

Vaquero Village Cluster Subdivision Phase 2

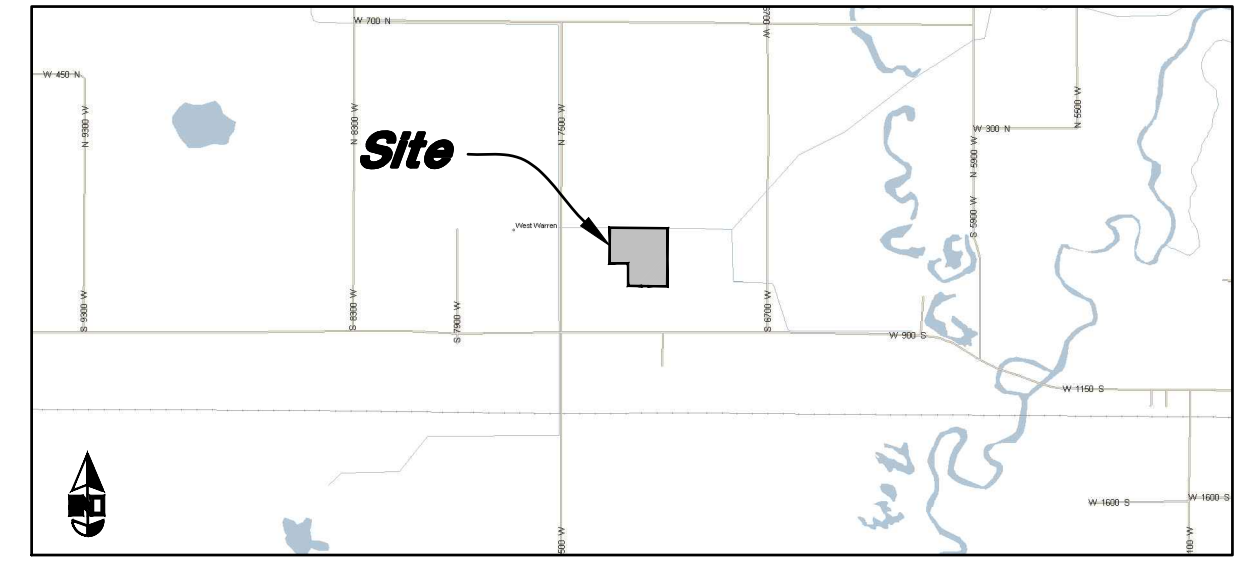
A part of the Southwest Quarter of Section 14, T6N, R3W, SLB&M, U.S. Survey

Weber County, Utah
February 2021

EXPLORATION PIT DATA

- Exploration Pit #1 (UTM Zone 12 Nad 83 0403354 E 4567591 N)
0-10" silt loam, weak sub angular blocky structure, (0.45 gpd/sq ft)
10-17" silty clay loam, weak sub angular blocky structure, (0.4 gpd/sq ft (e)(h)) 17-25"
silt loam, weak sub angular blocky structure, (0.45 gpd/sq ft)
25-35" loam, weak sub angular blocky structure, mottles common, (0.5 gpd/sq ft)
36-52" loamy sand, massive to weak sub angular blocky structure, mottles common
(0.65gpd/sq ft)
Groundwater encountered at 52"
- Exploration Pit #2 (UTM Zone 12 Nad 83 0403336 E 4567622 N)
0-11" loam, weak sub angular blocky structure, (0.5 gpd/sq ft)
11-22" silty clay loam, weak sub angular blocky structure, (0.4 gpd/sq ft (e)(h))
22-30" sandy loam, weak sub angular blocky structure, mottles few, (0.65 gpd/sq ft)
30-52" loam, massive to weak sub angular blocky structure, mottles common (0.4 gpd/sq ft)
Groundwater encountered at 52"
- Exploration Pit #3 (UTM Zone 12 Nad 83 0403336 E 4567622 N)
0-11" loam, weak sub angular blocky structure, (0.5 gpd/sq ft)
11-22" silty clay loam, weak sub angular blocky structure, (0.4 gpd/sq ft (e)(h)) 22-30"
sandy loam, weak sub angular blocky structure, (0.65 gpd/sq ft)
30-52" loam, massive to weak sub angular blocky structure, (0.4 gpd/sq ft) Groundwater
encountered at 52"
- Exploration Pit #4 (UTM Zone 12 Nad 83 0403296 E 4567724 N)
0-8" silt loam, blocky-granular structure, (0.45 gpd/sq ft)
8-21" clay loam, blocky structure, mottles many red (0.4 gpd/sq ft (e)(h))
21-42" silt loam, massive structure, mottles many red (e)
42-?" very fine loamy sand, single grained structure, (0.7 gpd/sq ft) Groundwater
encountered at 42"
- Exploration Pit #5 (UTM Zone 12 Nad 83 0403296 E 4567762 N)
0-8" silt loam, blocky-granular structure, (0.45 gpd/sq ft)
8-21" clay loam, blocky structure, mottles many red, (0.4 gpd/sq ft (e)(h)) 21-41" silt
loam, massive structure, mottles many red, (e)
Groundwater encountered at 41"
- Exploration Pit #6 (UTM Zone 12 Nad 83 0403299 E 4567787 N)
0-13" silt loam, blocky-granular structure, (0.45 gpd/sq ft)
13-29" clay loam (near silty clay loam), blocky structure, mottles many red, (0.4 gpd/sq ft
(e)(h))
29-39" silt clay loam, massive structure, mottles many red, (e)(h)
Groundwater encountered at 39"
- Exploration Pit #7 (UTM Zone 12 Nad 83 0403397E 4567799 N)
0-20" sandy loam, granular structure, (0.65 gpd/sq ft)
20-26" sandy loam, massive structure, (0.45 gpd/sq ft)
Groundwater encountered at 26"
- Exploration Pit #8 (UTM Zone 12 Nad 83 0403403 E 4567763 N)
0-15" sandy loam, granular to blocky structure, (0.65 gpd/sq ft)
15-26" sandy loam, massive structure, (0.45 gpd/sq ft)
Groundwater encountered at 26"
- Exploration Pit #9 (UTM Zone 12 Nad 83 0403407 E 4567735 N)
0-17" sandy loam, granular to blocky structure, (0.65 gpd/sq ft)
17-27" sandy loam, massive structure, (0.45 gpd/sq ft)
Groundwater encountered at 27"
- Exploration Pit #10 (UTM Zone 12 Nad 83 0403399E 4567692 N)
0-17" sandy loam, granular to blocky structure, (0.65 gpd/sq ft)
17-27" sandy loam, massive structure, (0.45 gpd/sq ft)
Groundwater encountered at 27"
- Exploration Pit #11 (UTM Zone 12 Nad 83 0403436E 4567659 N)
0-7" sandy loam, weak blocky structure, (0.65 gpd/sq ft)
7-15" silt loam, blocky structure, (0.45 gpd/sq ft)
Groundwater encountered at 27"
- Exploration Pit #12 (UTM Zone 12 Nad 83 0403450 E 4567629 N)
0-13" sandy loam, weak blocky structure, (0.65 gpd/sq ft)
Groundwater encountered at 13"
- Exploration Pit #13 (UTM Zone 12 Nad 83 0403475 E 4567603 N)
0-8" loam fine sand, blocky-granular structure, (0.65 gpd/sq ft)
8-18" silt loam, blocky-granular structure, (0.45 gpd/sq ft)
18-24" silt loam, weak blocky to massive structure, mottles, (0.45 gpd/sq ft- (e))
Groundwater encountered at 24"
- Exploration Pit #14 (UTM Zone 12 Nad 83 0403482 E 4567570 N)
0-20" loam, granular structure, mottles few red (0.5 gpd/sq ft)
20-35" loam, massive structure, mottles many red (0.4 gpd/sq ft)
35-?" fine loamy sand in spoil pile
Groundwater encountered at 35"
- Exploration Pit #15 (UTM Zone 12 Nad 83 0403388 E 4567570 N) 0-12" loam, blocky
structure, (0.5 gpd/sq ft)
12-24" fine sandy loam, weak sub angular blocky structure, (0.5 gpd/sq ft)
24-34" sandy loam, weak sub angular blocky structure, (0.65 gpd/sq ft)
34-52" loamy sand, massive structure, mottles few grey, (0.5 gpd/sq ft) Groundwater
encountered at 52"

PLEASE NOTE: THERE MAY BE ADDITIONAL
REDLINES ONCE A NEW SUBMITTAL HAS BEEN
SUBMITTED.



VICINITY MAP
Not to Scale

NARRATIVE

This Subdivision Plat was requested by Mr. Pat Burns for the purpose of subdividing said parcel into fifteen (15) residential lots and two (2) open space parcels.
A Line between Monuments in the Southwest and South Quarter of Section 14 with a line bearing South 89°13'19" East was used as the Basis of Bearings for this Subdivision Plat.
Property Corners are Monumented as depicted on this survey. For more information see Record of Survey Entry No. 6625.

DESCRIPTION

A part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey.
Beginning at point along the Quarter Section line, said point being 1345.28 feet North 0°38'43" East from the East Quarter Corner of Section 14 (Basis of Bearing being South 89°13'19" East measured from the Southwest Corner to the East Quarter Corner of said Section and running thence along the Northernly boundary of Vaquero Village Cluster Subdivision - 1st Amendment for the following three (3) courses: (1) North 89°13'19" West 889.59 feet; (2) North 512.81 feet (3) and West 423.93 feet along said Subdivision to the West one-sixteenth Section line of the Northeast Quarter of the Southwest Quarter of said Section; Thence North 0°43'00" East along said one-sixteenth line a distance of 811.52 feet to the North Quarter line of the Southwest Quarter of said Section; thence South 89°31'06" East 1318.30 feet along said Quarter Section line to the East Quarter Section line of the Southwest Quarter of said Section; thence South 0°38'43" West along said Quarter Section 1325.34 feet to the Point of Beginning.

