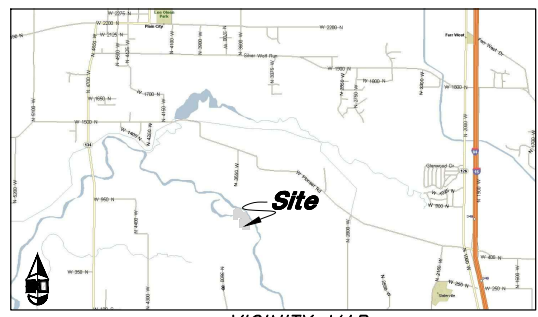
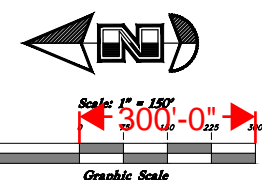


# Preliminary Plan for Terakee Farm PRUD Subdivision

A part of Section 9, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
January 2018



VICINITY MAP  
(Not to Scale)

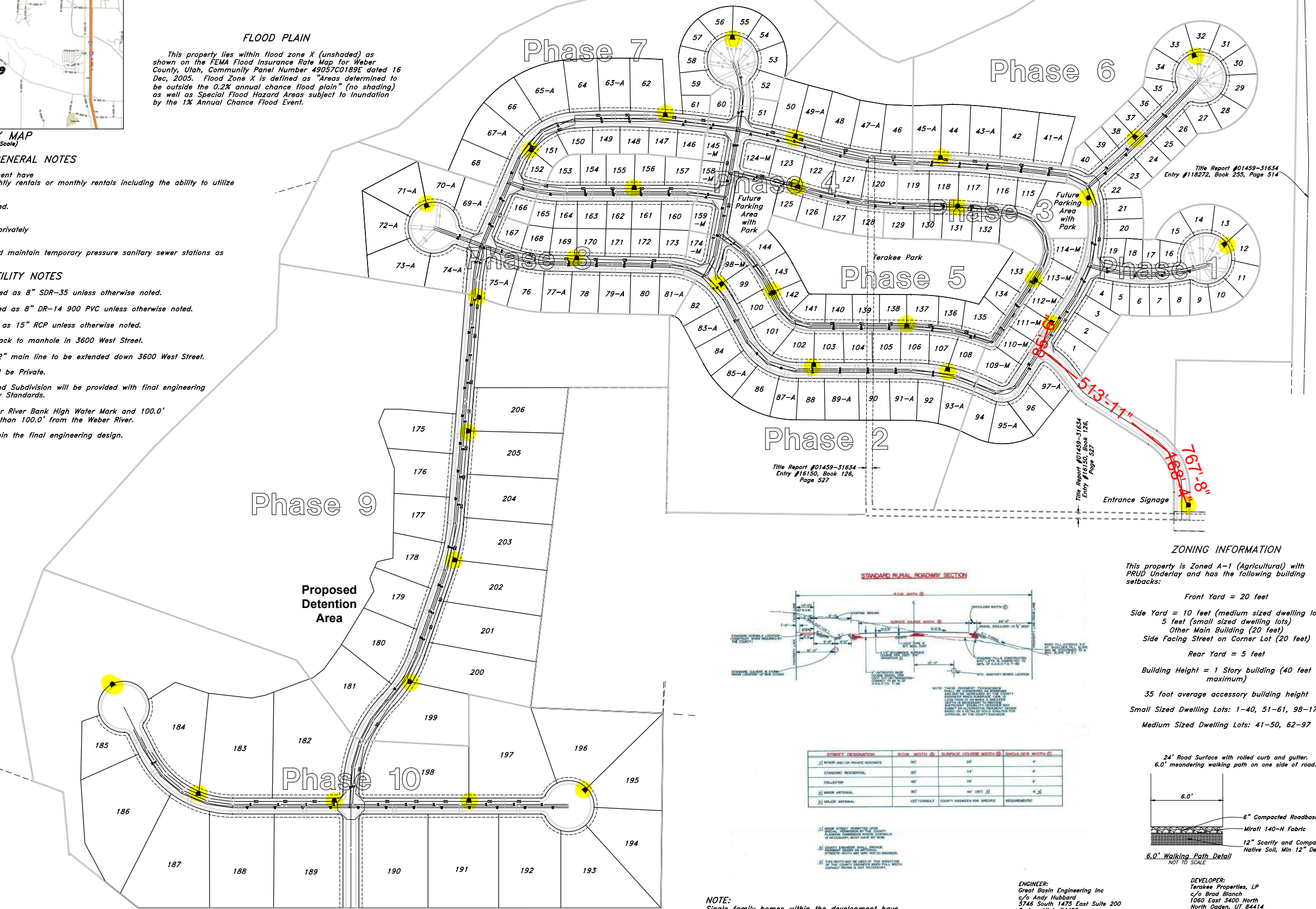
### GENERAL NOTES

- Single family homes within the development have been approved in whole or in part for nightly rentals including the ability to utilize lockout sleeping rooms for nightly rentals.
- "A" Accessory Dwelling Unit (ADU) permitted.
- "M" Mixed Use approved lots.
- Secondary water will be provided by a privately owned and operated water district.
- Developer may be required to install and maintain temporary pressure sanitary sewer stations as each phase progresses.

### UTILITY NOTES

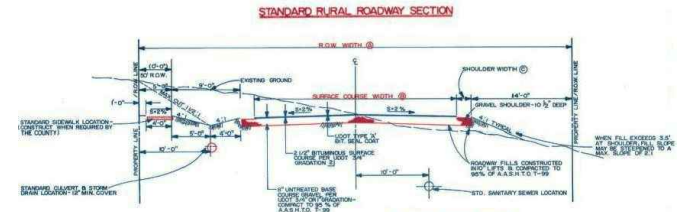
- All Sanitary Sewer Lines shall be installed as 8" SDR-35 unless otherwise noted.
- All Cullinary Water Lines shall be installed as 8" DR-14 900 PVC unless otherwise noted.
- All Storm Drain Lines shall be installed as 15" RCP unless otherwise noted.
- Sanitary Sewer Lines will be pressure back to manhole in 3600 West Street.
- Cullinary Water Line will connect to a 12" main line to be extended down 3600 West Street.
- All Streets throughout Terakee Farm will be Private.
- Final Roadway design affecting McFarland Subdivision will be provided with final engineering design in accordance with Weber County Standards.
- Final engineering design will show Weber River Bank High Water Mark and 100.0' setback. Phase 1 is considerably more than 100.0' from the Weber River.
