

TAYLOR LANDING PHASE 1
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	3940 WEST ROAD PLAN
3	1470 WEST/2130 SOUTH CONSTRUCTION
4	IRRIGATION RE-ROUTE PLAN
5	GRADING/DRAINAGE PLAN

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 COUNTY.
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.

CITY ENGINEER'S CERTIFICATE OF APPROVAL

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

Date _____ Weber County Engineer _____

FOR REVIEW
8-3-2020

SCALE

ALLIANCE CONSULTING ENGINEERS
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 allianceeng@questoffice.net

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NO.	REVISIONS / SUBMISSIONS	DATE

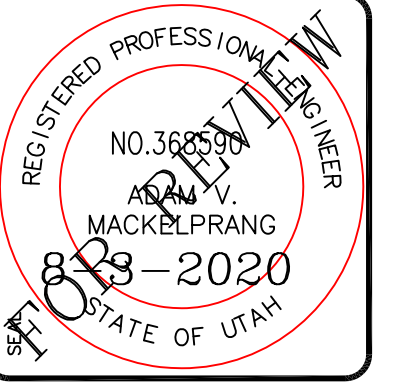
DRAWN : _____ PROJECT NO. : _____
 REVIEWED : _____ CAD FILE : _____

TAYLOR LANDING PHASE 1
A CLUSTER SUBDIVISION
INDEX SHEET

DATE : JULY, 2020
 DRAWING No. **1**

TAYLOR LANDING PHASE 1 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 ROAD PLAN