Contains 35.032 acres, more or Less

AGRICULTURE OPERATION AREA NOTE

Agriculture is the preferred use in the agriculture zones. Agriculture operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

Signed this ____ day of _____, 2021.

Director, Weber-Morgan Health Department

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this ____ day of _____, 2021.

Weber County Surveyor

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ____ day of _____, 2021.

Chairman, Weber County Commission

Attest:

Title:

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this ____ day of _____, 2021.

Weber County Engineer

NOTES

- A 10' wide front yard Public Utility and Drainage Easement as indicated by dashed lines, except as otherwise shown.
- Subdivision Area Information
Total Area 1,525,996 sq.ft.
Right of Way Area 83,439 sq.ft.
Lot Area 390,708 sq.ft.
Open space 696,245 sq.ft (69.74% Open Space)
Common Area 355601 sq.ft.
- Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat, and in my opinion they conform with the County Ordinance applicable thereto and now in force and affect.

Signed this ____ day of _____, 2021.

Weber County Attorney

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Vaquero Village Cluster Subdivision Phase 2 in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this ____ day of _____, 2021.

6242920
License No. Andy Hubbard

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into Lots, Open Space Parcels, Common Areas and Public Streets as shown on the plat and name said tract Vaquero Village Cluster Subdivision Phase 2 and do hereby grant and convey to Weber County a perpetual right and easement on and over the Open Space parcels for agriculture preservation easements to guarantee to Weber County that the Open Space parcels remain open and undeveloped except for approved agricultural, recreational, and open space purposes to be used and maintained by the owner of said parcel(s) for approved agricultural purposes, and also do grant and dedicate to Weber County a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. We also Dedicate, Grant and convey to the subdivision lot owners association, all those parts or portions of said tract of land designated as common areas to be used for recreational, irrigation facilities and appurtenances, and open space purposes for the benefit of each lot owners association members in common with all others in the subdivision and grant and dedicate to the county a perpetual open space right and easement on and over the common areas to guarantee to Weber County that the common areas remain open and undeveloped except for approved recreational, irrigation facilities and appurtenances, and open space purposes.

We also dedicate and grant to Weber County all these parts or portions of said tract designated as public pathways, the sum to be used for pedestrian trails and public use as may be authorized by Weber County.

Signed this ____ Day of _____, 2021.

- Lync Construction, LLC -

Pat Burns - Owner

ACKNOWLEDGMENT

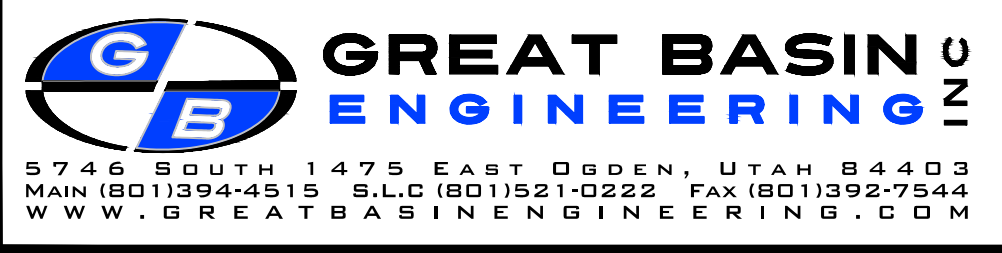
State of Utah }
County of } ss

The foregoing instrument was acknowledged before me this ____ day of _____, 2021 by Pat Burns - Lync Construction LLC,

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name



Sheet 1 of 2

WEBER COUNTY RECORDER

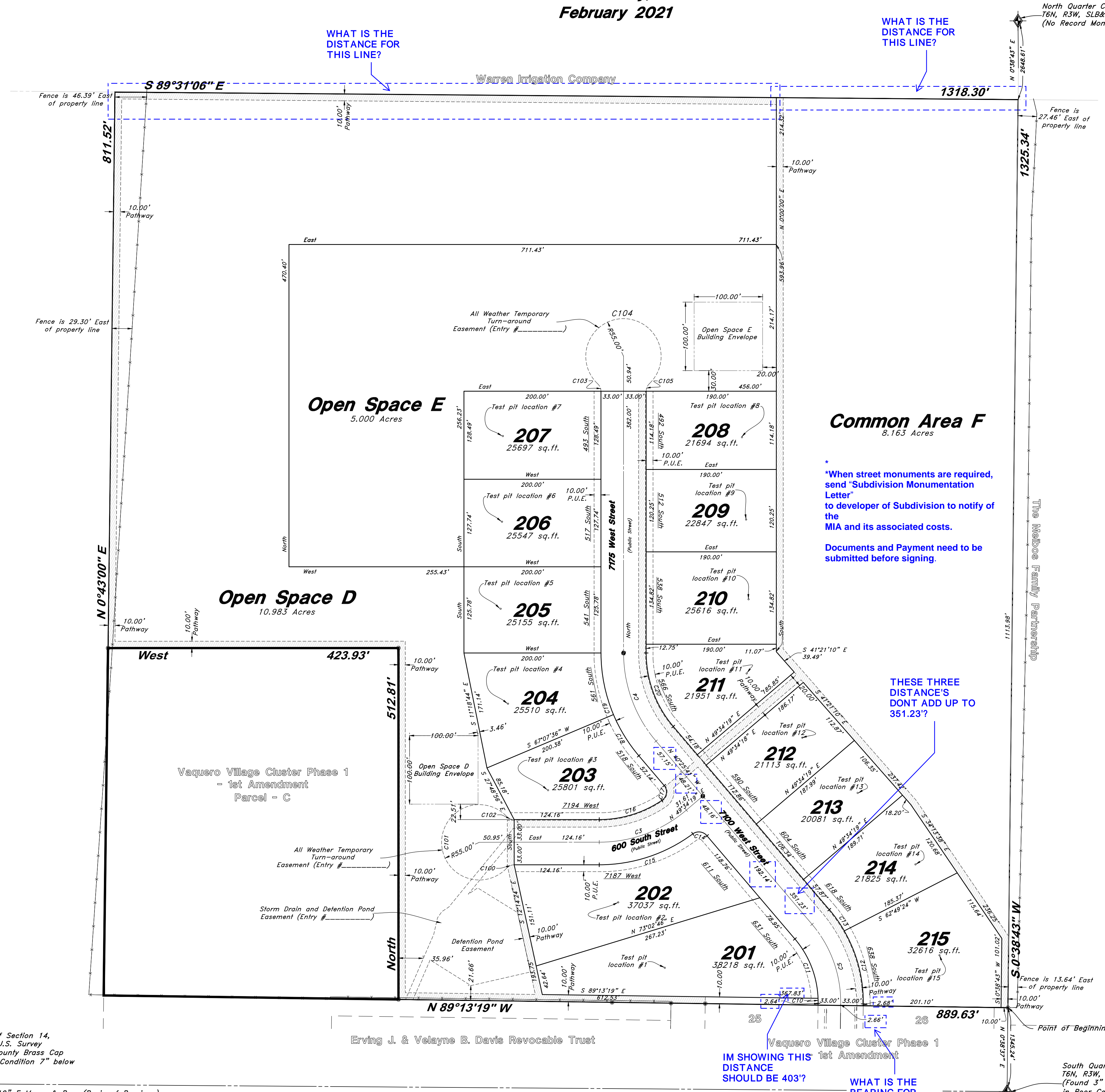
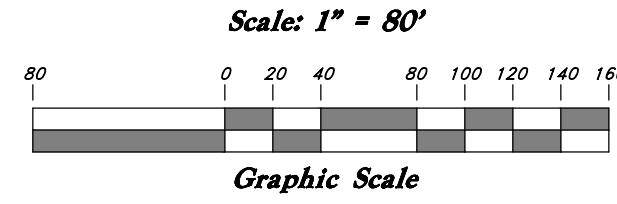
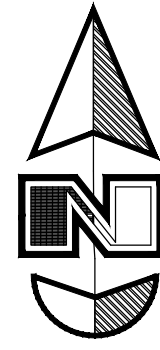
ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY

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
February 2021



WHAT IS THE DISTANCE FOR THIS LINE?

WHAT IS THE DISTANCE FOR THIS LINE?

Common Area F
8.163 Acres

*When street monuments are required, send 'Subdivision Monumentation Letter' to developer of Subdivision to notify of the MIA and its associated costs.
Documents and Payment need to be submitted before signing.

THESE THREE DISTANCES DONT ADD UP TO 351.23?

IM SHOWING THIS DISTANCE SHOULD BE 403?

WHAT IS THE BEARING FOR THESE LINES?

