

# The Barn at Terakee Farms® No. 1

A PRUD Subdivision

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

Weber County, Utah

May 2020

\* See All Sheets\*

**NOTES**

- All construction shall conform to Weber County 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.
- Sanitary sewer laterals to be constructed 10' down slope from the center of the lot and extended 10' beyond the right of way line.
- 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 County 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 900 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.
- Private Roads that are less than 32 feet in width shall be posted with "NO PARKING FIRE LANE" on the West and South sides as indicated on the Grading and Drainage plan. (Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District).

**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/Roof 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 County standards.

**SANITARY SEWER LINES**

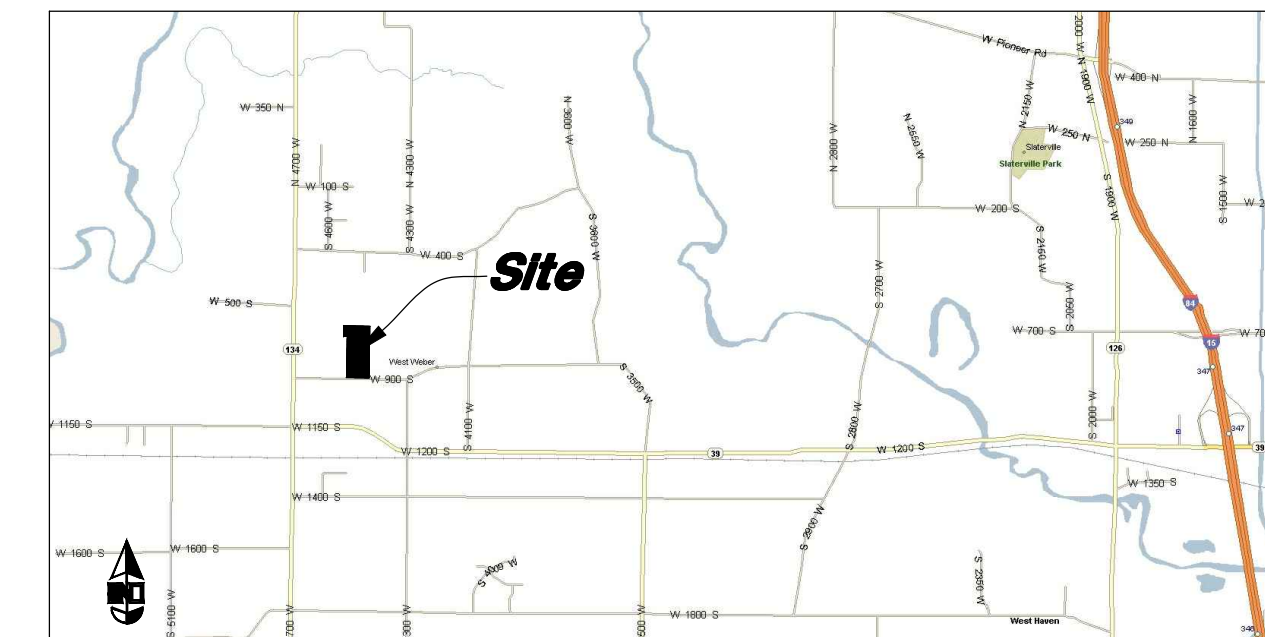
- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

**STORM DRAIN LINES**

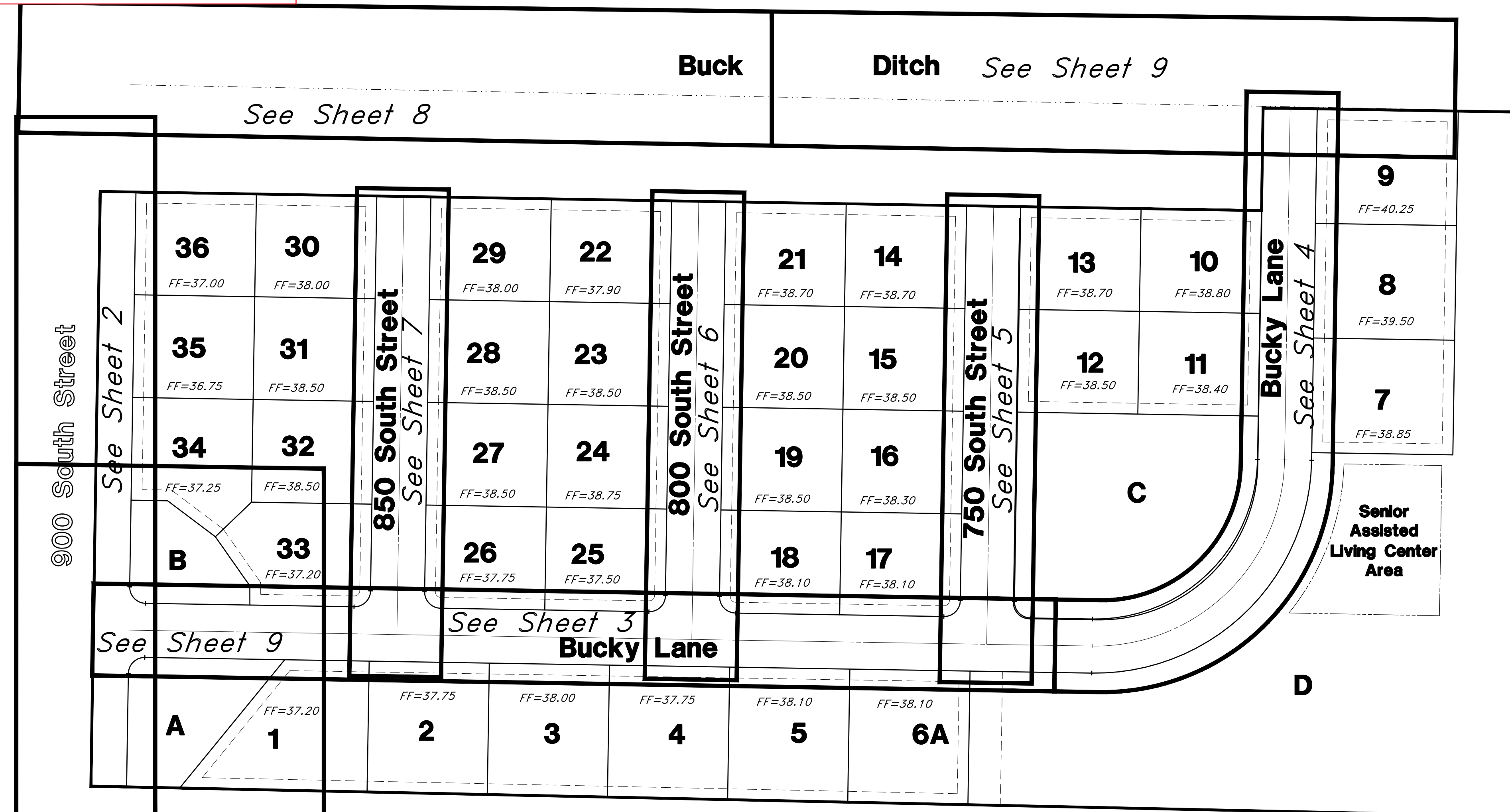
- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
- 24" pipes or larger - Reinforced Concrete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

The County will need an easement for and over the sewer line within the roadway Need Storm Water Calc's with the storm water study Show secondary water source and how it will be supplied.

FF = Lowest allowable livable Finished Floor Elevation unless approved by Geotechnical Engineer and County Engineer due to ground water table.



VICINITY MAP  
Not to Scale



**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
- 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
- Existing Concrete
- New Concrete

**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.

**NOTES:**

- These pavement thicknesses shall be considered as minimums and may be increased by the County Engineer when the subgrade C.B.R. is less than 10 or when a greater depth is necessary to provide sufficient stability. Developer may submit alternate pavement design based on a detailed soils analysis for approval by the County Engineer.
- Minor & Major arterial shall be constructed with a 10" untreated base course & 3" bituminous surface course as required by the City Engineer.
- County Engineer has discretion to call for more.
- Provide 4" Thickness of 3/4" or 1" gravel base course under sidewalk, driveway approaches and curb & gutter when subgrade is clay or C.B.R. is less than 10 or as directed by the County Engineer.

**NOTES:**

County Engineer may specify use of standard high back curb & gutter on collector & arterials.

Street Designation	R.O.W. Width (A)	T.B.C. (B)	CL to T.B.C. (C)
Minor (Private)	50.0'	38.0'	15.0'
Collector	66.0'	47.0'	23.5'

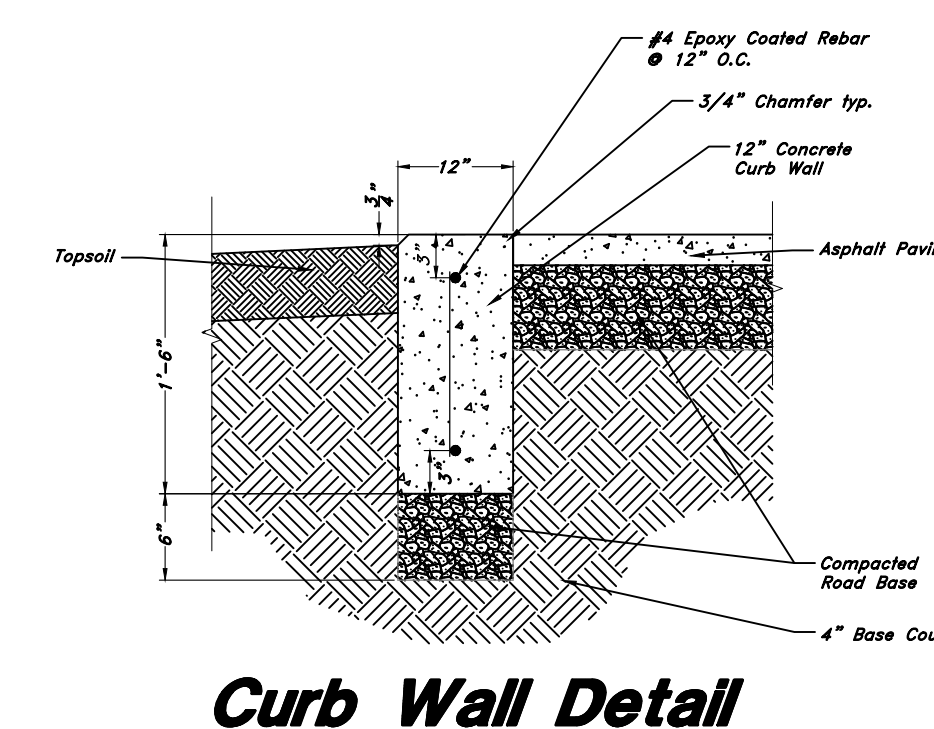
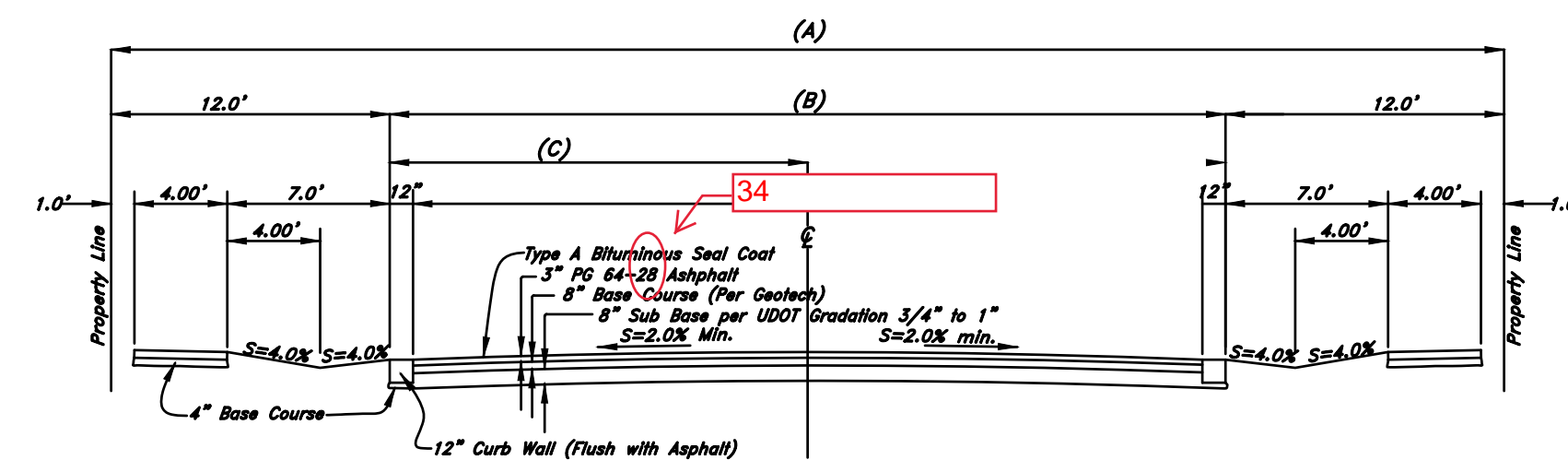
1 - Maximum difference in elevation between curbs on opposite sides of street shall not exceed 1.0"

2 - On arterial streets the County Engineer will provide a pavement design. Location of sidewalk and rolled curb & gutter may vary on individual arterial streets per direction of the County Engineer.

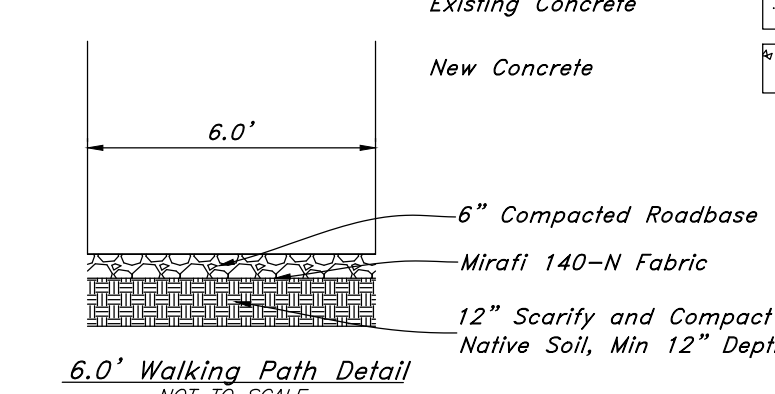
3 - See Geotechnical Engineering Study prepared by CMT Engineering Laboratories Project No. 10241, dated October 2018 for preparation of Sub Grade.

**Roadway Section**

Not to Scale



**Curb Wall Detail**



6.0' Walking Path Detail  
NOT TO SCALE

**BENCHMARK**

Brass Cap Section Monument located in the South Quarter Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey 4" below surface grade with an elevation of 4238.10.

**PERMIT SET**  
NOT FOR CONSTRUCTION

Call before you Dig  
Avoid cutting underground utility lines. Be safe.



1-800-662-4111

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

12 May, 2020

SHEET NO.

