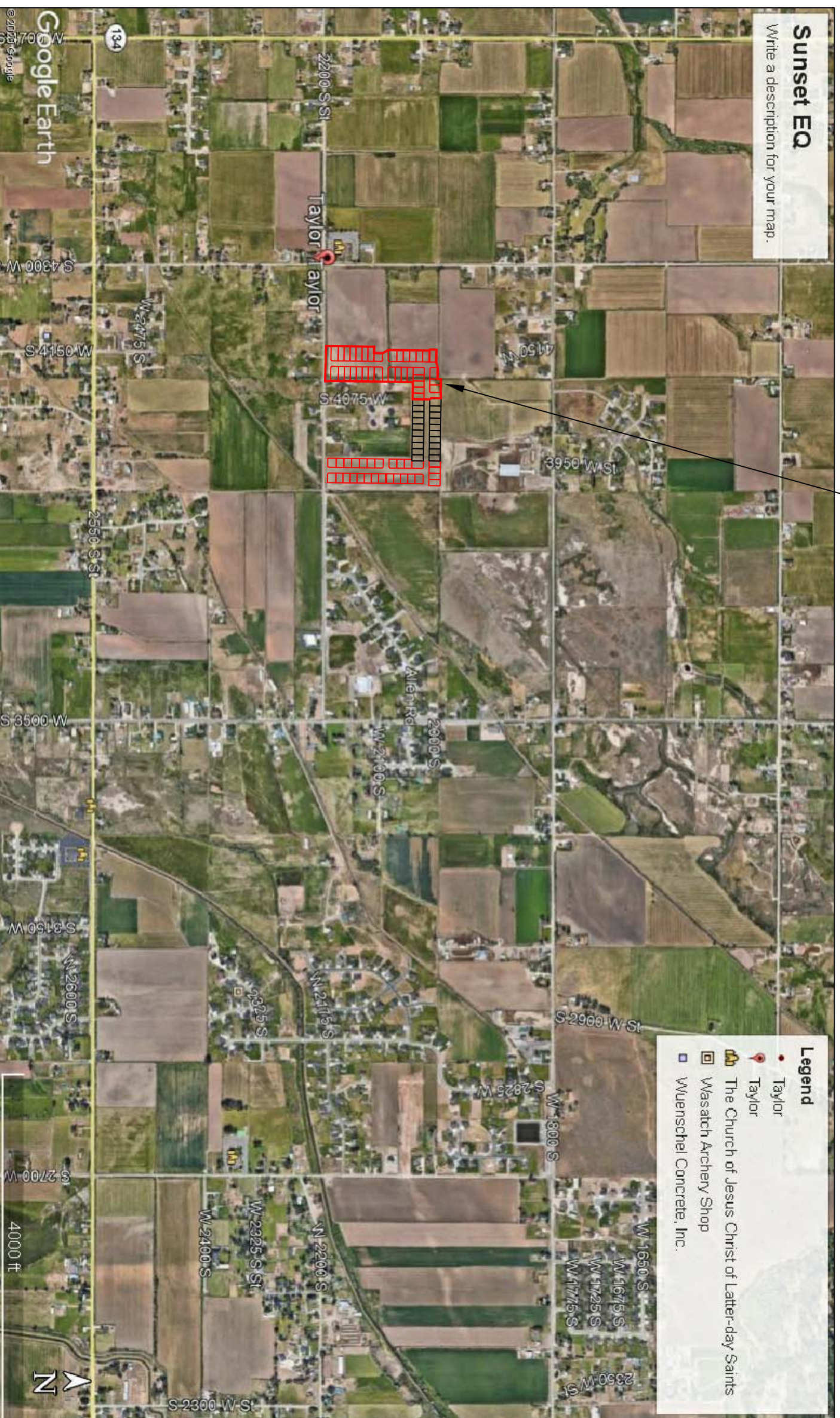


TAYLOR LANDING PHASE 3
A CLUSTER SUBDIVISION
 PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH,
 RANGE 2 WEST,
 SALT LAKE BASELINE AND MERIDIAN
 WEBER COUNTY, TAYLOR, UTAH
INDEX SHEET

OWNER/DEVELOPER
SIERRA HOMES

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



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

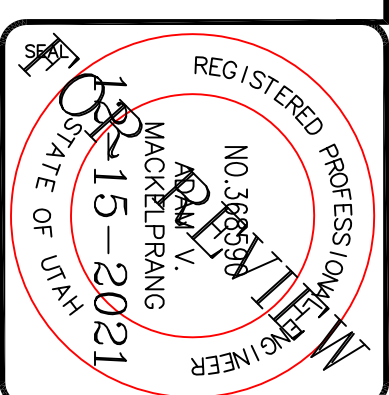
GENERAL NOTES (APPLICABLE TO ALL CIVIL SHEETS):

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND UTAH STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION, 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 DANGERS 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 CONTRACTORS 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.

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 3
A CLUSTER SUBDIVISION
 DRAWING TITLE: **INDEX SHEET**

DATE: DEC. 2021
 DRAWING No. **11**

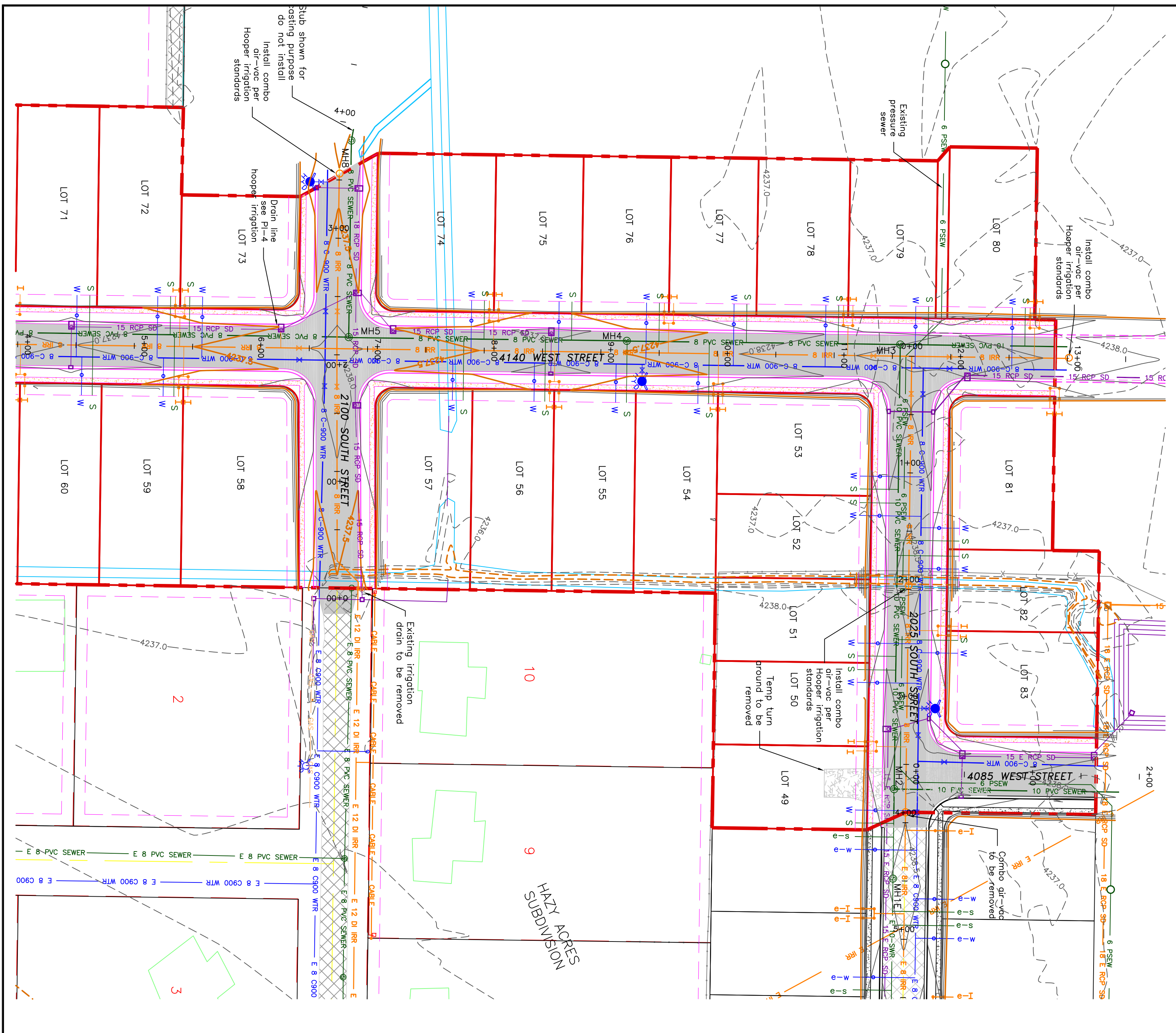
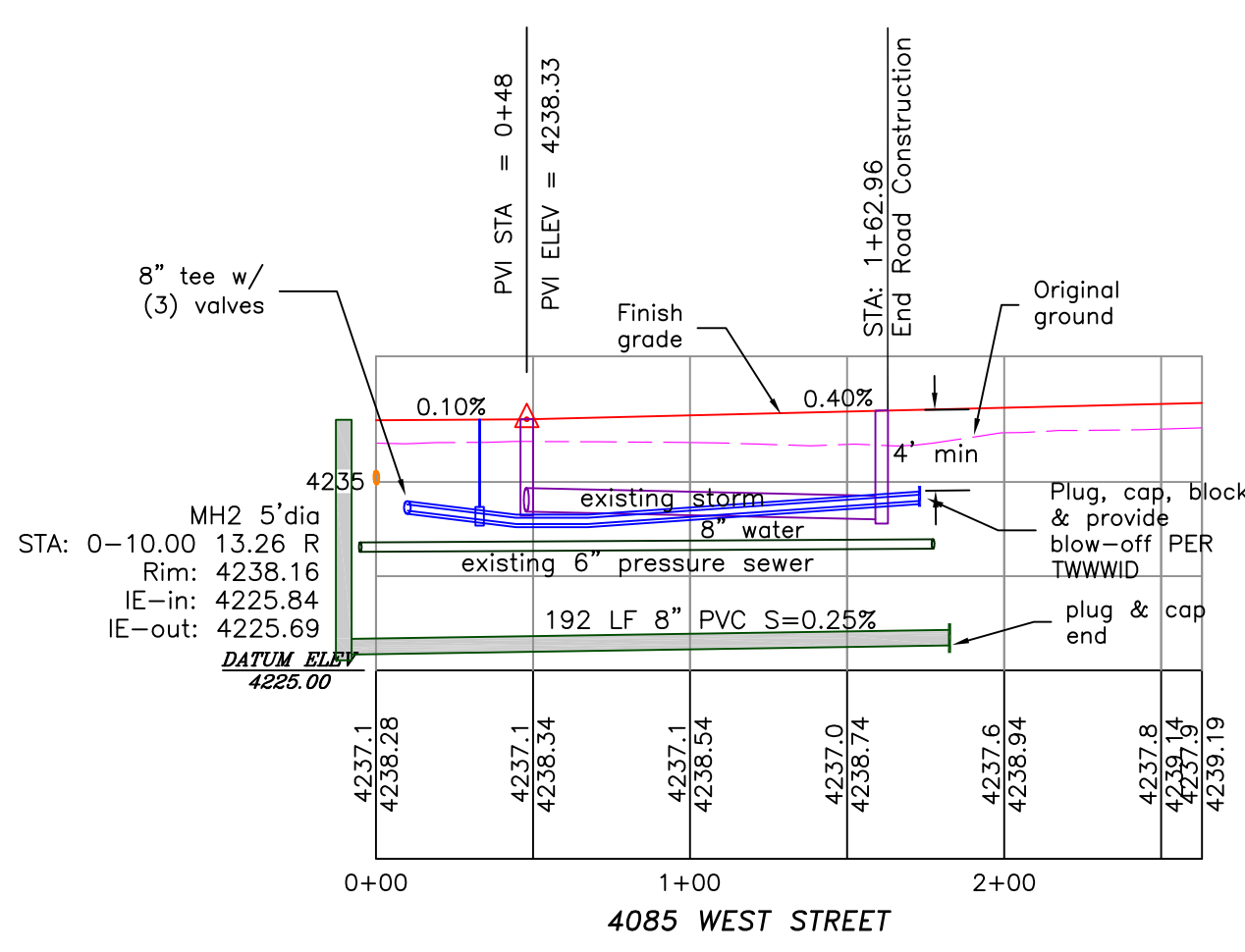
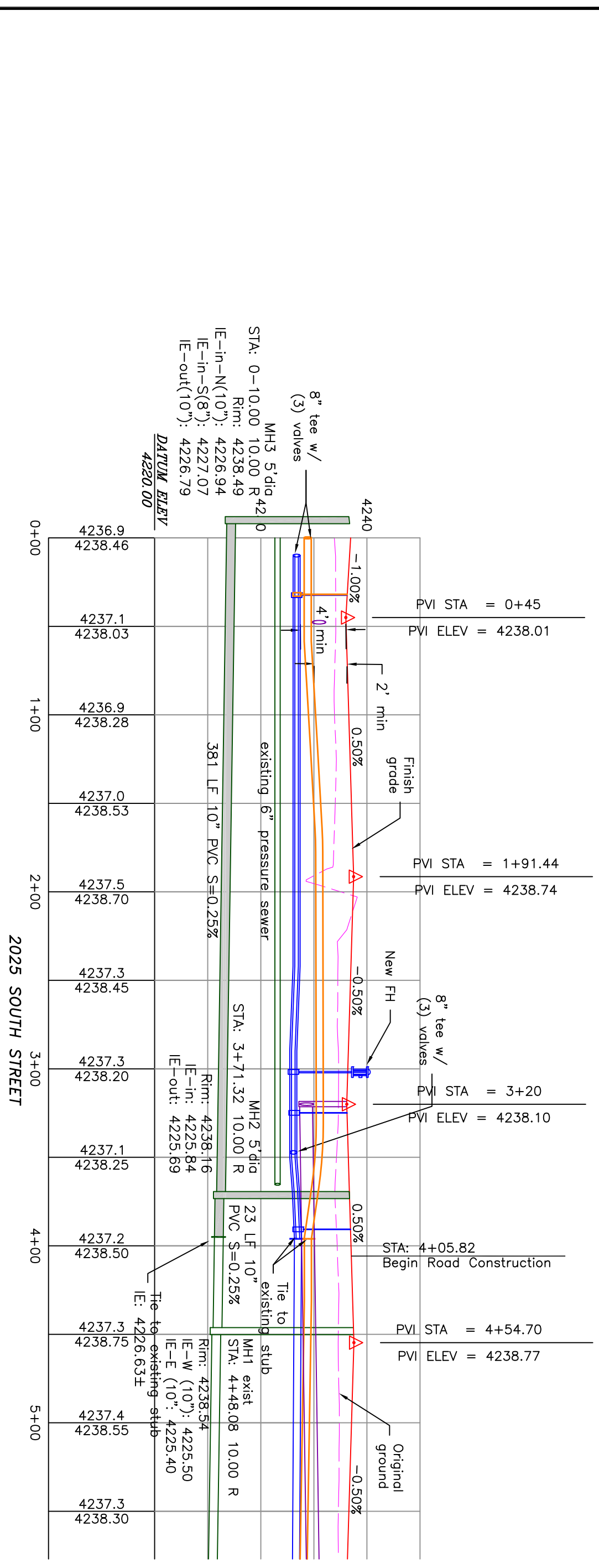
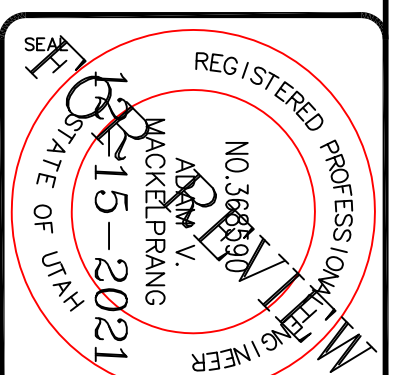
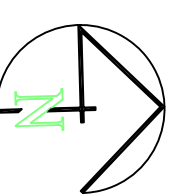
TAYLOR LANDING PHASE 3

