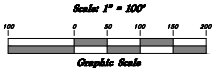
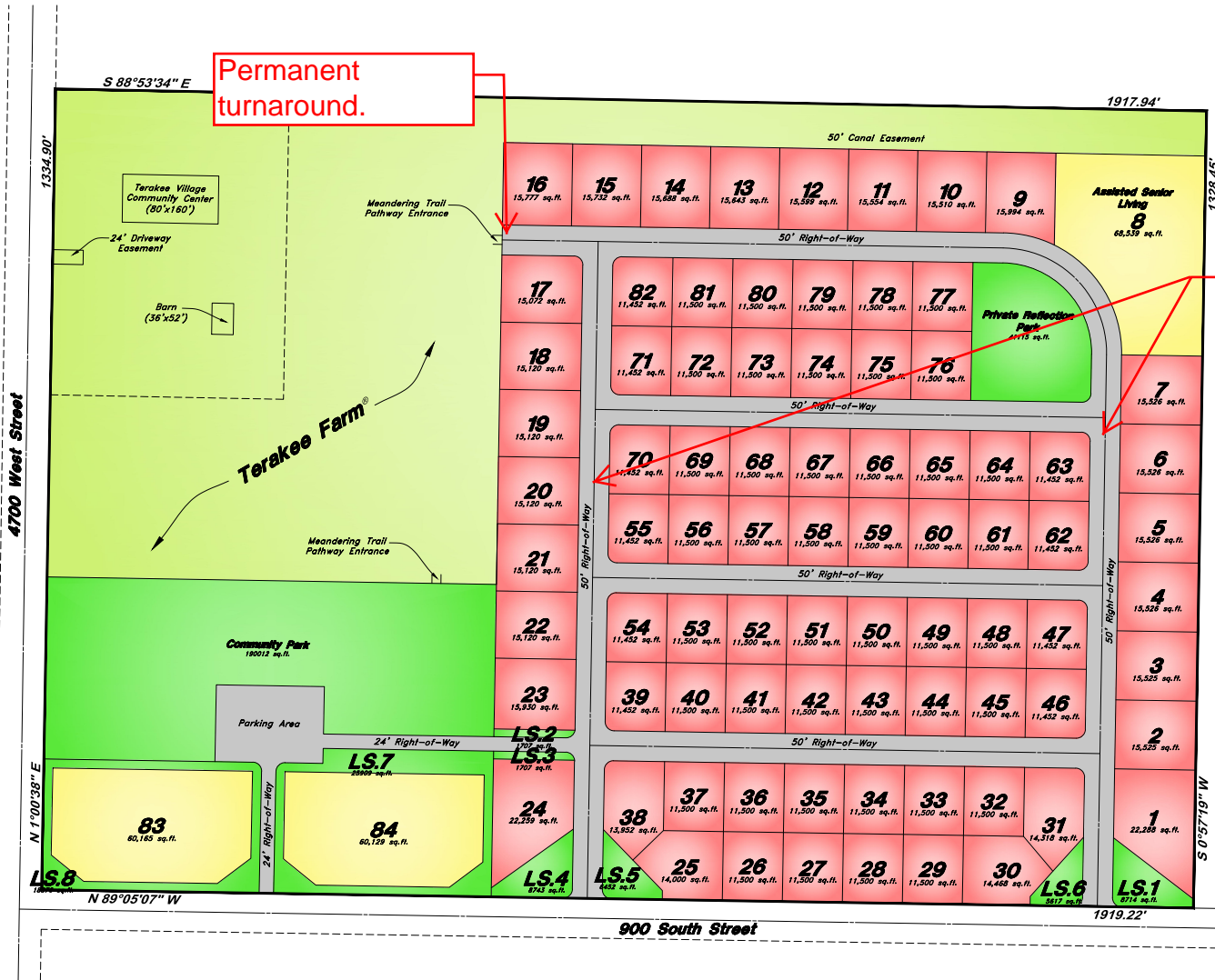


Terakee Village



Terakee Area Summary	Terakee Farm [®]	Terakee Village	Combined
Total Acres	158.1	60.4	218.5
Net Acres	141.8	53.2	195.0
Open Space	69.5	24.8	94.3
Base Units	155	58	213
Total Units	232	85	317
Bonus Density	49.7%	46.6%	48.8%



I would say it would be best that this roadway be a 66ft. ROW. Probably a min. of 30ft. of asphalt surface. With the smaller lots the ROW should probably be all 66ft. and 30ft. of asphalt.

- Village Focus -
- * Planned Residential Development
 - * Landscaped Streets
 - * No HOA
 - * Provide Services Residents Need/Want
 - * "Get To Know Your Neighbor Community"
 - * International Dark Skies Compliant

LEGEND

- Open Space
- Landscaped Area/Parks
- Residential Lots
- Service Areas
- Roadways

Our office would like to see a little more detailed plan on the locations of the trees in the County ROW's

GREAT BASIN ENGINEERING

Overall Development Plan
Terakee Village @ PRUD Subdivision
 Weber County, Utah
 A part of Section 17, T6N, R2W, S36&4, U.S. Survey

