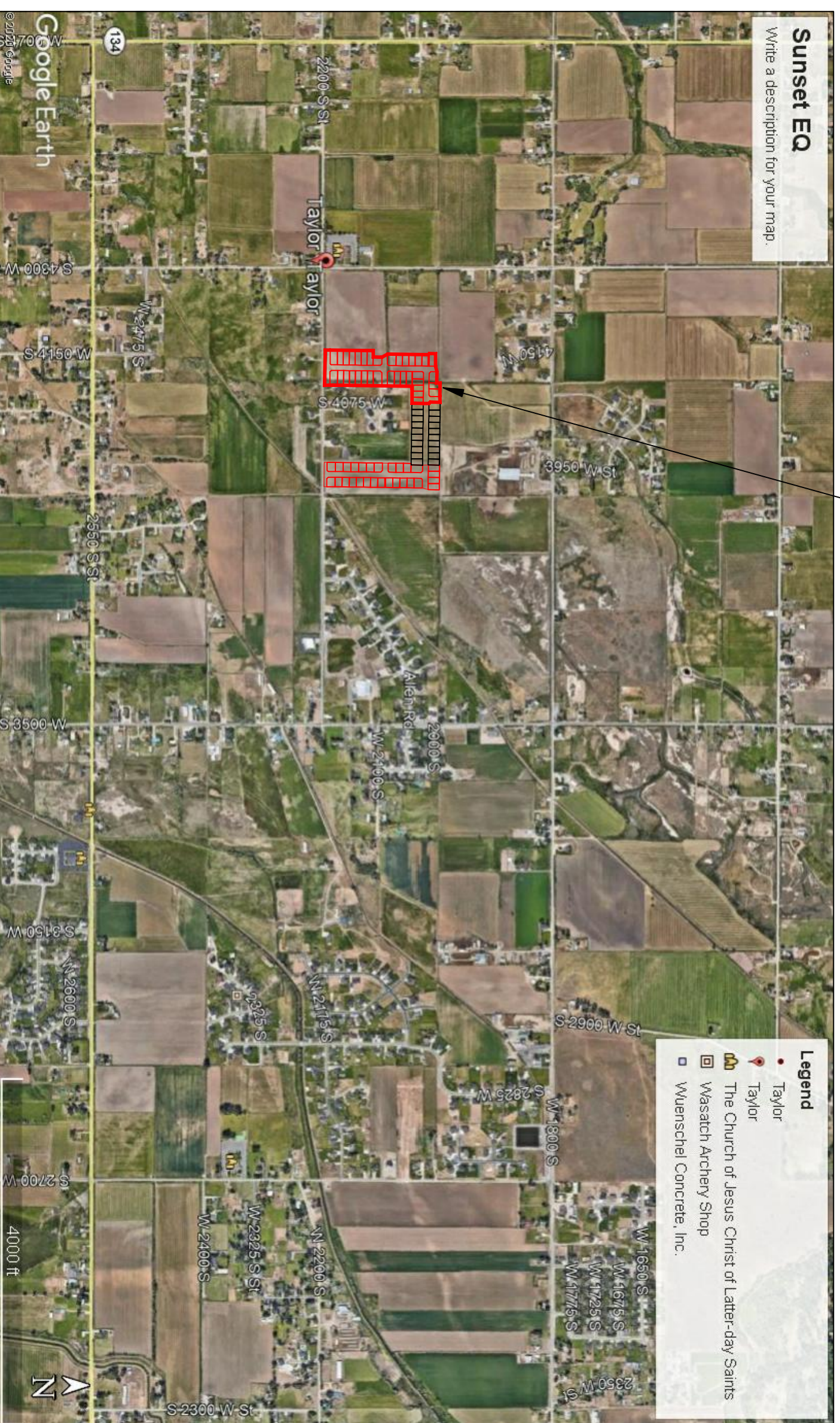


TAYLOR LANDING PHASE 3
A CLUSTER SUBDIVISION
 PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH,
 RANGE 2 WEST,
 SALT LAKE BASELINE AND MERIDIAN
 WEBER COUNTY, TAYLOR, UTAH
INDEX SHEET



VICINITY MAP

SHEET NO.	SHEET DESCRIPTION
1	INDEX SHEET
2	4085 WEST/2025 SOUTH ROAD PLAN
3	4140 WEST ROAD PLAN
4	2100/2200 SOUTH ROAD PLAN
5	HYDROLOGY
6	GRADING/DRAINAGE PLAN
7	DETAILS
8	DETAILS

OWNER/DEVELOPER
SIERRA HOMES

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

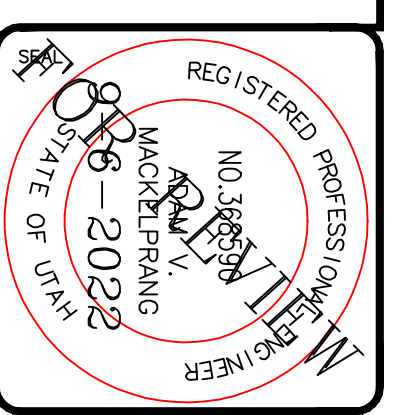
- GENERAL NOTES (APPLICABLE TO ALL CIVIL SHEETS):**
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, WEBER COUNTY STANDARDS, STATE OF UTAH AND ANY OTHER APPLICABLE STANDARDS ISSUED BY THE CONTROLLING AGENCY.
 2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER. ANY WORK COMPLETED WITHOUT 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, COMPACTON, 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 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. 801-731-1688.
 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.
 25. ALL STRUCTURES IN THE SUBDIVISION ARE REQUIRED TO FOLLOW DARK SKY STANDARDS FOR ALL OUTDOOR LIGHTING AS GUIDED BY LUC Sec. 108-16

COUNTY 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
 allianceengr@qwestoffice.net

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No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED :	DRAWN :
CAD FILE :	PROJECT NO. :