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

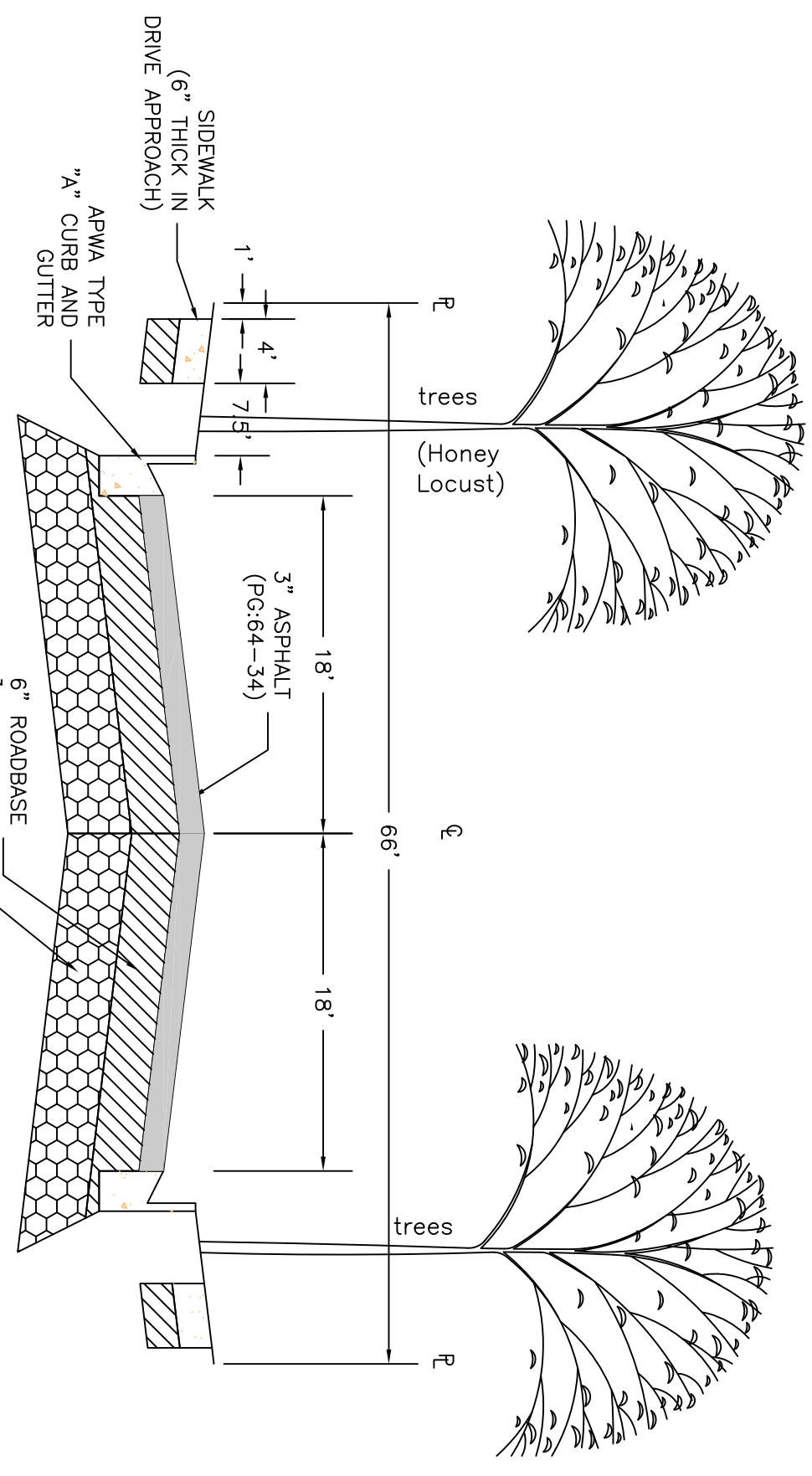
4085 WEST/2025 SOUTH ROAD PLAN

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
- 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
- PIPE WITH LOCATOR TAPE AND 14GA 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')
- PROPOSED MAJOR CONTOUR (1')
- PROPOSED MAJOR CONTOUR (2.5')
- PROPOSED MINOR CONTOUR (0.5')
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

Notes:
All ADA ramps to include truncated domes grey in color. See APWA plan 235.1 example B for details.
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
4085 WEST/2025 SOUTH ROAD PLAN

DATE: DEC. 2021
DRAWING NO. 2

No.	REVISIONS/ SUBMISSIONS	DATE

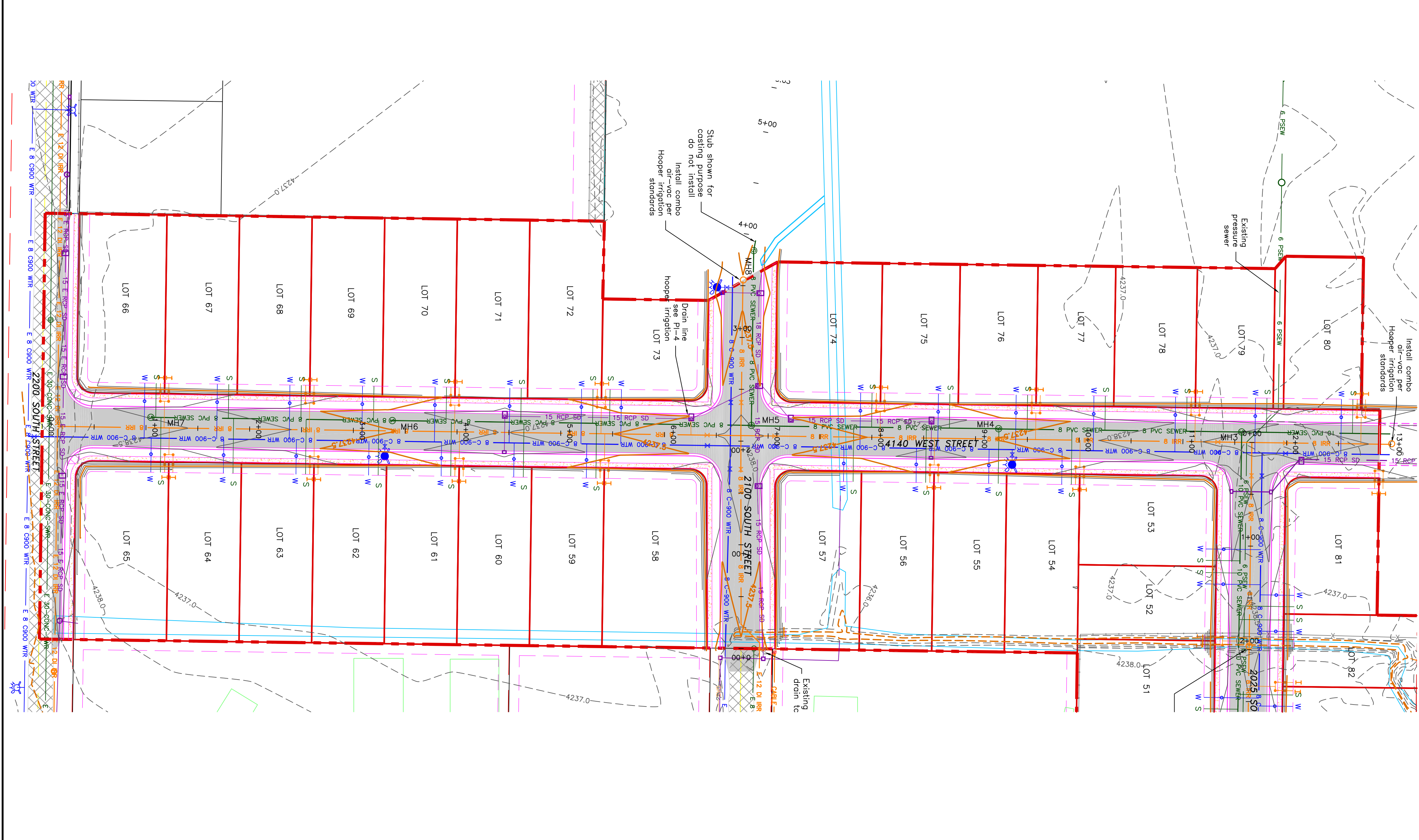
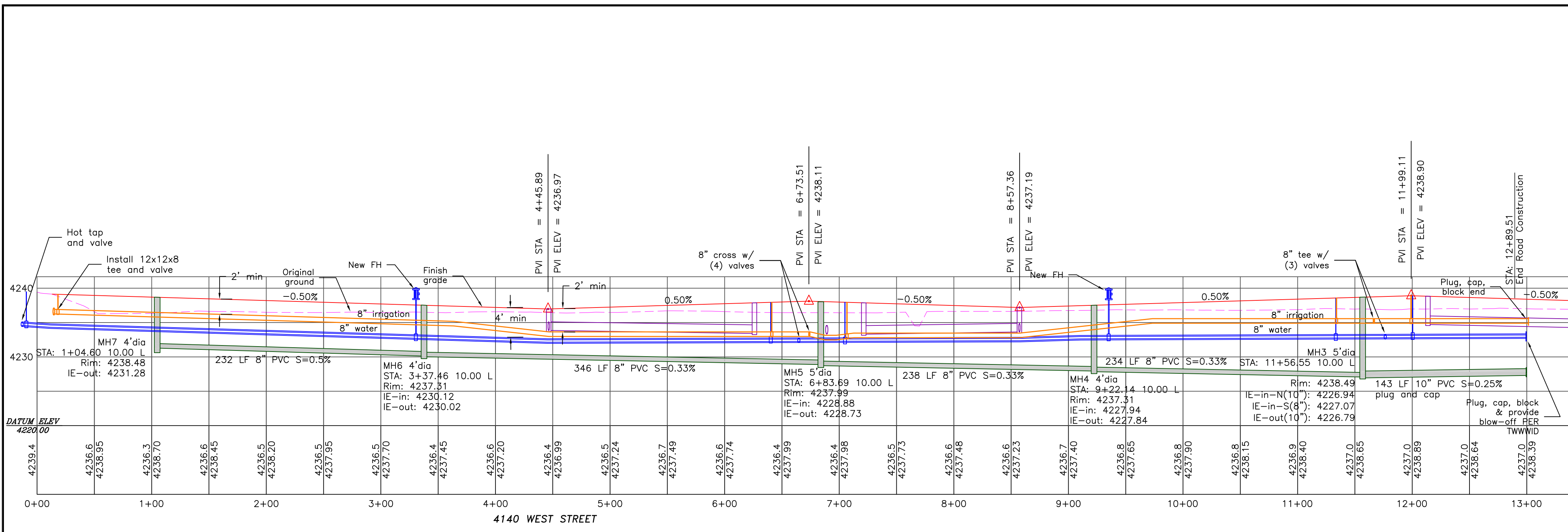
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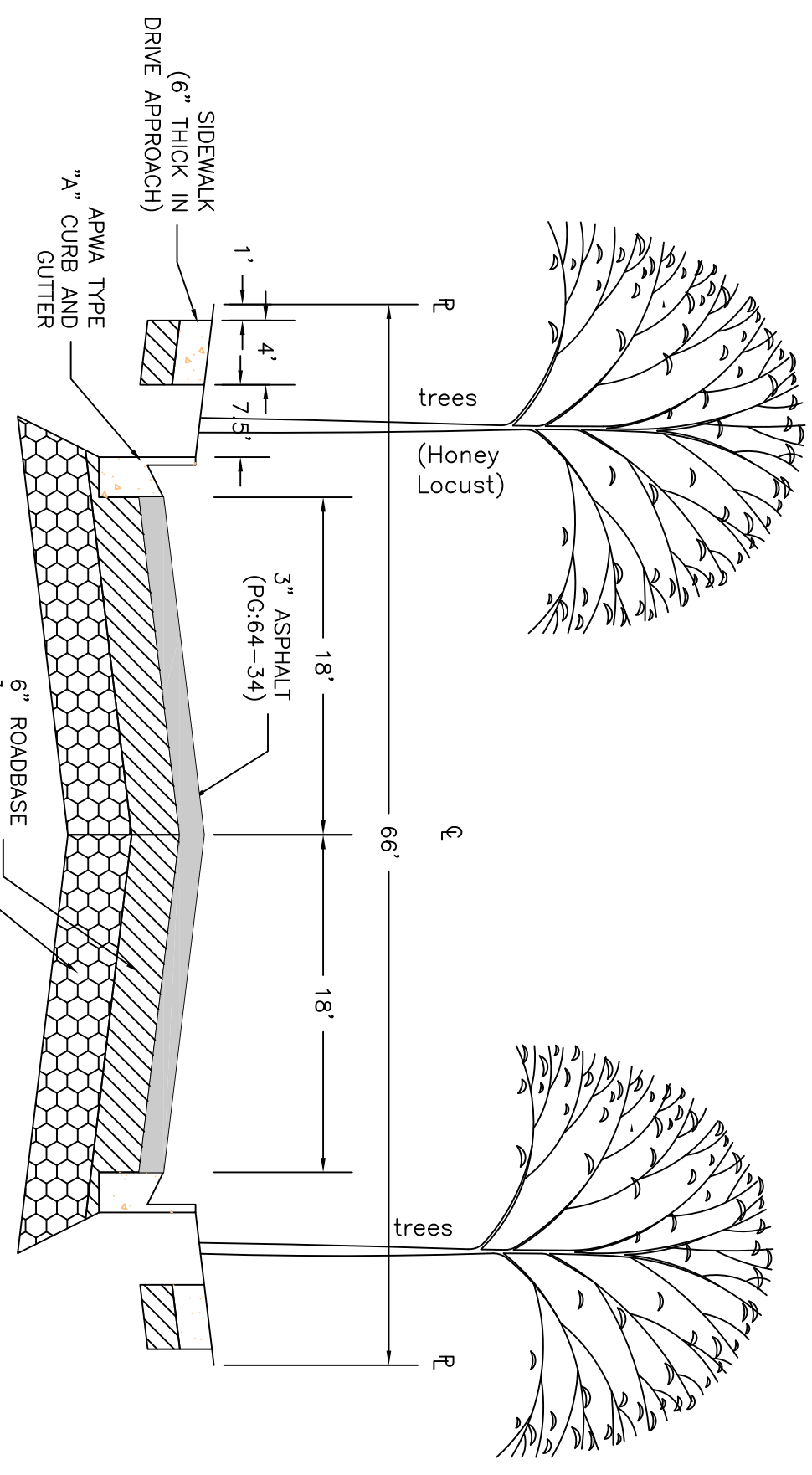


