

0 30 60 120
SCALE: 1"=60' (24x36 PLAN SET)

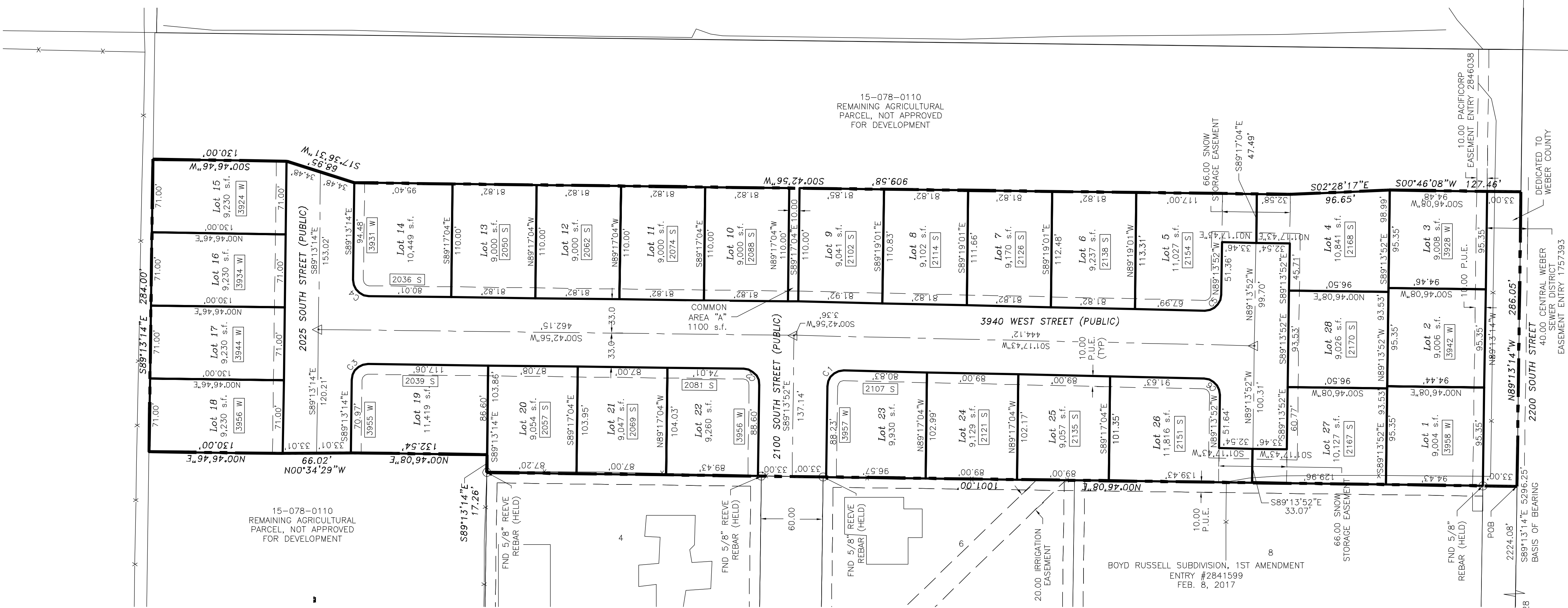
LEGEND

	SECTION CORNER
	SET CL MONUMENT
	LOT LINE
	BOUNDARY LINE
	PUBLIC UTILITY EASEMENT (UNLESS NOTED OTHERWISE)ENT LINE
	CENTERLINE
	FOUND REBAR
	FENCE LINE

TAYLOR LANDING PHASE 1A
A CLUSTER SUBDIVISION

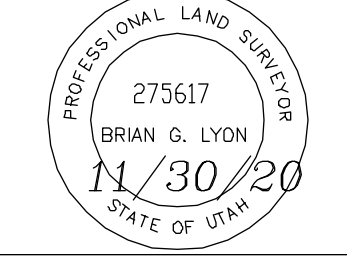
PART OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, UTAH

FINAL PLAT
DECEMBER 2020



SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and 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 have hereby subdivided said tract into twenty-eight (28) lots, known hereafter as TAYLOR LANDING PHASE 1A, A CLUSTER SUBDIVISION located in Pleasant View City, Weber County, Utah and has been correctly drawn to the designated scale and is 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.



BOUNDARY DESCRIPTION

Part of the East Half of the Northwest Quarter of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian described as follows:
Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S 89°13'14" E 2224.08 feet along the south line of the Northwest Quarter of said Section 28 to the POINT OF BEGINNING and running
thence N 0°46'08" E 1,001.00 feet along the east line of Boyd Russell Subdivision, 1st Amendment and it's projection thereof;
thence S 89°13'14" E 17.26 feet;
thence N 0°46'08" E 132.54 feet;
thence N 0°34'29" W 66.02 feet;
thence N 0°46'46" E 130.00 feet;
thence S 89°13'14" E 284.00 feet;
thence S 0°46'46" W 130.00 feet;
thence S 17°36'31" W 68.95 feet;
thence S 0°42'56" W 909.58 feet;
thence S 02°28'17" E 96.65 feet;
thence S 0°46'08" W 127.46 feet to the south line of the Northwest Quarter of said Section 28;
thence N 89°13'14" W 286.05 feet along said south line to the point of beginning, containing 8.52 acres, more or less.

OWNER'S DEDICATION

Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into lots and streets to hereafter be known as TAYLOR LANDING, PHASE 1A.
Do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.
Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.
Grant and convey to the subdivision lot owners association Common Area "A" to be used for recreational and open space purposes for the benefit of each lot owners association member in common with all others in the subdivision and grant and dedicate to the county a perpetual open space right and easement on and over Common Area "A" to guarantee to Weber County that the common area remain open and undeveloped except for approved recreational, parking and open space purposes.
Dedicate and convey to Weber County a perpetual open space easement on, under, and over all parcels and areas denoted as open space parcels or areas to guarantee to the public that those parcels and areas remain open and undeveloped in a manner consistent with the approved open space plan.
In witness whereof, we have hereunto set our hands this _____ day of _____, 2020.

Doug Nasler, Manager
3900 WEST/TAYLOR PARTNER, LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF _____ } ss
On this ____ day of _____ A.D. 2020, personally appeared before me, Jay Stocking who being by me duly sworn did say, for himself that he is the Manager of 3900 WEST/TAYLOR PARTNER, LLC, a Utah Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Companies.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING AT _____

COUNTY RECORDER

State of Utah, County of Weber, recorded and filed at the request of _____ Time _____ Fee _____
Date _____

Index _____ County Recorder _____
Filed in: File of plats _____

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.49	15.50	90°31'35"	N43°58'05"W	22.02
C2	24.36	15.50	90°03'12"	N45°44'32"E	21.93
C3	24.33	15.50	89°56'10"	N44°15'09"W	21.91
C4	24.36	15.50	90°03'50"	S45°44'51"W	21.93
C5	24.28	15.50	89°44'35"	S44°21'35"E	21.87
C6	24.20	15.50	89°28'25"	N46°01'55"E	21.82

WEBER COUNTY ATTORNEY
I have examined the 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 effect.
Signed this ____ day of _____, 2020.

County Attorney

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 executes this plat from the responsibilities and/or liabilities associated therewith.
Signed this ____ day of _____, 2020.

Weber County Surveyor

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

SURVEYOR'S NOTES NARRATIVE
1. The purpose of this survey was to subdivide part of parcel 15-078-0110 into 27 lots. The survey was requested by Jay Stocking of Sierra Homes.
2. The basis of bearing is S 89°13'14" E between the West Quarter Corner and East Quarter Corner of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian.
3. The south line was established along the south line of of the Southwest Quarter of said Section 28. The north right of way line of 2200 South Street was established 33' north and parallel with said quarter section line. This line lines up with the right of way line of the Boyd Russell Subdivision, 1st Amendment recorded in the Weber County Recorder's office under Entry 2841599 on February 8, 2017. The west line of the subdivision was established along the east line of the said Boyd Russell Subdivision, 1st Amendment. Boyd Russell Subdivision was established using section control and found rebar as shown.

GENERAL NOTES
1. All Public Utility Easements shown as dashed lines shall be 10.00 foot wide unless otherwise indicated.
2. Found rebar to be set at all rear property corners. Curb pins to be set at lot line projections along streets.
3. All development within this subdivision is subject to the requirements of Section 108-16 "Outdoor Lighting" of the Weber County Land Use Code.
4. Street trees of a species determined by Weber County Policy are required every 50 feet on both sides of the street within the subdivision boundary. In the event infrastructure or a driveway approach makes a tree's placement impossible, that tree shall be located as close to 50-foot spacing as otherwise reasonable possible, provided compliance with the clear view triangle as defined in Section 108-7-7 of Weber County Land Use Code.

AGRICULTURAL NOTE
Agriculture is the preferred use in the agriculture 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 use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

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 the financial guarantee is sufficient for the installation of these improvements.
Signed this ____ day of _____, 2020.

Weber County Engineer

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.

Chairman, Weber County Commission
Attest: _____
Title: _____

ALLIANCE CONSULTING ENGINEERS
160 EAST 300 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121
alliancelogan@yahoo.com

Developer:
Heritage Land Development
470 North 2450 West
Tremonton, Utah 84337

NO.	REVISIONS / SUBMISSIONS	DATE	DRAWN BY	PROJECT NO.

TAYLOR LANDING PHASE 1A
A CLUSTER SUBDIVISION
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, UTAH

FINAL PLAT

DATE - OCT.29,2020
DRAWING No. 1
1 of 2

TAYLOR LANDING PHASE 1A
A CLUSTER SUBDIVISION
 PART OF THE NORTHWEST QUARTER OF SECTION 28,
 TOWNSHIP 6 NORTH, RANGE 2 WEST,
 SALT LAKE BASELINE AND MERIDIAN
 WEBER COUNTY, UTAH
FINAL PLAT

OPEN SPACE PHASE I BOUNDARY DESCRIPTION
 Part of the East Half of the Northwest Quarter of Section 28,
 Township 6 North, Range 2 West of the Salt Lake Base and
 Meridian described as follows:

Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S 89°13'14" E 2224.08 feet along the south line of the Northwest Quarter of said Section 28; thence N00°46'08" E 1001.00 feet; thence S 89°13'14" E 17.26 feet; thence N 00°46'08" E 132.54 feet; thence N 00°34'29" W 66.02 feet; thence N 00°46'46" E 130.00 feet; N89°13'14" W 362.04 feet to the POINT OF BEGINNING and running thence N 89°13'14" W 594.10 feet; thence N 00°48'18" E 100.00 feet; thence N 11°33'40" E 213.77 feet; thence N 00°49'48" E 353.36 feet to the Southeast Corner of Belmont Park Estates Subdivision, Phase 3; thence N 00°46'11" E 664.28 feet to the north line of the Northwest Quarter of said Section 28; thence S 89°07'58" E 314.43 feet along said north line; thence S 00°52'02" W 768.77 feet; thence S 89°32'33" E 236.27 feet; thence S 00°20'03" W 559.74 feet to the point of beginning, containing 12.81 acres, more or less.

NOTES:

TAYLOR LANDING OVERALL SUBDIVISION
 TOTAL AREA: 109.63 ACRES
 PUBLIC R-O-W: 13.55 ACRES
 NET DEVELOPABLE GROUND: 96.08 ACRES
 NET OPEN SPACE: 55.97 ACRES (58.25%)

PHASE 1 (INCLUDES PH1A AND FUTURE PH1B)
 TOTAL AREA: 12.80 ACRES
 PUBLIC R-O-W: 3.62 ACRES
 NET DEVELOPABLE GROUND: 9.18 ACRES
 NET OPEN SPACE: 12.81 ACRES (58.25%)

ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH SUITE P
 LOGAN, UTAH 84321
 (435)755-5121
 alliancelogan@yahoo.com

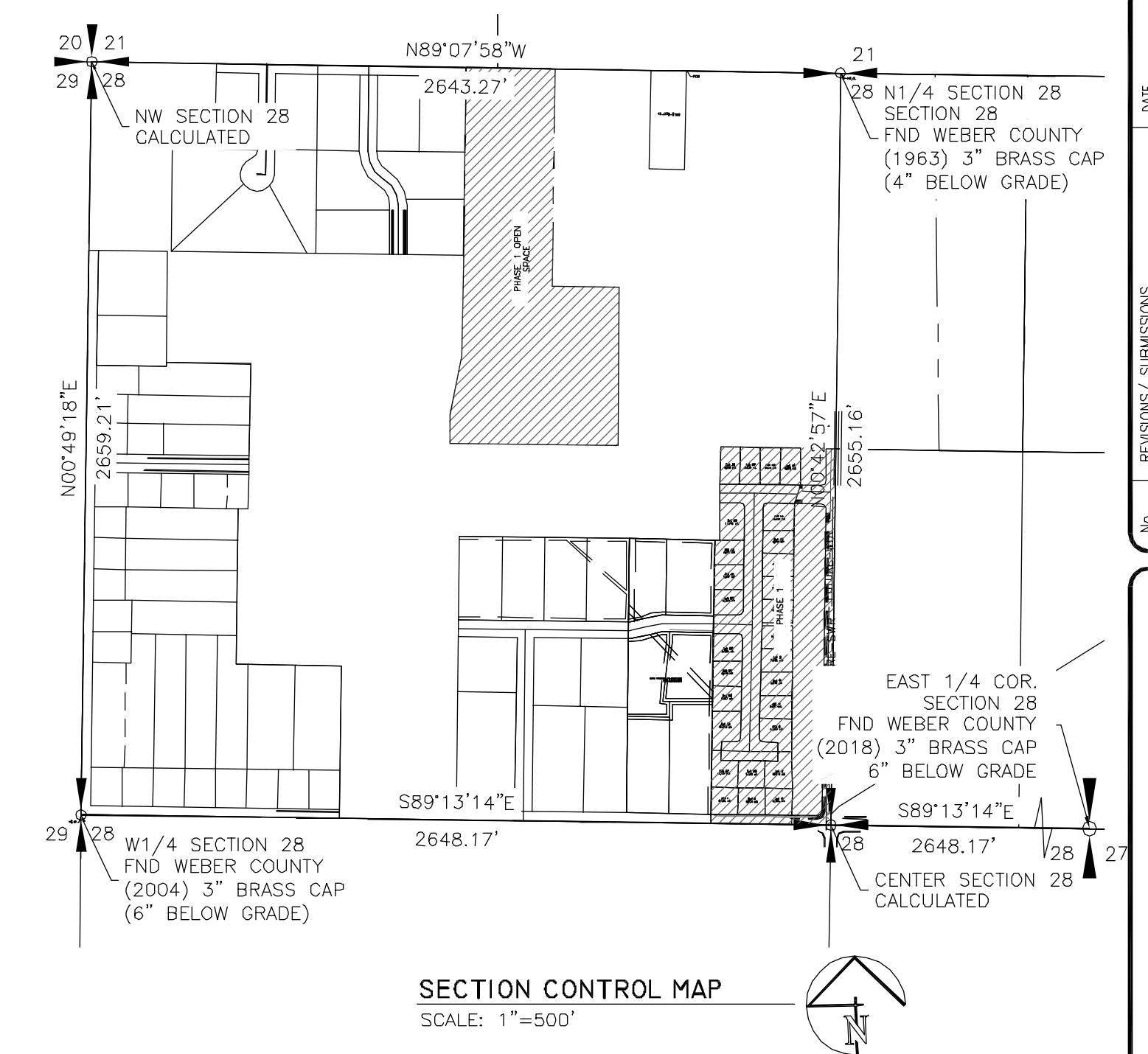
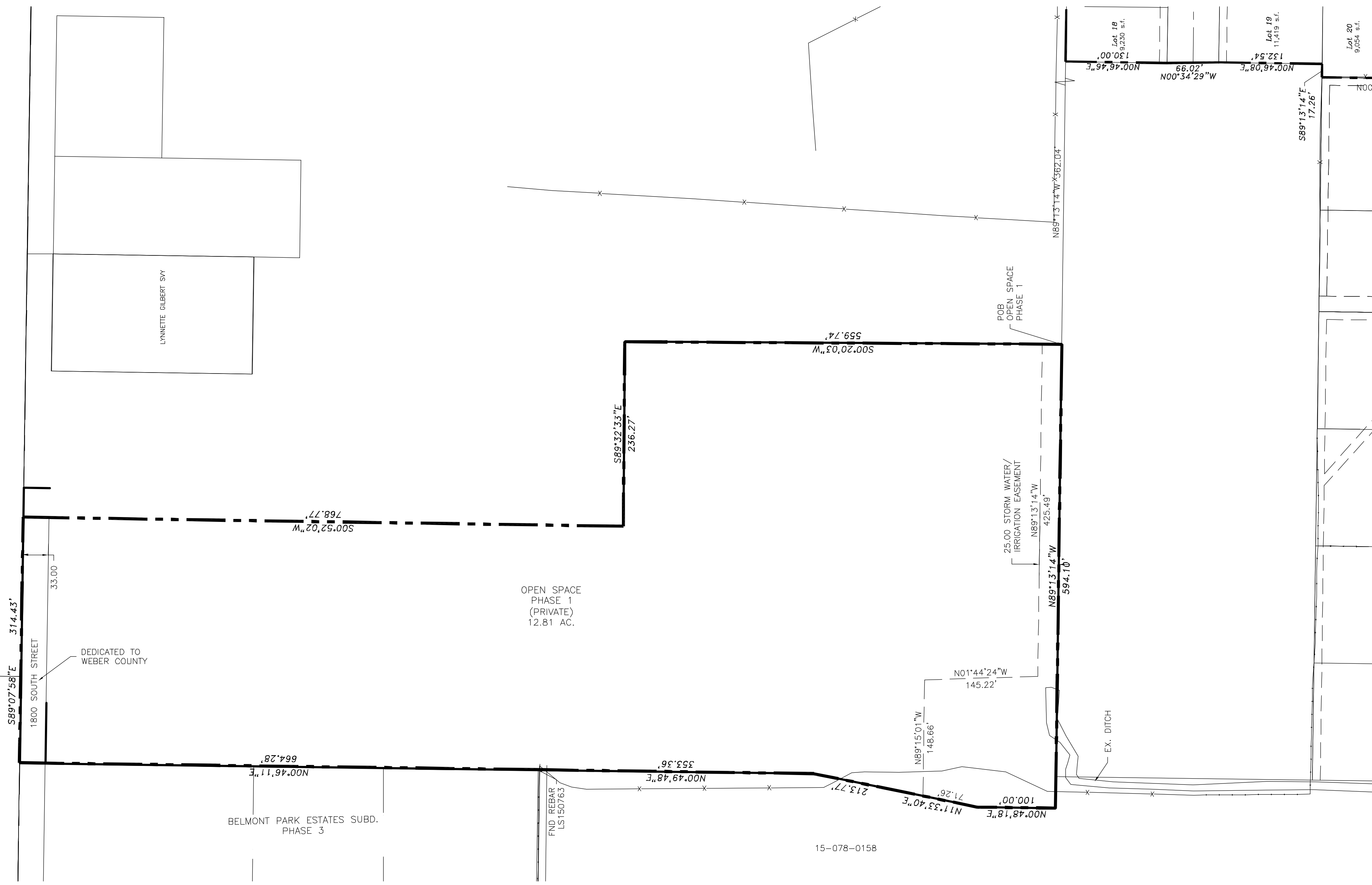
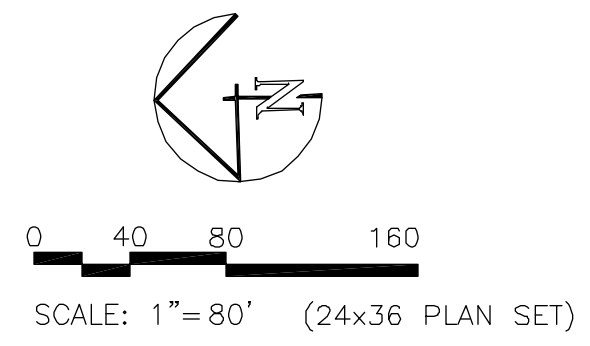
Developer: Heritage Land Development
 Tremonton, Utah 84337

No.	REVISIONS/SUBMISSIONS	DATE

REVIEWED: _____ DRAWN: _____ PROJECT NO.: _____
 CAD FILE: _____

TAYLOR LANDING PHASE 1A
A CLUSTER SUBDIVISION
 PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
 SALT LAKE BASELINE AND MERIDIAN
 WEBER COUNTY, UTAH
FINAL PLAT

