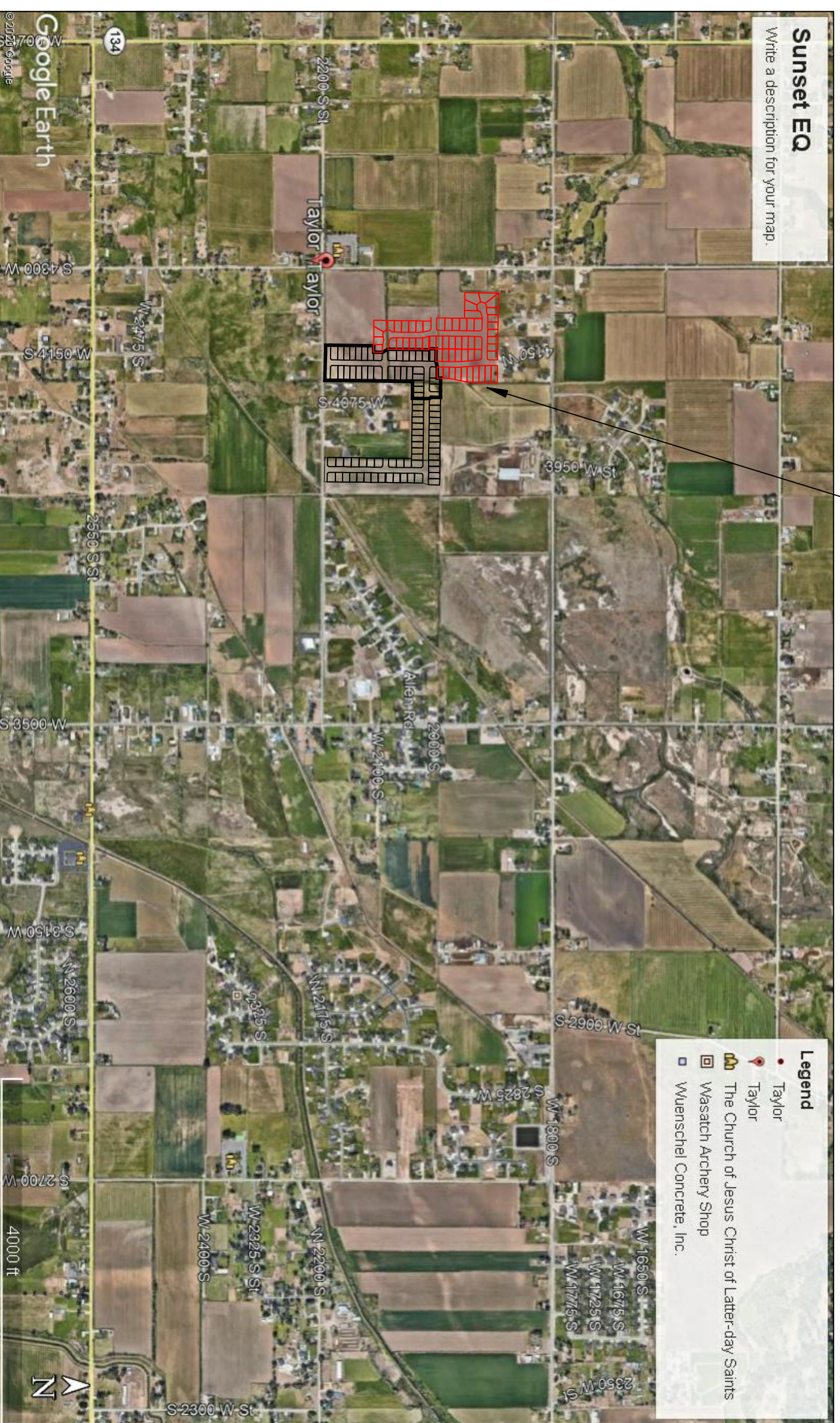


TAYLOR LANDING PHASE 4/5
A CLUSTER SUBDIVISION
 PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH,
 RANGE 2 WEST,
 SALT LAKE BASELINE AND MERIDIAN
 WEBER COUNTY, TAYLOR, UTAH
INDEX SHEET

PROJECT



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 NO.	SHEET DESCRIPTION
1	INDEX SHEET
2	PROJECT MASTERPLAN
3	4190 WEST/2100 SOUTH ROAD PLAN
4	4190 WEST/4140 WEST ROAD PLAN
5	2025 SOUTH/1920 SOUTH ROAD PLAN
6	HYDROLOGY
7	GRADING/DRAINAGE PLAN
8	DETAILS
9	DETAILS

THE FOLLOWING PLANS DETAILS THE CONSTRUCTION OF TAYLOR LANDING PHASE 4 AND 5. CONTRACTOR TO PLUG, CAP ALL UTILITY ENDS AND INSTALL ADDITIONAL FIRE HYDRANTS AND TEMP. TURN AROUNDS AS REQUIRED AT THE END OF EACH PHASE AS NECESSARY.

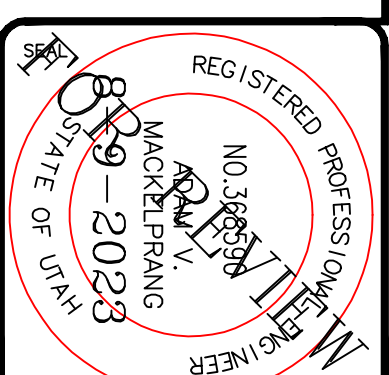
GENERAL NOTES (APPLICABLE TO ALL CIVIL SHEETS):

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, WEBCO 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/SEWAGE 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
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 (435)755-5121
 allianceengr@qwestoffice.net

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No.	REVISIONS/ SUBMISSIONS	DATE

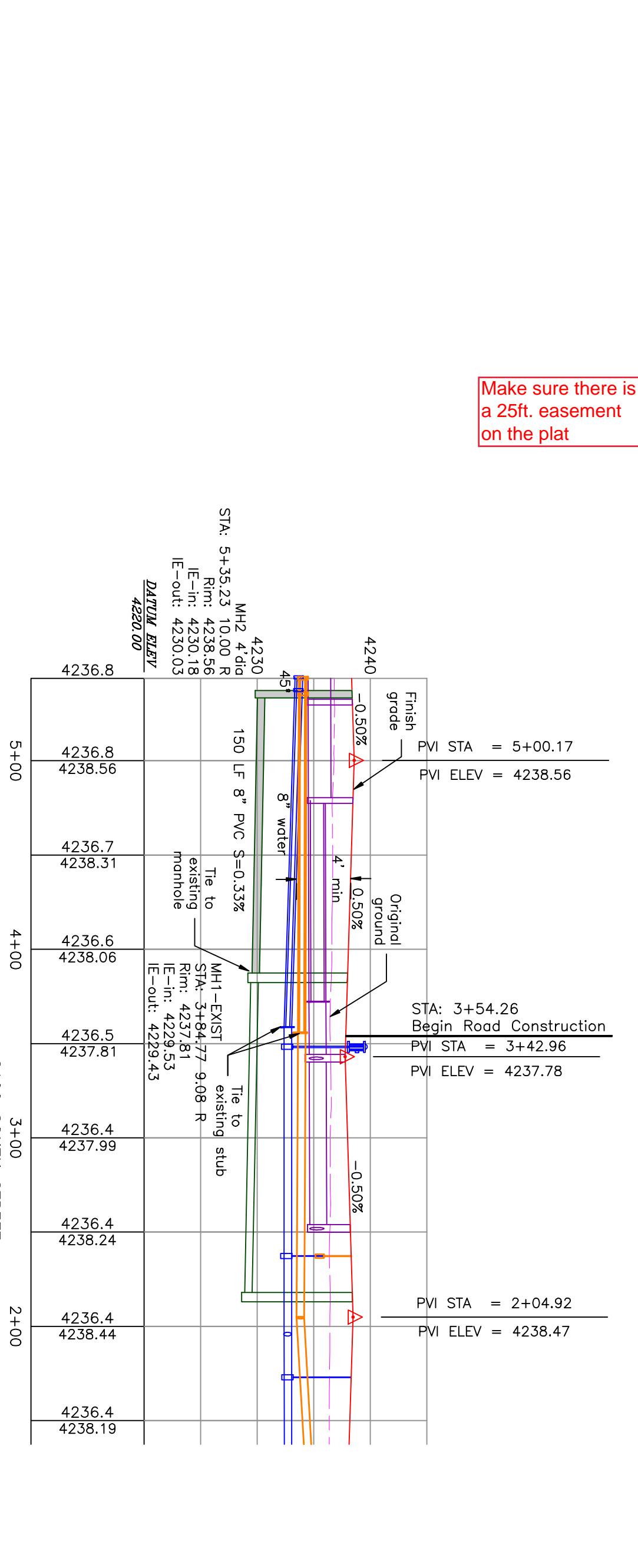
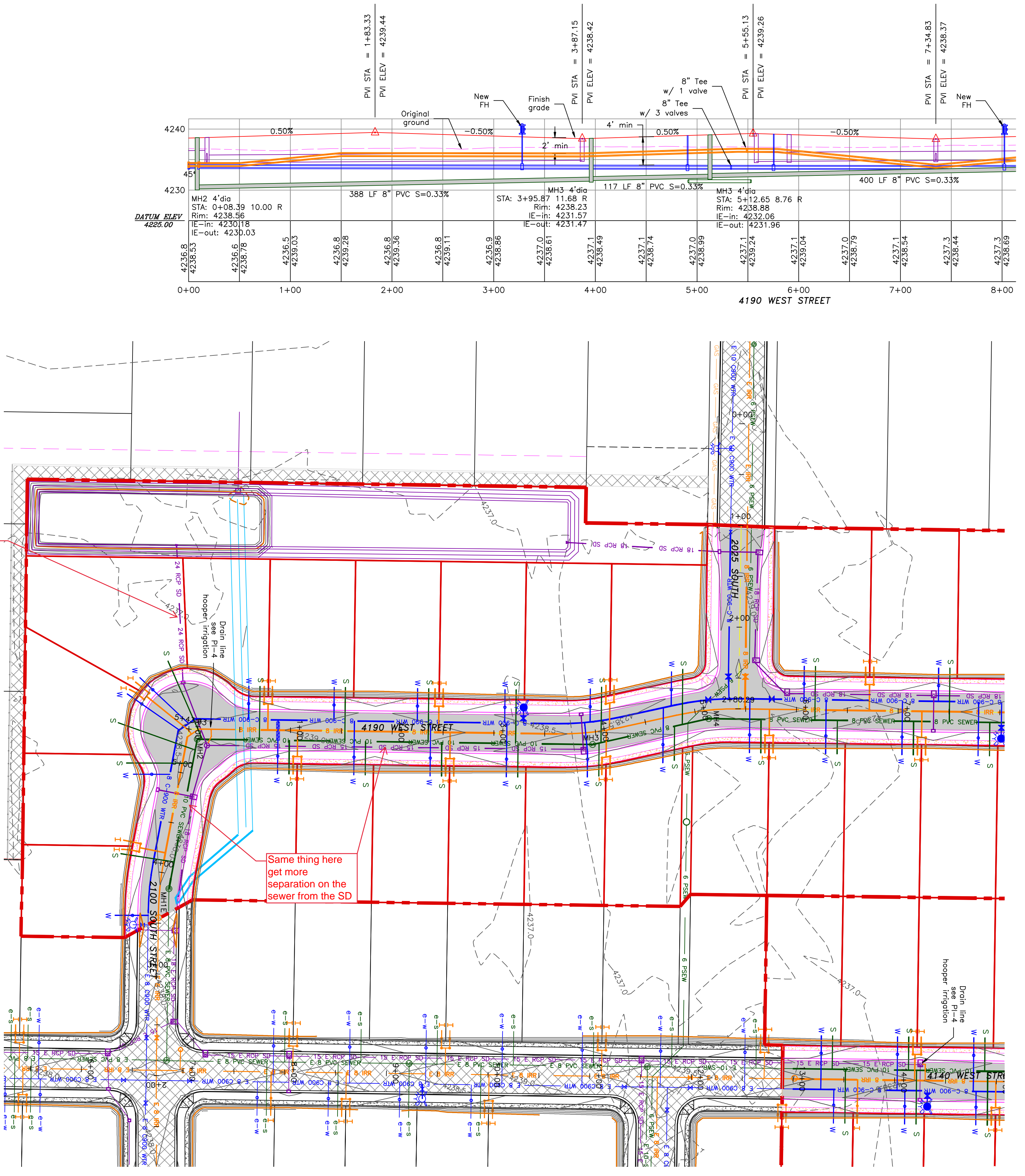
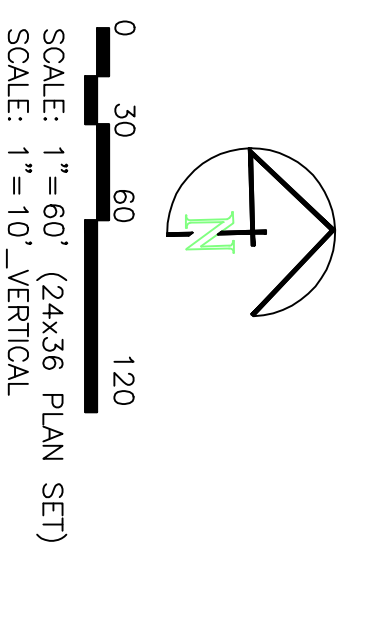
REVIEWED :	DRAWN :
CAD FILE :	PROJECT NO. :

