



Vicinity Map

SCALE: NONE

Design Specs.

Total Area.....12.89 ac.
 Right-of-Way.....2.62 ac.
 Developable Area.....10.27 ac.
 Open Space.....4.14 ac. (32.1%)
 Base Density.....11.18 lots
 Bonus Density
 10% Purpose and Intent
 20% Street Trees and Lighting
 15% Public Access to Open Space
 Total Lots Proposed.....13 lots(16.3% Bonus)

Curve Table

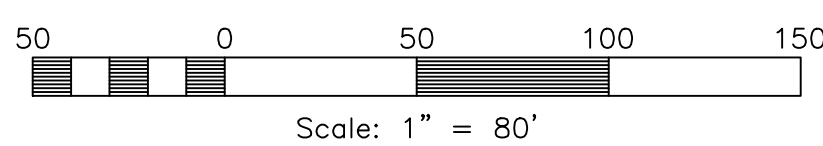
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	167.00'	11.38'	11.38'	5.69'	S01°18'26"E	3°54'18"
C2	167.00'	11.76'	109.68'	58.06'	S22°25'49"E	38°20'31"
C3	200.00'	147.47'	144.15'	77.27'	S20°28'41"E	42°14'48"
C4	233.00'	171.80'	167.94'	90.02'	N20°28'41"W	42°14'48"
C5	20.00'	18.55'	17.89'	10.00'	N21°50'01"E	53°07'48"
C6	55.00'	60.88'	57.82'	33.98'	N26°58'48"E	63°25'23"
C7	54.00'	76.21'	70.04'	46.01'	S80°52'37"E	80°51'47"
C8	55.00'	66.89'	62.84'	38.29'	S05°36'14"E	69°40'59"
C9	54.00'	68.13'	63.70'	39.44'	N65°22'59"E	72°17'28"
C10	20.00'	18.55'	17.89'	10.00'	S74°57'49"W	53°07'48"
C11	233.00'	51.59'	51.48'	25.90'	S35°15'32"E	12°41'07"
C12	233.00'	92.09'	91.50'	46.66'	S17°35'34"E	22°38'48"
C13	233.00'	28.51'	28.49'	14.27'	S02°45'51"E	7°00'39"
C14	200.00'	147.80'	144.46'	77.46'	N20°25'48"W	42°20'33"
C15	167.00'	123.42'	120.63'	64.68'	S20°25'48"E	42°20'33"

Notes:

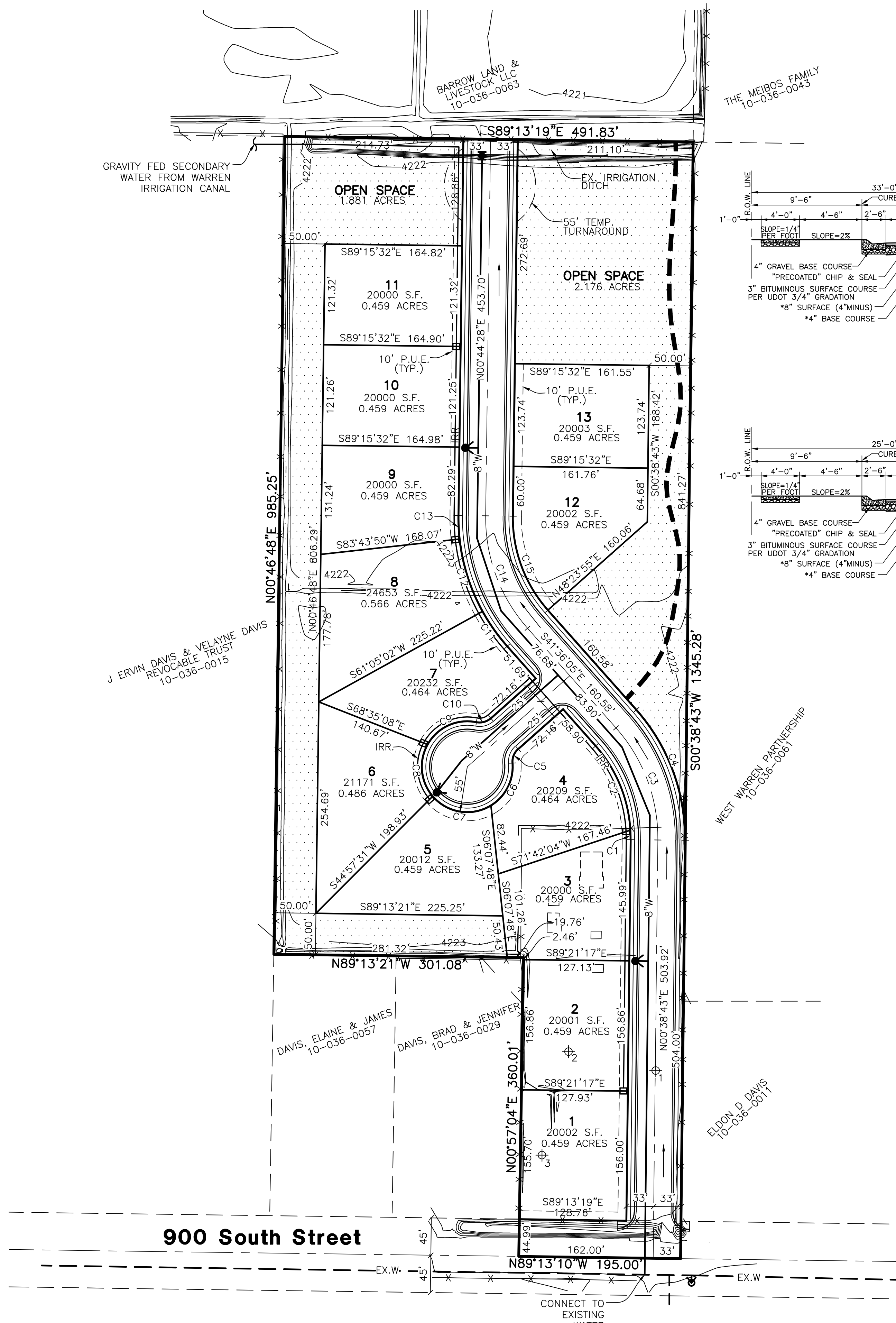
1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
2. EXISTING STRUCTURES ARE TO BE REMOVED.
3. LOTS WILL HAVE ON-SITE SEPTIC TANKS
4. SECONDARY WATER PUMPS WILL BE INSTALL AND MAINTAINED BY LOT OWNERS
5. STORM DRAIN WILL DRAIN INTO EXISTING CANAL ON NORTH END OF PROPERTY
6. TEST PITS ARE SHOWN IN APPROXIMATE LOCATIONS

Legend

- IRR --- = PROPOSED IRRIGATION WATER LINE
- W --- = PROPOSED CULINARY WATER LINE
- - - EX.W - - - = EXISTING CULINARY WATER LINE
- - - X - - - = EXISTING FENCE LINE
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- ⊙ = PLUG W/ 2" BLOW-OFF
- = SECONDARY WATER PUMP
- ⊕ = TEST PIT LOCATION



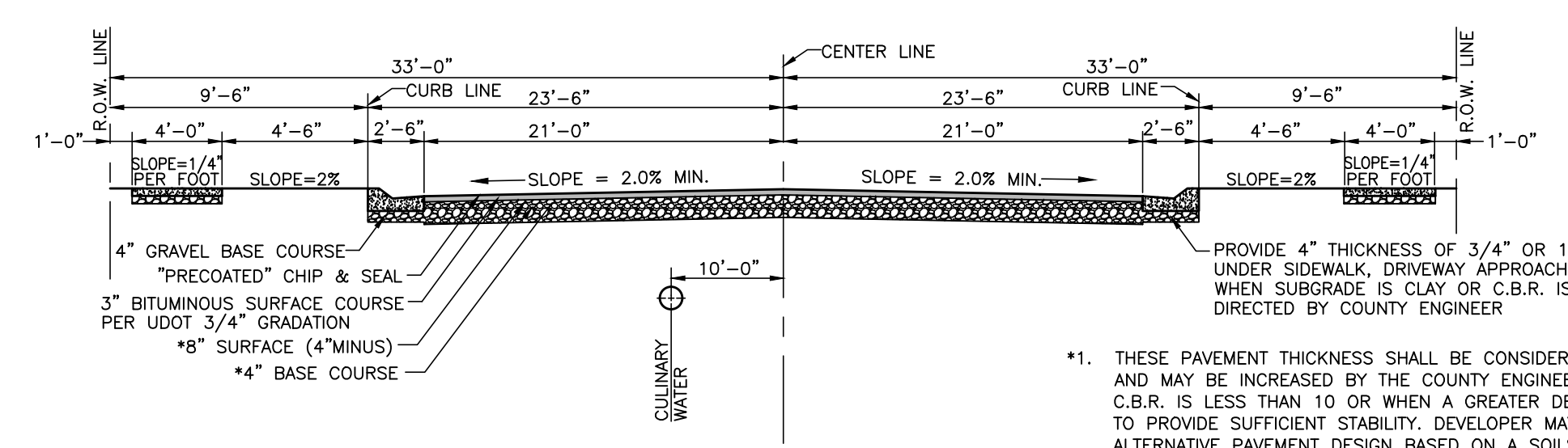
Scale: 1" = 80'



