

CONSTRUCTION NOTES:

ALL CONSTRUCTION TO BE TO WEBER COUNTY STANDARDS EXCEPT FOR CULINARY WATER AND SECONDARY WATER. CULINARY WATER SHALL BE TO TAYLOR WEST WEBER WATER DISTRICT STANDARDS. SECONDARY WATER SHALL BE TO HOOPER IRRIGATION STANDARDS. IN THE EVENT THERE IS NO APPLICABLE STANDARD, CONTACT PROJECT ENGINEER/CITY ENGINEER. CONTRACTOR MUST ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY PRIOR TO COMMENCING WORK.

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR UNCOVERING, VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES.

SOILS TESTING TO BE PERFORMED ON PROJECT, ESPECIALLY FOR TRENCH RESTORATION. OWNER FUNDAMENTALLY WILL BE PAYING FOR SOILS TESTING BUT SUCH TO BE NEGOTIATED PRIOR TO START OF CONSTRUCTION (I.E. PERHAPS OWNER PAYS FOR ALL PASSING TESTS, CONTRACTOR FOR FAILING ONES, ETC.).

TRAFFIC CONTROL MAY BE NECESSARY ALONG 1900 SOUTH STREET - CONTRACTOR TO WORK OUT AN ACCEPTABLE PLAN WITH WEBER COUNTY.

GRADING NOTES:

GRADING IS QUITE MINIMAL ON THIS VERY FLAT SITE. CONTRACTOR TO ENCOMPASS GRADING INTO BID. ASPHALT MATERIAL REMOVED AS PART OF 1900 SOUTH STREET PREPARATION TO BE DISPOSED OFF-SITE AT CONTRACTOR'S EXPENSE.

NATIVE SUBGRADE, GRANULAR BORROW, ROADBASE (UTC) AND UTILITY TRENCHES TO BE COMPACTED TO 96% (MODIFIED PROCTOR AASHTO T-180).

IMPORTANT: ALL UTILITY TRENCHES TO BE COMPACTED TO 96%!

SWPPP PERMIT TO BE OBTAINED BY CONTRACTOR BEFORE COMMENCEMENT OF WORK.

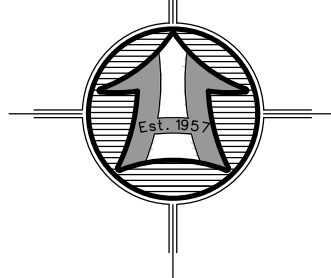
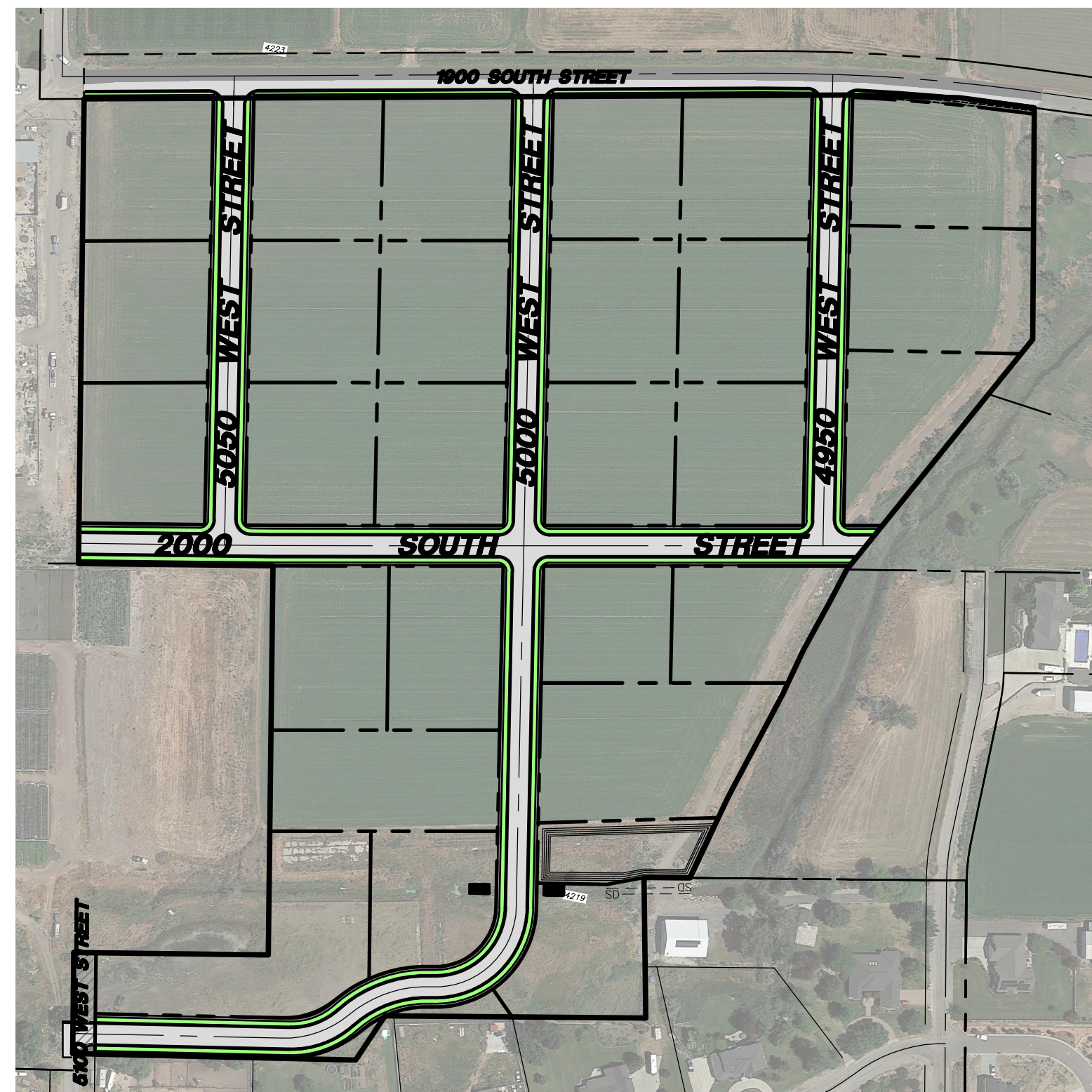
STRUCTURAL SECTION:

STRUCTURAL SECTION TO BE PER GEOTECHNICAL REPORT. CONTRACTOR TO BID AN INITIAL STRUCTURAL SECTION FOR 1900 SOUTH OF 3 INCHES ASPHALT, ON 6 INCHES UTBC ROADBASE, ON 8 INCHES OF GRANULAR BORROW (ON 8 INCHES OF COMPACTED NATIVE SUBGRADE TO 95%). INTERIOR SUBDIVISION STREETS TO BE 3 INCHES ASPHALT, ON 5 INCHES UTBC ROADBASE, ON 6 INCHES OF GRANULAR BORROW (ON 8 INCHES OF COMPACTED NATIVE SUBGRADE TO 95%)

WATER: TO UTILIZE WATER FROM NEARBY EXISTING FIRE HYDRANT(S), CONTACT TAYLOR WEST WEBER WATER DISTRICT AND MAKE APPROPRIATE ARRANGEMENTS.

SADDLEWOOD ESTATES

PROJECT NOTES 5100 WEST 1900 SOUTH



SHEET INDEX:

- 1 PROJECT DATA
- 2 OVERALL SITE & UTILITY PLAN
- 3 LOT SIZES & DIMENSIONS
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WATER / FIRE PROTECTION:

CULINARY WATER IS UNDER THE AUSPICES OF THE TAYLOR WEST WEBER WATER DISTRICT - ALL CONSTRUCTION SHALL BE TO THEIR STANDARDS. CONTACT PERSON IS RYAN ROGERS AT 801-731-1668. THE SITE WILL CONNECT TO THE EXISTING 6-INCH WATERMAIN IN 1900 SOUTH STREET AS WELL AS THE EXISTING 8-INCH WATERMAIN IN 5100 WEST STREET - ALL WATER SERVICES WILL NEED TO BE INDIVIDUALLY TAPPED INTO A WATER MAIN. EACH LOT WILL HAVE A SEPARATE 1-INCH WATER METER AND SETTER PER TAYLOR WEST WEBER WATER STANDARDS.

TAYLOR WEST WEBER WATER NOTES / PARTICULARS:

- (1) SEWER AND WATER MUST BE SEPARATED A MINIMUM HORIZONTALLY 10 FEET AND VERTICALLY 1.5' (WATER ABOVE THE SEWER) FOR BOTH THE MAINS AND THE LATERALS.
- (2) A 14 GA. LOCATOR WIRE IN ACCORDANCE WITH TAYLOR WEST WEBER WATER STANDARDS IS REQUIRED.

FIRE HYDRANT LOCATIONS AND PARTICULARS WILL BE PER THE FIRE MARSHAL - PROJECT IS UNDER REVIEW.

SEWER:

THERE IS NO EXISTING SEWER MAIN IN 1900 SOUTH STREET. SADDLEWOOD ESTATES PROJECT WILL CONNECT TO AN EXISTING SEWER MANHOLE FOUND IN 2200 SOUTH STREET. A 12-INCH GRAVITY SEWER LINE WILL THEN BE RUN WESTWARD ALONG 2200 SOUTH STREET TO 5100 WEST STREET WHERE IT WILL TURN AND RUN NORTHWARD UNTIL IT REACHES THE SOUTHERN PROJECT BOUNDARY. THE 12-INCH LINE WILL THEN CONTINUE NORTHWARD IN 5000 WEST UNTIL IT REACHES THE INTERSECTION OF 2000 SOUTH & 5000 WEST. A 10-INCH LINE WILL CONTINUE NORTH IN 5000 WEST STREET & WILL TURN EASTWARD THEN NORTHWARD IN 4950 WEST STREET. THE 12-INCH LINE WILL TURN WESTWARD & THEN NORTHWARD IN 5050 WEST STREET. ALL SEWER SHALL END AT 1900 SOUTH STREET AS SHOWN. EACH LOT WILL HAVE A SEPARATE SEWER LATERAL.