TAYLOR LANDING PHASE 4/5
A CLUSTER SUBDIVISION
 DRAWING TITLE: **INDEX SHEET**

DATE: 1 APRIL 2023
 DRAWING NO. 1

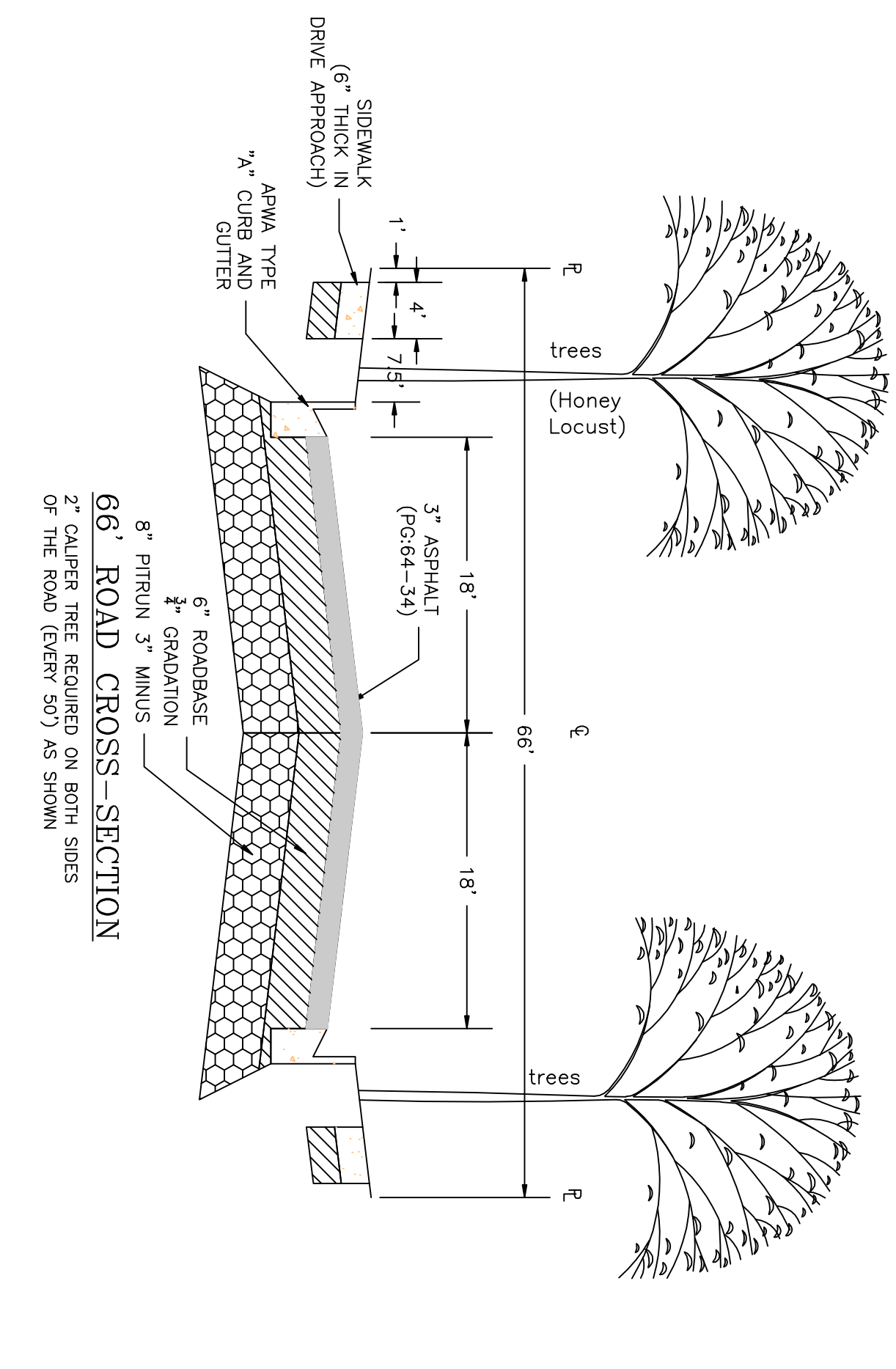
TAYLOR LANDING PHASE 4/5
A CLUSTER SUBDIVISION

PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN WEBER COUNTY, TAYLOR, UTAH
4190 WEST/2100 SOUTH ROAD PLAN



- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EXISTING FENCE
- EXISTING DITCH
- EXISTING WATER AS NOTED
- PROPOSED 8" PVC C-900 DR 18 WATER
- PROPOSED 1" OIS 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 DR18 IRRIGATION MAIN, PURPLE PIPE WITH LOCATOR TAPE AND 14CA LOCATOR WIRE
- PROPOSED 12" PVC C-909 DR18 IRRIGATION MAIN, PURPLE PIPE WITH LOCATOR TAPE AND 14CA LOCATOR WIRE
- PROPOSED IRRIGATION SERVICE PER HOOPER IRRIGATION COMPANY (see PI-10 hooper irrigation, double service unless otherwise noted)
- EXISTING STORM SYSTEM
- PROPOSED STORM SYSTEM AS NOTED
- 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 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. Contractor to sleeve the sewer (main or lateral) when the water (main or lateral) is less than 18" above the sewer. See district standard on page 9 for details.



PROJECT TITLE
**TAYLOR LANDING PHASE 4/5
A CLUSTER SUBDIVISION**

DRAWING TITLE
4190 WEST/2100 SOUTH ROAD PLAN

DATE: APRIL 2023
DRAWING No.