TAYLOR LANDING PHASE 3
A CLUSTER SUBDIVISION
 PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN, WEBER COUNTY, TAYLOR, UTAH
4140 WEST ROAD PLAN

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
- 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
- PIPE WITH LOCATOR TAPE AND 14GA LOCATOR WIRE
- PROPOSED IRRIGATION SERVICE PER HOOPER IRRIGATION COMPANY* (see PI-10 hooper irrigation, double service unless otherwise noted)
- 15' E AOS 30'
- 15' E AOS 50'
- 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:
 All ADA ramps to include truncated domes grey in color. See APWA plan 235.1, example B. 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
4140 WEST ROAD PLAN

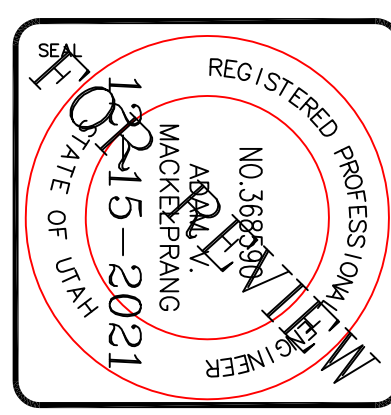
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No.	REVISIONS/ SUBMISSIONS	DATE

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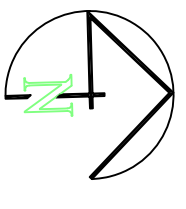
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TAYLOR LANDING PHASE 3

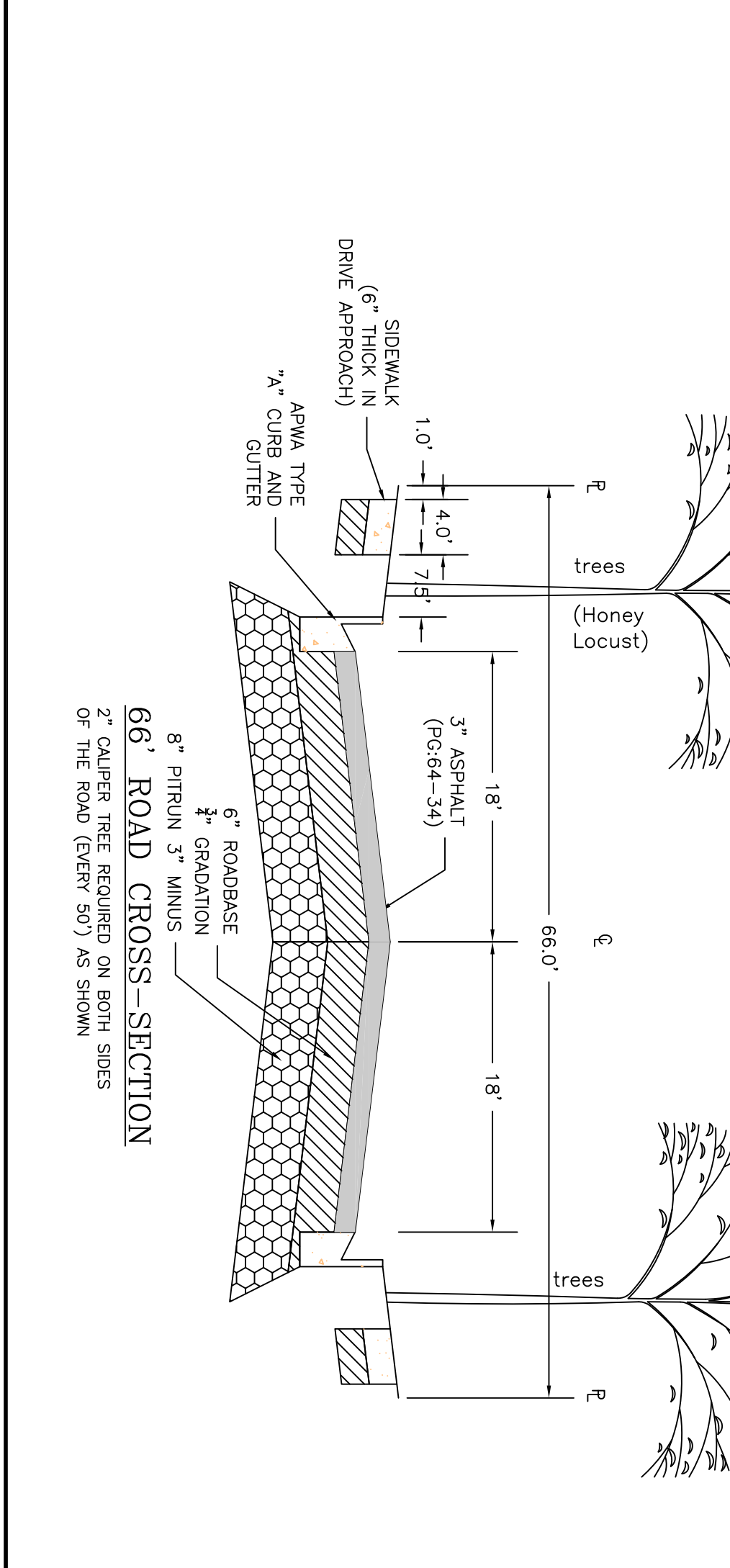
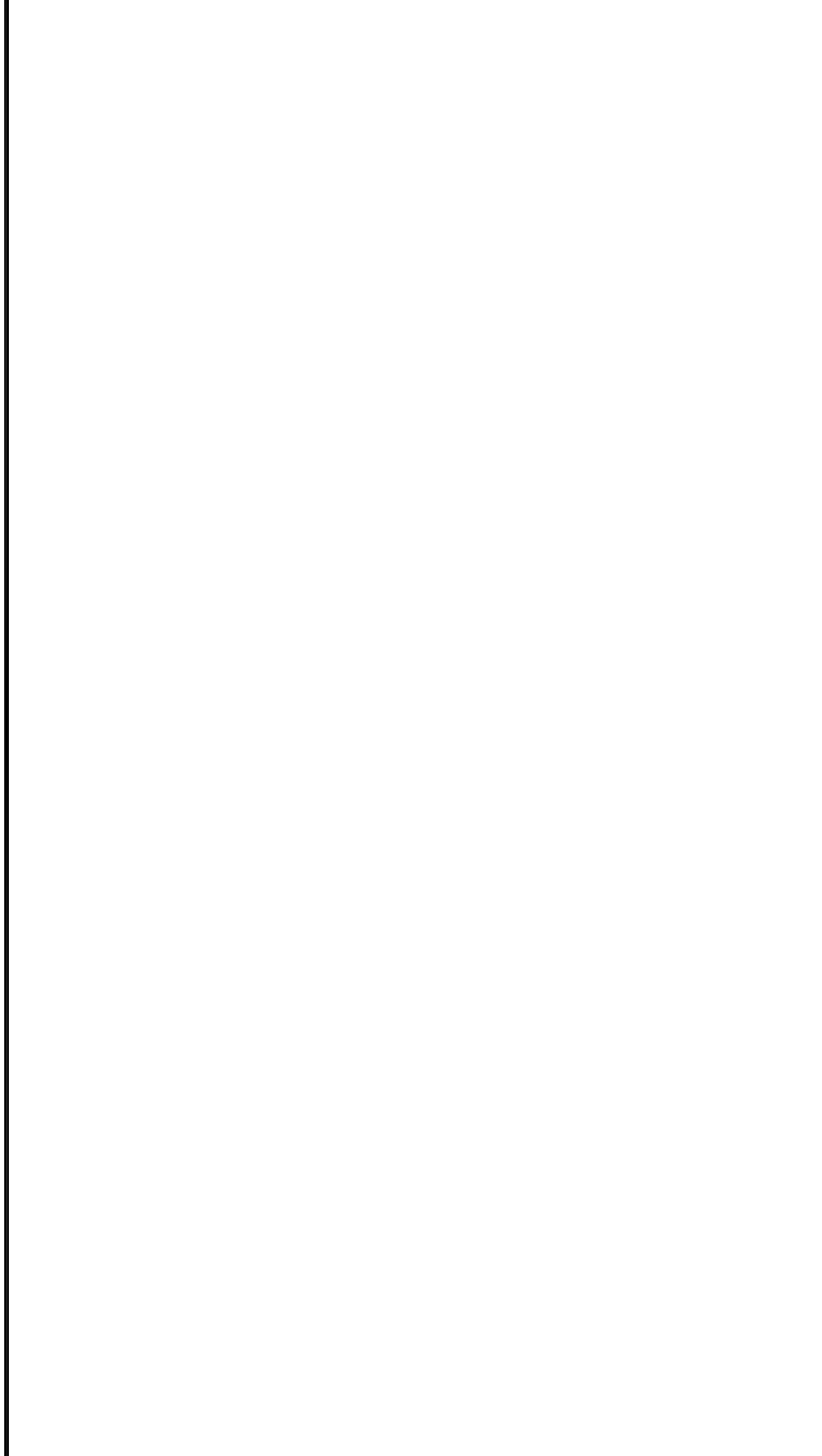
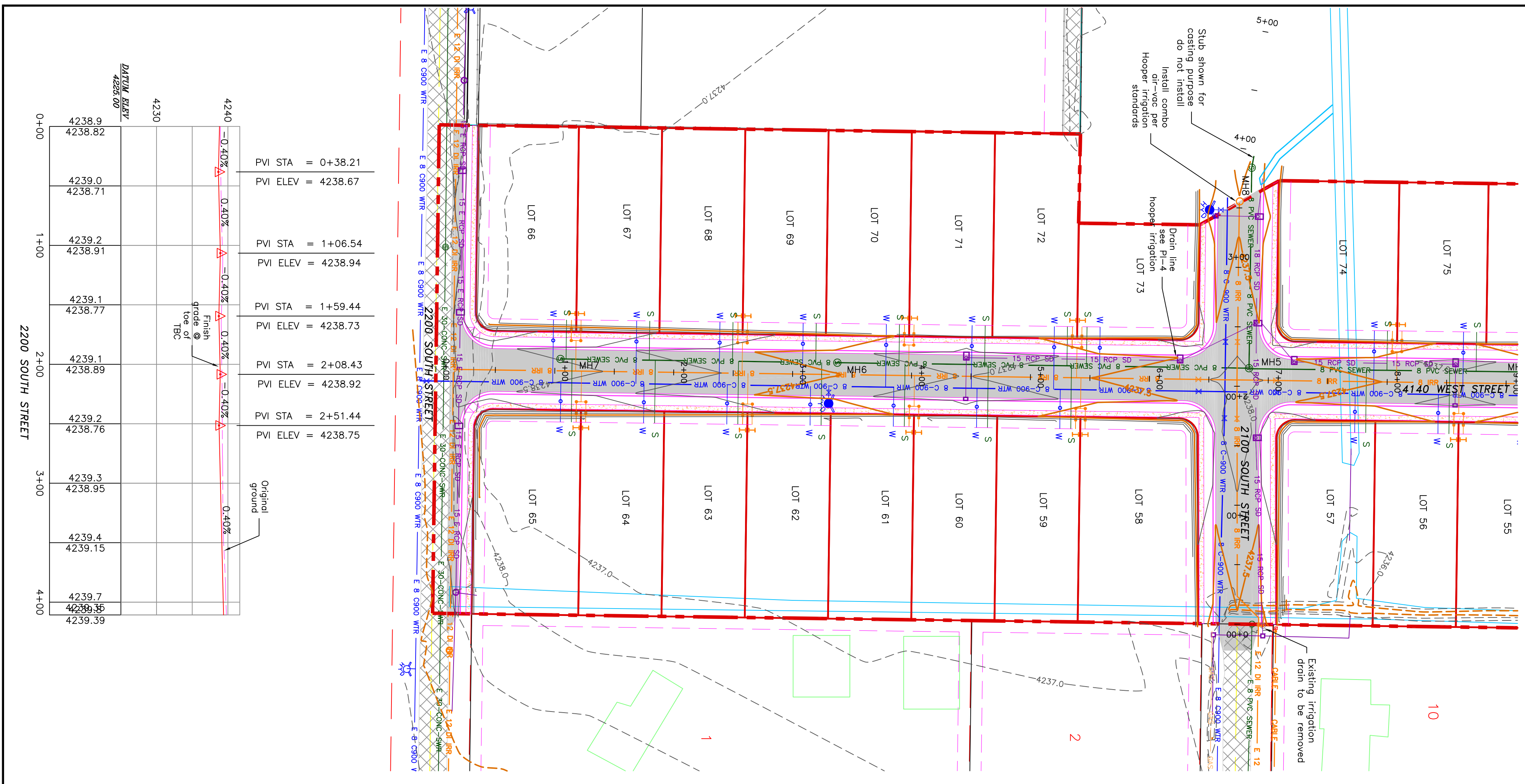
A CLUSTER SUBDIVISION

