

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)

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

# Preliminary Plan For Terakee Village® - Phase 1

A PRUD Subdivision

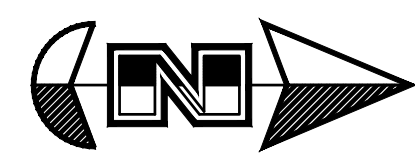
A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

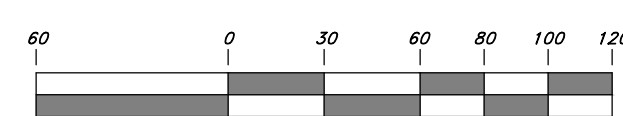
November 2017

The location, widths, and other dimensions of proposed lots with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)  
Insufficient dimensions to check location and acreage of proposed lots.

The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)  
Insufficient dimensions to check location and acreage of proposed roads.



Scale: 1" = 60'



Graphic Scale

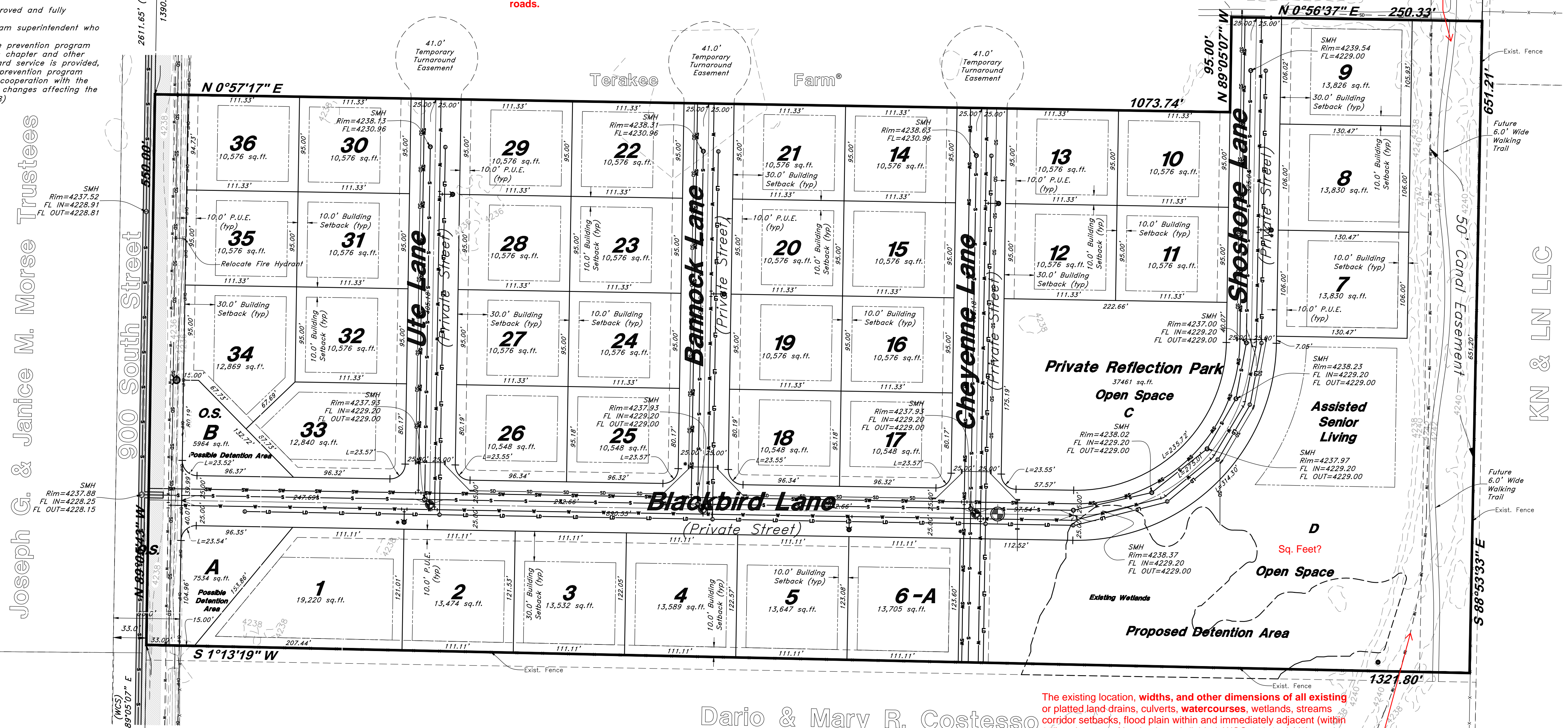
The location, widths, and other dimensions of proposed pathways, parks, or other open spaces with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)  
Insufficient dimensions to check location of proposed pathway.

