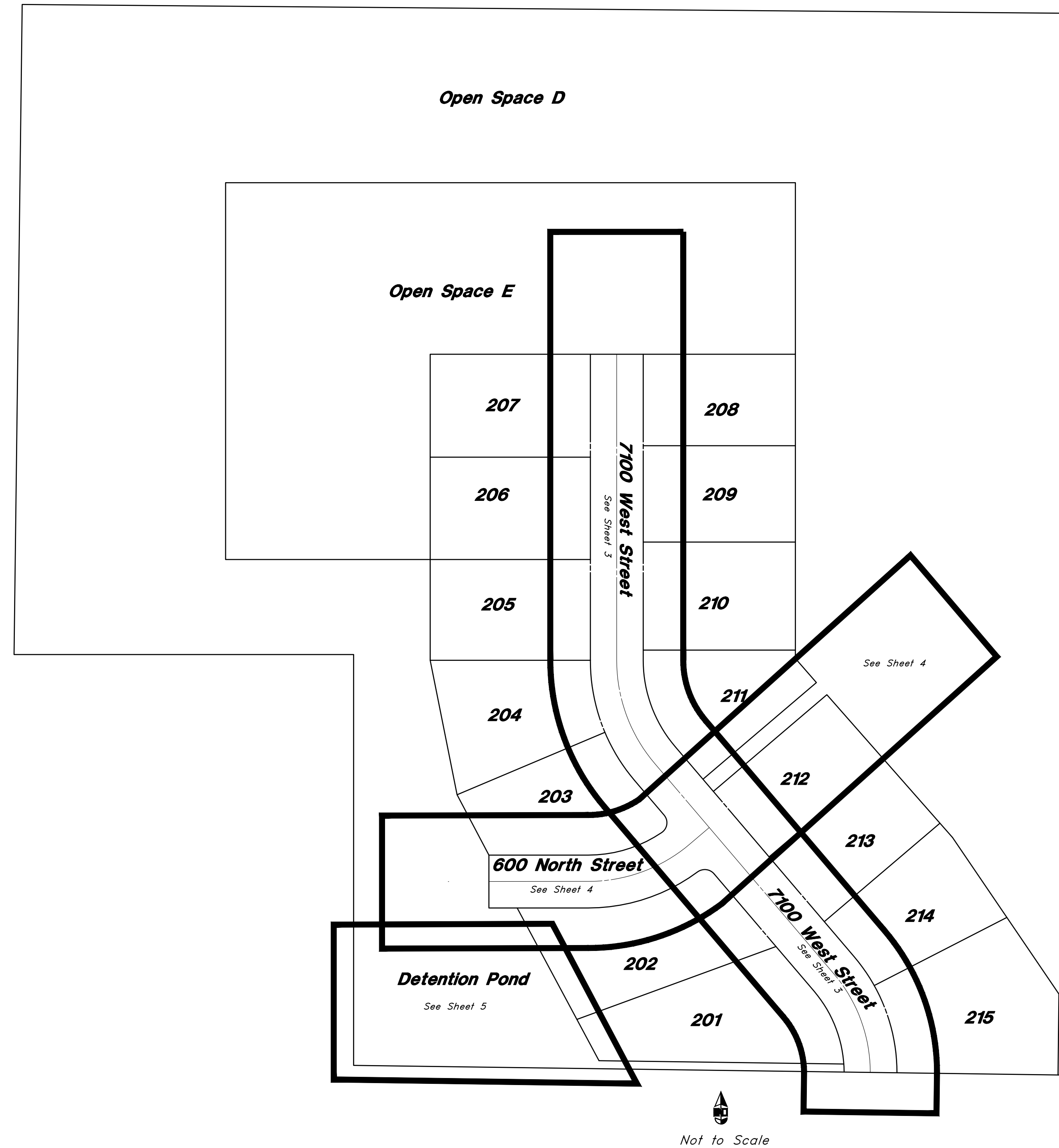


VICINITY MAP  
Not to Scale

# Vaquero Village Cluster Subdivision Phase 2

A part of the South Half of Section 14, T6N, R3W, SLB&M, U.S. Survey  
Ogden City, Weber County, Utah  
December 2020



**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**  
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

**CAUTION NOTICE TO CONTRACTOR**  
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**ENGINEER**  
Great Basin Engineering Inc.  
C/O Andy Hubbard  
5746 South 1475 East Suite 200  
Ogden, Utah 84403  
(801) 394-4515  
andyh@greatbasineng.com



NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

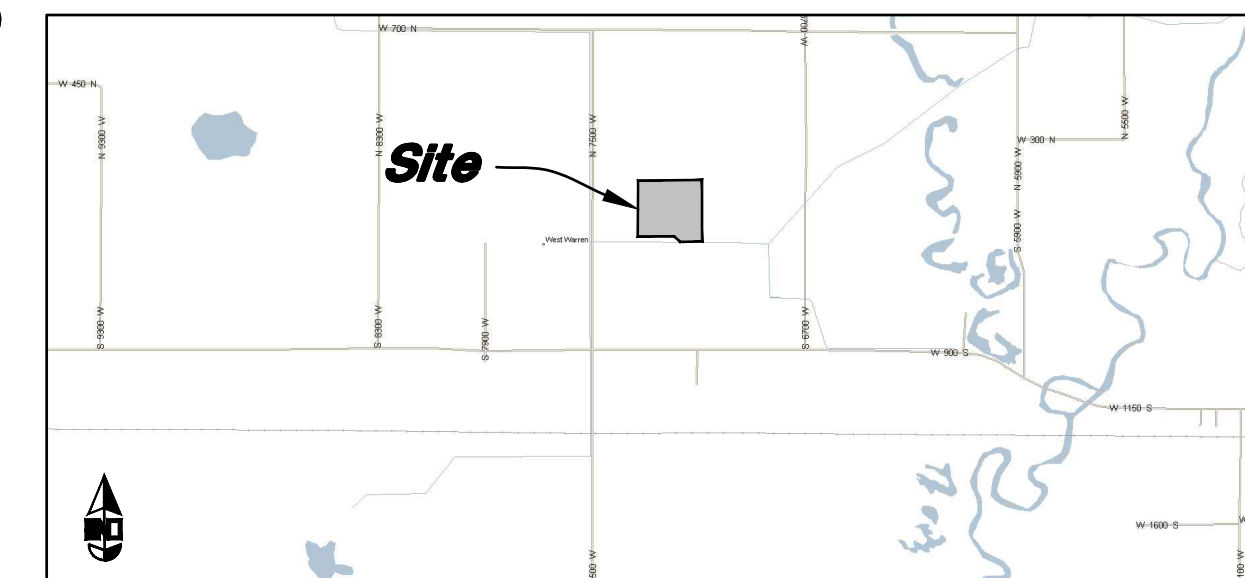
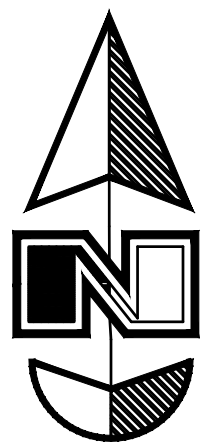
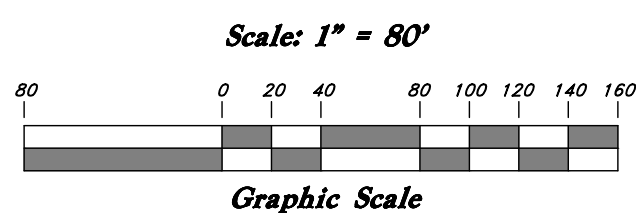
**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