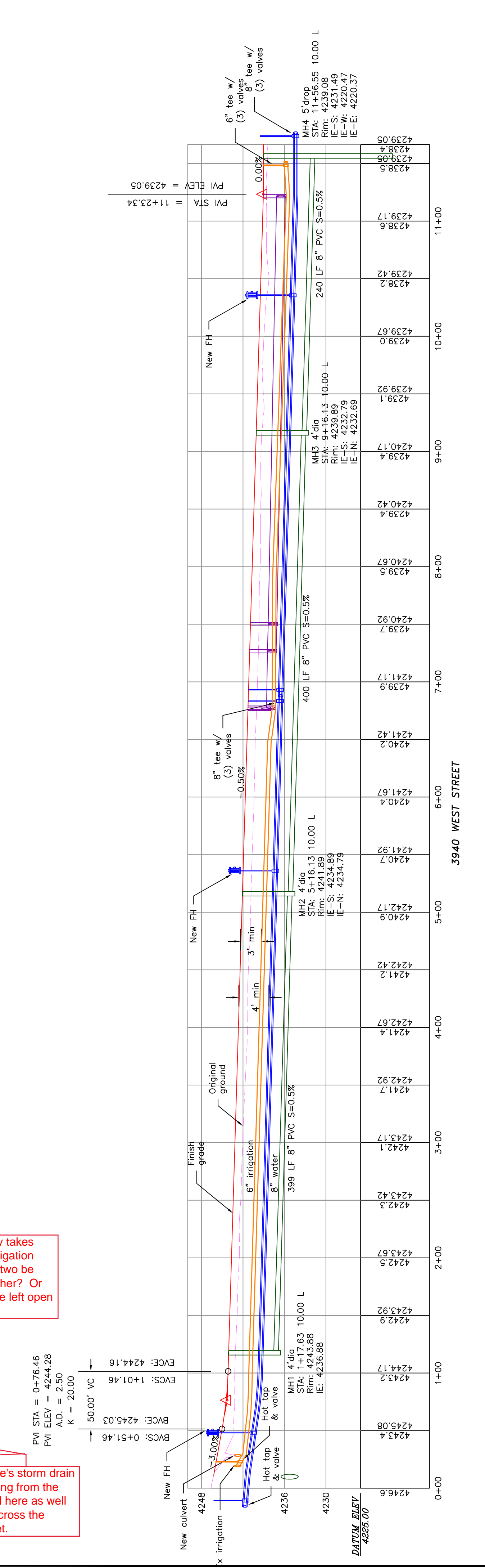
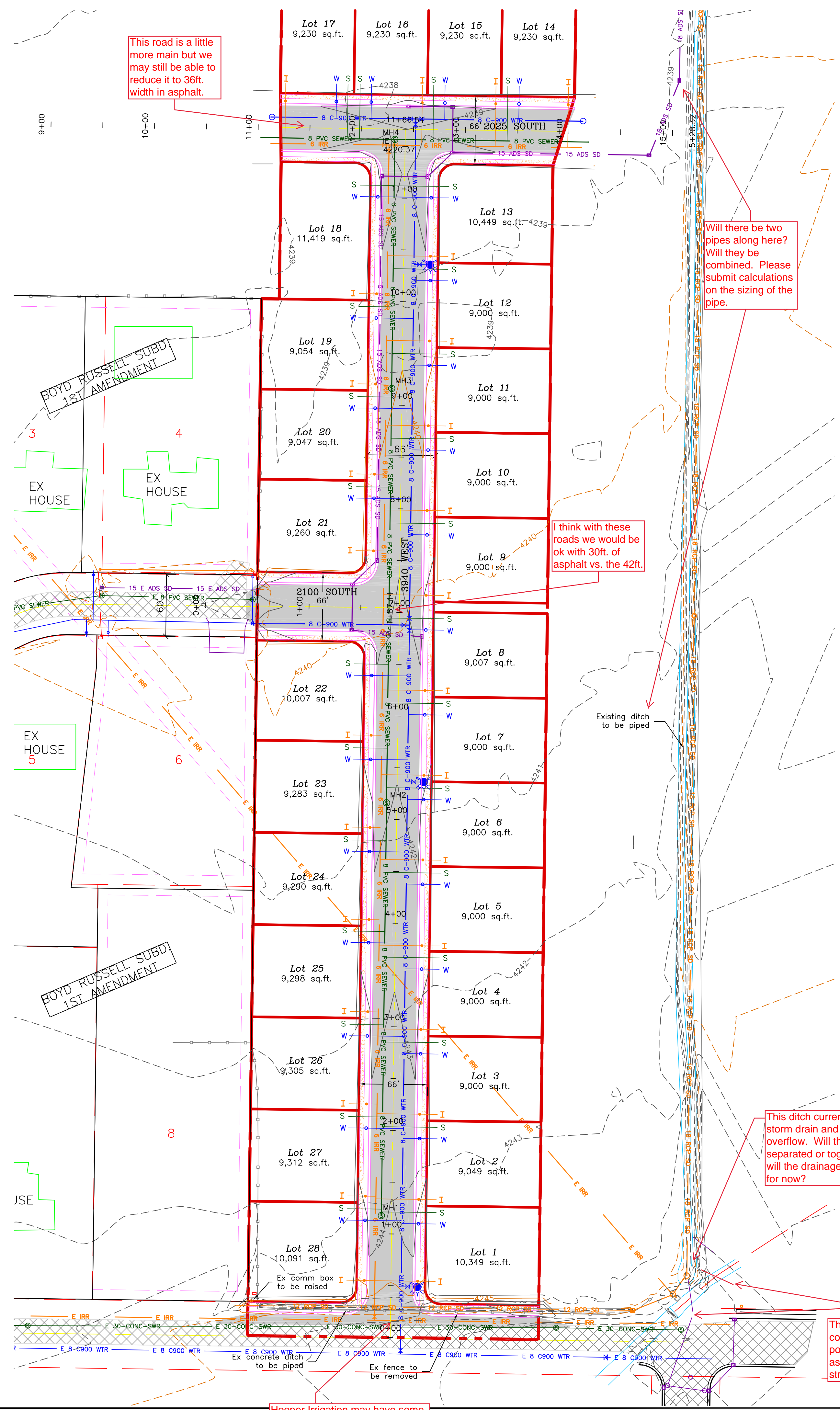
