

**THE RETREAT - PHASE 3
SUBDIVISION IMPROVEMENT DOCUMENTS
WEBER COUNTY, UTAH**

**OWNER:
CAPON CAPITAL, LLC
5577 EAST ELKHORN DRIVE
EDEN, UT 84310**

**DEVELOPER:
LEWIS HOMES INC.
5577 EAST ELKHORN DRIVE
EDEN, UT 84310**

**SITE ENGINEER:
MULHOLLAND DEVELOPMENT SOLUTIONS
P.O. BOX 680925
PARK CITY, UTAH 84068**

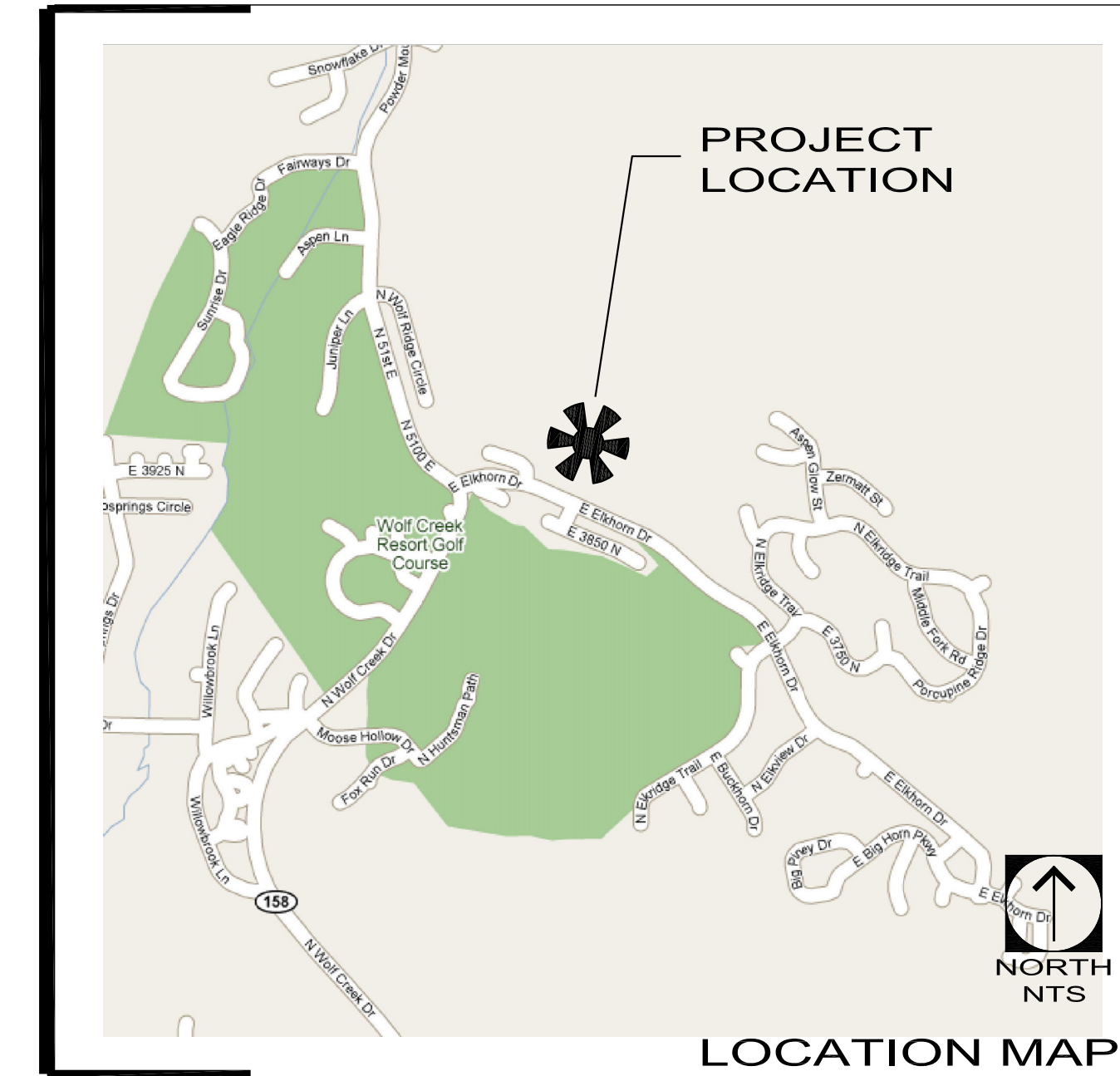
SUBMITTED: AUGUST 26, 2013

NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO WEBER COUNTY DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS, WOLF CREEK WATER CONSERVANCY INC. DEVELOPMENT PROCEDURES, DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, WOLF CREEK SEWER IMPROVEMENT DISTRICT CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS AND WOLF CREEK WATER COMPANY INC DEVELOPMENT PROCEDURES, DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS AND TO CONTRACT DOCUMENTS PREPARED FOR THIS PROJECT.
2. FINISH GRADES ARE AT ROADWAY CENTERLINE, UNLESS OTHERWISE SPECIFICALLY NOTED.
3. ALL ROADWAY SIDE SLOPES ARE TO BE 2:1 SLOPES EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, OR AS DIRECTED BY THE ENGINEER.
4. MULHOLLAND DEVELOPMENT SOLUTIONS ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
5. CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE RIGHT-OF-WAY, UTILITY EASEMENTS, AND DESIGNATED STORAGE, STAGING, ACCESS, CONSTRUCTION AND MATERIAL WASTE AREAS. CONTRACTOR SHALL ABIDE BY EROSION CONTROL REQUIREMENTS AS SET FORTH HEREIN AND AS REQUIRED BY STATE, COUNTY, AND LOCAL LAWS.
6. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.

SHEET INDEX

C101	COVER SHEET
C201	INDEX PLAN
C202	MASTER UTILITY PLAN
C203	MASTER GRADING & EROSION CONTROL PLAN
C301	RETREAT RD PLAN AND PROFILE STA 21+00 - 25+00
C302	RETREAT RD PLAN AND PROFILE STA 25+00 - END
C303	BREEZE COURT PLAN AND PROFILE STA 10+00 - END
C304	CANYON COURT PLAN AND PROFILE STA 10+00 - END
C305	CANYON COURT PLAN AND PROFILE STA 20+00-25+00
C401	OFF ROAD SEWER 1 PLAN AND PROFILE STA 10+00 - END
C402	OFF ROAD SEWER 2 PLAN AND PROFILE STA 10+00 - 14+50
C403	OFF ROAD SEWER 2 PLAN AND PROFILE STA 14+50 - END
C501	RETREAT RD CROSS SECTIONS
C502	BREEZE / CANYON COURT CROSS SECTIONS
C601	STANDARD DETAILS



LEWIS HOMES INC.
5577 EAST ELKHORN DRIVE
EDEN, UT 84310

**THE RETREAT - PHASE 3
1ST SUBMITTAL**



**MULHOLLAND
DEVELOPMENT SOLUTIONS**

MAIL: P.O. BOX 680925, PARK CITY, UTAH 84068
VOICE: 435.901.2940 - cell, 435.615.6550 - office, 435.615.6546 - fax
IN PERSON: 5100 N. SILVER SPRINGS ROAD, PARK CITY, UTAH 84098
kristian@mulholland-development.com

**NOT FOR
CONSTRUCTION**

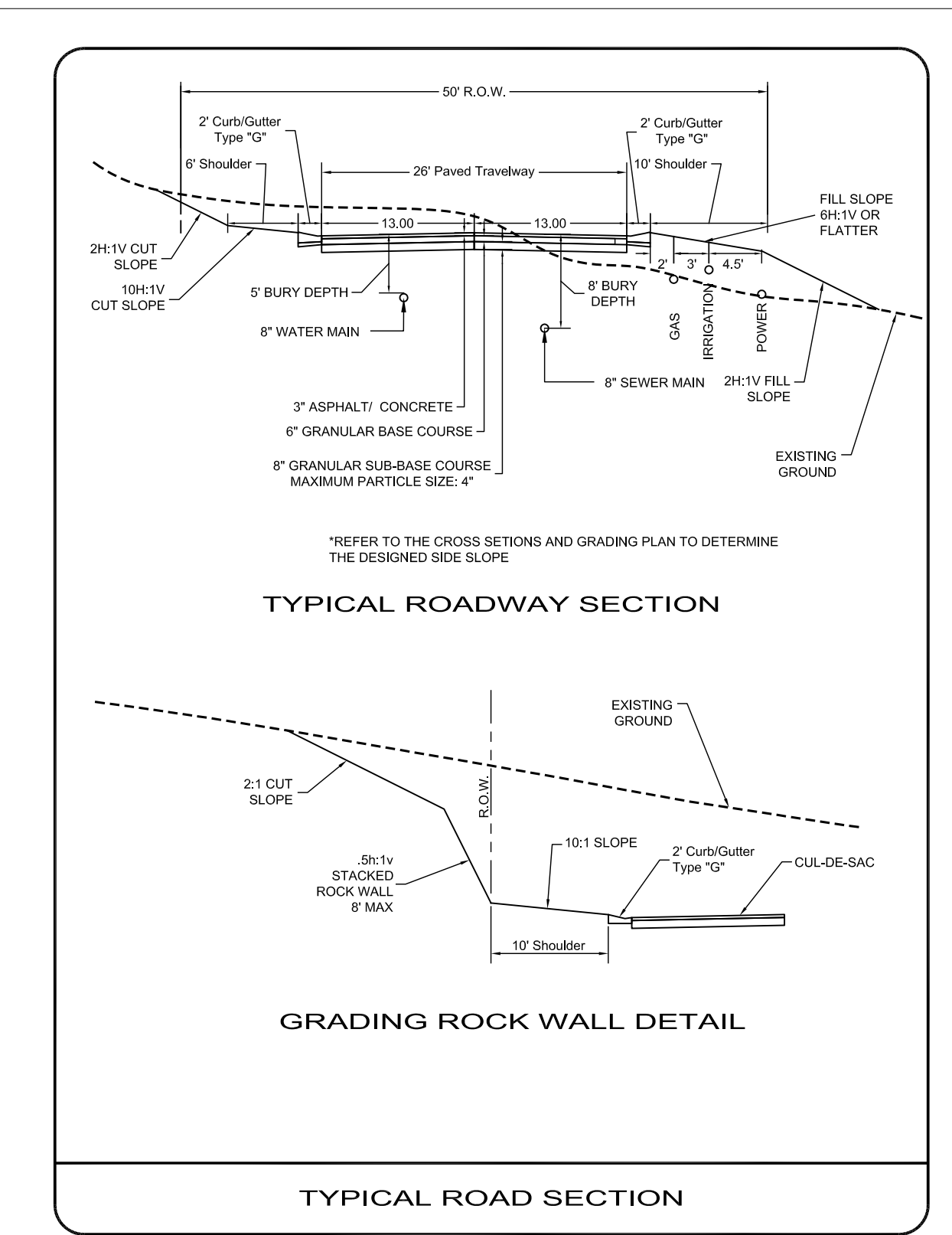
DATE: AUGUST 26, 2013
DESIGN BY: KJM
DRAWN BY: KJM
REVIEW BY:
PROJECT NO: RETREAT - PH 3
ISSUE: 1ST SUBMITTAL

REVISIONS:
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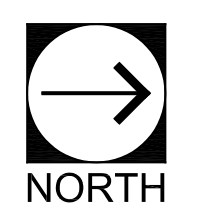
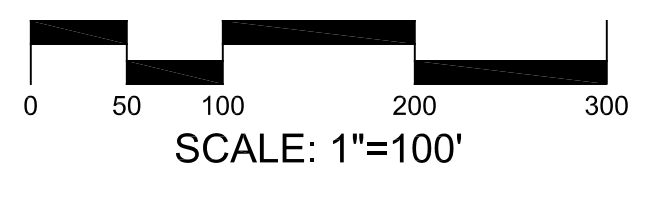
SHEET TITLE:
COVER

SHEET NUMBER:
C101

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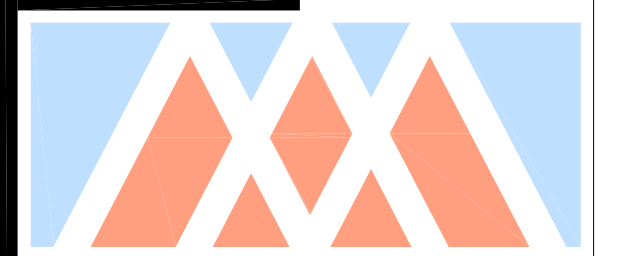


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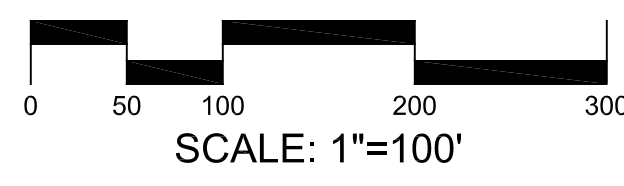
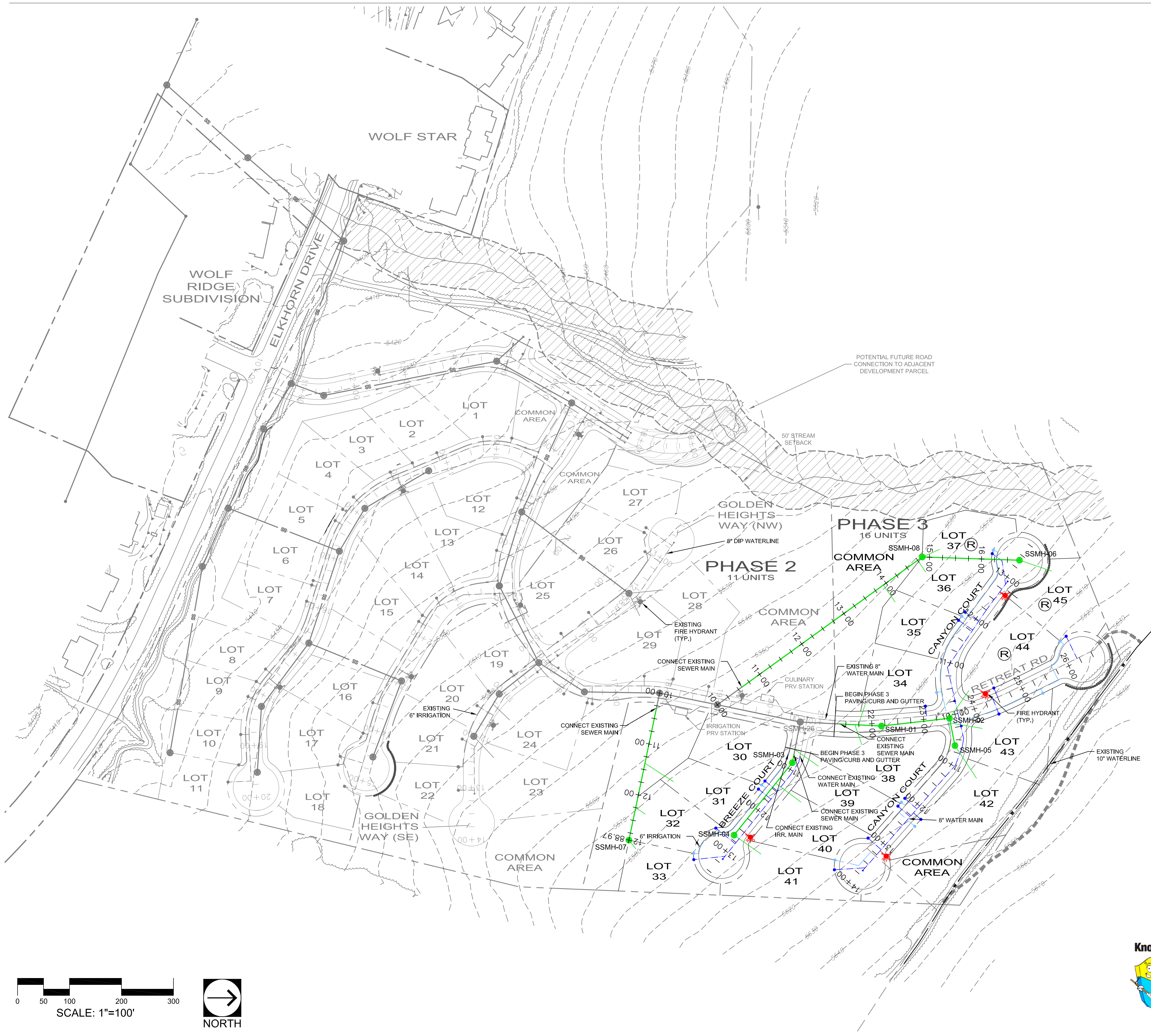
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REVISIONS:	

