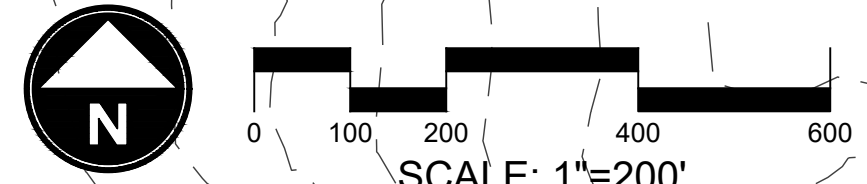


TYPICAL TOWNHOME ENLARGEMENT
EACH TOWNHOME UNIT TO RECEIVE ONE
ON STREET GUEST PARKING STALL

ROAD EXTENSION TO
CONNECT TO BIGHORN
PARKWAY
FIRE APPROVED CRASH
GATE
APPROXIMATE LOCATION OF
UNDERGROUND WATER
TANK(S). FINAL SIZE AND
LOCATION TO BE DETERMINED



DEVELOPMENT DATA

DEVELOPMENT BOUNDARY AREA	176.64 ACRES
PROPOSED UNITS	101 UNITS
SINGLE FAMILY	33 UNITS
TOWNHOMES	68 UNITS

DELINEATED WETLANDS.
DATE OF ESTABLISHMENT:
AUGUST 13TH, 2024

ROCKY MOUNTAIN POWER
CORRIDOR

NOTE:
ROAD ALIGNMENTS AND LOT LINES SUBJECT TO
MOVE BASED ON FINAL ENGINEERING AND
CONSTRUCTION

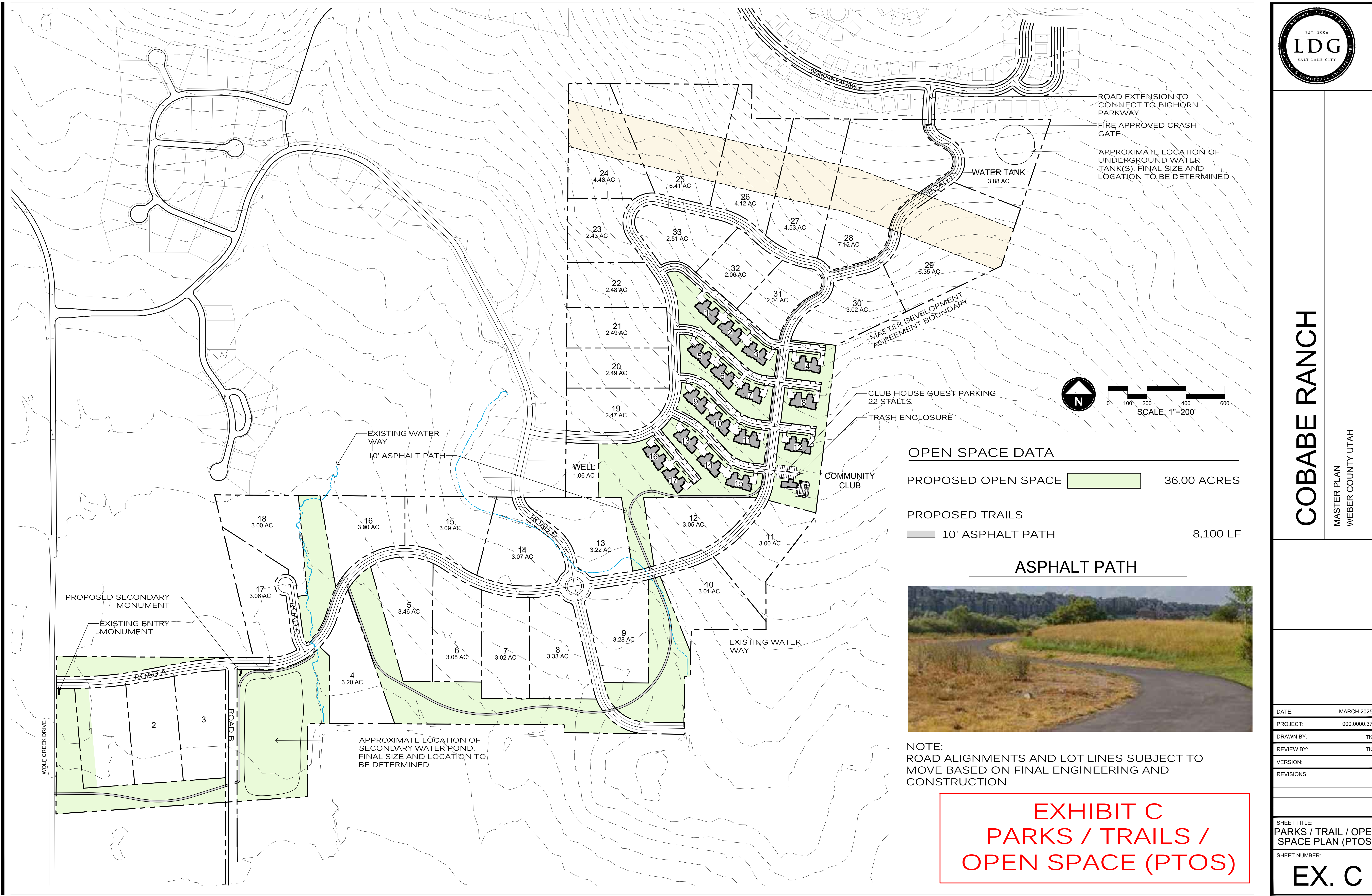
EXHIBIT B
SITE PLAN



COBABE RANCH

MASTER PLAN
