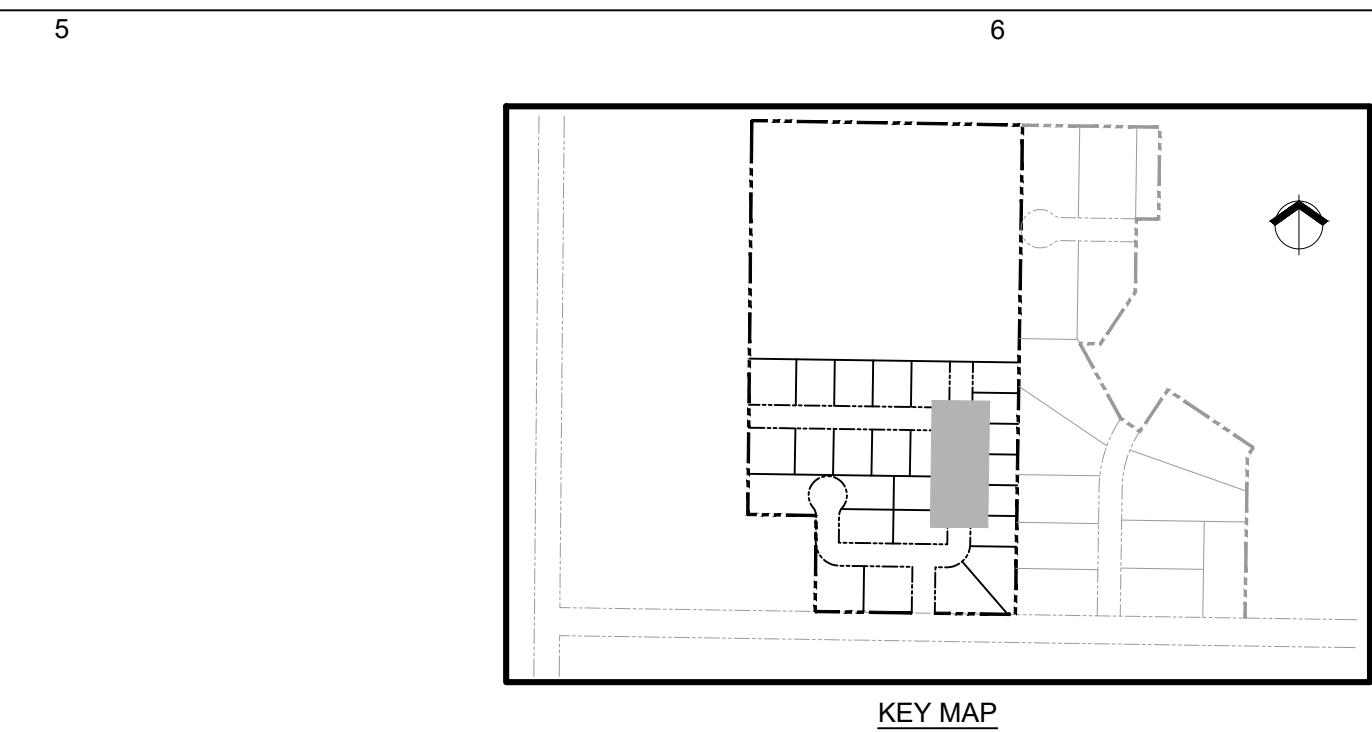
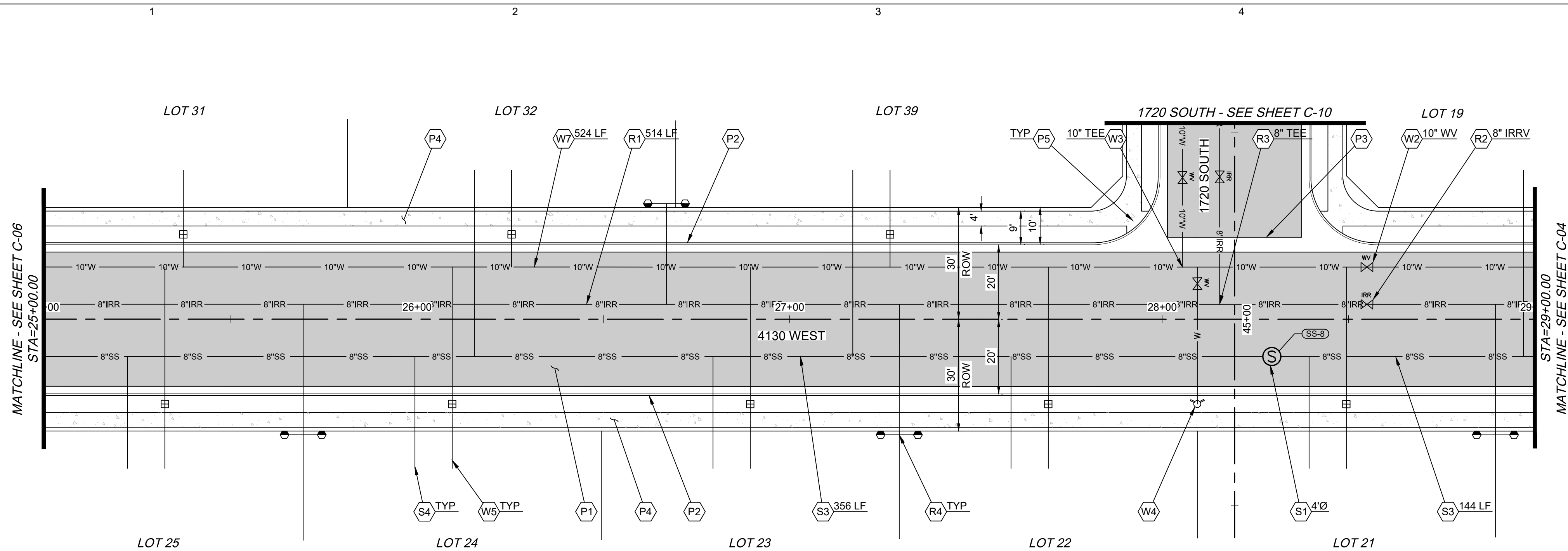
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 A PORTION OF THE SW 1/4 OF SECTION 21, T.6N R.2W SALT LAKE BASE & MERIDIAN
 WEBER COUNTY, UTAH
 "A PLANNED RESIDENTIAL UNIT DEVELOPMENT"

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REVISIONS/SUBMISSIONS	DATE	DESCRIPTION
A	3/13/20	COUNTY SBMTL
MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C06.dwg	
DRAWN BY:	J. TOONE	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE		

1770 SOUTH
 SHEET NAME
C-06
 SHEET 7 OF 19

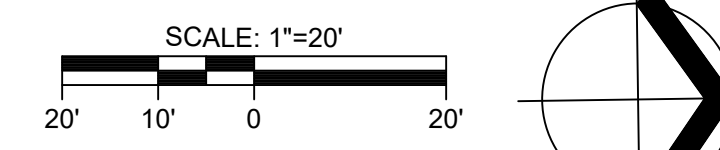
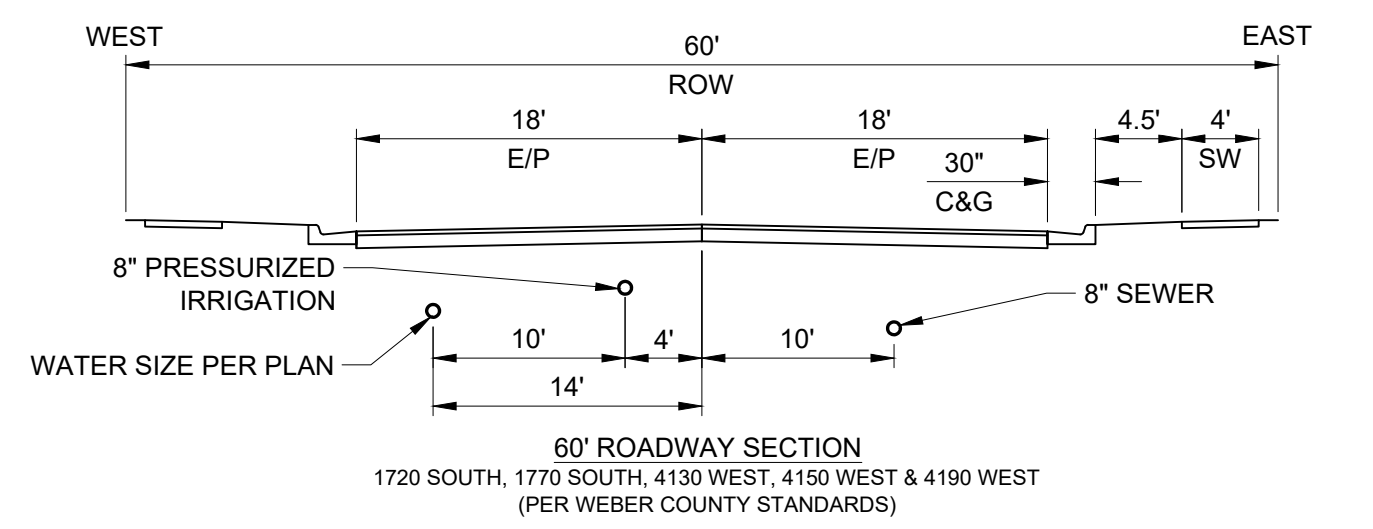
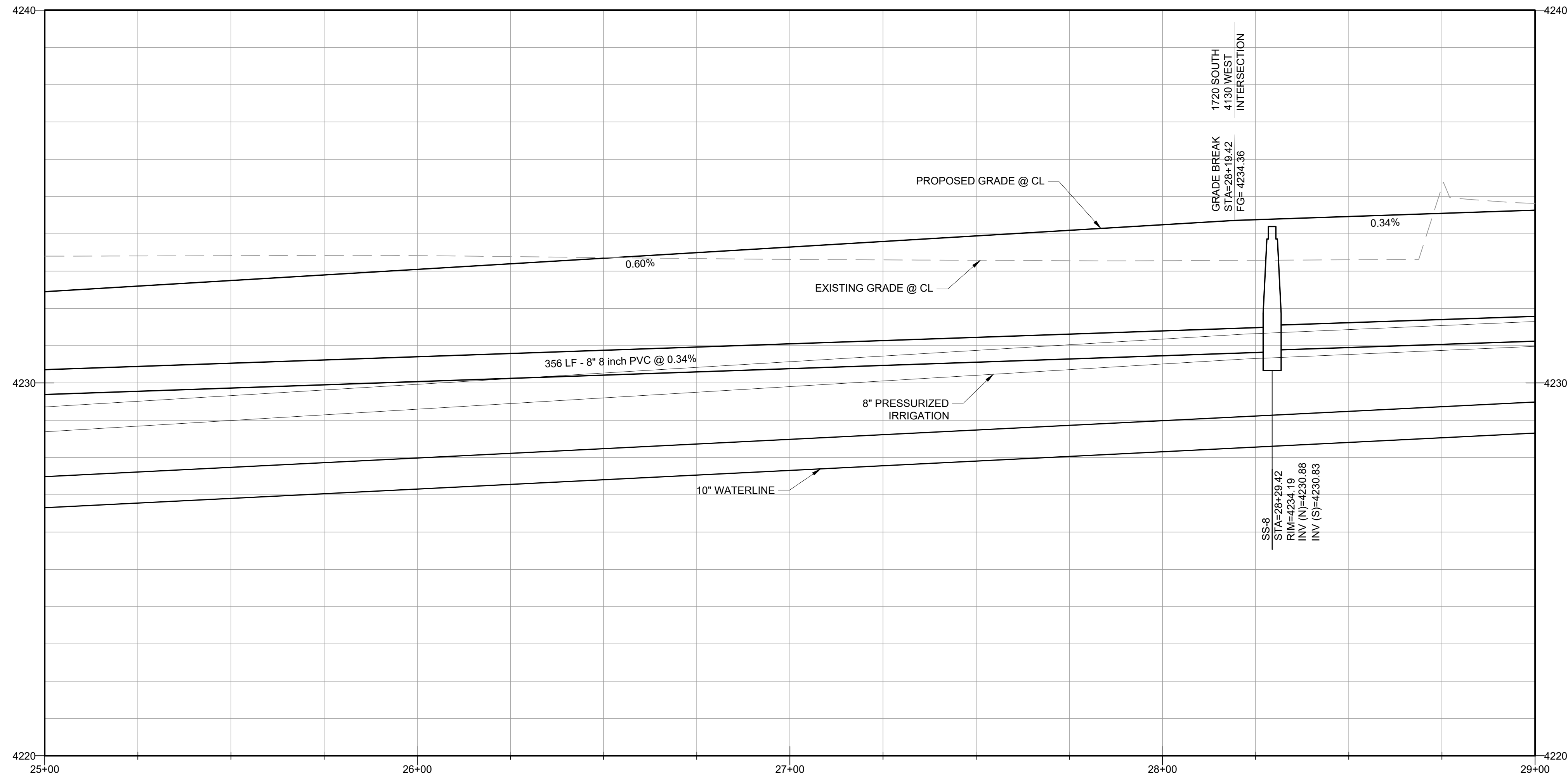
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KEY	DESCRIPTION
P1	FURNISH & INSTALL 3" AC ON 6" UNTREATED ROAD BASE ON 10" ENGINEERED FILL PER APWA SPEC 32 12 03.
P2	FURNISH & INSTALL 30" TYPE A CURB & GUTTER PER APWA PLAN NO. 205.
P3	FURNISH & INSTALL 4' WIDE CONCRETE WATERWAY PER APWA PLAN NO. 211.
P4	FURNISH & INSTALL 4' WIDE CONCRETE SIDEWALK PER APWA PLAN NO. 231.
P5	FURNISH & INSTALL TYPE 4 SIDEWALK RAMP PER APWA PLAN NO. 236.
R1	FURNISH & INSTALL 8" PURPLE PVC-C900-DR18 PRESSURIZED IRRIGATION LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-7.
R2	FURNISH & INSTALL IRRIGATION VALVE (SIZE PER PLAN) PER APWA PLAN NO. 574.
R3	FURNISH & INSTALL IRRIGATION FITTING (SIZE & TYPE PER PLAN) W/ THRUST BLOCKS PER APWA PLAN NO. 561.
R4	FURNISH & INSTALL 2" DOUBLE IRRIGATION SERVICE LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-10.
S1	FURNISH & INSTALL SANITARY SEWER MANHOLE (SIZE PER PLAN) PER APWA PLAN NO. 411.
S3	FURNISH & INSTALL 8" PVC SANITARY SEWER LINE PER MODIFIED APWA PLAN NO. 382.
S4	FURNISH & INSTALL 4" SEWER LATERALS AT 1% SLOPE. PLACE MAINLINE TEES AT 22.5" FROM HORIZONTAL.
W2	FURNISH & INSTALL WATER VALVE (SIZE PER PLAN) PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-17 FOR DETAIL.
W3	FURNISH & INSTALL WATER FITTING (SIZE & TYPE PER PLAN) W/ THRUST BLOCKS PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-17 FOR DETAIL.
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W7	FURNISH & INSTALL 10" BLUE PVC-C900-DR14 WATER LINE PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-18 FOR DETAIL.

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.