STORM DRAINAGE:

NO EXISTING STORM DRAIN EXISTS IN THE AREA. ALL STORM RUN-OFF WATER WILL BE COLLECTED IN STORM DRAIN COMBINATION BOXES & RUN THROUGH A 15-INCH STORM DRAIN PIPE SOUTHWARD TO A DETENTION POND WHICH WILL THEN OUTLET INTO THE EXISTING SLOUGH.

SECONDARY WATER:

SECONDARY WATER IS UNDER THE AUSPICES OF THE HOOPER IRRIGATION COMPANY WHICH HAS EXISTING UTILITY MAINS ALONG THE EAST SIDE OF 5100 WEST STREET - ALL CONSTRUCTION TO BE TO HOOPER IRRIGATION COMPANY STANDARDS.

ELECTRIC - GAS - TELECOMMUNICATIONS:

ALL DRY UTILITIES TO BE UNDERGROUND ACCORDING TO LUC 1.26.040 D 6. ELECTRICAL, GAS AND TELECOMMUNICATIONS ROUTING TO BE DETERMINED.

CONTACTS:

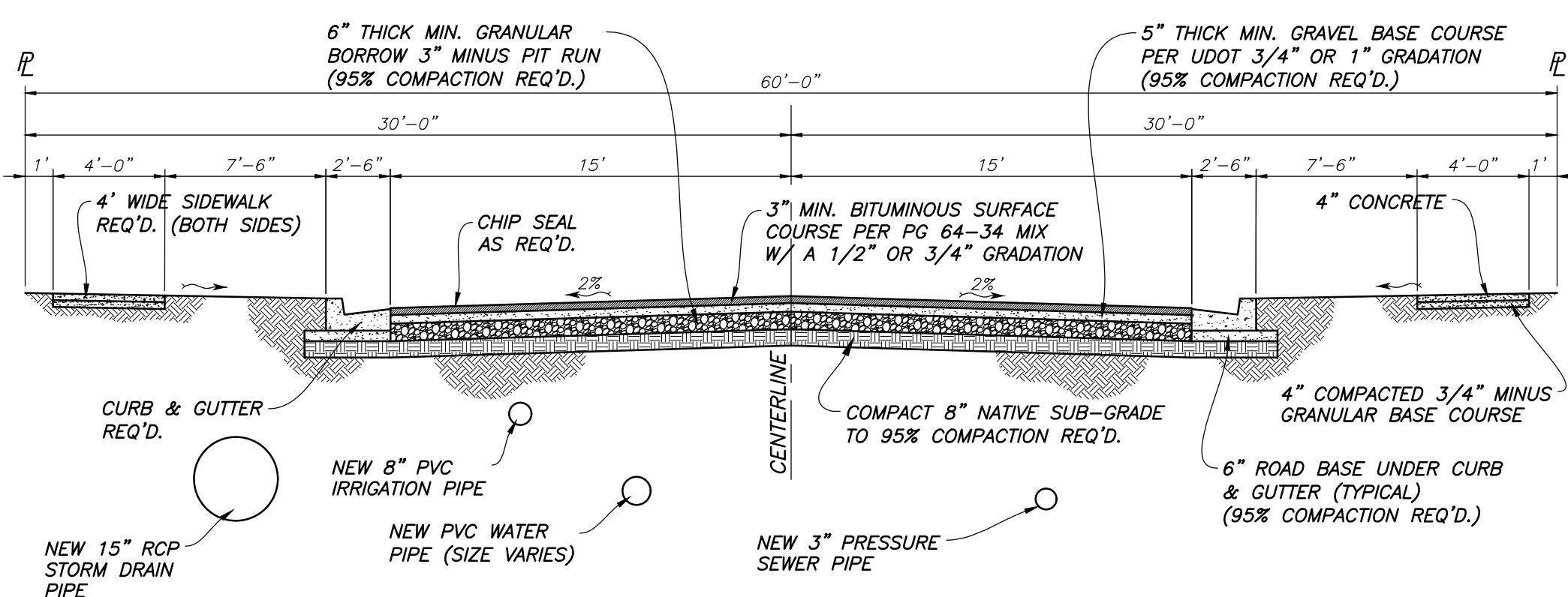
SEWER & STORM DRAIN: WEBER COUNTY ENGINEERING: (801-399-8374)
 CULINARY WATER: TAYLOR WEST WEBER WATER - RYAN ROGERS: (801-731-1668)
 SECONDARY WATER: HOOPER IRRIGATION - DENNIS FLINDERS: (801) 985-8429

PIPE TYPES:

WATER: 8" C-900 DR-14 CULINARY WATER LINE
 SECONDARY WATER: 8" C-900 DR-18 SECONDARY WATER LINE
 SEWER: 12" & 10" PVC SDR-35 SEWER MAIN
 STORM DRAIN: 15" RCP STORM DRAIN PIPE

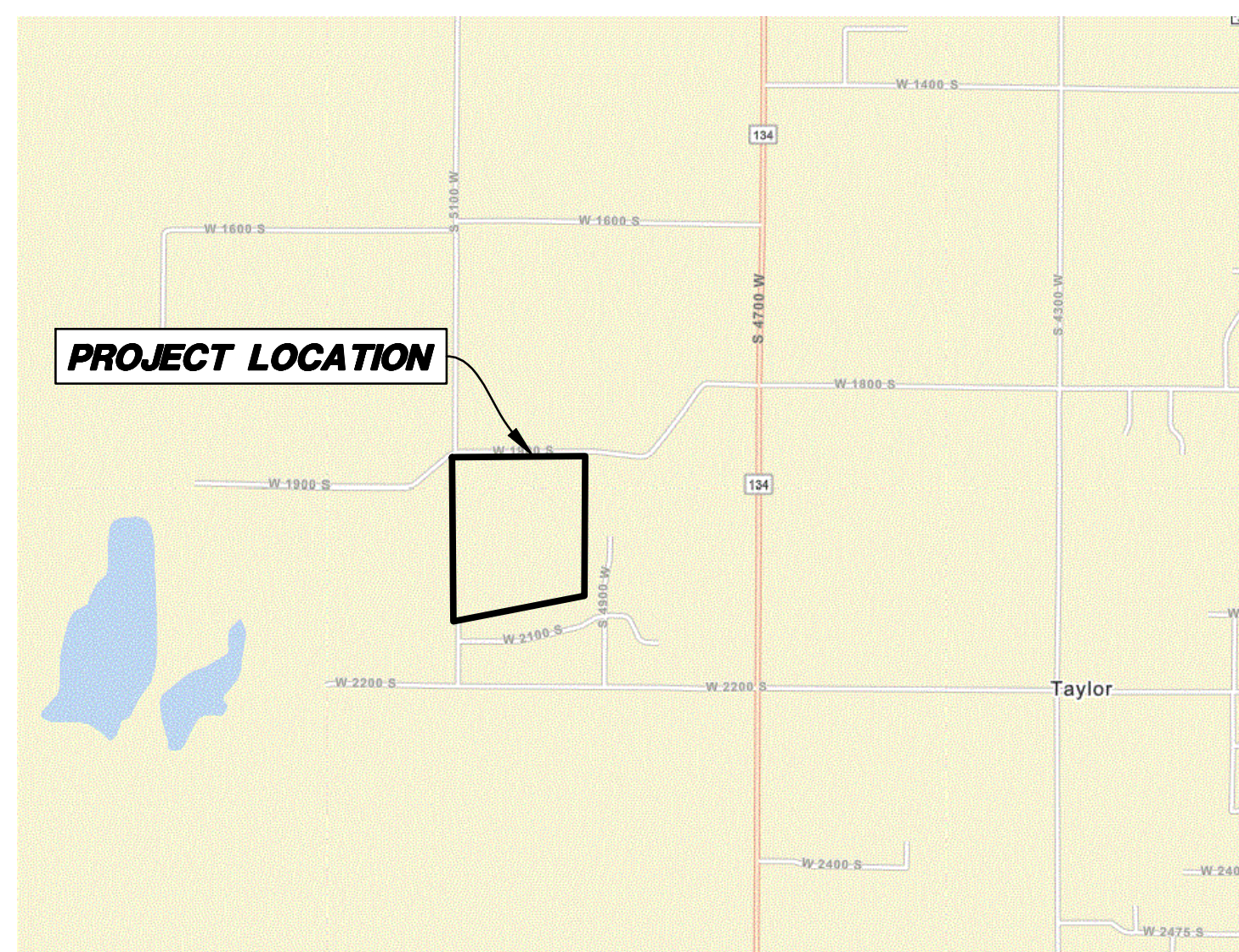
We will want 2000 South to have 36' of asphalt instead of the 30' So please

add another road section for 2000 South. with 36' of asphalt and smaller park strips.