**Cover Sheet**  
Vaquero Village Cluster Subdivision Phase 2  
875 S 7100 W  
Ogden City, Weber County, Utah  
A part of Section 14, T6N, R3W, SLB&M, U.S. Survey

Dec 08, 2020

SHEET NO.  
**0**

# Vaquero Village Cluster Subdivision Phase 2



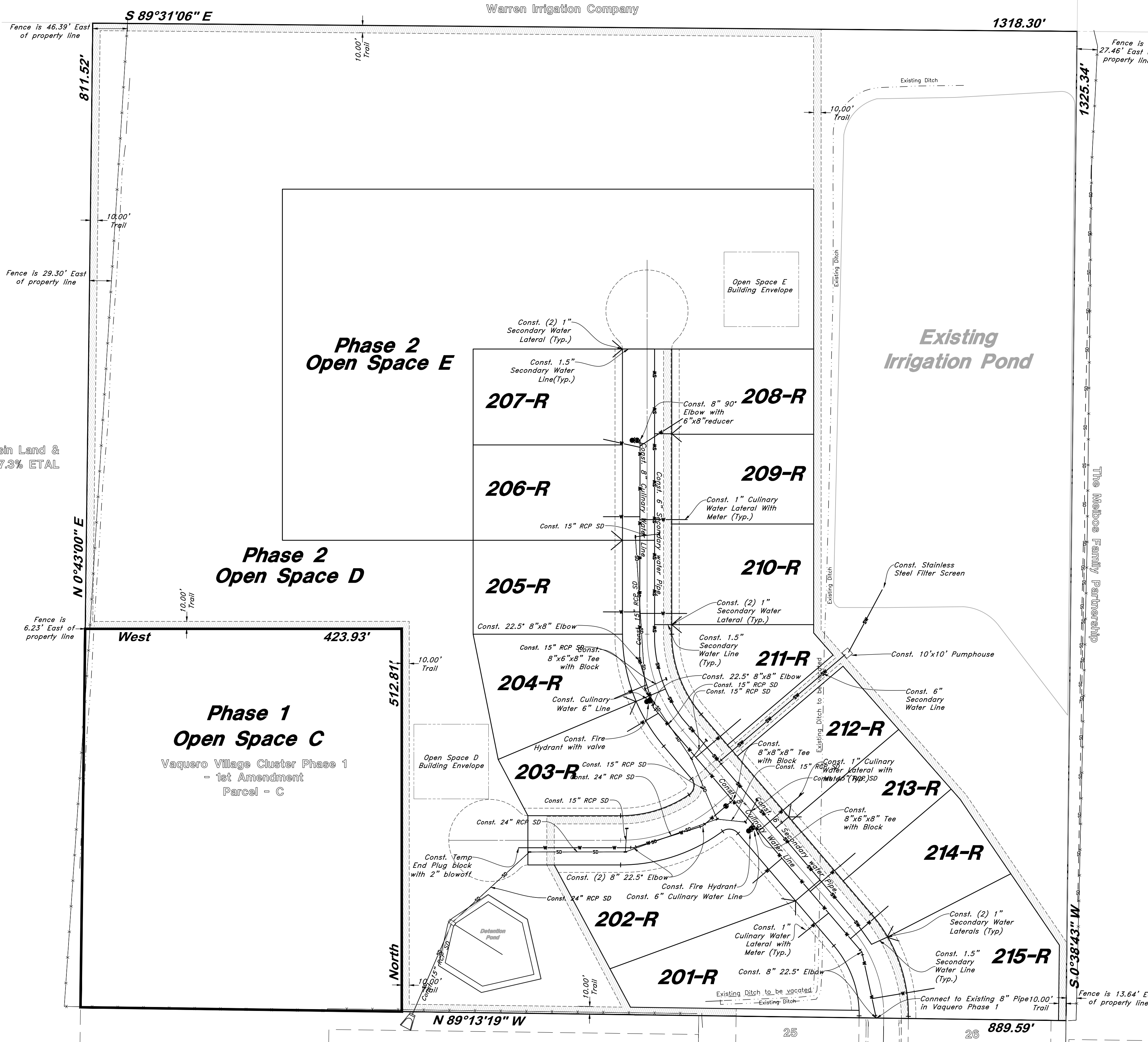
VICINITY MAP  
Not to Scale

## Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Fire Department Connection
- Post Indicator Valve
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
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- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match, Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Demo'd Road Base
- Spill Curb & Gutter

Western Basin Land & Livestock 97.3% ETAL



### GENERAL UTILITY NOTES:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

### UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

### CULINARY SERVICE LATERALS

- 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe

### WATER MAIN LINES AND FIRE LINES

1. Pipe material as shown on utility plan view or to meet city standards.

### SANITARY SEWER LINES

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

### STORM DRAIN LINES

1. All pipes to be Reinforced Concrete Pipe with a minimum of 15" diameter

### 15" or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

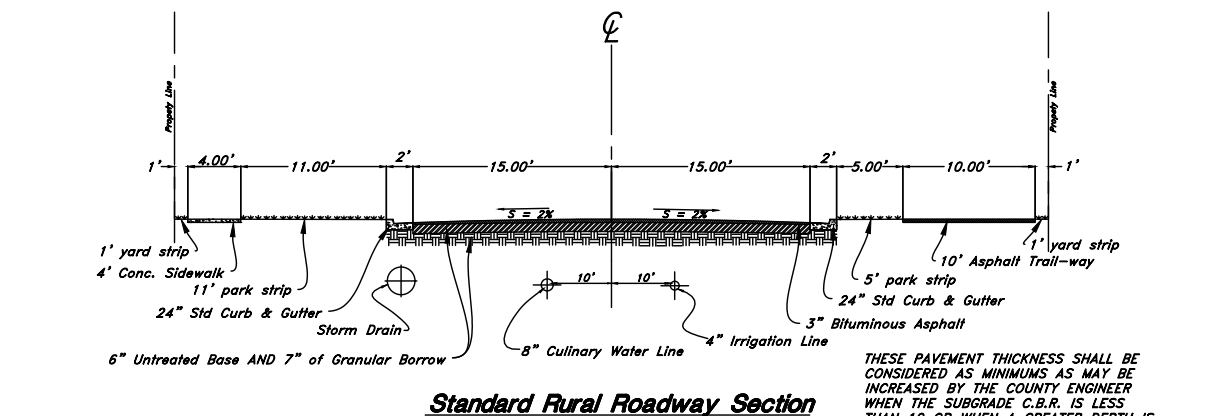
### NATURAL GAS SERVICE LATERALS (QUESTAR)

- PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 ( 60 psi and above high density pipe approved 340B).
- Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.
- Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.
- Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

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**ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY**



THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AS MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE TRUCKING LOAD IS GREATER THAN 10,000 LBS PER SQUARE FOOT OR WHEN NECESSARY TO PROVIDE SUFFICIENT ALTERNATIVE PAVEMENT DESIGN BASED ON A SOLE ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. COMPLETION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.

**Overall Utility Plan**  
**Vaquero Village Cluster Ph. 2**  
Approx. 875' S 7100' W OGDEN  
Ogden City, Weber County, Utah  
A part of Section 14, T6N. R3W. S1B&M. U.S. Survey

Dec 08, 2020

SHEET NO.