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of 11

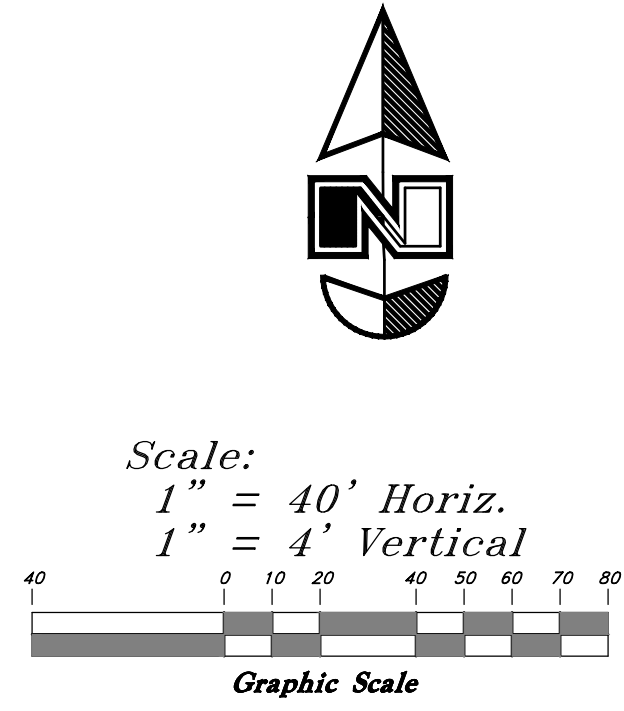
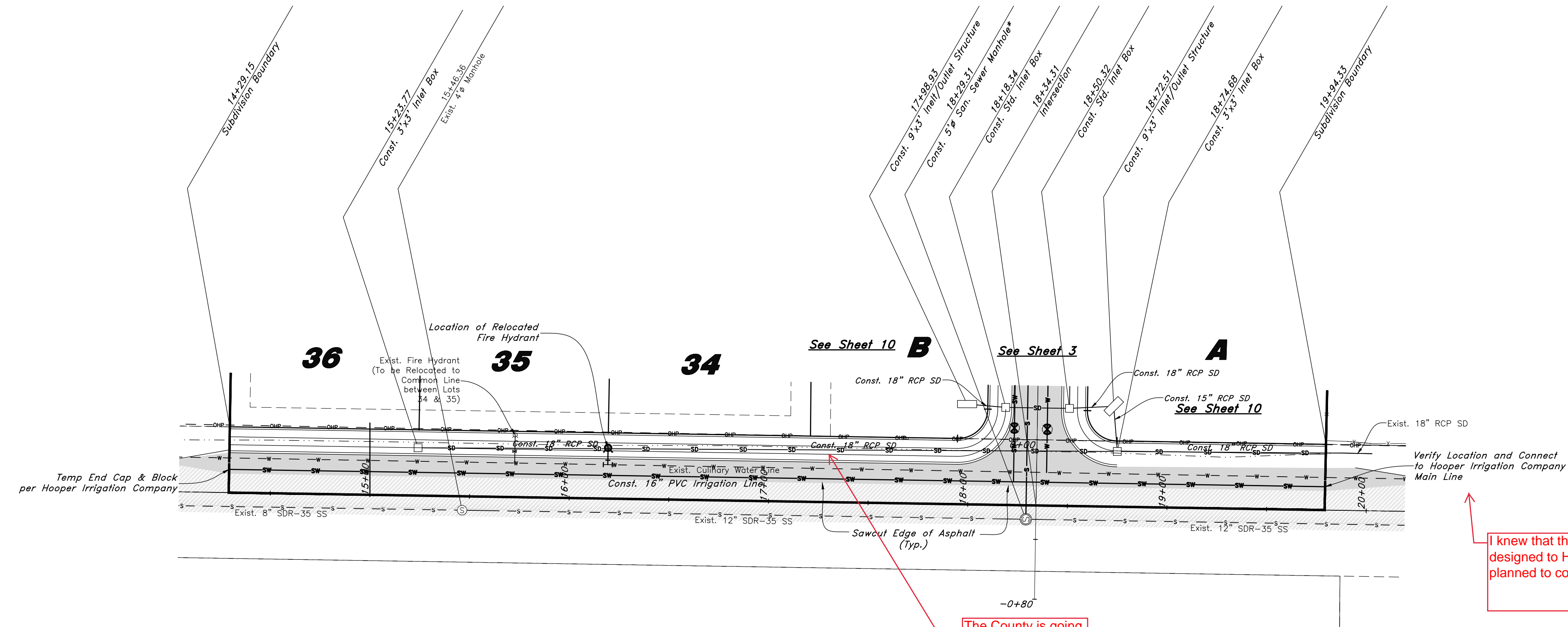
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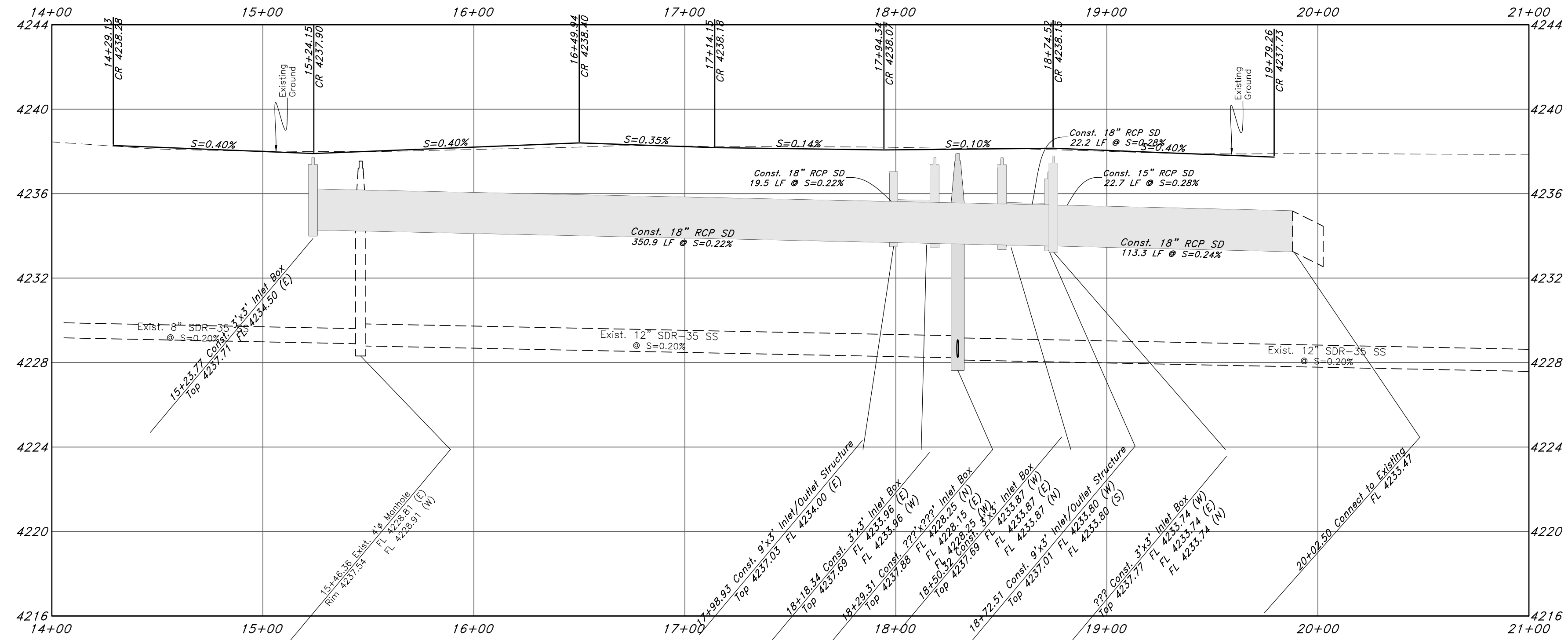
# Legend

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- Water Manhole
- Storm Drain Manhole
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- Electrical Manhole
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- Fire Hydrant
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- Water Valve
- Sanitary Sewer
- Culinary Water
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- Storm Drain
- Telephone Line
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- Power Line
- Fire Line
- Land Drain
- 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
- PVC
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- TCN
- Natural Ground
- Finish Grade
- FD
- ME
- 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



## 900 South Street



I knew that the secondary water was to be designed to Hooper's standards but is it planned to connect to their system?

The County is going to want to see curb and gutter along 900 South with any SD boxes being combo boxes.

**GREAT BASIN ENGINEERING**  
 574 SOUTH 1475 EAST, SUITE 100, SALT LAKE CITY, UTAH 84143  
 WWW.GREATBASINENGINEERING.COM

**Plan & Profile**  
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PERMIT SET

NOT FOR CONSTRUCTION

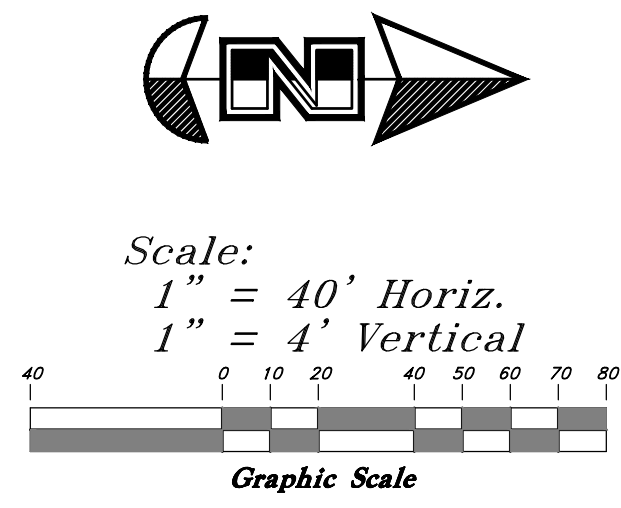
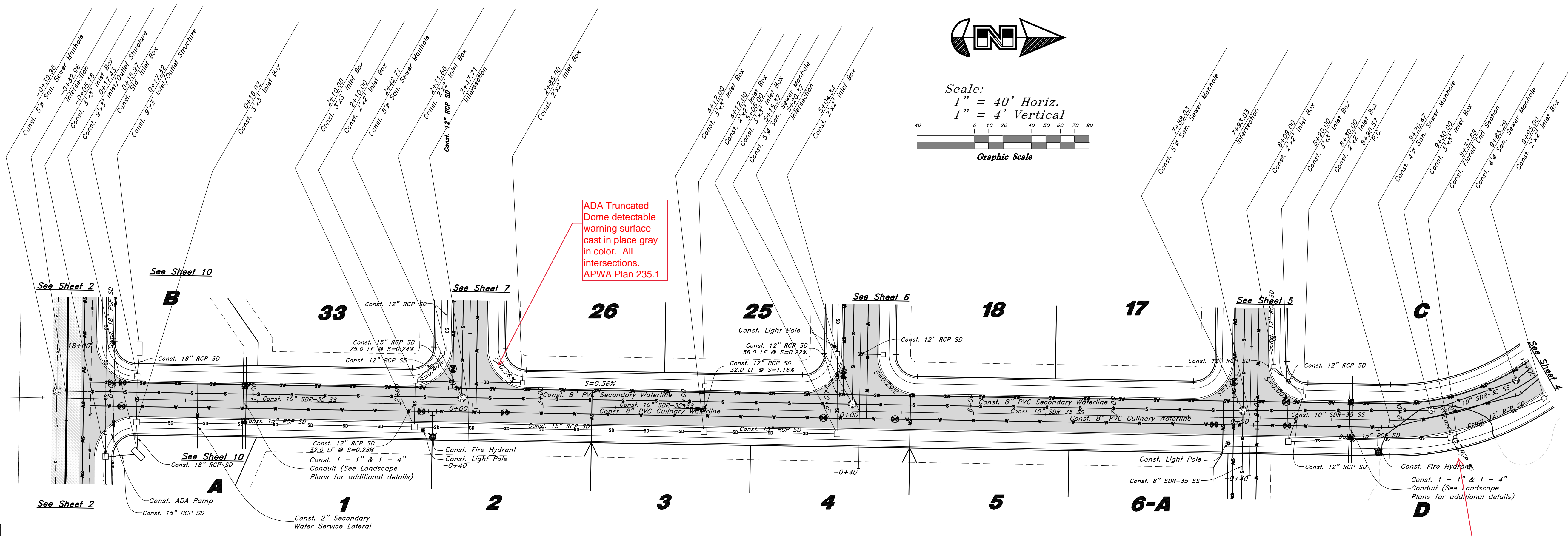




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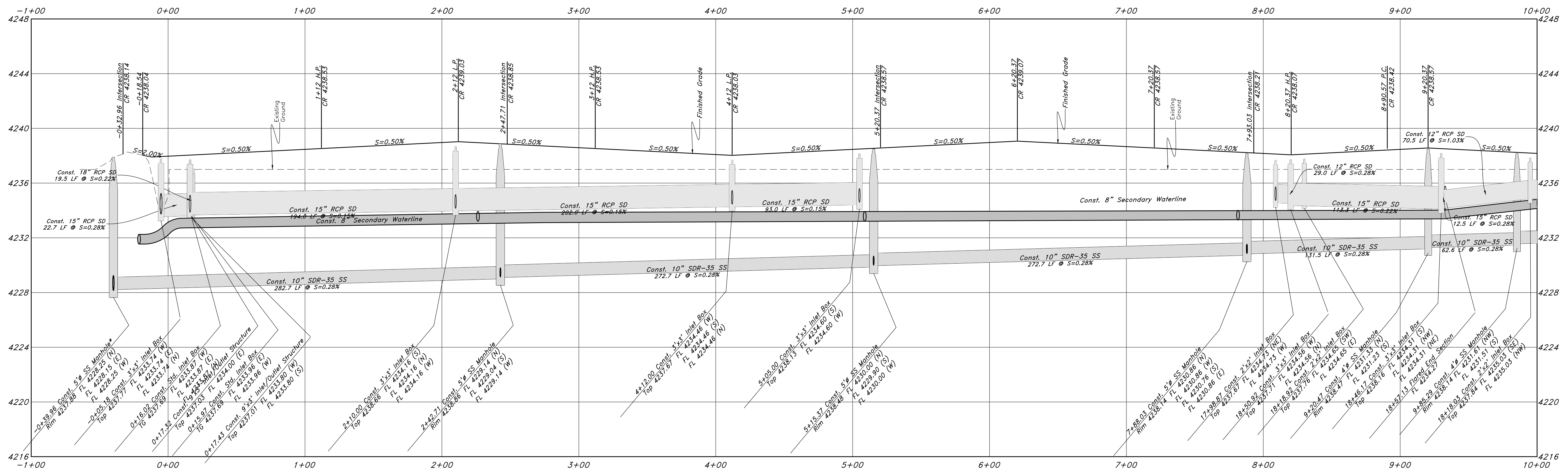
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- Top of Asphalt
- EA
- Centerline
- CL
- Flowline
- FL
- Finish Floor
- Top of Curb
- TW
- Top of Wall
- Top of Walk
- Top of Concrete
- NG
- Natural Ground
- FG
- Match Existing
- Fire Department Connection
- FDC
- Finish Contour
- Exis. Contour
- Finish Grade
- Exis. Grade
- Ridge Line



## Bucky Lane

There is some reservation about the slope on the storm drain pipe. Have the engineer address this in the hydrology study.

Will this be detention or retention



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Plan & Profile

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1-800-682-4111

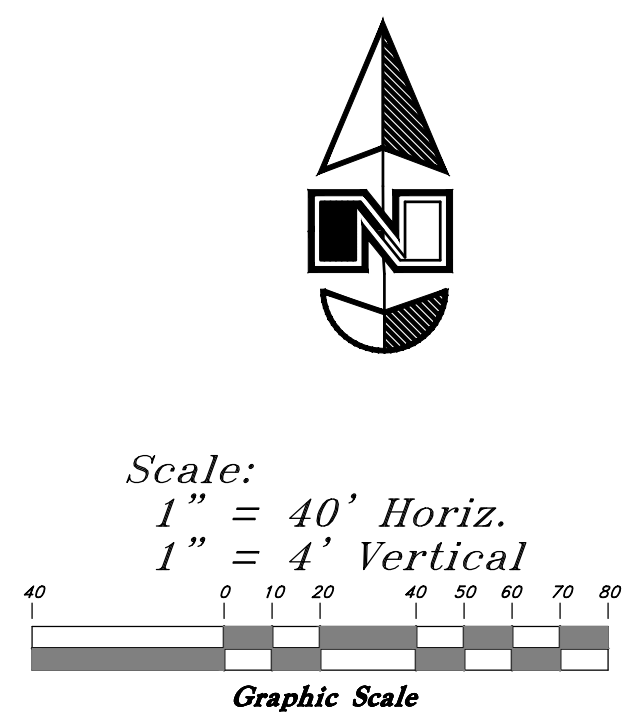
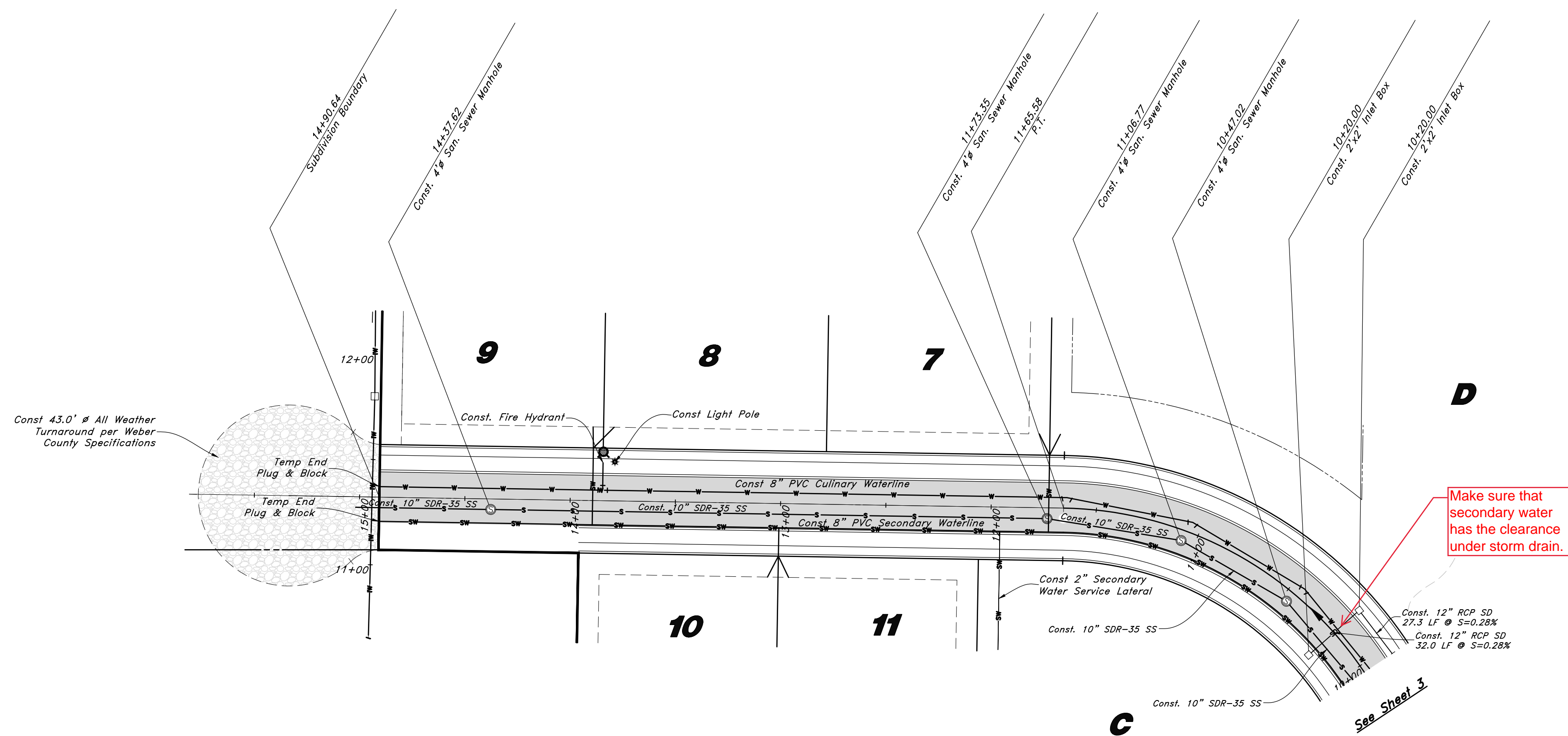
12 May, 2020