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



- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- UTILITY EASEMENT LINE
- FUTURE ROAD SHOWN FOR REFERENCE
- EXISTING FENCE
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- PROPOSED MINOR CONTOUR (0.5')
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- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE

Notes:
 All ADA ramps to include truncated domes grey in color. See APWA plan 235.1, example B.
 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

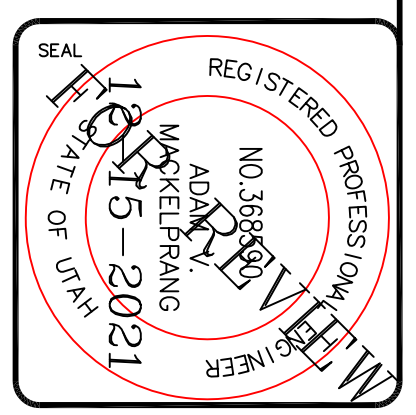
DATE: DEC.2021
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No.	REVISIONS/ SUBMISSIONS	DATE

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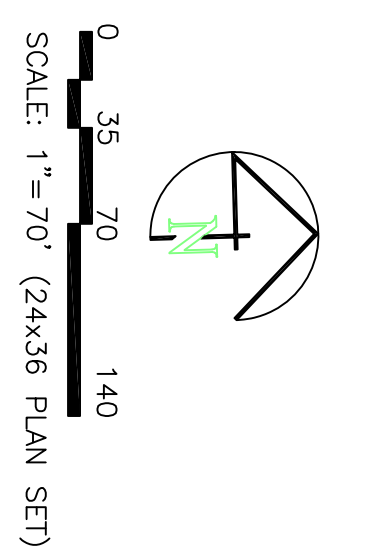
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TAYLOR LANDING PHASE 3 A CLUSTER SUBDIVISION

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



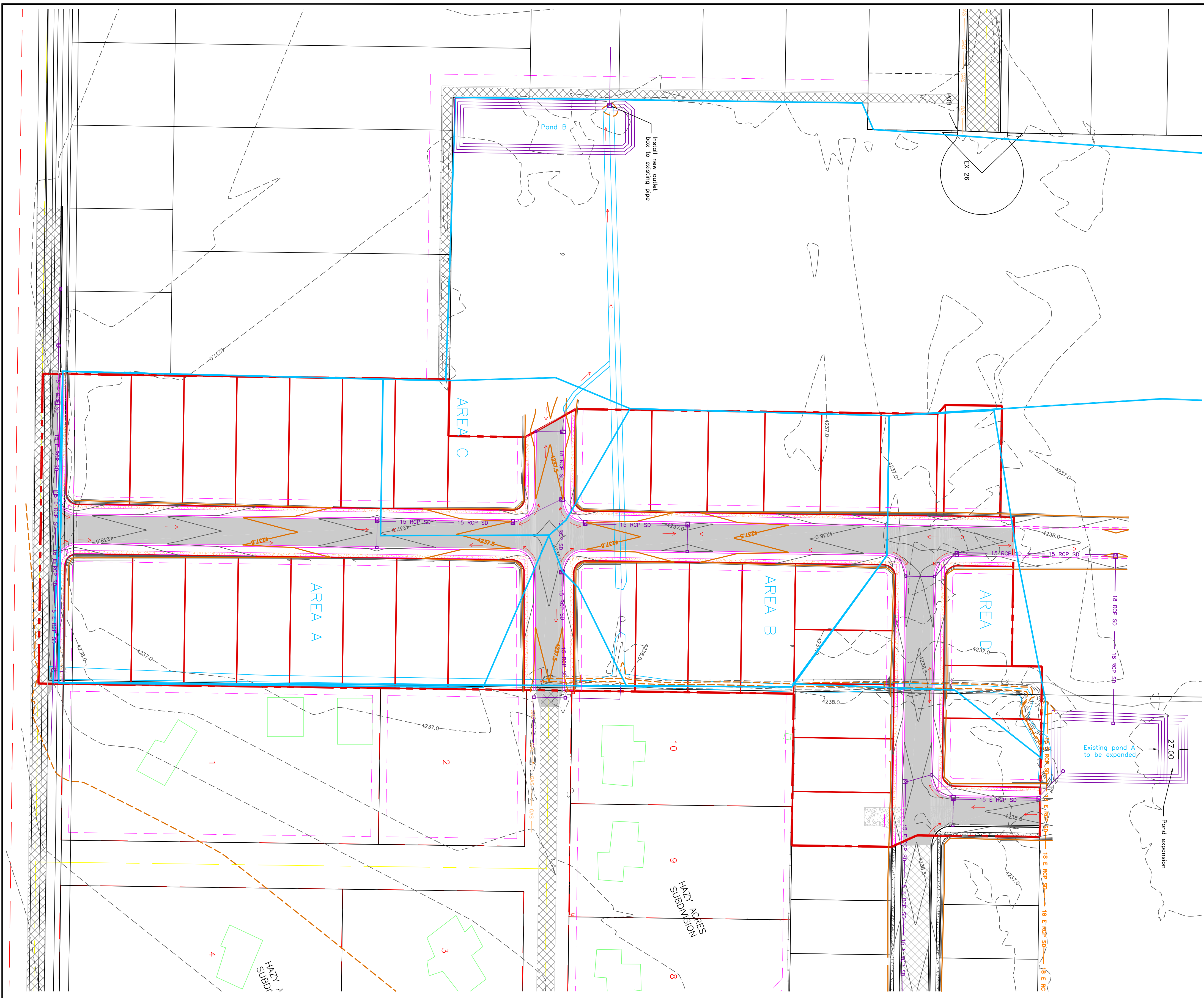
Determination of Weighted 'C' Value:		Subarea A	Subarea B	Subarea C	Subarea D	Area	'C' Value	A.C.
		(ft ²)	(ft ²)	(ft ²)	(ft ²)	(ft ²)		
Road Area (roads, sidewalks, driveways, etc.)	26994	11612	15518	16946	70970	0.95	67221.50	
Road Area:	25200	13200	7200	9900	54600	0.9	49140.00	
Landscaped Area:	159206	107770	35157	53886	354819	0.15	53222.85	
Total Area:	210400	132582	57875	79532	480389	~	11.03 Ac	

Peakflow Determination:		'C' Value:	0.34	0.29	0.46	0.40	0.35
Rainfall Intensity:		2.04	2.04	2.04	2.04	2.04	2.04 in/hr
Area:		210400	132582	57875	79532	480389	sf
Peakflow:		3.37	1.83	1.24	1.51	7.95	cfs ~
15 min event - 10 yr storm per time of concentration							

Peak Flow Determination		Pipe		Pipe Hydraulics		Check	
Watershed Designation	Total Q (cfs)	I.D. (ft)	Invert (ft)	Downstream Invert (ft)	Pipe Length (ft)	Gradient (ft/ft)	Pipe Size Area Pipe Circ. Manning's n
Area A	3.37	1.89	4233.94	4233.85	34.00	0.0026	15 1.23 3.93 0.011 3.93 3.20 OK
Area B	1.83	0.92	4233.72	4233.63	34.00	0.0026	15 1.23 3.93 0.011 3.93 3.20 OK
Area C	1.24	1.83	4233.30	4233.63	132.00	0.0024	18 1.77 4.71 0.011 6.21 3.51 OK
Area D	1.51	0.76	4234.88	4234.86	34.00	0.0025	15 1.23 3.93 0.011 4.54 3.70 OK

100-Year Return Period		Precip. Intensity (in/hr)	Area (ac)	C	CAx3600 (ft ²)	Allowable Discharge (cfs)	Required Storage (ac-ft)
10	4.96	0.84	1.82	0.4	2842.64	1434.9535	1.389
15	4.08	1.02	1.82	0.4	2842.64	2182.8206	0.95
30	2.76	1.38	1.82	0.4	2842.64	2685.4828	2.091
60	1.71	1.71	1.82	0.4	2842.64	3248.9142	3.348
120	0.93	1.90	1.82	0.4	2842.64	4815.3104	5.105
360	0.35	2.12	1.82	0.4	2842.64	5920.3439	6.287
720	0.22	2.80	1.82	0.4	2842.64	6970.0526	7.241
1440	0.12	2.88	1.82	0.4	2842.64	6970.0526	7.241

100-Year Return Period		Precip. Intensity (in/hr)	Area (ac)	C	CAx3600 (ft ²)	Allowable Discharge (cfs)	Required Storage (ac-ft)
10	4.96	0.84	9.20	0.35	11688.6	6343.8088	6.749
15	4.08	1.02	9.20	0.35	11688.6	8654.7836	4.139
30	2.76	1.38	9.20	0.35	11688.6	11920.3712	10.128
60	1.71	1.71	9.20	0.35	11688.6	16130.2688	12.942
120	0.93	1.90	9.20	0.35	11688.6	22207.1712	21.593.5
360	0.35	2.12	9.20	0.35	11688.6	24779.9388	24.939
720	0.22	2.80	9.20	0.35	11688.6	30399.4252	28.118
1440	0.12	2.88	9.20	0.35	11688.6	33963.188	28.118



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

DRAWING TITLE
HYDROLOGY

DATE: DEC. 2021

No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED: _____ DRAWN: _____

CAD FILE: _____ PROJECT NO.: _____

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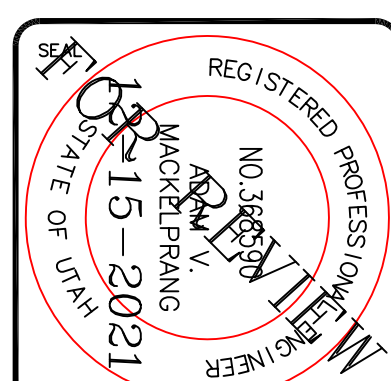
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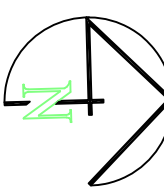