Area Data	
Track	Area
Total Plat Area	1,525,943.79 sq.ft
Area Deducted for Roads	83,445.87 sq.ft
Net Developable Area	1442497.92 sq.ft

Centerline Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C3	40°25'41"	196.07'	138.35'	N 69°47'09" E	135.50'
C4	40°25'41"	198.37'	139.97'	N 20°12'51" W	137.08'
C5	41°10'09"	175.00'	125.74'	N 19°50'37" W	123.06'

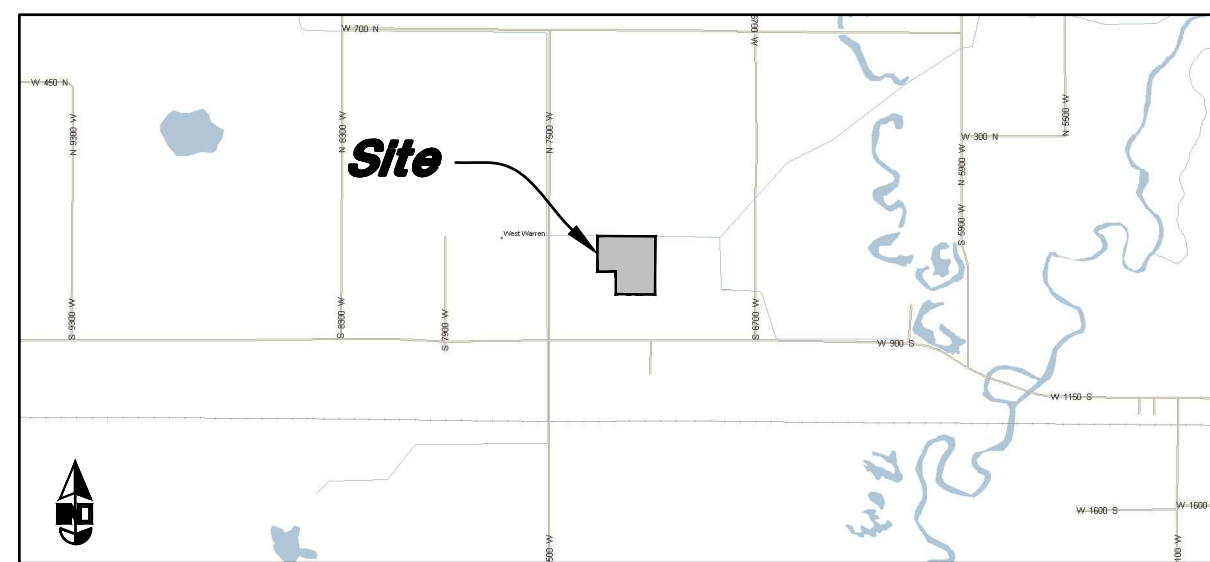
Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C10	2°58'13"	142.00'	7.36'	N 0°44'39" W	7.36'
C11	38°11'56"	142.00'	94.67'	N 21°19'43" W	92.93'
C12	30°41'43"	208.00'	111.43'	N 14°36'23" W	110.10'
C13	10°28'26"	208.00'	38.02'	N 35°11'28" W	37.97'
C14	85°52'04"	15.36'	23.03'	N 81°57'49" W	20.93'
C15	36°36'20"	229.07'	146.35'	N 71°41'50" E	143.87'
C16	34°05'16"	163.07'	97.02'	S 72°57'22" W	95.59'
C17	96°40'06"	14.64'	24.69'	N 9°01'24" E	21.87'
C18	17°33'18"	231.37'	70.89'	N 31°39'02" W	70.61'
C19	22°52'23"	231.37'	92.37'	N 11°26'12" W	91.75'
C20	40°25'41"	165.37'	116.68'	N 20°12'50" W	114.28'

Easement Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C100	46°14'52"	15.00'	12.11'	S 66°12'52" W	11.78'
C101	273°25'04"	55.00'	262.46'	N 0°12'02" W	75.43'
C102	47°07'38"	15.00'	12.34'	S 67°03'19" E	11.99'
C103	46°14'52"	15.00'	12.11'	N 23°47'06" W	11.78'
C104	273°25'04"	55.00'	262.46'	N 89°48'00" E	75.43'
C105	47°07'38"	15.00'	12.34'	S 22°56'43" W	11.99'

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

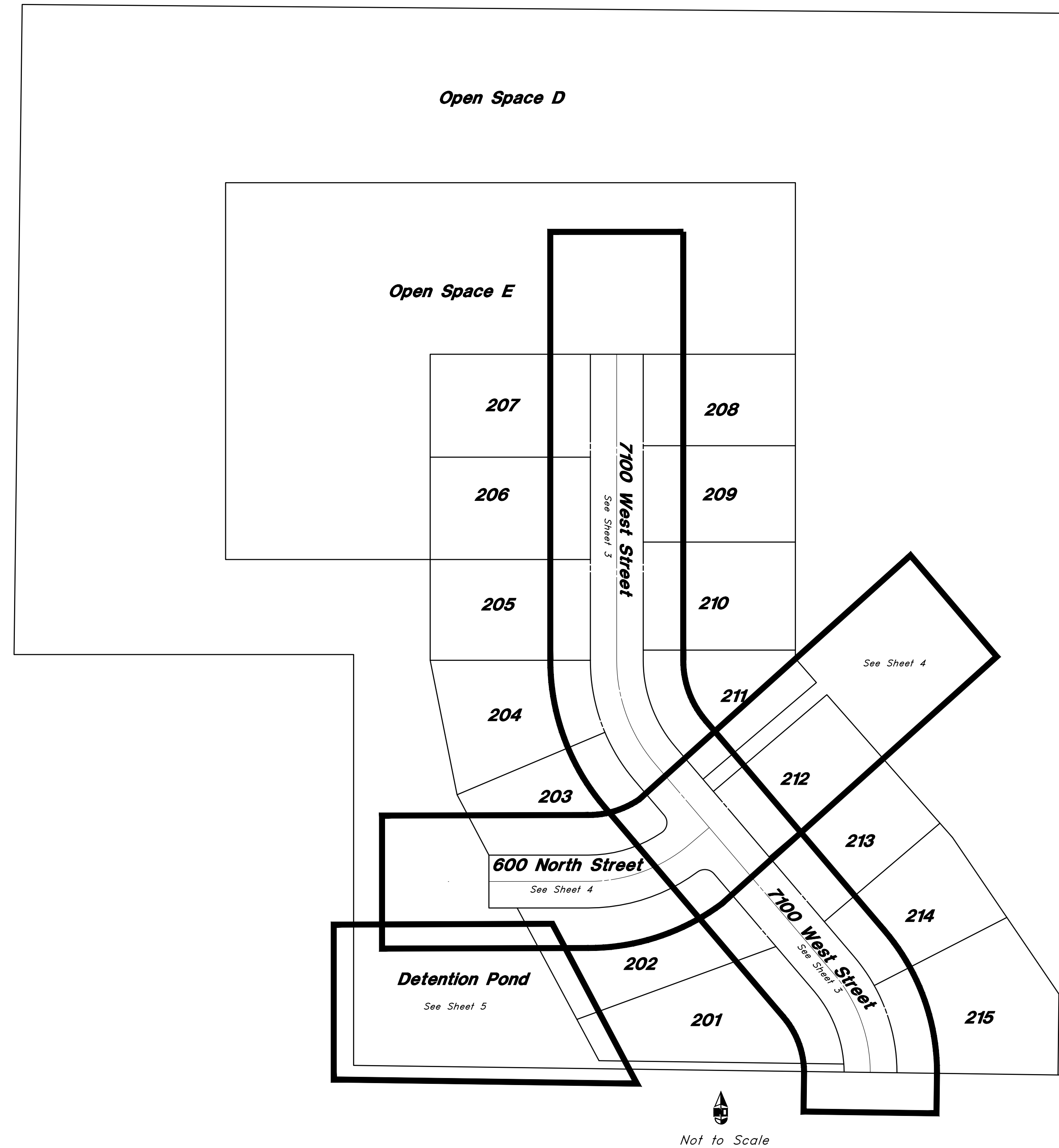
WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND _____ AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY



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
Weber County, Utah
February 2021



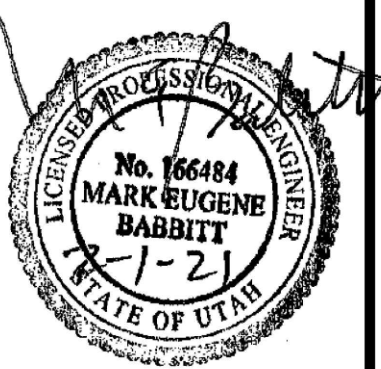
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited 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
The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

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



REV	DATE	DESCRIPTION



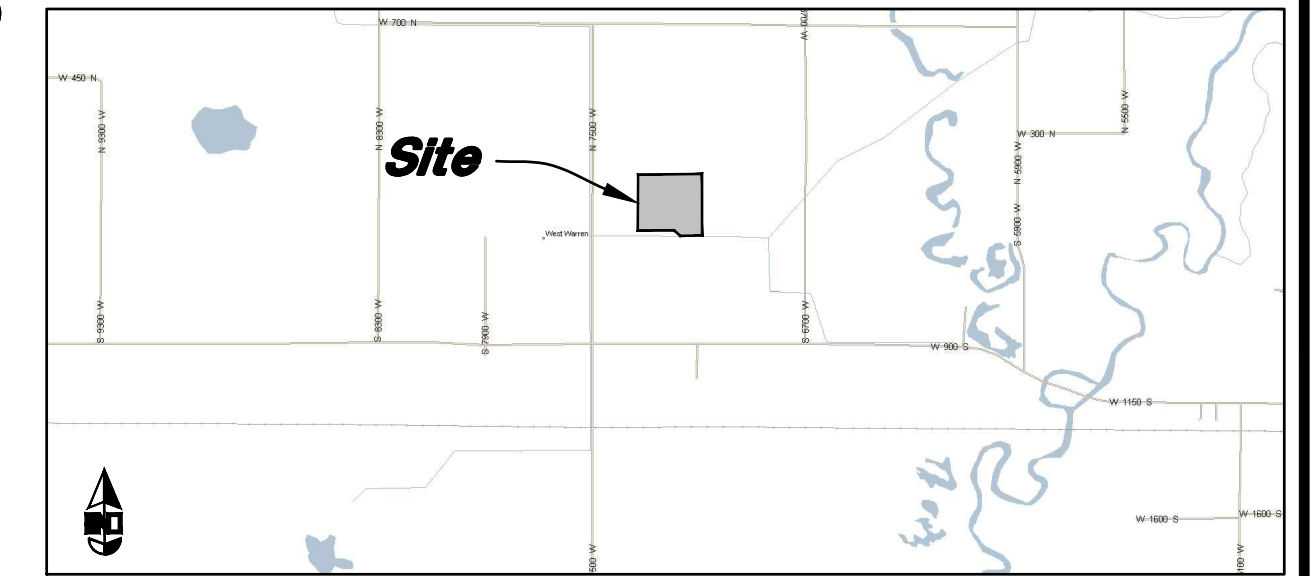
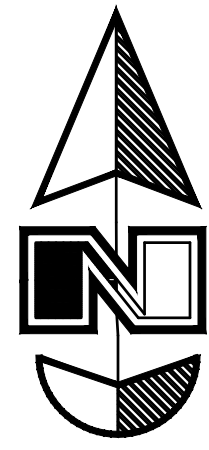
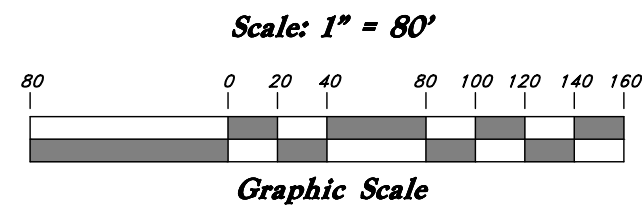
GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

