

Terakee Farm® - No. 1

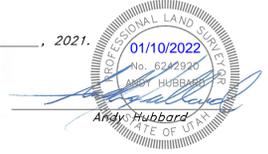
A PRUD Subdivision
A part of the Southeast Quarter of Section 9, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
November 2021

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 herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Terakee Farm 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 _____, 2021.

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 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, 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 Private Streets and/or public utility easements, the same to be used for the maintenance and operation of Sanitary Sewer lines and Structures, Storm Drainage Lines and Structures and/or public utility service lines 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 themselves, 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 and also dedicate and grant a perpetual right and easement over, upon and under the lands designated hereon as Parcels, 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 unless otherwise defined in the Codes, Covenants, and Restrictions (CC&R's) for this development.

Terakee Farms Inc.

Brad Blanch

ACKNOWLEDGMENT

State of Utah
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2021 by _____ Brad Blanch - Owner.

Residing At: _____
Commission Number: _____ A Notary Public commissioned in Utah
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 _____, 2021.

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 _____, 2021.

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 _____, 2021.

Chairman, Weber County Commission

Attest: _____

Title: _____

Legend

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



VICINITY MAP
(Not to Scale)

NARRATIVE

This Subdivision Plat was requested by Mr. Brad Blanch for the purpose of creating forty (40) residential Lots and five (1) Open Space Parcel.

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.

SEE ROS# _____ Filed with the Weber County Surveyor's Office for Overall Boundary Retracement Details.

DESCRIPTION

A part of the Southeast Quarter of Section 9, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Beginning at the Northwest corner of Lot 1 McFarland Subdivision (Weber County Recorder Entry # 1672850) said point being 937.19 feet South 89°26'19" East along the Section line and 1,049.27 feet North 00°33'41" East from the South Quarter corner of said Section, and running thence North 89°03'30" West 17.49 feet along the North Line of said McFarland Subdivision to the Easterly line of the Richard and Carisa Hipwell property (Parcel #15-028-0054); thence North 00°46'31" East 55.61 feet along said Easterly line; thence South 89°13'13" East 64.06 feet to a point of curvature; thence Easterly along the arc of a 74.97 foot radius curve to the left a distance of 54.39 feet (Central Angle equals 41°34'11" and Long Chord bears North 69°59'42" East 53.21 feet); thence North 49°12'36" East 448.50 feet to a point of curvature; thence Northeasterly along the arc of a 175.00 foot radius curve to the left a distance of 47.74 feet (Central Angle equals 15°37'45" and Long Chord bears North 41°23'44" East 47.59 feet) to a point of compound curvature thence Northerly along the arc of a 10.00 foot radius curve to the left a distance of 15.75 feet (Central Angle equals 90°15'26" and Long Chord bears North 11°32'52" West 14.17 feet); thence along a line non-tangent to said curve, North 33°19'25" East, a distance of 50.00 feet; thence South 56°40'35" East 233.49 feet to a point of curvature; thence Easterly along the arc of a 375.00 foot radius curve to the left a distance of 227.11 feet (Central Angle equals 34°42'00" and Long Chord bears South 74°01'35" East 223.66 feet); thence North 88°37'25" East 53.32 feet to a point of curvature; thence Northeasterly along the arc of a 75.00 foot radius curve to the left a distance of 107.01 feet (Central Angle equals 81°45'10" and Long Chord bears North 47°44'49" East 98.16 feet); thence along a line non-tangent to said curve, South 83°07'46" East, a distance of 50.00 feet to the point of curve of a non-tangent curve, of which the radius point lies North 83°07'46" West; thence Southerly along the arc of a 125.00 foot radius curve to the right a distance of 4.82 feet (Central Angle equals 02°12'30" and Long Chord bears South 07°58'29" West 4.82 feet); thence along a line non-tangent to said curve, South 73°49'55" East, a distance of 79.81 feet to the point of curve of a non-tangent curve, of which the radius point lies North 48°41'54" East; thence Southeasterly along the arc of a 3,551.68 foot radius curve to the left a distance of 277.57 feet (Central Angle equals 04°28'40" and Long Chord bears South 43°32'26" East 277.50 feet) to a point of compound curvature thence Easterly along the arc of a 15.00 foot radius curve to the left a distance of 11.81 feet (Central Angle equals 45°05'36" and Long Chord bears South 68°19'33" East 11.50 feet) to the point of curve of a non-tangent curve, of which the radius point lies South 00°55'17" East; thence Southeasterly along the arc of a 179.65 foot radius curve to the right a distance of 297.40 feet (Central Angle equals 94°51'02" and Long Chord bears South 43°29'46" East 264.59 feet); thence along a line non-tangent to said curve, South 01°26'04" West, 292.07 feet; thence North 89°04'28" West 1,056.69 feet to the Southeast corner of said McFarland Subdivision; thence two (2) courses along the East and North Boundaries of said Subdivision as follows (1) North 00°56'30" East 362.32 feet; and (2) North 89°03'30" West 438.81 feet to the point of curve of a non-tangent curve, of which the radius point lies South 30°56'09" East; thence Southwesterly along the arc of a 88.67 foot radius curve to the left a distance of 89.65 feet (Central Angle equals 57°55'36" and Long Chord bears South 30°06'03" West 85.88 feet) to the East right of way line of 3600 West Street as indicated on said Subdivision; thence North 00°49'22" East 75.00 feet along said East right of way line to the POINT OF BEGINNING.

Containing 17.704 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.

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 have been satisfied. 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 _____, 2021.

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 _____, 2021.

Weber County Attorney

Weber County Surveyor

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C1)	15°42'21"	225.00'	61.68'	61.48'	N 41°21'26" E
(C2)	89°49'10"	10.00'	15.68'	14.12'	N 78°24'50" W
(C3)	2°44'11"	442.54'	21.14'	21.13'	S 58°14'47" E
(C4)	7°00'39"	442.54'	54.15'	54.12'	S 63°07'12" E
(C5)	80°51'07"	10.08'	14.22'	13.07'	S 26°01'47" E
(C6)	4°42'42"	617.64'	50.79'	50.78'	S 12°24'53" W
(C7)	4°56'49"	617.64'	53.33'	53.31'	S 7°35'08" W
(C8)	5°35'43"	617.64'	60.32'	60.29'	S 2°18'52" W
(C9)	5°45'55"	617.64'	62.15'	62.12'	S 3°21'57" E
(C10)	5°59'12"	617.64'	64.53'	64.51'	S 9°14'30" E
(C11)	13°04'28"	15.00'	3.42'	3.42'	S 5°41'29" E
(C12)	30°21'49"	15.00'	7.95'	7.86'	S 16°01'39" W
(C13)	35°03'23"	80.00'	48.95'	48.19'	S 13°40'52" W
(C14)	38°27'31"	80.00'	53.70'	52.70'	S 23°04'35" E
(C15)	43°33'19"	80.00'	60.81'	59.36'	S 64°05'00" E
(C16)	42°04'39"	80.00'	58.75'	57.44'	N 73°06'00" E
(C17)	39°57'44"	80.00'	55.80'	54.67'	N 32°04'49" E
(C18)	36°03'01"	80.00'	50.34'	49.51'	N 5°55'34" W
(C19)	32°55'22"	80.00'	45.97'	45.34'	N 40°24'45" W
(C20)	38°14'01"	80.00'	53.38'	52.40'	N 75°59'27" W

