

Preliminary Plan For Terakee Village 2

A part of the Northwest Quarter of Section 21, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
September 2018

Phase 1 needs to be recorded before phase 2, or change the name so that the 1st phase is the 1st one recorded.

Developer:
Terakee Properties LP
Brad Blanch, General Partner
PO Box 14016
Ogden, Utah 84412
(801) 668-8565

Lot lines need bearings
WCO 106-1-5(a)(7)

PRELIMINARY REVIEW:

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

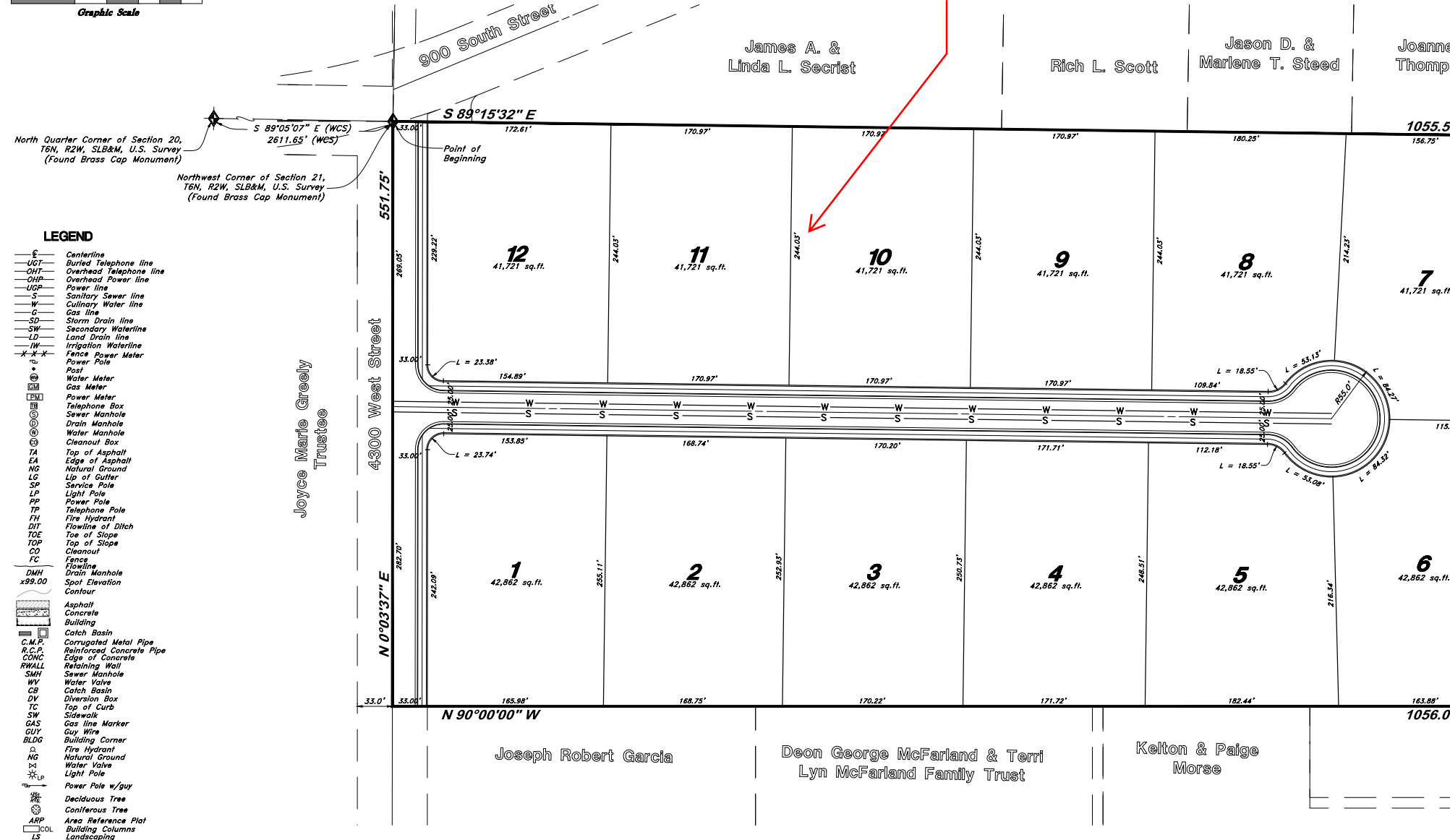
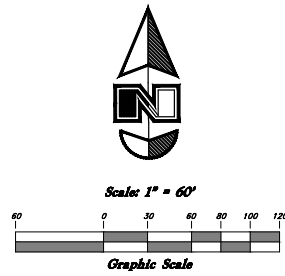
The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