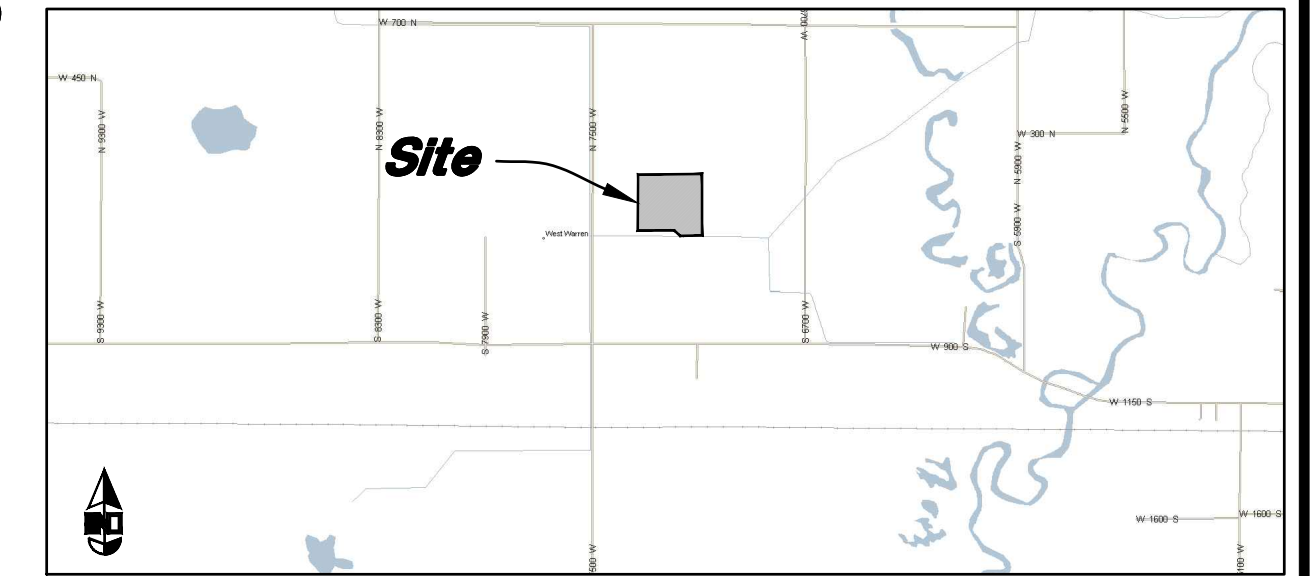
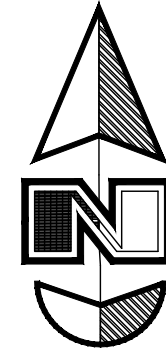
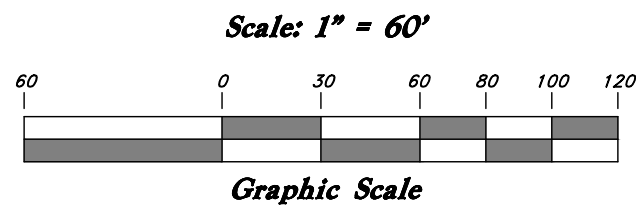
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20707

TENTATIVE FINAL NOT FOR CONSTRUCTION

# Vaquero Village Cluster Subdivision Phase 2

A part of the Southwest Quarter of Section 14, T6N, R3W, SLB&M, U.S. Survey  
Weber County, Utah  
December 2020

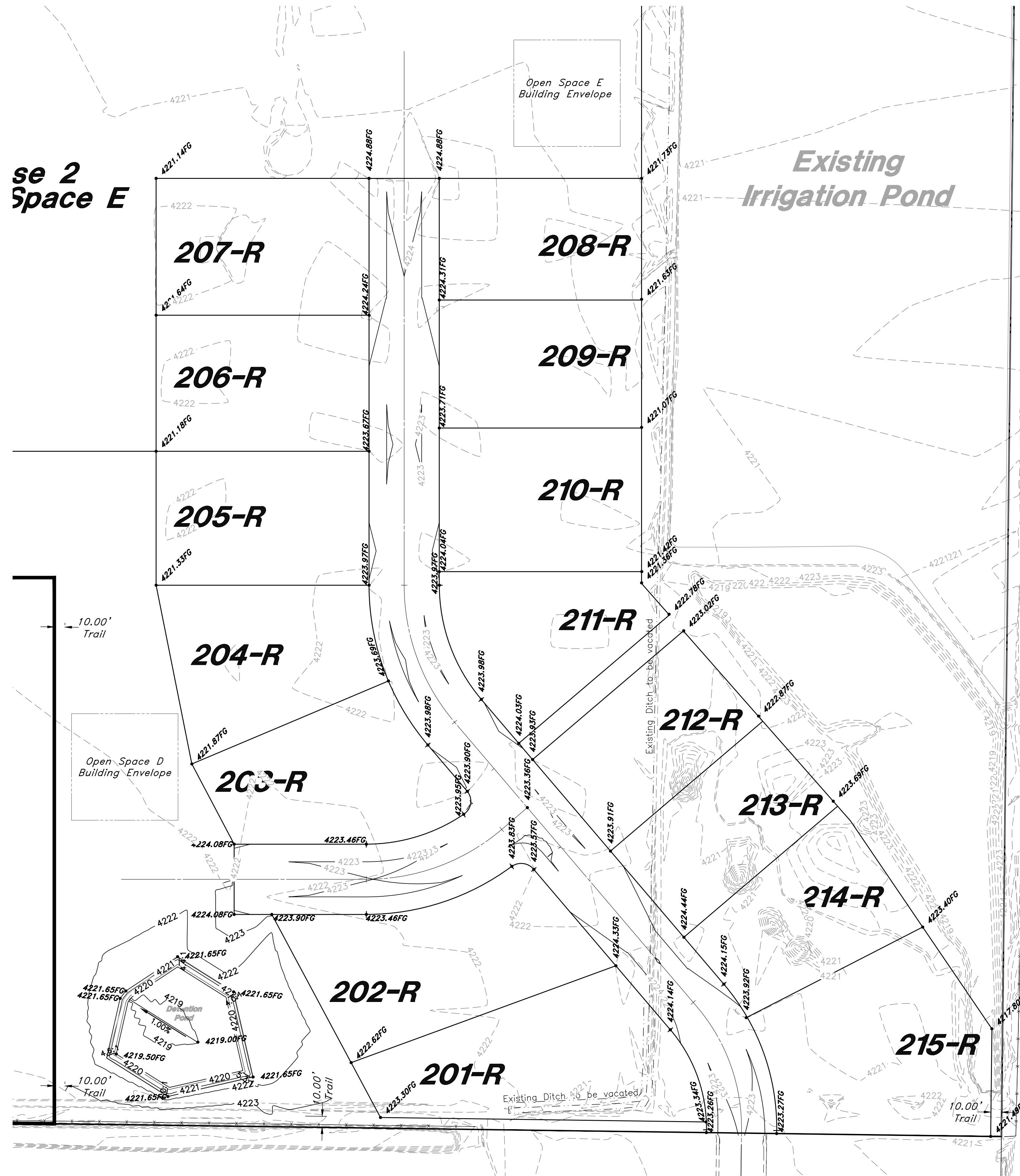


VICINITY MAP  
Not to Scale

## Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Fire Department Connection
- Post Indicator Valve
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
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- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Demo'd Road Base
- Spill Curb & Gutter