WEBER COUNTY UTAH

DATE:	MARCH 2025
PROJECT:	000.0000.37
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	EX. B



COBABE RANCH

MASTER PLAN
WEBER COUNTY UTAH

OPEN SPACE DATA	
PROPOSED OPEN SPACE	36.00 ACRES
PROPOSED TRAILS	8,100 LF
10' ASPHALT PATH	



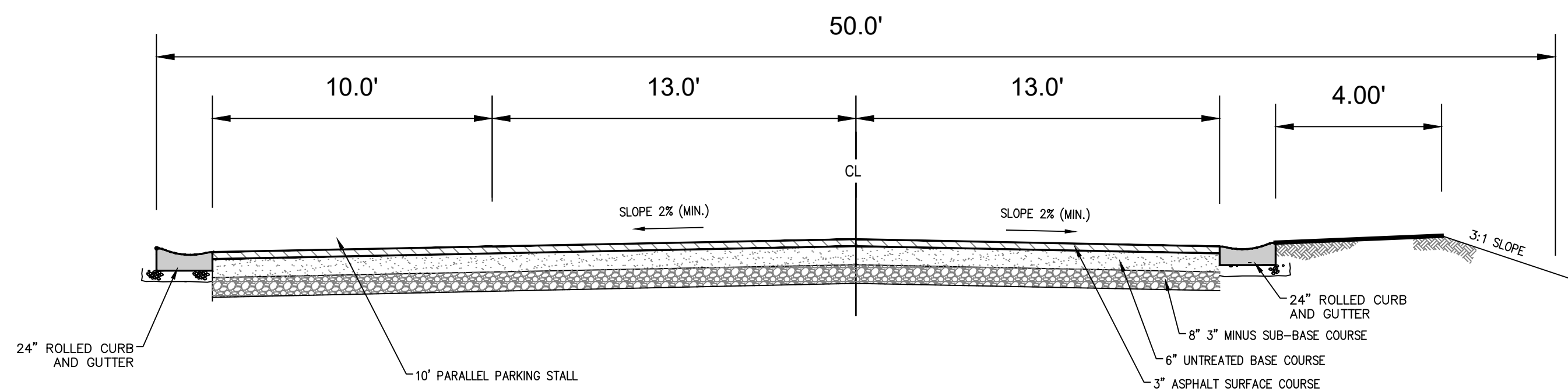
NOTE:
ROAD ALIGNMENTS AND LOT LINES SUBJECT TO
MOVE BASED ON FINAL ENGINEERING AND
CONSTRUCTION

EXHIBIT C
PARKS / TRAILS /
OPEN SPACE (PTOS)

DATE:	MARCH 2025
PROJECT:	000.0000.37
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	
SHEET TITLE:	
PARKS / TRAIL / OPEN SPACE PLAN (PTOS)	
SHEET NUMBER:	

EX. C

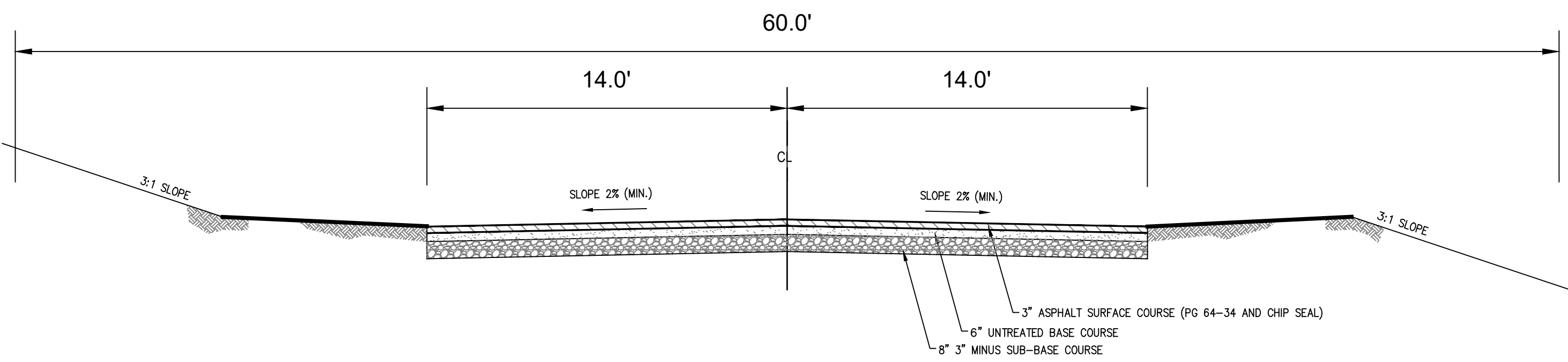
WAITING ON UPDATED PROFILES FROM GARDNER