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C21)	85°52'48"	15.00'	22.48'	20.44'	N 52°10'03" W
(C22)	5°31'12"	567.64'	54.69'	54.67'	N 6°28'24" W
(C23)	5°29'26"	567.64'	54.40'	54.38'	N 0°58'05" W
(C24)	6°10'10"	567.64'	61.12'	61.09'	N 4°51'44" E
(C25)	6°20'55"	567.64'	62.90'	62.86'	N 11°07'16" E
(C26)	89°15'24"	10.03'	15.63'	14.10'	N 59°06'17" E
(C27)	9°11'09"	425.00'	68.14'	68.06'	S 80°40'22" E
(C28)	6°06'39"	425.00'	45.33'	45.31'	S 88°19'16" E
(C29)	23°54'38"	125.00'	52.16'	51.79'	N 76°40'06" E
(C30)	5°38'41"	10.00'	0.99'	0.98'	N 67°32'07" E
(C31)	68°51'43"	10.00'	12.02'	11.31'	S 75°12'40" E
(C32)	1°28'01"	3701.68'	94.78'	94.78'	S 41°30'49" E
(C33)	0°55'40"	3701.68'	59.95'	59.94'	S 42°42'40" E
(C34)	0°55'38"	3701.68'	59.90'	59.90'	S 43°38'19" E
(C35)	0°55'38"	3701.68'	59.91'	59.91'	S 44°33'57" E
(C36)	1°15'56"	3701.68'	81.76'	81.76'	S 45°39'45" E
(C37)	0°17'53"	3701.68'	19.26'	19.26'	S 46°26'39" E
(C38)	64°48'27"	15.00'	16.97'	16.08'	S 14°11'22" E
(C39)	33°13'35"	80.00'	46.39'	45.75'	S 1°36'04" W
(C40)	36°33'40"	80.00'	51.05'	50.19'	S 33°17'34" E

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C41)	43°35'14"	80.00'	60.86'	59.40'	S 73°22'01" E
(C42)	33°58'41"	80.00'	47.44'	46.75'	N 67°51'01" E
(C43)	32°35'32"	80.00'	45.51'	44.90'	N 34°33'55" E
(C44)	34°47'28"	80.00'	48.58'	47.83'	N 0°52'25" E
(C45)	39°51'07"	80.00'	55.64'	54.53'	N 36°26'52" W
(C46)	43°52'02"	80.00'	61.25'	59.77'	N 78°18'27" W
(C47)	11°44'31"	80.00'	16.39'	16.37'	S 73°53'17" W
(C48)	65°23'46"	15.00'	17.12'	16.21'	N 79°17'05" W
(C49)	1°01'08"	3651.68'	64.93'	64.93'	N 46°04'39" W
(C50)	0°58'09"	3651.68'	61.78'	61.78'	N 45°05'00" W
(C51)	0°59'18"	3651.68'	62.99'	62.99'	N 44°06'16" W
(C52)	0°56'58"	3651.68'	60.52'	60.52'	N 43°08'08" W
(C53)	1°04'46"	3651.68'	68.81'	68.80'	N 42°07'15" W
(C54)	0°47'31"	3651.68'	50.48'	50.48'	N 41°11'07" W
(C55)	75°26'56"	10.00'	13.17'	12.24'	N 3°03'53" W
(C56)	25°34'51"	125.00'	55.81'	55.35'	N 21°52'10" E
(C57)	0°17'31"	3551.68'	18.09'	18.09'	S 41°26'51" E
(C58)	1°09'21"	3551.68'	71.64'	71.64'	S 42°10'17" E
(C59)	0°53'17"	3551.68'	55.06'	55.06'	S 43°11'36" E
(C60)	0°59'26"	3551.68'	61.40'	61.40'	S 44°07'58" E

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C61)	1°00'14"	3551.68'	62.23'	62.23'	S 45°07'48" E
(C62)	0°08'51"	3551.68'	9.14'	9.14'	S 45°42'20" E
(C63)	45°05'36"	15.00'	11.81'	11.50'	S 68°19'33" E
(C64)	1°45'07"	180.00'	5.50'	5.50'	S 89°55'29" E
(C65)	31°41'39"	180.00'	99.57'	98.31'	S 73°12'06" E
(C66)	41°06'56"	180.00'	129.17'	126.41'	S 36°47'48" E
(C67)	20°02'50"	180.00'	62.98'	62.66'	S 6°12'55" E
(C68)	16°23'38"	180.00'	51.50'	51.33'	S 12°00'19" W
(C69)	33°46'02"	180.00'	106.08'	104.55'	S 37°05'09" W
(C70)	32°12'22"	180.00'	101.18'	99.85'	S 70°04'21" W
(C71)	37°57'55"	180.00'	119.27'	117.10'	N 74°50'31" W
(C72)	33°08'50"	180.00'	104.13'	102.69'	N 39°17'08" W
(C73)	19°58'20"	180.00'	62.74'	62.43'	N 12°43'33" W
(C74)	0°04'59"	3801.68'	5.52'	5.52'	N 45°48'36" W
(C75)	43°11'32"	15.00'	11.31'	11.04'	N 24°15'20" W
(C76)	0°45'29"	3801.68'	50.30'	50.30'	N 45°23'22" W
(C77)	0°54'34"	3801.68'	60.34'	60.34'	N 44°33'21" W
(C78)	0°54'10"	3801.68'	59.90'	59.90'	N 43°38'59" W
(C79)	0°54'12"	3801.68'	59.94'	59.94'	N 42°44'48" W
(C80)	0°36'44"	3801.68'	40.63'	40.63'	N 41°59'19" W

Line	Bearing	Length
L3	N 0°56'57" E	5.66
L101	S 89°13'13" E	37.95
L102	N 49°12'36" E	37.95
L103	N 49°12'36" E	27.81
L104	N 33°22'43" E	27.81
L106	S 56°40'35" E	124.97
L107	N 88°37'25" E	124.97
L108	N 88°37'25" E	53.32

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C201)	41°34'11"	99.97'	72.53'	70.95'	N 69°59'42" E
(C202)	15°49'53"	200.00'	55.26'	55.09'	N 41°17'40" E
(C203)	34°42'00"	400.00'	242.25'	238.57'	S 74°01'35" E
(C204)	14°34'35"	400.00'	101.76'	101.49'	S 63°57'53" E
(C205)	20°07'25"	400.00'	140.49'	139.77'	S 81°18'53" E
(C206)	81°45'10"	100.00'	142.69'	130.89'	N 47°44'49" E
(C207)	38°51'57"	100.00'	67.83'	66.54'	N 69°11'26" E
(C208)	42°53'13"	100.00'	74.85'	73.12'	N 28°18'51" E
(C209)	36°46'19"	592.92'	380.53'	374.03'	S 0°35'45" E
(C210)	7°37'18"	3676.68'	489.09'	488.72'	S 44°07'19" E

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

DEVELOPER:
Terakee Investments, LLC
c/o Brad Blanch
1060 East 3400 North
North Ogden, UT 84414
(801) 688-8365



Terakee Farm® PRUD No. 1

A PRUD Subdivision

A part the Southeast Quarter of Section 9, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

November 2021

Northeast Corner of Section 9,
T6N, R2W, SLB&M, U.S. Survey

(2640.03' W.C.S.)

