

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.

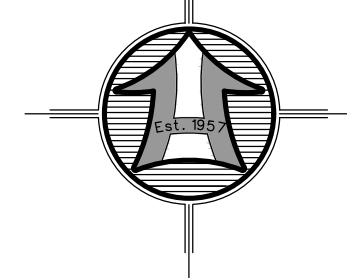
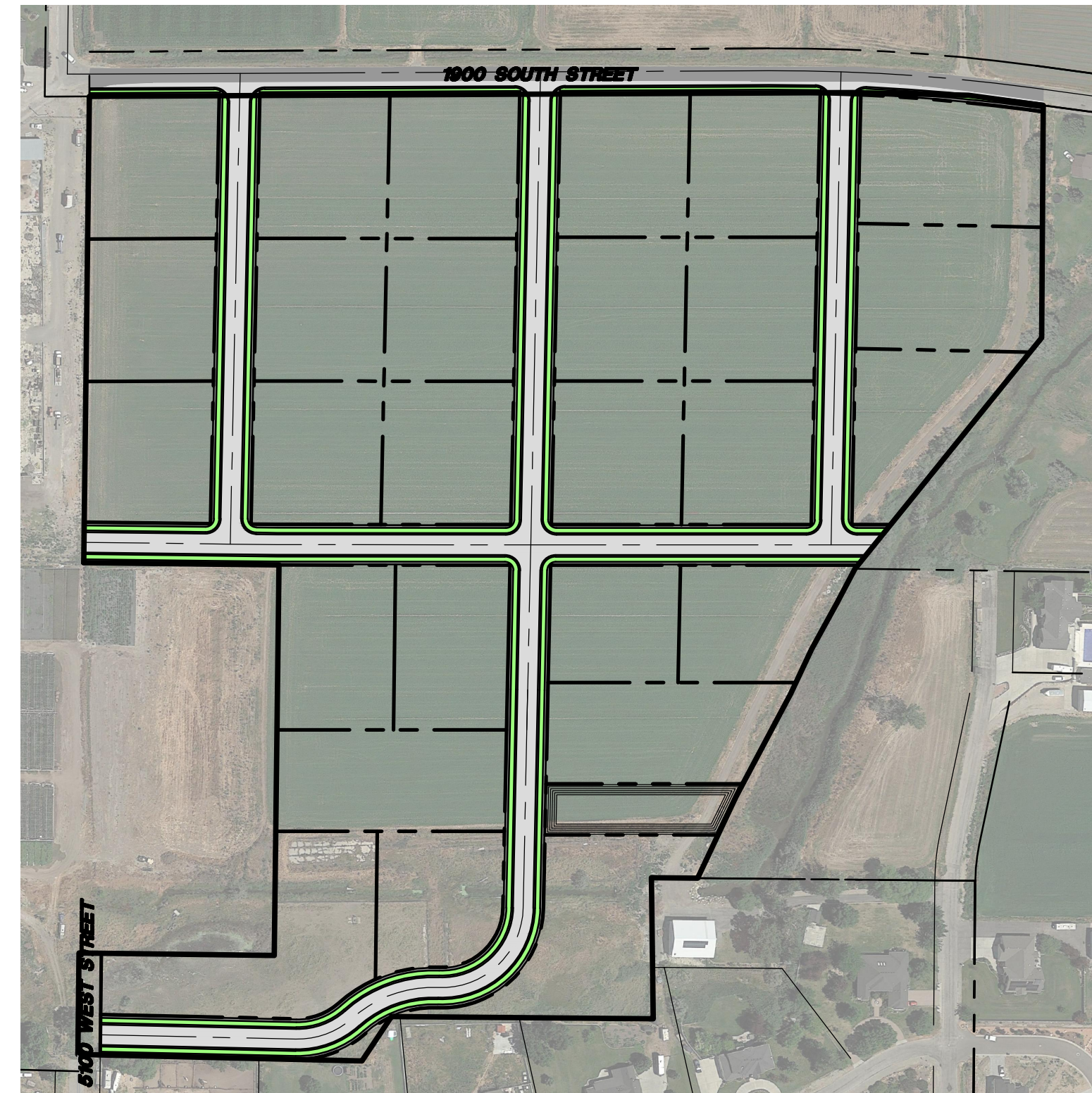
STRUCTURAL SECTION:

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

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 EMPLOY A PRESSURE SEWER LINE WHICH WILL CONNECT TO THE EXISTING SEWER LINE IN 2200 SOUTH STREET. EACH STUBBED SEWER LATERAL WILL BE 1-1/4-INCH WITH A CHECK VALVE. EACH FUTURE OWNER WILL EMPLOY AN INDIVIDUAL RESIDENTIAL GRINDER PUMP/LIFT STATION. IT IS STRONGLY ENCOURAGED THAT SUCH BE AN E-ONE SYSTEM.

