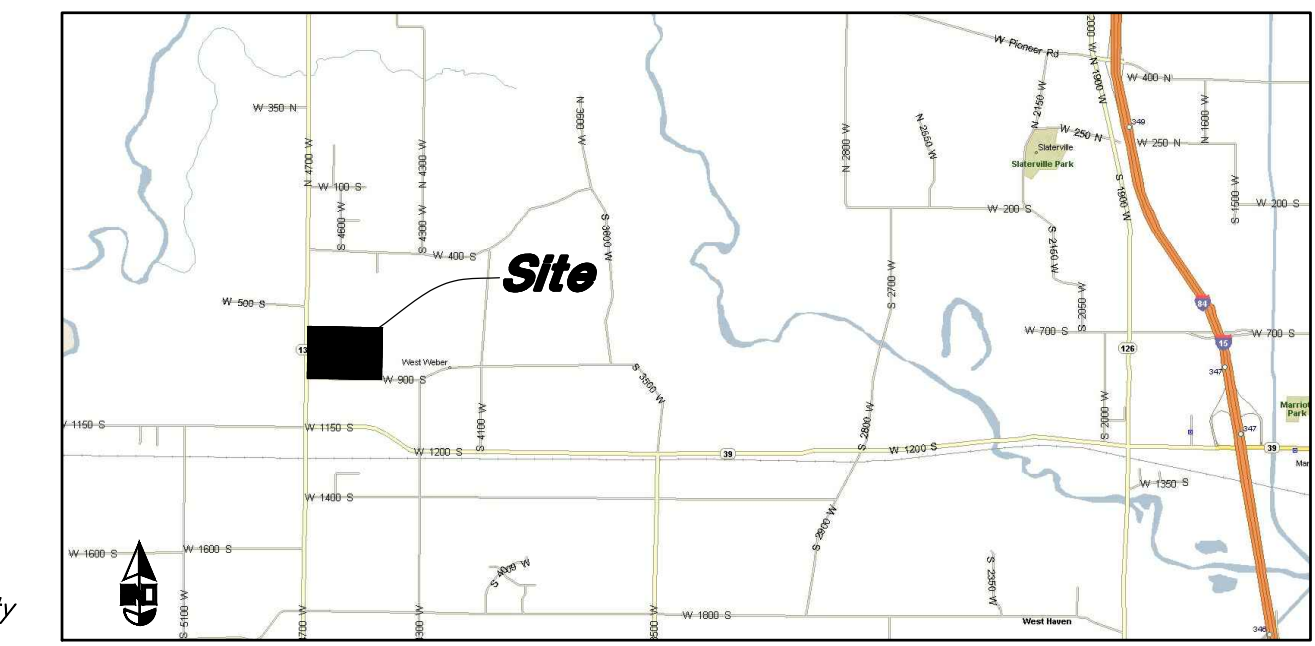


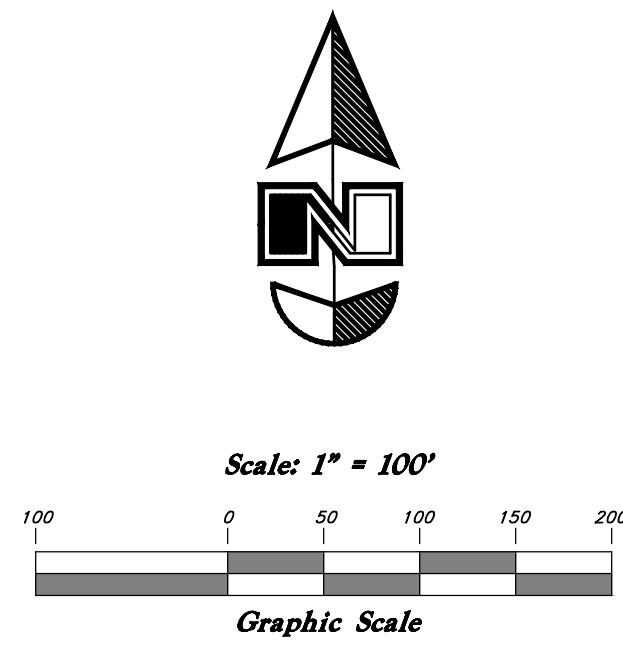
Preliminary Plan For Terakee Village®

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

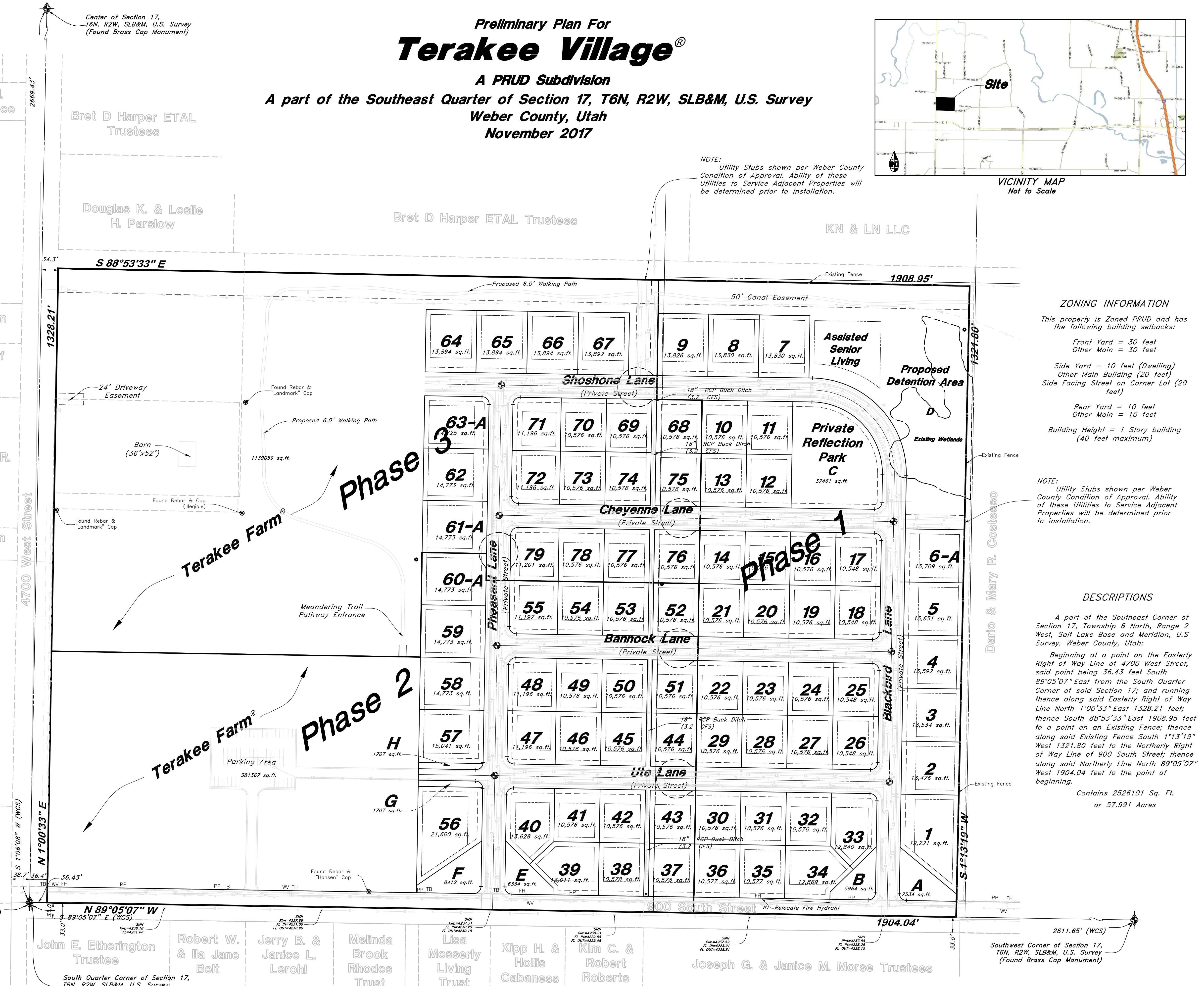