4130 WEST



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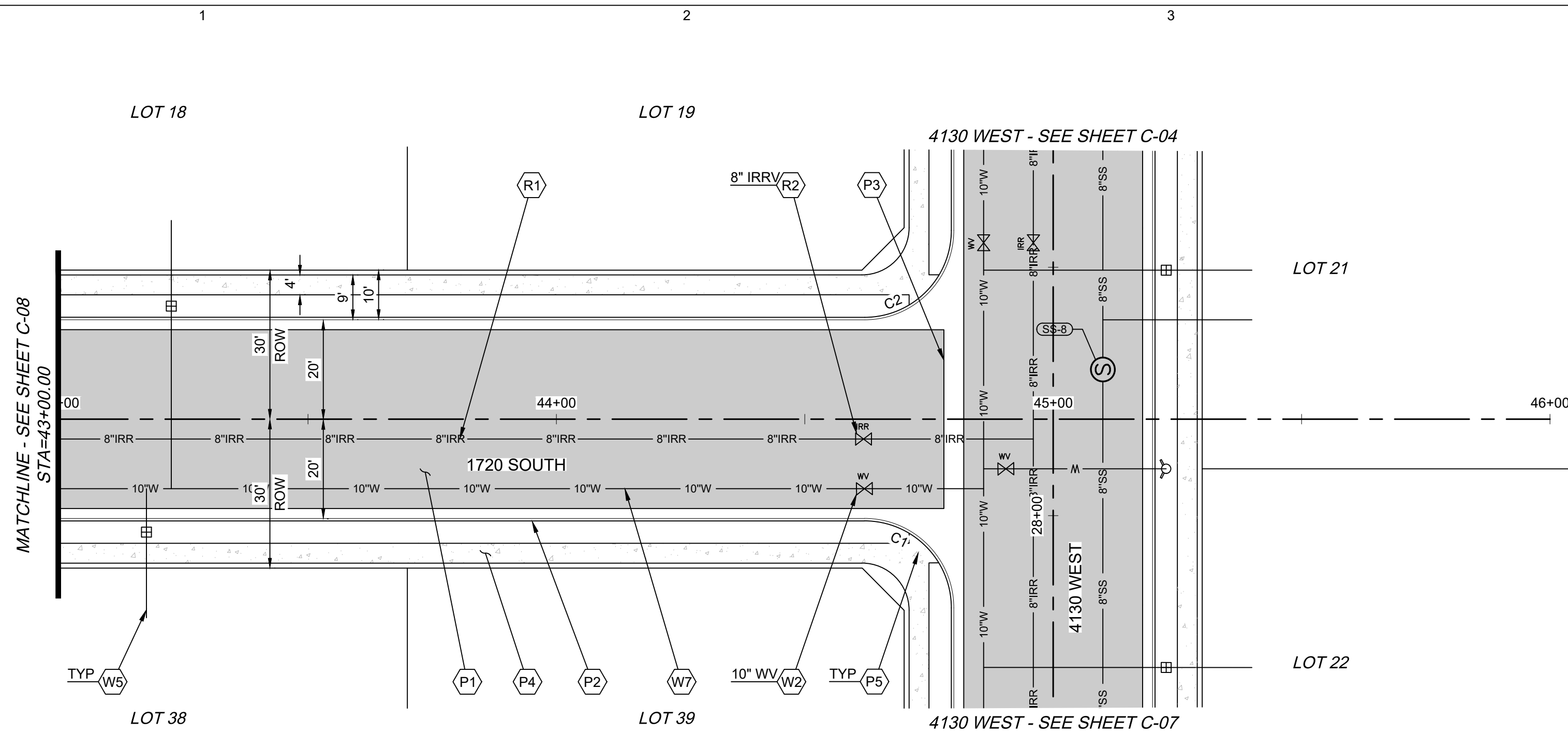
HALCYON ESTATES
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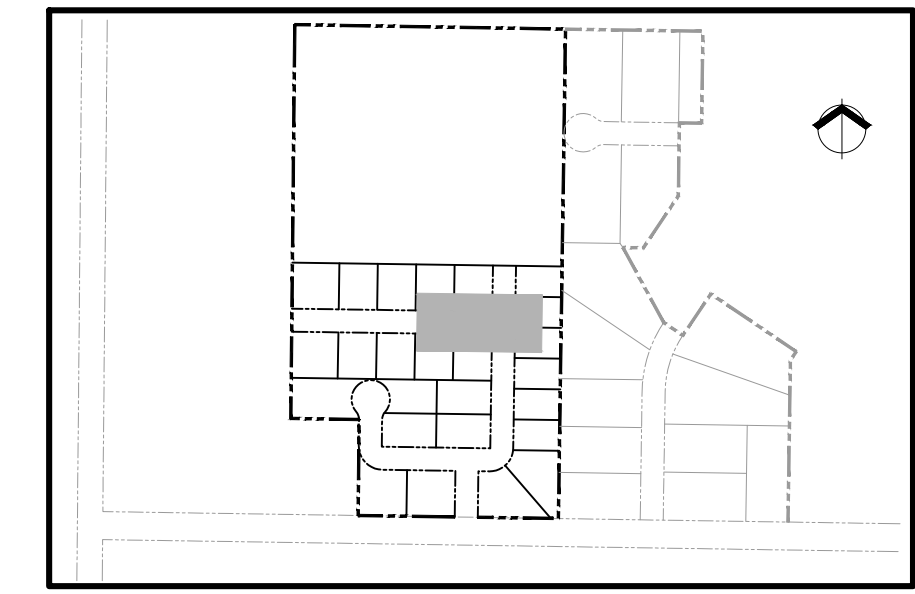
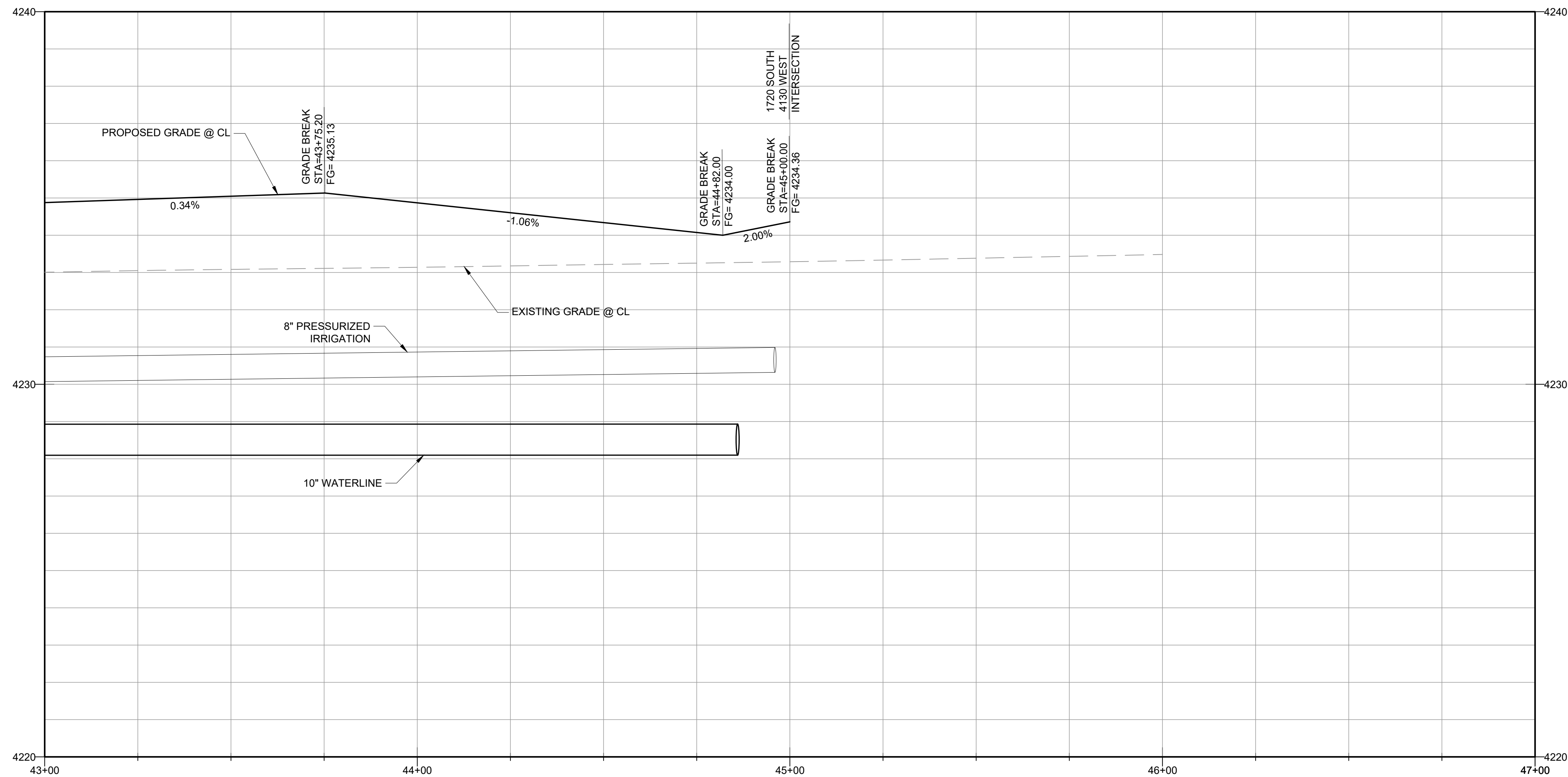
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A	3/13/20	COUNTY SBMTL
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PROJECT #	201901	
CAD DWG FILE:	201901-C07.dwg	
DRAWN BY:	J. TOONE	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE		

4130 WEST
SHEET NAME
C-07
SHEET 8 OF 19

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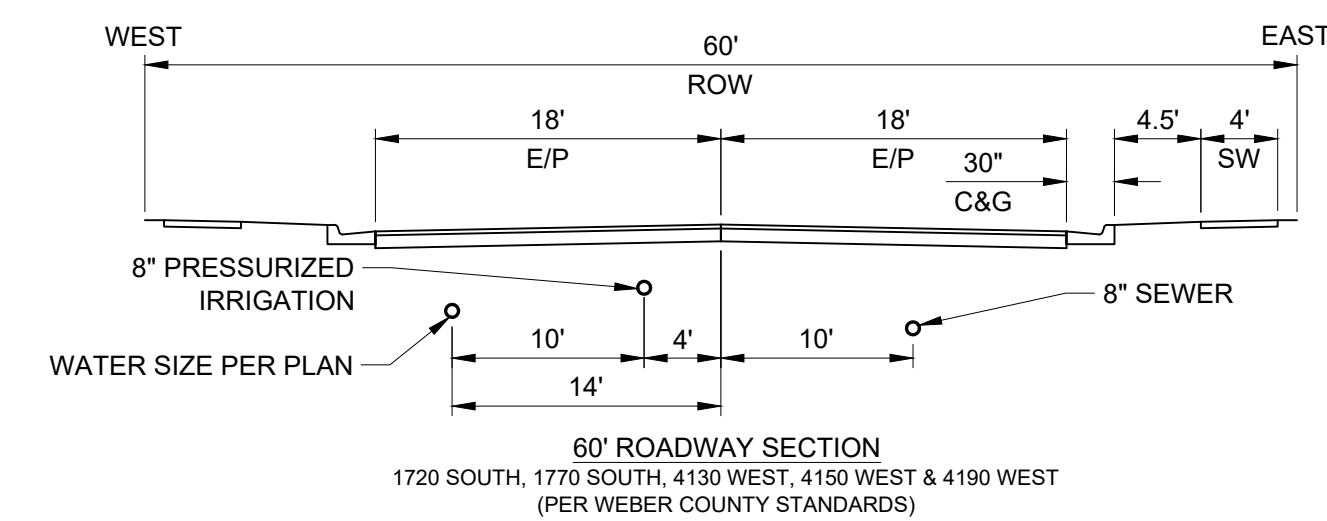
1720 SOUTH



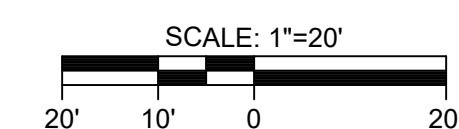
KEY MAP

KEY	DESCRIPTION
P1	FURNISH & INSTALL 3" AC ON 6" UNTREATED ROAD BASE ON 10" ENGINEERED FILL PER APWA SPEC 32 12 03.
P2	FURNISH & INSTALL 30" TYPE A CURB & GUTTER PER APWA PLAN NO. 205.
P3	FURNISH & INSTALL 4" WIDE CONCRETE WATERWAY PER APWA PLAN NO. 211.
P4	FURNISH & INSTALL 4" WIDE CONCRETE SIDEWALK PER APWA PLAN NO. 231.
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W2	FURNISH & INSTALL WATER VALVE (SIZE PER PLAN) PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-17 FOR DETAIL.
W5	FURNISH & INSTALL 1" WATER SINGLE SERVICE LINE PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-17 FOR DETAIL.
W7	FURNISH & INSTALL 10" BLUE PVC-C900-DR14 WATER LINE PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-18 FOR DETAIL.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	27.49'	17.50'	90°00'00"	S44°10'01"E	24.75'
C2	27.40'	17.50'	89°43'24"	S45°41'14"W	24.69'



60' ROADWAY SECTION
1720 SOUTH, 1770 SOUTH, 4130 WEST, 4150 WEST & 4190 WEST
(PER WEBER COUNTY STANDARDS)



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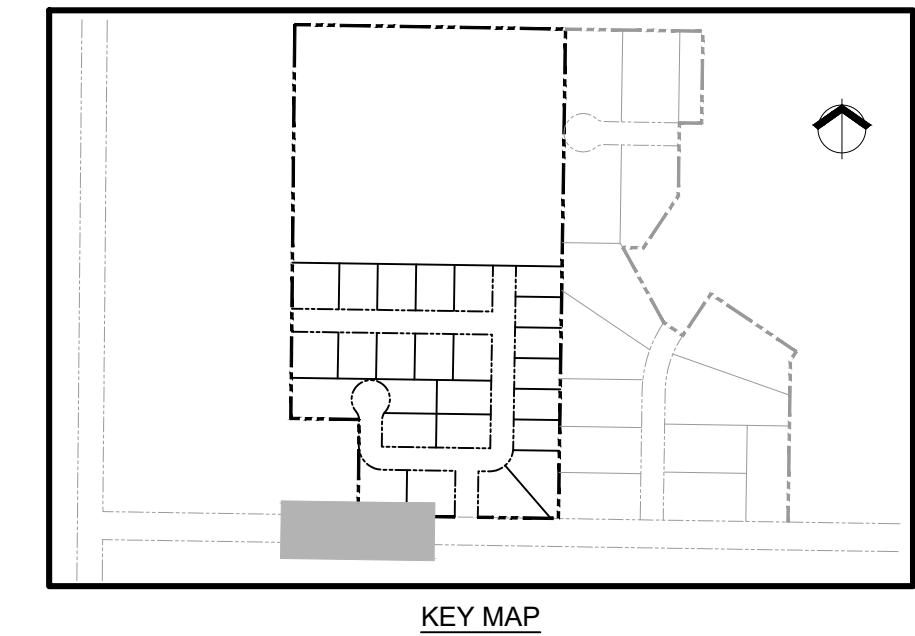
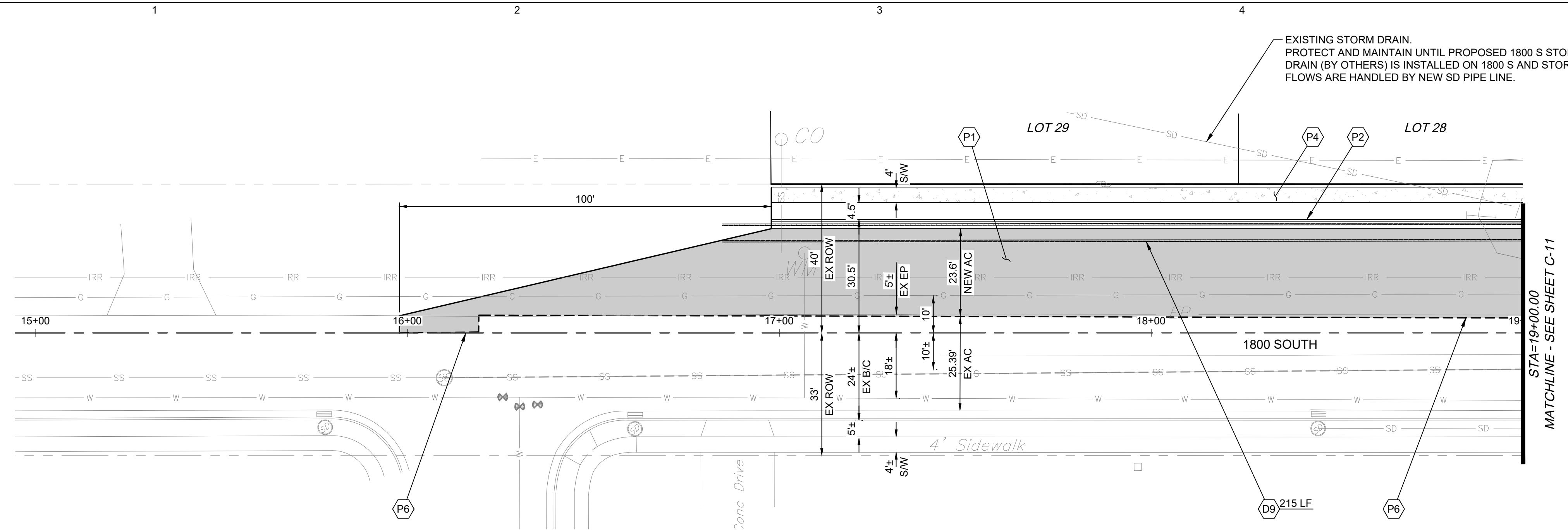
REVISIONS/SUBMISSIONS

MARK	DATE	DESCRIPTION
A	3/13/20	COUNTY SBMTL
PROJECT #	201901	
CAD DWG FILE:	201901-C10.dwg	
DRAWN BY:	J. TOONE	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	

SHEET NAME
1720 SOUTH

SHEET TITLE
C-09
SHEET 10 OF 19

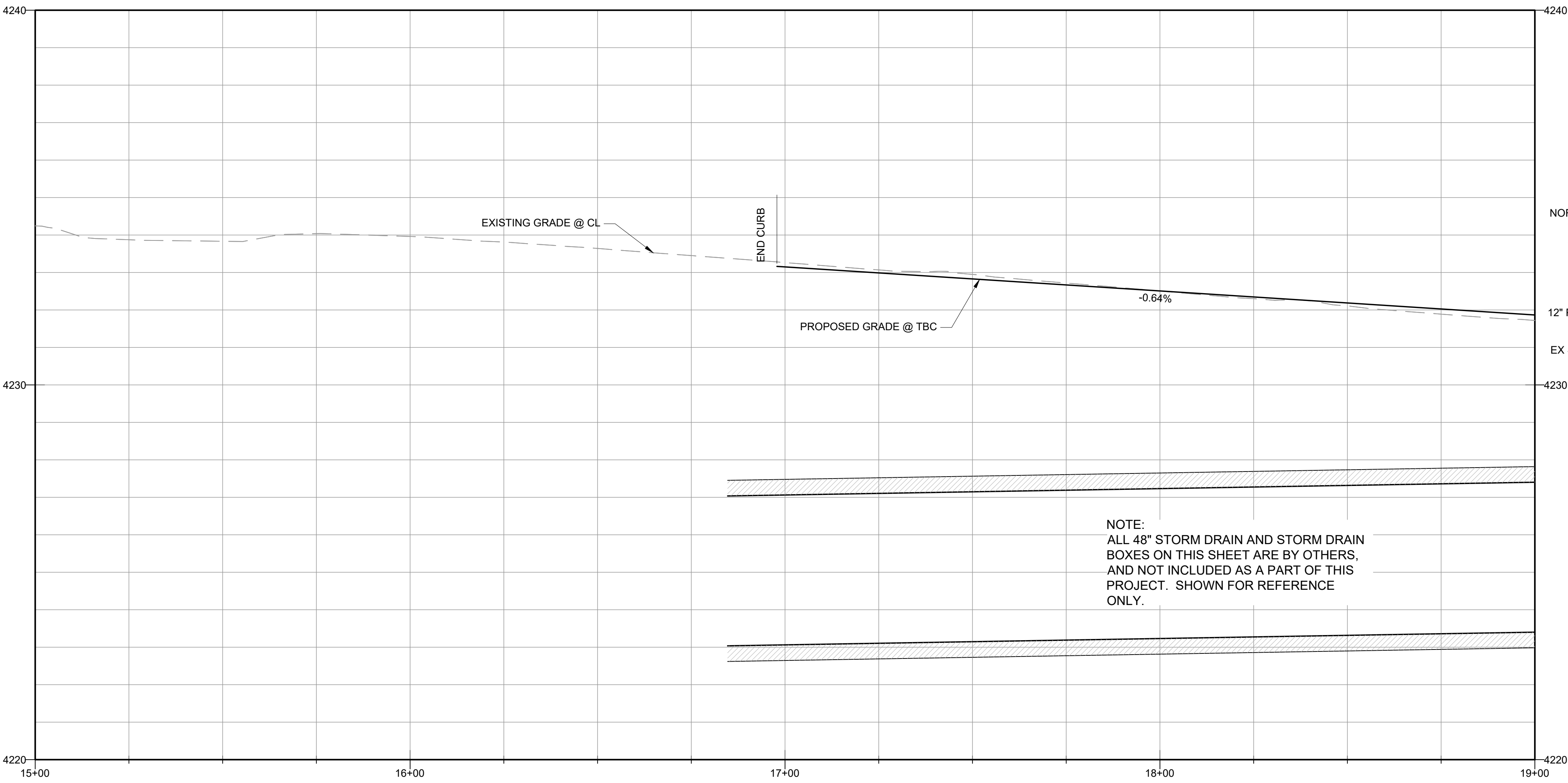
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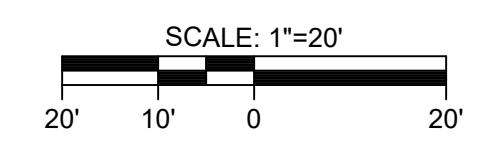
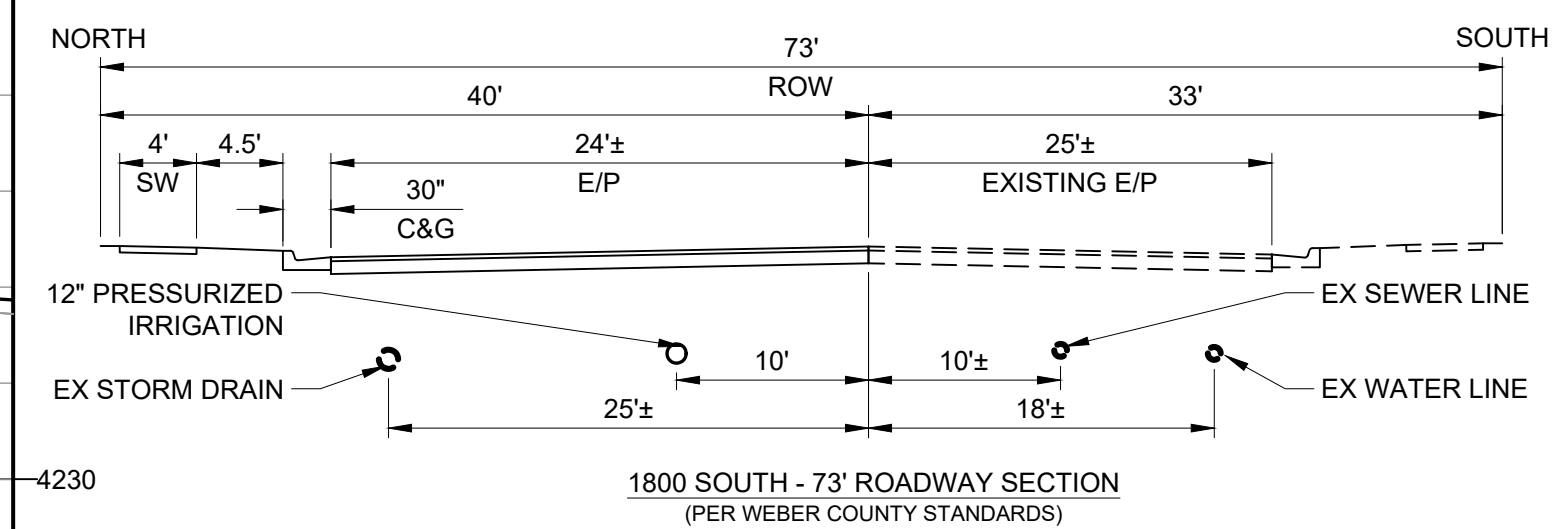
KEY	DESCRIPTION
D9	FURNISH & INSTALL 48" RCP STORM DRAIN PER APWA PLAN NO. 381.
P1	FURNISH & INSTALL 3" AC ON 6" UNTREATED ROAD BASE ON 10" ENGINEERED FILL PER APWA SPEC 32 12 03.
P2	FURNISH & INSTALL 30" TYPE A CURB & GUTTER PER APWA PLAN NO. 205.
P4	FURNISH & INSTALL 4" WIDE CONCRETE SIDEWALK PER APWA PLAN NO. 231.
P6	SAWCUT TO A NEAT CLEAN FINISH & TIE-IN TO EXISTING ASPHALT PER APWA PLAN NO. 251. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

NOTE:
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1800 SOUTH



NOTE:
ALL 48" STORM DRAIN AND STORM DRAIN BOXES ON THIS SHEET ARE BY OTHERS, AND NOT INCLUDED AS A PART OF THIS PROJECT. SHOWN FOR REFERENCE ONLY.



