

Tarakee Village® No. 1

A PRUD Subdivision
A part of Section 17, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
January 2019

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Tarakee Village No. 1 - A PRUD Subdivision in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this _____ day of _____, 2019.

6242920
License No.

Andy Hubbard

NARRATIVE

This Subdivision Plat was requested by Mr. Brad Blanch for the purpose of creating thirty-six (36) residential lots and five (5) Open Space Parcels.

Brass Cap Monuments were found at the Southeast Corner and the South Quarter Corner of Section 17, T6N, R2W, SLB&M.

A line bearing North 89°05'07" West between these two monuments was used as the Basis of Bearings.

Property Corners were monumented as depicted on this plat.

If Curb and Gutter is installed, Rivets will be set in the Top Back of Curb on the extension of the Property Line.

If Curb and Gutter is deferred, the front Property Corners will be required to have Rebar and Cap set.

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 Tarakee 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 Tarakee Farm Property and the Point of Beginning.

Contains 755,373 Sq. Ft. or 17.341 Acres



VICINITY MAP
Not to Scale

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said tract Tarakee Village No. 1 - A PRUD Subdivision and do hereby dedicate and grant to Weber County a perpetual right and easement on and over the Open Space parcels for agriculture preservation easements to guarantee to Weber County that the Open Space parcels remain open and undeveloped except for approved agricultural, recreational, and open space purposes except to be used and maintained by the owner of said parcel(s) for approved agricultural purposes, and also do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements. We also do hereby grant and dedicate to the owner of Open Spaces LS.1 and LS.2, a perpetual right and easement over, upon and under the lands designated hereon as Landscape.

Signed this _____ Day of _____, 2019.

ACKNOWLEDGMENT

State of Utah
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2019.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name

AGRICULTURAL NOTE

Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.
Signed this _____ of _____, 2019.

Weber County Engineer

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.
Signed this _____ day of _____, 2019.

Chairman, Weber County Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah.
Signed this _____ day of _____, 2019.

Chairman, Weber County Commission

Attest: _____
Tille: _____

TAYLOR WEST WEBER WATER

This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.
Signed this _____ day of _____, 2019.

Taylor West Weber Water

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat, and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.
Signed this _____ day of _____, 2019.

Weber County Attorney

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monument on record in County Offices. The approval of this plat by the Weber County Surveyor does not relieve the licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.
Signed this _____ day of _____, 2019.

Weber County Surveyor

Sheet 1 of 2

WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____	FILED FOR RECORD AND AT _____
IN BOOK _____	OF OFFICIAL RECORDS, PAGE _____
FOR _____	RECORDED _____
WEBER COUNTY RECORDER	
BY: _____	DEPUTY _____



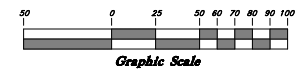
GREAT BASIN ENGINEERING, INC.
5746 SOUTH 1475 EAST BODDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
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Scale: 1" = 50'

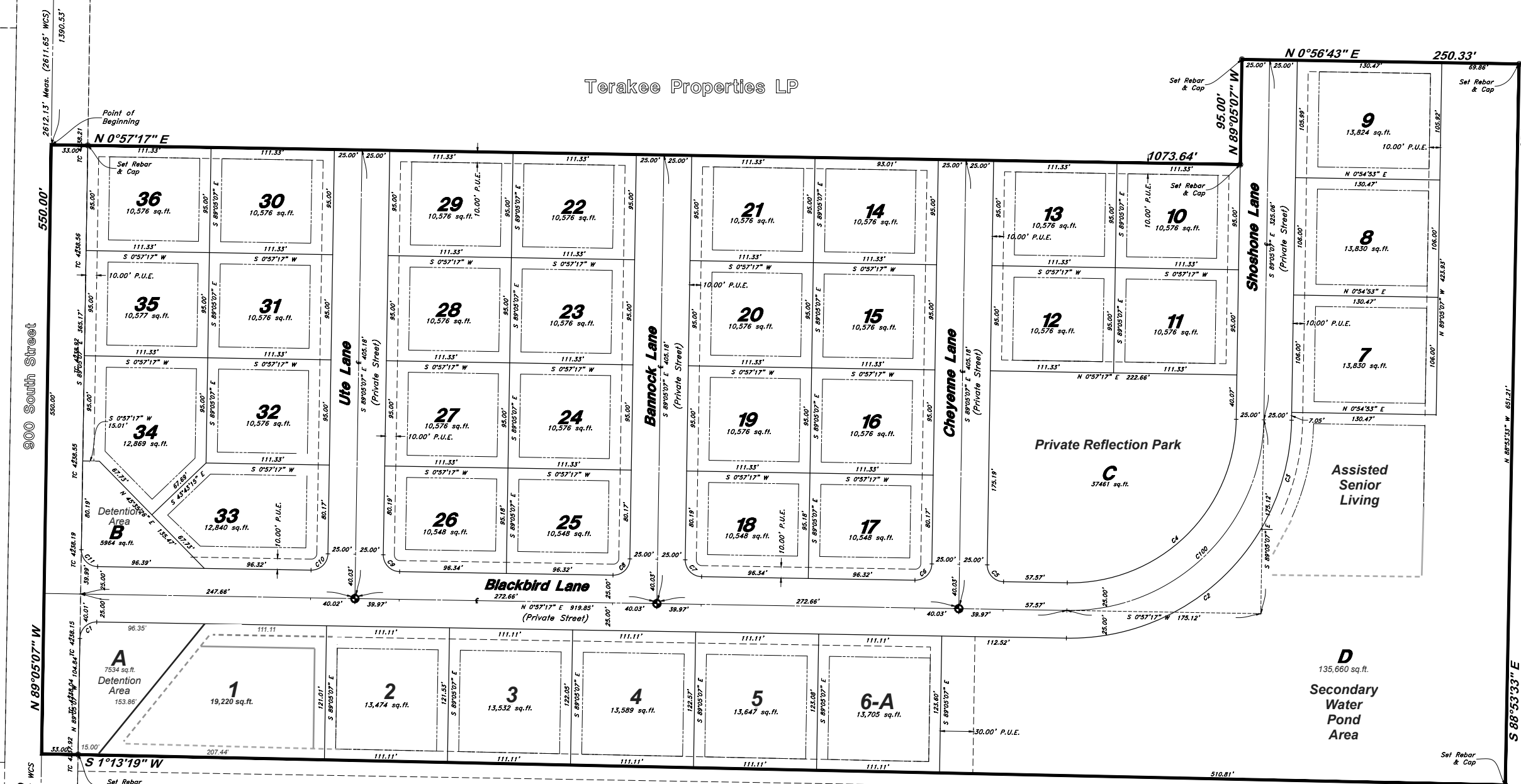


2670.10' Meas. (2669.43' WCS)

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 3" Brass Cap Monument,
 Date not legible at time of survey)

Center of Section 17,
 T6N, R2W, SLB&M, U.S. Survey
 (Found 3" Brass Cap Monument
 in concrete flush with road))



Terakee Properties LP

Legend

- ⊕ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- ▲ will be set Nail in Curb
- ⊙ Extension of Property
- ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

KN & LN LLC

PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	90°20'55"	150.0'	23.65'	21.28'	N 44°23'12" W
C2	60°23'17"	200.0'	210.79'	201.17'	N 29°14'22" W
C3	29°39'07"	200.0'	103.50'	102.35'	N 74°15'34" W
C4	90°02'24"	150.0'	235.72'	212.21'	S 44°03'55" E
C5	89°57'36"	150.0'	23.55'	21.21'	S 45°56'05" W
C6	90°02'24"	150.0'	23.57'	21.22'	S 44°03'55" E
C7	89°57'36"	150.0'	23.55'	21.21'	S 45°56'05" W
C8	90°02'24"	150.0'	23.57'	21.22'	N 44°03'55" W
C9	89°57'36"	150.0'	23.55'	21.21'	N 45°56'05" E
C10	90°02'24"	150.0'	23.57'	21.22'	N 44°03'55" W
C11	89°46'21"	150.0'	23.50'	21.17'	N 46°00'50" E

CENTERLINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C100	90°02'24"	175.0'	275.01'	247.57'	S 44°03'55" E

Dario & Mary R. Costesso

- Notes:
- Lot 6 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 50 foot temporary turnaround easement at the end of each street during the construction of each phase.

AGRICULTURAL NOTE

Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

Building Setbacks:
 Front Yard = 20 feet
 Side Yard = 10 feet
 Rear Yard = 10 feet
 Side Facing Street on Corner Lot = 20 feet
 Building Height = 40 feet maximum

Sheet 2 of 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND _____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____

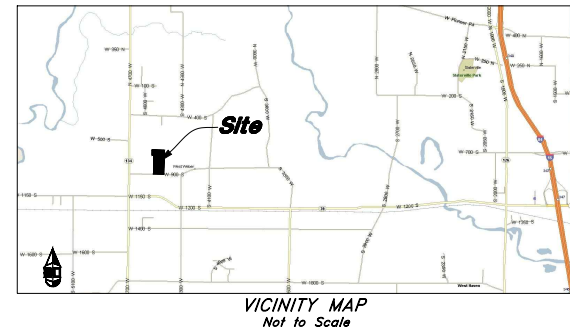
WEBER COUNTY RECORDER

BY: _____ DEPUTY



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 January 2019



* See All Sheets *

NOTES

- All construction shall conform to Weber County standards and specifications.
- All Construction on the Secondary Water Line shall meet or exceed Hooper Irrigation Company/Canal Company Standards and Specifications.
- Underground utility piping materials will meet or exceed Weber County Standards.
- Culinary water services will be 3/4" Dia. C-900 DR14 PVC to be centered on the frontage and extended 10' beyond the right of way line.
- 4" Sanitary sewer laterals to be constructed 10' down slope from the center of the lot and extended 10' beyond the right of way line.
- 4" Land drain laterals to be constructed at the low corner of the lot and extended 10' beyond the right of way line.
- Saw Cut Existing Asphalt to provide a smooth clean edge.
- All Utility trenches within the Street right of way shall have a City approved imported granular backfill.
- Thrust block all water line fittings.
- All inlet grates shall be bicycle safe.
- All fire hydrants and access roads shall be installed prior to any construction of any buildings.
- All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
- Prior to the beginning of construction of any buildings, a fire flow test of new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division shall witness this test and shall be notified a minimum of 48 hours prior to the test.
- Curb & gutter installed along 2200 South Street will be set to ensure a 1.5% minimum/3.0% Maximum cross slope from edge of asphalt. Contractor to verify prior to construction of curb.
- An excavation permit is required for all work done within the existing Right of Way.
- A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5000 Sq. Ft. or 200 Cubic Yards.
- All improvements need to be either installed or escrowed prior to recording of the subdivision.
- If construction activity will disturb more than an acre then a State SWPPP will be required. This includes the construction of the homes etc. on each lot.

