

The Meadow @ Terakee Farms

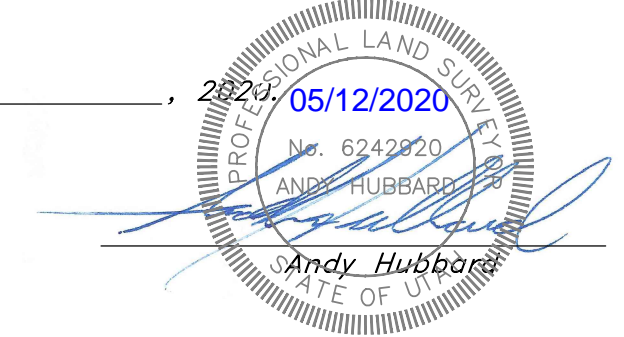
A Lot Averaging Subdivision
A part of the Northwest Quarter of Section 21, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
May 2020

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 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 Meadow @ Terakee Farms 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, 05/12/2020

6242920
License No.



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 Meadow @ Terakee Farms and do hereby dedicate and grant to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Weber County 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.

Signed this _____ Day of _____, 2020.

- Terakee Partners LP -

Brad Blanch - Owner
PO Box 14016
Ogden, Utah 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

NARRATIVE

This Subdivision Plat was requested by Mr. Brad Blanch for the purpose of creating twelve (12) residential Lots and five (5) Open Space Parcels.

Brass Cap Monuments were found at the Northeast Corner and the North Quarter Corner of Section 21, T6N, R2W, SLB&M.

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

The Northerly, Easterly and Southerly Boundary Lines were recreated by following the surrounding deeds. The Westerly Boundary Line was recreated by honoring the Right-of-Way Line of 4300 West Street.

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.

NOTES

1. Subdivision will be connected to Central Weber Sanitary Sewer via 900 South design previously submitted with Terakee Village PRUD.
2. Recommendations on the Geotech Report shall be followed during construction of this site.
3. Fire Flow for Subdivision shall be 1000 GPM.
4. A temporary address marker shall be required at the building site during construction.
5. Any Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000 pound load. Roads that are less than 26 feet in width shall be posted with "NO PARKING FIRE LANE" on both sides of the roadway. Roads more than 26 but less than 32 feet in width shall be posted on one side of the roadway. (Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District).
6. Roads shall have a maximum grade of 10% unless specifically approved as outlined in the International Fire Code.
7. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
8. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
9. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible material construction.
10. The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. The fire prevention program superintendent shall have the authority to enforce the provisions of this chapter and other provisions as necessary to secure the intent of this chapter. Where Guard service is provided, the superintendent shall be responsible for the guard service. The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (see IFC 330B)
11. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
12. Fire department apparatus access is required for each lot.



VICINITY MAP

Not to Scale

DESCRIPTION

A part of the Northwest Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at the Northwest Corner of said Section 21, said point being the Easterly Right of Way Line of 4300 West Street; and running thence South 89°15'32" East (East Record) 1055.51 feet (1056 feet Record); thence due South 538.10 feet (551.76' Record); thence due West 1056.00 feet to said Easterly Right of Way Line; thence North 0°03'37" East (North Record) 551.75 feet (551.76 feet Record) along said Easterly Right of Way Line to the Northwest Corner of said Section 21 and the Point of Beginning.

Contains 575,286 Sq. Ft. or 13.207 Acres

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 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: _____

TAYLOR WEST WEBER WATER

This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.
Signed this _____ day of _____, 2020.

Taylor West Weber Water

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

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 and all conditions for approval by this office has been satisfied. The approval for 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.

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

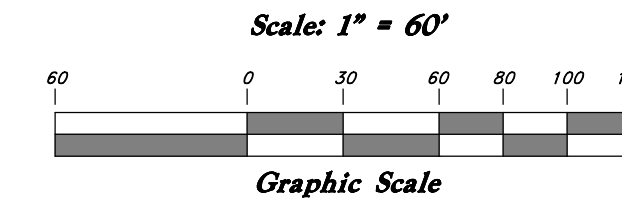
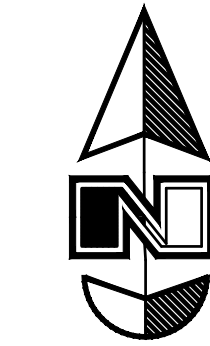
DEVELOPER:
Terakee Properties
c/o Brad Blanch
PO Box 14016
Ogden, Utah 84412
(801) 668-8565



