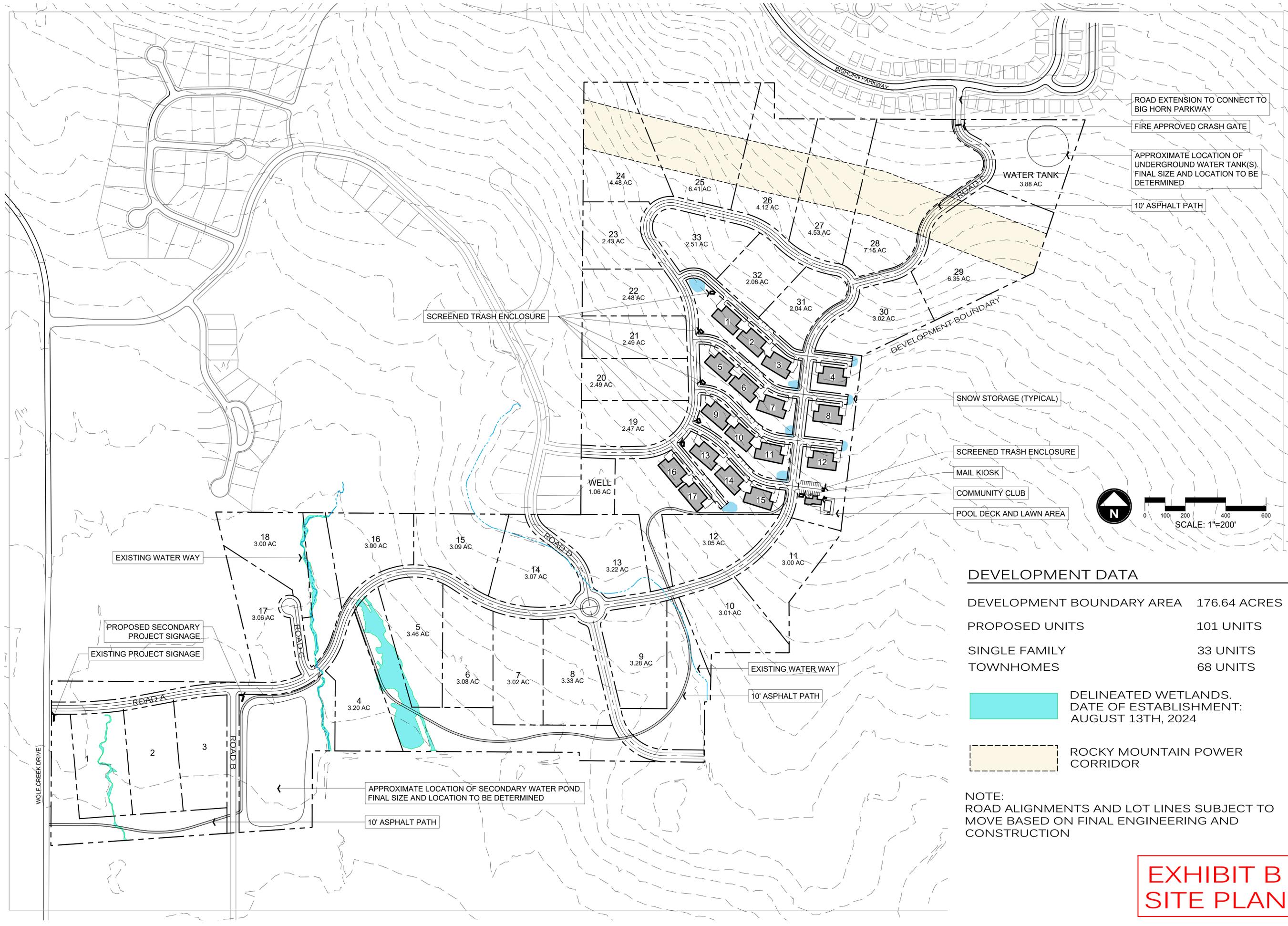




# COBABE RANCH

MASTER PLAN  
WEBER COUNTY UTAH



ROAD EXTENSION TO CONNECT TO BIG HORN PARKWAY  
FIRE APPROVED CRASH GATE  
APPROXIMATE LOCATION OF UNDERGROUND WATER TANK(S). FINAL SIZE AND LOCATION TO BE DETERMINED  
10' ASPHALT PATH