GENERAL UTILITY NOTES:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per County standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Field verify all existing and/or proposed Roof Drain/Root Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

- 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

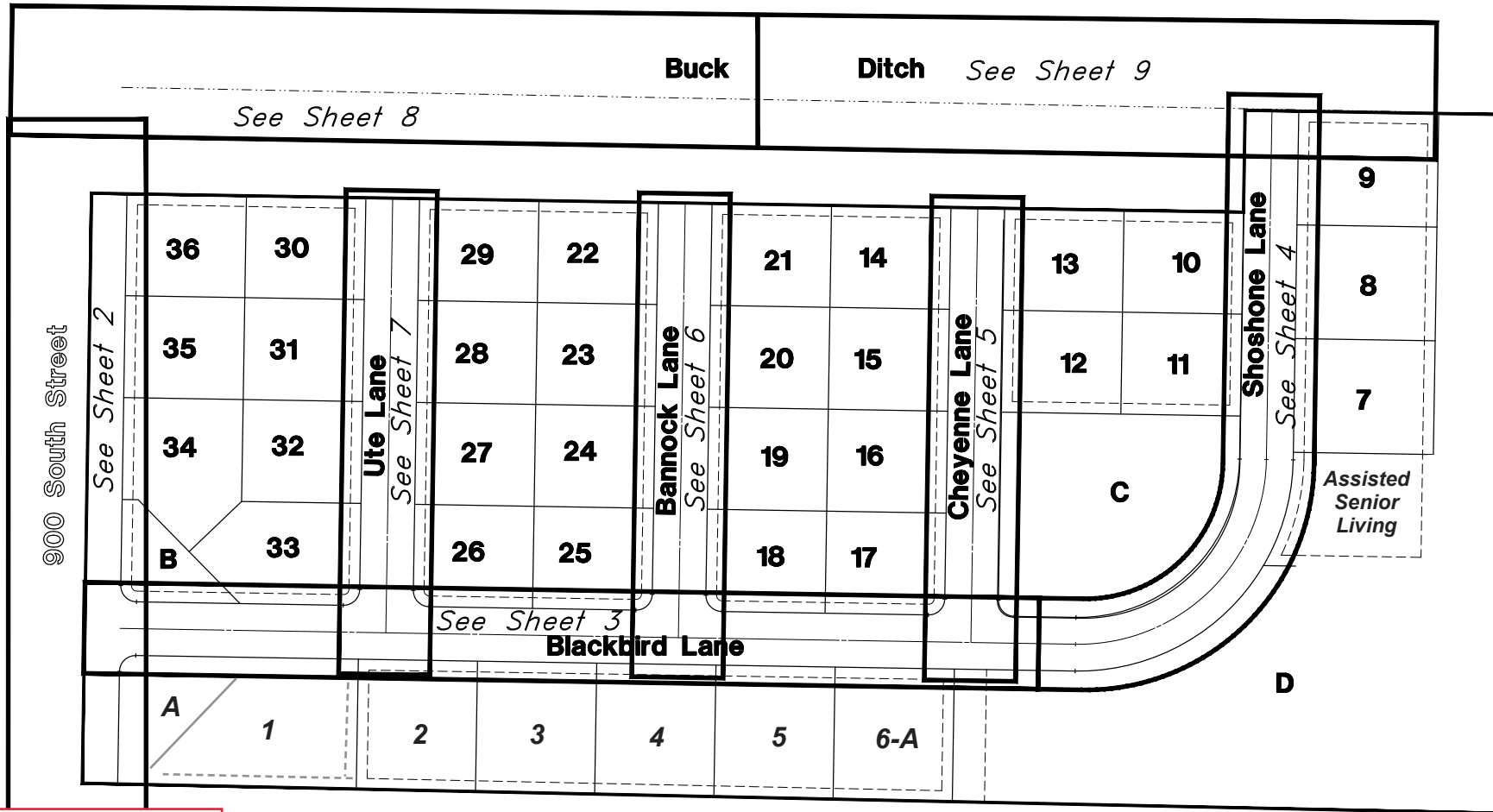
- Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

- All sewer piping to meet County standards.

STORM DRAIN LINES

- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
- 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.



Needs to be updated to County Standards and Geotech.

Legend

(Note: All items may not appear on drawing)

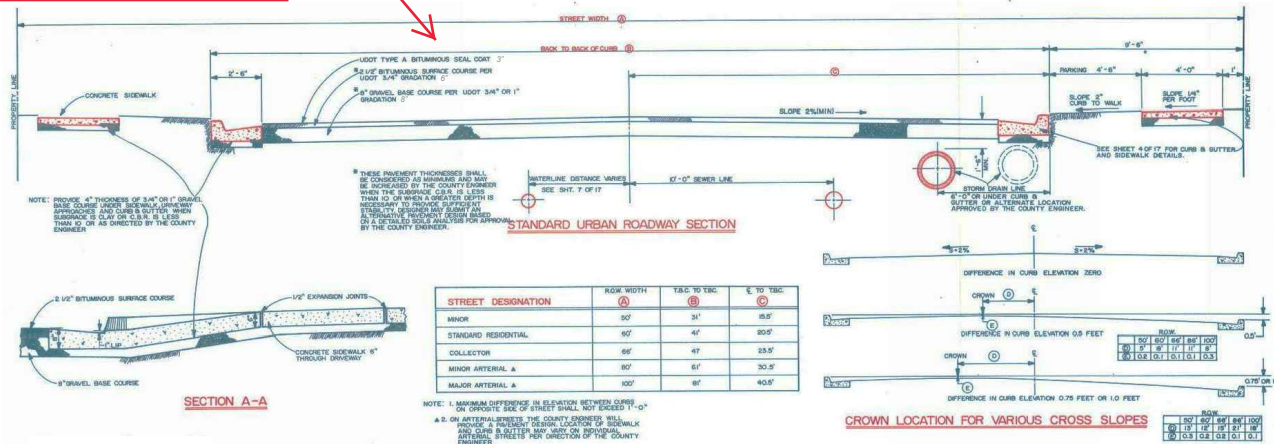
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- Power pole
- Power pole w/guy
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- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- FO
- ME
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow

- Existing Asphalt
- New Asphalt
- Existing Concrete
- New Concrete

Key Map
 Not to Scale

CAUTION NOTICE TO CONTRACTOR
 The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
 The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.



-Show a detail for the sewer trench and the ADA ramps. ADA Ramps (APWA Plan 235.1 Example B)
 -Need a detail of the proposed lights.

TENTATIVE FINAL



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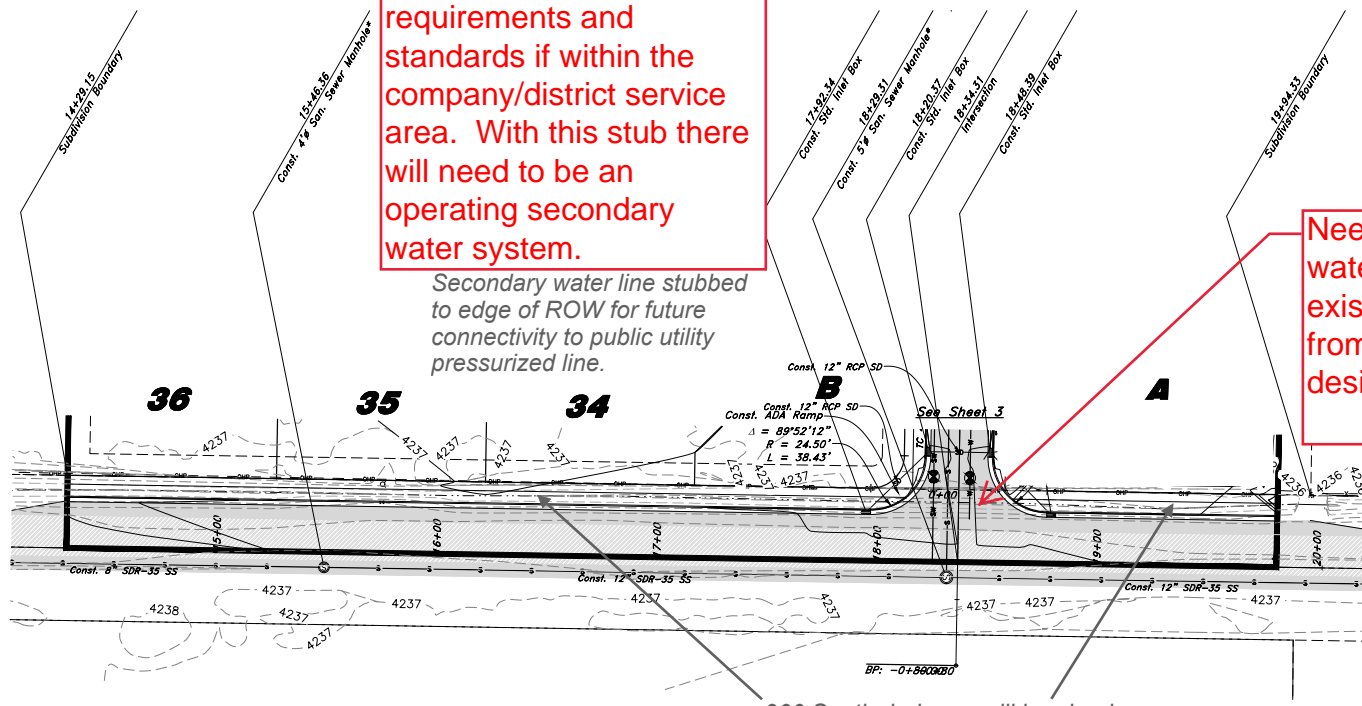
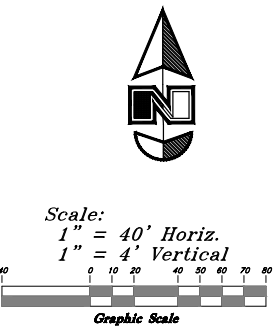
Plan & Profile
Terakee Village No. 1
 Approx. 900 South 4500 West
 Weber County, Utah
 A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