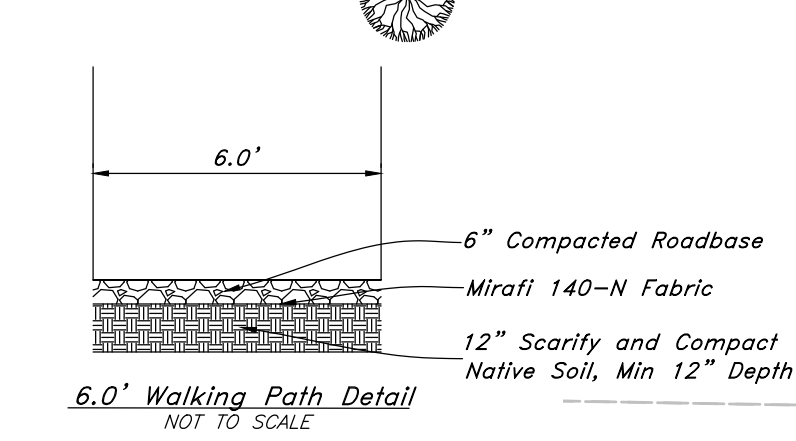
NOTE: Utility Stubs shown per Weber County Condition of Approval. Ability of these Utilities to Service Adjacent Properties will be determined prior to installation.