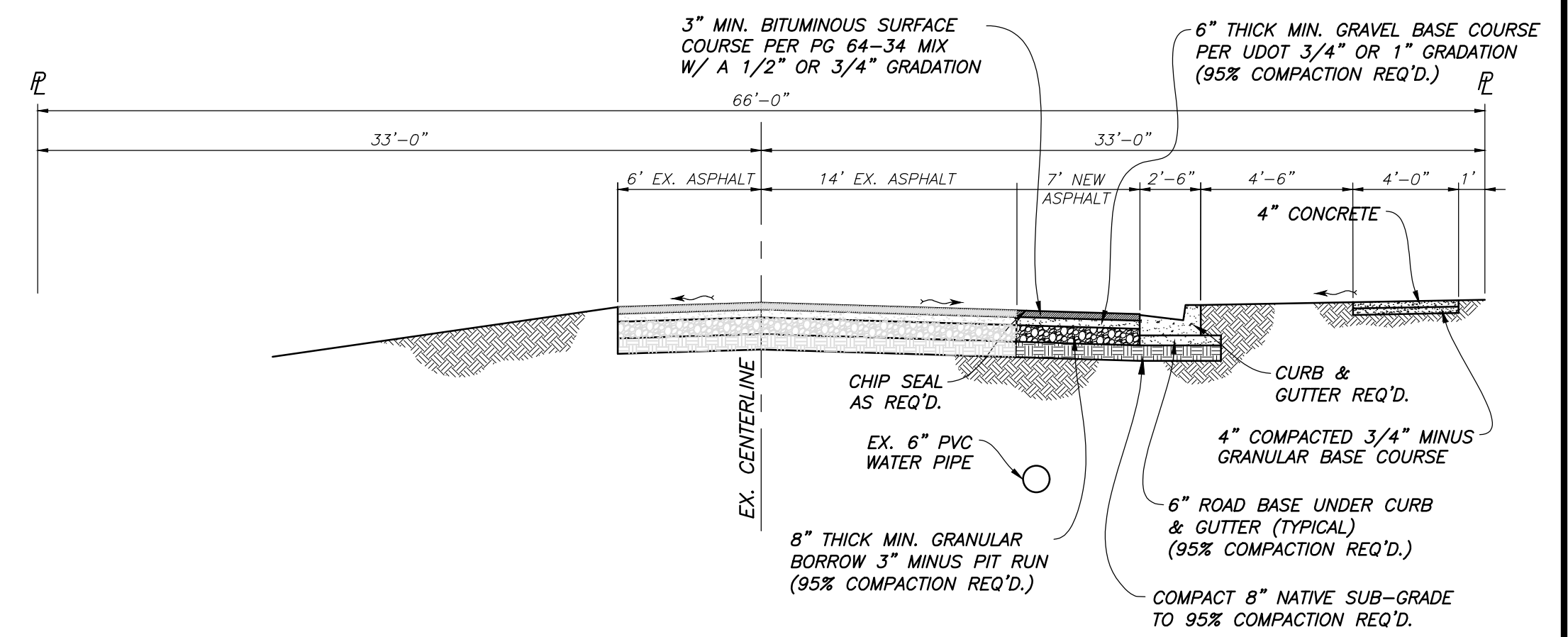


TYPICAL ROAD SECTION
NOT TO SCALE

NOTE:
1. ALL CONSTRUCTION SHALL CONFORM TO WEBER COUNTY STANDARDS.



VICINITY MAP



1900 S. ROAD SECTION
LOOKING EAST
NOT TO SCALE

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1. ALL CONSTRUCTION SHALL CONFORM TO WEBER COUNTY STANDARDS.

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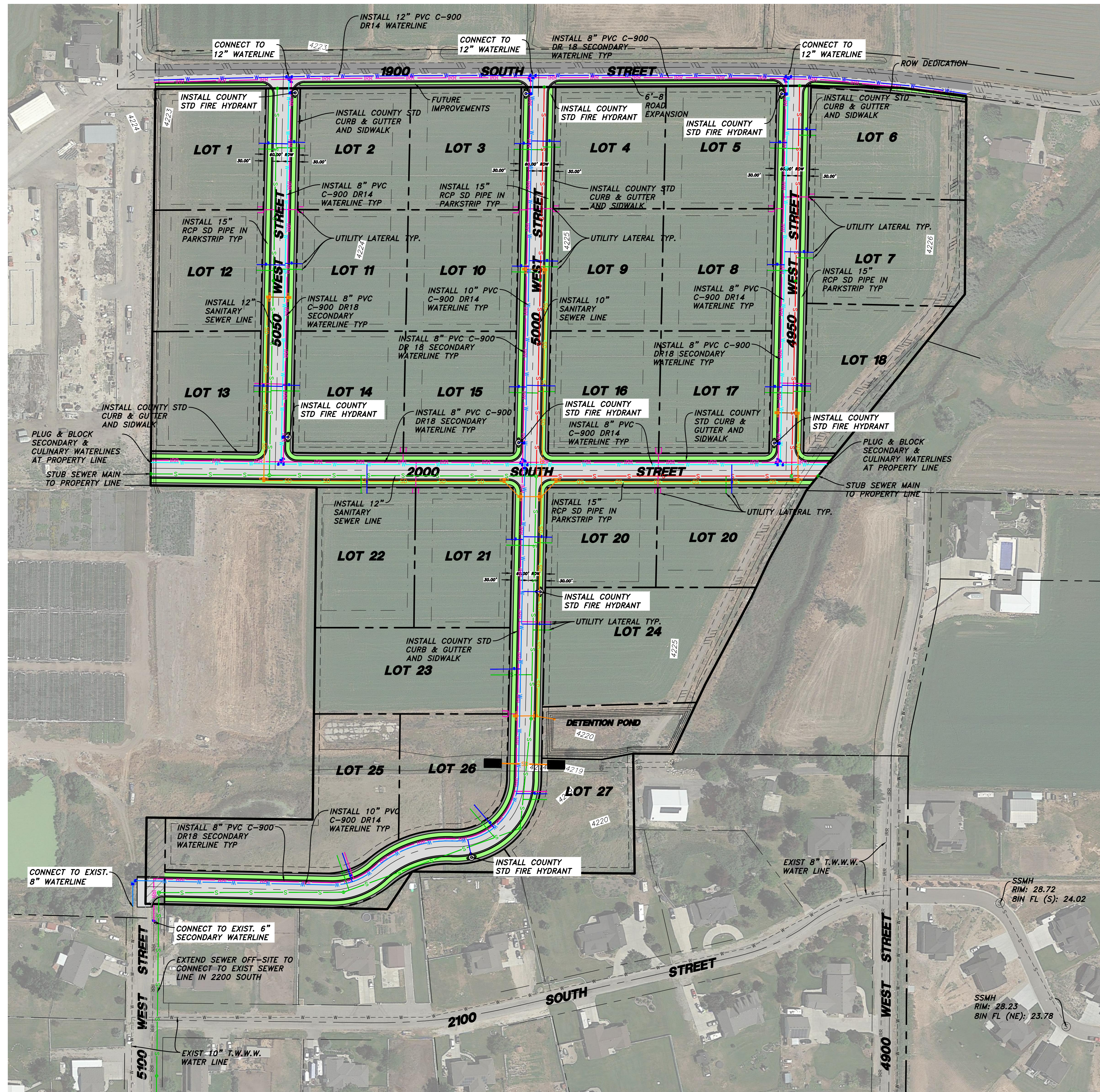
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 Designed By: _____
 Checked By: _____
 Approved By: _____
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 JOB NUMBER: 20-162

PROJECT NOTES FOR
Saddlewood Estates
 2000 SOUTH 5000 WEST
 Taylor, Weber County, Utah
 A Part of the Northeast Quarter of Section 14,
 Township 9 North, Range 2 West, S.L.B.&M.

Please add ADA Ramps. We require the directional ADA Ramps.

UTILITY LEGEND

12" CULINARY WATER	
10" CULINARY WATER	
8" CULINARY WATER	
8" SECONDARY WATER	



TOTAL ACREAGE: 33.92
 REQ'D SETBACKS:
 FRONT - 30'
 REAR - 30'
 SIDE - 10', 24' AGGREGATE
 CORNER - 20'
 MIN. LOT WIDTH - 150'
 MIN. LOT SIZE - 40,000 SF
 ROW WIDTH - 60'

Engineer's Notice To Contractors
 The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed. The contractor is required to contact the utility companies and take due precautionary measures to protect any utility lines shown, and any other lines obtained by the contractor's research, and others not of record or not shown on these plans.

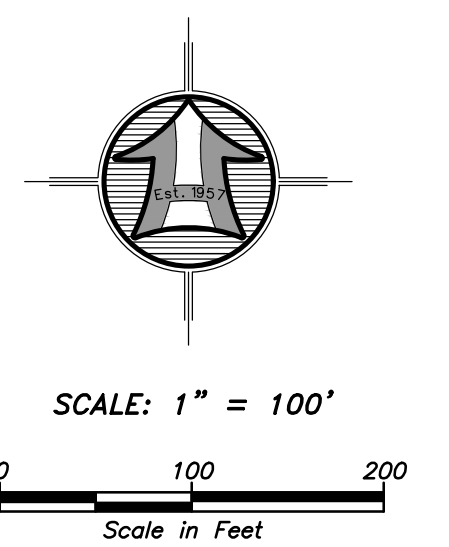
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 UNDERGROUND SERVICE

LEGEND:

	SUBDIVISION BOUNDARY
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING SECONDARY WATER LINE
	EXISTING STORM DRAIN PIPE
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SECONDARY WATER LINE
	PROPOSED STORM DRAIN PIPE
	SAW-CUT REQ'D.
	EXISTING FENCE
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE

	EXISTING STORM DRAIN INLET
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	PROPOSED SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	EXISTING CURB & GUTTER
	EXISTING SIDEWALK
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK
	PROPOSED ASPHALT PAVEMENT





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Saddlewood Estates
 2000 SOUTH 5000 WEST
 Taylor, Weber County, Utah
 A Part of the Northeast Quarter of Section 14,
 Township 9 North, Range 2 West, S.L.B.&M.

