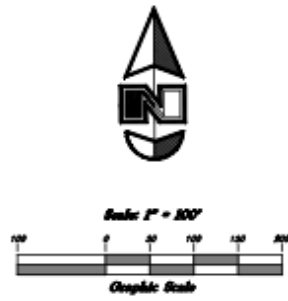


Preliminary Plan For Terakee Village®

A PRUD Subdivision
A part the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
September 2017



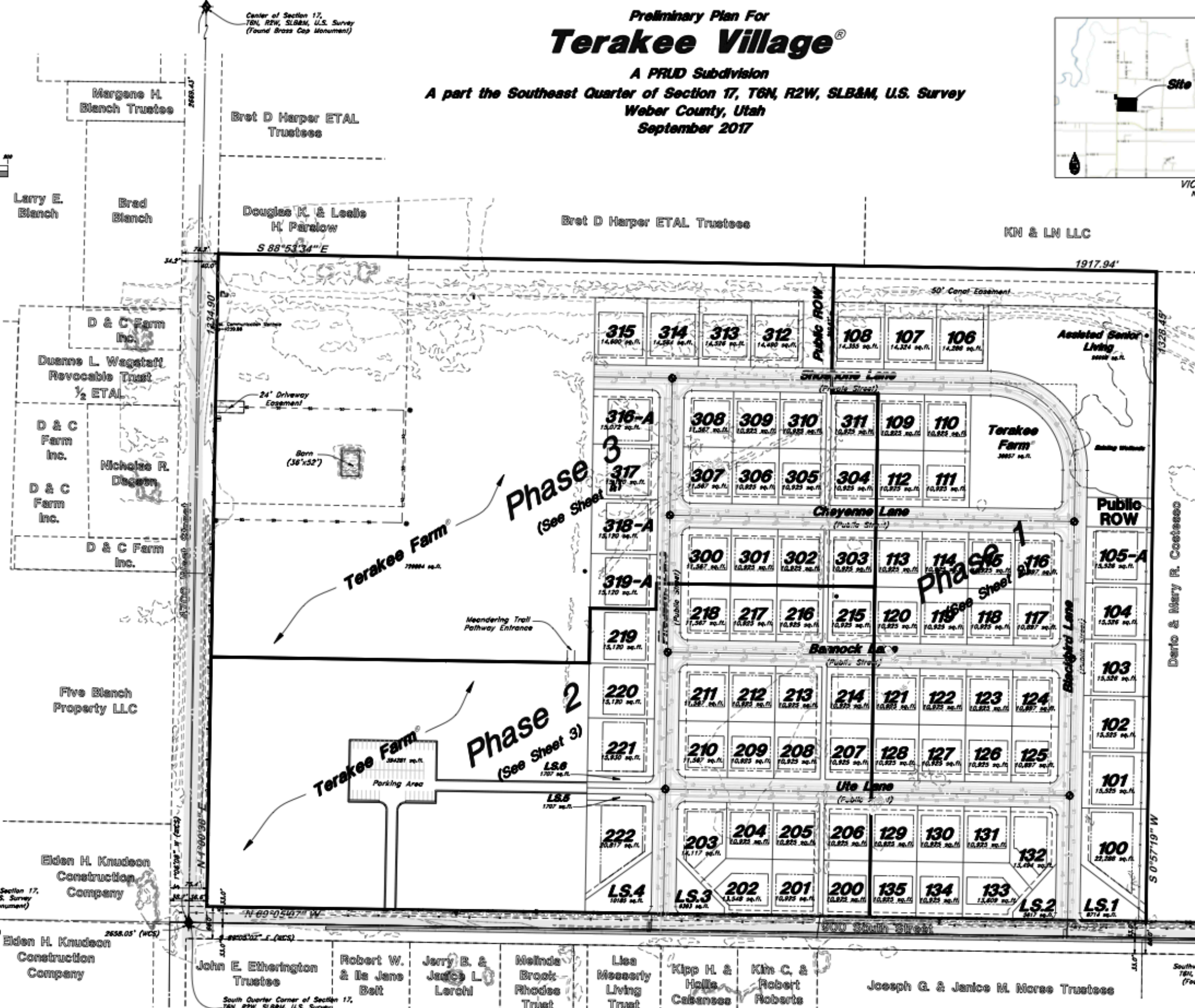
VICINITY MAP
Not to Scale



Legend

(Some items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Ceepment
- Electrical Manhole
- Catch Basins
- Exlat. Fire Hydrant
- Fire Hydrant
- Fire Department Connection
- Rear Indicator Valve
- Exlat. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Top Line
- Land Drain
- Power pole
- Power pole w/gpr
- Light Pole
- Fence
- Location of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Castile Iron
- Polymeth. Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flashing
- Flashing
- Flashing
- Top of Curb
- Top of Blot
- Top of Blot
- Top of Concrete
- Asphalt Gravel
- Flashed Grade
- Match Existing
- Fire Department Connection
- Flashed Centreline
- Exlat. Centreline
- Flashed Grade
- Exlat. Grade
- Slope Line
- Division of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Demo'd Road Base
- Salt Curb & Gutter
- Tree



ZONING INFORMATION

This property is Zoned PRUD and has the following building setbacks:
Front Yard = 20 feet
Other Main = 30 feet
Side Yard = 8 feet (Dwelling)
Other Main Building (20 feet)
Side Facing Street on Corner Lot (20 feet)
Rear Yard = 30 feet
Other Main = 30 feet
Building Height = 1 Story building (40 feet maximum)

DESCRIPTIONS

A part of the Southeast Corner of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:
Beginning of a point on the Easterly Right of Way Line of 4700 West Street, said point being 32.93 feet North 0°51'46" East and 36.54 feet South 88°08'17" East from the South Quarter Corner of said Section 17; and running thence along said Easterly Right of Way Line North 1°00'38" East 1334.90 feet; thence South 88°53'34" East 1917.94 feet; thence South 0°57'19" West 1328.45 feet to the Northerly Right of Way Line of 900 South Street; thence along said Northerly Line North 88°05'07" West 1919.22 feet to the point of beginning. Contains 2,354,920 Sq. Ft. or 58.652 Acres

FLOOD PLAIN

This property lies within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0425E dated 18 Dec. 2005 as well as Panel Number 49057C0189E dated 18 Dec. 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

NOTE

1. Lots 105, 316, 318 and 319 may have ADUs.
2. ADUs may be used for monthly rentals only when primary residence is owner occupied.
3. Agri-tourism is an approved use on agricultural lots.

PROPOSED UTILITY NOTE

- Land Drain - 8" PVC Tight Joint
 - Sanitary Sewer - 8" SDR-35
 - Secondary Water - 8" PVC
 - Water (Culinary) - 8" PVC
- (Unless otherwise specified on plans)

ENGINEER:
Great Basin Engineering, Inc.
c/o Andy Hubbard
3746 South 1275 East Suite 200
Ogden, Utah 84403
(801) 384-4515

DEVELOPER:
Terakee Investments, LLC
c/o Brad Blanton
1080 East 3400 North
North Ogden, UT 84414
(801) 668-8265

GREAT BASIN ENGINEERING

Preliminary Plan
Terakee Village® PRUD Subdivision
Weber County, Utah
A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

22 Sept, 2017

SHEET NO.
1

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