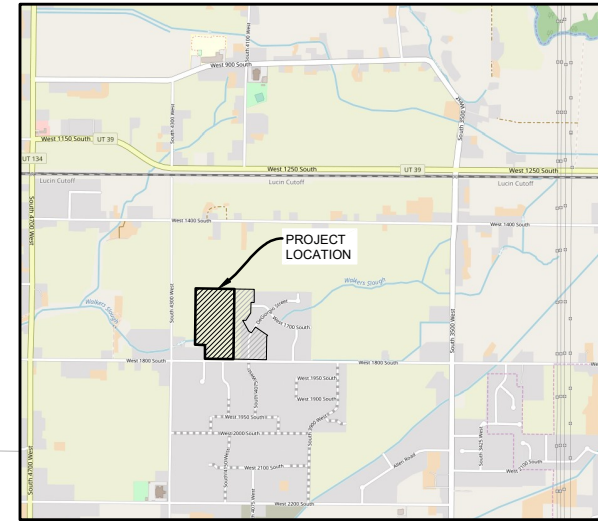


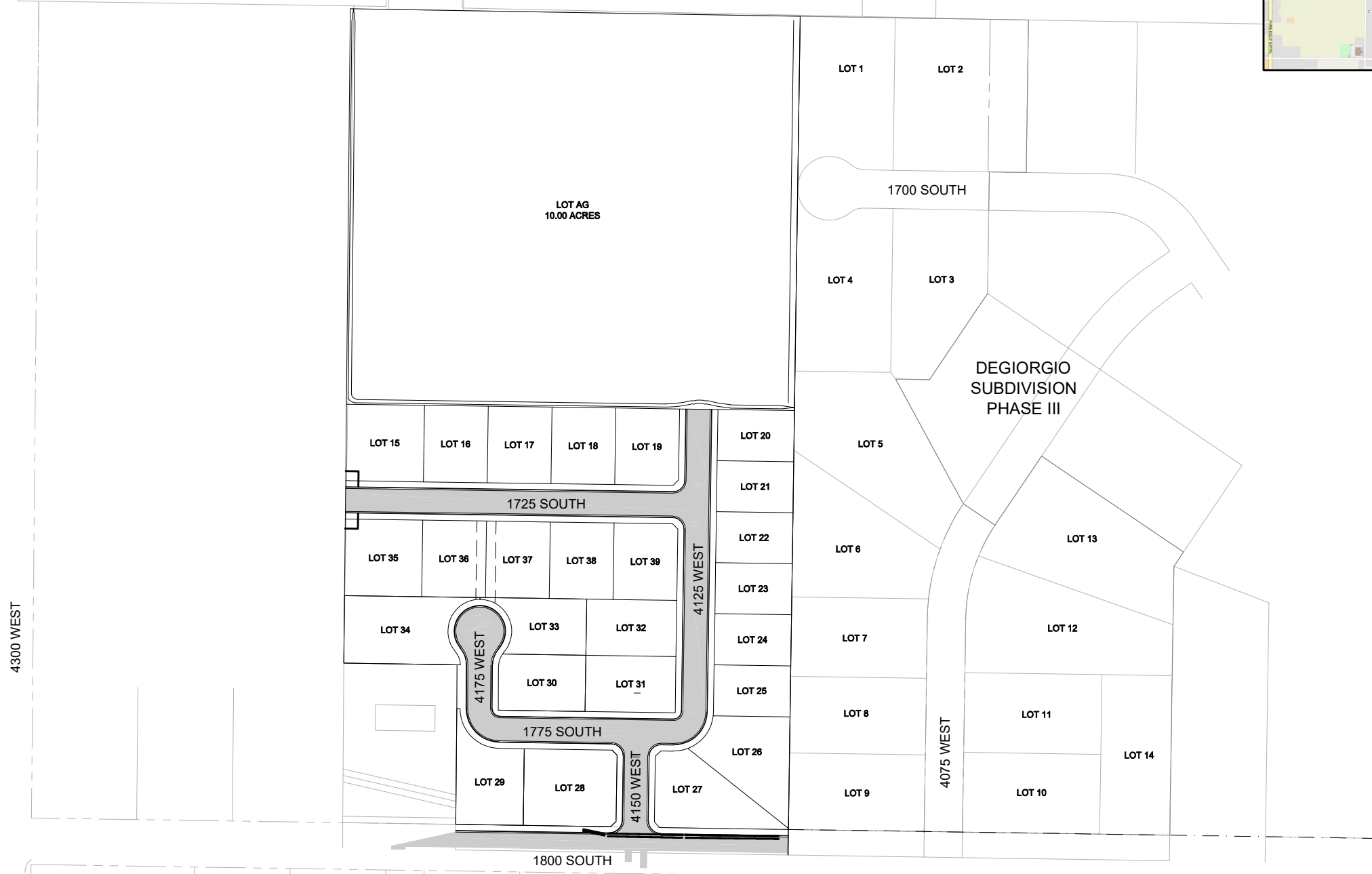
HALCYON ESTATES

PHASE 1 - A PRUD SUBDIVISION
 WEBER COUNTY, UT
 JUNE 26, 2020
 IMPROVEMENT PLANS, LOTS 15-39



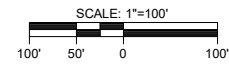
VICINITY MAP
 N.T.S.

SHEET INDEX		
SHEET NO.	SHEET NAME	SHEET TITLE
1	C-00	Cover Sheet
2	C-01A	Final Plat
3	C-01B	Final Plat
4	C-01C	Final Plat
5	C-02	Legend and General Notes
6	C-03	Key Map
7	C-04	4150 West & 4125 West Plan and Profile
8	C-05	4175 West Plan and Profile
9	C-06	1775 South Plan and Profile
10	C-07	4125 West Plan and Profile
11	C-08	1725 South Plan and Profile
12	C-09	1725 South Plan and Profile
13	C-10	1800 South Plan and Profile
14	C-11	1800 South Plan and Profile
15	C-12	Overall Grading Plan
16	C-13	Overall Utility Plan
17	C-14	Erosion Control Plan
18	C-15	SWPPP Details
19	C-16	Standard Details
20	C-17	Standard Details
21	C-18	Standard Details



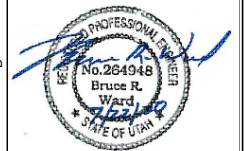
LOT AG
 10.00 ACRES

DEGIORGIO
 SUBDIVISION
 PHASE III



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

CONSULTANTS



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

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

REVISIONS/SUBMISSIONS

MARK	DATE	DESCRIPTION
F	7/22/20	COUNTY SBMTL
E	6/28/20	COUNTY SBMTL
D	5/23/20	STORMWATER
C	4/27/20	TWWW REV
B	4/15/20	COUNTY SBMTL
A	3/13/20	COUNTY SBMTL

MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C00.dwg	
DRAWN BY:	J. TOONE	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE		

COVER SHEET

SHEET NAME
C-00
 SHEET 1 OF 21



Know what's below.
 Call before you dig.

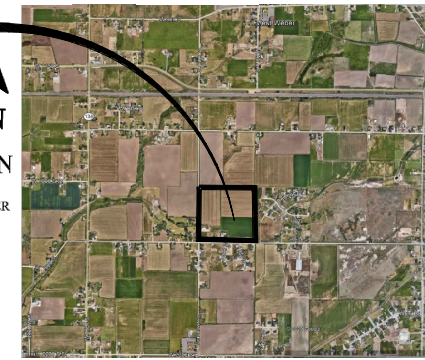
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**FOR REFERENCE ONLY
SEE OFFICIAL PLAT**

HALCYON ESTATES PHASE 1 A PRUD SUBDIVISION

Part of the Southwest Quarter of Section 21, Township 6
North, Range 2 West S.L.B&M
Weber County, Utah
July 16, 2020

SUBDIVISION LOCATION



APPLICANTS OF SUBDIVISION

KEITH R. WARD - WAKELESS HOLDINGS, LLC - DEVELOPER
1064 SPYGLASS HILL, SYRACUSE, UTAH 84075

ACKNOWLEDGEMENT

STATE OF UTAH }
 } SS:
COUNTY OF WEBER }
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

KEITH R. WARD, A MEMBER OF WAKELESS HOLDINGS, LLC

TYLOR BRENCHELY, A MEMBER OF WAKELESS HOLDINGS, LLC

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF UTAH }
 } SS:
COUNTY OF WEBER }
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

BRENCHELY, BRANDON C & WF MELISSA W BRENCHELY

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF UTAH }
 } SS:
COUNTY OF WEBER }
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

ARBON, MICHAEL SCOTT

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

NOTE: AN IMPROVEMENT GUARANTEE AND ESCROW WILL BE SET ASIDE FOR THE SUBDIVISION IMPROVEMENTS TO INCLUDE STREET TREES, SIDEWALK, AND STREET LIGHTS.
NOTE: AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.
NOTE: DISTANCES TO EXISTING STRUCTURES SHOWN IF STRUCTURE IS WITHIN 30' OF THE SUBDIVISION BOUNDARY (SEE PAGE 2)

ACKNOWLEDGEMENT

STATE OF UTAH }
 } SS:
COUNTY OF WEBER }
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

LARSON, JAKE TROY & WF MADISON NICOLE LARSON

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF UTAH }
 } SS:
COUNTY OF WEBER }
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

STONE PEAK CONSTRUCTION LLC KIRT MERRILL, OWNER

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF UTAH }
 } SS:
COUNTY OF WEBER }
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

STEPHAN NELSON

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

NOTE: BASIS OF BEARING AND DETAILED BOUNDARY INFORMATION FOR EACH LOT SHOWN ON PAGE 2
NOTE: STANDARD SET BACK FOR ALL LOTS IS AS FOLLOWS: 20' ON THE FRONT AND REAR AND 20' ON A CORNER LOT FACING A STREET. STANDARD SET BACK FOR ALL LOTS IS 5' ON THE SIDE YARDS.
NOTE: BUILDING HEIGHT: 40'
NOTE: 10' WIDE PUBLIC UTILITY EASEMENT FOR FRONT PORTIONS OF DISPLAYED LOTS UNLESS OTHERWISE NOTED.
NOTE: HOME OWNER WILL BE RESPONSIBLE FOR THEIR OWN DETENTION BASIN. A STORM WATER MAINTENANCE AGREEMENT WILL BE REQUIRED FOR EACH LOT.
NOTE: UNDER WEBER COUNTY LAND USE CODE (108-5-6(2)), THE AGRICULTURAL OPEN SPACE PARCEL MAY BE INDIVIDUALLY OWNED REGARDLESS OF WHETHER THE PERSON OWNS A RESIDENTIAL LOT WITHIN THE PRUD

ACKNOWLEDGEMENT

STATE OF UTAH }
 } SS:
COUNTY OF WEBER }
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

NANNEY, ADAM K & WF ELIZABETH M NANNEY

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF UTAH }
 } SS:
COUNTY OF WEBER }
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED

MCCARTHY, MITCH AND WF SYDNEY RASMUSSEN

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF UTAH }
 } SS:
COUNTY OF WEBER }
ON THIS _____ DAY OF _____, 2020 PERSONALLY APPEARED AN AUTHORIZED REPRESENTATIVE OF BUILD 2 SUIT INC AND ASPIRE INC MARKETING INC

SIGNATURE OF AUTHORIZED REPRESENTATIVE _____ TITLE OF REPRESENTATIVE _____

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ RESIDING AT _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG DO HEREBY CERTIFY THAT I AM A LICENSED 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 ESTATES PHASE 1, A PRUD SUBDIVISION, 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 16TH OF JULY, 2020



LAYTON SURVEYS
Professional Land Surveying
801-663-1641 Willis.long@laytonsurveys.com 1812 West 2575 South
Syracuse, UT 84075

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 ESTATES PHASE 1, A PRUD SUBDIVISION, 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 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 APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. FURTHER MORE THE UNDERSIGNED OWNERS GRANT AND CONVEY TO THE COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE AGRICULTURAL PRESERVATION PARCEL TO GUARANTEE TO THE PUBLIC THAT THE AGRICULTURAL OPEN SPACE PARCEL REMAINS OPEN AND UNDEVELOPED EXCEPT FOR APPROVED OPEN SPACE PURPOSES IN A MANNER CONSISTENT WITH THE APPROVED SPACE PLAN. FURTHER MORE THE UNDERSIGNED AGREE AND CONFIR THAT UNDER LAND USE CODE (108-5-6(2)), THE AGRICULTURAL OPEN SPACE PARCEL MAY BE INDIVIDUALLY OWNED REGARDLESS OF WHETHER THE PERSON OWNS A RESIDENTIAL LOT WITHIN THE PRUD.
SIGNED THIS _____ DAY OF _____, 2020

KEITH R. WARD, A MEMBER OF WAKELESS HOLDINGS, LLC

TYLOR BRENCHELY, A MEMBER OF WAKELESS HOLDINGS, LLC

LARSON, JAKE TROY & WF MADISON NICOLE LARSON

BRENCHELY, BRANDON C & WF MELISSA W BRENCHELY

NANNEY, ADAM K & WF ELIZABETH M NANNEY

STONE PEAK CONSTRUCTION LLC

MCCARTHY, MITCH AND WF SYDNEY RASMUSSEN

ARBON, MICHAEL SCOTT

STEPHAN NELSON

BUILD 2 SUIT INC / ASPIRE MARKETING INC

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 IS N89°07'58"W 526.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE N89°07'58"W 1119.23 FEET; THENCE N00°34'47"E 290.01 FEET; THENCE N89°07'58"W 177.60 FEET; THENCE N00°34'25"E 182.57 FEET; THENCE S89°02'49"E 705.17 FEET; THENCE S89°02'21"E 357.93 FEET; THENCE S00°50'00"W 239.00 FEET; THENCE N89°02'25"W 57.93 FEET; THENCE S00°50'00"W 190.60 FEET; THENCE S34°01'02"W 162.76 FEET; THENCE N89°02'21"W 85.00 FEET; THENCE S28°38'59"E 222.32 FEET; THENCE S55°58'58"E 40.00 FEET; THENCE N54°01'00"E 130.43 FEET; THENCE S85°58'58"E 268.39 FEET; THENCE S34°01'02"W 27.00 FEET; THENCE S00°52'02"W 461.46 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT AREA WITHIN THE DEDICATION OF 4075 WEST STREET PER DEGIORGIO SUBDIVISION PHASE 3 AND HALCYON LAKE ESTATES PHASE 1
CONTAINING 1,424,807.06 SQFT/32.11 ACRES, MORE OR LESS

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS THE ACCURATELY LOCATE THE EXTERIOR BOUNDARIES OF SAID PROPOSED SUBDIVISION AND TO MAKE THE SUBDIVISION OF THESE LANDS AND MARK THE SAME ON THE GROUND IN HARMONY WITH EXISTING BOUNDARIES.

BASES OF BEARINGS IS BETWEEN THE W4 CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, AS MENTIONED BY WEBER COUNTY SURVEYORS OFFICE WHICH BEARS N44°23'34"W 3741.99 FEET (GRID BEARING AND GROUND DISTANCE) SURROUNDING ENTITIES TO INCLUDE IRRIGATION, STORM, SEWER, SUBDIVISIONS, ROAD RIGHTS OF WAY AND INDIVIDUAL PROPERTIES WERE PLACED USING DEEDS OF RECORD PROVIDED ON MULTIPLE TITLE REPORTS AS WELL AS BEST AVAILABLE PHYSICAL EVIDENCE TO INCLUDE FOUND LOT SUBDIVISION CORNERS AND EXISTING FENCE LINES, EDGES OF ROADS, EXISTING OCCUPATION AND PARCEL EVIDENCE.

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 _____, 2020.

SIGNATURE WEBER COUNTY ENGINEER

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 _____, 2020.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THIS 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 _____, 2020

SIGNATURE WEBER COUNTY ATTORNEY

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILE FOR RECORD AND RECORDED:
_____ 2020, 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 _____, 2020.

TITLE

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

WEBER COUNTY SURVEYOR

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

SIGNED THIS _____ DAY OF _____, 2020.

SIGNATURE WEBER COUNTY SURVEYOR

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 2020

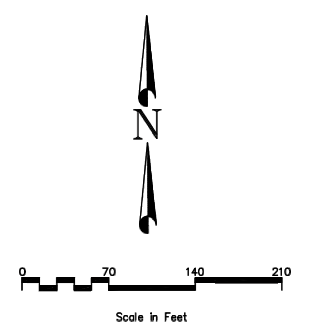
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

HALCYON ESTATES PHASE 1 A PRUD SUBDIVISION

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

Range 2 West, S.L.B.&M, West 1/4 Corner of
Section 21, Township 6 North, Weber County
Surveyors Office 2004 Monument 3" Brass Cap in
Manhole Collar

Curve #	Length	Radius	CHORD DIST CHORD BRG
C1	80.20	328.80	80.00 N13° 03' 19"E
C2	80.21	328.80	80.00 N27° 01' 38"E
C3	54.95	268.80	54.86 N28° 09' 27"E
C4	100.57	268.87	99.99 N11° 35' 00"E
C5	29.83	328.80	29.82 N3° 28' 04"E
C6	23.66	62.000	23.52 S79° 56' 24"W
C7	67.99	62.000	64.63 S37° 35' 07"W
C10	114.894	50.000	91.233 S66° 32' 14"W
C11	114.536	50.000	91.086 S84° 55' 03"E
C12	21.683	30.001	21.214 N68° 20' 12"W
C13	21.683	30.001	21.214 S70° 15' 09"W
C17	2.931	30.208	2.930 N39° 07' 09"E
C18	21.681	30.000	21.213 S20° 11' 35"E
C19	172.52	298.80	170.548 N17° 28' 01"E
C20	50.284	32.000	45.268 N45° 50' 59"E
C21	50.068	32.000	45.115 S44° 18' 37"E
C23	114.678	50.000	91.144 N23° 46' 52"W
C24	114.678	50.000	91.144 S24° 48' 30"W
C25	5.777	62.000	5.775 S3° 30' 09"W
C26	97.007	62.000	87.411 N44° 18' 37"W
C27	18.75	30.01	18.444 S18° 25' 03"W



- LEGEND**
- SET REBAR AND CAP MARKED 1070886
 - SUBDIVISION LINE
 - LOT LINES
 - PUBLIC UTILITY / DRAINAGE EASEMENT
 - CENTER LINE
 - NO ACCESS (1800 SOUTH)
 - ◆ SUBDIVISION MONUMENT
 - ROADWAY TO BE DEDICATED ON 1800 SOUTH
 - EXISTING FENCE LINES

**FOR REFERENCE ONLY
SEE OFFICIAL PLAT**

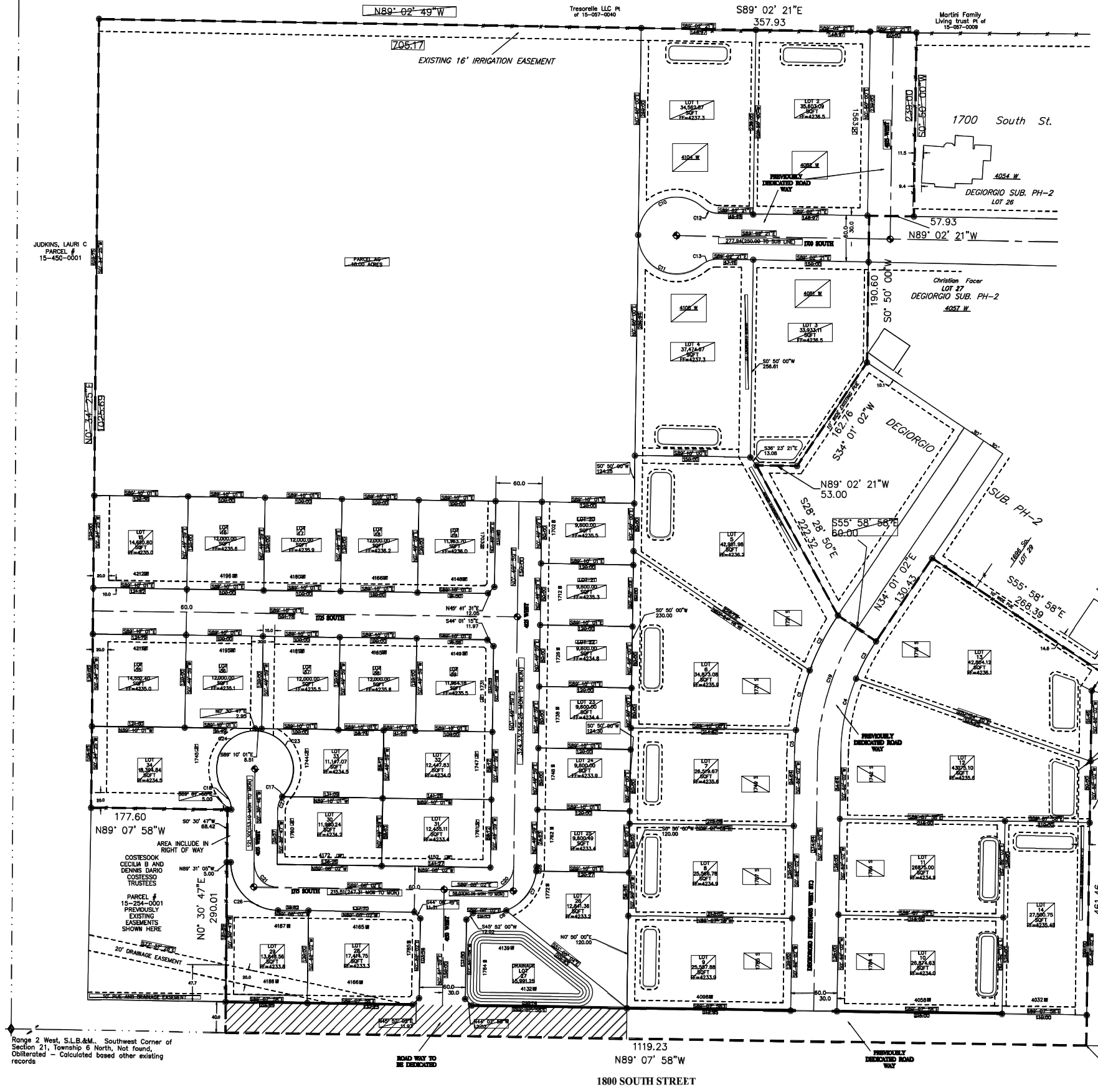


- NOTE:** 10' WIDE PUBLIC UTILITY EASEMENT FOR ALL FRONT PORTIONS OF DISPLAYED LOTS AND 5' WIDE EASEMENT ON THE SIDES WHERE SHOWN.
- NOTE:** STANDARD SET BACK FOR ALL LOTS IS 20' ON THE FRONT AND REAR AND 20' ON A CORNER LOT FACING A STREET. STANDARD SET BACK FOR ALL LOTS IS 8' ON THE SIDE YARDS.
- NOTE:** 5' WIDE PUBLIC FOR EACH ZONE IN THIS SUBDIVISION THE AVERAGE AREA AND AVERAGE WIDTH OF LOTS WITHIN THE ZONE MEET OR EXCEED THE MINIMUM WIDTH ALLOWED IN THE ZONE. AN AMENDMENT TO ANY PART OF THIS SUBDIVISION SHALL COMPLY WITH SECTION 106-2-4(B) OF THE WEBER COUNTY CODE
- NOTE:** DISTANCES TO STRUCTURES SHOWN, IF STRUCTURE IS WITH IN 30' OF THE SUBDIVISION BOUNDARY
- NOTE:** AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES, AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