Sheet **2** of **21** Sheets

12" SEWER @ .20% 
 10" SEWER @ .25% 

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























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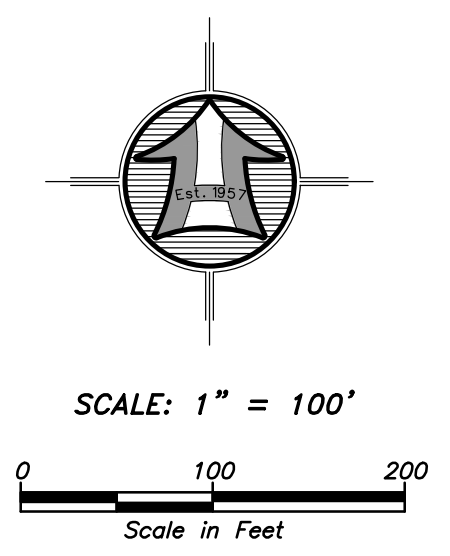
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LEGEND:

-  SUBDIVISION BOUNDARY
-  PROPOSED PROPERTY LINE
-  EXISTING PROPERTY LINE
-  EXISTING SEWER LINE
-  EXISTING WATER LINE
-  EXISTING SECONDARY WATER LINE
-  EXISTING STORM DRAIN PIPE
-  PROPOSED SEWER LINE
-  PROPOSED WATER LINE
-  PROPOSED SECONDARY WATER LINE
-  PROPOSED STORM DRAIN PIPE
-  SAW-CUT REQ'D.
-  EXISTING FENCE
-  EXISTING 5' CONTOUR
-  EXISTING 1' CONTOUR
-  EXISTING SEWER MANHOLE
-  EXISTING STORM DRAIN MANHOLE
-  EXISTING STORM DRAIN INLET
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-  EXISTING SIDEWALK
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-  PROPOSED SIDEWALK
-  PROPOSED ASPHALT PAVEMENT

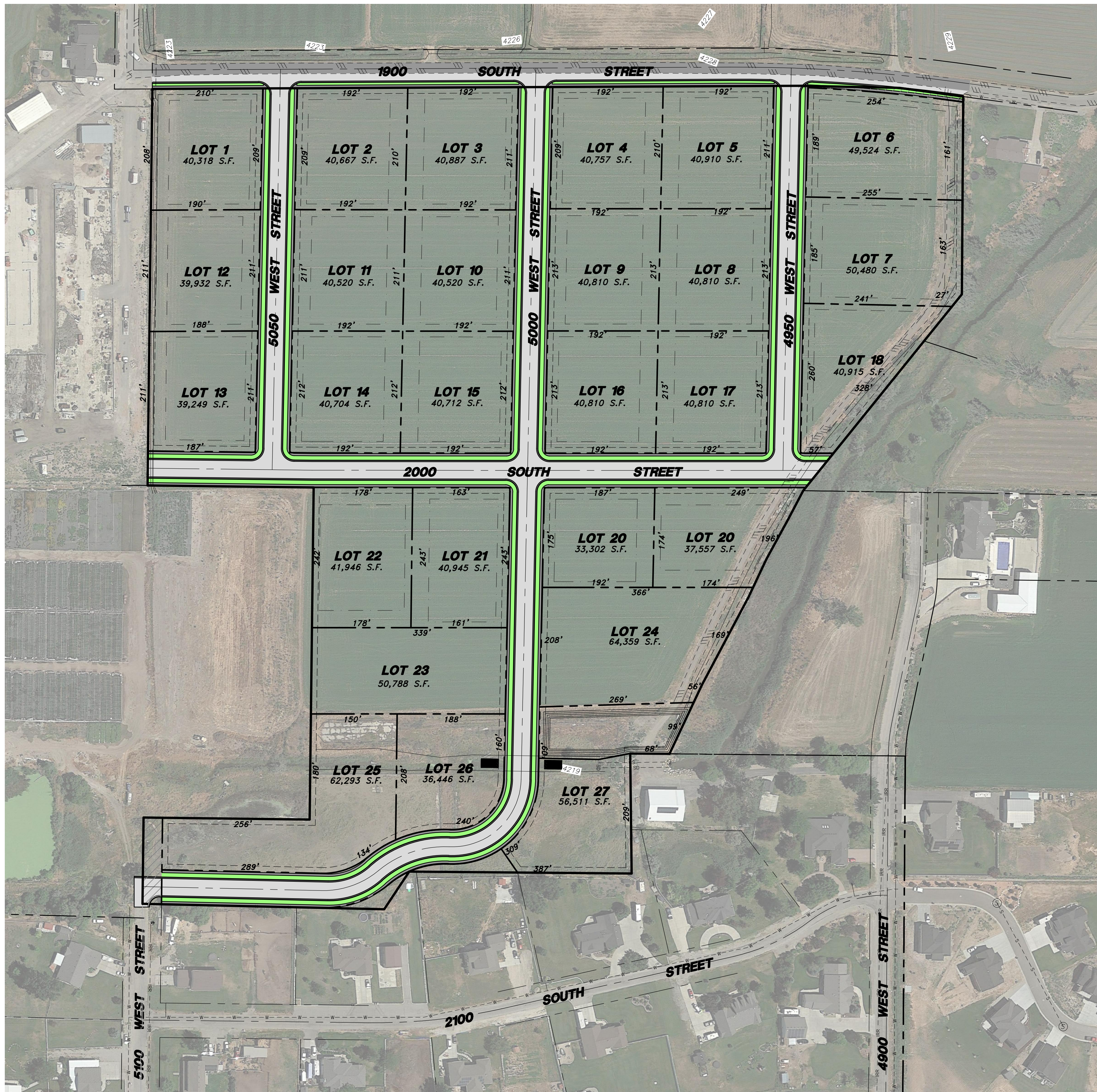


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OVERALL SEWER PLAN FOR
Saddlewood Estates
 2000 SOUTH 5000 WEST
 Taylor, Weber County, Utah
 A Part of the Northeast Quarter of Section 14,
 Township 9 North, Range 2 West, S.L.B.M.



TOTAL ACREAGE: 33.92
 REQ'D SETBACKS:
 FRONT - 30'
 REAR - 30'
 SIDE - 10', 24' AGGREGATE
 CORNER - 20'
 MIN. LOT WIDTH - 150'
 MIN. LOT SIZE - 40,000 SF
 ROW WIDTH - 60'

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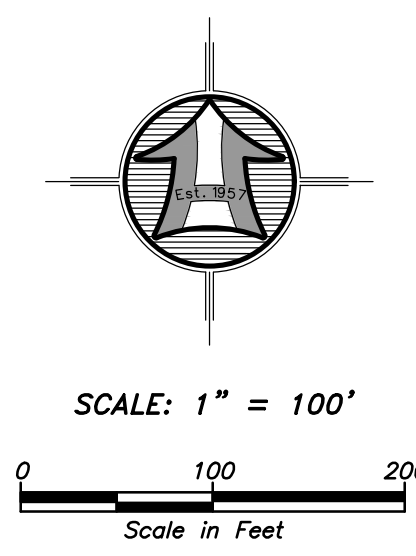
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Avoid Cutting Underground Utilities. It's Costly.

LEGEND:

	SUBDIVISION BOUNDARY		EXISTING STORM DRAIN INLET
	PROPOSED PROPERTY LINE		EXISTING STORM DRAIN MANHOLE
	EXISTING PROPERTY LINE		PROPOSED STORM DRAIN INLET
	EXISTING SEWER LINE		PROPOSED WATER METER
	EXISTING WATER LINE		PROPOSED FIRE HYDRANT
	EXISTING SECONDARY WATER LINE		EXISTING CURB & GUTTER
	EXISTING STORM DRAIN PIPE		EXISTING SIDEWALK
	PROPOSED SEWER LINE		PROPOSED CURB & GUTTER
	PROPOSED WATER LINE		PROPOSED SIDEWALK
	PROPOSED SECONDARY WATER LINE		PROPOSED ASPHALT PAVEMENT
	PROPOSED STORM DRAIN PIPE		
	SAW-CUT REQ'D.		
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	EXISTING SEWER MANHOLE		
	EXISTING STORM DRAIN MANHOLE		