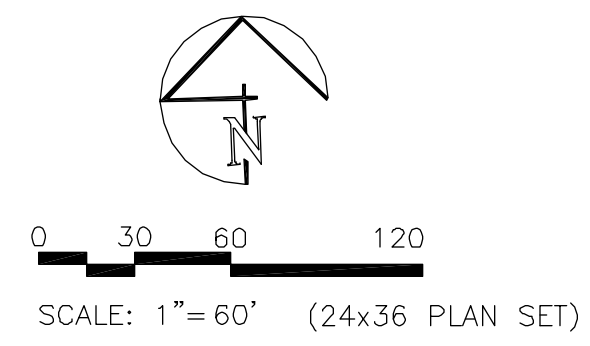
DATE: OCT.26,2020
 DRAWING No. **2**
 2 of 2



COUNTY RECORDER
 State of Utah, County of Weber, recorded and filed at the request
 of _____ Time _____ Fee _____
 Entry _____

Index _____
 Filed in: File of plats _____ County Recorder _____

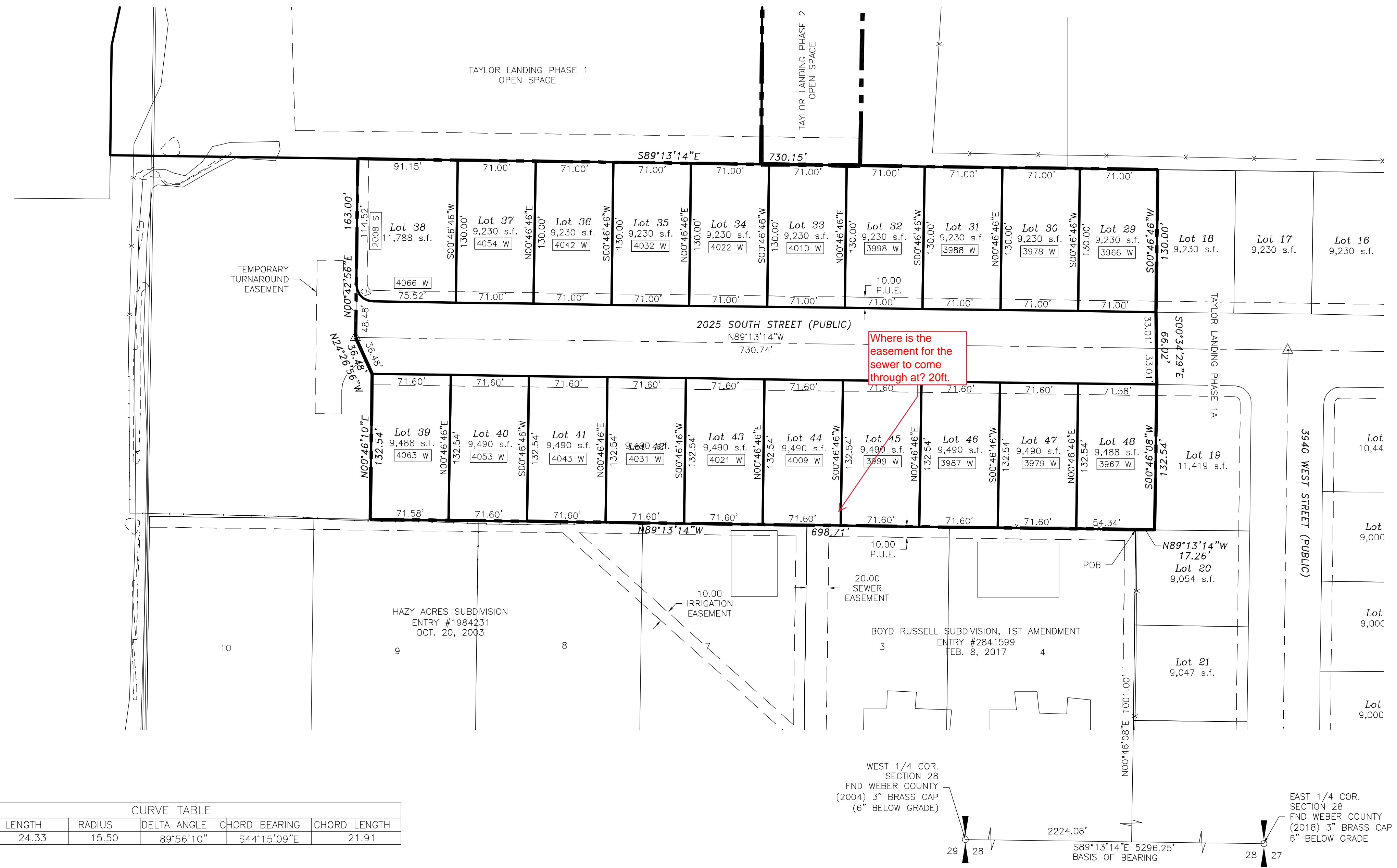
15-078-0158



LEGEND

	SECTION CORNER
	SET CL MONUMENT
	LOT LINE
	BOUNDARY LINE
	PUBLIC UTILITY EASEMENT (UNLESS NOTED OTHERWISE)
	CENTERLINE
	FOUND REBAR
	FENCE LINE

**TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION
PART OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, UTAH
FINAL PLAT
DECEMBER 2020**

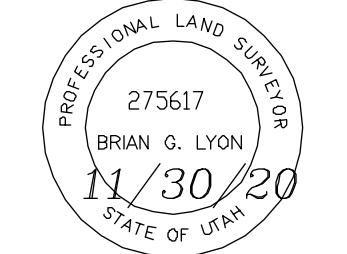


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C7	24.33	15.50	89°56'10"	S44°15'09"E	21.91

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and 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 have hereby subdivided said tract into twenty (20) lots, known hereafter as TAYLOR LANDING PHASE 2, A CLUSTER SUBDIVISION, located in Weber County, Utah and has been correctly drawn to the designated scale and is 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.



BOUNDARY DESCRIPTION

Part of the East Half of the Northwest Quarter of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian described as follows:
Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S 89°13'14" E 2224.08 feet along the south line of the Northwest Quarter of said Section 28; thence N00°46'08"E 1001.00 feet to the POINT OF BEGINNING and running
thence N 89°13'14" W 698.71 feet along the north line of Boyd Russell Subdivision, 1st Amendment and Hazy Acres Subdivision; thence N 00°46'10" E 132.54 feet; thence N 24°26'56" W 36.48 feet; thence N 00°42'56" E 163.00 feet; thence S 89°13'14" W 730.15 feet to the boundary line of Taylor Landing Phase 1A;
thence along said boundary the next four courses:
1) thence S 00°46'46" W 130.00 feet;
2) thence S 00°34'29" E 66.02 feet;
3) thence S 00°46'08" W 132.54 feet;
4) thence N 89°13'14" W 17.26 feet to the point of beginning, containing 5.46 acres, more or less.

OWNER'S DEDICATION

Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into lots and streets to hereafter be known as TAYLOR LANDING, PHASE 1A,
Do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.
Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.
Dedicate and convey to Weber County a perpetual open space easement on, under, and over all parcels and areas denoted as open space parcels or areas to guarantee to the public that those parcels and areas remain open and undeveloped in a manner consistent with the approved open space plan.
Dedicate and convey to Weber County a temporary turnaround easement as shown on the plat.
In witness whereof, we have hereunto set our hands this _____ day of _____, 2020.

Doug Noster Stacking, Manager
3900 WEST/TAYLOR PARTNER, LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss
On this ____ day of _____ A.D. 2020, personally appeared before me, Jay Stocking who being by me duly sworn did say, for himself that he is the Manager of 3900 WEST/TAYLOR PARTNER, LLC, a Utah Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Companies.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING AT _____

COUNTY RECORDER

State of Utah, County of Weber, recorded and filed at the request of _____
Date _____ Time _____ Fee _____
Index _____
Filed in: File of plats _____ County Recorder _____

WEBER COUNTY ATTORNEY
I have examined the 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 effect.
Signed this ____ day of _____, 2020.

County Attorney

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 execute this plat from the responsibilities and/or liabilities associated therewith.
Signed this ____ day of _____, 2020.

Weber County Surveyor

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

SURVEYOR'S NOTES NARRATIVE
1. The purpose of this survey was to subdivide part of parcel 15-078-0110 into 27 lots. The survey was requested by Jay Stocking of Sierra Homes.
2. The basis of bearing is S 89°13'14" E between the West Quarter Corner and East Quarter Corner of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian.
3. The south line was established along the north line of the Boyd Russell Subdivision, 1st Amendment recorded in the Weber County Recorder's office under Entry 2841599 on February 8, 2017 and the north line of Lazy Acres Subdivision recorded in the Weber County Recorder's Office under Entry 1984231 on October 20, 2003. The east line was established along the west line of Taylor Landing Subdivision, Phase 1A.

GENERAL NOTES
1. All Public Utility Easements shown as dashed lines shall be 10.00 foot wide unless otherwise indicated.
2. § rebar to be set at all rear property corners. Curb pins to be set at lot line projections along streets.
3. All development within this subdivision is subject to the requirements of Section 108-16 "Outdoor Lighting" of the Weber County Land Use Code.
4. Street trees of a species determined by Weber County Policy are required every 50 feet on both sides of the street within the subdivision boundary. In the event infrastructure or a driveway approach makes a tree's placement impossible, that tree shall be located as close to 50-foot spacing as otherwise reasonable possible, provided compliance with the clear view triangle as defined in Section 108-7-7 of Weber County Land Use Code.

AGRICULTURAL NOTE
Agriculture is the preferred use in the agriculture 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 use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.
Signed this ____ day of _____, 2020.

Weber County Surveyor

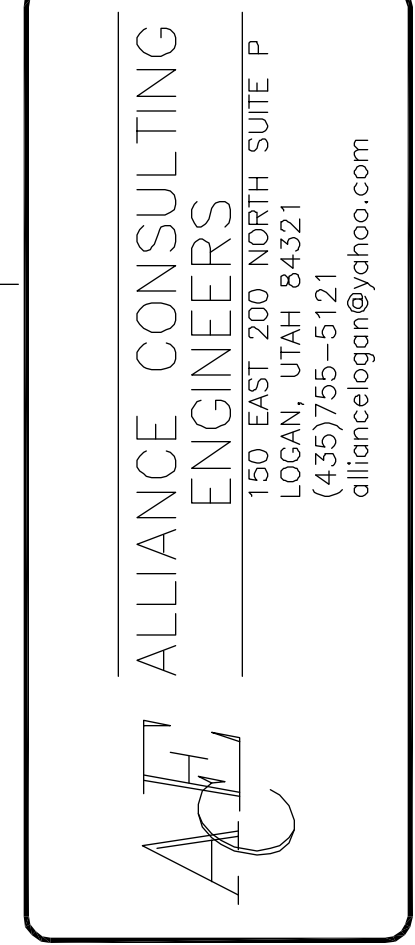
WEBER COUNTY ENGINEER
I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.
Signed this ____ day of _____, 2020.

Weber County Engineer

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.

Chairman, Weber County Commission
Attest: _____
Title: _____

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
allianceegan@yahoo.com



Developer: Land Development
470 North 2450 West
Tremonton, Utah 84337

No.	REVISIONS / SUBMISSIONS	DATE

DRAWN: _____ PROJECT NO.: _____
REVIEWED: _____ CAD FILE: _____

**TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION**
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, UTAH
FINAL PLAT

**TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION**

PART OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, UTAH

FINAL PLAT

OPEN SPACE PHASE 2 BOUNDARY DESCRIPTION

Part of the East Half of the Northwest Quarter of Section 28,
Township 6 North, Range 2 West of the Salt Lake Base and
Meridian described as follows:

Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S 89°13'14" E 2224.08 feet along the south line of the Northwest Quarter of said Section 28; thence N00°46'08"E 1001.00 feet; thence S 89°13'14" E 17.26 feet; thence N 00°46'08" E 132.54 feet; thence N 00°34'29" W 66.02 feet; thence N 00°46'46" E 130.00 feet; N89°13'14"W 271.71 feet to the POINT OF BEGINNING and running

thence N 89°13'14" W 90.33 feet;
thence N 00°20'03" E 559.74 feet;
thence N 89°32'33" W 236.27 feet;
thence N 00°52'02" E 768.77 feet to the north line of the Northwest Quarter of said Section 28;
thence S 89°07'58" E 187.81 feet along said north line;
thence S 00°52'02" W 290.33 feet;
thence S 89°07'58" E 144.00 feet;
thence S 00°52'02" W 1,036.32 feet to the point of beginning, containing 6.08 acres, more or less.

NOTES:

TAYLOR LANDING OVERALL SUBDIVISION
TOTAL AREA: 109.63 ACRES
PUBLIC R-O-W: 13.55 ACRES
NET DEVELOPABLE GROUND: 96.08 ACRES
NET OPEN SPACE: 55.97 ACRES (58.25%)

PHASE 2
TOTAL AREA: 5.46 ACRES
PUBLIC R-O-W: 1.1 ACRES
NET DEVELOPABLE GROUND: 4.36 ACRES
NET OPEN SPACE: 6.08 ACRES (58.25%)

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121
alliancelogan@yahoo.com

Developer:
Heritage Land Development
470 North 2450 West
Tremonton, Utah 84337

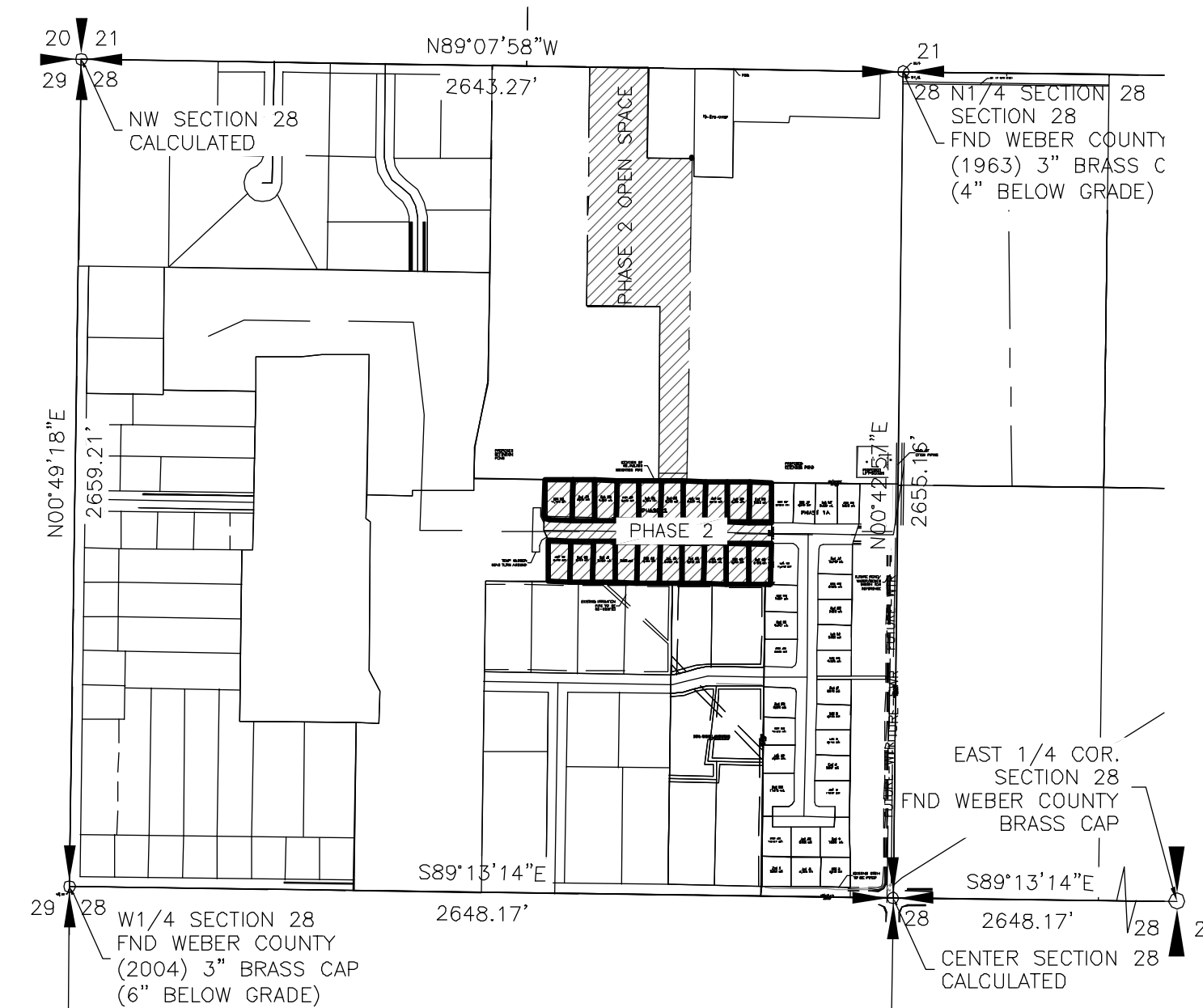
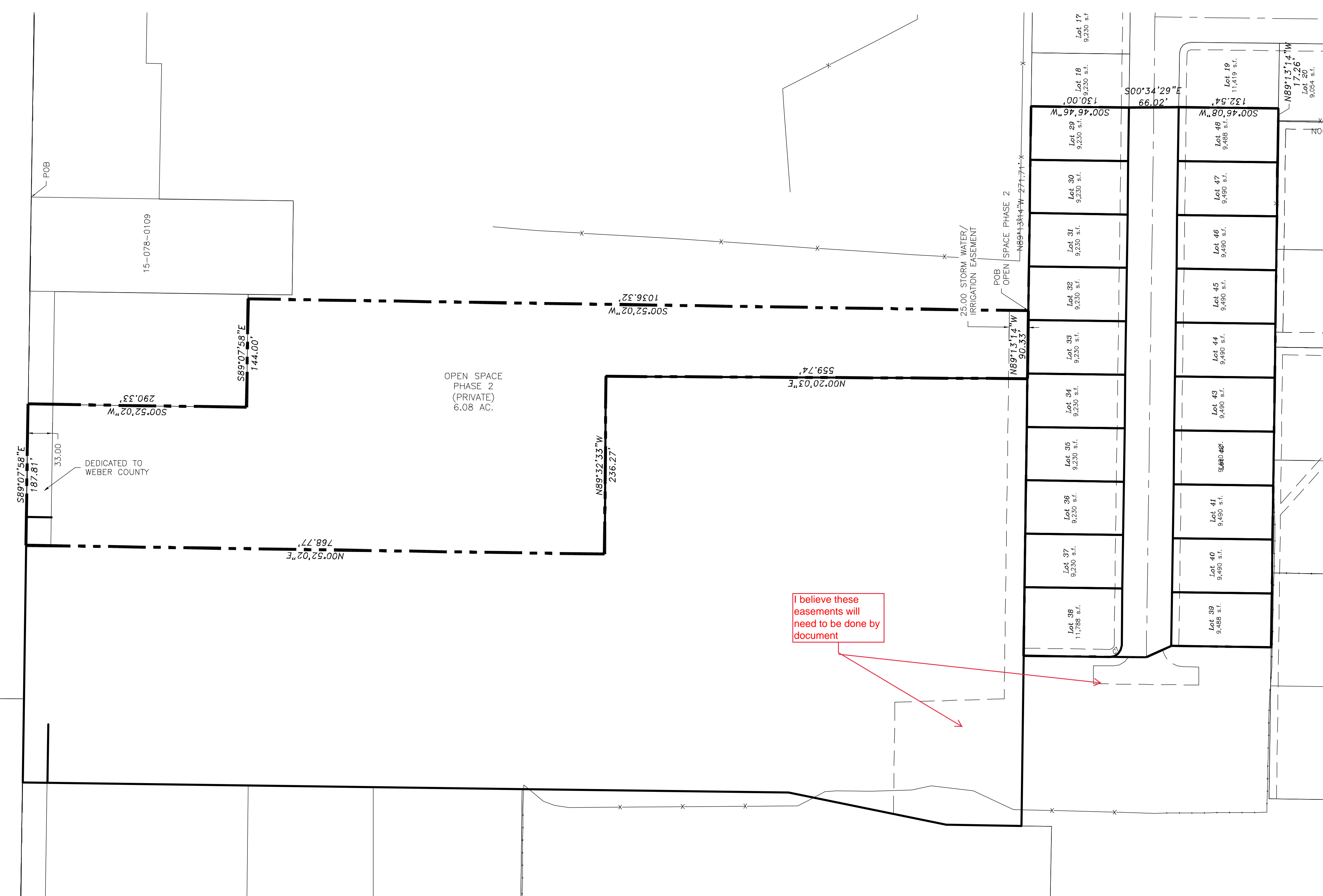
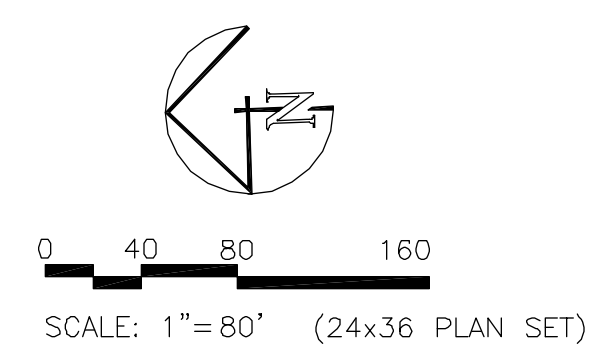
No.	REVISIONS / SUBMISSIONS	DATE