- NOTE:** BASIS OF BEARING AND DETAILED BOUNDARY INFORMATION FOR EACH LOT SHOWN ON THIS PAGE
- NOTE:** ALL ROADS THAT LIE WITH IN THE SUBDIVISION HAVE EITHER BEEN PREVIOUSLY DEDICATED OR ARE TO BE DEDICATED UPON THE FILING OF THIS PLAT.
- NOTE:** HOME OWNER WILL BE RESPONSIBLE FOR THEIR OWN DETENTION BASIN ON LOTS 1-14. A STORM WATER MAINTENANCE AGREEMENT WILL BE REQUIRED FOR EACH LOT. LOT 27 HAS BEEN DESIGNATED TO MEET THE DRAINAGE REQUIREMENTS FOR LOTS 15-39 AND LOT 27 HAS BEEN DESIGNATED IN ITS ENTIRETY AS A PUBLIC UTILITY EASEMENT

Dated 1983, 4/10/84 Below RL Surface.
Fid. Weber county Surveyors Monument
Township 6 North, Range 2 West, S.L.B.&M.
South Quarter Corner of Section 21, 3"
Brass Cap

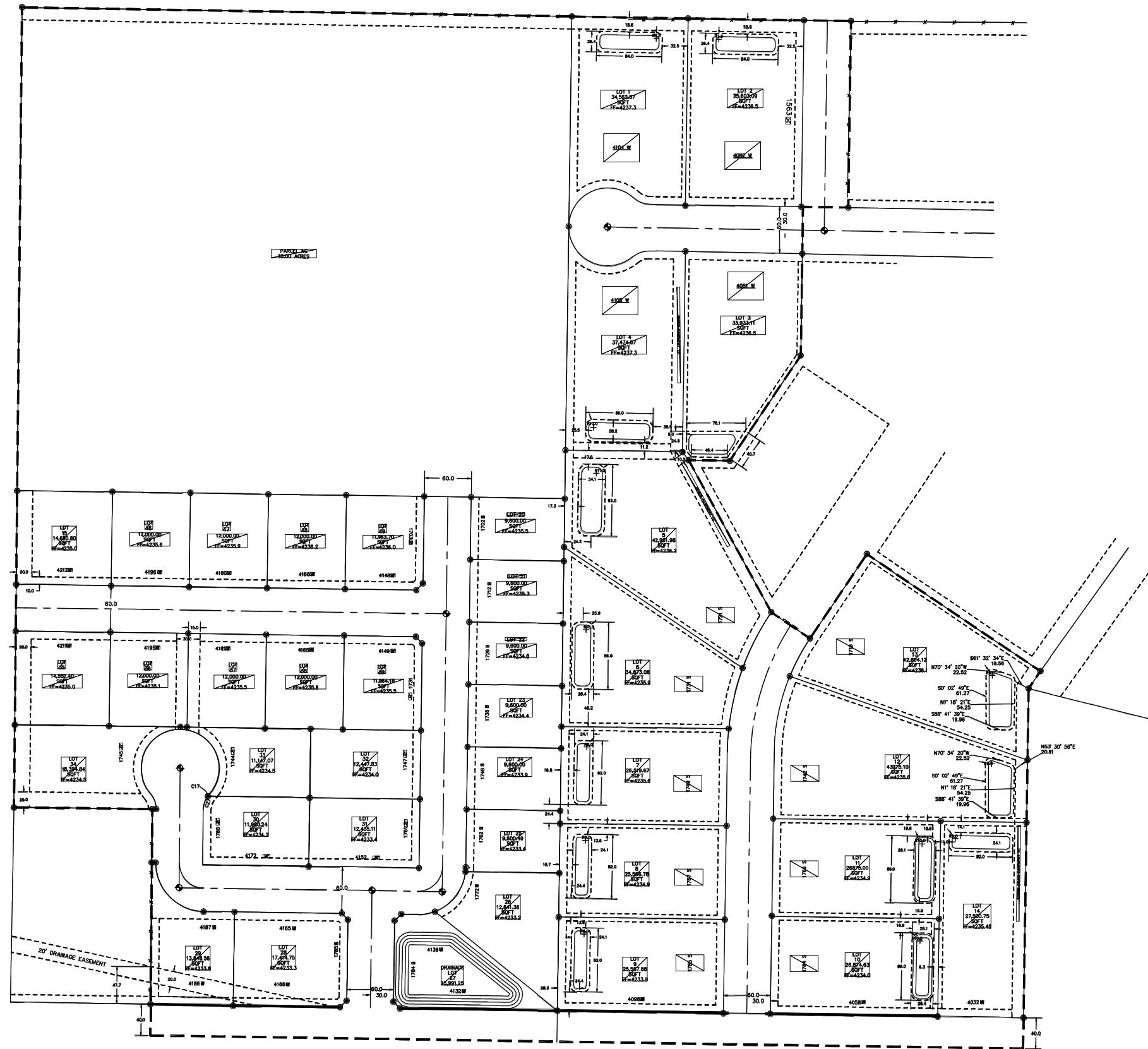
BASIS OF BEARINGS IS BETWEEN THE WEST QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, AS MONUMENTED BY WEBER COUNTY SURVEYORS OFFICE, WHICH BEARS N44°25'34"W 3741.99 FEET (GRID BEARING) AND GROUND DISTANCE, SURROUNDING ENTITIES TO INCLUDE IRRIGATION, STORM, SEWER, SUBDIVISIONS, ROAD RIGHTS OF WAY AND INDIVIDUAL PROPERTIES WERE PLACED USING DEEDS OF RECORD PROVIDED ON MULTIPLE TITLE REPORTS AS WELL AS BEST AVAILABLE PHYSICAL EVIDENCE TO INCLUDE FOUND LOT / SUBDIVISION CORNERS AND EXISTING FENCE LINES, EDGES OF ROADS, EXISTING OCCUPATION AND PAROLE EVIDENCE.



Range 2 West, S.L.B.&M, Southwest Corner of
Section 21, Township 6 North, Not found.
Collateral - Calculated based other existing
records

HALCYON ESTATES PHASE 1 A PRUD SUBDIVISION

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



Scale in Feet

LEGEND

- SET REBAR AND CAP MARKED 10708886
- SUBDIVISION LINE
- LOT LINES
- PUBLIC UTILITY / DRAINAGE EASEMENT
- CENTER LINE
- NO ACCESS (1800 SOUTH)
- ◆ SUBDIVISION MONUMENT
- ROADWAY TO BE DEDICATED ON 1800 SOUTH
- EXISTING FENCE LINES

NOTE:
THE PURPOSE OF THIS PAGE IS TO SHOW THE DIMENSIONS OF THE ALL DRAINAGE EASEMENTS AS THEY RELATE TO THE LOTS

NOTE:
RADI shown ON A RETENTION POND ARE TYPICAL FOR ALL RADI WITH IN THAT RETENTION POND

NOTE:
HOME OWNER WILL BE RESPONSIBLE FOR THEIR OWN DETENTION BASIN ON LOTS 1-14.

**FOR REFERENCE ONLY
SEE OFFICIAL PLAT**

1800 SOUTH STREET

LEGEND

PROPERTY

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

UTILITIES

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

FEATURES

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

SYMBOLS

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

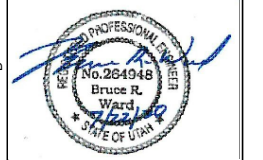
GENERAL NOTES

1. THE CONTRACTOR SHALL COORDINATE WORK SCHEDULES WITH THE OWNER'S REPRESENTATIVE TO PREVENT ANY CONFLICTING WORK CONDITIONS.
2. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS. BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT AND ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK AND AVOIDING DAMAGE TO SAME.
3. LOCATIONS, DIMENSIONS, AND ELEVATION OF ALL EXISTING UTILITIES AND INFRASTRUCTURE ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES. ADDITIONALLY, ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
5. UNLESS DETAILED, SPECIFIED OR INDICATED OTHERWISE, CONSTRUCTION SHALL BE AS INDICATED IN THE APPLICABLE TYPICAL DETAILS AND GENERAL NOTES. TYPICAL DETAILS ARE MEANT TO APPLY EVEN THOUGH NOT REFERENCED AT SPECIFIC LOCATIONS OR ON SPECIFIC DRAWINGS.
6. SCREENING OR SHADING OF WORK IS USED TO INDICATE EXISTING COMPONENTS OR TO DE-EMPHASIZE PROPOSED IMPROVEMENTS TO HIGHLIGHT SELECTED TRADE WORK. REFER TO CONTEXT OF EACH DRAWING FOR USAGE.
7. CONTRACTOR SHALL PREPARE AND FURNISH TO THE OWNER A SET OF AS-BUILT DRAWINGS AT THE COMPLETION OF THE PROJECT.
8. CONTRACTOR SHALL KEEP ALL CONSTRUCTION EQUIPMENT AT LEAST 10' FROM EXISTING OVERHEAD POWER LINES. IF THIS IS NOT FEASIBLE, CONTACT THE UTILITY OWNER TO INSTALL A TEMPORARY PROTECTIVE COVERING ON THE POWER LINES.
9. DRAWINGS SHOWING GENERAL SYMBOLOGY ARE STANDARD DRAWINGS. ALL SYMBOLS ARE NOT NECESSARILY USED ON THIS PROJECT.
10. ALL DESIGN, CONSTRUCTION, AND INSPECTION SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
11. DRAWINGS INDICATE THE FINISHED PRODUCT. THEY DO NOT INDICATE A METHOD OF CONSTRUCTION. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT NEW AND EXISTING STRUCTURES DURING CONSTRUCTION. SUCH PRECAUTIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, ETC.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED DESIGN CHANGES. COST ASSOCIATED WITH ANY DESIGN WORK CHANGES SHALL BE BORN BY THE CONTRACTOR AND/OR OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
14. OBSERVATION VISITS TO THE JOB SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE APPROPRIATE UTILITY COMPANIES BEFORE BEGINNING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUESTAKES OF UTAH - 811 TO HAVE THE APPROPRIATE UTILITY COMPANIES LOCATE ANY UTILITY LOCATIONS WHICH MIGHT INTERFERE WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICE OF EXISTING UTILITIES AND FOR RESTORING ANY UTILITIES DAMAGED DUE TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
16. CONTINUOUS SERVICE - UNLESS OTHERWISE REQUIRED, ALL UTILITIES, BOTH UNDERGROUND AND OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONTRACT PERIOD.
17. ACCIDENTAL INTERRUPTION OF SERVICE - IN THE EVENT OF INTERRUPTION OF OTHER UTILITY SERVICES AS A RESULT OF ACCIDENTAL BREAKAGE, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE APPROPRIATE RESPONSIBLE AUTHORITY. THE CONTRACTOR SHALL THEN COOPERATE WITH THAT AUTHORITY TO RESTORE SERVICE AS SOON AS POSSIBLE.
18. TEMPORARY INTERRUPTION AND RELOCATION - IF THE CONTRACTOR DESIRES TO DISRUPT ANY UTILITY OR APPURTENANCE, THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS AND AGREEMENTS WITH THE OWNER OR OPERATOR OF THE RESPECTIVE UTILITY AND SHALL BE COMPLETELY RESPONSIBLE FOR ALL COSTS CONCERNED WITH THE DISRUPTION AND RECONSTRUCTION.
19. COMPACTION NOTES: ALL FILL MATERIAL IN ROAD RIGHT-OF-WAY OR UNDER PERMANENT STRUCTURES SHALL BE PLACED WITH A MAXIMUM OF 6 INCH LIFTS AND COMPACTED TO 95% OF THE "MODIFIED PROCTOR" TEST, ASTM D1557 / AASHTO T180 UNLESS OTHERWISE SPECIFIED. MOISTURE CONTENT SHALL BE WITHIN 2% +/- OF OPTIMUM.
20. SUBGRADE SHALL BE SCARIFIED, MOISTURE CONDITIONED, AND RE-COMPACTED PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL.
21. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY CITY, COUNTY, STATE, AND FEDERAL PERMITS REQUIRED TO COMPLETE THE WORK AS DESCRIBED HEREIN.
22. THE HOOPER IRRIGATION COMPANY PRESSURIZED IRRIGATION STANDARDS AND SPECIFICATIONS ARE INCLUDED BY REFERENCE. THE CONTRACTOR SHALL ENSURE THAT ALL WORK ON THE PRESSURIZED IRRIGATION INFRASTRUCTURE WILL CONFIRM TO THESE STANDARDS.
23. CONTRACTOR TO ENSURE THAT CAST-IN-PLACE MANHOLES ARE DESIGNED BY A LICENSED STRCUTURAL ENGINEER TO MEET H20 LIVE LOADING.

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HALCYON
ESTATES PHASE 1
"A PLANNED RESIDENTIAL
UNIT DEVELOPMENT"
 A PART 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
F	7/22/20	COUNTY SBMTL
E	6/26/20	COUNTY SBMTL
D	5/23/20	STORMWATER
C	4/27/20	TWWW REV
B	4/15/20	COUNTY SBMTL
A	3/13/20	COUNTY SBMTL

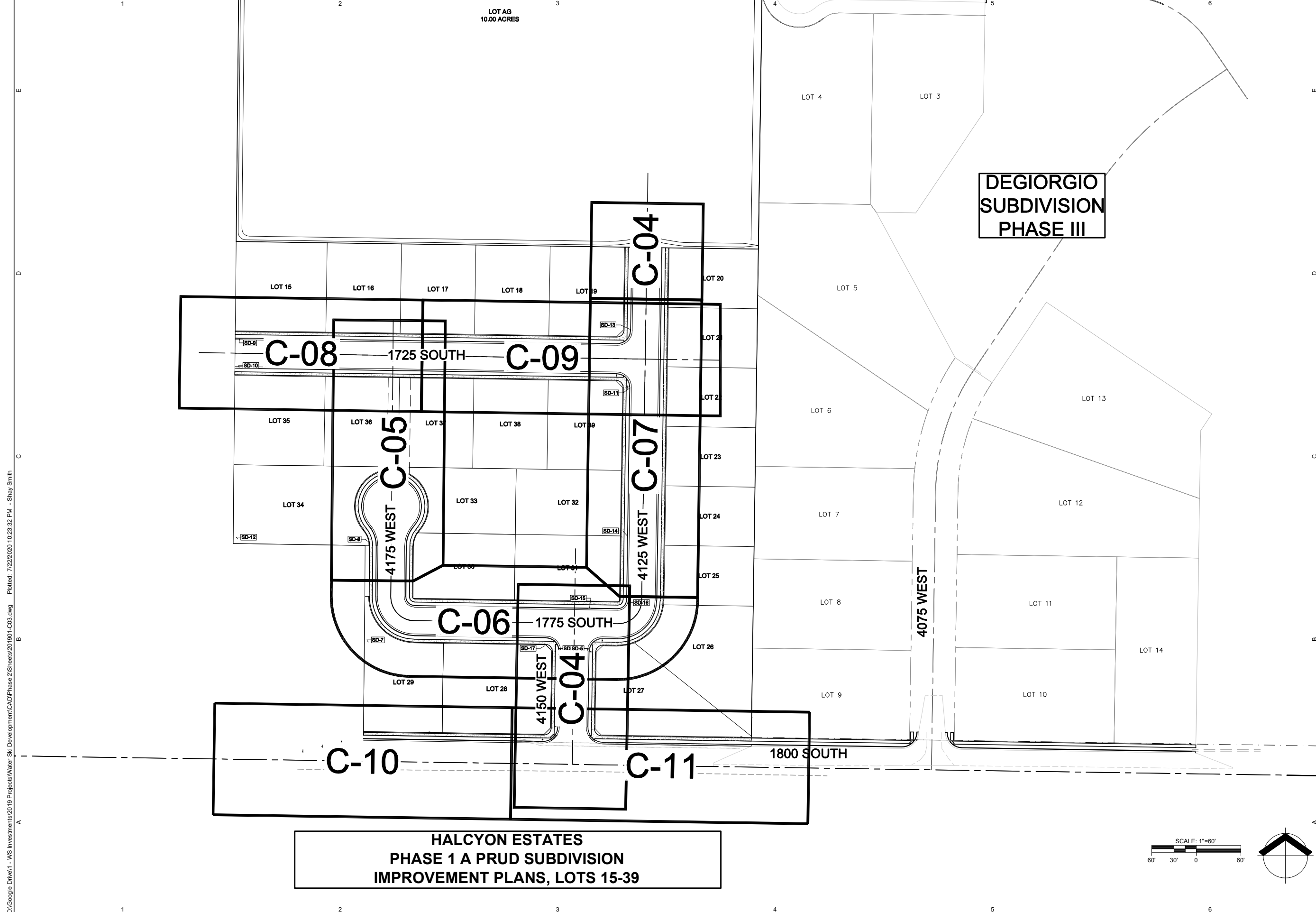
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 DRAWN BY: J. TOONE
 CHECKED BY: B. WARD
 DESIGNED BY: S. SMITH
 SHEET TITLE

LEGEND & GENERAL NOTES

SHEET NAME

C-02
 SHEET 5 OF 21

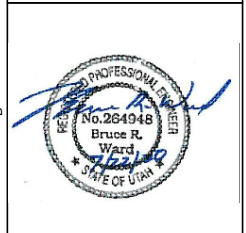




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 A PART OF THE SW 1/4 OF SECTION 21, T.6N R.2W SALT LAKE BASE & MERIDIAN WEBER COUNTY, UTAH