- GENERAL GRADING NOTES:**
- All work shall be in accordance with the City Public Works Standard.
  - Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
  - Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
  - Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
  - Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
  - Fills shall be benched into competent material as per specifications and geotechnical report.
  - All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
  - A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
  - The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
  - Dust shall be controlled by watering.
  - Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
  - All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
  - The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
  - The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
  - Aggregate base shall be compacted per the geotechnical report prepared for the project.
  - Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
  - The recommendations in the following Geotechnical Engineering Report by xxxx are included in the requirements of grading and site preparation.  
The report is titled "GEOTECHNICAL INVESTIGATION"  
Job No.: \_\_\_\_\_ Address \_\_\_\_\_
  - Dated: \_\_\_\_\_
  - As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
  - Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.
- CURB AND GUTTER CONSTRUCTION NOTES:**
- Open face gutter shall be constructed where drainage is directed away from curb.
  - Open face gutter locations are indicated by shading and notes on site and grading plan.
  - It is the responsibility of the surveyor to adjust top of curb grades at the time construction staking.
  - Refer to the typical details for a standard and open face curb and gutter for dimensions.
  - Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.
- ADA NOTES:**  
Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately.  
The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

**Overall Grading Plan**

**Vaquero Village Cluster Ph. 2**

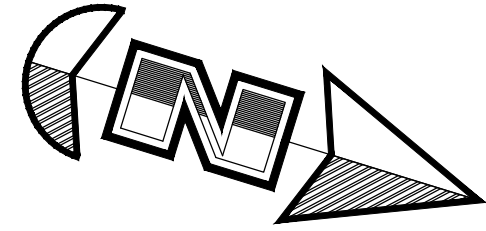
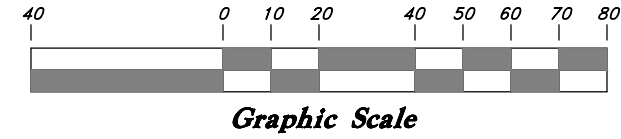
Approx 875' S 7100' W OGDEN  
Ogden City, Weber County, Utah  
A part of Section 14, T6N, R3W, SLB&M, U.S. Survey

Dec 08, 2020

SHEET NO.  
**2**

TENTATIVE FINAL NOT FOR CONSTRUCTION

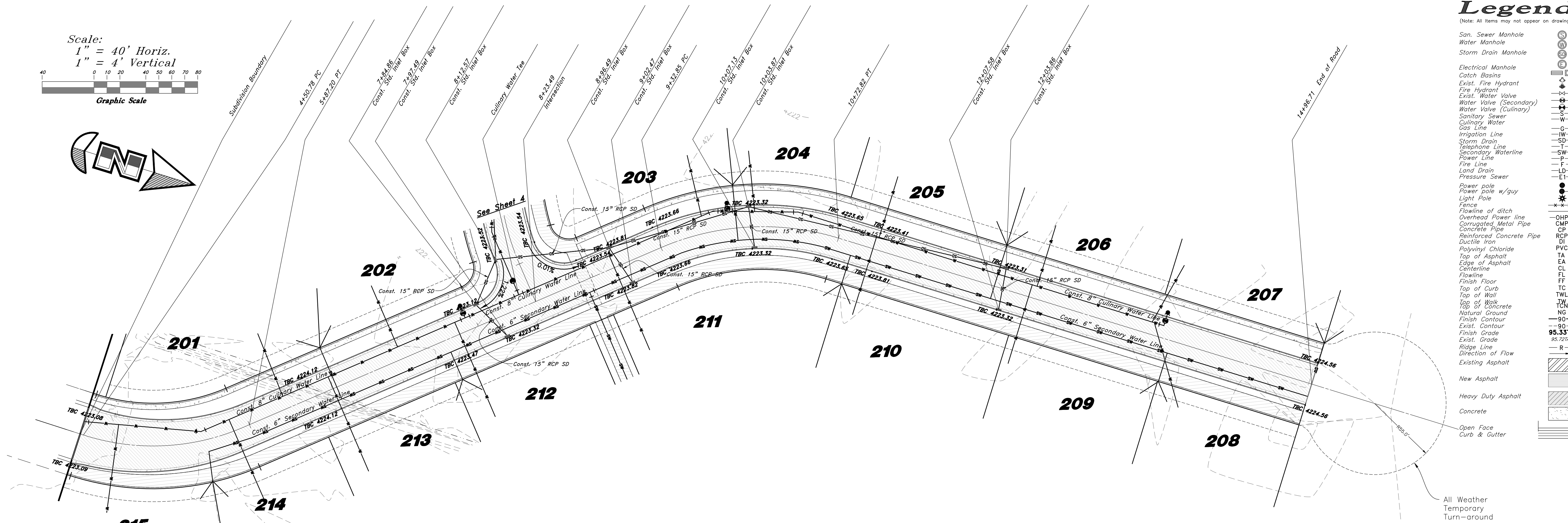
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1" = 40' Horiz.  
1" = 4' Vertical



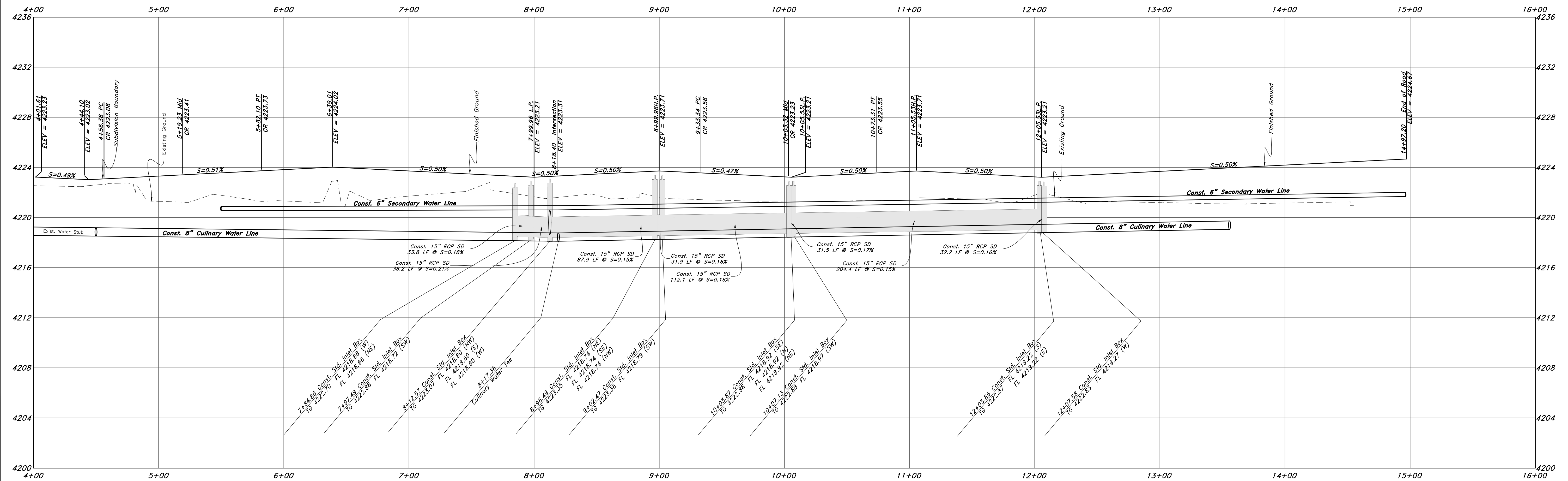
**Legend**

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve (Secondary)
- Water Valve (Culinary)
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Pressure Sewer
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- TA
- EA
- CL
- FL
- FF
- TC
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter
- All Weather
- Temporary
- Turn-around