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

The Meadow @ Terakee Farms

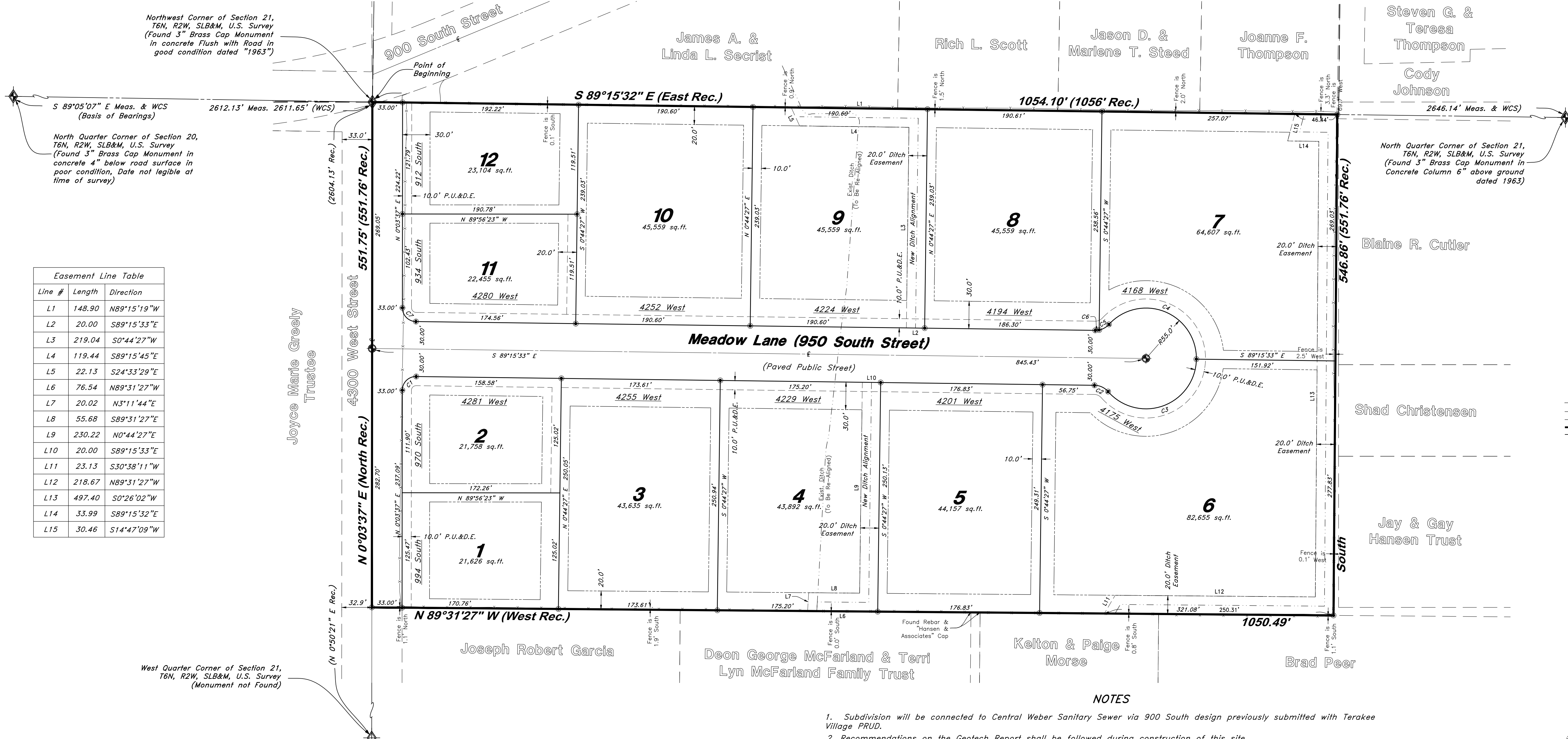
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-Where is the detention/retention located and the storm water study.
 -Please submit more information on the secondary water on how it is going to operate. Company info and rights, will it be pressure or ponds.
 -Submit letter of approval on the ditch alignment from company or users. Also information that it will still supply the same cubic feet per second that it does presently.
 -Did this project get a deferral of curb gutter and sidewalk? With its close proximity to the school I would say they need to go in.



Line #	Length	Direction
L1	148.90	N89°15'19"W
L2	20.00	S89°15'33"E
L3	219.04	S0°44'27"W
L4	119.44	S89°15'45"E
L5	22.13	S24°33'29"E
L6	76.54	N89°31'27"W
L7	20.02	N3°11'44"E
L8	55.68	S89°31'27"E
L9	230.22	N0°44'27"E
L10	20.00	S89°15'33"E
L11	23.13	S30°38'11"W
L12	218.67	N89°31'27"W
L13	497.40	S0°26'02"W
L14	33.99	S89°15'32"E
L15	30.46	S14°47'09"W

Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- ⊕ Set Hub & Tack
- ⊙ Monument to be set
- ⊕ Monument set by others
- W.C.S. Weber County Survey
- ◆ Found Section Corner
- P.U.E. Public Utility Easement
- ▨ Non-Buildable Area
- Buildable Area Line
- - - Easement
- Centerline
- Property Boundary
- Lot Line
- ⊕ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

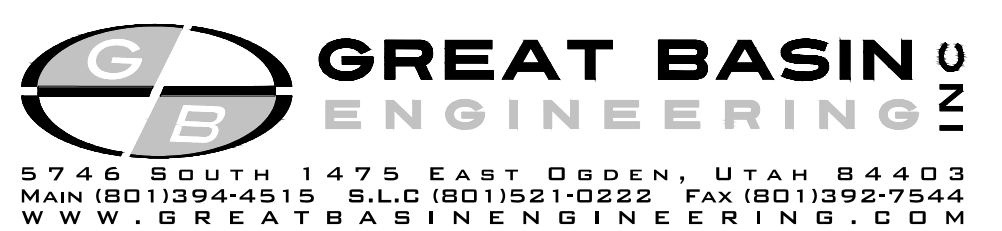
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- Roads shall have a maximum grade of 10% unless specifically approved as outlined in the International Fire Code.
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- Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
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- The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. The fire prevention program superintendent shall have the authority to enforce the provisions of this chapter and other provisions as necessary to secure the intent of this chapter. Where Guard service is provided, the superintendent shall be responsible for the guard service. The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (see IFC 3.3.08)
- All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
- Fire department apparatus access is required for each lot.

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	90°40'50"	15.00'	23.74'	S 45°24'03" W	21.34'
C2	48°15'59"	20.00'	16.85'	N 65°12'09" W	16.35'
C3	138°11'23"	55.00'	132.65'	S 69°50'08" W	102.76'
C4	138°11'23"	55.00'	132.65'	S 68°21'14" E	102.76'
C5	35°45'37"	20.00'	12.48'	N 60°25'53" E	12.28'
C6	12°25'46"	20.00'	4.34'	N 84°31'34" E	4.33'
C7	89°19'10"	15.00'	23.38'	S 44°35'58" E	21.09'

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 c/o Andy Hubbard, PLS
 5746 South 1475 East Suite 200
 Ogden, Utah 84405
 (801) 394-4515

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



Sheet 2 of 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND _____ AT _____

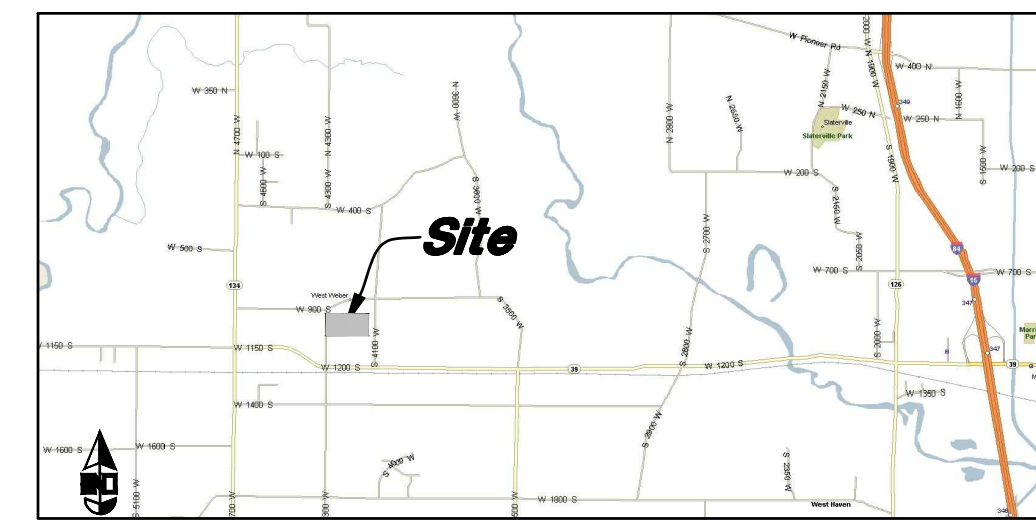
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY

The Meadow @ Terakee Farms

A Lot Averaging Subdivision
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 Weber County, Utah
 May 2020



VICINITY MAP
 Not to Scale

* 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 Canal Company Standards and Specifications.
 - Underground utility piping materials will meet or exceed Weber County Standards and Specifications.
 - 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 County approved imported granular backfill.
 - Thrust block all water line fittings.
 - All inlet gates 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 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 city 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.
 - Marking tape Marking the Utility is required.
 - Sewer Line to be bedded with gravel and round pipe.

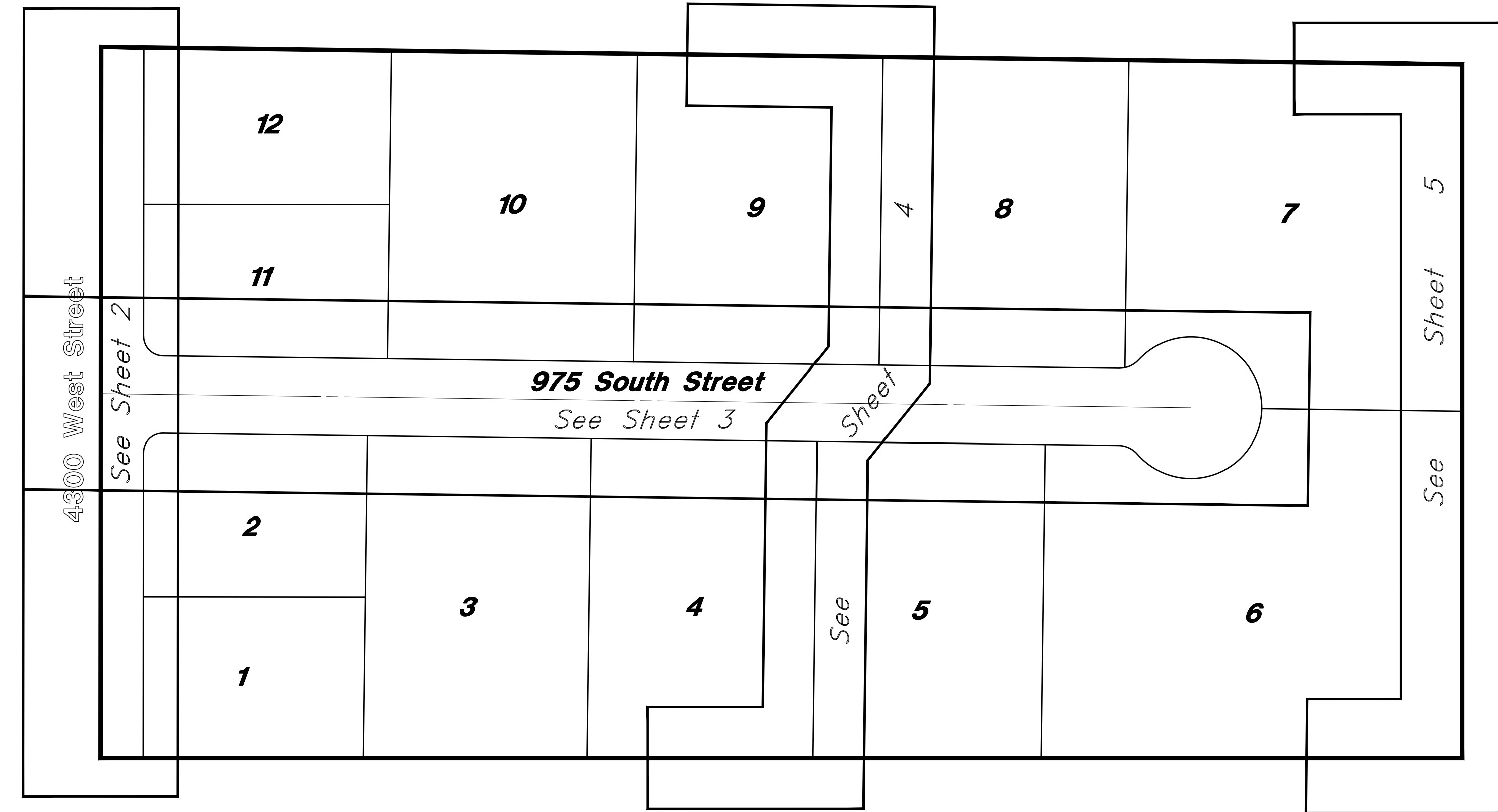
- STORM DRAIN LINES
- 15" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
 - 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

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 propose 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.