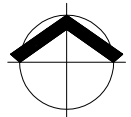
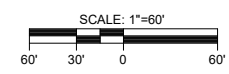
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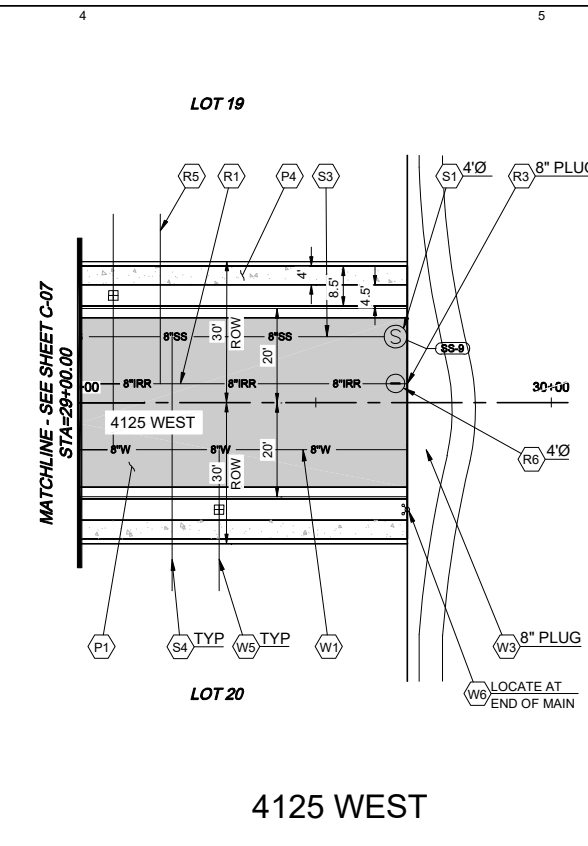
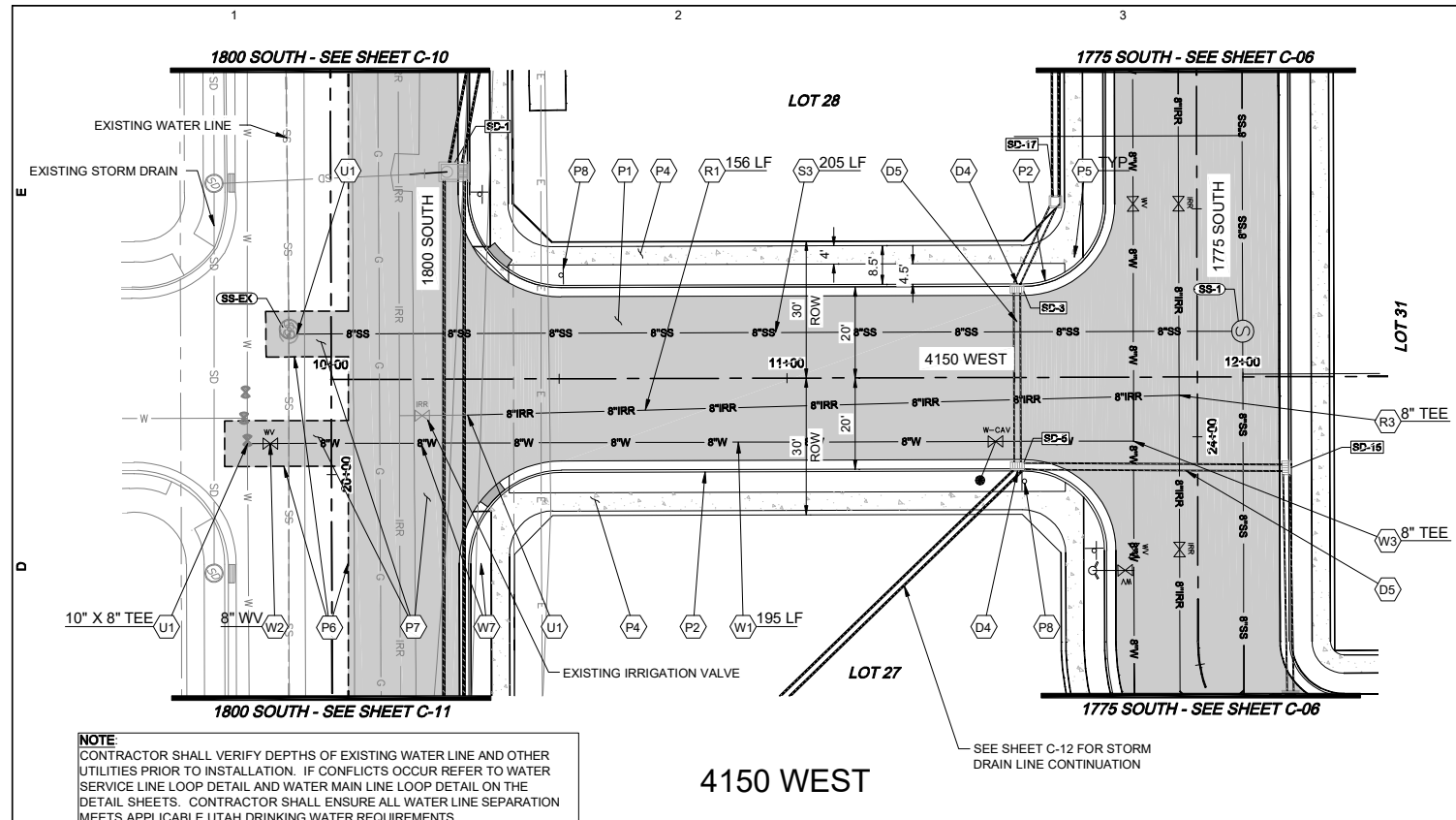
REVISIONS/SUBMISSIONS		
MARK	DATE	DESCRIPTION
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D	5/23/20	STORMWATER
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B	4/15/20	COUNTY SBMTL
A	3/13/20	COUNTY SBMTL

PROJECT # 201901
 CAD DWG FILE: 201901-C03.dwg
 DRAWN BY: J. TOONE
 CHECKED BY: B. WARD
 DESIGNED BY: S. SMITH

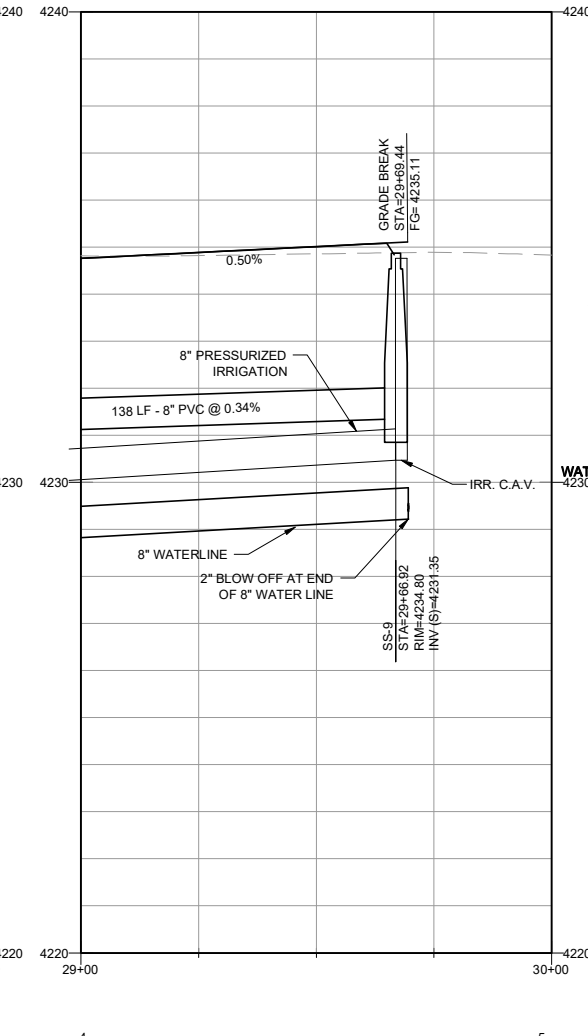
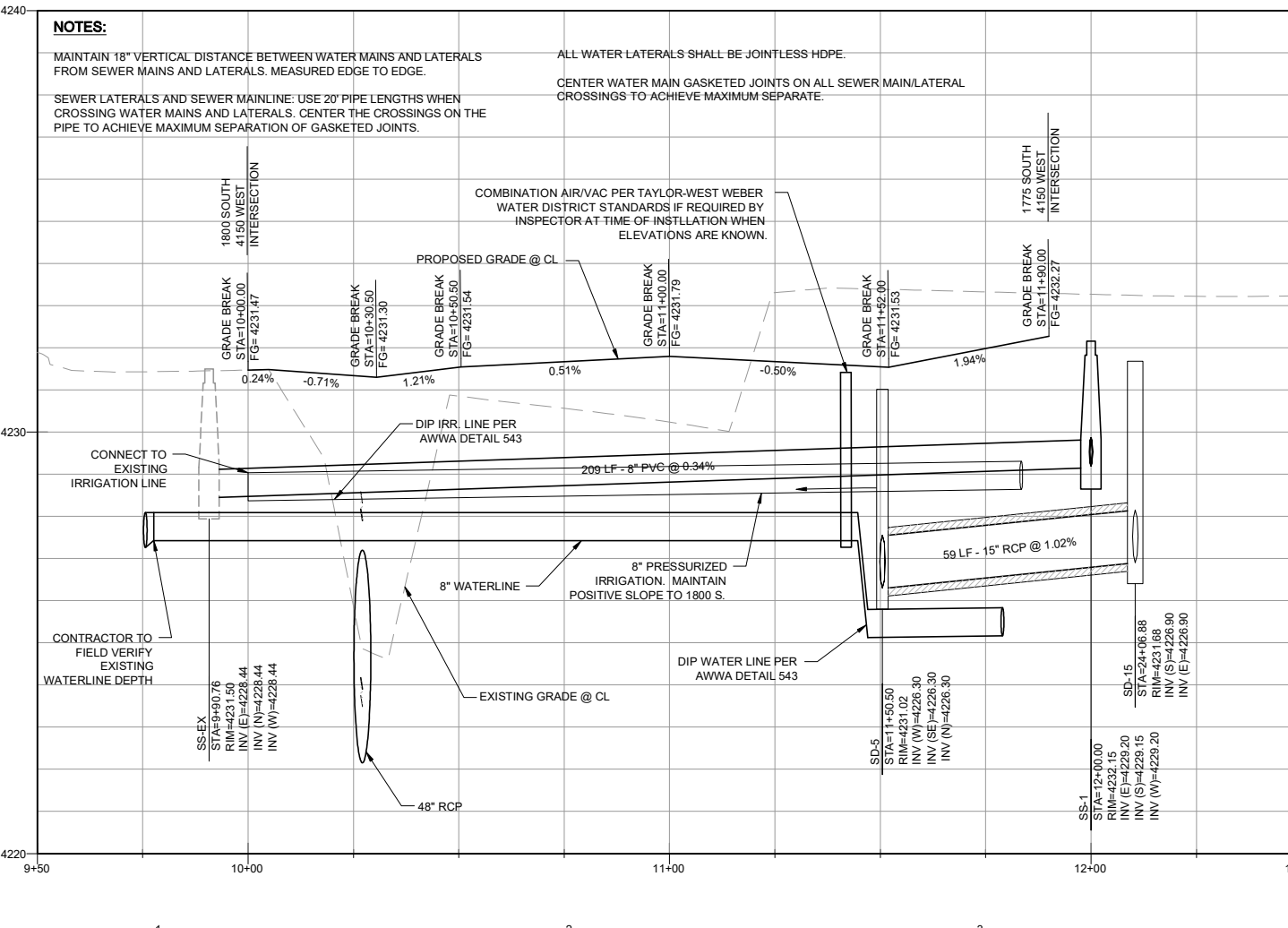
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KEY MAP
 SHEET NAME
C-03
 SHEET 6 OF 21

**HALCYON ESTATES
 PHASE 1 A PRUD SUBDIVISION
 IMPROVEMENT PLANS, LOTS 15-39**

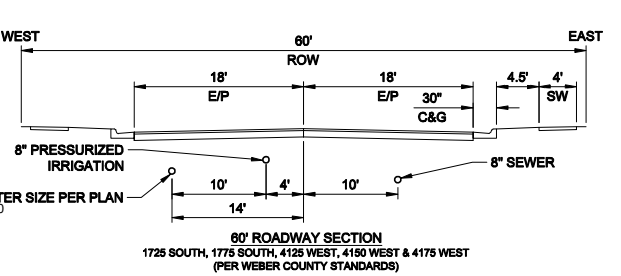




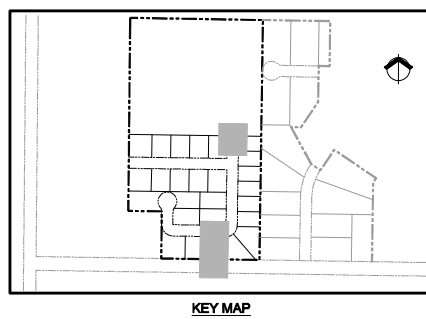
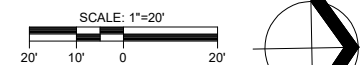
NOTE
 CONTRACTOR SHALL VERIFY DEPTHS OF EXISTING WATER LINE AND OTHER UTILITIES PRIOR TO INSTALLATION. IF CONFLICTS OCCUR REFER TO WATER SERVICE LINE LOOP DETAIL AND WATER MAIN LINE LOOP DETAIL ON THE DETAIL SHEETS. CONTRACTOR SHALL ENSURE ALL WATER LINE SEPARATION MEETS APPLICABLE UTAH DRINKING WATER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



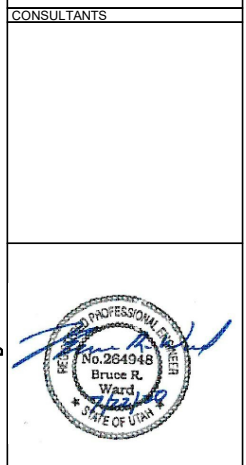
KEY	DESCRIPTION
D4	FURNISH & INSTALL CATCH BASIN WITH HOODED INLET PER APWA PLAN NO. 315.1
D5	FURNISH & INSTALL 15" RCP STORM DRAIN PER APWA PLAN NO. 381.
P1	FURNISH & INSTALL 3" AC ON 6" UNTREATED ROAD BASE ON 10" ENGINEERED FILL PER APWA SPEC 32 12 03.
P2	FURNISH & INSTALL 30" TYPE A CURB & GUTTER PER APWA PLAN NO. 205.
P4	FURNISH & INSTALL 4" WIDE CONCRETE SIDEWALK PER APWA PLAN NO. 231.
P5	FURNISH & INSTALL TYPE 4 SIDEWALK RAMP PER APWA PLAN NO. 235.
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.
P7	REMOVE & REPLACE EXISTING PAVEMENT PER APWA SPEC 02 41 14.
P8	FURNISH & INSTALL R1-1 STOP SIGN PER MUTCD SPECS.
R1	FURNISH & INSTALL 8" PURPLE PVC-C900-DR18 PRESSURIZED IRRIGATION LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-7.
R3	FURNISH & INSTALL IRRIGATION FITTING (SIZE & TYPE PER PLAN) W/ THRUST BLOCKS PER APWA PLAN NO. 561.
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. 382.
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.
U1	TIE-IN TO EXISTING UTILITY. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
W1	FURNISH & INSTALL 8" BLUE PVC-C900-DR18 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.
W5	FURNISH & INSTALL 1" WATER SINGLE SERVICE LINE PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-17 FOR DETAIL.
W6	FURNISH & INSTALL 2" BLOW OFF VALVE PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-18 FOR DETAIL.
W7	FURNISH & INSTALL COMBINATION AIR/VAC PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE PROFILE NOTE FOR MORE INFORMATION.



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	S45°52'02"W	28.28'
C2	31.42'	20.00'	90°00'00"	S44°07'58"E	28.28'
C3	27.49'	17.50'	90°00'04"	S44°08'00"E	24.75'
C4	27.49'	17.50'	89°59'56"	S45°52'00"W	24.75'



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HALCYON ESTATES PHASE 1
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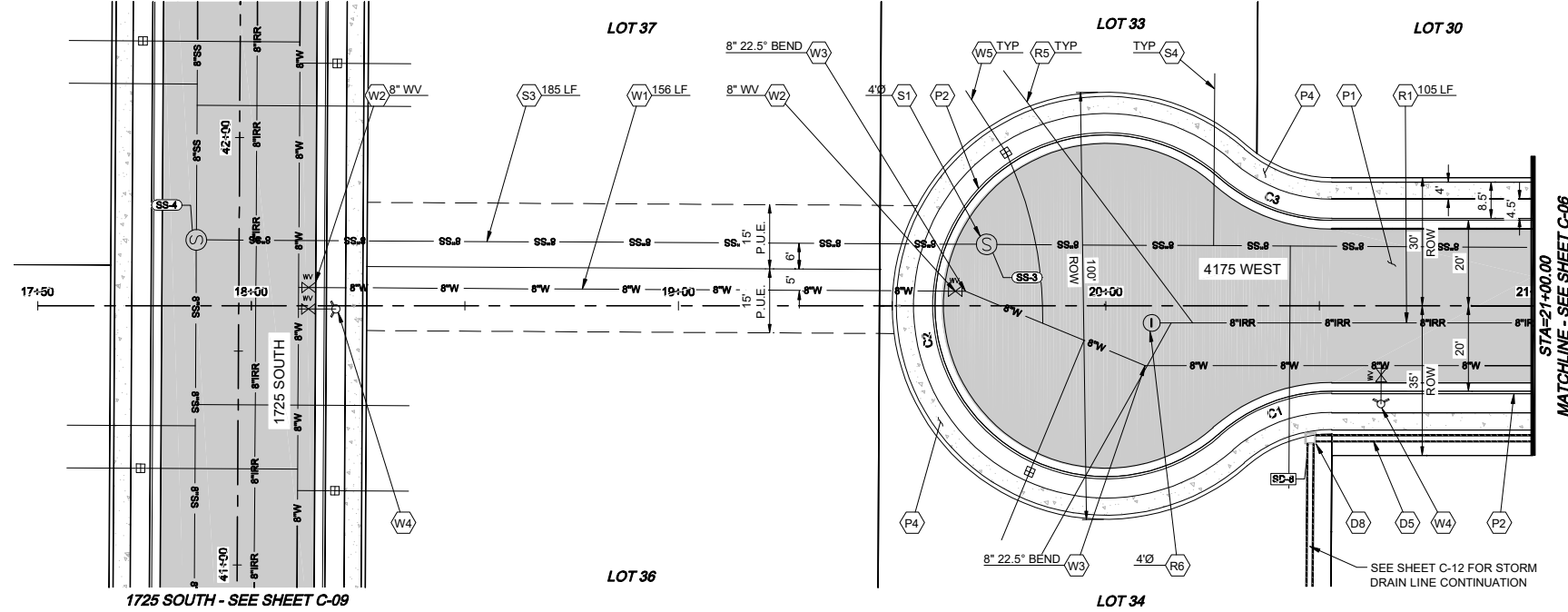
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C	4/27/20	TWWW REV
B	4/15/20	COUNTY SBMTL
A	3/13/20	COUNTY SBMTL

CAD DWG FILE: 201901-C04.dwg
 DRAWN BY: J. TOONE
 CHECKED BY: B. WARD
 DESIGNED BY: S. SMITH

4150 WEST & 4125 WEST
 SHEET TITLE
C-04
 SHEET 7 OF 21

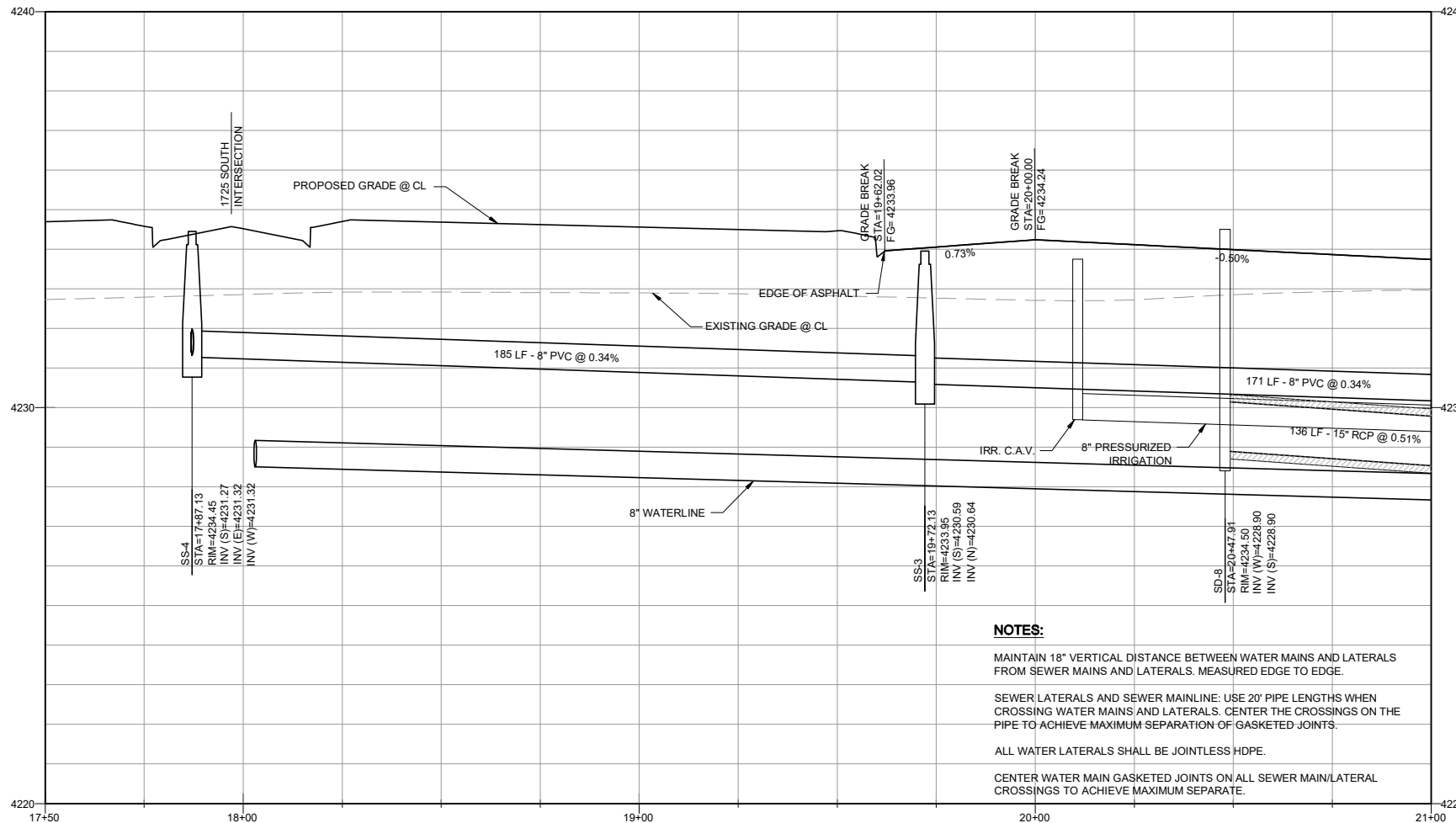
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1725 SOUTH - SEE SHEET C-10



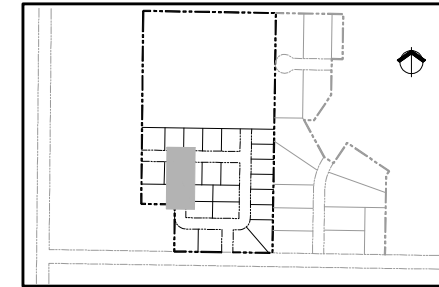
NOTE
CONTRACTOR SHALL VERIFY DEPTHS OF EXISTING WATER LINE AND OTHER UTILITIES PRIOR TO INSTALLATION. IF CONFLICTS OCCUR REFER TO WATER SERVICE LINE LOOP DETAIL AND WATER MAIN LINE LOOP DETAIL ON THE DETAIL SHEETS. CONTRACTOR SHALL ENSURE ALL WATER LINE SEPARATION MEETS APPLICABLE UTAH DRINKING WATER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

4175 WEST



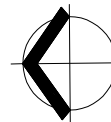
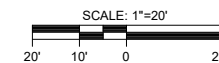
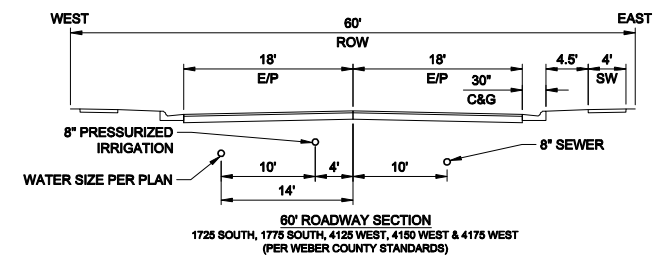
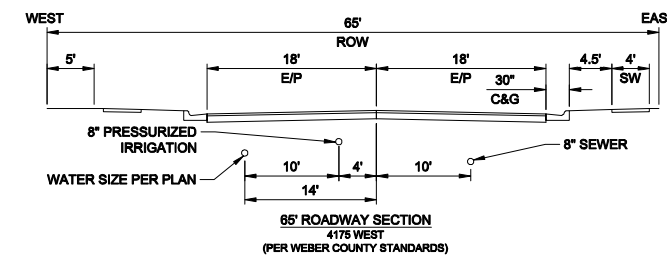
NOTES:

- MAINTAIN 18" VERTICAL DISTANCE BETWEEN WATER MAINS AND LATERALS FROM SEWER MAINS AND LATERALS. MEASURED EDGE TO EDGE.
- SEWER LATERALS AND SEWER MAINLINE: USE 20' PIPE LENGTHS WHEN CROSSING WATER MAINS AND LATERALS. CENTER THE CROSSINGS ON THE PIPE TO ACHIEVE MAXIMUM SEPARATION OF GASKETED JOINTS.
- ALL WATER LATERALS SHALL BE JOINTLESS HDPE.
- CENTER WATER MAIN GASKETED JOINTS ON ALL SEWER MAIN/LATERAL CROSSINGS TO ACHIEVE MAXIMUM SEPARATE.