16 Nov, 2018
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Secondary water will need to meet the secondary water providers requirements and standards if within the company/district service area. With this stub there will need to be an operating secondary water system.

Secondary water line stubbed to edge of ROW for future connectivity to public utility pressurized line.

Need to see where the culinary water line will tie into the existing line. Will need a letter from TWWW approving of the design of the infrastructure.



Legend

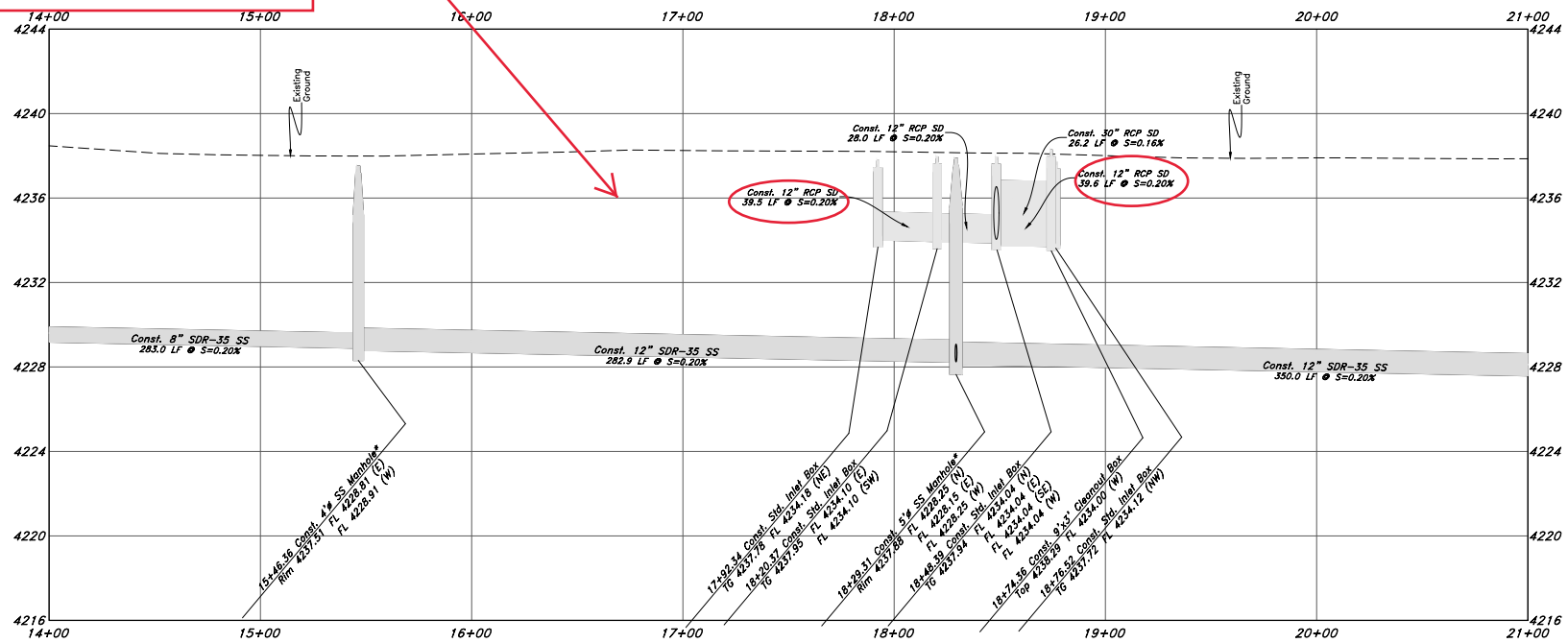
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- Exist. Grade
- Ridge Line
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter

Need to show the design on the 15" RCP. Any pipe within the County ROW requires a min of 15" RCP

900 South Street

Show on plans with the design.



Call before you Dig
Avoid cutting underground utility lines. It's costly.



TENTATIVE FINAL

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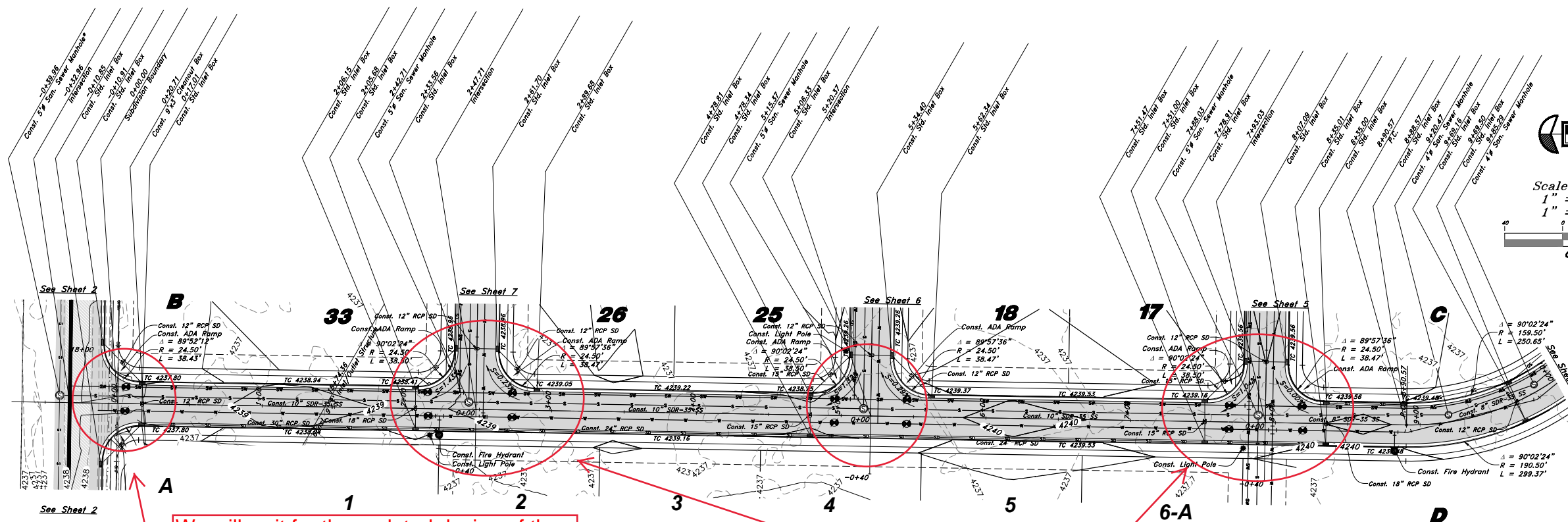
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Legend

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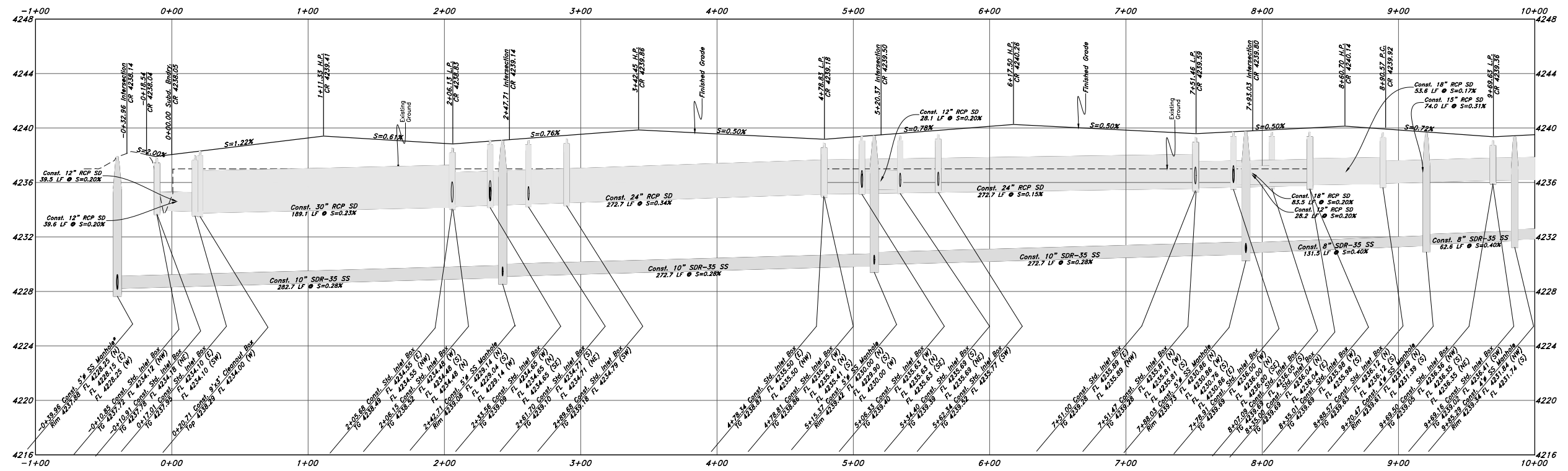


We will wait for the updated design of the new pond and the storm drain. It will need to meet the county requirements.

