

# 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



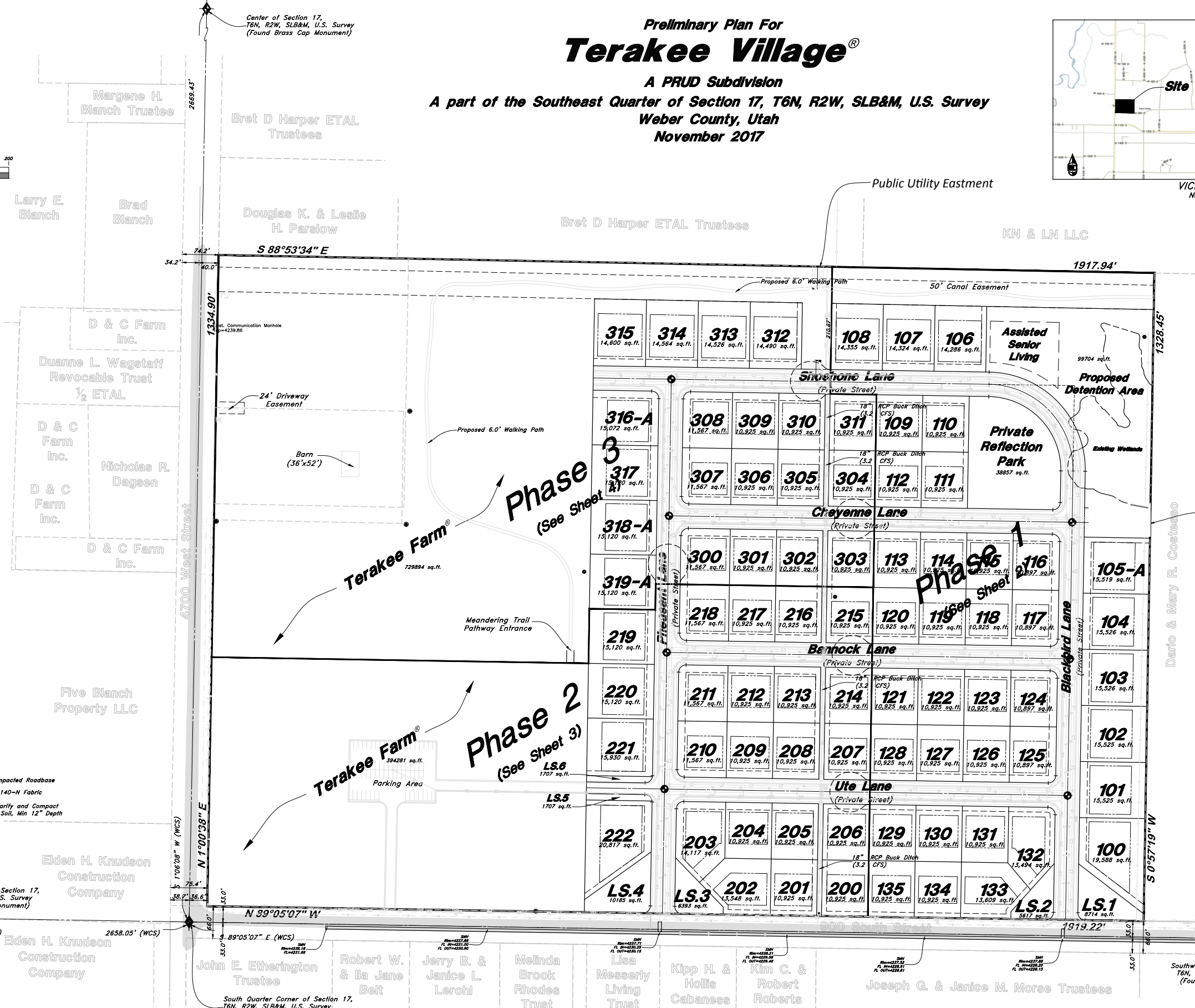
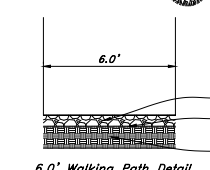
Scale: 1" = 100'



