



# COBABE RANCH

MASTER PLAN  
WEBER COUNTY UTAH

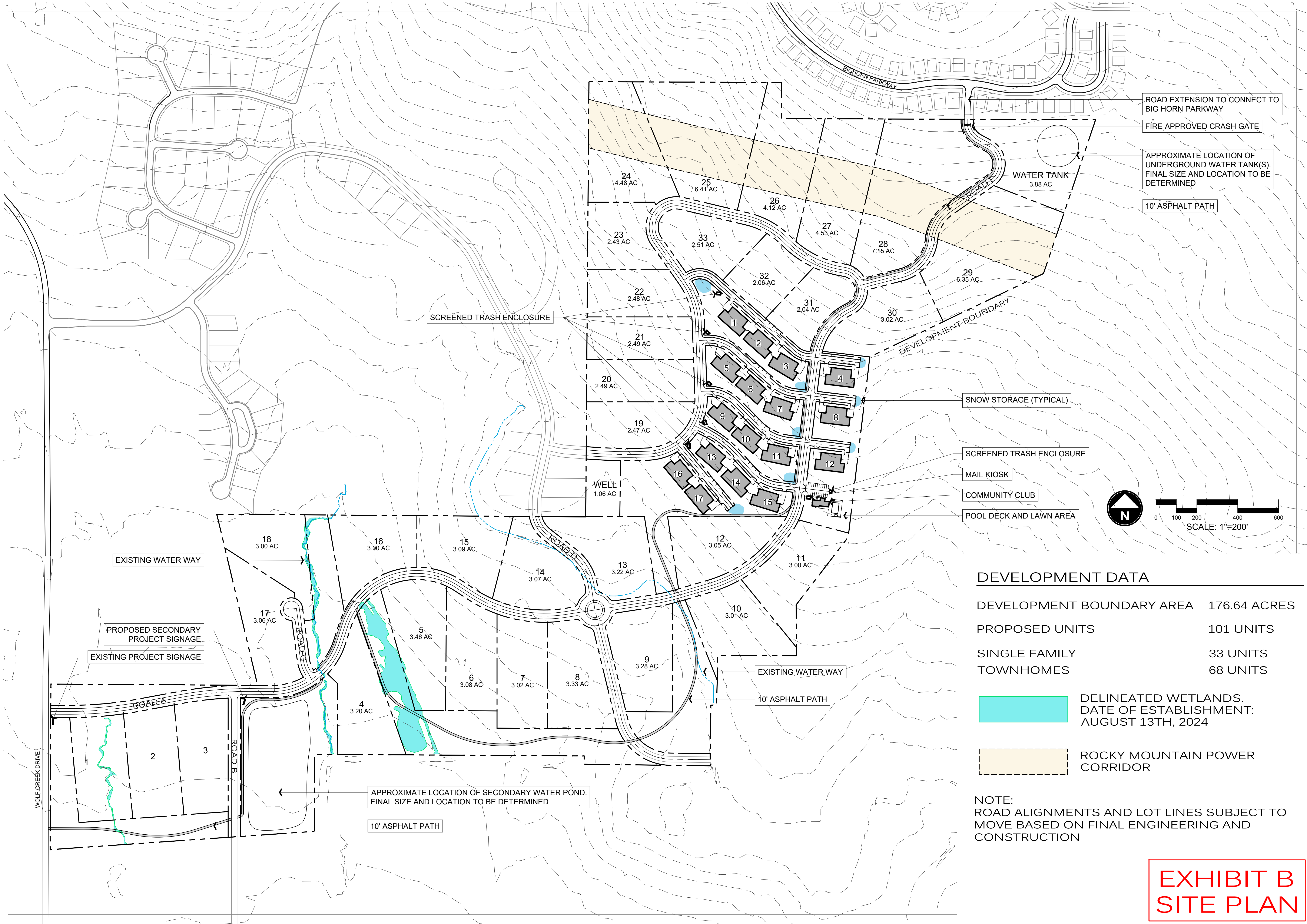
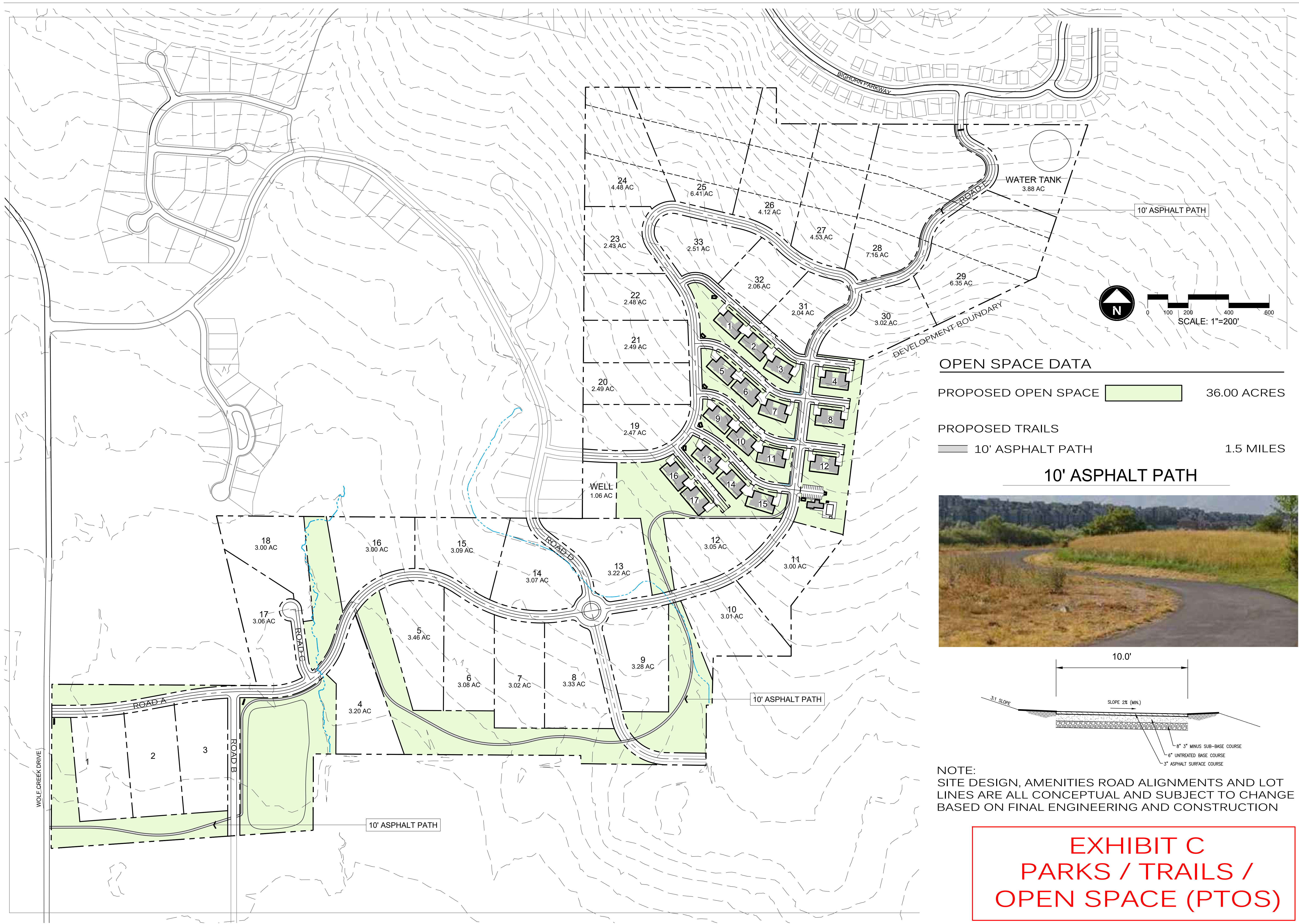


EXHIBIT B  
SITE PLAN

DATE:	APRIL 2025
PROJECT:	000.0000.37
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	EX. B