Will there be any conflicts with the utilities? (4plcs.)

NOTE:
* Sewer Line shown as Construct along 900 South Street to be Constructed under different Contract.

Blackbird Lane



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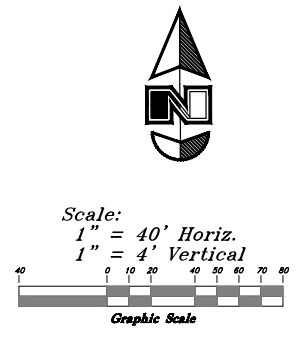
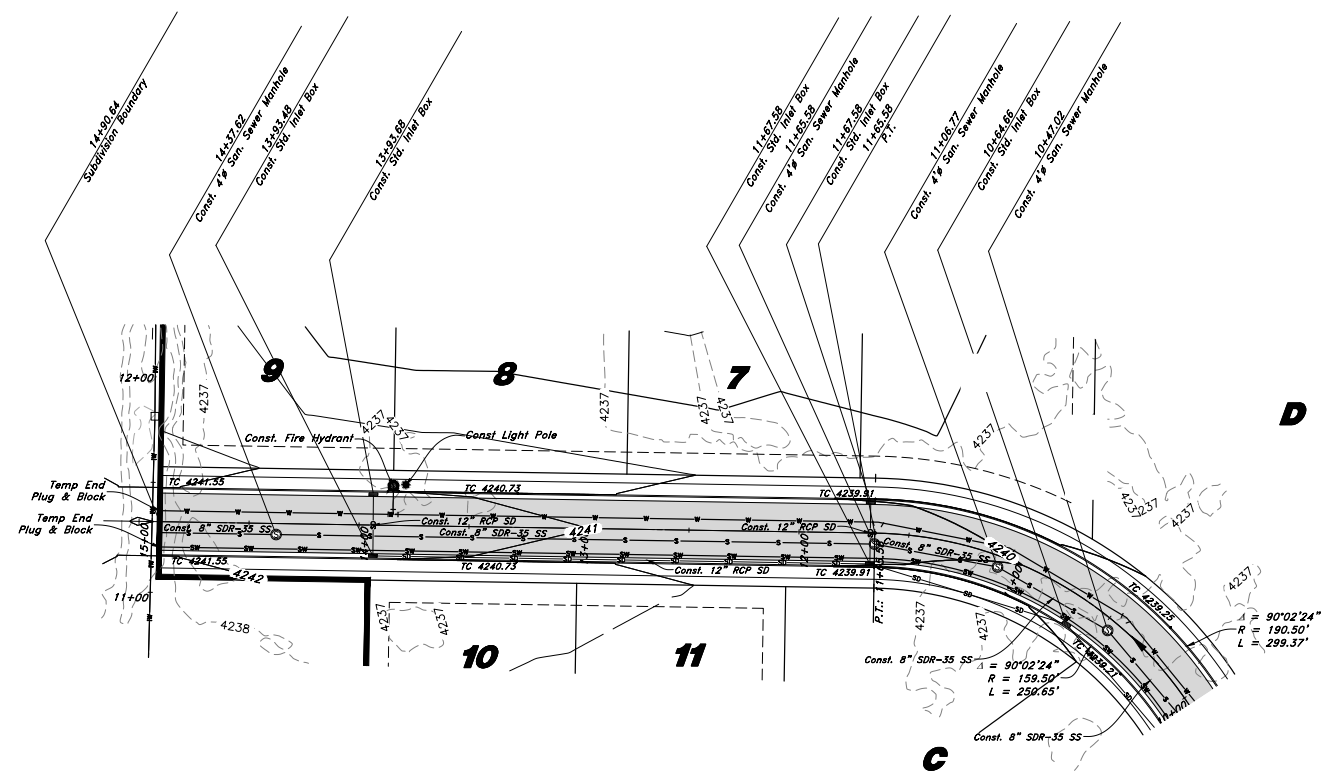
16 Nov, 2018

SHEET NO.

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of 11

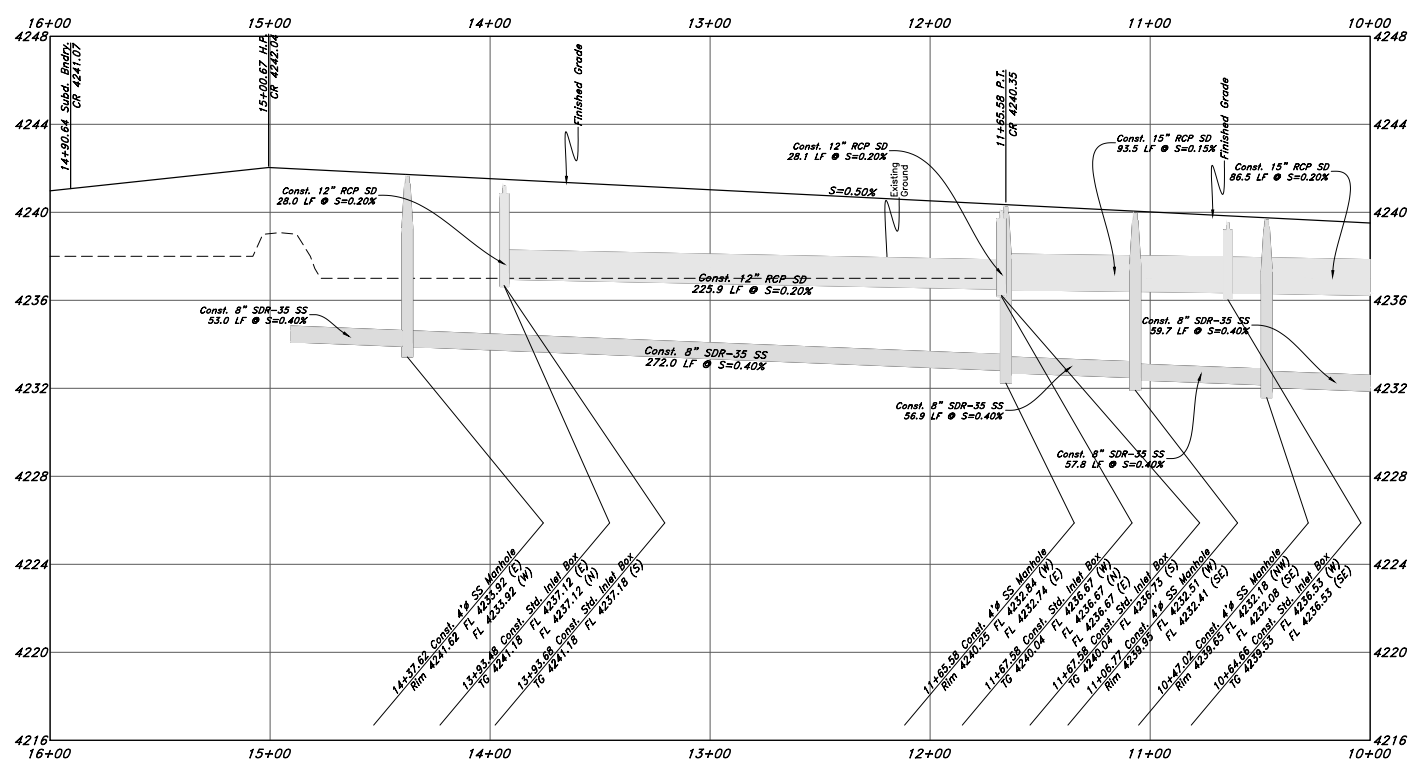
TENTATIVE FINAL



Legend
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Shoshone Lane



See Sheet 3

GREAT BASIN ENGINEERING

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Plan & Profile

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A part of Section 17, T6N, R2W, S16&M, U.S. Survey

Call before you Dig
Avoid cutting underground utility lines. It's costly.

Call 811

1-800-882-6111

TENTATIVE FINAL

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SHEET NO.