SCREENED TRASH ENCLOSURE

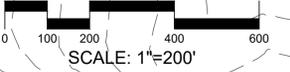
SNOW STORAGE (TYPICAL)

SCREENED TRASH ENCLOSURE

MAIL KIOSK

COMMUNITY CLUB

POOL DECK AND LAWN AREA



### 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

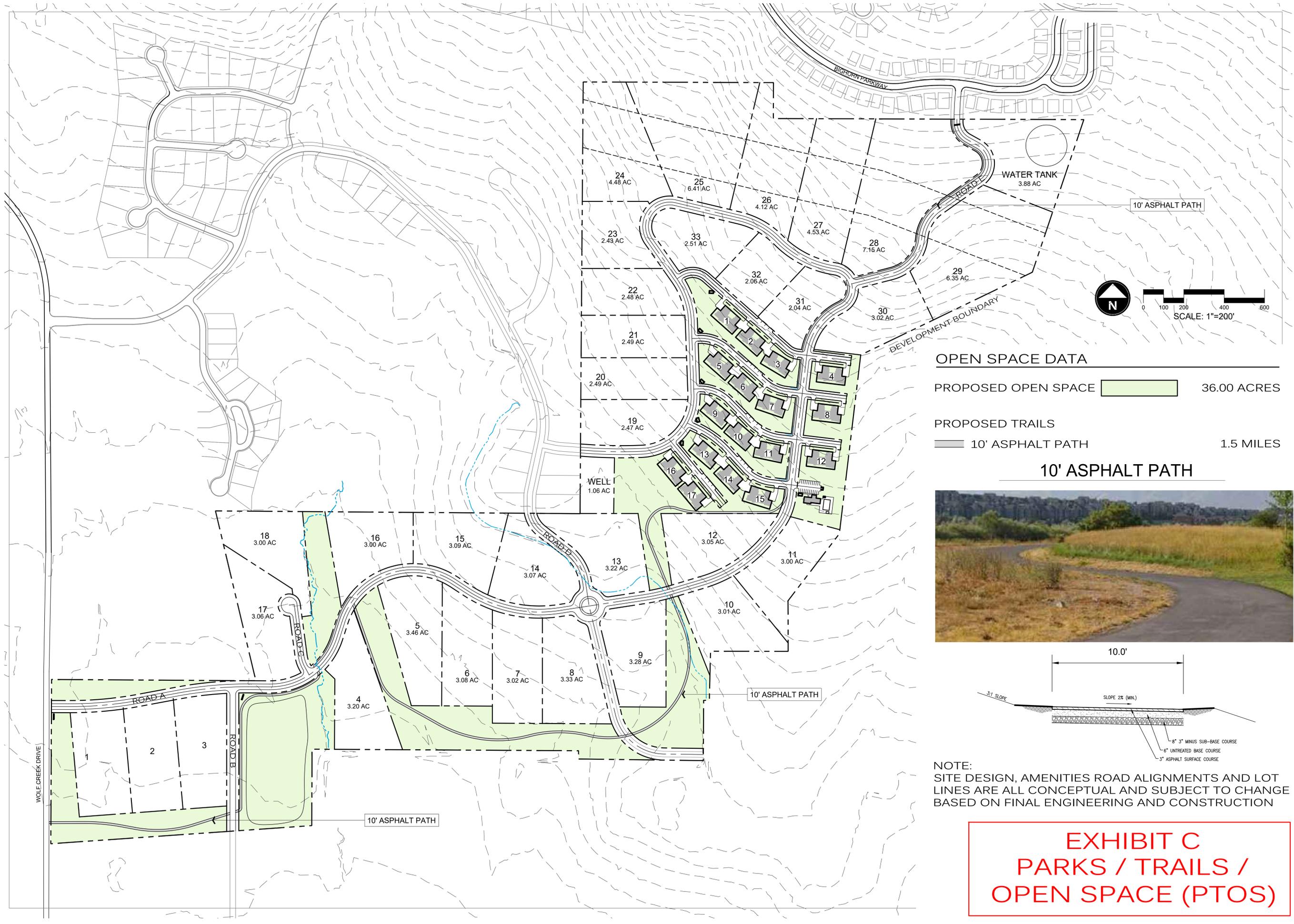
APPROXIMATE LOCATION OF SECONDARY WATER POND.  
FINAL SIZE AND LOCATION TO BE DETERMINED