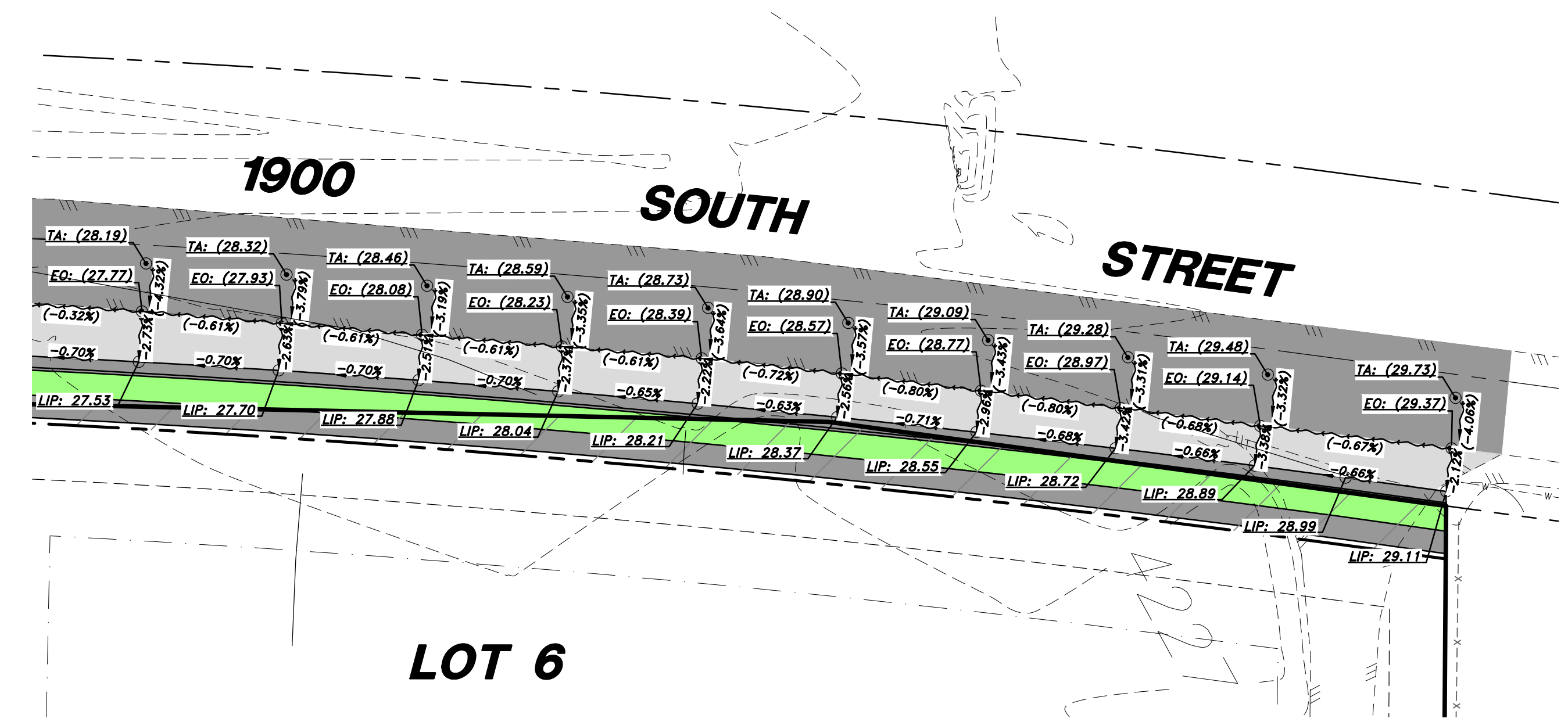
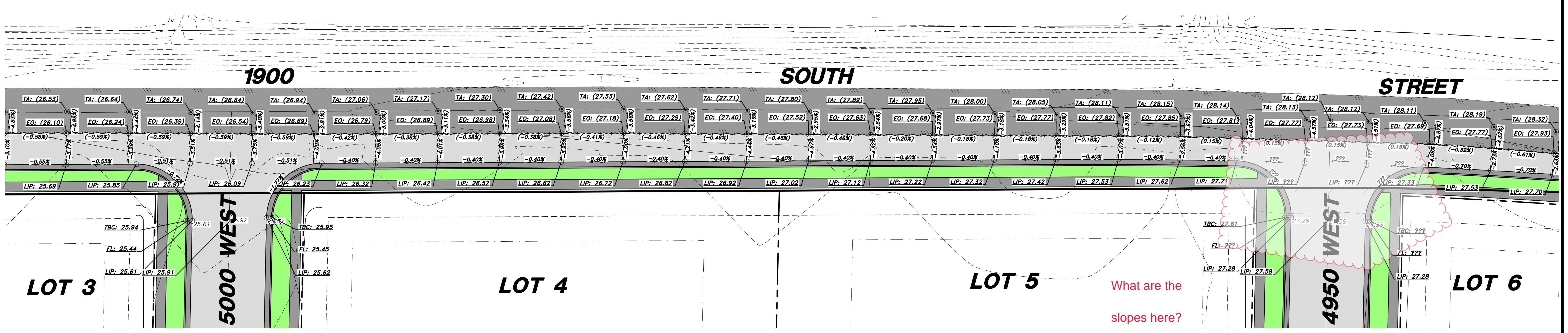
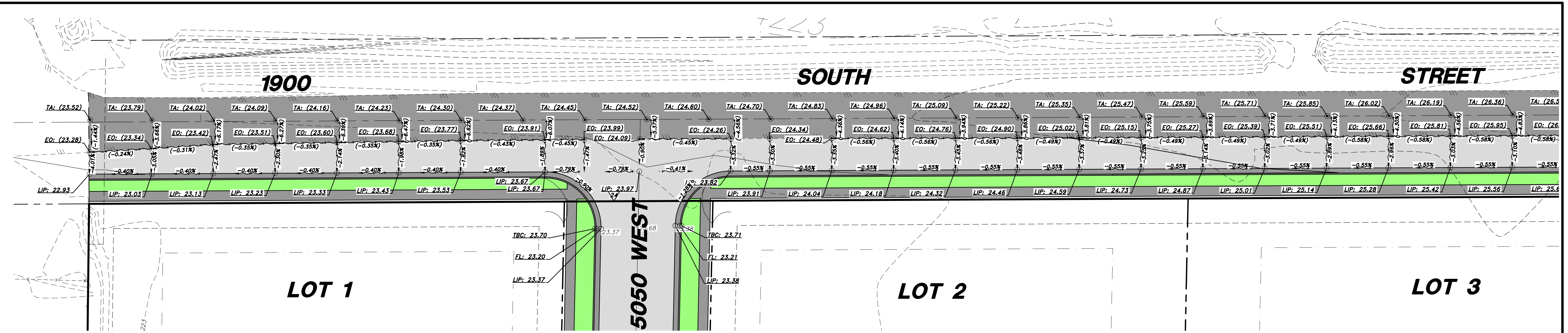
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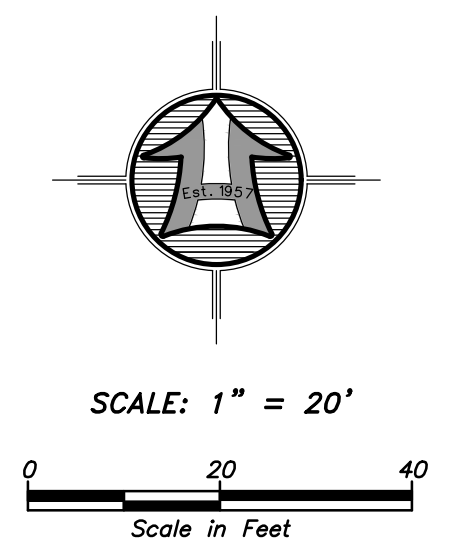
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Sheet
4
 of
21
 Sheets



DESIGN GRADE LIP: 32.03
 EXISTING GRADE (EO): 32.03
 DESIGN SLOPE 1.62%
 EXISTING SLOPE (2.50%)



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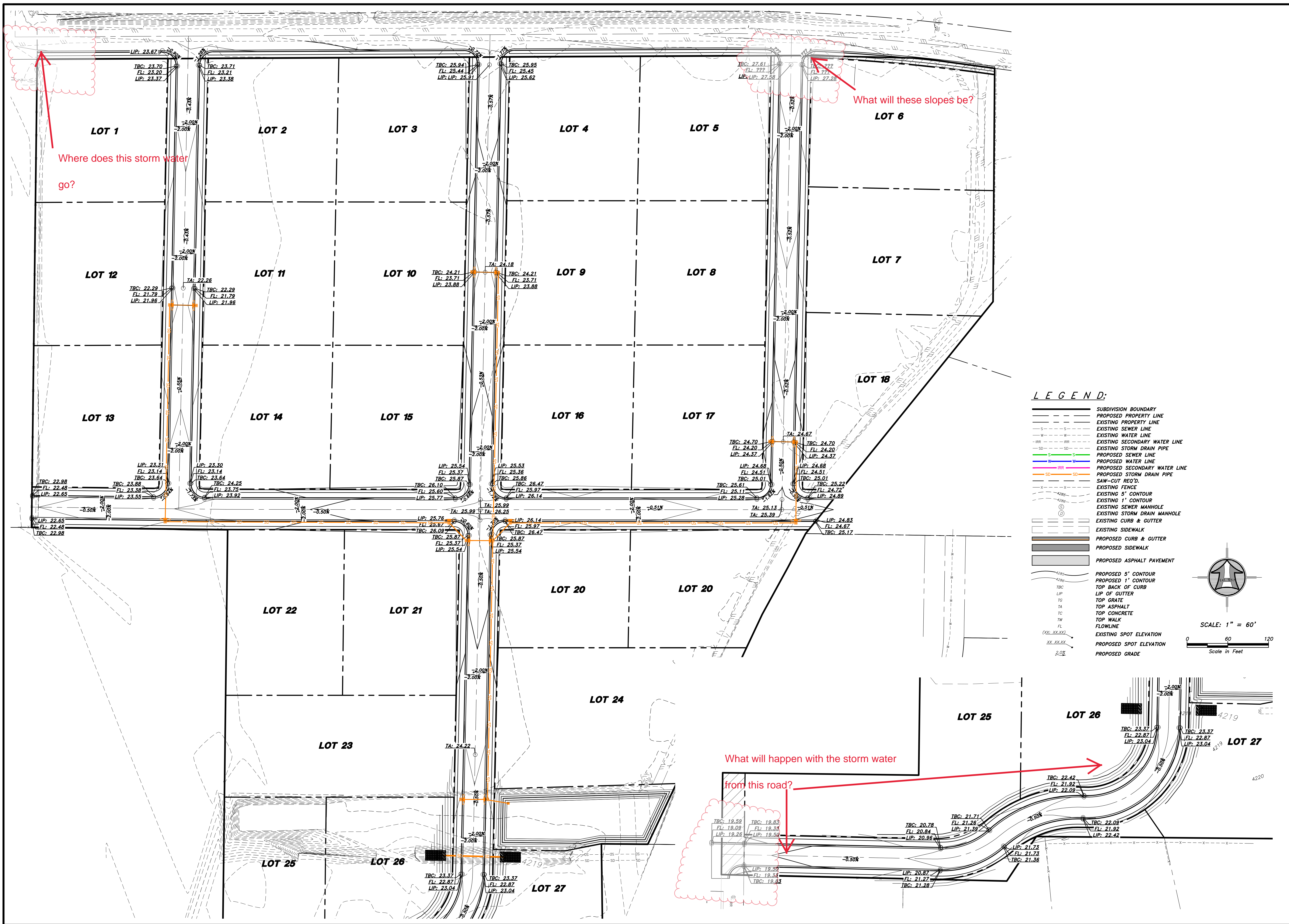
	SUBDIVISION BOUNDARY		EXISTING STORM DRAIN INLET
	PROPOSED PROPERTY LINE		EXISTING WATER METER
	EXISTING SEWER LINE		EXISTING LIGHT POLE
	EXISTING WATER LINE		PROPOSED SEWER MANHOLE
	PROPOSED SEWER LINE		PROPOSED STORM DRAIN MANHOLE
	PROPOSED WATER LINE		PROPOSED STORM DRAIN INLET
	PROPOSED SECONDARY WATER LINE		PROPOSED WATER METER
	PROPOSED STORM DRAIN PIPE		PROPOSED FIRE HYDRANT
	SAW-CUT REQ'D.		EXISTING CURB & GUTTER
	EXISTING FENCE		EXISTING SIDEWALK
	EXISTING 5' CONTOUR		PROPOSED CURB & GUTTER
	EXISTING SEWER MANHOLE		PROPOSED SIDEWALK
	EXISTING STORM DRAIN MANHOLE		PROPOSED ASPHALT PAVEMENT