4

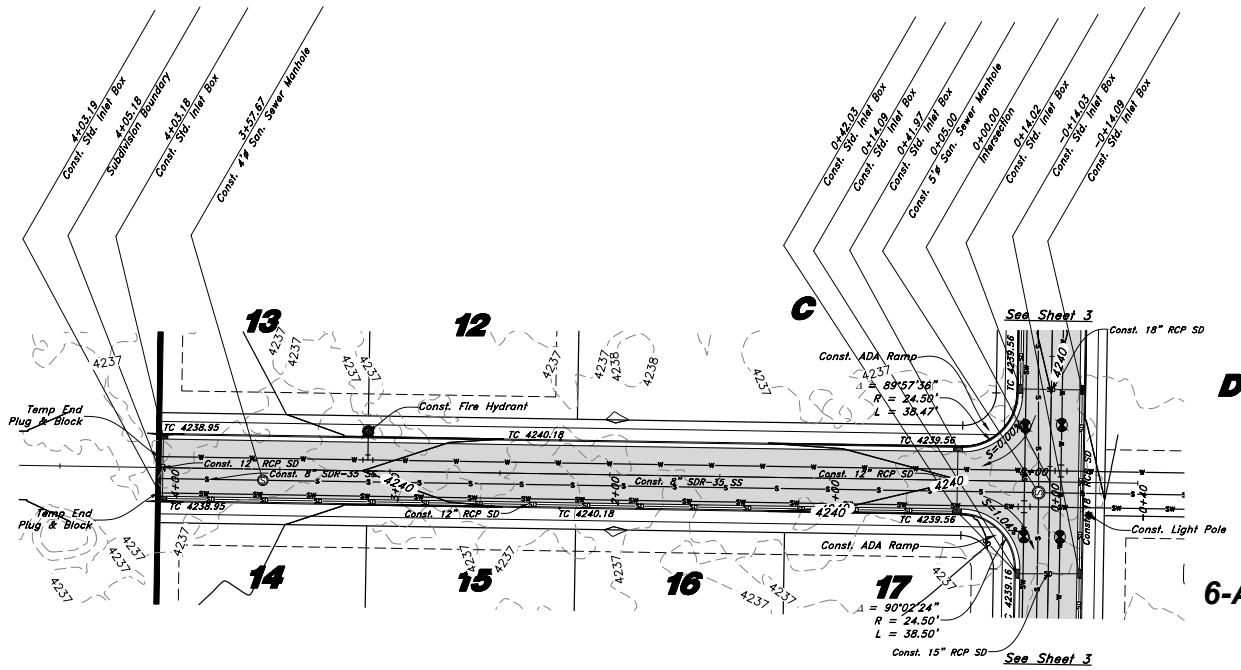
of 11

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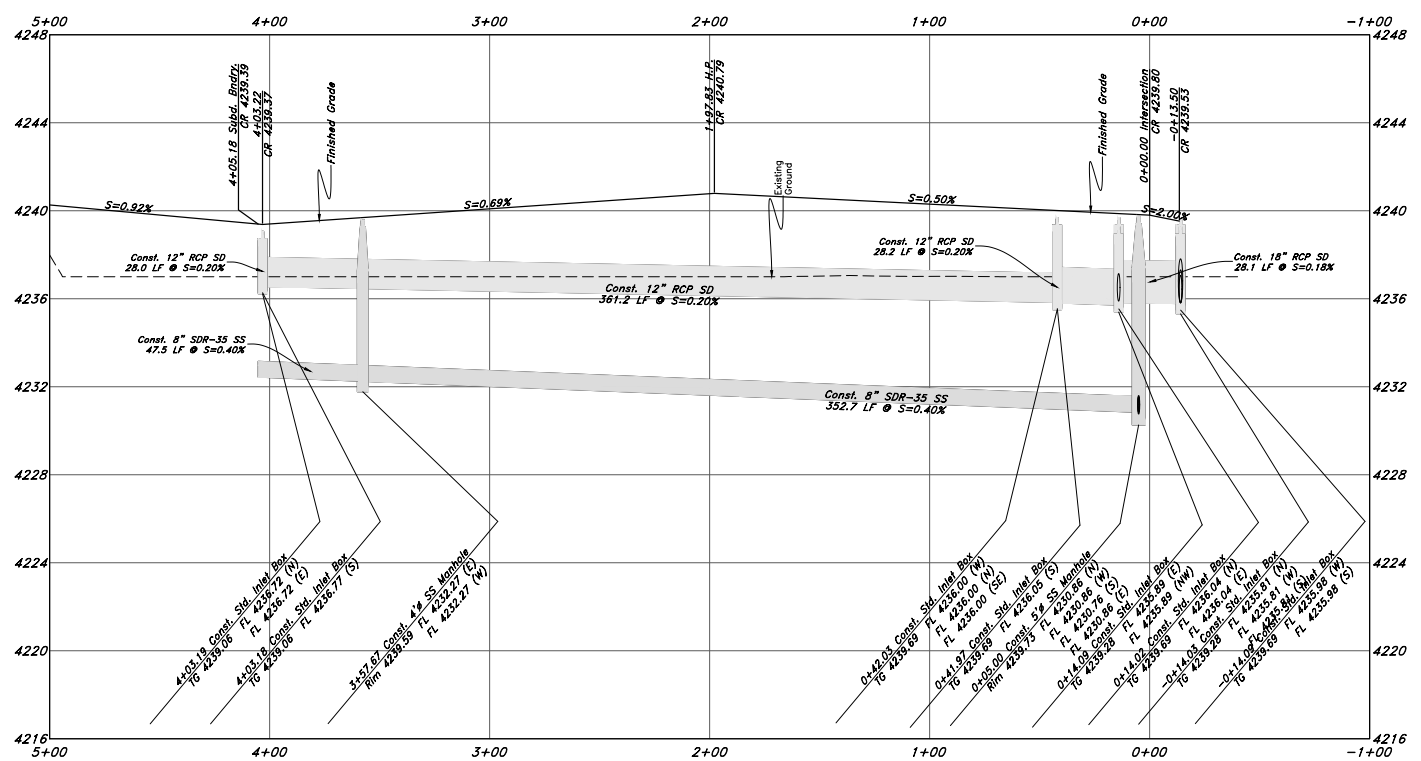
Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exst. Fire Hydrant
- Fire Hydrant
- Exst. 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
- ME
- Fire Department Connection
- Finish Contour
- Exst. Contour
- Finish Grade
- Exst. Grade
- Ridge Line
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



Cheyenne Lane



Scale:
 1" = 40' Horiz.
 1" = 4' Vertical

Graphic Scale

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Terakee Village No. 1
 Approx. 900 South 4500 West
 Weber County, Utah
 A part of Section 17, T6N, R2W, S18&M, U.S. Survey



