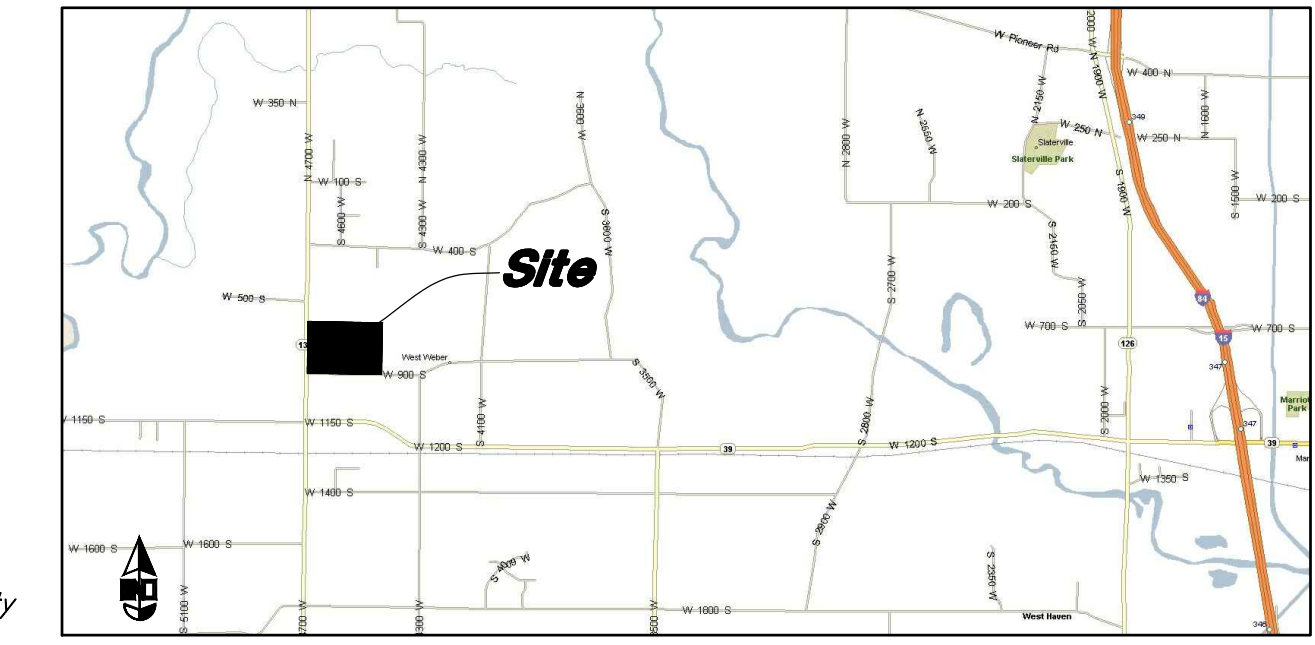
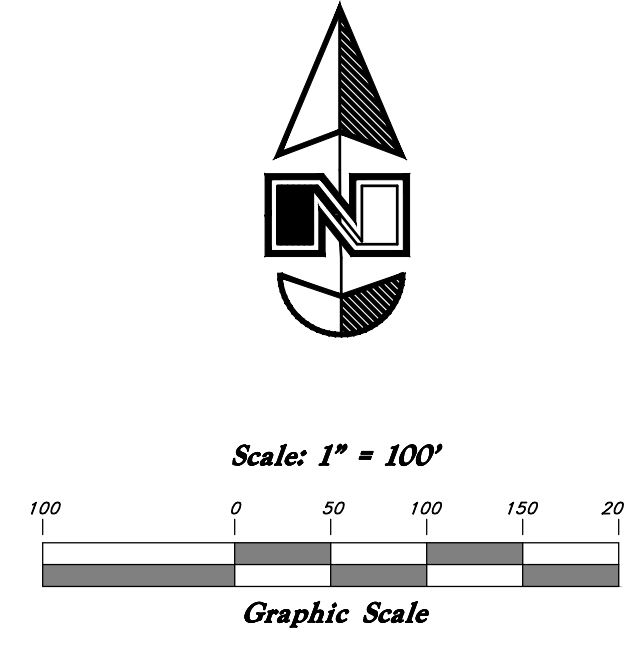