- Pedestrian traffic will be addressed within the final engineering design.

**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 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) as well as Special Flood Hazard Areas subject to inundation by the 1% Annual Chance Flood Event.



### LEGEND

- Centerline
- UGT- Buried Telephone line
- OHT- Overhead Telephone line
- OPH- Overhead Power line
- ULP- Power line
- SS- Sanitary Sewer line
- CU- Cullinary Water line
- GD- Gas line
- SD- Storm Drain line
- SW- Secondary Waterline
- LD- Land Drain line
- IW- Irrigation Waterline
- FM- Fence Power Meter
- Post
- Water Meter
- Gas Meter
- Power Meter
- Telephone Box
- Sewer Manhole
- Drain Manhole
- Water Manhole
- Cleanout Box
- TA- Top of Asphalt
- EA- Edge of Asphalt
- NG- Natural Ground
- LG- Lip of Gutter
- SP- Service Pole
- LP- Light Pole
- PP- Power Pole
- TP- Telephone Pole
- FH- Fire Hydrant
- FL- Flowline of Ditch
- TS- Top of Slope
- TO- Top of Slope
- CO- Cleanout
- FC- Fence
- DMH x89.00- Drain Manhole Spot Elevation Contour
- Asphalt
- Concrete
- Building
- Catch Basin
- C.M.P.- Corrugated Metal Pipe
- R.C.P.- Reinforced Concrete Pipe
- CONC- Edge of Concrete
- RWALL- Retaining Wall
- SMH- Sewer Manhole
- WV- Water Valve
- CB- Catch Basin
- DV- Diversion Box
- TC- Top of Curb
- SW- Sidewalk
- GAS- Gas line Marker
- GUY- Guy Wire
- BLDG- Building Corner
- Fire Hydrant
- NG- Natural Ground
- Water Valve
- Light Pole
- Power Pole w/guy
- Deciduous Tree
- Coniferous Tree
- ARP- Area Reference Plot
- Building Columns
- Landscaping