TAYLOR LANDING PHASE 3

A CLUSTER SUBDIVISION

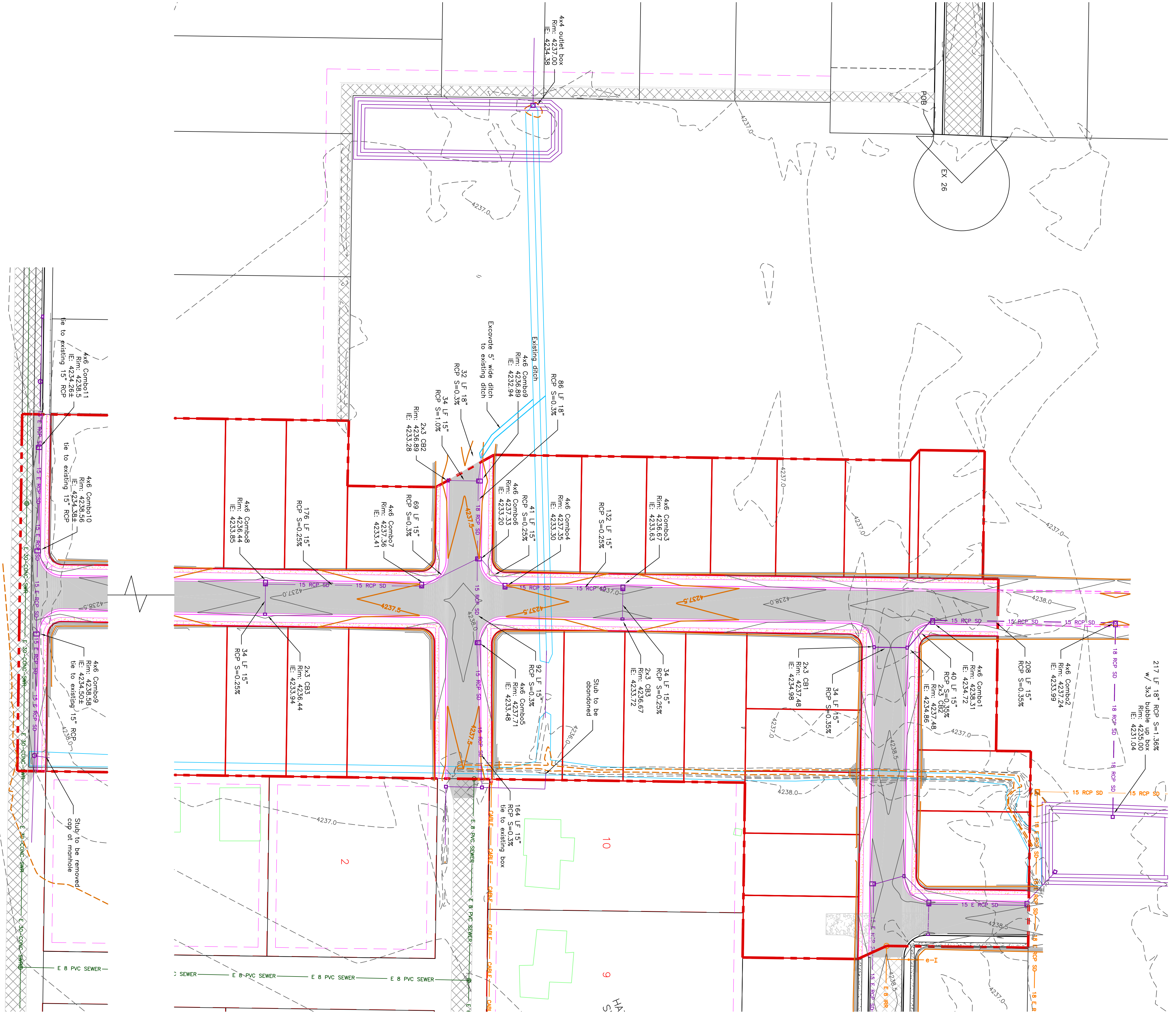
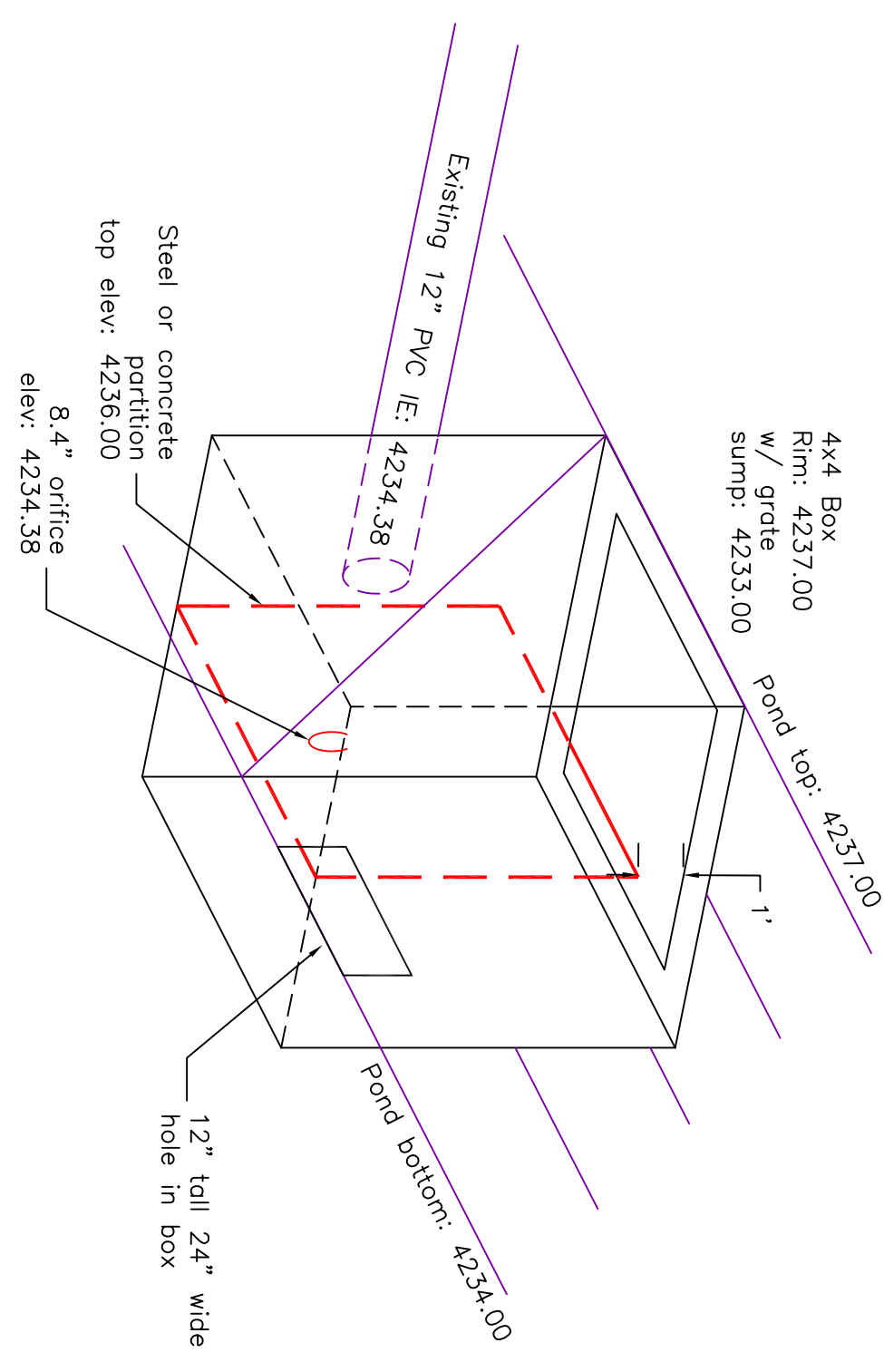
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
NORTH, RANGE 2, WEST
SALT LAKE BASIN AND MERIDIAN
WEBER COUNTY, TAYLOR, UTAH