TAYLOR LANDING PHASE 3
A CLUSTER SUBDIVISION

DRAWING TITLE
INDEX SHEET

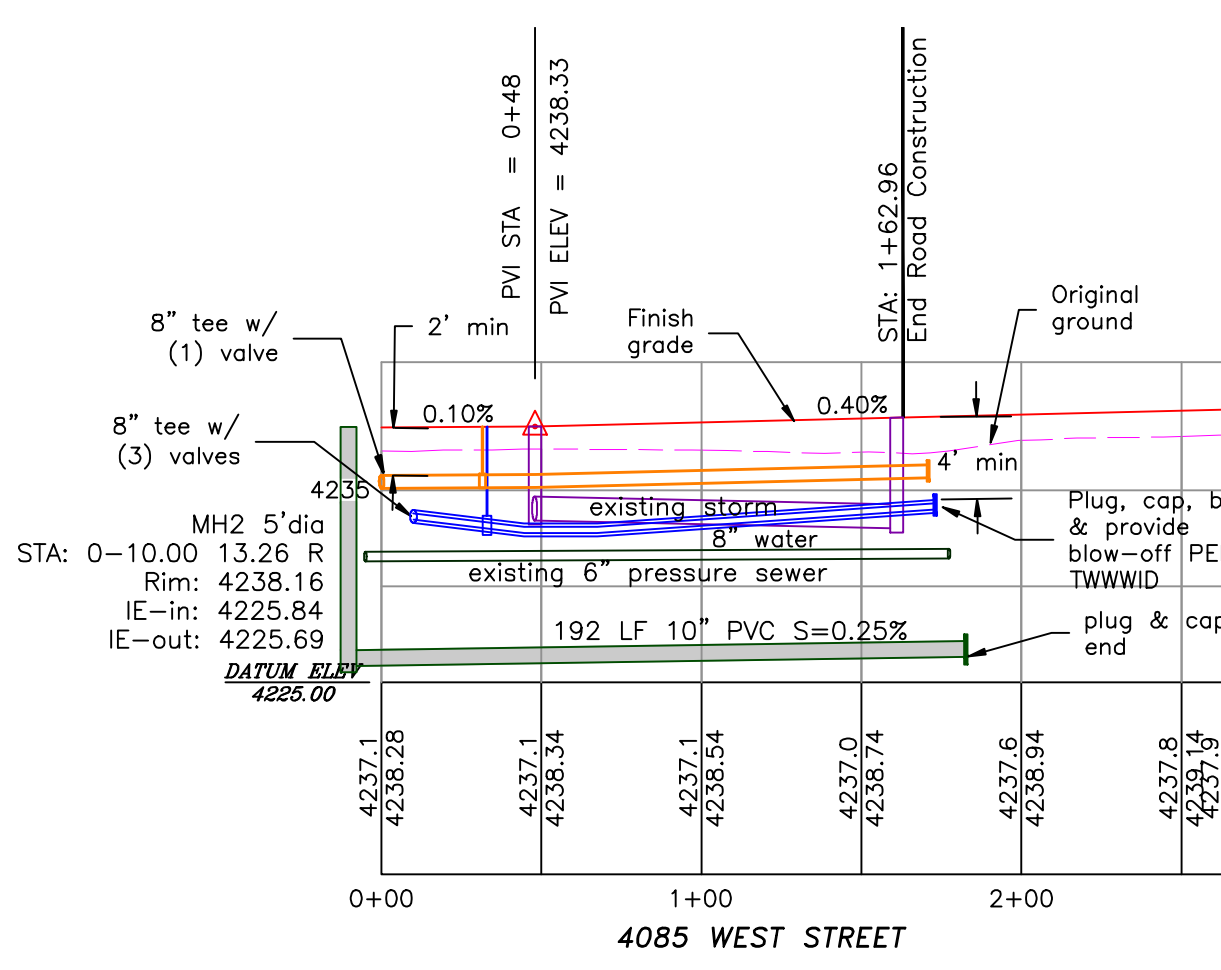
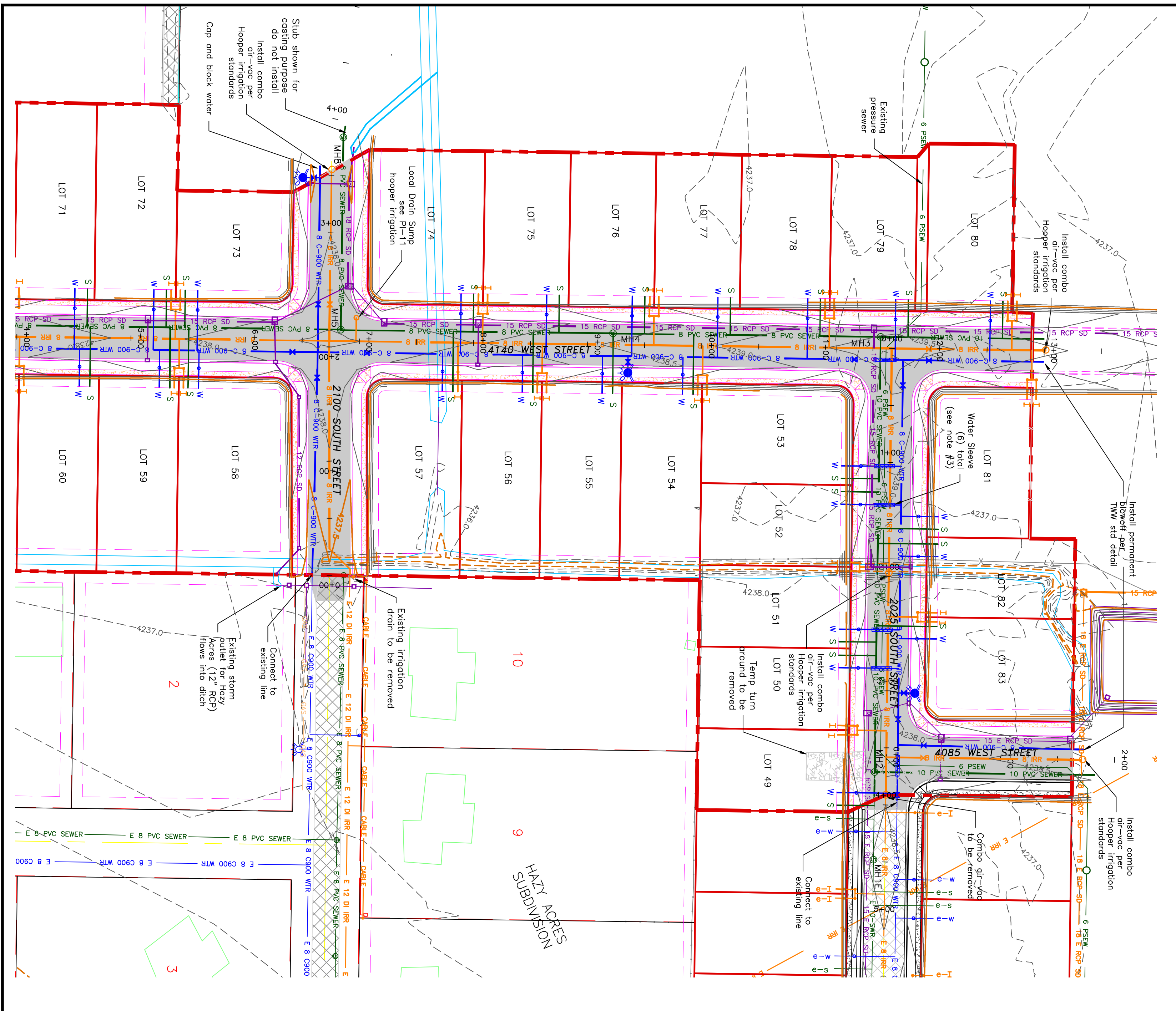
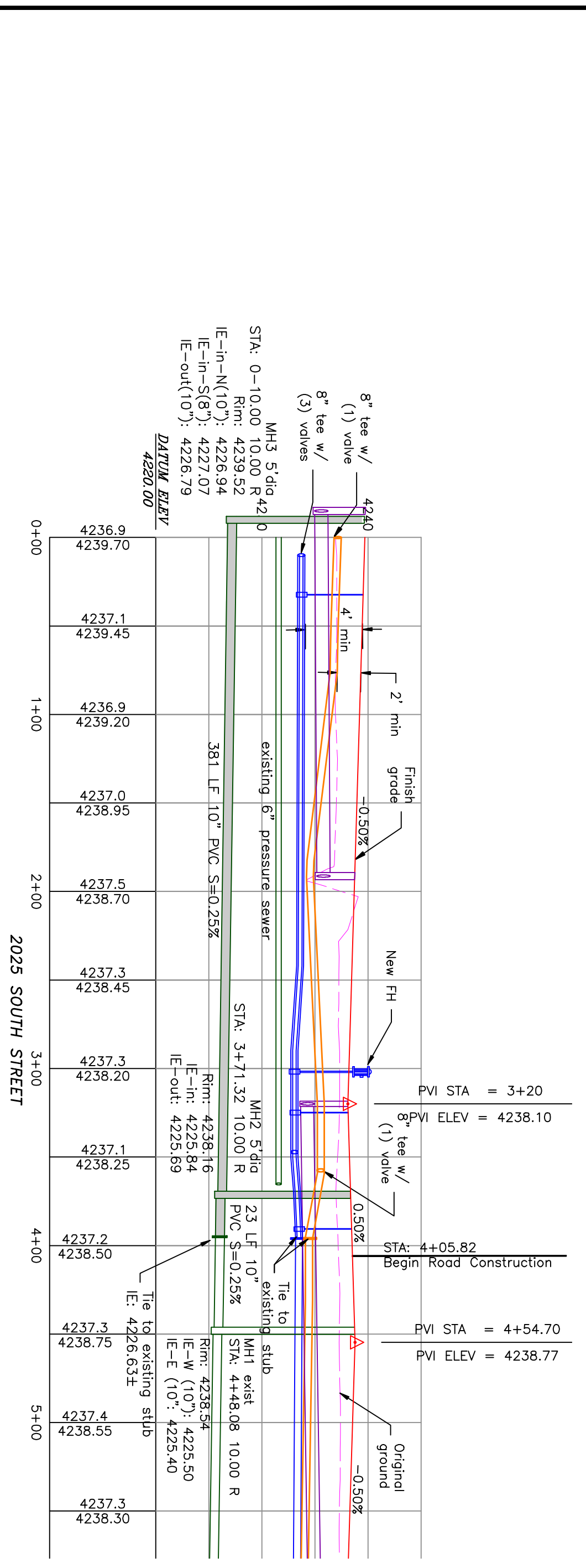
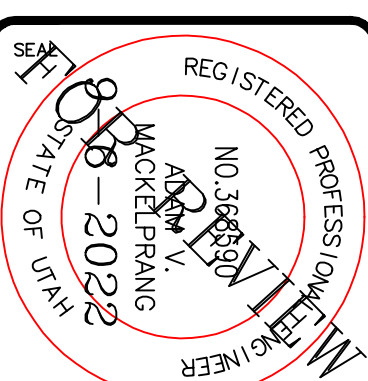
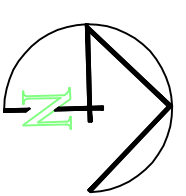
TAYLOR LANDING PHASE 3