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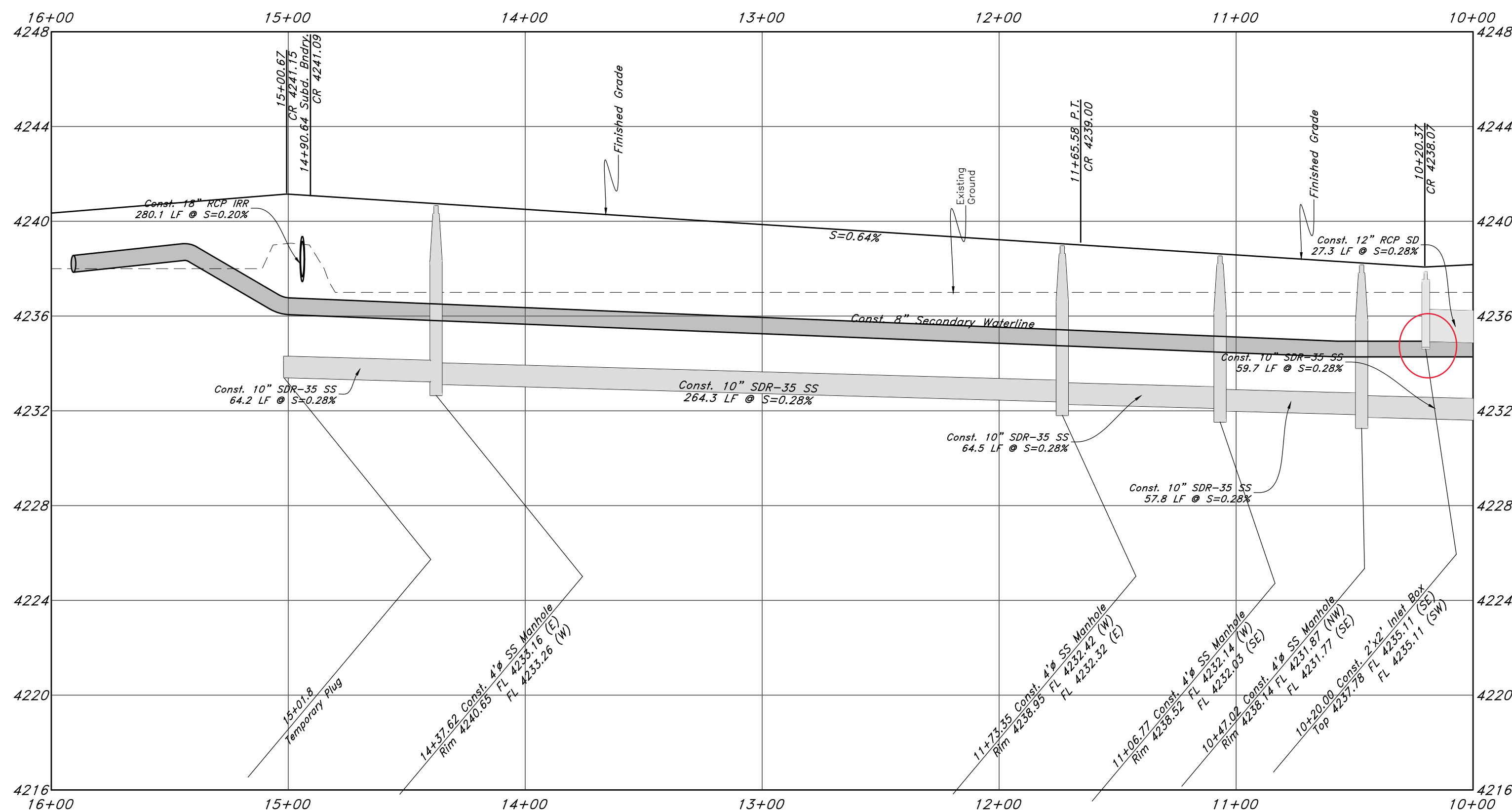
Make sure that secondary water has the clearance under storm drain.

### Legend

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## Bucky Lane



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N.W. 10139 44th St, SUITE 100, BOONEN, UTAH 84403  
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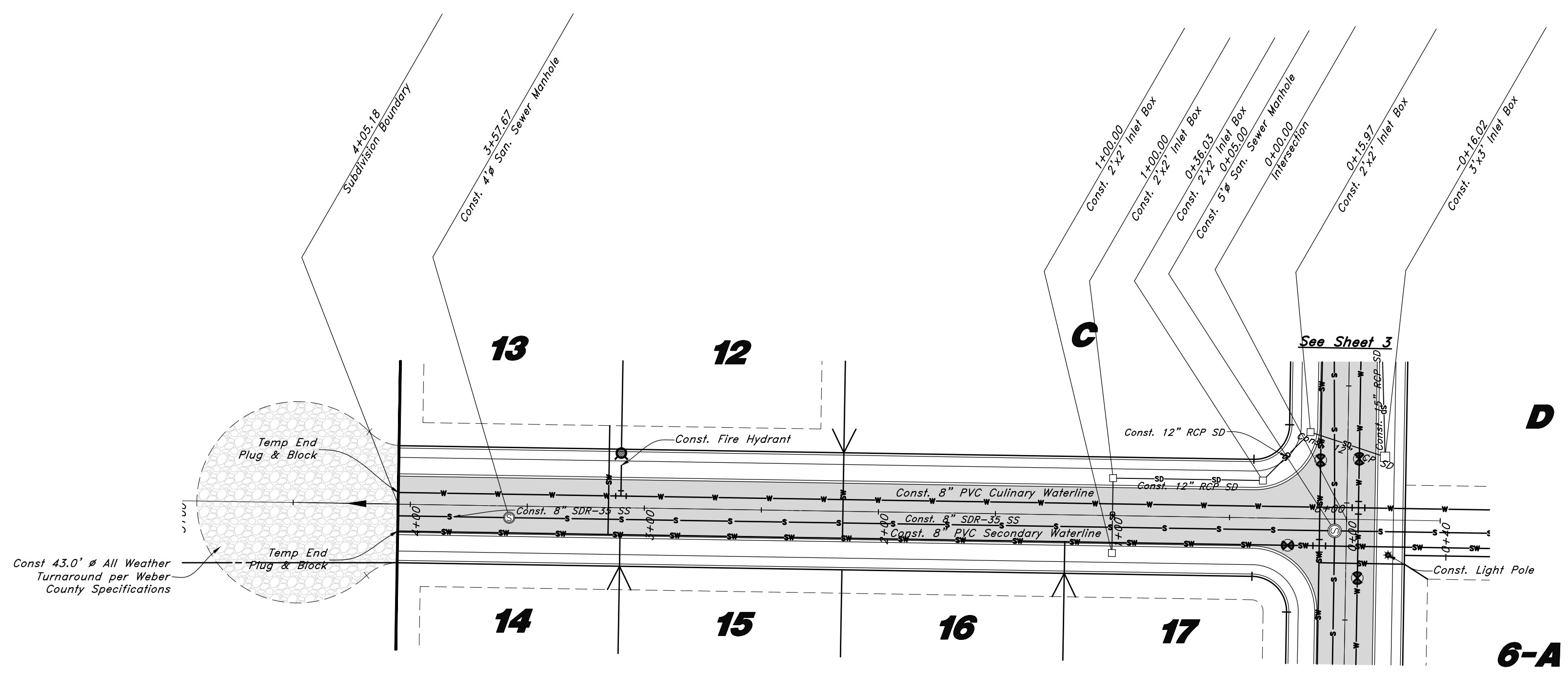
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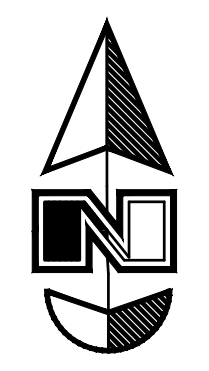
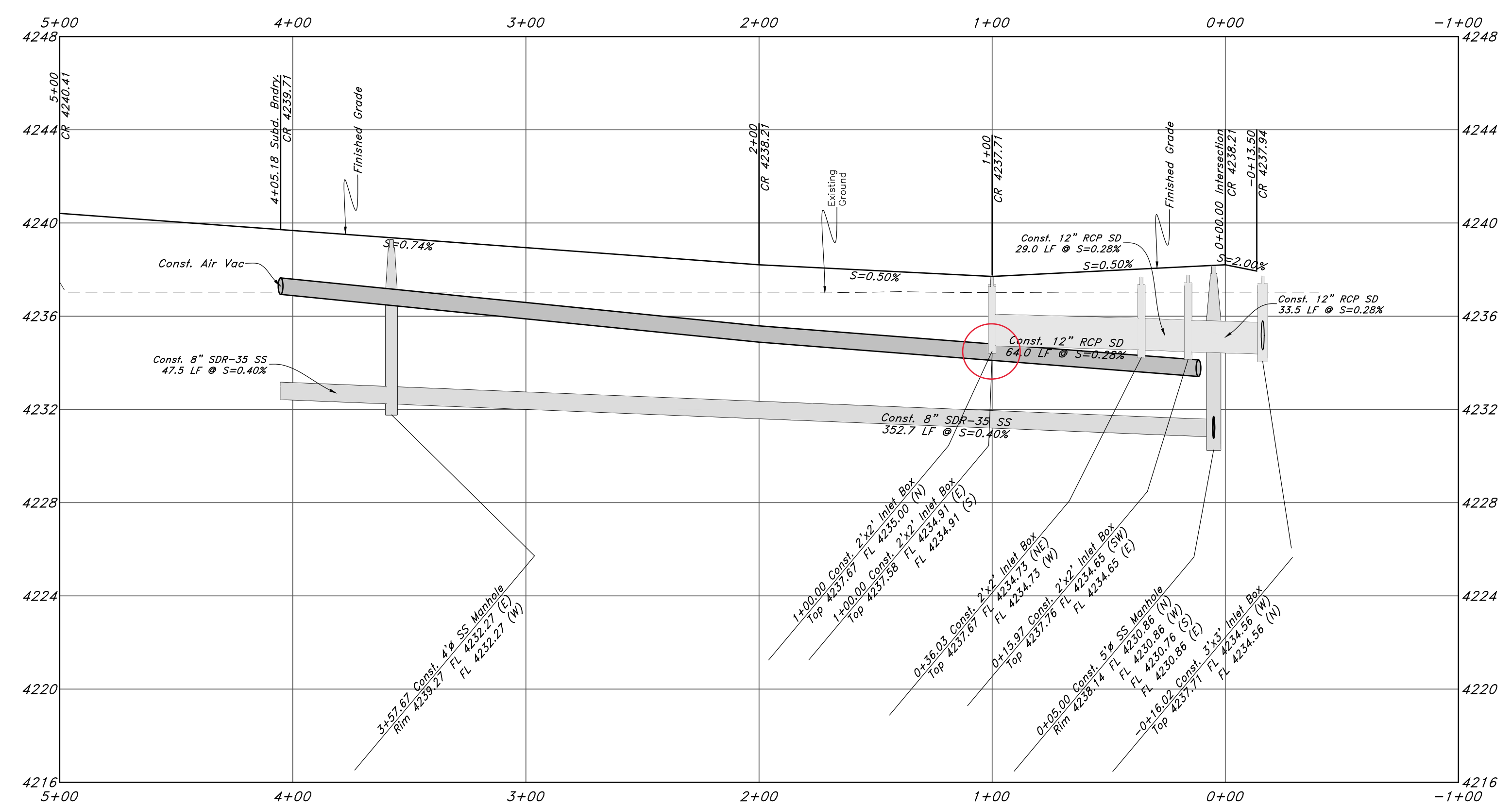
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- Finish Grade
- Exist. Grade
- Ridge Line
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



## 750 South Street



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

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PERMIT SET

NOT FOR CONSTRUCTION



12 May, 2020

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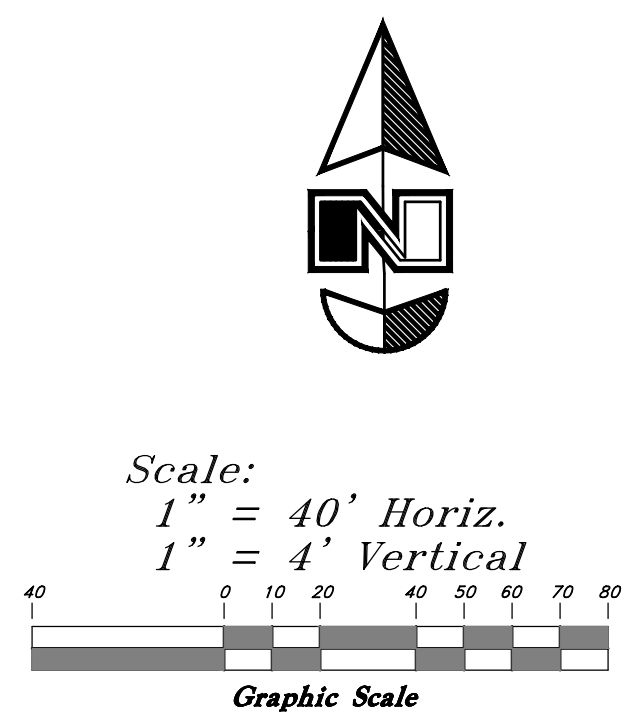
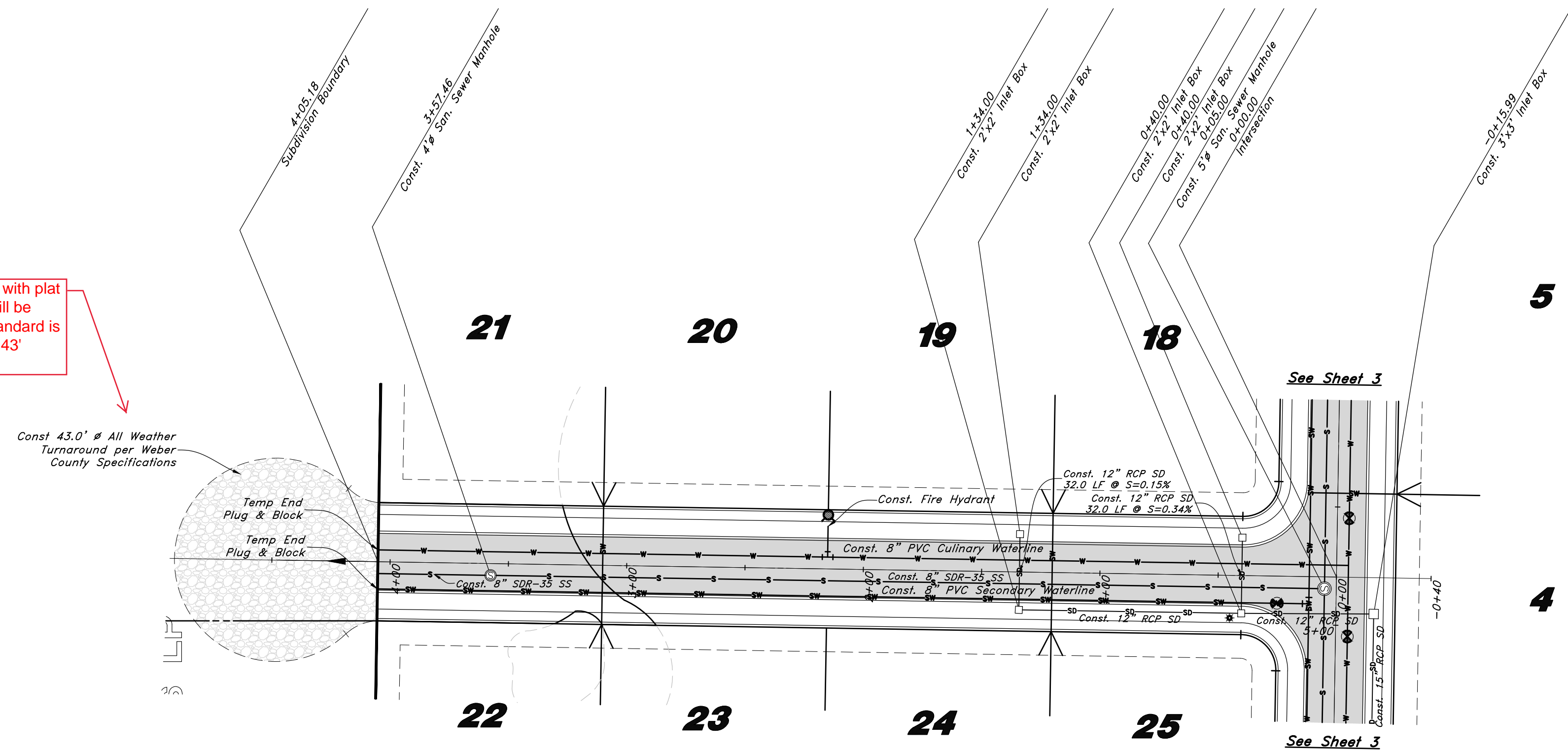