KEY MAP

KEY	DESCRIPTION
D5	FURNISH & INSTALL 15" RCP STORM DRAIN PER APWA PLAN NO. 381.
D8	FURNISH & INSTALL 24" STORM DRAIN 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.
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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 TABLE					
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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HALCYON
ESTATES PHASE 1
"A PLANNED RESIDENTIAL
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A PART OF THE SW 1/4 OF
SECTION 21, T.6N R.2W
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MERIDIAN
WEBER COUNTY, UTAH

OWNER
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REVISIONS/SUBMISSIONS

MARK	DATE	DESCRIPTION
F	7/22/20	COUNTY SBMTL
E	6/28/20	COUNTY SBMTL
D	5/23/20	STORMWATER
C	4/27/20	TWWW REV
B	4/15/20	COUNTY SBMTL
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
4175 WEST

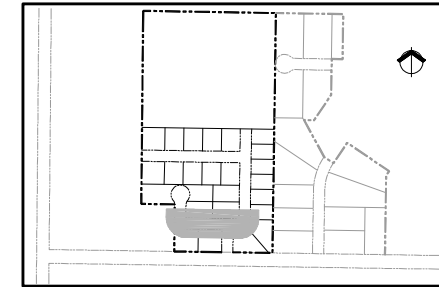
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SHEET 8 OF 21

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MATCHLINE - SEE SHEET C-05
STA=21+00.00

MATCHLINE - SEE SHEET C-07
STA=25+00.00

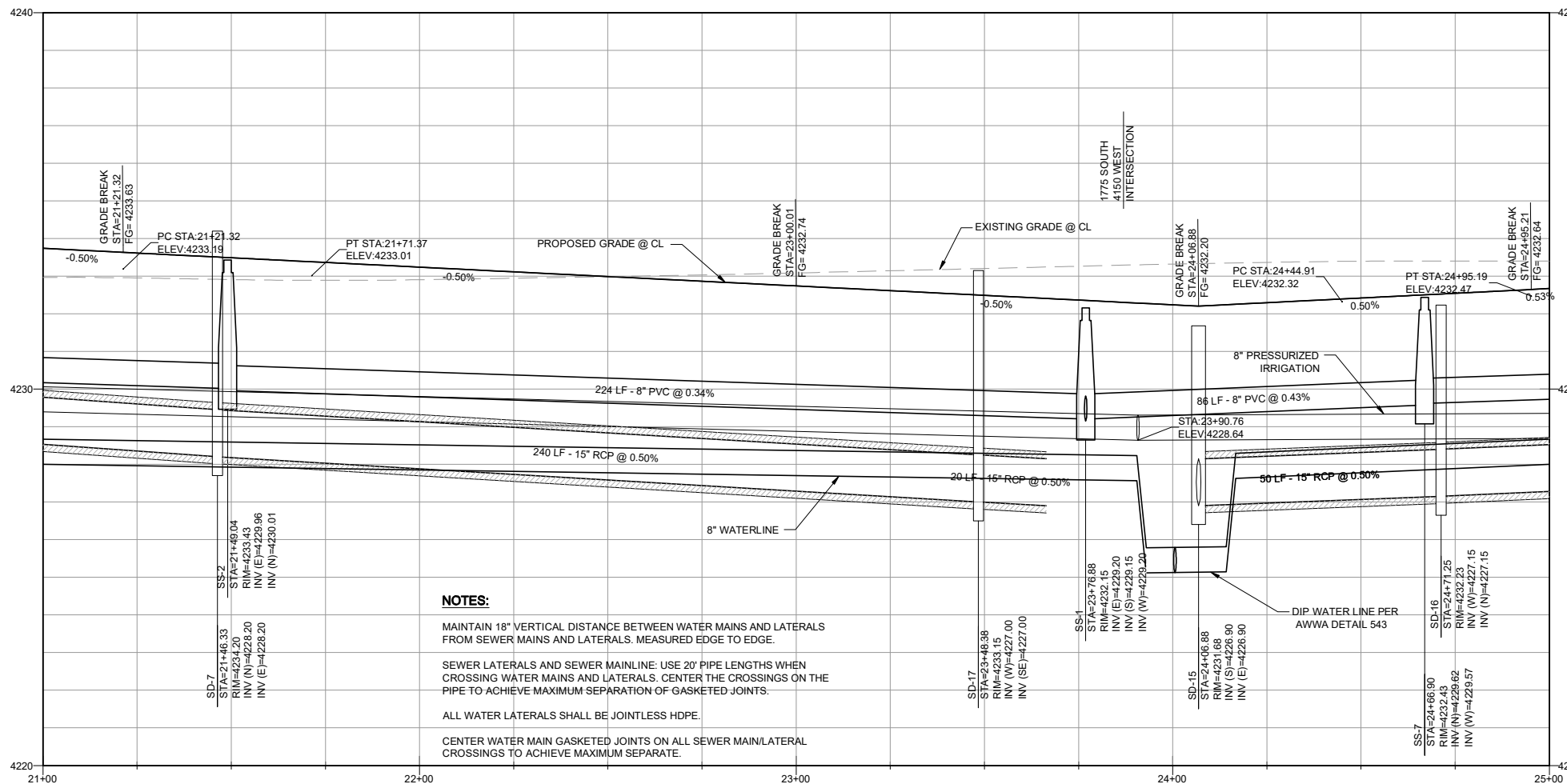


KEY MAP

KEY	DESCRIPTION
D4	FURNISH & INSTALL CATCH BASIN WITH HOODED INLET PER APWA PLAN NO. 381.
D5	FURNISH & INSTALL 15" RCP STORM DRAIN PER APWA PLAN NO. 381.
D8	FURNISH & INSTALL 24" STORM DRAIN BOX PER DETAIL C/SHEET C-12.
D9	FURNISH & INSTALL 3'X3' STORM DRAIN BOX PER APWA DETAIL NO. 332. WITH TRAFFIC RATED FLAT LID AND 30" RING AND COVER.
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.
P5	FURNISH & INSTALL TYPE 4 SIDEWALK RAMP PER APWA PLAN NO. 235.
P9	FURNISH & INSTALL STREET NAME SIGN PER APWA PLAN NO. 292.
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-DR18 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.
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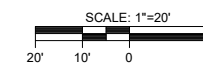
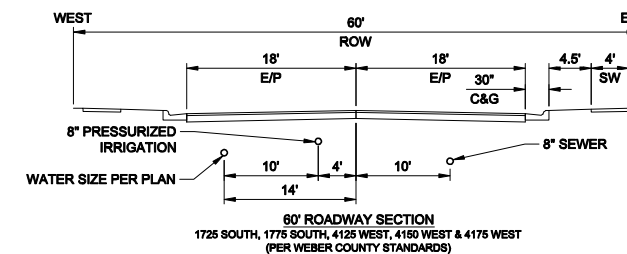
NOTE
CONTRACTOR SHALL VERIFY DEPTHS OF EXISTING WATER LINE AND OTHER UTILITIES PRIOR TO INSTALLATION. IF CONFLICTS OCCUR REFER TO WATER SERVICE LINE LOOP DETAIL AND WATER MAIN LINE LOOP DETAIL ON THE DETAIL SHEETS. CONTRACTOR SHALL ENSURE ALL WATER LINE SEPARATION MEETS APPLICABLE UTAH DRINKING WATER REQUIREMENTS.

1775 SOUTH



NOTES:
 MAINTAIN 18" VERTICAL DISTANCE BETWEEN WATER MAINS AND LATERALS FROM SEWER MAINS AND LATERALS. MEASURED EDGE TO EDGE.
 SEWER LATERALS AND SEWER MAINLINE: USE 20' PIPE LENGTHS WHEN CROSSING WATER MAINS AND LATERALS. CENTER THE CROSSINGS ON THE PIPE TO ACHIEVE MAXIMUM SEPARATION OF GASKETED JOINTS.
 ALL WATER LATERALS SHALL BE JOINTLESS HDPE.
 CENTER WATER MAIN GASKETED JOINTS ON ALL SEWER MAIN/LATERAL CROSSINGS TO ACHIEVE MAXIMUM SEPARATE.

CURVE TABLE					
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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MARK	DATE	DESCRIPTION
F	7/22/20	COUNTY SBMTL
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C	4/27/20	TWWW REV
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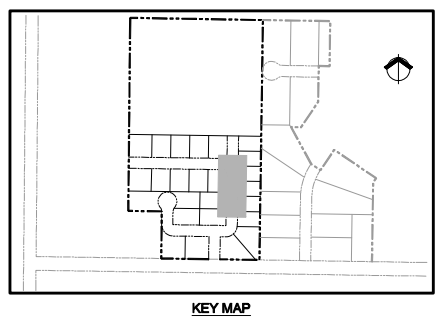
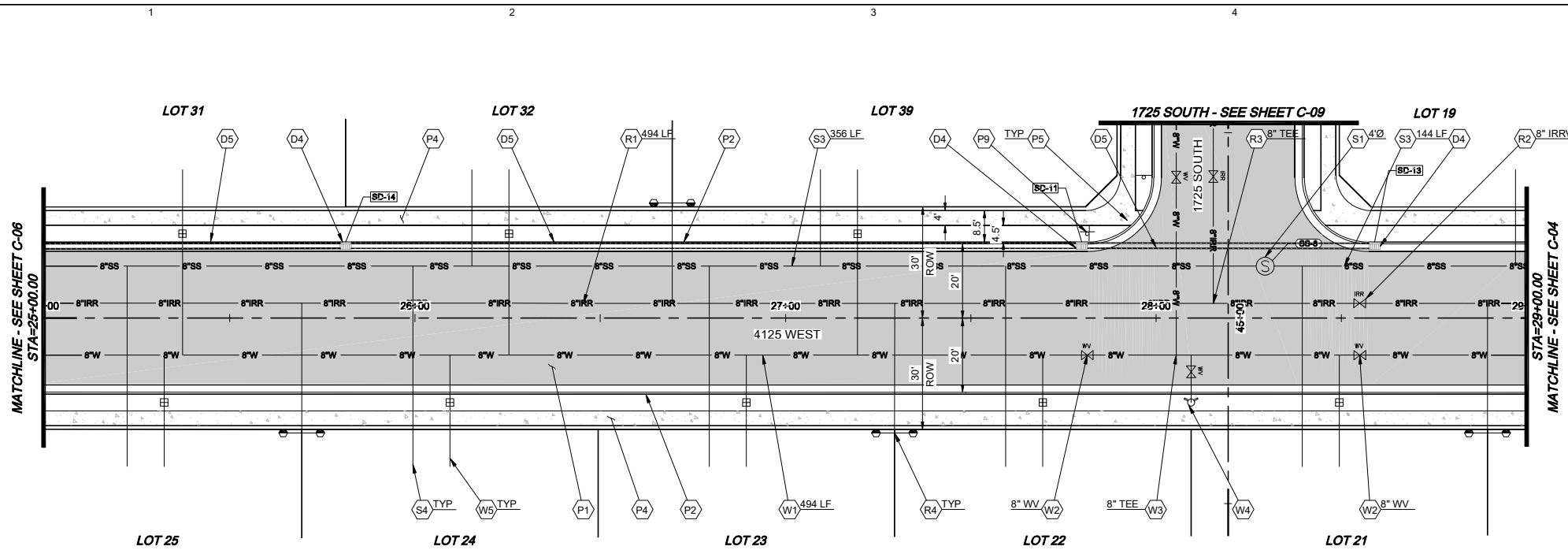
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 DESIGNED BY: S. SMITH

SHEET TITLE
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SHEET NAME
C-06

SHEET 9 OF 21

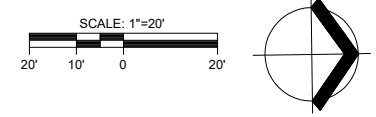
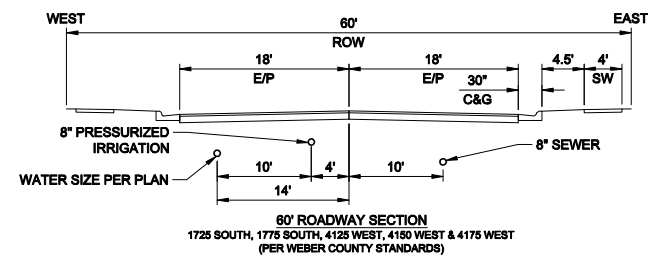
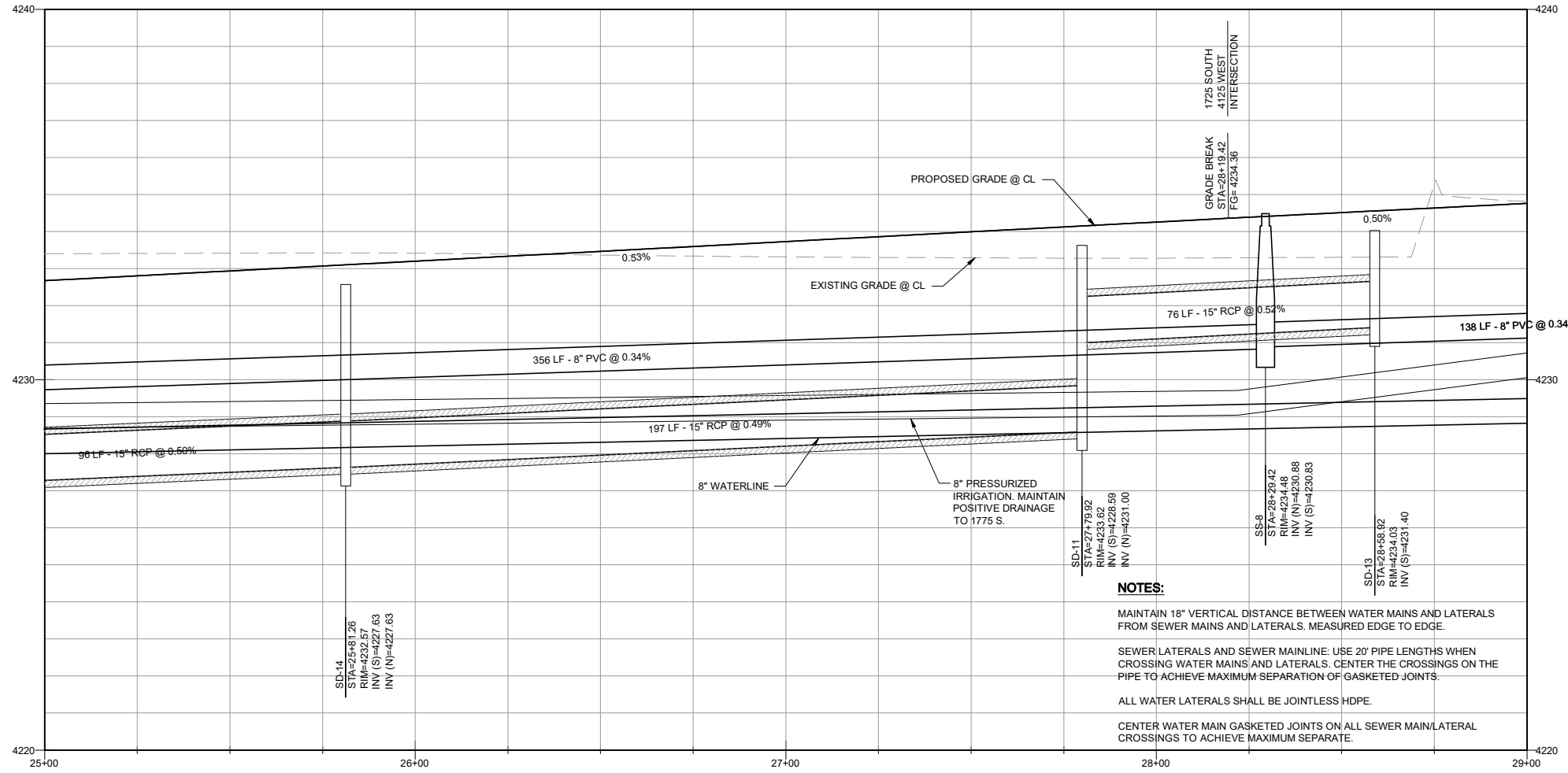
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KEY	DESCRIPTION
D4	FURNISH & INSTALL CATCH BASIN WITH HOODED INLET PER APWA PLAN NO. 315.1
D5	FURNISH & INSTALL 15" RCP STORM DRAIN PER APWA PLAN NO. 381.
P1	FURNISH & INSTALL 3" AC ON 6" UNTREATED ROAD BASE ON 10" ENGINEERED FILL PER APWA SPEC 32 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.
P5	FURNISH & INSTALL TYPE 4 SIDEWALK RAMP PER APWA PLAN NO. 235.
P9	FURNISH & INSTALL STREET NAME SIGN PER APWA PLAN NO. 292.
R1	FURNISH & INSTALL 8" PURPLE PVC-C900-DR18 PRESSURIZED IRRIGATION LINE PER HOOPER IRRIGATION COMPANY PLAN NO. PI-7.
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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-DR18 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.
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NOTE
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4125 WEST



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 Bruce R. Ward
 State of Utah