## 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
- 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
- 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 = 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 at 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 89°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 89°05'07" West 1919.22 feet to the point of beginning. Contains 2,554,920 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 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 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.  
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 1475 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) 688-8565

**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801) 394-4515 FAX (801) 522-1022  
WWW.GREATBASINENGINEERING.COM

**Preliminary Plan - Overall**  
**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** of 2  
16N719 - Prelim-Overall

REV	DATE	DESCRIPTION
1	23 Sept, 2017	County Comments
2	16 Oct, 2017	County Comments
3	3 Nov, 2017	County Comments
4	8 Nov, 2017	County Comments

**PRELIMINARY PLAN**

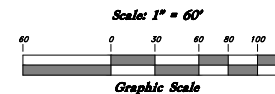
**PROPOSED UTILITY NOTE**

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

**NOTE**

- Lot 105 may have an ADU.
- ADUs may be used for monthly rentals only when primary residence is owner occupied.
- Agri-tourism 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.

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



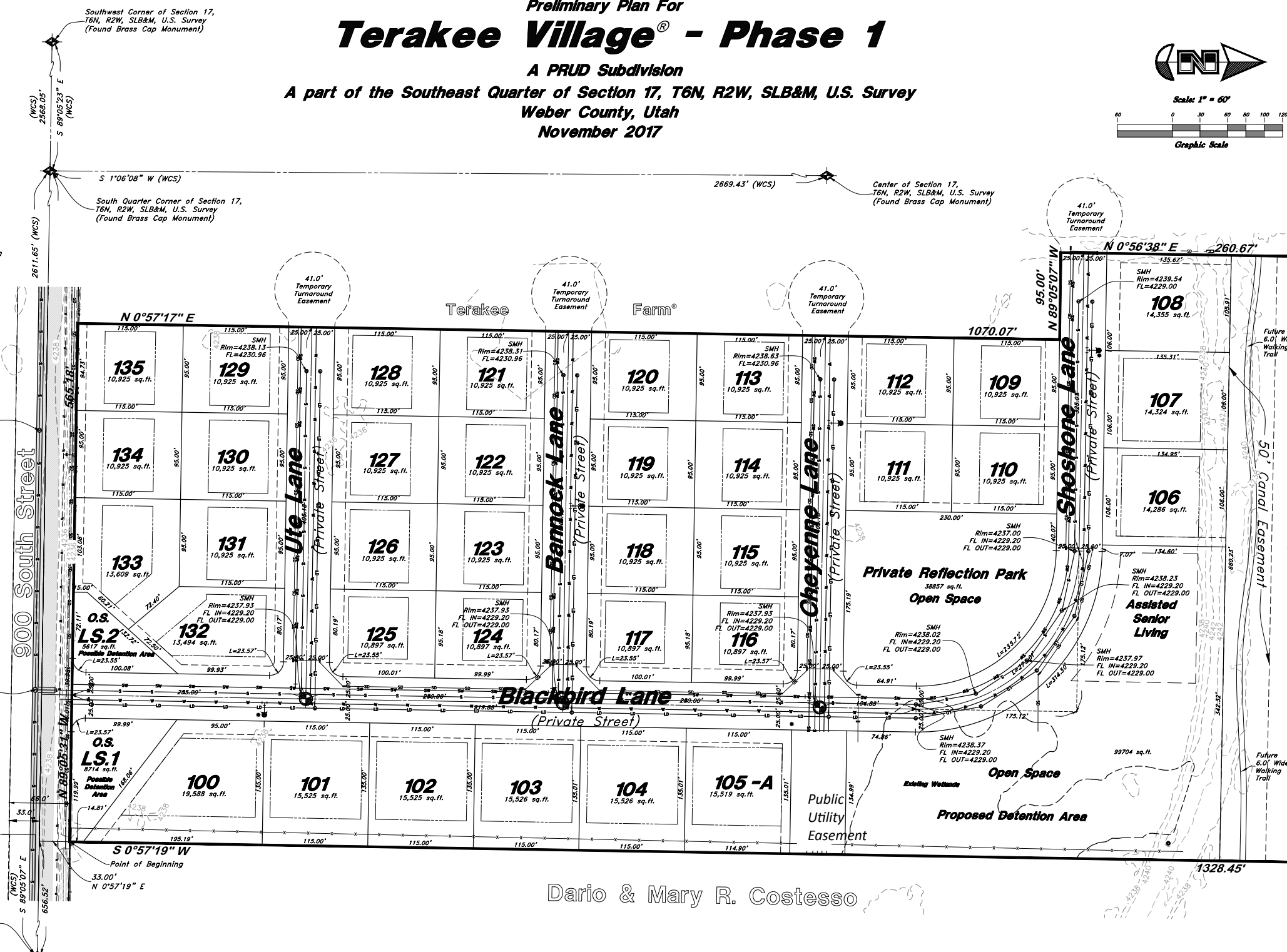
**Legend**

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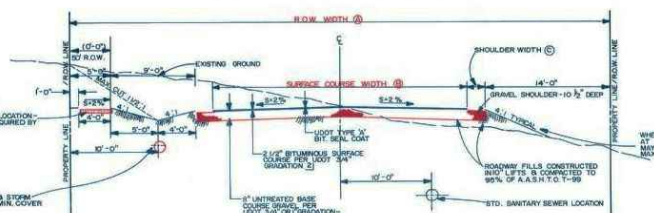
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- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- ME
- Match Existing
- Fire Department Connection
- FDC
- Open Space
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
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- Tree

Joseph G. & Janice M. Morse Trustees

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