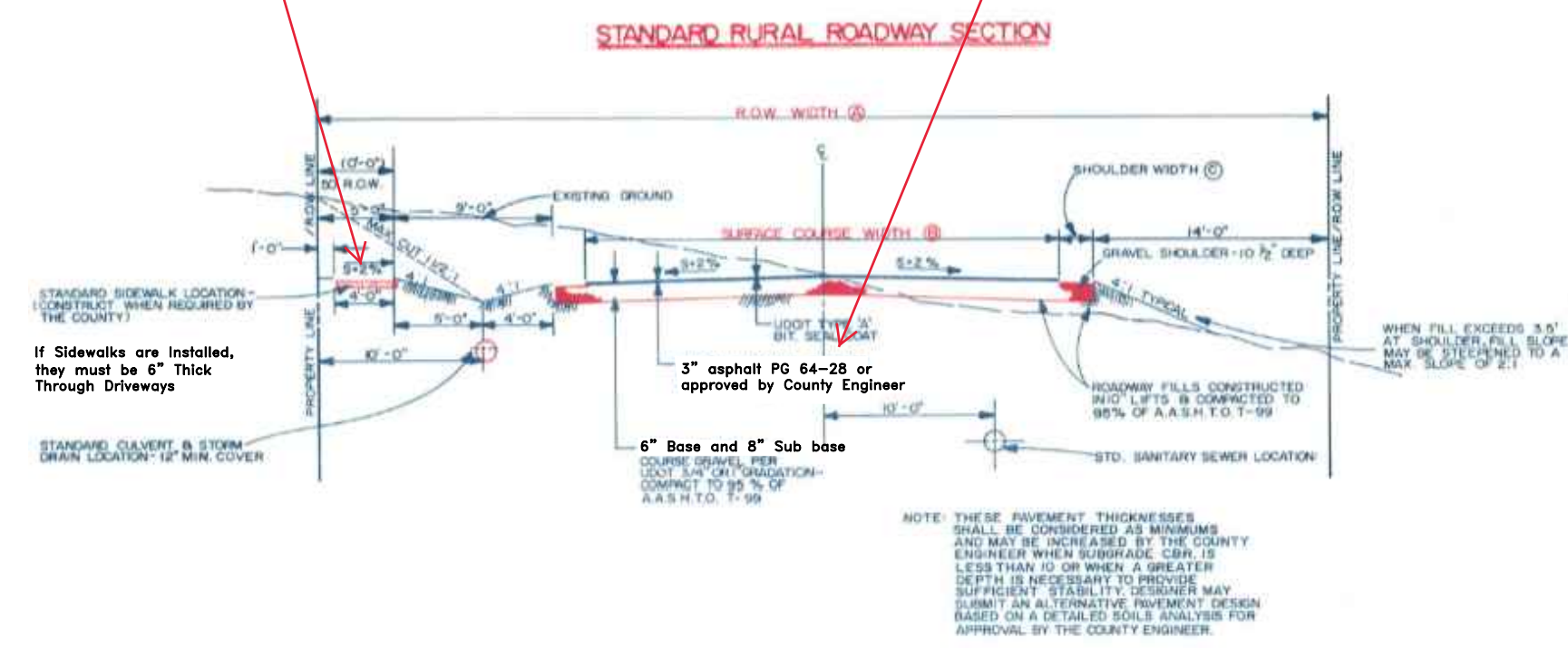


Site Map
 Not to Scale

Sidewalk would be required on both sides of the roadway

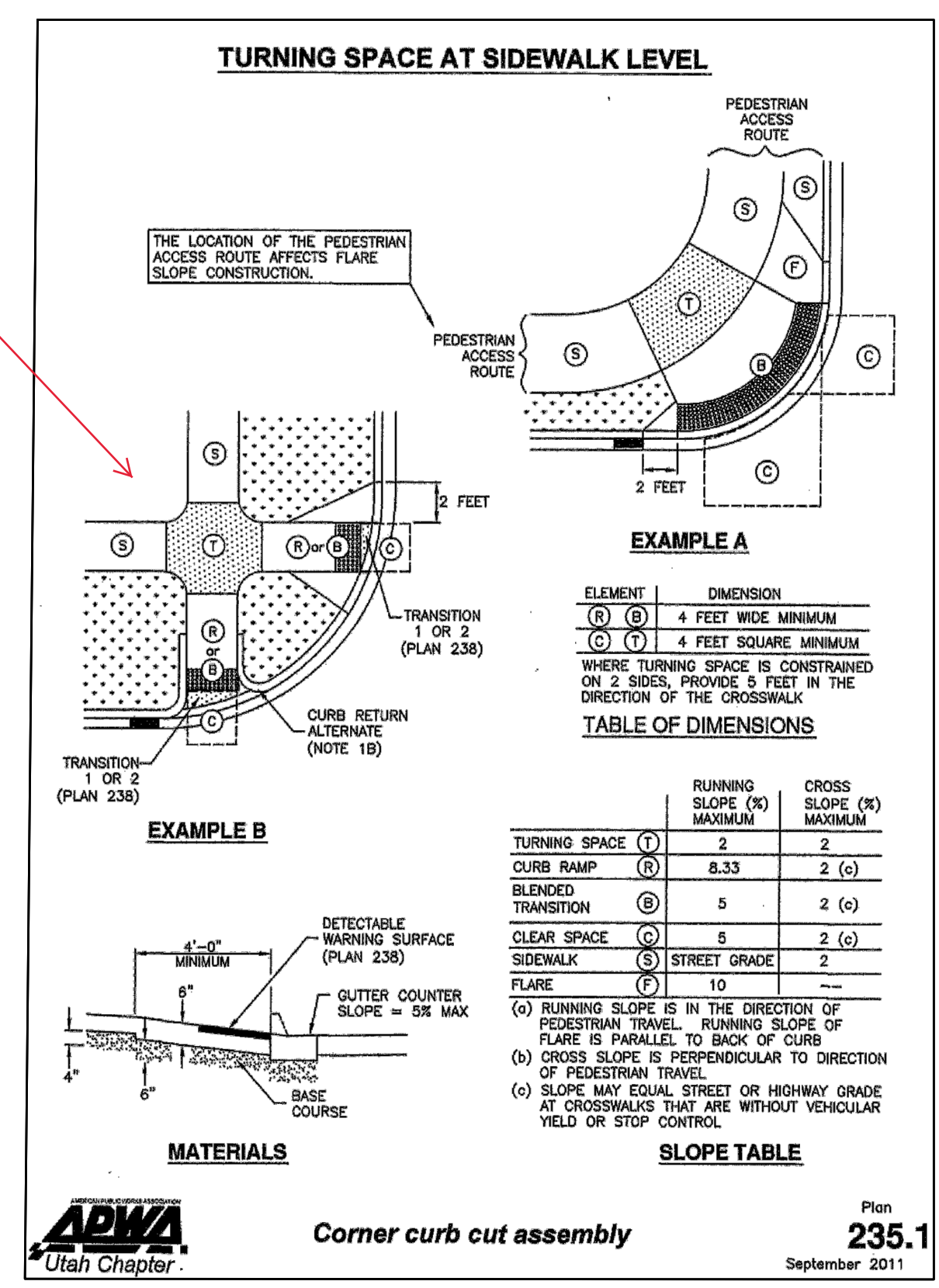
PG 64-34

The County is moving to just this design, unless there are special circumstances



STREET DESIGNATION	R.O.W. WIDTH (A)	SURFACE COURSE WIDTH (B)	SHOULDER WIDTH (C)
MINOR ARTERIAL/PRIVATE ROADS	80'	24'	4'
STANDARD RESIDENTIAL	60'	24'	4'
COLLECTION	60'	24'	4'
MINOR ARTERIAL	80'	44' (30' ±)	4' ±
MAJOR ARTERIAL	100' (CONSULT COUNTY ENGINEER FOR SPECIFIC REQUIREMENTS)		