REVIEWED: _____ DRAWN: _____
CDD FILE: _____ PROJECT NO.: _____

PROJECT TITLE:
**TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION**
PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN WEBER COUNTY, TAYLOR, UTAH

FINAL PLAT

DATE: SEPT, 2020
DRAWING No. **2**
2 of 2



SECTION CONTROL MAP
SCALE: 1"=500'

COUNTY RECORDER
State of Utah, County of Weber, recorded and filed at the request of _____ Time _____ Fee _____
Date _____ Entry _____

Index _____
Filed in: File of plats _____ County Recorder _____

TAYLOR LANDING PHASE 1A/2
A CLUSTER SUBDIVISION
 PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH,
 RANGE 2 WEST,
 SALT LAKE BASELINE AND MERIDIAN
 WEBER COUNTY, TAYLOR, UTAH
INDEX SHEET



VICINITY MAP

OWNER/DEVELOPER
SIERRA HOMES

CIVIL ENGINEER
ALLIANCE CONSULTING
ENGINEERS, INC.
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
435-755-5121

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
1	INDEX SHEET
2	MASTERPLAN
3	3940 WEST/2100 SOUTH ROAD PLAN
4	2025 SOUTH/3900 WEST ROAD PLAN
5	IRRIGATION RE-ROUTE PLAN
6	EAST GRADING/DRAINAGE PLAN
7	WEST GRADING/DRAINAGE PLAN
8	DETAILS

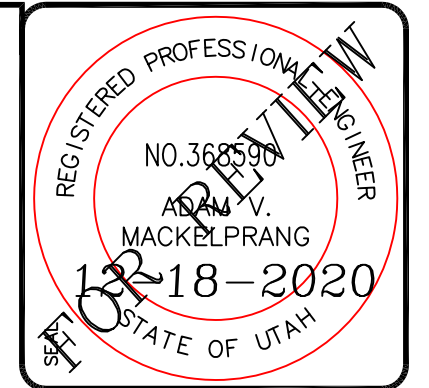
GENERAL NOTES (APPLICABLE TO ALL CIVIL SHEETS):

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, WEBER COUNTY STANDARDS, STATE OF UTAH AND ANY OTHER APPLICABLE STANDARDS ISSUED BY THE CONTROLLING AGENCY.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER. ANY WORK COMPLETED WITHOUT DOING SUCH IS DONE SO AT THE CONTRACTORS EXPENSE.
3. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY AREAS AND/OR MATERIALS DAMAGED DURING CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN ALL ADJACENT PROPERTY (PUBLIC & PRIVATE) FROM ALL CONSTRUCTION DEBRIS.
5. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION FROM ALL NEW CONSTRUCTION TO EXISTING CONDITIONS.
6. CONTRACTOR SHALL PROVIDE ALL NECESSARY AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES.
7. CONTRACTOR SHALL REPLACE SURVEY MONUMENTS DAMAGED DURING CONSTRUCTION. SURVEY MONUMENTS TO BE REPLACED BY A REGISTERED, LICENSED LAND SURVEYOR.
8. CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, INCLUDING FIBER OPTIC. ANY DAMAGES TO EXISTING UTILITIES WILL BE REPAIRED AT CONTRACTORS EXPENSE.
9. DIMENSIONS SHOWN ARE TO THE CENTER OF THE PIPELINE UNLESS OTHERWISE NOTED.
10. DISTANCES SHOWN ALONG PIPELINES ARE HORIZONTAL DISTANCES AND NOT ACTUAL PIPE LENGTHS. MORE PIPE MAY BE REQUIRED TO COMPLETE CONSTRUCTION THAN IS DIMENSIONED IN THE PLANS.
11. CONTRACTOR IS REQUIRED TO HAVE A SET OF PLANS ON THE SITE AT ALL TIMES. ANY WORK COMPLETED WITHOUT A SET PRESENT IS DONE SO AT THE CONTRACTORS RISK AND EXPENSE IF ERRORS OCCUR.
12. CONTRACTOR IS RESPONSIBLE FOR PROVIDING WATER NECESSARY FOR DUST ABATEMENT, COMPACTION, ETC.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SOURCES FOR GRANULAR MATERIALS, WATER, WASTE SITES, AND ANY OTHER MATERIALS SOURCES AS REQUIRED FOR PROJECT COMPLETION.
14. ANY WORK DONE WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE TRANSPORTATION AGENCY AND SHALL MEET THE REQUIREMENTS OF THAT AGENCY AND THE REQUIREMENTS OF ANY RIGHT-OF-WAY OR SPECIAL USE PERMITS.
15. THE CONTRACTOR SHALL COORDINATE ALL LIVE TAPS AND ANY OTHER WORK OR MANIPULATION OF THE EXISTING WATER SYSTEM WITH THE TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT, 24 HOURS IN ADVANCE OF AN PRE-CONSTRUCTION MEETING AND CONSTRUCTION ACTIVITY. 801-731-1668.
16. ON SLOPING AREAS THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MITIGATE ANY POSSIBLE EROSION PROBLEMS IN THE TRENCHES DUE TO STORM WATER THAT MIGHT OCCUR DURING OR AFTER CONSTRUCTION AS DIRECTED OR APPROVED BY ENGINEER.
17. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS DETAILED IN THE PROJECT PLANS UNTIL FINAL ACCEPTANCE OF THIS PROJECT.
18. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONS NECESSARY TO INSURE THAT NO STORM WATER/SEDIMENT AND/OR CONSTRUCTION DEBRIS ARE RELEASED FROM THE SITE. ANY RELEASES SHALL BE CLEANED AND MITIGATED AT THE CONTRACTOR'S EXPENSE.
19. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACCESS AND RELATED TRAFFIC CONTROL WITH THE COUNTY, CITY, AND STATE ROADWAY DEPARTMENTS. THE ENGINEER SHALL REVIEW ALL TRAFFIC CONTROL PLANS.
20. CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS, HARDWARE, LABOR, ETC. TO CONSTRUCT VERTICAL AND HORIZONTAL BENDS IN PIPE AS NEEDED TO MEET THE REQUIRED GRADES, ALIGNMENTS AND COVER REQUIREMENTS.
21. ALL AIR RELEASE VALVES SHALL BE INSTALLED AT THE CREST OF THE VERTICAL CURVATURE OF THE WATER LINE. CONTRACTOR SHALL RECORD ACTUAL LOCATION OF VALVES ON FIELD RECORD DRAWINGS.
22. THE CONTRACTOR SHALL COORDINATE WITH WEBER COUNTY FOR ALL UTILITY INSPECTIONS PRIOR TO BACKFILLING.
23. ALL WATER SYSTEM COMPONENTS SHALL BE INSTALLED, PRESSURE TESTED, AND CHLORINATED PRIOR TO COMPLETING ANY ROADWAY CONSTRUCTION.
24. ALL WORK ON THE SECONDARY WATER SYSTEM IS TO BE DONE IN ACCORDANCE WITH HOOPER IRRIGATION COMPANY STANDARDS.

CITY ENGINEER'S CERTIFICATE OF APPROVAL

I hereby approve the above plat having reviewed it for conformity with standard engineering practice and County's Subdivision Ordinance

Date: _____ Weber County Engineer _____



ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH SUITE P
 LOGAN, UTAH 84321
 (435)755-5121
 allianceeng@questoffice.net

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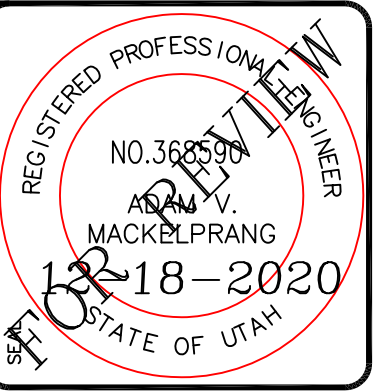
No.	REVISIONS / SUBMISSIONS	DATE	DRAWN	PROJECT NO.

TAYLOR LANDING PHASE 1A/2
A CLUSTER SUBDIVISION
INDEX SHEET

DATE : NOV,2020
 DRAWING No. 1

TAYLOR LANDING PHASE 1A/2

A CLUSTER SUBDIVISION
 PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
 NORTH, RANGE 2 WEST,
 SALT LAKE BASELINE AND MERIDIAN
 WEBER COUNTY, TAYLOR, UTAH
MASTERPLAN



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 alliancelogan@yahoo.com

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NO.	REVISIONS / SUBMISSIONS	DATE

PROJECT TITLE:
TAYLOR LANDING PHASE 1A/2
A CLUSTER SUBDIVISION
 DRAWING TITLE:
MASTERPLAN

DATE: NOV, 2020
 DRAWING NO.:

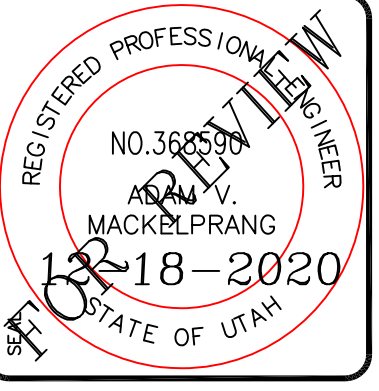


0 40 80 160
 SCALE: 1"=80' (22x34 PLAN SET)

	BOUNDARY LINE
	LOT LINE
	CENTERLINE
	UTILITY EASEMENT LINE
	FUTURE ROAD SHOWN FOR REFERENCE
	EXISTING FENCE
	EXISTING DITCH
	EXISTING WATER AS NOTED
	PROPOSED 8" PVC C-900 DR 18 WATER
	PROPOSED 1" CTS 200 PSI POLY WATER SERVICE
	FUTURE WATER SHOWN FOR REFERENCE
	EXISTING SEWER AS NOTED
	PROPOSED 8" SDR 35 SEWER AS NOTED
	PROPOSED 10" SDR 35 SEWER AS NOTED
	PROPOSED 4" SEWER LATERAL
	FUTURE SEWER SHOWN FOR REFERENCE
	EXISTING 12" DI IRRIGATION
	PROPOSED 8" PVC C-900 DR18 IRRIGATION MAIN
	PROPOSED 12" PVC C-909 DR18 IRRIGATION MAIN
	PROPOSED IRRIGATION SERVICE PER HOOPER IRRIGATION COMPANY (see P1-10 hooper irrigation, double service unless otherwise noted)
	EXISTING STORM SYSTEM
	PROPOSED STORM SYSTEM AS NOTED
	EXISTING MAJOR CONTOUR (5')
	EXISTING MINOR CONTOUR (1')
	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED CONCRETE

TAYLOR LANDING PHASE 1A/2 A CLUSTER SUBDIVISION

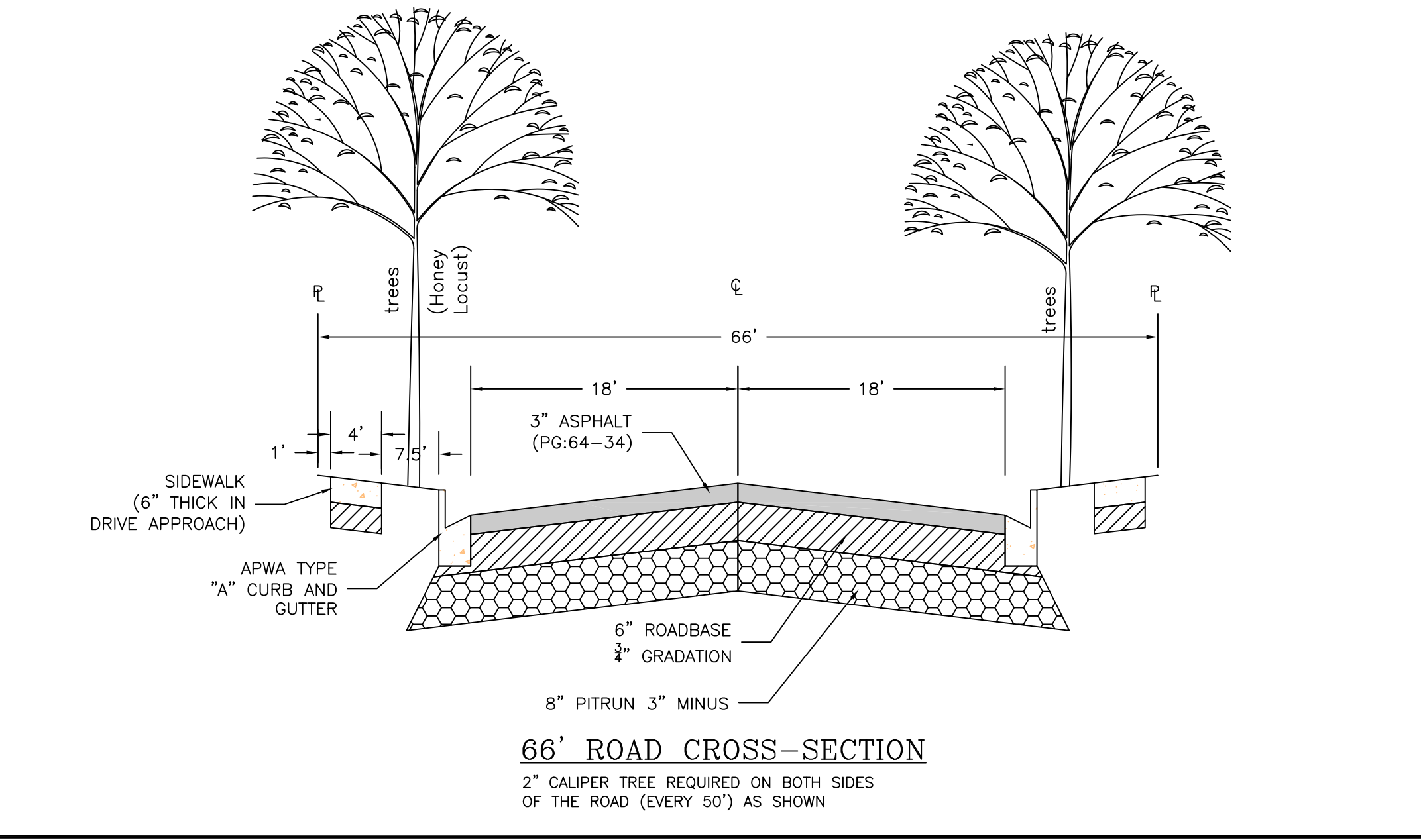
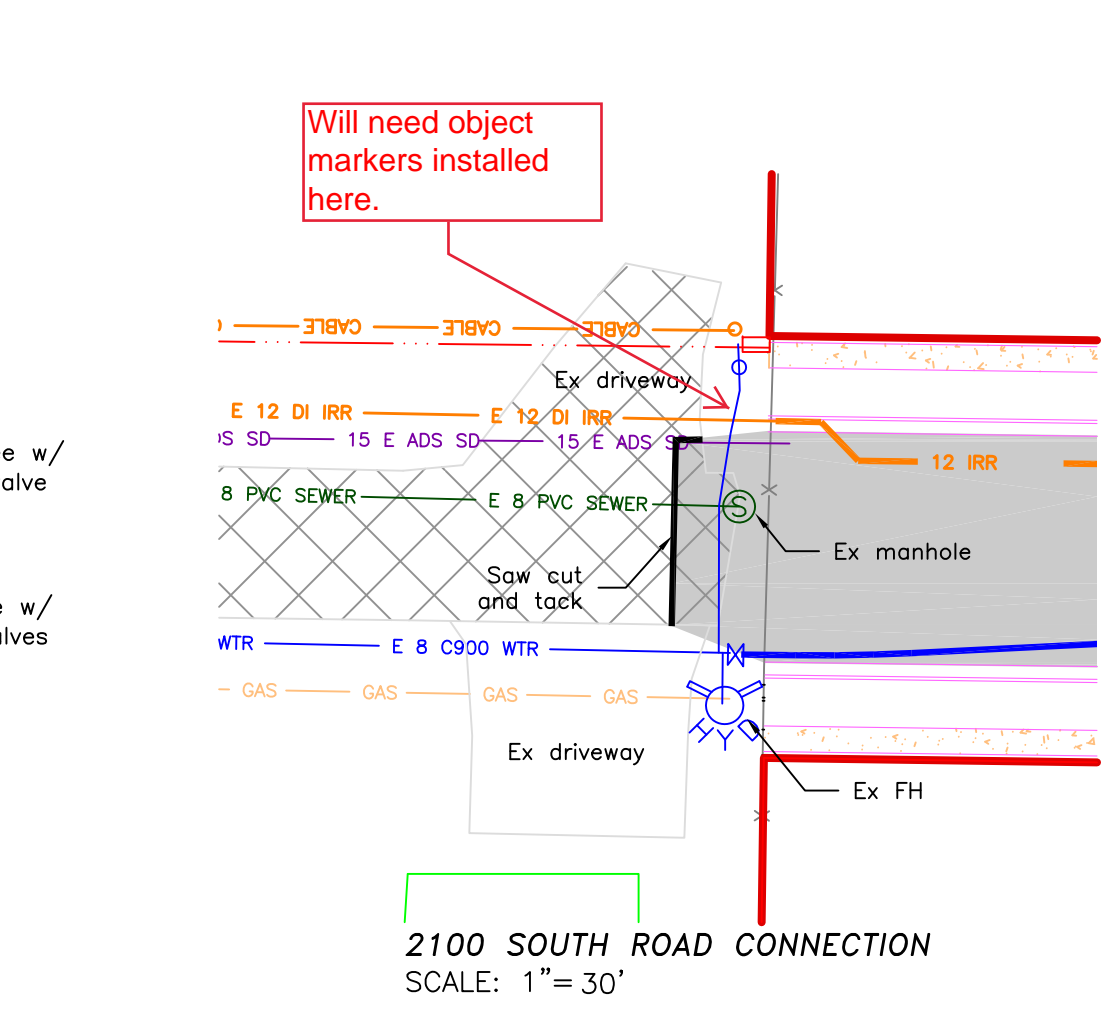
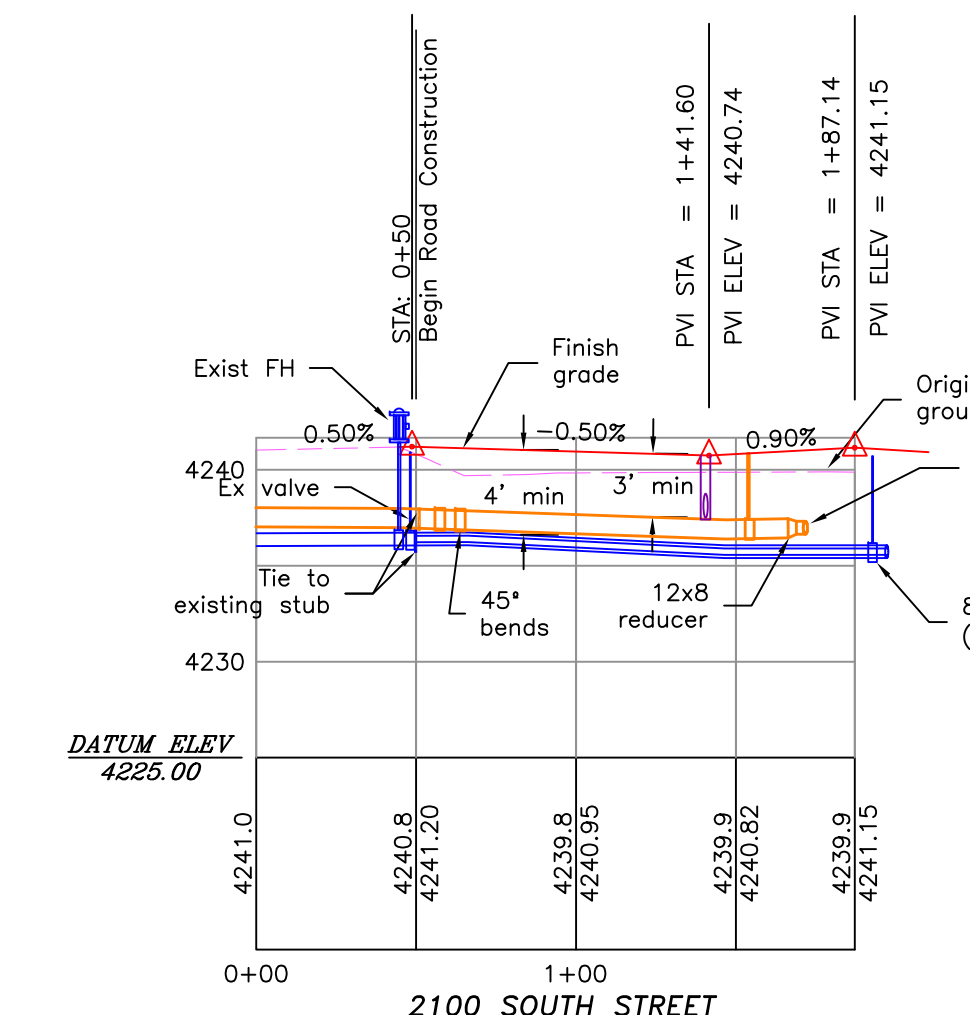
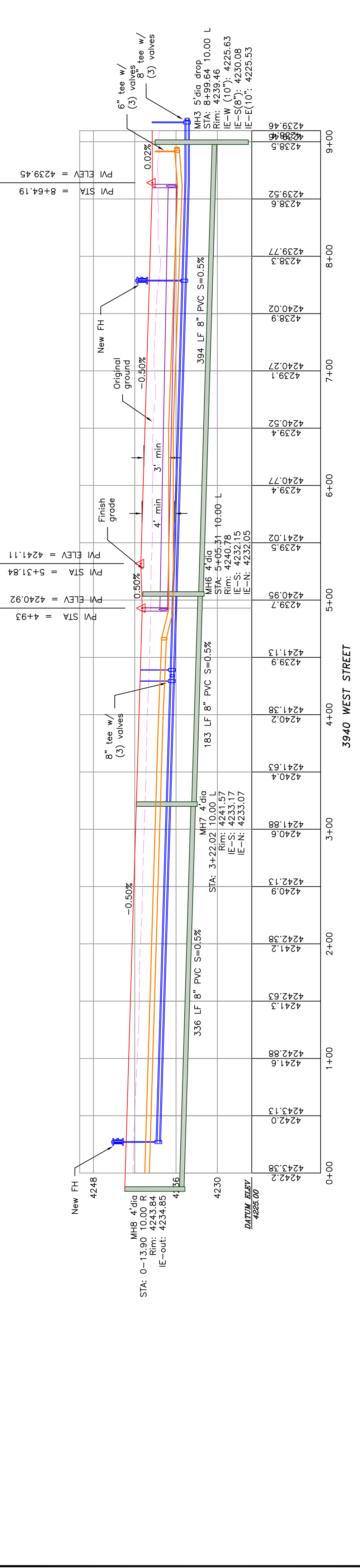
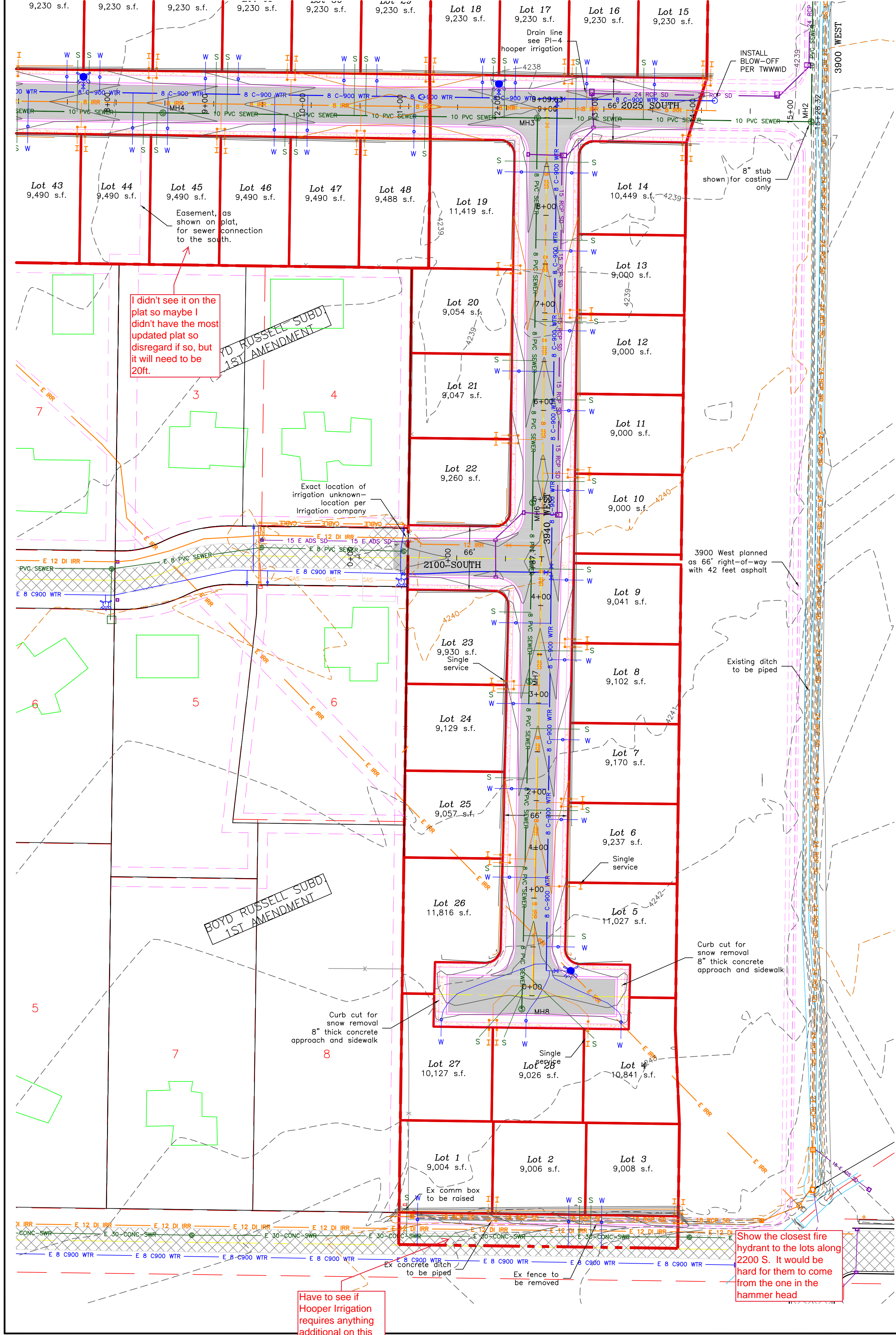
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, TAYLOR, UTAH
3940 WEST/2100 SOUTH ROAD PLAN