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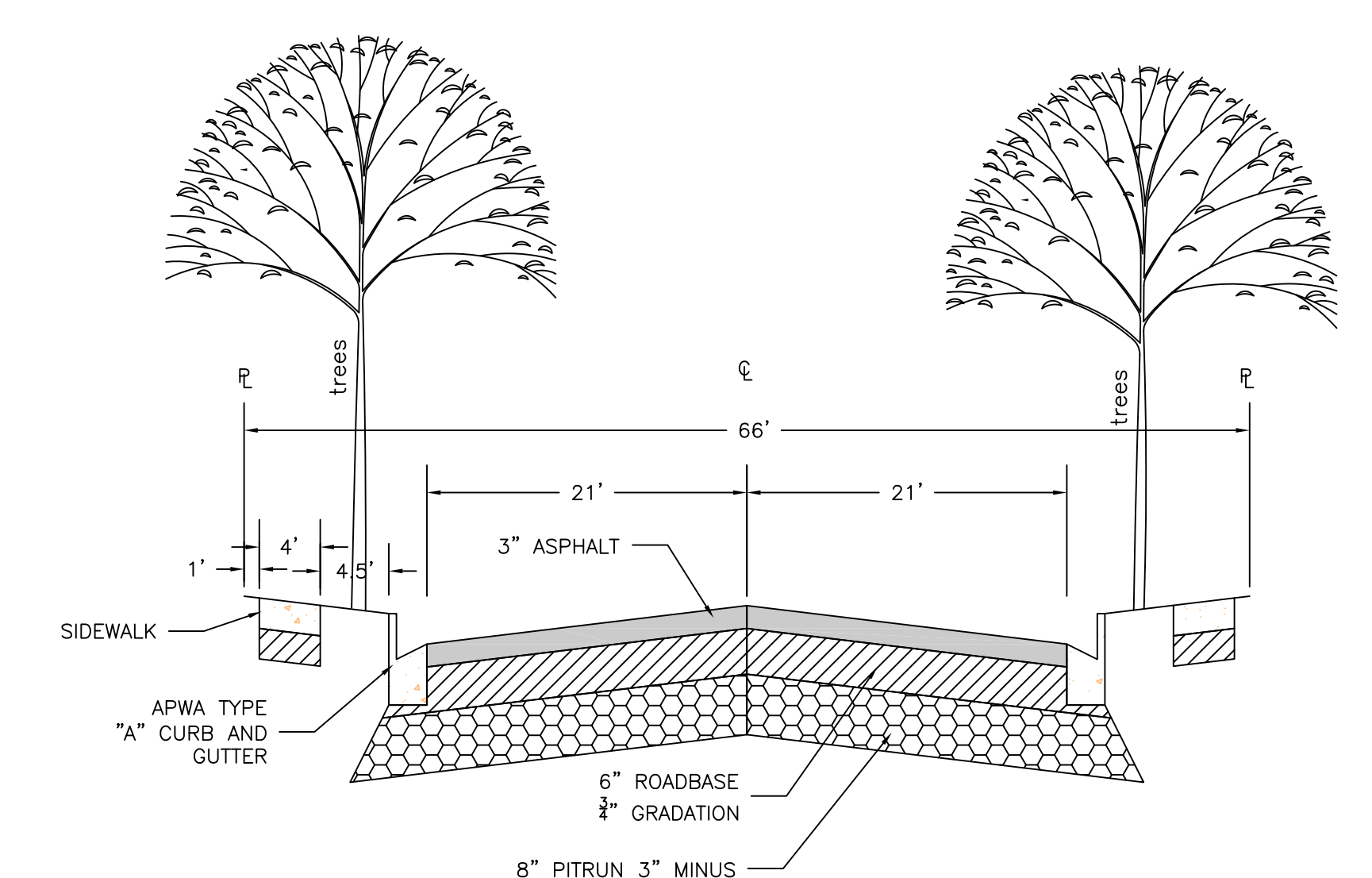
NO.	REVISIONS / SUBMISSIONS	DATE