A CLUSTER SUBDIVISION

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

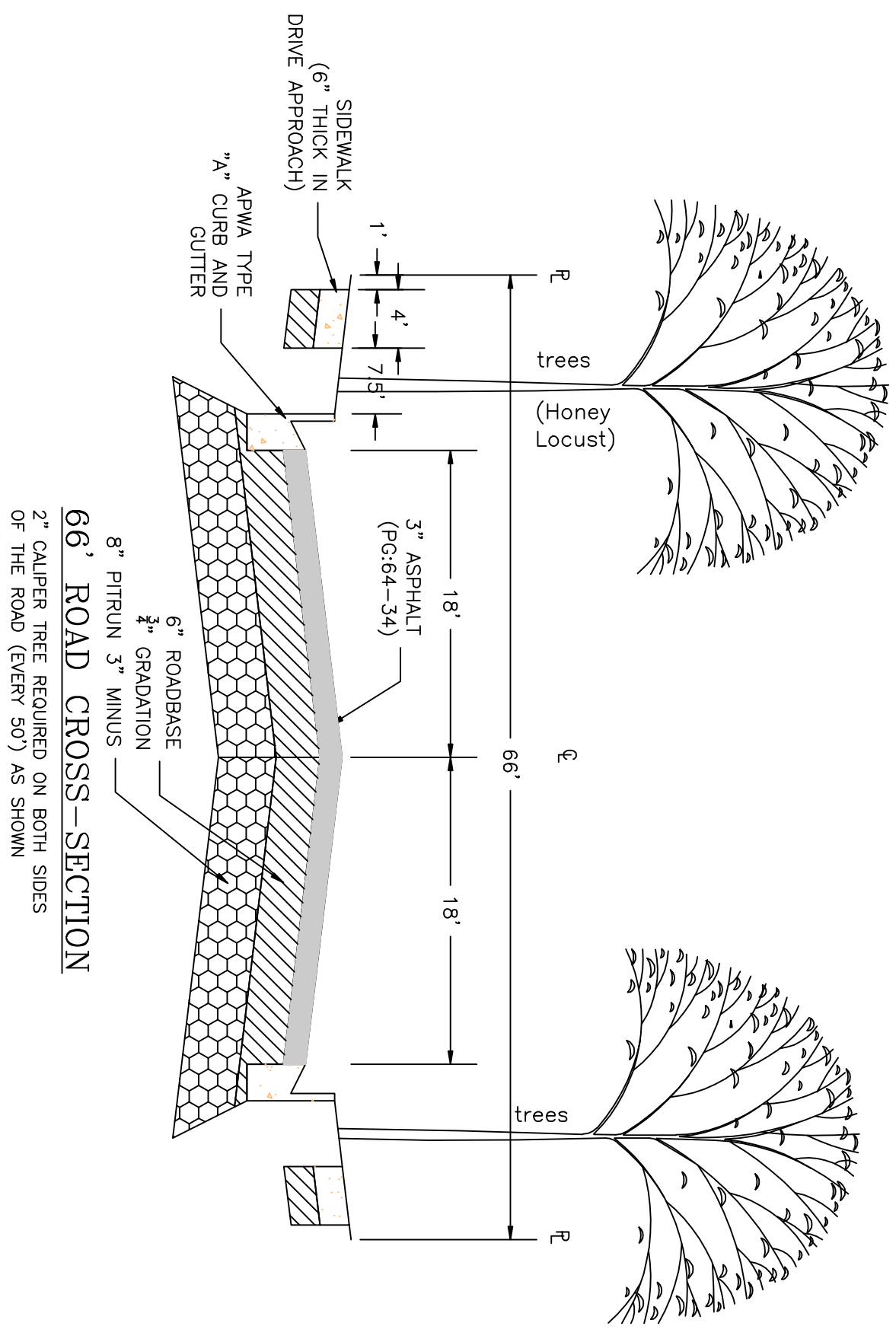
4085 WEST/2025 SOUTH ROAD PLAN

0 30 60 120
SCALE: 1"=60' (24x36 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" CIS 200 PSI POLY WATER SERVICE
- WATER SLEEVE (SEE NOTE #3)
- EXISTING SEWER AS NOTED
- PROPOSED 8" SDR 35 SEWER AS NOTED
- PROPOSED 10" SDR 35 SEWER AS NOTED
- PROPOSED 4" SEWER LATERAL
- EXISTING 12" DI IRRIGATION
- PROPOSED 8" PVC C-900 DR18 IRRIGATION MAIN, PURPLE
- PIPE WITH LOCATOR TAPE AND 1/4" GA LOCATOR WIRE
- PROPOSED 12" PVC C-909 DR18 IRRIGATION MAIN, PURPLE
- PIPE WITH LOCATOR TAPE AND 1/4" GA LOCATOR WIRE
- PROPOSED IRRIGATION SERVICE PER HOOPER IRRIGATION COMPANY (SEE PI-10 HOOPER IRRIGATION, double service unless otherwise noted)

Notes:
 1. All ADA ramps to include truncated domes grey in color. See APWA plan 235.1 example B unless there are special circumstances.
 2. All work on the secondary water system is to be done in accordance with Hooper Irrigation Company Standards.
 3. 18 ft of 0.25 wall steel, DR 11 HDPE or DR 18 PVC sleeve with wrap-around end seals around water, centered of crossing with pressure sewer. Typical where less than 18" of separation between sewer and water. If provided, use 2" diameter sleeve for laterals, 10" diameter for main line.



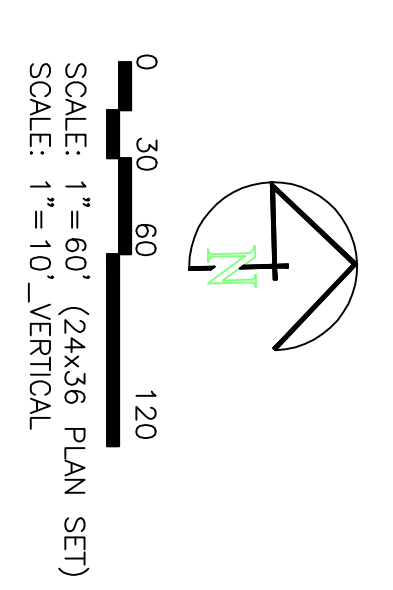
<p>PROJECT TITLE TAYLOR LANDING PHASE 3 A CLUSTER SUBDIVISION</p> <p>DRAWING TITLE 4085 WEST/2025 SOUTH ROAD PLAN</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>REVISIONS/ SUBMISSIONS</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> <p>REVIEWED: _____ DRAWN: _____ CAD FILE: _____ PROJECT NO.: _____</p>	No.	REVISIONS/ SUBMISSIONS	DATE				<p>CONFIDENTIALITY AND COPYRIGHT NOTICE</p> <p>UNAUTHORIZED USE, DISCLOSURE, OR COPYING OF THIS DRAWING IS PROHIBITED.</p> <p>CONSTRUCTION DOCUMENTS THAT ARE DISTRIBUTED FOR BIDDING PURPOSES SHALL NOT BE RETURNED AND SHALL BE DESTROYED WITHIN 30 DAYS AFTER THE BID OPENING BY THE PLAN HOLDER.</p> <p style="text-align: center;">COPYRIGHT 2005</p>	<p style="text-align: center;">ALLIANCE CONSULTING ENGINEERS</p> <p style="text-align: center;">150 EAST 200 NORTH SUITE P LOGAN, UTAH 84321 (435)755-5121 alliancelogan@yahoo.com</p>
No.	REVISIONS/ SUBMISSIONS	DATE							

TAYLOR LANDING PHASE 3

A CLUSTER SUBDIVISION

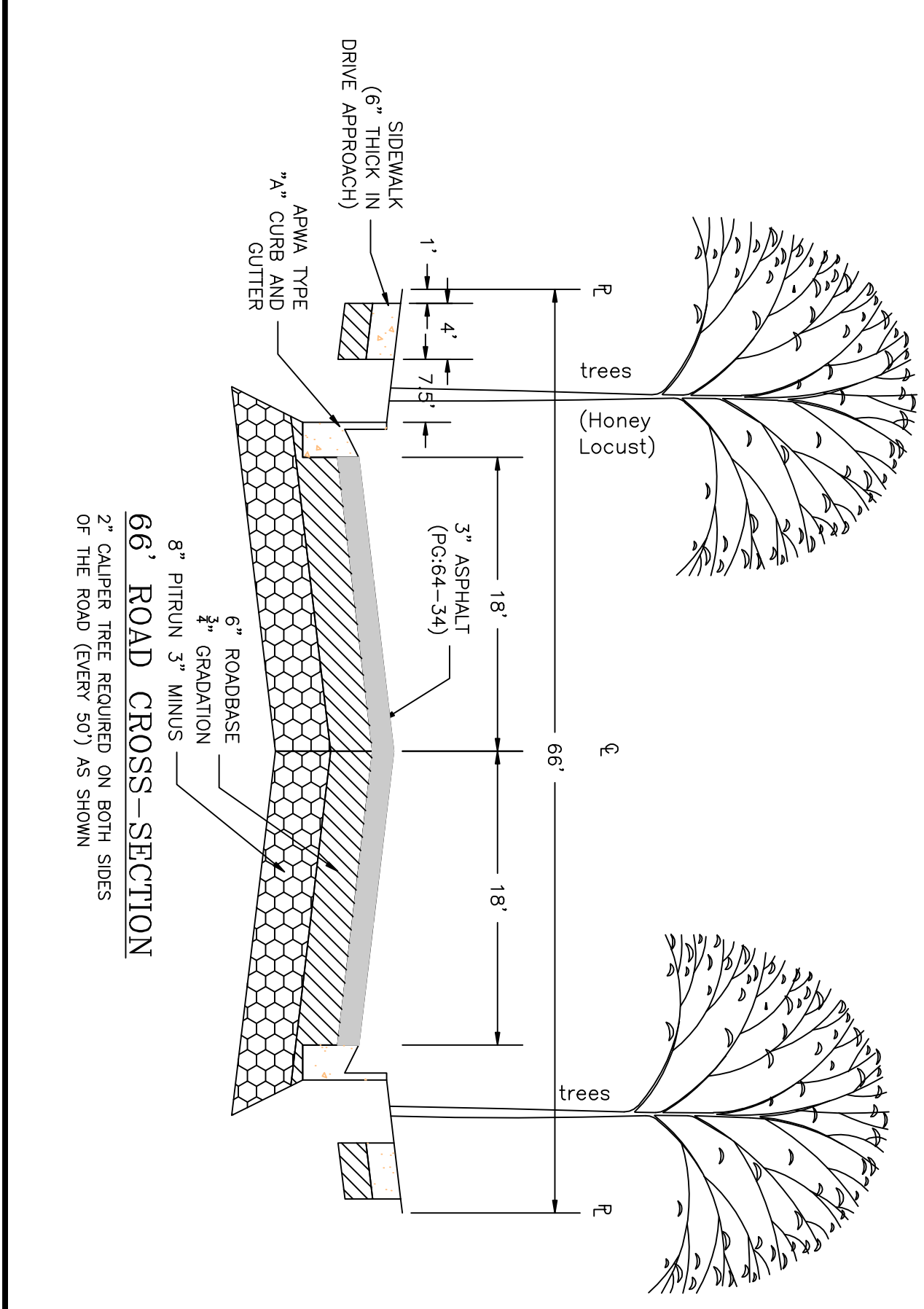
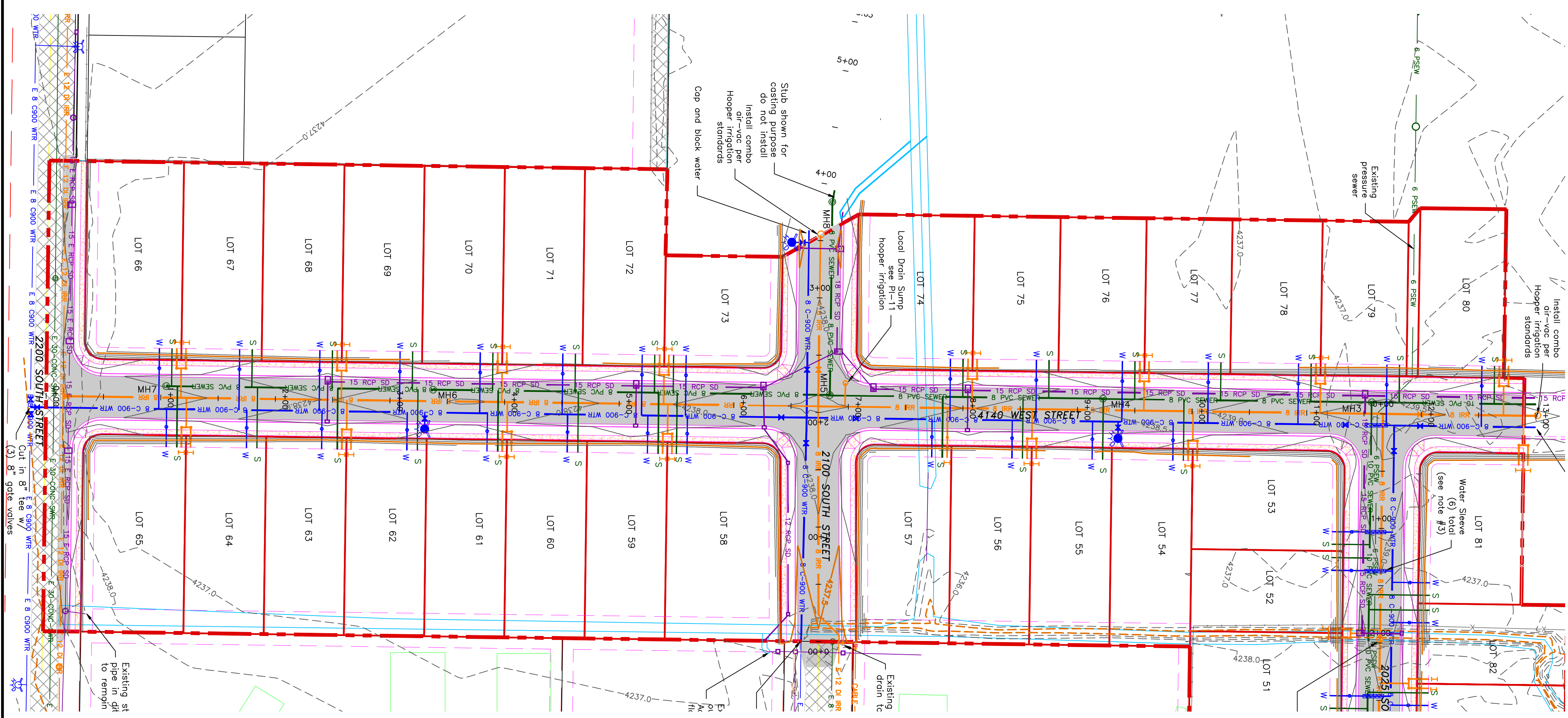
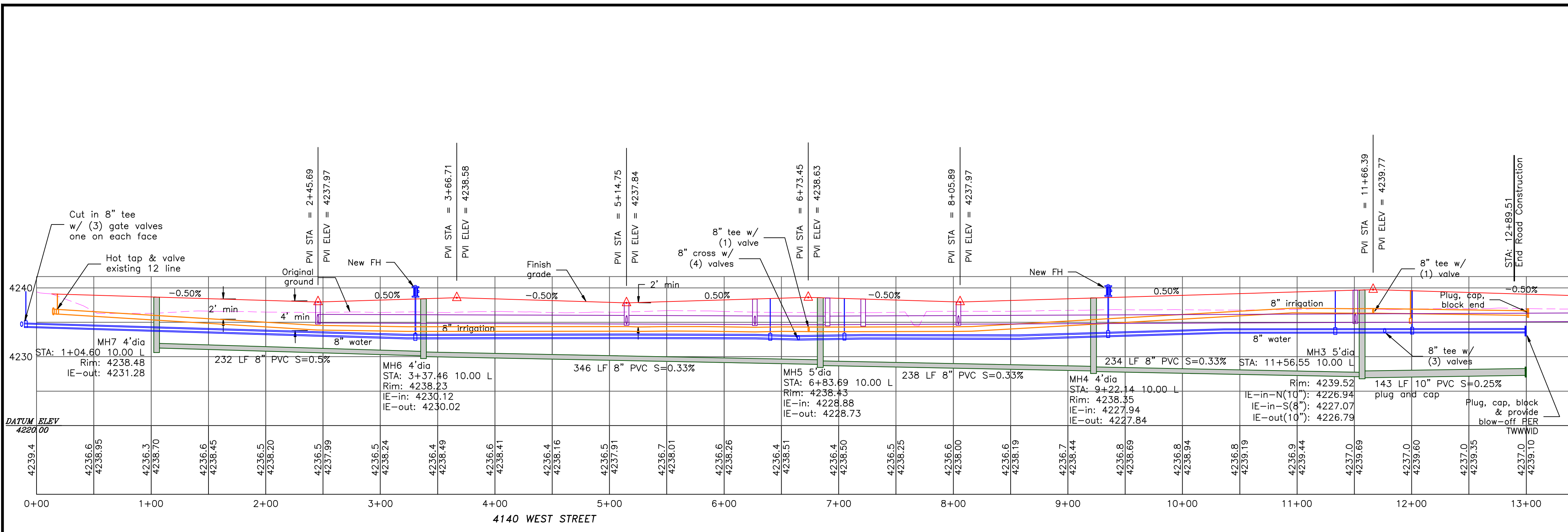
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, WEBER COUNTY, TAYLOR, UTAH