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- 0 30 60 120
SCALE: 1"=60' (22x34 PLAN SET)
SCALE: 1"=10' VERTICAL
- BOUNDARY LINE
 - LOT LINE
 - CENTERLINE
 - UTILITY EASEMENT LINE
 - FUTURE ROAD SHOWN FOR REFERENCE
 - EXISTING FENCE
 - EXISTING DITCH
 - EXISTING WATER AS NOTED
 - PROPOSED 8" PVC C-900 DR 18 WATER
 - PROPOSED 1" CTS 200 PSI POLY WATER SERVICE
 - EXISTING SEWER AS NOTED
 - PROPOSED 8" SDR 35 SEWER AS NOTED
 - PROPOSED 10" SDR 35 SEWER AS NOTED
 - PROPOSED 4" SEWER LATERAL
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 - PROPOSED STORM SYSTEM AS NOTED
 - EXISTING MAJOR CONTOUR (5')
 - EXISTING MINOR CONTOUR (1')
 - EXISTING ASPHALT
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE



NO.	REVISIONS / SUBMISSIONS	DATE

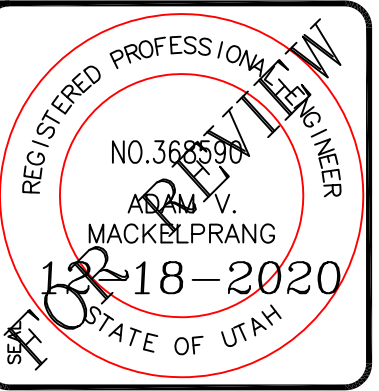
PROJECT TITLE
**TAYLOR LANDING PHASE 1A/2
A CLUSTER SUBDIVISION
3940 WEST/2100 SOUTH ROAD PLAN**

DATE: NOV.2020
DRAWING No. 3

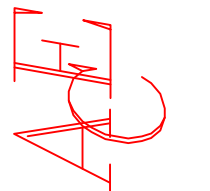
TAYLOR LANDING PHASE 1A/2

A CLUSTER SUBDIVISION
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, TAYLOR, UTAH

2025 SOUTH/3900 WEST ROAD PLAN



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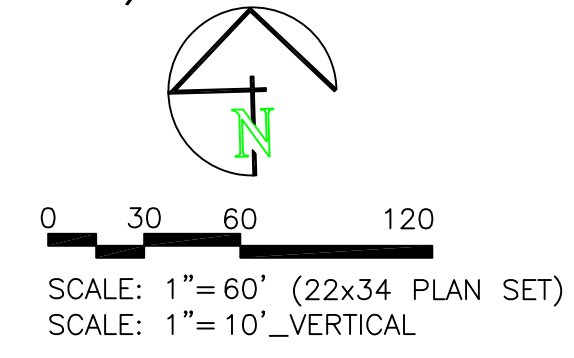
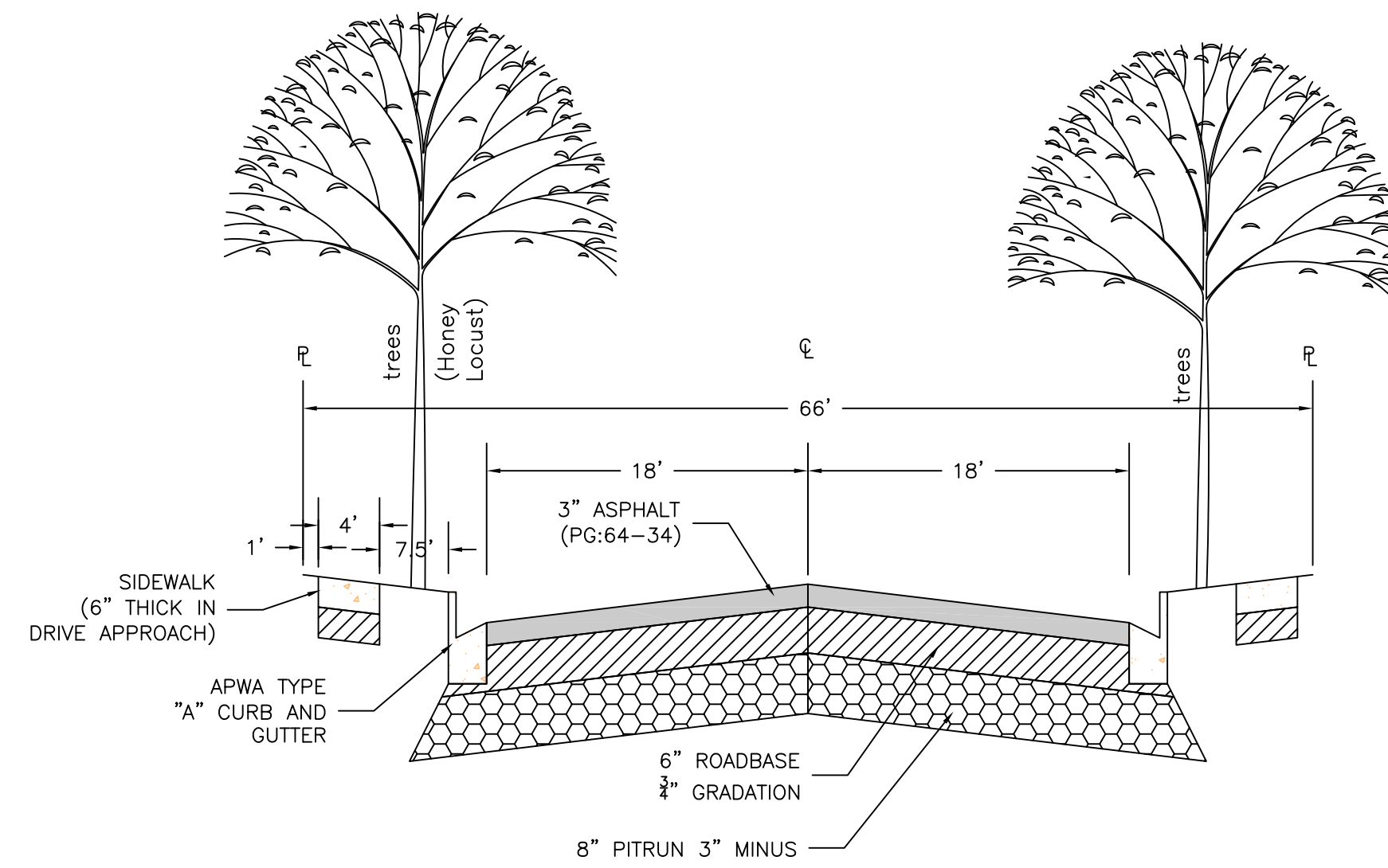


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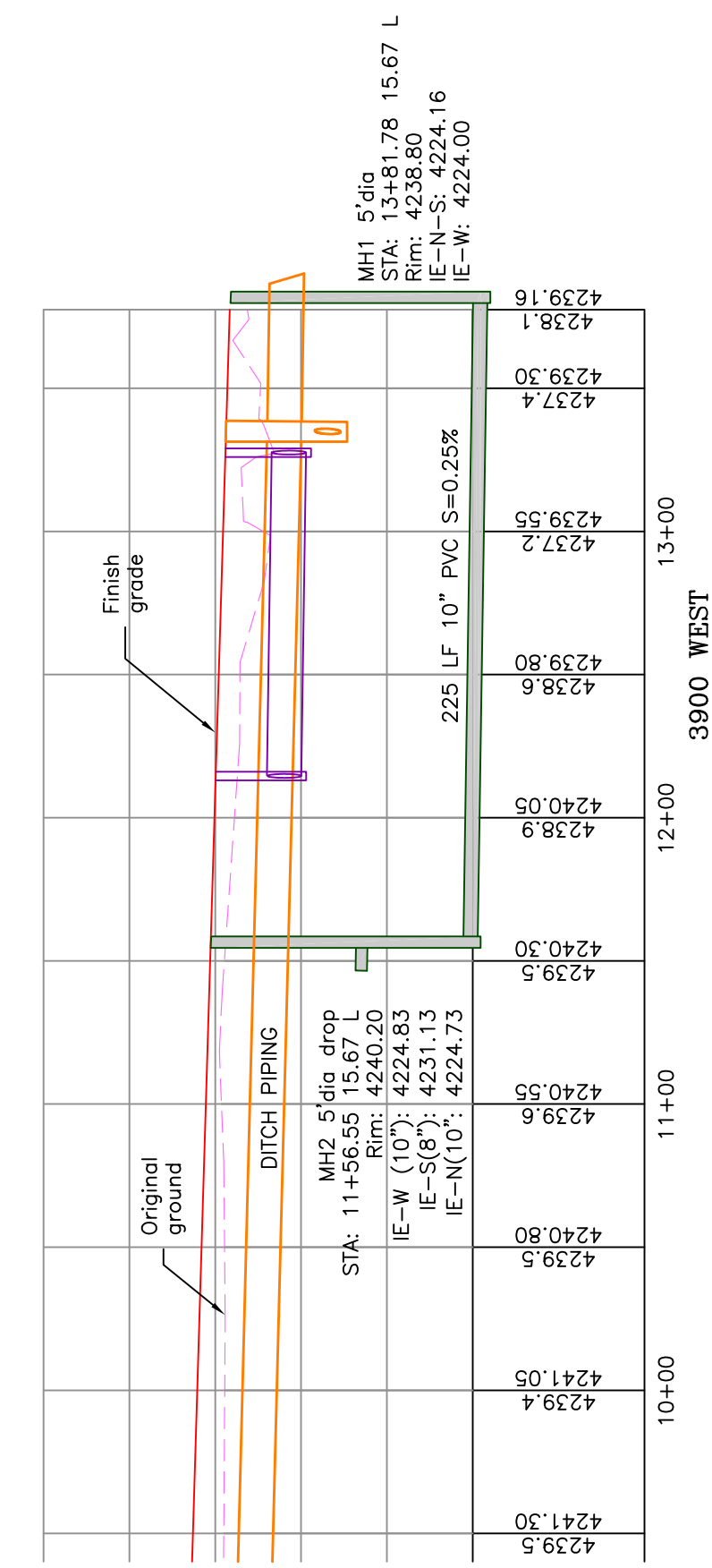
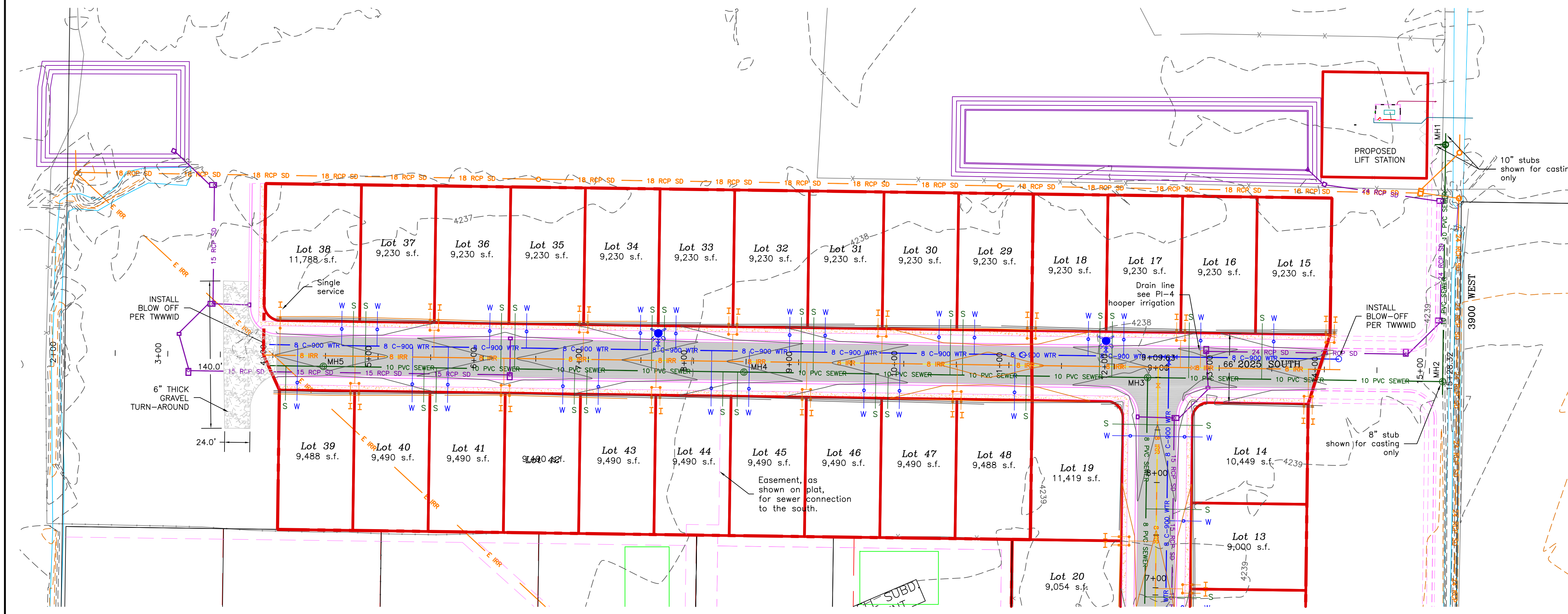
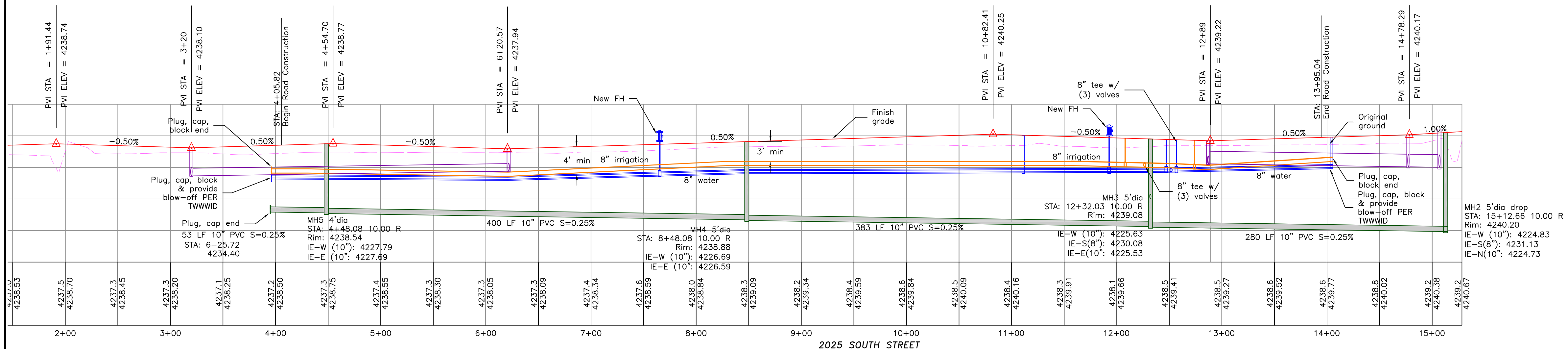
NO.	REVISIONS/SUBMISSIONS	DATE