SHEET TITLE:
INDEX PLAN

SHEET NUMBER:
C201





LEGEND

	8" DIP WATERLINE
	EXISTING 8" DIP WATERLINE
	FIRE HYDRANT
	EXISTING FIRE HYDRANT
	8" PVC IRRIGATION LINE
	EXISTING 8" PVC IRRIGATION LINE
	8" PVC SANITARY SEWER LINE
	EXISTING 8" PVC SANITARY SEWER LINE
	8" SANITARY SEWER MAIN
	EXISTING SANITARY SEWER MAIN



path: M:\01_MDS\01_Eng\997_LDC\Wolf Creek\04_Design\RETREAT_PH3
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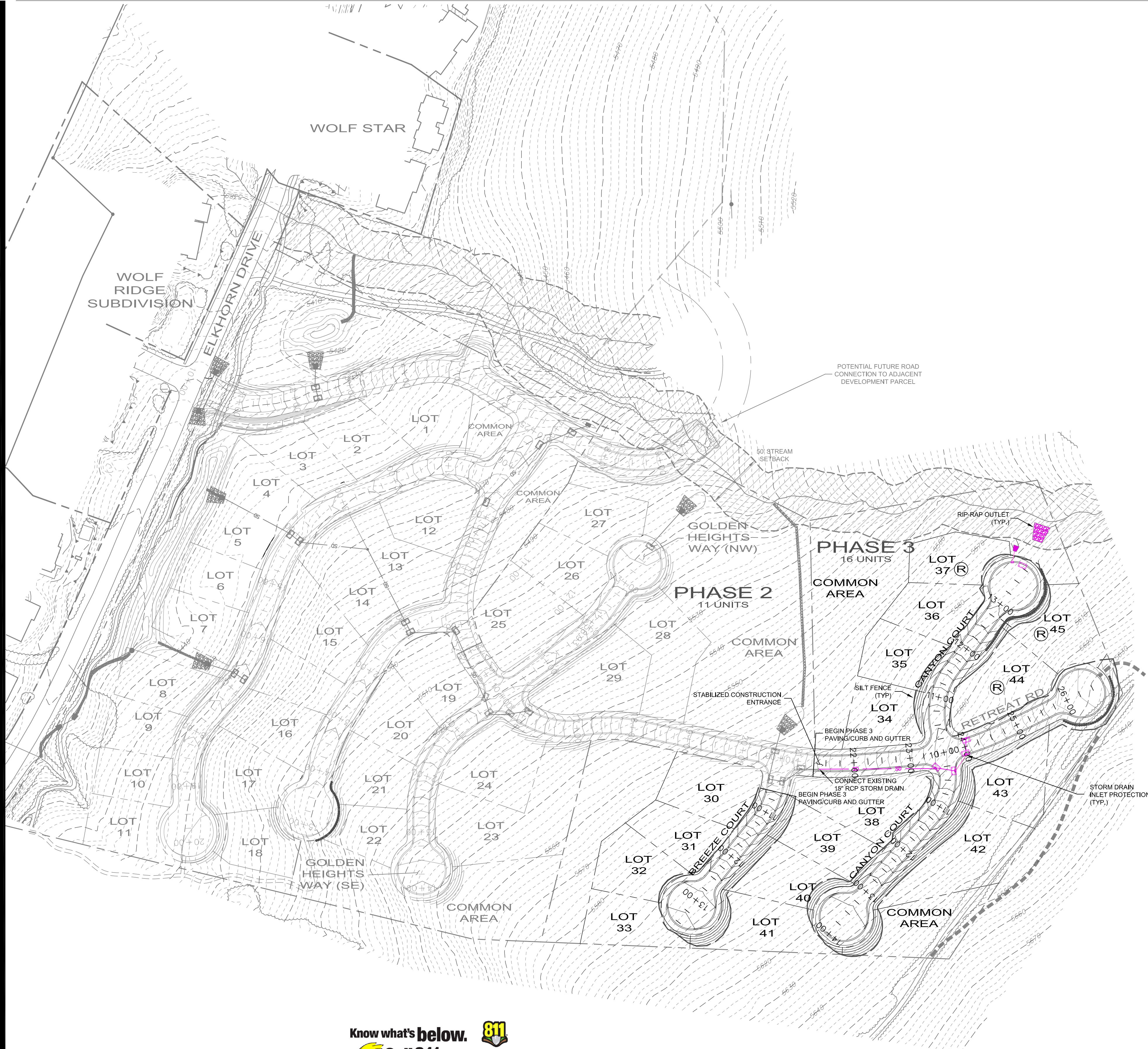
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REVISIONS:	

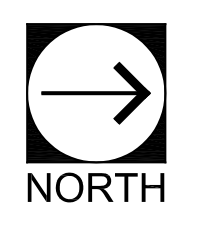
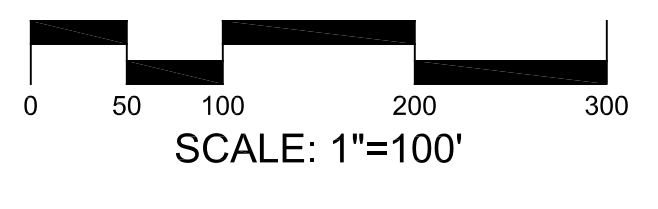
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**MASTER UTILITY
PLAN**

SHEET NUMBER:
C202



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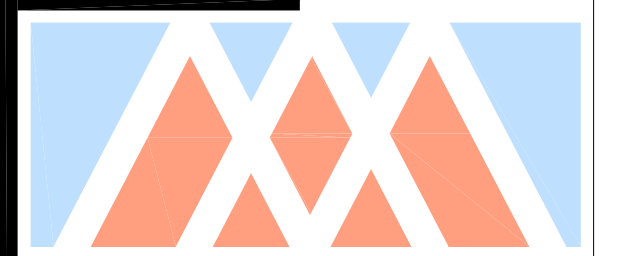
Know what's below. 811
Call 811 before you dig.
 BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
 1-800-662-4111

- 15' RCP STORM DRAIN LINE
- 15' CP STORM DRAIN LINE
- EXISTING 15' STORM DRAIN LINE
- STORM DRAIN INLET
- EXISTING STORM DRAIN INLET
- RIP-RAP OUTLET
- EXISTING RIP-RAP OUTLET



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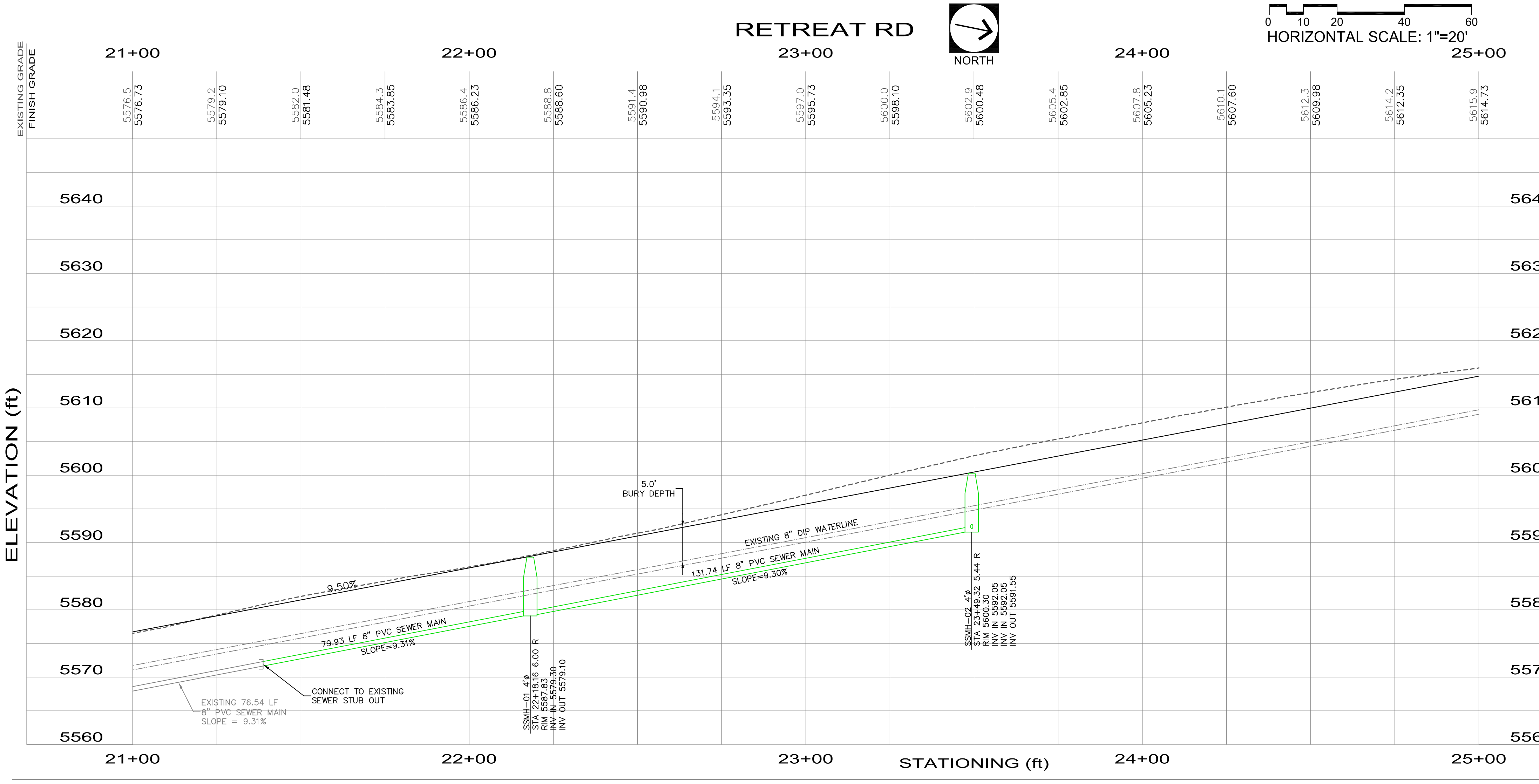
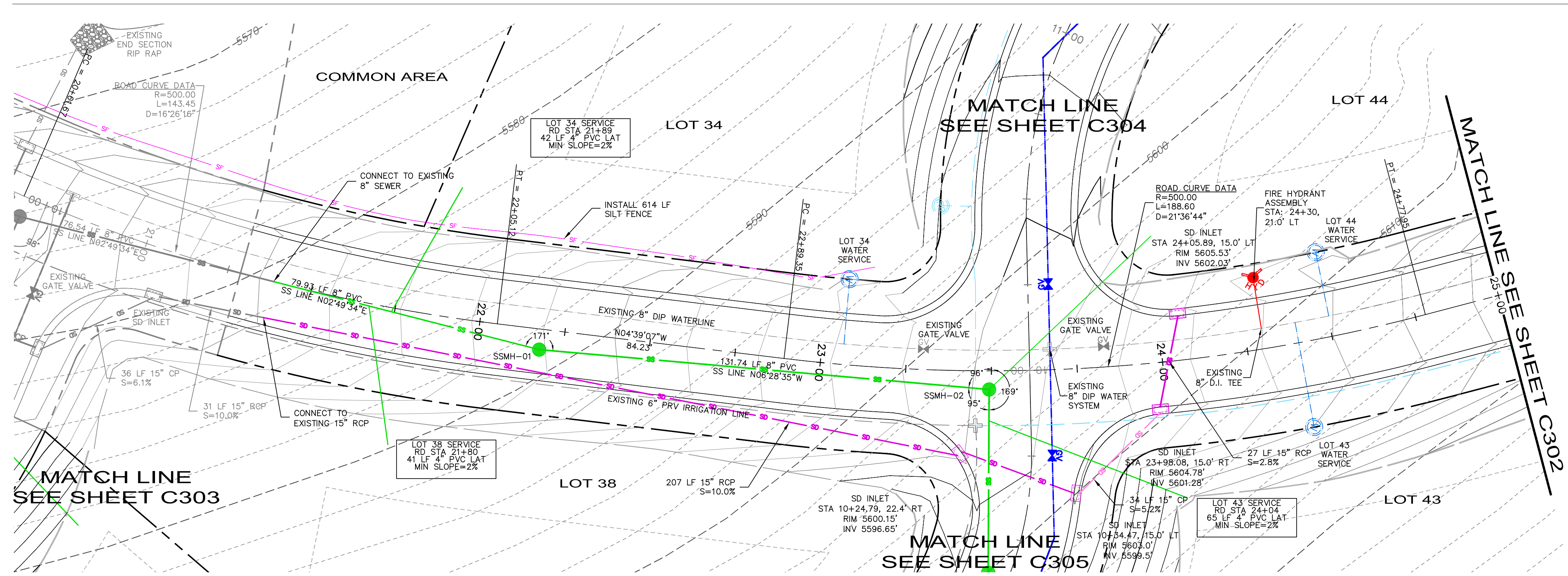
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REVIEW BY:	
PROJECT NO:	RETREAT - PH 3
ISSUE:	1ST SUBMITTAL
REVISIONS:	

SHEET TITLE:
EROSION CONTROL AND GRADING PLAN

SHEET NUMBER:
C203

path: M:\10_MDS101_Eng\1097_LDS\Wolf Creek\04_Design\RETREAT PH3
 file names: C301-RCP-PRO-RD2-Rowg J Plot Date: August 26, 2013 J plotted by: Kristian



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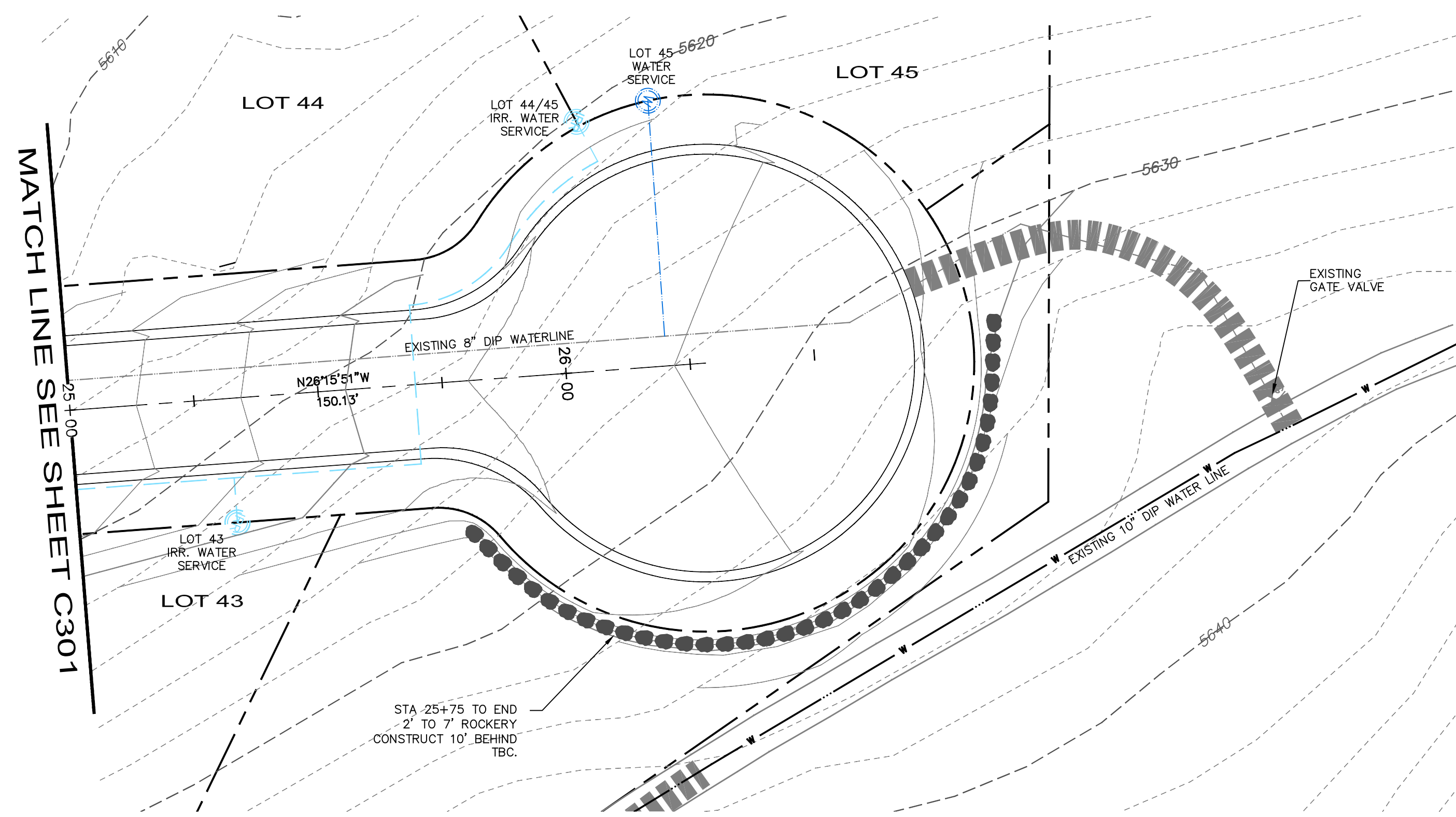
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PROJECT NO:	RETREAT - PH 3
ISSUE:	1ST SUBMITTAL

REVISIONS:
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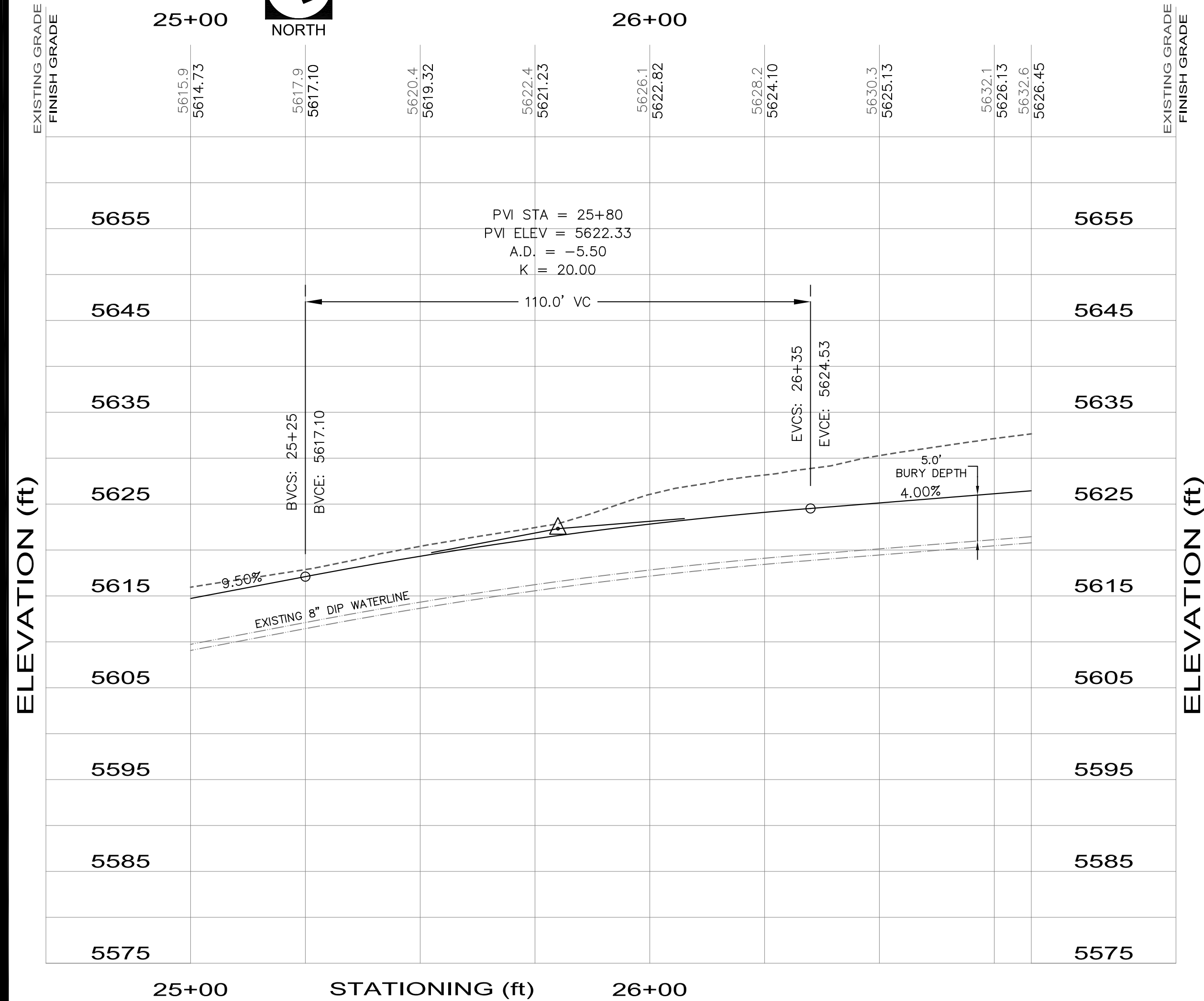
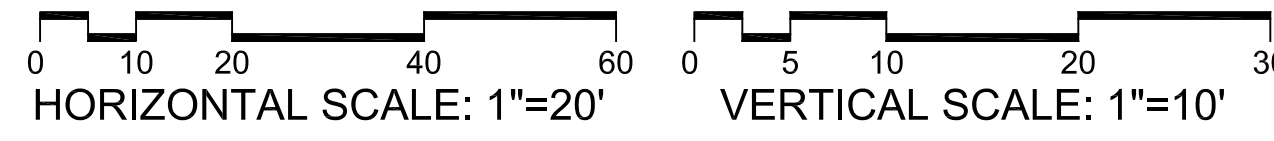
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**RETREAT RD
 PLAN & PROFILE
 STA 21+00 - 25+00**