GRADING / DRAINAGE PLAN



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



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

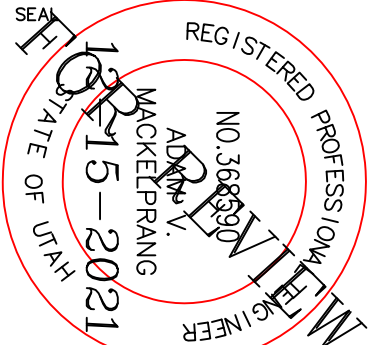
DRAWING TITLE
GRADING / DRAINAGE PLAN

No.	REVISIONS / SUBMISSIONS	DATE

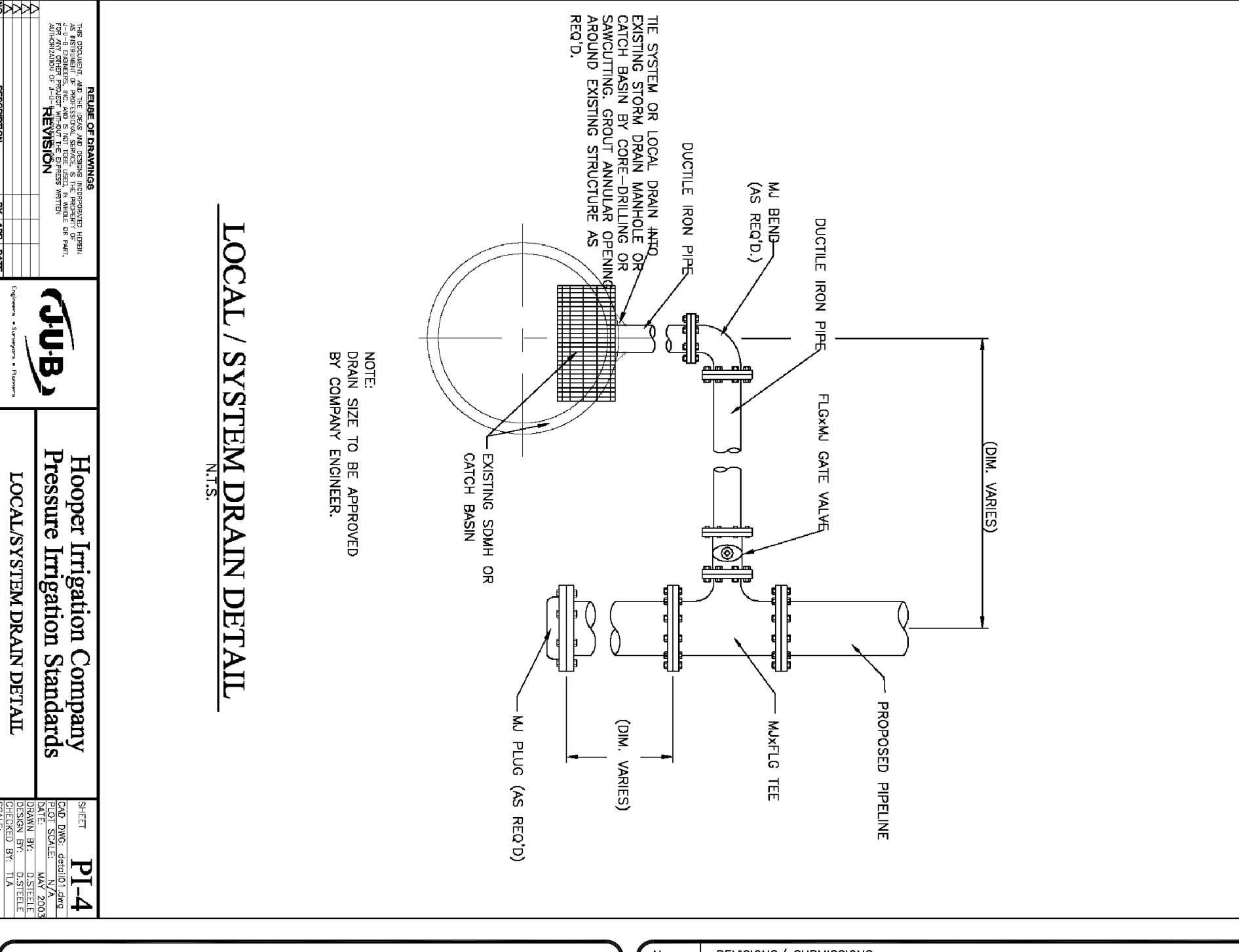
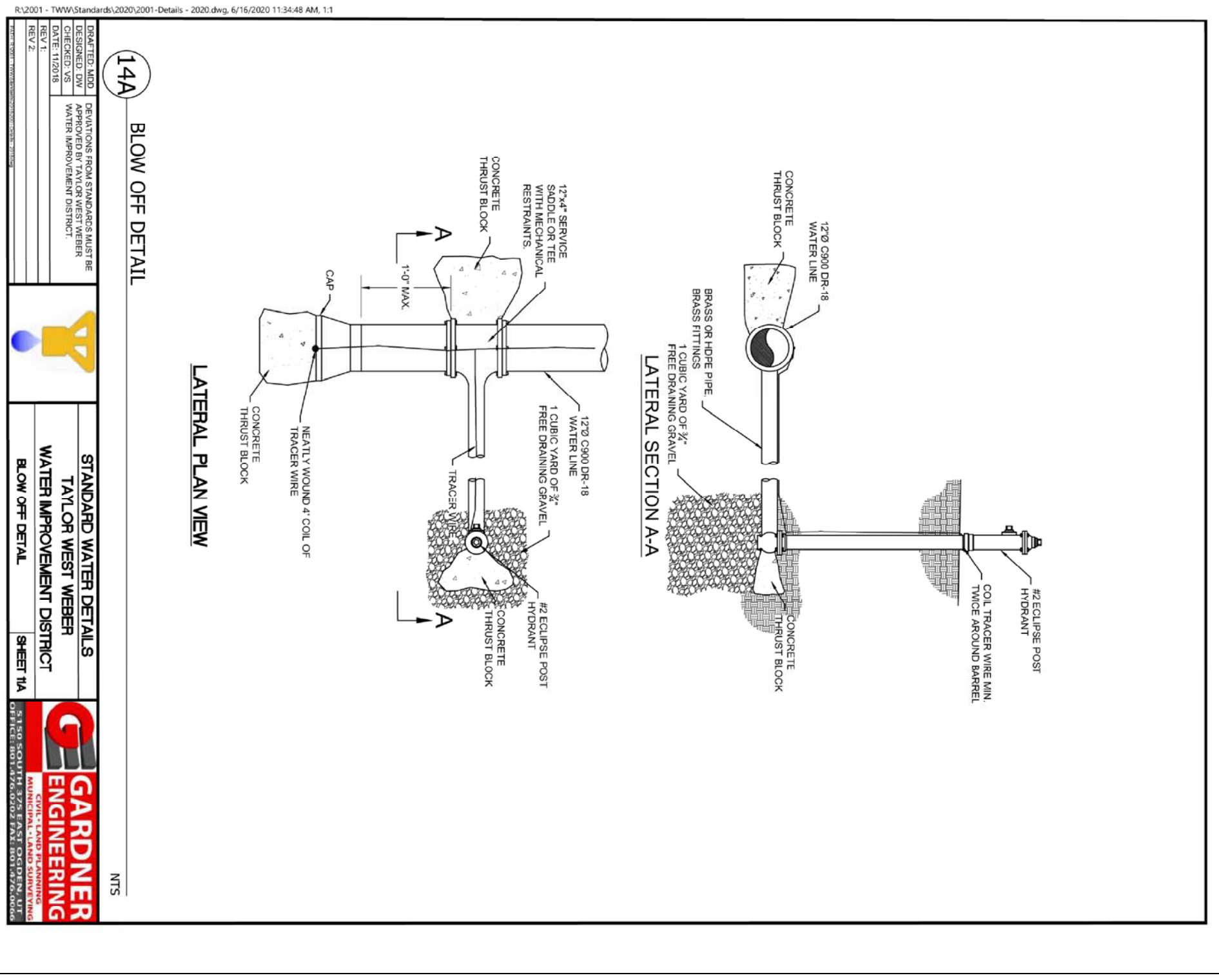
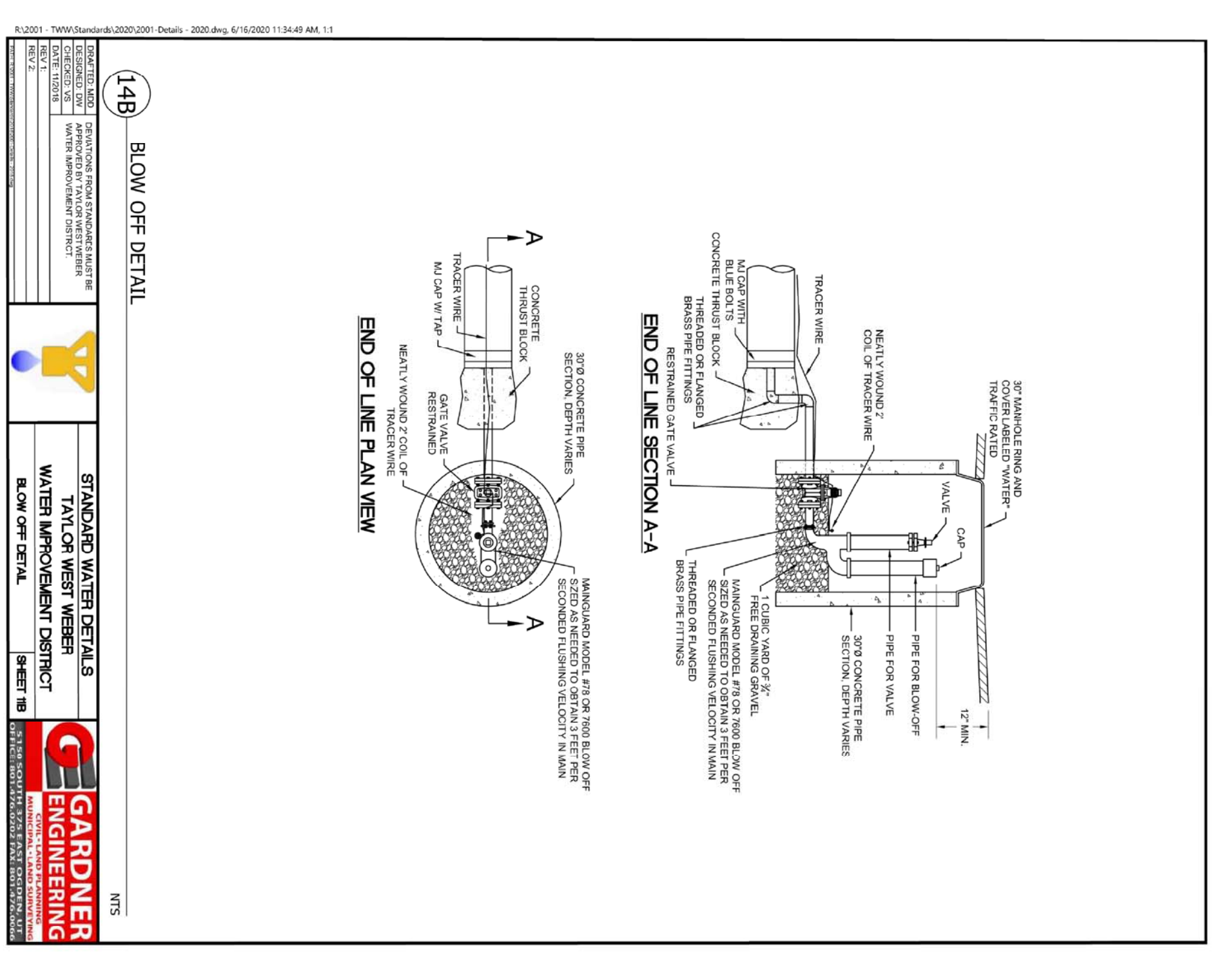
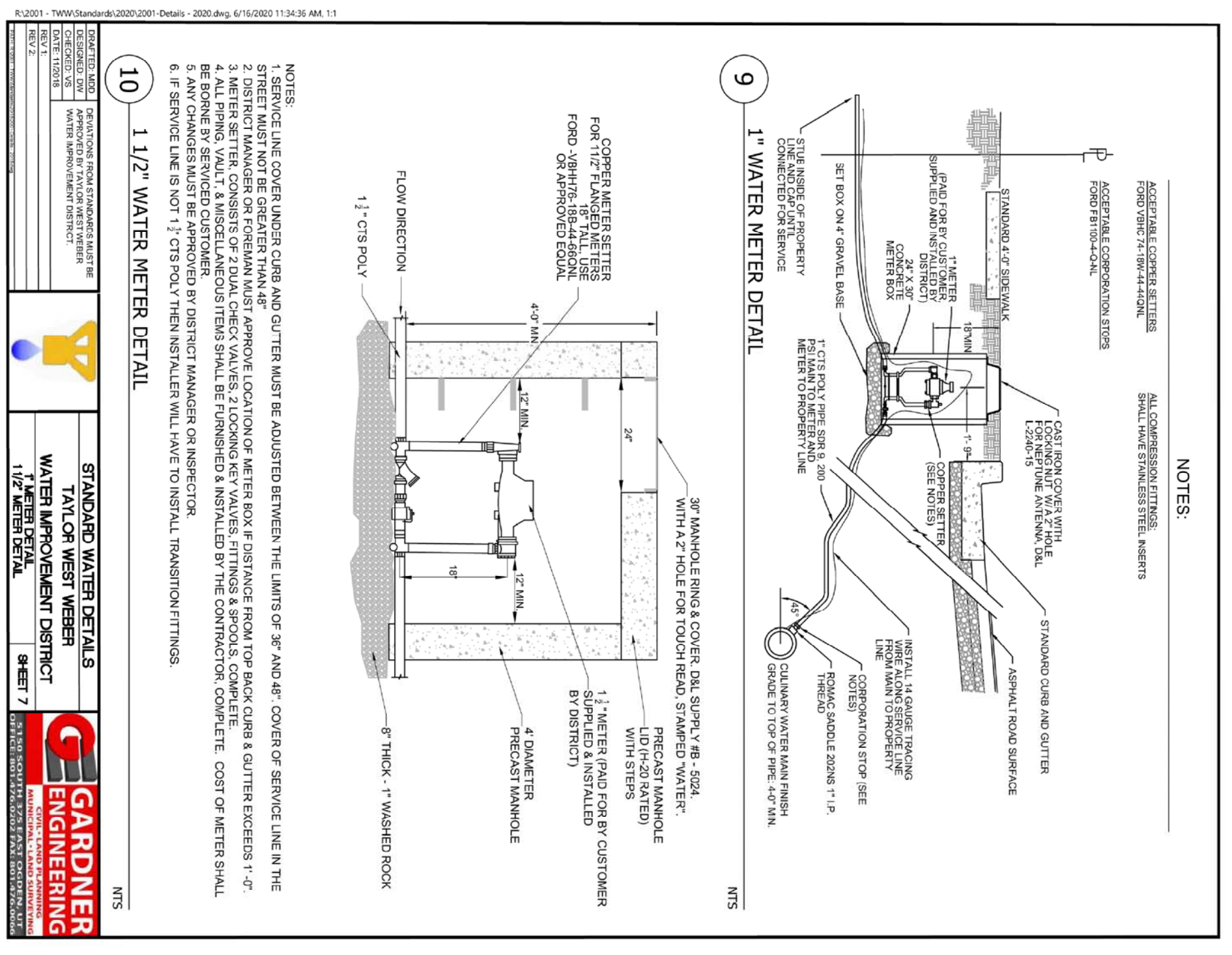
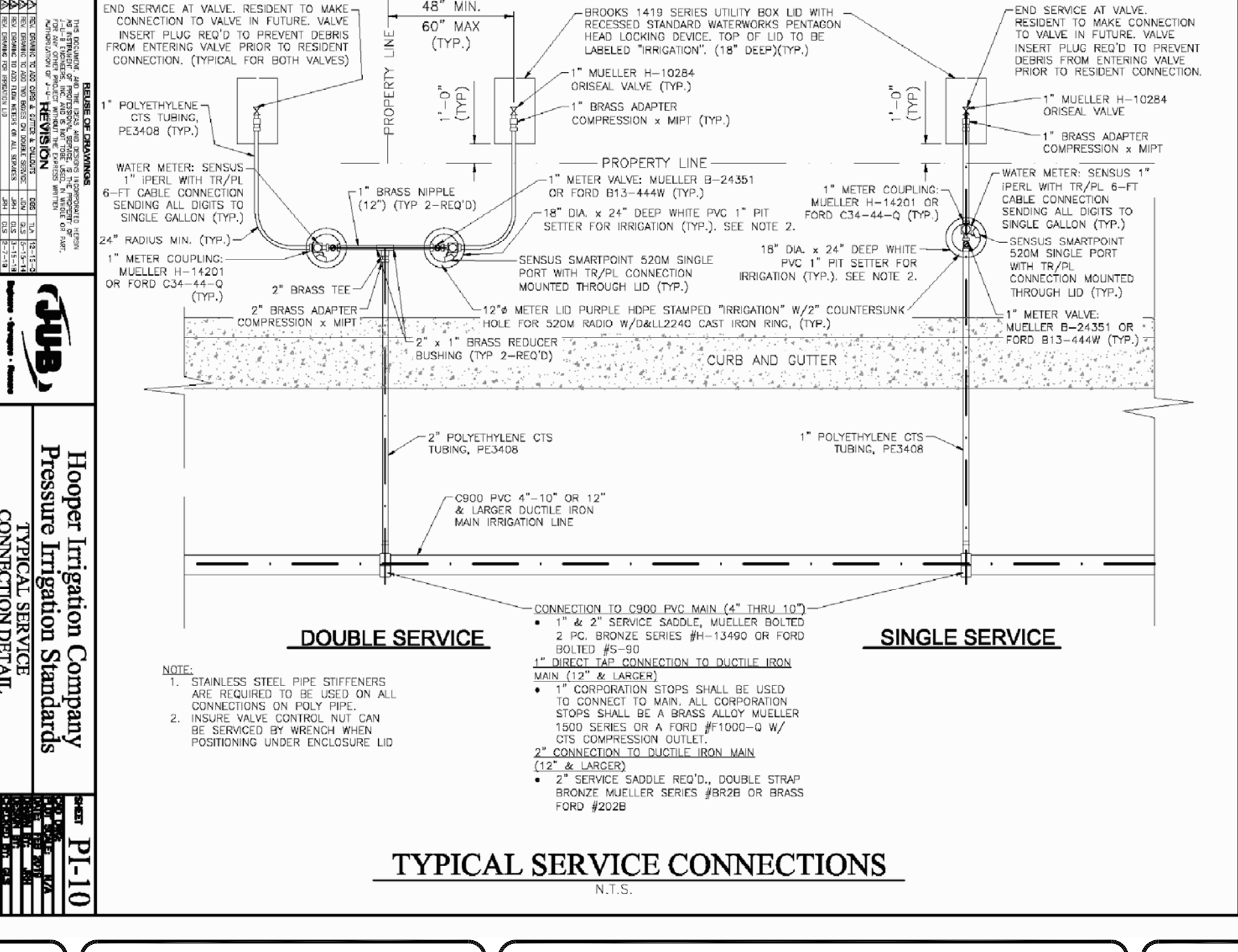
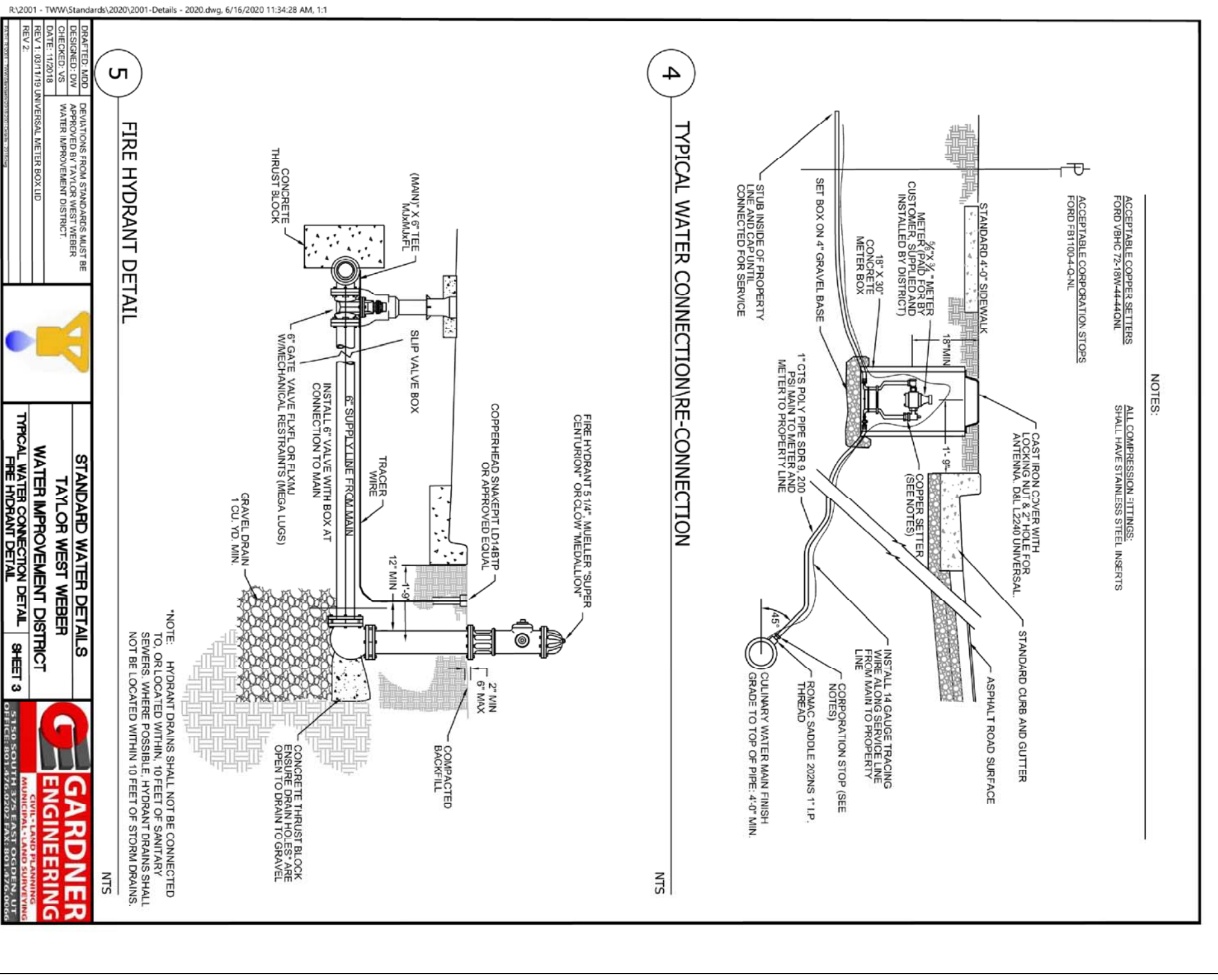
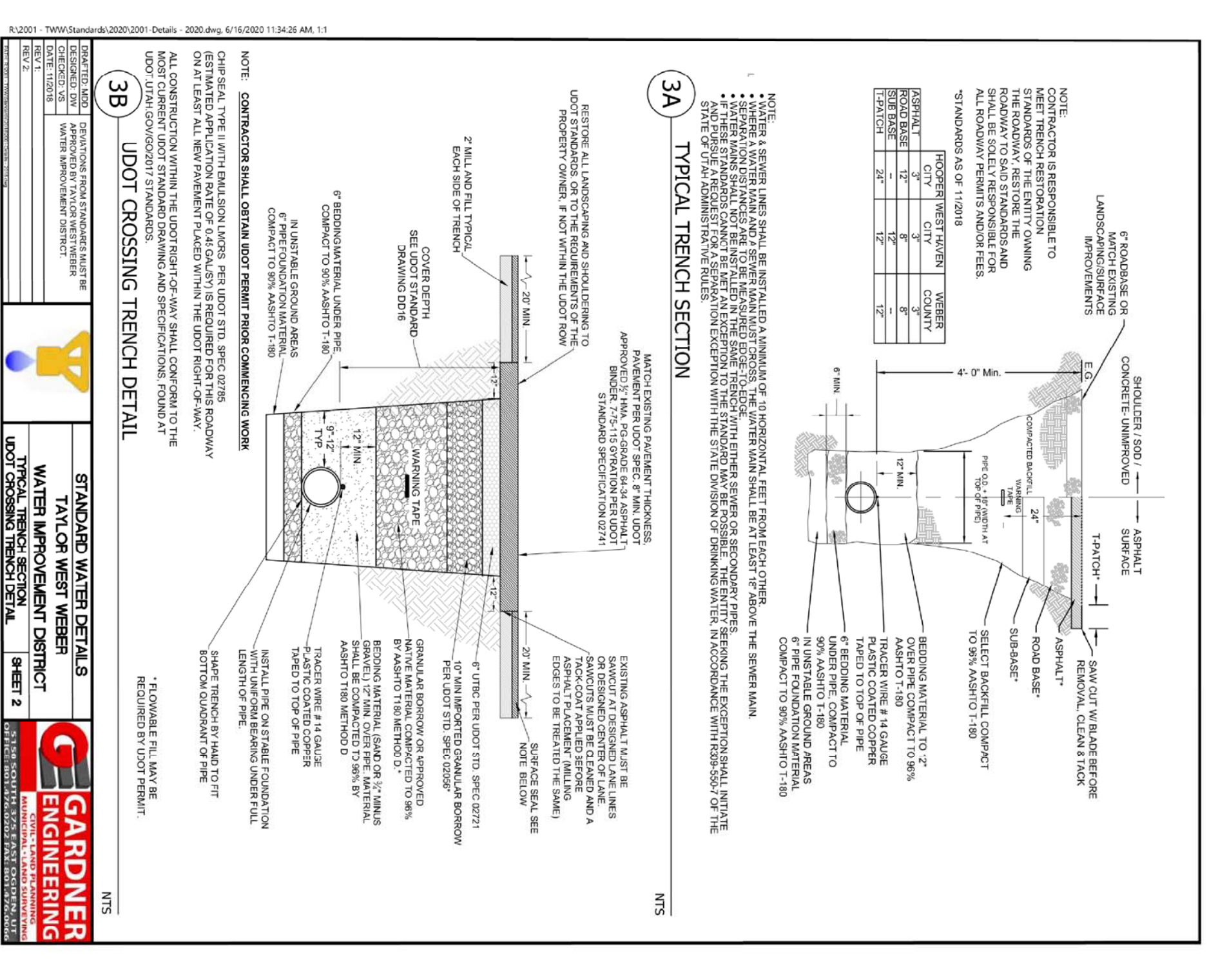
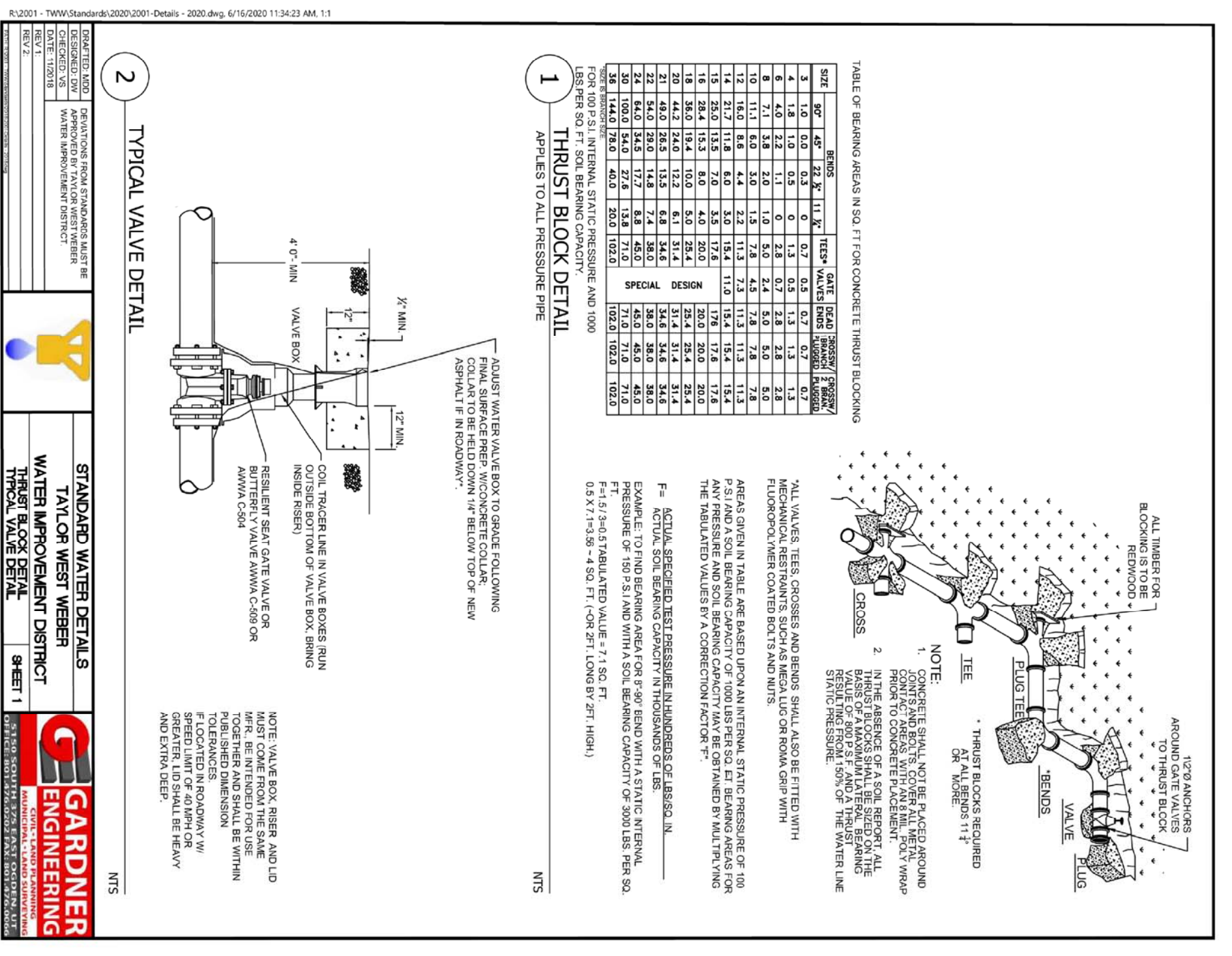
REVIEWED: _____ DRAWN: _____
CAD FILE: _____ PROJECT NO.: _____