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REVISIONS/SUBMISSIONS

MARK	DATE	DESCRIPTION
A	3/13/20	COUNTY SBMTL
PROJECT #	201901	
CAD DWG FILE:	201901-C11 (1).dwg	
DRAWN BY:	J. TOONE	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	

SHEET NAME
1800 SOUTH

SHEET NAME
C-10
SHEET 11 OF 19

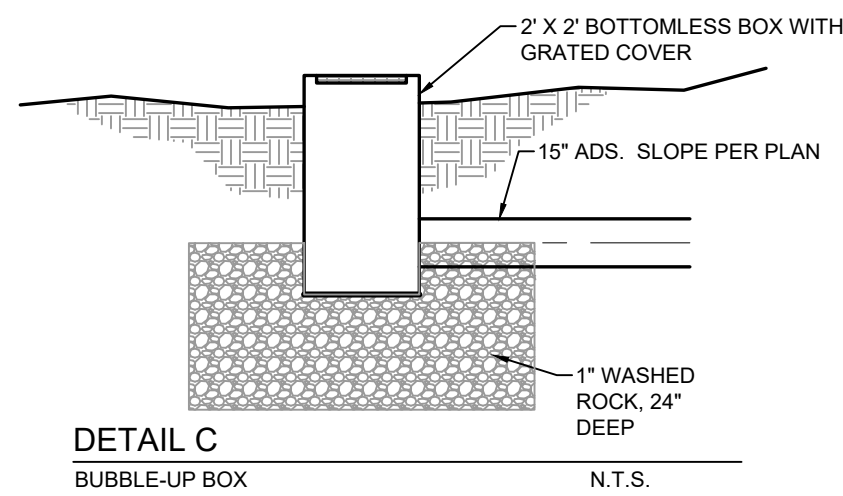
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GENERAL NOTES

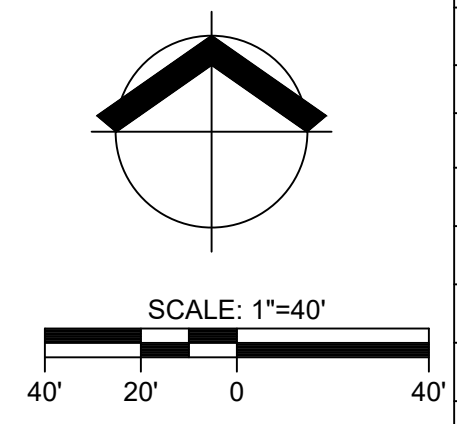
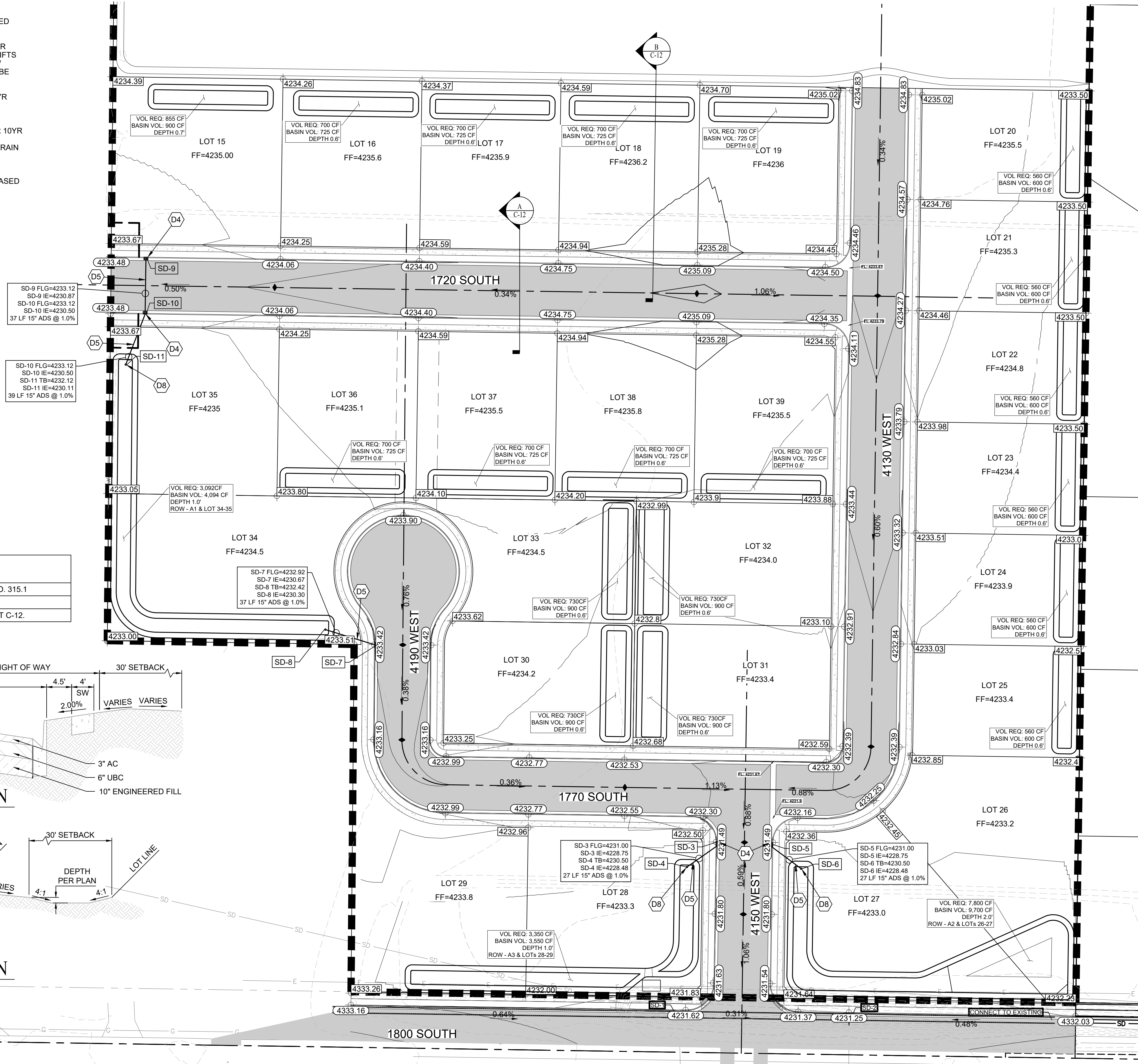
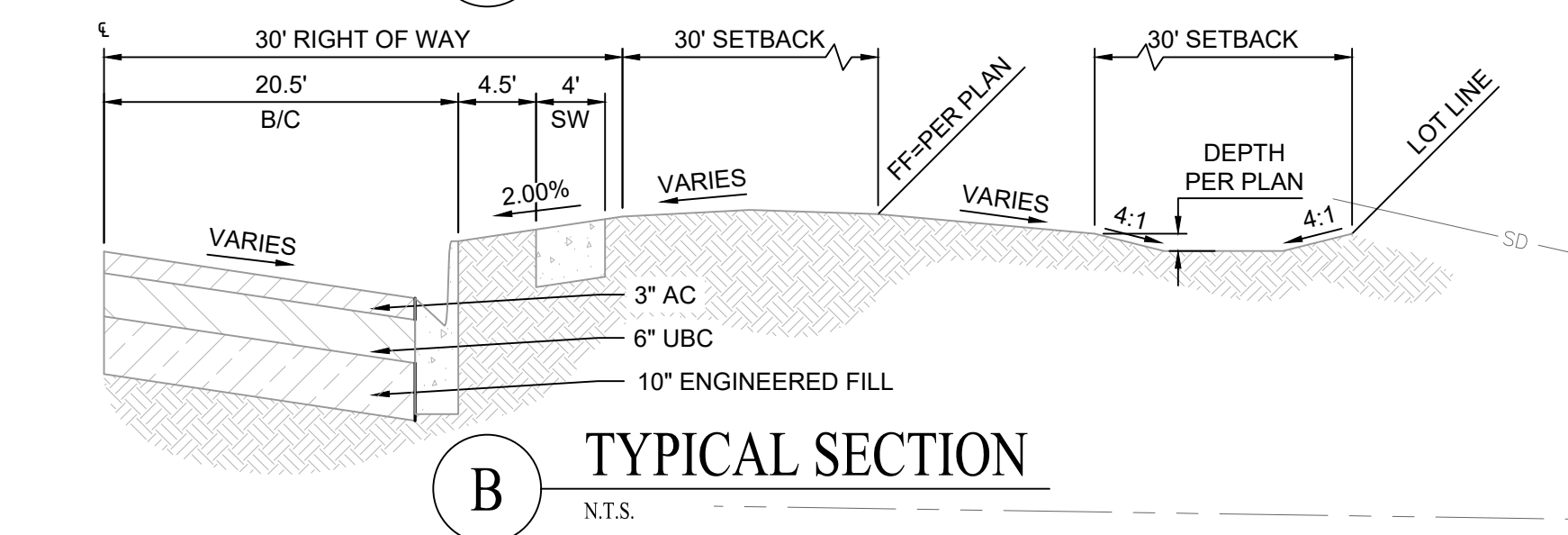
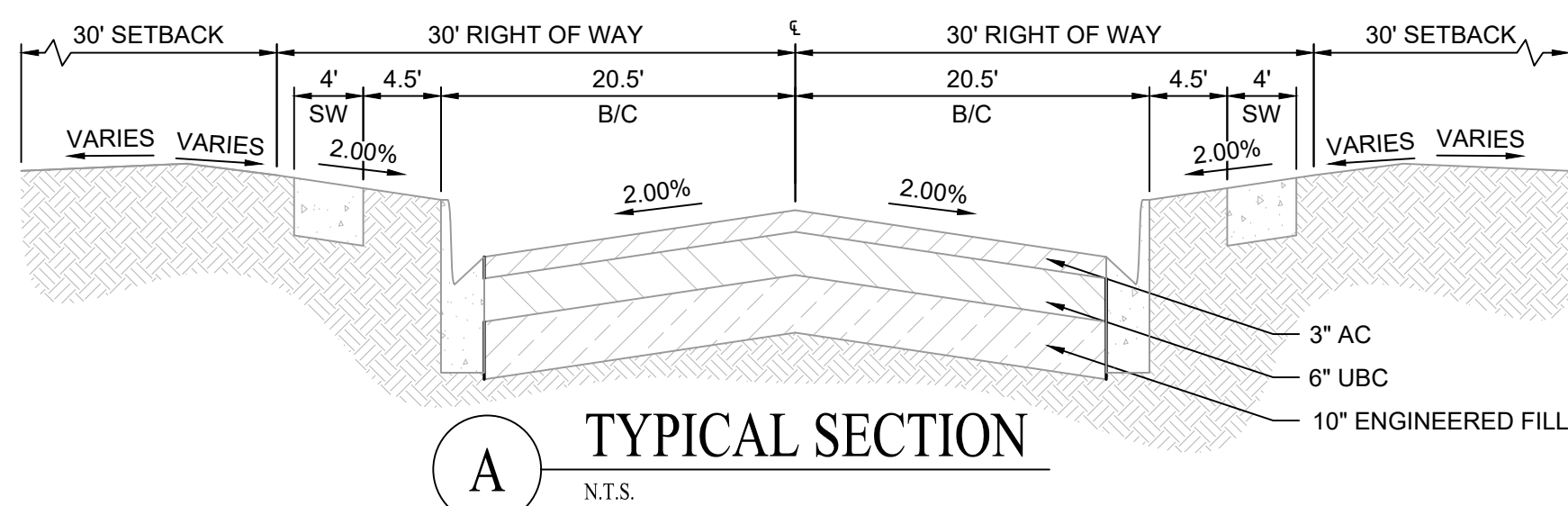
- ALL HOUSES OR PERMANENT STRUCTURES SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION AS SHOWN ON GRADING PLAN.
- COMPACTION NOTES: ALL FILL MATERIAL IN ROAD RIGHT-OF-WAY OR UNDER PERMANENT STRUCTURES SHALL BE PLACED WITH A MAXIMUM OF 6 INCH LIFTS AND COMPACTED TO 95% OF THE "MODIFIED PROCTOR" TEST, ASTM D1557/ AASHTO T180 UNLESS OTHERWISE SPECIFIED. MOISTURE CONTENT SHALL BE WITHIN 2% +/- OF OPTIMUM.
- LOTS TO RETAIN 90th PERCENTILE STORM EVENT (DEPTH = 0.7 INCH) OR 10YR AND 100 YR STORM EVENTS WITH 0.1 CFS RELEASE RATE, WHICH EVER IS GREATER. SEE STORM DRAIN CALCULATIONS FOR INDIVIDUAL LOTS.
- STREET FLOWS FOR 90th PERCENTILE STORM EVENT (DEPTH = 0.7 INCH) OR 10YR AND 100 YR STORM EVENTS WITH 0.1 CFS RELEASE RATE, WHICH EVER IS GREATER, ARE CONVEYED TO SHALLOW DRAINAGE SWELLS. SEE STORM DRAIN CALCULATIONS FOR MORE INFORMATION.
- REAR YARD RETENTION IS SHOWN FOR REFERENCE. MINIMUM RETENTION VOLUMES ARE SHOWN FOR EACH LOT. VOLUME FOR REAR YARD BASINS BASED ON RETENTION DEPTHS SHOW ON INDIVIDUAL LOTS.

XX.XX = PROPERTY CORNER ELEVATION
 XX.XX = EDGE OF PAVEMENT ELEVATION

- FLG = FLOW LINE GUTTER
- TB = TOP OF BOX
- IE = PIPE INVERT ELEVATION
- FF = FINISH FLOOR ELEVATION



KEY	DESCRIPTION
D4	FURNISH & INSTALL CATCH BASIN WITH HOODED INLET PER APWA PLAN NO. 315.1
D5	FURNISH & INSTALL 15" ADS STORM DRAIN PER APWA PLAN NO. 381.
D8	FURNISH & INSTALL 24" BOTTOMLESS BUBBLE UP BOX PER DETAIL C/SHEET C-12.