- MAJOR STREET DESIGNATED FOR SPECIAL TREATMENT BY THE COUNTY PLANNING COMMISSION WHERE SPECIAL IS NECESSARY, MUST HAVE AN ENGINEER'S SIGNATURE.
- COUNTY ENGINEER SHALL PROVIDE STREET WIDTH AND SLOPE PER COUNTY ENGINEER'S REQUIREMENTS.
- THIS WIDTH MAY BE USED AT THE DISCRETION OF THE COUNTY ENGINEER AT THE TIME OF ASPHALT PAVING IS NOT NECESSARY.



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

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 MAIN (801)394-4515, SLC (801)521-0222, FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Plan and Profile

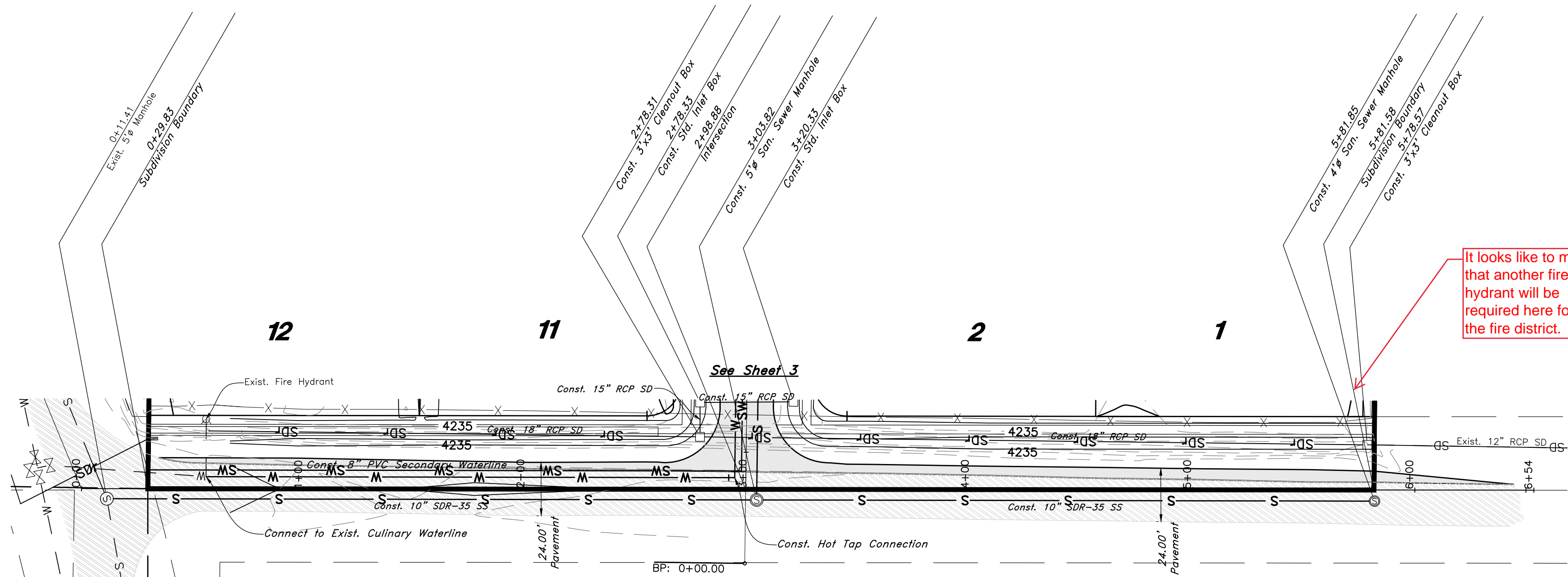
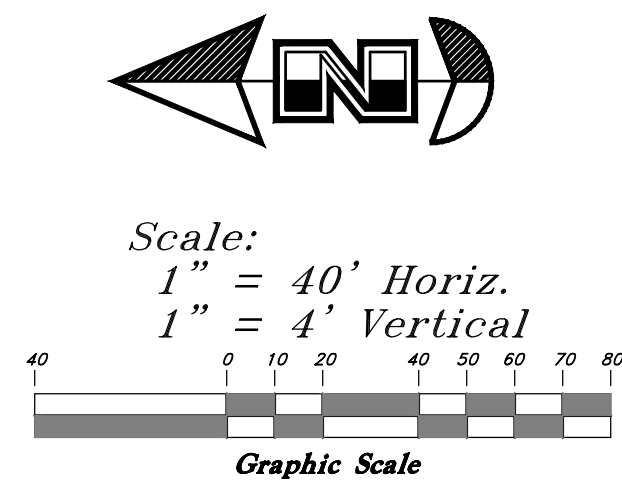
The Meadow @ Terakee Farms
 Approximately 900 South 4300 West
 Weber County, Utah
 A part of Section 21, T6N, R2W, SLB&M, U.S. Survey