SHEET NUMBER:
C301

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RETREAT RD



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LEWIS HOMES, INC.
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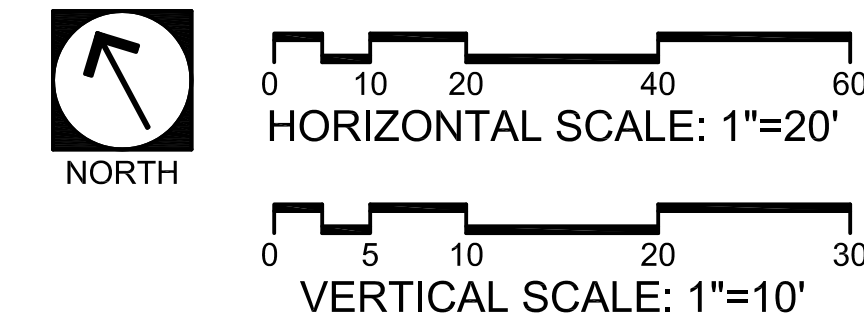
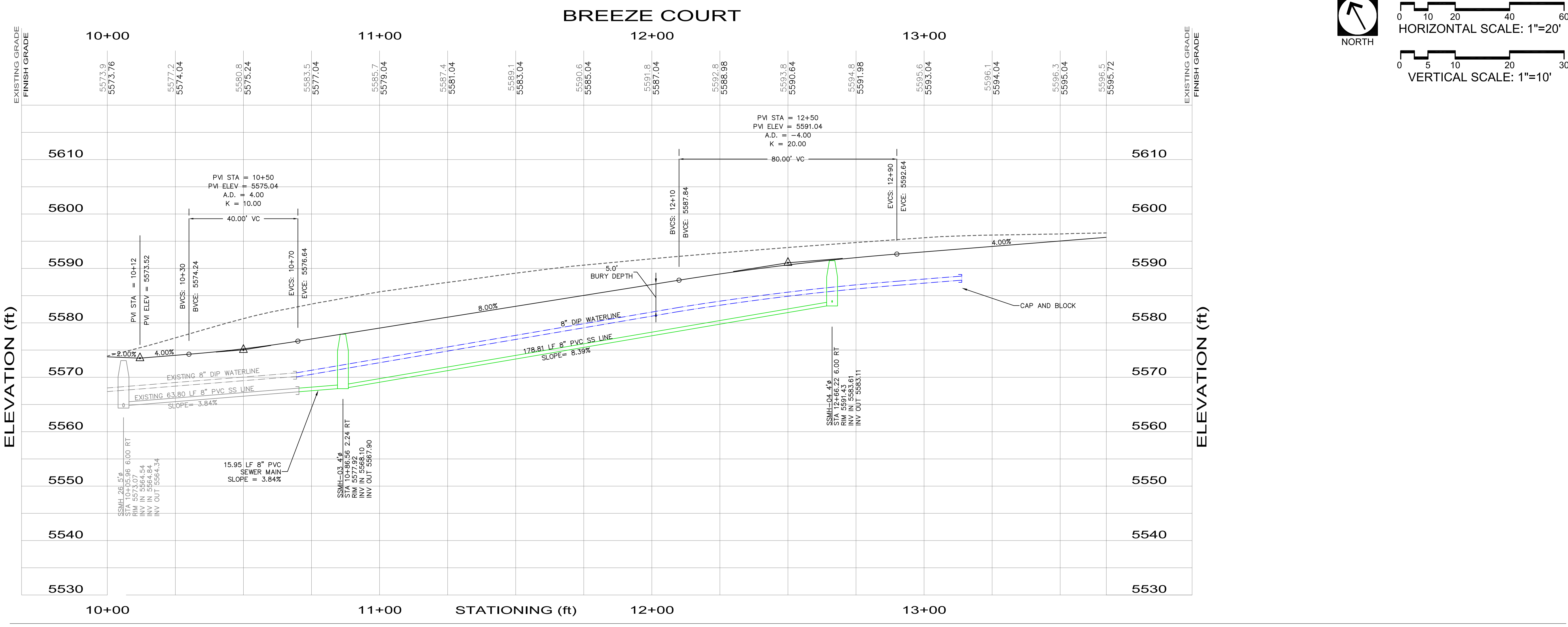
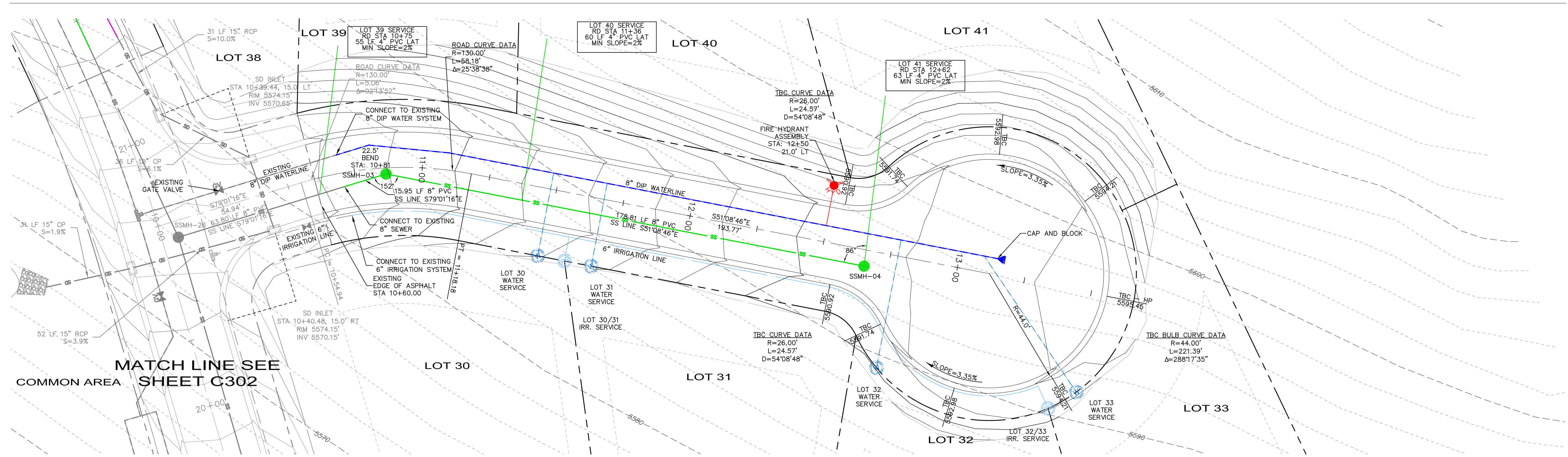
NOT FOR
CONSTRUCTION

DATE: AUGUST 26, 2013
DESIGN BY: KJM
DRAWN BY: KJM
REVIEW BY:
PROJECT NO: RETREAT - PH 3
ISSUE: 1ST SUBMITTAL

REVISIONS:
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SHEET TITLE:
RETREAT RD
PLAN & PROFILE
STA 25+00 - END

SHEET NUMBER:
C302



path: M:\101_MDS101_Eng\097_LDS\Wolf_Creek\04_Design\RETREAT PH3
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THE RETREAT - PHASE 2
BID SET

LEWIS HOMES, INC.
 5677 EAST ELKHORN DRIVE
 EDEN, UT 84310



MULHOLLAND
DEVELOPMENT SOLUTIONS
MAIL VOICEMAIL
P.O. BOX 680925 435.901.2940 - cell
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IN PERSON
5100 N. SILVER SPRINGS ROAD
PARK CITY, UTAH 84098
kristian@mulholland-development.com

NOT FOR
 CONSTRUCTION

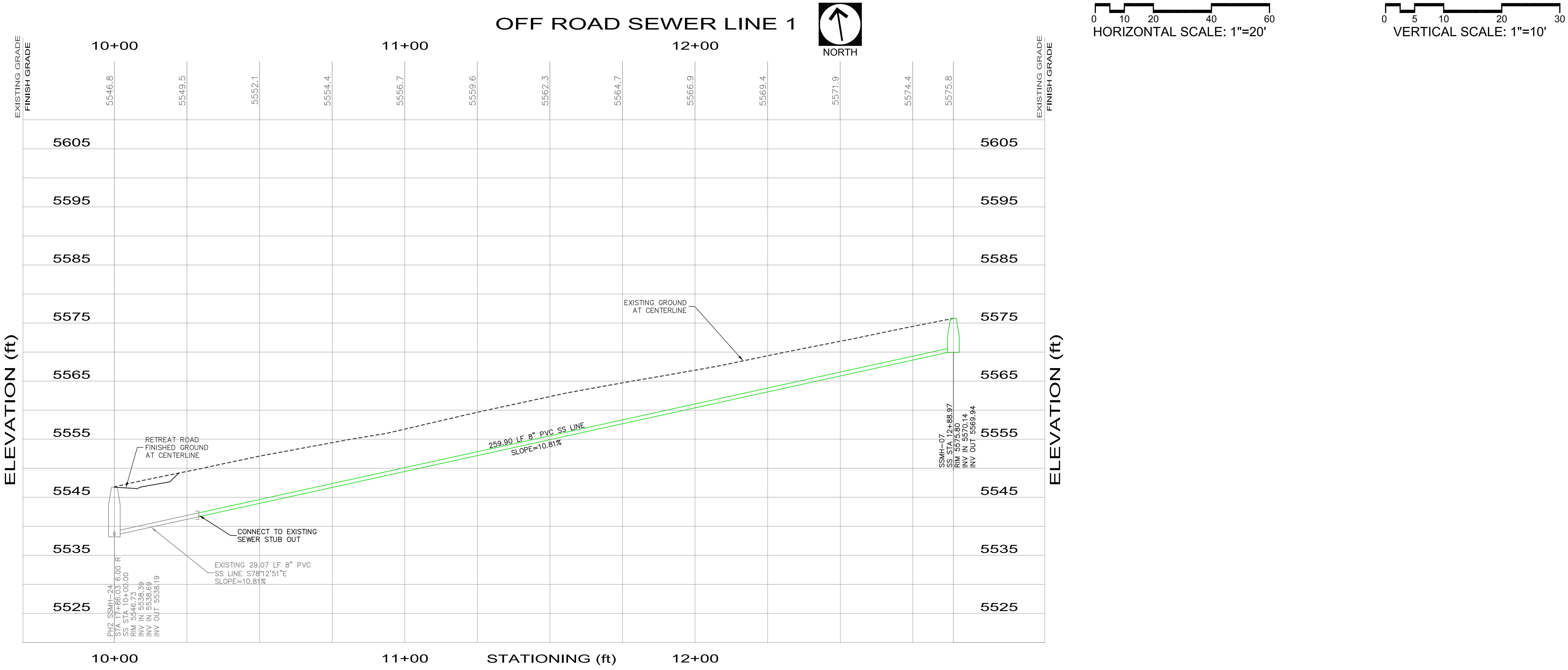
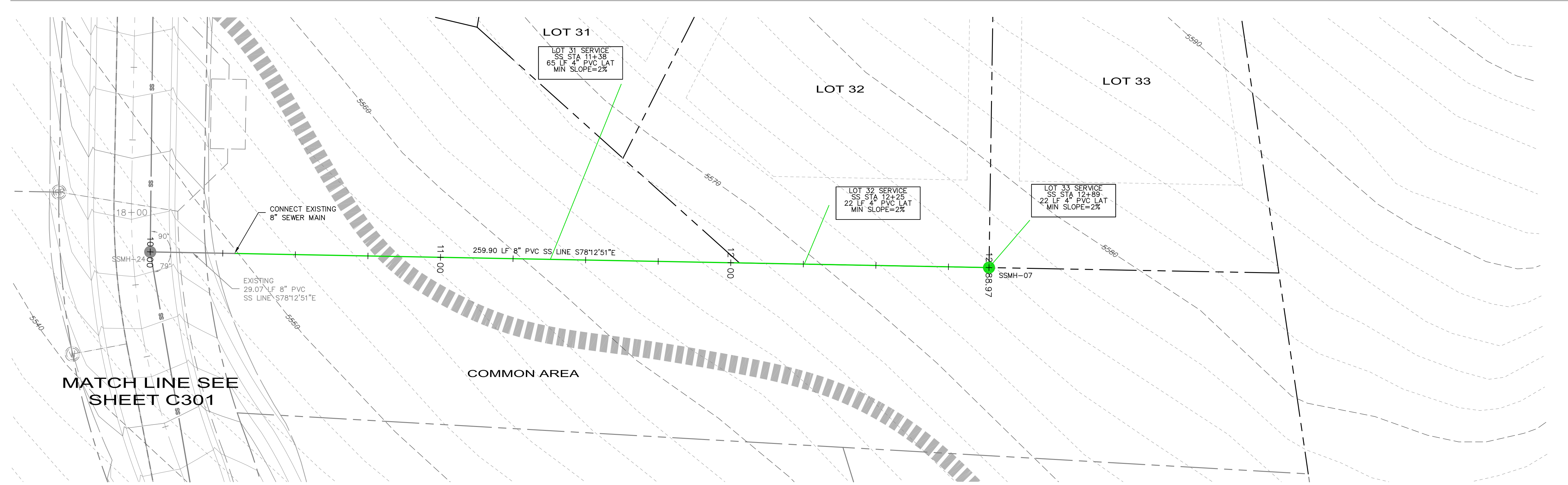
DATE: JULY 2, 2013
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 DRAWN BY: KJM
 REVIEW BY:
 PROJECT NO: RETREAT - PH 2
 ISSUE: BID SET

REVISIONS:
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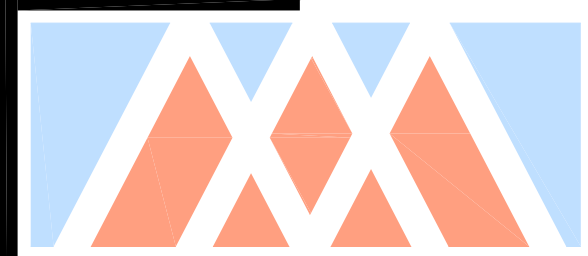
SHEET TITLE:
BREEZE COURT
PLAN & PROFILE
STA 10+00 - 10+60

SHEET NUMBER:
C303

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 file name: C401-RPHD-SS-BKL.dwg | plot date: August 26, 2013 | plotted by: Kristian



THE RETREAT - PHASE 3
 1ST SUBMITTAL



MULHOLLAND
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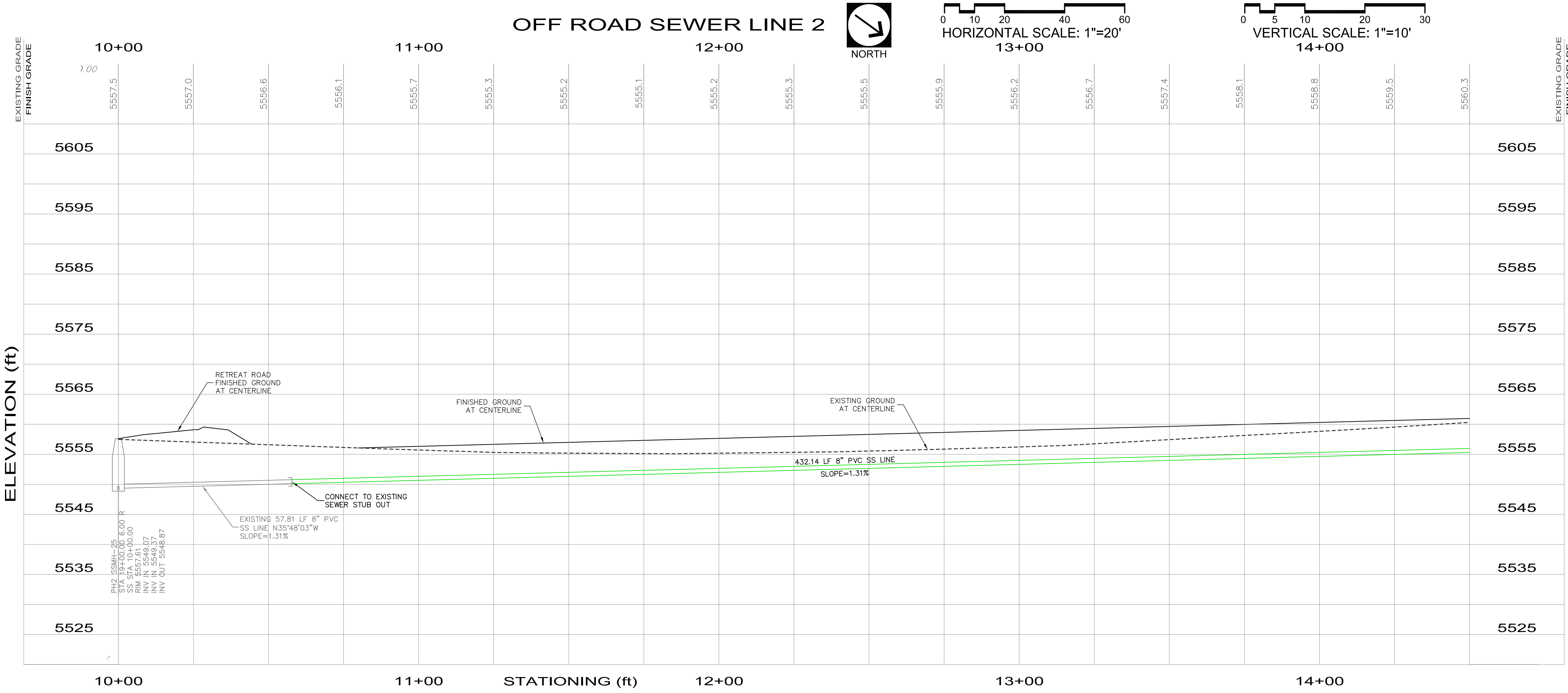
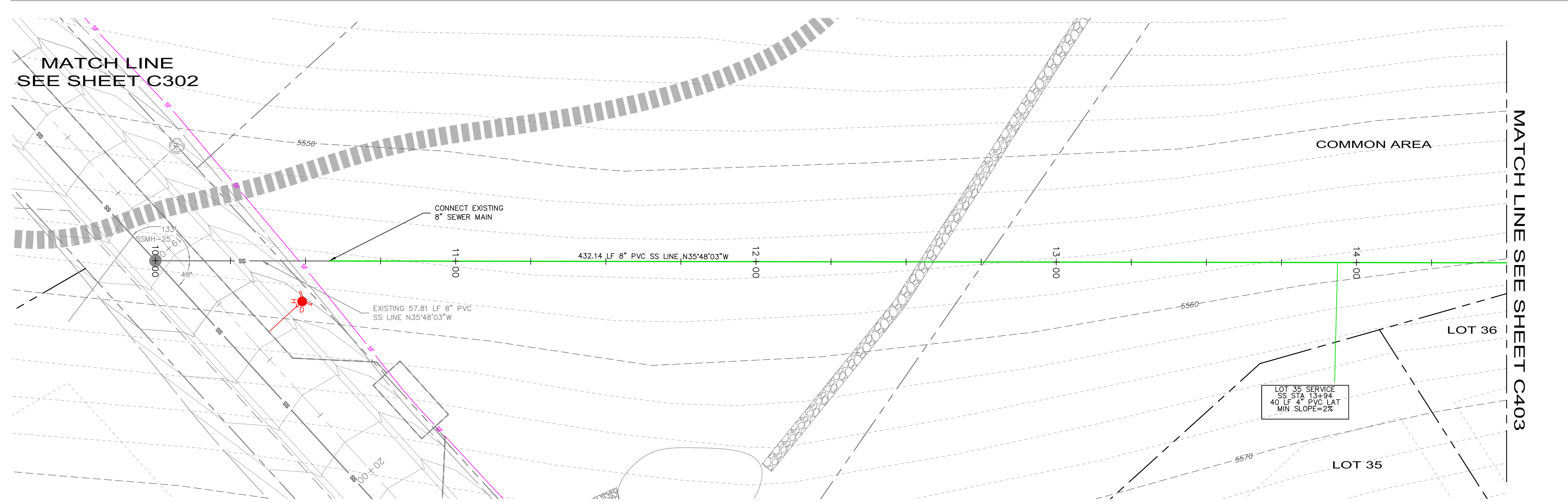
NOT FOR
 CONSTRUCTION