900 South Street

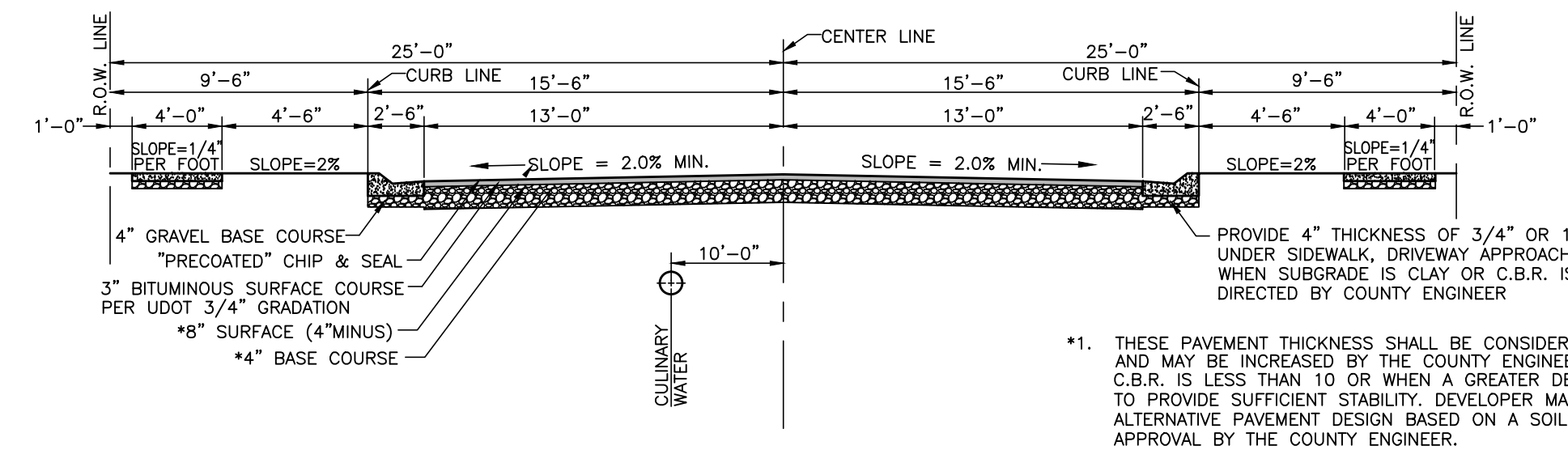
Vaquero Village Subdivision

Weber County, Utah



Street Section (66' R.O.W.)
SCALE: NONE

*1. THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER.



Street Section (50' R.O.W.)
SCALE: NONE

*1. THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER.

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 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Vaquero Village Subdivision
 PART OF THE SW 1/4 OF SECTION 14, T.6N., R.3W., S.11B & W., U.S. SURVEY
 WEBER COUNTY, UTAH

Preliminary Plan

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Project Info.
 Engineer: N. Reeve
 Designer: C. Cave
 Begin Date: March 31, 2016
 Name: REESE STATION SUBDIVISION
 Number: 6352-01

Sheet **1** of 1 Sheets