5 May, 2020

SHEET NO.
1

TENTATIVE FINAL



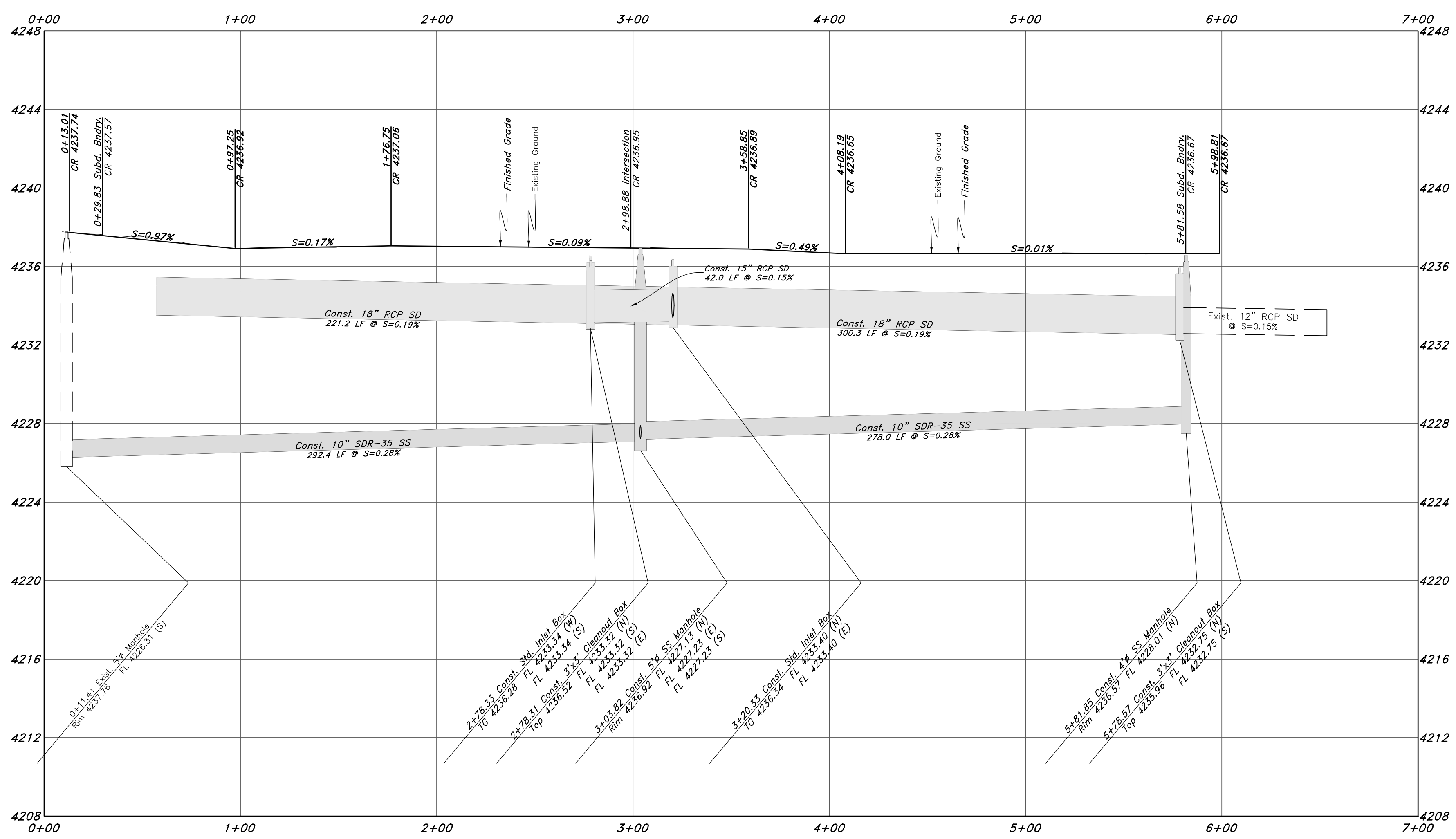


4300 West Street

Legend

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- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
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- Water Valve
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- 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
- ME
- FDG
- 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



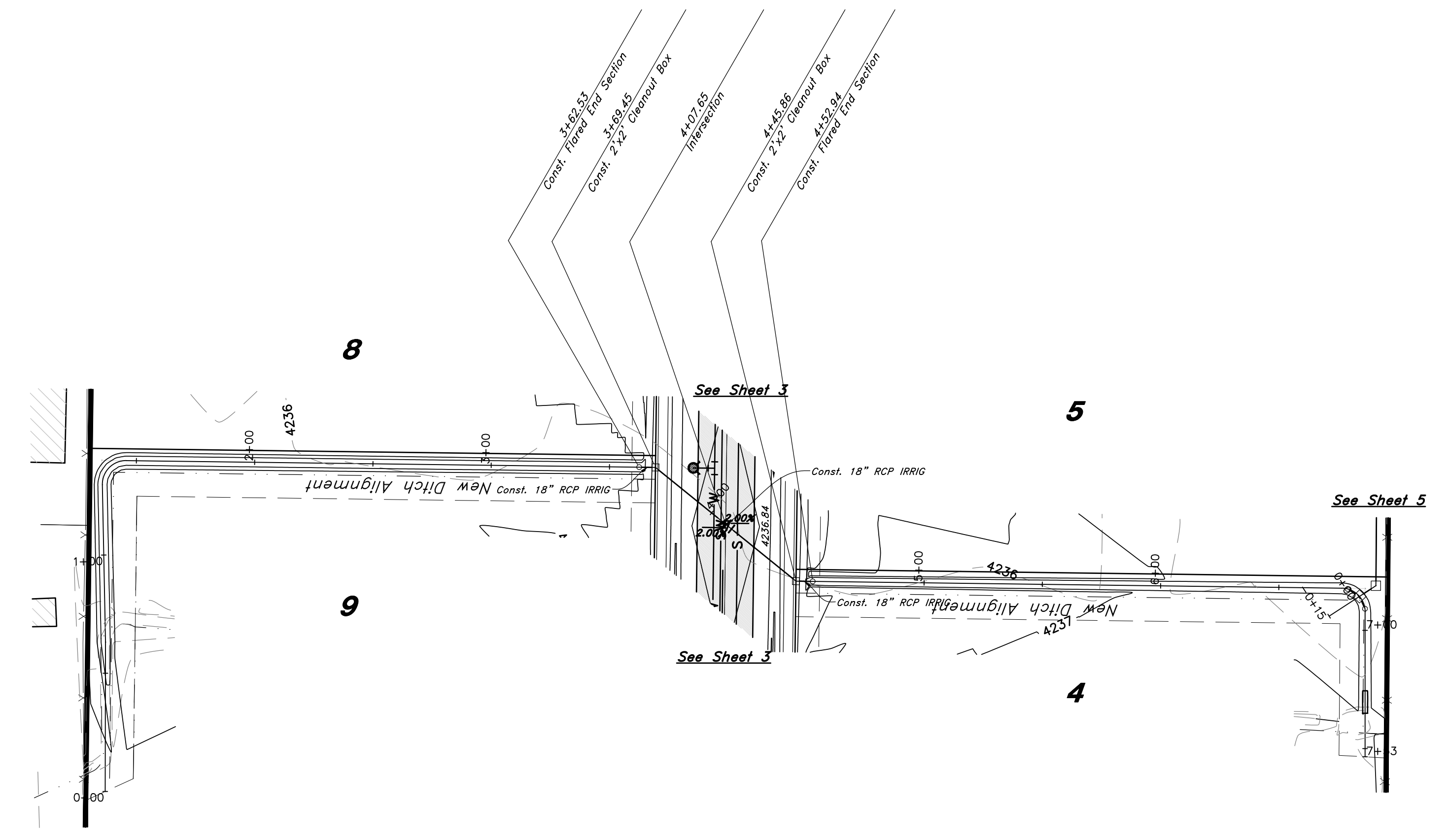
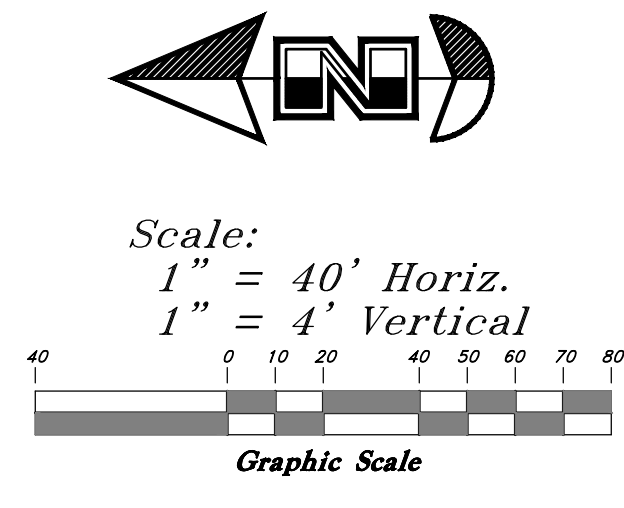
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5 May, 2020
 SHEET NO.
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TENTATIVE FINAL