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

Feb 01, 2020

SHEET NO.
0

Vaquero Village Cluster Subdivision Phase 2

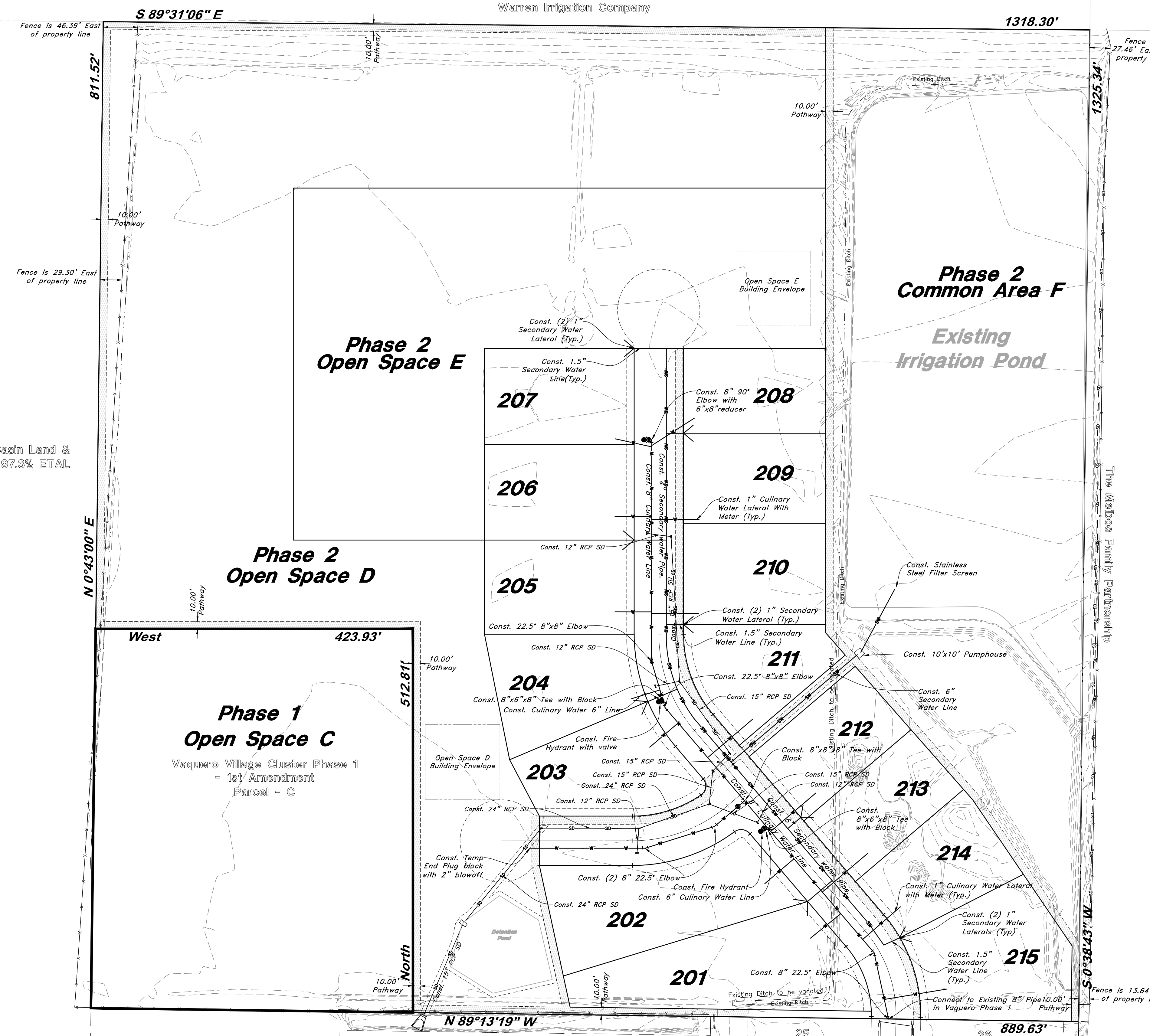


Legend

(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 Connection
- Post Indicator Valve
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- 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
- Exist. Grade
- Ridge Line
- Direction of Flow

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

- ### STORM DRAIN LINES
- 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.

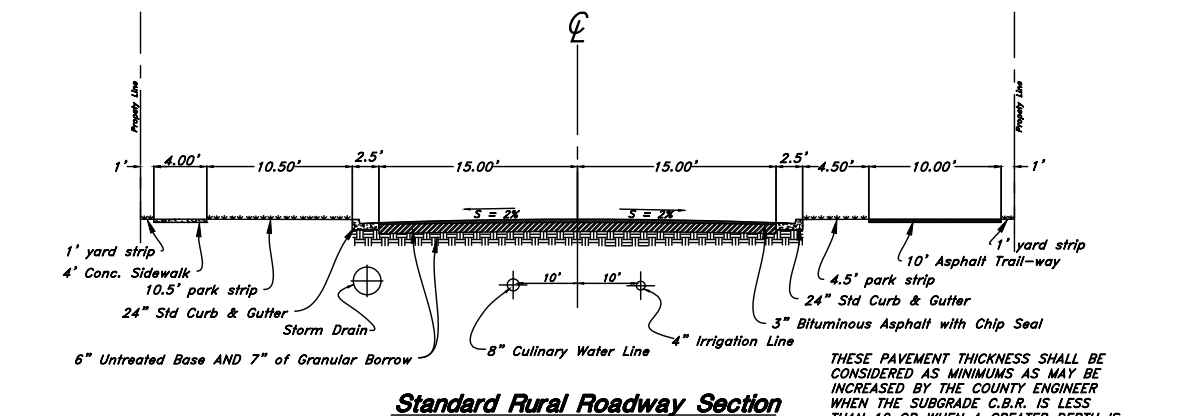
NATURAL GAS SERVICE LATERALS (QUESTAR)
1. PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe 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.

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



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

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

Feb 01, 2021

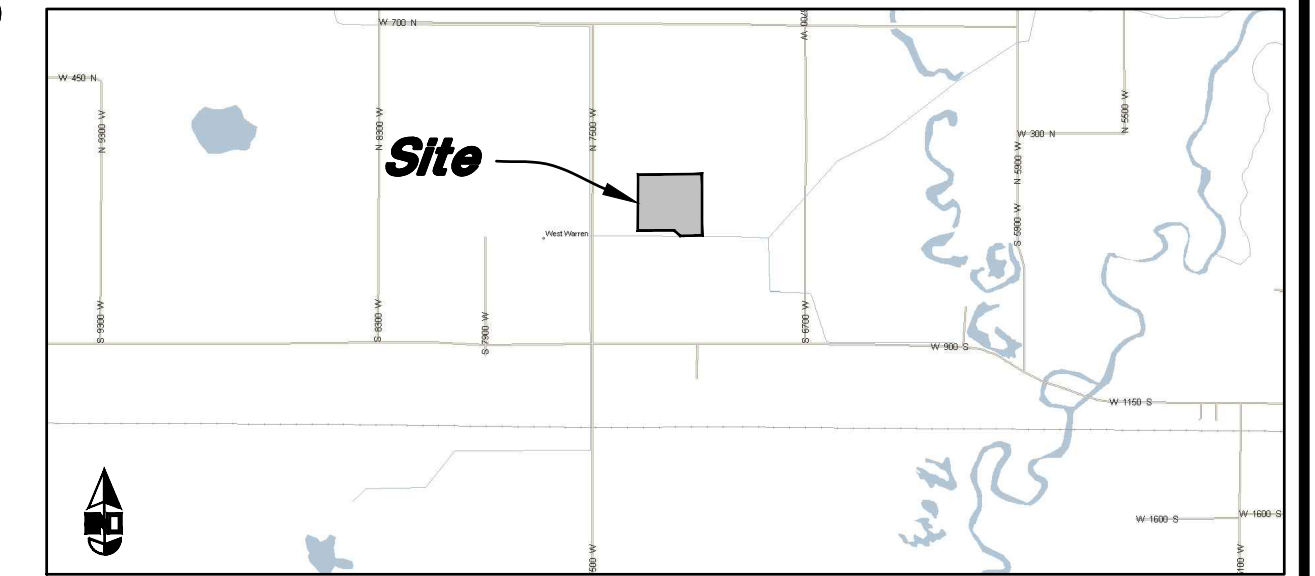
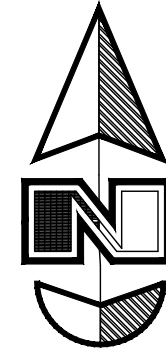
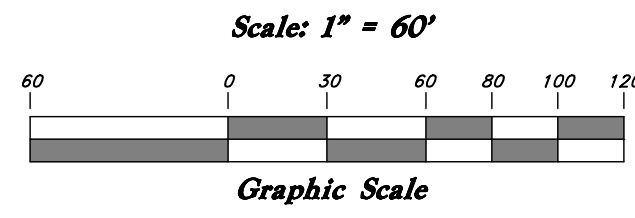
SHEET NO.