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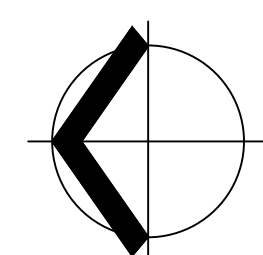
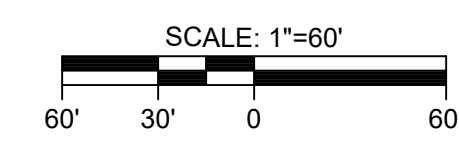
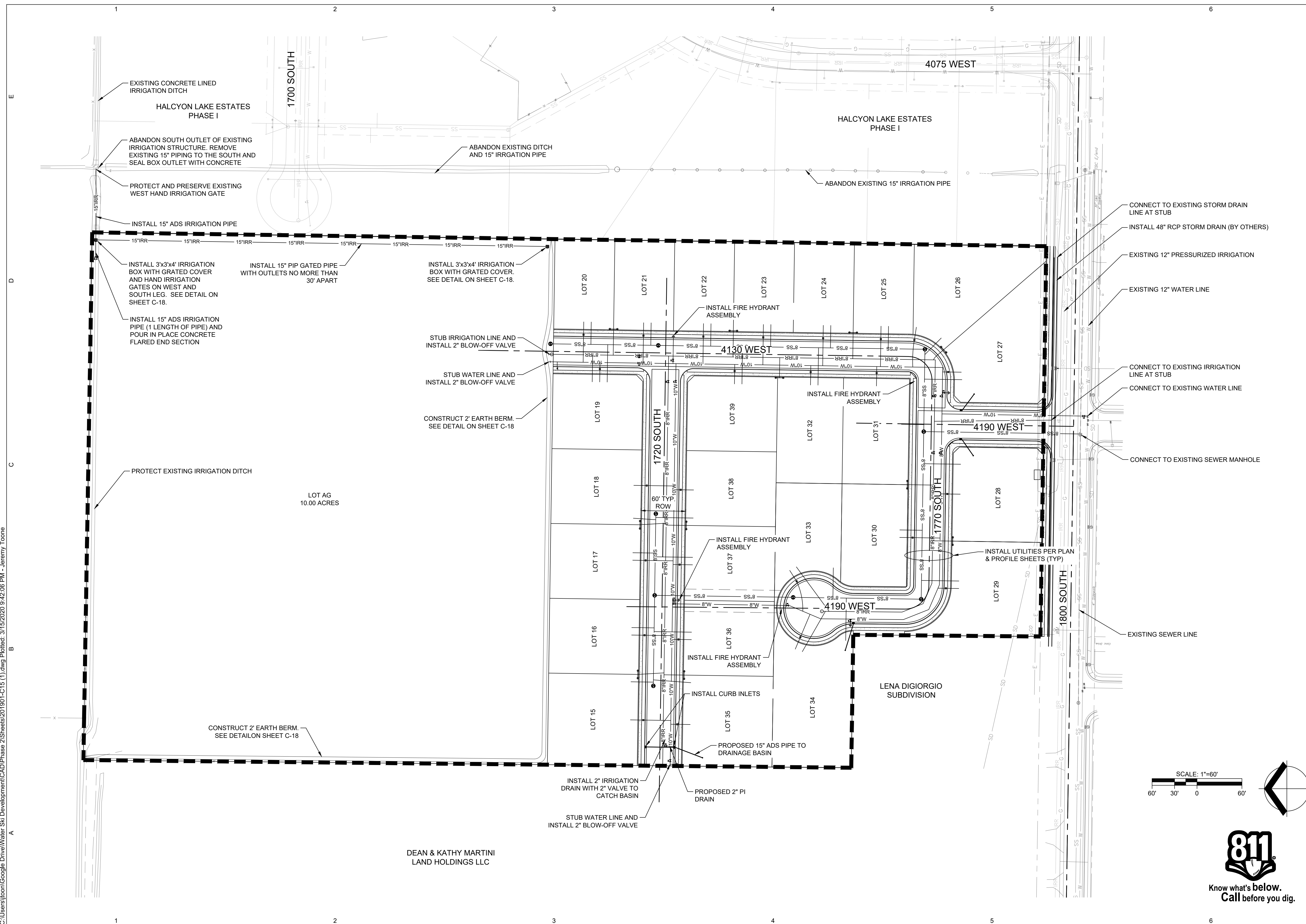
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A	3/13/20	COUNTY SBMTL
PROJECT #	201901	
CAD DWG FILE:	201901-C13.dwg	
DRAWN BY:	J. TOONE	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	

OVERALL GRADING PLAN

SHEET NAME
C-12
 SHEET 13 OF 19

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DEAN & KATHY MARTINI
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Bruce R. Ward
Professional Engineer
No. 284948
STATE OF UTAH
3/15/2020

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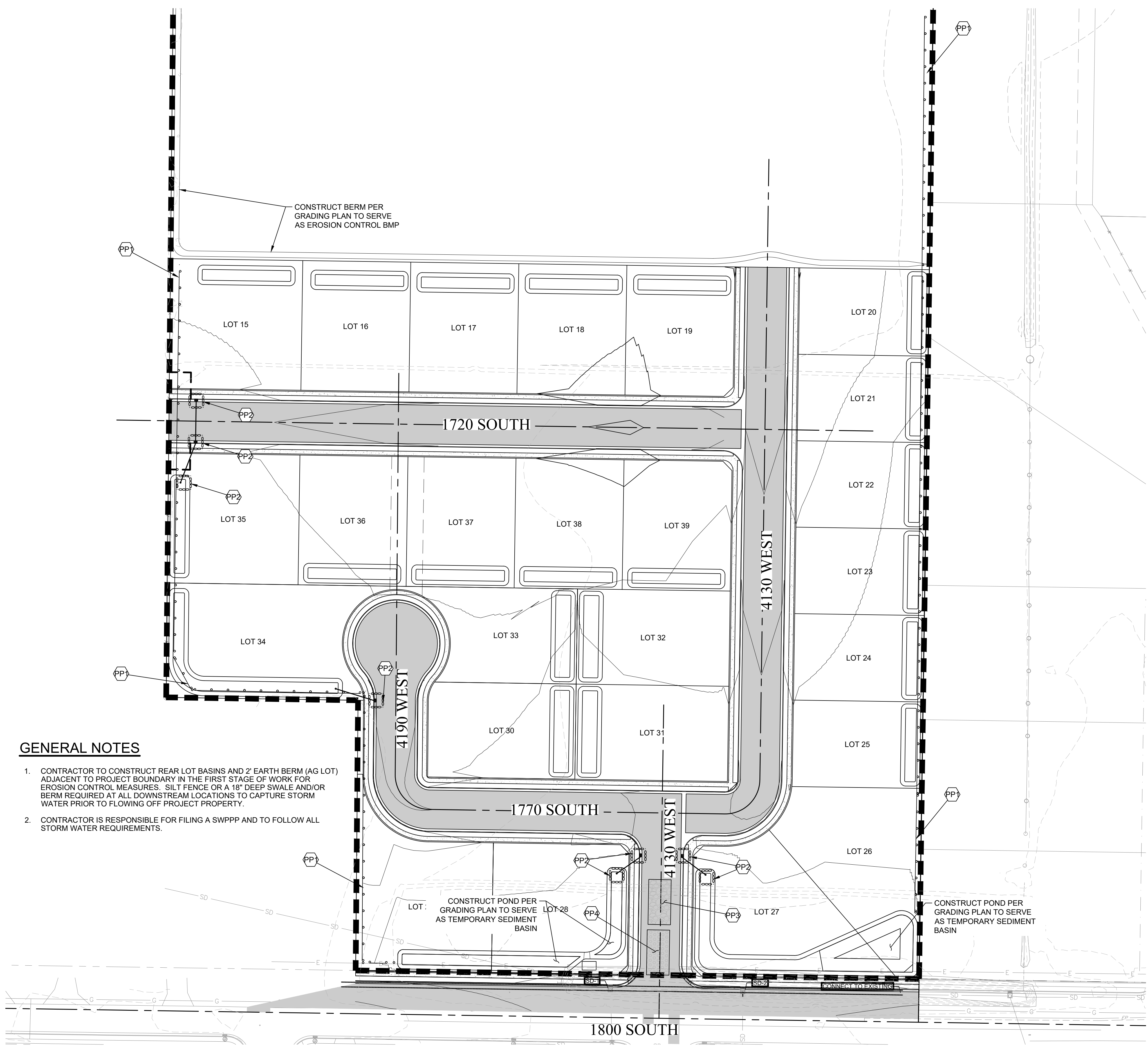
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REVISIONS/SUBMISSIONS		
MARK	DATE	DESCRIPTION
A	3/13/20	COUNTY SBMTL
PROJECT #	201901	
CAD DWG FILE:	201901-C15 (1).dwg	
DRAWN BY:	J. TOONE	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE		

OVERALL UTILITY PLAN
SHEET NAME
C-15
SHEET 14 OF 19

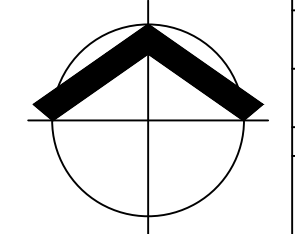
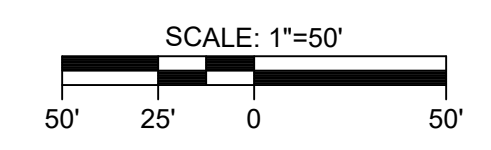
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KEY	DESCRIPTION
PP1	FURNISH & INSTALL SILT FENCE PER APWA PLAN NO. 122.
PP2	FURNISH & INSTALL GRAVEL SOCK INLET PROTECTION PER APWA PLAN NO. 124.
PP3	FURNISH & INSTALL EQUIPMENT AND VEHICLE WASH DOWN AREA PER APWA PLAN NO. 125.
PP4	FURNISH & INSTALL STABILIZED ROADWAY ENTRANCE PER APWA PLAN NO. 126.



GENERAL NOTES

1. CONTRACTOR TO CONSTRUCT REAR LOT BASINS AND 2' EARTH BERM (AG LOT) ADJACENT TO PROJECT BOUNDARY IN THE FIRST STAGE OF WORK FOR EROSION CONTROL MEASURES. SILT FENCE OR A 18" DEEP SWALE AND/OR BERM REQUIRED AT ALL DOWNSTREAM LOCATIONS TO CAPTURE STORM WATER PRIOR TO FLOWING OFF PROJECT PROPERTY.
2. CONTRACTOR IS RESPONSIBLE FOR FILING A SWPPP AND TO FOLLOW ALL STORM WATER REQUIREMENTS.



Know what's below.
Call before you dig.

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tylorbrenchley@gmail.com
and
KEITH WARD
1978 CAMERON DRIVE
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(801) 540-9399
wardkr1@msn.com

REVISIONS/SUBMISSIONS		

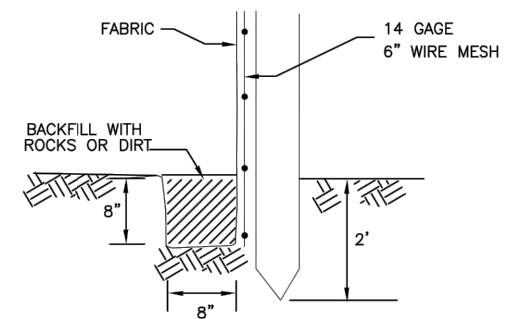
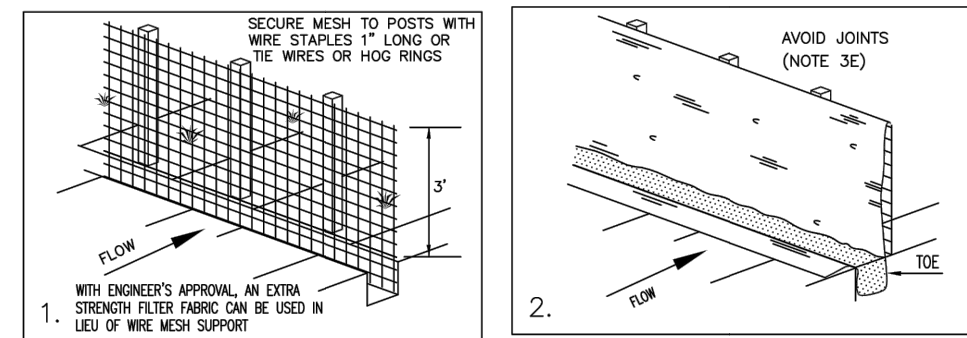
MARK	DATE	DESCRIPTION
A	3/13/20	COUNTY SBMTL
PROJECT #	201901	
CAD DWG FILE:	201901-C14 (1).dwg	
DRAWN BY:	J. TOONE	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	

SHEET TITLE
EROSION CONTROL PLAN

SHEET NAME
C-14
SHEET 15 OF 19

1 2

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

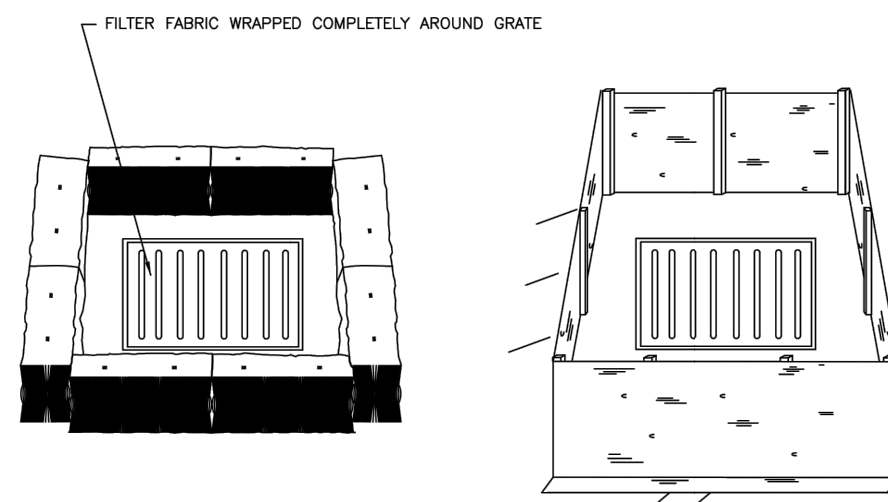
Silt fence 122

February 2006

7

3 4

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)

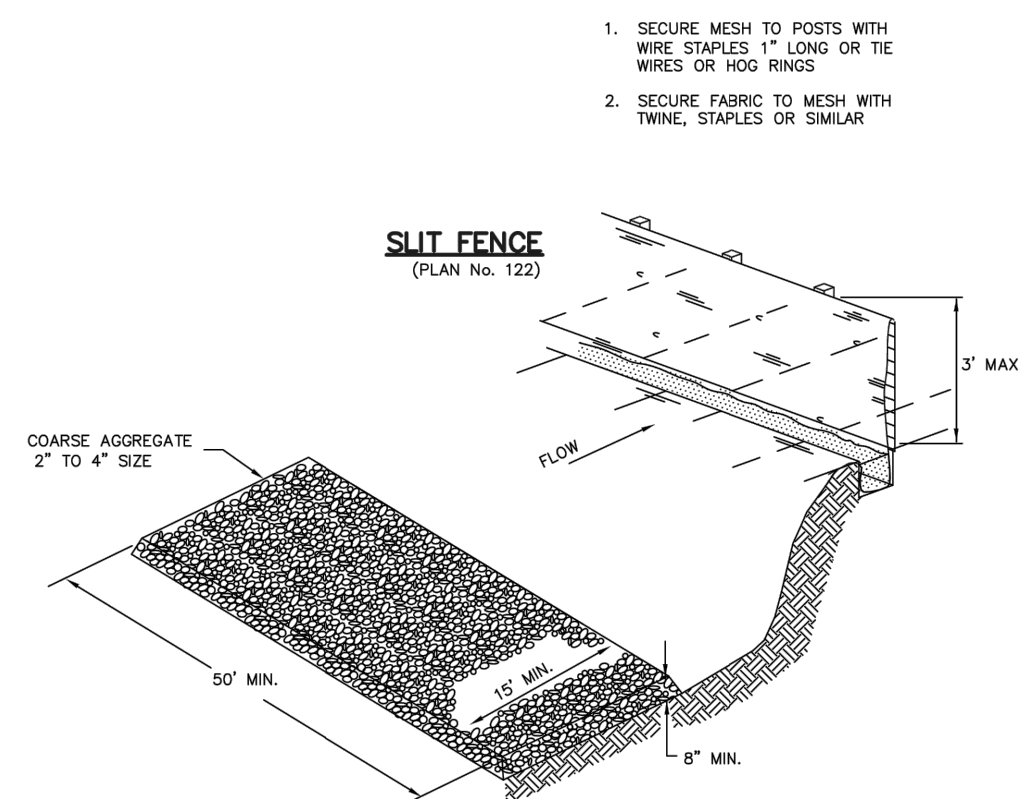
Inlet protection - fence or straw bale

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.



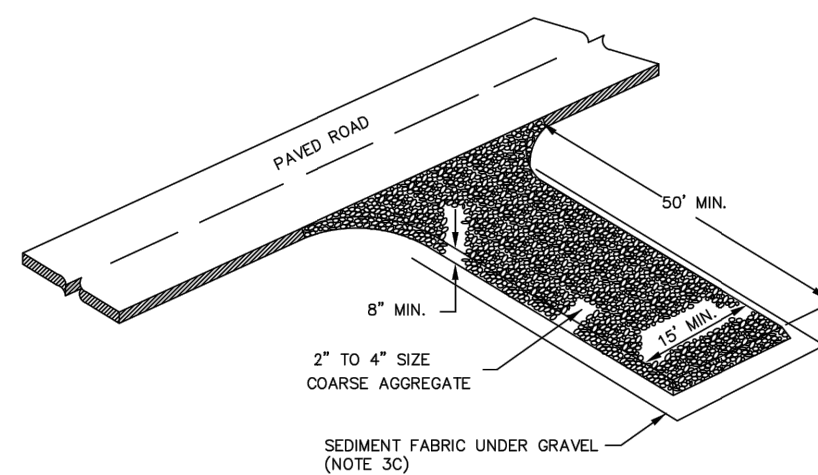
WASH DOWN AREA

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 126

February 2006

19

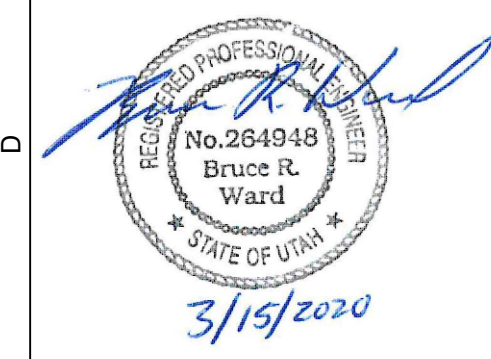
Plan No. 126

5 6

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bruceward007@live.com

CONSULTANTS



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

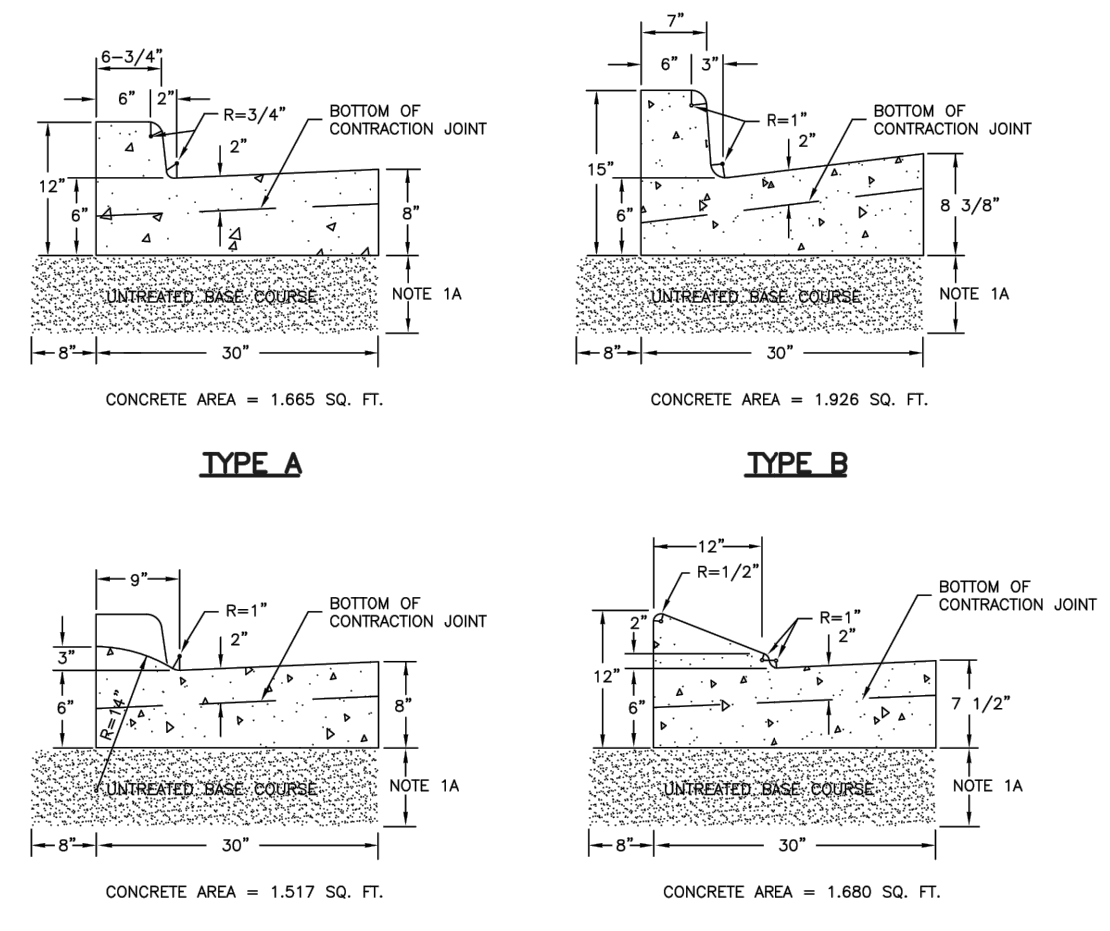
OWNER
WAKELESS HOLDINGS LLC.
TYLOR BRENCHELEY
1064 SPYGLASS HILL
SYRACUSE, UT 84075
(801) 644-3148
tylorbrenchley@gmail.com
and
KEITH WARD
1978 CAMERON DRIVE
WEST HAVEN, UT 84401
(801) 540-9399
wardkr1@msn.com