16 Nov, 2018

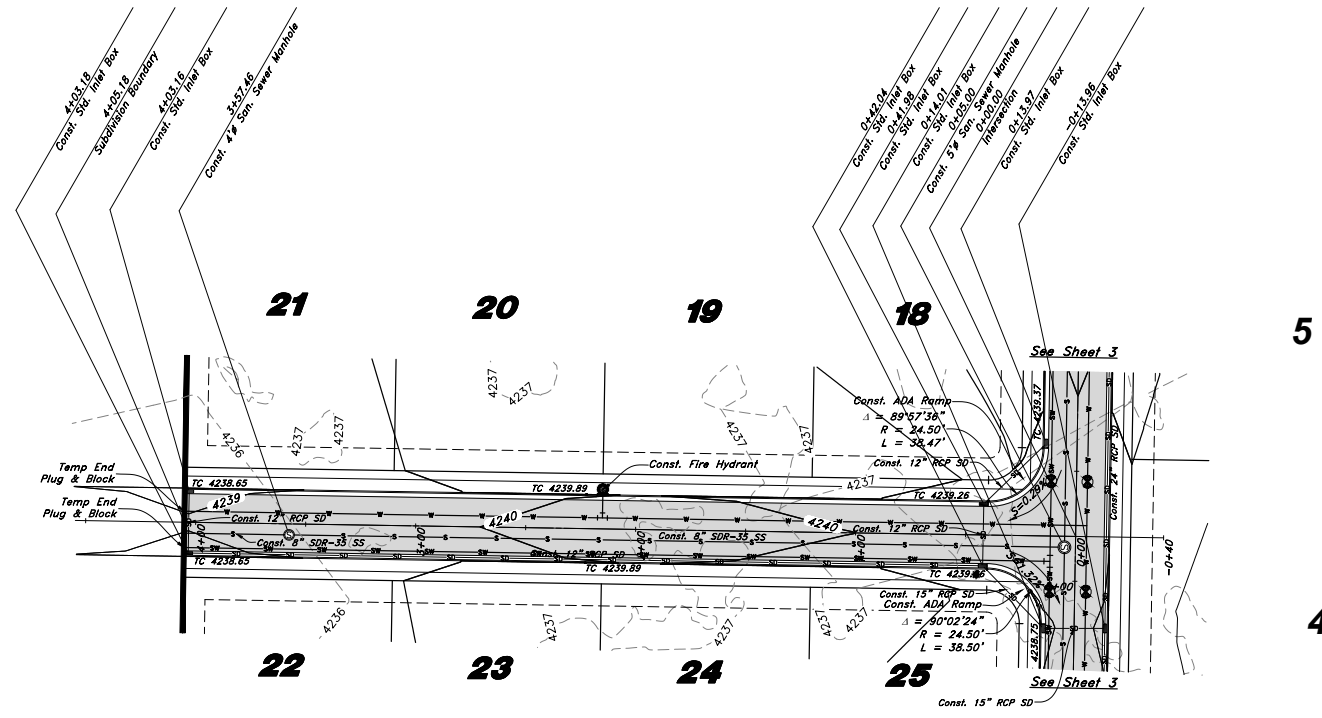
SHEET NO. **5** of 11

TENTATIVE FINAL

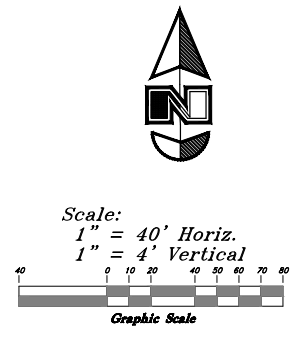
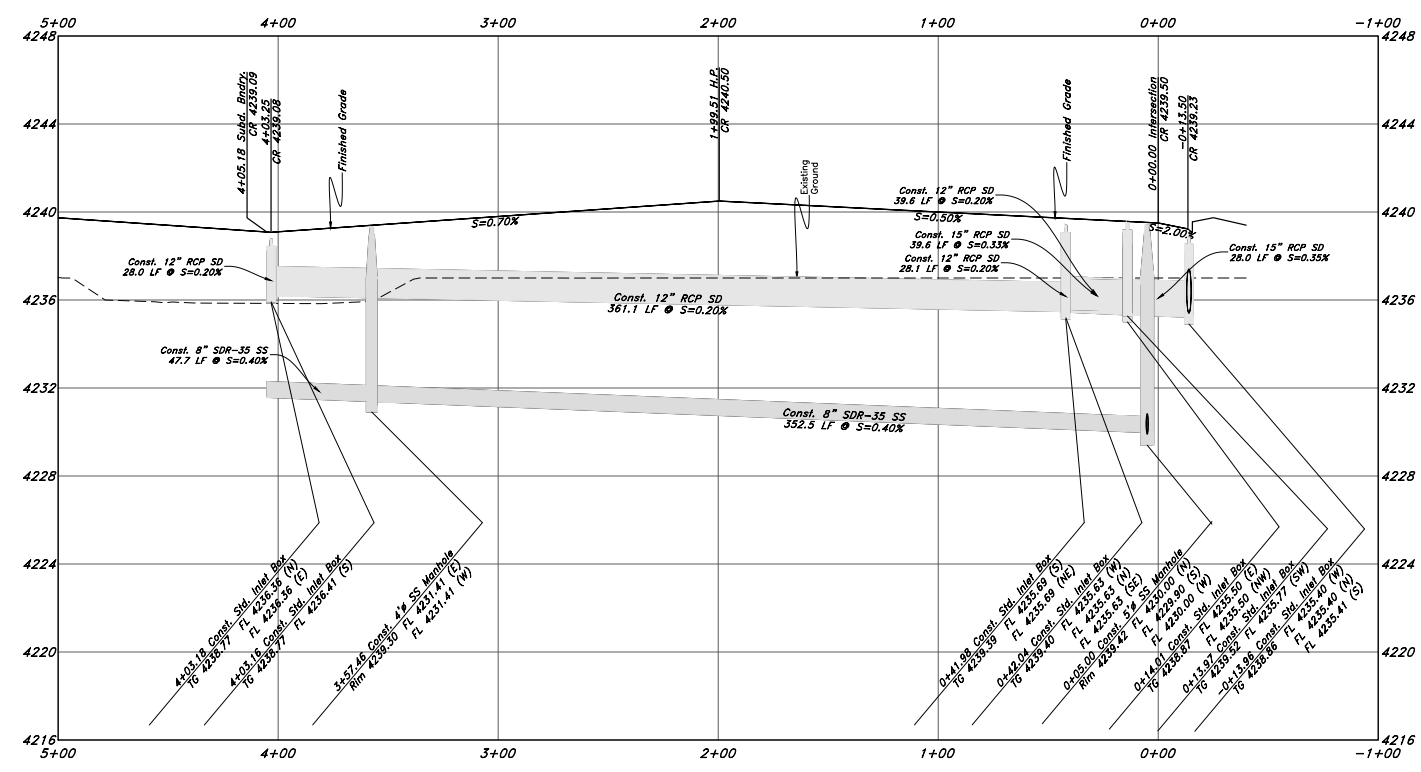
Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
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- Telephone Line
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- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
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- Edge of Asphalt
- Centerline
- Flowline
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- 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
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



Bannock Lane



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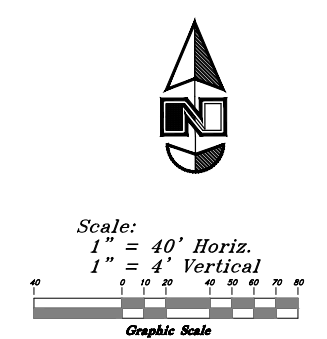
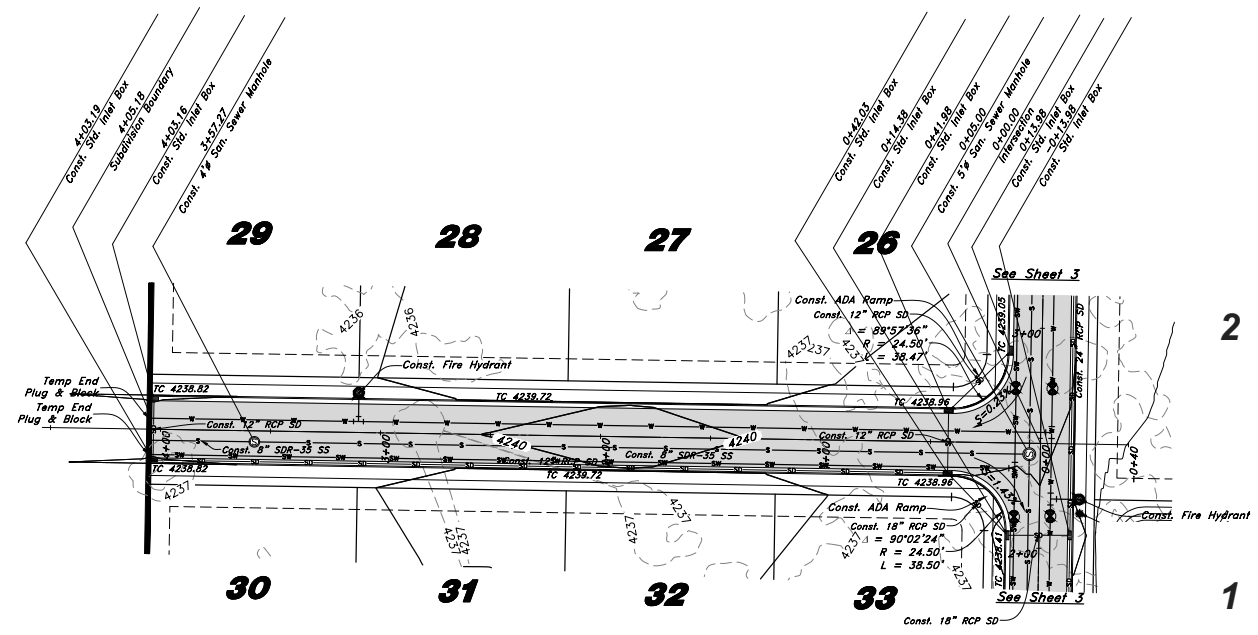
SHEET NO.
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of 11

TENTATIVE FINAL

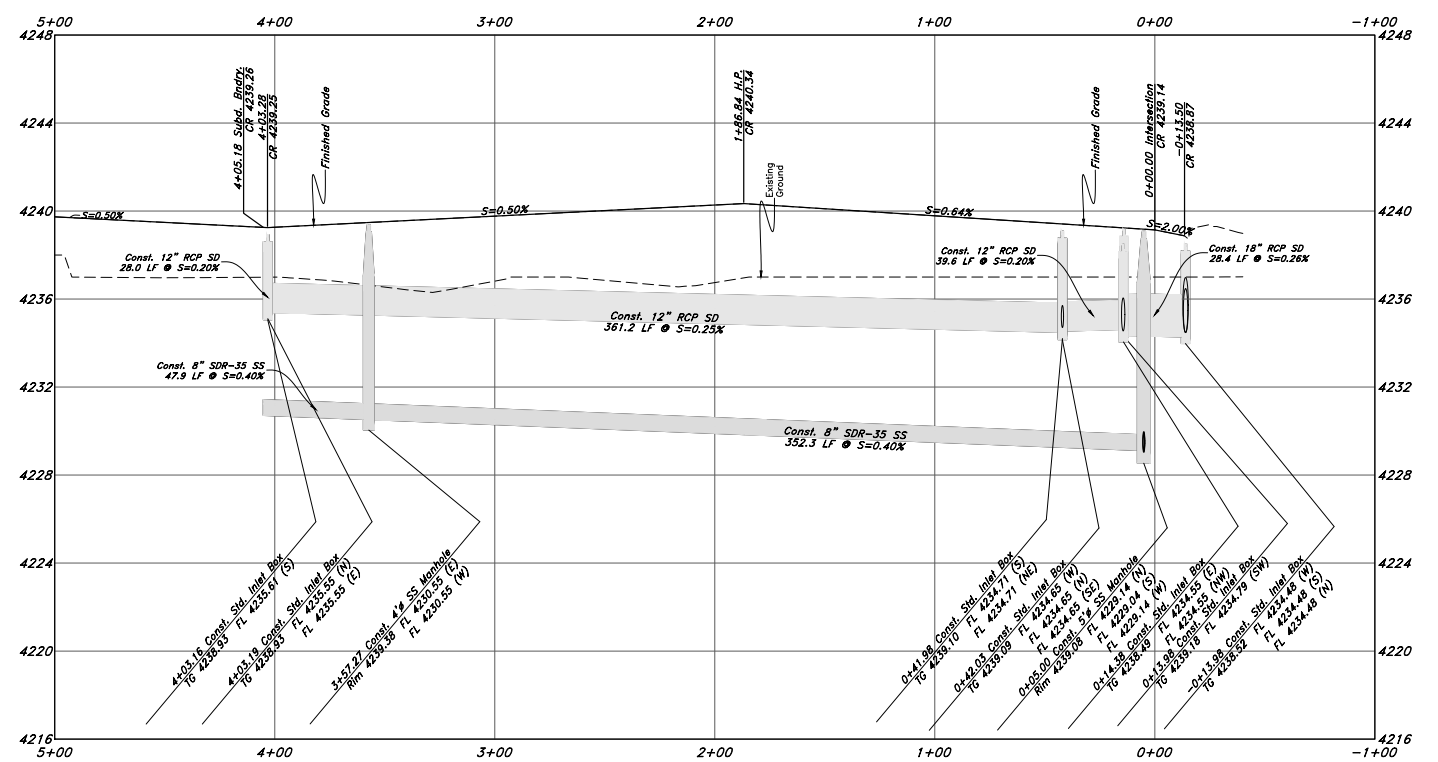
Legend

(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
- 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
- Pottery 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
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