1

20N707

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
February 2021

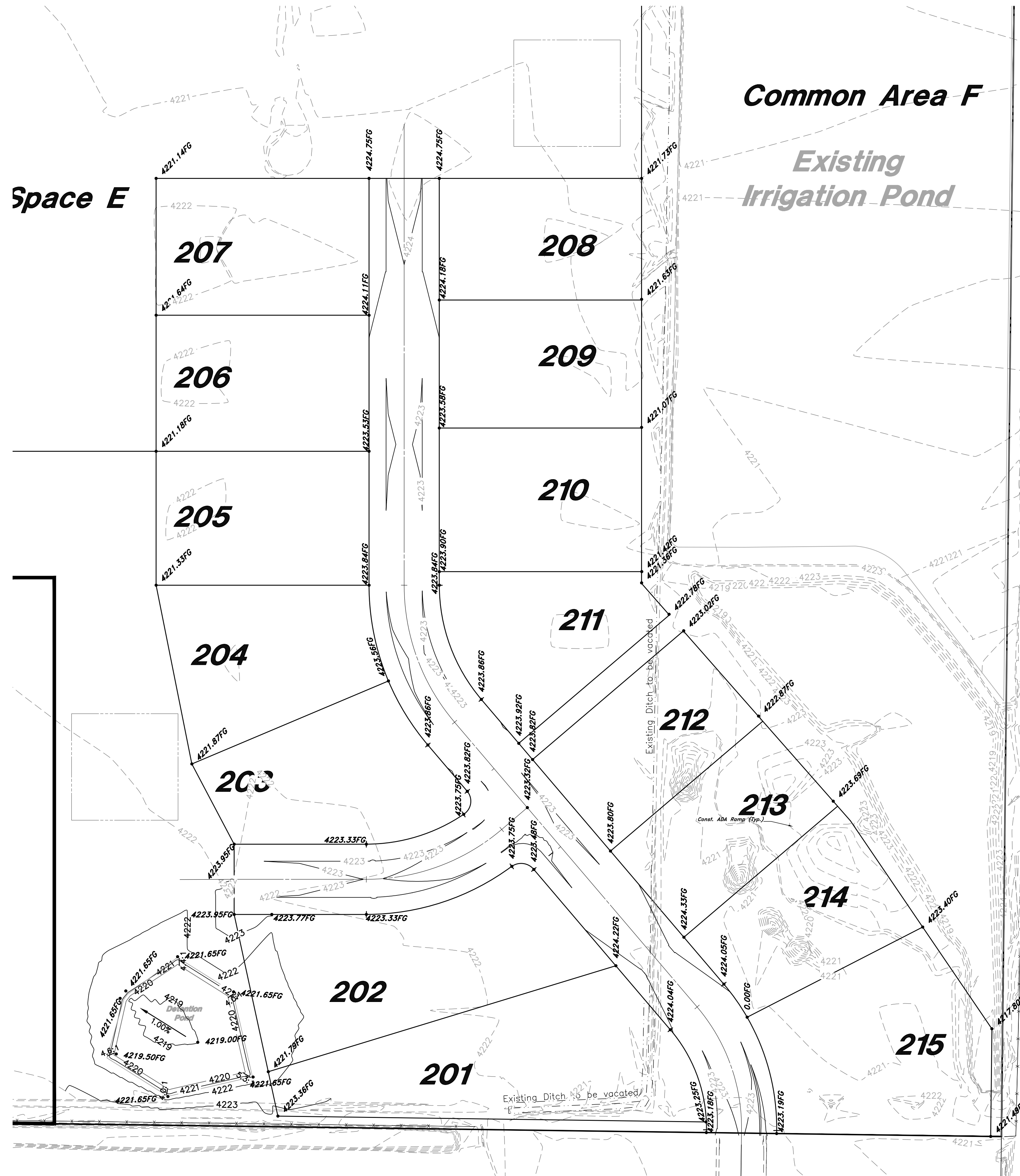


VICINITY MAP
Not to Scale

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
- Gas Line
- Irrigation Line
- 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



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

REV	DATE	DESCRIPTION



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Overall Grading Plan
Vaquero Village Cluster Ph. 2
 Approx 875 South 7100 West Ogden
 Weber County, Utah
 A part of Section 14, T6N, R3W, SLB&M, U.S. Survey

Feb 01, 2021

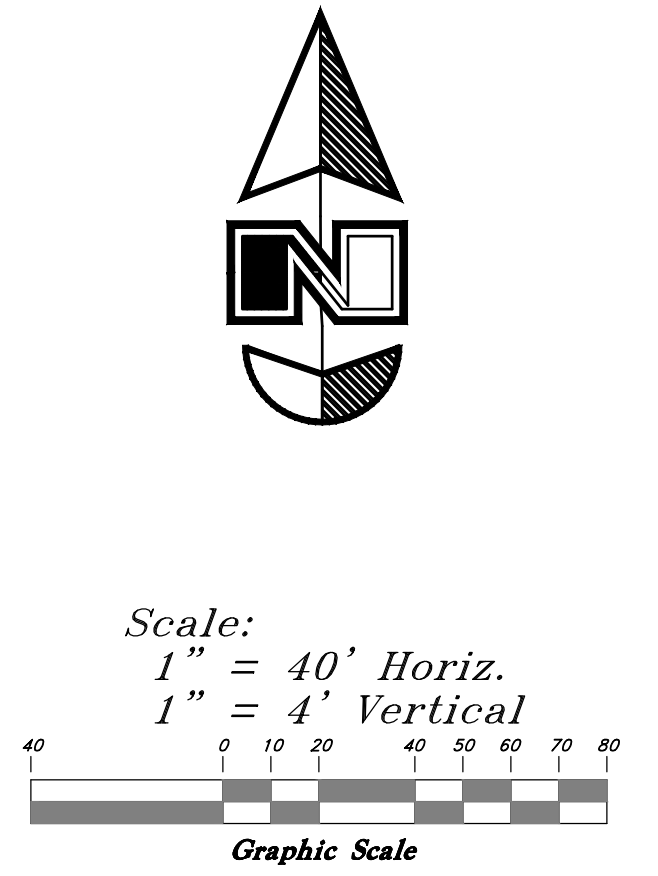
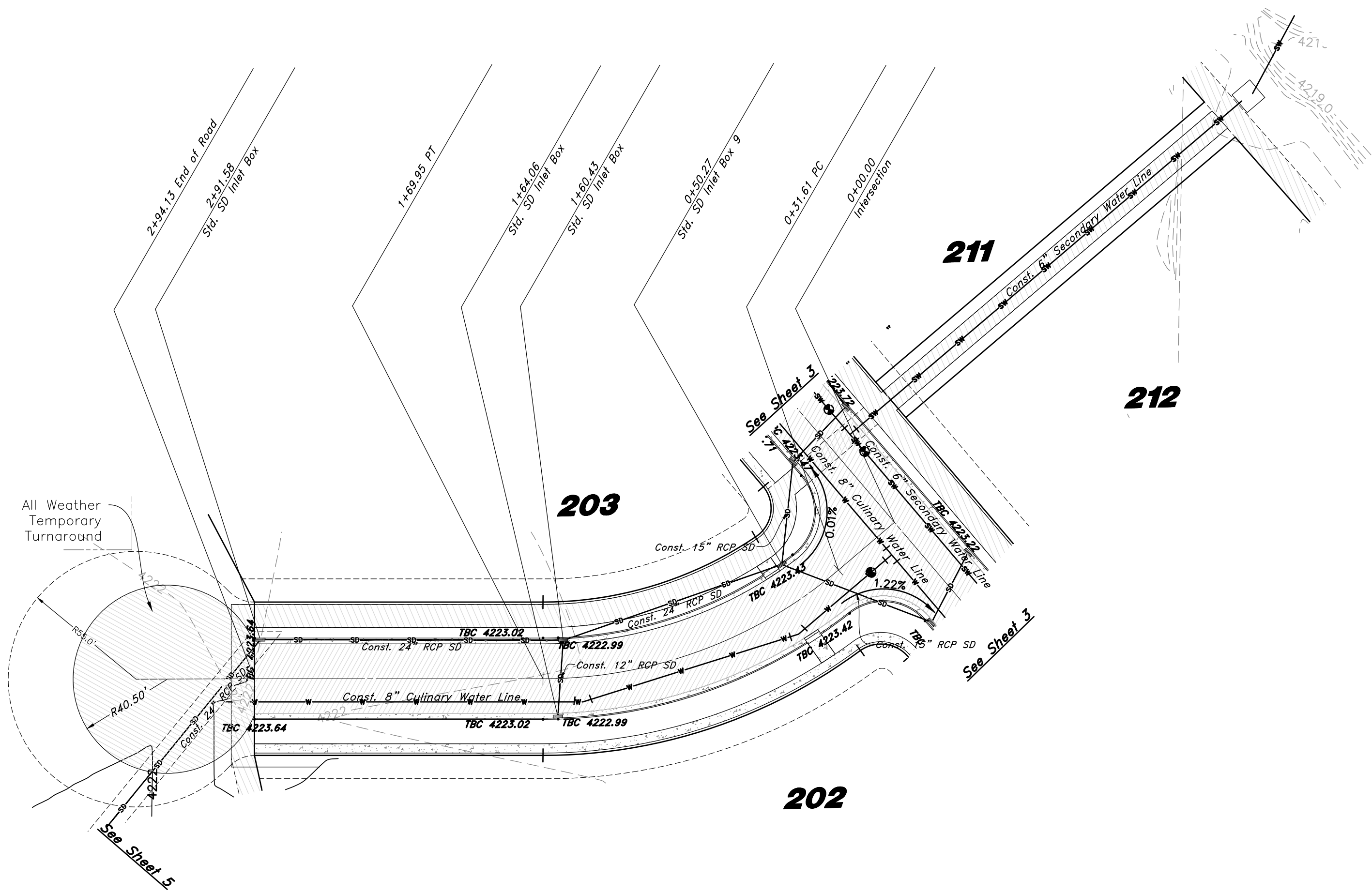
SHEET NO.