No.	REVISIONS/ SUBMISSIONS	DATE

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

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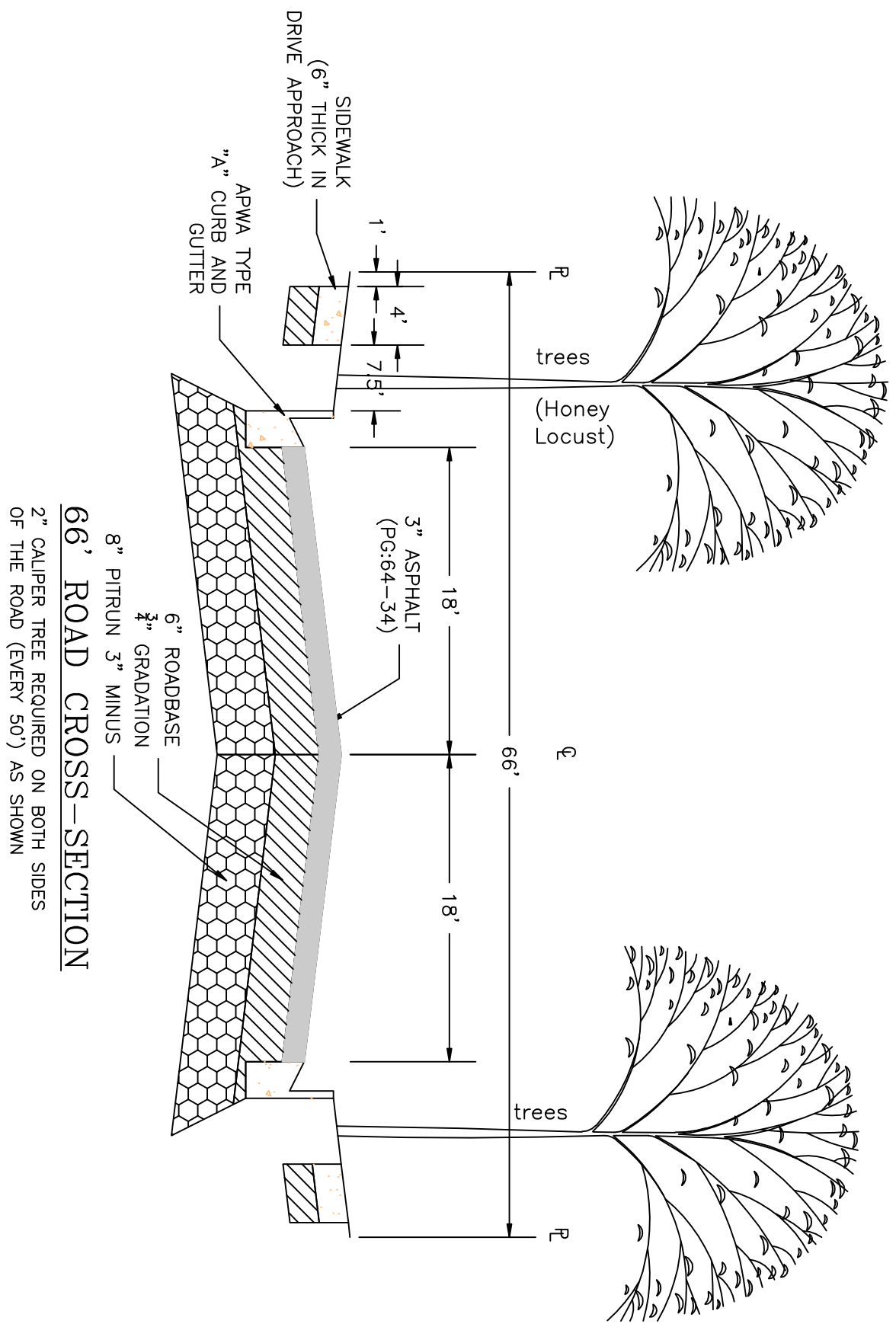
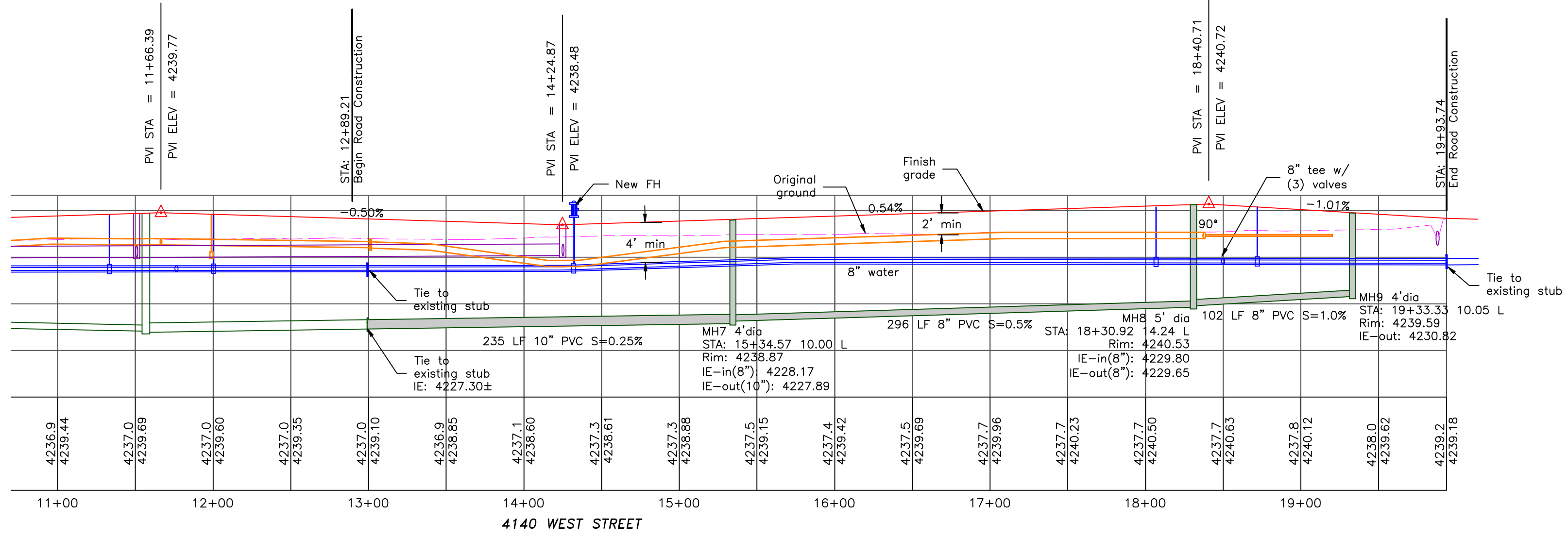
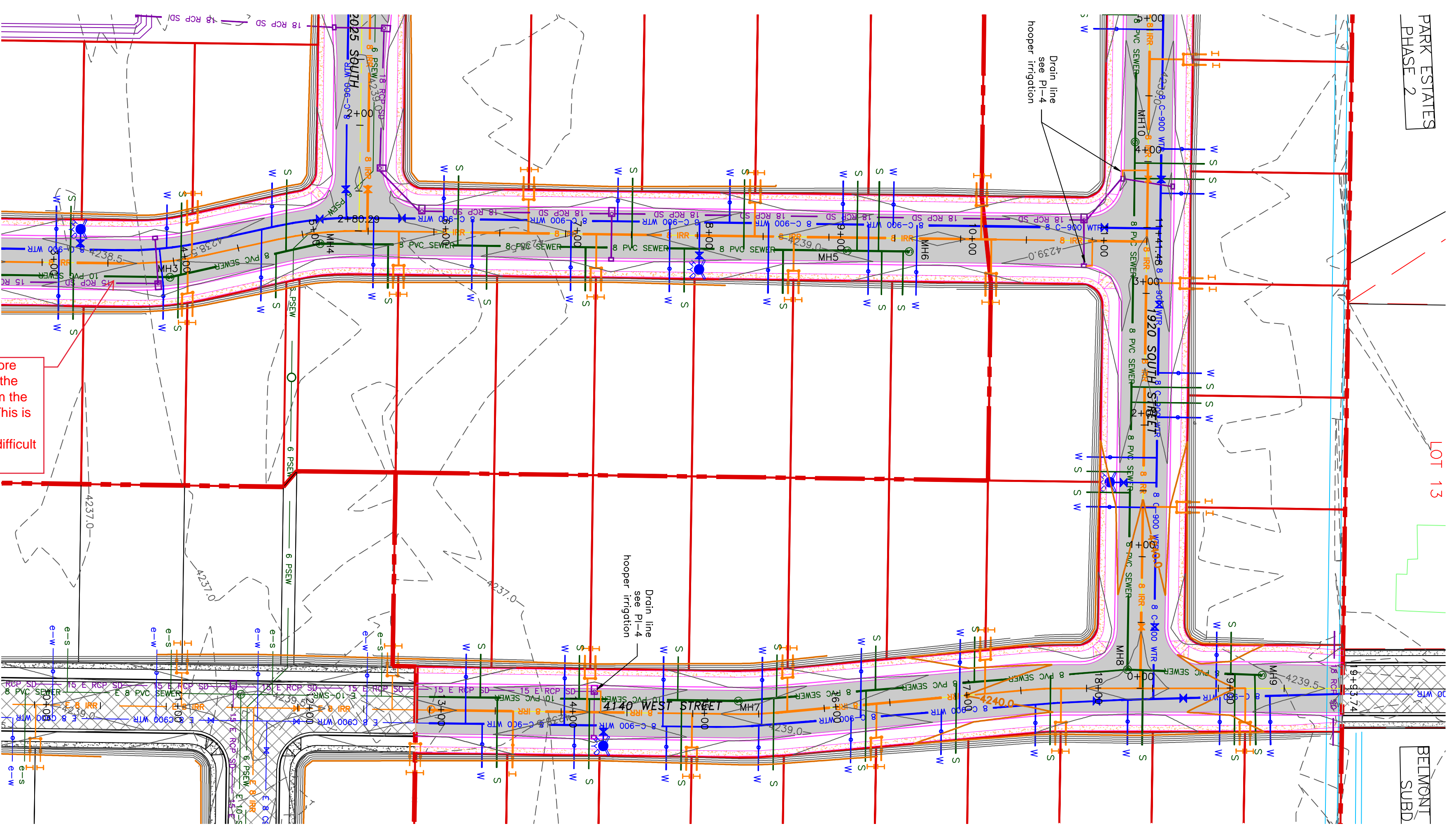
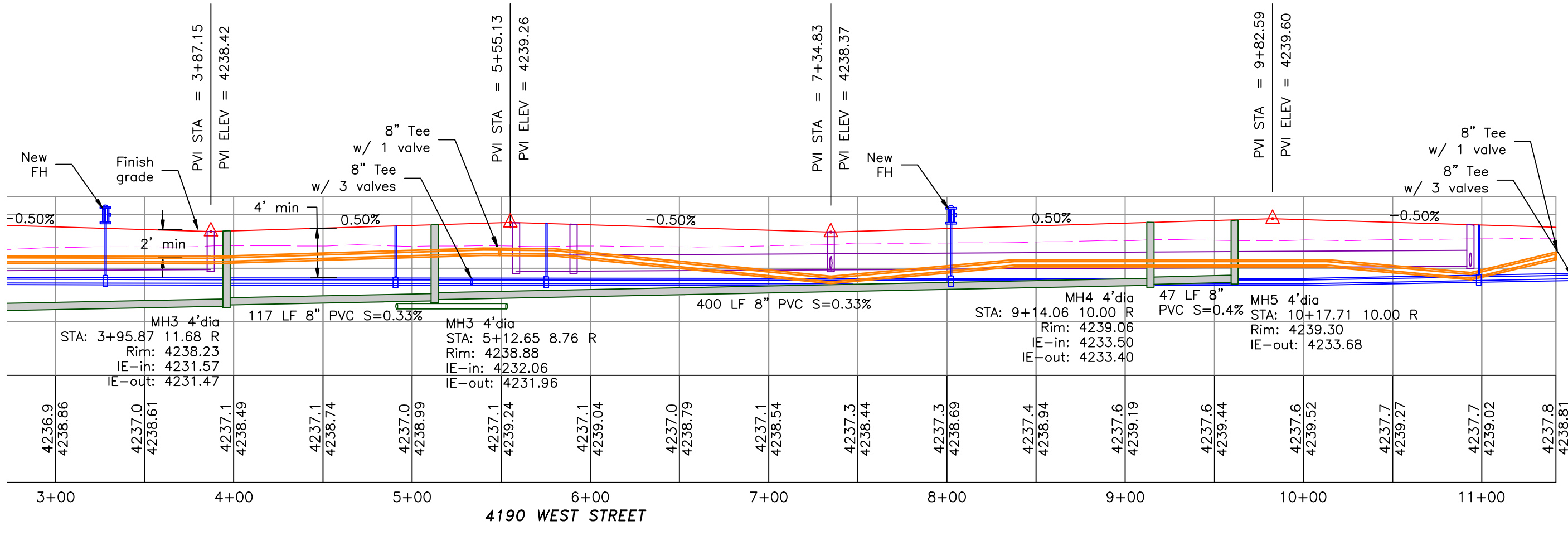
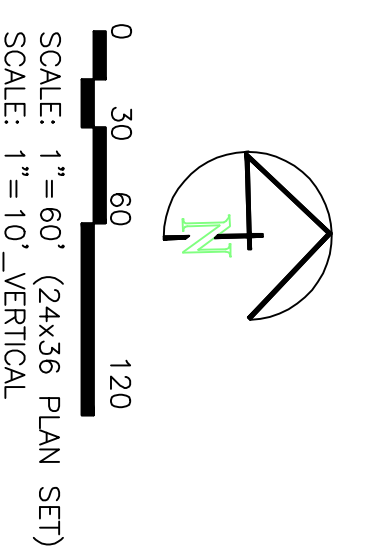
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alliancecllogan@yahoo.com

REGISTERED PROFESSIONAL ENGINEER
No. 8892
MAY 11, 2023
STATE OF UTAH

TAYLOR LANDING PHASE 4/5

A CLUSTER SUBDIVISION

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

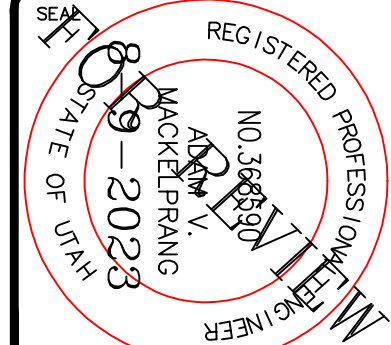


- BOUNDARY LINE
- LOT LINE
- CENTRELINE
- EXISTING FENCE
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- EXISTING WATER AS NOTED
- PROPOSED 8" PVC C-900 DR 18 WATER SERVICE
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- PROPOSED MINOR CONTOUR (0.5')
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

Notes: ADA ramps to include truncated domes gray in color. See APWA Plan 251 for details. Contractor to refer to previous phases for examples. All work on the secondary water system is to be done in accordance with Hooper Irrigation Company Standards. Contractor to sleeve the sewer (main or lateral) when the water (main or lateral) is less than 18" above the sewer. See district standard on page 8 for details.