NOTE:
ALL DEPTH STANDARDS ARE MINIMUM AND MORE CAN BE REQUIRED BASED ON GEOTECHNICAL REPORT

50' ROW - TYPICAL PRIVATE ROADWAY

NOT TO SCALE



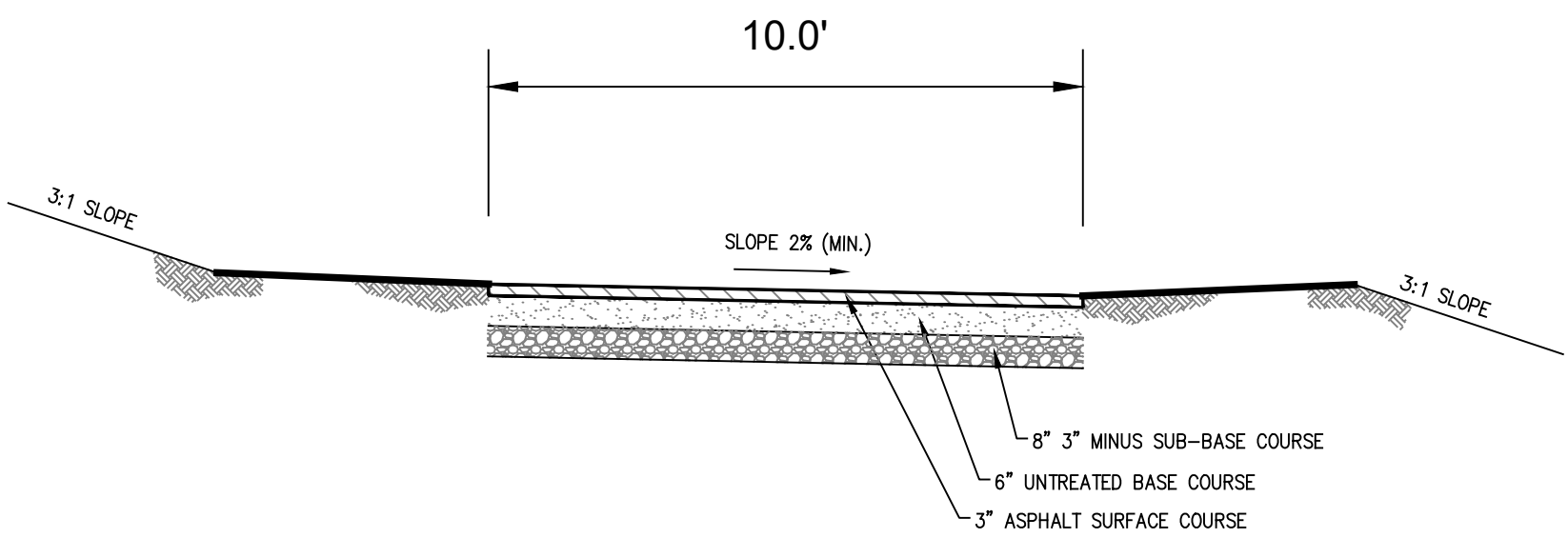
NOTE:
ALL DEPTH STANDARDS ARE MINIMUM AND MORE CAN BE REQUIRED BASED ON GEOTECHNICAL REPORT

60' ROW - TYPICAL ROADWAY

NOT TO SCALE

ROAD PROFILE

NOT TO SCALE



10' ASPHALT PATH

NOT TO SCALE

TRAIL PROFILE

NOT TO SCALE

**EXHIBIT D
TECHNICAL GUIDELINES**



COBABE RANCH

MASTER PLAN
WEBER COUNTY UTAH

DATE:	MARCH 2025
PROJECT:	000.0000.37
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	
SHEET TITLE:	TECHNICAL GUIDELINES
SHEET NUMBER:	EX. D