PROJECT TITLE: **TAYLOR LANDING PHASE 1
A CLUSTER SUBDIVISION**
DRAWING TITLE: **3940 WEST ROAD PLAN**

DATE: JULY 2020
DRAWING NO. 1

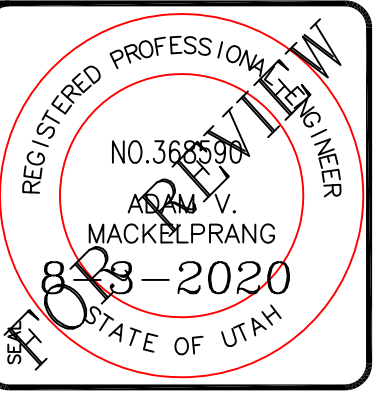


3940 WEST STREET



66' ROAD CROSS-SECTION
2" CALIPER TREE REQUIRED ON BOTH SIDES OF THE ROAD (EVERY 50') AS SHOWN

TAYLOR LANDING PHASE 1
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 PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
 NORTH, RANGE 2 WEST,
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 WEBER COUNTY, TAYLOR, UTAH
2025 SOUTH/ 2100 SOUTH ROAD PLAN

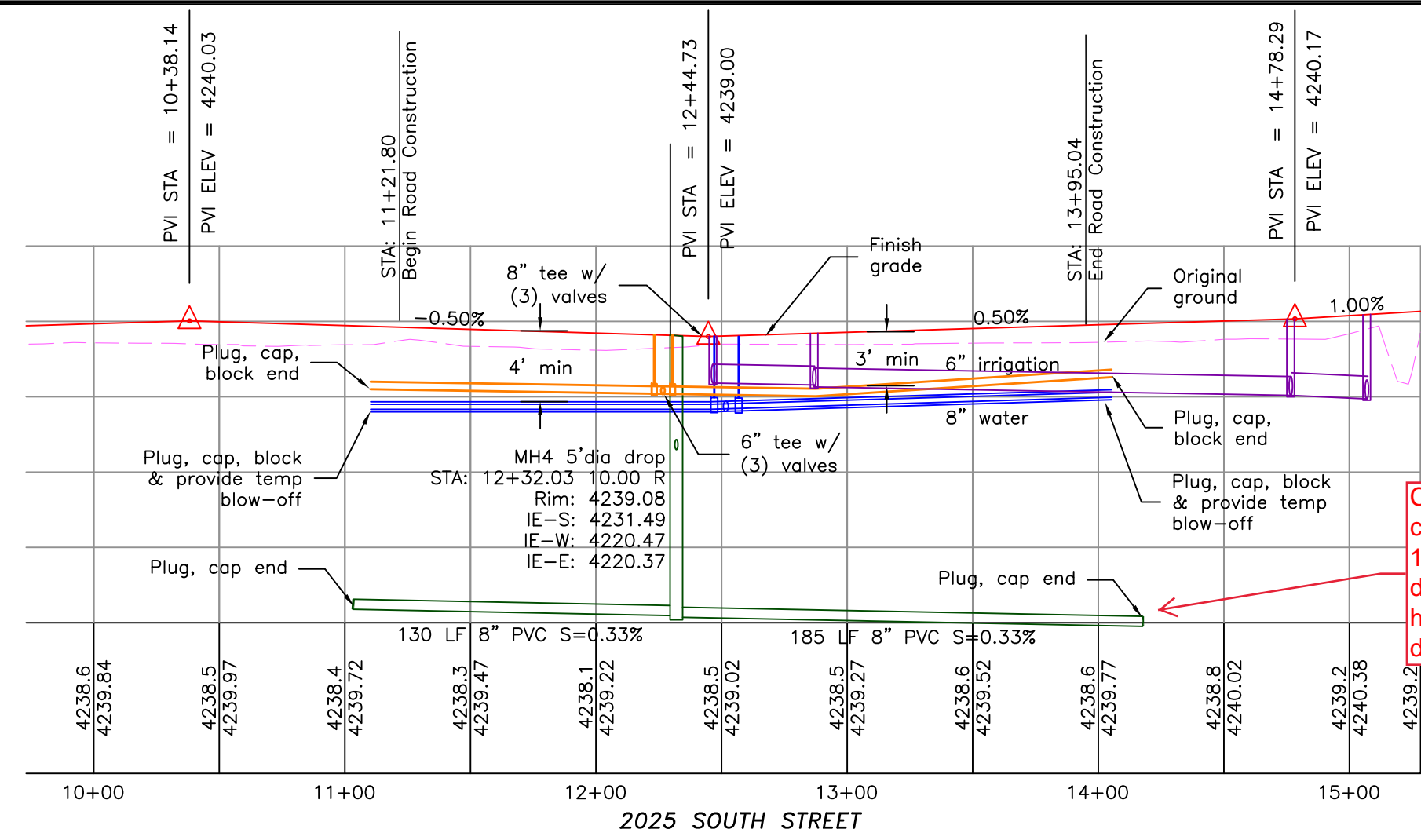


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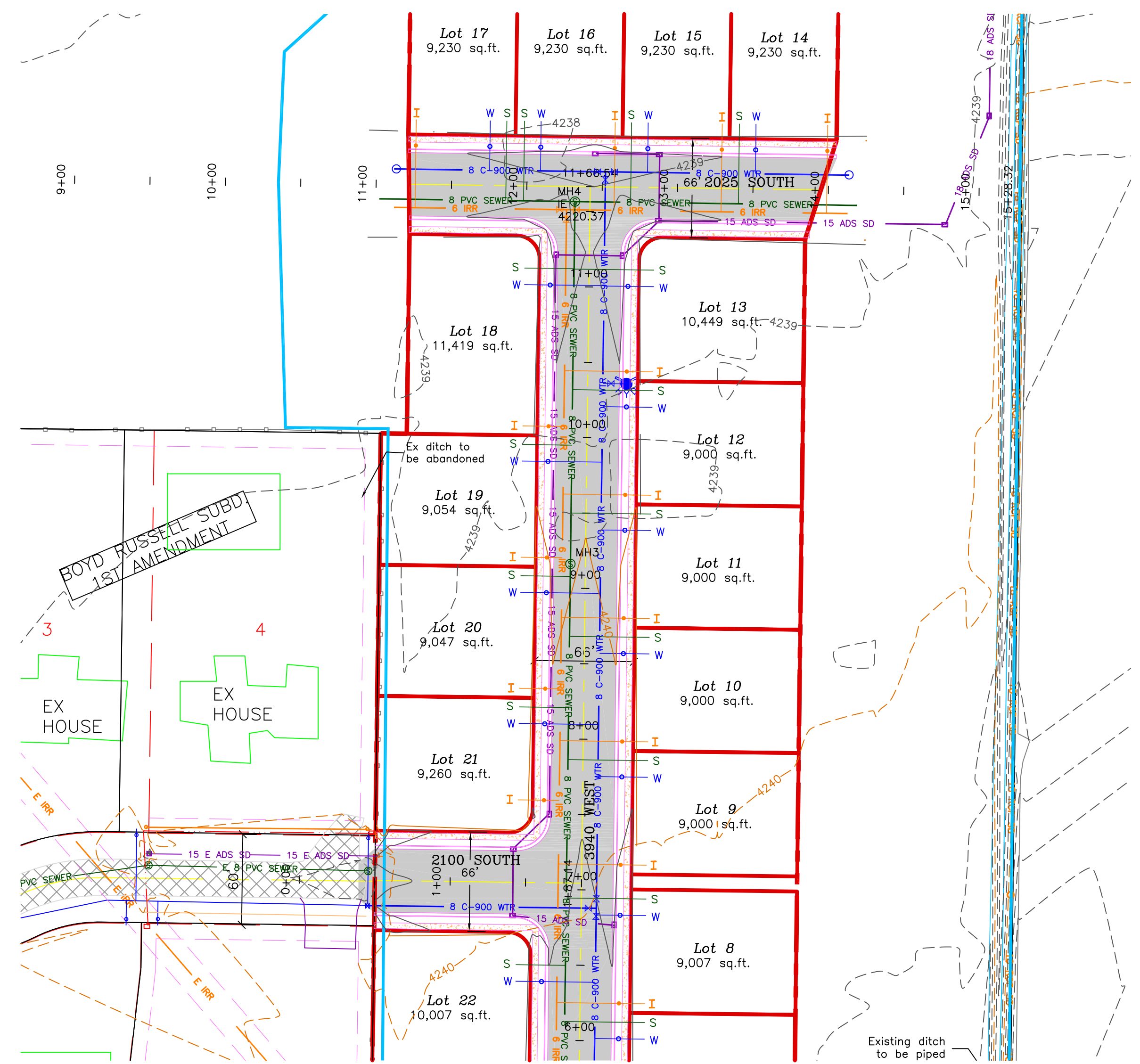
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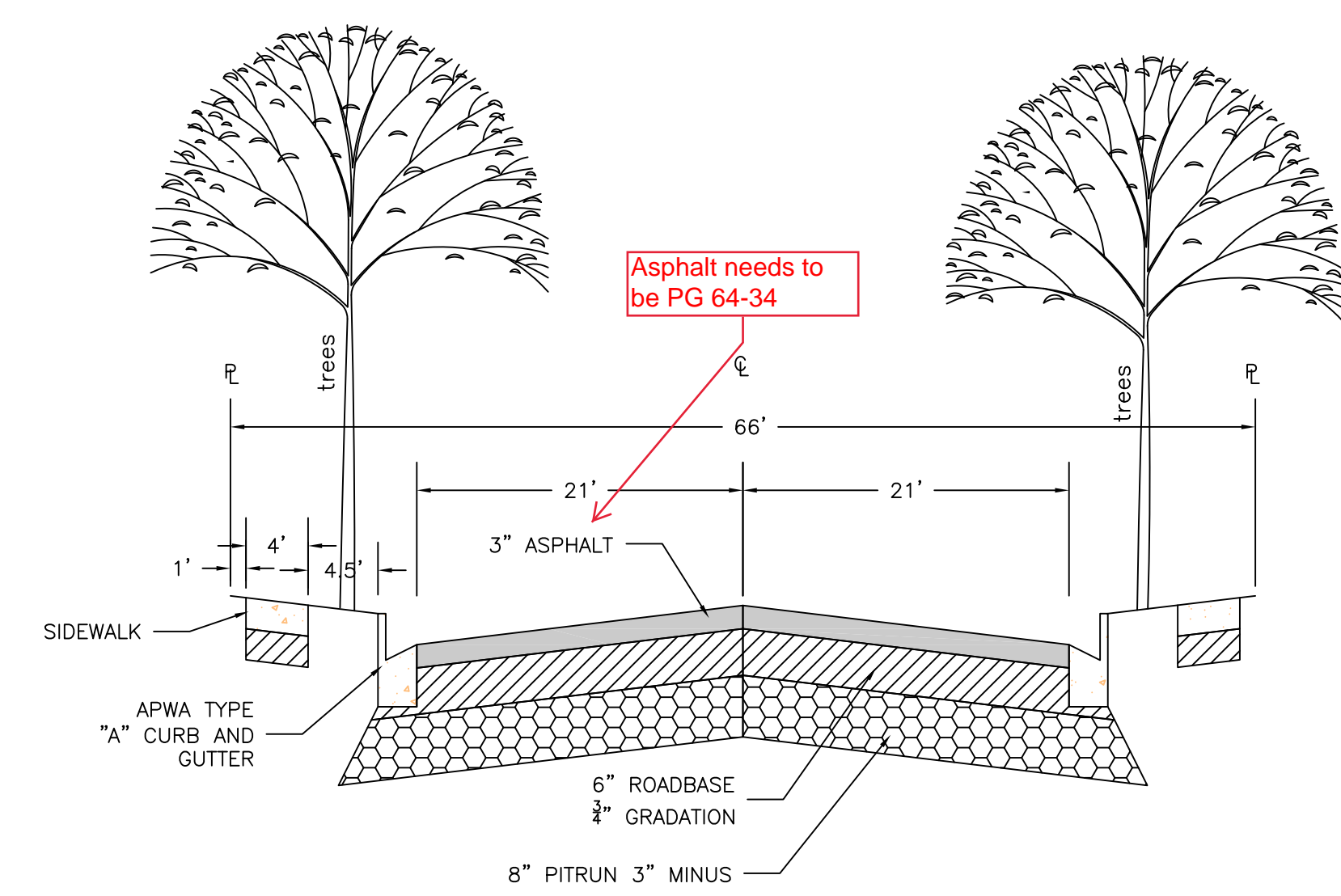
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A CLUSTER SUBDIVISION
2025 SOUTH/ 2100 SOUTH ROAD PLAN
 PROJECT TITLE
 DATE : JULY, 2020
 DRAWING No.