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
- ME
- 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
- 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 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 18" 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.

Temporary Turnarounds need to remain until roads are extended. 50' Radius

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

22 Sept, 2017

SHEET NO. 1

of 2

16N719 - Prelim-Overall

Preliminary Plan - Overall

Terakee Village @ PRUD Subdivision

Weber County, Utah

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

GREAT BASIN ENGINEERING

5746 SOUTH 1425 EAST, OGDEN, UTAH 84405

PHONE: (801) 394-4515 FAX: (801) 399-7700

WWW.GREATBASINENGINEERING.COM

County Comments

5 17 Nov 2017

County Comments

4 8 Nov 2017

County Comments

3 8 Nov 2017

County Comments

2 16 Oct 2017

County Comments

1 25 Sep 2017

DATE DESCRIPTION

PRELIMINARY PLAN

NOTES

- Lot 6 may have an ADU.
- ADUs may be used for monthly rentals only when primary residence is owner occupied.
- Agriculture is an approved use on agricultural lots.
- Ditch along 900 South Street to be Piped with 15" RCP Storm Drain.
- Recommendations on the Geotech Report shall be followed during construction of this site.
- Private Roads shall have a 41.0' Temporary Turnaround Easement at the end of each street during the construction of each Phase.
- Fire Flow for Subdivision shall be 1000 GPM.
- A temporary address marker shall be required at the building site during construction.
- Any Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000 pound load. Roads that are less than 26 feet in width shall be posted with "NO PARKING FIRE LANE" on both sides of the roadway. Roads more than 26 but less than 32 feet in width shall be posted on one side of the roadway. (Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District).
- Roads shall have a maximum grade of 10% unless specifically approved as outlined in the International Fire Code.
- Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
- For subdivisions with more than 30 single family residences, a second fire apparatus access road required.
- Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
- Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
- All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
- The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. The fire prevention program superintendent shall have the authority to enforce the provisions of this chapter and other provisions as necessary to secure the intent of this chapter. Where Guard service is provided, the superintendent shall be responsible for the guard service. The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (see IFC 3308)
- All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
- Fire department apparatus access is required for each lot.

Southwest Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument)

S 1°06'08" W (WCS)

South Quarter Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument)

2669.43' (WCS)

Center of Section 17, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument)