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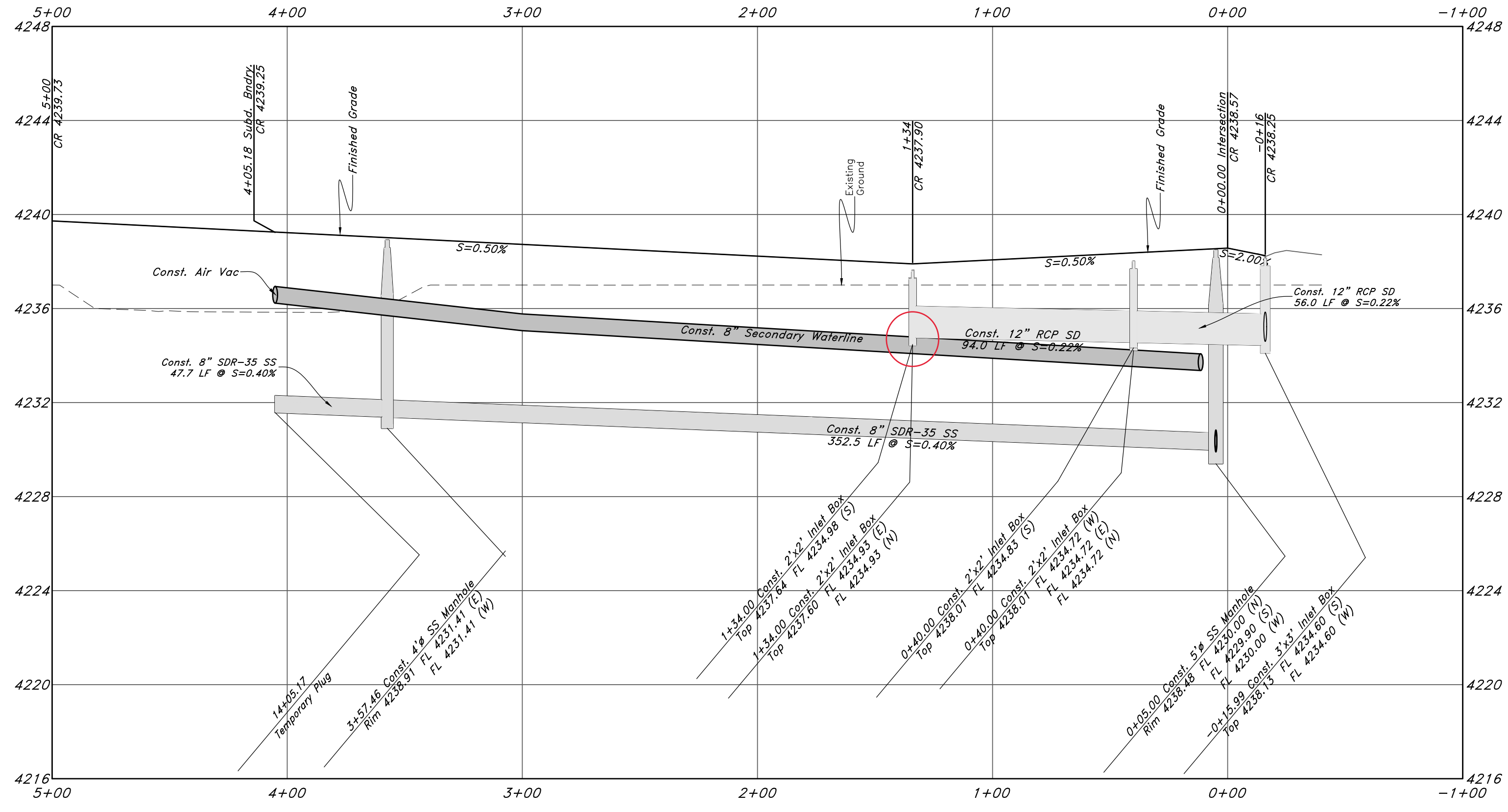
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Conflicting with plat stating it will be paved? Standard is 55' radius. 43' improved.



## 800 South Street



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

Call 811

1-800-662-4111

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6

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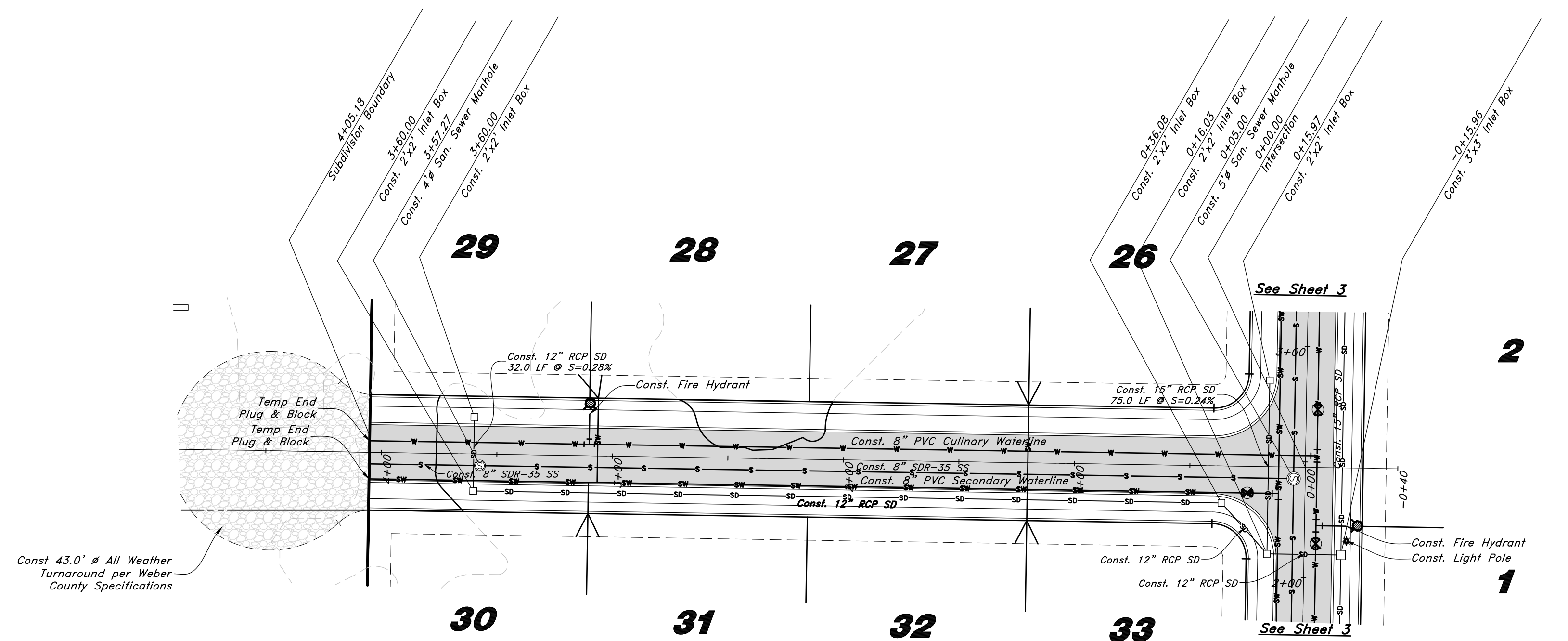
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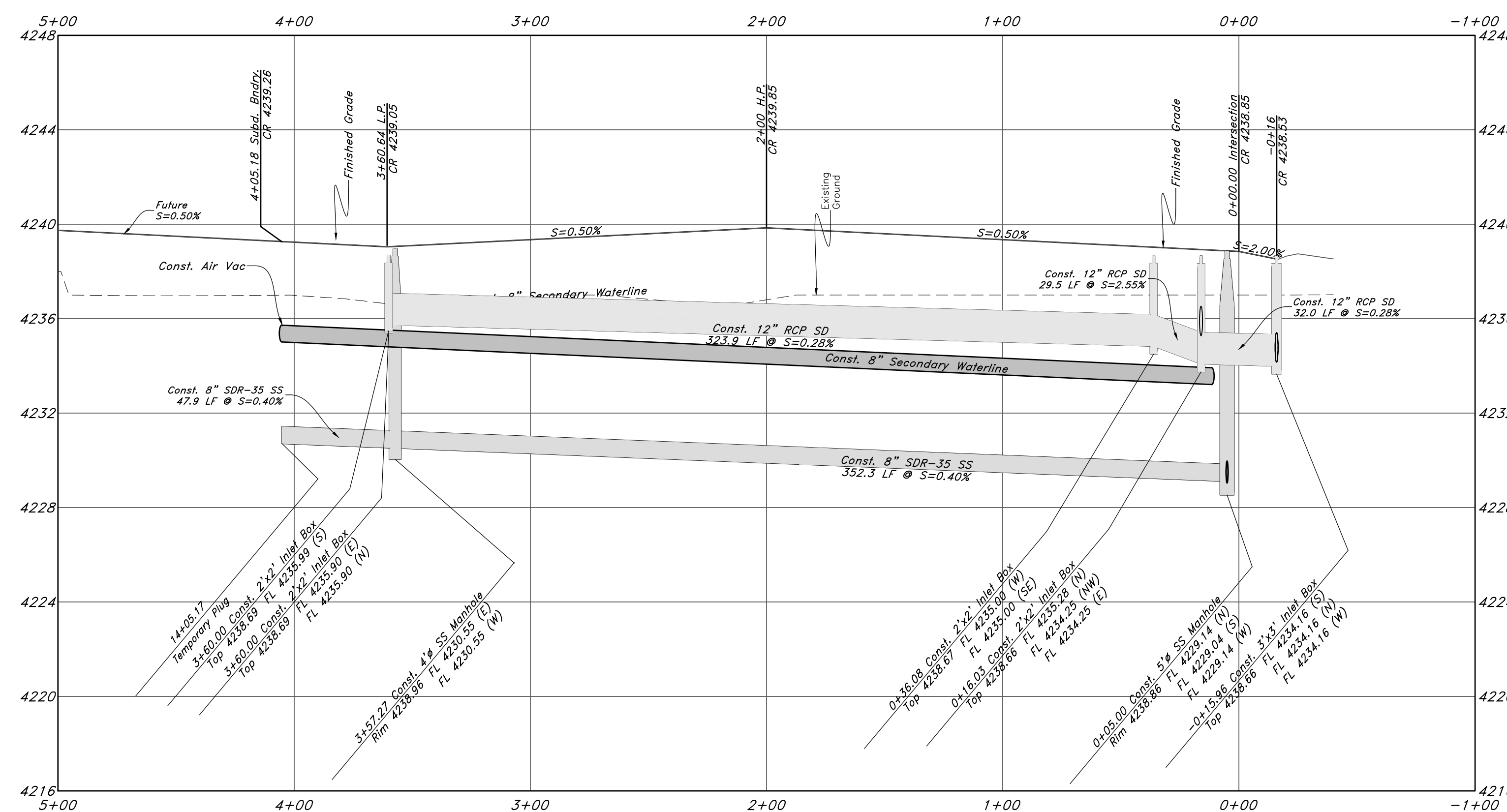
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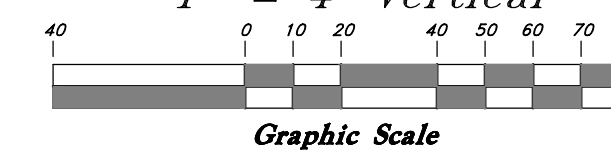
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## 850 South Street



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



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**7**  
 of 11  
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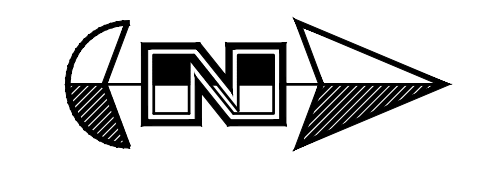
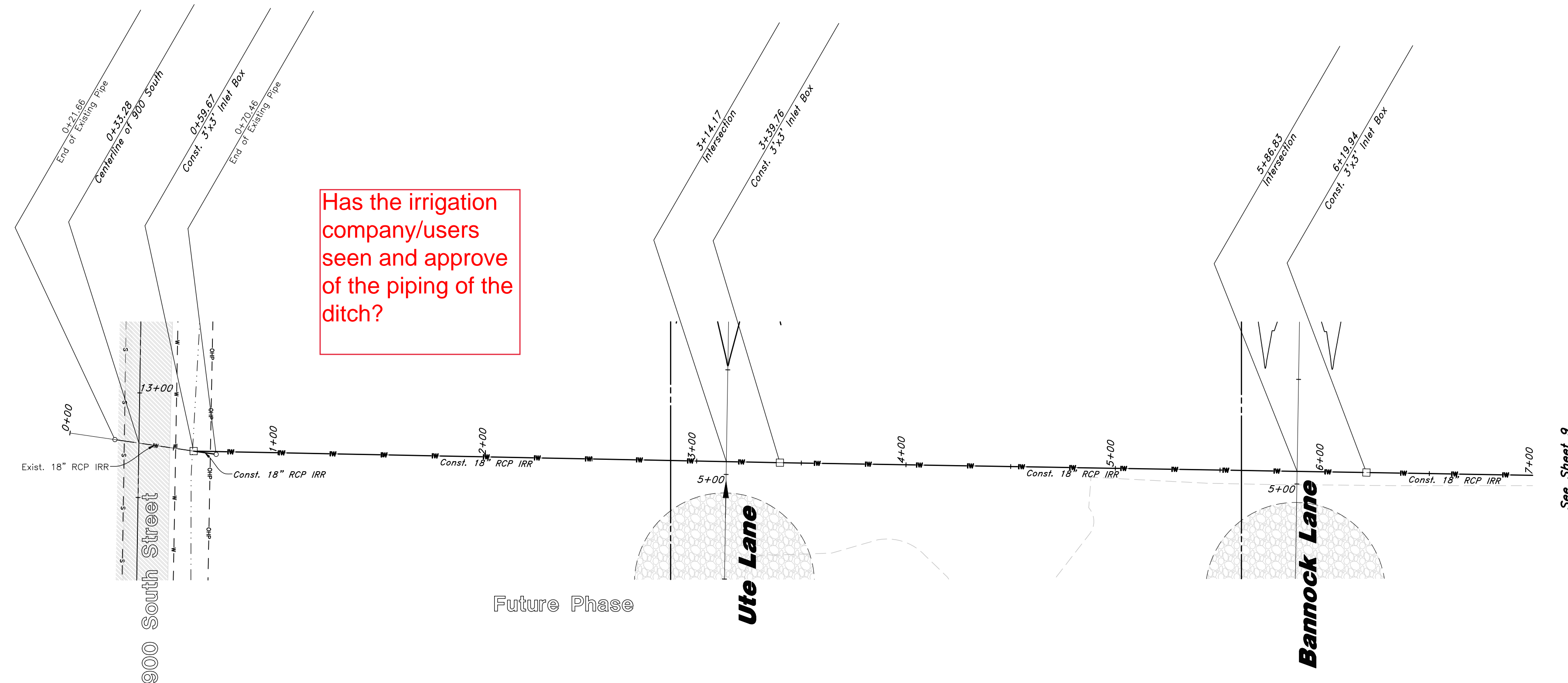