**STANDARD RURAL ROADWAY SECTION**



STREET DESIGNATION	R.O.W. 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'	28'	4'
2) MINOR ARTERIAL	80'	44' (30' ±)	4' ±
3) MAJOR ARTERIAL	100' (CONSULT COUNTY ENGINEER FOR SPECIFIC REQUIREMENTS)		

- MINOR STREET PERMITTED FOR SPECIAL PERMSSION BY THE COUNTY PLANNING COMMISSION WHERE SIDEWALK IS NECESSARY, MUST HAVE 6' ROW
- COUNTY ENGINEER SHALL REVIEW ALLMENT DESIGN ON ARTERIAL, COLLECTOR, AND MAJOR ROADWAYS. IF NECESSARY, MUST HAVE 6' ROW
- THIS WIDTH MAY BE USED AT THE DISCRETION OF THE COUNTY ENGINEER WHEN FULL WIDTH SIDEWALKS ARE 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 Line of 900 South Street, said point being 656.52 feet North 89°05'07" West and 33.00 feet North 0°57'19" East from the Southeast Corner of said Section 17; and running thence along said Northerly Line North 89°05'31" West 565.18 feet to the Easterly Line of Terakee Farms property; thence along said Easterly and Southerly Lines the following three (3) courses: (1) North 0°57'17" East 1070.07 feet, (2) North 89°05'07" West 95.00 feet and (3) North 0°56'38" East 260.67 feet to the Southerly Line of the KN & LN LLC Property; thence along said Southerly Line South 88°53'34" East 660.24 feet to the Westerly Line of the Dario & Mary R. Costesso Property; thence along said Westerly Line South 0°57'19" West 1328.45 feet to the Northerly Line of said 900 South Street and the Point of Beginning.

Contains 776,132 Sq. Ft. or 17.818 Acres



ENGINEER:  
 Great Basin Engineering, Inc.  
 c/o Andy Hubbard  
 5746 South 1475 East Suite 200  
 Ogden, Utah 84405  
 (801) 394-4515

DEVELOPER:  
 Terakee Investments, LLC  
 c/o Brad Blanch  
 1060 East 3400 North  
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**GREAT BASIN ENGINEERING**

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 MAIN (801)394-4515 S.L.C. (801)521-0222  
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**Preliminary Plan**

**Terakee Village® PRUD Subdivision**

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

23 Oct, 2017

**PRELIMINARY PLAN**