2

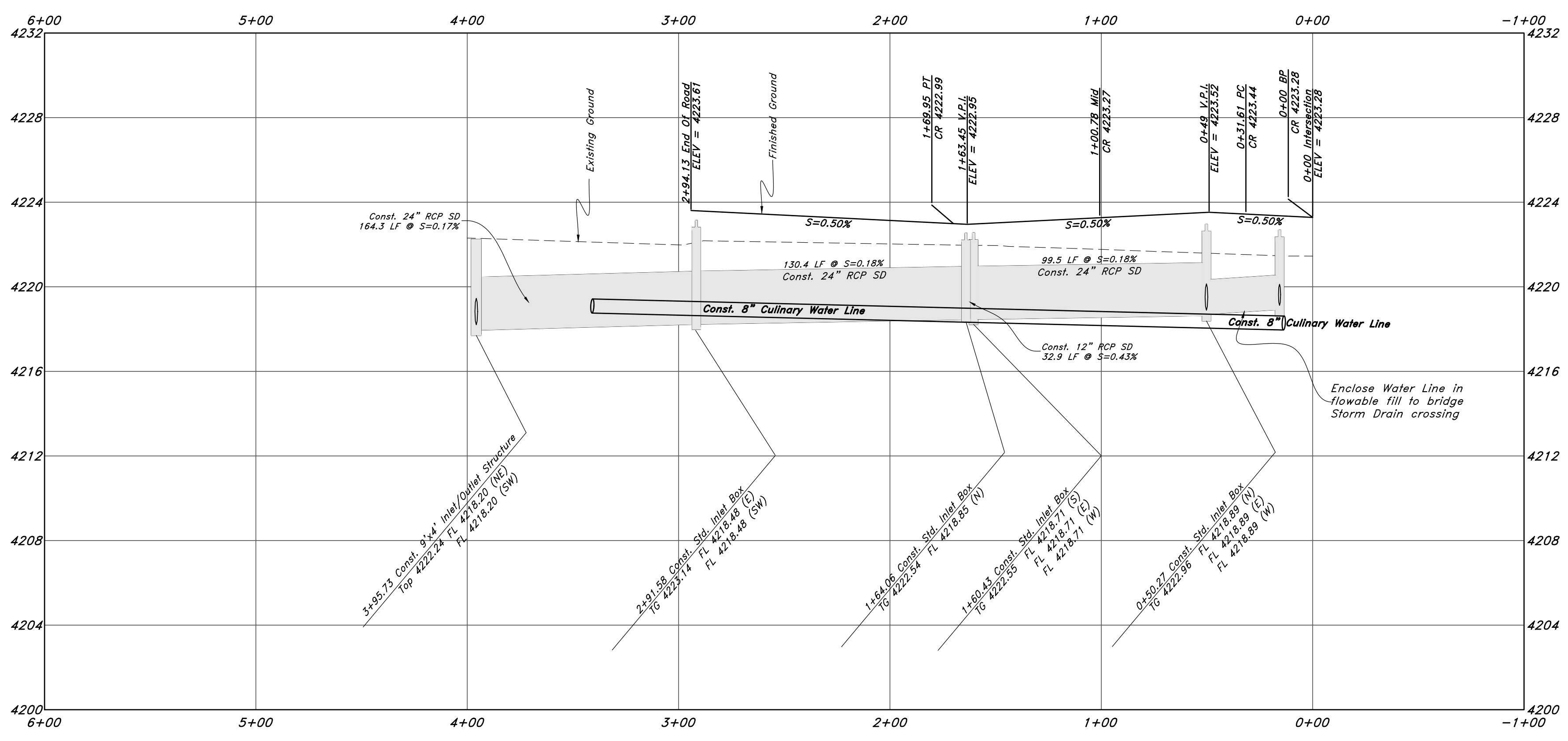
20N707

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
 - 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
 - PVC
 - Top of Asphalt
 - Edge of Asphalt
 - Centerline
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - TW
 - 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

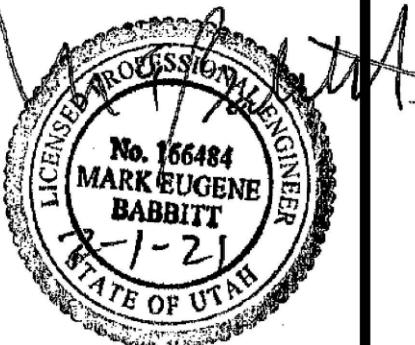


600 North Street



NOTE:
1. 42" Minimum Coverage Over Culinary Water Line

REV	DATE	DESCRIPTION



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

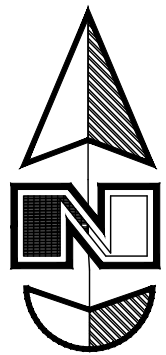
Feb 01, 2020

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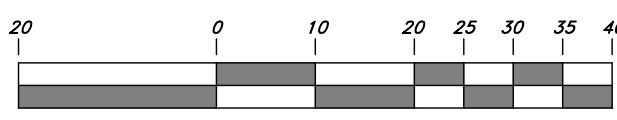
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20N707

Vaquero Village Cluster Subdivision Phase 2



Scale: 1" = 20'

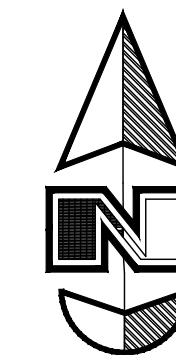


Graphic Scale

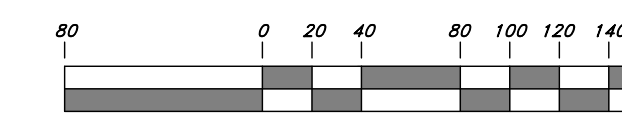
Legend

(Note: All items may not appear on drawing)

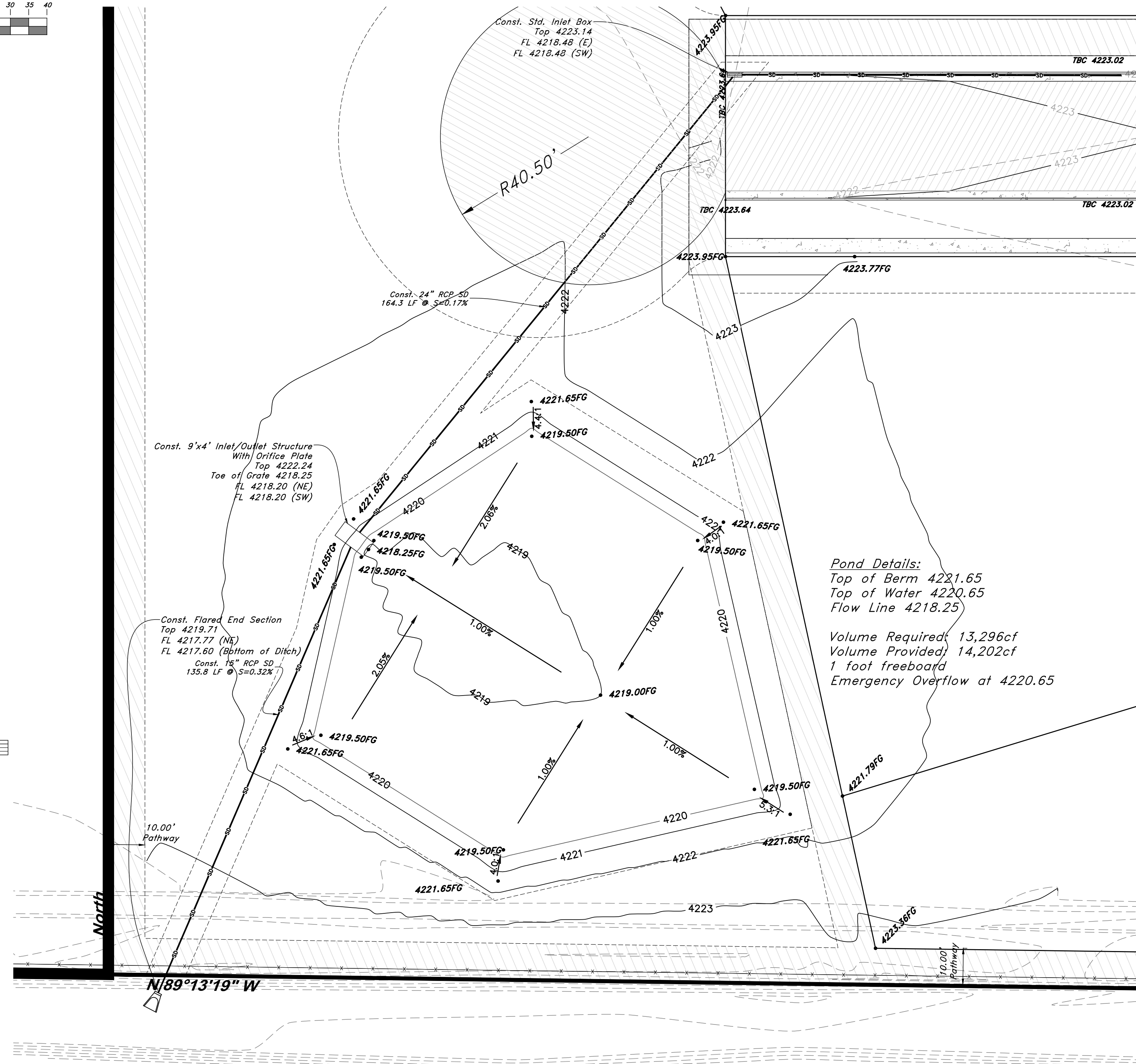
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- Light Pole
- Fence
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- Corrugated Metal Pipe
- Concrete Pipe
- Rainwater Concrete Pipe
- Ductile Iron
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- Edge of Asphalt
- Centerline
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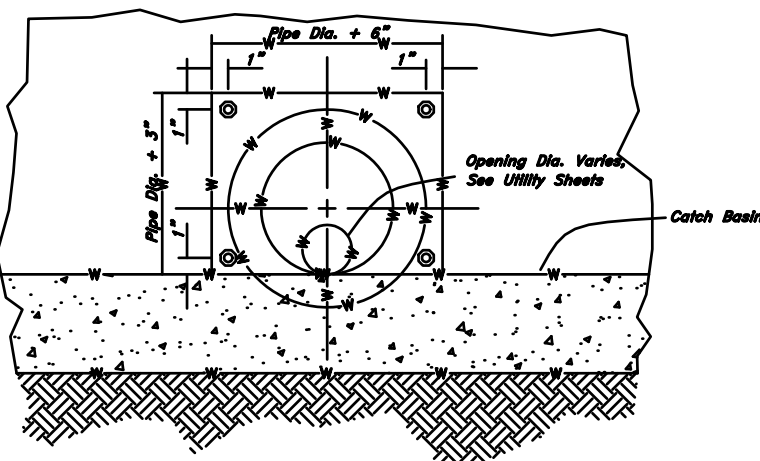
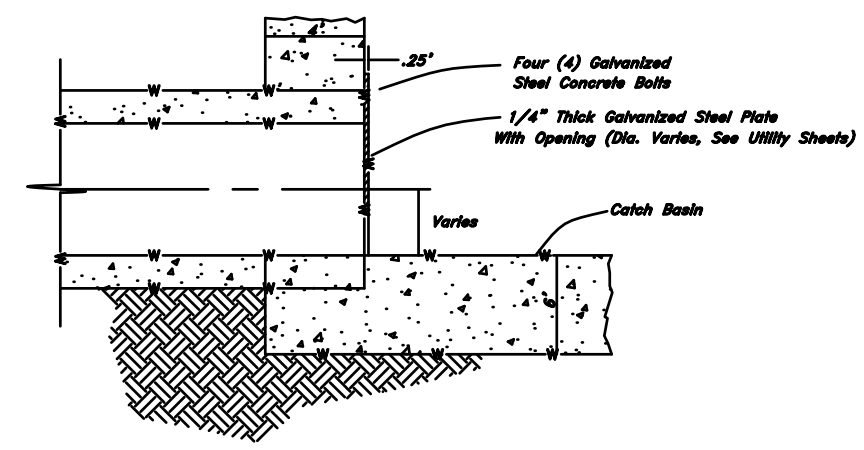
Scale: 1" = 80'