Northeast Corner of Section 9,
T6N, R2W, SLB&M, U.S. Survey

Legend

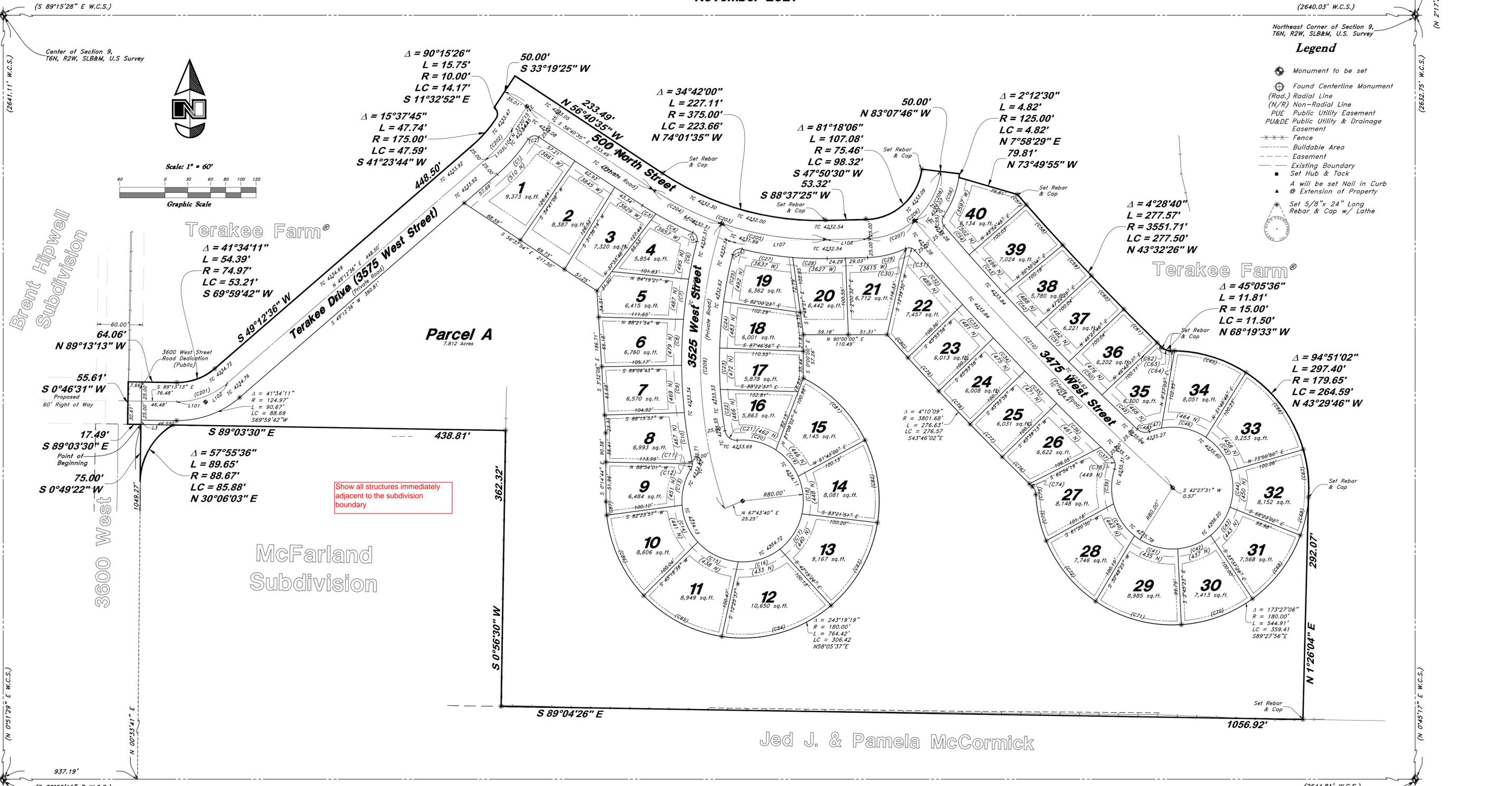
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- Fence
- Buildable Area
- Easement
- Existing Boundary
- Set Hub & Tack
- A will be set Nail in Curb
- Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe



Scale: 1" = 60'



Graphic Scale



Terakee Farm®

$\Delta = 41^\circ34'11''$
L = 54.39'
R = 74.97'
LC = 53.21'
S 69°59'42" W

Parcel A
7.812 Acres

$\Delta = 57^\circ55'36''$
L = 89.65'
R = 88.67'
LC = 85.88'
N 30°06'03" E

McFarland Subdivision

Terakee Farm®

$\Delta = 45^\circ05'36''$
L = 11.81'
R = 15.00'
LC = 11.50'
N 68°19'33" W

$\Delta = 94^\circ51'02''$
L = 297.40'
R = 179.65'
LC = 264.59'
N 43°29'46" W

Show all structures immediately adjacent to the subdivision boundary

NOTES:

1. 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front lot lines as indicated by dashed lines except as otherwise shown.
2. Setbacks for the Lots are as Follows:
 - 2.1. Small Lots (60' wide): 20' front, 5' side and 5' back.
 - 2.2. All Other Lots (80' feet wide or more): 20' front, 10' foot side and 5' back.
3. Subdivision Boundary and Lot Corners will be set prior to final recording of plat.

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.

Jed J. & Pamela McCormick



ENGINEER:
Great Basin Engineering Inc
c/o Andy Hubbard
3746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Terakee Investments, LLC
c/o Brad Blanch
1060 East 3400 North
North Ogden, UT 84414
(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

GREAT BASIN ENGINEERING

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

Tarakee Farm® - No. 1

A PRUD Subdivision

A part of Section 9, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
November 2021

* See All Sheets*

NOTES

- All construction shall conform to Weber County standards and specifications.
- Underground utility piping materials will meet or exceed West Point City Standards.
- All manholes to be vacuum test. BOA Tape shall be used and other water tightness materials per manufacturer.
- 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 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 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 city standards.

SANITARY SEWER LINES

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

Sewer lines marked with marking tape above line

STORM DRAIN LINES

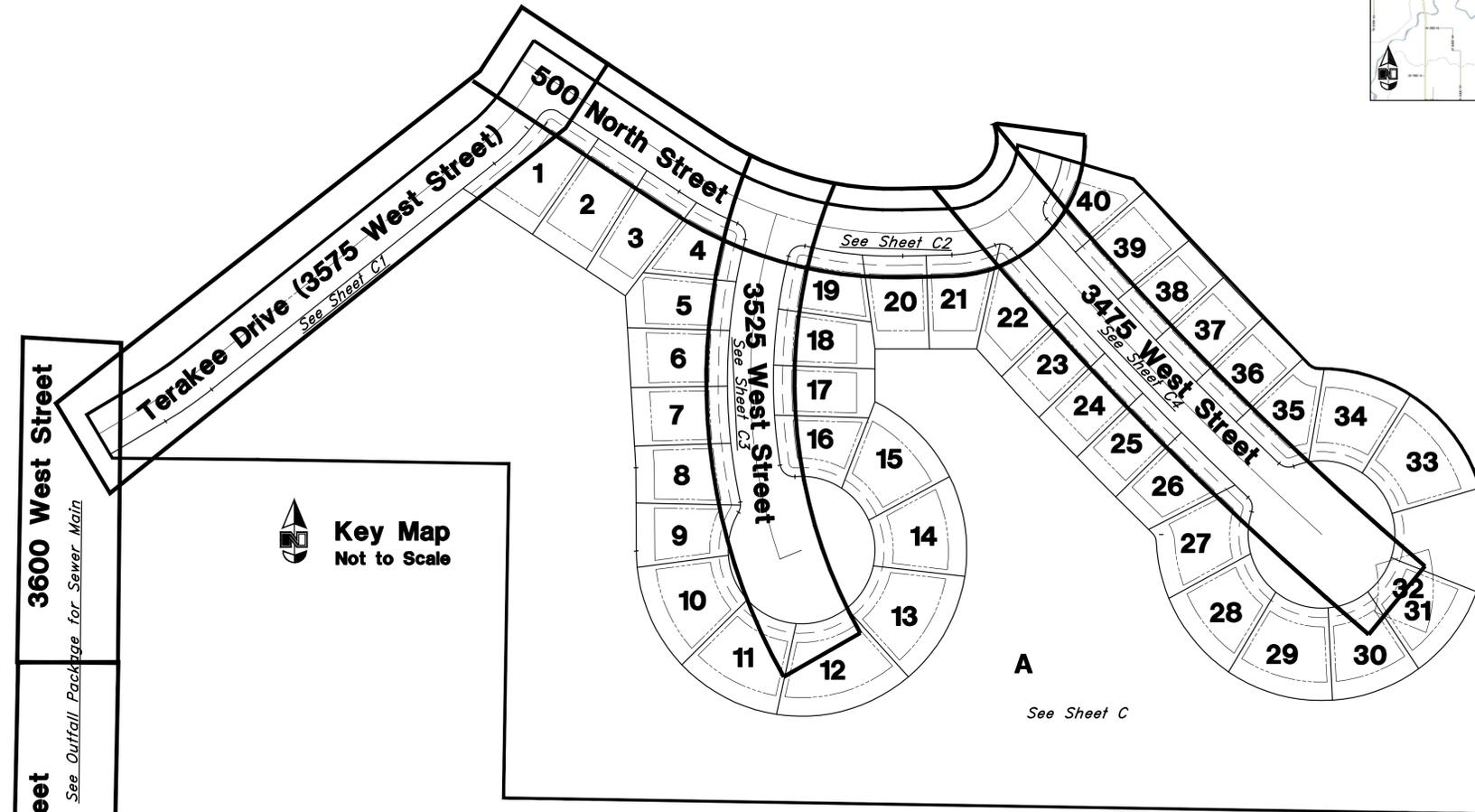
- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
- 24" pipes or larger - Reinforced Concrete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

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.