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alliancelogan@yahoo.com



PROJECT TITLE TAYLOR LANDING PHASE 4/5 A CLUSTER SUBDIVISION	REVISIONS / SUBMISSIONS	DATE
DRAWING TITLE 4190 WEST/4140 WEST ROAD PLAN	REVIEWED:	DRAWN:
DATE: APRIL 2023	CAD FILE:	PROJECT NO.:

TAYLOR LANDING PHASE 4/5

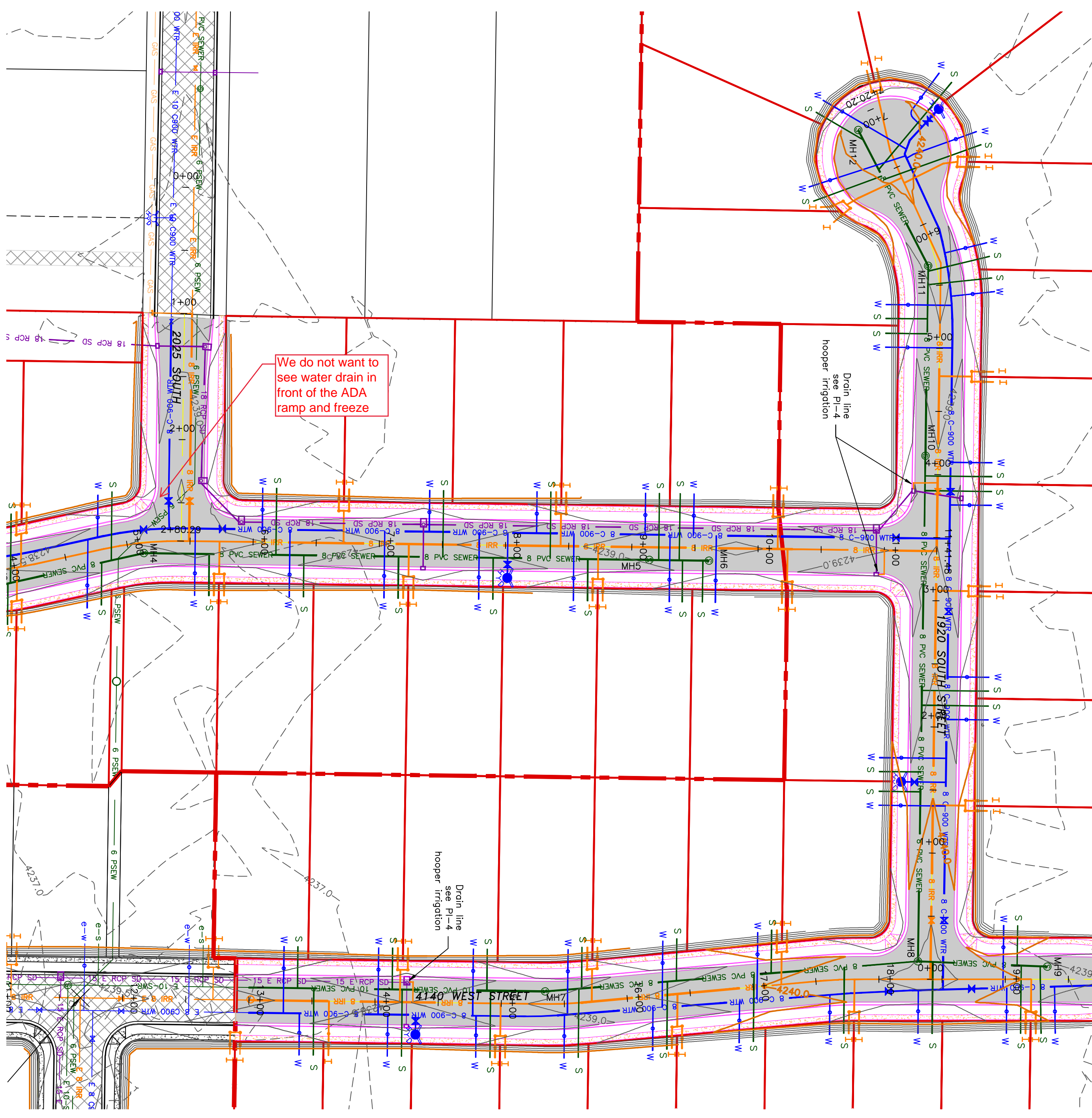
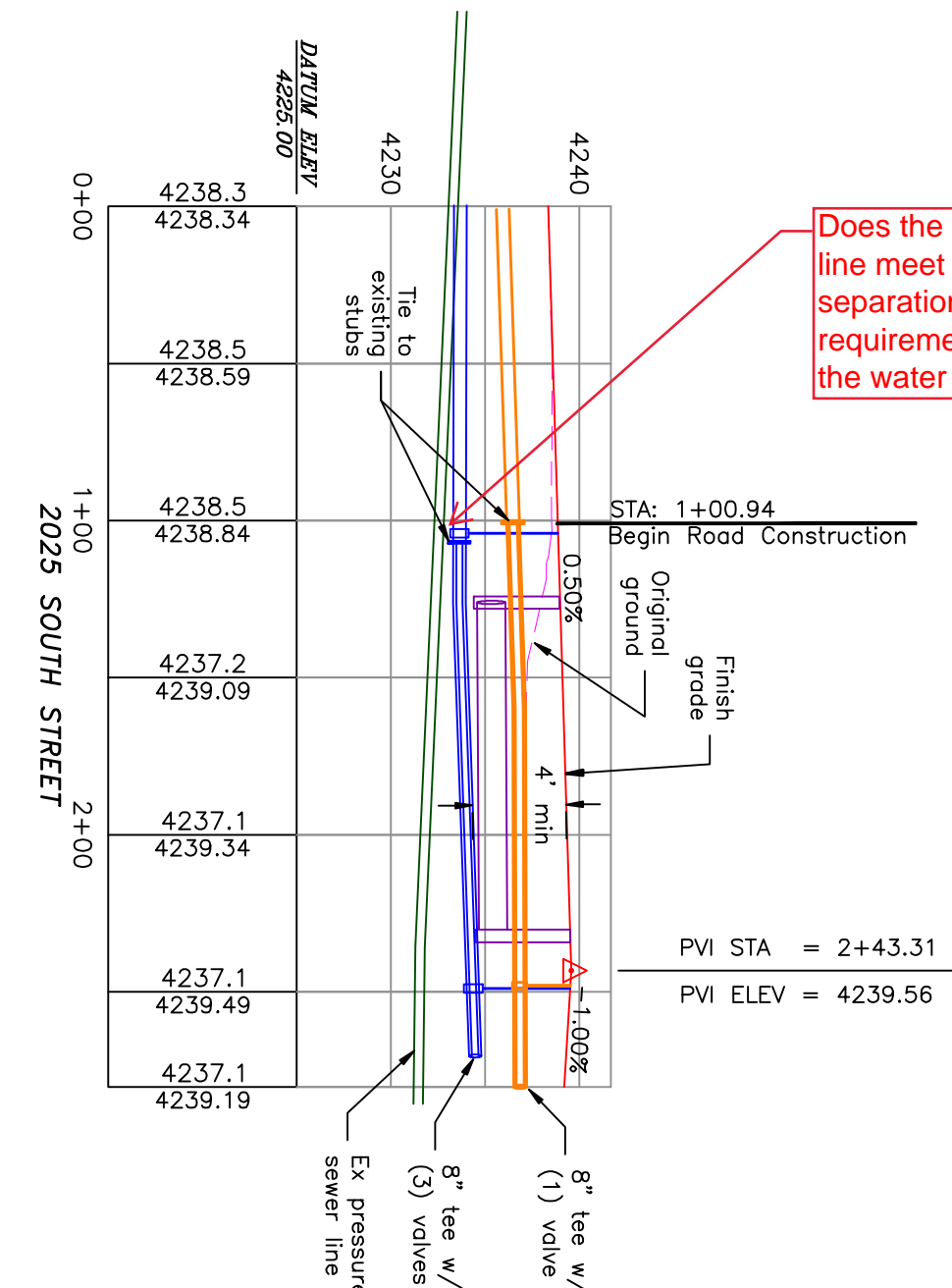
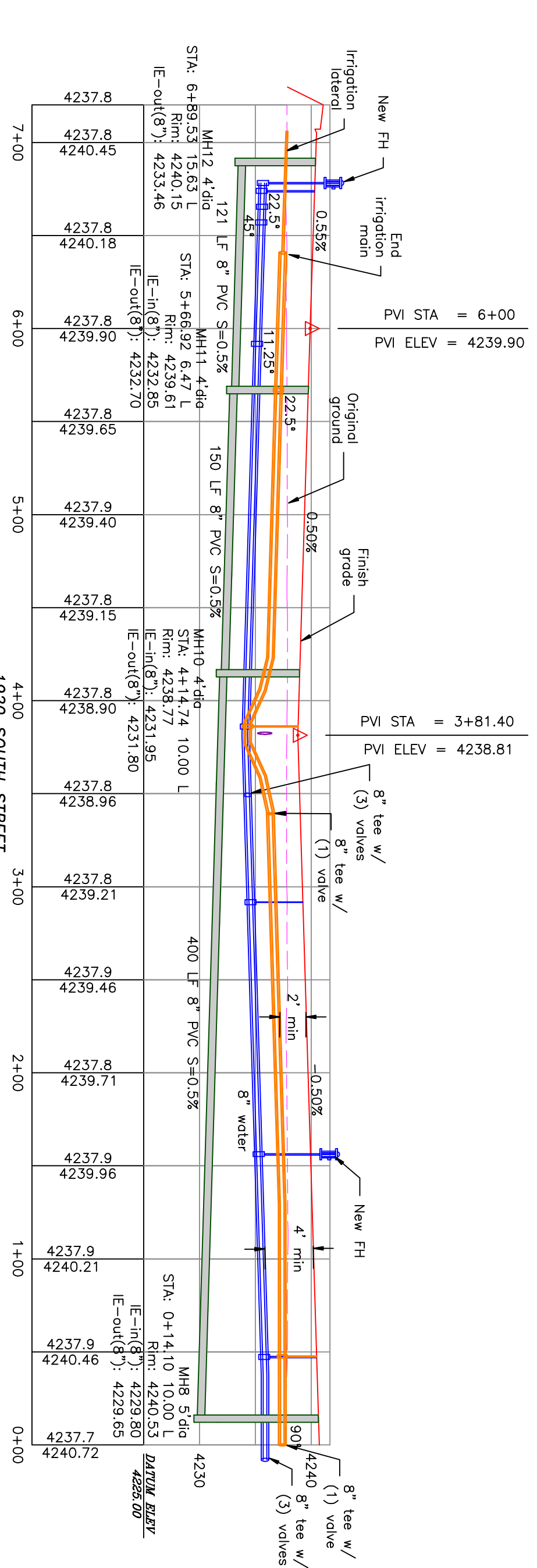
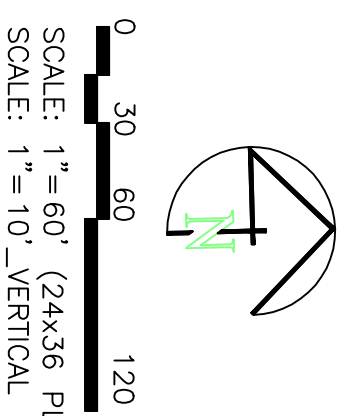
A CLUSTER SUBDIVISION

PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6

NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN

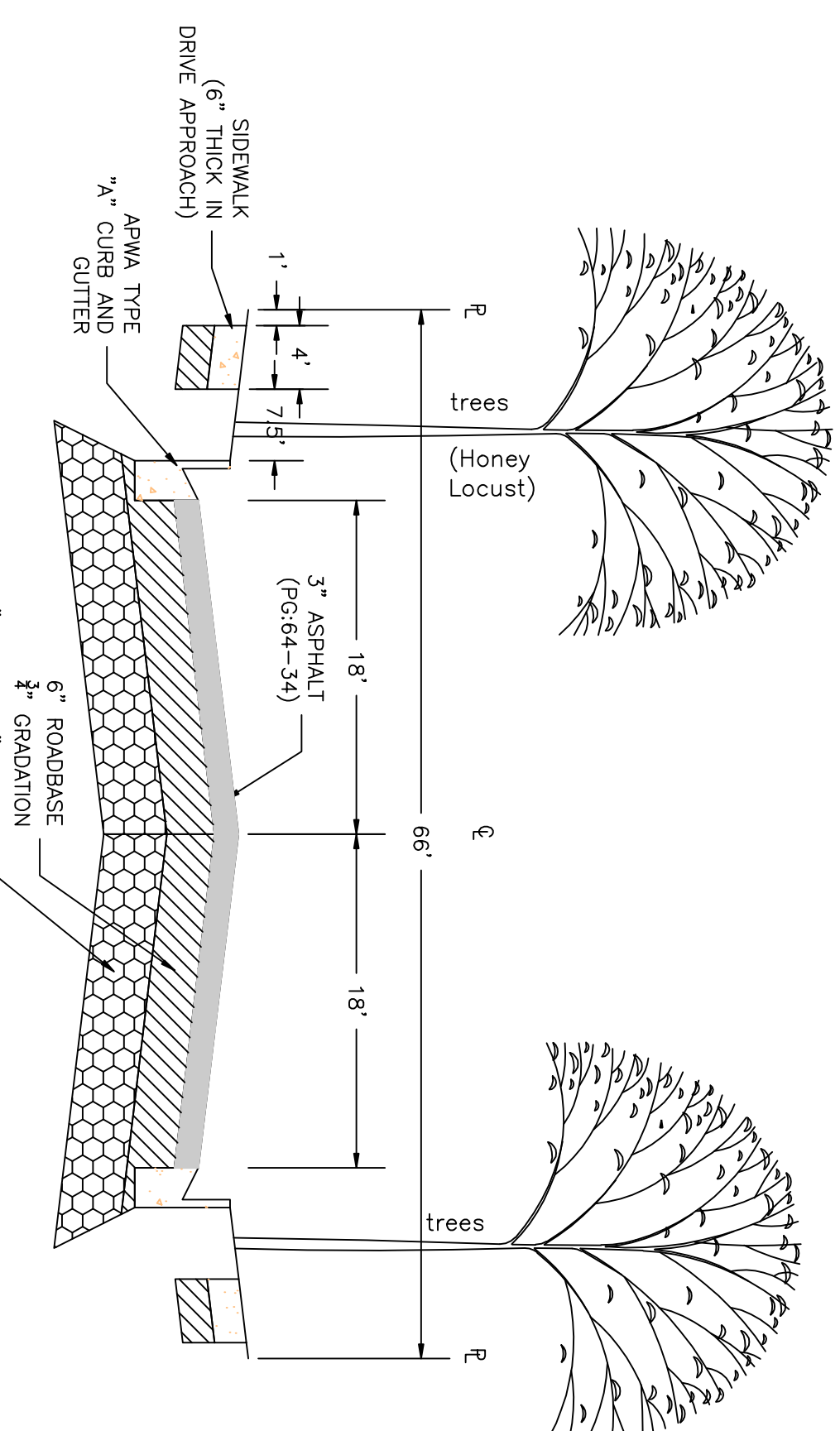
WEBER COUNTY, TAYLOR, UTAH

2025 SOUTH/1920 SOUTH ROAD PLAN



- Notes:
- All ADA ramps to include truncated domes gray in color. See APWA plan 235.1 example B unless there are special circumstances.
 - All work on the secondary water system is to be done in accordance with the Utah Department of Water's standards for pipe (length or lateral) is less than 18\"/>

	BOUNDARY LINE
	LOT LINE
	CENTRELINE
	EXISTING FENCE
	EXISTING DITCH
	EXISTING WATER AS NOTED
	PROPOSED 8\"/>
	PROPOSED 1\"/>
	EXISTING SEWER AS NOTED
	PROPOSED 8\"/>
	PROPOSED 10\"/>
	PROPOSED 4\"/>
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	EXISTING MINOR CONTOUR (2.5')
	PROPOSED MINOR CONTOUR (0.5')
	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED CONCRETE



Does the sewer line meet the separation requirements from the water line??

We do not want to see water drain in front of the ADA ramp and freeze

PROJECT TITLE
**TAYLOR LANDING PHASE 4/5
A CLUSTER SUBDIVISION**

DRAWING TITLE
2025 SOUTH/1920 SOUTH ROAD PLAN

DATE: APRIL 2023
DRAWING No.

No.	REVISIONS/ SUBMISSIONS	DATE

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

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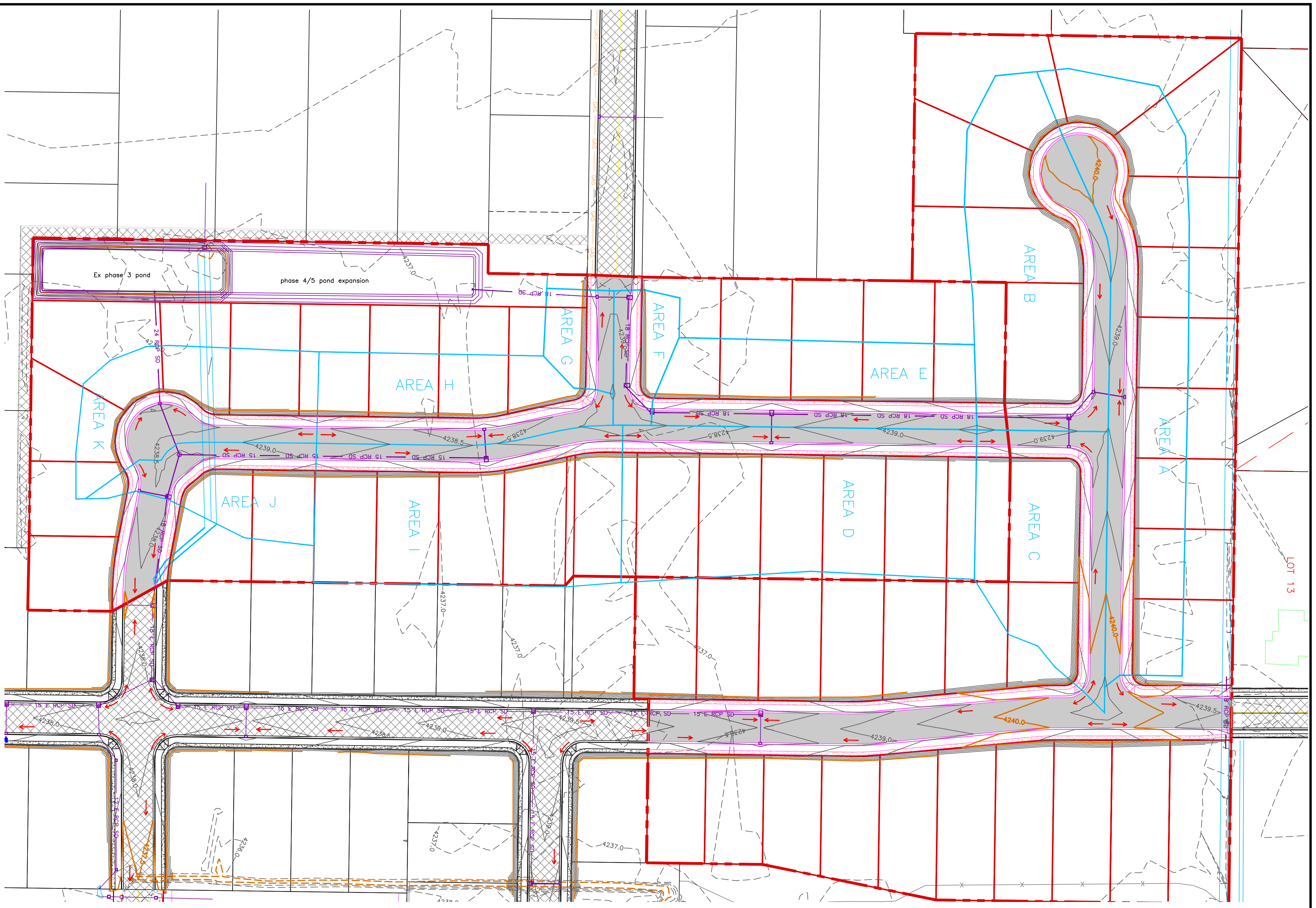
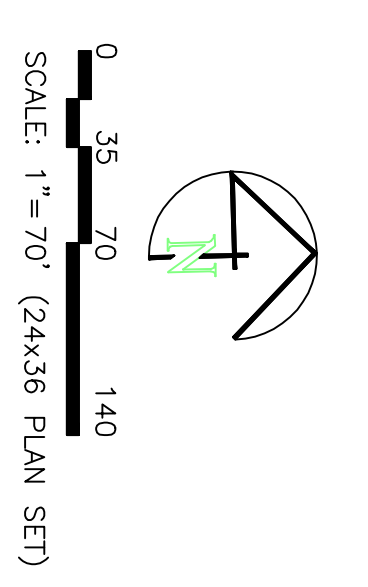
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REGISTERED PROFESSIONAL ENGINEER
NO. 36820
ALLIANCE CONSULTING ENGINEERS
APR 2023
STATE OF UTAH

TAYLOR LANDING PHASE 4/5
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
HYDROLOGY