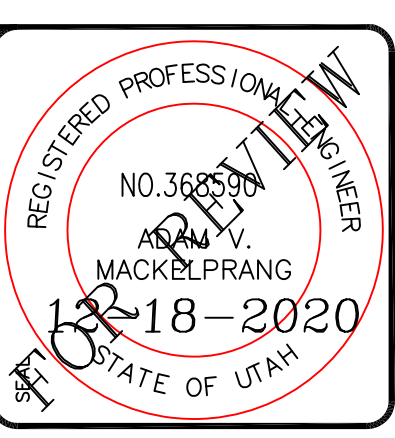
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TAYLOR LANDING PHASE 1A/2
A CLUSTER SUBDIVISION
DRAWING TITLE
2025 SOUTH/3900 WEST ROAD PLAN

DATE: NOV, 2020
DRAWING No. **4**



- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- UTILITY EASEMENT LINE
- FUTURE ROAD SHOWN FOR REFERENCE
- EXISTING FENCE
- EXISTING DITCH
- EXISTING WATER AS NOTED
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- EXISTING MAJOR CONTOUR (5')
- EXISTING MINOR CONTOUR (1')
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE





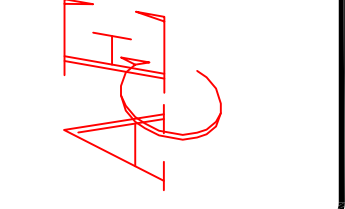
TAYLOR LANDING PHASE 1A/2

A CLUSTER SUBDIVISION

PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN WEBER COUNTY, TAYLOR, UTAH

IRRIGATION RE-ROUTE

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 alliance@allianceeng.com



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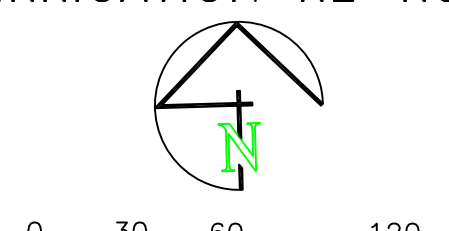
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NO.	REVISIONS / SUBMISSIONS	DATE

PROJECT TITLE: **TAYLOR LANDING PHASE 1A/2**
 A CLUSTER SUBDIVISION
 IRRIGATION RE-ROUTE

DRAWING TITLE: **IRRIGATION RE-ROUTE**

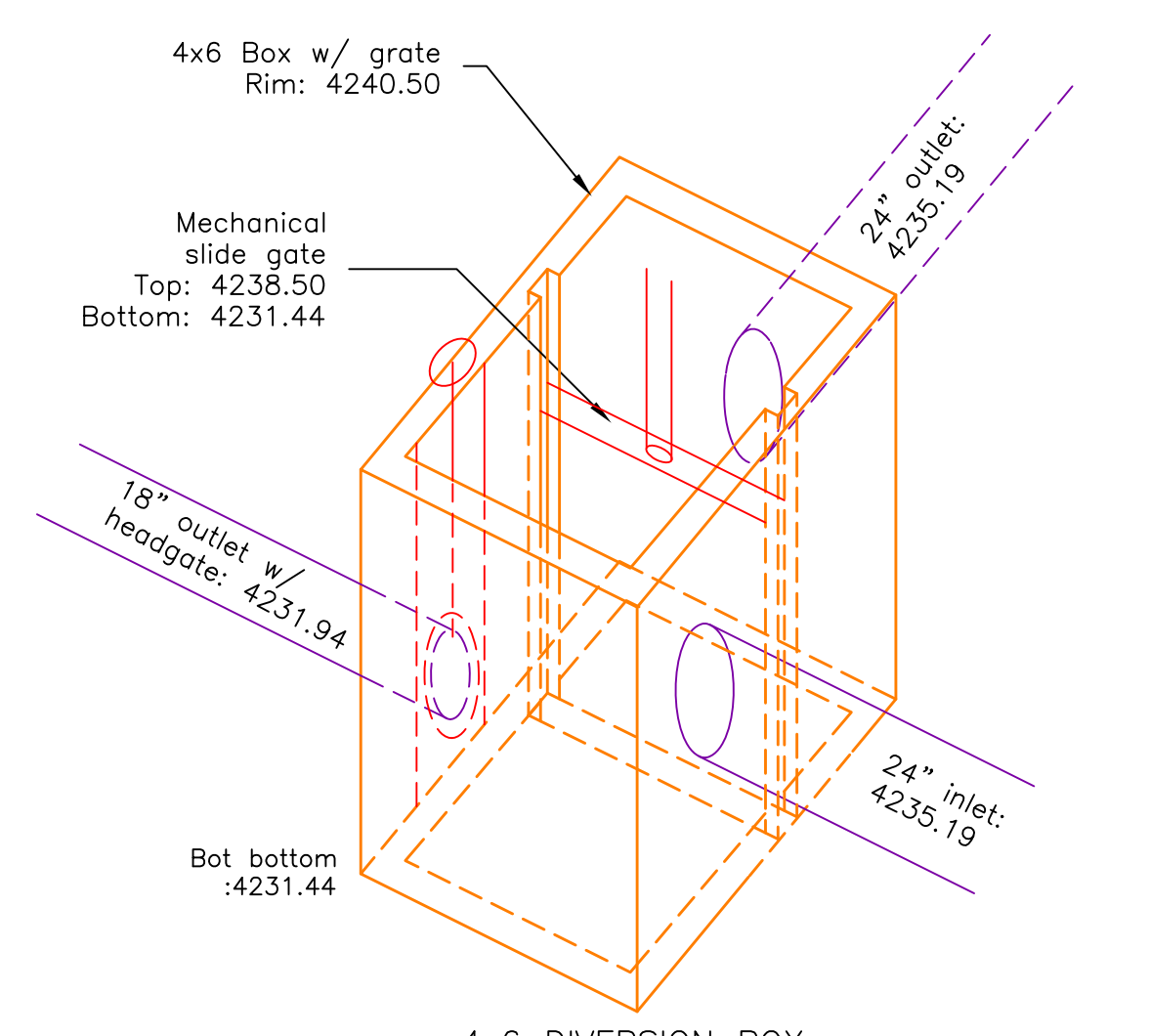
DATE: NOV, 2020
 DRAWING No. **5**



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 SCALE: 1"=10' VERTICAL

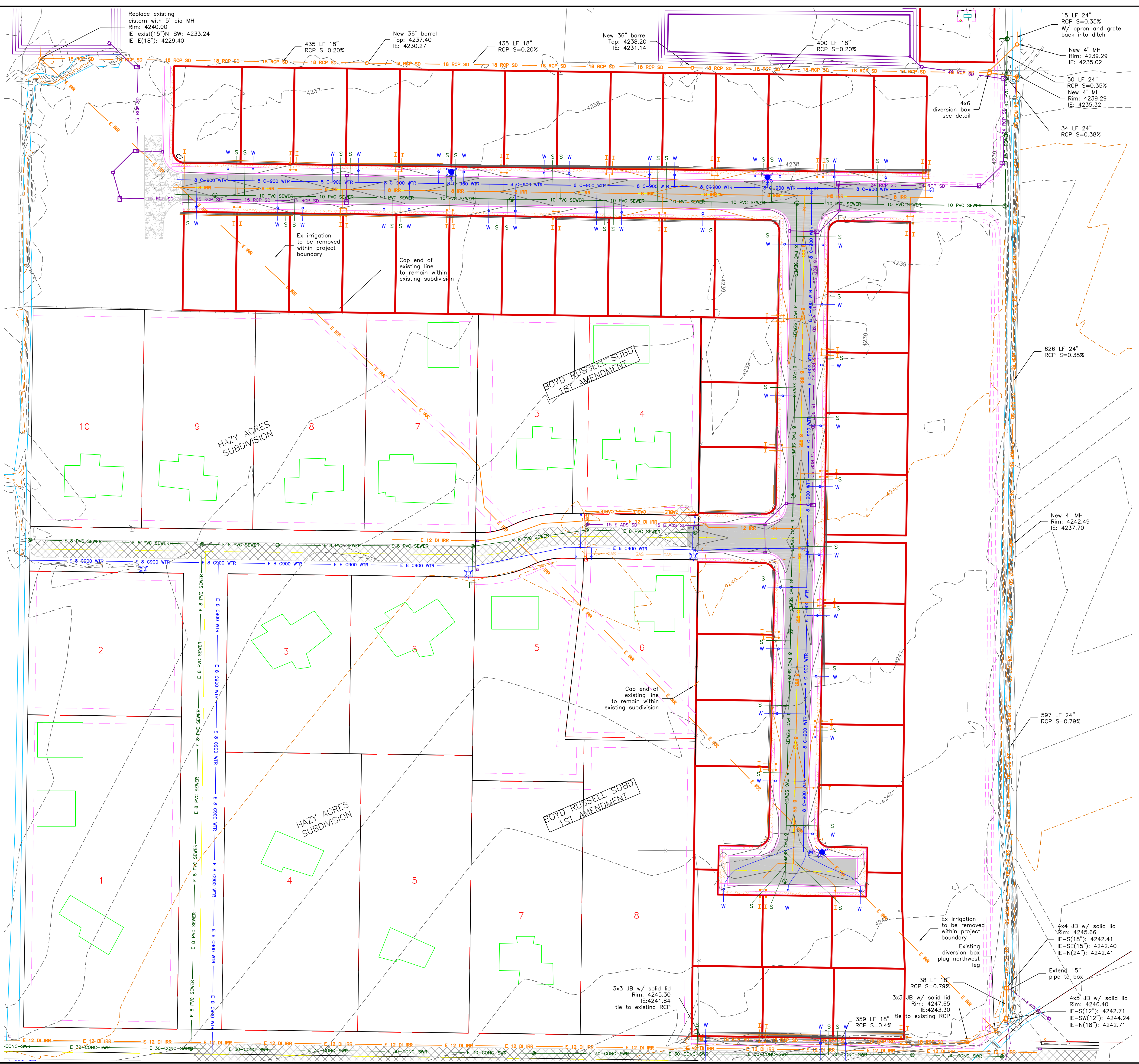
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- UTILITY EASEMENT LINE
- FUTURE ROAD SHOWN FOR REFERENCE
- EXISTING FENCE
- EXISTING DITCH
- EXISTING WATER AS NOTED
- PROPOSED 8" PVC C-900 DR 18 WATER
- PROPOSED 1" CTS 200 PSI POLY WATER SERVICE
- EXISTING SEWER AS NOTED
- PROPOSED 8" SDR 35 SEWER AS NOTED
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- PROPOSED STORM SYSTEM AS NOTED
- EXISTING MAJOR CONTOUR (5')
- EXISTING MINOR CONTOUR (1')
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

Will need something from the irrigation company/users on this design. This is not ideal but not sure how else to address it without separating them.



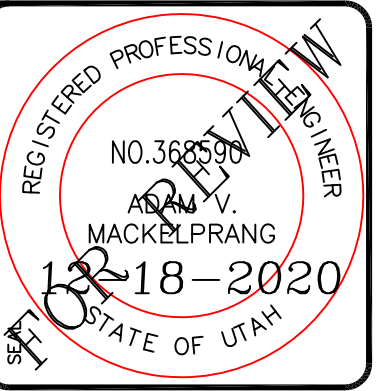
4x6 DIVERSION BOX

With mechanical slide gate open water freely flows through the box and out the 24" outlet. With the mechanical slide gate closed the 18" irrigation outlet can be opened and allow water to pass through for irrigation proposed to the west. If both gates are accidentally left closed water will pass over the mechanical slide gate and out the 24" outlet.

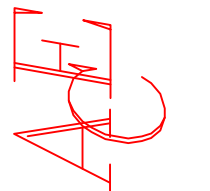


TAYLOR LANDING PHASE 1A/2

A CLUSTER SUBDIVISION
 PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
 NORTH, RANGE 2 WEST,
 SALT LAKE BASELINE AND MERIDIAN
 WEBER COUNTY, TAYLOR, UTAH
WEST GRADING/ DRAINAGE PLAN



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NO.	REVISIONS/ SUBMISSIONS	DATE

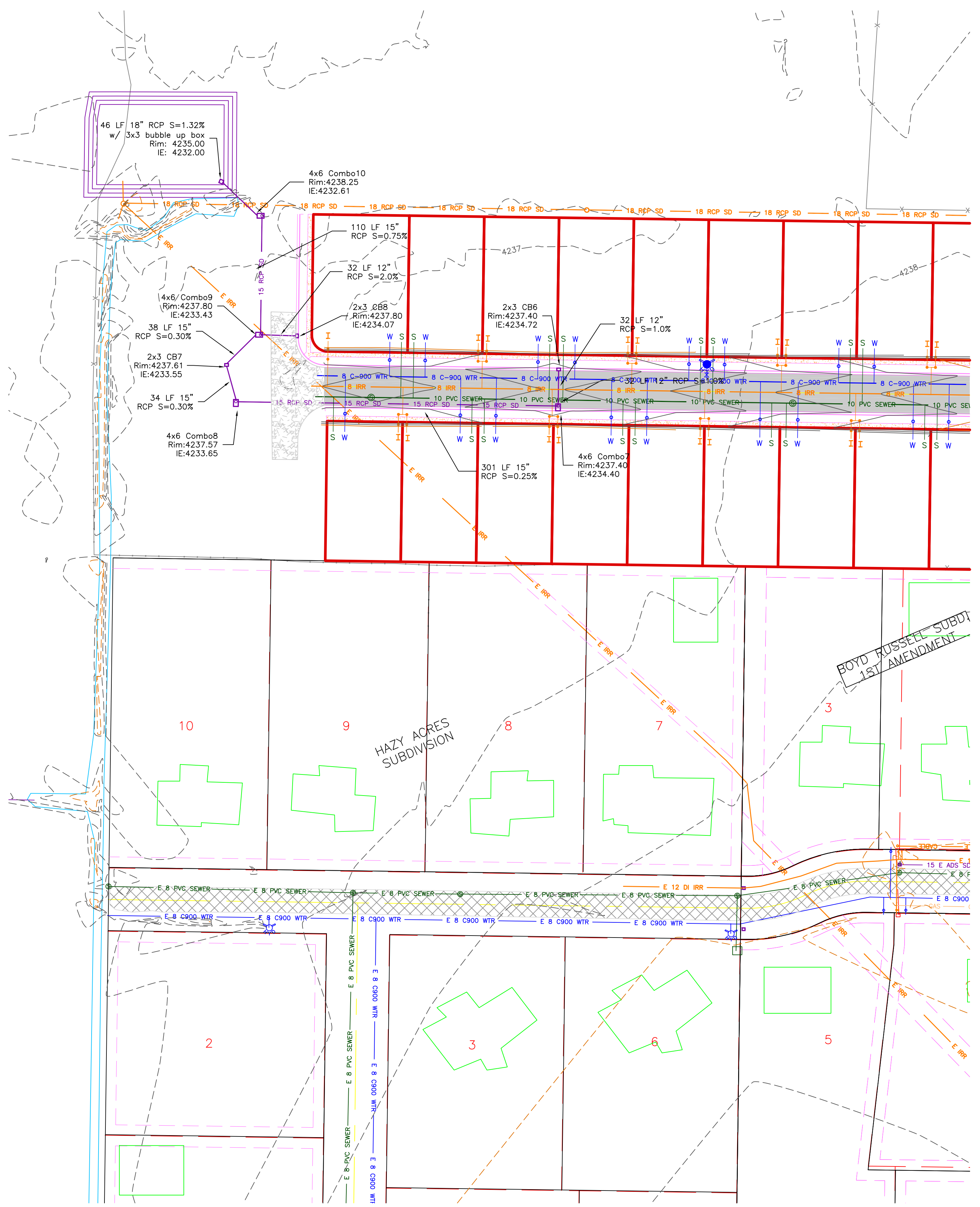
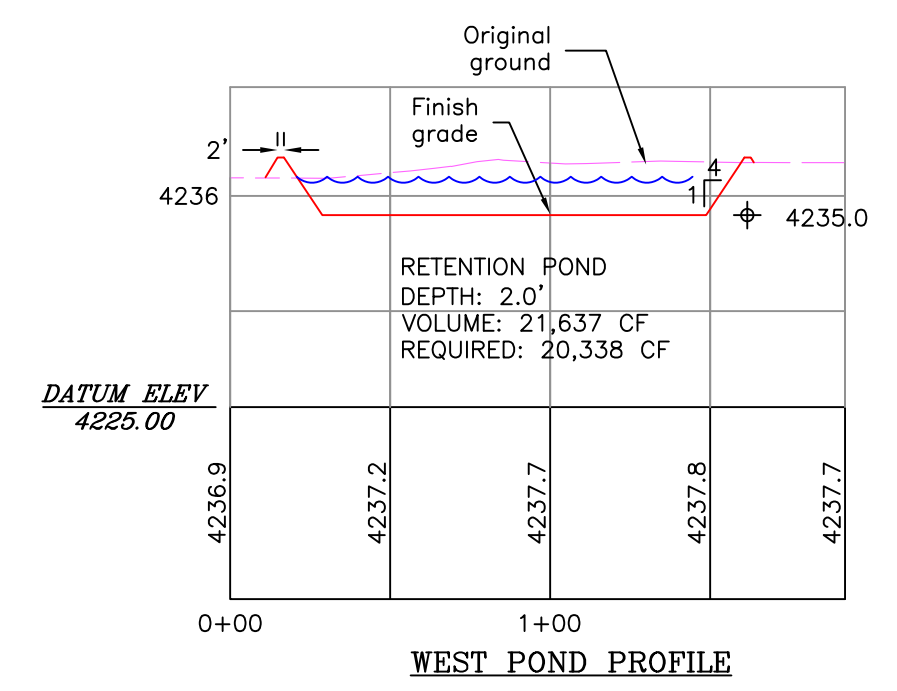
PROJECT TITLE:
TAYLOR LANDING PHASE 1A/2
A CLUSTER SUBDIVISION
 DRAWING TITLE:
WEST GRADING/ DRAINAGE PLAN

DATE: NOV, 2020
 DRAWING No. **7**



0 30 60 120
 SCALE: 1"=60' (22x34 PLAN SET)

- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- UTILITY EASEMENT LINE
- EXISTING FENCE
- E 8 C900 WTR --- EXISTING WATER AS NOTED
- 8 C-900 WTR --- PROPOSED 8" PVC C-900 DR 18 WATER
- W --- PROPOSED 1" CTS 200 PSI POLY WATER SERVICE
- E 30-CONC-SWER --- EXISTING SEWER AS NOTED
- 8 PVC SEWER --- PROPOSED 8" SDR 35 SEWER AS NOTED
- S --- PROPOSED 4" SEWER LATERAL
- E 12 DI IRR --- EXISTING 12" DI IRRIGATION
- 8 IRR --- PROPOSED 8" PVC C-900 DR18 IRRIGATION MAIN
- 12 IRR --- PROPOSED 12" PVC C-909 DR18 IRRIGATION MAIN
- I --- PROPOSED IRRIGATION SERVICE PER HOOPER IRRIGATION COMPANY (see PI-10 hooper irrigation, double service unless otherwise noted)
- 15 E ADS SD --- EXISTING STORM SYSTEM
- 15 RCP SD --- PROPOSED STORM SYSTEM AS NOTED
- --- EXISTING MAJOR CONTOUR (5')
- --- EXISTING MINOR CONTOUR (1')
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE



FOYD RUSSELL SUBD
 1ST AMENDMENT

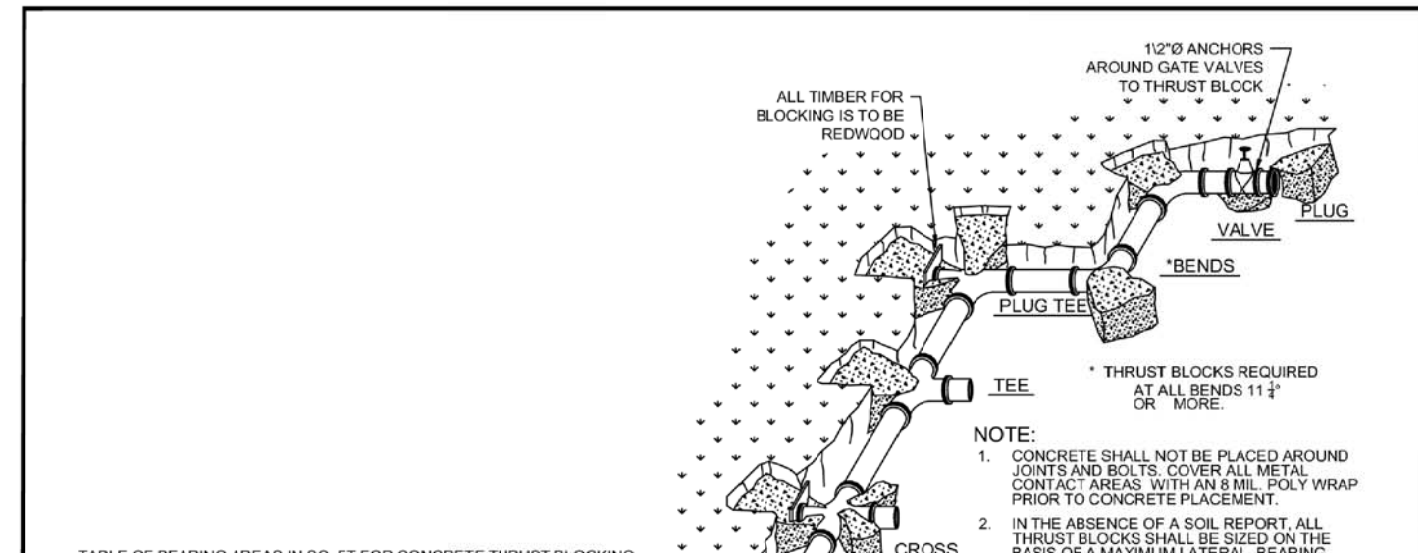
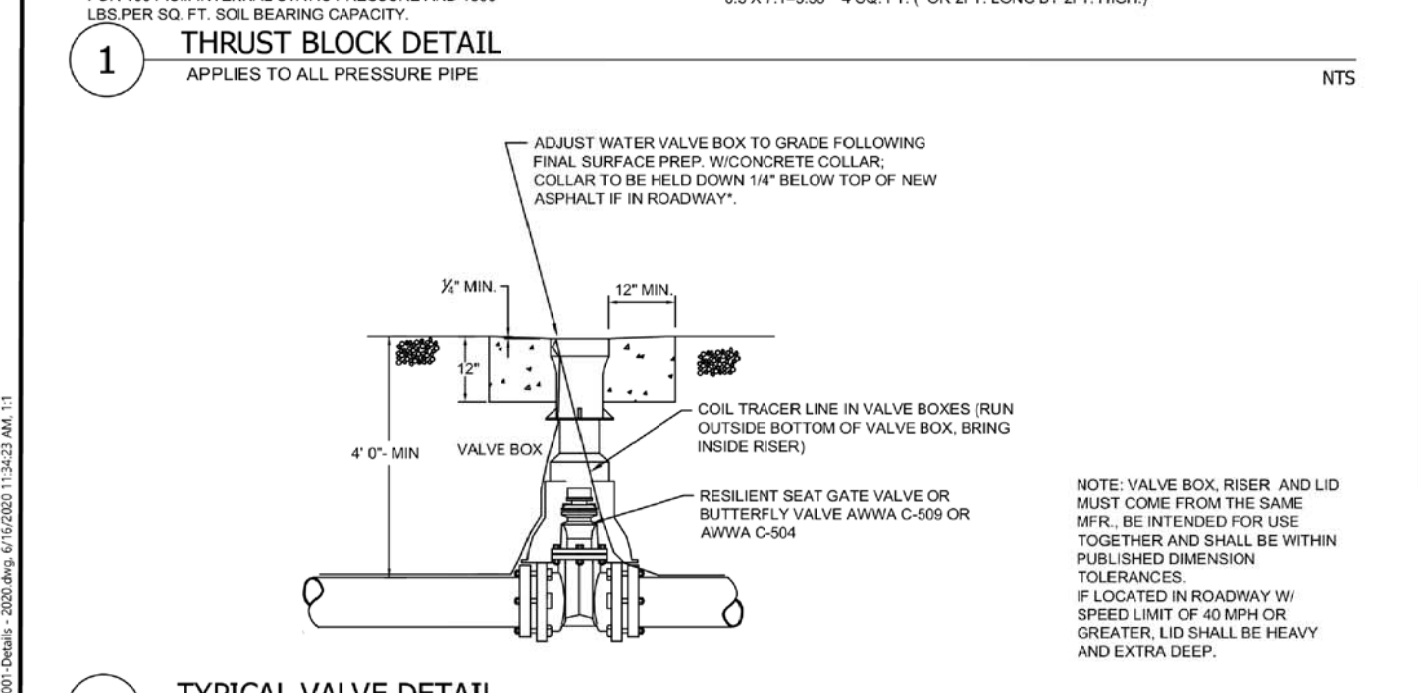
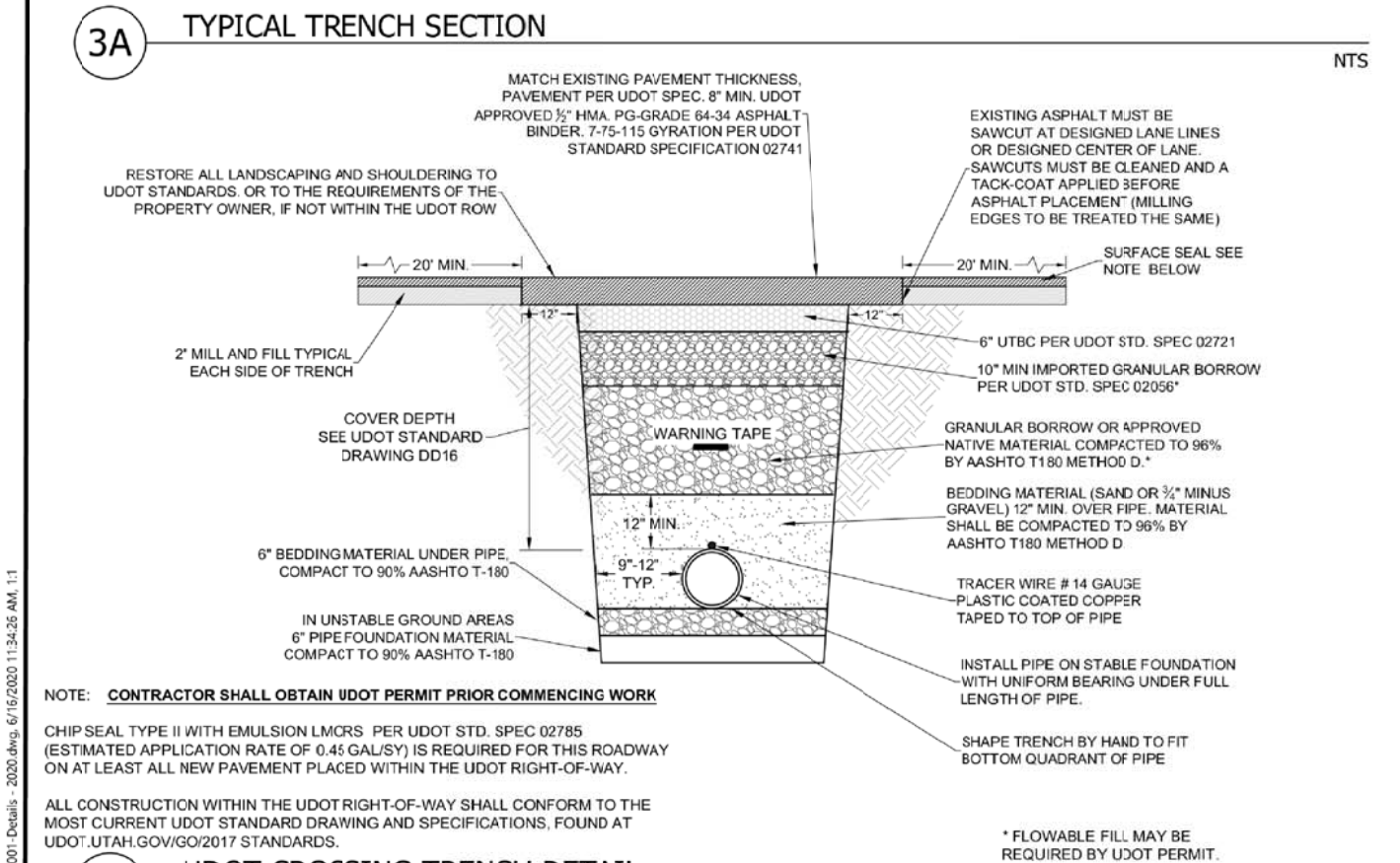
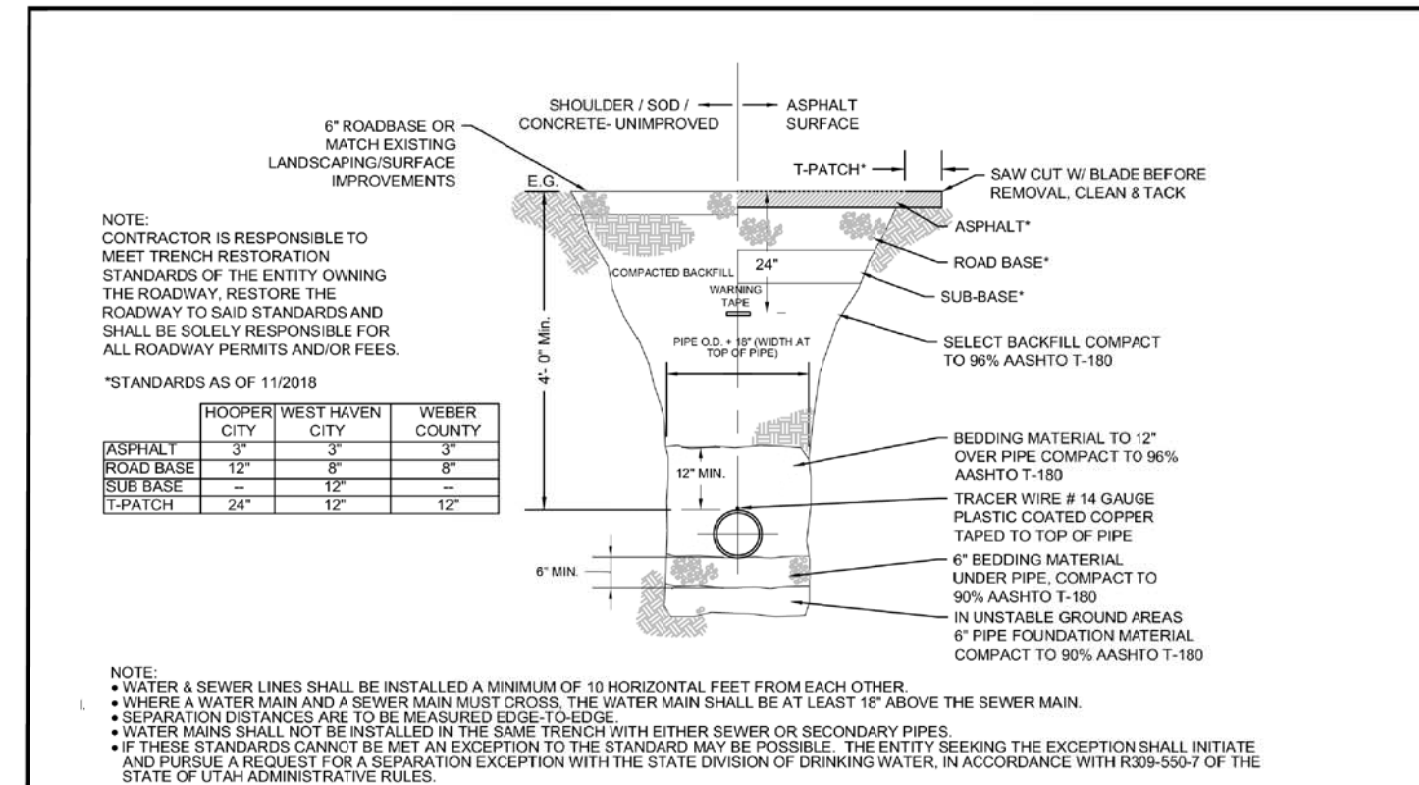


TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING

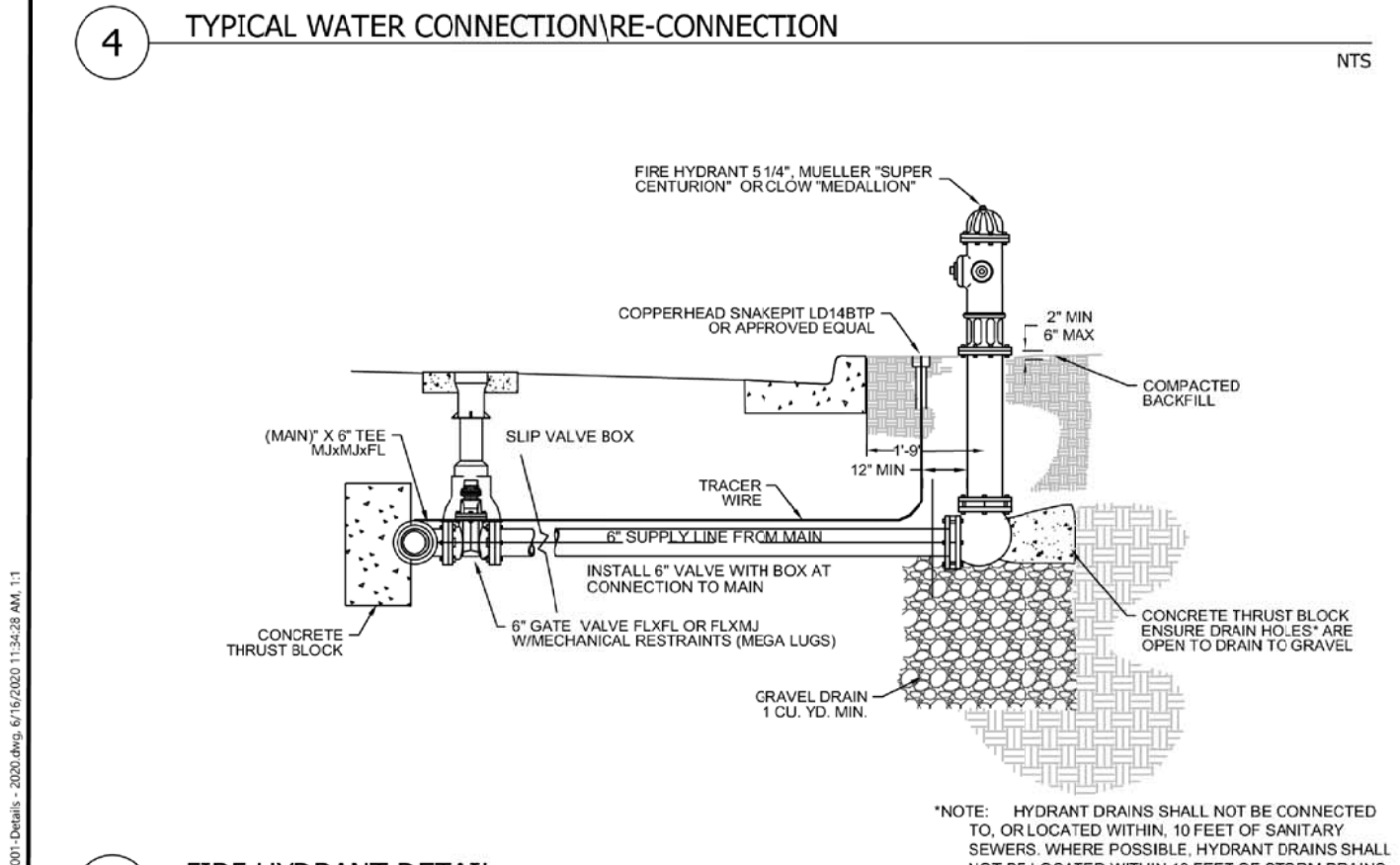
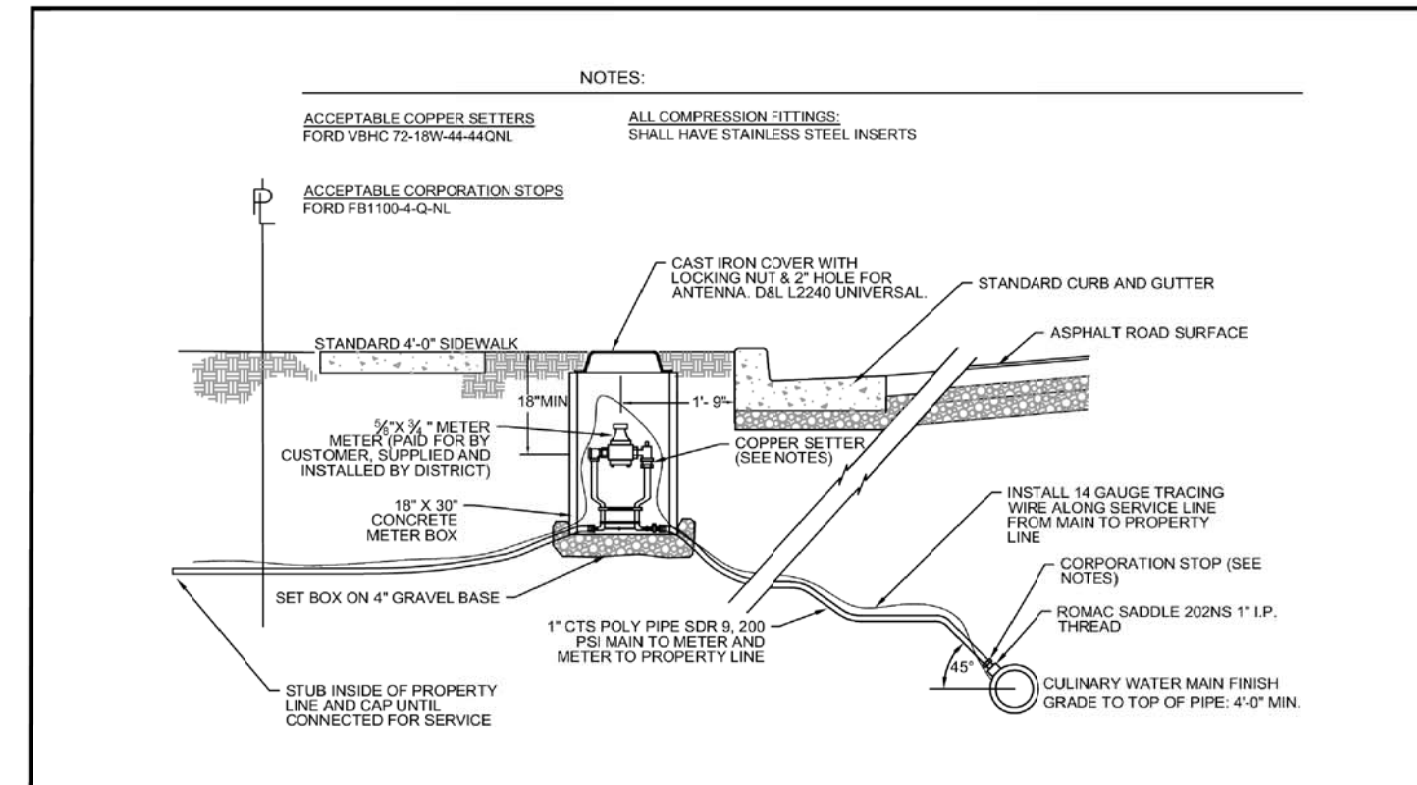
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2	1.5	3.0	2.25	2.0	4.0	3.0	2.5	2.5	2.5
3	2.0	4.0	3.0	2.5	5.0	3.75	3.0	3.0	3.0
4	2.5	5.0	3.75	3.0	6.0	4.5	3.5	3.5	3.5
5	3.0	6.0	4.5	3.5	7.0	5.25	4.0	4.0	4.0
6	3.5	7.0	5.25	4.0	8.0	6.0	4.5	4.5	4.5
7	4.0	8.0	6.0	4.5	9.0	6.75	5.0	5.0	5.0
8	4.5	9.0	6.75	5.0	10.0	7.5	5.5	5.5	5.5
9	5.0	10.0	7.5	5.5	11.0	8.25	6.0	6.0	6.0
10	5.5	11.0	8.25	6.0	12.0	9.0	6.5	6.5	6.5
11	6.0	12.0	9.0	6.5	13.0	9.75	7.0	7.0	7.0
12	6.5	13.0	9.75	7.0	14.0	10.5	7.5	7.5	7.5
13	7.0	14.0	10.5	7.5	15.0	11.25	8.0	8.0	8.0
14	7.5	15.0	11.25	8.0	16.0	12.0	8.5	8.5	8.5
15	8.0	16.0	12.0	8.5	17.0	12.75	9.0	9.0	9.0
16	8.5	17.0	12.75	9.0	18.0	13.5	9.5	9.5	9.5
17	9.0	18.0	13.5	9.5	19.0	14.25	10.0	10.0	10.0
18	9.5	19.0	14.25	10.0	20.0	15.0	10.5	10.5	10.5
19	10.0	20.0	15.0	10.5	21.0	15.75	11.0	11.0	11.0
20	10.5	21.0	15.75	11.0	22.0	16.5	11.5	11.5	11.5
21	11.0	22.0	16.5	11.5	23.0	17.25	12.0	12.0	12.0
22	11.5	23.0	17.25	12.0	24.0	18.0	12.5	12.5	12.5
23	12.0	24.0	18.0	12.5	25.0	18.75	13.0	13.0	13.0
24	12.5	25.0	18.75	13.0	26.0	19.5	13.5	13.5	13.5
25	13.0	26.0	19.5	13.5	27.0	20.25	14.0	14.0	14.0
26	13.5	27.0	20.25	14.0	28.0	21.0	14.5	14.5	14.5
27	14.0	28.0	21.0	14.5	29.0	21.75	15.0	15.0	15.0
28	14.5	29.0	21.75	15.0	30.0	22.5	15.5	15.5	15.5
29	15.0	30.0	22.5	15.5	31.0	23.25	16.0	16.0	16.0
30	15.5	31.0	23.25	16.0	32.0	24.0	16.5	16.5	16.5
31	16.0	32.0	24.0	16.5	33.0	24.75	17.0	17.0	17.0
32	16.5	33.0	24.75	17.0	34.0	25.5	17.5	17.5	17.5
33	17.0	34.0	25.5	17.5	35.0	26.25	18.0	18.0	18.0
34	17.5	35.0	26.25	18.0	36.0	27.0	18.5	18.5	18.5
35	18.0	36.0	27.0	18.5	37.0	27.75	19.0	19.0	19.0
36	18.5	37.0	27.75	19.0	38.0	28.5	19.5	19.5	19.5
37	19.0	38.0	28.5	19.5	39.0	29.25	20.0	20.0	20.0
38	19.5	39.0	29.25	20.0	40.0	30.0	20.5	20.5	20.5
39	20.0	40.0	30.0	20.5	41.0	30.75	21.0	21.0	21.0
40	20.5	41.0	30.75	21.0	42.0	31.5	21.5	21.5	21.5
41	21.0	42.0	31.5	21.5	43.0	32.25	22.0	22.0	22.0
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43	22.0	44.0	33.0	22.5	45.0	33.75	23.0	23.0	23.0
44	22.5	45.0	33.75	23.0	46.0	34.5	23.5	23.5	23.5
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46	23.5	47.0	35.25	24.0	48.0	36.0	24.5	24.5	24.5
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49	25.0	50.0	37.5	25.5	51.0	38.25	26.0	26.0	26.0
50	25.5	51.0	38.25	26.0	52.0	39.0	26.5	26.5	26.5
51	26.0	52.0	39.0	26.5	53.0	39.75	27.0	27.0	27.0
52	26.5	53.0	39.75	27.0	54.0	40.5	27.5	27.5	27.5
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78	39.5	79.0	59.25	40.0	80.0	60.0	40.5	40.5	40.5
79	40.0	80.0	60.0	40.5	81.0	60.75	41.0	41.0	41.0
80	40.5	81.0	60.75	41.0	82.0	61.5	41.5	41.5	41.5
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82	41.5	83.0	62.25	42.0	84.0	63.0	42.5	42.5	42.5
83	42.0	84.0	63.0	42.5	85.0	63.75	43.0	43.0	43.0
84	42.5	85.0	63.75	43.0	86.0	64.5	43.5	43.5	43.5
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86	43.5	87.0	65.25	44.0	88.0	66.0	44.5	44.5	44.5
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91	46.0	92.0	69.0	46.5	93.0	69.75	47.0	47.0	47.0
92	46.5	93.0	69.75	47.0	94.0	70.5	47.5	47.5	47.5
93	47.0	94.0	70.5	47.5	95.0	71.25	48.0	48.0	48.0
94	47.5	95.0	71.25	48.0	96.0	72.0	48.5	48.5	48.5
95	48.0	96.0	72.0	48.5	97.0	72.75	49.0	49.0	49.0
96	48.5	97.0	72.75	49.0	98.0	73.5	49.5	49.5	49.5
97	49.0	98.0	73.5	49.5	99.0	74.25	50.0	50.0	50.0
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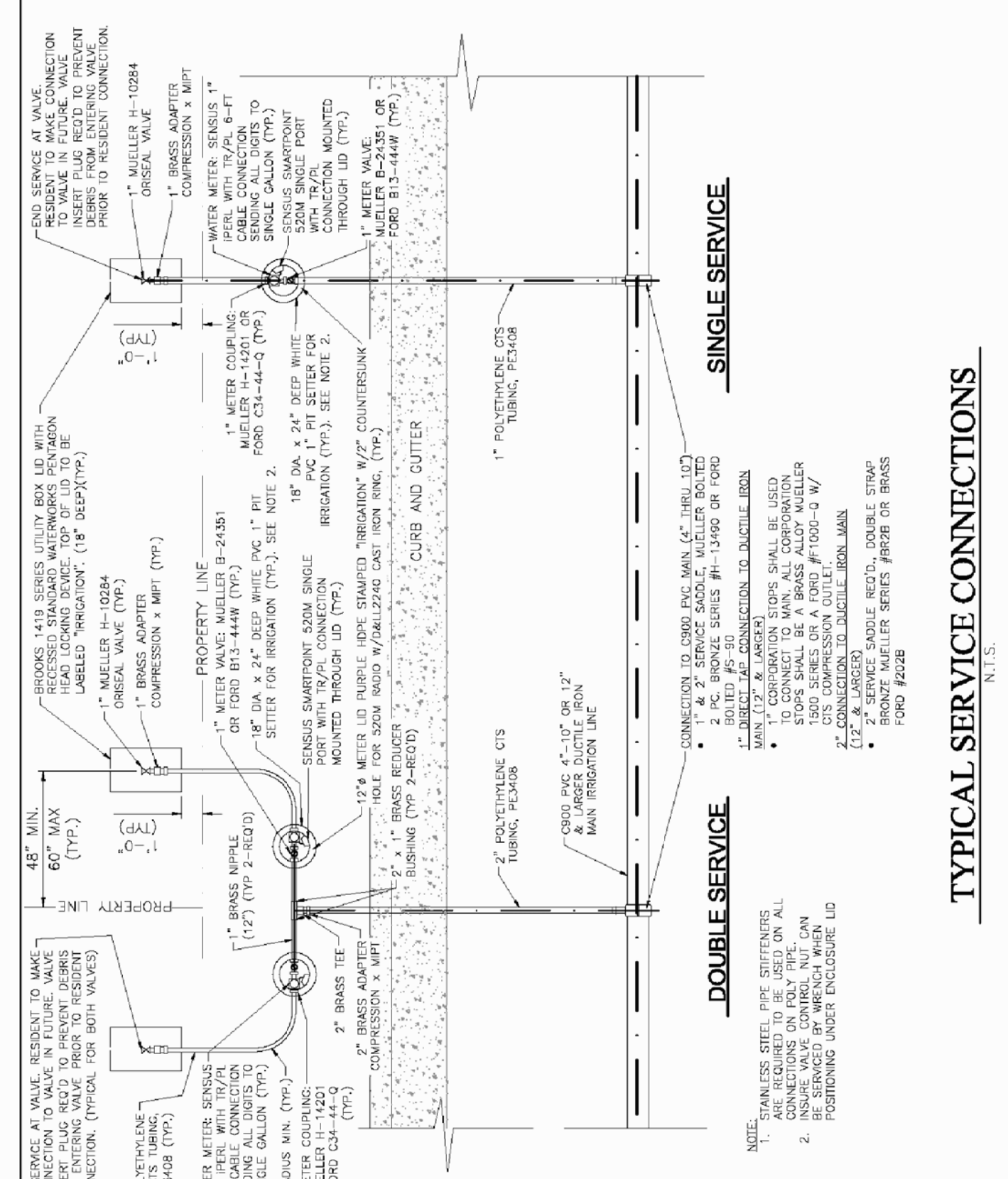
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WATER IMPROVEMENT DISTRICT
THRUST BLOCK DETAIL
TYPICAL VALVE DETAIL
SHEET 1



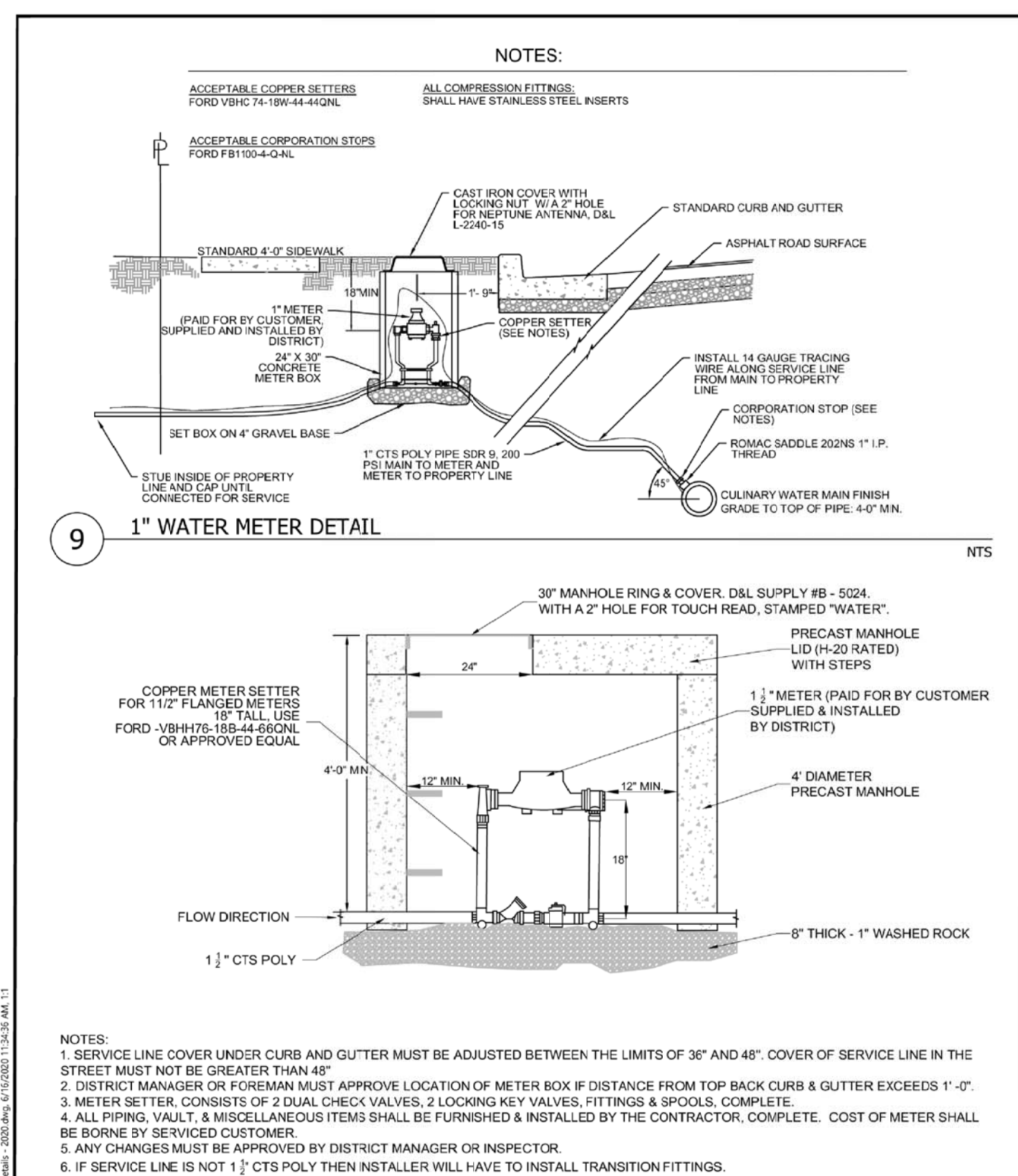
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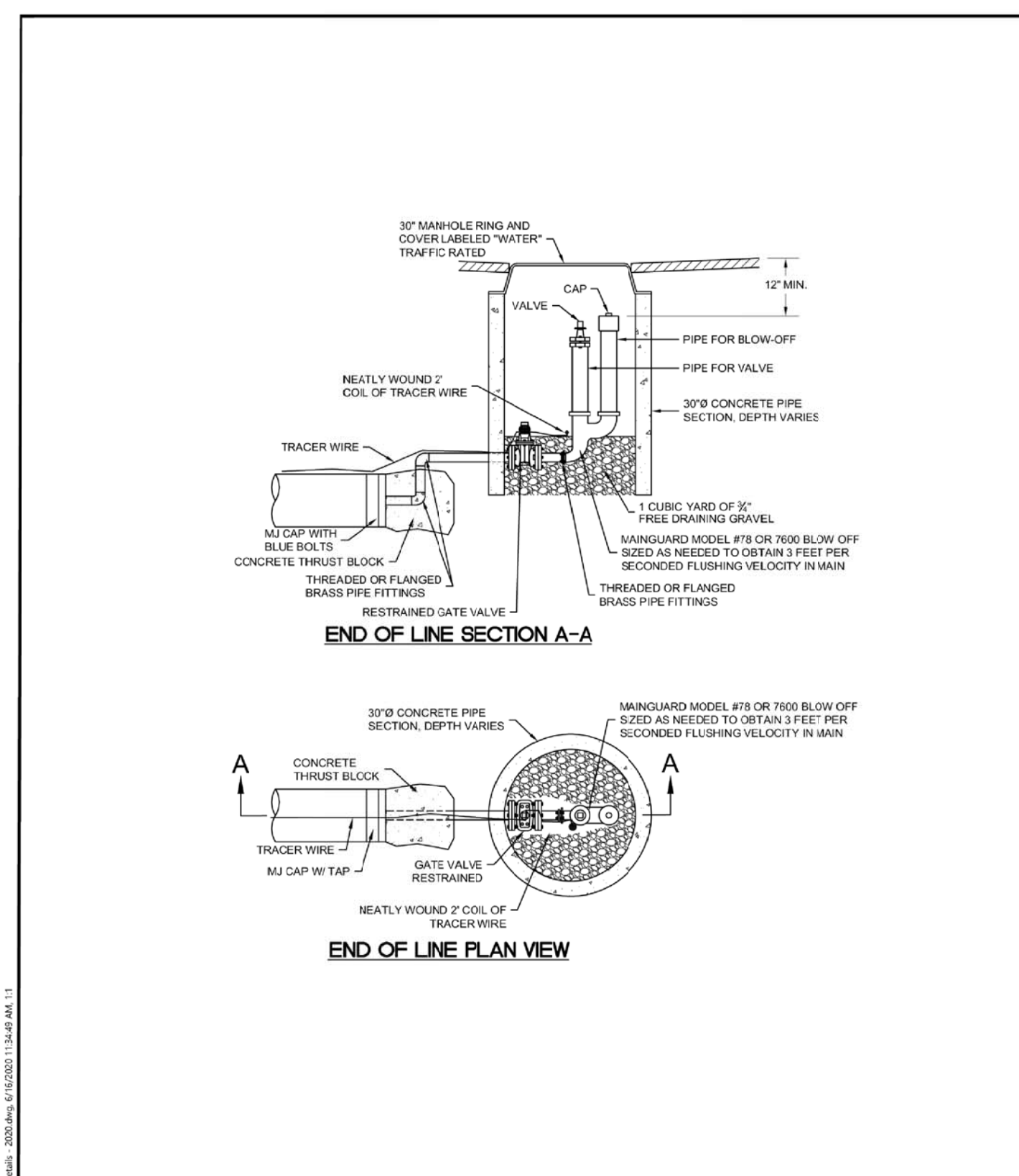
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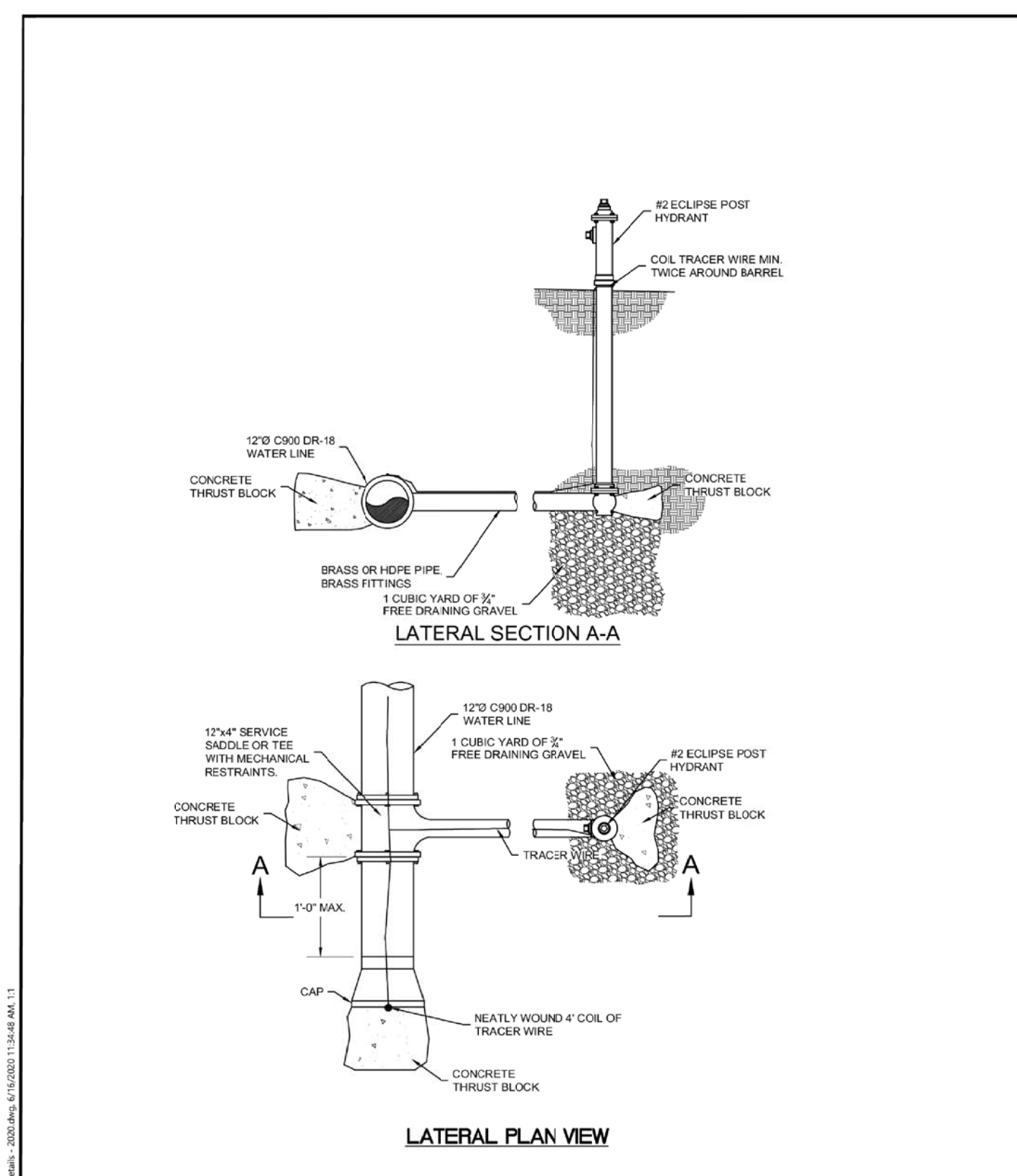
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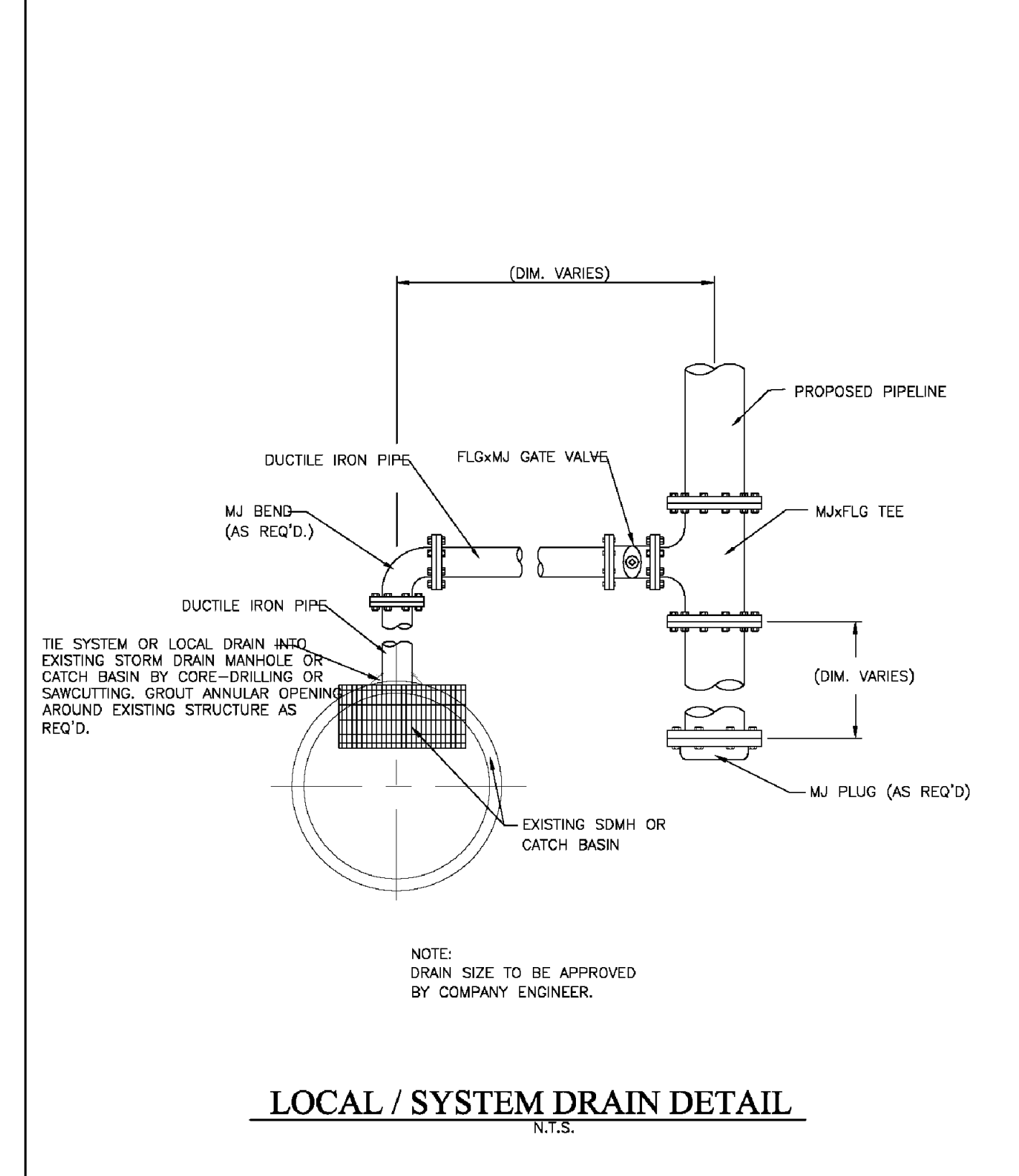
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WATER IMPROVEMENT DISTRICT
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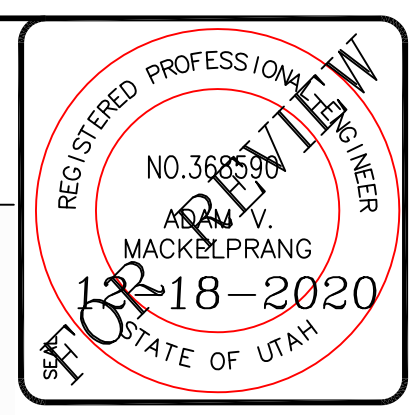
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TAYLOR WEST WEBER
WATER IMPROVEMENT DISTRICT
BLOW OFF DETAIL
SHEET 1B