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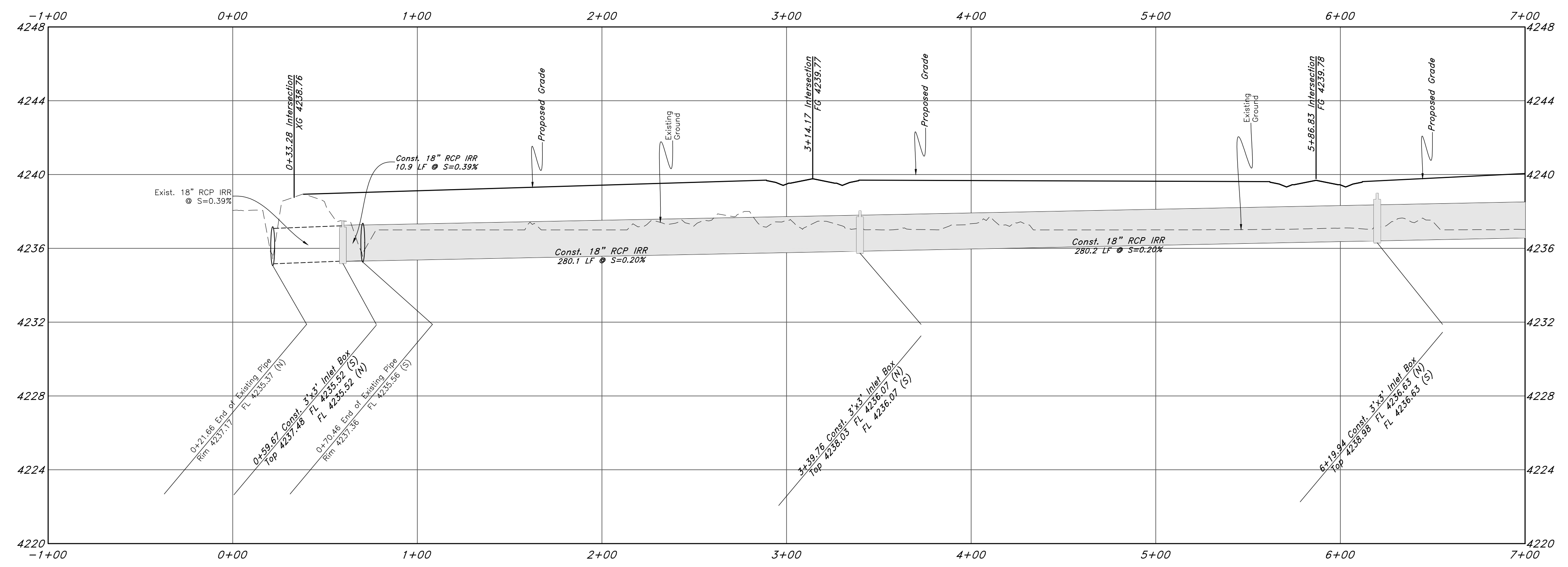
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- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light 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
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



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

Graphic Scale

## Buck Ditch



**PERMIT SET**  
 NOT FOR CONSTRUCTION



### Plan & Profile

### The Barn at Terakee Farms No. 1

Approx. 900 South 4500 West  
 Weber County, Utah  
 A part of Section 17, T6N, R2W, S1E&M, U.S. Survey

12 May, 2020

SHEET NO. **8** of 11

16N719 - AM

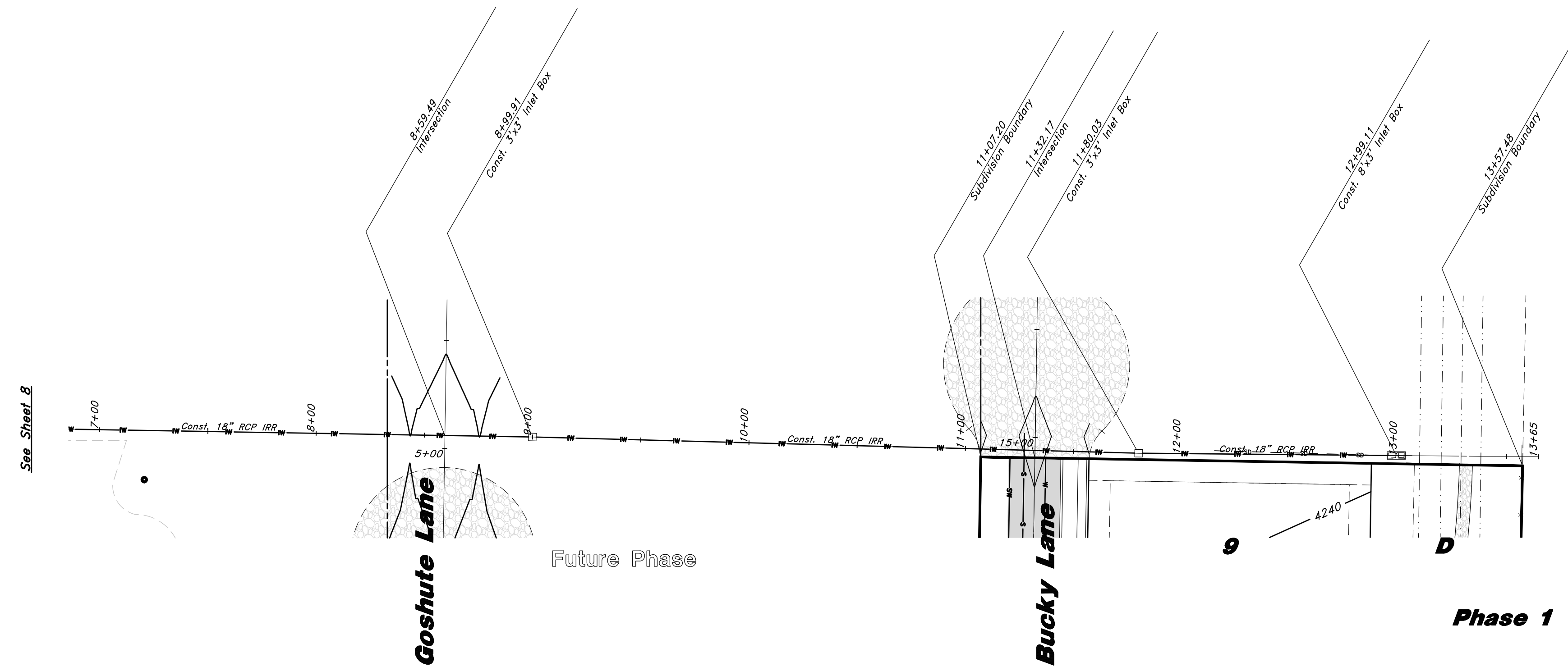
**GREAT BASIN ENGINEERING**  
 574 SOUTH 1475 EAST, OGDEN, UTAH 84403  
 N.W. 603944155 SUITE 100, OGDEN, UTAH 84403  
 WWW.GREATBASINENGINEERING.COM



# Legend

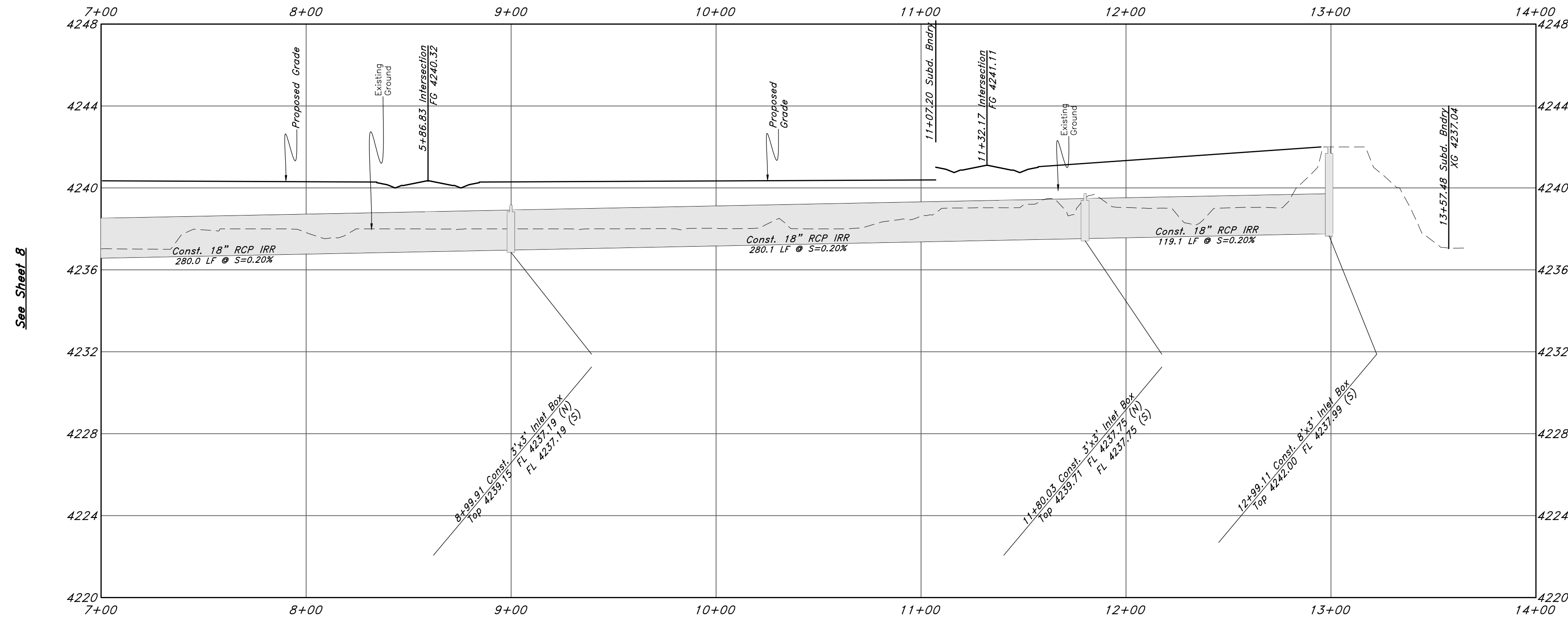
(Note: All items may not appear on drawing)

- 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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- New Concrete
- Spill Curb & Gutter



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

## Buck Ditch



**GREAT BASIN ENGINEERING**  
 574 SOUTH 1475 EAST, BODEN, UTAH 84403  
 N.W. 139275 SUC 152-0222 FAX (801) 392-7544  
 WWW.GREATBASINENGINEERING.COM

**Plan & Profile**  
**The Barn at Terakee Farms No. 1**  
 Approx. 900 South 4500 West  
 Weber County, Utah  
 A part of Section 17, T6N, R2W, S1E&M, U.S. Survey