STORM DRAINAGE:

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

SECONDARY WATER:

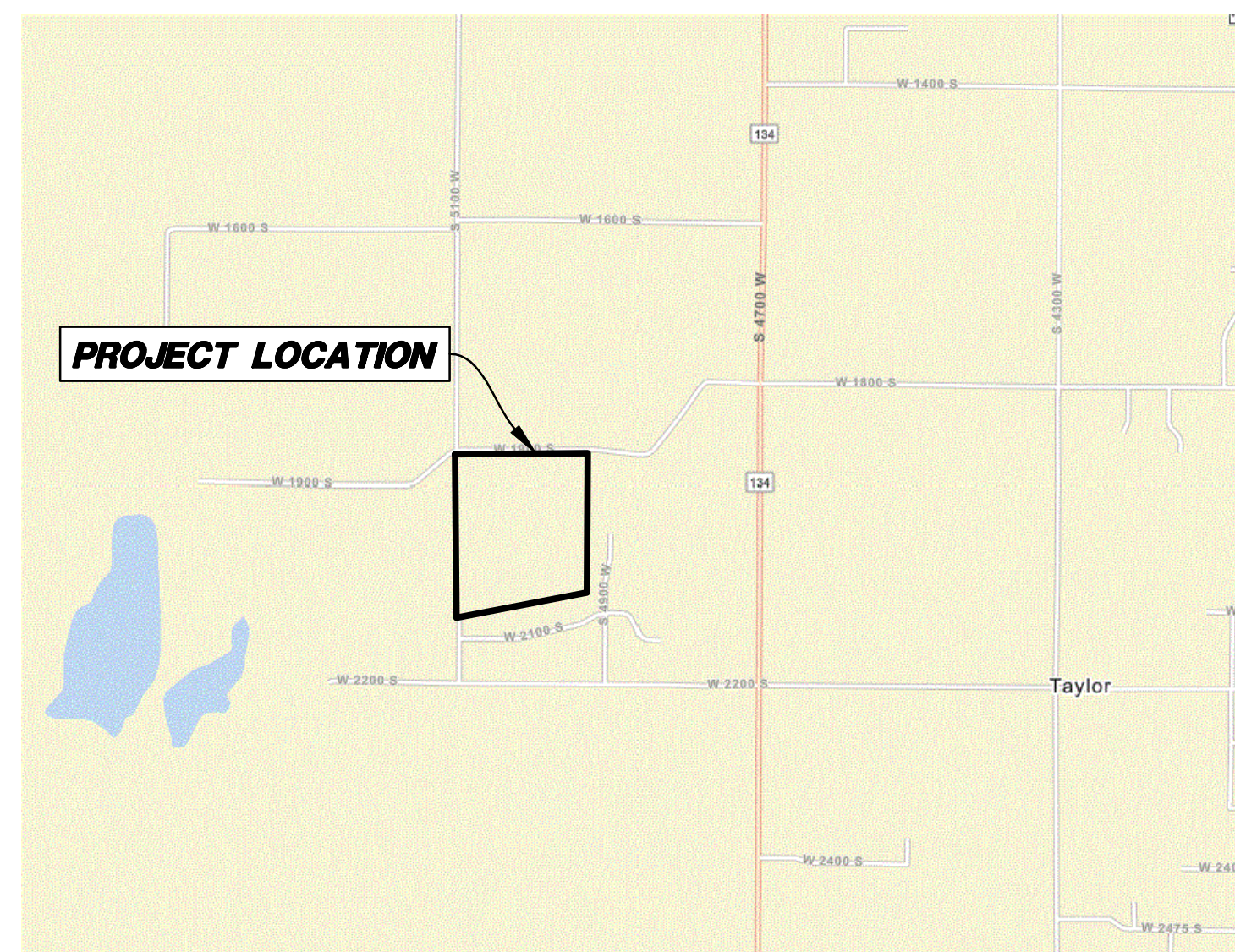
SECONDARY WATER IS UNDER THE AUSPICES OF THE HOOPER IRRIGATION COMPANY WHICH HAS EXISTING UTILITY MAINS ALONG THE EAST SIDE OF 5100 WEST STREET - ALL CONSTRUCTION TO BE TO HOOPER IRRIGATION COMPANY STANDARDS.