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

Parcel needs to be annexed into CWSID for sewer service

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)

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)



- LEGEND**
- Centerline
 - Buried Telephone line
 - Overhead Telephone line
 - Overhead Power line
 - Power line
 - Sanitary Sewer line
 - Cullinary Water line
 - Gas line
 - Storm Drain line
 - Secondary Waterline
 - Land Drain line
 - Irrigation Waterline
 - Fence Power Meter
 - Power Pole
 - Water Meter
 - Gas Meter
 - Power Meter
 - Telephone Box
 - Sewer Manhole
 - Drain Manhole
 - Water Manhole
 - Cleanout Box
 - TA
 - EA
 - NG
 - LG
 - SP
 - LP
 - PP
 - TP
 - FH
 - DIT
 - TOE
 - TOP
 - CO
 - FC
 - DMH
 - x99.00
 - Contour
 - Asphalt
 - Concrete
 - Building
 - Catch Basin
 - C.M.P.
 - R.C.P.
 - CONC
 - RWALL
 - SMH
 - WY
 - CB
 - DV
 - TC
 - SW
 - GAS
 - GUY
 - BLDG
 - NG
 - WY
 - Light Pole
 - Power Pole w/guy
 - Deciduous Tree
 - Coniferous Tree
 - ARP
 - COL
 - LS

Notes:

1. Subdivision will be connected to Central Weber Sanitary Sewer via 900 South design submitted with Terakee Village PRUD.
2. 50 foot private right of way to be maintained by Terakee Farms; standard rural street cross-section shown on page two.

Project Engineer:
Great Basin Engineering
Andy Hubbard
5746 South 1475 East, #200
South Ogden, Utah 84403
(801) 394-4515

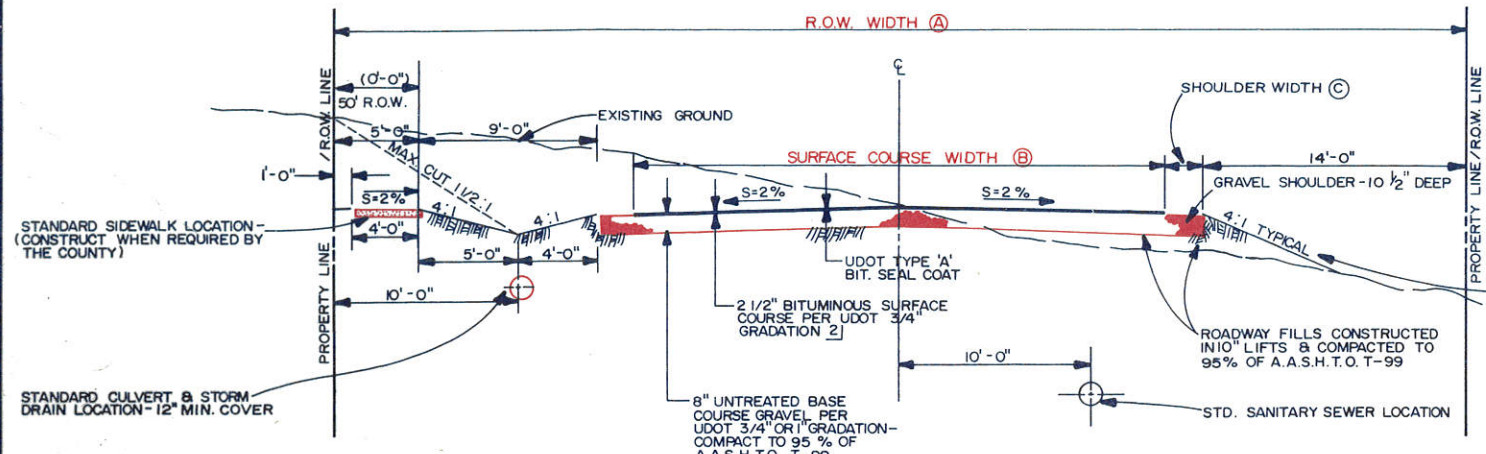
GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801) 394-4515 S.L.C. (801) 521-0222
WWW.GRETBASINENGINEERING.COM