4140 WEST ROAD PLAN



- 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" CIS 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
- EXISTING 12" DI IRRIGATION
- PROPOSED 8" PVC C-900 DR 18 IRRIGATION MAIN, PURPLE
- PROPOSED 12" PVC C-900 DR 18 IRRIGATION MAIN, PURPLE
- PROPOSED 10" SDR 35 IRRIGATION MAIN, PURPLE
- PROPOSED IRRIGATION SERVICE PER HOOPER IRRIGATION COMPANY (see PI-10 hooper irrigation, double service unless otherwise noted)
- 15' E AOS SO
- 15' WPS SO
- EXISTING MAJOR CONTOUR (5')
- EXISTING MINOR CONTOUR (1')
- PROPOSED MAJOR CONTOUR (2.5')
- PROPOSED MINOR CONTOUR (0.5')
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

Notes:
 1. All ADA ramps to include truncated domes grey in color. See APWA plan 235.1 except B unless there are special circumstances.
 2. All work on the secondary water system is to be done in accordance with the APWA standard for water mains.
 3. 18" ft of 0.25" wall steel DR 11 HDPE or DR 18 PVC sleeve with wrap-around end seals around water, centered at crossing with pressure sewer. Typical where less than 18" of separation between sewer and water line. Use 2" diameter sleeve for laterals, 10" diameter for main line.



PROJECT TITLE
TAYLOR LANDING PHASE 3
A CLUSTER SUBDIVISION

DRAWING TITLE
4140 WEST ROAD PLAN

DATE: DEC.2021
 DRAWING No.

No.	REVISIONS/ SUBMISSIONS	DATE

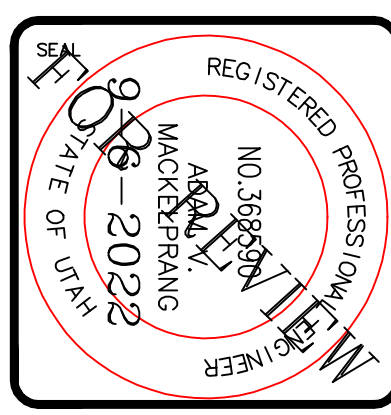
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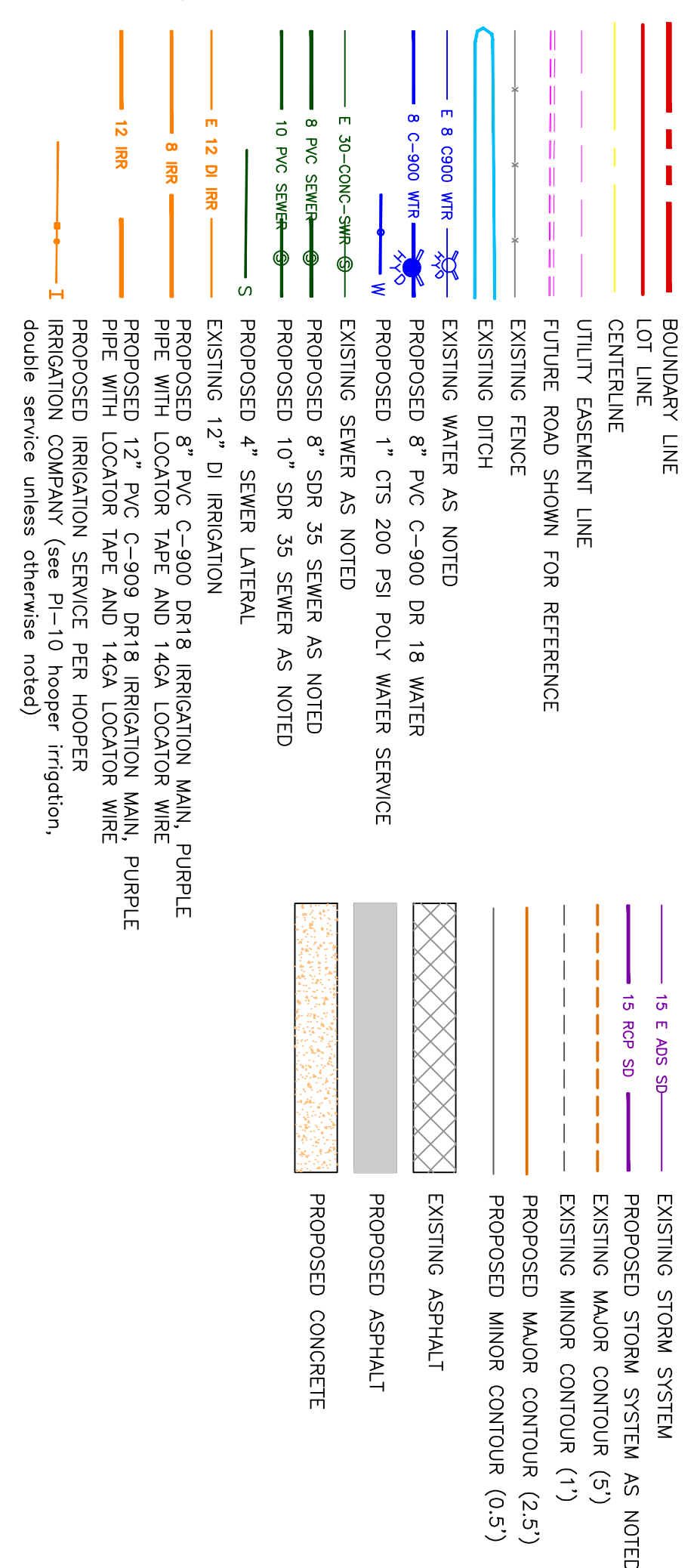
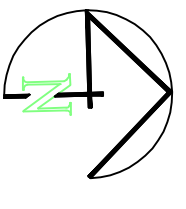