HALCYON ESTATES PHASE 1 "A PLANNED RESIDENTIAL UNIT DEVELOPMENT"
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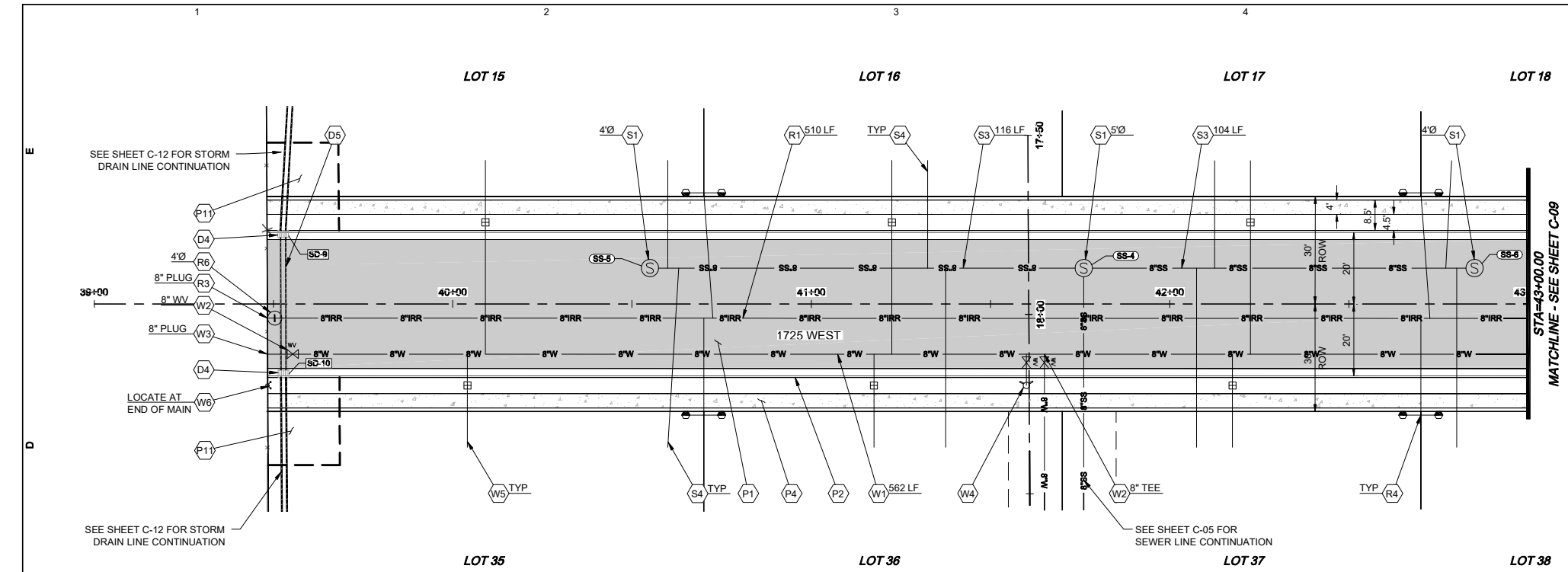
MARK	DATE	DESCRIPTION
F	7/22/20	COUNTY SBMTL
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D	5/23/20	STORMWATER
C	4/27/20	TWWW REV
B	4/15/20	COUNTY SBMTL
A	3/13/20	COUNTY SBMTL

PROJECT # 201901
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 DRAWN BY: J. TOONE
 CHECKED BY: B. WARD
 DESIGNED BY: S. SMITH

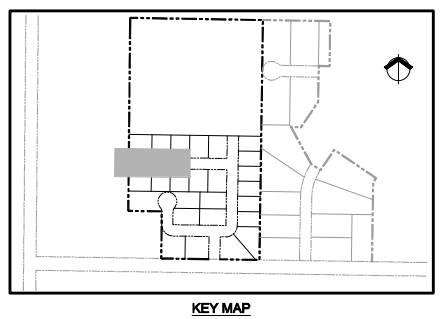
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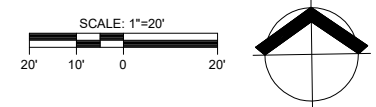
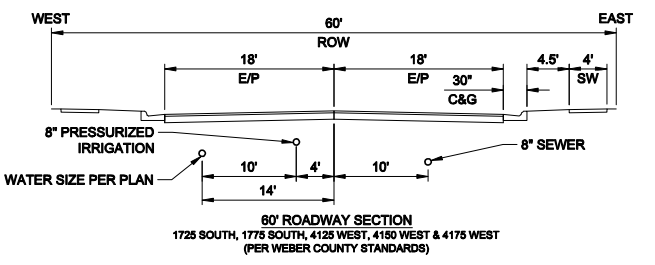
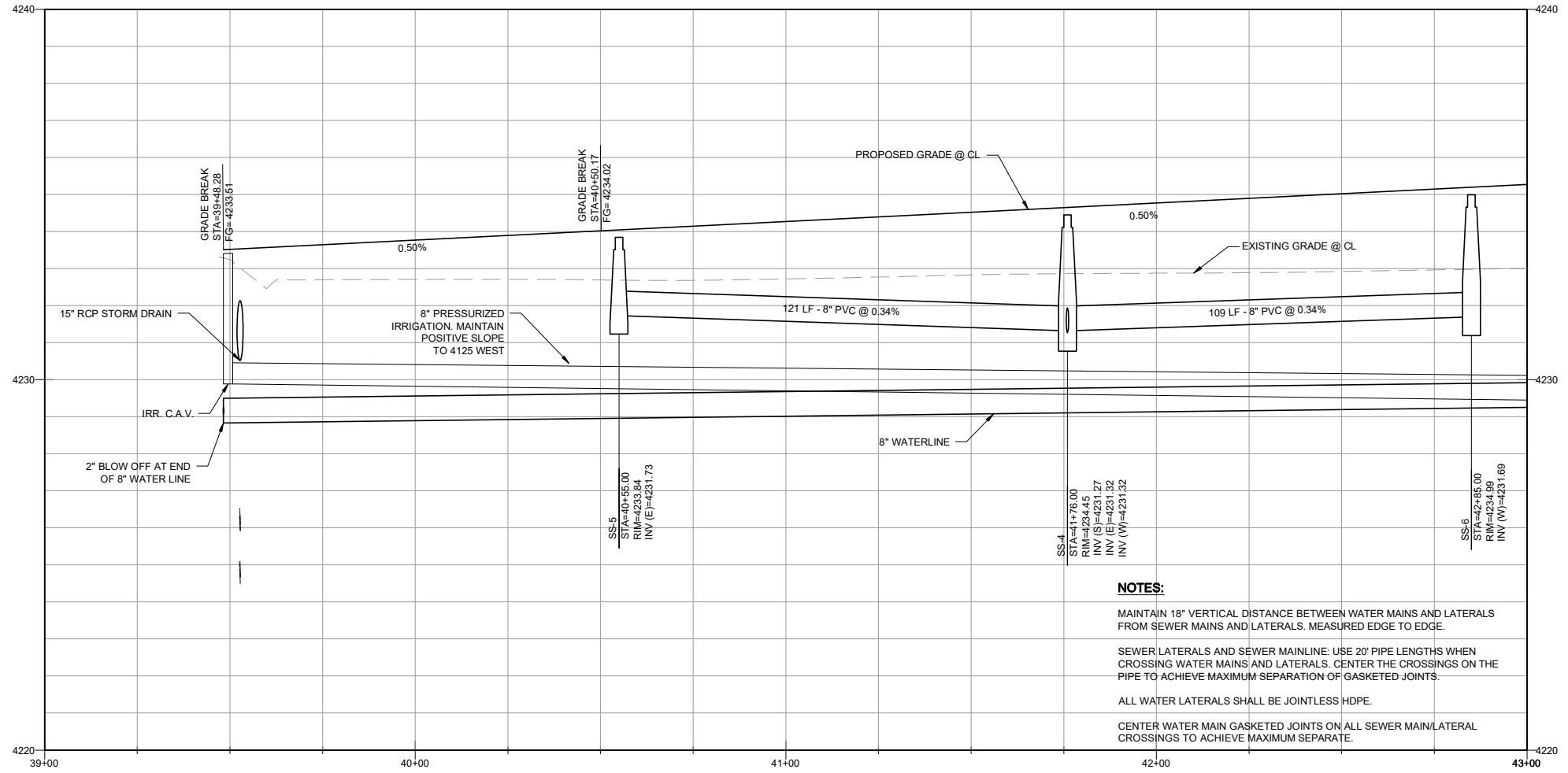
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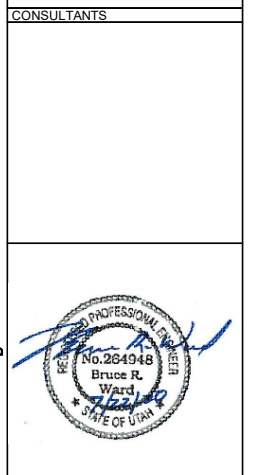


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P1	FURNISH & INSTALL 3" AC ON 6" UNTREATED ROAD BASE ON 10" ENGINEERED FILL PER APWA SPEC 32 12 03.
P11	FURNISH & INSTALL 6" WASHED GRAVEL ON 8" UNTREATED ROAD BASE FOR 20' W X 25' L EMERGENCY ACCESS.
P2	FURNISH & INSTALL 30" TYPE A CURB & GUTTER PER 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.
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.
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-DR18 WATER LINE PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-18 FOR DETAIL.
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W5	FURNISH & INSTALL 1" WATER SINGLE SERVICE LINE PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-17 FOR DETAIL.
W6	FURNISH & INSTALL 2" BLOW OFF VALVE PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-18 FOR DETAIL.



NOTES:
 MAINTAIN 18" VERTICAL DISTANCE BETWEEN WATER MAINS AND LATERALS FROM SEWER MAINS AND LATERALS. MEASURED EDGE TO EDGE.
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 ALL WATER LATERALS SHALL BE JOINTLESS HOPE.
 CENTER WATER MAIN GASKETED JOINTS ON ALL SEWER MAIN/LATERAL CROSSINGS TO ACHIEVE MAXIMUM SEPARATE.

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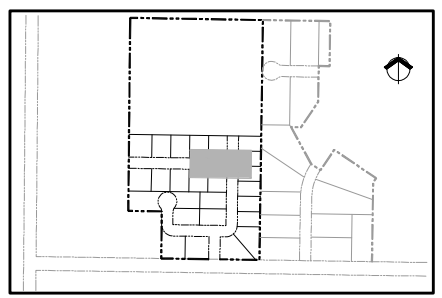
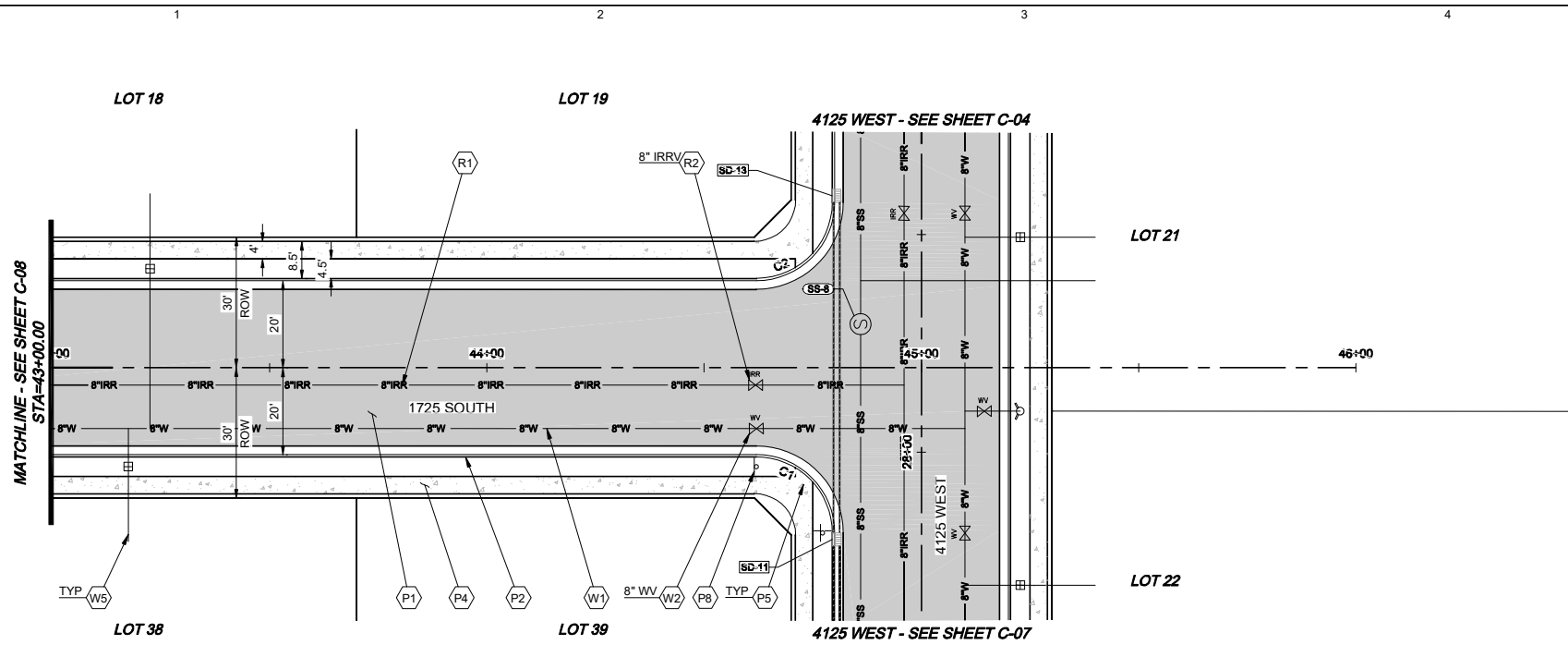
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A	3/13/20	COUNTY SBMTL

PROJECT # 201901
 CAD DWG FILE: 201901-C09.dwg
 DRAWN BY: J. TOONE
 CHECKED BY: B. WARD
 DESIGNED BY: S. SMITH

SHEET TITLE
1725 SOUTH
 SHEET NAME
C-08
 SHEET 11 OF 21



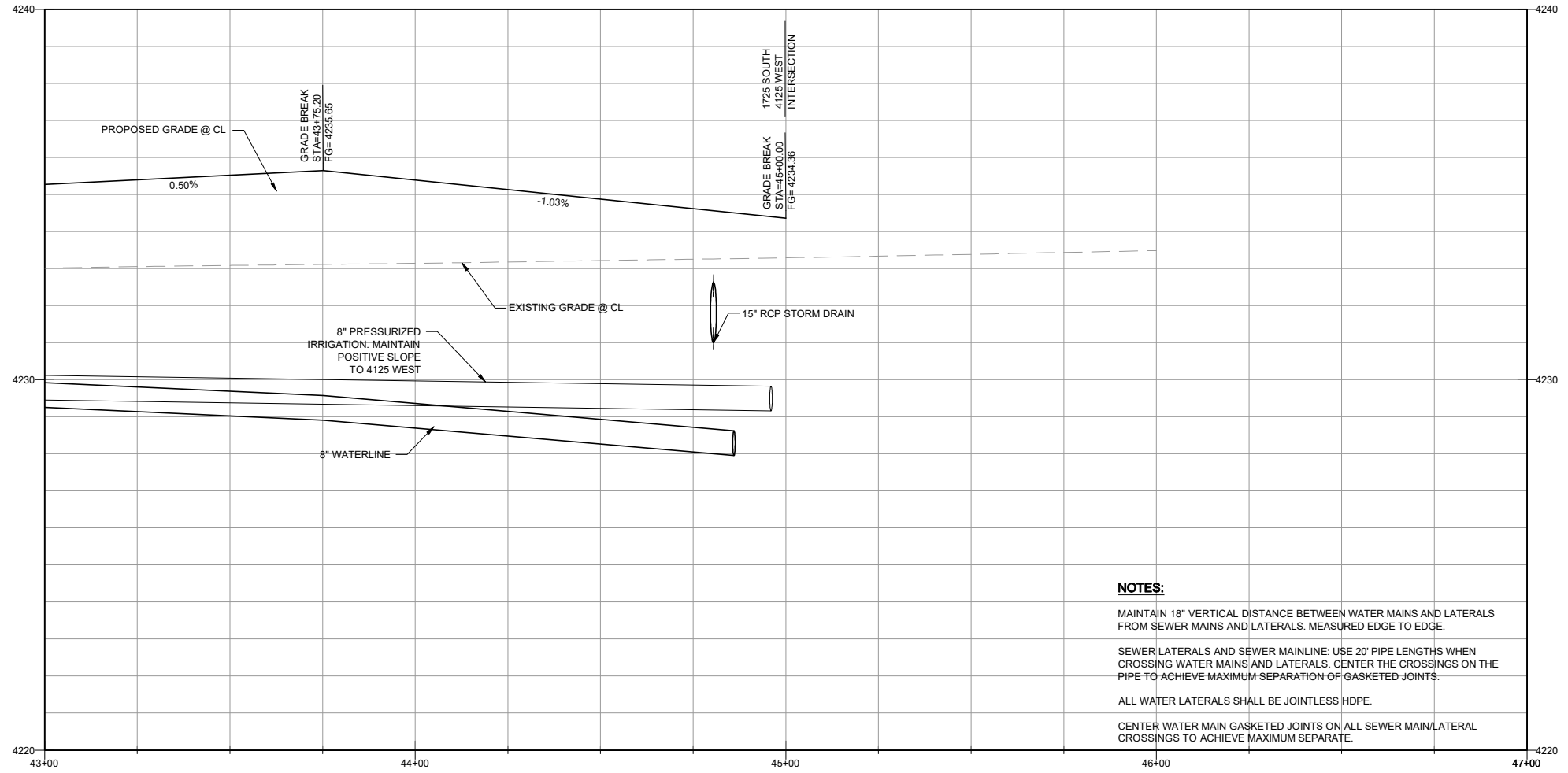
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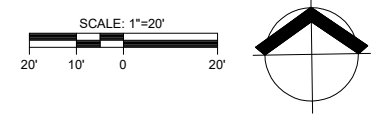
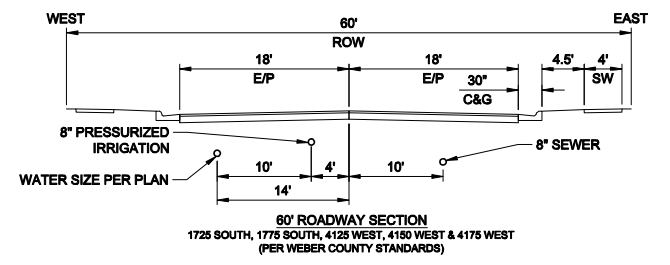
KEY	DESCRIPTION
P1	FURNISH & INSTALL 3" AC ON 6" UNTREATED ROAD BASE ON 10" ENGINEERED FILL PER APWA SPEC 32 12 03.
P2	FURNISH & INSTALL 30" TYPE A CURB & GUTTER PER APWA PLAN NO. 205.
P4	FURNISH & INSTALL 4" WIDE CONCRETE SIDEWALK PER APWA PLAN NO. 231.
P5	FURNISH & INSTALL TYPE 4 SIDEWALK RAMP PER APWA PLAN NO. 235.
P8	FURNISH & INSTALL R1-1 STOP SIGN PER MUTCD SPECS.
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.
W1	FURNISH & INSTALL 8" BLUE PVC-C900-DR18 WATER LINE PER TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT. SEE SHEET C-18 FOR DETAIL.
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1725 SOUTH



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°41'41"W	24.69'



- NOTES:**
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 - SEWER LATERALS AND SEWER MAINLINE: USE 20' PIPE LENGTHS WHEN CROSSING WATER MAINS AND LATERALS. CENTER THE CROSSINGS ON THE PIPE TO ACHIEVE MAXIMUM SEPARATION OF GASKETED JOINTS.
 - ALL WATER LATERALS SHALL BE JOINTLESS HOPE.
 - CENTER WATER MAIN GASKETED JOINTS ON ALL SEWER MAIN/LATERAL CROSSINGS TO ACHIEVE MAXIMUM SEPARATE.