Benchmark
South Quarter corner of Section 9,
T6N, R2W, SLB&M
Elevation 4233.17 (NAVD88)



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
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- 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
- PVC
- Top of Asphalt
- EA
- Centerline
- FL
- Finish Floor
- Top of Curb
- TC
- Top of Wall
- TWL
- Top of Walk
- TW
- Top of Concrete
- TOM
- Natural Ground
- NG
- Finish Grade
- FG
- Match Existing
- ME
- Fire Department Connection
- FDC
- Finish Contour
- 90-
- Exist. Contour
- 95.337A
- Exist. Grade
- 95.721A
- Ridge Line
- R
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Existing Concrete
- New Concrete



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



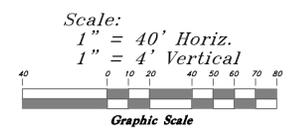
1-800-662-4111

TENTATIVE FINAL

GREAT BASIN ENGINEERING
574 SOUTH 1475 EAST, SUITE 102, OGDEN, UTAH 84403
PHONE: 435-464-4455 FAX: 435-464-4403
WWW.GREATBASINENGINEERING.COM

Plan & Profile
Terakee Farm PRUD No. 1
Approximately 1000 North 3600 West
Weber County, Utah
A part of Section 9, T6N, R2W, SLB&M, U.S. Survey

10 Nov, 2021
SHEET NO.
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of 7
16N704 - AM-1



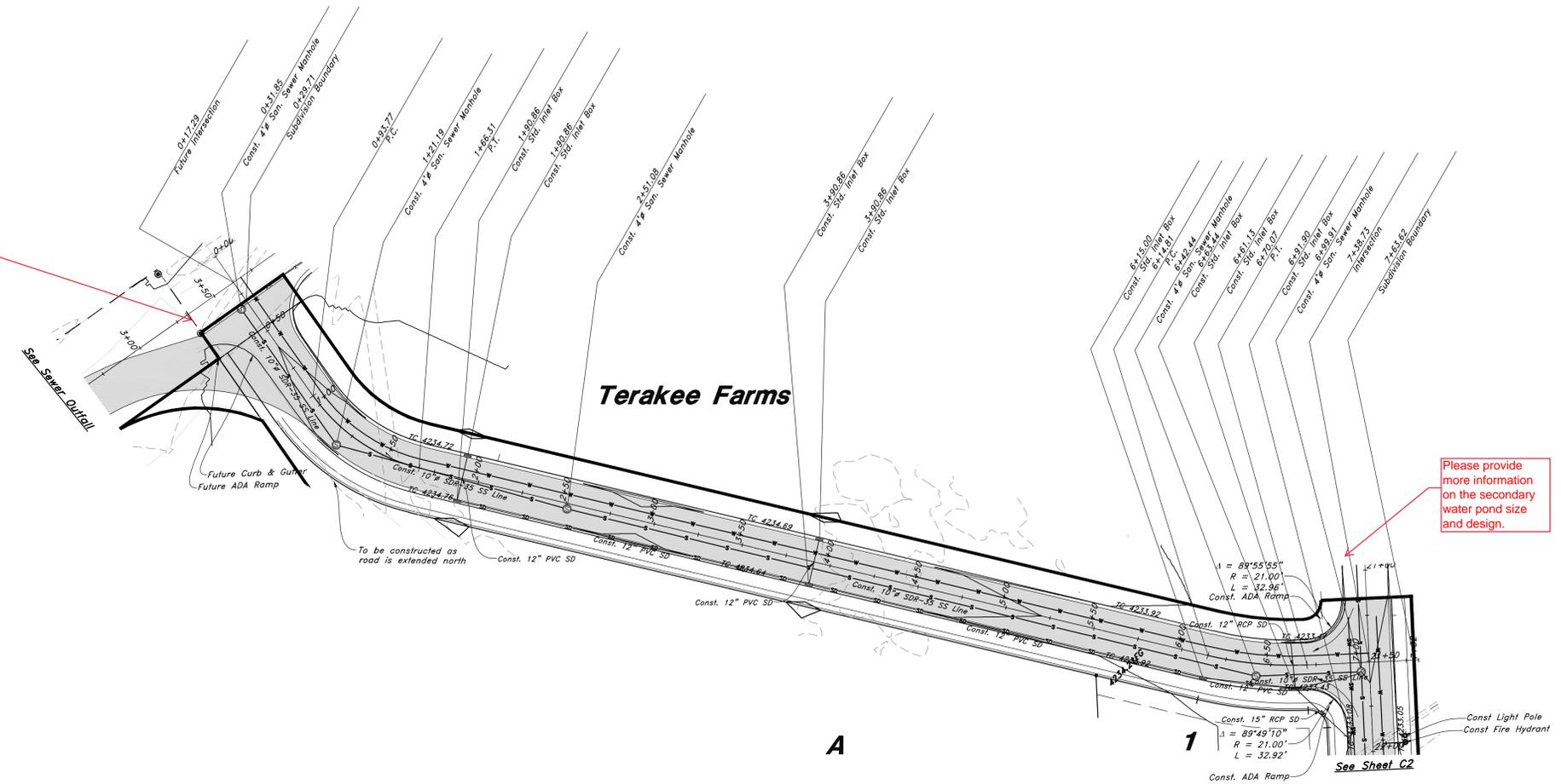
Will work with the developer on an agreement that as this area gets dedicated that he will do his fair share of constructing the improvements in the right area.

When the final plans on 3600 West are submitted the County Engineer will look more into detail.

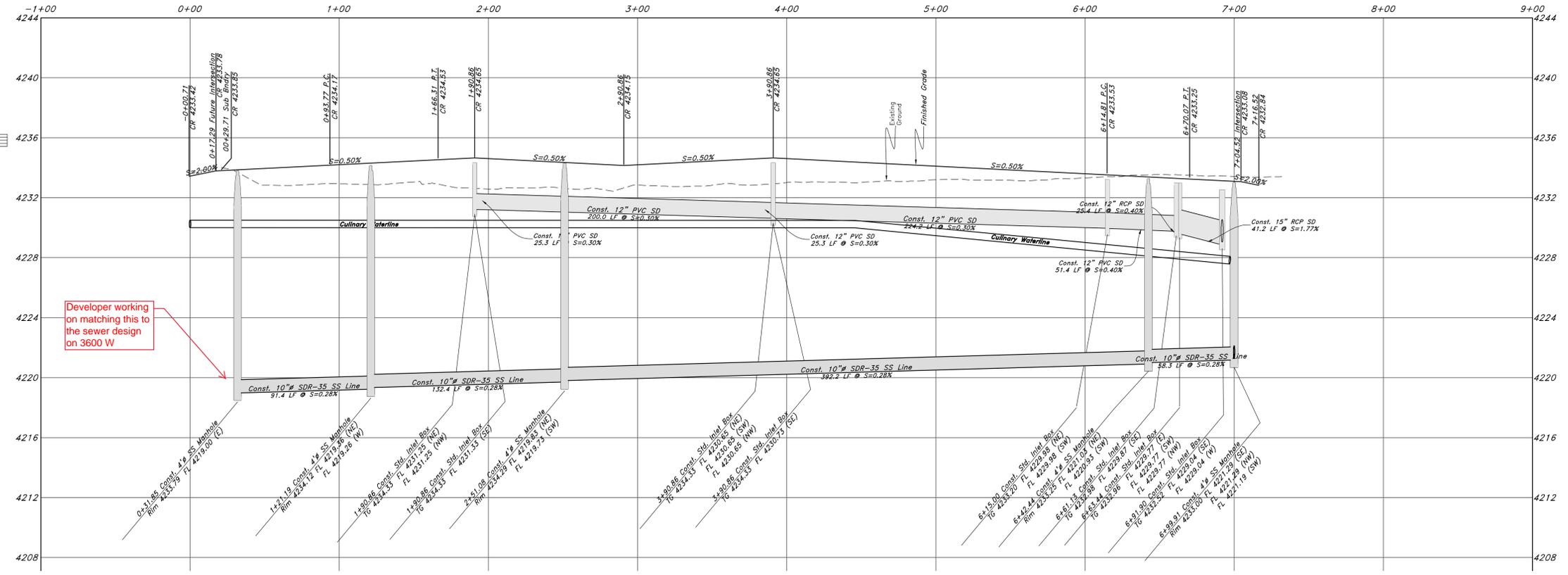
Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
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- Fire Hydrant
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- 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
- TCN
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line



Terakee Drive (3575 West Street)