## Legend

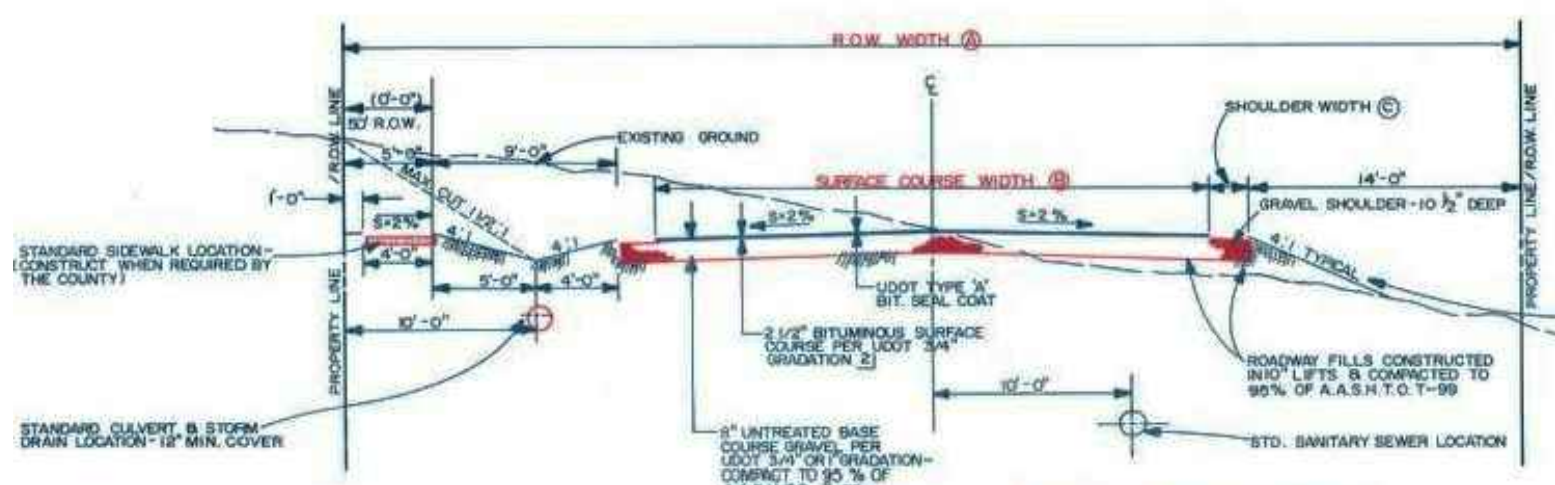
(Note: All items may not appear on drawing)

- San Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire 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
- Match Existing
- Fire Department Connection
- Open Space
- Finish Contour
- Exist. Contour
- Finish Grade
- Calc. 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

Joseph G. & Janice M. Morse Trustees



### STANDARD RURAL ROADWAY SECTION



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

- MINOR STREET PERMITTED UNDER SPECIAL PROVISIONS BY THE COUNTY ENGINEER. WHEN SUCH SPECIAL PROVISIONS ARE NECESSARY, MUST HAVE 60' ROAD WIDTH.
- COUNTY ENGINEER SHALL PROVIDE PAYMENT DESIGN ON ARTERIAL STREETS WITH MAXIMUM PERIOD ENGINEER.
- THIS WIDTH MAY BE USED AT THE DISCRETION OF THE COUNTY ENGINEER WHEN FULL WIDTH ADAPTATION IS NOT NECESSARY.

## Dario & Mary R. Costesso

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams, corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)  
Cannot verify because of insufficient dimensions, however, existing canal appears to enter property and travel through open space outside of 50' canal easement.

### 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 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)

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

**GREAT BASIN ENGINEERING**  
 5746 SOUTH 1425 EAST SUITE 200 OGDEN, UT 84405  
 P.A.#00315156 LIC.#1520022 F.B.#139397703  
 WWW.GREATBASINENGINEERING.COM

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

23 Oct, 2017

SHEET NO.

2

16N719 - Prelim - Phase 1

PRELIMINARY PLAN