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

WAKELESS HOLDINGS LLC.
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REVISIONS/SUBMISSIONS

MARK	DATE	DESCRIPTION
F	7/22/20	COUNTY SBMTL
E	6/28/20	COUNTY SBMTL
D	5/23/20	STORMWATER
C	4/27/20	TWWW REV
B	4/15/20	COUNTY SBMTL
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

1725 SOUTH

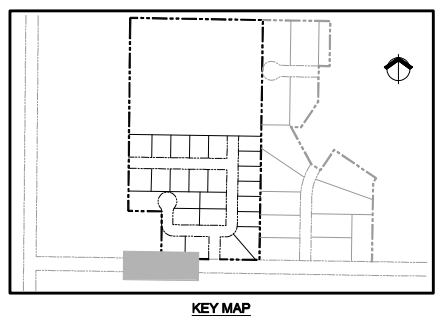
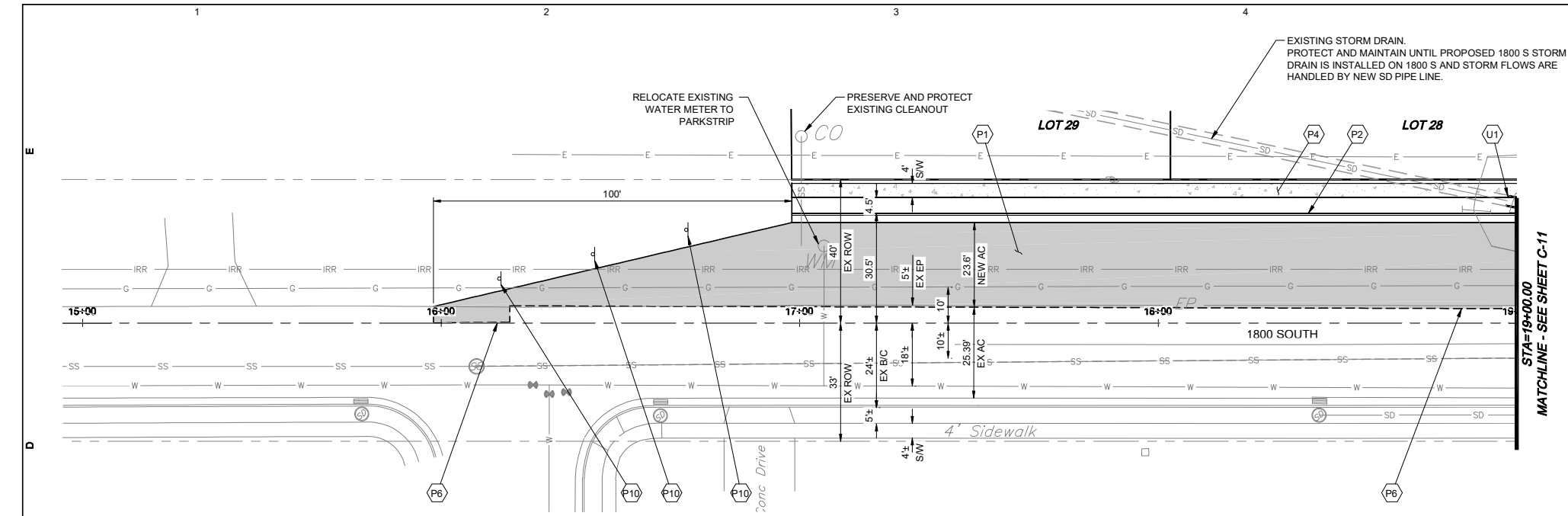
SHEET TITLE

811
 Know what's below.
 Call before you dig.

SHEET NAME
C-09

SHEET 12 OF 21

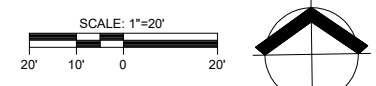
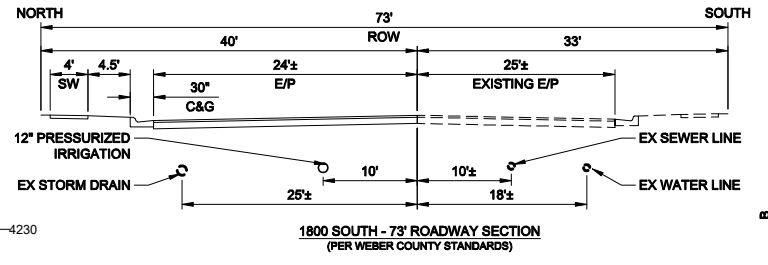
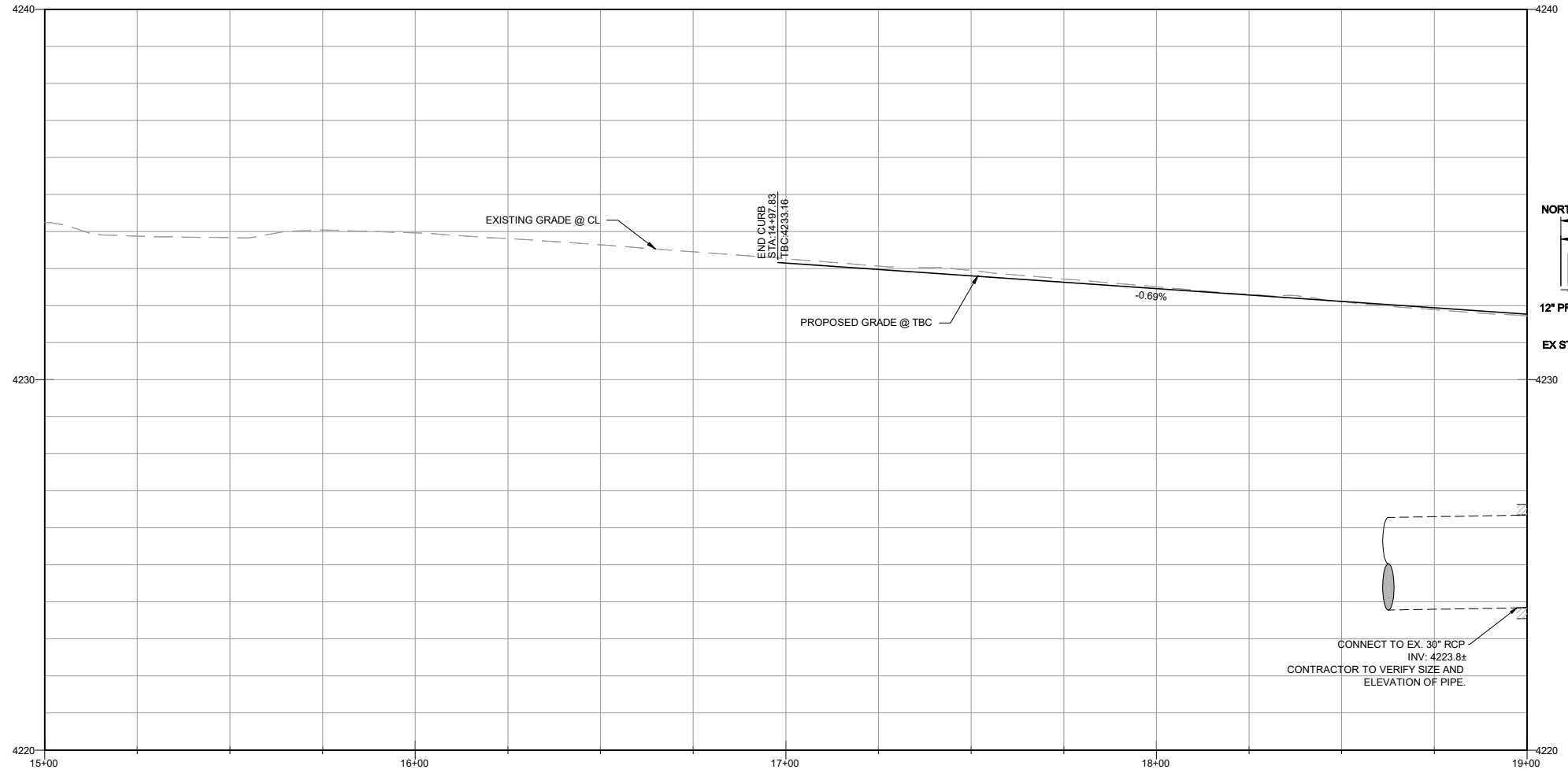
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KEY	DESCRIPTION
D9	FURNISH & INSTALL 48" RCP STORM DRAIN PER APWA PLAN NO. 381.
P1	FURNISH & INSTALL 3" AC ON 6" UNTREATED ROAD BASE ON 10" ENGINEERED FILL PER APWA SPEC 32 12 03.
P2	FURNISH & INSTALL 30" TYPE A CURB & GUTTER PER APWA PLAN NO. 205.
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.
P10	FURNISH & INSTALL OM3-R OBJECT MARKER PER MUTCD SPECS.
U1	TIE-IN TO EXISTING UTILITY. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

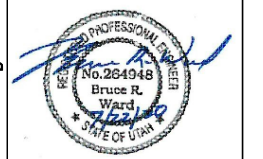
NOTE
 CONTRACTOR SHALL VERIFY DEPTHS OF EXISTING WATER LINE AND OTHER UTILITIES PRIOR TO INSTALLATION. IF CONFLICTS OCCUR REFER TO WATER SERVICE LINE LOOP DETAIL AND WATER MAIN LINE LOOP DETAIL ON THE DETAIL SHEETS. CONTRACTOR SHALL ENSURE ALL WATER LINE SEPARATION MEETS APPLICABLE UTAH DRINKING WATER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

1800 SOUTH



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 "A PLANNED RESIDENTIAL
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A PART OF THE SW 1/4 OF
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REVISIONS/SUBMISSIONS	MARK	DATE	DESCRIPTION
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A	3/13/20	COUNTY SBMTL	

PROJECT # 201901
 CAD DWG FILE: 201901-C11.dwg
 DRAWN BY: J. TOONE
 CHECKED BY: B. WARD
 DESIGNED BY: S. SMITH
 SHEET TITLE

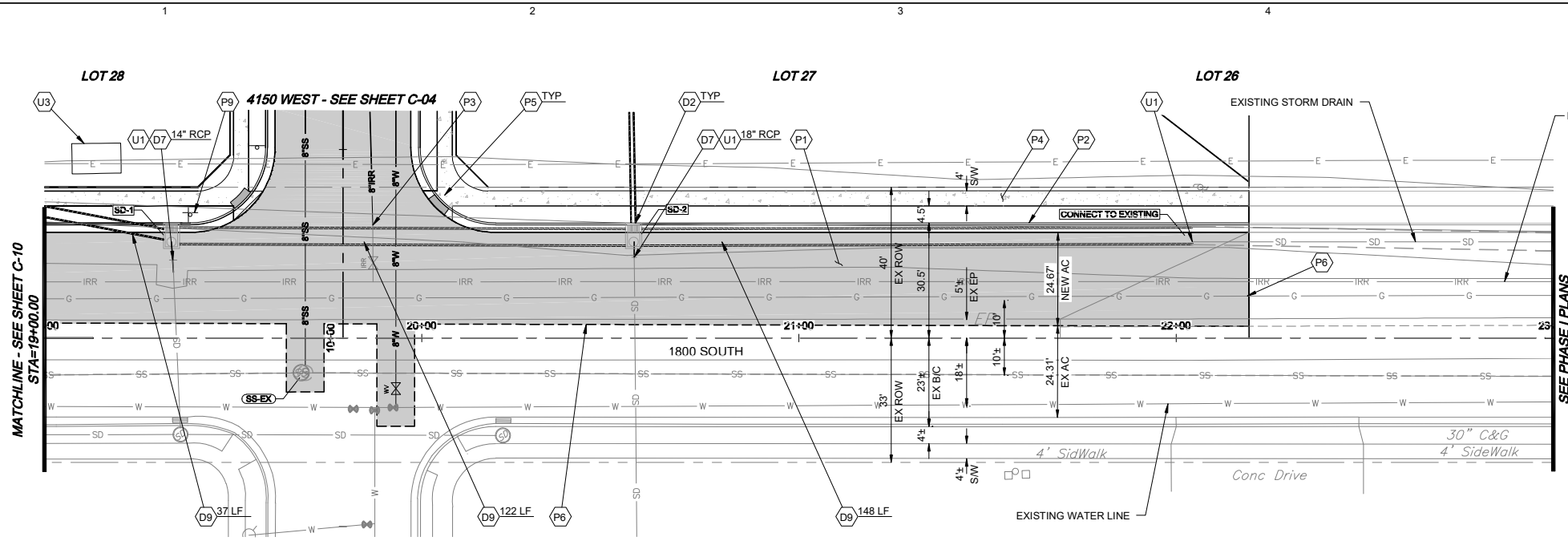
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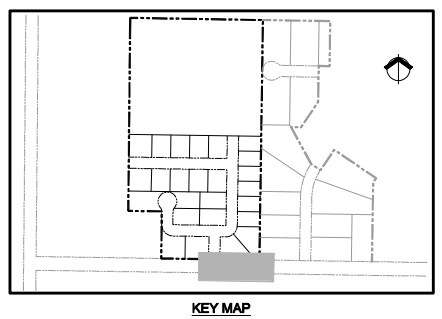
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SHEET 13 OF 21

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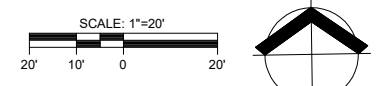
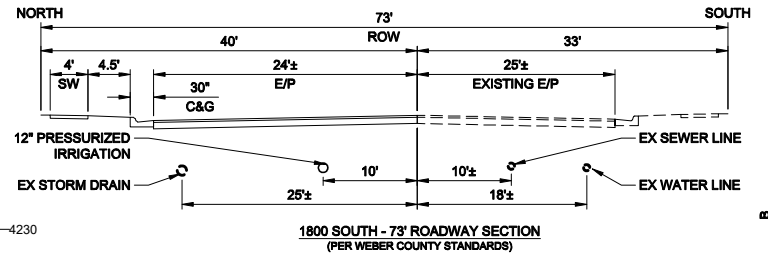
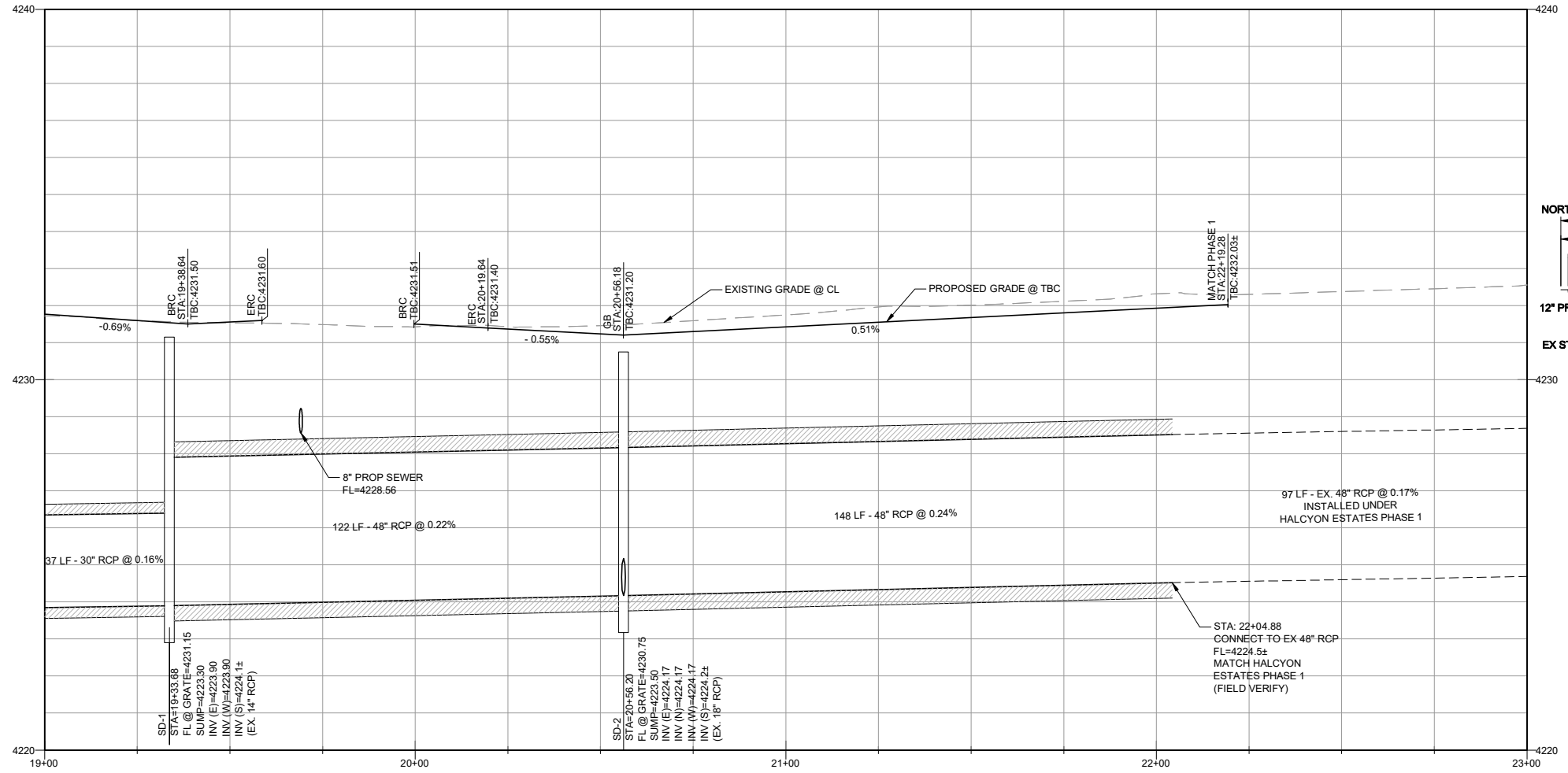


KEY	DESCRIPTION
D2	FURNISH & INSTALL 4'x7' CONCRETE BOX W/ 48"x18" CURB INLET AND MANHOLE ACCESS.
D7	FURNISH & INSTALL RCP STORM DRAIN (SIZE PER PLAN) PER APWA PLAN NO. 381.
D9	FURNISH & INSTALL 48" RCP STORM DRAIN PER APWA PLAN NO. 381.
D10	FURNISH & INSTALL 30" RCP STORM DRAIN PER APWA PLAN NO. 381.
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.
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. 235.
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.
P9	FURNISH & INSTALL STREET NAME SIGN PER APWA PLAN NO. 292.
U1	TIE-IN TO EXISTING UTILITY. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
U3	PRESERVE AND PROTECT EXISTING ELECTRICAL VAULT AND UNDERGROUND UTILITIES.



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.

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MARK	DATE	DESCRIPTION
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B	4/15/20	COUNTY SBMTL
A	3/13/20	COUNTY SBMTL

PROJECT # 201901
 CAD DWG FILE: 201901-C12.dwg
 DRAWN BY: J. TOONE
 CHECKED BY: B. WARD
 DESIGNED BY: S. SMITH

SHEET TITLE
1800 SOUTH

SHEET NAME
C-11

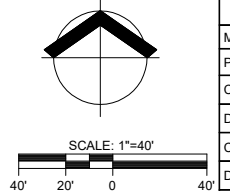
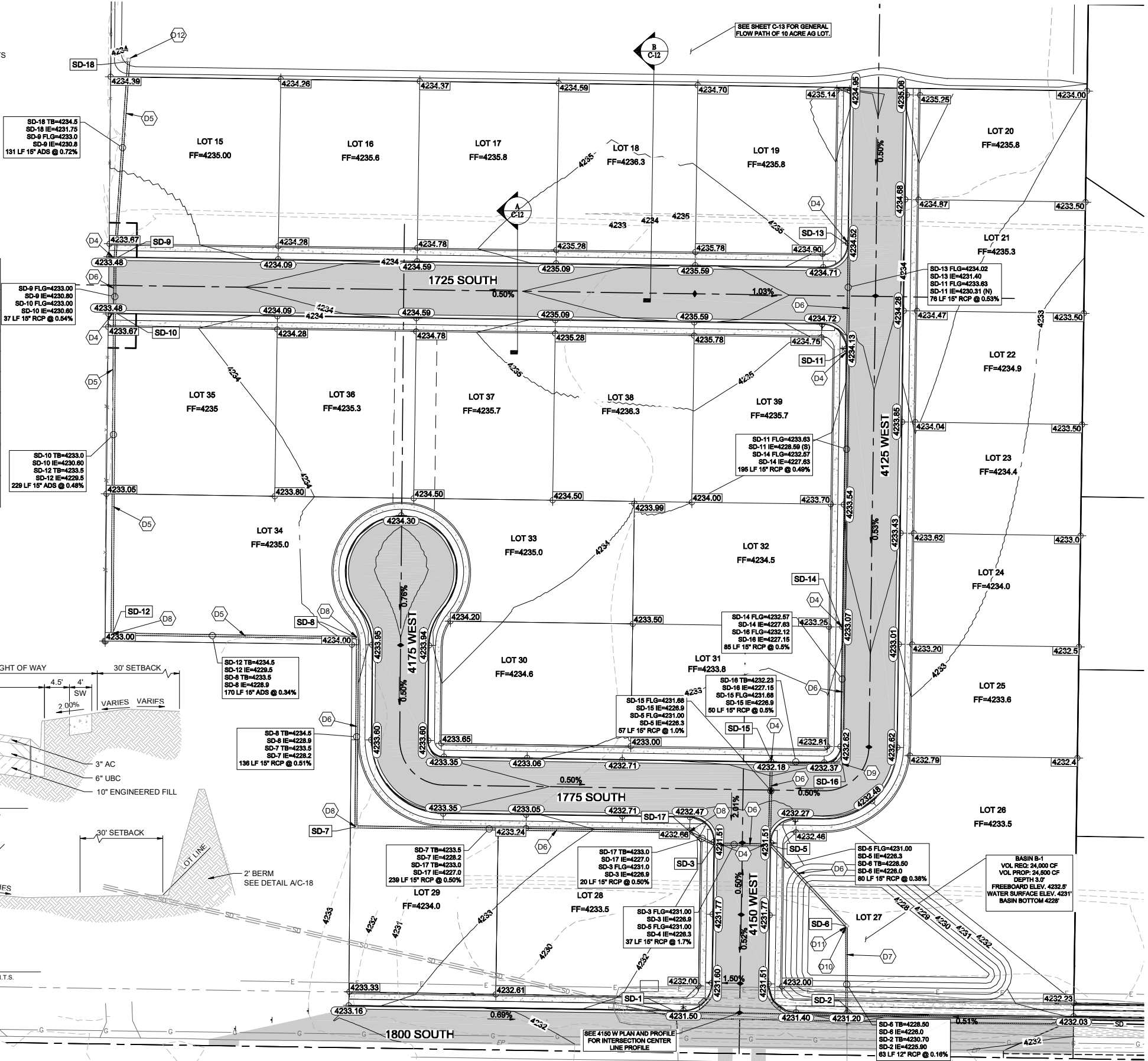
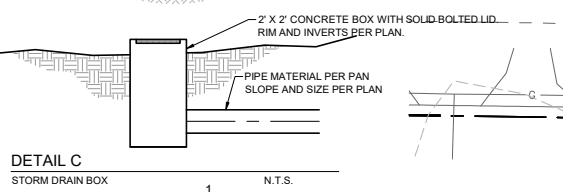
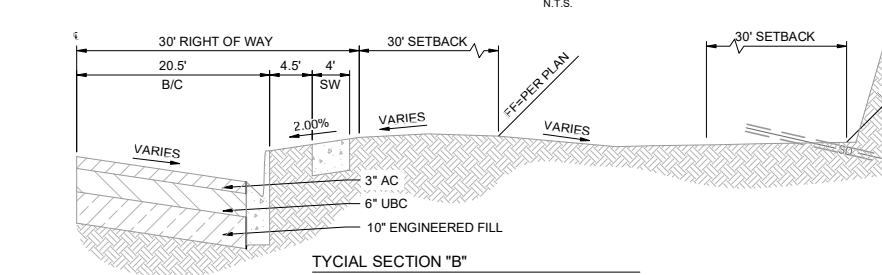
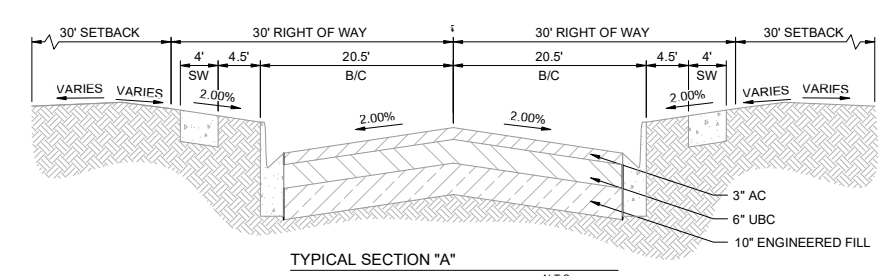
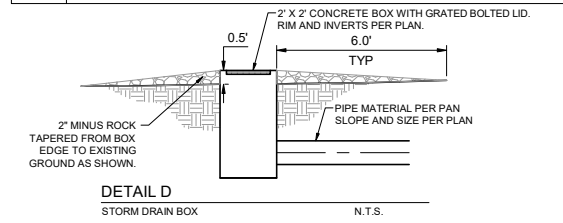
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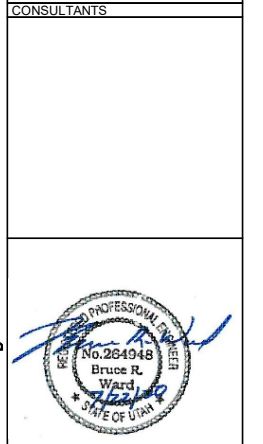
GENERAL NOTES