TAYLOR LANDING PHASE 3

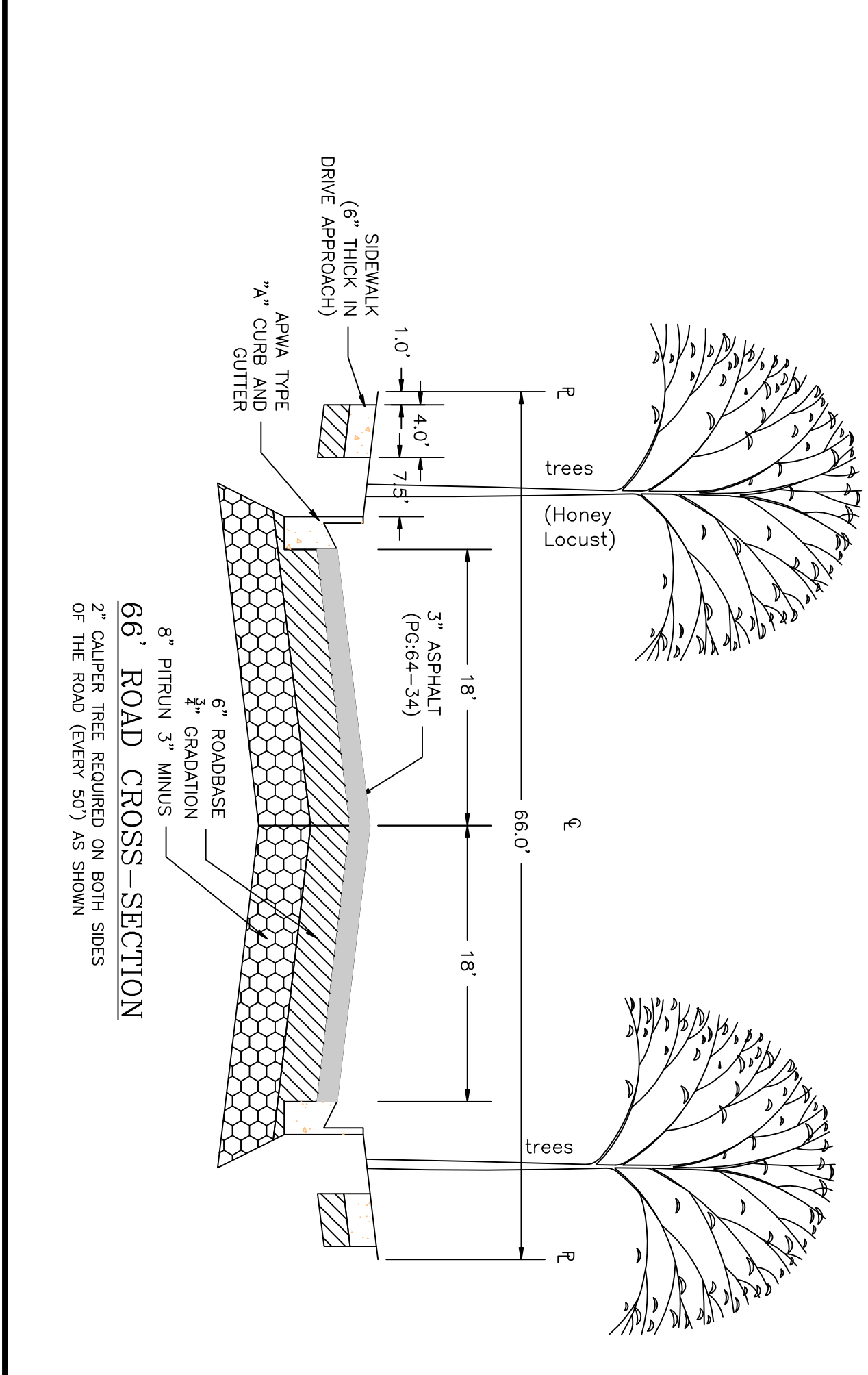
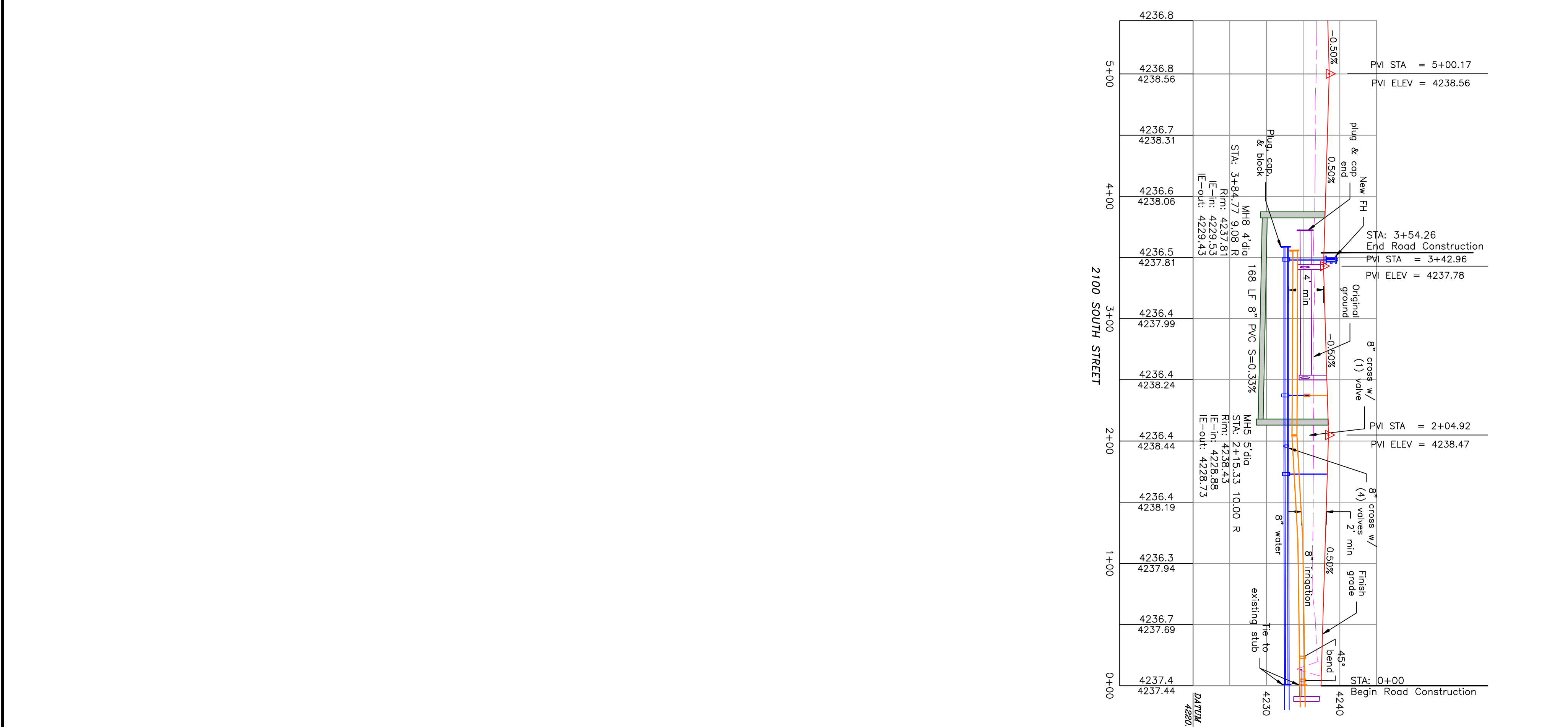
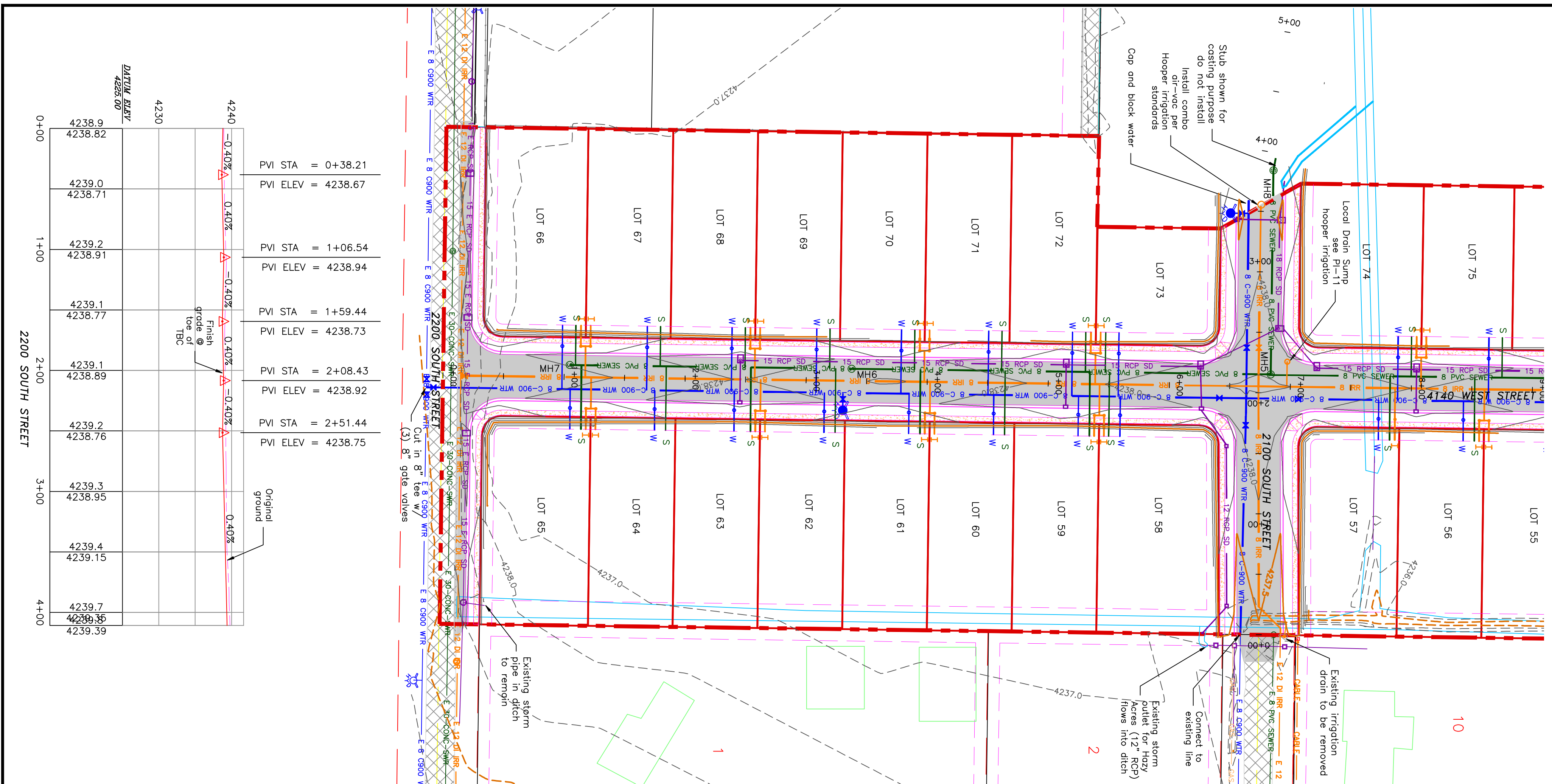
A CLUSTER SUBDIVISION

PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, WEBER COUNTY, TAYLOR, UTAH
2100/2200 SOUTH ROAD PLAN

0 30 60 120
 SCALE: 1"=60' (24x36 PLAN SET)
 SCALE: 1"=10' (VERTICAL)



Notes:
 All ADA ramps to include truncated domes grey in color. See APMA plan for details.
 Refer to previous phases for exemplar details. Contractor to verify all work on the secondary water system is to be done in accordance with Hooper Irrigation Company Standards



PROJECT TITLE
TAYLOR LANDING PHASE 3
A CLUSTER SUBDIVISION

DRAWING TITLE
2100/2200 SOUTH ROAD PLAN

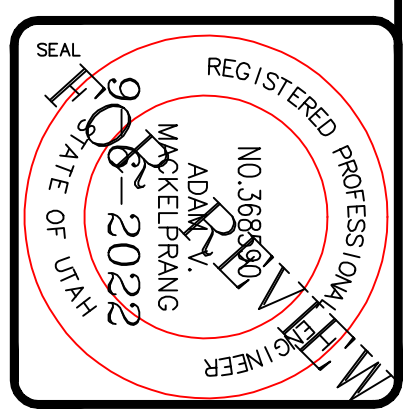
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No.	REVISIONS/ SUBMISSIONS	DATE

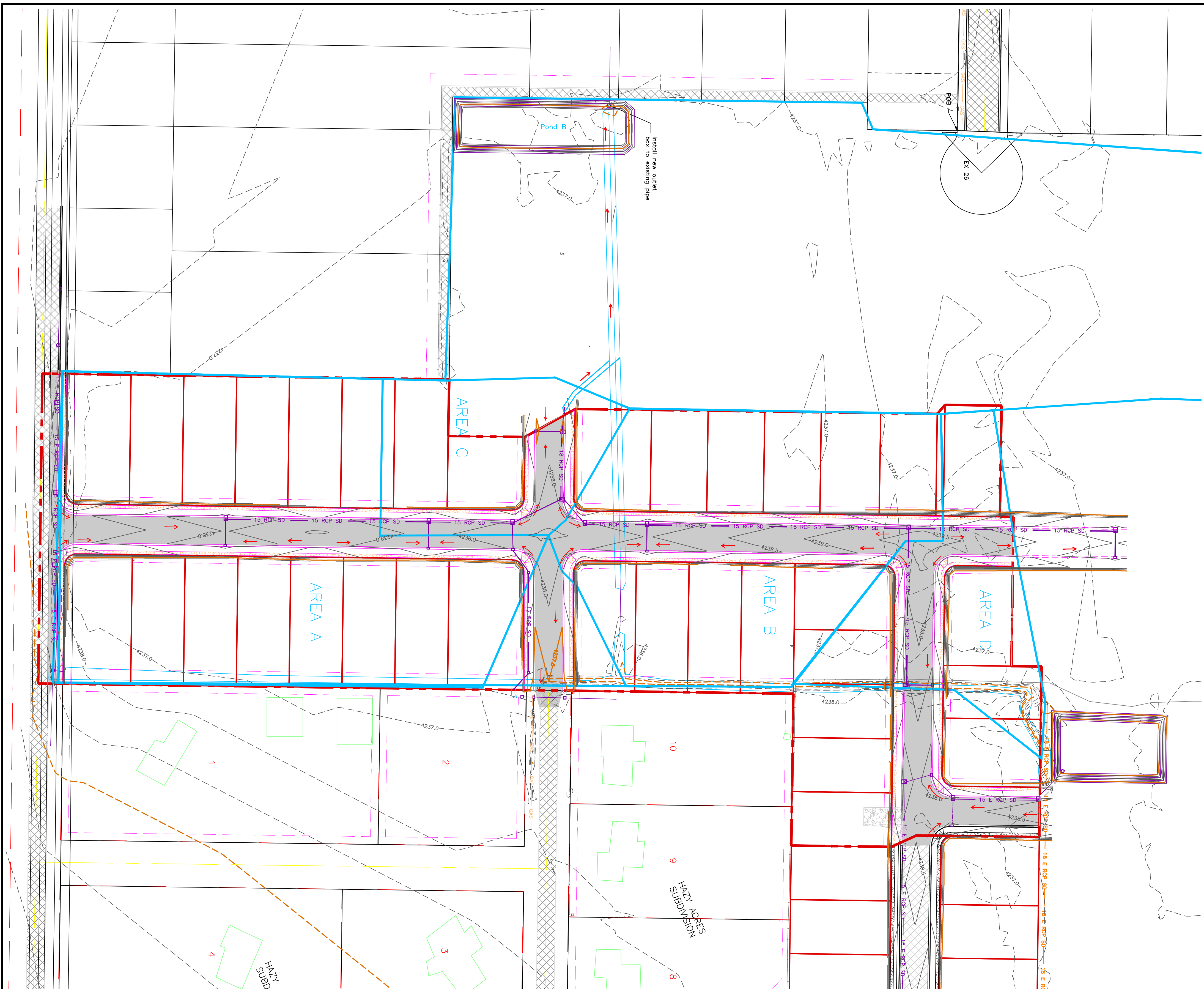
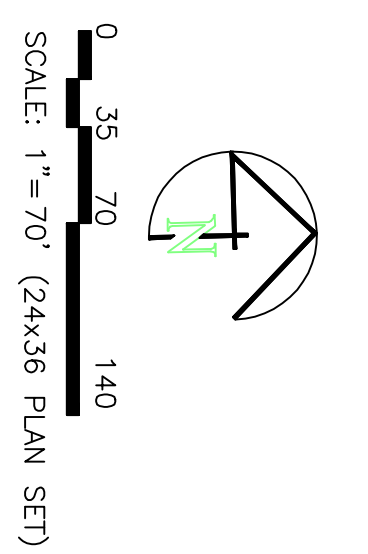
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 alliancelogan@yahoo.com



TAYLOR LANDING PHASE 3
A CLUSTER SUBDIVISION
 PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
 NORTH, RANGE 2 WEST,
 SALT LAKE BASIN AND MERIDIAN
 WEBER COUNTY, TAYLOR, UTAH

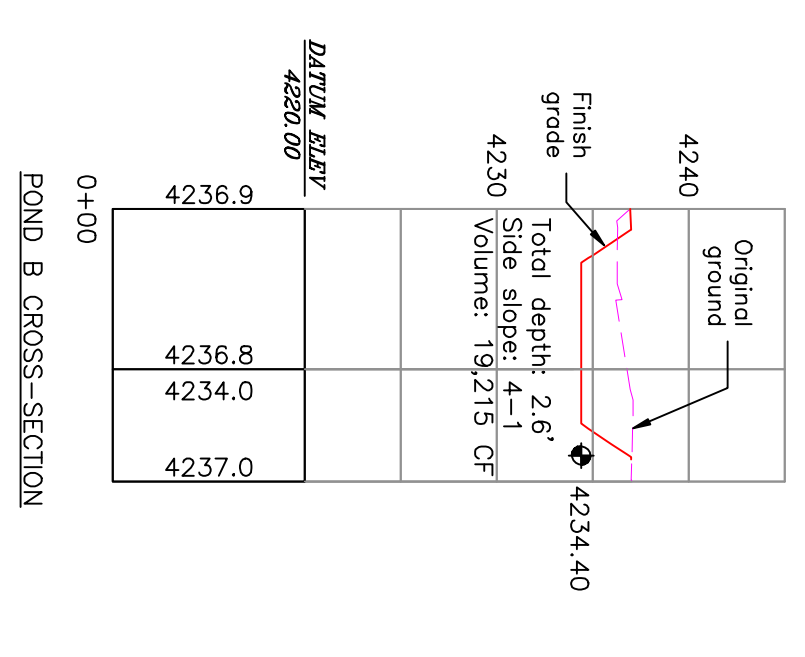


Area - disturbed		Subarea A	Subarea B	Subarea C	Subarea D	Area	C
Road Area (roads, sidewalks, driveways, etc.)	(ft ²)	(ft ²)	(ft ²)	(ft ²)	(ft ²)	(ft ²)	Value
25200	25994	12838	15518	14022	69372	65903.40	0.95
159206	14600	7200	7500	44688	357201	48050.00	0.15
210400	146588	57875	66210	481073	11.04 Ac		
Total Area:							0.35