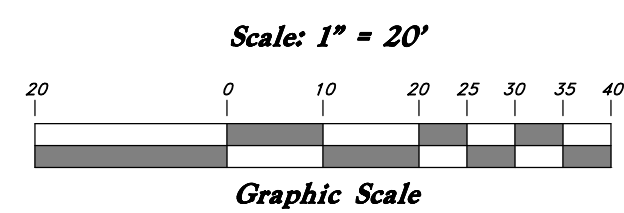
PERMIT SET

NOT FOR CONSTRUCTION



12 May, 2020  
 SHEET NO.  
9  
 of 11  
 16N719 - AM



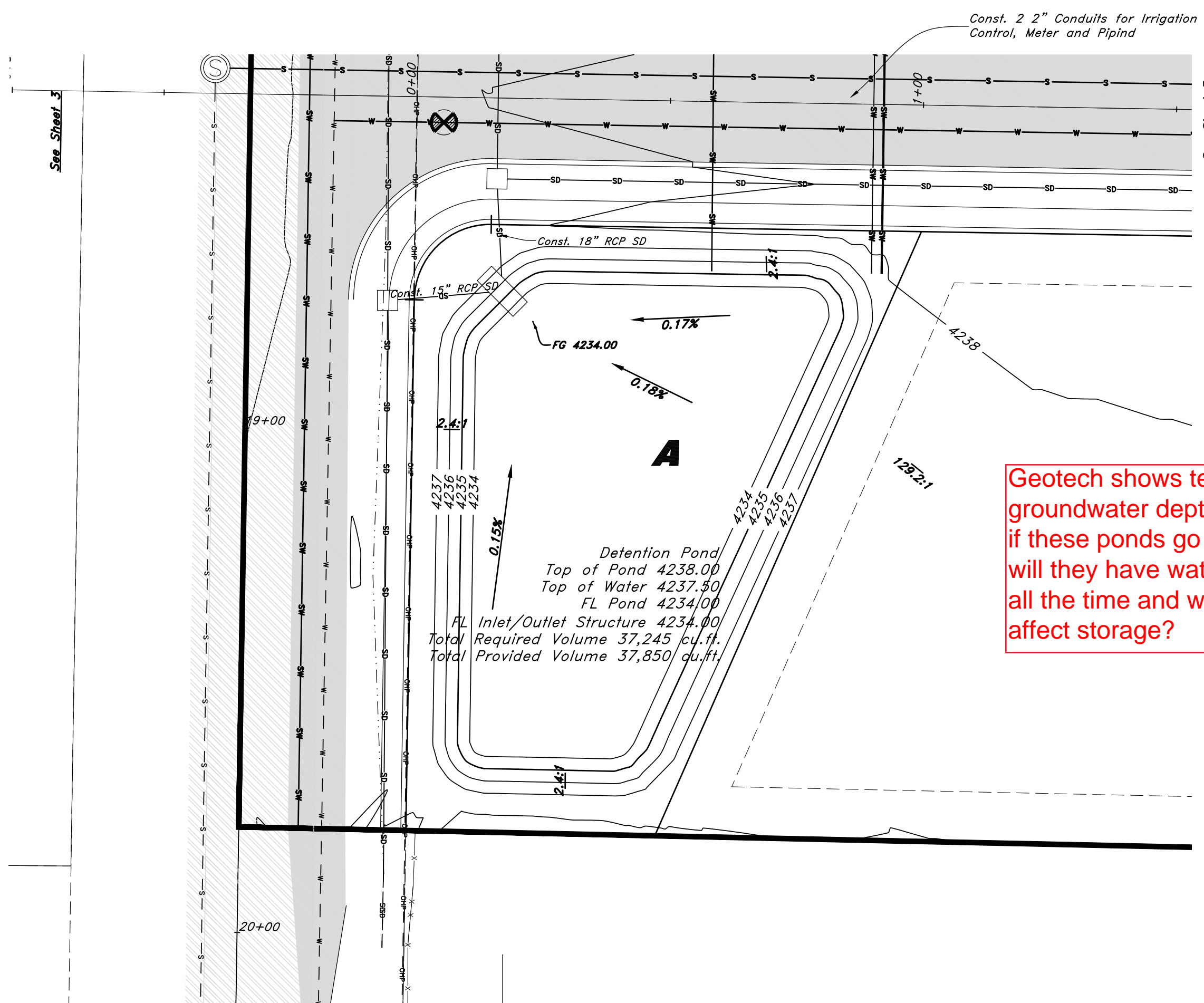


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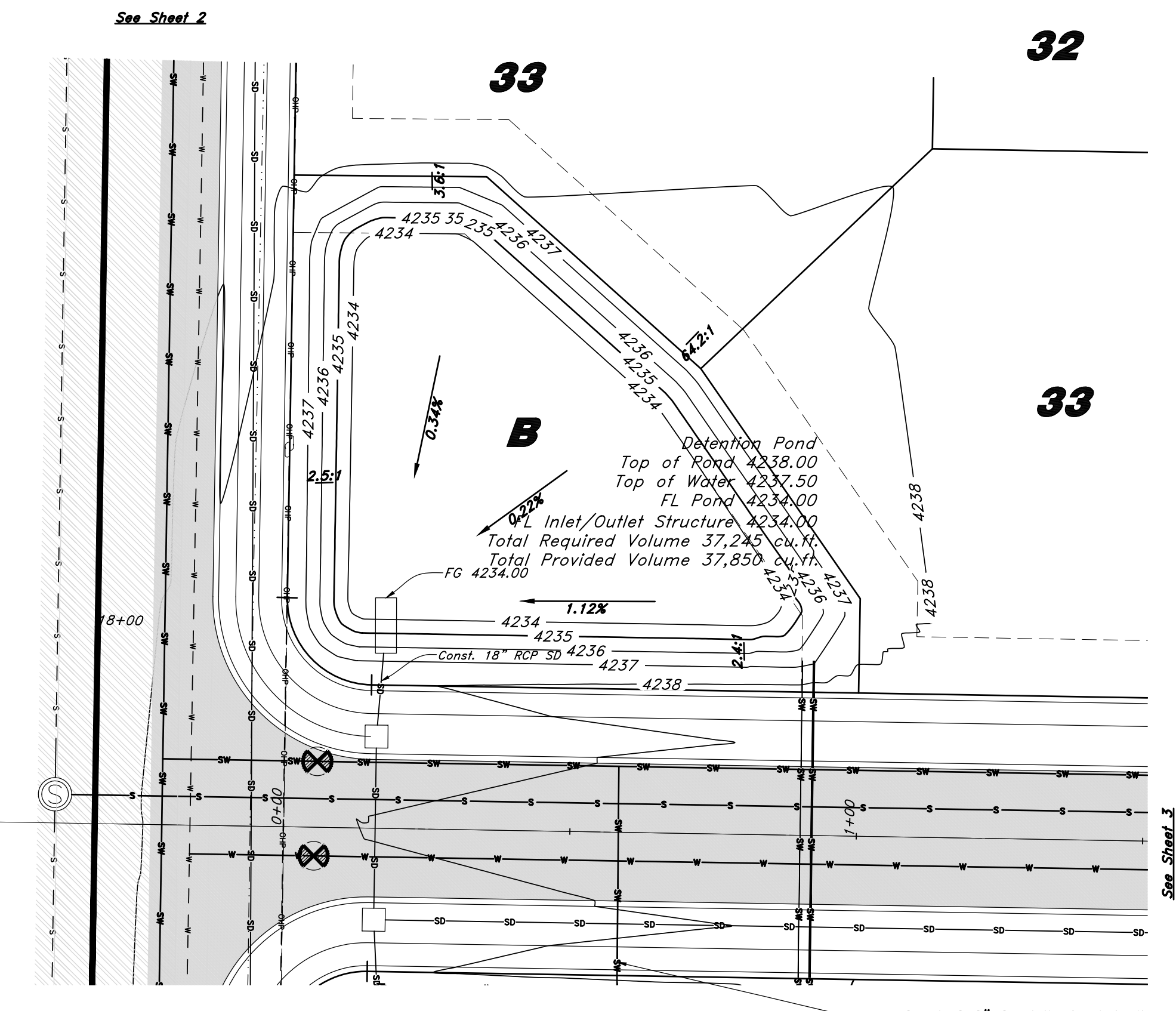
(Note: All items may not appear on drawing)

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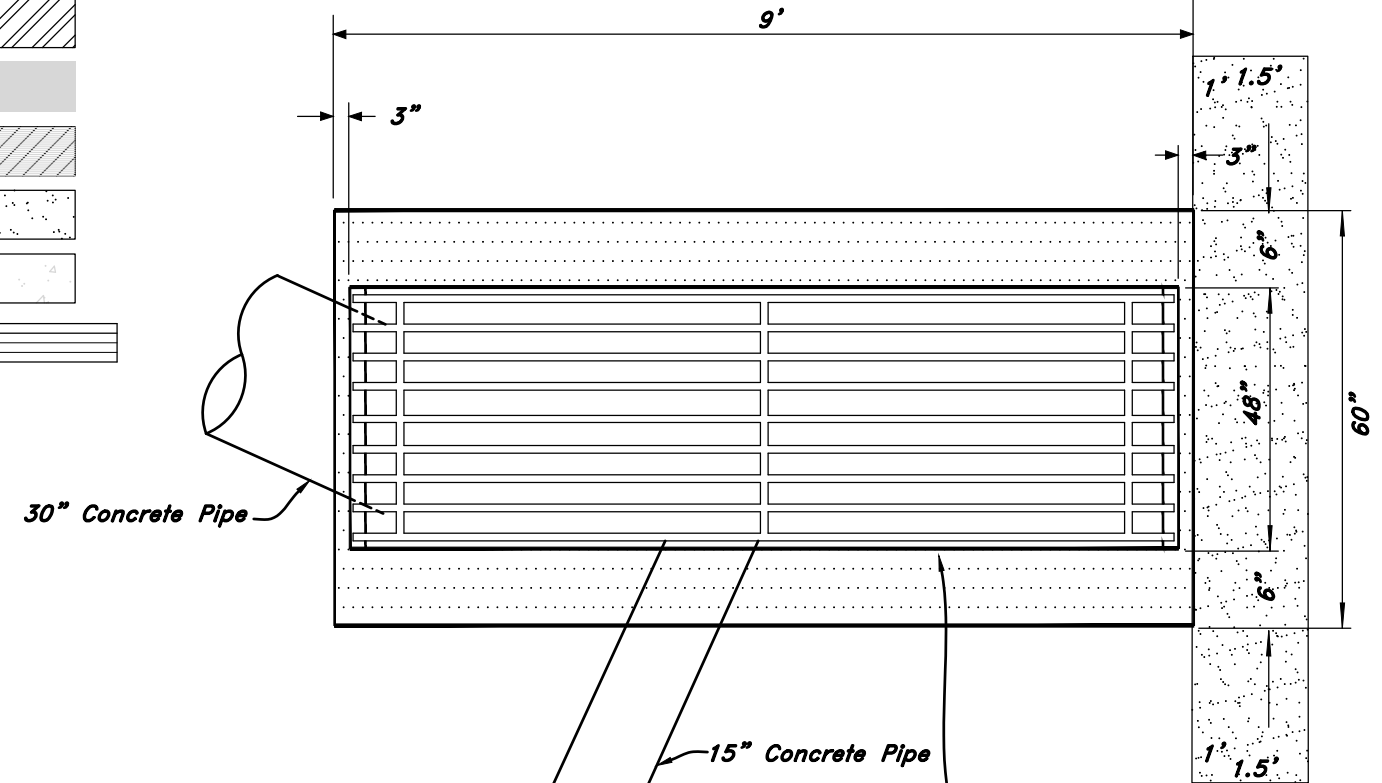
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



Geotech shows test pit #11 groundwater depth at 1.9ft. if these ponds go this deep will they have water in them all the time and will this affect storage?

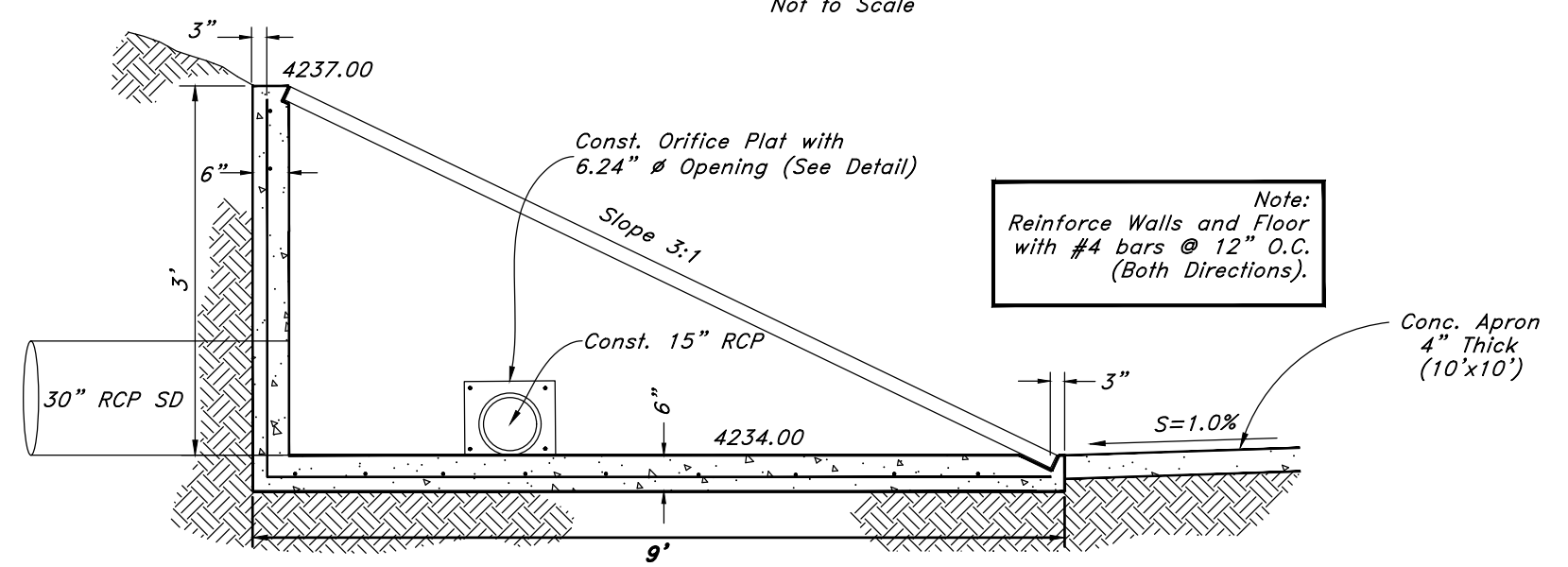


## Detention Pond

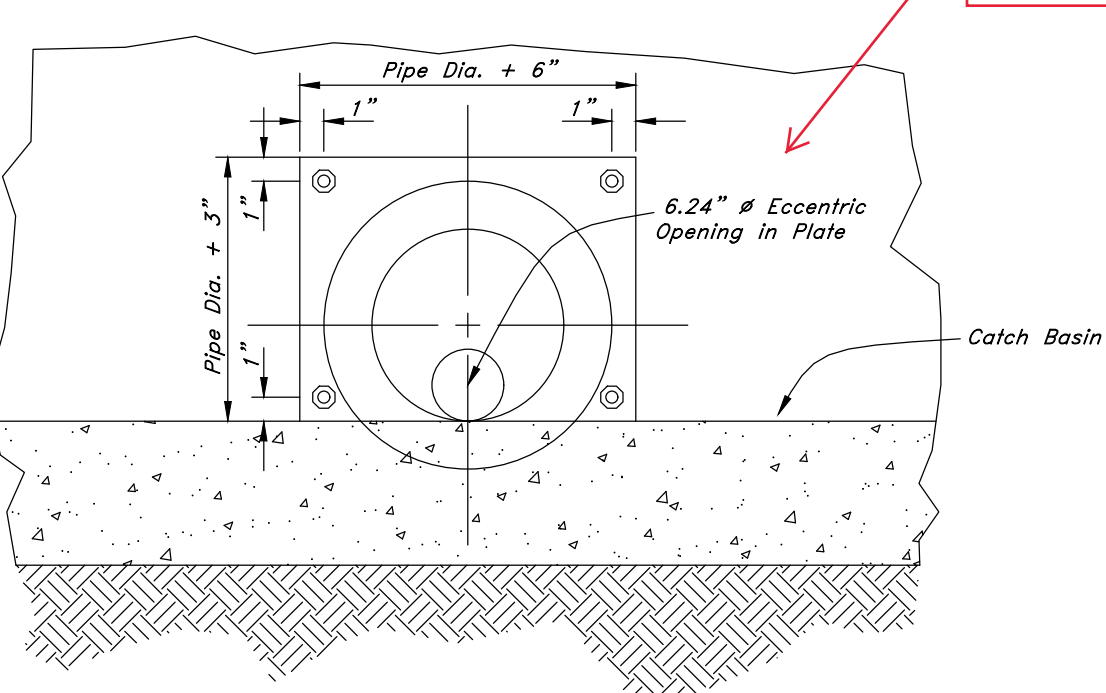
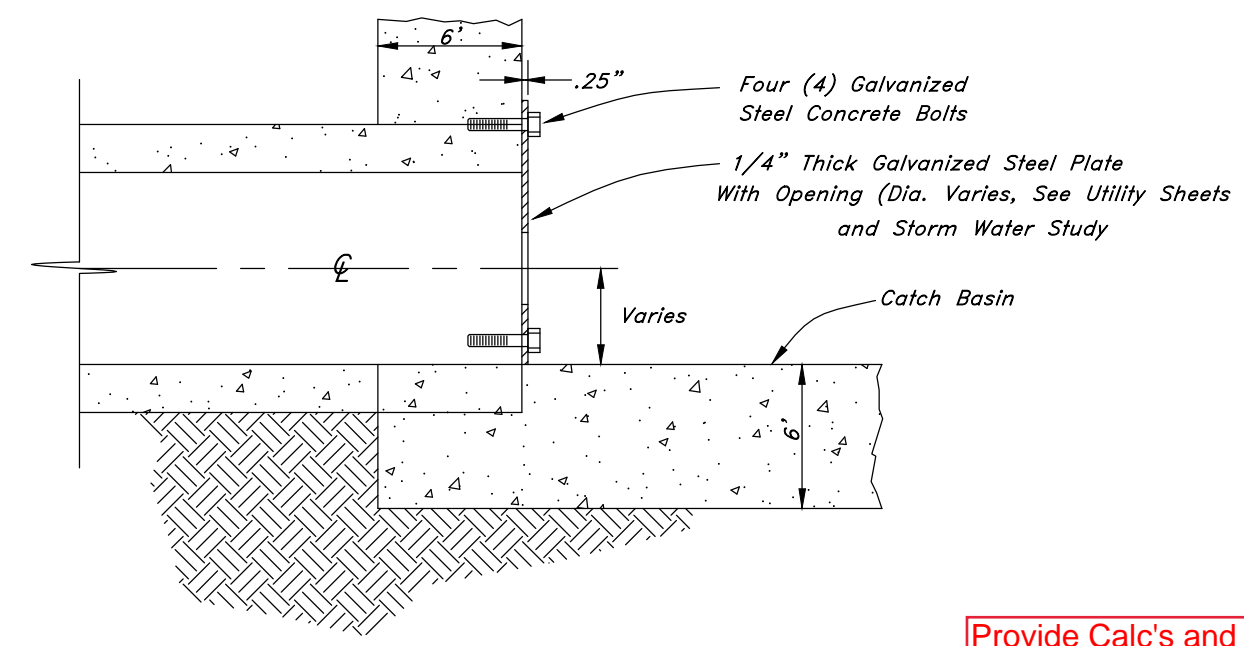


Fabricate 9'-6" x 30" steel grate from 1/2" x 2" A-36 steel bars @ 2 1/2" O.C. (Grate to be Paint grate w/ 2 finish coats of low luster black enamel.)