COBABE RANCH

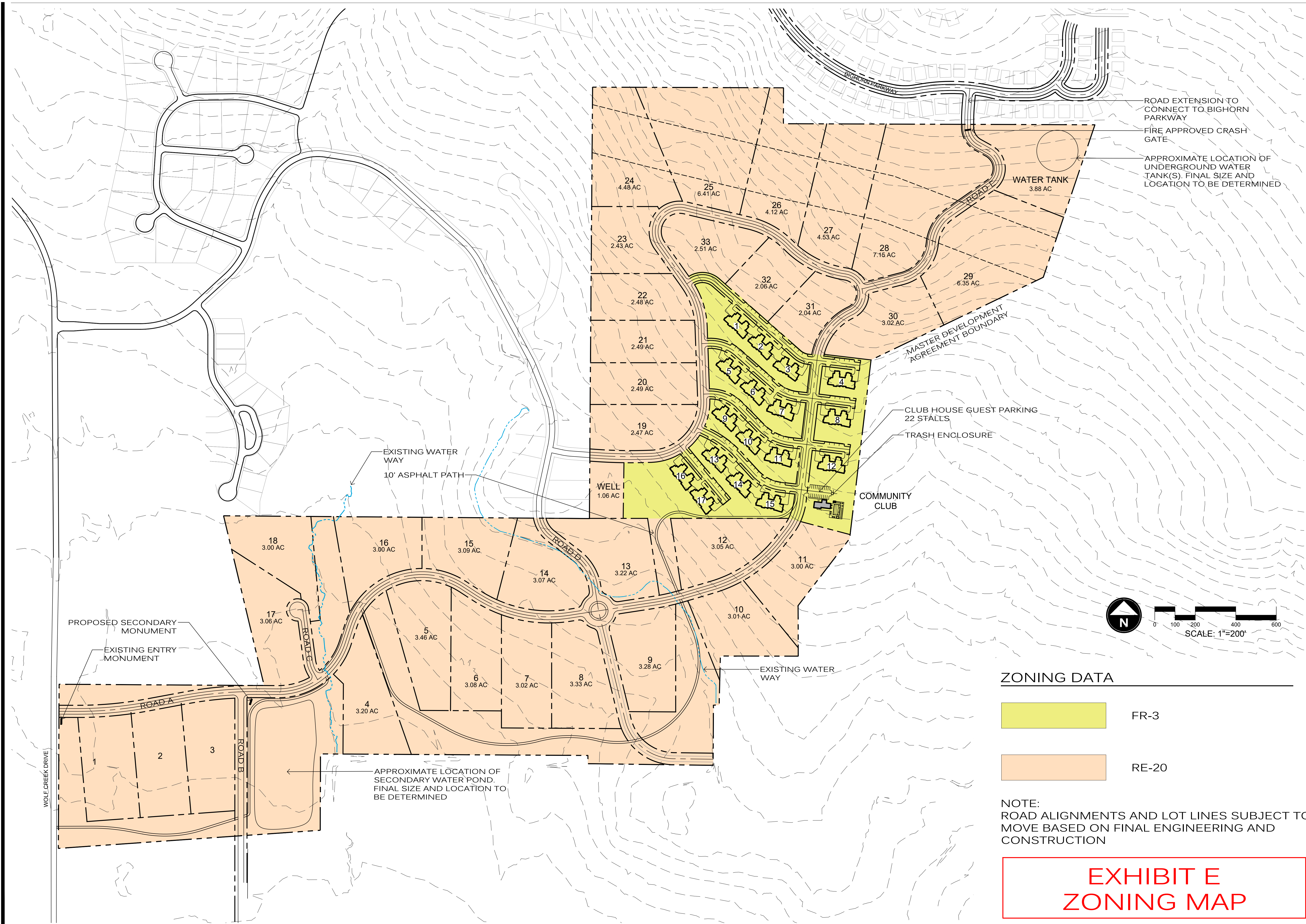
MASTER PLAN
WEBER COUNTY UTAH

DATE:	MARCH 2025
PROJECT:	000.0000.37
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:
ZONING
MAP

SHEET NUMBER:

EX. E



ENTRY MONUMENTS

WOLF CREEK DRIVE MONUMENT CONCEPT



SECONDARY MONUMENT

- MATCHES THEME AND MATERIALS OF MAIN MONUMENT

TRASH ENCLOSURE

ENCLOSURE CONCEPT



NOTES:

1. SIGN WILL NOT BE ADDED TO ENCLOSURES
2. SCREENING GATE TO BE ADDED



COBABE RANCH

MASTER PLAN
WEBER COUNTY UTAH

DATE:	MARCH 2025
PROJECT:	000.0000.37
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:
DESIGN
GUIDLEINES

SHEET NUMBER:
EX. F

EXHIBIT F
DESIGN GUIDELINES