

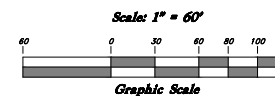
PROPOSED UTILITY NOTE

- Land Drain - 8" PVC Tight Joint
- Sanitary Sewer - 8" SDR-35
- Secondary Water - 8" PVC
- Water (Culinary) - 8" PVC
- (Unless otherwise specified on plans)

NOTE

- Lot 105 may have an ADU.
- ADUs may be used for monthly rentals only when primary residence is owner occupied.
- Agri-tourism is an approved use on agricultural lots.
- Ditch along 900 South Street to be Piped with 15" RCP Storm Drain.
- Recommendations on the Geotech Report shall be followed during construction of this site.
- Private Roads shall have a 41.0' Temporary Turnaround Easement at the end of each street during the construction of each Phase.

Preliminary Plan For
Terakee Village® - Phase 1
 A PRUD Subdivision
 A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey
 Weber County, Utah
 November 2017



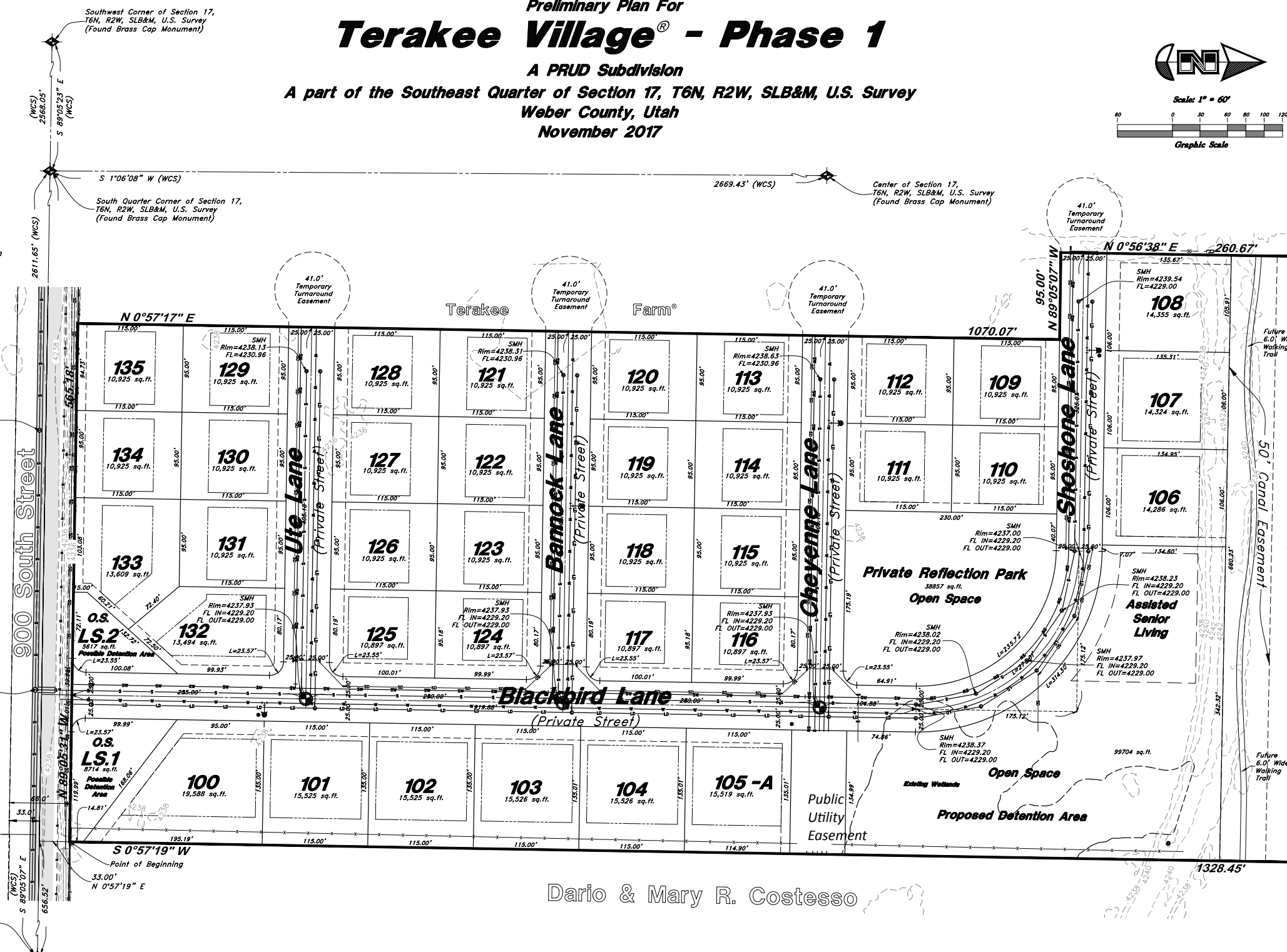
Legend

(Note: All items may not appear on drawing)