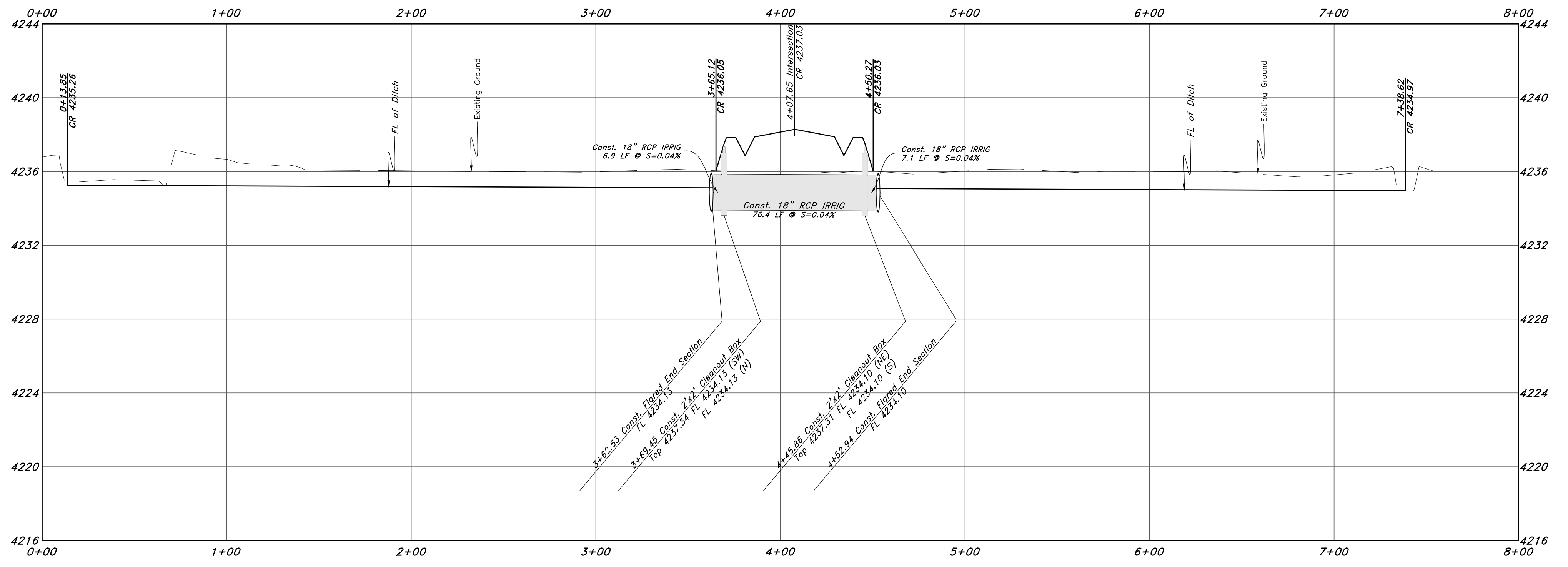


Ditch Realignment

Legend

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- Storm Drain Manhole
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- Exist. Fire Hydrant
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- Power pole
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- Finish Grade
- Exist. Grade
- Ridge Line
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



GREAT BASIN ENGINEERING

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 WWW.GREATBASINENGINEERING.COM

Plan and Profile

The Meadow @ Terakee Farms
 Approximately 900 South 4300 West
 Weber County, Utah
 A part of Section 21, T6N, R2W, SLB&M, U.S. Survey

5 May, 2020

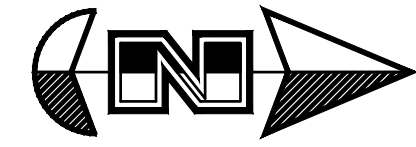
SHEET NO.