Preliminary Plan For Terakee Village®

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



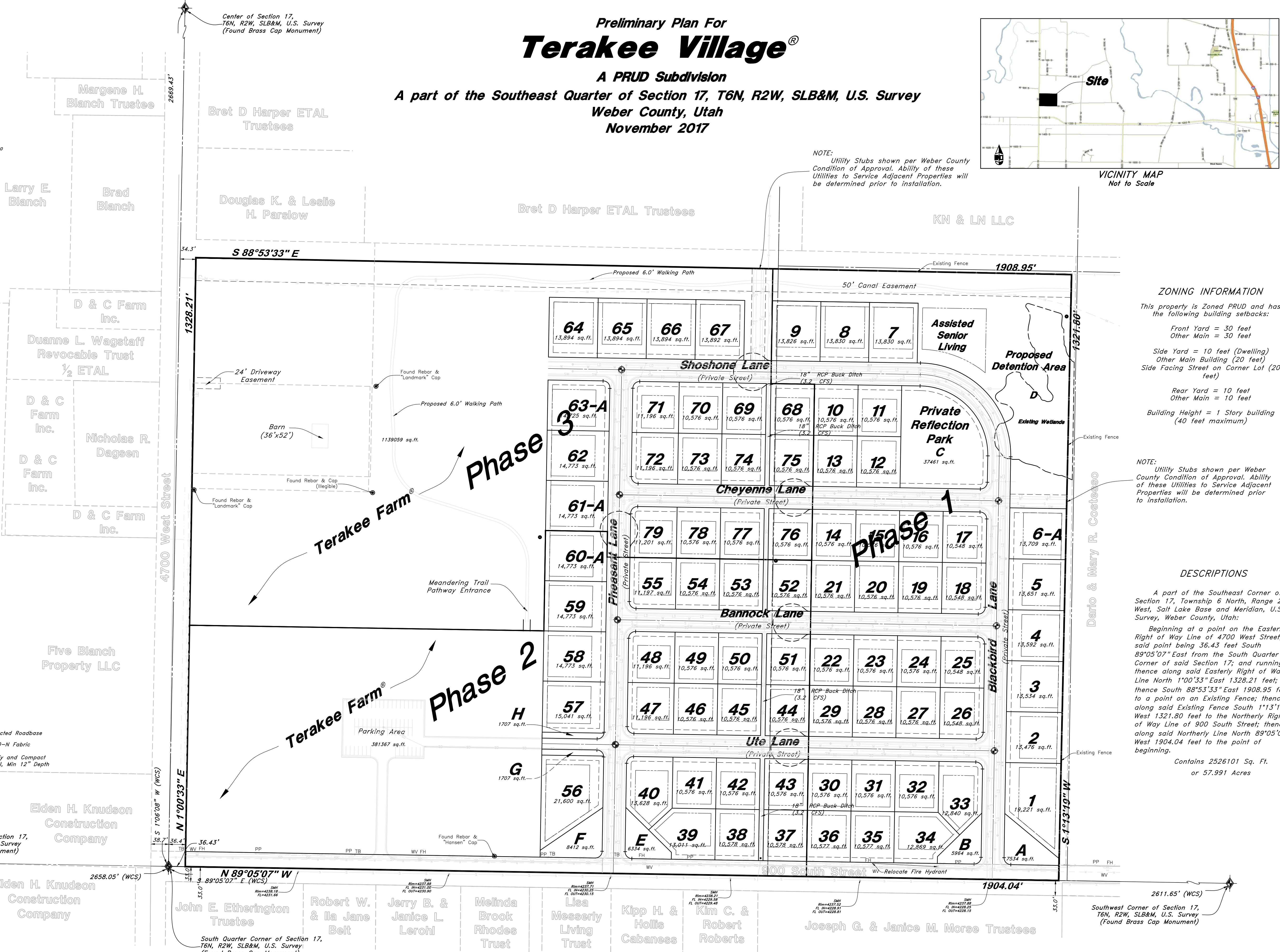
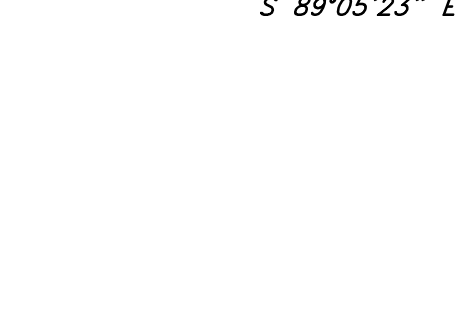
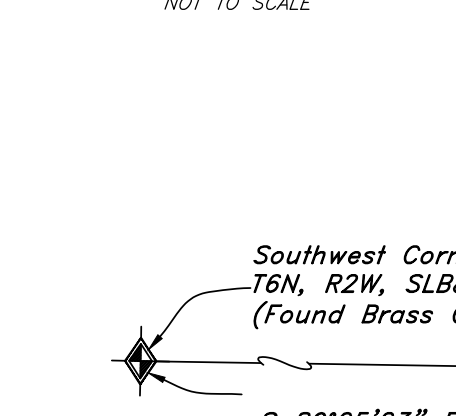
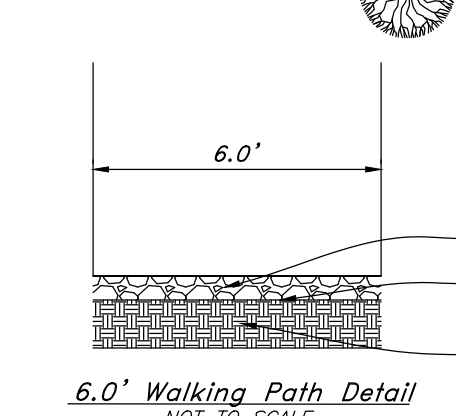
VICINITY MAP
Not to Scale