ELECTRIC - GAS - TELECOMMUNICATIONS:

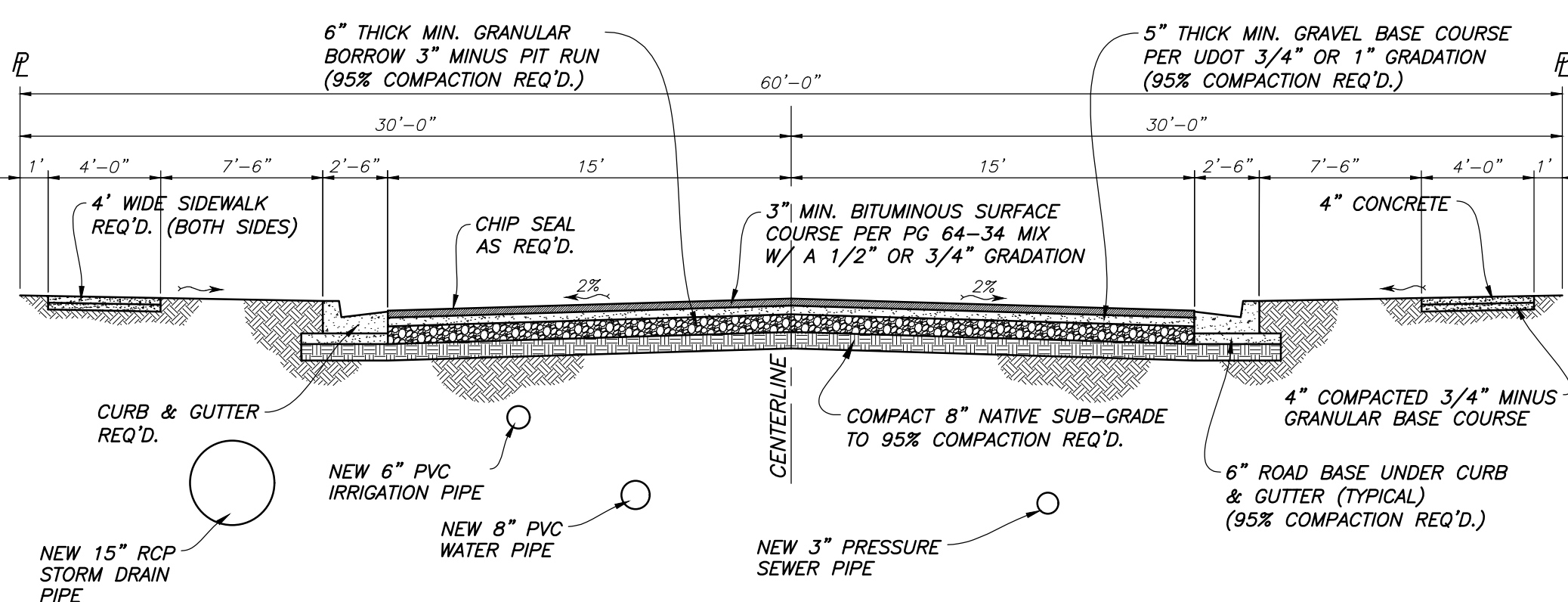
ALL DRY UTILITIES TO BE UNDERGROUND ACCORDING TO LUC 1.26.040 D 6. ELECTRICAL, GAS AND TELECOMMUNICATIONS ROUTING TO BE DETERMINED.