### Plan View Detail of Inlet / Outlet Structure

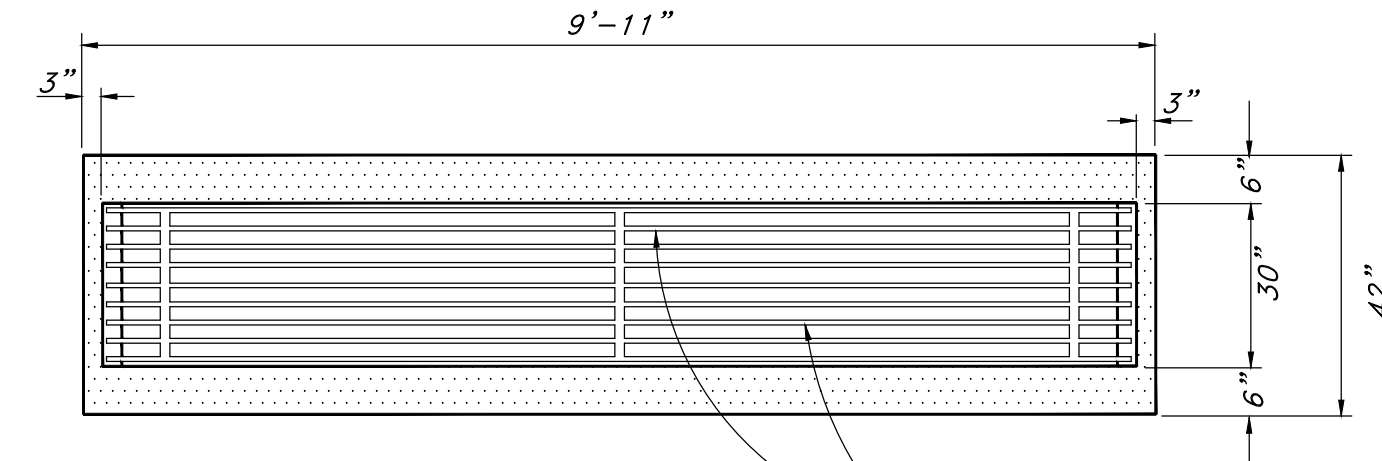


### Profile View Detail of Inlet / Outlet Structure



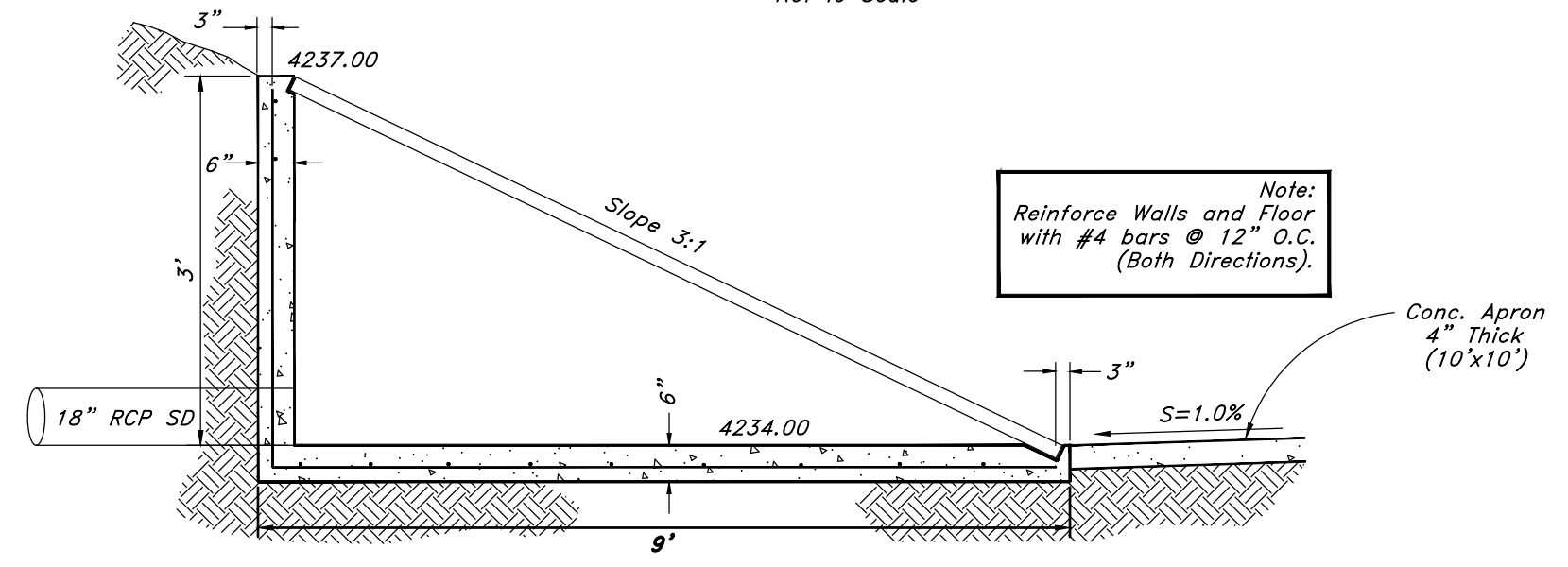
### Orifice Plate Detail

Provide Calc's and storm water study



Fabricate 8'-11" x 30" steel grate from 1/2" x 2" A-36 steel bars @ 2 1/2" O.C. (Grate to be Painted).

### Plan View Detail of Inlet / Outlet Structure



### Profile View Detail of Inlet / Outlet Structure

**GREAT BASIN ENGINEERING**

574 SOUTH 1475 EAST, OGDEN, UTAH 84403  
801-392-7544  
WWW.GREATBASINENGINEERING.COM

**Plan & Profile**

**The Barn at Terakee Farms No. 1**

Approx. 900 South 4500 West  
Weber County, Utah  
A part of Section 17, T6N, R2W, S16&M, U.S. Survey

12 May, 2020

SHEET NO.

**10**

of 11

16N719 - AM

PERMIT SET

NOT FOR CONSTRUCTION





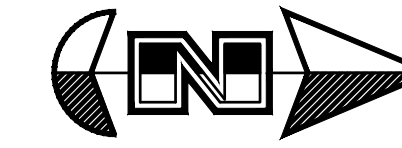
# The Barn at Terakee Farms® No. 1

A PRUD Subdivision

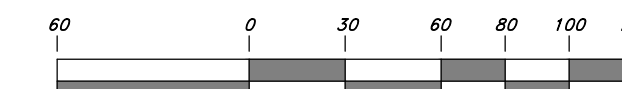
A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

May 2020



Scale: 1" = 60'



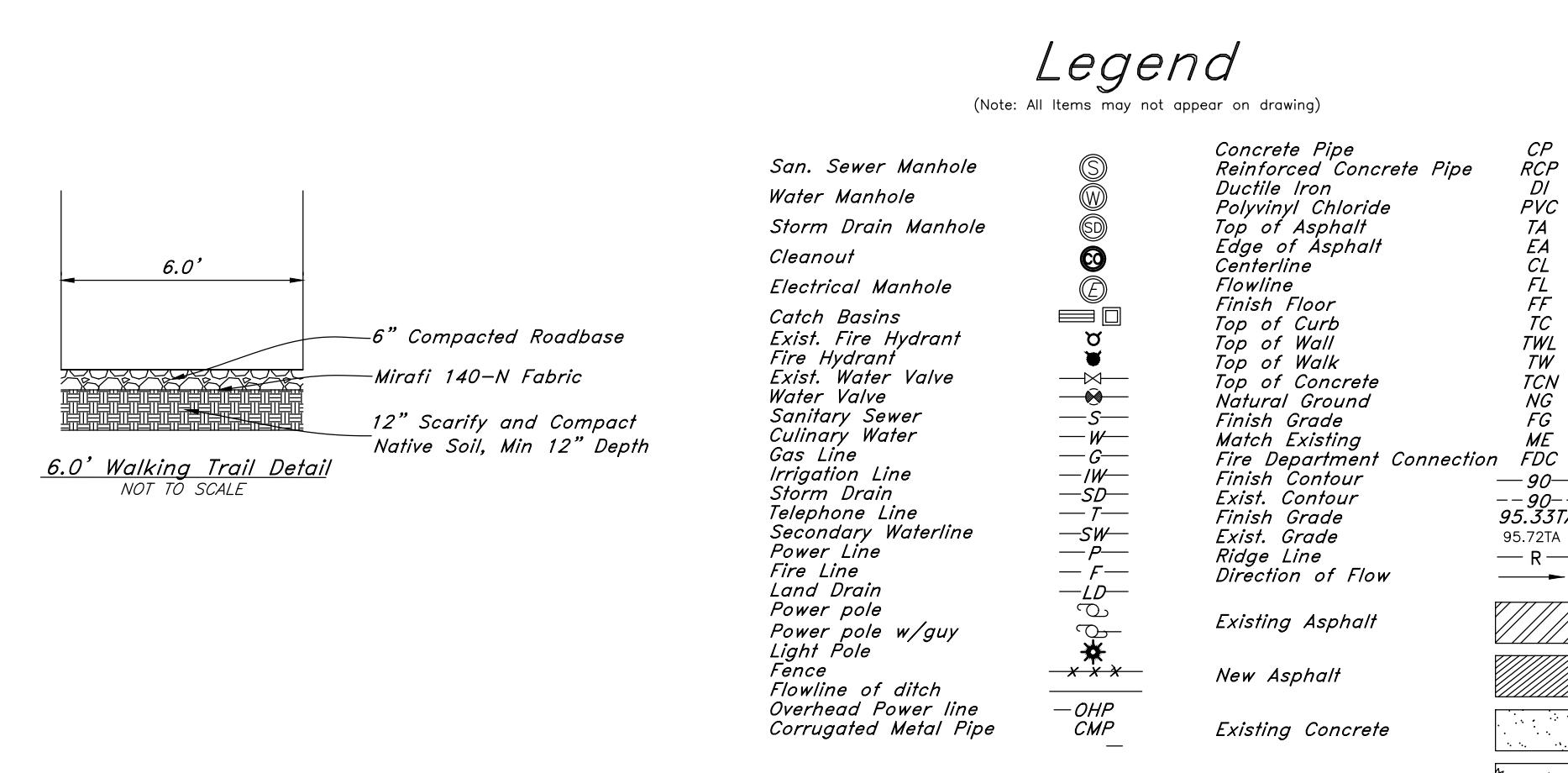
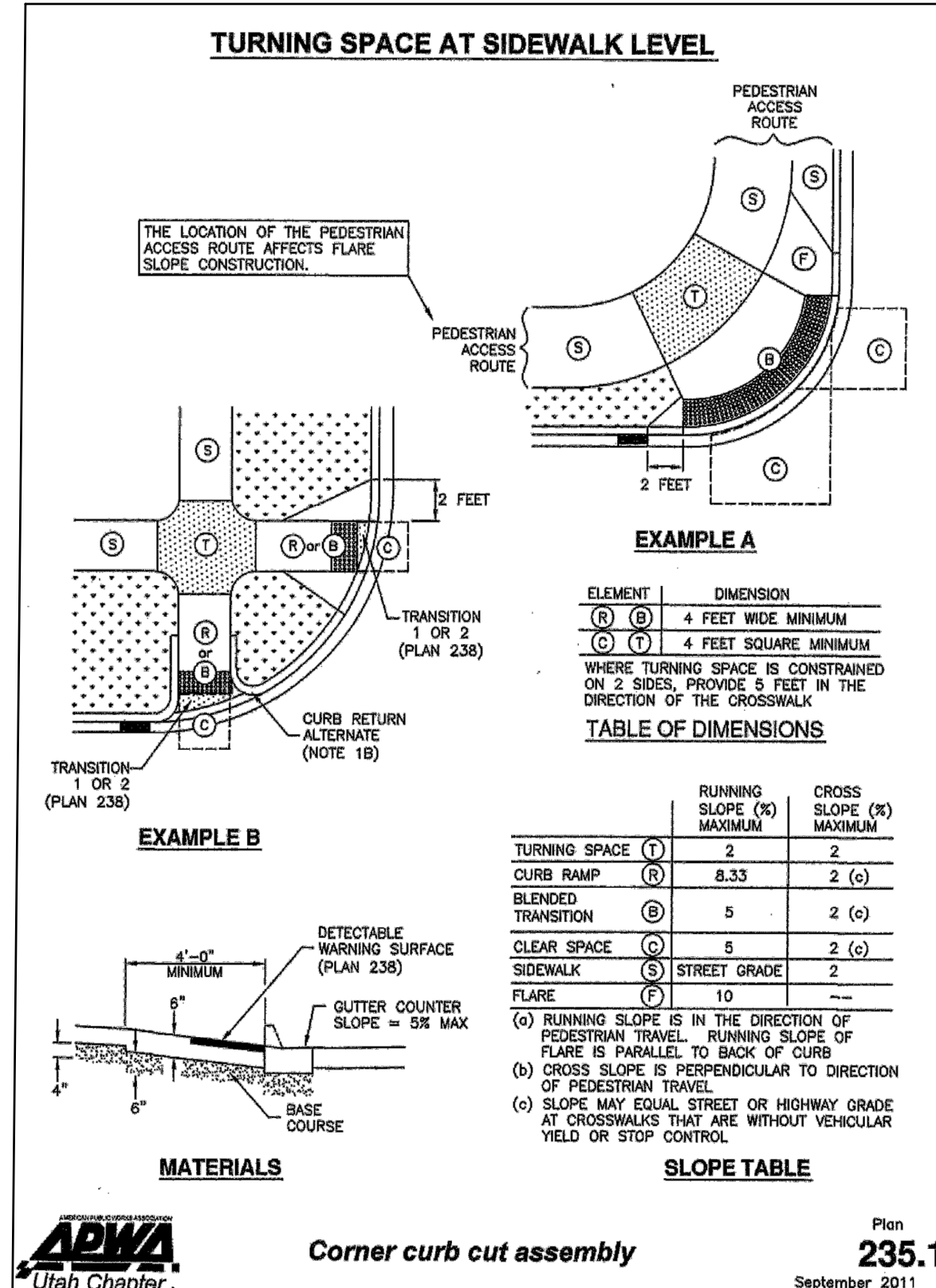
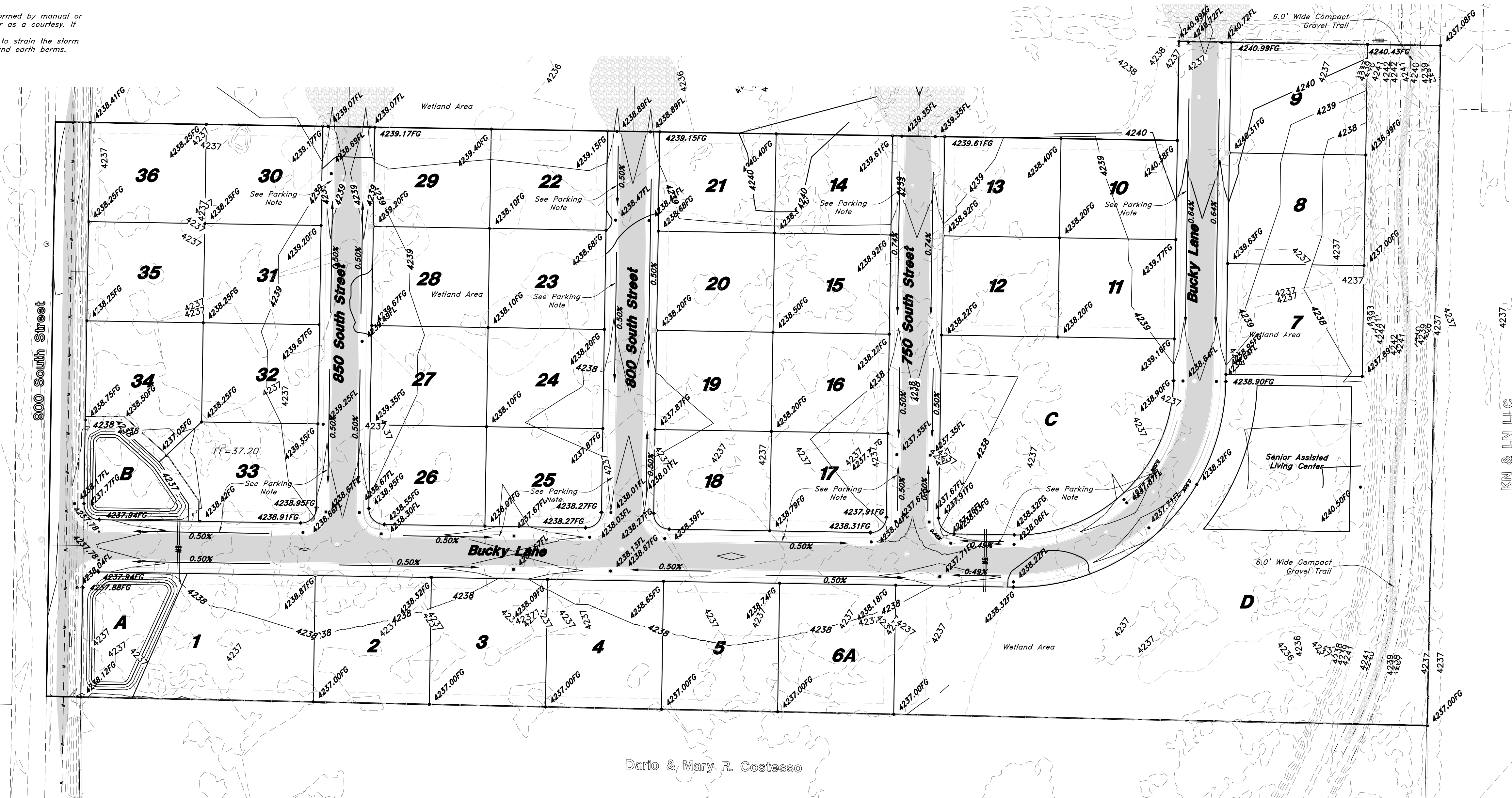
Graphic Scale

- GENERAL GRADING NOTES:**
- All work shall be in accordance with the County Public Works Standard.
  - Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
  - Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
  - Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
  - Areas to receive fill shall be properly prepared and approved by the County inspector and geotechnical Engineer prior to placing fill.
  - Fills shall be benched into competent material as per specifications and geotechnical report.
  - All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
  - A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
  - The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
  - Dust shall be controlled by watering.
  - The location and protection of all utilities is the responsibility of the permittee.
  - Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
  - All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the County engineer.
  - The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
  - The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
  - Aggregate base shall be compacted per the geotechnical report prepared for the project.
  - Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown herein.
  - The recommendations in the following Geotechnical Engineering Report by CMT Engineering Laboratories are included in the requirements of grading and site preparation.