Ute Lane



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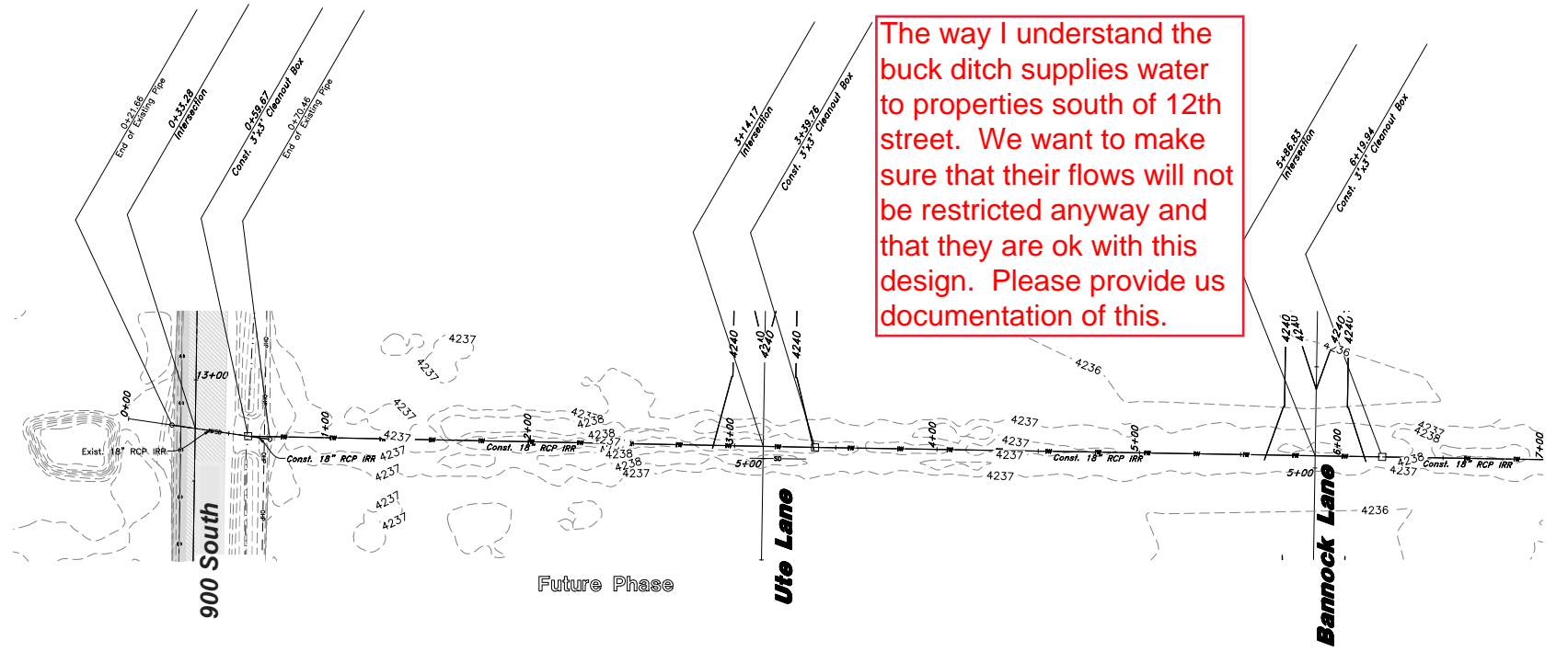
SHEET NO. **7** of 11

TENTATIVE FINAL

Legend

(Note: All items may not appear on drawing)

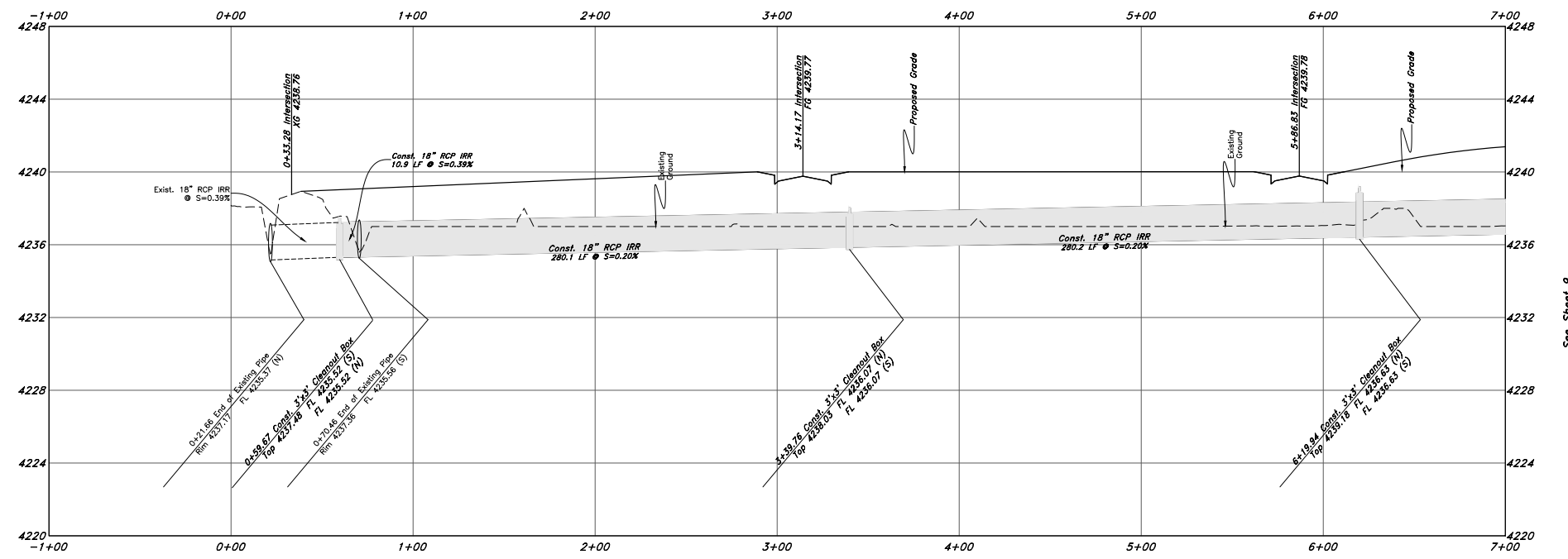
- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
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- Finish Grade
- Exist. Grade
- Ridge Line
- Existing Asphalt
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- New Concrete
- Spill Curb & Gutter



Scale:
1" = 40' Horiz.
1" = 4' Vertical



Buck Ditch



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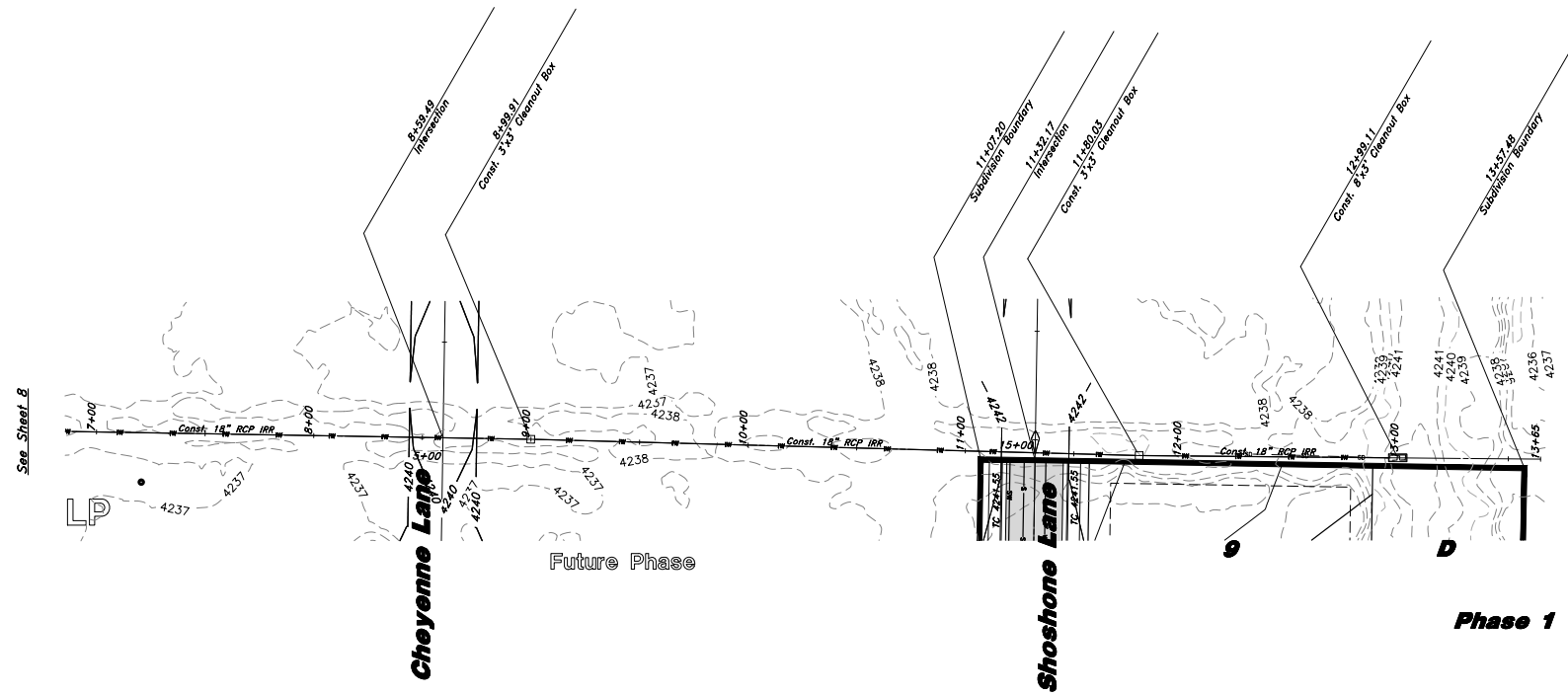
SHEET NO. **8** of 11