STANDARD WATER DETAILS
TAYLOR WEST WEBER
WATER IMPROVEMENT DISTRICT
BLOW OFF DETAIL
SHEET 1A



STANDARD WATER DETAILS
TAYLOR WEST WEBER
WATER IMPROVEMENT DISTRICT
LOCAL/SYSTEM DRAIN DETAIL
SHEET 1C



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TAYLOR LANDING PHASE 1
A CLUSTER SUBDIVISION

DATE: NOV 2020
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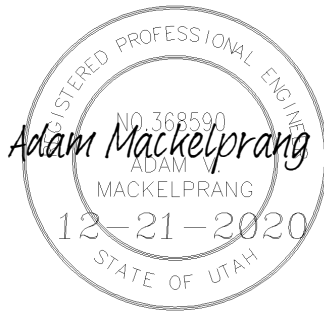
Hooper Irrigation Company
Pressure Irrigation Standards

HYDROLOGY STUDY

FOR

TAYLOR LANDING PHASE 1A/2

TAYLOR, UTAH



PREPARED BY

ALLIANCE CONSULTING ENGINEERS

150 East 200 North

Logan, Utah

(435) 755-5121

December 2020

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DESIGN SUMMARY

INTRODUCTION

The Taylor Landing Subdivision is a multi-phase residential development located between 1800 South and 2200 South at 4000 West. The entire project will be comprised of 156 single family lots on 109.62 acres and will be constructed in five phases. The following report address the storm water for phase 1A and 2.

DESIGN SUMMARY

For the hydrology study, the rational method was used to analyze the peak flows from this subdivision site..

The hydrology for the site area was evaluated using rainfall intensities for the 10 year (time of concentration for pipe sizing) and 100 year (full retention pond sizing) rainfall events. For the current phases all ponds will be retention.

Peak flows were determined for the 10 year event based on undisturbed and disturbed area C values. Standard engineering values were used based on the anticipated land conditions for the existing and proposed watershed characteristics. Additionally, the drainage basins and sub-areas of the basins were determined based on the topography of the site area and the placement of the necessary catch basins and water ways to ensure that the runoff was directed to the detention basins. Additionally, catch basins were placed to ensure that the capacity was not exceeded at any point within the development. The weighted C values are shown in Table 1 and the peak flow calculations are tabulated in Table 3.

The overall retention volumes for the ponds were evaluated using rainfall intensities for the 100 year events. A percolation rate of 0.6 inches per hour was included in the sizing of the pond based on the soil types found in the geotechnical study. Calculations for both ponds are shown in Table 2.

CALCULATION SUMMARY

The calculations require the following pond size and orifice size.

East Pond: 42,223 cf retention

West Pond: 20,338 cf retention

TAYLOR LANDING PHASE 1A/2
A CLUSTER SUBDIVISION
HYDROLOGY MAP

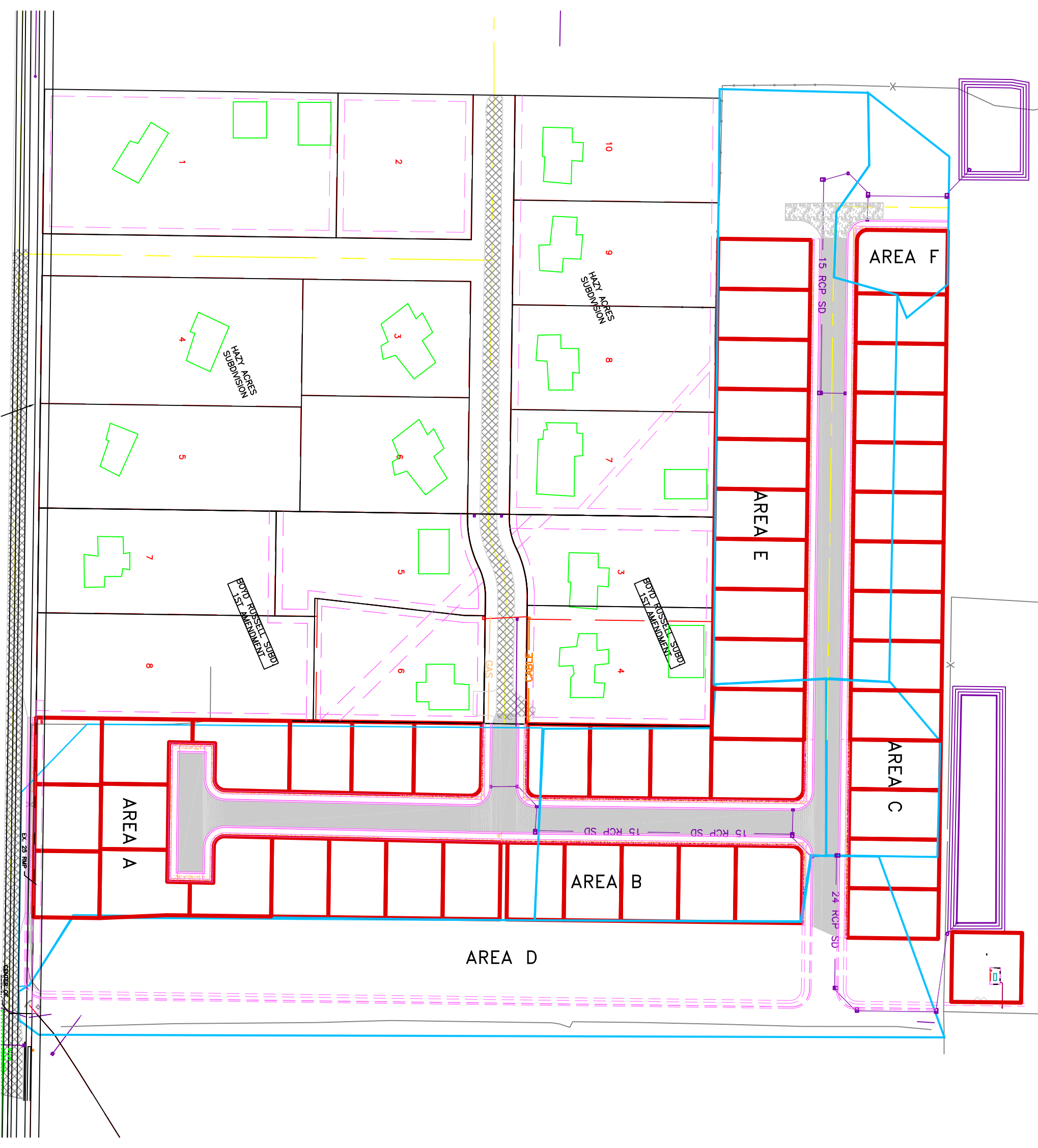
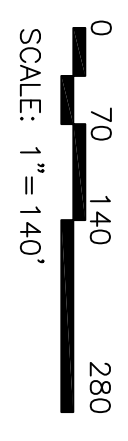
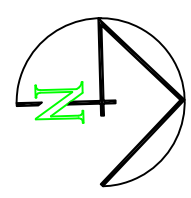


TABLE 1

SUNSET EQUESTRIAN PHASE 1A/2

Determination of Weighted 'C' Value and Peak Flow Estimate

	Area - disturbed						Area (ft ²)	'C' Value	A*C	
	Subarea A (ft ²)	Subarea B (ft ²)	Subarea C (ft ²)	Subarea D (ft ²)	Subarea E (ft ²)	Subarea F (ft ²)				
Road Area (roads, sidewalks, driveways, etc.):	38262	25578	6511	74263	37779	9277	191670	0.95	182086.50	
Roof Area:	36000	21600	7200	15120	38400	3600	121920	0.9	109728.00	
Landscaped Area:	129375	74103	23778	132117	107493	36612	503478	0.15	75521.70	
Total Area:	203637	121281	37489	221500	183672	49489	817068 ~			18.76 Ac
							0.45			

Peakflow Determination:

'C' Value:	0.43	0.45	0.43	0.47	0.47	0.35				
Rainfall Intensity:	2.04	2.04	2.04	2.04	2.04	2.04 in/hr				
Area:	203637	121281	37489	221500	183672	49489 sf				
Peakflow:	4.13	2.57	0.76	4.87	4.05	0.82 cfs ~				

area input	203637	121281	37489	221500	183672	49489				
------------	--------	--------	-------	--------	--------	-------	--	--	--	--

15 min event - 10 yr storm
per time of concentration

TABLE 2
SUNSET EQUESTRIAN PHASE 1A/2
 Determination of Pond Storage Requirements

Drainage Area to Pond: 13.70 acres

Weighted 'C' value for Pond Drainage Area: 0.45

Allowable Infiltration Rate: Hyd D 0.6 inches/hr = 0.0008 ft/min 100 min/inch

Pond Bottom Area: 76 ft x 350 ft = 26600 sq. ft.

Allowable Discharge Rate: 0.0 cfs/acre

100-Year Return Period										
Interval (min)	Precip. * Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CxAx3630 (ft ³ /in)	Accum. Inflow (ft ³ /min)	Allowable Discharge (ft ³ /min)	Accum. Discharge (ft ³)	Required Storage (ft ³)	Required Storage (ac-ft)
5	6.52	0.54	13.7	0.45	22378.95	12151.77	22	111	12041	0.28
10	4.96	0.83	13.7	0.45	22378.95	18485.013	22	222	18263	0.42
15	4.08	1.02	13.7	0.45	22378.95	22826.529	22	332.5	22494	0.52
30	2.76	1.38	13.7	0.45	22378.95	30882.951	22	665	30218	0.69
60	1.71	1.71	13.7	0.45	22378.95	38268.005	22	1330	36938	0.85
120	0.93	1.86	13.7	0.45	22378.95	41624.847	22	2660	38965	0.89
180	0.63	1.90	13.7	0.45	22378.95	42517.767	22	3990	38528	0.88
360	0.35	2.12	13.7	0.45	22378.95	47442.926	22	7980	39463	0.91
720	0.22	2.60	13.7	0.45	22378.95	58183.48	22	15960	42223	0.97
1440	0.12	2.88	13.7	0.45	22378.95	64451.376	22	31920	32531	0.75

* Precip. intensity values derived from NOAA

TABLE 2
SUNSET EQUESTRIAN PHASE 1A/2
 Determination of Pond Storage Requirements

Drainage Area to Pond: 6.35 acres

Weighted 'C' value for Pond Drainage Area: 0.45

Allowable Infiltration Rate: Hyd D 0.6 inches/hr = 0.0008 ft/min 100 min/inch

Pond Bottom Area: 85 ft x 130 ft = 11050 sq. ft.

Allowable Discharge Rate: 0.0 cfs/acre

100-Year Return Period										
Interval (min)	Precip. * Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CxAX3630 (ft ³ /in)	Accum. Inflow (ft ³ /min)	Allowable Discharge (ft ³ /min)	Accum. Discharge (ft ³)	Required Storage (ft ³)	Required Storage (ac-ft)
5	6.52	0.54	6.35	0.45	10372.725	5632.3897	9	46	5586	0.13
10	4.96	0.83	6.35	0.45	10372.725	8567.8709	9	92	8476	0.19
15	4.08	1.02	6.35	0.45	10372.725	10580.18	9	138.125	10442	0.24
30	2.76	1.38	6.35	0.45	10372.725	14314.361	9	276.25	14038	0.32
60	1.71	1.71	6.35	0.45	10372.725	17737.36	9	552.5	17185	0.39
120	0.93	1.86	6.35	0.45	10372.725	19293.269	9	1105	18188	0.42
180	0.63	1.90	6.35	0.45	10372.725	19707.14	9	1657.5	18050	0.41
360	0.35	2.12	6.35	0.45	10372.725	21989.97	9	3315	18675	0.43
720	0.22	2.60	6.35	0.45	10372.725	26968.255	9	6630	20338	0.47
1440	0.12	2.88	6.35	0.45	10372.725	29873.448	9	13260	16613	0.38

* Precip. intensity values derived from NOAA

TABLE 3
SUNSET EQUESTRIAN PHASE 1A/2
 Determination of Storm Drain System Sizing

Peak Flow Determination				Pipe Hydraulics												
Watershed Designation	Q (cfs)	Total Q (cfs)	Pipe I.D.	Upstream Invert (ft)	Downstream Invert (ft)	Pipe Length (ft)	Gradient (ft/ft)	Pipe Size (in)	Pipe Area (ft ²)	Pipe Circ. (ft)	Manning's n	Pipe Cap. (cfs)	Vel. Full (fps)	Check		
Area A	4.13	2.07	CB1-CB2	4237.63	4237.50	35.00	0.0037	15	1.23	3.93	0.011	4.65	3.79	OK		
			CB2-CB3	4237.50	4237.36	40.00	0.0035	15	1.23	3.93	0.011	4.52	3.68	OK		
			CB3-Combo1	4237.36	4237.24	34.00	0.0035	15	1.23	3.93	0.011	4.54	3.70	OK		
			Combo1-Combo2	4237.24	4235.92	366.00	0.0036	15	1.23	3.93	0.011	4.58	3.74	OK		
Area B	2.57	1.29	CB4-Combo2	4236.27	4235.92	32.00	0.0109	15	1.23	3.93	0.011	7.98	6.51	OK		
			Combo2-CB5	4235.92	4235.72	40.00	0.0050	18	1.77	4.71	0.011	8.78	4.97	OK		
			CB5-Combo3	4235.72	4235.56	32.00	0.0050	18	1.77	4.71	0.011	8.78	4.97	OK		
Area C	0.76	12.33	Combo3-Combo4	4235.56	4235.09	186.00	0.0025	24	3.14	6.28	0.011	13.44	4.28	OK		
			Combo4-Combo5	4235.09	4234.99	41.00	0.0024	24	3.14	6.28	0.011	13.20	4.20	OK		
Area D	4.87 Future	12.33	Combo5-Combo6	4234.99	4234.71	110.00	0.0025	24	3.14	6.28	0.011	13.49	4.29	OK		
			Combo6-JB1	4234.71	4234.45	106.00	0.0025	24	3.14	6.28	0.011	13.24	4.21	OK		
			12.33	12.33	12.33											
Area E	4.05	1.05	CB6-Combo7	4234.72	4234.40	32.00	0.0100	12	0.79	3.14	0.011	4.21	5.36	OK		
			Combo7-Combo8	4234.40	4233.65	301.00	0.0025	15	1.23	3.93	0.011	3.81	3.11	OK		
			Combo8-CB7	4233.65	4233.55	34.00	0.0029	15	1.23	3.93	0.011	4.14	3.37	OK		
			CB7-Combo9	4233.55	4233.43	38.00	0.0032	15	1.23	3.93	0.011	4.29	3.50	OK		
Area F	0.82	0.41	CB8-Combo9	4234.07	4233.43	32.00	0.0200	15	1.23	3.93	0.011	10.80	8.80	OK		
			4.87	4.87	4.87	Combo9-Combo10	4233.43	4232.60	110.00	0.0075	1.23	3.93	0.011	6.63	5.40	OK
			Combo10-Pond	4232.60	4232.00	46.00	0.0130	15	1.23	3.93	0.011	8.72	7.10	OK		