- 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.
 - SEE HALCYON ESTATES PHASE II DRAINAGE REPORT FOR STORM WATER CALCULATIONS.
- XX.XX = PROPERTY CORNER ELEVATION
 XX.XX = TOP BACK OF CURB 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.
D6	FURNISH & INSTALL 15" RCP STORM DRAIN PER APWA PLAN NO. 381.
D7	FURNISH & INSTALL 12" RCP STORM DRAIN PER APWA PLAN NO. 381.
D8	FURNISH & INSTALL 24" STORM DRAIN BOX PER DETAIL C/SHEET C-12.
D9	FURNISH & INSTALL 3'X3' STORM DRAIN BOX PER APWA DETAIL NO. 332 WITH TRAFFIC RATED FLAT LID AND 30" RING AND COVER.
D10	FURNISH & INSTALL AN 18" X 18" X 1/2" STAINLESS STEEL PLATE WITH 2"Ø DRILLED ORIFICE LOCATED 1" ABOVE THE FLOWLINE OF THE 12" OUTLET PIPE.
D11	FURNISH & INSTALL 24" STORM DRAIN BOX PER DETAIL C/SHEET C-12. MODIFIED WITH GRATED LID
D12	FURNISH & INSTALL 24" STORM DRAIN BOX PER DETAIL D/SHEET C-12.



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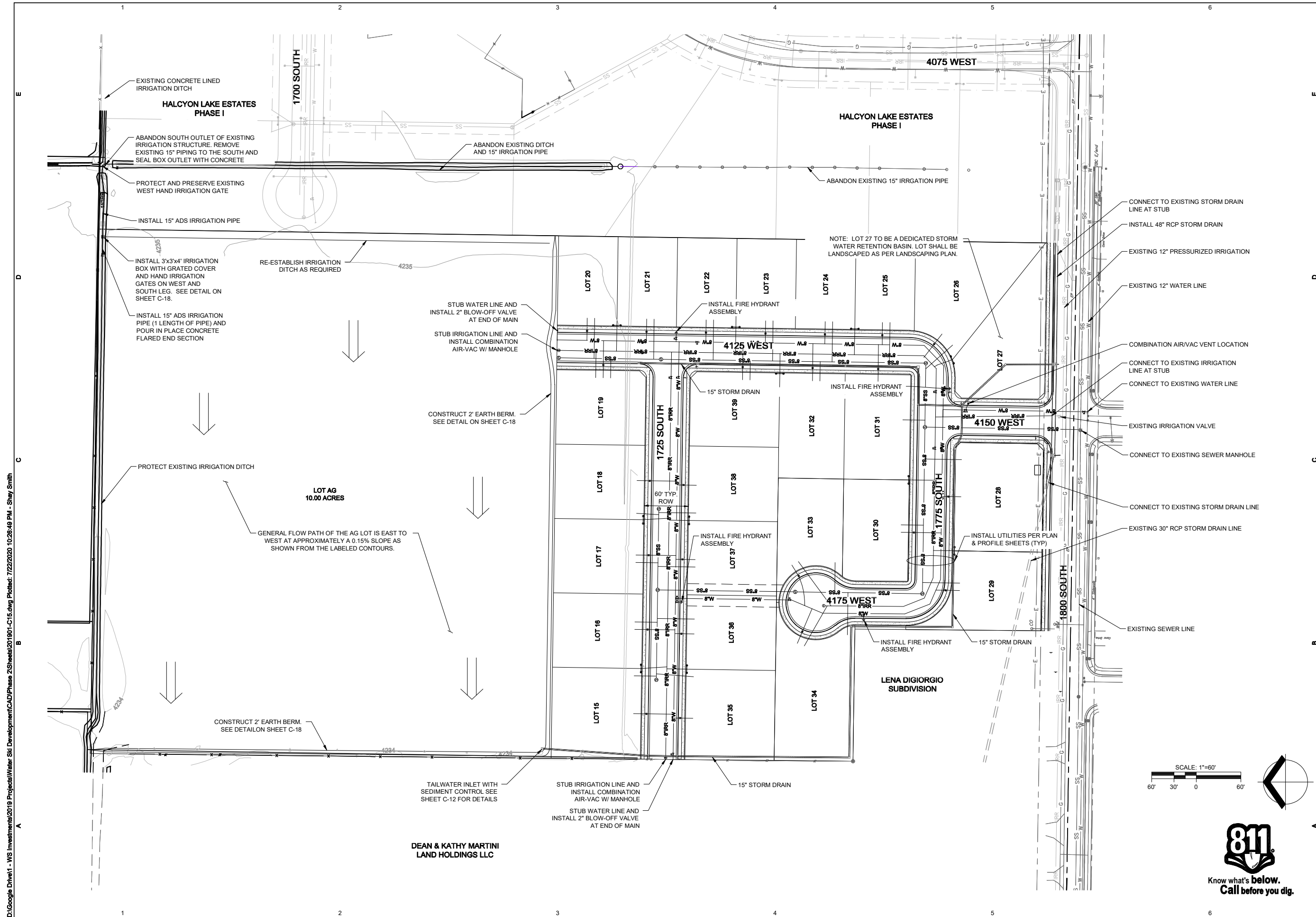
HALCYON ESTATES PHASE 1
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REVISIONS/SUBMISSIONS		
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E	6/26/20	COUNTY SBMTL
D	5/23/20	STORMWATER
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B	4/15/20	COUNTY SBMTL
A	3/13/20	COUNTY SBMTL
MARK	DATE	DESCRIPTION
PROJECT #	201901	
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DRAWN BY:	J. TOONE	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE		

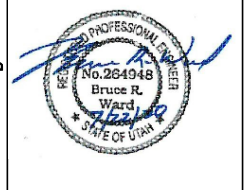
OVERALL GRADING PLAN
 SHEET NAME
C-12
 SHEET 15 OF 21

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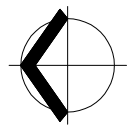

HALCYON ESTATES PHASE I
 "A PLANNED RESIDENTIAL UNIT DEVELOPMENT"
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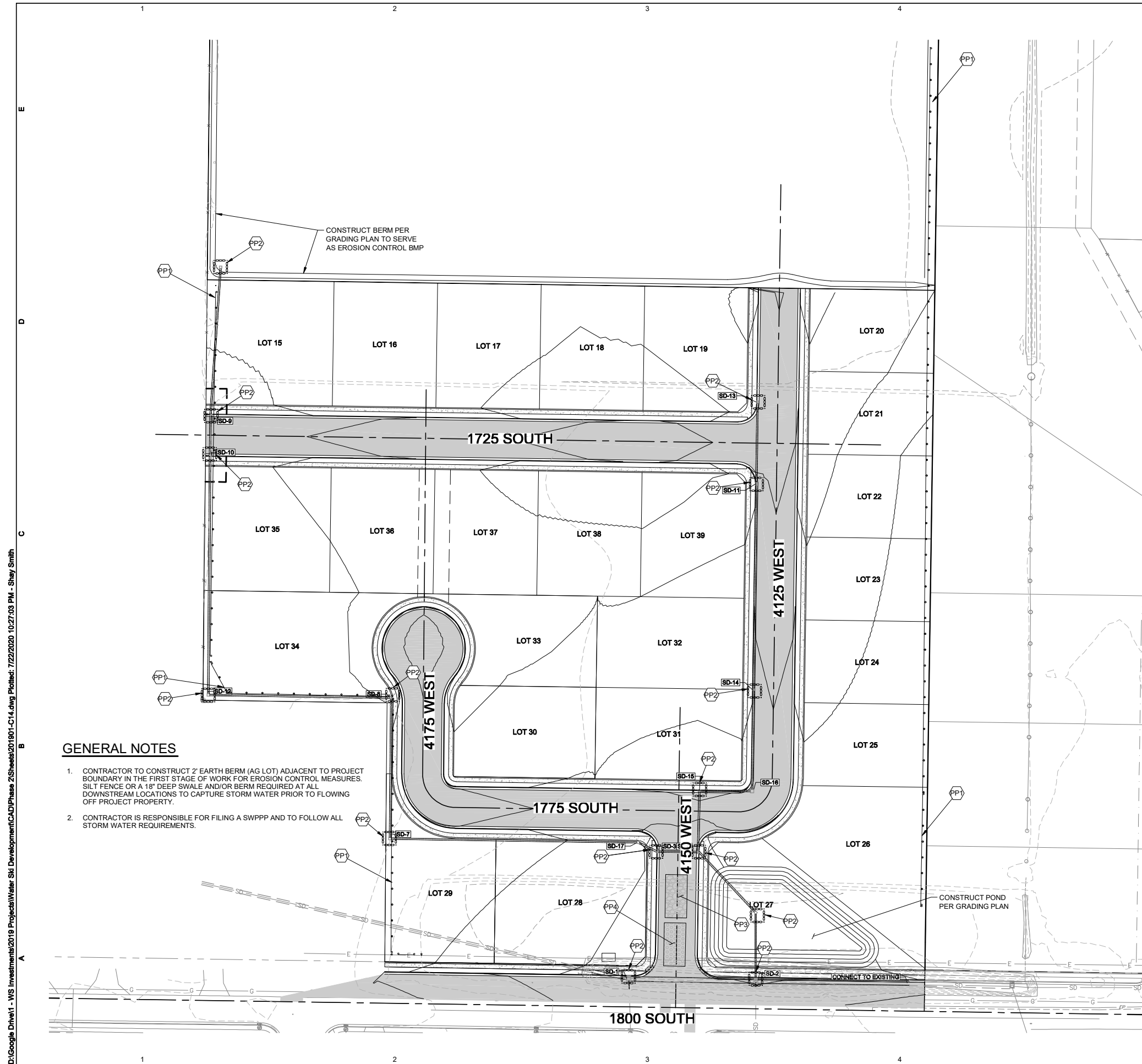
REVISIONS/SUBMISSIONS		
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A	3/13/20	COUNTY SBMTL
PROJECT # 201901		
CAD DWG FILE: 201901-C15.dwg		
DRAWN BY: J. TOONE		
CHECKED BY: B. WARD		
DESIGNED BY: S. SMITH		
SHEET TITLE		

OVERALL UTILITY PLAN
 SHEET NAME
C-13
 SHEET 16 OF 21

SCALE: 1"=60'

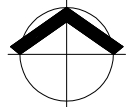
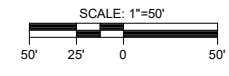



DEAN & KATHY MARTINI
 LAND HOLDINGS LLC

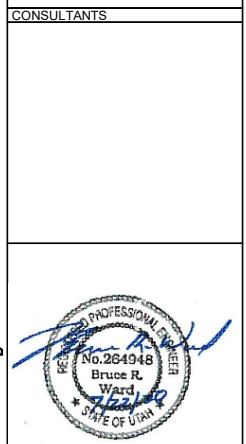


KEY	DESCRIPTION
PP1	FURNISH & INSTALL SILT FENCE PER APWA PLAN NO. 122.
PP2	FURNISH & INSTALL GRAVEL SOCK INLET PROTECTION PER APWA PLAN NO. 124.
PP3	FURNISH & INSTALL EQUIPMENT AND VEHICLE WASH DOWN AREA PER APWA PLAN NO. 125.
PP4	FURNISH & INSTALL STABILIZED ROADWAY ENTRANCE PER APWA PLAN NO. 126.

- GENERAL NOTES**
- CONTRACTOR TO CONSTRUCT 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.
 - CONTRACTOR IS RESPONSIBLE FOR FILING A SWPPP AND TO FOLLOW ALL STORM WATER REQUIREMENTS.



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A	3/13/20	COUNTY SBMTL

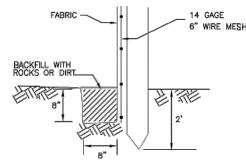
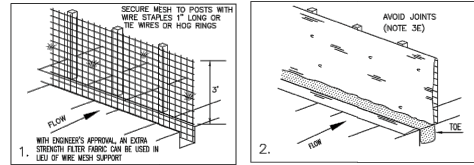
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PROJECT #	201901	
CAD DWG FILE:	201901-C14.dwg	
DRAWN BY:	J. TOONE	
CHECKED BY:	B. WARD	
DESIGNED BY:	S. SMITH	
SHEET TITLE		

EROSION
CONTROL PLAN

SHEET NAME
C-14
 SHEET 17 OF 21

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



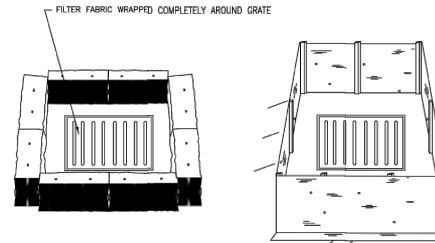
TOE DETAIL

Silt fence
7

Plan No. 122

February 2006

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



STRAW BALE BARRIER
(PLAN No. 121)

SILT FENCE
(PLAN No. 122)

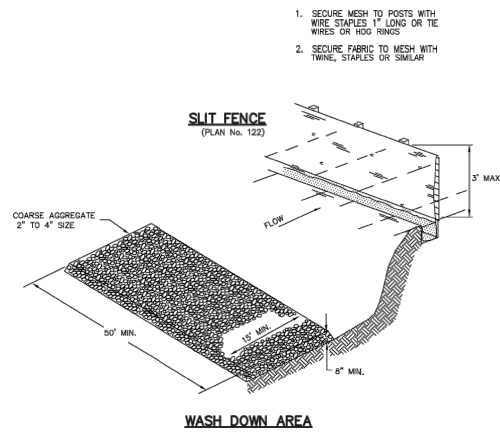
Inlet protection - fence or straw bale
15

Plan No. 124

February 2006

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.

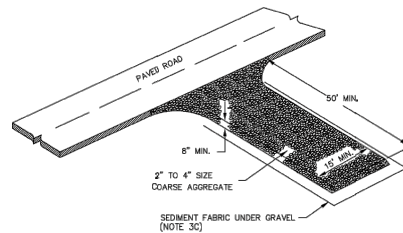


Equipment and vehicle wash down area
17

Plan No. 125

February 2006

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



Stabilized roadway entrance
19

Plan No. 126

February 2006

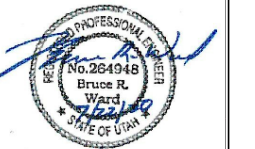
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bruceward007@live.com

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HALCYON
ESTATES PHASE 1
"A PLANNED RESIDENTIAL
UNIT DEVELOPMENT"

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

OWNER

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HOLDINGS LLC.**

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REVISIONS/SUBMISSIONS

MARK	DATE	DESCRIPTION
F	7/22/20	COUNTY SBMTL
E	6/26/20	COUNTY SBMTL
D	5/23/20	STORMWATER
C	4/27/20	TWWW REV
B	4/15/20	COUNTY SBMTL
A	3/13/20	COUNTY SBMTL

PROJECT # 201901

CAD DWG FILE: 201901-C16.dwg

DRAWN BY: J. TOONE

CHECKED BY: B. WARD

DESIGNED BY: S. SMITH

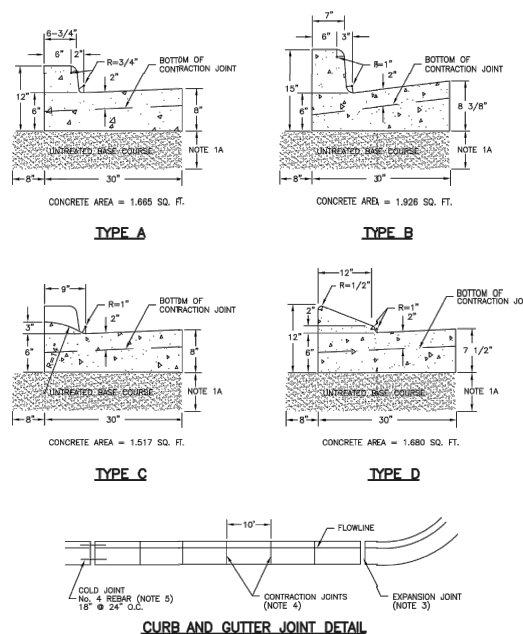
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SWPPP DETAILS

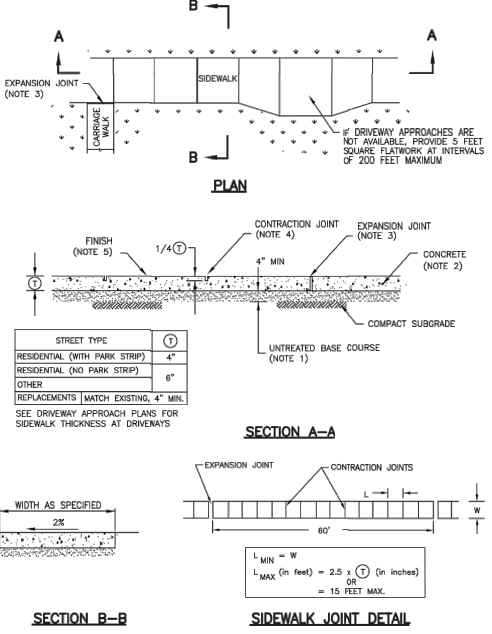
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C-15

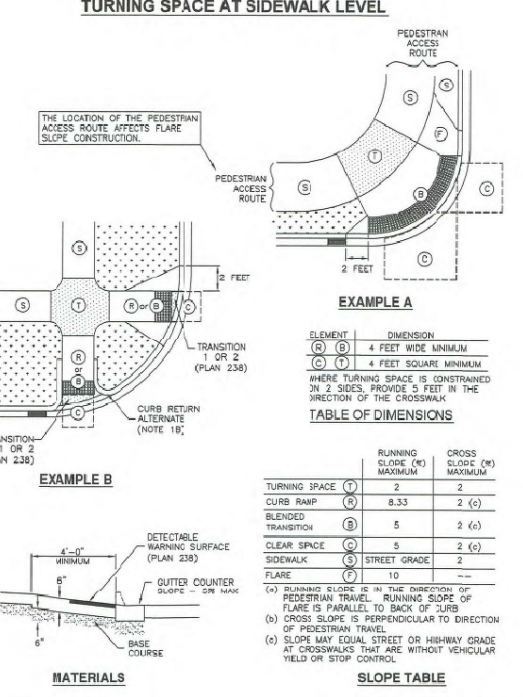
SHEET 16 OF 21



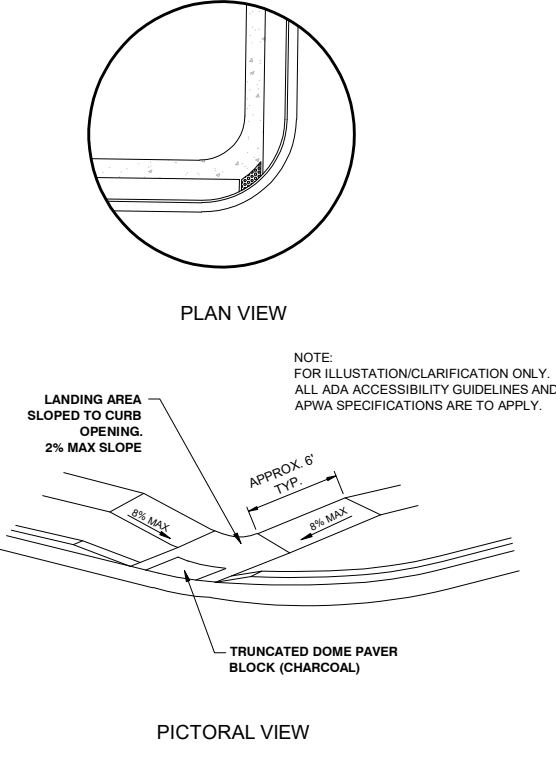
Curb and gutter
Plan No. **205**
June 2005 25 Drawing 1 of 2