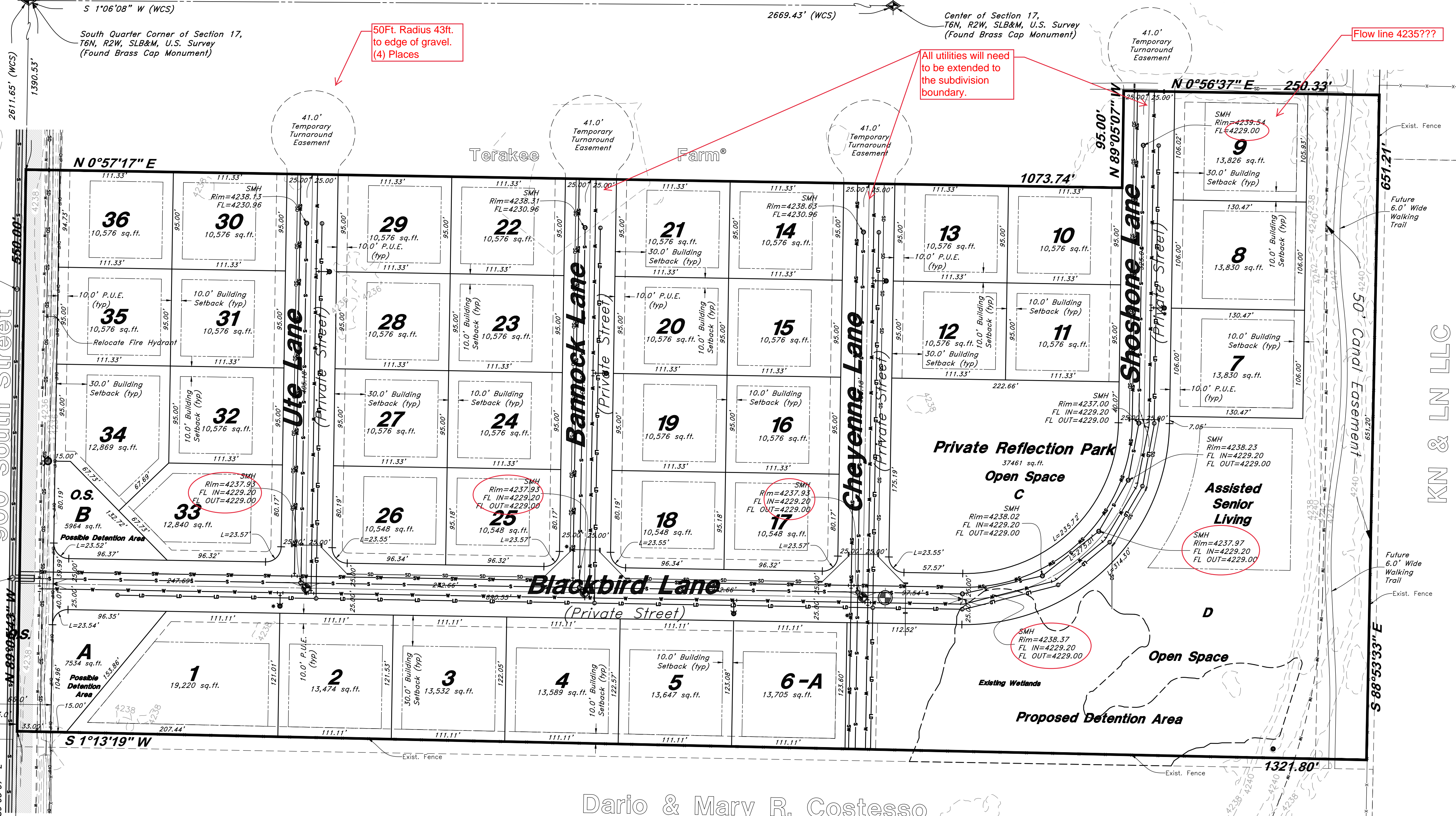
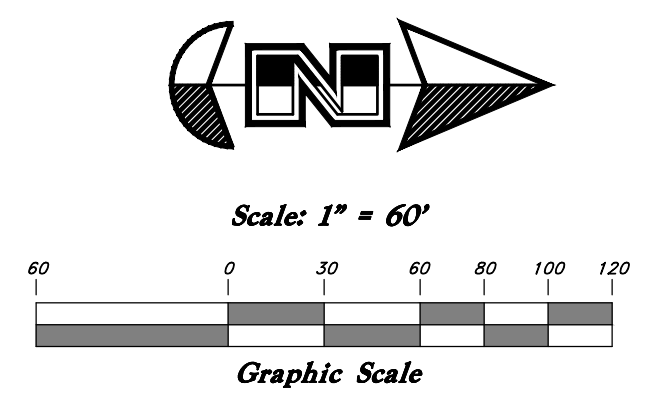
Preliminary Plan For Terakee Village® - Phase 1