OVERALL SEWER PLAN FOR
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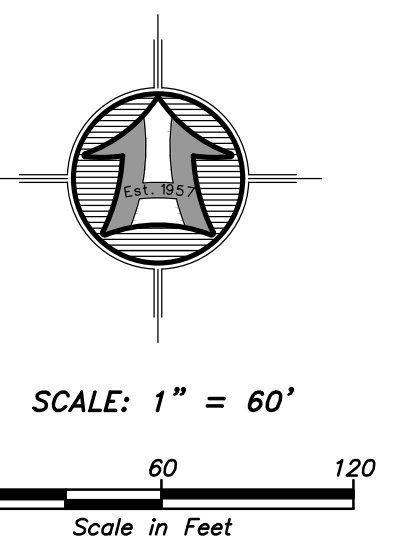
Where does this storm water go?

What will these slopes be?

What will happen with the storm water from this road?

LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT RE'O'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- TOP BACK OF CURB
- LIP OF GUTTER
- TOP GRATE
- TOP ASPHALT
- TOP CONCRETE
- TOP WALK
- FLOWLINE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED GRADE

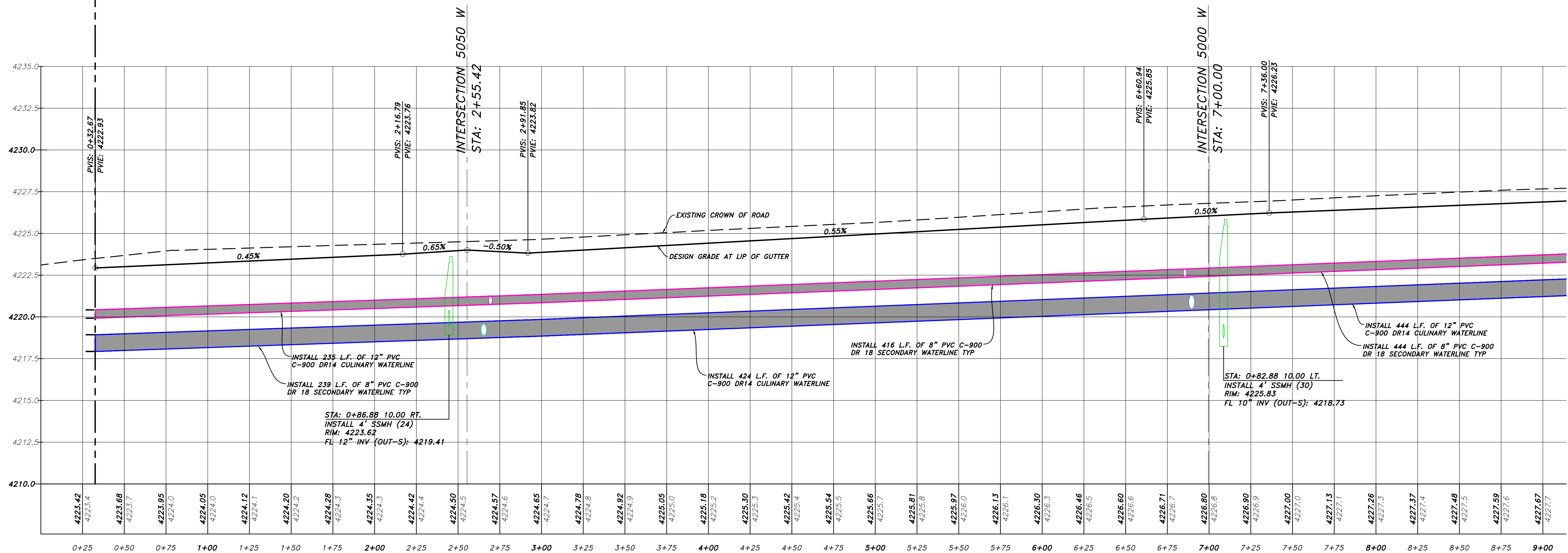
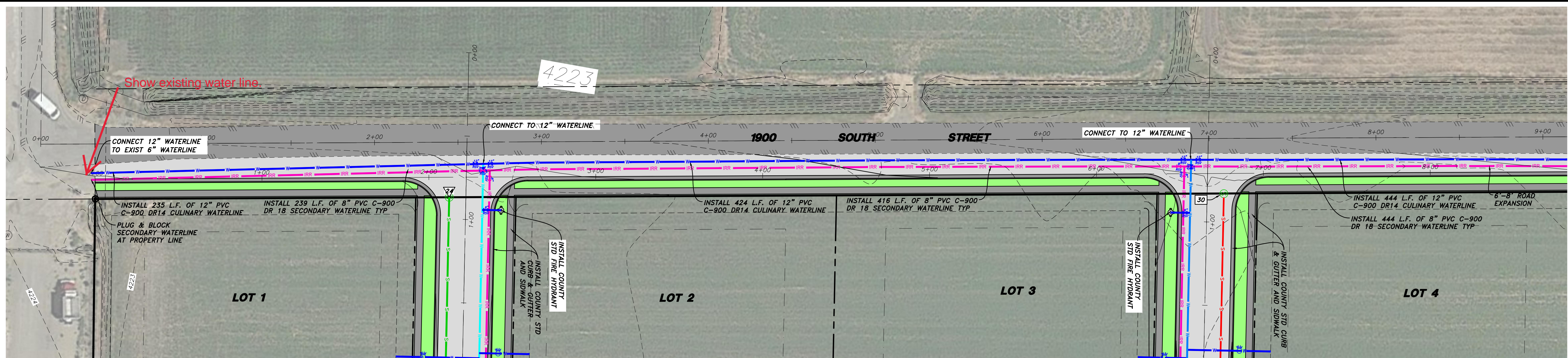


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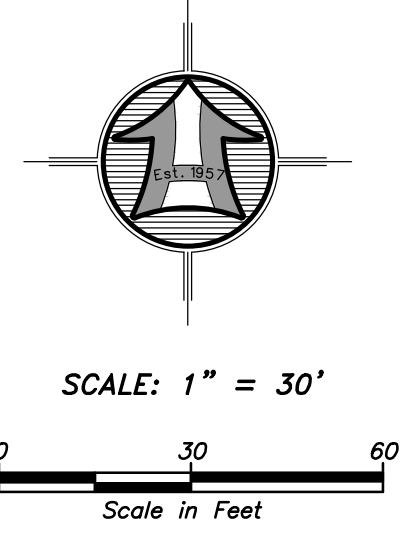
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 Taylor, Weber County, Utah
 A Part of the Northeast Quarter of Section 14,
 Township 9 North, Range 2 West, S.L.B.6M.