Could the costs be cheaper to lay a 12" line so that the depth would not have to be so deep?

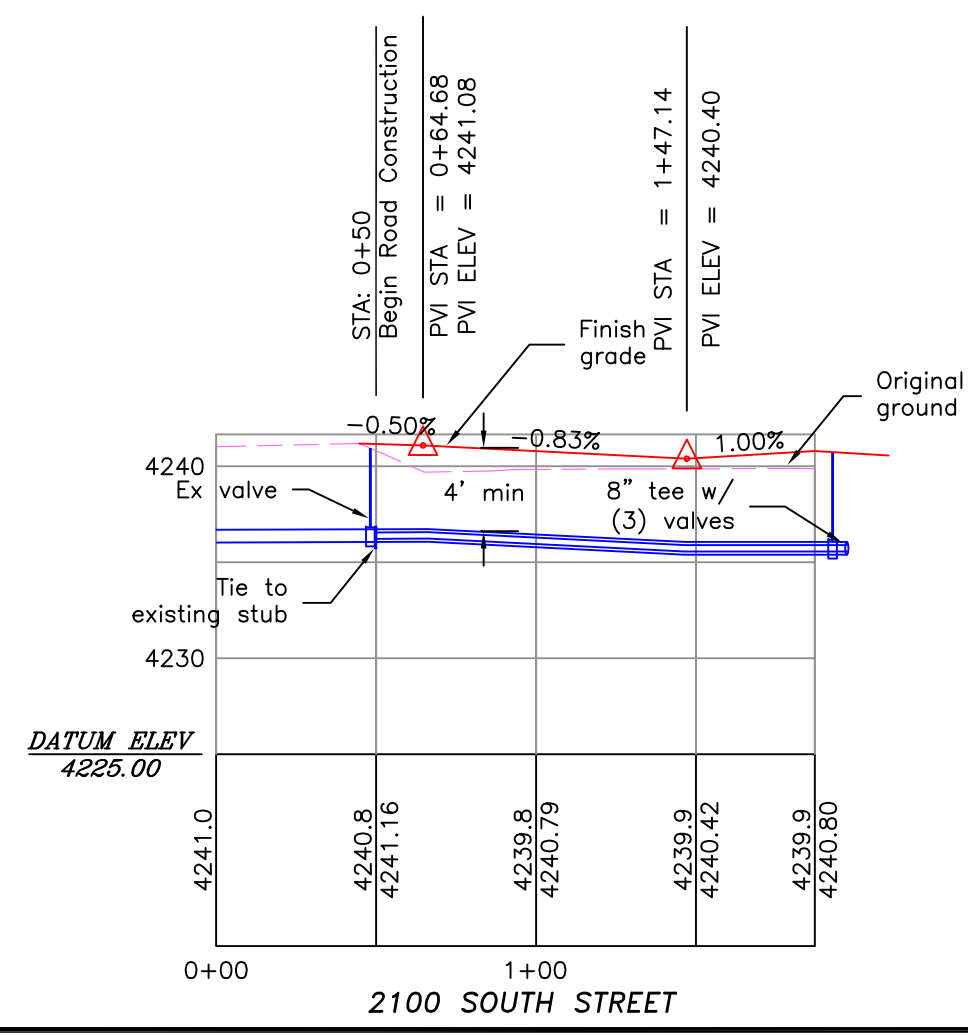


- 0 30 60 120
 SCALE: 1"=60' (22x34 PLAN SET)
 SCALE: 1"=10' VERTICAL
- BOUNDARY LINE
 - LOT LINE
 - CENTERLINE
 - UTILITY EASEMENT LINE
 - EXISTING FENCE
 - EXISTING WATER AS NOTED
 - PROPOSED 8" PVC C-900 DR 21 WATER
 - EXISTING SEWER AS NOTED
 - PROPOSED 3/4" POLY WATER SERVICE
 - EXISTING IRRIGATION AS NOTED
 - PROPOSED 8" SDR 35 SEWER AS NOTED
 - EXISTING STORM SYSTEM
 - PROPOSED 4" SEWER LATERAL
 - EXISTING IRRIGATION AS NOTED
 - PROPOSED 3/4" IRRIGATION MAIN
 - EXISTING STORM SYSTEM
 - PROPOSED STORM SYSTEM
 - EXISTING MAJOR CONTOUR (5')
 - EXISTING MINOR CONTOUR (1')
 - EXISTING ASPHALT
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE



Asphalt needs to be PG 64-34

66' ROAD CROSS-SECTION
 2" CALIPER TREE REQUIRED ON BOTH SIDES OF THE ROAD (EVERY 50') AS SHOWN



Ex ditch to be abandoned

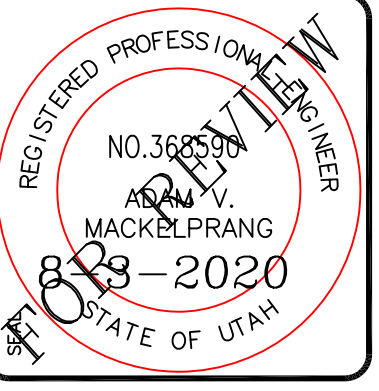
Existing ditch to be piped

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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



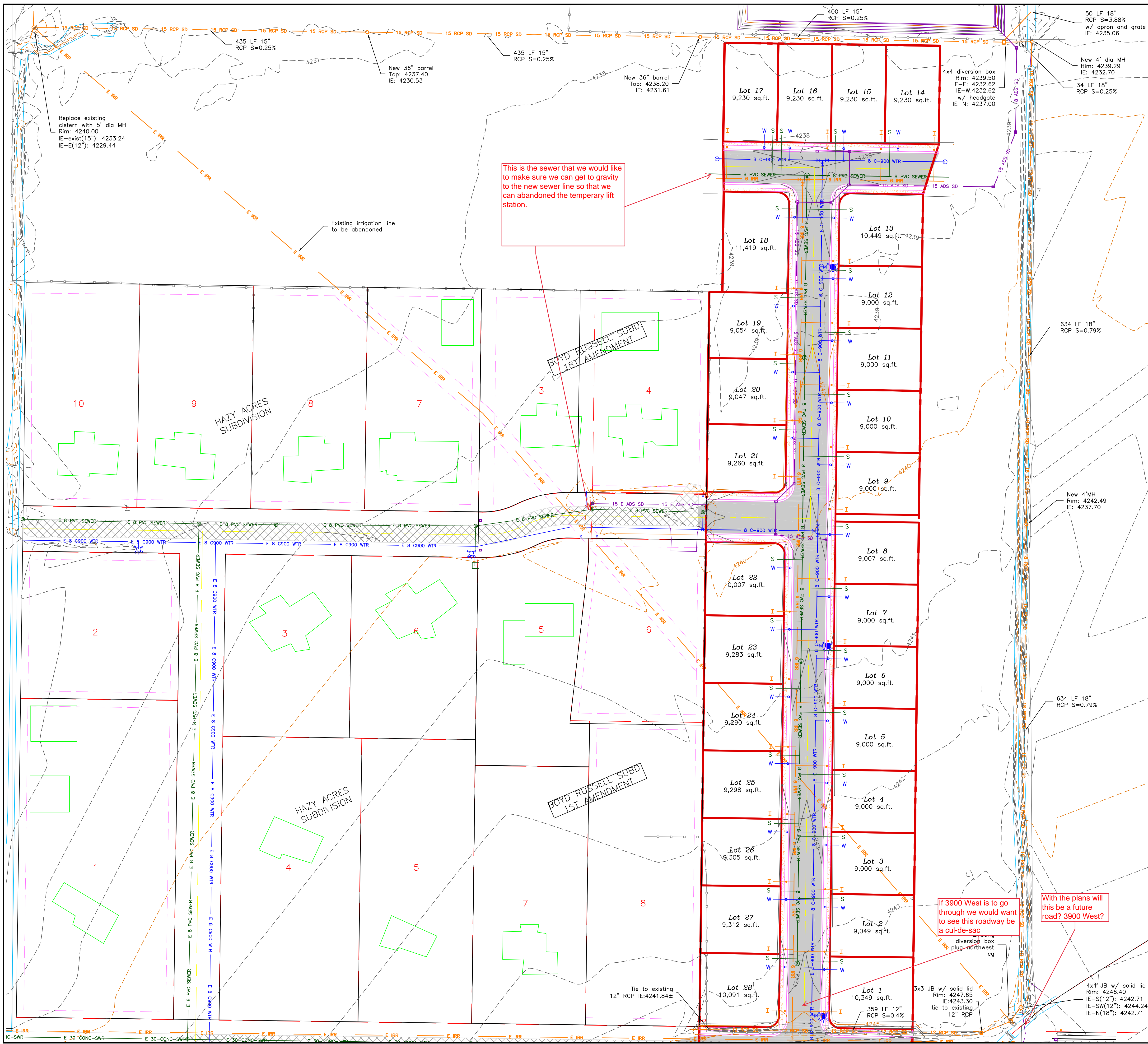
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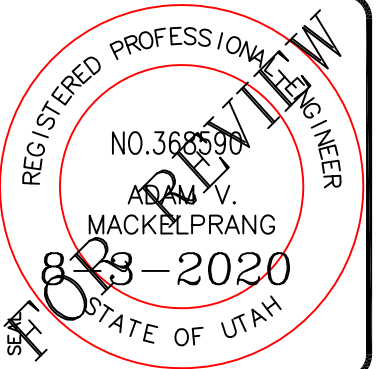
PROJECT TITLE: **TAYLOR LANDING PHASE 1**
A CLUSTER SUBDIVISION
 DRAWING TITLE: **IRRIGATION RE-ROUTE**