Peakflow Determination:	
C Value:	0.34
Rainfall Intensity:	2.04
Area:	210400
Peakflow:	3.37

POND B CONSTRUCTION	
Damage Area to Pond:	11.04 acres
Weighted C value for Pond Damage Area:	0.35
Allowable Infiltration Rate:	1.5 inches/ft = 0.0021 ft/min
Pond Bottom Area:	85 ft x 130 ft = 11050 sq. ft.
Allowable Discharge Rate:	0.1 cfs/acre

100-Year Return Period									
Infiltration Depth (in)	Precip. Depth (in)	Area (ac)	C Value	C _{adj} (ft ³ /in)	Inflow (ft ³ /min)	Allowable Discharge (ft ³ /min)	Accum. Discharge (ft ³)	Required Storage (ac-ft)	Required Storage (ft ³)
5	6.52	11.04	0.35	14026.32	7516.2918	89	446	7170	0.16
10	4.96	11.04	0.35	14026.32	11585.74	89	893	10893	0.25
15	4.08	11.04	0.35	14026.32	14306.846	89	1338.9125	12988	0.30
30	2.76	11.04	0.35	14026.32	19356.322	89	2877.825	18678	0.38
60	1.71	11.04	0.35	14026.32	23985.007	89	5355.65	18629	0.43
120	0.93	11.04	0.35	14026.32	26688.985	89	10711.3	15378	0.35
180	0.63	11.04	0.35	14026.32	26648.605	89	16066.95	10582	0.24
360	0.35	11.04	0.35	14026.32	29735.518	89	32133.9	0	0.00
720	0.22	11.04	0.35	14026.32	36467.31	89	64267.8	0	0.00
1440	0.12	11.04	0.35	14026.32	40395.802	89	128535.6	0	0.00



PROJECT TITLE
TAYLOR LANDING PHASE 3
A CLUSTER SUBDIVISION

DRAWING TITLE
HYDROLOGY

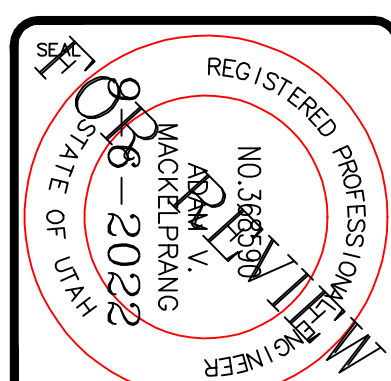
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No.	REVISIONS/ SUBMISSIONS	DATE

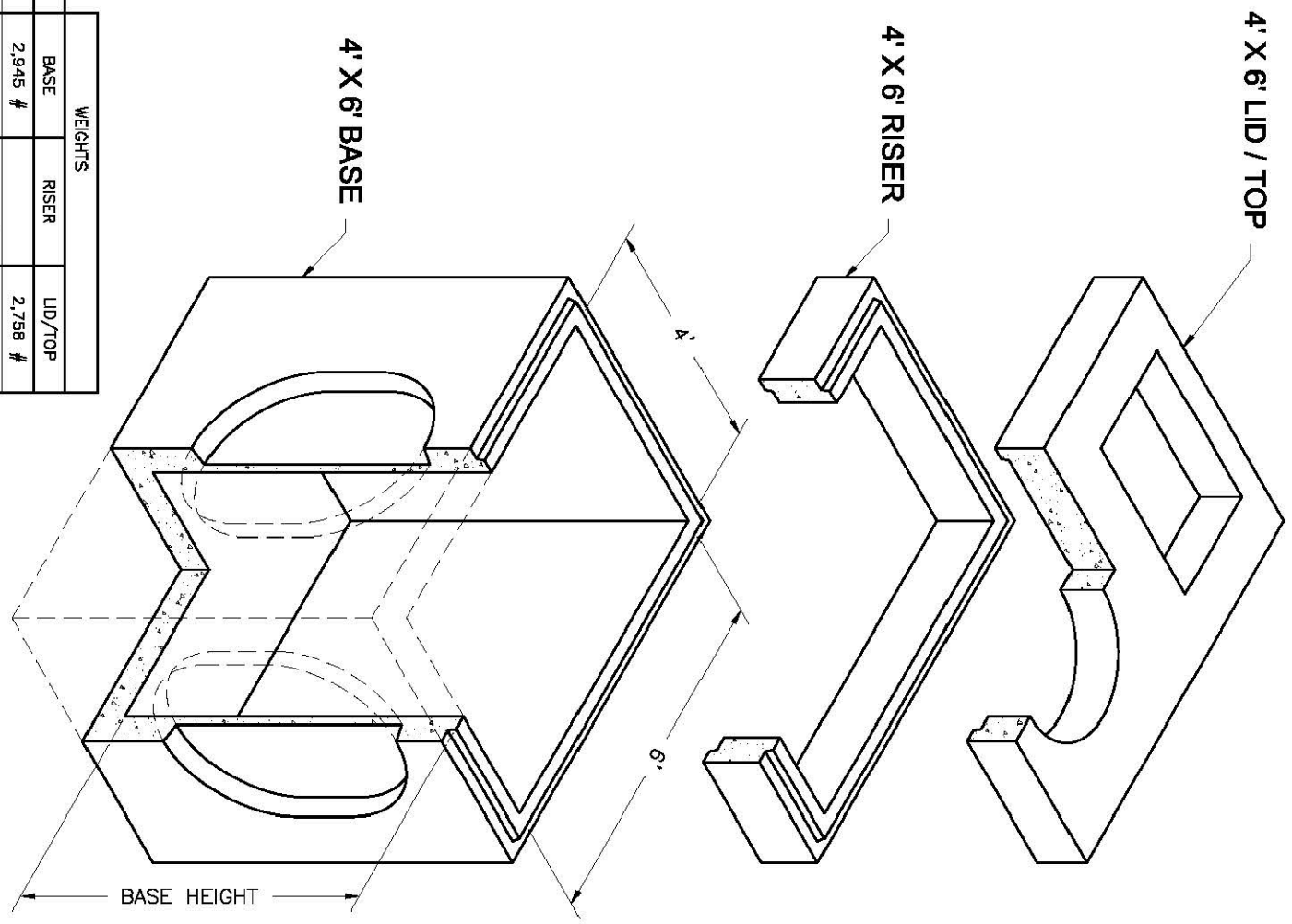
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CAD FILE:	PROJECT NO.:

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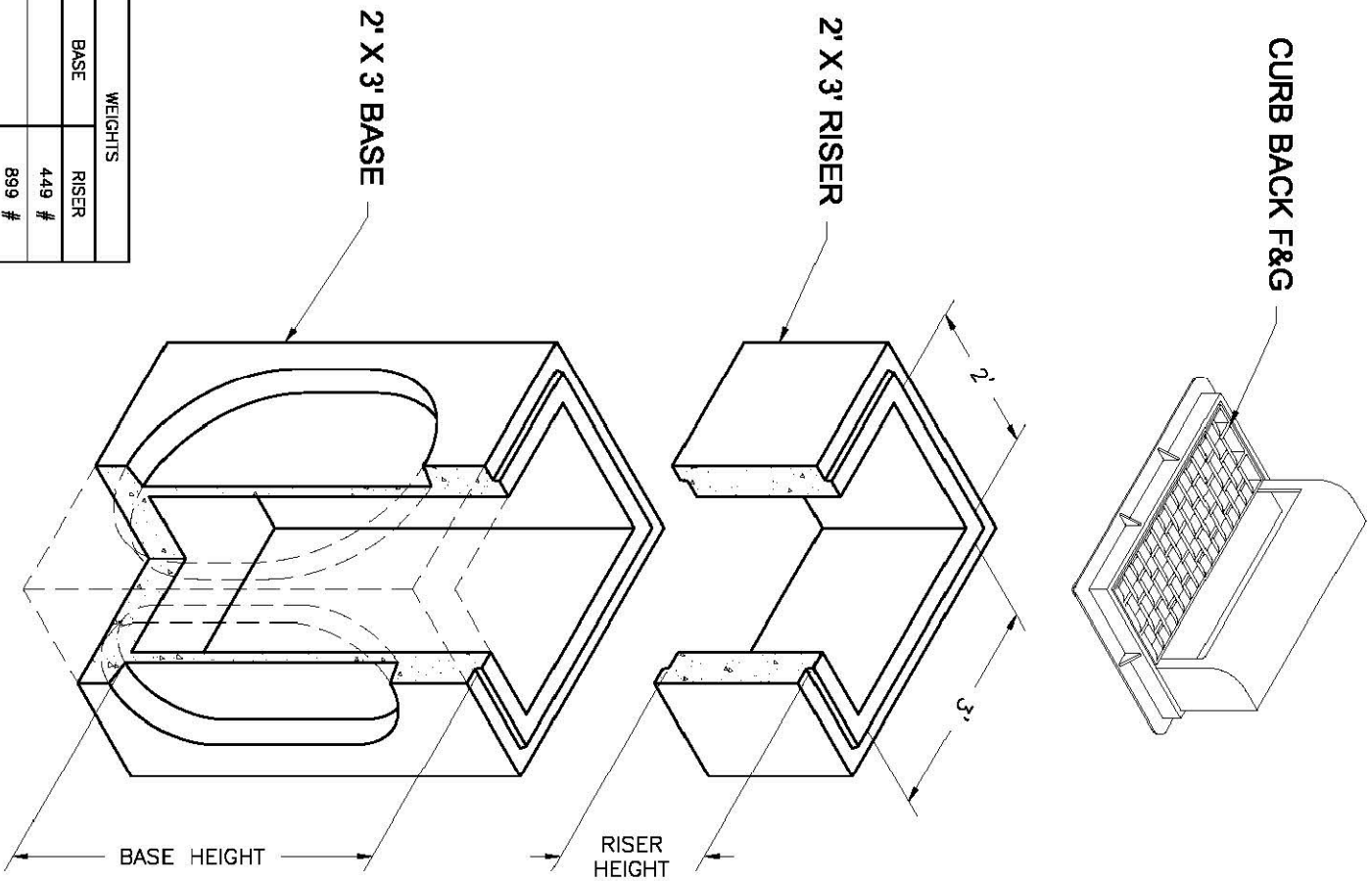
4'x6'
Combo
Basin, Risers and Lids