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

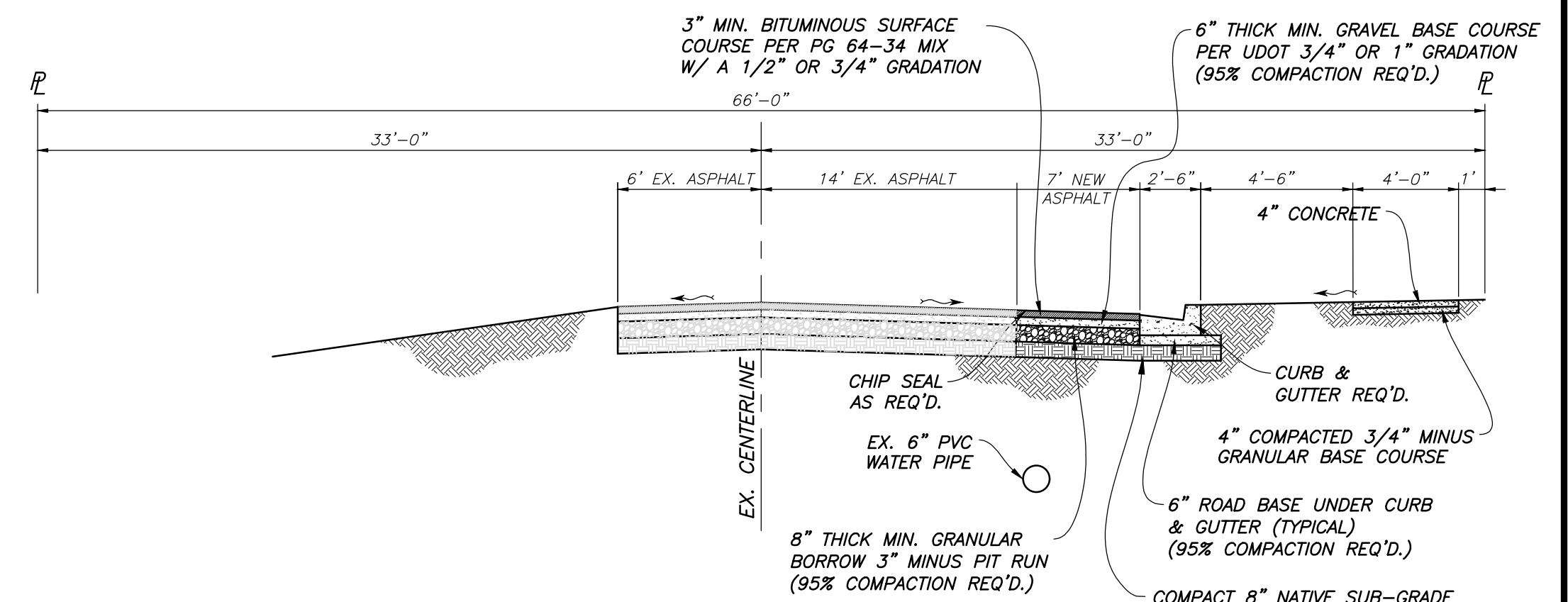


VICINITY MAP



TYPICAL ROAD SECTION
NOT TO SCALE

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



1900 S. ROAD SECTION
LOOKING EAST
NOT TO SCALE

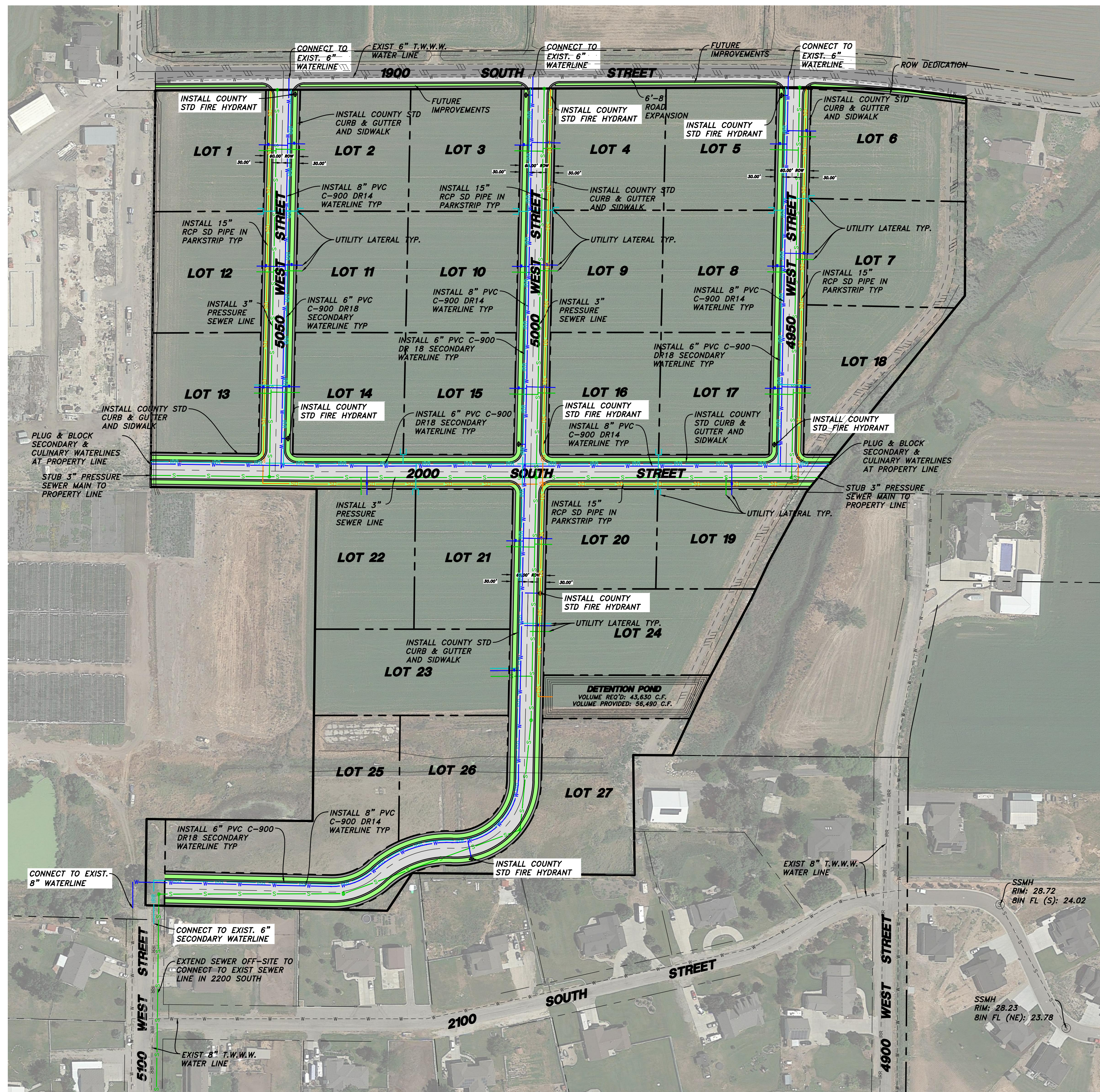
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Drawn By: BTC Date: 05/04/21
Designed By:
Checked By:
Approved By:
Scale: 1" = 100'
Drawing File: 20-162-V19-120220
JOB NUMBER: 20-162

PROJECT NOTES FOR
Saddlewood Estates
APPROX. 5100 WEST 1900 SOUTH
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'

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.

NOTICE!
 EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

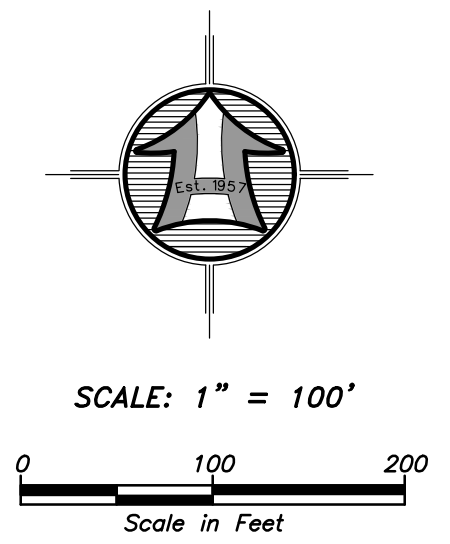
Call BEFORE YOU Dig
 1-800-662-4111
 UNDERGROUND SERVICE