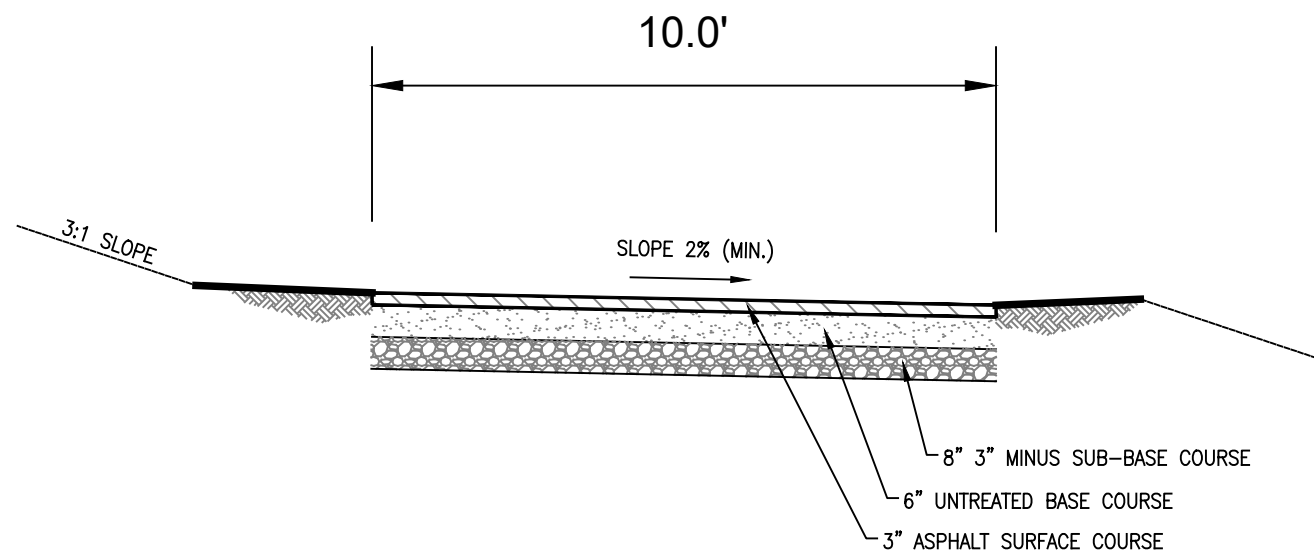
OPEN SPACE DATA

PROPOSED OPEN SPACE 36.00 ACRES

PROPOSED TRAILS

10' ASPHALT PATH 1.5 MILES

10' ASPHALT PATH



NOTE:  
SITE DESIGN, AMENITIES ROAD ALIGNMENTS AND LOT  
LINES ARE ALL CONCEPTUAL AND SUBJECT TO CHANGE  
BASED ON FINAL ENGINEERING AND CONSTRUCTION

EXHIBIT C  
PARKS / TRAILS /  
OPEN SPACE (PTOS)



COBABE RANCH

MASTER PLAN  
WEBER COUNTY UTAH

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VERSION:	
REVISIONS:	
SHEET TITLE:	PARKS / TRAIL / OPEN SPACE PLAN (PTOS)
SHEET NUMBER:	EX. C