DATE: JULY 2020
 DRAWING No. **4**



- 0 30 60 120
 SCALE: 1"=60' (22x34 PLAN SET)
 SCALE: 1"=10' VERTICAL
- BOUNDARY LINE
 - LOT LINE
 - CENTERLINE
 - UTILITY EASEMENT LINE
 - EXISTING FENCE
 - EXISTING WATER AS NOTED
 - PROPOSED 8" PVC C-900 DR 21 WATER
 - PROPOSED 3/4" POLY WATER SERVICE
 - EXISTING SEWER AS NOTED
 - PROPOSED 8" SDR 35 SEWER AS NOTED
 - PROPOSED 4" SEWER LATERAL
 - EXISTING IRRIGATION AS NOTED
 - PROPOSED 6" IRRIGATION MAIN
 - PROPOSED 3/4" IRRIGATION SERVICE W/ CURB STOP
 - EXISTING STORM SYSTEM
 - PROPOSED STORM SYSTEM
 - EXISTING MAJOR CONTOUR (5')
 - EXISTING MINOR CONTOUR (1')
 - EXISTING ASPHALT
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE

TAYLOR LANDING PHASE 1
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 WEBER COUNTY, TAYLOR, UTAH
 GRADING/ DRAINAGE PLAN



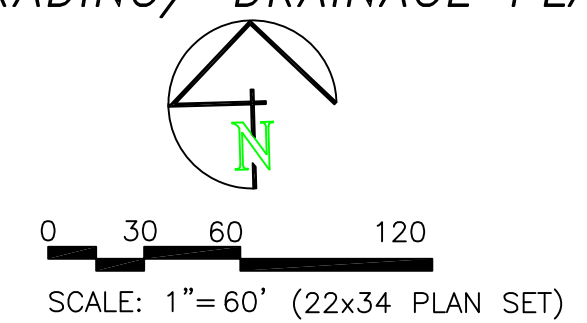
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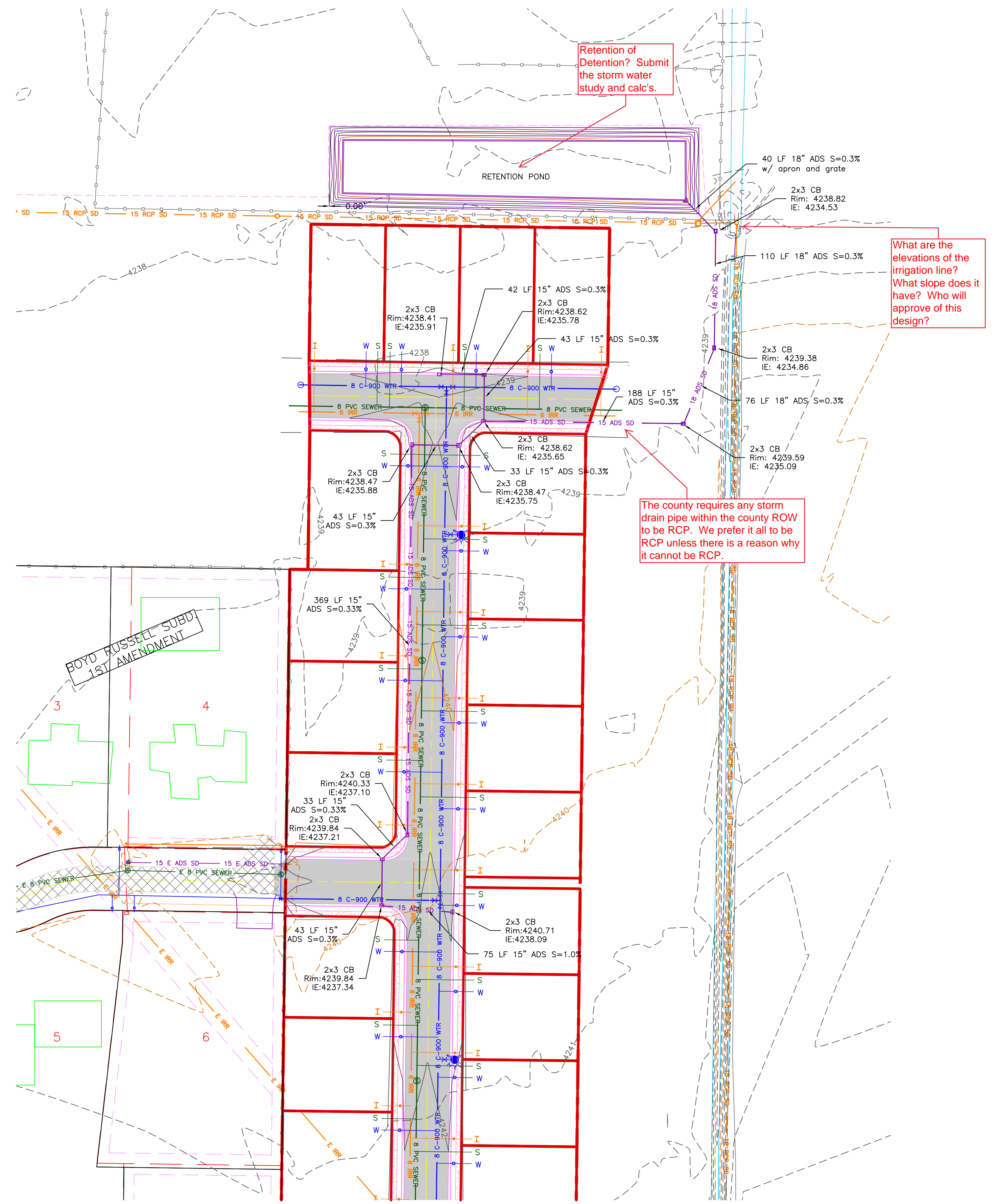
NO.	REVISIONS / SUBMISSIONS	DATE