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DATE: DEC. 2021
DRAWING NO. 6



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REGISTERED PROFESSIONAL ENGINEER
NO. 36829
ALLIANCE CONSULTING ENGINEERS
APR 15 - 2021
STATE OF UTAH

PROJECT TITLE: TAYLOR LANDING PHASE 3 A CLUSTER SUBDIVISION

DRAWING TITLE: DETAILS

DATE: DEC 2021

REVISIONS / SUBMISSIONS:

REVIEWED: _____

CAD FILE: _____

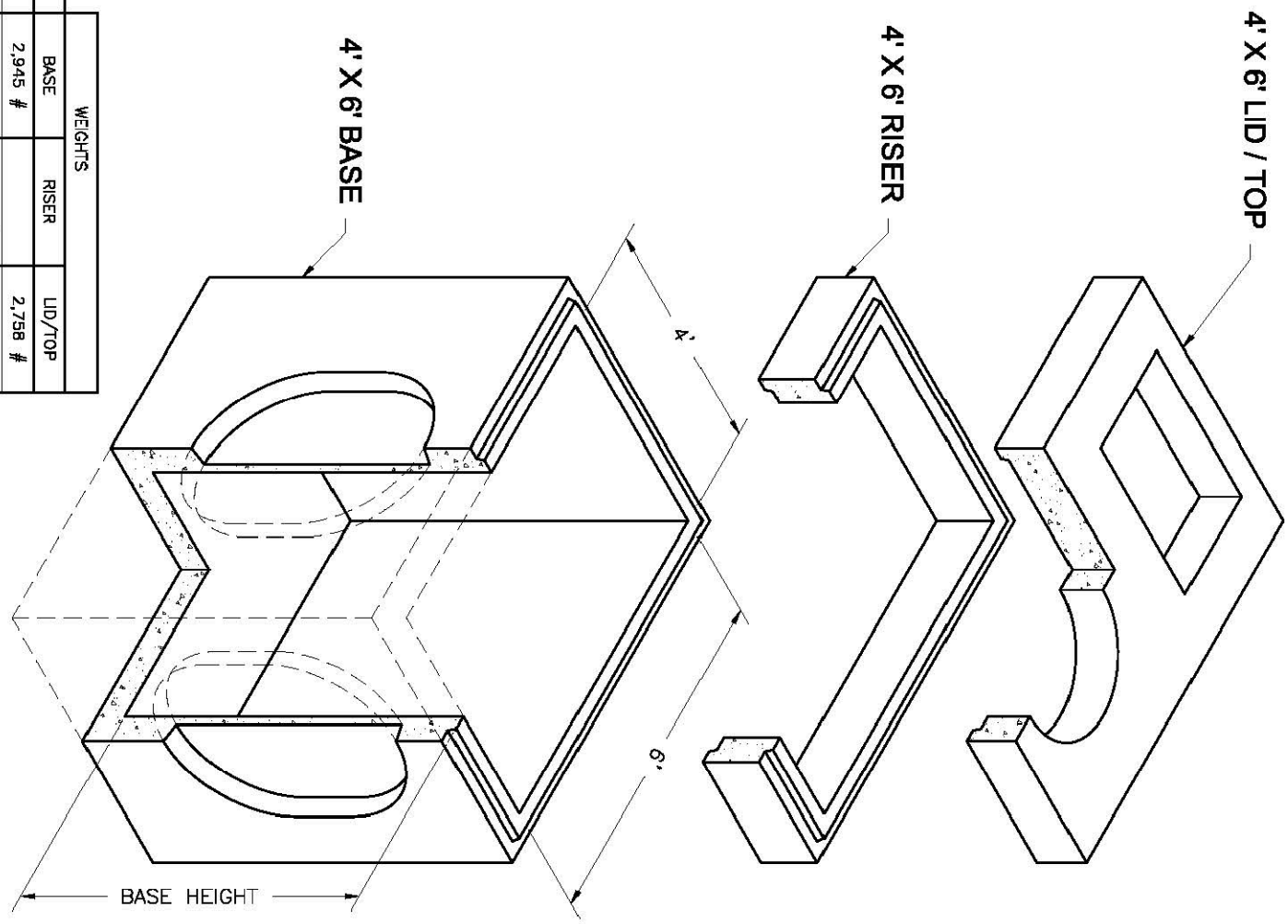
DRAWN: _____

PROJECT NO.: _____

Hooper Irrigation Company
Pressure Irrigation Standards
LOCAL / SYSTEM DRAIN DETAIL