4

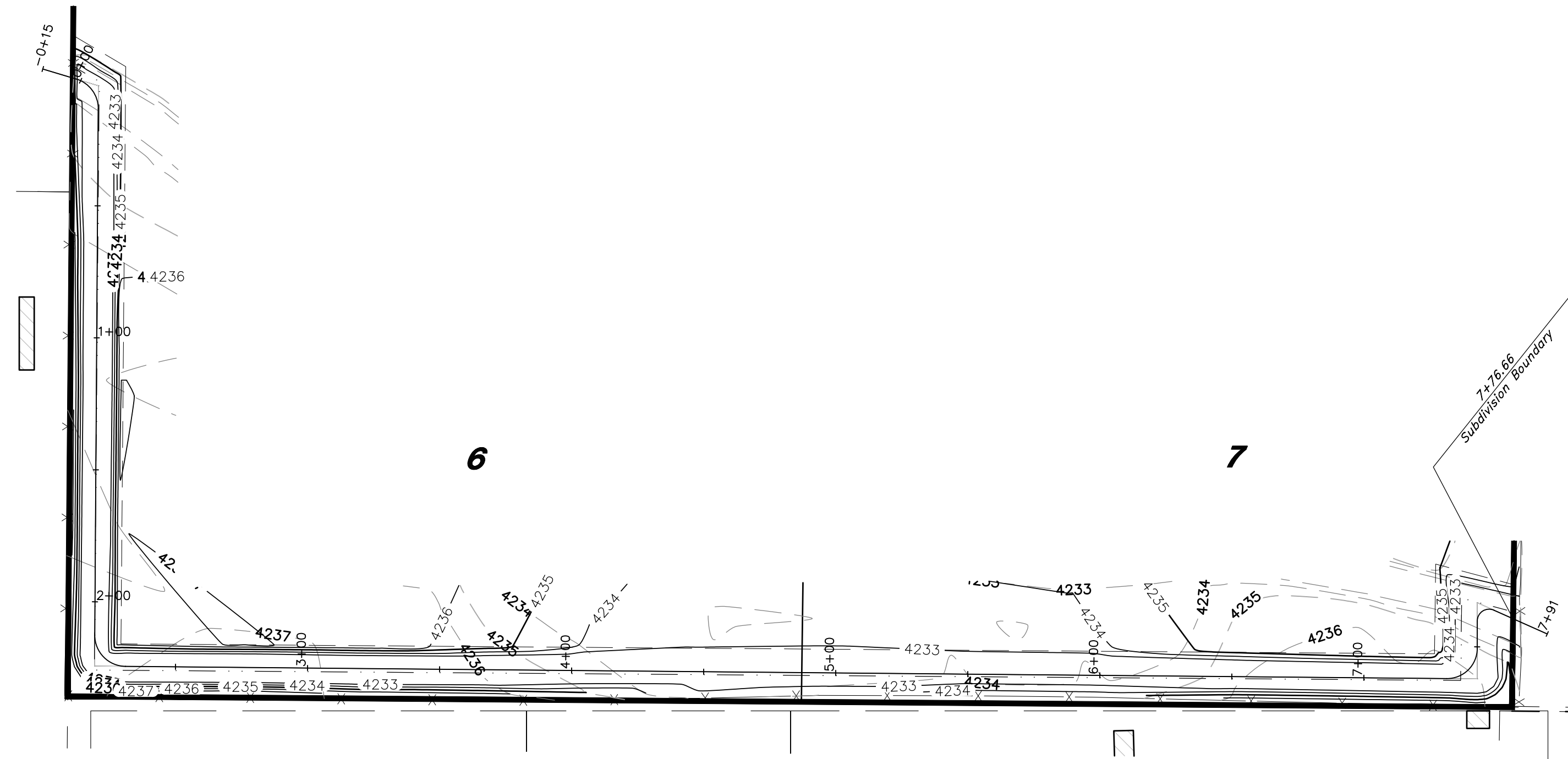
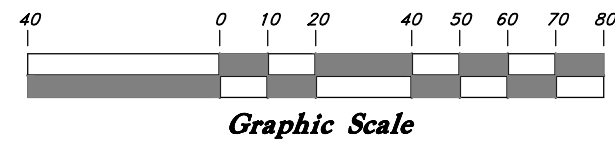
TENTATIVE FINAL



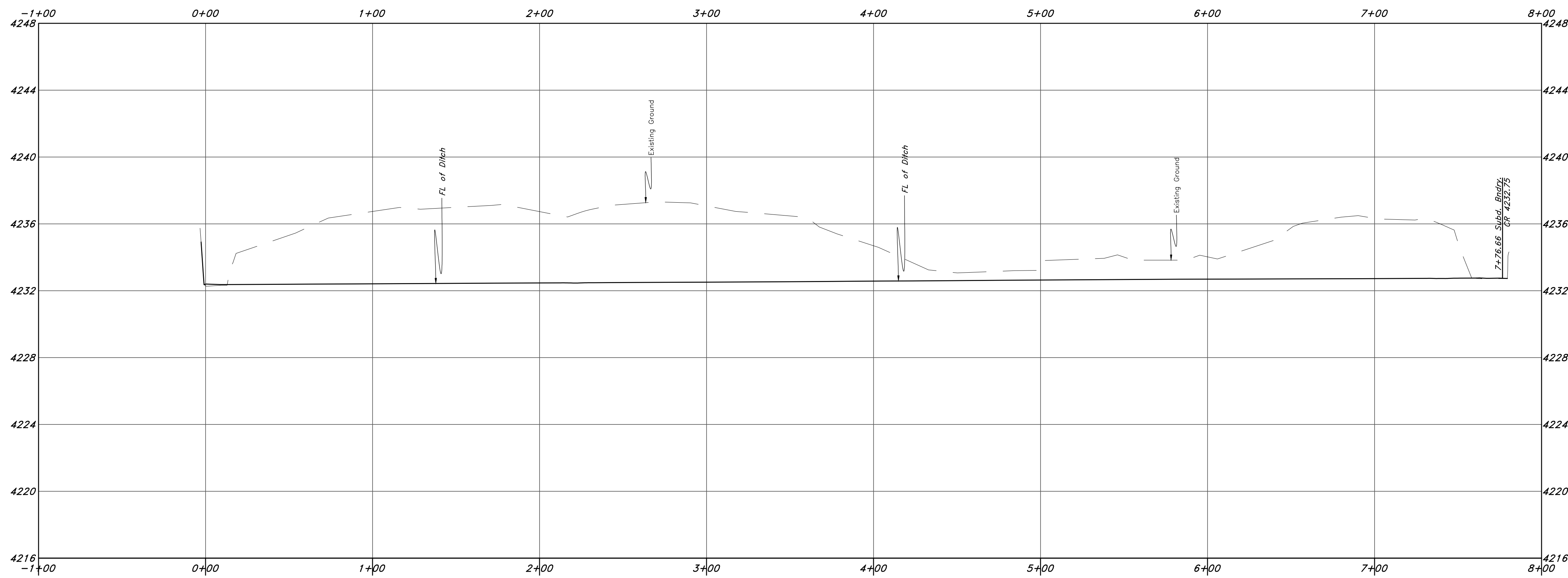
1-800-662-4111



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



Ditch Outfall



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
- 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
- Power pole
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Tap 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
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter

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



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5

16N719 - AM

TENTATIVE FINAL