NO.	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

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 801-394-4455 FAX (801) 392-7544
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Plan & Profile

Terakee Farm PRUD No. 1

Approximately 1000 North 3600 West
 Weber County, Utah
 A part of Section 9, T6N, R2W, SLB&M, U.S. Survey

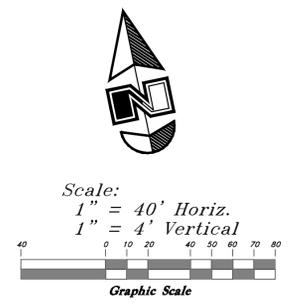
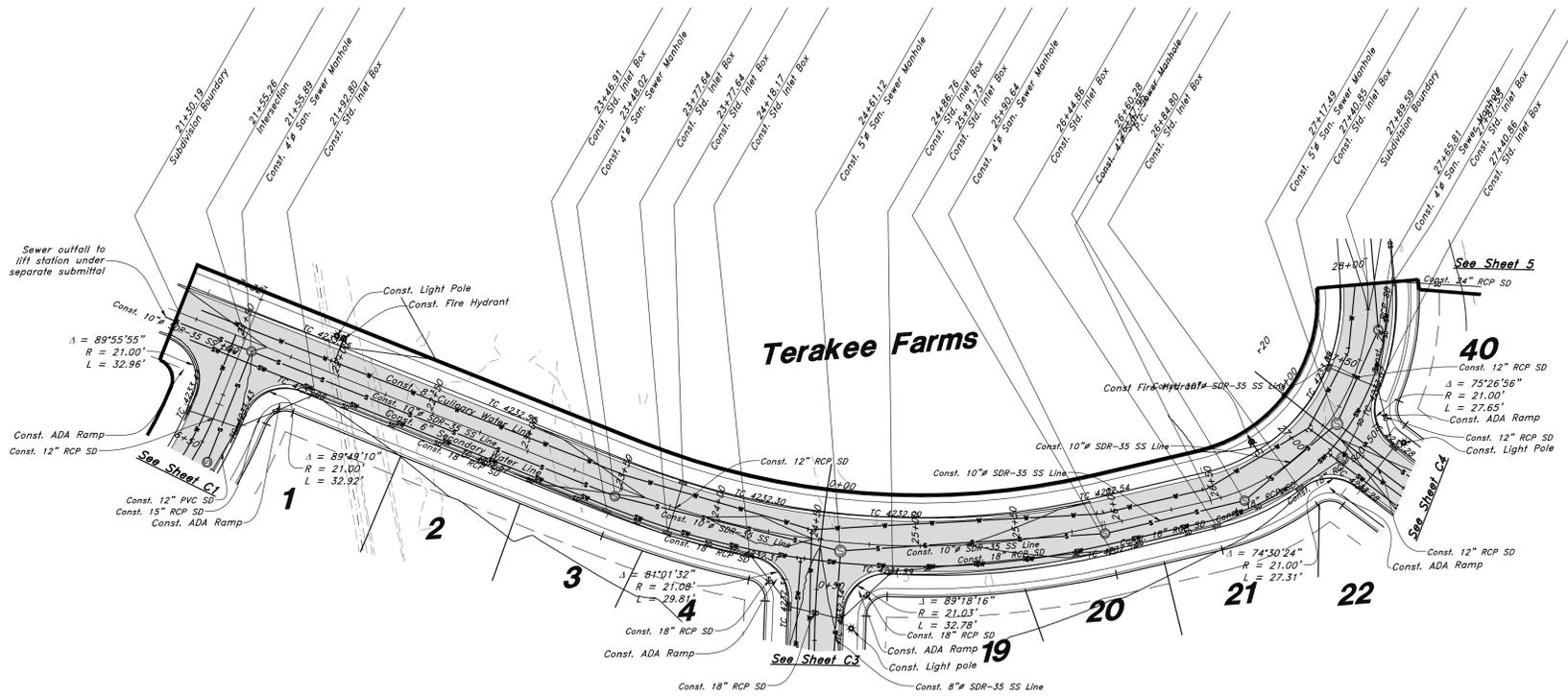


TENTATIVE FINAL

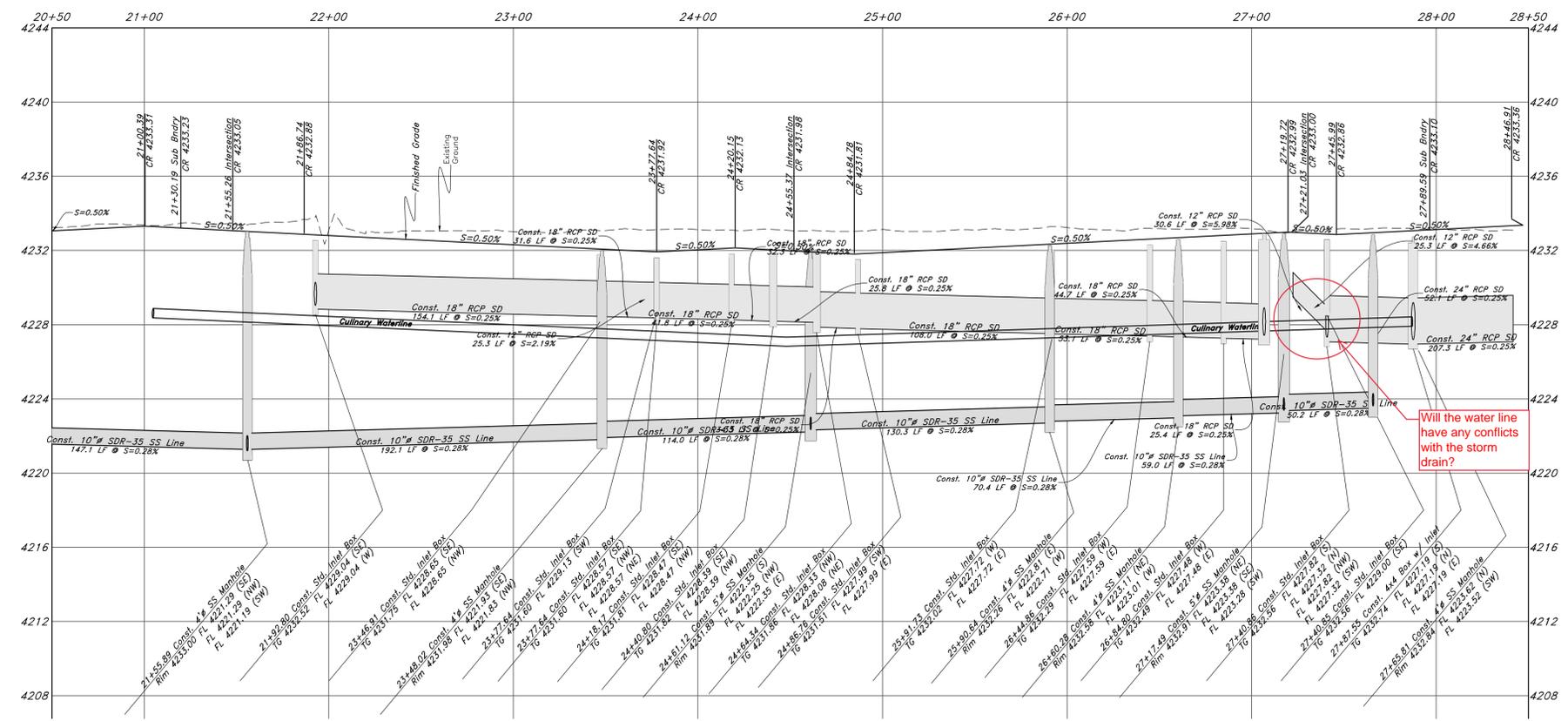
Legend

(Note: All items may not appear on drawing)

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- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line



500 North Street



Will the water line have any conflicts with the storm drain?

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Plan & Profile

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 Weber County, Utah
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10 Nov, 2021

SHEET NO.