Sheet **6** of **21** Sheets



LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT



NOTICE!
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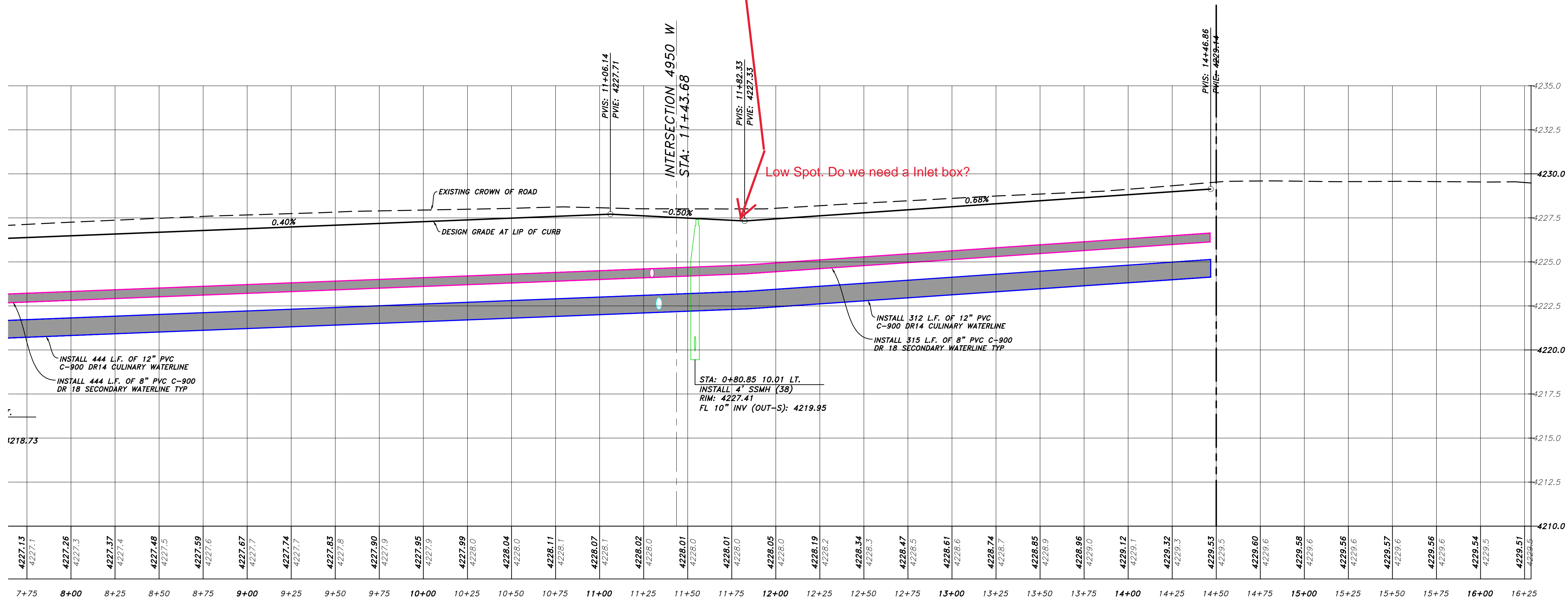
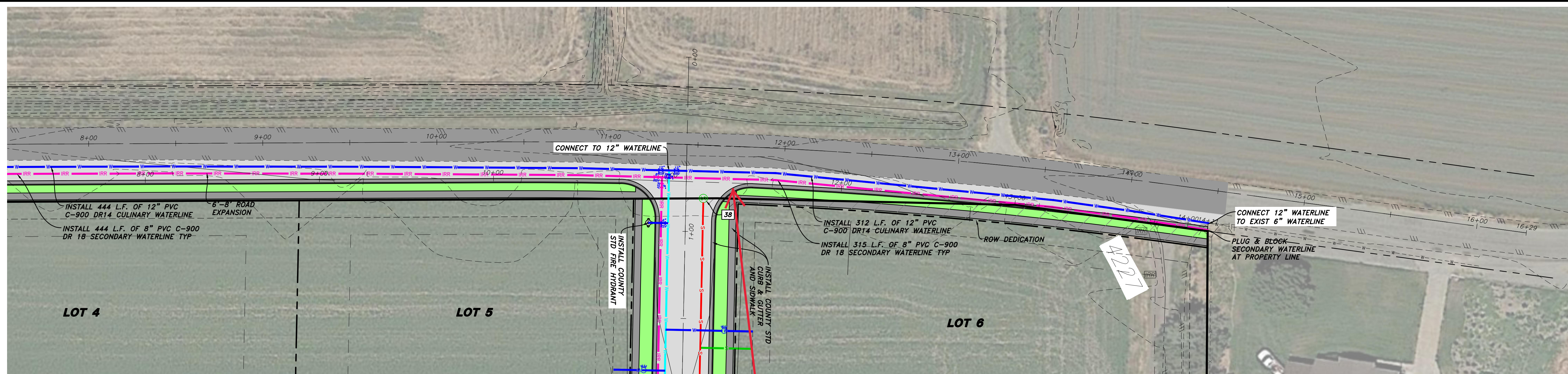
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Saddlewood Estates
2000 SOUTH 5000 WEST
Taylor, Weber County, Utah
A Part of the Northstar Quarter of Section 14,
Township 9 North, Range 2 West, S.L.B.&M.

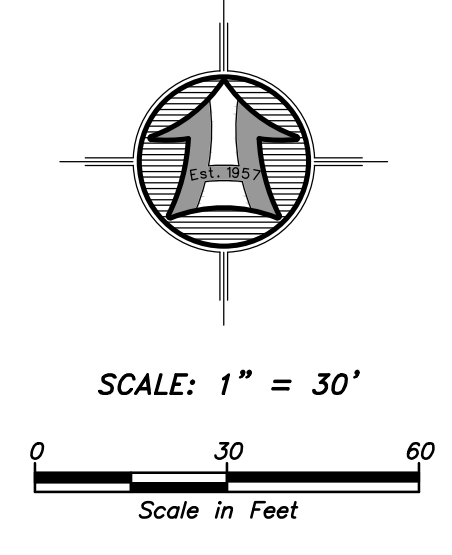
1900 SOUTH PLAN & PROFILE FOR FOR

Sheet **7** of **21** Sheets



LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
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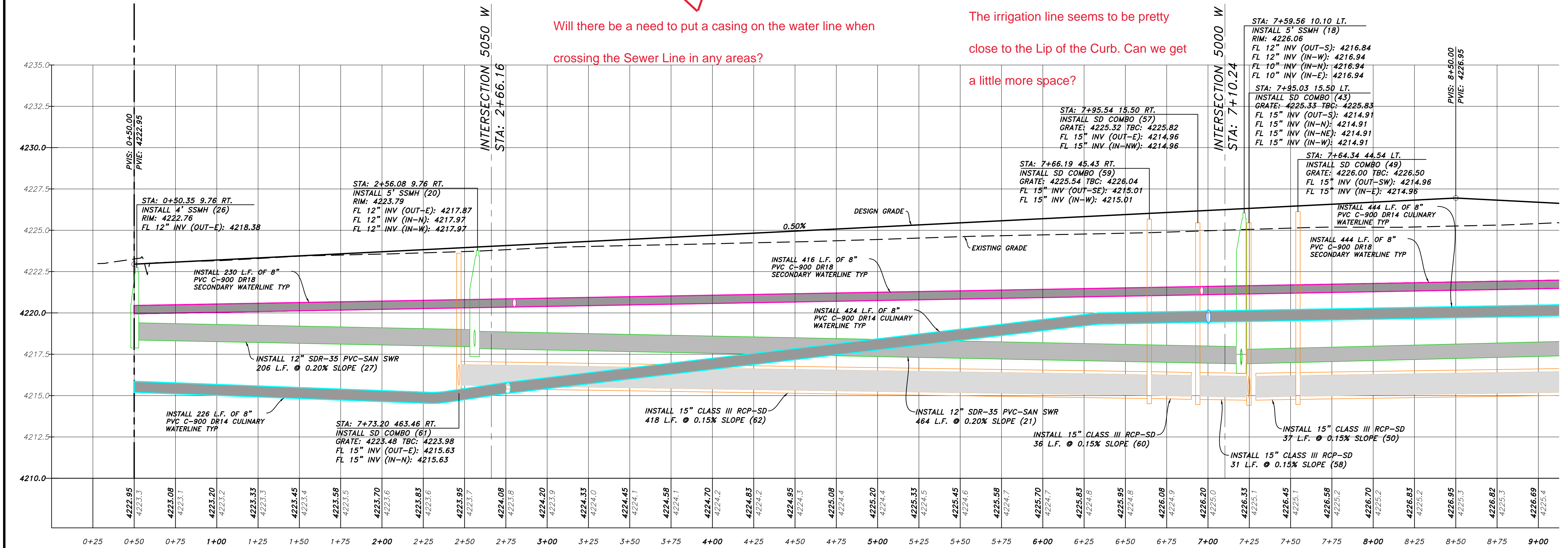
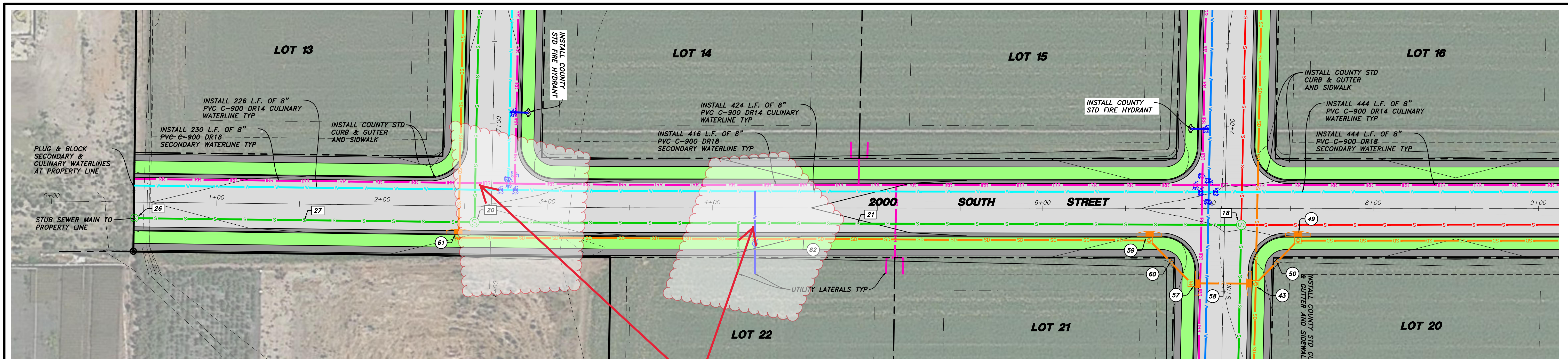
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Sheet **8** of **21** Sheets

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No.	Date	By	Revision



Will there be a need to put a casing on the water line when crossing the Sewer Line in any areas?