REVISIONS/SUBMISSIONS		
MARK	DATE	DESCRIPTION
A	3/13/20	COUNTY SBMTL
PROJECT #	201901	
CAD DWG FILE:	201901-C16 (1).dwg	
DRAWN BY:	J. TOONE	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	

SWPPP DETAILS

SHEET NAME
C-15
SHEET 16 OF 19

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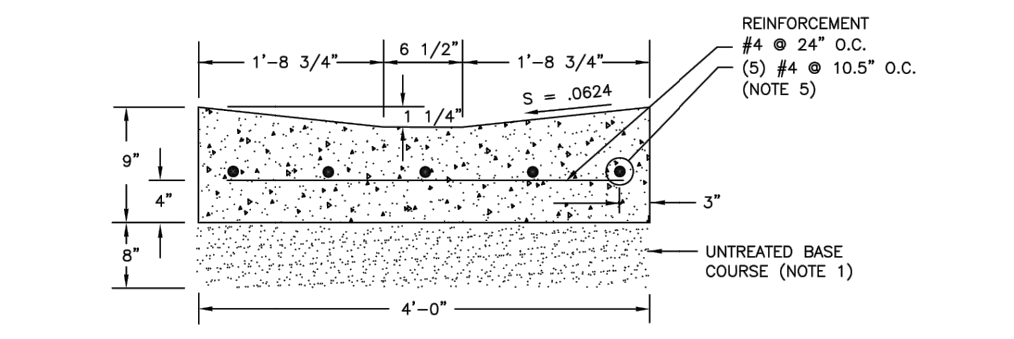


CURB AND GUTTER JOINT DETAIL

Curb and gutter

Plan No. **205**
Drawing 1 of 2

June 2005 25

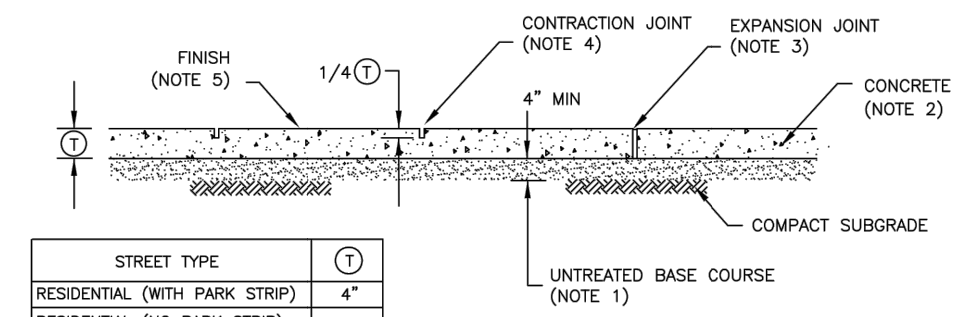
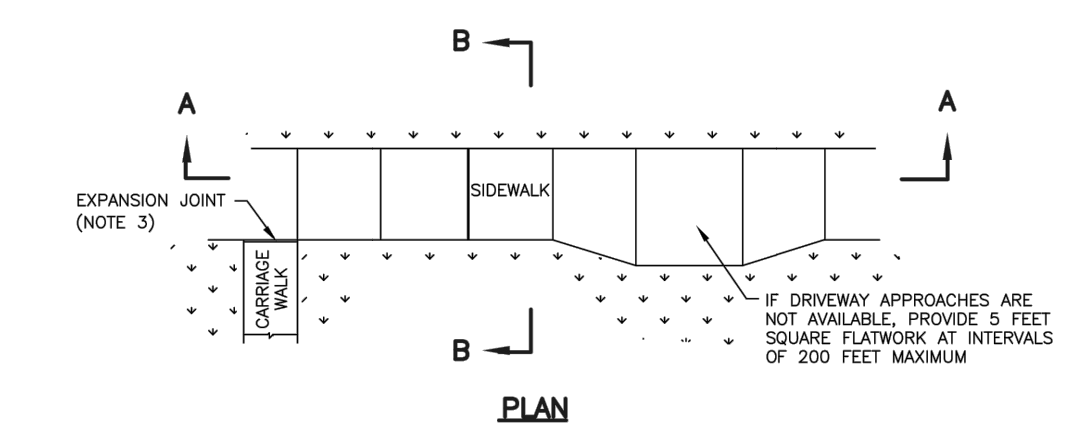


4'-0" WATERWAY

Waterway

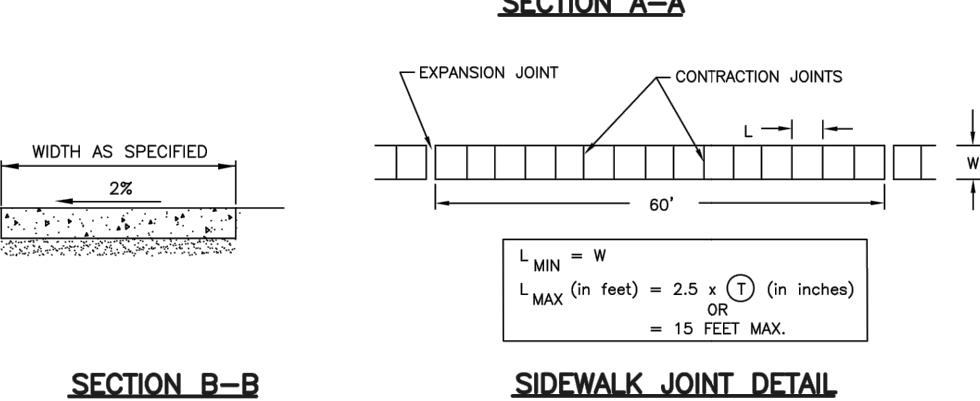
Plan No. **211**

January 2003 31



STREET TYPE	(1)
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	6"

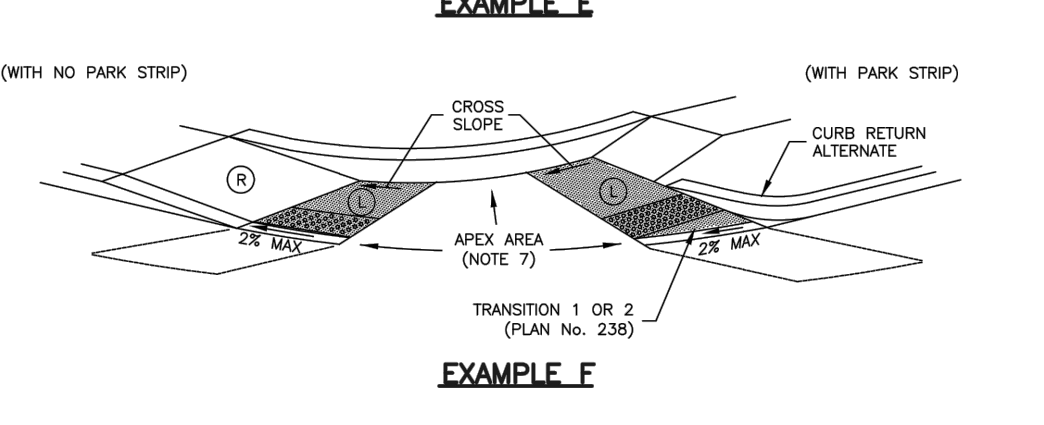
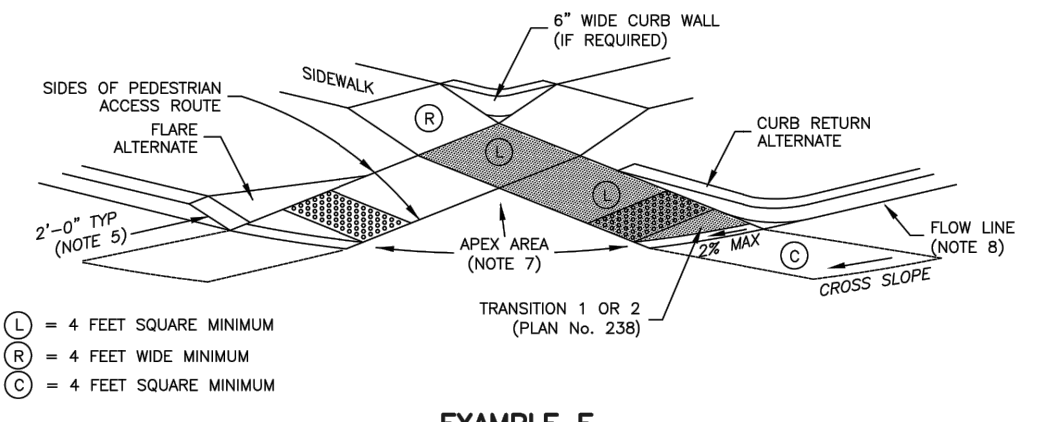
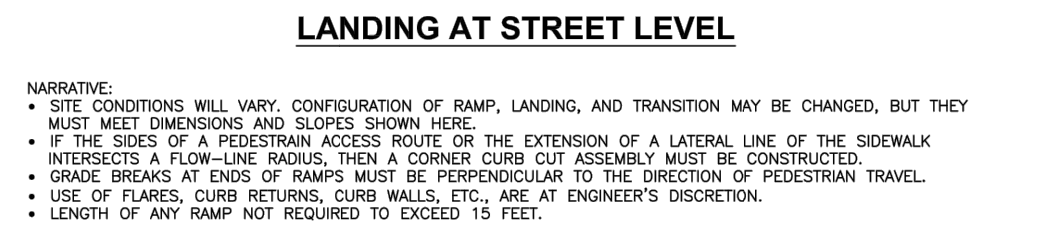
REPLACEMENTS MATCH EXISTING, 4" MIN.
SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS



Concrete sidewalk

Plan No. **231**

December 2005 51



MATERIALS

MINIMUM: 4'-0" DETECTABLE WARNING SURFACE (PLAN No. 238)

MAXIMUM SLOPES

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

CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL.

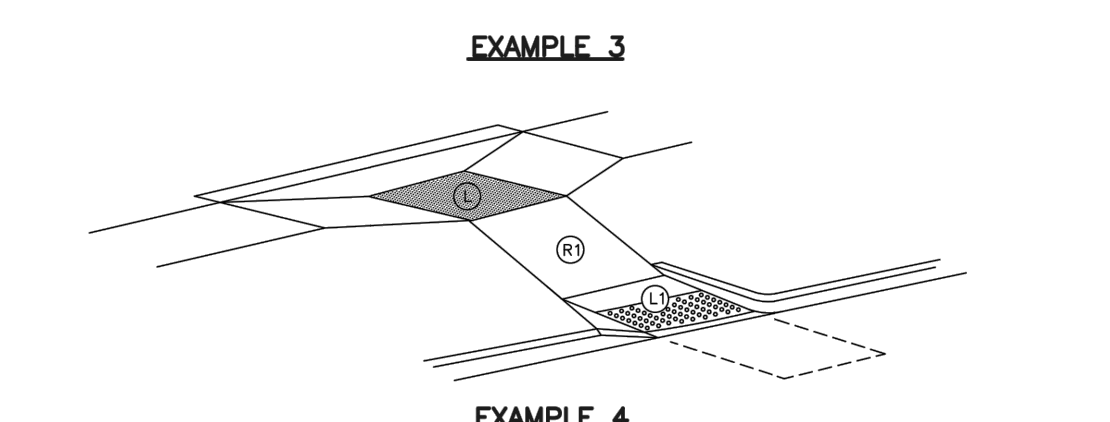
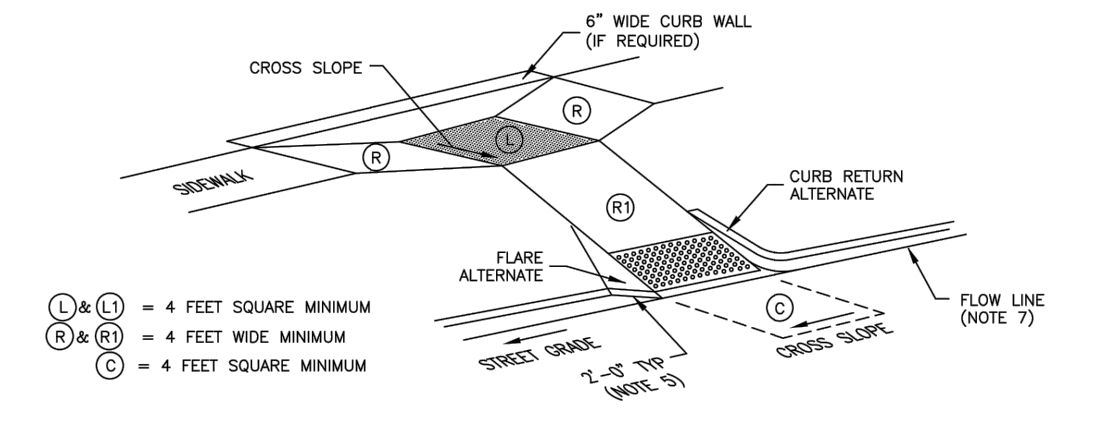
Corner curb cut assembly

Plan No. **235**

August 2006 59

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 RAMPS 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.



MATERIALS

MINIMUM: 4'-0" DETECTABLE WARNING SURFACE (PLAN No. 238)

MAXIMUM SLOPES

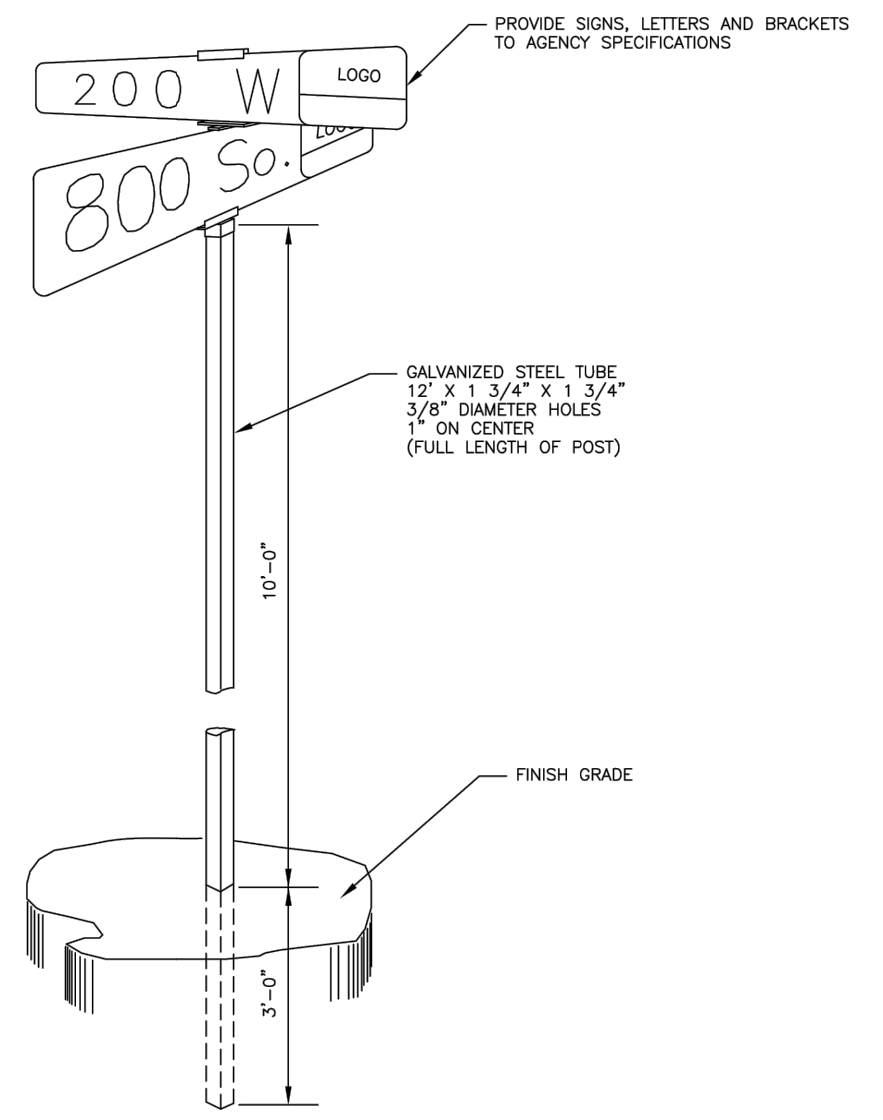
	RUNNING SLOPE	CROSS SLOPE
LANDING (L)	1:48 (2%)	1:48 (2%)
RAMP (R)	1:12 (8.33%)	1:48 (2%)
CLEAR SPACE (C)	1:20 (5%)	1:48 (2%)

CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL.