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 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 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
- 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
- Tree



ZONING INFORMATION
This property is Zoned PRUD and has the following building setbacks:
Front Yard = 30 feet
Other Main = 30 feet
Side Yard = 10 feet (Dwelling)
Other Main Building (20 feet)
Side Facing Street on Corner Lot (20 feet)
Rear Yard = 10 feet
Other Main = 10 feet
Building Height = 1 Story building (40 feet maximum)

NOTE: Utility Stubs shown per Weber County Condition of Approval. Ability of these Utilities to Service Adjacent Properties will be determined prior to installation.

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 at a point on the Easterly Right of Way Line of 4700 West Street, said point being 36.43 feet South 89°05'07" East from the South Quarter Corner of said Section 17; and running thence along said Easterly Right of Way Line North 1°00'33" East 1328.21 feet; thence South 88°53'33" East 1908.95 feet to a point on an Existing Fence; thence along said Existing Fence South 1°13'19" West 1321.80 feet to the Northerly Right of Way Line of 900 South Street; thence along said Northerly Line North 89°05'07" West 1904.04 feet to the point of beginning.
Contains 2526101 Sq. Ft. or 57.991 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 16 Dec, 2005 as well as Panel Number 49057C0189E dated 16 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 6, 60, 61 and 63 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.
4. Ditch along 900 South Street to be Piped with 15" RCP Storm Drain.
5. Recommendations on the Geotech Report shall be followed during construction of this site.
6. Private Roads shall have a 41.0' Temporary Turnaround Easement at the end of each street during the construction of each Phase.

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
5746 South 1425 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Terakee Investments, LLC
c/o Brad Blanch
1060 East 3400 North
North Ogden, UT 84414
(801) 668-8565

PRELIMINARY PLAN

GREAT BASIN ENGINEERING

Preliminary Plan - Overall

Terakee Village @ PRUD Subdivision

A part of Section 17, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah

22 Sept, 2017

SHEET NO. **1** of 2

16N719 - Prelim-Overall