**7100 West Street**



TENTATIVE FINAL NOT FOR CONSTRUCTION

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

**Plan and Profile**

**Vaquero Village Cluster Subdivision Phase 2**

875 S 7100 W  
 Ogden City, Weber County, Utah  
 A part of Section 14, T6N, R3W, SLB&M, U.S. Survey

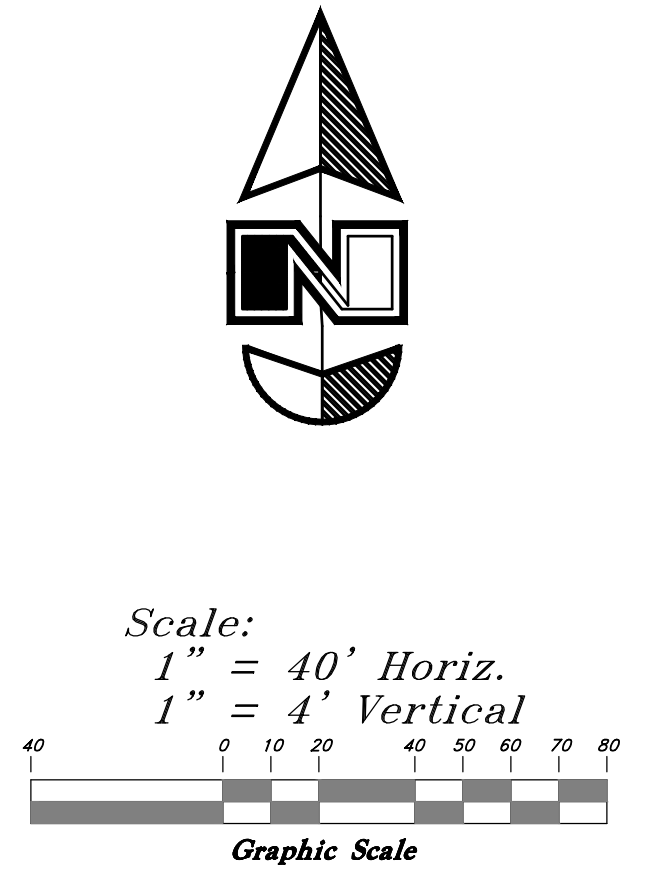
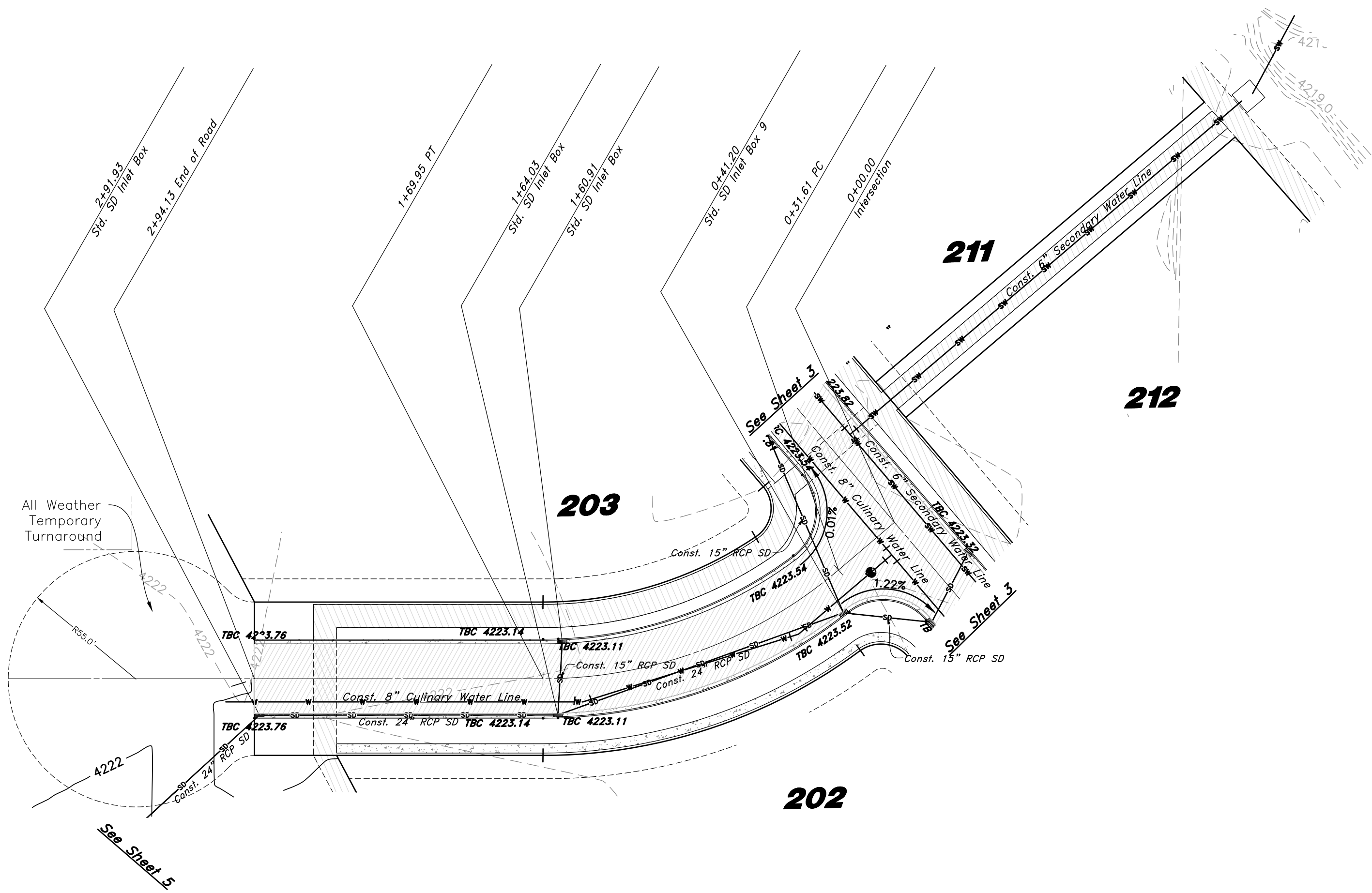
Dec 08, 2020