Tangent curb cut assembly

Plan No. **236**

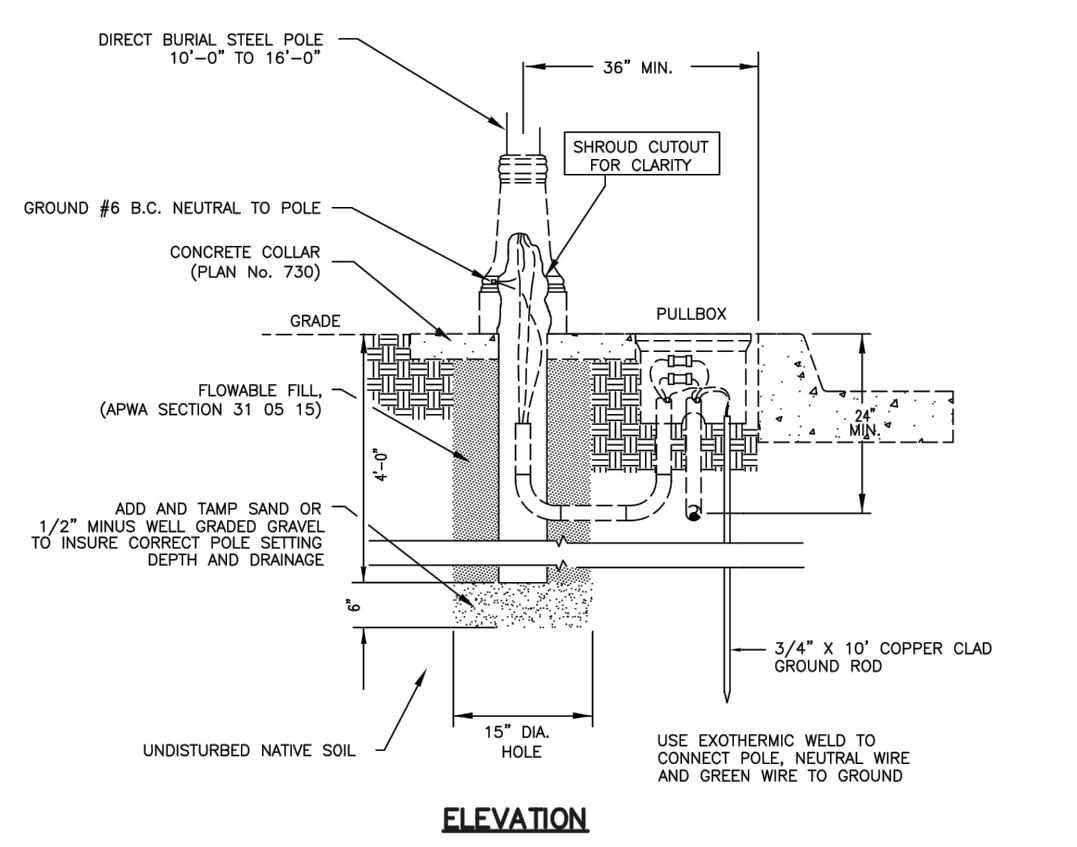
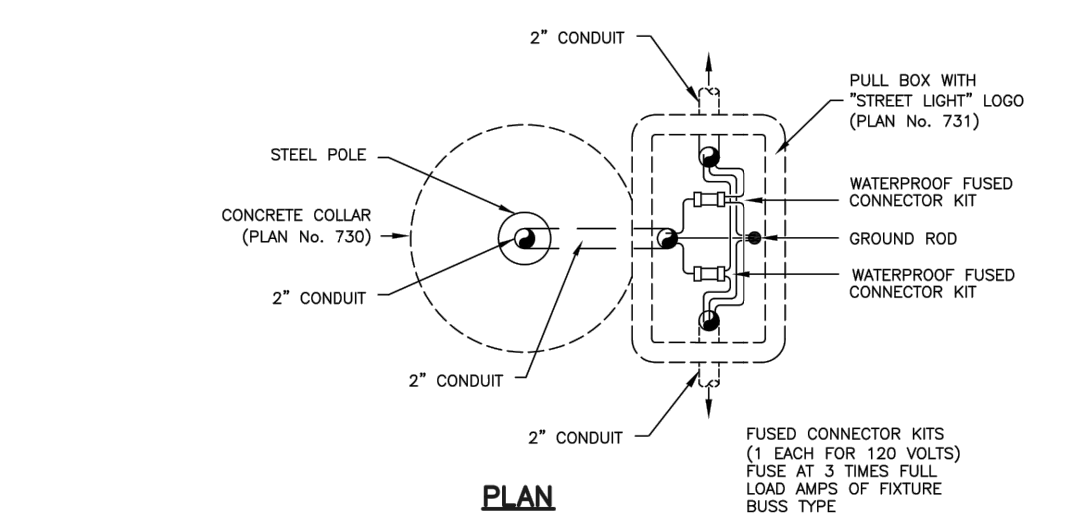
August 2006 63



Street name sign (typical)

Plan No. **292**

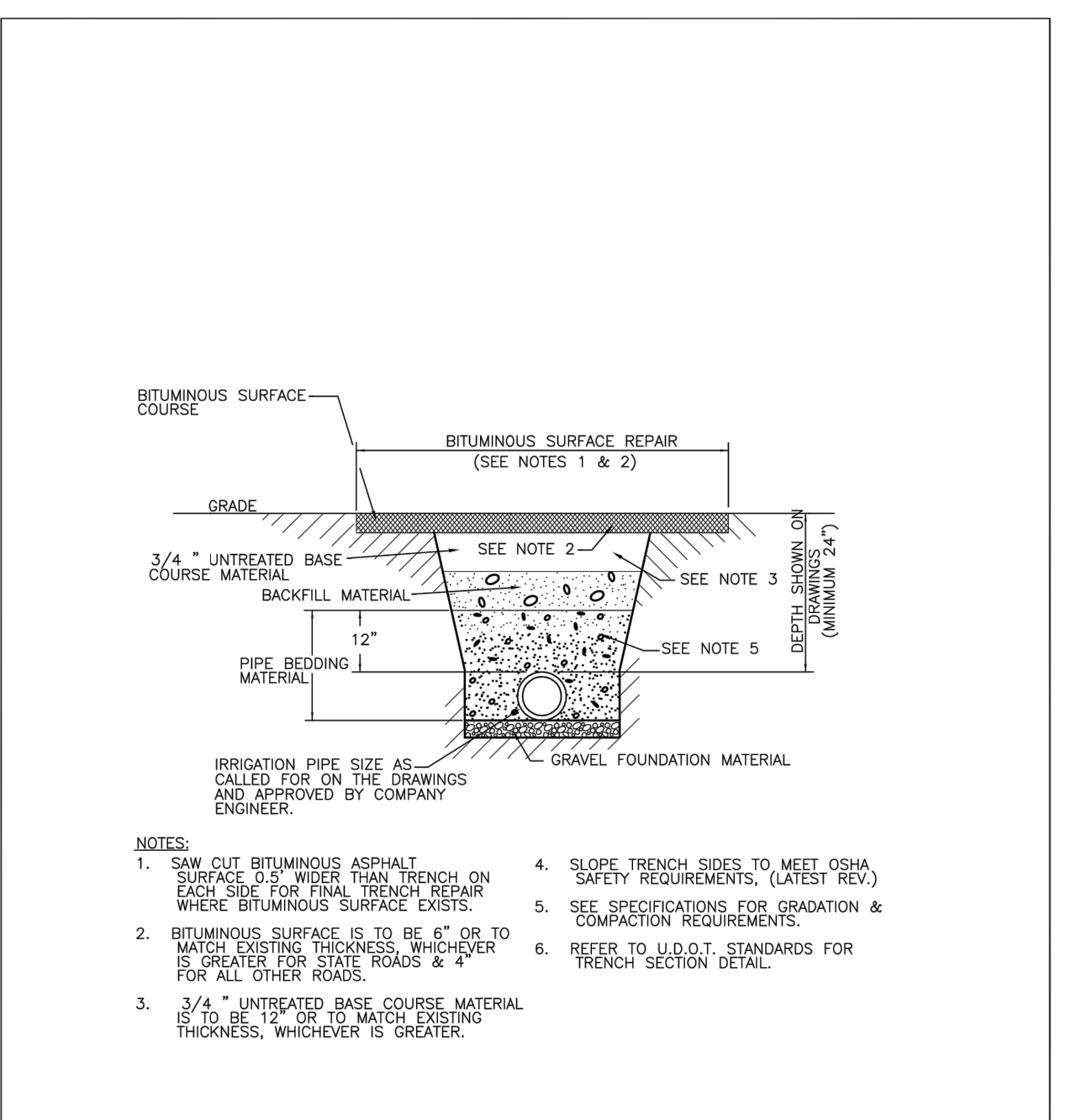
April 1997 109



Direct burial street light pole

Plan No. **742**

August 2005 305



BITUMINOUS SURFACE TRENCH SECTION
N.T.S.

REVISION	DESCRIPTION	BY	DATE

Hooper Irrigation Company
Pressure Irrigation Standards
BITUMINOUS SURFACE TRENCH SECTION

BITUMINOUS SURFACE TRENCH SECTION

SHEET **PI-7**

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

CONSULTANTS



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

OWNER
WAKELESS HOLDINGS LLC.
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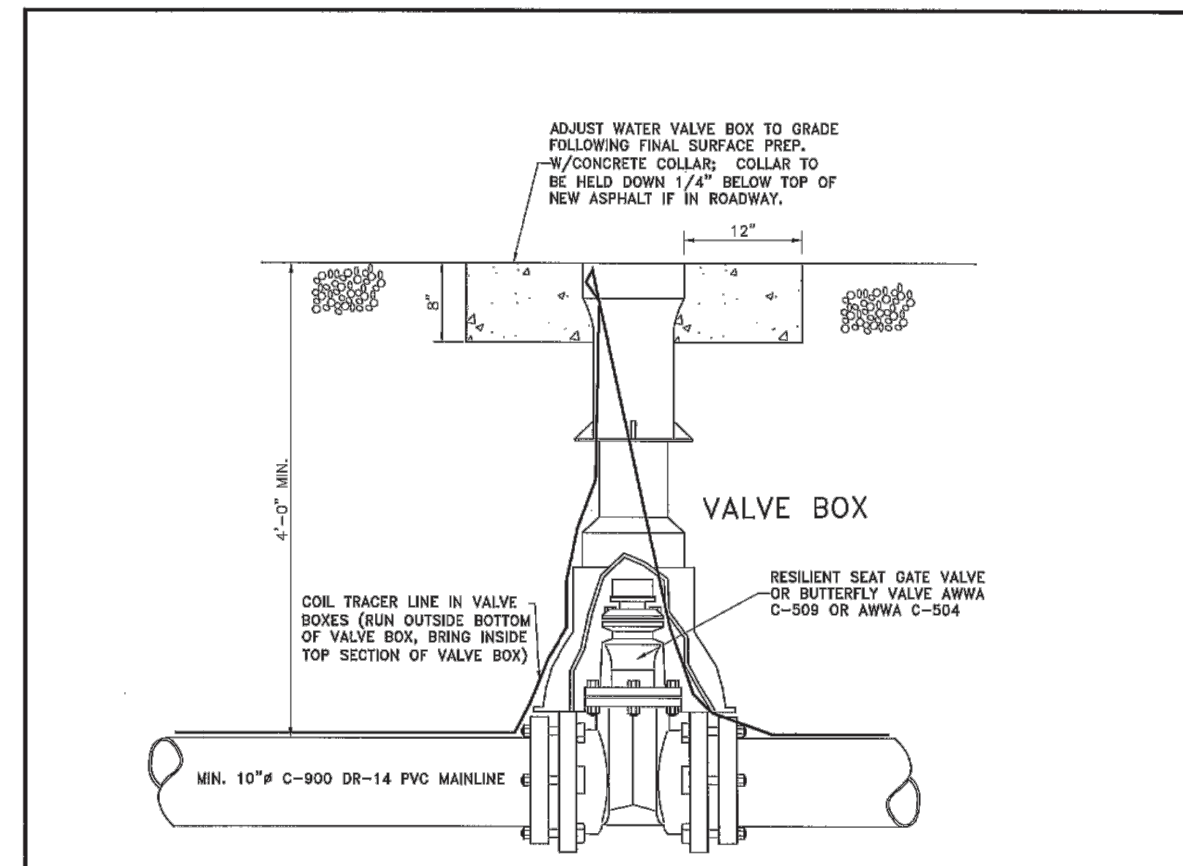
REVISIONS/SUBMISSIONS

NO.	DATE	DESCRIPTION

MARK	DATE	DESCRIPTION
A	3/13/20	COUNTY SBMTL
PROJECT #	201901	
CAD DWG FILE:	201901-C17 (1).dwg	
DRAWN BY:	J. TOONE	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	

SHEET TITLE
STANDARD DETAILS
C-16
SHEET 17 OF 19

C:\Users\toone\OneDrive\Water Ski Development\CAD\Phase 2\Sheets\201901-C17 (1).dwg Plotted: 3/15/2020 9:43:10 PM - Jeremy Toone



2 TYPICAL VALVE DETAIL (NOT TO SCALE)

Gardner Engineering
 CIVIL ENGINEERING
 LAND SURVEYING
 WATER RESOURCE ENGINEERING

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

REGISTERED PROFESSIONAL ENGINEER
 No. 354312
 Daniel Leon
 White
 STATE OF UTAH

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

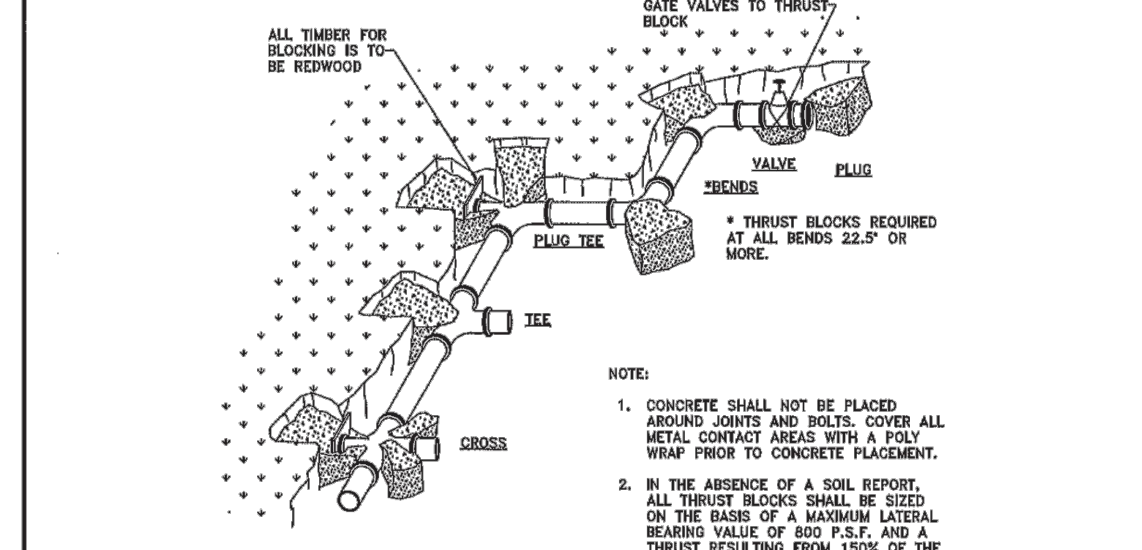


TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING

SIZE	90°	45°	22.5°	11.25°	TEES*	GATE VALVES	HEAD ENDS	CROSS/THRU ENDS	FLANGES
3	1.0	0.5	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.9	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.3	7.8	7.8	7.8
12	16.0	8.5	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
16	28.2	15.8	7.9	3.5	17.8	12.8	17.8	17.8	17.8
18	35.4	19.3	9.8	4.0	20.0	14.8	20.0	20.0	20.0
19	36.0	19.4	10.0	3.6	25.4	18.4	25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4	23.4	31.4	31.4	31.4
21	49.0	26.5	13.9	6.8	34.8	26.8	34.8	34.8	34.8
22	54.0	29.0	14.9	7.4	38.0	30.0	38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0	36.0	45.0	45.0	45.0
30	109.0	54.0	27.8	13.8	71.0	57.0	71.0	71.0	71.0
36	144.0	78.0	40.0	20.0	102.0	81.0	102.0	102.0	102.0

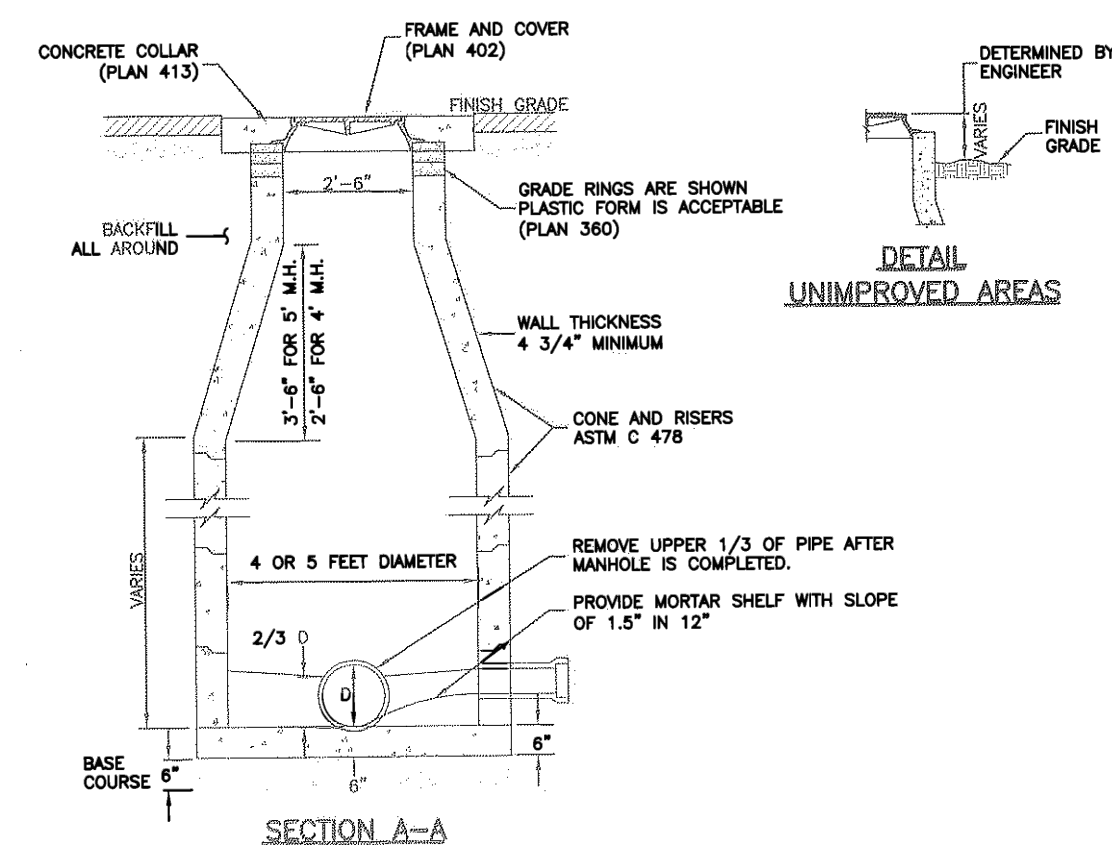
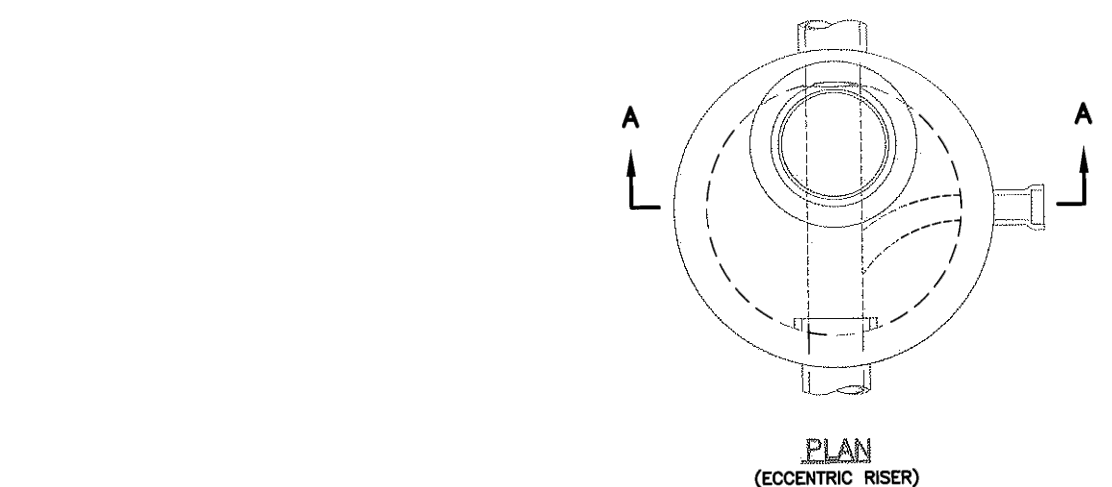
NOTE: *SIZE IS BRANCH SIZE. FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.