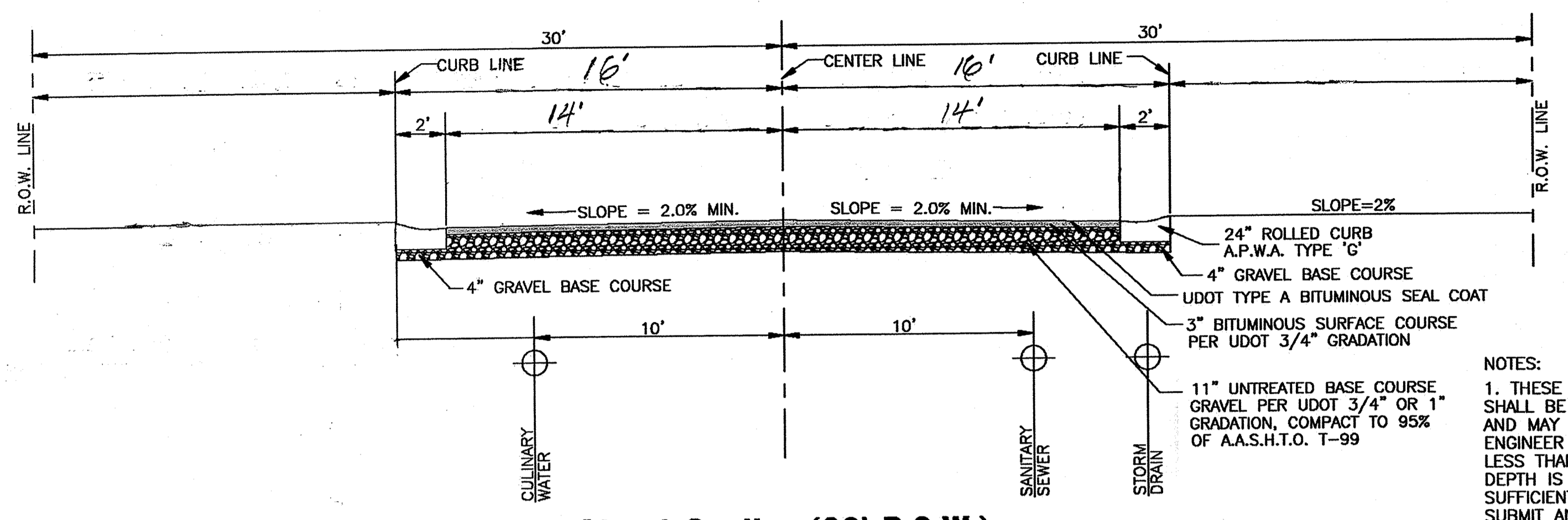
22 Dec, 2016

SHEET NO.

1

16N219

900 SOUTH STREET

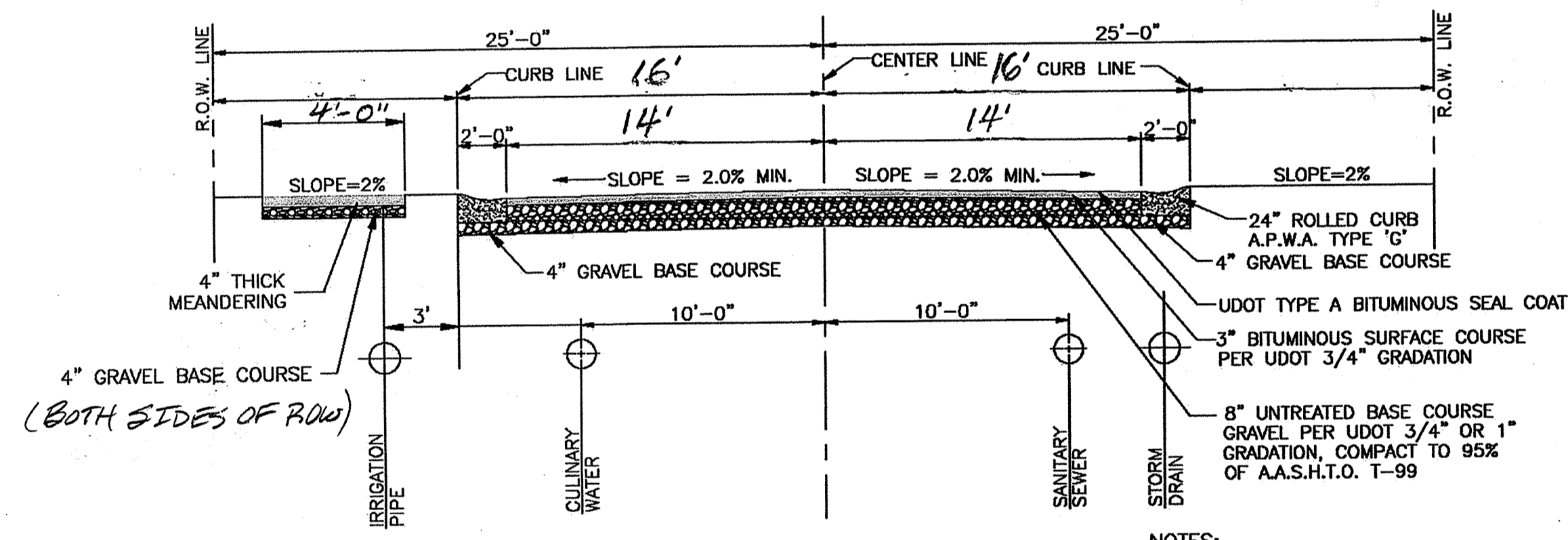


Street Section (60' R.O.W.)

SCALE: NONE

- NOTES:
1. THESE PAVEMENT THICKNESSES SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DESIGNER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER.
 2. GRADUALLY ADJUST DEPTH OF WATER, SO NO FITTINGS WILL BE REQUIRED

TERAKEE VILLAGE®



Street Section (50' R.O.W.)

- NOTES:
1. THESE PAVEMENT THICKNESSES SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DESIGNER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER.
 2. GRADUALLY ADJUST DEPTH OF WATER, SO NO FITTINGS WILL BE REQUIRED

TERAKEE VILLAGE® STREET RIGHT-OF-WAY (50' & 60') & IN STREET UTILITIES (SANITARY SEWER, CULINARY WATER, AND SECONDARY PRESSURE IRRIGATION.