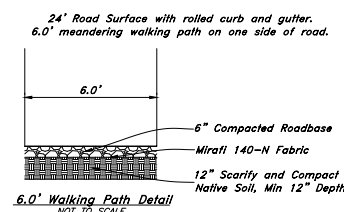
STREET DESIGNATION	ROW WIDTH @	SURFACE COURSE WIDTH @	SHOULDER WIDTH @
1) WIDER ARD/ OR PRIVATE ROADS	60'	24'	4'
2) STANDARD RESIDENTIAL	60'	24'	4'
3) COLLECTION	60'	24'	4'
4) HIGH ARTERIAL	90'	44' (30' @)	4'
5) MAJOR ARTERIAL	100' (CONSULT COUNTY ENGINEER FOR SPECIFIC REQUIREMENTS)		

- ROAD STREET PERMITTED ONLY. ALL OTHERS ARE PROHIBITED. A 6" CURB IS REQUIRED ON ALL SIDES. IF NECESSARY, MUST BE 4" HIGH.
- SEWER, WATER, GAS, AND TELEPHONE LINES SHALL BE INSTALLED IN THE RIGHT OF WAY PRIOR TO CONSTRUCTION. THE LOCATION OF ALL UTILITIES SHALL BE SHOWN ON THE PLAN.
- THIS WIDTH MAY BE USED AT THE DISCRETION OF THE COUNTY ENGINEER. THE WIDTH OF THE ROADWAY SHALL BE AS SHOWN ON THE PLAN. IF A DIFFERENT WIDTH IS REQUIRED, THE COUNTY ENGINEER SHALL BE NOTIFIED.

### ZONING INFORMATION

This property is Zoned A-1 (Agricultural) with PRUD Underlay and has the following building setbacks:

- Front Yard = 20 feet
- Side Yard = 10 feet (medium sized dwelling lot)  
5 feet (small sized dwelling lots)  
Other Main Building (20 feet)
- Side Facing Street on Corner Lot (20 feet)
- Rear Yard = 5 feet
- Building Height = 1 Story building (40 feet maximum)
- 35 foot average accessory building height
- Small Sized Dwelling Lots: 1-40, 51-61, 98-174,
- Medium Sized Dwelling Lots: 41-50, 62-97



**NOTE:**  
Single family homes within the development have been approved in whole or in part for nightly rentals including the ability to utilize lockout sleeping rooms for nightly rentals.

**ENGINEER:**  
Great Basin Engineering Inc  
c/o Andy Hubbard  
5746 South 1475 East Suite 200  
Ogden, Utah 84403  
(801) 394-4515

**DEVELOPER:**  
Terakee Properties, LP  
c/o Brad Blanch  
1060 East 3400 North  
North Ogden, UT 84414  
(801) 668-8965

**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801) 394-4515 S.L.C. (801) 521-0222  
WWW.GREATBASINENGINEERING.COM

**Preliminary Plan**  
**Terakee Farm PRUD Subdivision**  
Approx 700 North 3600 West  
Weber County, Utah  
A part of Section 9, T6N, R2W, SLB&M, U.S. Survey

5 Jan. 2018

SHEET NO.  
**1**  
of 4  
16N704 - Prelim - Phase 1

PRELIMINARY PLAN