TENTATIVE FINAL

Legend

(Note: All items may not appear on drawing)

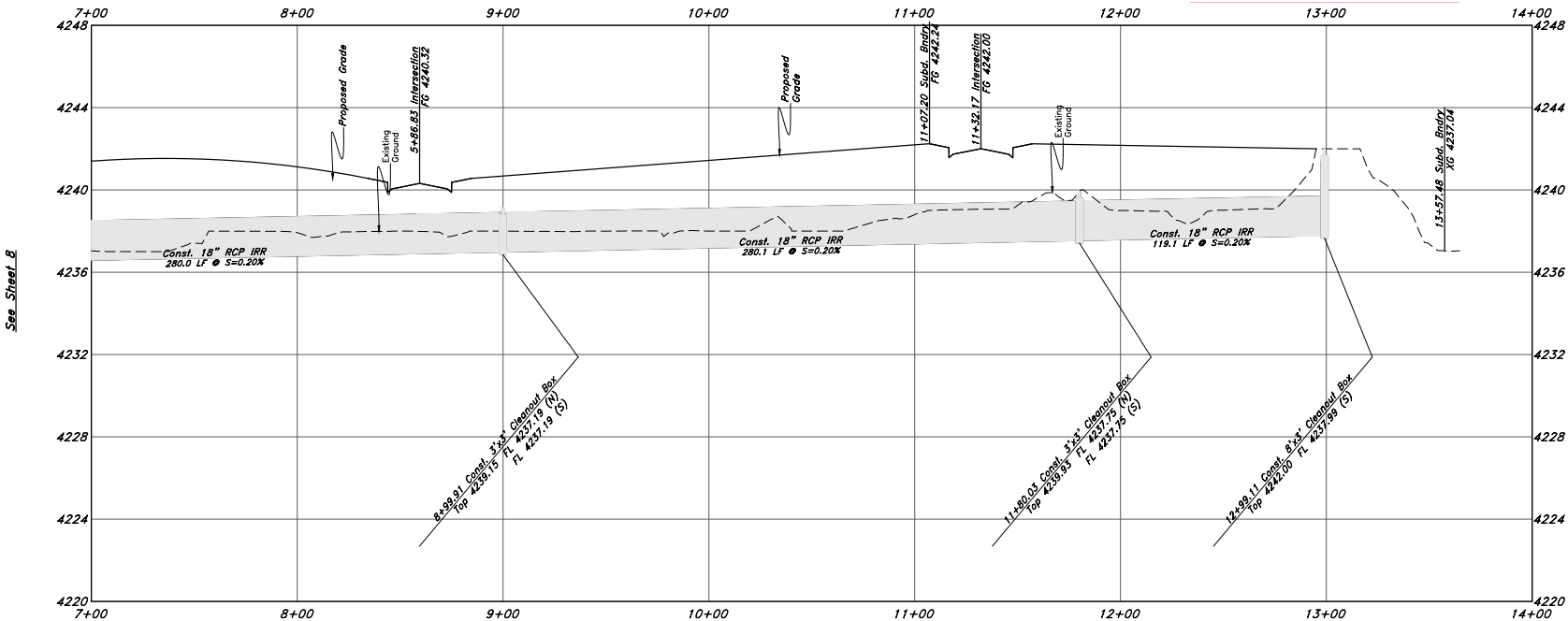
- San. Sewer Manhole
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Scale:
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Graphic Scale

Buck Ditch



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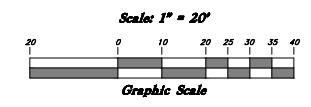
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SHEET NO.
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 of 11

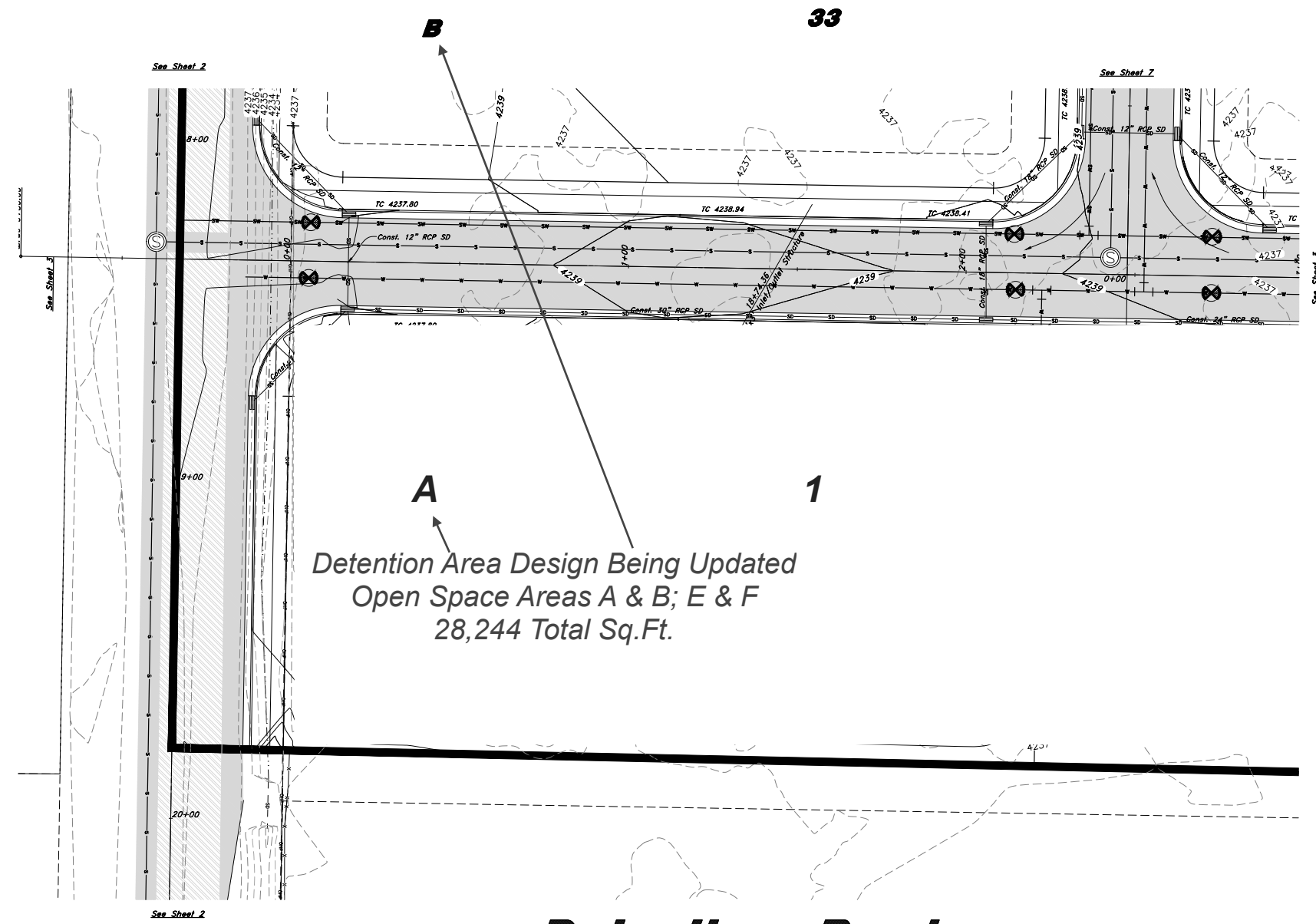
TENTATIVE FINAL



Legend

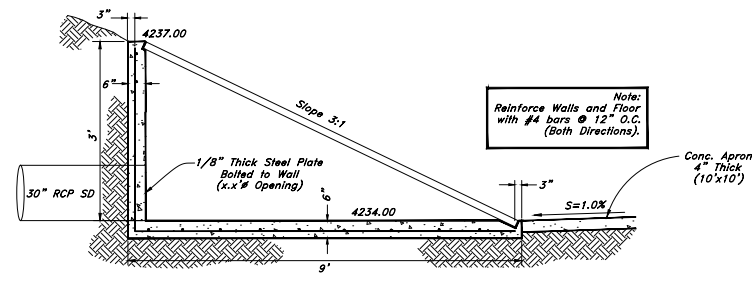
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- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line

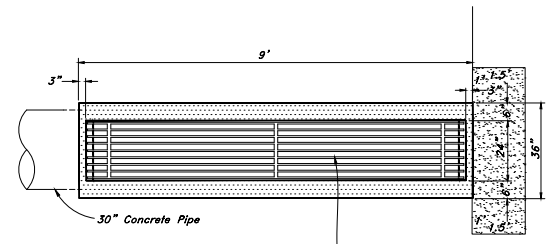


Detention Area Design Being Updated
Open Space Areas A & B; E & F
28,244 Total Sq.Ft.

Detention Pond



Profile View Detail of Inlet / Outlet Structure
Not to Scale



Plan View Detail of Inlet / Outlet Structure
Not to Scale

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of 11

TENTATIVE FINAL