DATE:	AUGUST 26, 2013
DESIGN BY:	KJM
DRAWN BY:	KJM
REVIEW BY:	
PROJECT NO:	RETREAT - PH 3
ISSUE:	1ST SUBMITTAL
REVISIONS:	

SHEET TITLE:
 OFF ROAD SEWER
 PLAN & PROFILE

SHEET NUMBER:
C401

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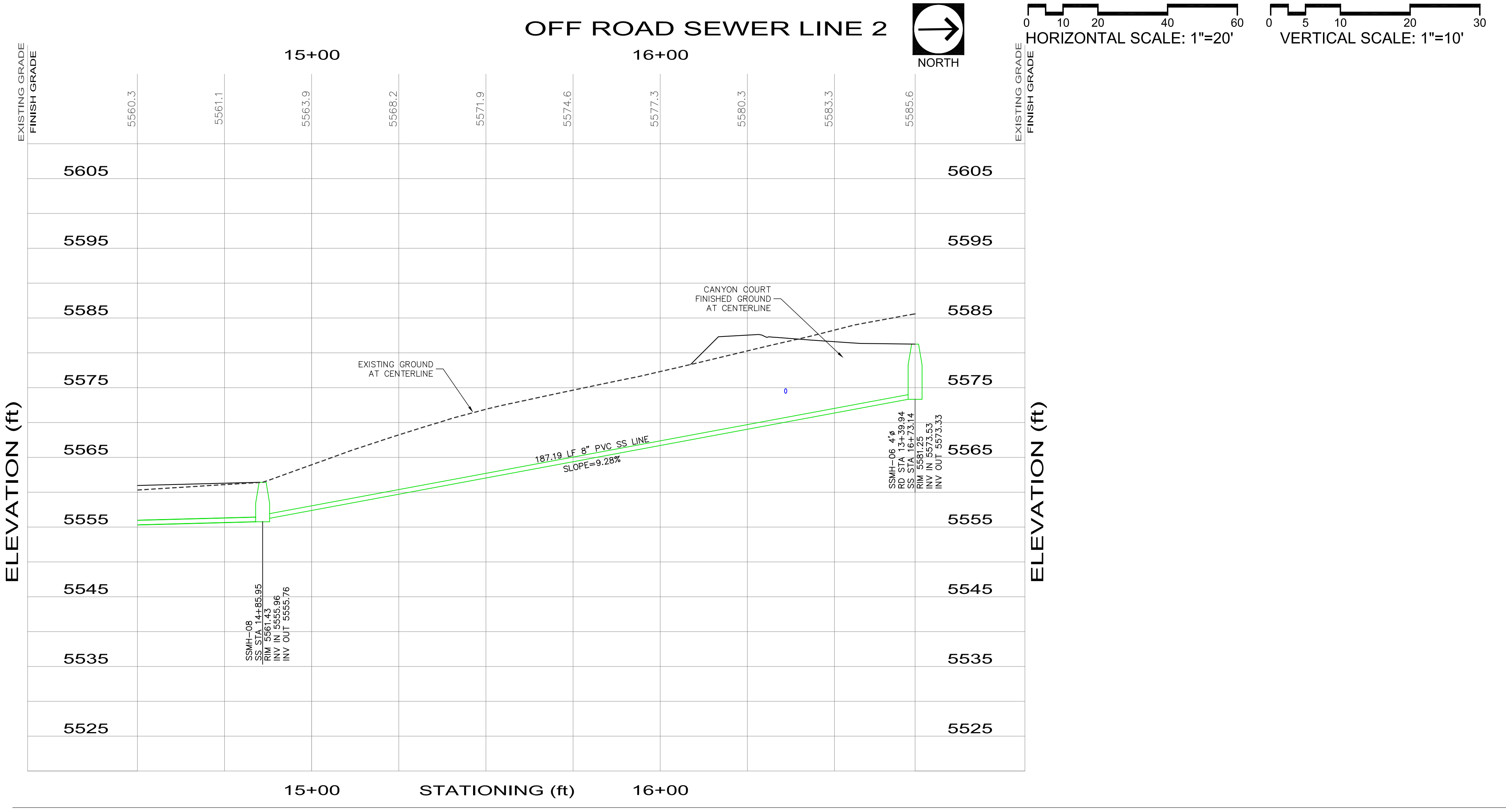
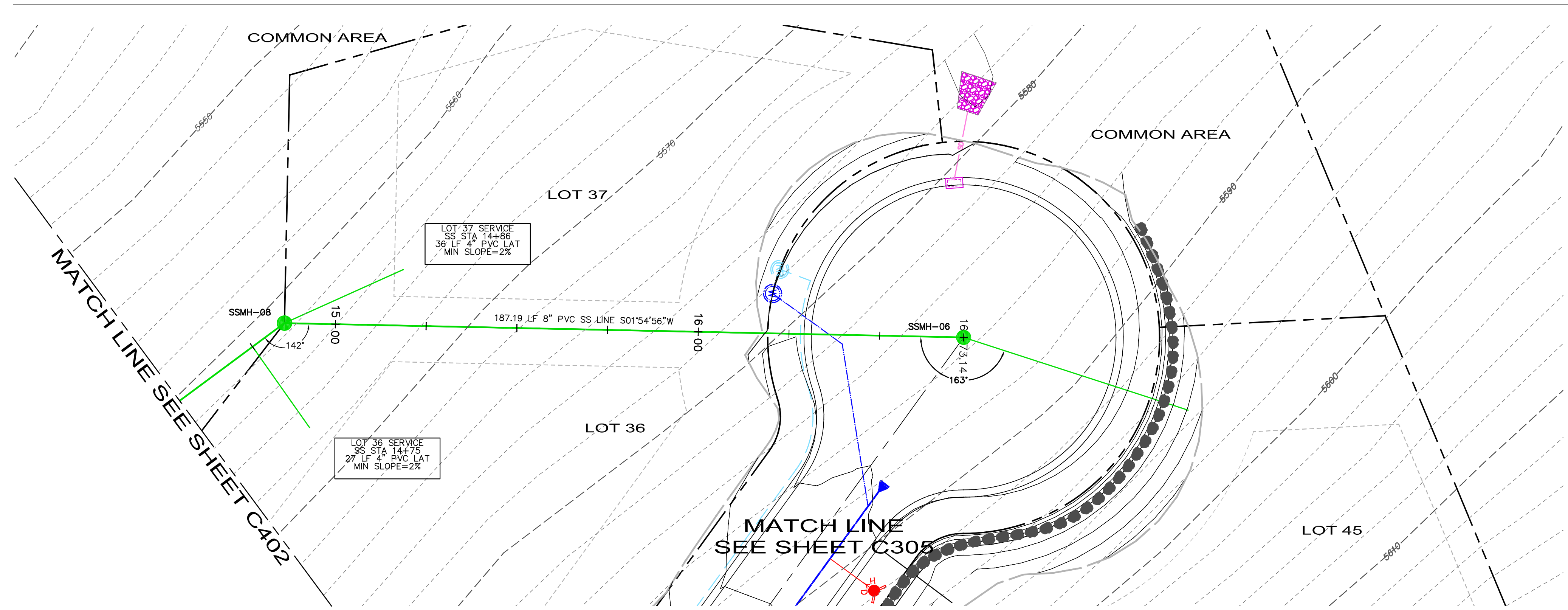
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SHEET TITLE:
OFF ROAD SEWER
PLAN & PROFILE
STA 10+00 - 14+50

SHEET NUMBER:
C402

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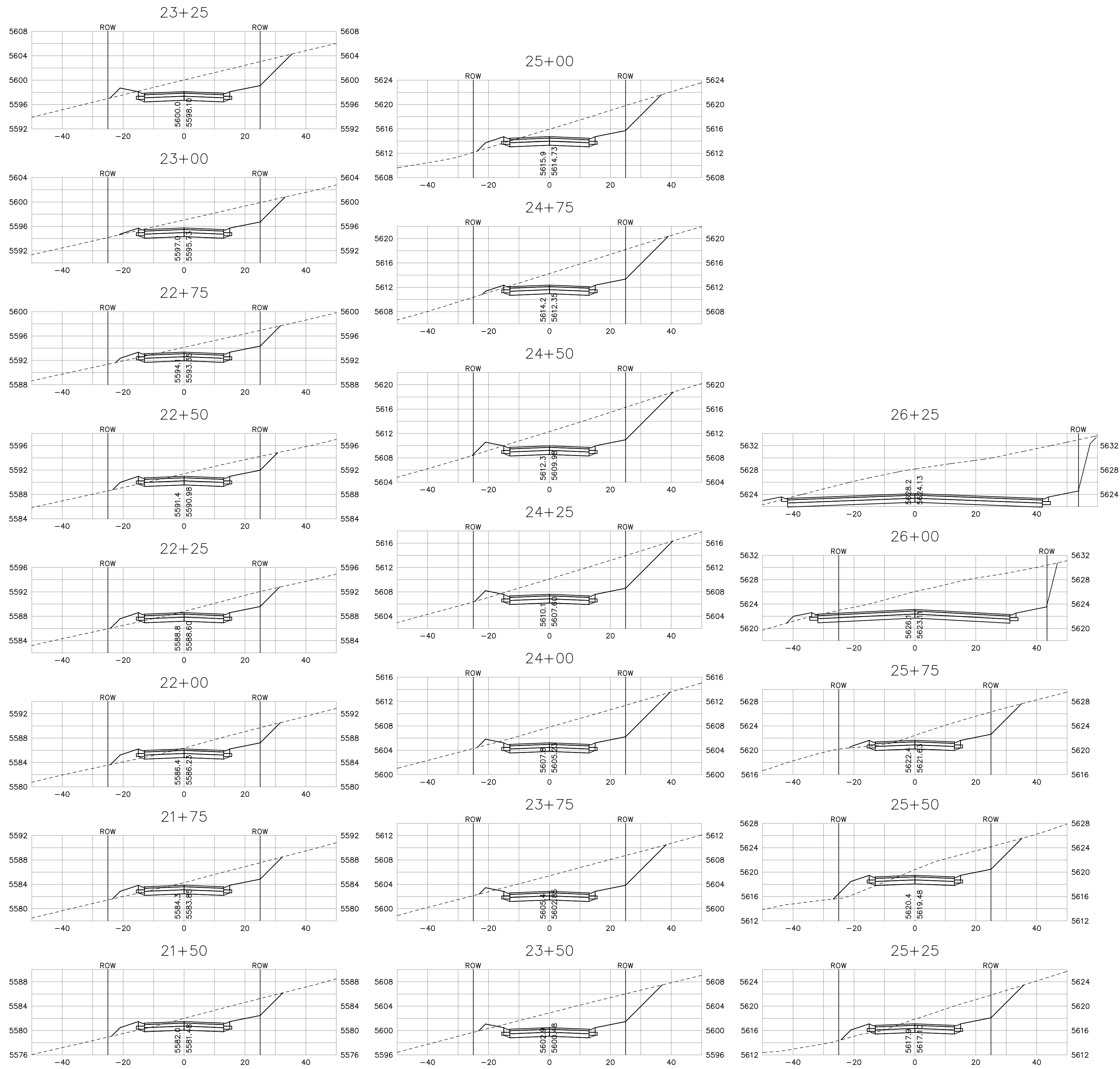
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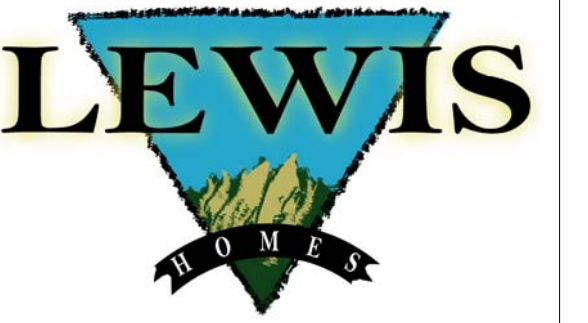
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**OFF ROAD SEWER
 PLAN & PROFILE
 STA 14+50 - END**

SHEET NUMBER:
C403

RETREAT RD

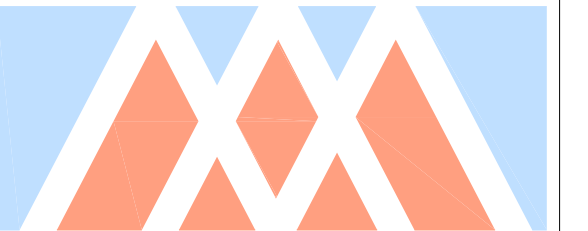


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SHEET TITLE:
**RETREAT RD
CROSS SECTIONS**