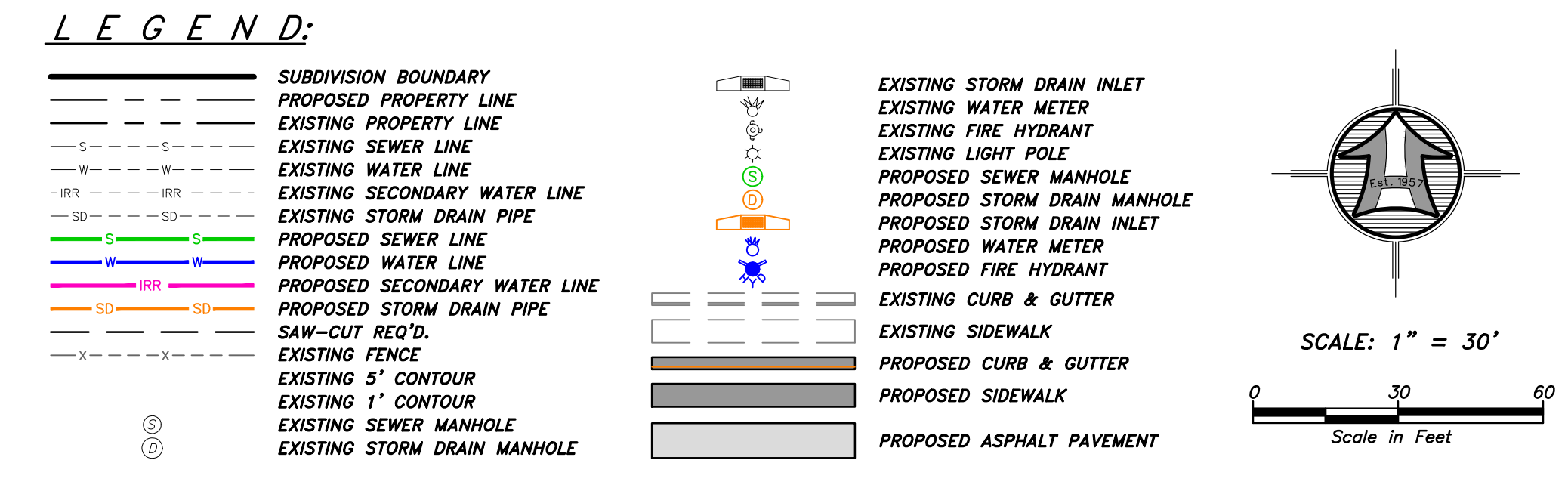
The irrigation line seems to be pretty close to the Lip of the Curb. Can we get a little more space?

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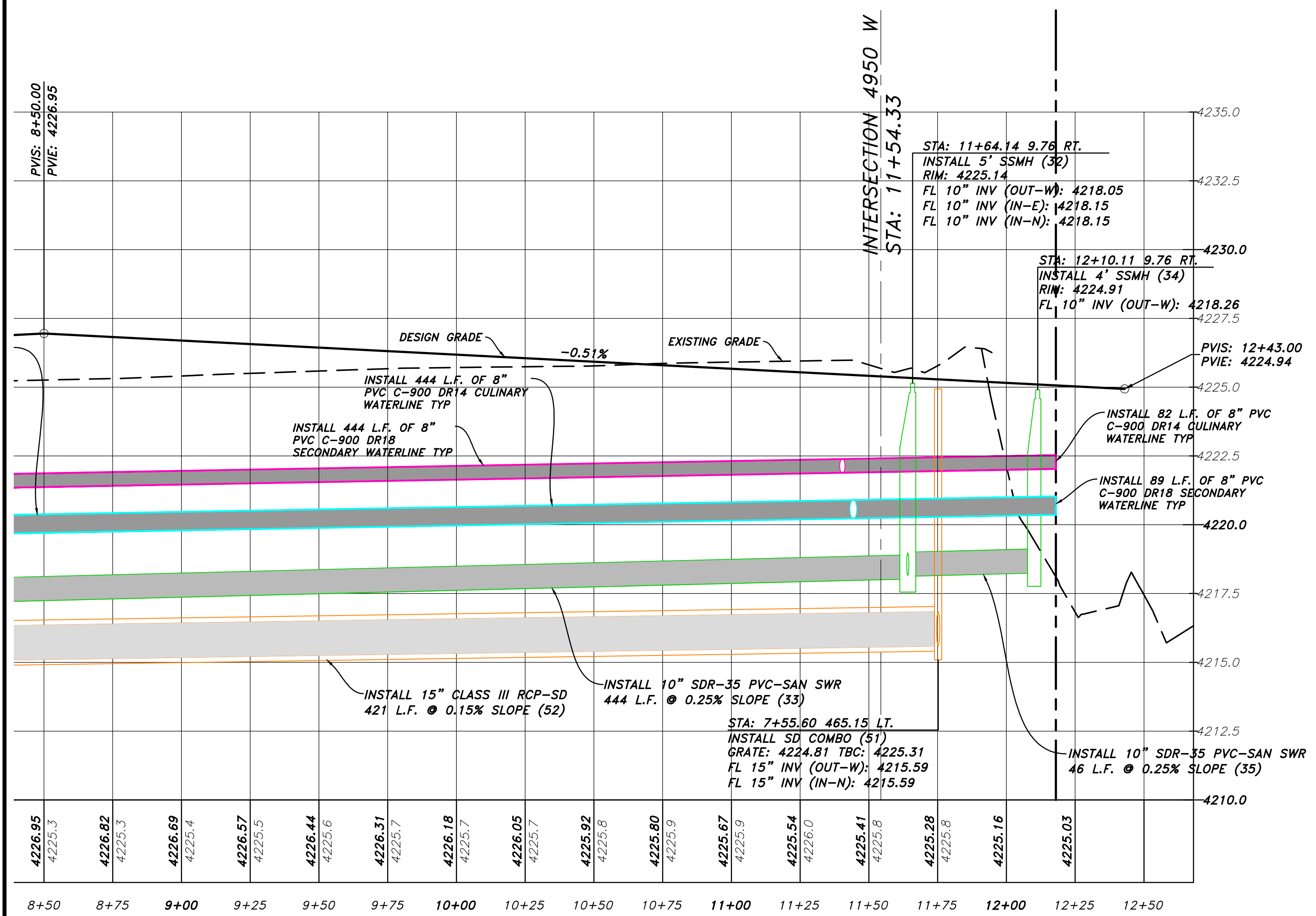
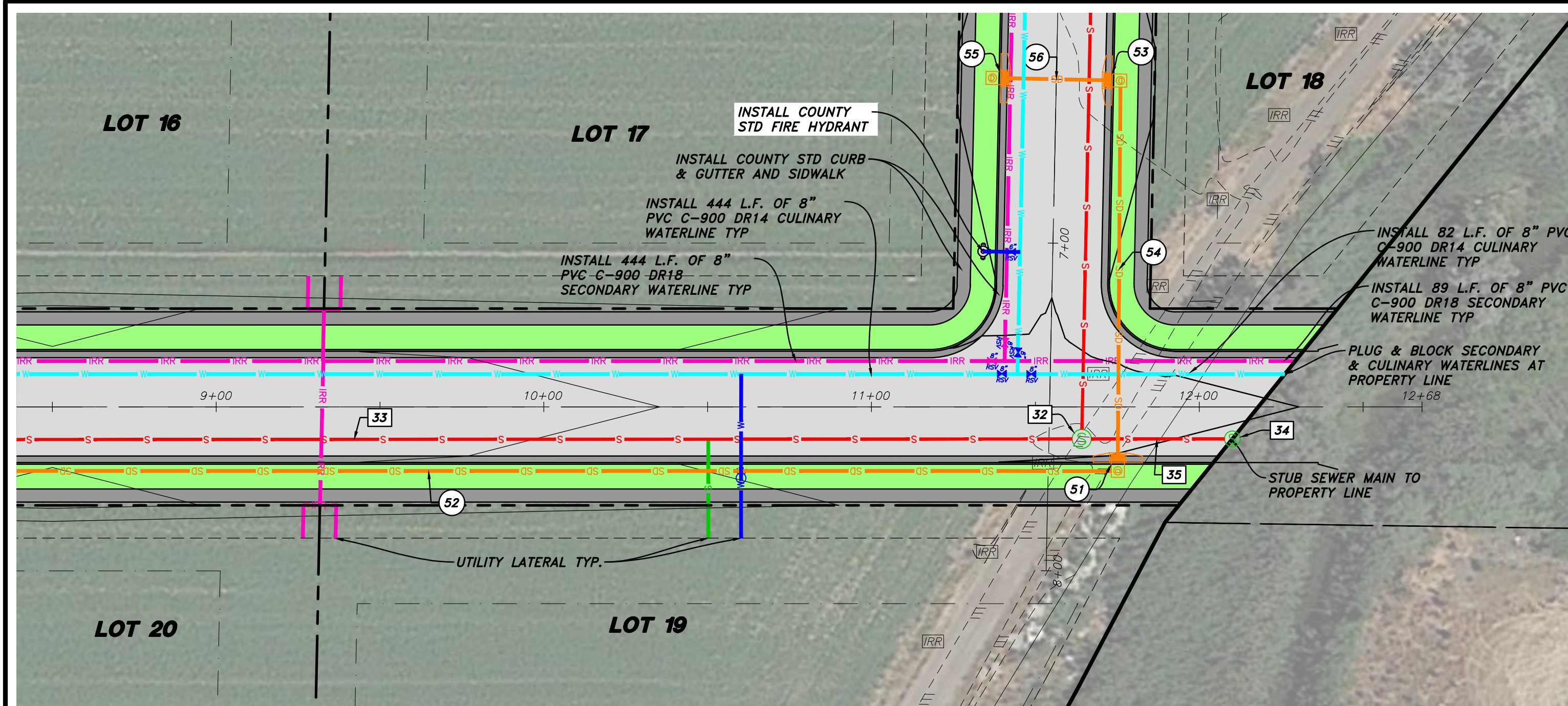


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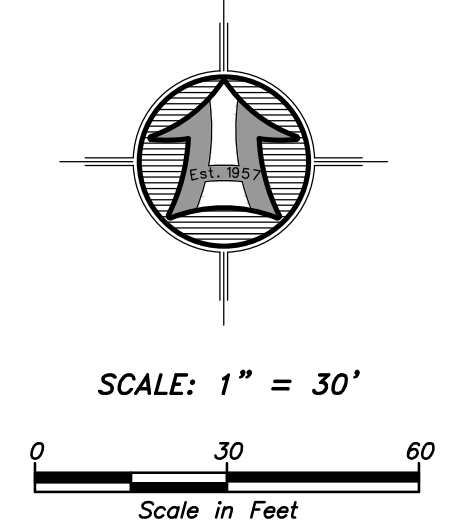
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2000 SOUTH PLAN & PROFILE FOR FOR

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