The report is titled "GEOTECHNICAL ENGINEERING STUDY"  
CMT Project No.: 10241 Address: About 4700 West 900 South, West Weber, Weber County, Utah  
Dated: October 2, 2018

As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.

Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.



**PARKING NOTE**  
Private Roads that are less than 32 feet in width shall be posted with "NO PARKING FIRE LANE" on the West and South sides as indicated on the Grading and Drainage plan. (Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District).

**BENCHMARK**  
Brass Cap Section Monument located in the South Quarter Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey 4" below surface grade with an elevation of 4238.10.

**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.

**GREAT BASIN ENGINEERING**  
574 SOUTH 1475 EAST, OGDEN, UTAH 84403  
N.W. GREAT BASIN ENGINEERING.COM

**Grading & Drainage Plan**  
**The Barn at Terakee Farms No. 1**  
Approx. 900 South 4500 West  
Weber County, Utah  
A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

12 May, 2020  
SHEET NO. **11** of 11  
16N719 - AM

NOT FOR RECORDING





# The Barn at Terakee Farms No. 1

A PRUD Subdivision

A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
May 2020

## 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 Professional 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 The Barn at Terakee Farms 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 \_\_\_\_\_, 2020

6242920  
License No.

Andy Hubbard

# NOT FOR RECORDING

## 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 The Barn at Terakee Farms 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, Senior Assisted Living Center, 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 dedicate and reserve unto ourselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said Subdivision (and those adjoining Subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private rights-of-way) as access to the individual lots, to be maintained by Terakee Farms, Inc, their grantees, successors, or assigns.

We also do hereby dedicate, grant and convey to Terakee Farm, Inc. the Parcels referred to as Open Spaces A, B, C and D, and also dedicate and grant a perpetual right and easement over, upon and under the lands designated hereon as Open Spaces A, B, C and D, for Storm Water Detention, Landscaping, and Secondary Water facility purposes. The same to be used for the maintenance and operation of storm drainage facilities, Secondary Water facilities as applicable as may be authorized by the governing authority, with no residential buildings or structures being erected within such parcels except for that area designated as Senior Assisted Living Center Area, as shown hereon which is defined in the Codes, Covenants, and Restrictions (CC&R's) for this development.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2020.

- Terakee Properties LP -

Brad Blanch - Owner  
PO Box 14016  
Ogden, UT 84412  
(801) 668-8565

## ACKNOWLEDGMENT

State of Utah  
County of \_\_\_\_\_ } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2020 by Brad Blanch - Owner.

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

## 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
Weber County Attorney

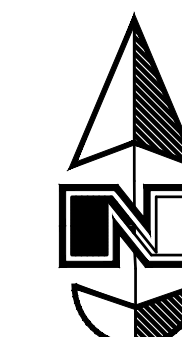
## WEBER COUNTY SURVEYOR

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 \_\_\_\_\_, 2020.

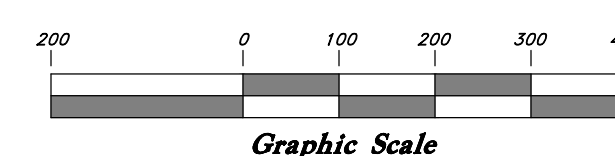
\_\_\_\_\_  
Weber County Surveyor

## BENCHMARK

Brass Cap Section Monument located in the South Quarter Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey 4" below surface grade with an elevation of 4238.10.



Scale: 1" = 200'



## 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
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 \_\_\_\_\_, 2020.

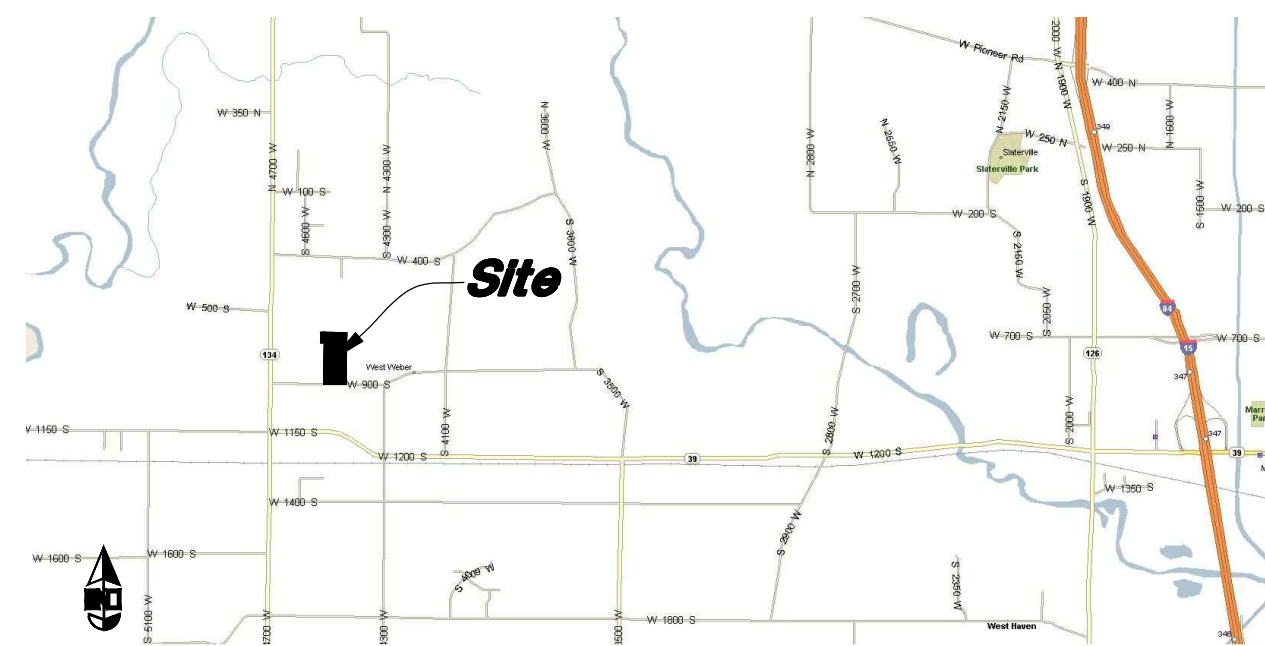
\_\_\_\_\_  
Chairman, Weber County Commission

Attest: \_\_\_\_\_  
Title: \_\_\_\_\_

## 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 \_\_\_\_\_, 2020

\_\_\_\_\_  
Weber County Engineer



VICINITY MAP  
Not to Scale

## NARRATIVE

This Subdivision Plat was requested by Mr. Brad Blanch for the purpose of creating thirty-six (36) residential Lots and four (4) Open Space Parcels.

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

A line bearing North 89°05'07" West between the Southeast and South Quarter corner monuments was used as the Basis of Bearings.

The Northerly and Easterly Lines were established by comparing similar calls in adjoining deeds and honoring the historic fence line.

The South Property line was established along the Section Line as called for in the Deeds.

The North Right of way line for 900 South Street was established by offsetting the Section line 33' to the North.

The East Right of way line of 4700 West Street (Remainder Parcel) was established by Offsetting the Section line as shown on the UDOT, right of way maps (FAP-155-A(4), 4B09, B10, & B11).

The Westerly Line was created from a line to separate a future Phase of this development. Property Corners were monumented as depicted on this plat.

Once Curb and Gutter has been installed, Rivets will be set in the Top Back of Curb at the extensions of the Property Line (Not Perpendicular to the Road way).

## BOUNDARY 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 Terakee 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°53'33" East 651.21 feet to a point on an Existing Fence, said point also being the Westerly Line of the Darío & 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°05'07" West 550.00 feet to the Easterly Line of said Terakee Farm Property and the Point of Beginning.  
Contains 755,373 Sq. Ft. or 17.341 Acres

## REMAINDER PARCEL 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 Quarter Section Line and the Northerly Right of Way Line of 900 South Street and the Easterly Right of Way Line of 4700 South Street, said point being 36.48 feet South 89°05'07" East along the Section Line from the South Quarter Corner of said Section 17; and running thence North 1°00'33" East 1328.21 feet along said Easterly Right of Way Line of 4700 West Street; thence South 88°53'33" East 1257.74 feet; thence South 0°56'43" East 250.33 feet; thence South 89°05'07" East 95.00 feet; thence South 0°57'17" West 1073.64 feet to the Northerly Right of Way Line of said 900 South Street; thence North 89°05'07" West 1354.04 feet along said Quarter Section Line and Northerly Right of Way Line to the Point of Beginning.  
Contains 40.651 Acres, More or Less

## 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.

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

DEVELOPER:  
Terakee Properties  
c/o Brad Blanch  
PO Box 14016  
Ogden, Utah 84412  
(801) 668-8565



Sheet 1 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 _____



# The Barn at Terakee Farms No. 1

A PRUD Subdivision

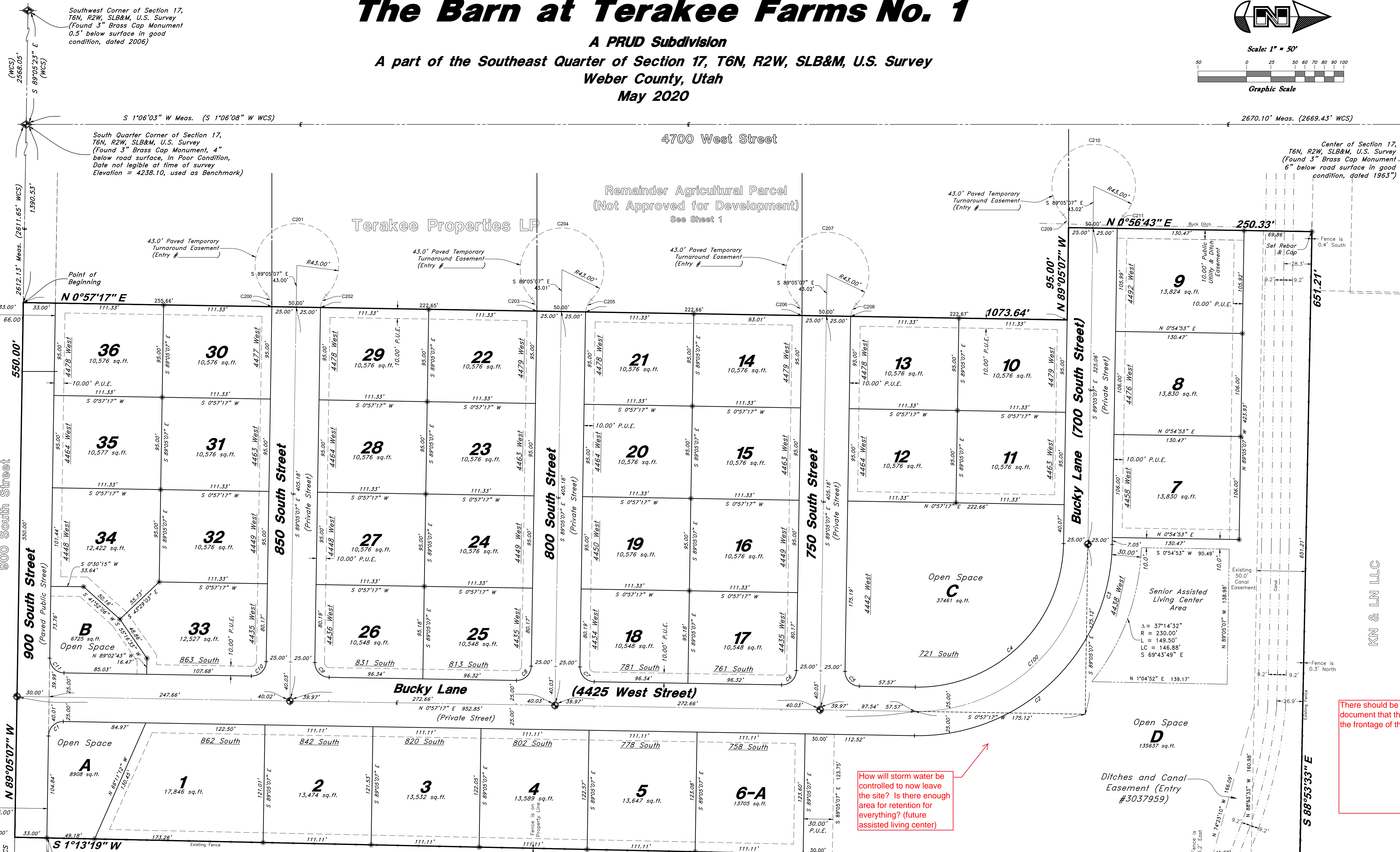
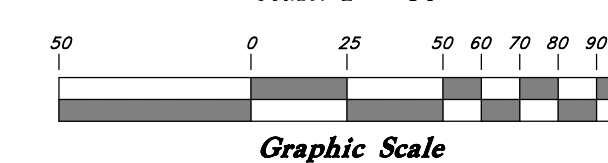
A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

May 2020



Scale: 1" = 50'



### Legend

- Monument to be set
- Radial Line
- Non-Radial Line
- Public Utility Easement
- P.U.E. Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- A will be set Nail in Curb
- Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe

There should be a note on the plat or a recorded document that there is to be a drainage swale along the frontage of the

How will storm water be controlled to now leave the site? Is there enough area for retention for everything? (future assisted living center)

**BUILDING SETBACKS**  
 Front Yard - 20 Feet  
 Side Yard - 10 Feet  
 (20 Feet Corner Facing Street)  
 Rear Yard - 10 Feet  
 Building Height - 40 Feet Max.

### NOTES

1. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
2. All Lots with an "A" Designation may have an ADU, which may be used for monthly rentals only when primary residence is owner occupied.
3. Agri-tourism is an approved use on agricultural lots.
4. All Property Corners will be set prior to recording of the Plat, Monuments and Nails in the curb will be set once improvements are completed allowing their installation.
5. A Geotechnical Report prepared by CMT Engineering Laboratories was provided to Weber County as part of this project.

Per the geotech report the lowest floor elevation needs to be set for each lot. Need easement for sewer system.

PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	90°20'55"	15.00'	23.65'	21.28'	N 44°23'12" W
C2	90°02'24"	200.00'	314.30'	282.94'	N 44°03'55" W
C3	90°02'24"	200.00'	314.30'	282.94'	N 44°03'55" W
C4	90°02'24"	150.00'	235.72'	212.21'	S 44°03'55" E
C5	89°57'36"	15.00'	23.55'	21.21'	S 45°56'05" W
C6	90°02'24"	15.00'	23.57'	21.22'	S 44°03'55" E
C7	89°57'36"	15.00'	23.55'	21.21'	S 45°56'05" W
C8	90°02'24"	15.00'	23.57'	21.22'	N 44°03'55" W
C9	89°57'36"	15.00'	23.55'	21.21'	N 45°56'05" E
C10	90°02'24"	15.00'	23.57'	21.22'	N 44°03'55" W
C11	89°46'21"	15.00'	23.50'	21.17'	N 46°00'50" E

CENTERLINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C100	90°02'24"	175.00'	275.01'	247.57'	S 44°03'55" E

EASEMENT CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C200	40°44'51"	20.24	14.40	14.10'	S 66°59'53" W
C201	268°49'50"	43.00	201.76	61.43'	N 0°54'53" E
C202	40°52'38"	20.23	14.43	14.13'	S 65°13'34" E
C203	41°02'27"	20.19	14.46	14.16'	S 67°16'00" W
C204	268°49'49"	43.00	201.75	61.43'	N 1°03'42" E
C205	40°56'29"	20.28	14.37	14.07'	S 64°58'13" E
C206	41°02'27"	20.19	14.46	14.16'	S 67°16'00" W
C207	268°49'49"	43.00	201.75	61.43'	N 1°03'42" E
C208	40°56'29"	20.28	14.37	14.07'	S 64°58'13" E
C209	41°04'06"	20.19	14.47	14.16'	S 67°16'45" W
C210	268°49'49"	43.00	201.75	61.43'	N 1°03'42" E
C211	40°56'43"	20.28	14.37	14.07'	S 64°58'16" E

NOT FOR RECORDING

Dario & Mary R. Costesso

**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.

**GREAT BASIN ENGINEERING**  
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Sheet 2 of 2

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