SHEET NUMBER:
C501

SCALE
1"=20' HORIZONTAL
1"=10' VERTICAL

BREEZE COURT

CANYON COURT



LEWIS HOMES, INC.
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THE RETREAT - PHASE 3 1ST SUBMITTAL



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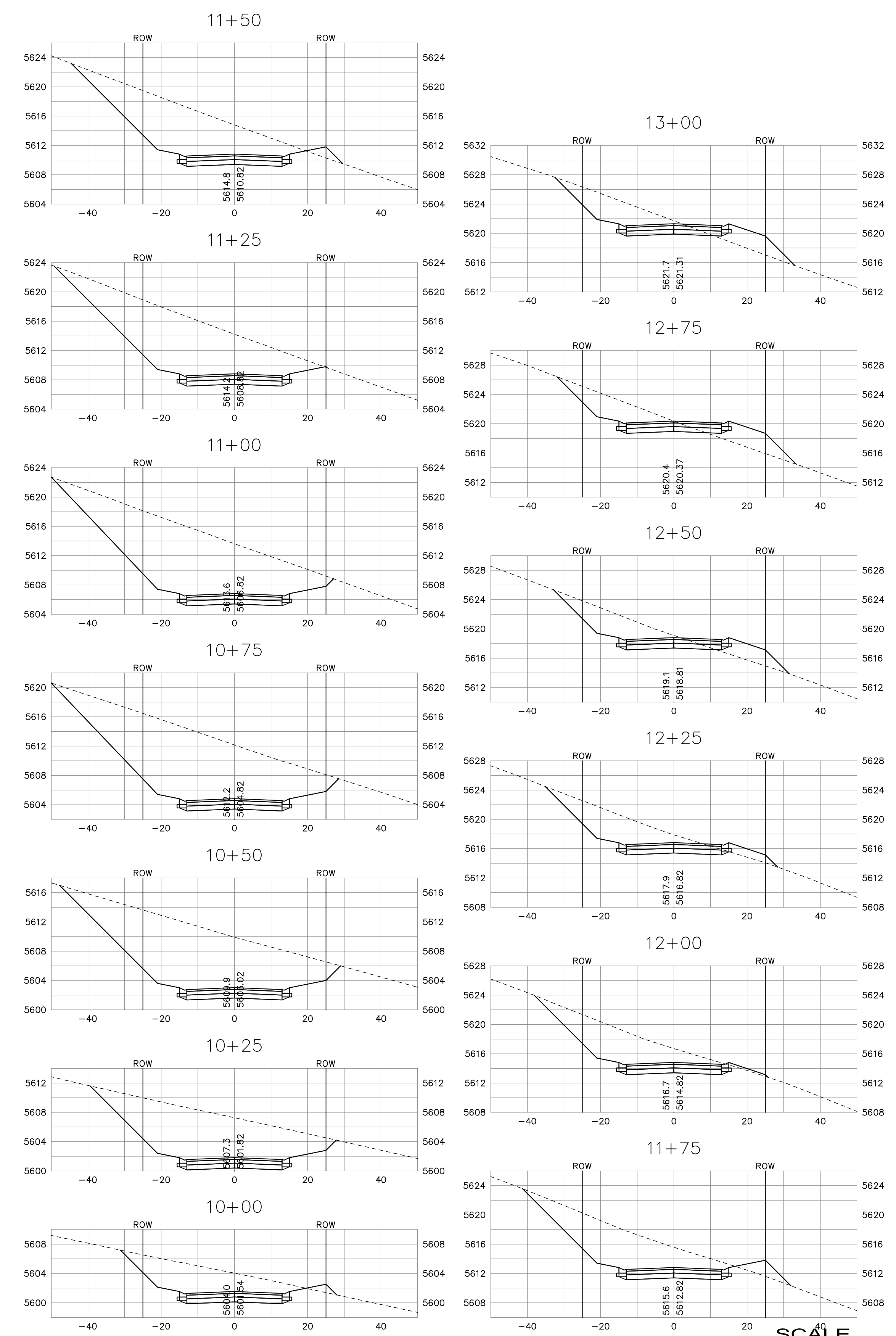
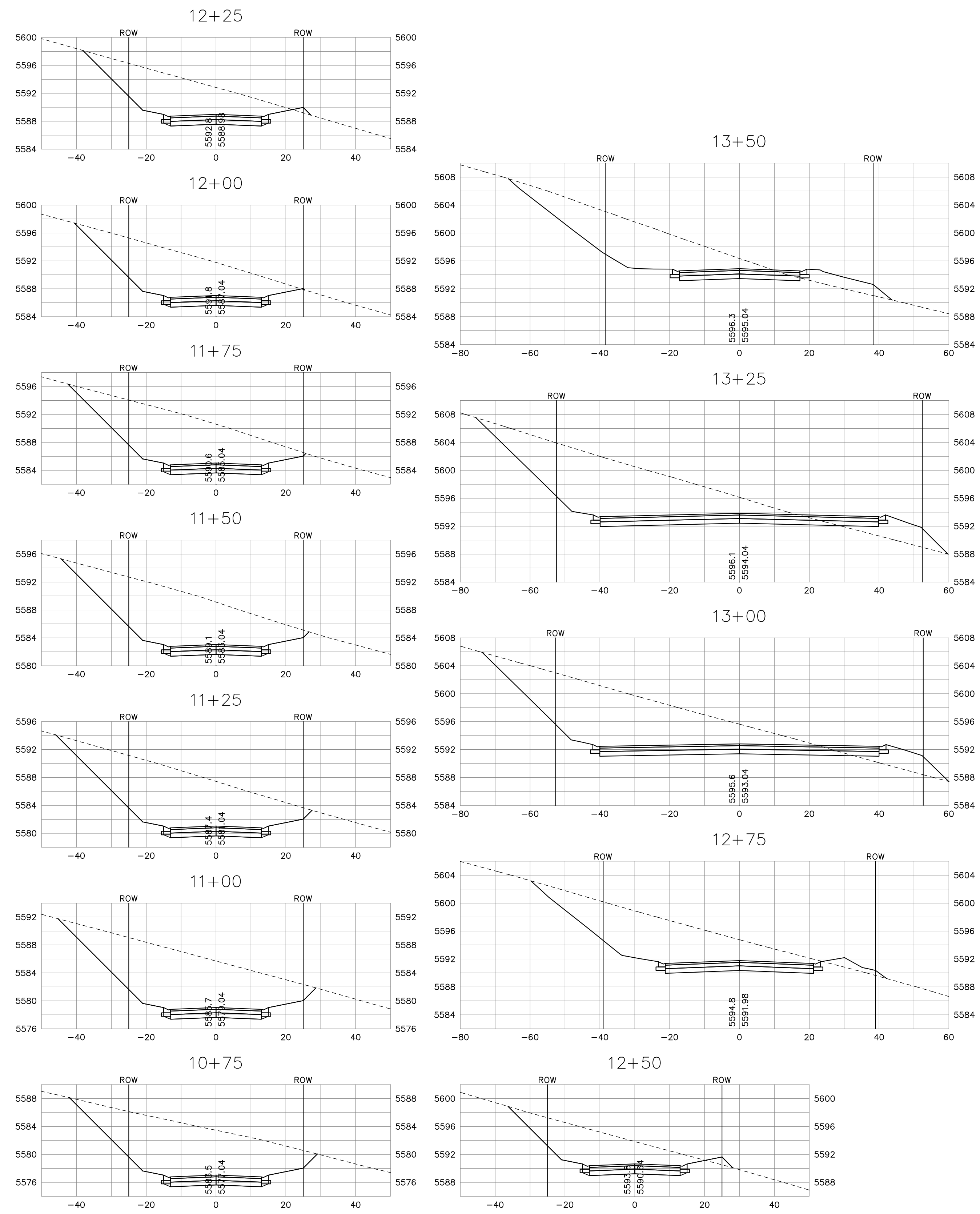
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REVISIONS:	

SHEET TITLE:
**BREEZE COURT /
CANYON COURT
CROSS SECTIONS**

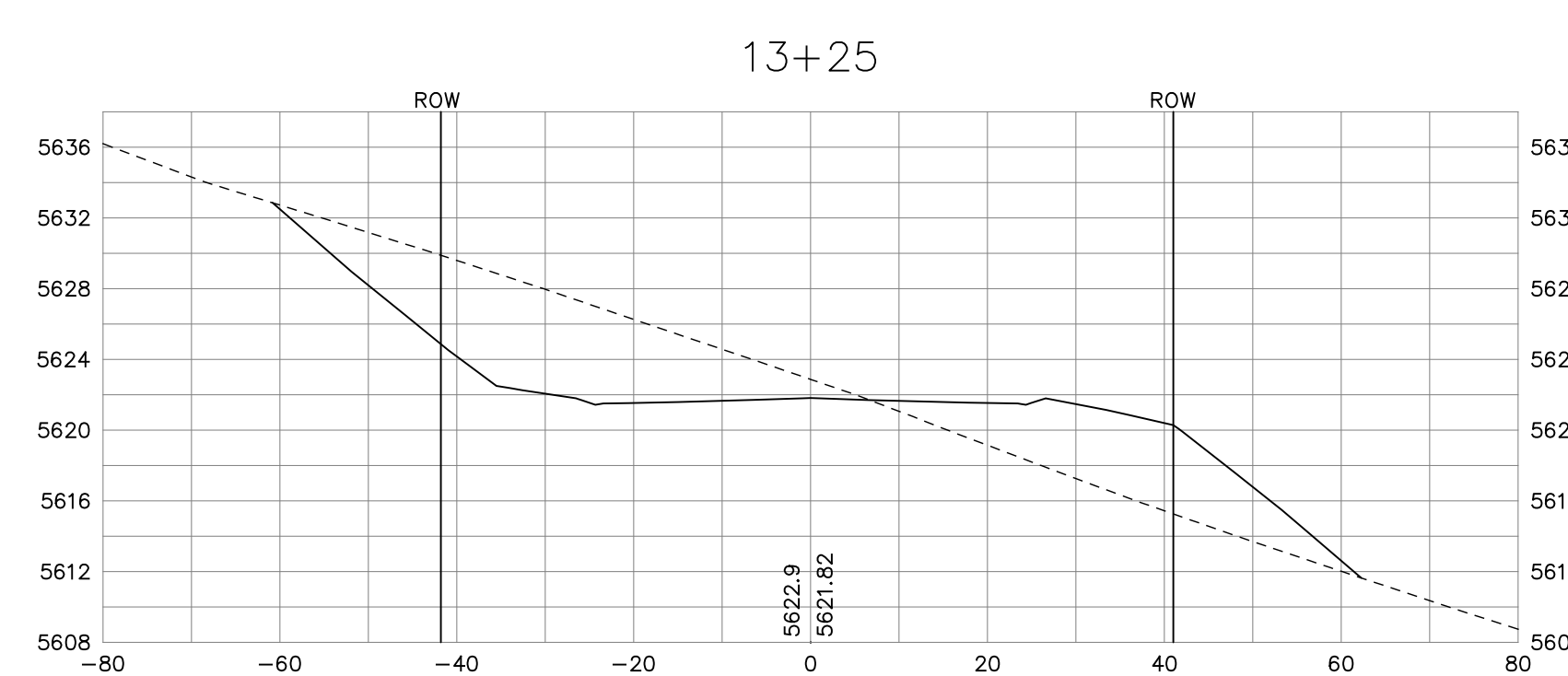
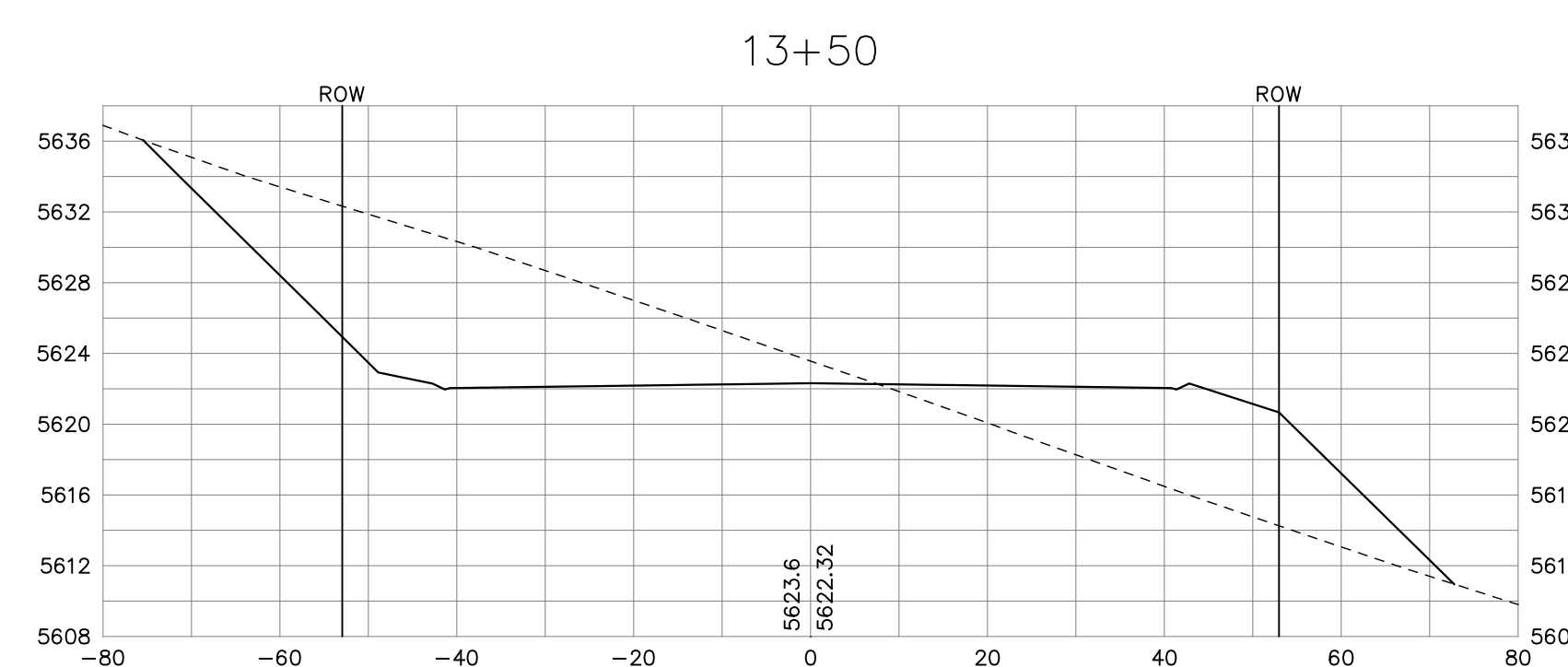
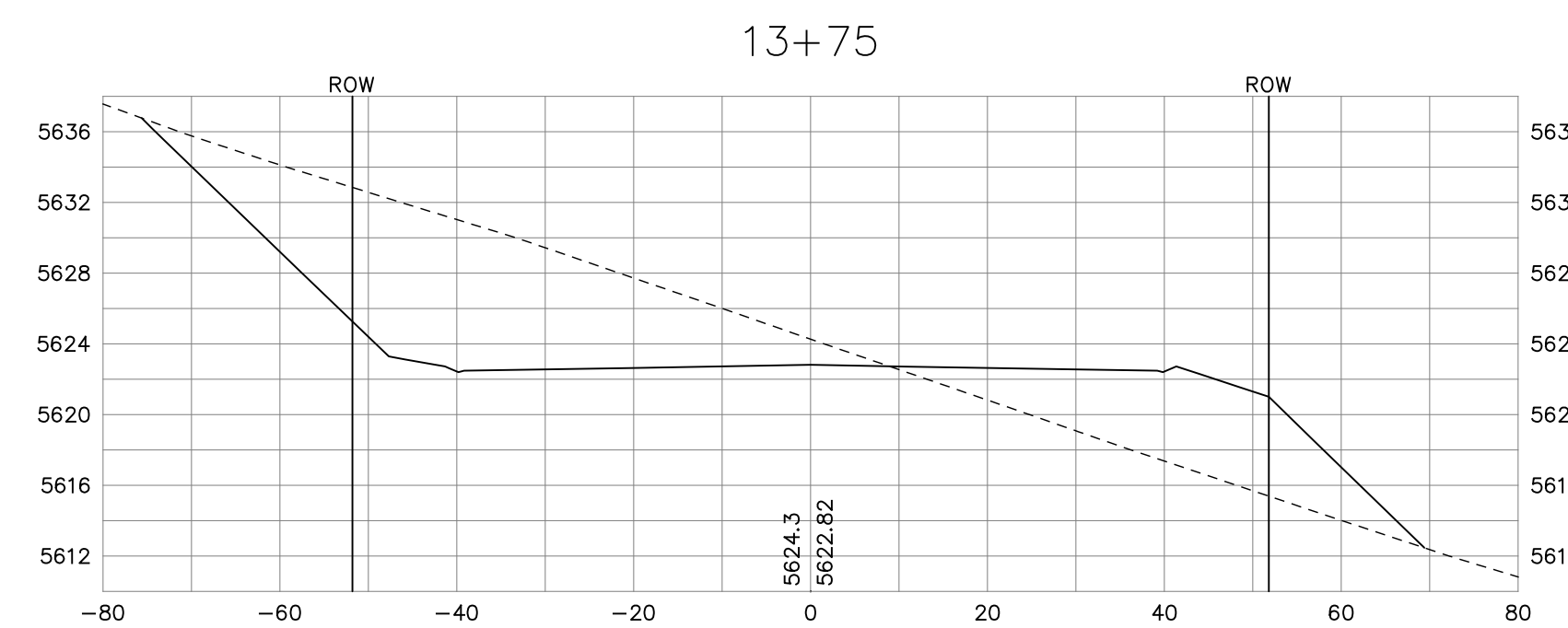
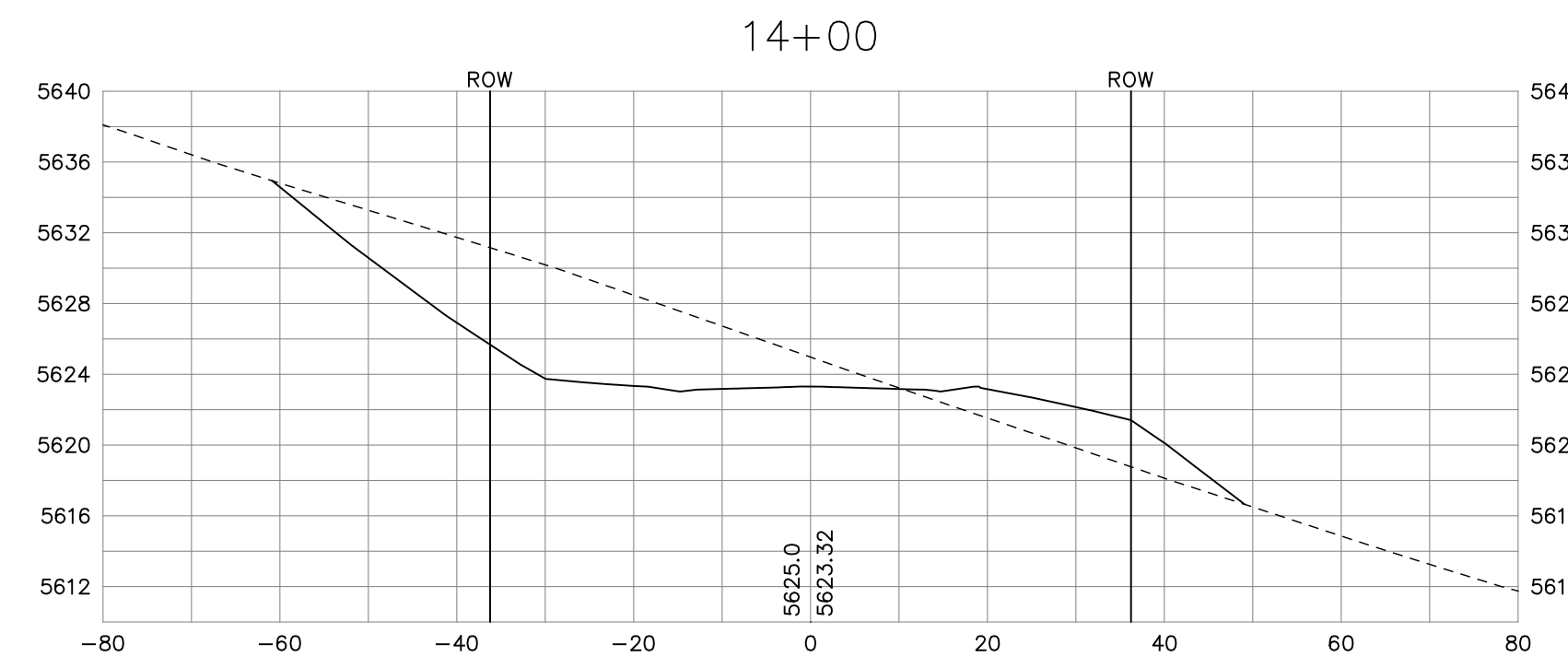
SHEET NUMBER:
C502