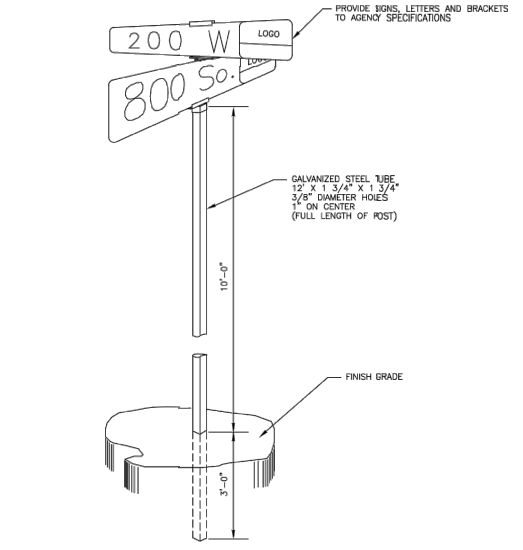
Concrete sidewalk
Plan No. **231**
December 2005 51



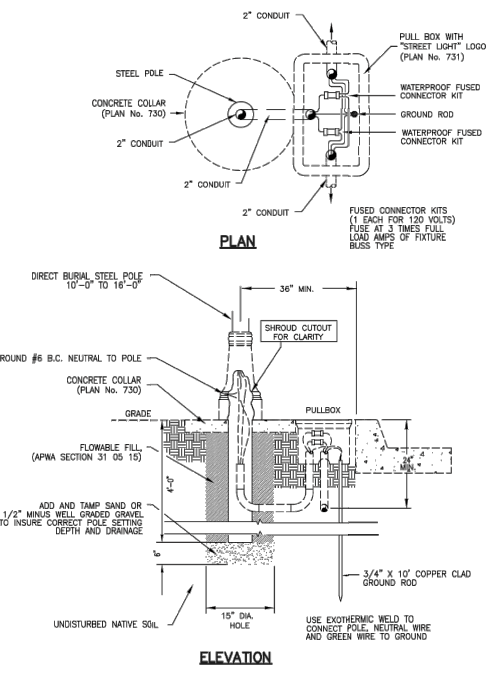
Corner curb cut assembly
Plan No. **235.1**
September 2011



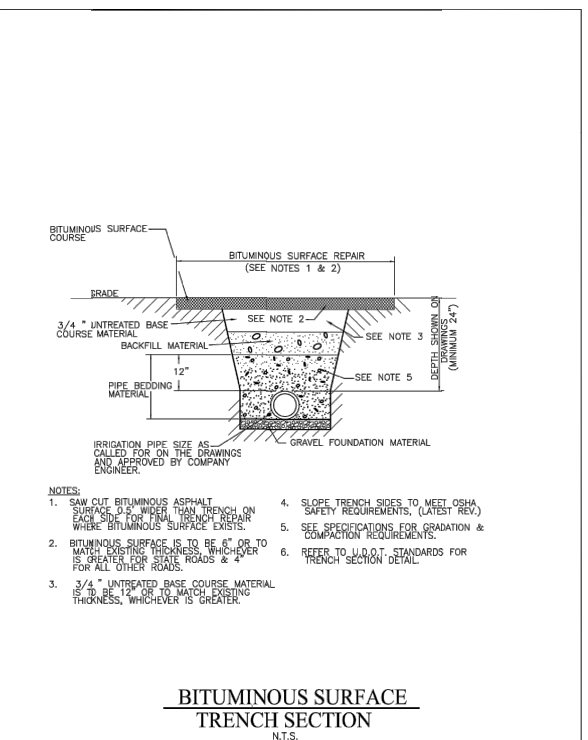
DIRECTIONAL SIDEWALK RAMP DETAIL



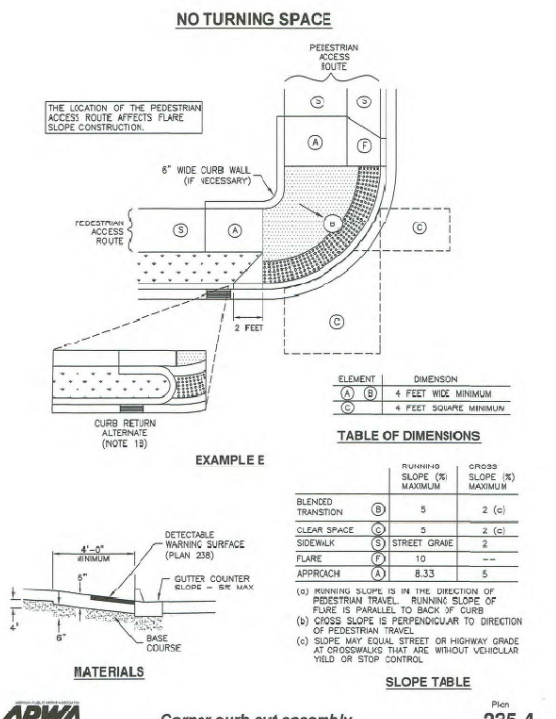
Street name sign (typical)
Plan No. **292**
April 1997 109



Direct burial street light pole
Plan No. **742**
August 2005 305



BITUMINOUS SURFACE TRENCH SECTION
N.T.S.
Hooper Irrigation Company
Pressure Irrigation Standards
BITUMINOUS SURFACE TRENCH SECTION
SHEET PI-7



Corner curb cut assembly
Plan No. **235.4**
September 2011

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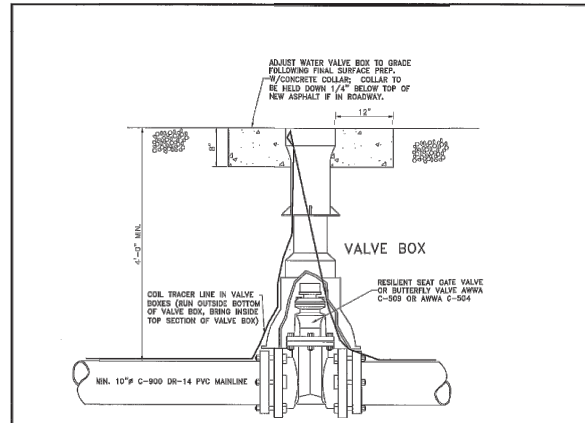
REVISIONS/SUBMISSIONS

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A	3/13/20	COUNTY SBMTL

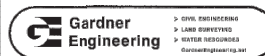
PROJECT # 201901
CAD DWG FILE: 201901-C17.dwg
DRAWN BY: J. TOONE
CHECKED BY: B. WARD
DESIGNED BY: S. SMITH

SHEET TITLE
STANDARD DETAILS

SHEET NAME
C-16
SHEET 17 OF 21



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
- GRADED CROSSING DETAIL.....8
- BLOW OFF VALVE DETAIL.....9

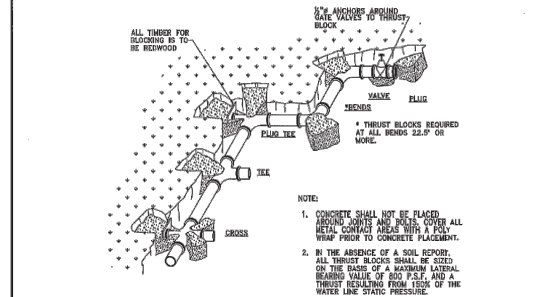


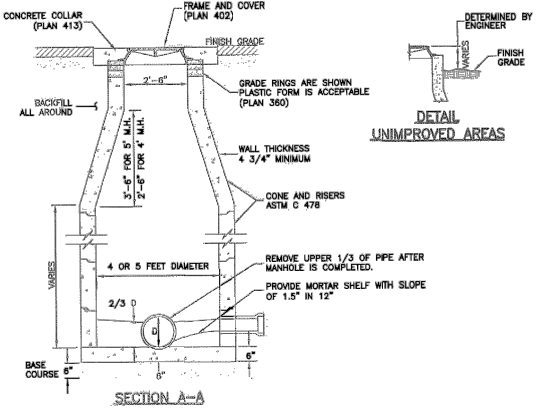
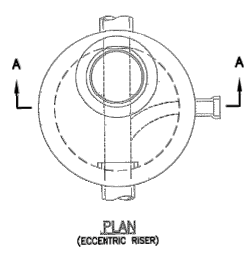
TABLE OF BEARING AREAS IN SQ. FT FOR CONCRETE THRUST BLOCKING

SIZE	BEARING	GATE VALVE	THRUST BLOCKS	BEARING	THRUST BLOCKS
3	1.0	0.0	0.0	0.7	0.5
4	1.8	1.0	0.5	1.3	0.5
6	4.8	2.2	1.1	3.8	2.2
8	7.1	3.8	2.0	5.0	3.0
10	11.1	6.0	3.6	7.8	4.5
12	16.0	8.9	4.4	11.3	7.3
14	21.7	11.6	6.0	15.4	11.0
16	28.0	15.5	7.6	19.8	14.2
18	34.8	19.3	8.6	24.0	17.0
20	42.0	24.0	10.0	29.4	21.0
24	64.8	36.0	14.4	44.1	31.5
28	91.2	49.8	19.8	60.6	43.8
32	121.6	67.2	27.6	81.6	59.4
36	156.0	88.8	37.2	108.0	79.2
40	194.4	114.0	49.2	140.4	103.8

1 THRUST BLOCKING DETAIL (NOT TO SCALE)

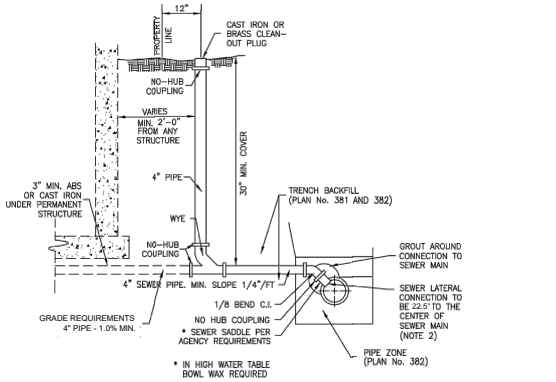


TAYLOR - WEST WEBER WATER IMPROVEMENT DISTRICT STANDARD WATER DETAILS - Page 1 of 9



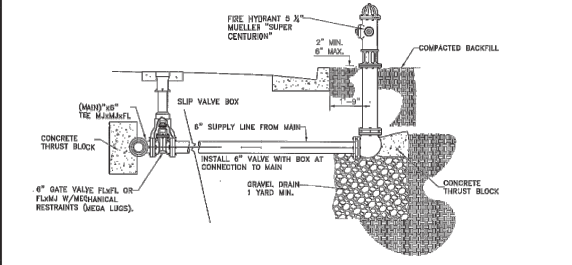
Sanitary sewer manhole 213 Plan 411

April 2011



Sewer lateral connection 195 Plan No. 431

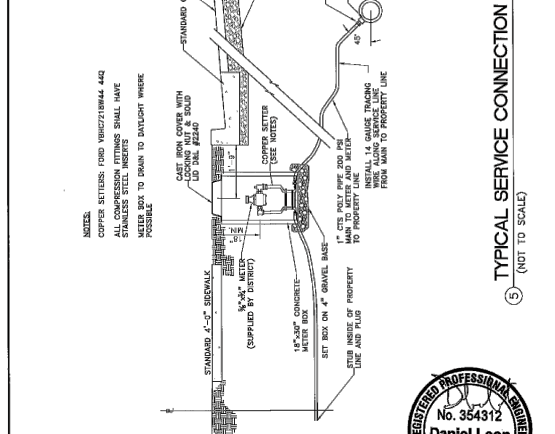
April 1997



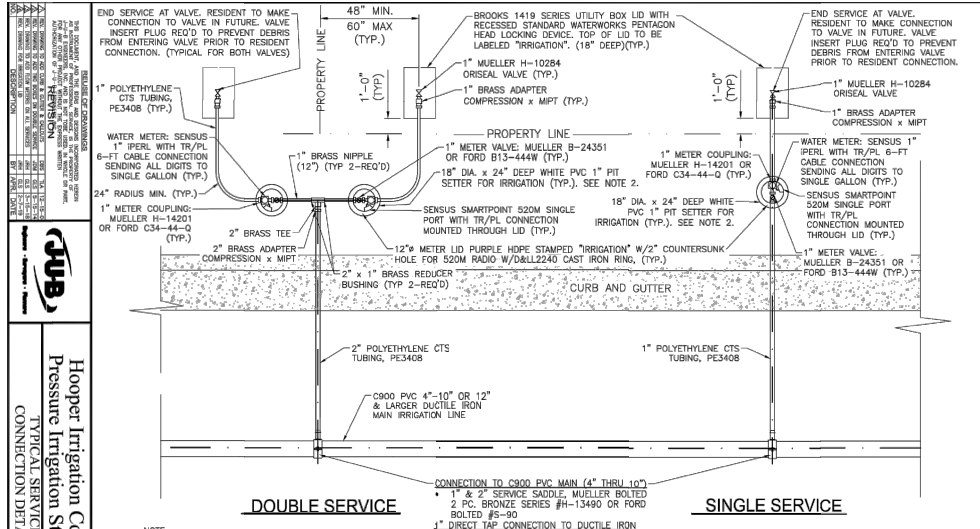
6 FIRE HYDRANT DETAIL (NOT TO SCALE)



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



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

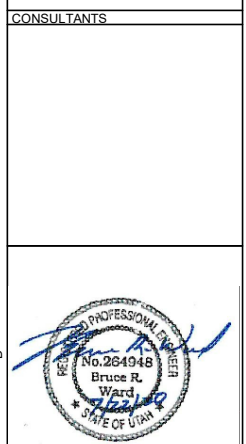


TYPICAL SERVICE CONNECTIONS N.T.S.

Hooper Irrigation Company Pressure Irrigation Standards CONNECTION DETAIL P1-10

April 2011

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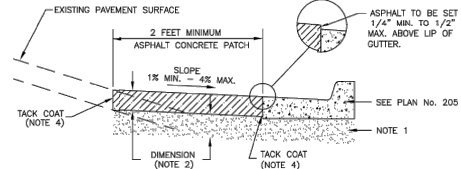
OWNER
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tylorbrencheily@gmail.com
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REVISIONS/SUBMISSIONS

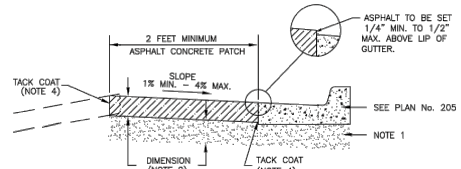
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F	7/22/20	COUNTY SBMTL
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PROJECT # 201901
CAD DWG FILE 201901-C18.dwg
DRAWN BY: J. TOONE
CHECKED BY: B. WARD
DESIGNED BY: S. SMITH
SHEET TITLE

STANDARD DETAILS
C-17
SHEET 20 OF 21



CASE 1 - POSITIVE STREET SLOPE TIE-IN



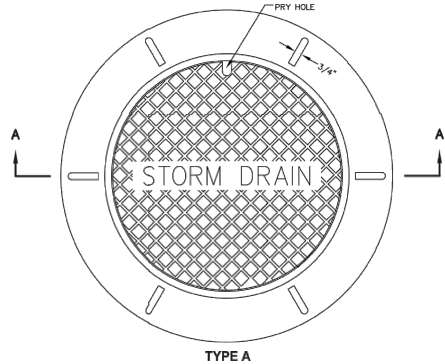
CASE 2 - NEGATIVE STREET SLOPE TIE-IN

Asphalt concrete pavement tie-in

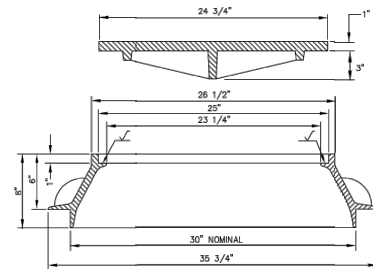
Plan No. 251

July 2005

75



TYPE A



SECTION A-A

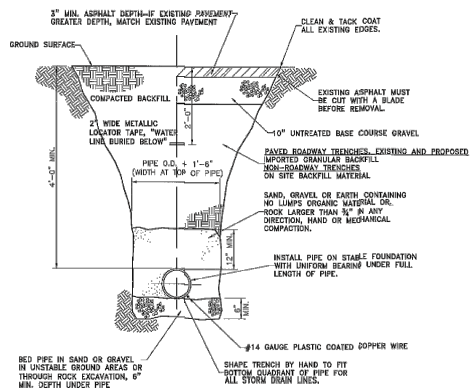
30" Frame and cover

Plan No. 302

September 2001

115

Drawing 1 of 2

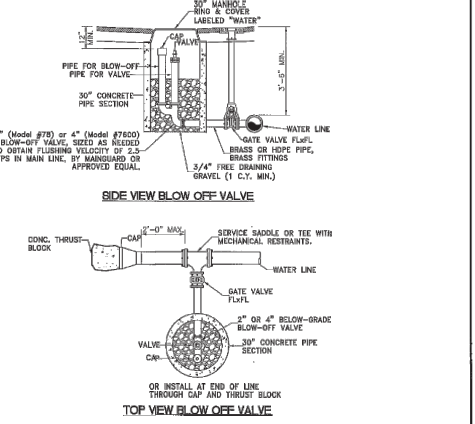


TYPICAL TRENCH SECTION (NOT TO SCALE)



Gardner Engineering

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

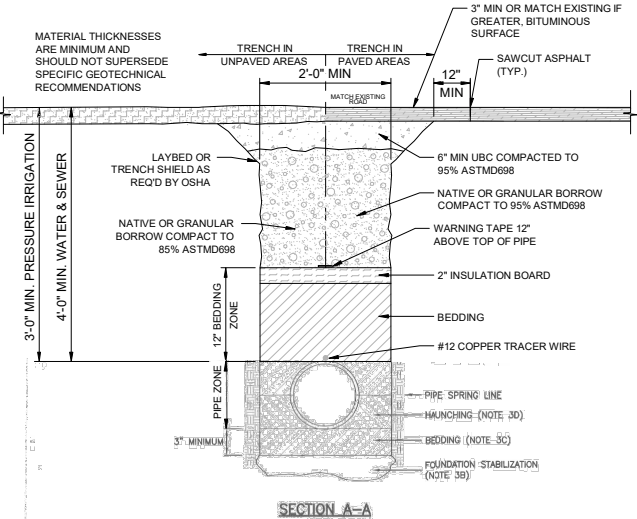


TYPICAL BLOW OFF VALVE DETAIL (NOT TO SCALE)



Gardner Engineering

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



SECTION A-A

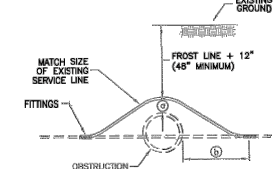
INSTALLATION
CONCRETE PIPE: FOLLOW ASTM C 1479
STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STRONG BEDDING.
PVC AND HDPE PIPE: FOLLOW ASTM D 2321
STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THROATLINED PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS.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

Pipe zone backfill

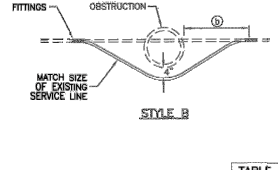
Plan 382 (MODIFIED)

January 2011

205



STYLE A



STYLE B

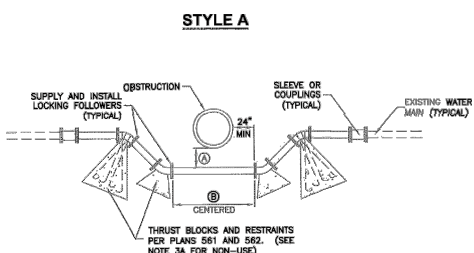
TABLE OF DIMENSIONS	
OBSTRUCTION	SEWER MAIN / OTHER
Ⓐ	18" 12" MIN.
Ⓑ	10'-0" 12" MIN.

Water service line loop

Plan 542

March 2011

255



STYLE A

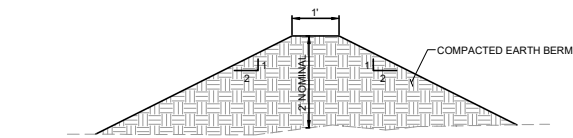
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Ⓑ	10'-0" 12" MIN.

Water main line loop

Plan 543

March 2011

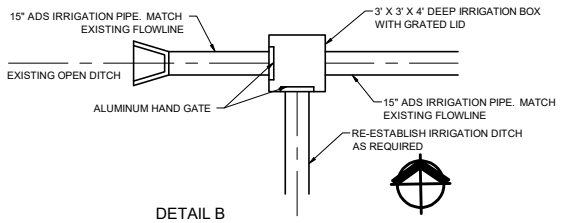
257



DETAIL A

EARTH BERM

N.T.S.



DETAIL B

IRRIGATION BOX

N.T.S.

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PROJECT # 201901
CAD DWG FILE: 201901-C19.dwg
DRAWN BY: J. TOONE
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DESIGNED BY: S. SMITH

STANDARD DETAILS

SHEET NAME
C-18
SHEET 21 OF 21