A PRUD Subdivision

A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

November 2017



50ft. Radius 43ft. to edge of gravel. (4) Places

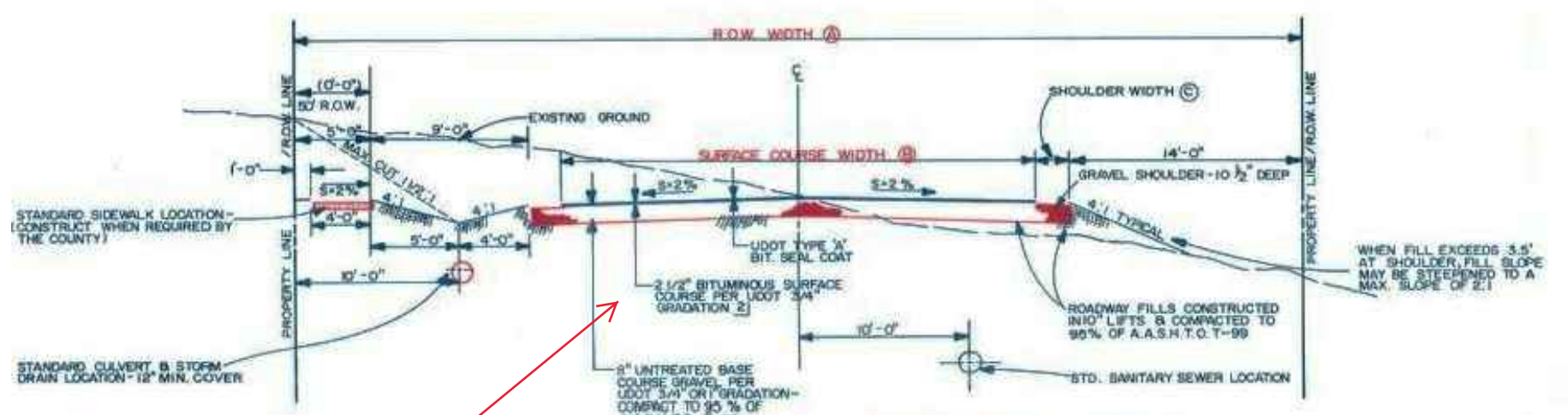
All utilities will need to be extended to the subdivision boundary.

Flow line 4235???

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
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 - Power Line
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 - 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
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Top of Concrete
 - Natural Ground
 - Finish Grade
 - Match Existing
 - Fire Department Connection
 - Open Space
 - 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
 - Tree

STANDARD RURAL ROADWAY SECTION



Needs to meet the county standards

STREET DESIGNATION	ROW WIDTH (A)	SURFACE COURSE WIDTH (B)	SHOULDER WIDTH (C)
1) MINOR AND/OR PRIVATE ROADWAYS	50'	24'	4'
STANDARD RESIDENTIAL	60'	24'	4'
COLLECTOR	66'	24'	5'
2) MINOR ARTERIAL	80'	44' (30' ±)	4 ±
3) MAJOR ARTERIAL	100' (CONSULT COUNTY ENGINEER FOR SPECIFIC REQUIREMENTS)		

- MINOR STREET PERMITTED UNDER SPECIAL PERMIT FROM THE COUNTY ENGINEER. WHERE NECESSARY, MUST HAVE 6" ROW.
- COUNTY ENGINEER SHALL PROVIDE PAYMENT DESIGN ON ARTERIAL STREETS WHICH MAY VARY PER COUNTY ENGINEER.
- THIS WIDTH MAY BE USED AT THE DISCRETION OF THE COUNTY ENGINEER WHEN FULL WIDTH APHALT PAVING IS NOT NECESSARY.

Dario & Mary R. Costesso

DESCRIPTION

A part of the Southeast Quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah, more particularly described as follows:

Beginning at a point on the Northerly Right of Way Line of 900 South Street, said point being 1390.53 feet South 89°05'07" East along the Section Line from the South Quarter Corner of said Section 17 to the Easterly Line of the Terakee Farm Property; and running thence along said Easterly and Southerly Lines the following three (3) courses: (1) North 0°57'17" East 1073.74 feet, (2) North 89°05'07" West 95.00 feet and (3) North 0°56'37" East 250.33 feet to a point on an Existing Fence Line, said point also being the Southerly Line of the KN & LN LLC Property; thence along said Fence Line and Southerly Line South 88°53'34" East 651.21 feet to a point on an Existing Fence, said point also being the Westerly Line of the Dario & Mary R. Costesso Property; thence along said Fence Line and Westerly Line South 1°13'19" West 1321.80 feet to said Northerly Right of Way Line of said 900 South Street; thence along said Northerly Right of Way Line North 89°05'43" West 550.00 feet to the Easterly Line of said Terakee Farm Property and the Point of Beginning.

Contains 755,373 Sq. Ft. or 17.341 Acres

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)

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REV	DATE	DESCRIPTION
1	17 Nov. 2017	County Comments
2	8 Nov. 2017	County Comments
3	3 Nov. 2017	County Comments

GREAT BASIN ENGINEERING

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 WWW.GREATBASINENGINEERING.COM

Preliminary Plan Terakee Village @ PRUD Subdivision

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

PRELIMINARY PLAN