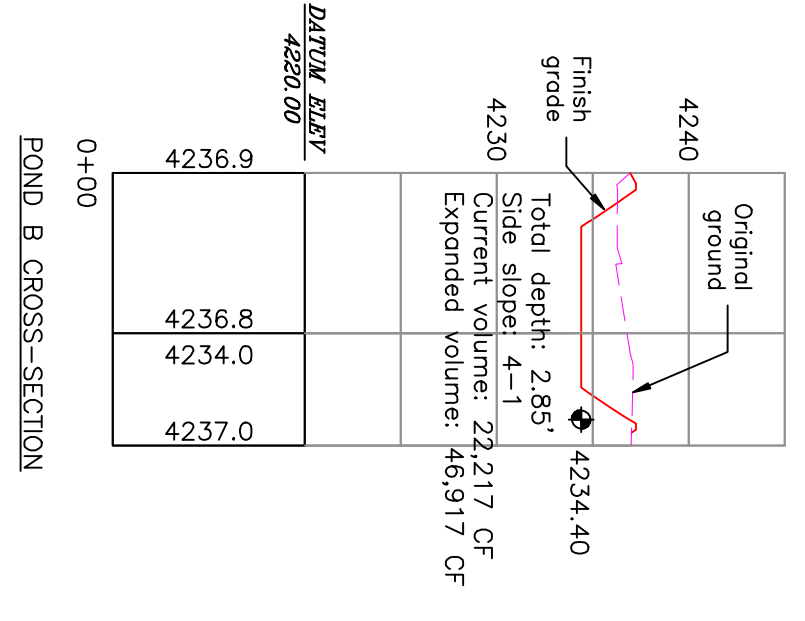


		Area - disturbed											
		Subarea A	Subarea B	Subarea C	Subarea D	Subarea E	Subarea F	Subarea G	Subarea H	Subarea I	Subarea J	Subarea K	C Value
		(ft ²)	(ft ²)	(ft ²)	(ft ²)	(ft ²)	(ft ²)	(ft ²)	(ft ²)	(ft ²)	(ft ²)	(ft ²)	(ft ²)
Road Area (roads, sidewalks, driveways, etc.)		20550	16139	14014	12415	11170	4917	3476	11080	10056	8394	10041	0.95
Road Area:		14400	8400	4000	14300	7200	1000	1000	6400	13000	4800	8000	0.9
Landscaped Area:		40721	3770	24389	49865	21217	4630	4834	16821	41868	8246	17676	0.15
Total Area:		75671	62209	42403	76880	39587	10547	9310	34101	64924	21440	35717	
		75671	62309	42403	76880	39587	10547	9310	34101	64924	21440	35717	

Peakflow Determination:													
C Value:		0.51	0.46	0.49	0.42	0.51	0.59	0.53	0.56	0.42	0.63	0.54	
Rainfall Intensity:		2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	15 min event -10 yr storm per state of construction
Area:		75671	62309	42403	76880	39587	10547	9310	34101	64924	21440	35717	
Peakflow:		1.81	1.34	0.96	1.51	0.95	0.29	0.23	0.88	1.29	0.63	0.91	

POND CONSTRUCTION										
Damage Area to Pond:		21.89	acres	Includes phase 3 orso						
Weighted C value for Pond Damage Area:		0.35								
Allowable Infiltration Rate:	Hyd D	1.5	inches/ft	0.0021 ft/min						40
Pond Bottom Area:		65	ft x	500 ft x						32500
Allowable Discharge Rate:		0.1	cfs/acre							

100-Year Return Period										
Inflow (cfs)	Peak Inflow (cfs)	Depth (ft)	Area (sq. ft)	C Value	Accum. Inflow (ft ³ /min)	Allowable Discharge (ft ³ /min)	Accum. Storage (ac-ft)	Required Storage (ac-ft)	Excess (ac-ft)	
5	6.52	0.54	21.89	0.35	27811.245	15101.506	199	985	14106	0.32
10	4.96	0.83	21.89	0.35	27811.245	22972.088	199	1990	20982	0.48
15	4.08	1.02	21.89	0.35	27811.245	28367.47	199	2985.725	23382	0.58
30	2.76	1.38	21.89	0.35	27811.245	38379.518	199	5971.45	32408	0.74
60	1.71	1.71	21.89	0.35	27811.245	47557.229	199	11942.9	35614	0.82
120	0.93	1.86	21.89	0.35	27811.245	51728.916	199	23865.8	27843	0.84
180	0.63	1.90	21.89	0.35	27811.245	52838.584	199	33528.7	17010	0.39
360	0.35	2.12	21.89	0.35	27811.245	58859.283	199	71857.4	0	0.00
720	0.22	2.60	21.89	0.35	27811.245	72307.012	199	143314.8	0	0.00
1440	0.12	2.88	21.89	0.35	27811.245	80396.396	199	286629.6	0	0.00



PROJECT TITLE: **TAYLOR LANDING PHASE 4/5 A CLUSTER SUBDIVISION**

DRAWING TITLE: **HYDROLOGY**

DATE: **APRIL 2023**

DRAWING No. **6**

No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED: _____ DRAWN: _____

CAD FILE: _____ PROJECT NO.: _____

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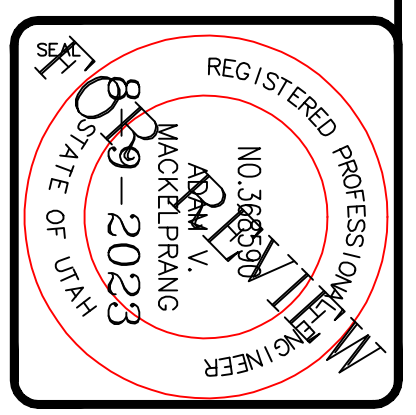
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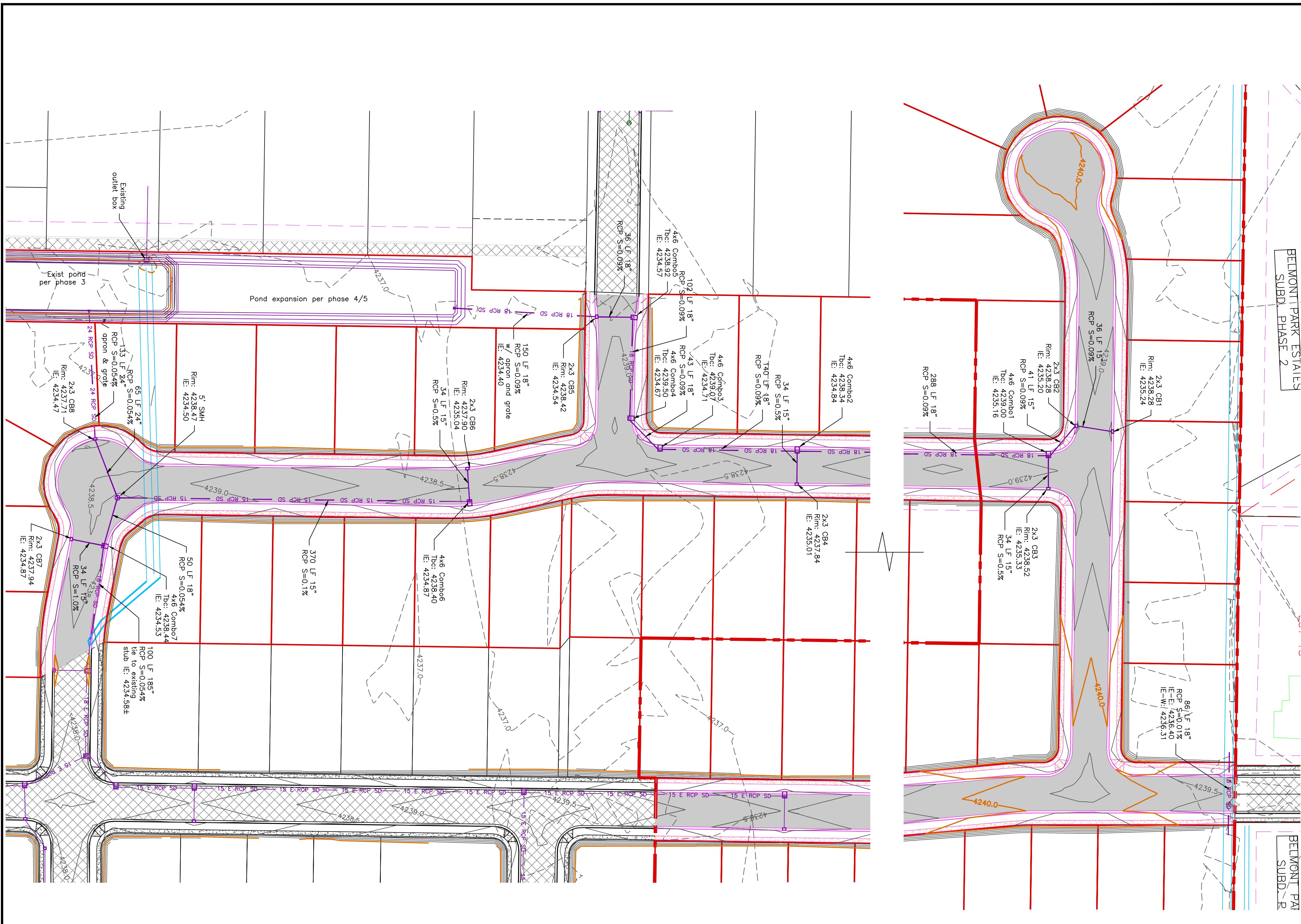
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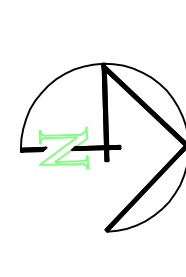
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TAYLOR LANDING PHASE 4/5
A CLUSTER SUBDIVISION
 PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
 NORTH RANGE AND MERIDIAN
 SALT LAKE BASIN, AND MERIDIAN
 WEBER COUNTY, TAYLOR, UTAH



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

- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- UTILITY EASEMENT LINE
- EXISTING FENCE
- EXISTING STORM SYSTEM
- PROPOSED STORM SYSTEM AS NOTED
- EXISTING MAJOR CONTOUR (5')
- EXISTING MINOR CONTOUR (1')
- PROPOSED MAJOR CONTOUR (2.5')
- PROPOSED MINOR CONTOUR (0.5')
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

REGISTERED PROFESSIONAL ENGINEER
 STATE OF UTAH
 No. 36820
 JACK FERRELL
 APR 11, 2023
 809-2023

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No.	REVISIONS/ SUBMISSIONS	DATE