Preliminary Plan
Terakee Village 2
Approximately 900 South 4300 West
Weber County, Utah
A part of Section 21, T6N, R2W, SLB&M, U.S. Survey

24 Sept, 2018
SHEET NO.
1
16N719-Prelim-New-1

RURAL INTERSECTION DETAILS & UTILITY LOCATIONS

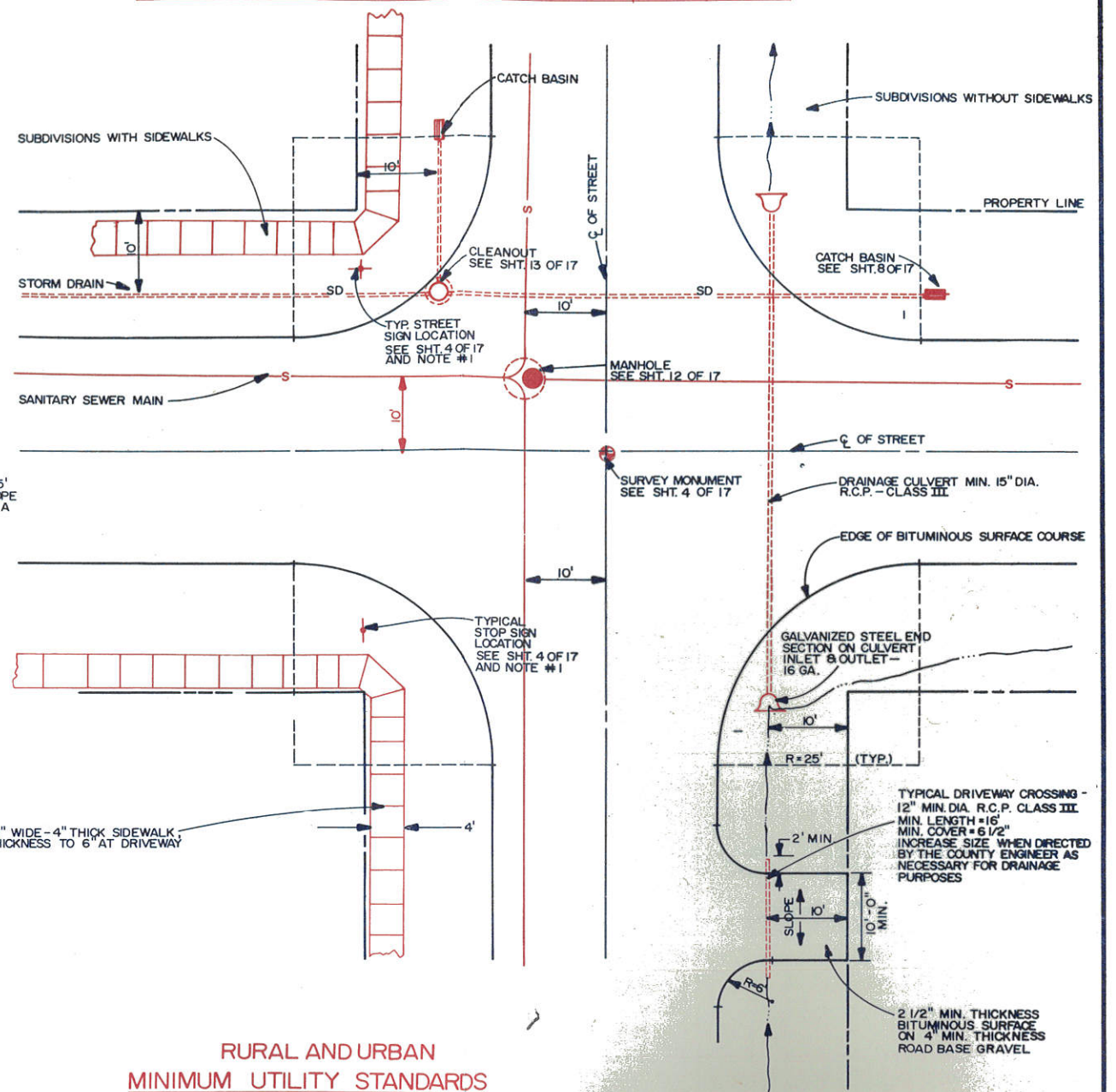
STANDARD RURAL ROADWAY SECTION



NOTE: THESE PAVEMENT THICKNESSES SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DESIGNER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER.

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'	5'
2] MINOR ARTERIAL	80'	44' (30') 3]	4' 3]
2] MAJOR ARTERIAL	100' (CONSULT COUNTY ENGINEER FOR SPECIFIC REQUIREMENTS)		

- 1] MINOR STREET PERMITTED UPON SPECIAL PERMISSION BY THE COUNTY PLANNING COMMISSION. WHERE SIDEWALK IS NECESSARY, MUST HAVE 60' R.O.W.
- 2] COUNTY ENGINEER SHALL PROVIDE PAVEMENT DESIGN ON ARTERIAL STREETS - WIDTH MAY VARY PER CO. ENGINEER.
- 3] THIS WIDTH MAY BE USED AT THE DIRECTION OF THE COUNTY ENGINEER WHEN FULL WIDTH ASPHALT PAVING IS NOT NECESSARY.