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of 7

16N704 - AM-1

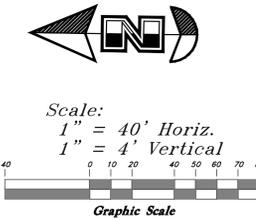
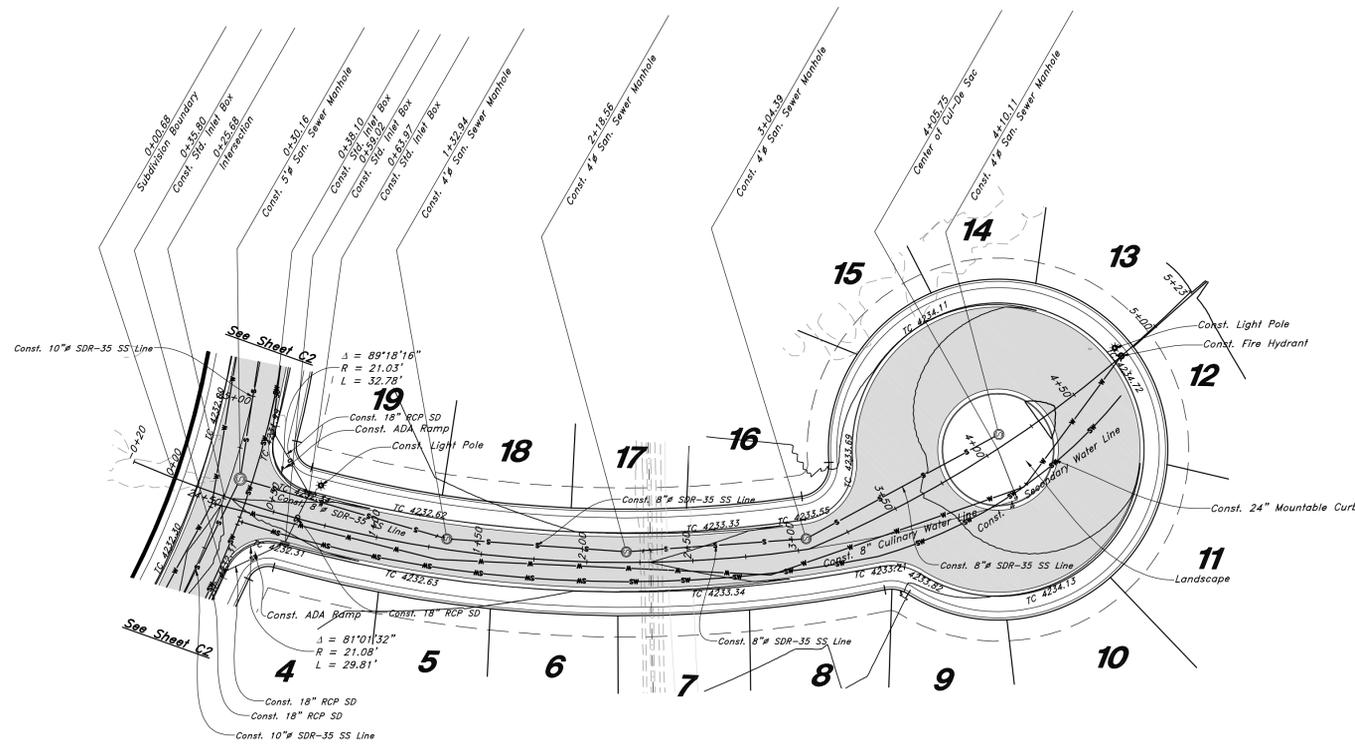
TENTATIVE FINAL



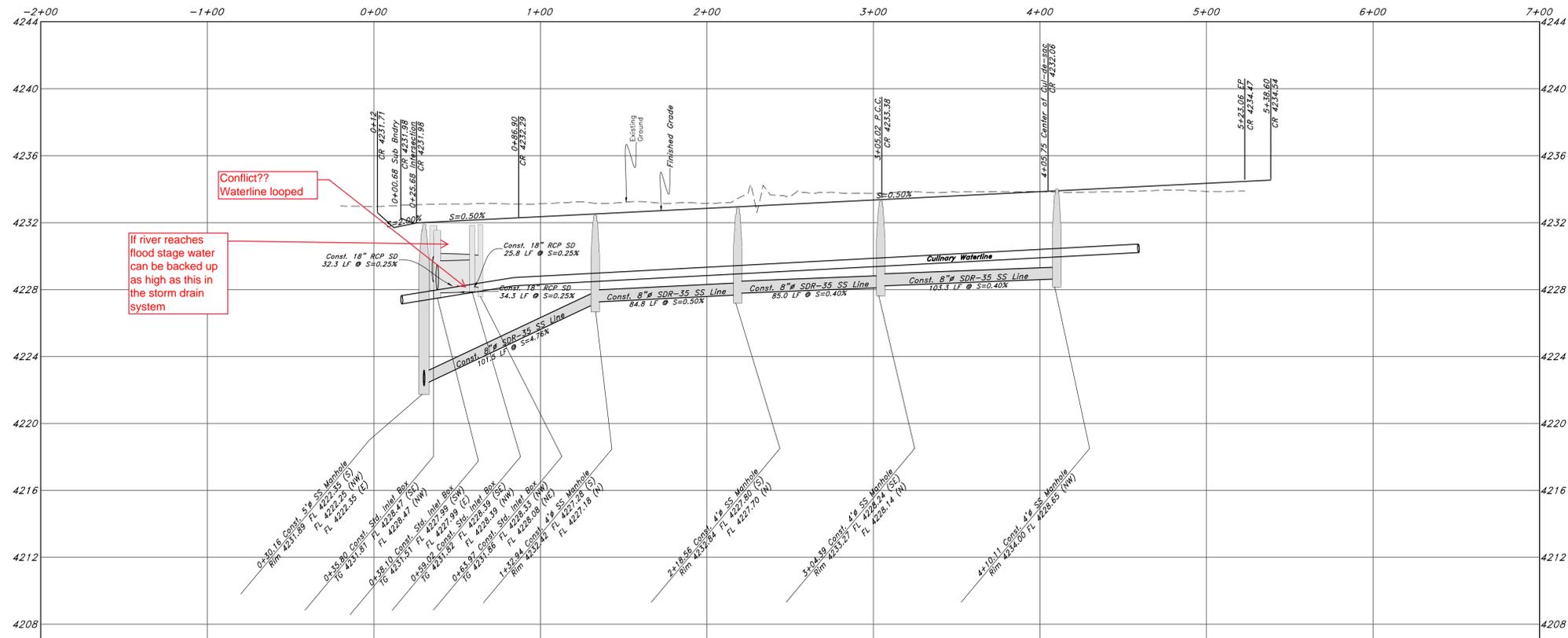
Legend

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- Concrete Pipe
- RCP
- Ductile Iron
- Polyvinyl Chloride
- TA
- 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



3525 West Street



GREAT BASIN ENGINEERING
 574 SOUTH 1475 EAST, BODEN, UTAH 84403
 PHONE: 801-394-1415 | FAX: 801-392-7544
 WWW.GREATBASINENGINEERING.COM