1 THRUST BLOCKING DETAIL APPLIES TO ALL PRESSURE PIPE (NOT TO SCALE)

Gardner Engineering
 CIVIL ENGINEERING
 LAND SURVEYING
 WATER RESOURCE ENGINEERING

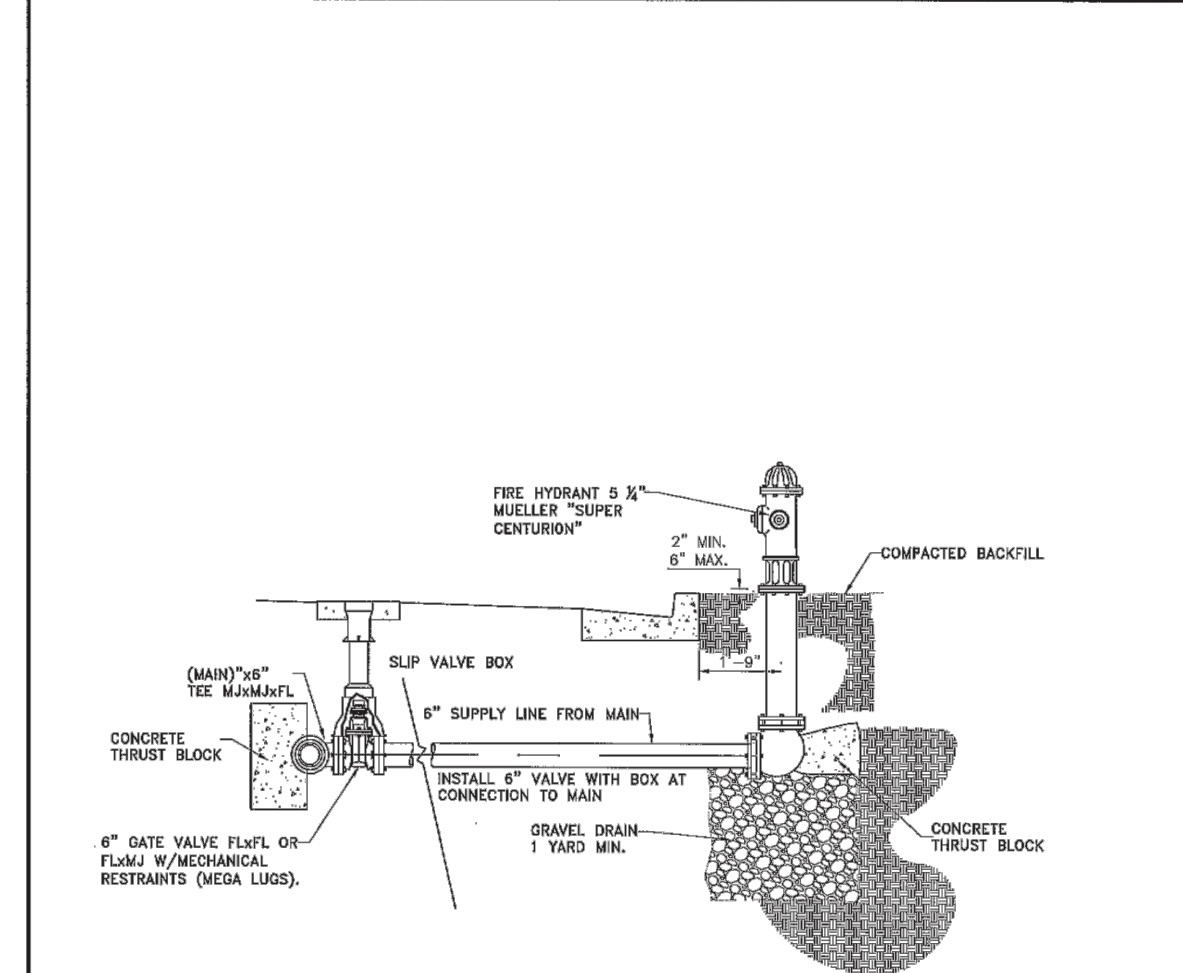
TAYLOR - WEST WEBER
 WATER IMPROVEMENT DISTRICT
 STANDARD WATER DETAILS - Page 1 of 9

REGISTERED PROFESSIONAL ENGINEER
 No. 354312
 Daniel Leon
 White
 STATE OF UTAH



Sanitary sewer manhole
 Plan 411

Sewer lateral connection
 Plan No. 431

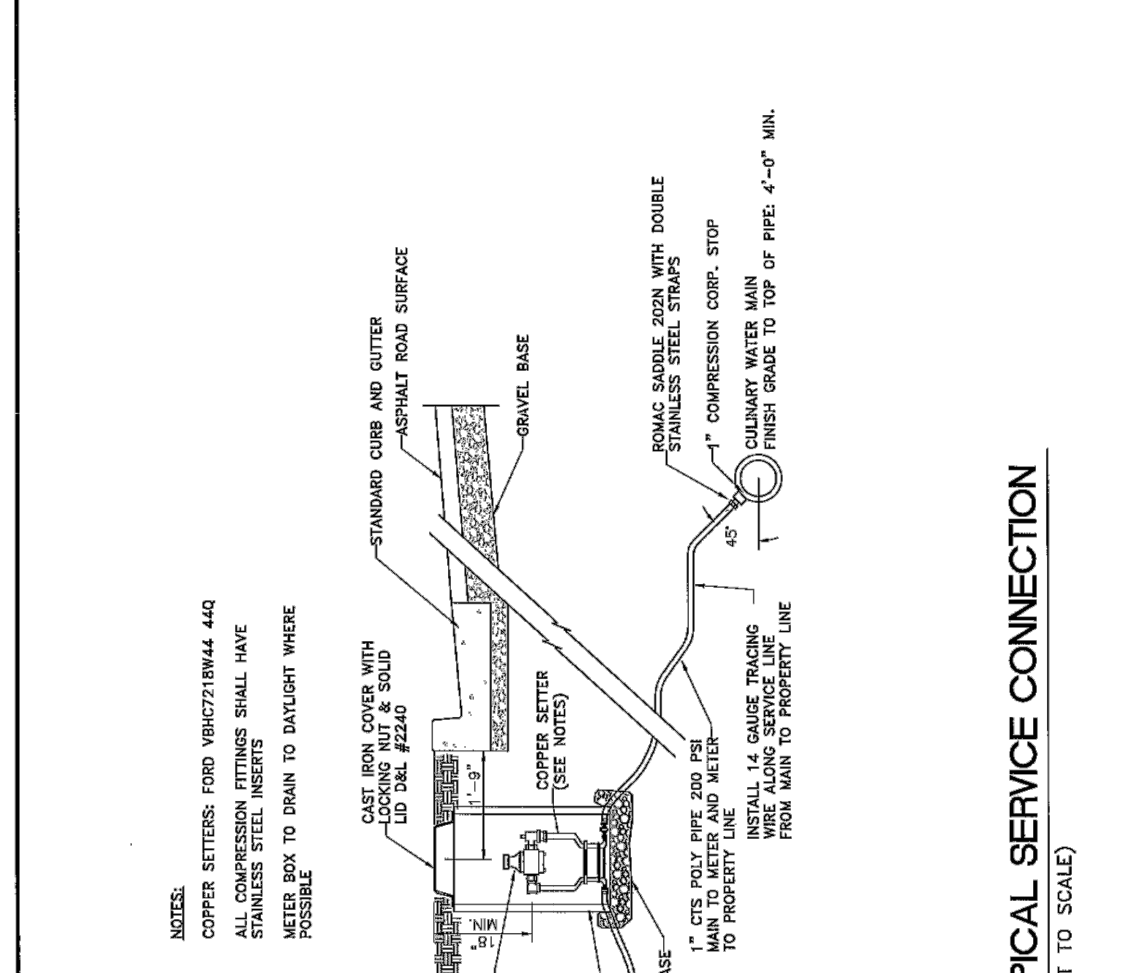


6 FIRE HYDRANT DETAIL (NOT TO SCALE)

Gardner Engineering
 CIVIL ENGINEERING
 LAND SURVEYING
 WATER RESOURCE ENGINEERING

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

REGISTERED PROFESSIONAL ENGINEER
 No. 354312
 Daniel Leon
 White
 STATE OF UTAH

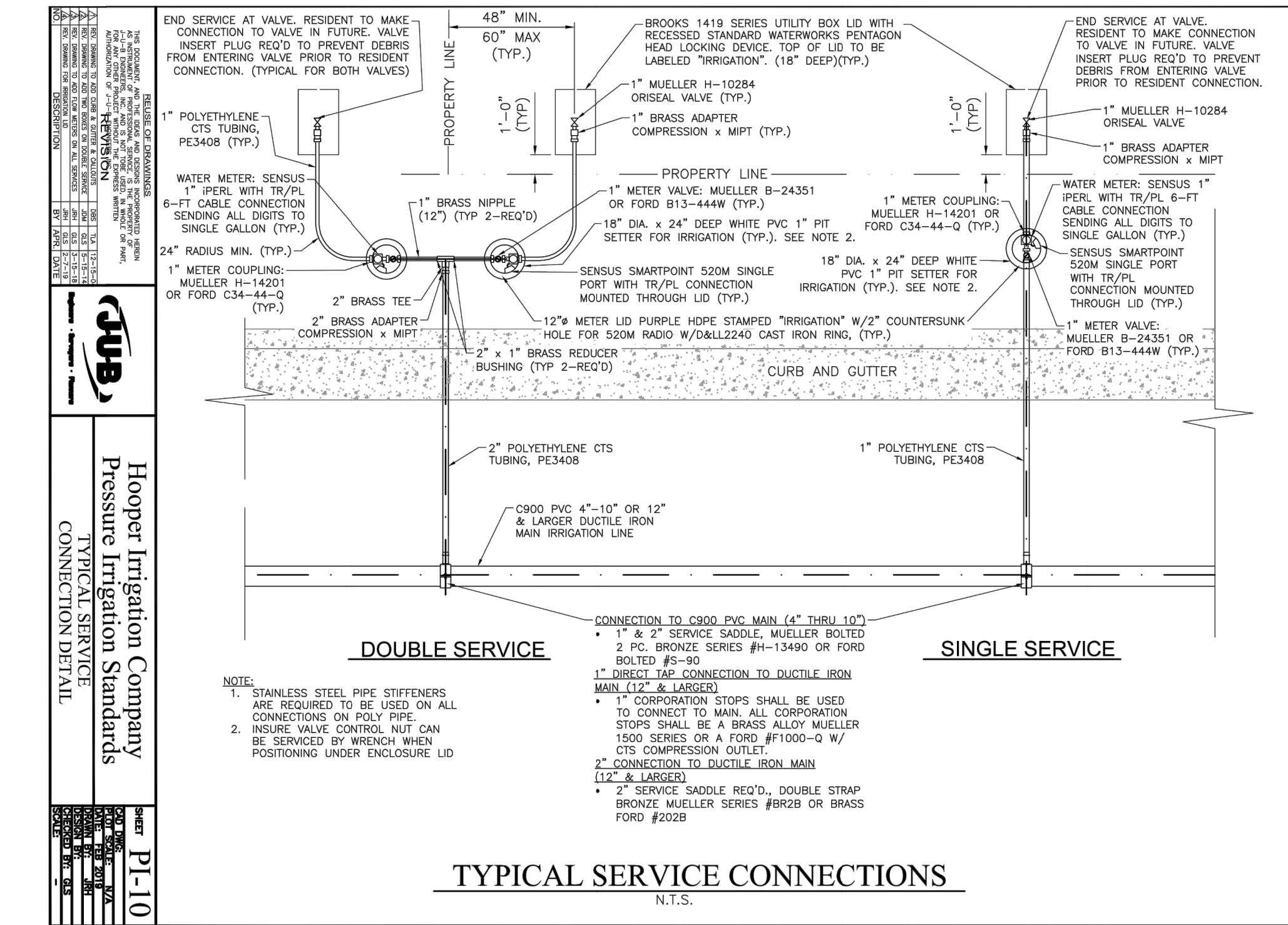


5 TYPICAL SERVICE CONNECTION (NOT TO SCALE)

Gardner Engineering
 CIVIL ENGINEERING
 LAND SURVEYING
 WATER RESOURCE ENGINEERING

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

REGISTERED PROFESSIONAL ENGINEER
 No. 354312
 Daniel Leon
 White
 STATE OF UTAH



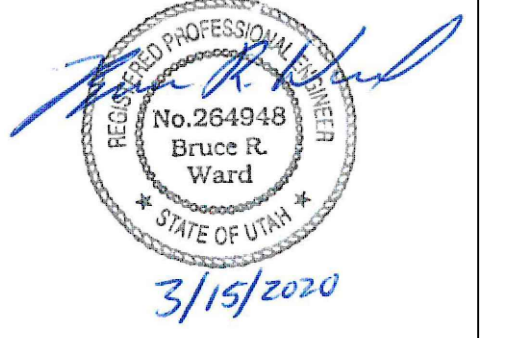
TYPICAL SERVICE CONNECTIONS N.T.S.

Hooper Irrigation Company
 Pressure Irrigation Standards
 TYPICAL SERVICE CONNECTION DETAIL

PI-10

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

CONSULTANTS



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

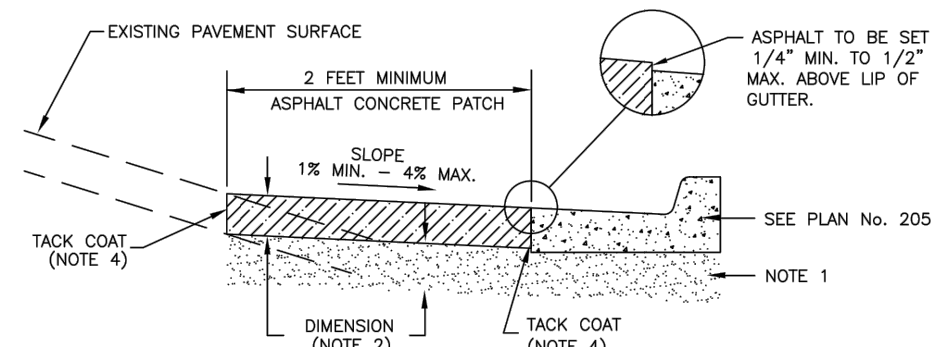
OWNER
WAKELESS HOLDINGS LLC.
 TYLOR BRENCHELEY
 1064 SPYGLASS HILL
 SYRACUSE, UT 84075
 (801) 644-3148
 tylorbrenchley@gmail.com
 and
 KEITH WARD
 1978 CAMERON DRIVE
 WEST HAVEN, UT 84401
 (801) 540-9399
 wardk1@msn.com

REVISIONS/SUBMISSIONS

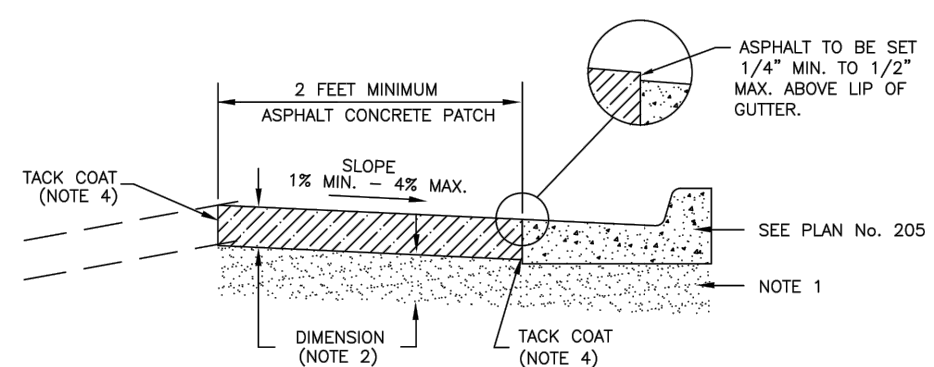
NO.	DATE	DESCRIPTION
A	3/13/20	COUNTY SBMTL