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

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

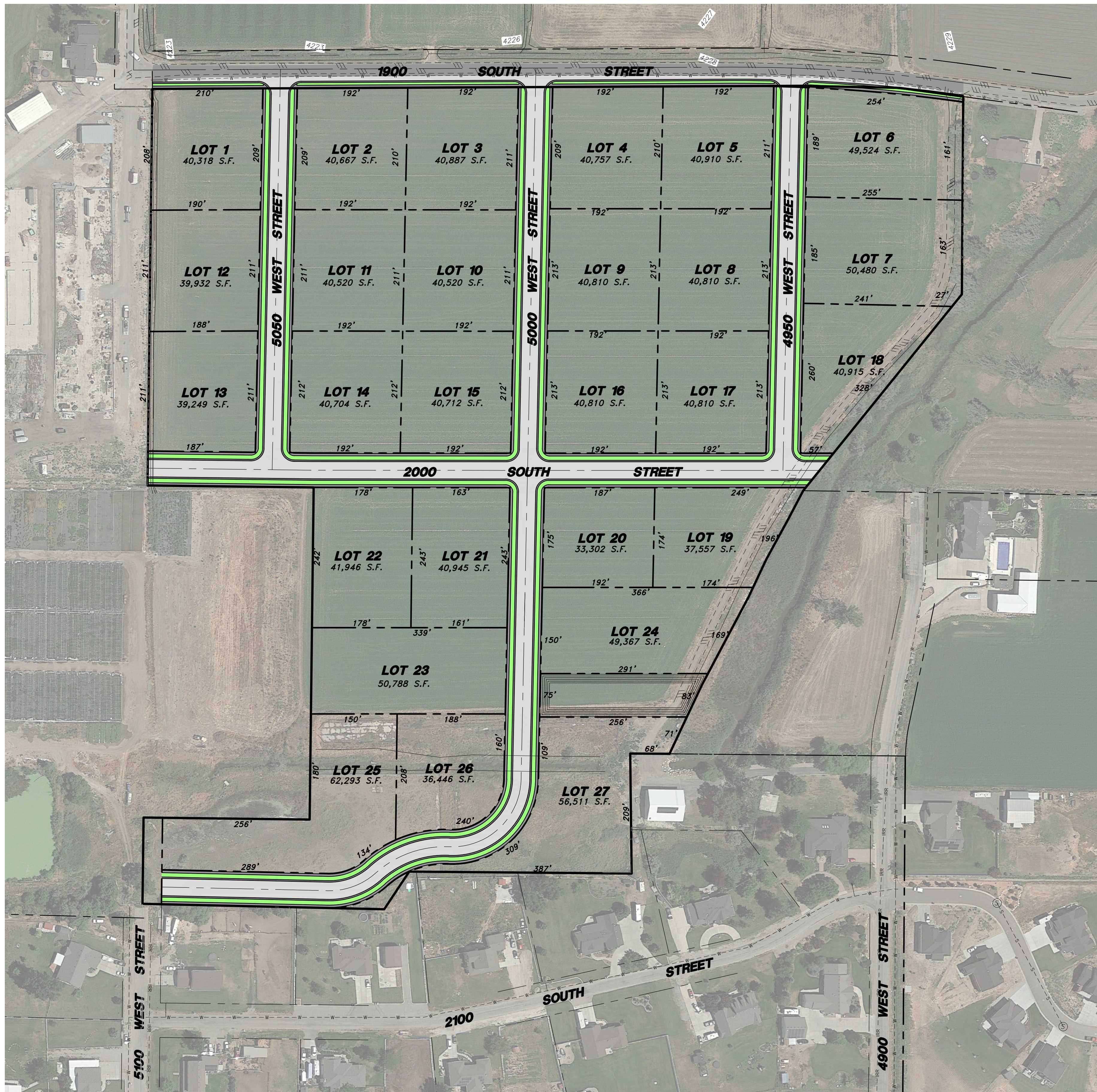


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 Scale: 1" = 100'
 Drawing File: 20-162 V19 120220
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Saddlewood Estates
 OVERALL SITE & UTILITY PLAN FOR
 APPROX. 5100 WEST 1900 SOUTH
 Taylor, Weber County, Utah
 A Part of the Northeast Quarter of Section 14,
 Township 9 North, Range 2 West, S.L.B.&M.

Sheet **2** of **3** Sheets



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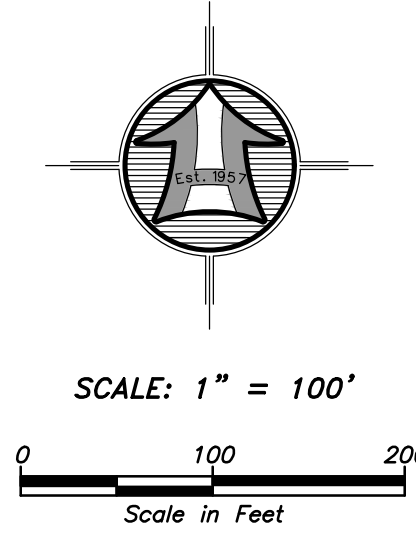
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