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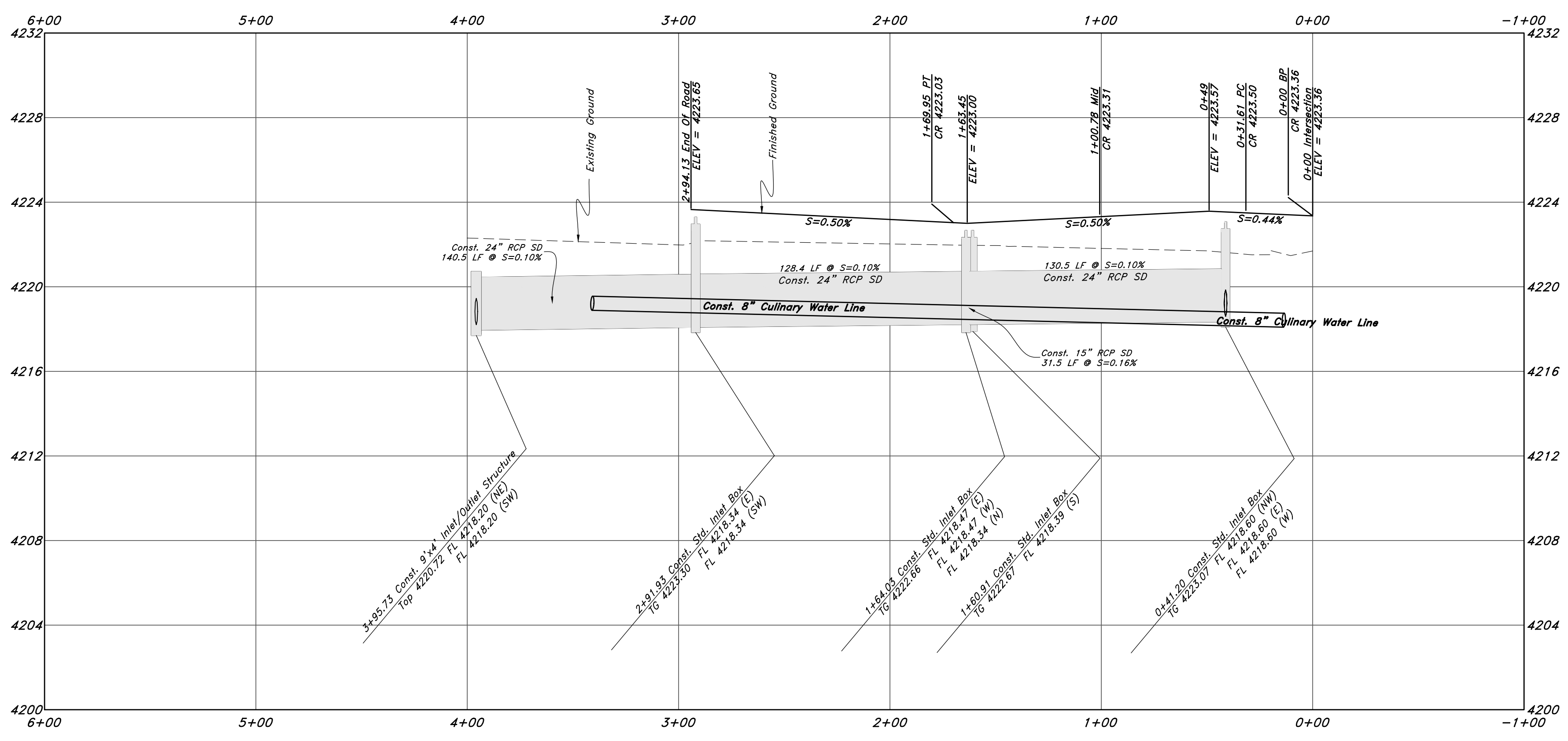
20N707

# Legend

- (Note: All items may not appear on drawing)
- San. Sewer Manhole
  - Water Manhole
  - Storm Drain Manhole
  - Electrical Manhole
  - Catch Basins
  - Exist. Fire Hydrant
  - Fire Hydrant
  - Exist. Water Valve
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  - Water Valve (Culinary)
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  - Culinary Water
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  - Irrigation Line
  - Storm Drain
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  - Power Line
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  - Power pole
  - Power pole w/guy
  - Light Pole
  - Fence
  - Flowline of ditch
  - Overhead Power line
  - Corrugated Metal Pipe
  - Concrete Pipe
  - Reinforced Concrete Pipe
  - Ductile Iron
  - PVC
  - Top of Asphalt
  - Edge of Asphalt
  - Centerline
  - Flowline
  - Finish Floor
  - Top of Curb
  - Top of Wall
  - Top of Walk
  - Top of Concrete
  - Natural Ground
  - Finish Contour
  - Exist. Contour
  - Finish Grade
  - Exist. Grade
  - Ridge Line
  - Direction of Flow
  - Existing Asphalt
  - New Asphalt
  - Heavy Duty Asphalt
  - Concrete
  - Open Face
  - Curb & Gutter



## 600 North Street



TENTATIVE FINAL NOT FOR CONSTRUCTION

DESCRIPTION	DATE	REV

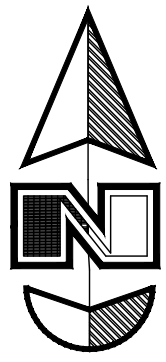
**GREAT BASIN ENGINEERING**

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 WWW.GREATBASINENGINEERING.COM

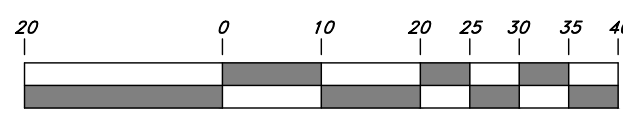
**Plan and Profile**  
**Vaquero Village Cluster Subdivision Phase 2**  
 875 S 7100 W  
 Ogden City, Weber County, Utah  
 A part of Section 14, T6N, R3W, SLB&W, U.S. Survey

Dec 08, 2020  
 SHEET NO. **4**  
 20N707

# Vaquero Village Cluster Subdivision Phase 2



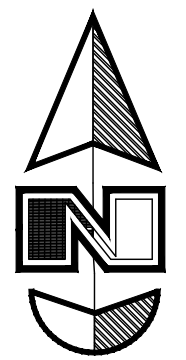
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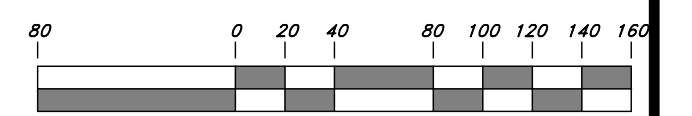
## Legend

(Note: All items may not appear on drawing)