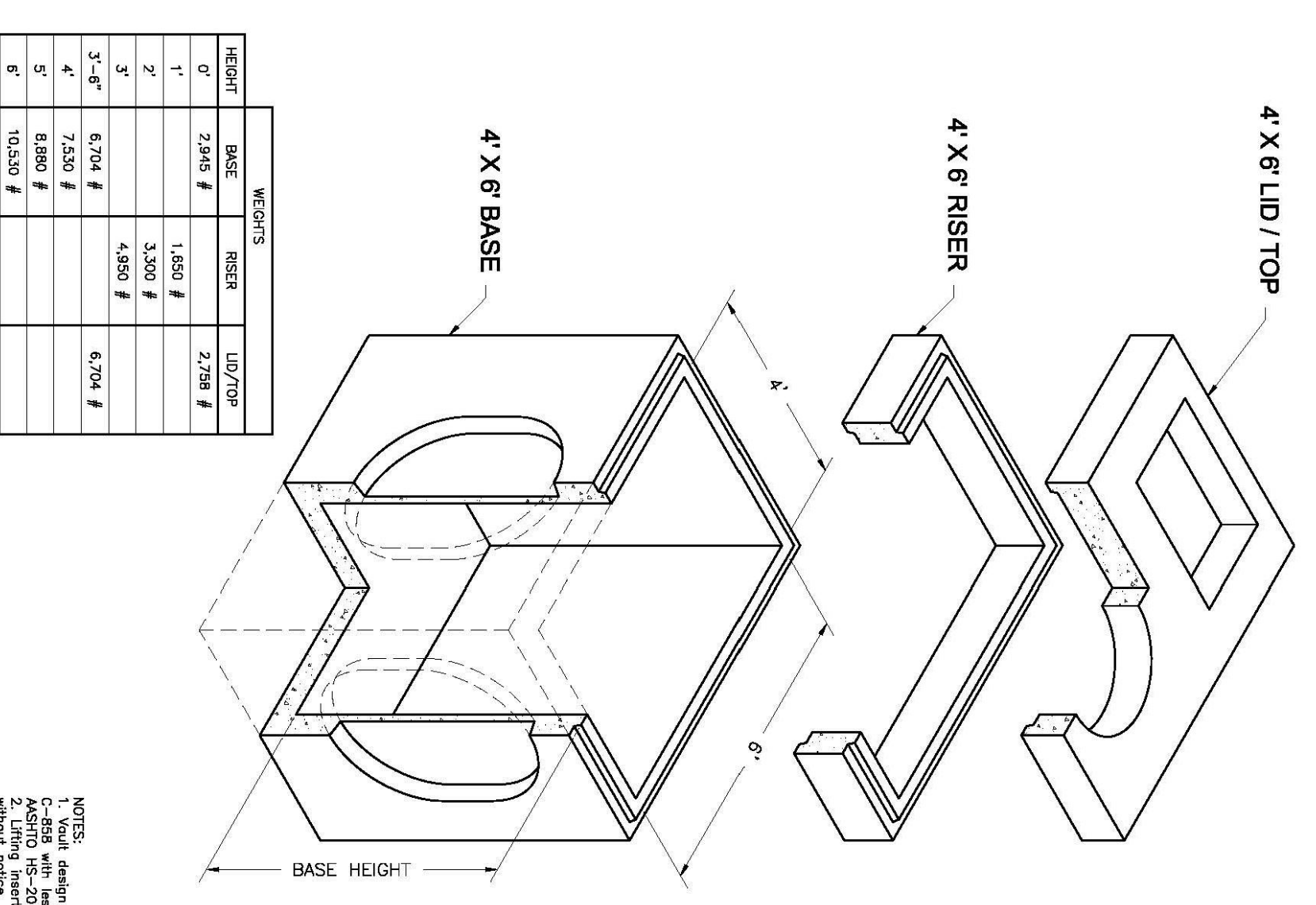
REVIEWED: _____ DRAWN: _____
 CAD FILE: _____ PROJECT NO.: _____

PROJECT TITLE
TAYLOR LANDING PHASE 4/5
A CLUSTER SUBDIVISION

DRAWING TITLE
GRADING/ DRAINAGE PLAN

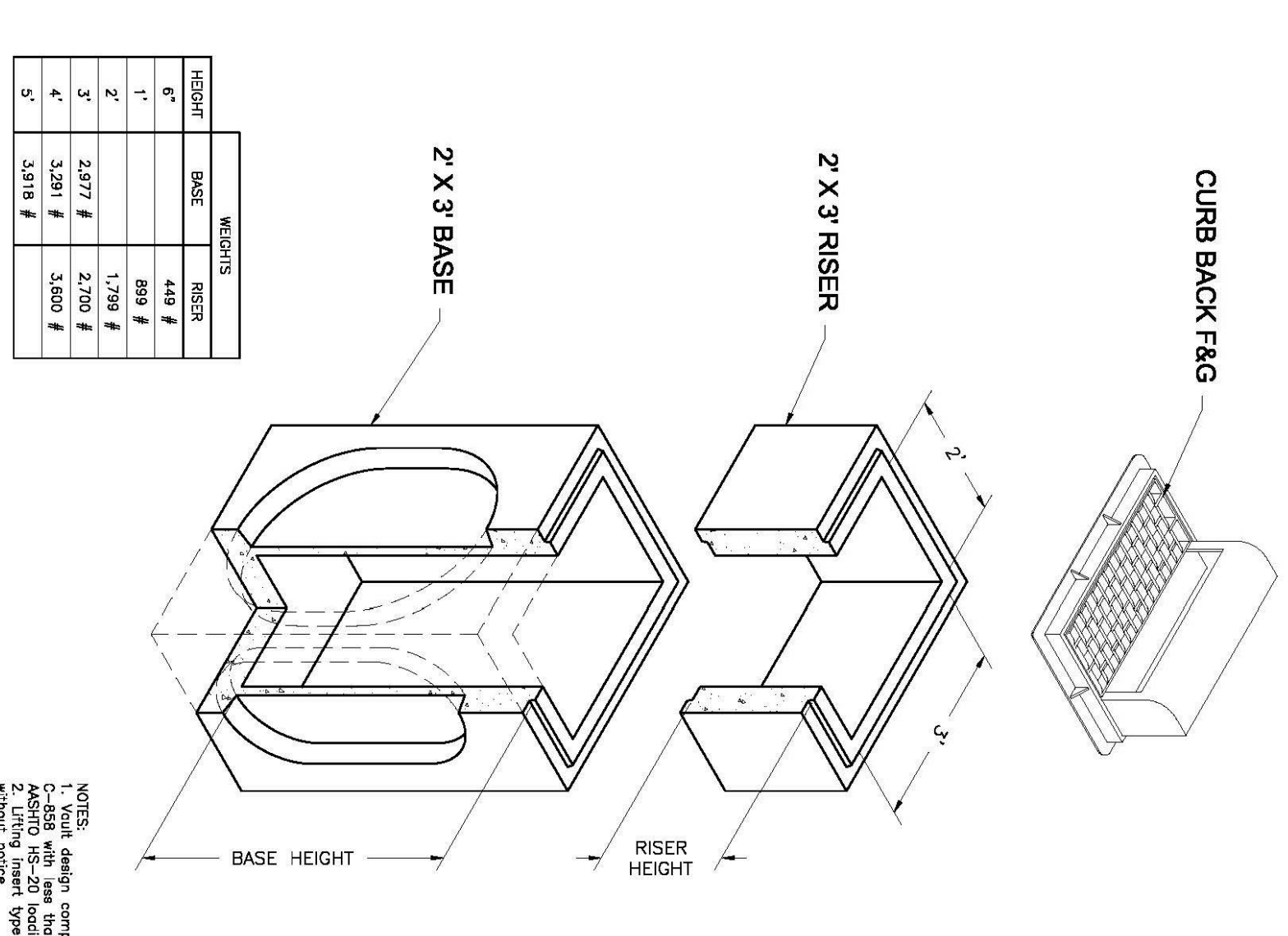
DATE: APRIL 2023
 DRAWING No. 1

4'x6' Combo
Bases, Risers and Lids

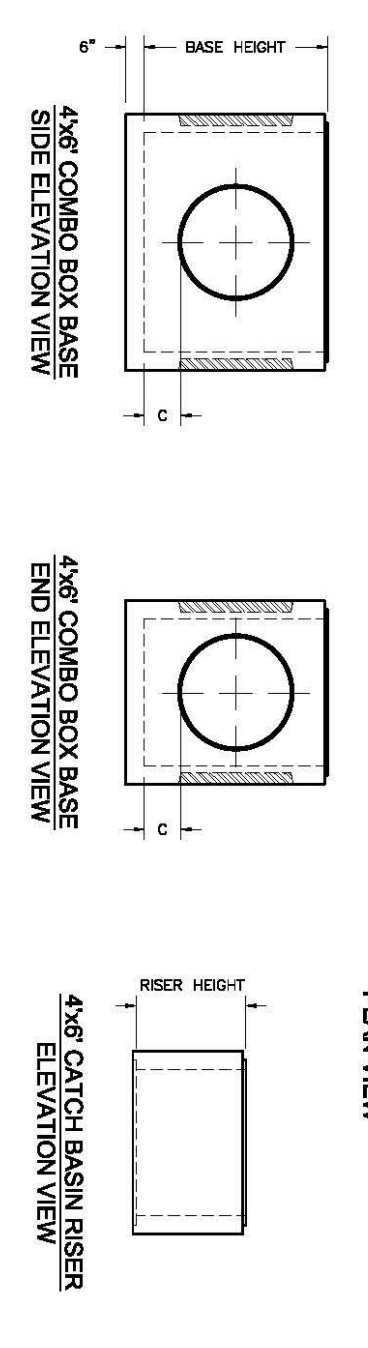
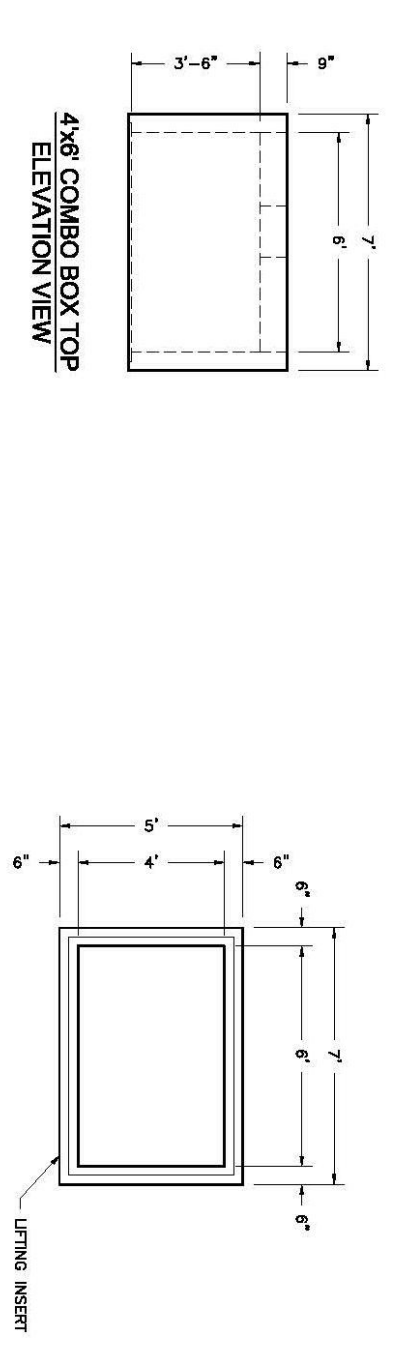
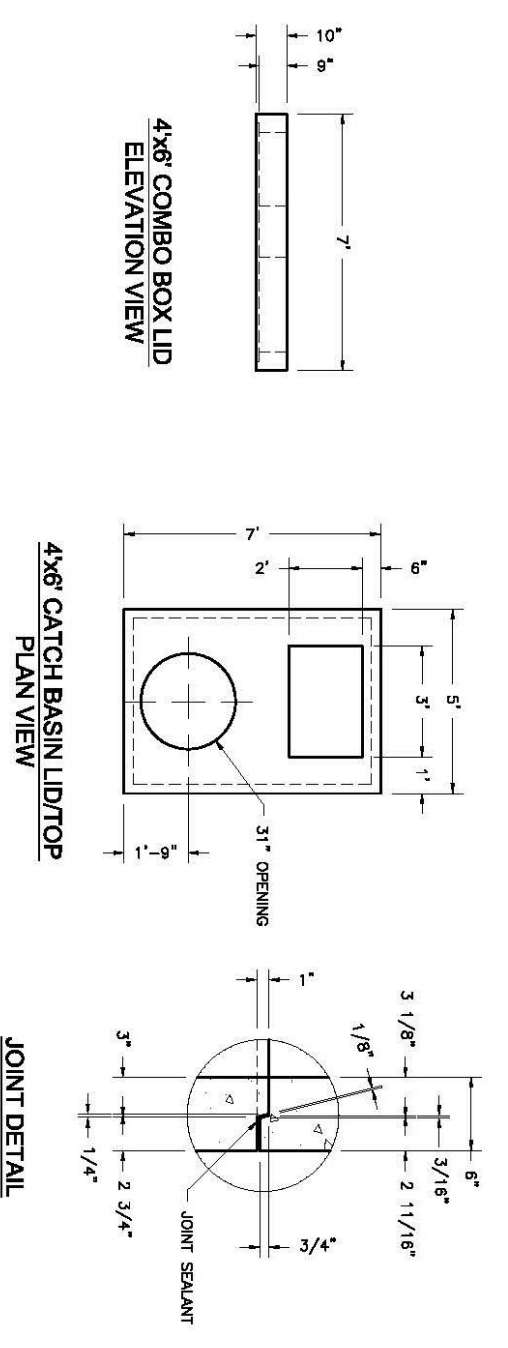


NOTES:
1. Visual design compliant with ASTM C-897 and
ANSI A900.1. All dimensions are in feet and inches.
2. Lidting pattern type and location may change
without notice.