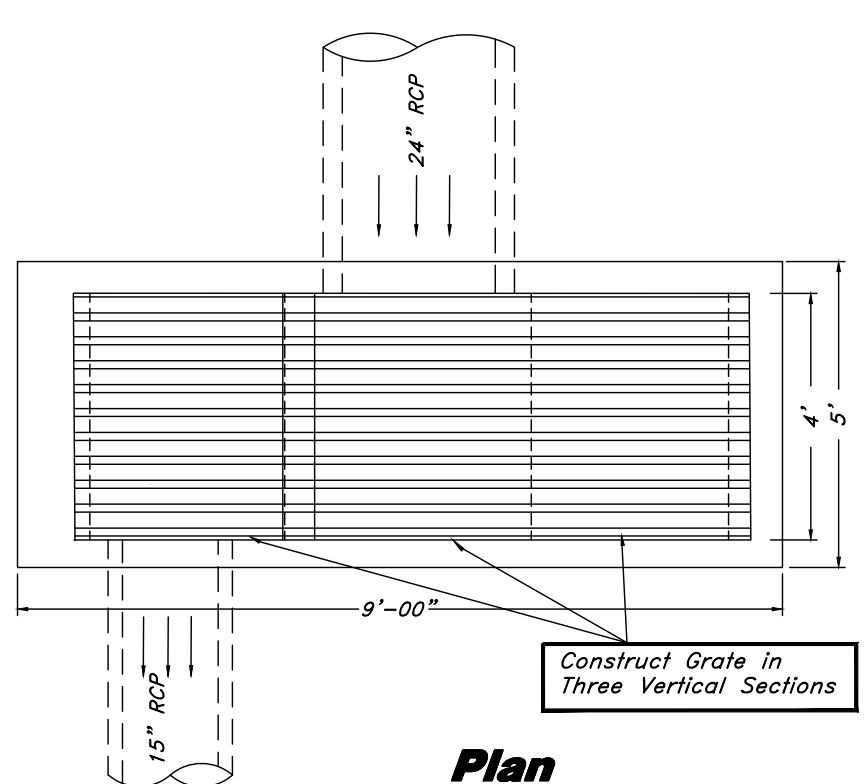
Graphic Scale



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

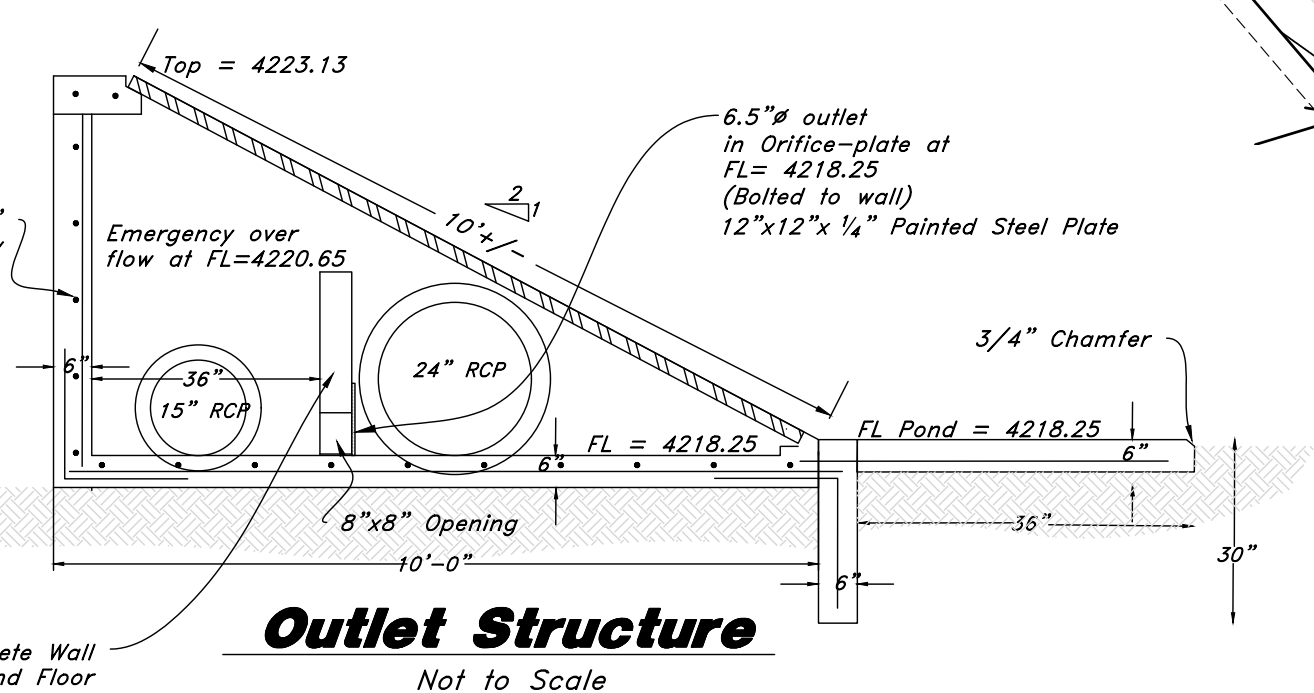


Restriction Plate Detail

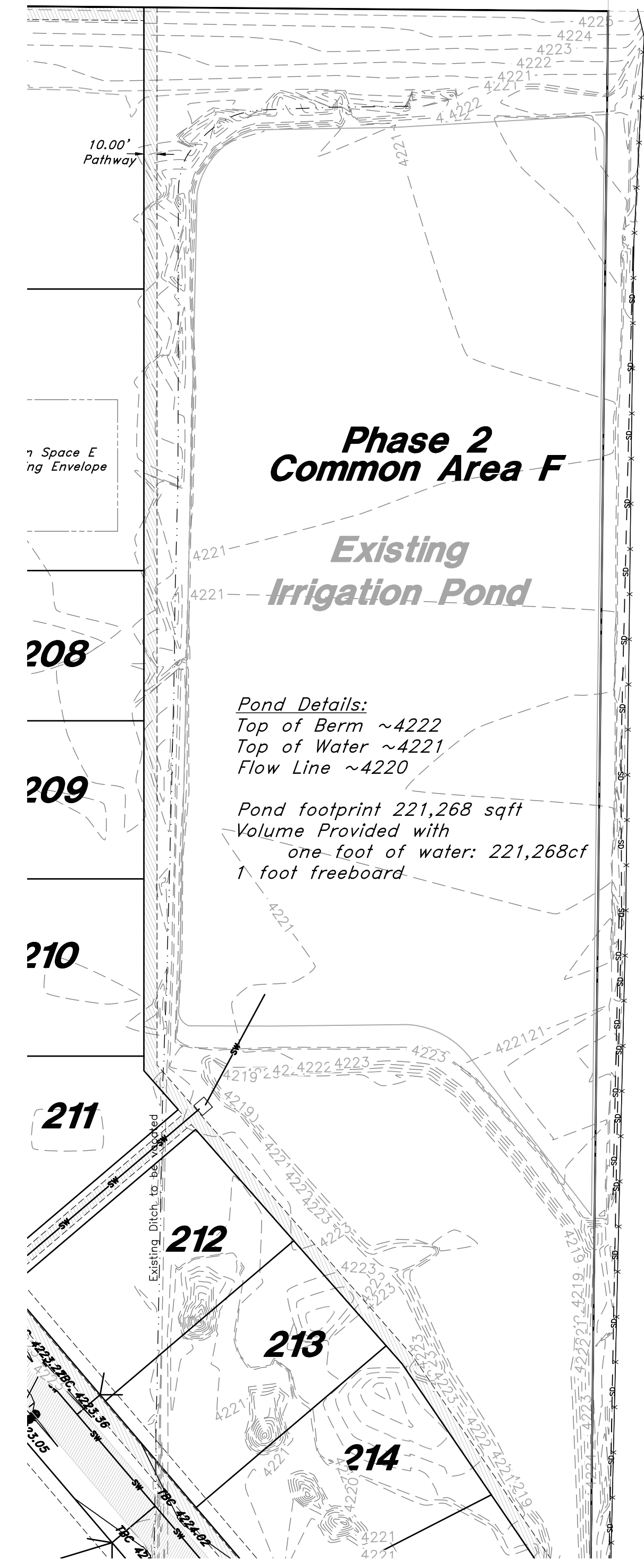


Plan

Note:
 Reinforce Walls and Floor
 with #4 bars @ 12" O.C.
 (Both Directions).
 Submit Shop Drawings
 Prior to Fabrication