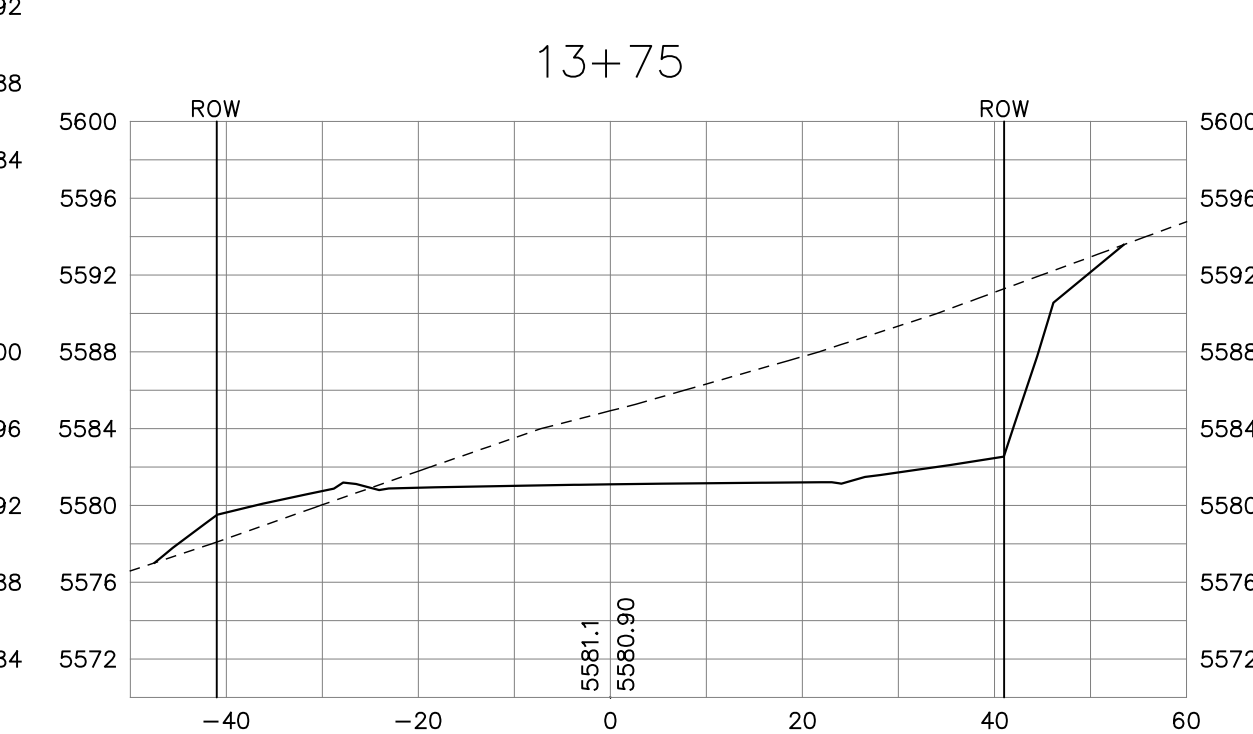
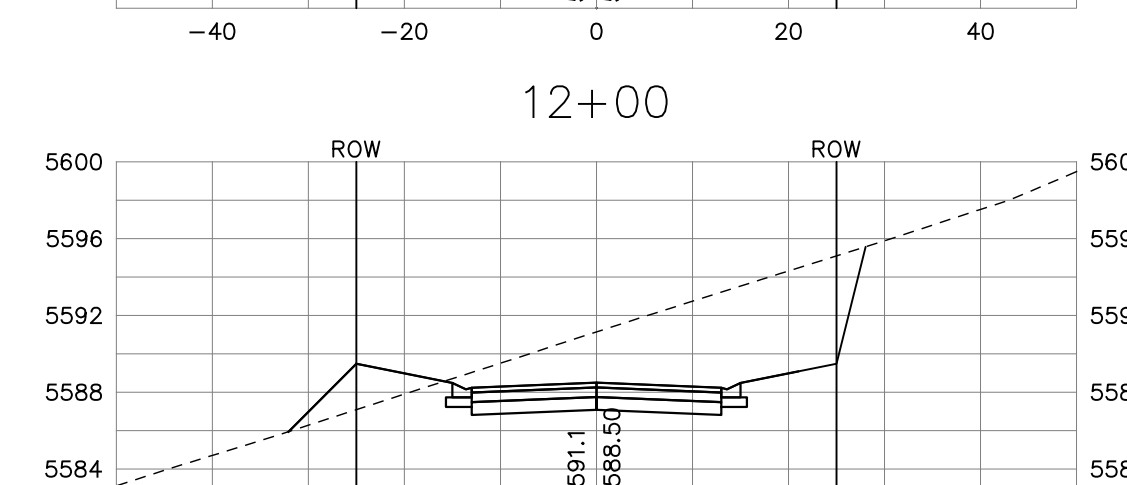
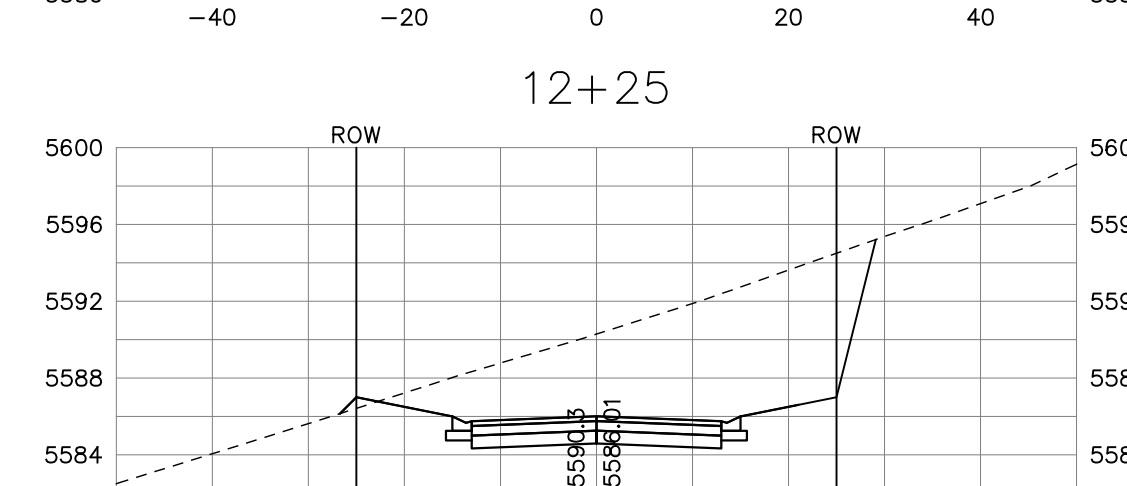
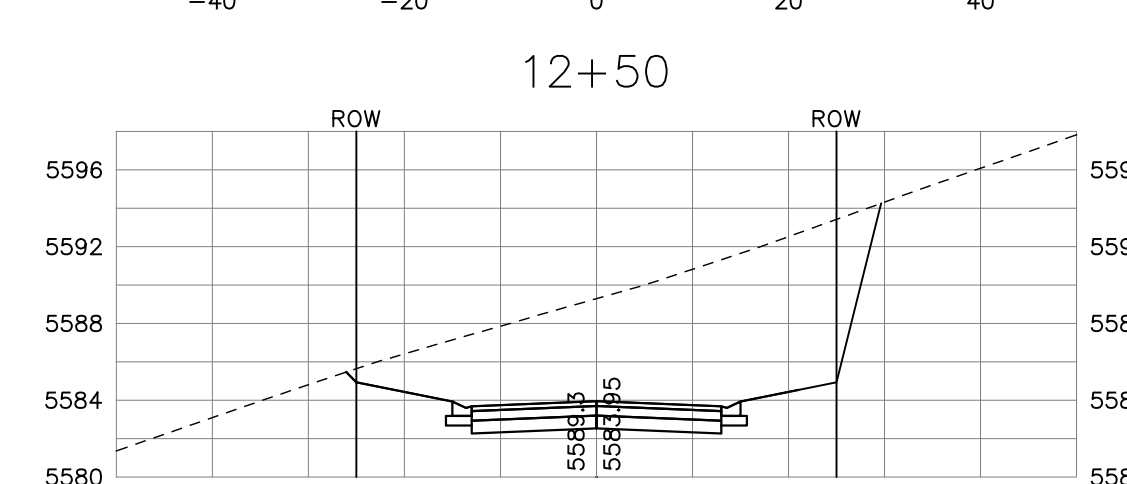
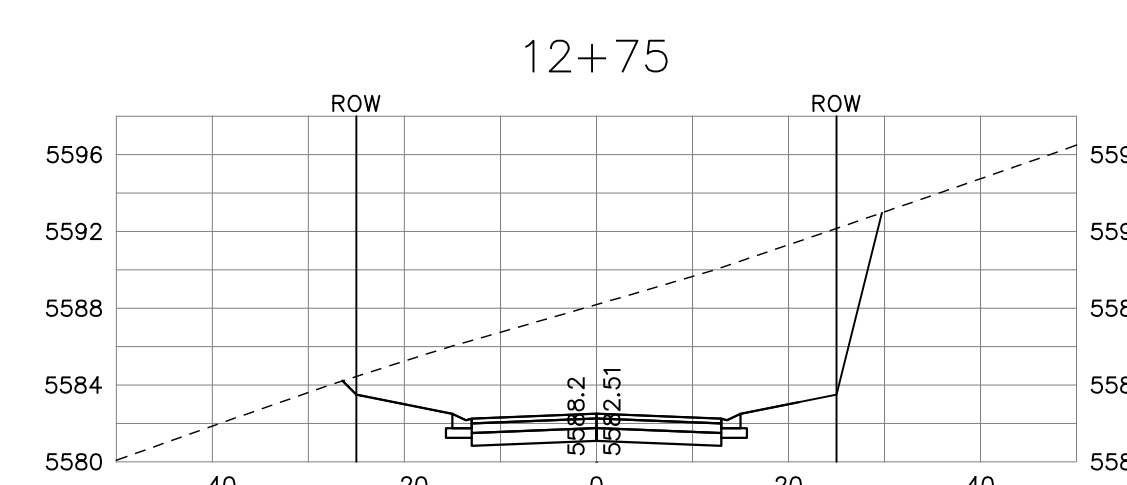
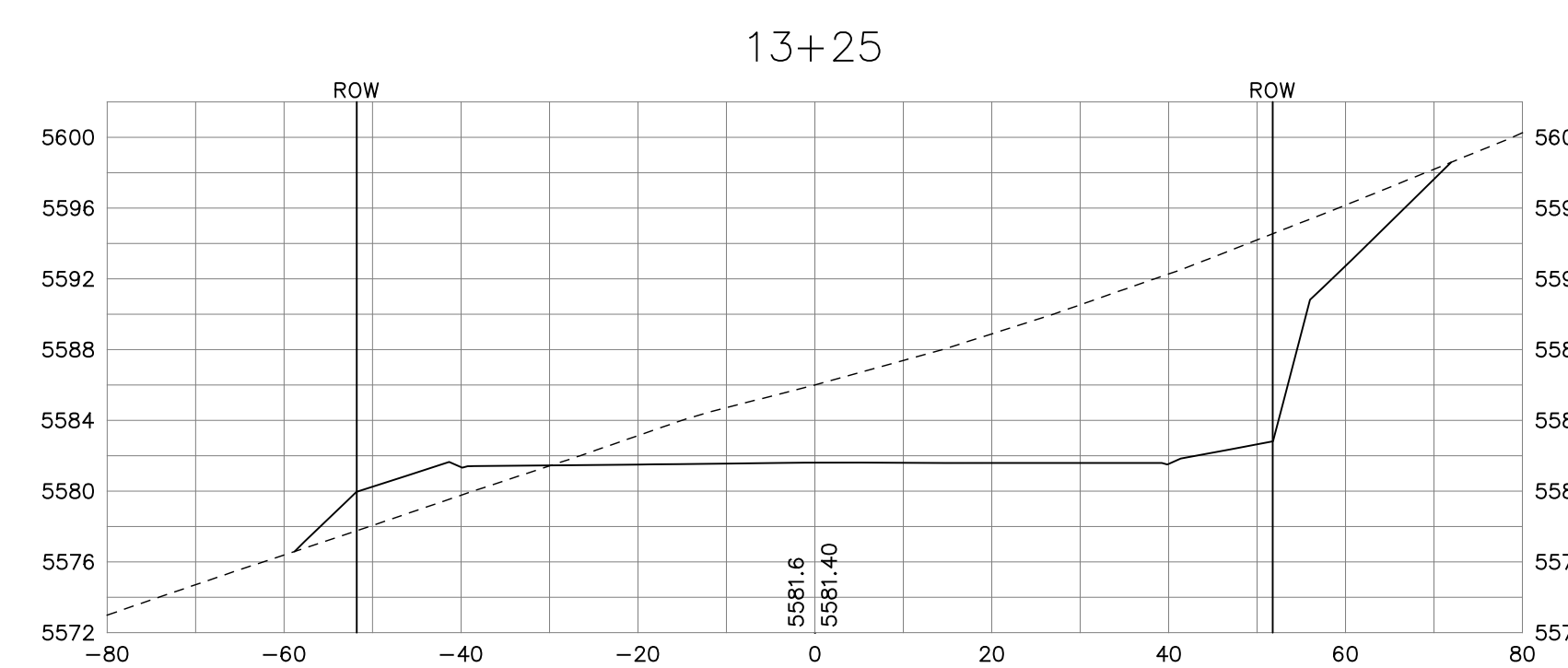
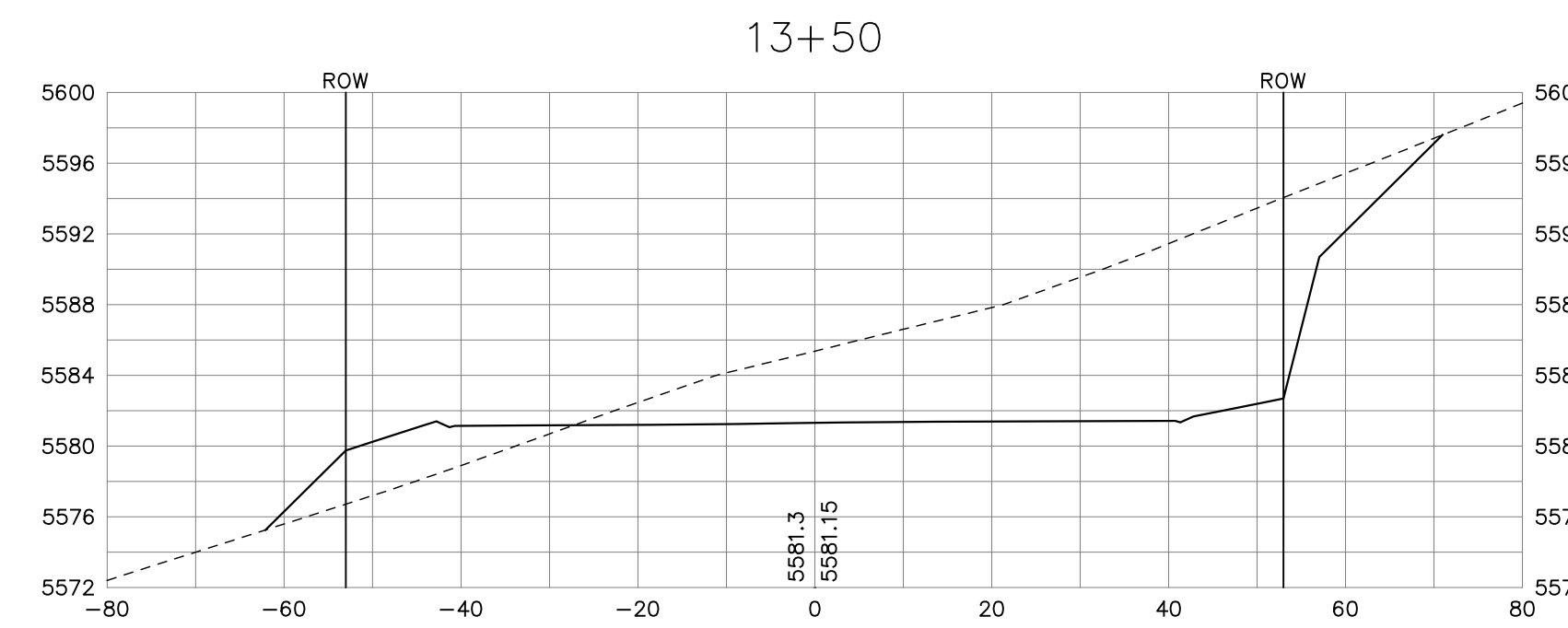
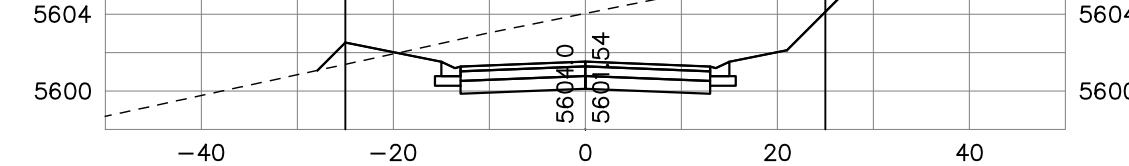
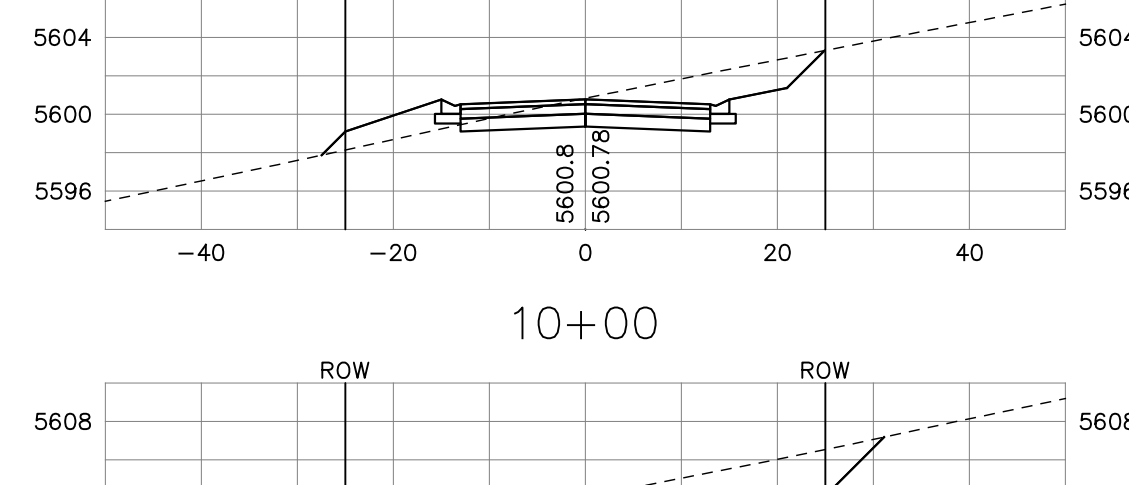
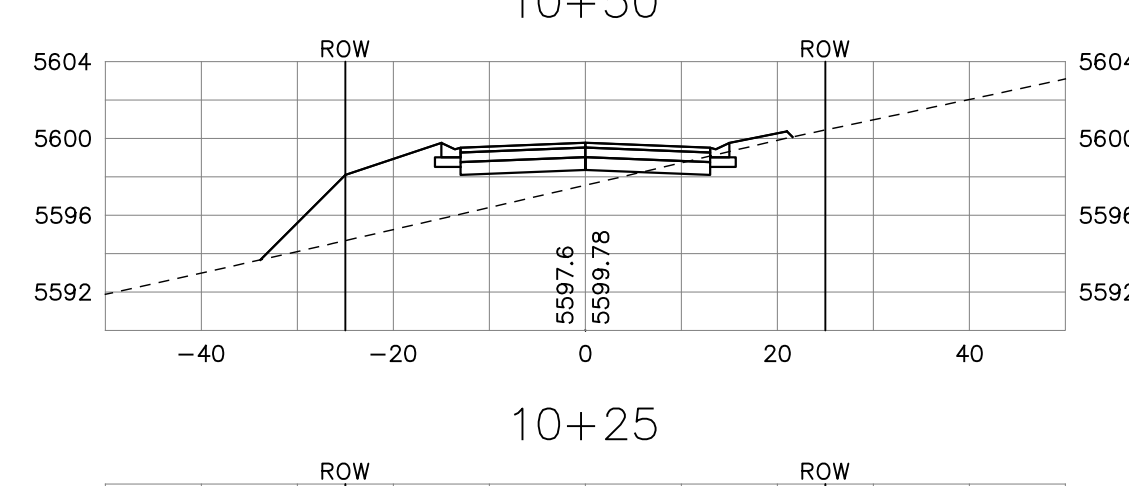
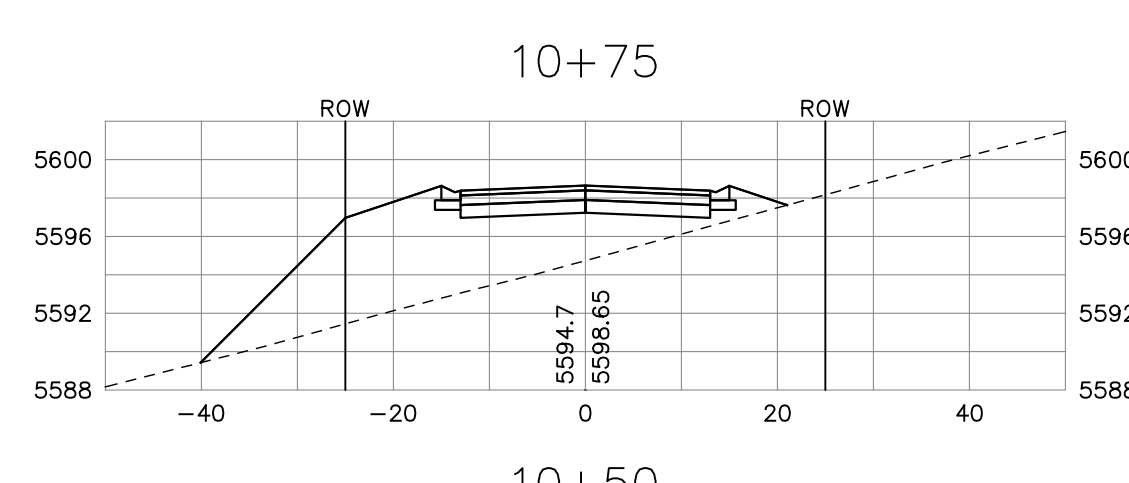
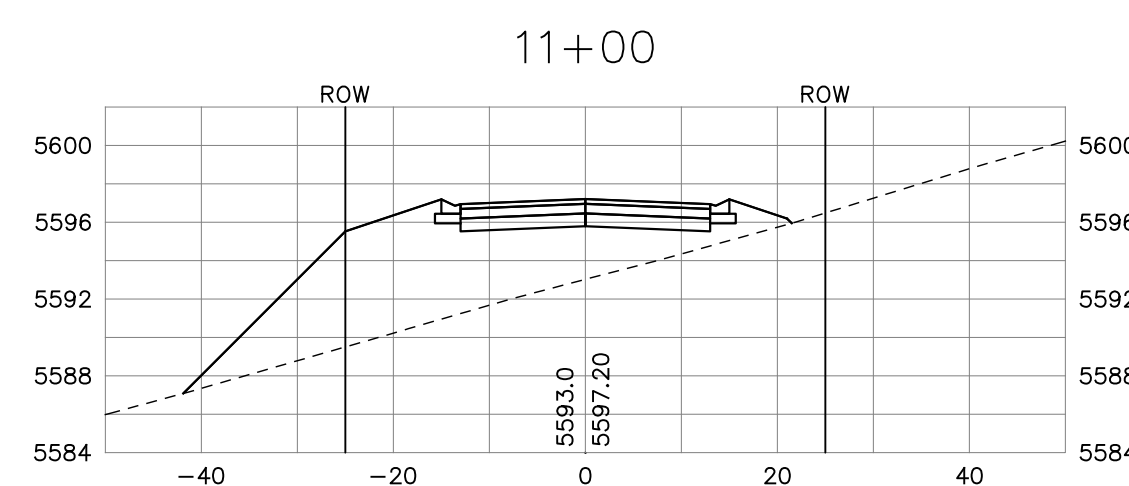
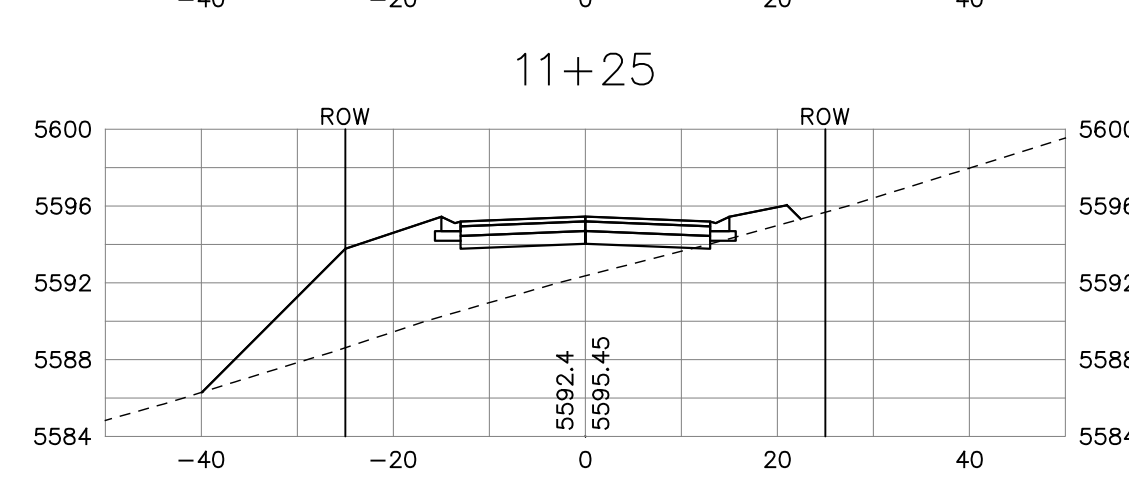
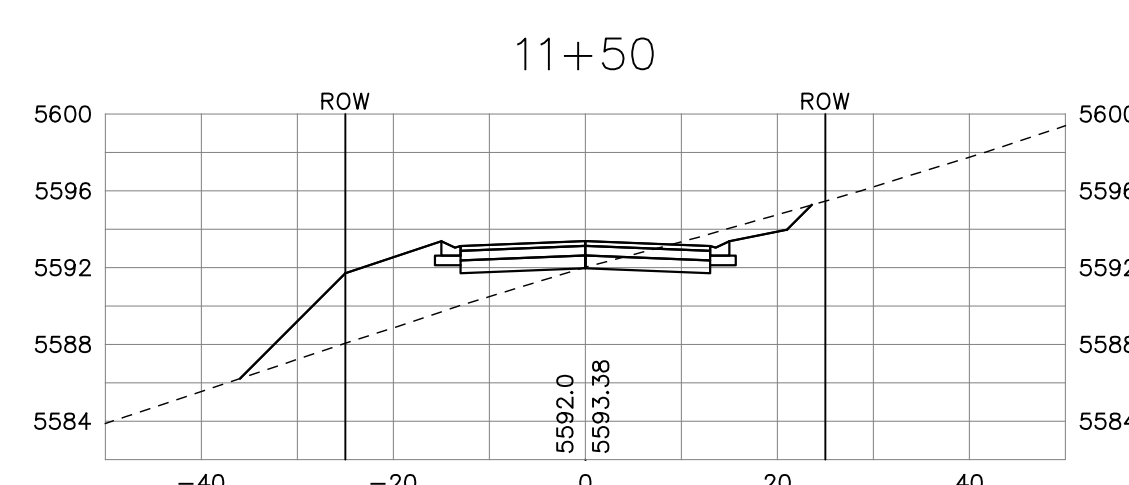
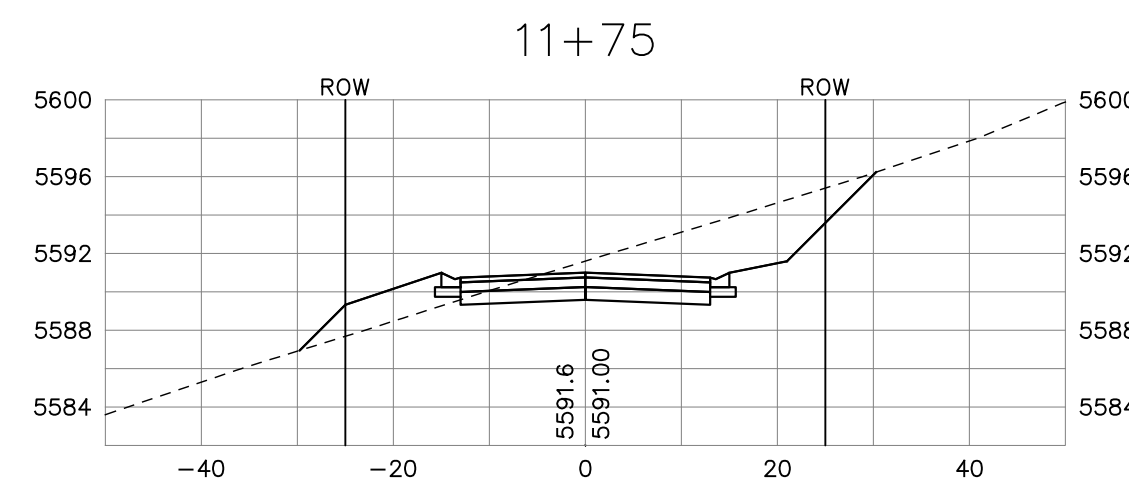
SCALE
1"=20' HORIZONTAL
1"=10' VERTICAL