RURAL AND URBAN MINIMUM UTILITY STANDARDS

SYSTEM	MIN. DIAMETER	STANDARD MATERIAL
CULINARY WATER	SEE SHEET 7 OF 17	
SANITARY SEWER	8"	CONCRETE PIPE (C-14) OR P.V.C. ASTM. D-3034 SDR 35
STORM DRAINS	15"	REINFORCED CONC. PIPE CLASS III (ASTM. C-76)
DRIVEWAY CROSSING	12" 5]	REINFORCED CONC. PIPE CLASS III (ASTM. C-76)
SECONDARY WATER	4" 4]	DUCTILE IRON CL-51 OR ASTM. PVC-CLASS 200 PSI

- 4] REFER TO INDIVIDUAL WATER DISTRICT STANDARDS FOR SPECIFIC MIN. SIZE & MATERIAL STANDARD.
- 5] INCREASE SIZE WHEN DIRECTED BY THE COUNTY ENGINEER AS NECESSARY FOR DRAINAGE PURPOSES
- 6] CORRUGATED METAL PIPE ACCEPTABLE UPON APPROVAL BY THE COUNTY ENGINEER

- NOTES
- 1. ALL STREET AND TRAFFIC SIGNS SHALL BE PLACED AT LOCATIONS SHOWN IN THE CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. FEDERAL HIGHWAY ADMINISTRATION.
 - 2. SECONDARY WATER MAINS AND LAND DRAINS TO BE LOCATED IN FRONT OR REAR YARD EASEMENTS.
 - 3. SEE SHEET 7 OF 17 FOR CULINARY WATER LOCATION DETAILS.