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

STANDARD DETAILS



CASE 1 - POSITIVE STREET SLOPE TIE-IN



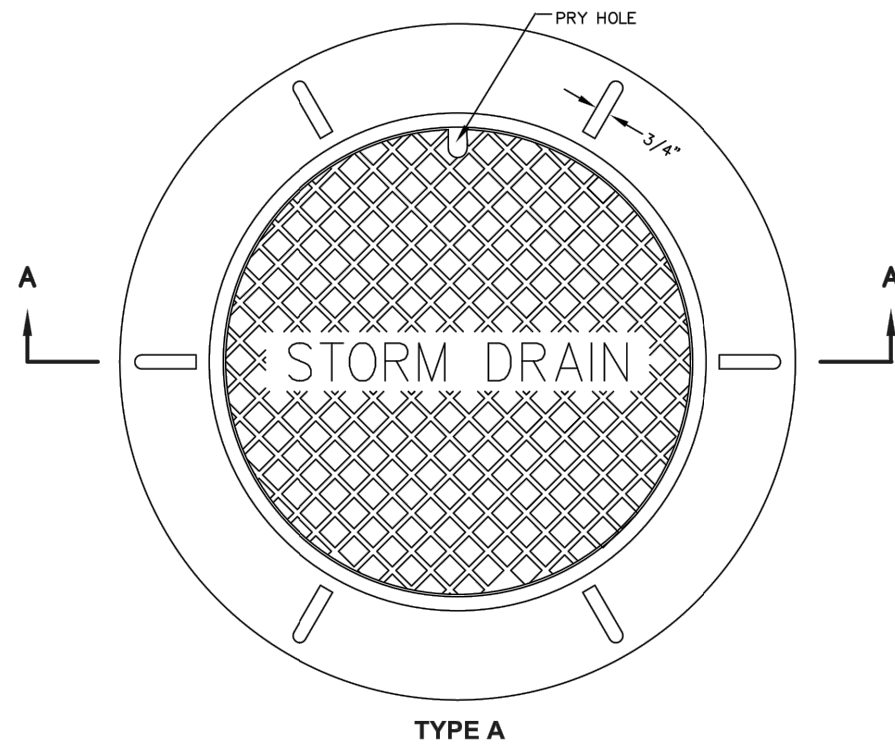
CASE 2 - NEGATIVE STREET SLOPE TIE-IN

Asphalt concrete pavement tie-in

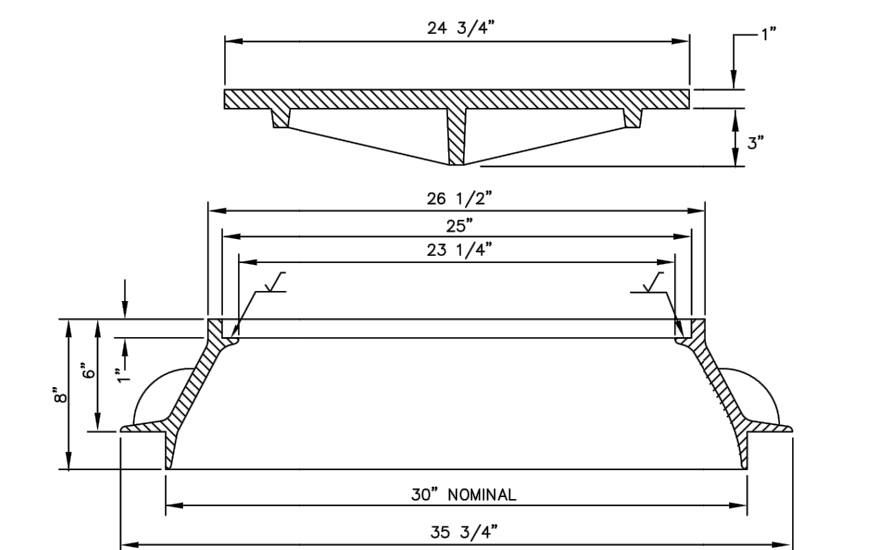
Plan No. 251

July 2005

75



TYPE A



SECTION A-A

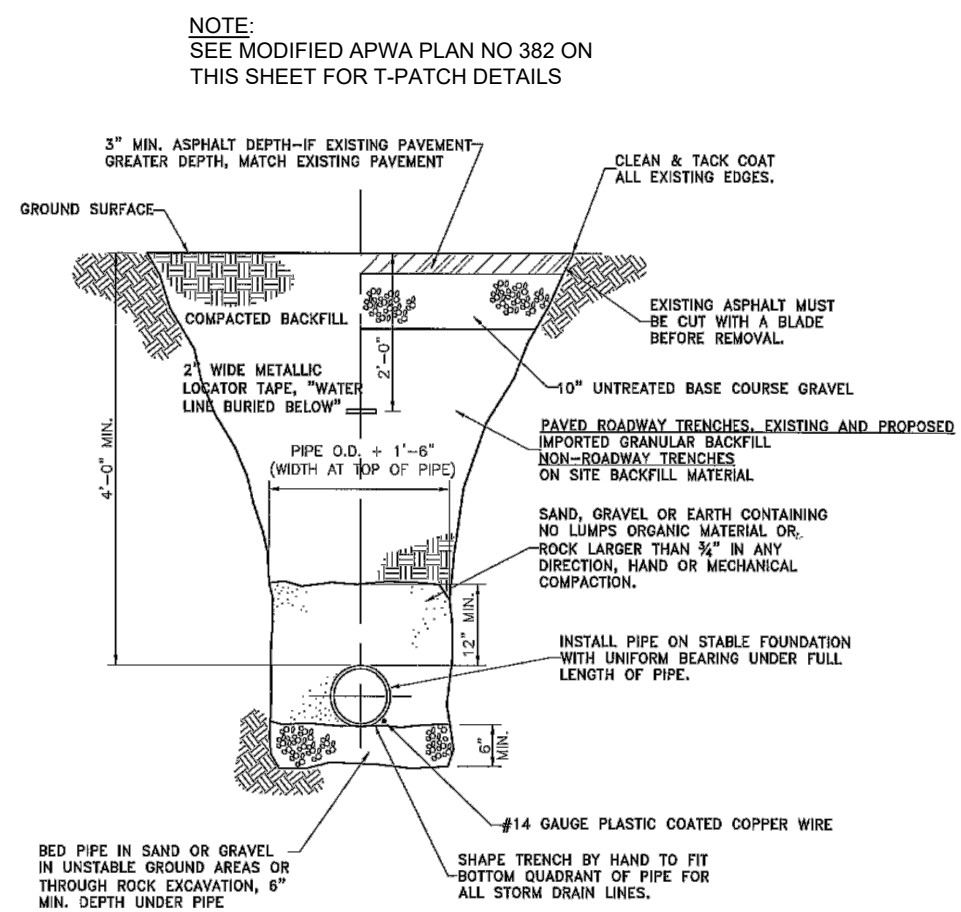
30" Frame and cover

Plan No. 302

September 2001

115

Drawing 1 of 2

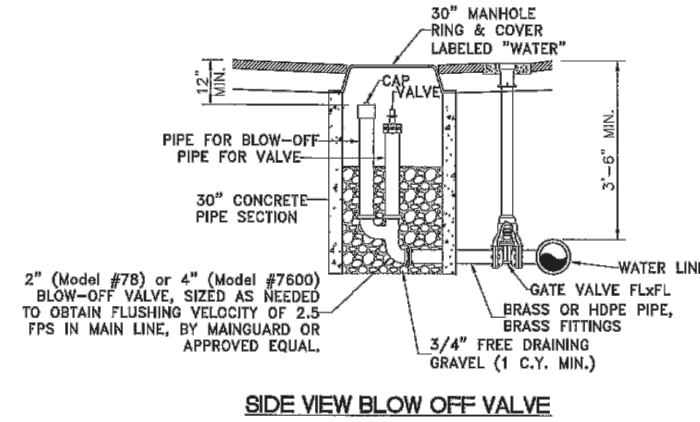


TYPICAL TRENCH SECTION (NOT TO SCALE)

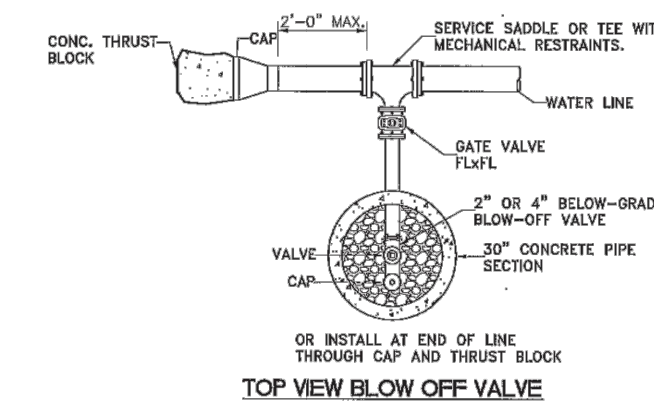


Gardner Engineering

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



SIDE VIEW BLOW OFF VALVE



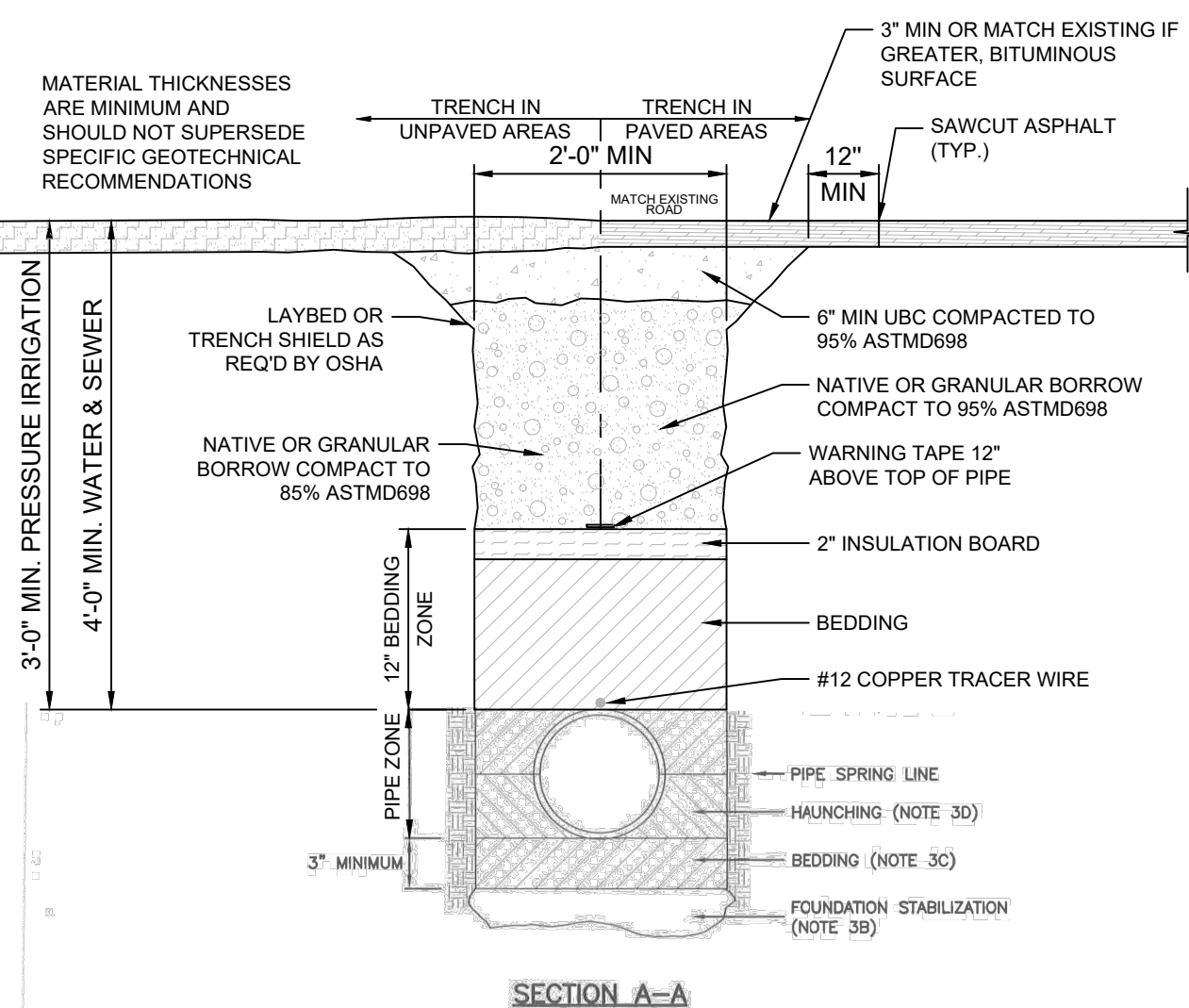
TOP VIEW BLOW OFF VALVE

TYPICAL BLOW OFF VALVE DETAIL (NOT TO SCALE)



Gardner Engineering

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



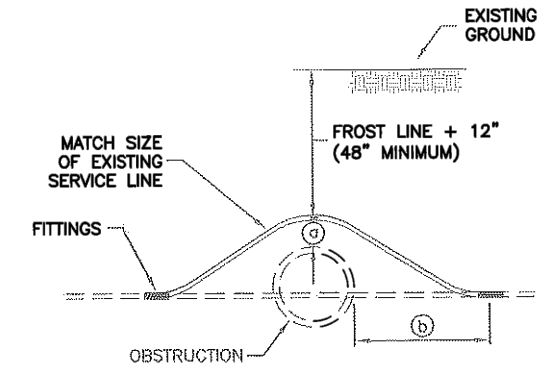
SECTION A-A

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.

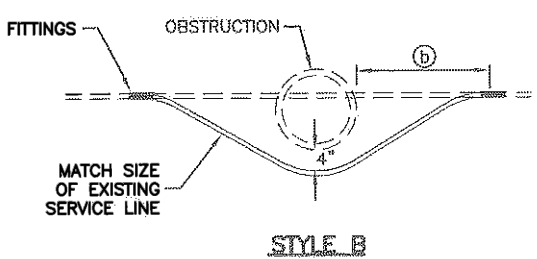
Pipe zone backfill 205

Plan 382 (MODIFIED)

January 2011



STYLE A



STYLE B

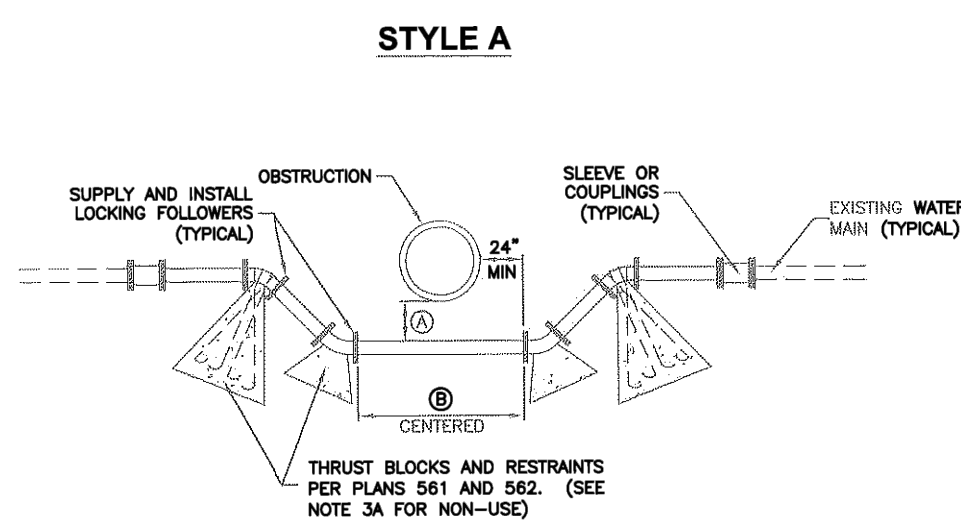
TABLE OF DIMENSIONS	
OBSTRUCTION	OBSTRUCTION
SEWER MAIN	OTHER
18" MIN.	12" MIN.
10'-0"	12" MIN.

Water service line loop

Plan 542

March 2011

255



STYLE A

TABLE OF DIMENSIONS	
OBSTRUCTION	OBSTRUCTION
SEWER	OTHER
18" MIN	20" MIN
12" MIN	O.D. + 48"

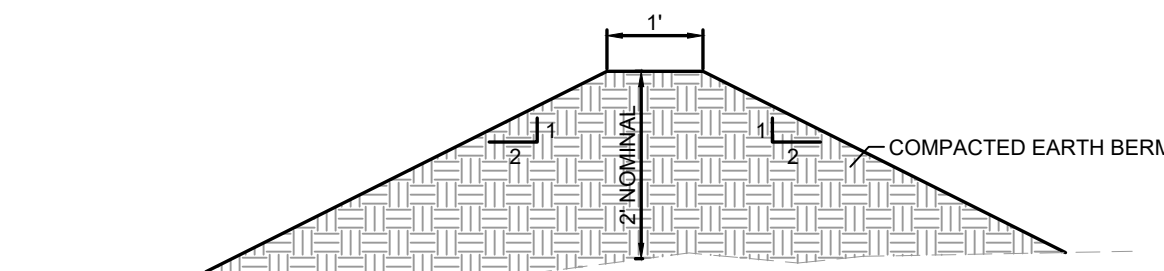
Water main line loop

Plan 543

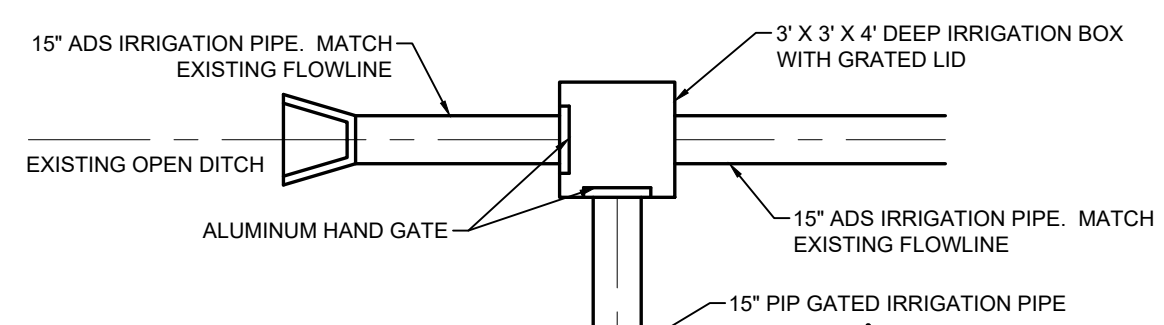
March 2011

257

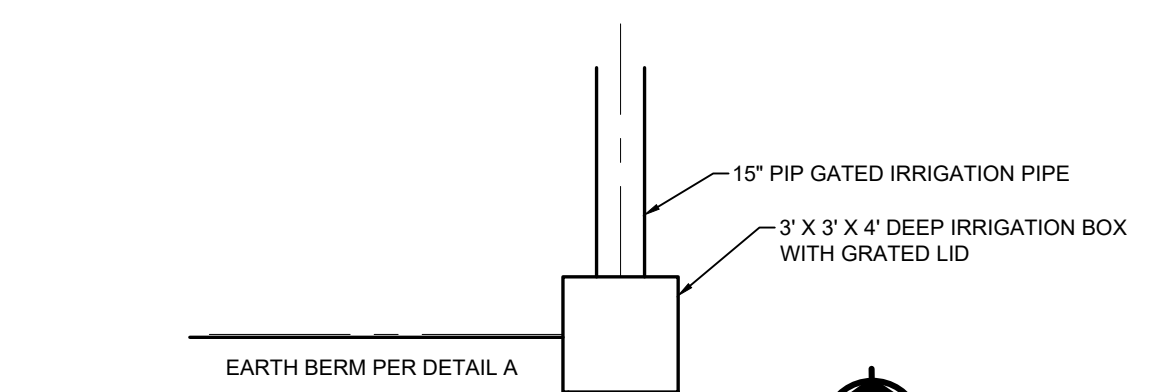
Sheet 1 of 2



DETAIL A EARTH BERM N.T.S.



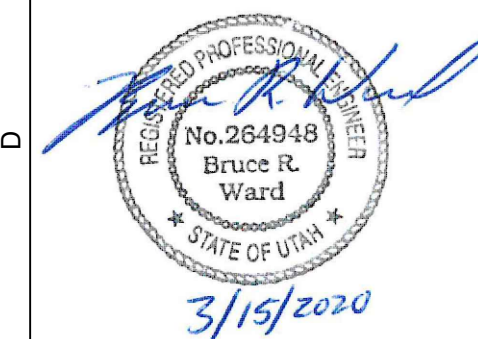
DETAIL B IRRIGATION BOX N.T.S.



DETAIL C IRRIGATION BOX N.T.S.

PREPARER
WRB Consulting Services
 521 West 1050 South
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 bruceward007@live.com

CONSULTANTS



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

OWNER
WAKELESS HOLDINGS LLC.
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 tylorbrancheley@gmail.com
 and
 KEITH WARD
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 WEST HAVEN, UT 84401
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REVISIONS/SUBMISSIONS

MARK	DATE	DESCRIPTION
A	3/13/20	COUNTY SBMTL
PROJECT #	201901	
CAD DWG FILE:	201901-C19.dwg	
DRAWN BY:	J. TOONE	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	

SHEET NAME
STANDARD DETAILS

SHEET TITLE
C-18
 SHEET 19 OF 19