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CANYON COURT



CANYON COURT

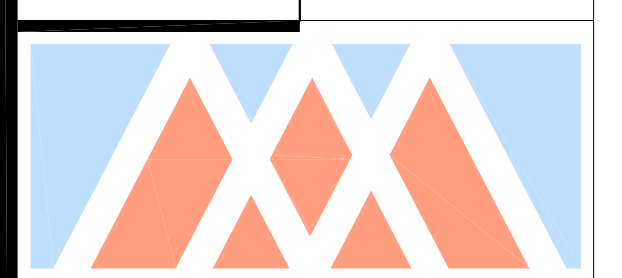


SCALE
1"=20' HORIZONTAL
1"=10' VERTICAL



LEWIS HOMES, INC.
5677 EAST ELK HORN DRIVE
EDEN, UT 84310

THE RETREAT - PHASE 3
1ST SUBMITTAL



MAIL: BOX 680925 VOICE: 435.901.2940
PARK CITY, UTAH 84068 435.615.6550 - office
435.615.6546 - fax
IN PERSON: 5160 N. SILVER SPRINGS ROAD
PARK CITY, UTAH 84098
kristlang@mulhollanddevelopment.com

NOT FOR CONSTRUCTION

DATE:	AUGUST 26, 2013
DESIGN BY:	KJM
DRAWN BY:	KJM
REVIEW BY:	
PROJECT NO:	RETREAT - PH 3
ISSUE:	1ST SUBMITTAL
REVISIONS:	

SHEET TITLE:
CANYON COURT
CROSS SECTIONS

SHEET NUMBER:
C503

path: M:\01_MDS10_Eng\097_LDG\Wolf_Creek\04_Design\RETREAT_PH3\ file names: C501-1PH3-XSEC.dwg | plot date: August 26, 2013 | plotted by: owner



LEWIS HOMES, INC.
5677 EAST EULKORN DRIVE
EDEN, UT 84310

**THE RETREAT - PHASE 3
1ST SUBMITTAL**



MULHOLLAND DEVELOPMENT SOLUTIONS

MAIL: P.O. BOX 680925, PARK CITY, UTAH 84068
VOICE: 435.901.2940 - cell 435.615.6550 - office 435.615.6546 - fax

IN PERSON: 5100 N. SILVER SPRINGS ROAD, PARK CITY, UTAH 84098

kristian@mulholland-development.com

NOT FOR CONSTRUCTION

DATE: AUGUST 26, 2013

DESIGN BY: KJM

DRAWN BY: KJM

REVIEW BY:

PROJECT NO: RETREAT - PH 3

ISSUE: 1ST SUBMITTAL

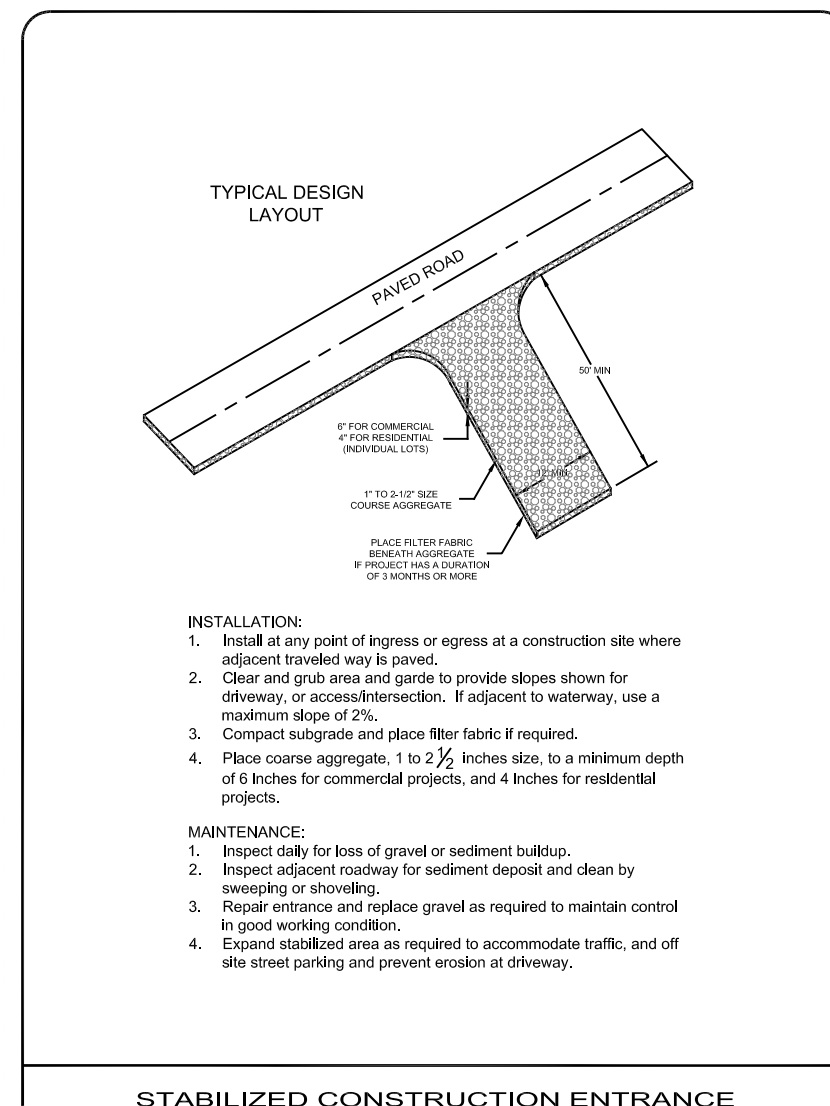
REVISIONS:

SHEET TITLE:

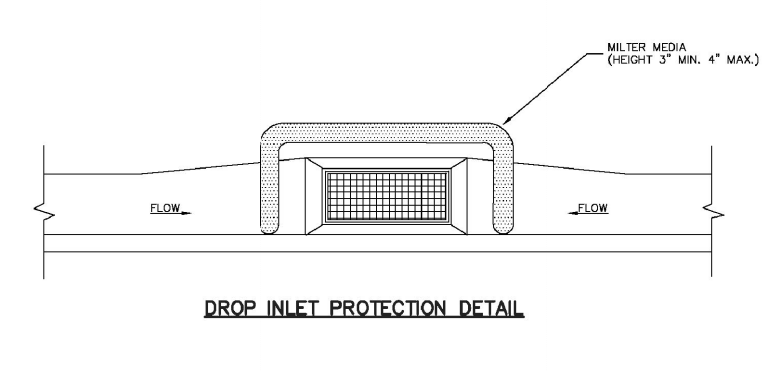
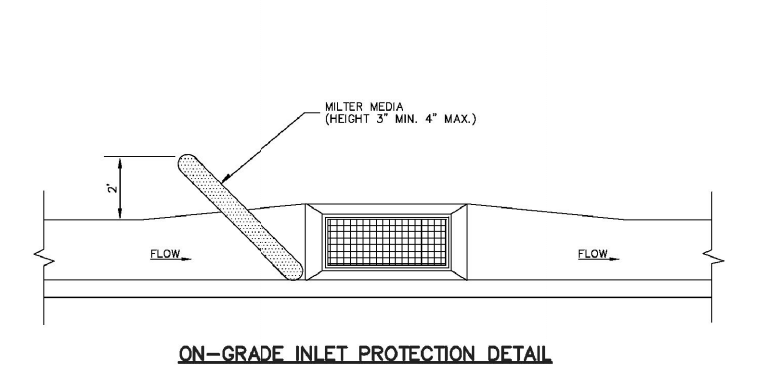
STANDARD DETAILS

SHEET NUMBER:

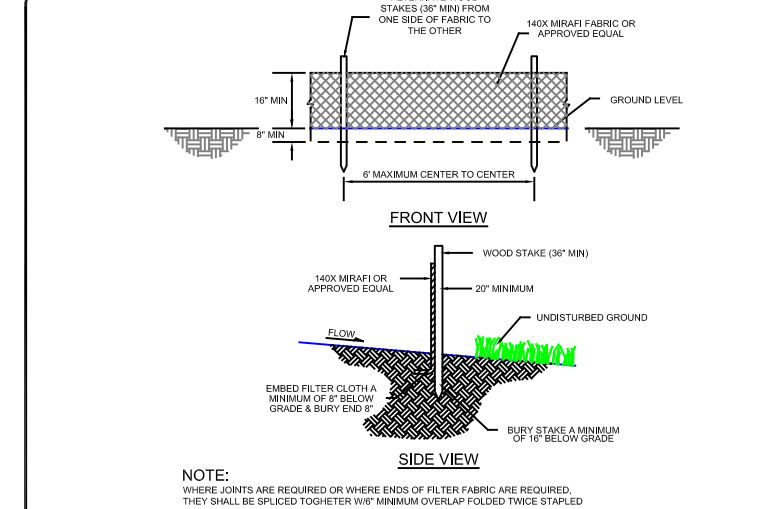
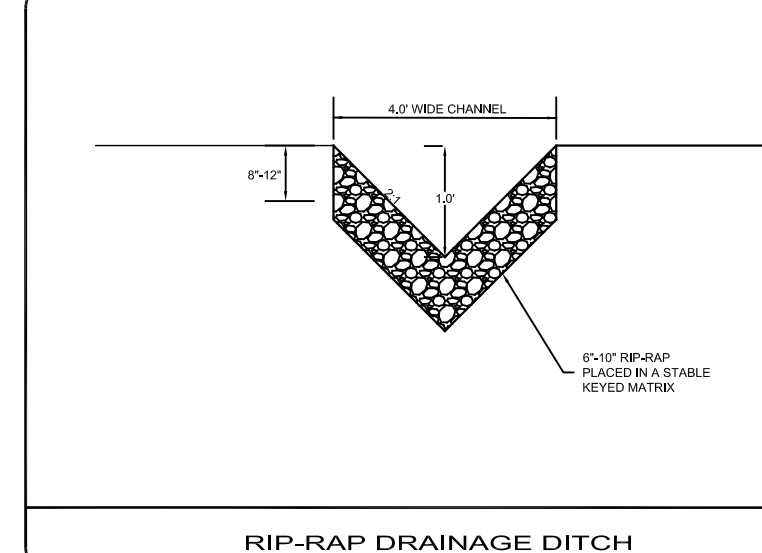
C601



WARNING: THIS DRAWING MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP) IF IT MEETS ALL OF THE FOLLOWING CRITERIA AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE OF BMP. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN HERE. HIGHLIGHT IMPORTANT PARTS OF THIS DRAWING AS NECESSARY.



