

# 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

An Agri-tourism Conditional Use Permit will be applied for within 18 months after the completion of Phase 3. All structures will be in compliance with the County Agri-tourism Ordinance and building standards.

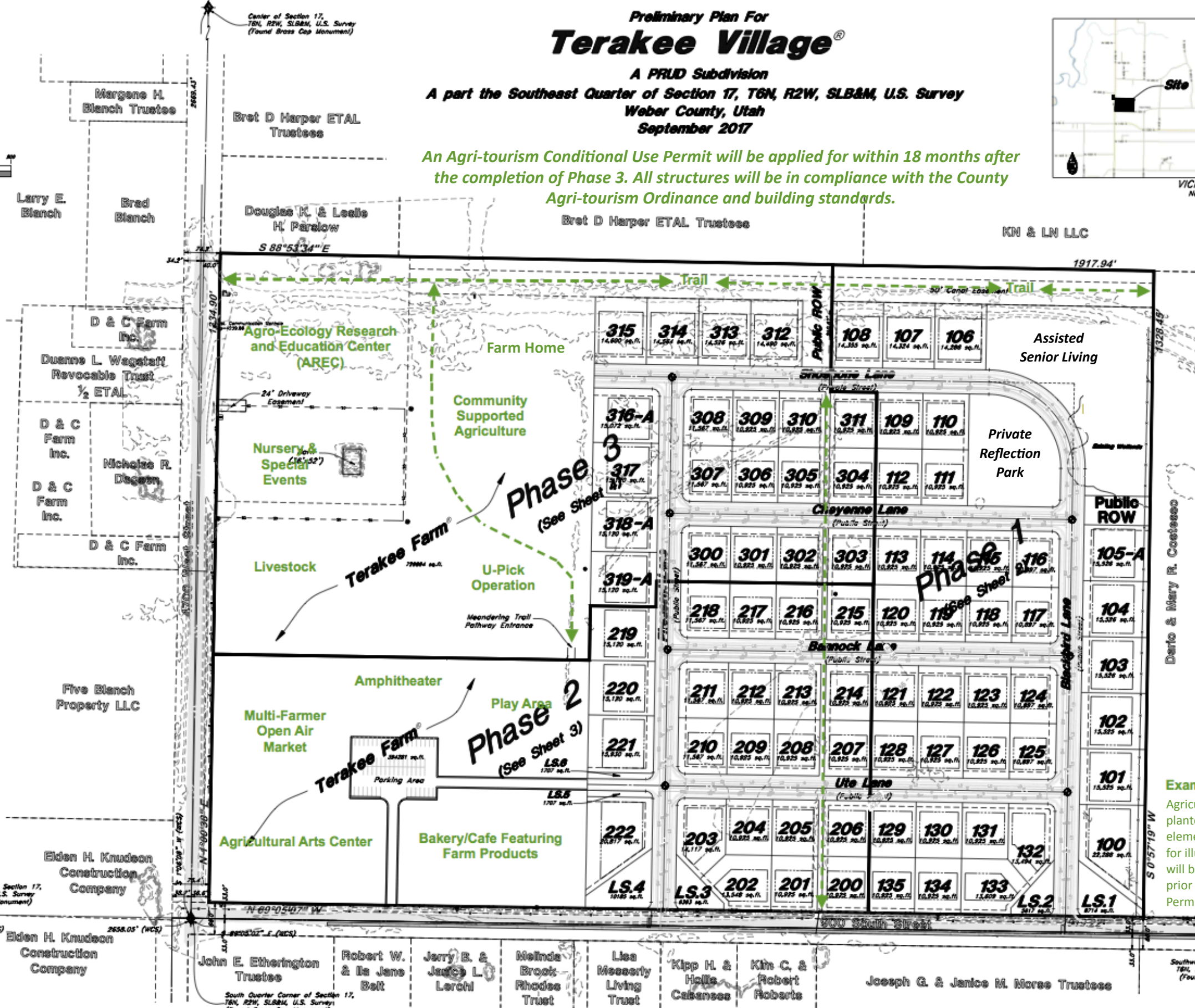


VICINITY MAP  
Not to Scale

## Legend

(This list may not appear in detail)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Culvert
- Electric Manhole
- Catch Basin
- Exc. Fire Hydrant
- The Meter
- The Department Connection
- Exc. 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
- Finishing of ditch
- Overhead Power Line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Gravel Inlet
- Painted Curbs
- Top of Asphalt
- Edge of Asphalt
- Concrete
- Finishing
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Mail
- Top of Concrete
- Survey Ground
- Finish Contour
- Exc. Contour
- Finish Grade
- Exc. Grade
- Slope Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Demo'd Road Base
- Split 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 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 1,334.90 feet; thence South 88°53'34" East 1917.94 feet; thence South 0°57'19" West 1,328.45 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 2,534,920 Sq. Ft. or 58.632 Acres

**Example Trail Path** - - - -  
 Agricultural parcels will be cultivated and planted each year until Agri-tourism elements are constructed. This exhibit is for illustrative purposes. No construction will begin on the Agri-tourism elements prior to the approval of a Conditional Use Permit.

**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.

**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:**  
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**DEVELOPER:**  
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