10' ASPHALT PATH

**EXHIBIT B**  
**SITE PLAN**

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

SHEET TITLE:  
**SITE PLAN**  
SHEET NUMBER:  
**EX. B**

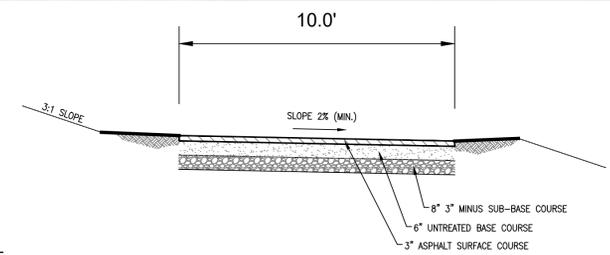


**OPEN SPACE DATA**

PROPOSED OPEN SPACE  36.00 ACRES

PROPOSED TRAILS  
 10' ASPHALT PATH 1.5 MILES

**10' ASPHALT PATH**



NOTE:  
SITE DESIGN, AMENITIES ROAD ALIGNMENTS AND LOT LINES ARE ALL CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND CONSTRUCTION

**EXHIBIT C  
PARKS / TRAILS /  
OPEN SPACE (PTOS)**

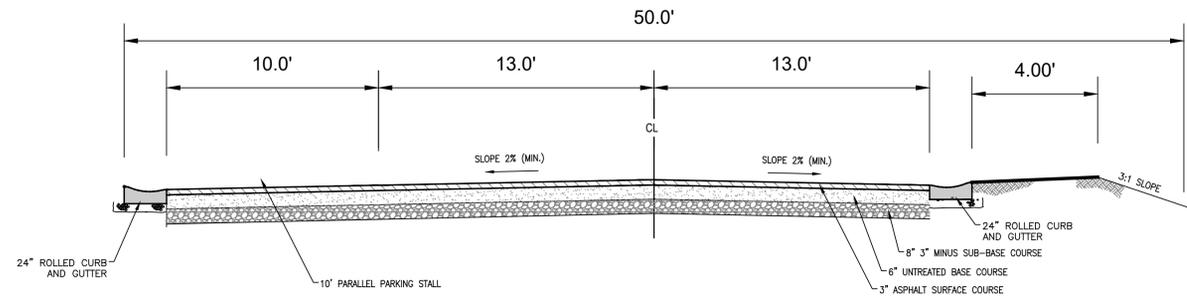
**COBABE RANCH**

MASTER PLAN  
WEBER COUNTY UTAH

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

SHEET TITLE:  
PARKS / TRAIL / OPEN SPACE PLAN (PTOS)  
SHEET NUMBER:

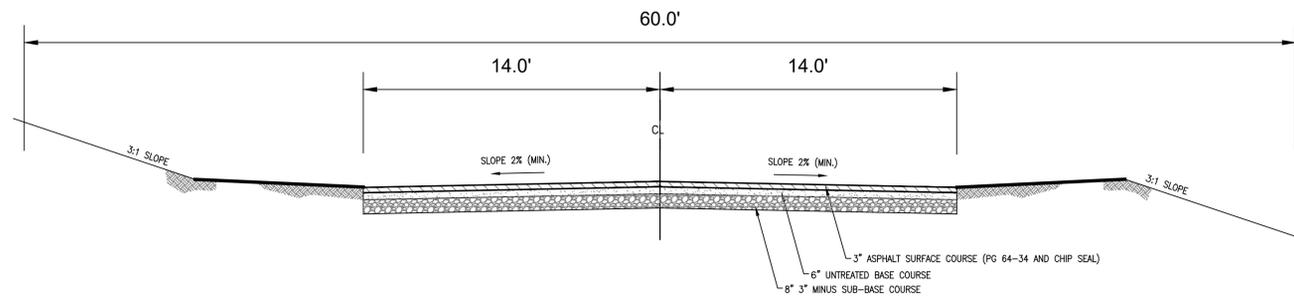
**EX. C**



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

**EXHIBIT D**  
**TECHNICAL GUIDELINES**

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

SHEET TITLE:  
**TECHNICAL GUIDELINES**

SHEET NUMBER:

**EX. D**