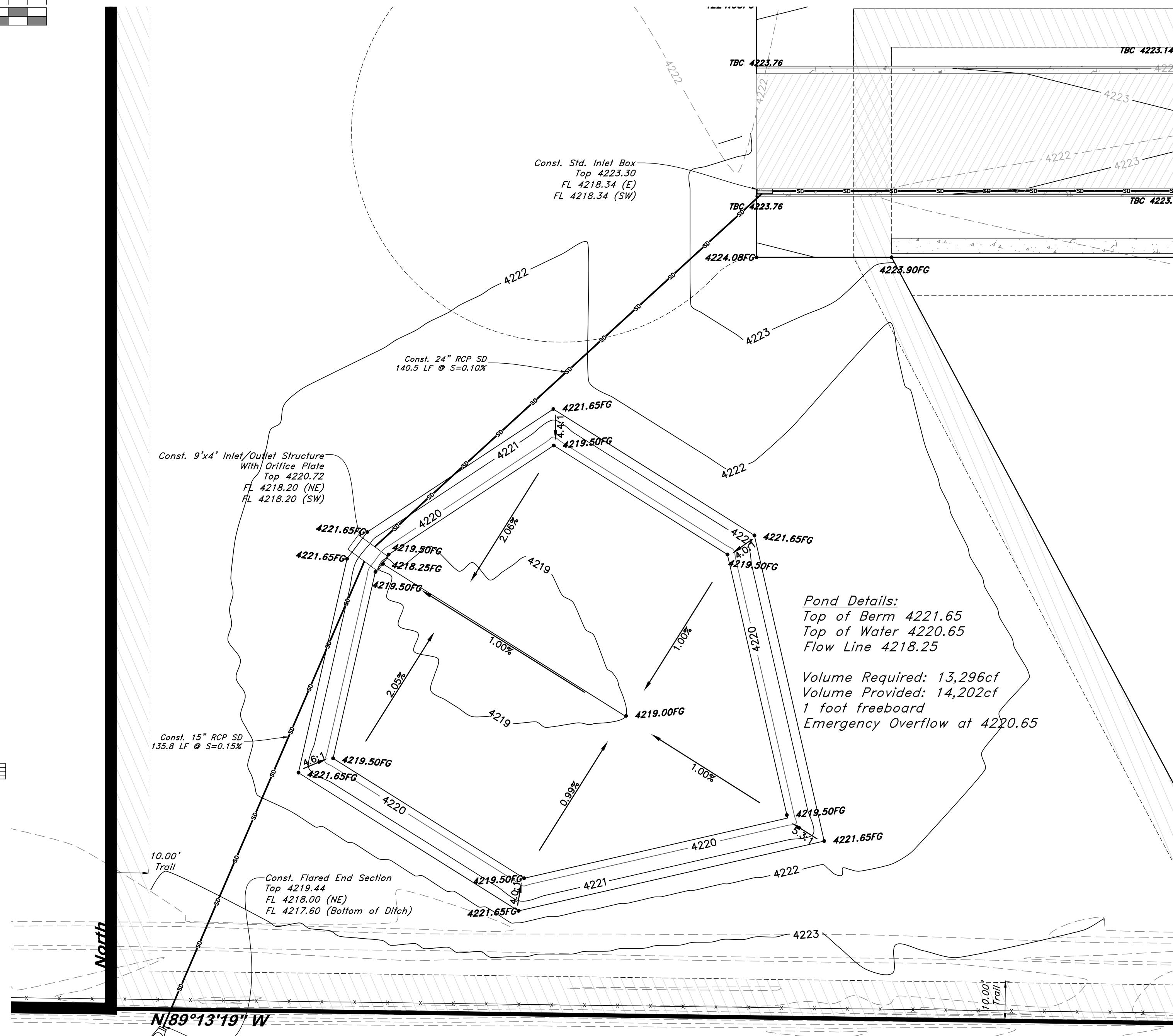
- San. Sewer Manhole
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- Fire Hydrant
- Fire Department Connection
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- Centerline
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- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Demo'd Road Base
- Spill Curb & Gutter



Scale: 1" = 80'

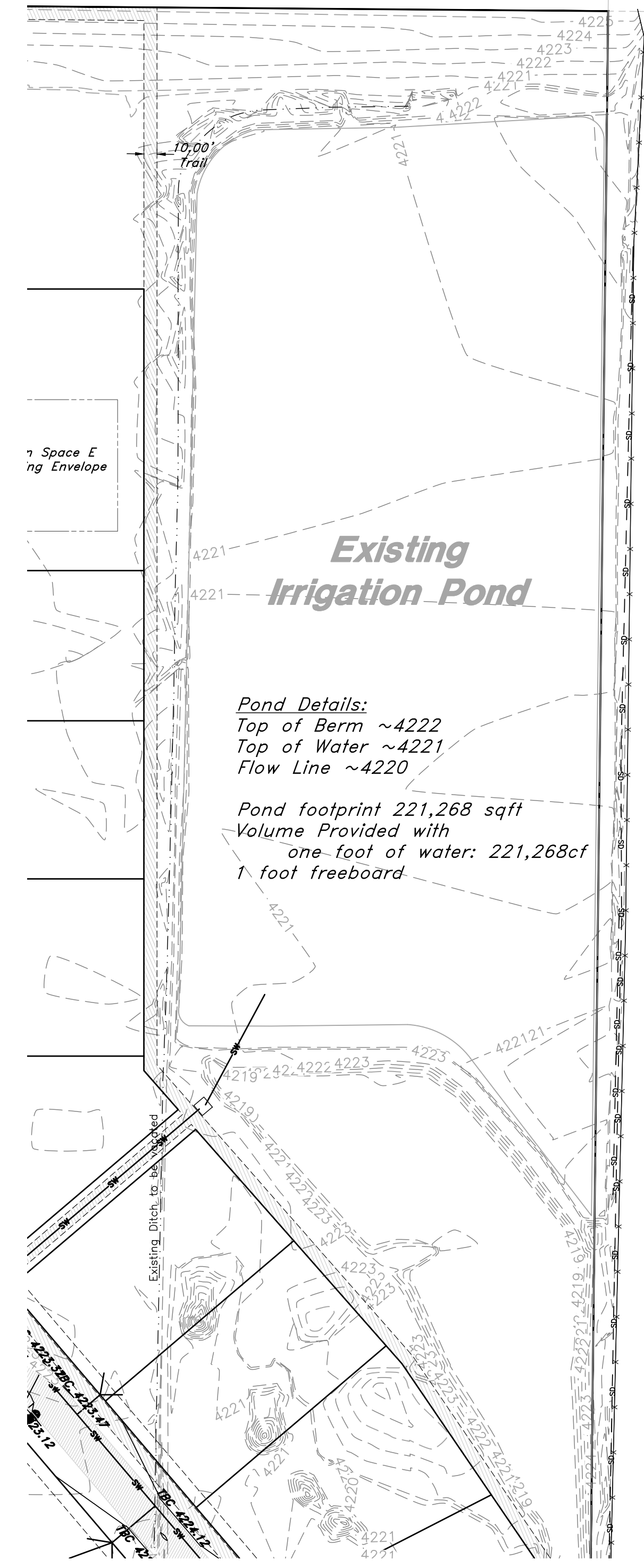


Graphic Scale



**Pond Details:**  
 Top of Berm 4221.65  
 Top of Water 4220.65  
 Flow Line 4218.25

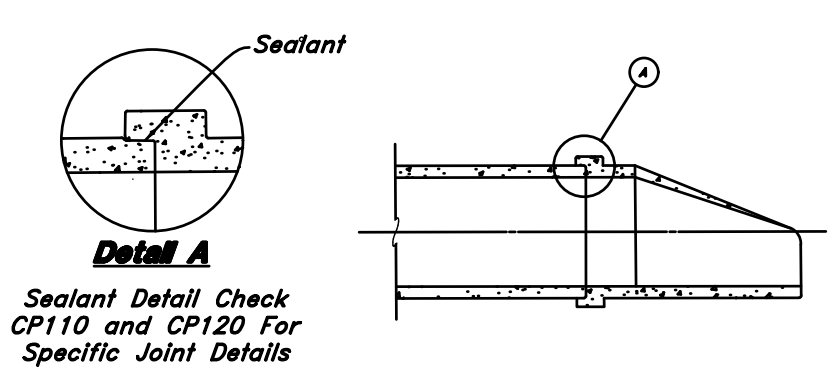
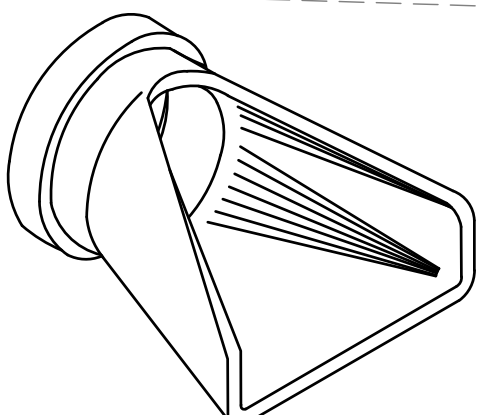
**Volume Required:** 13,296cf  
**Volume Provided:** 14,202cf  
 1 foot freeboard  
 Emergency overflow at 4220.65