PI-10

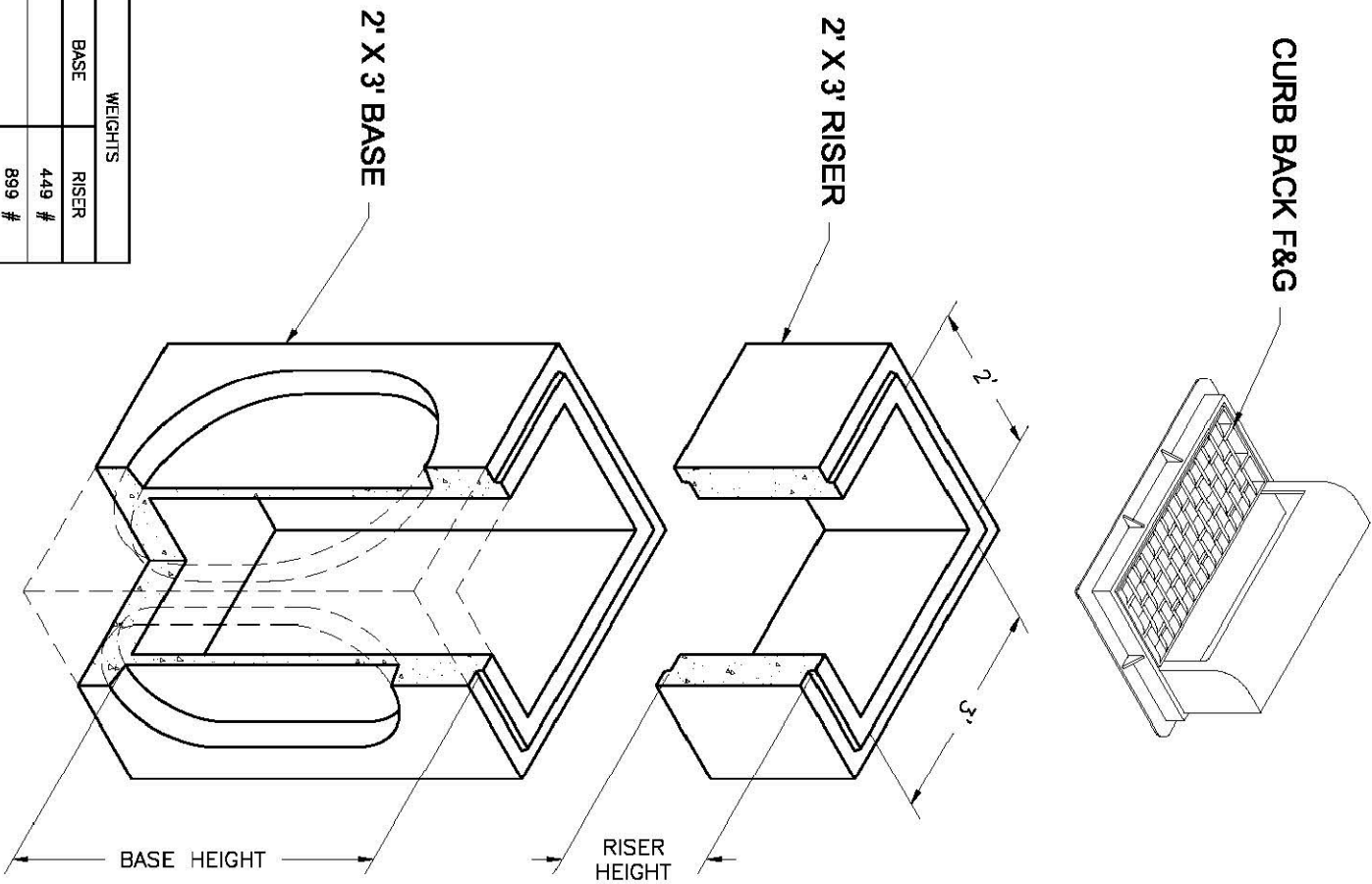
4'x6'
Combo
Basin, Risers and Lids



HEIGHT	BASE	RISER	LID/TOP
0'	2,945 #	2,798 #	
1'	1,850 #	3,300 #	
2'	7,277 #	4,950 #	
3'	8,704 #	7,350 #	6,704 #
4'	8,980 #		
5'			
6'	10,530 #		

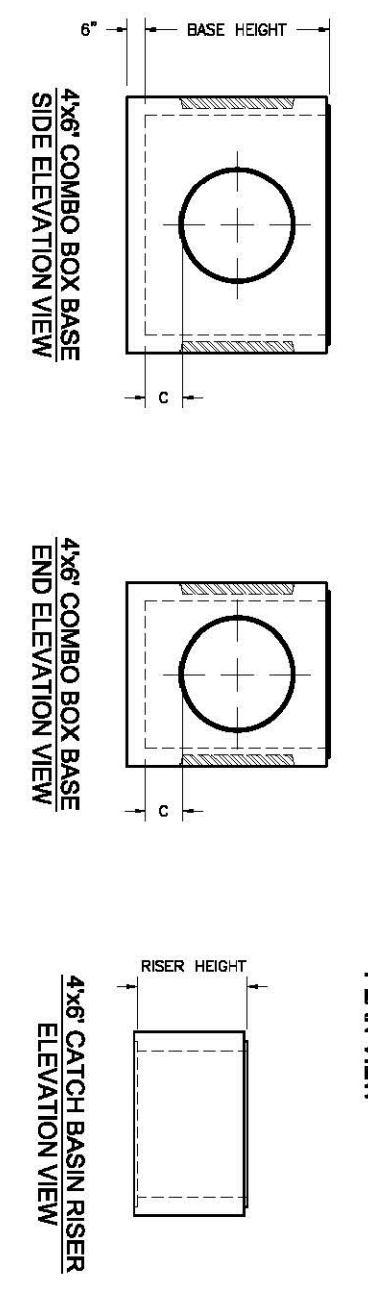
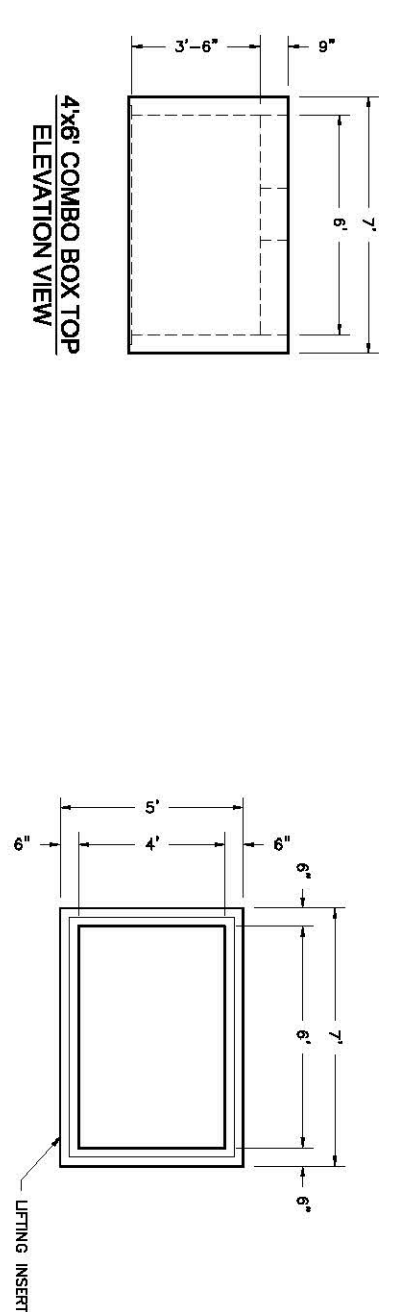
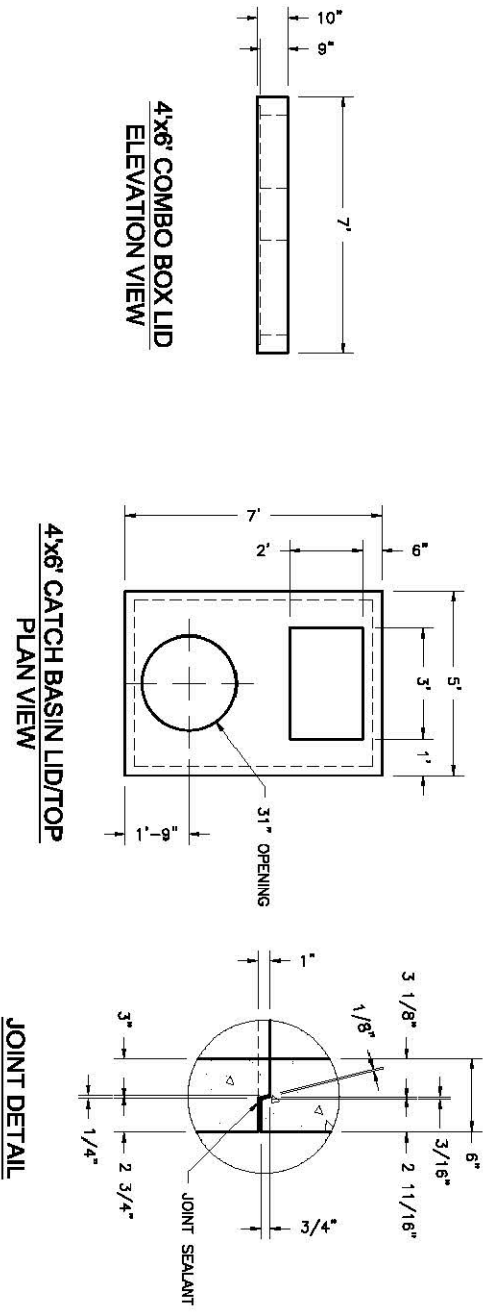
NOTES:
1. Your design complies with ASTM C-857 and C-858.
2. Lids are 20' square. 2' depth cover and on 2' riser. Lids are 20' square. 2' depth cover and on 2' riser. Lids are 20' square. 2' depth cover and on 2' riser. Lids are 20' square. 2' depth cover and on 2' riser.

2'x3'
Basin
Basin and Risers



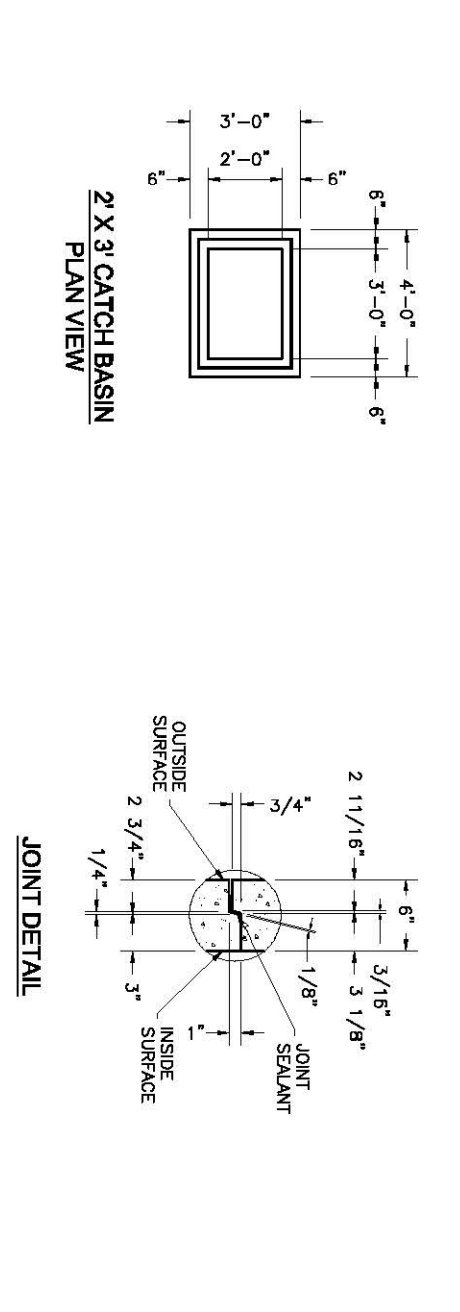
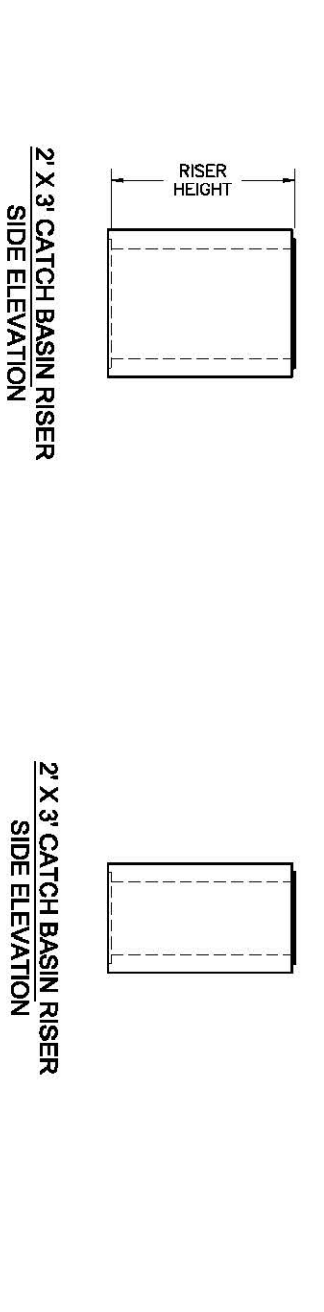
HEIGHT	BASE	RISER
0'	449 #	889 #
1'	1,290 #	1,290 #
2'	2,877 #	2,700 #
3'	3,391 #	3,600 #
5'	5,818 #	

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.



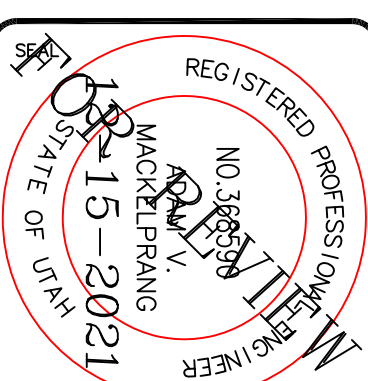
BASE HEIGHT	WIDE SIDE KNOCKOUT DIMENSIONS			NARROW SIDE KNOCKOUT DIMENSIONS		
	DIA.	A	B	DIA.	A	B
3'-4"	36"	36"	0"	36"	36"	0"
4'	36"	36"	0"	36"	36"	0"
5'	36"	36"	0"	36"	36"	0"
6'	36"	48"	12"	36"	48"	12"

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C Ogden, Utah 84404
Phone: (801) 399-1177
Fax: (801) 392-7849
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BASE HEIGHT	WIDE SIDE KNOCKOUT DIMENSIONS			NARROW SIDE KNOCKOUT DIMENSIONS		
	DIA.	A	B	DIA.	A	B
3'	27"	27"	0"	27"	27"	0"
4'	35"	35"	0"	34"	34"	0"
5'	38"	48"	12"	47"	47"	23"

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

DRAWING TITLE
DETAILS

DATE: DEC. 2021
DRAWING No. 8