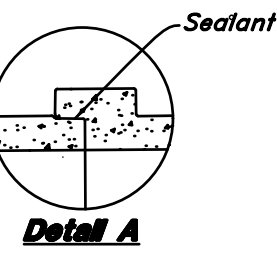
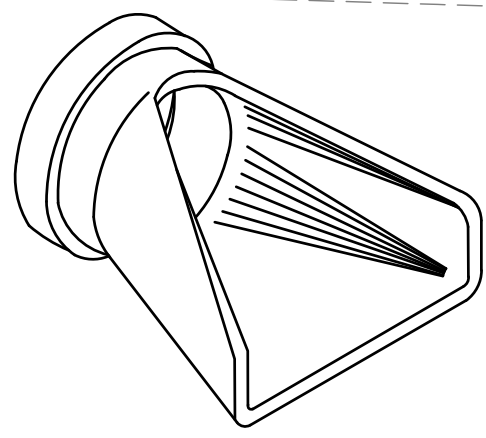
Outlet Structure



Phase 2 Common Area F

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



Detail A

Flared End Section

(Not to Scale)

REV	DATE	DESCRIPTION



GREAT BASIN ENGINEERING

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Pond Exhibit

Vaquero Village Cluster Ph. 2

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Feb 01, 2021

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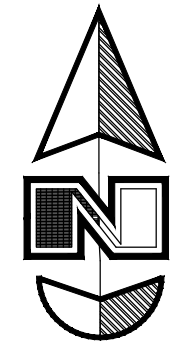
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20N707

Open Space Preservation Plan

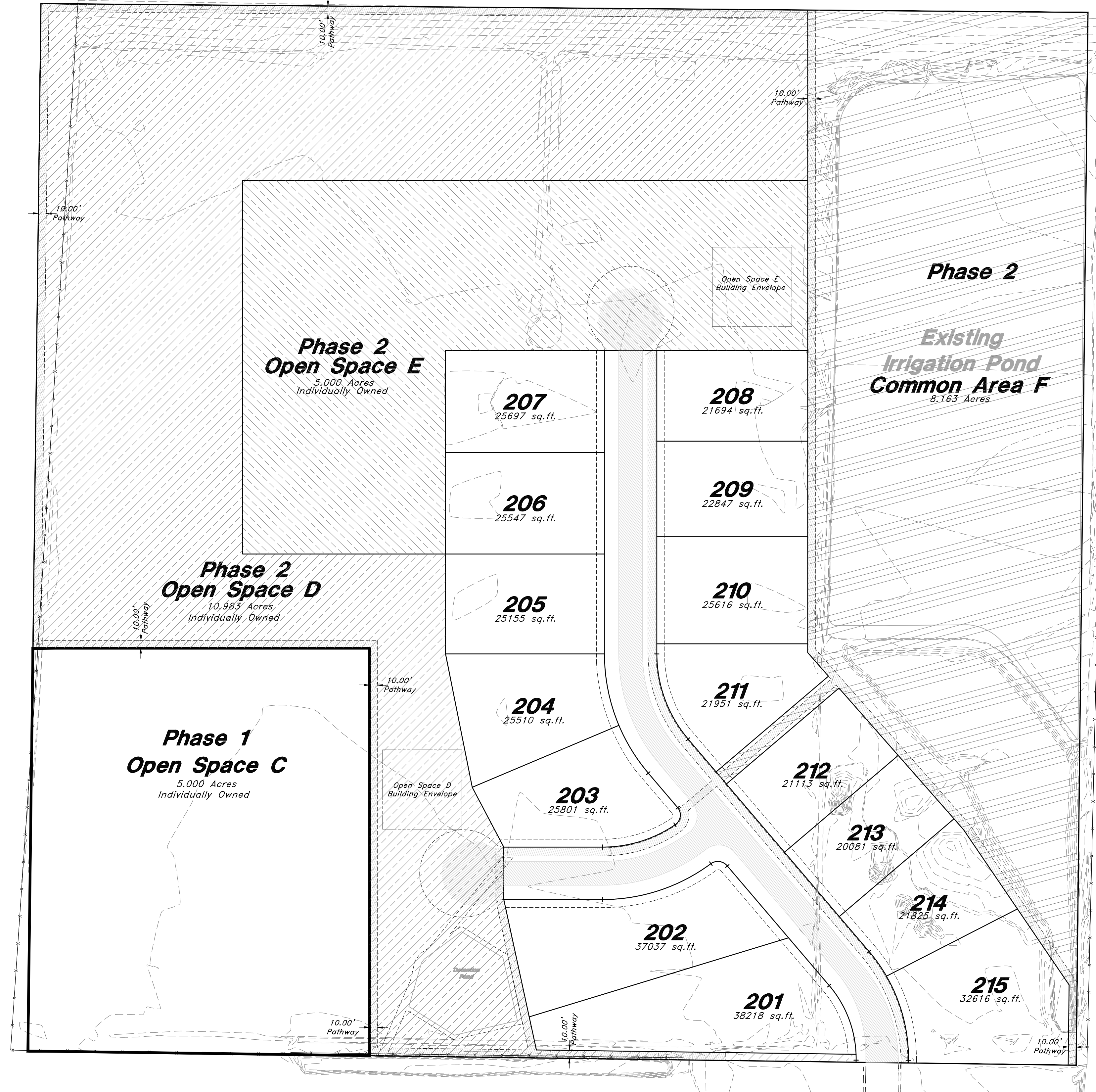
Vaquero Village Cluster Subdivision Phase 2

February 2021



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
 - XXX 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
 - Common Area F



REV	DATE	DESCRIPTION



GREAT BASIN ENGINEERING

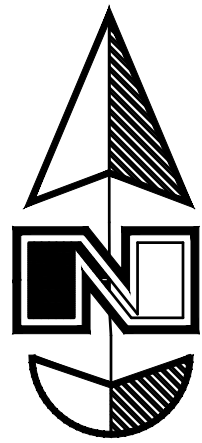
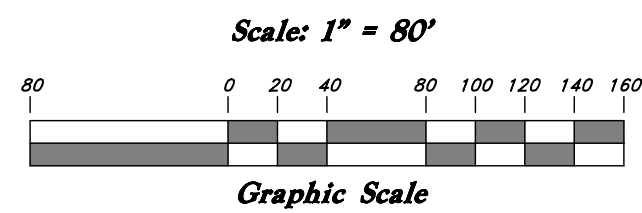
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Open Space Preservation Plan
Vaquero Village Cluster Ph. 2
 Approx 875 South 7100 West Ogden
 Weber County, Utah
 A part of Section 14, T6N, R3W, SLB&M, U.S. Survey

Feb 01, 2021

SHEET NO.
6
 20N707

Vaquero Village Cluster Subdivision Phase 2

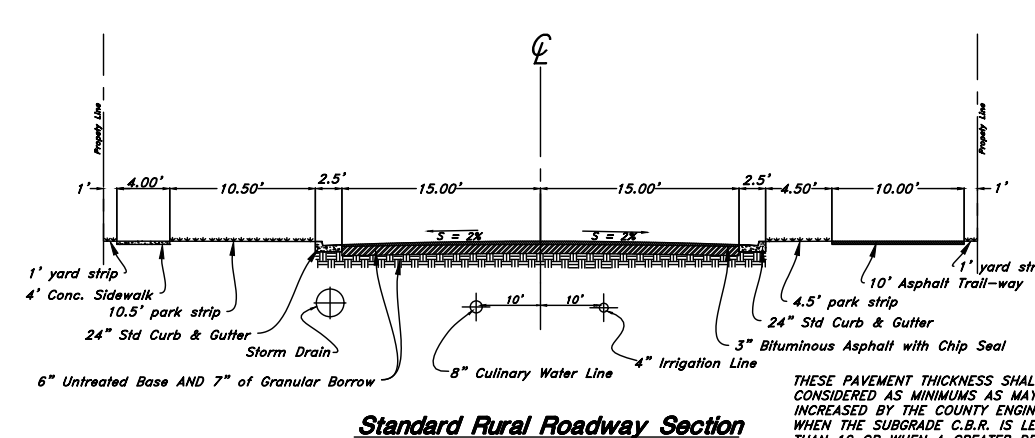


Legend

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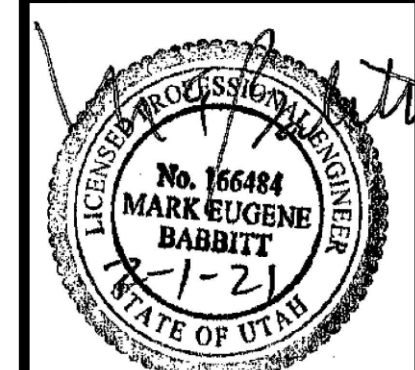
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 - New Asphalt
 - Heavy Duty Asphalt
 - Existing Concrete
 - New Concrete
 - Demo'd Road Base
 - Spill Curb & Gutter

Western Basin Land & Livestock 97.3% ETAL



THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AS MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE IS LESS THAN 10" OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STRENGTH, DRAINAGE AND ALTERNATIVE PAVEMENT DESIGN BASED ON A SOIL ANALYSIS FOR APPROVED BY THE COUNTY ENGINEER. COMPACTION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.

REV	DATE	DESCRIPTION



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ADA RAMPS

Vaquero Village Cluster Ph. 2

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Feb 01, 2021

SHEET NO. **7**