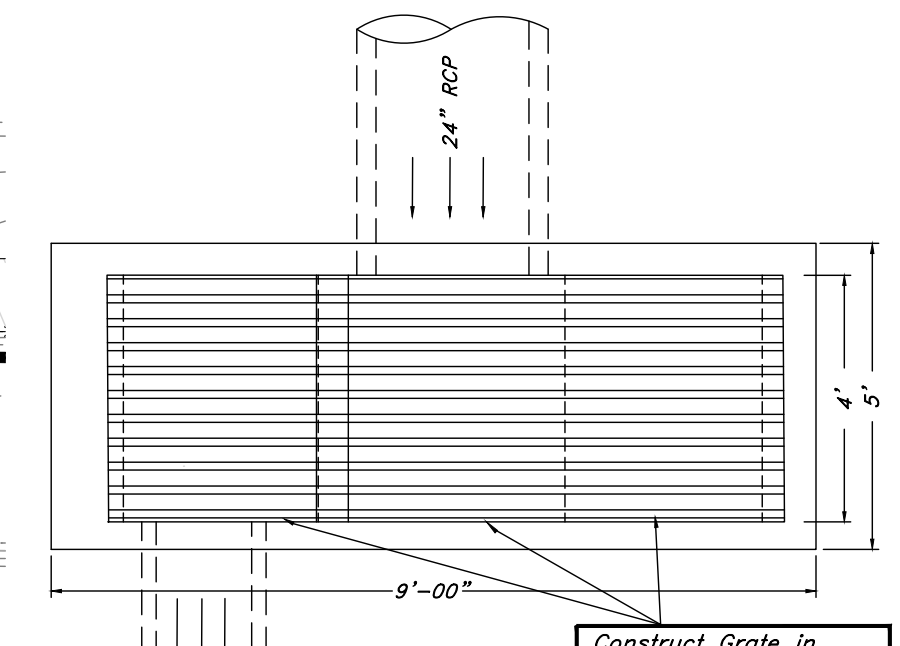
**Existing Irrigation Pond**

**Pond Details:**  
 Top of Berm ~4222  
 Top of Water ~4221  
 Flow Line ~4220

Pond footprint 221,268 sqft  
 Volume Provided with  
 one foot of water: 221,268cf  
 1 foot freeboard



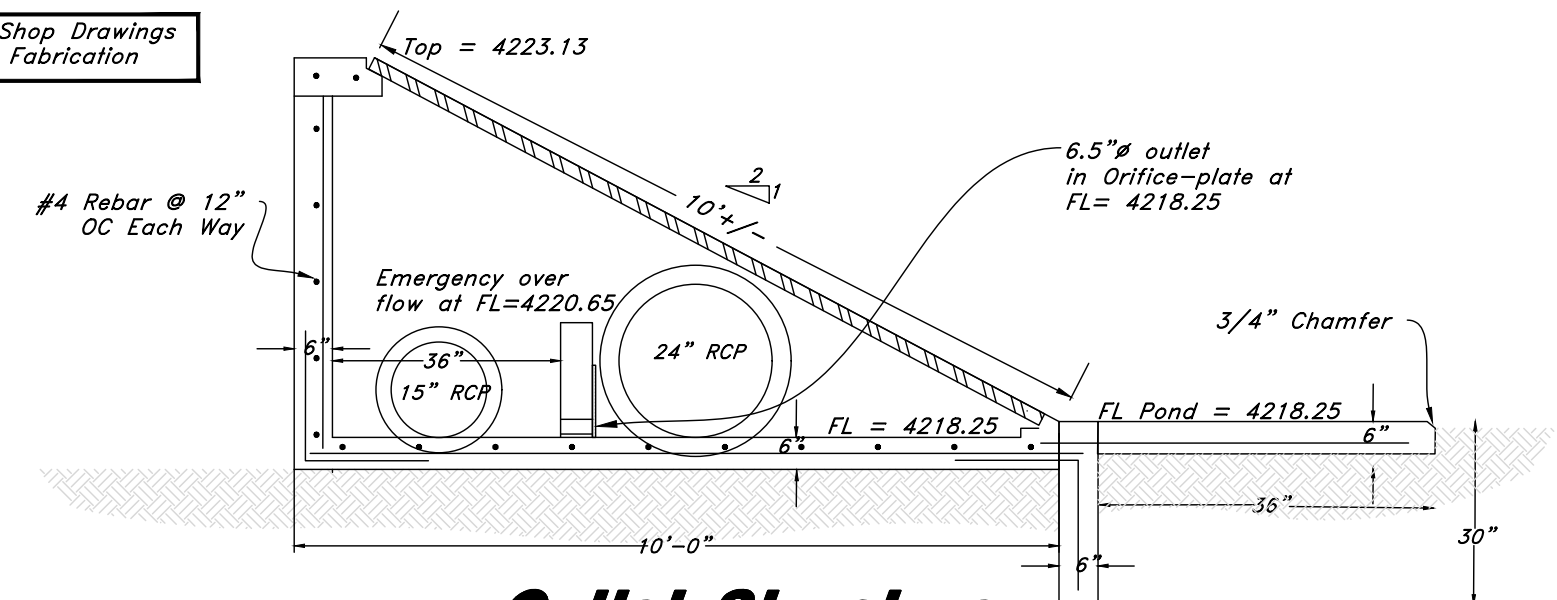
**Flared End Section**  
 (Not to Scale)



**Plan**

Note:  
 Reinforce Walls and Floor  
 with #4 bars @ 12" O.C.  
 (Both Directions).

Submit Shop Drawings  
 Prior to Fabrication



**Outlet Structure**  
 Not to Scale

REV	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)399-4451 S.L.C (801)521-0222 FAX (801)399-2754  
 WWW.GREATBASINENGINEERING.COM

**Pond Exhibit**

**Vaquero Village Cluster Ph. 2**

Approx 875 S 7100 W OGDEN  
 Ogden City, Weber County, Utah  
 A part of Section 14, T6N, R3W, SLB&M, U.S. Survey

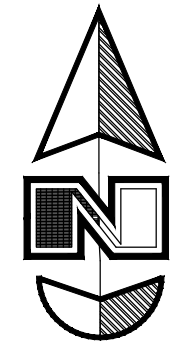
Dec 08, 2020

SHEET NO.  
**5**

TENTATIVE FINAL NOT FOR CONSTRUCTION

# Open Space Preservation Plan Vaquero Village Cluster Subdivision Phase 2

December 2020



### Legend

- Monument to be set
- Found Centerline Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Pathway
- Easement
- Buildable area
- Existing Boundary
- Set Hub & Tack
- A will be set Nail in Curb
- Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe

- Open Space C
- Open Space D
- Open Space E



REV	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403  
 MAIN (801)394-4515, FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

**Open Space Preservation Plan**  
**Vaquero Village Cluster Ph. 2**  
 Approx 875 S 7100 W OGDEN  
 OGDEN CITY, WEBER COUNTY, UTAH  
 A part of Section 14, T6N, R3W, SLB&M, U.S. Survey

Dec 08, 2020

SHEET NO.  
**6**