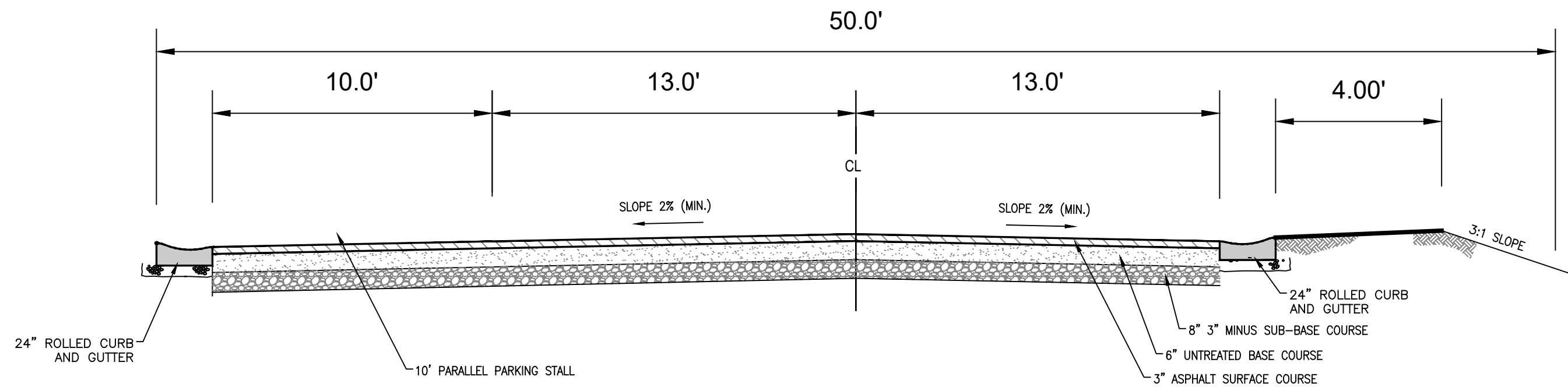
COBABE RANCH

MASTER PLAN  
WEBER COUNTY UTAH

DATE:	APRIL 2025
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DRAWN BY:	TK
REVIEW BY:	TK
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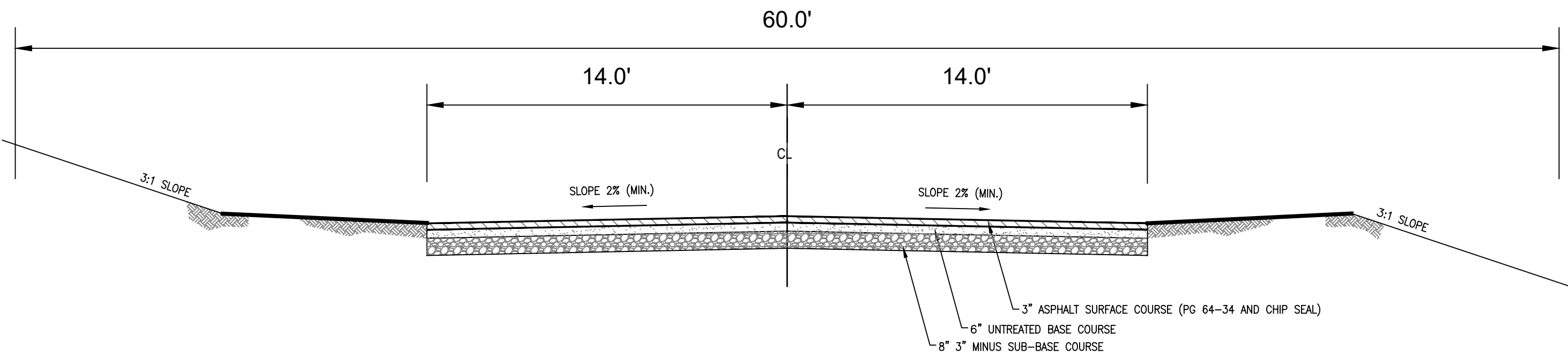
SHEET TITLE:	TECHNICAL GUIDELINES
SHEET NUMBER:	

EX. D



NOTE:  
ALL DEPTH STANDARDS ARE MINIMUM AND MORE CAN BE REQUIRED BASED ON GEOTECHNICAL REPORT

50' ROW - TYPICAL PRIVATE ROADWAY  
NOT TO SCALE



NOTE:  
ALL DEPTH STANDARDS ARE MINIMUM AND MORE CAN BE REQUIRED BASED ON GEOTECHNICAL REPORT

60' ROW - TYPICAL ROADWAY  
NOT TO SCALE

ROAD PROFILE  
NOT TO SCALE

EXHIBIT D  
TECHNICAL GUIDELINES