Inlet protection - gravel sock
September 2008
11
Plan No. 124
Drawing 1 of 3

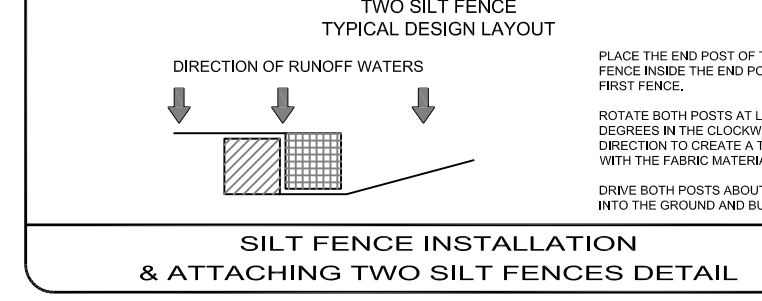


INSTALLATION:

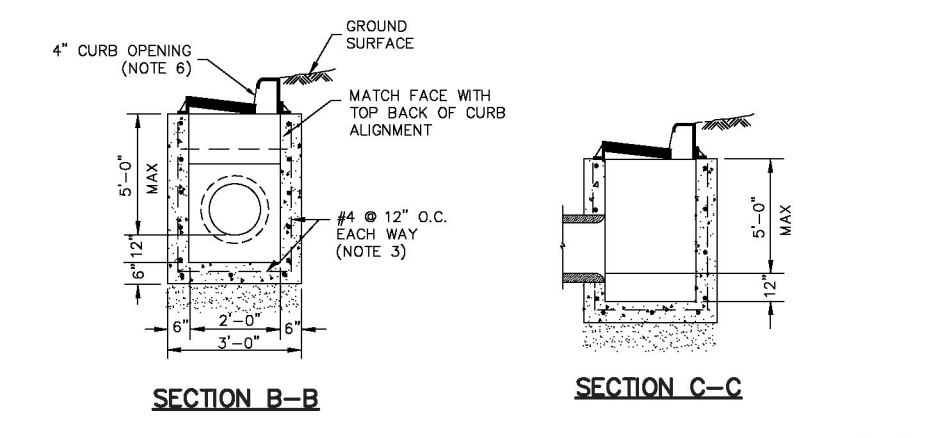
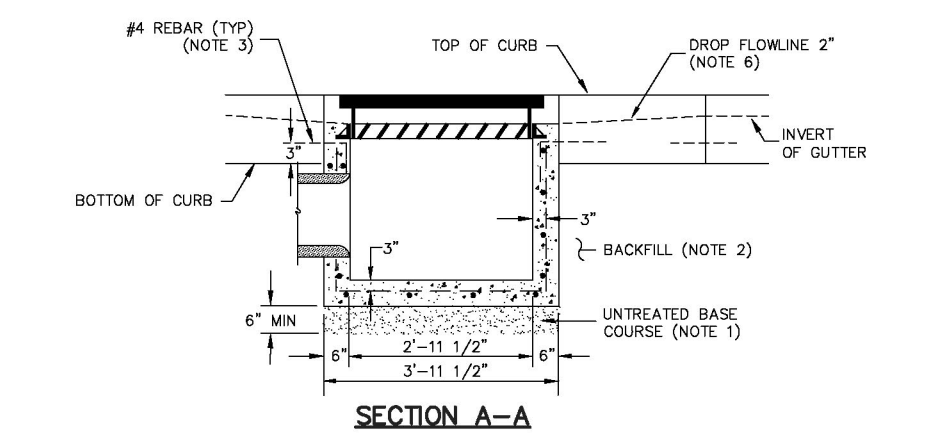
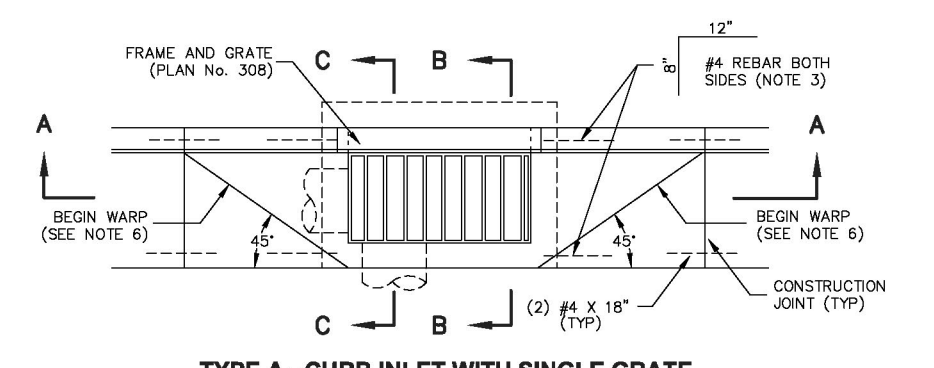
- Where possible, build the rip-rap to 10 feet beyond the toe of slope.
- After the rip-rap is in place, compact the area as much as possible.
- When compacting the rip-rap, use machinery that will produce no more than the specified dimensions.
- Place rip-rap in 10-foot layers, compacting each layer as it is placed. Compact the rip-rap to the ground. Excavate an anchor trench (1) below the rip-rap to provide a firm base for the rip-rap.
- Use rip-rap to maintain width, control along length of bank. Secure bank to stakes with staples, or similar, with trailing edge extending into rip-rap.
- Backfill trench over filter fabric to anchor.

MAINTENANCE:

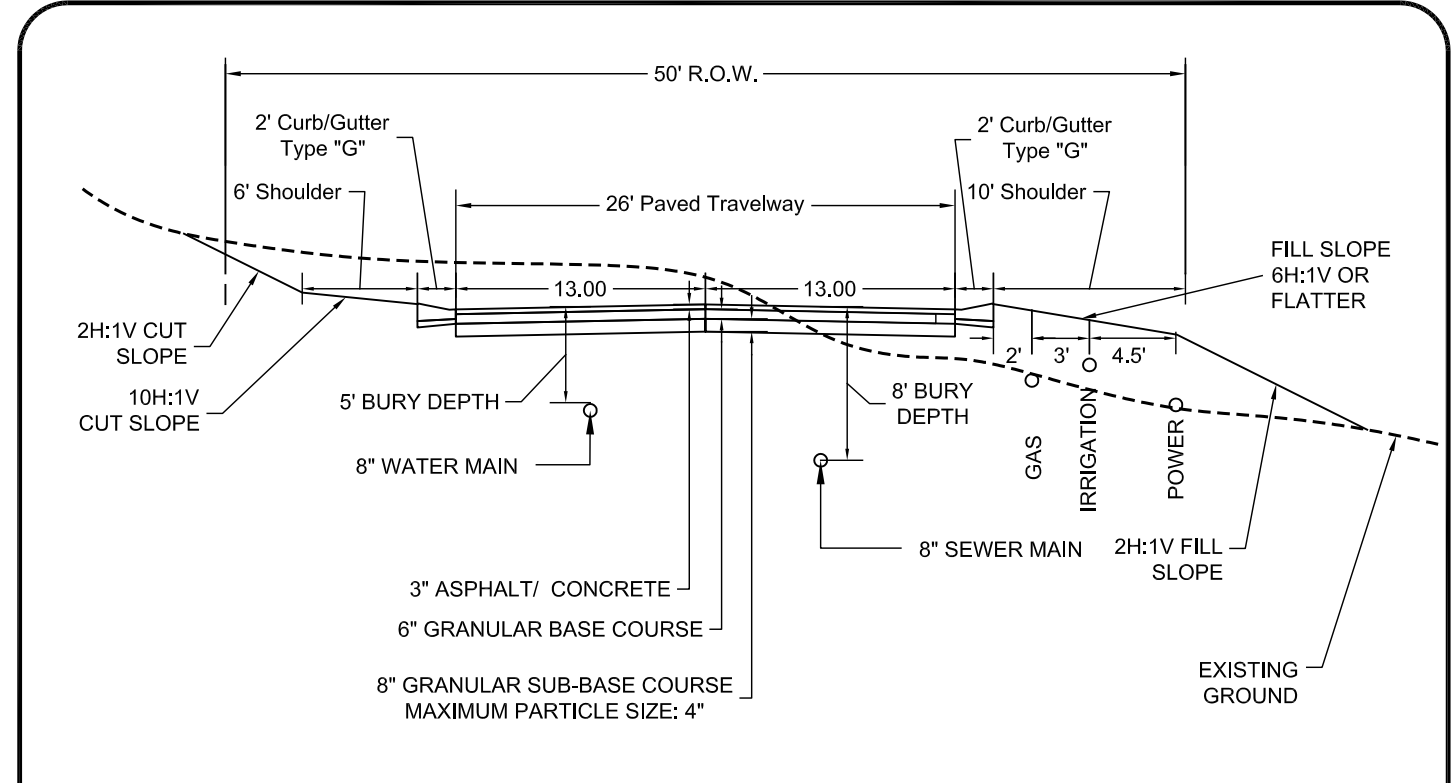
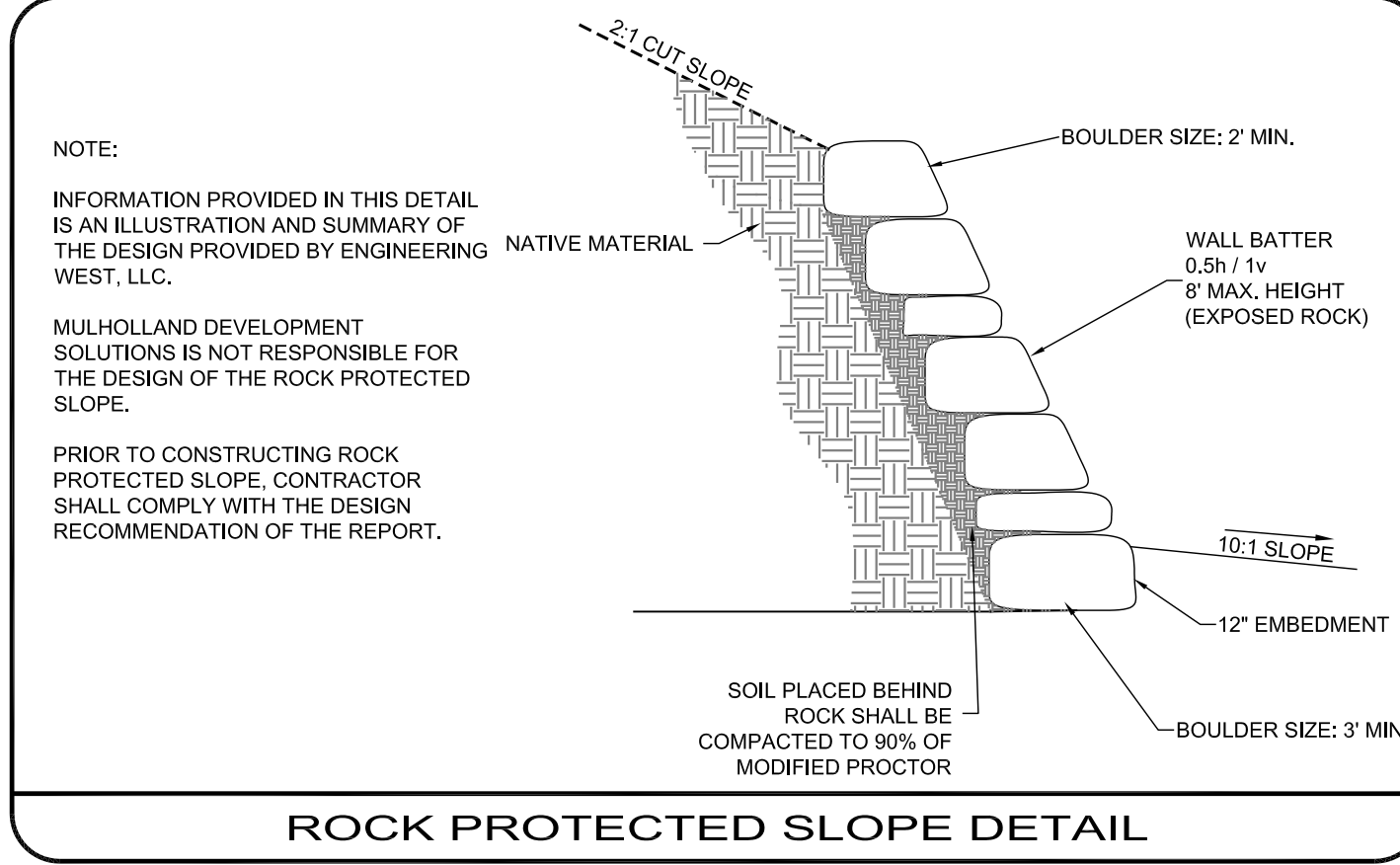
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff patterns and erosion or undercutting. Repair damaged areas.
- Repair or replace damaged areas of the fence and remove accumulated sediment.
- Remove fence as necessary to prevent encroachment.
- Remove accumulated sediment when it reaches 1/2 the height of the fence.



SILT FENCE INSTALLATION & ATTACHING TWO SILT FENCES DETAIL

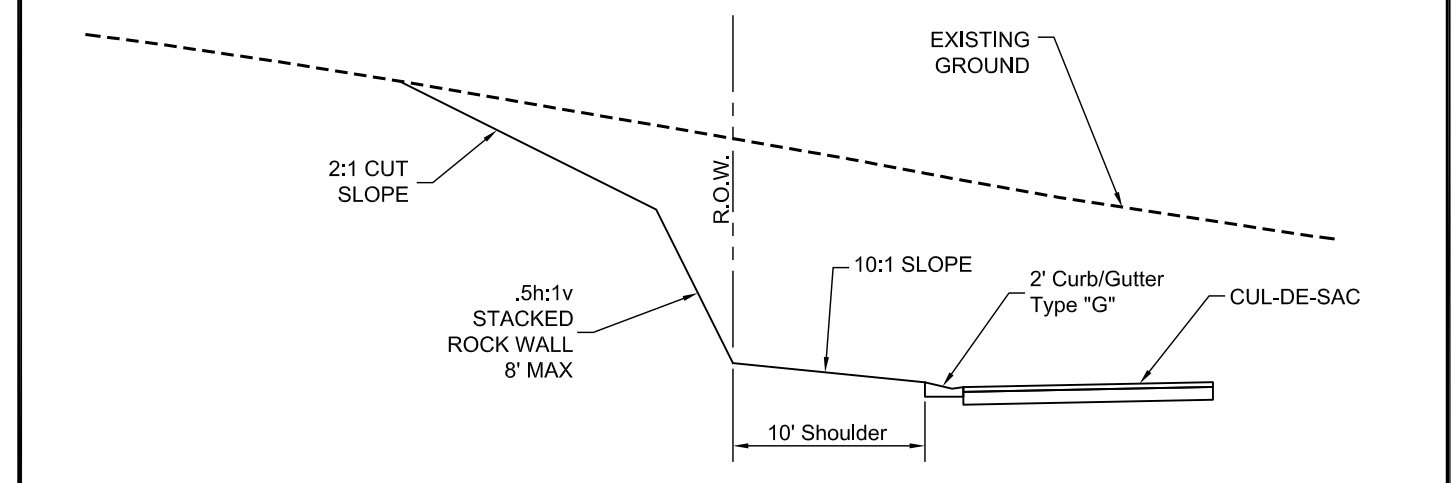


Catch basin
July 2000
137
Plan No. 315
Drawing 1 of 2



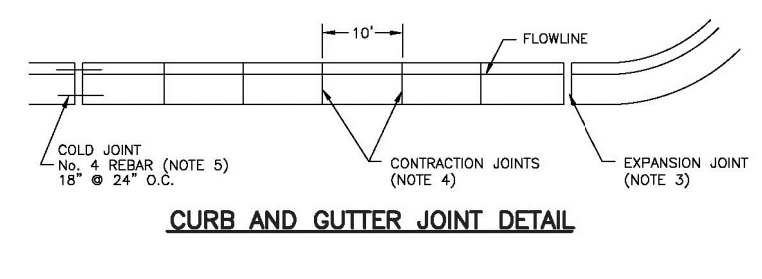
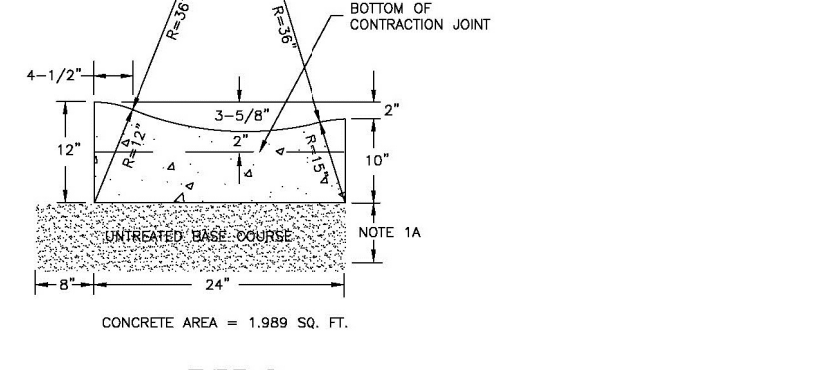
*REFER TO THE CROSS SECTIONS AND GRADING PLAN TO DETERMINE THE DESIGNED SIDE SLOPE

TYPICAL ROADWAY SECTION



GRADING ROCK WALL DETAIL

TYPICAL ROAD SECTION



Curb and gutter
June 2005
27
Plan No. 205
Drawing 2 of 2

path: M:\01_MDS\01_Eng\1997_LDS\Wolf Creek\04_Design\RETREAT PH3\file names: C601-R-PPH3-DTL.dwg | plot date: August 26, 2013 | plotted by: Kristian