HEIGHT	BASE	RISER	LID/TOP
0'	2,945 #	2,798 #	
1'	1,850 #	3,300 #	
2'		4,800 #	
3'	6,704 #	7,350 #	6,704 #
4'	8,980 #		
5'			
6'	10,530 #		

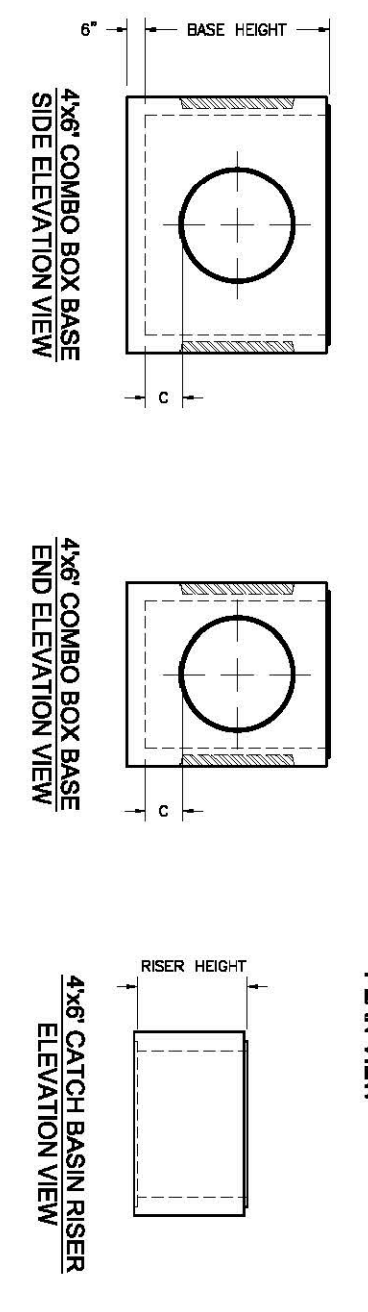
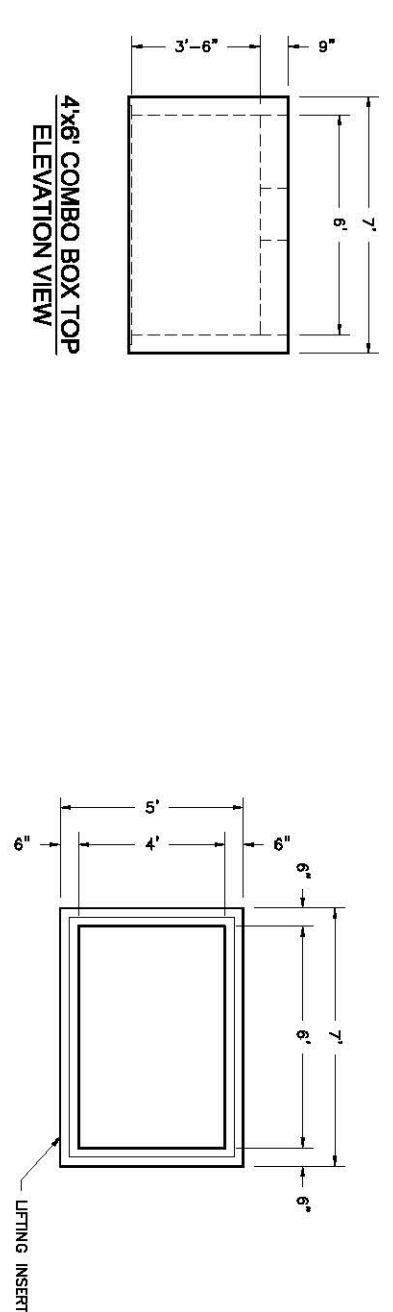
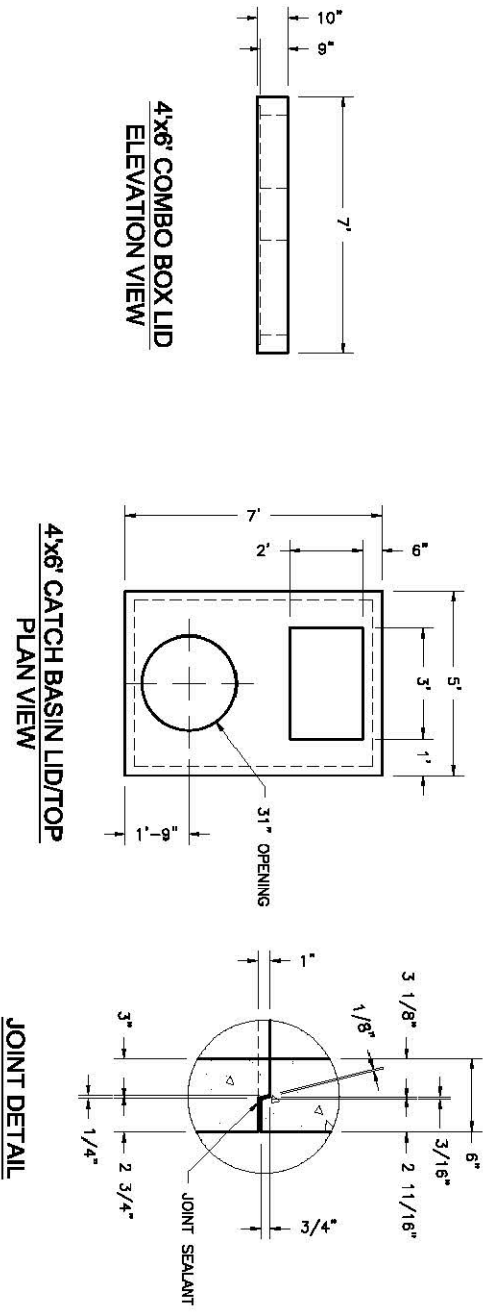
NOTES:
1. Your design complies with ASTM C-857 and C-858.
2. Lids are 20' square. 2' depth cover and on 2' riser. Lids are 20' square. 2' depth cover and on 2' riser. Lids are 20' square. 2' depth cover and on 2' riser. Lids are 20' square. 2' depth cover and on 2' riser.

2'x3'
Basin
2'x3' Catch Basin
Basins and Risers



HEIGHT	BASE	RISER
0'	429 #	889 #
1'		1,270 #
2'	2,877 #	2,270 #
3'	3,391 #	3,800 #
5'	5,818 #	

NOTES:
1. Your design complies with ASTM C-857 and C-858.
2. Lids are 20' square. 2' depth cover and on 2' riser. Lids are 20' square. 2' depth cover and on 2' riser. Lids are 20' square. 2' depth cover and on 2' riser.

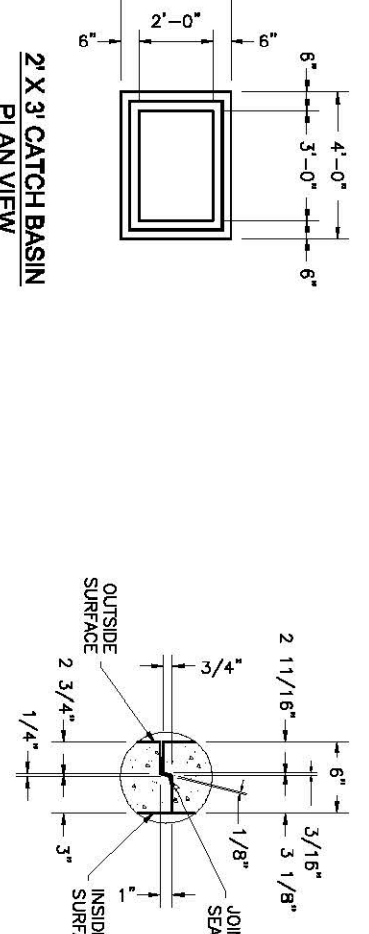


BASE HEIGHT	WIDE SIDE KNOCKOUT DIMENSIONS				SHOULDER SIDE KNOCKOUT DIMENSIONS			
	DIA.	A	B	C	DIA.	A	B	C
3'-4"	36"	36"	0"	0"	36"	36"	0"	0"
4'	36"	36"	0"	0"	36"	36"	0"	0"
5'	36"	36"	0"	0"	36"	36"	0"	12"
6'	36"	48"	12"	36"	48"	36"	12"	12"

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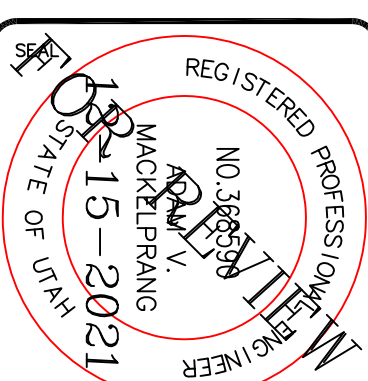


BASE HEIGHT	WIDE SIDE KNOCKOUT DIMENSIONS				SHOULDER SIDE KNOCKOUT DIMENSIONS			
	DIA.	A	B	C	DIA.	A	B	C
3'	27"	27"	0"	0"	27"	27"	0"	0"
4'	35"	35"	0"	0"	34"	34"	0"	12"
5'	38"	48"	12"	22"	45"	45"	12"	23"

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No.	REVISIONS/ SUBMISSIONS	DATE

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

PROJECT TITLE
**TAYLOR LANDING PHASE 3
A CLUSTER SUBDIVISION**

DRAWING TITLE
DETAILS

DATE: DEC. 2021
DRAWING No. 8