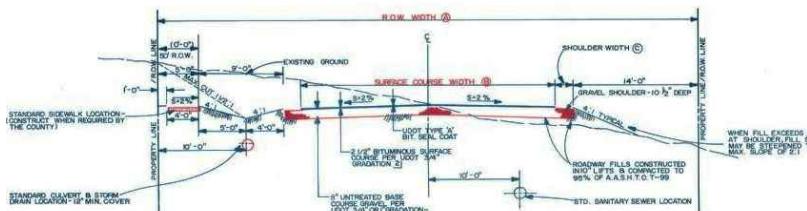
- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Fire Department Connection
- Post Indicator Valve
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm 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
- TA
- EA
- CL
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- ME
- Match Existing
- Fire Department Connection
- OS
- Open Space
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Demo'd Road Base
- Spill Curb & Gutter
- Tree

Joseph G. & Janice M. Morse Trustees

Southwest Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument)



STANDARD RURAL ROADWAY SECTION



STREET DESIGNATION	R.O.W. WIDTH (A)	SURFACE COURSE WIDTH (B)	SHOULDER WIDTH (C)
1) MINOR AND/OR PRIVATE ROADWAYS	50'	24'	4'
STANDARD RESIDENTIAL	60'	24'	4'
COLLECTOR	66'	28'	4'
2) MINOR ARTERIAL	80'	44' (30' ±)	4' ±
3) MAJOR ARTERIAL	100' (CONSULT COUNTY ENGINEER FOR SPECIFIC REQUIREMENTS)		

- MINOR STREET PERMITTED FOR SPECIAL PERMSSION BY THE COUNTY PLANNING COMMISSION WHERE SIDEWALK IS NECESSARY, MUST HAVE 6' ROW
- COUNTY ENGINEER SHALL REVIEW ALLMENT DESIGN ON ARTERIAL, COLLECTOR, AND MAJOR ROADWAYS. IF NECESSARY, MUST HAVE 6' ROW
- THIS WIDTH MAY BE USED AT THE DISCRETION OF THE COUNTY ENGINEER WHEN FULL WIDTH ASPHALT FINISH IS NOT NECESSARY.

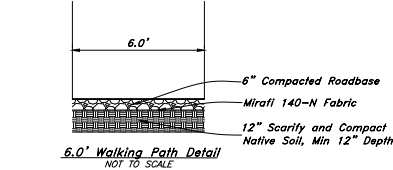
Dario & Mary R. Costesso

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 Line of 900 South Street, said point being 656.52 feet North 89°05'07" West and 33.00 feet North 0°57'19" East from the Southeast Corner of said Section 17; and running thence along said Northerly Line North 89°05'31" West 565.18 feet to the Easterly Line of Terakee Farms property; thence along said Easterly and Southerly Lines the following three (3) courses: (1) North 0°57'17" East 1070.07 feet, (2) North 89°05'07" West 95.00 feet and (3) North 0°56'38" East 260.67 feet to the Southerly Line of the KN & LN LLC Property; thence along said Southerly Line South 88°53'34" East 660.24 feet to the Westerly Line of the Dario & Mary R. Costesso Property; thence along said Westerly Line South 0°57'19" West 1328.45 feet to the Northerly Line of said 900 South Street and the Point of Beginning.

Contains 776,132 Sq. Ft. or 17.818 Acres



ENGINEER:
 Great Basin Engineering, Inc.
 c/o Andy Hubbard
 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) 668-8565

REV	DATE	COUNTY COMMENTS
1 <td>3 Nov, 2017 <td>County Comments</td> </td>	3 Nov, 2017 <td>County Comments</td>	County Comments
2 <td>8 Nov, 2017 <td>County Comments</td> </td>	8 Nov, 2017 <td>County Comments</td>	County Comments

GREAT BASIN ENGINEERING

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

Preliminary Plan

Terakee Village® PRUD Subdivision

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

23 Oct, 2017

SHEET NO. **2**

of 2

16N719 - Prelim - Phase 1

PRELIMINARY PLAN