2'x3' Catch Basin
Bases and Risers



NOTES:
1. Visual design compliant with ASTM C-897 and
ANSI A900.1. All dimensions are in feet and inches.
2. Lidting pattern type and location may change
without notice.



WIDE SIDE KNOCKOUT DIMENSIONS		SHORT SIDE KNOCKOUT DIMENSIONS	
DK	AK	DK	AK
3'-6"	30"	0"	0"
4'	30"	0"	0"
5'	30"	0"	0"
6'	30"	12"	12"

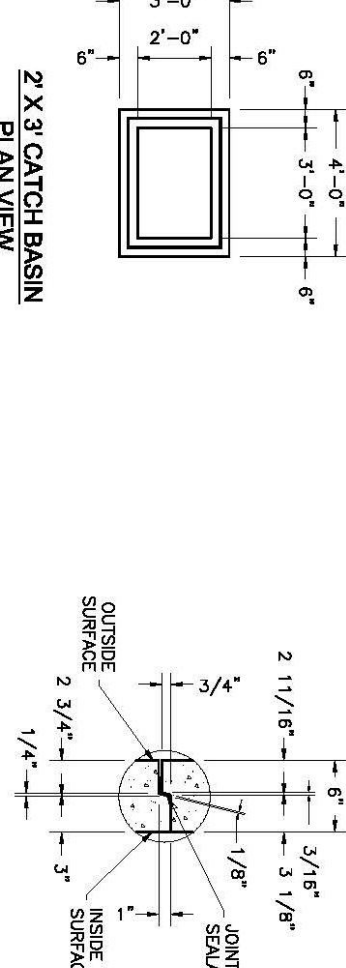
Oidcastle Precast
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2' X 3' CATCH BASIN RISER
SIDE ELEVATION

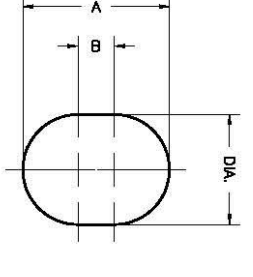


2' X 3' CATCH BASIN
PLAN VIEW



2' X 3' CATCH BASIN BASE
SIDE ELEVATION

BASE HEIGHT	WIDE SIDE KNOCKOUT DIMENSIONS			SHORT SIDE KNOCKOUT DIMENSIONS		
	DK	A	B	DK	A	B
3'	27"	0"	22"	0"	0"	0"
4'	30"	35"	34"	0"	0"	0"
5'	30"	48"	12"	22"	43"	23"



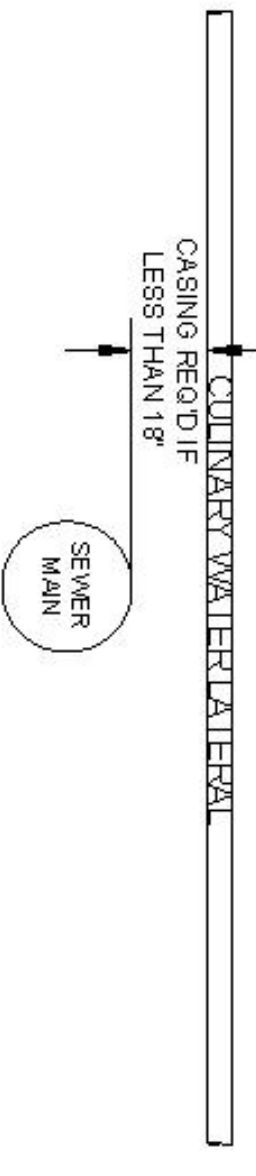
KNOCKOUTS ARE 4" DEEP

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WATER LATERAL OVER SEWER MAIN



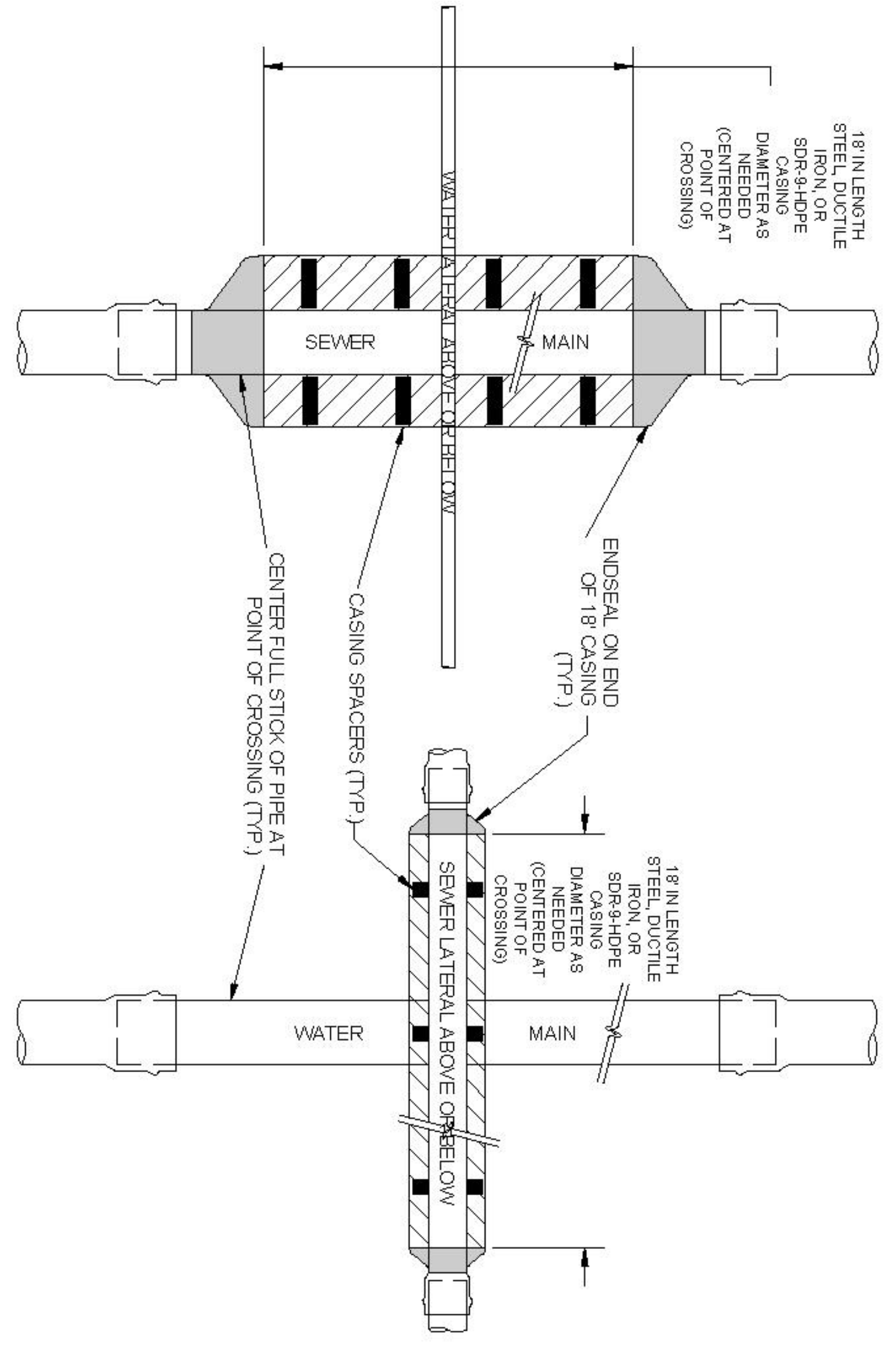
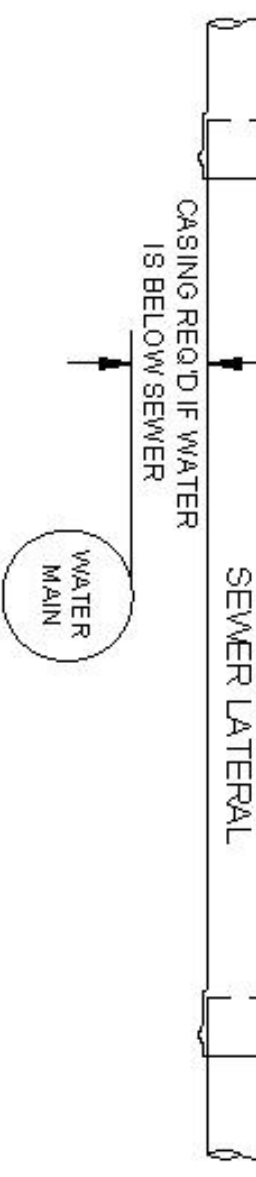
WATER MAIN OVER SEWER LATERAL



WATER LATERAL UNDER SEWER MAIN



WATER MAIN UNDER SEWER LATERAL



8 SEWER/WATER VERTICAL SEPARATION EXCEPTION DETAIL

NTS

DRAFTED: NO. 01 DEVIATIONS FROM STANDARD MUST BE APPROVED BY TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT. DOW APPROVAL 06/20/20.

CHECKED: RR DISTRICT DOW APPROVAL 06/20/20.

REV. 1: 11-15-21 ADDED SEWER/WATER CROSSING.

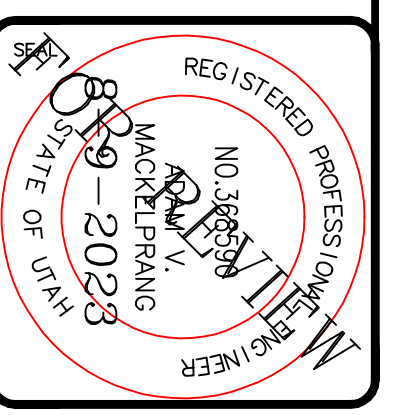
REV. 2: 4-21-22 REVISED CASINGS TO MATCHES BEYOND SEWER LINES.

REV. 3: 4-21-22 REVISED CASINGS TO MATCHES BEYOND SEWER LINES.

REV. 4: 1-30-23 REVISED CASINGS TO MATCHES BEYOND SEWER LINES.

STANDARD WATER DETAIL 8
TAYLOR WEST WEBER
WATER IMPROVEMENT DISTRICT
SEWER/WATER CROSSING
SHEET 6

GARDNER ENGINEERING
CIVIL/STANDARD PLANNING
5335 SOUTH 700 WEST
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