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

DATE : JULY, 2020
 DRAWING No. 5



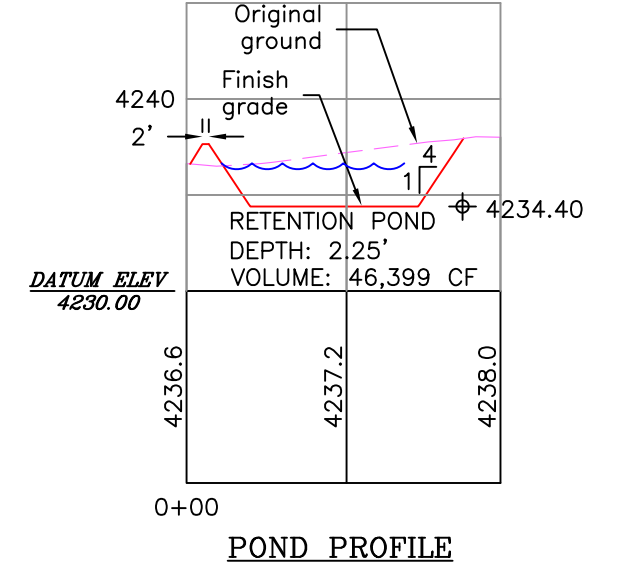
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- UTILITY EASEMENT LINE
- EXISTING FENCE
- EXISTING WATER AS NOTED
- PROPOSED 8" PVC C-900 DR 21 WATER
- PROPOSED 3/4" POLY WATER SERVICE
- EXISTING SEWER AS NOTED
- PROPOSED 8" SDR 35 SEWER AS NOTED
- PROPOSED 4" SEWER LATERAL
- EXISTING IRRIGATION AS NOTED
- PROPOSED 6" IRRIGATION MAIN
- PROPOSED 3/4" IRRIGATION SERVICE
- EXISTING STORM SYSTEM
- PROPOSED STORM SYSTEM
- EXISTING MAJOR CONTOUR (5')
- EXISTING MINOR CONTOUR (1')
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE



Retention of Detention? Submit the storm water study and calc's.

What are the elevations of the irrigation line? What slope does it have? Who will approve of this design?

The county requires any storm drain pipe within the county ROW to be RCP. We prefer it all to be RCP unless there is a reason why it cannot be RCP.



Drainage Area to Pond:	13.70	acres
Weighted 'C' value for Pond Drainage Area:	0.46	
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)	(ac-ft)
5	6.52	0.54	13.7	0.46	22876.26	12421.809	22	111	12311	0.28
10	4.96	0.83	13.7	0.46	22876.26	18895.791	22	222	18674	0.43
15	4.08	1.02	13.7	0.46	22876.26	23333.785	22	332.5	23001	0.53
30	2.76	1.38	13.7	0.46	22876.26	31569.239	22	665	30904	0.71
60	1.71	1.71	13.7	0.46	22876.26	39118.405	22	1330	37788	0.87
120	0.93	1.86	13.7	0.46	22876.26	42549.844	22	2660	39890	0.92
180	0.63	1.90	13.7	0.46	22876.26	43462.606	22	3990	39473	0.91
360	0.35	2.12	13.7	0.46	22876.26	48497.214	22	7980	40517	0.93
720	0.22	2.60	13.7	0.46	22876.26	58476.446	22	15960	43516	1.00
1440	0.12	2.88	13.7	0.46	22876.26	65883.629	22	31920	33964	0.78

* Precip. intensity values derived from NOAA

DATE : JULY, 2020
 DRAWING No. 5