Plan & Profile
Terakee Farm PRUD No. 1
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 Weber County, Utah
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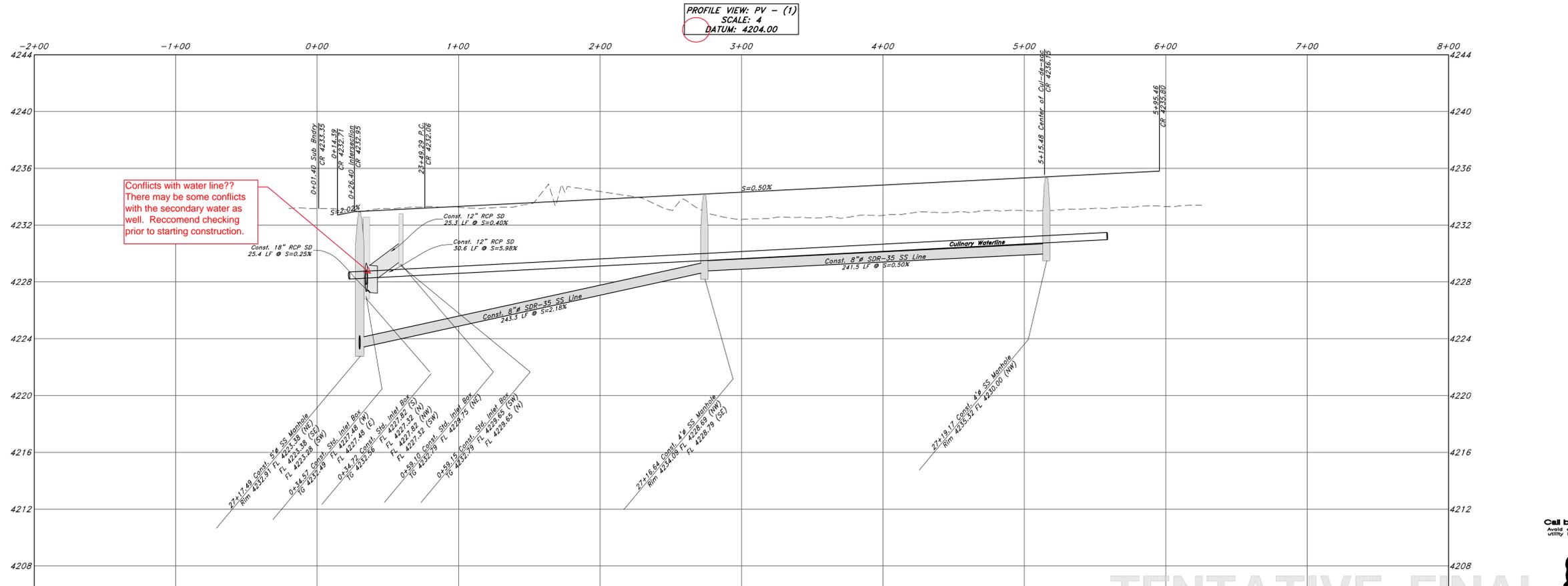
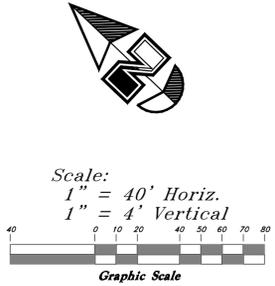
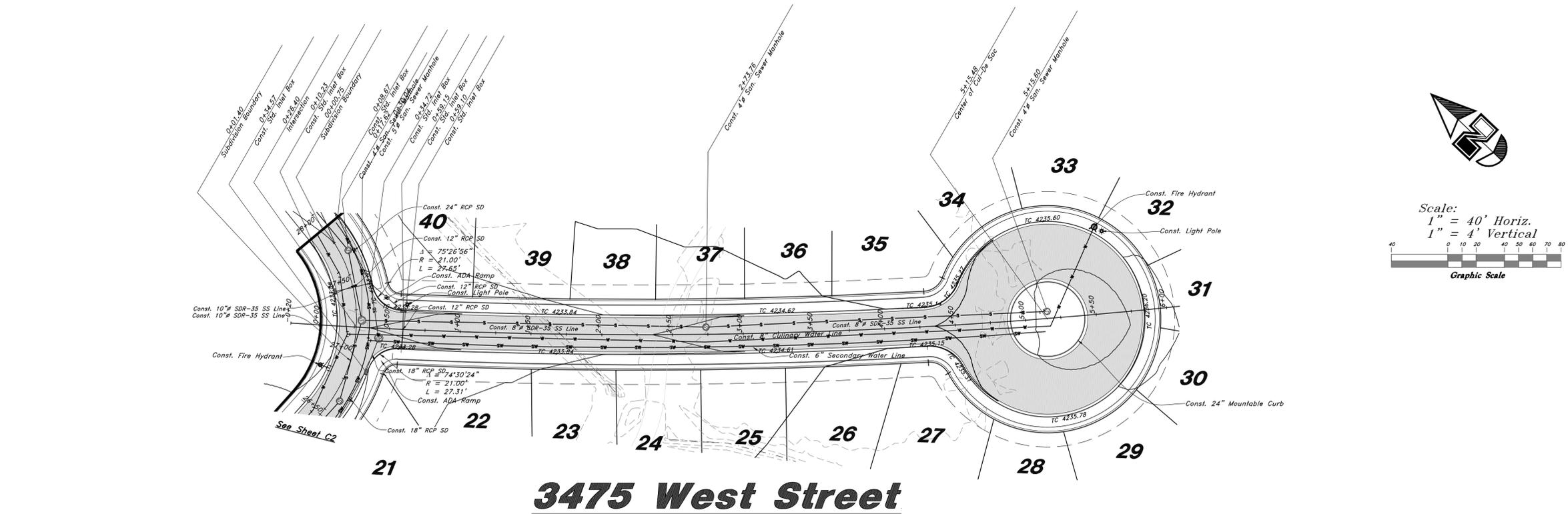
10 Nov, 2021
 SHEET NO.
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 of 7
 16N704 - AM-1

TENTATIVE FINAL

Legend

(Note: All items may not appear on drawing)

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- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line



Conflicts with water line??
There may be some conflicts
with the secondary water as
well. Recommend checking
prior to starting construction.

PROFILE VIEW: PV - (1)
SCALE: 4
DATUM: 4204.00

TENTATIVE FINAL



16N704 - AM-1

10 Nov, 2021

SHEET NO. C4 of 7

Terakee Farm PRUD No. 1

Approximately 1000 North 3600 West
Weber County, Utah

A part of Section 9, T6N, R2W, SLB&M, U.S. Survey

GREAT BASIN ENGINEERING

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PHONE: (801) 464-4455 FAX: (801) 392-7544
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* See All Sheets*

Tarakee Farm® PRUD No. 1

A PRUD Subdivision

A part of Section 9, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

December 2017

NOTES

- All construction shall conform to Weber County standards and specifications.
- All Construction on the Secondary Water Line shall meet or exceed Davis & Weber Canal Company Standards and Specifications.
- Underground utility piping materials will meet or exceed West Point City 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.

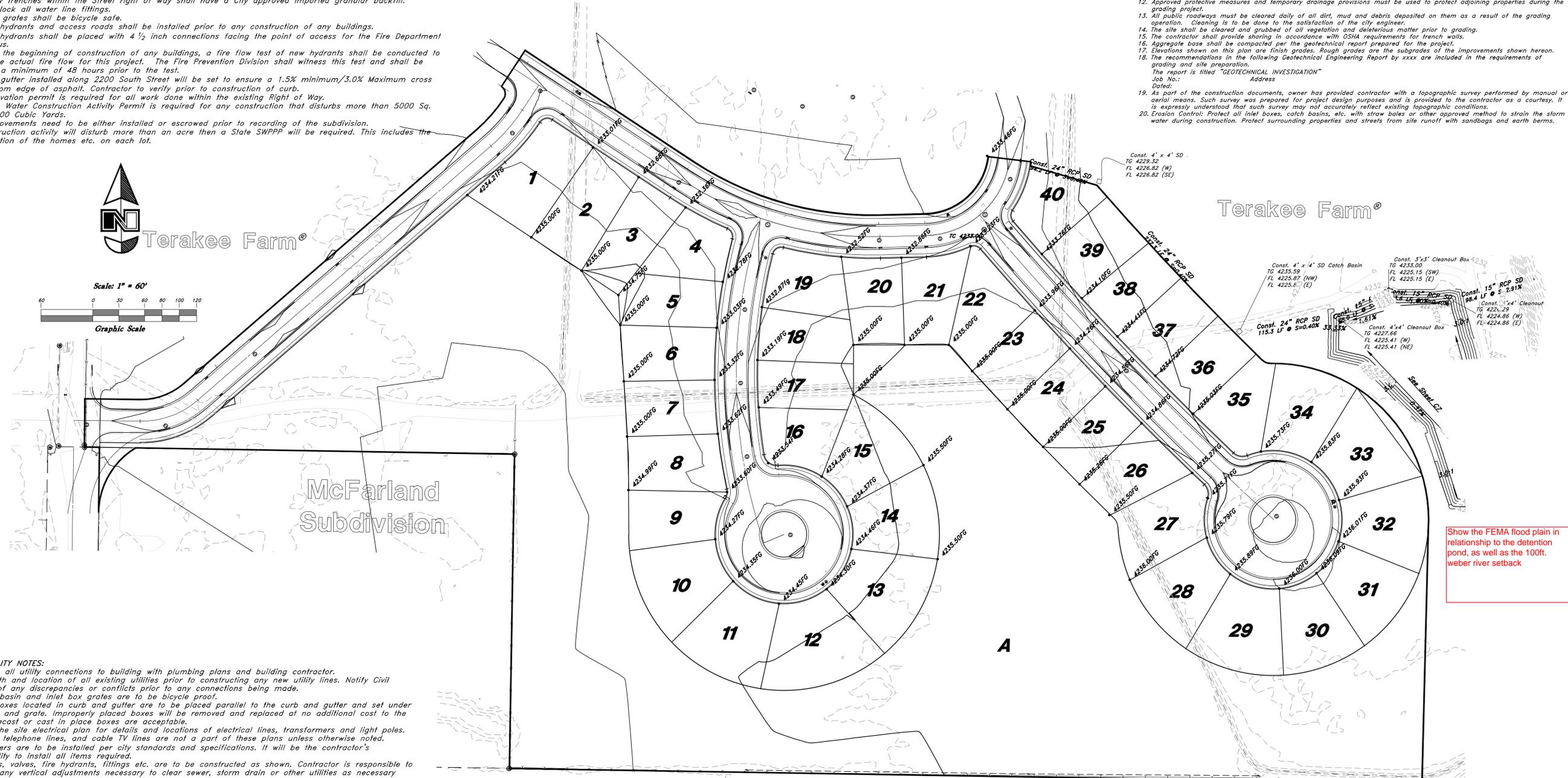
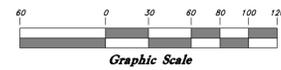
GENERAL GRADING NOTES:

- All work shall be in accordance with the City 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 City inspector and geotechnical Engineer prior to placing fill.
- Fills shall be banded 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 driving 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 city 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 hereon.
- The recommendations in the following Geotechnical Engineering Report by xxxx are included in the requirements of grading and site preparation. The report is titled "GEOTECHNICAL INVESTIGATION" Job No.: _____ Address _____ Dated: _____
- 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.



Terakee Farm®

Scale: 1" = 60'



McFarland Subdivision

Terakee Farm®

Show the FEMA flood plain in relationship to the detention pond, as well as the 100ft. weber river setback

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 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/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 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.

CURB AND GUTTER CONSTRUCTION NOTES:

- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on site and grading plan.
- It is the responsibility of the surveyor to adjust top of curb grades at the time construction staking.
- Refer to the typical details for a standard and open face curb and gutter for dimensions.
- Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.

ADA NOTES:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately. The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

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.

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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.

Jed J. & Pamela McCormick

TENTATIVE FINAL

GREAT BASIN ENGINEERING

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 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)394-7544
 WWW.GREATBASINENGINEERING.COM

Grading Plan

Terakee Farm - PRUD No. 1

Approximately 1000 North 3600 West
 Weber County, Utah
 A part of Section 9, T6N, R2W, SLB&M, U.S. Survey

10 Nov, 2021

SHEET NO.

C6 of 7

16N704 - AM-1

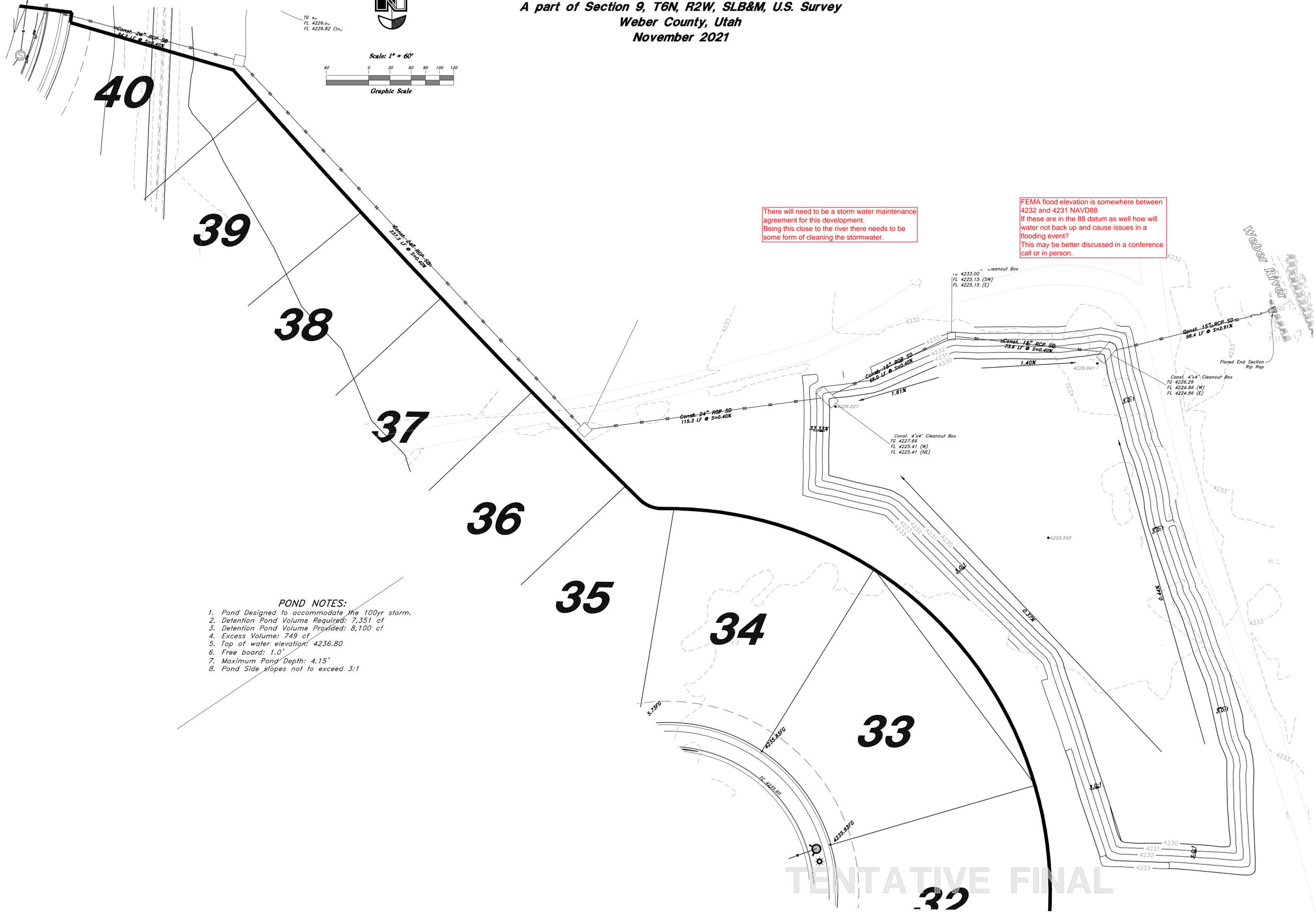
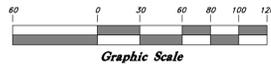
Tarakee Farm® PRUD No. 1

A PRUD Subdivision
 A part of Section 9, T6N, R2W, SLB&M, U.S. Survey
 Weber County, Utah
 November 2021



TO 4236.00
 FL 4226.00
 FL 4226.82 (SW)

Scale: 1" = 60'



There will need to be a storm water maintenance agreement for this development. Being this close to the river there needs to be some form of cleaning the stormwater.

FEMA flood elevation is somewhere between 4232 and 4231 NAVD88. If these are in the 88 datum as well how will water not back up and cause issues in a flooding event? This may be better discussed in a conference call or in person.

- POND NOTES:**
1. Pond Designed to accommodate the 100yr storm.
 2. Detention Pond Volume Required: 7,351 cf
 3. Detention Pond Volume Provided: 8,100 cf
 4. Excess Volume: 749 cf
 5. Top of water elevation: 4236.80
 6. Free board: 1.0'
 7. Maximum Pond Depth: 4.15'
 8. Pond Side slopes not to exceed 3:1

<p>GREAT BASIN ENGINEERING 574 SOUTH 1475 EAST, BLDG. 100, UTAH 84403 PHONE: 801-394-4455 FAX: 801-392-7544 WWW.GREATBASINENGINEERING.COM</p>		REV	DATE	DESCRIPTION
Pond Sheet Tarakee Farm - PRUD No. 1 Approximately 1000 North 3600 West Weber County, Utah A part of Section 9, T6N, R2W, SLB&M, U.S. Survey		10 Nov, 2021 SHEET NO. C7 of 7 16N704 - AM-1		

TENTATIVE FINAL