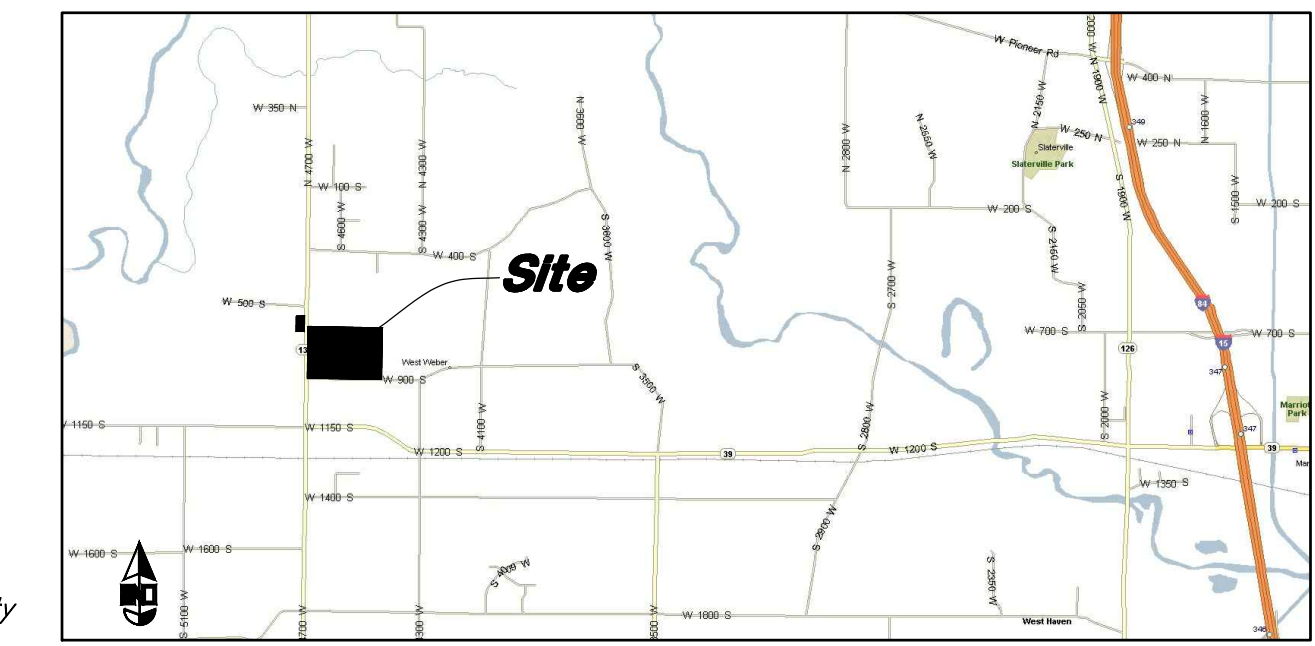


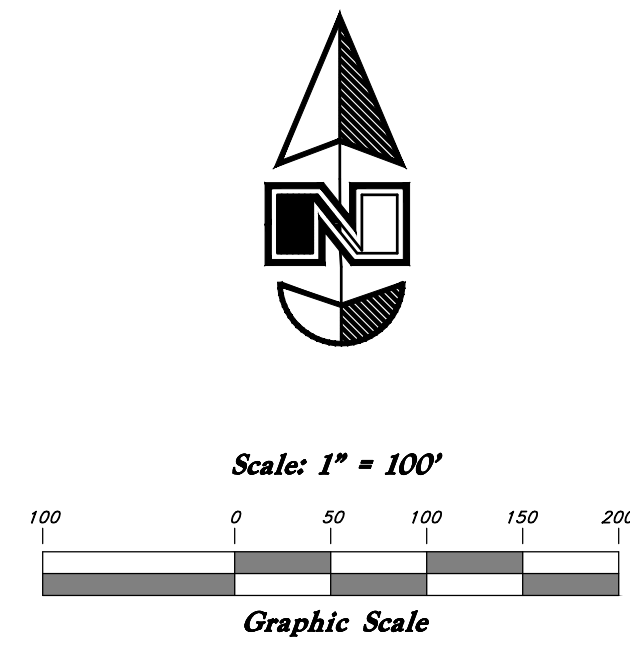
Preliminary Plan For Terakee Village®

A PRUD Subdivision
A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
October 2017



VICINITY MAP
Not to Scale

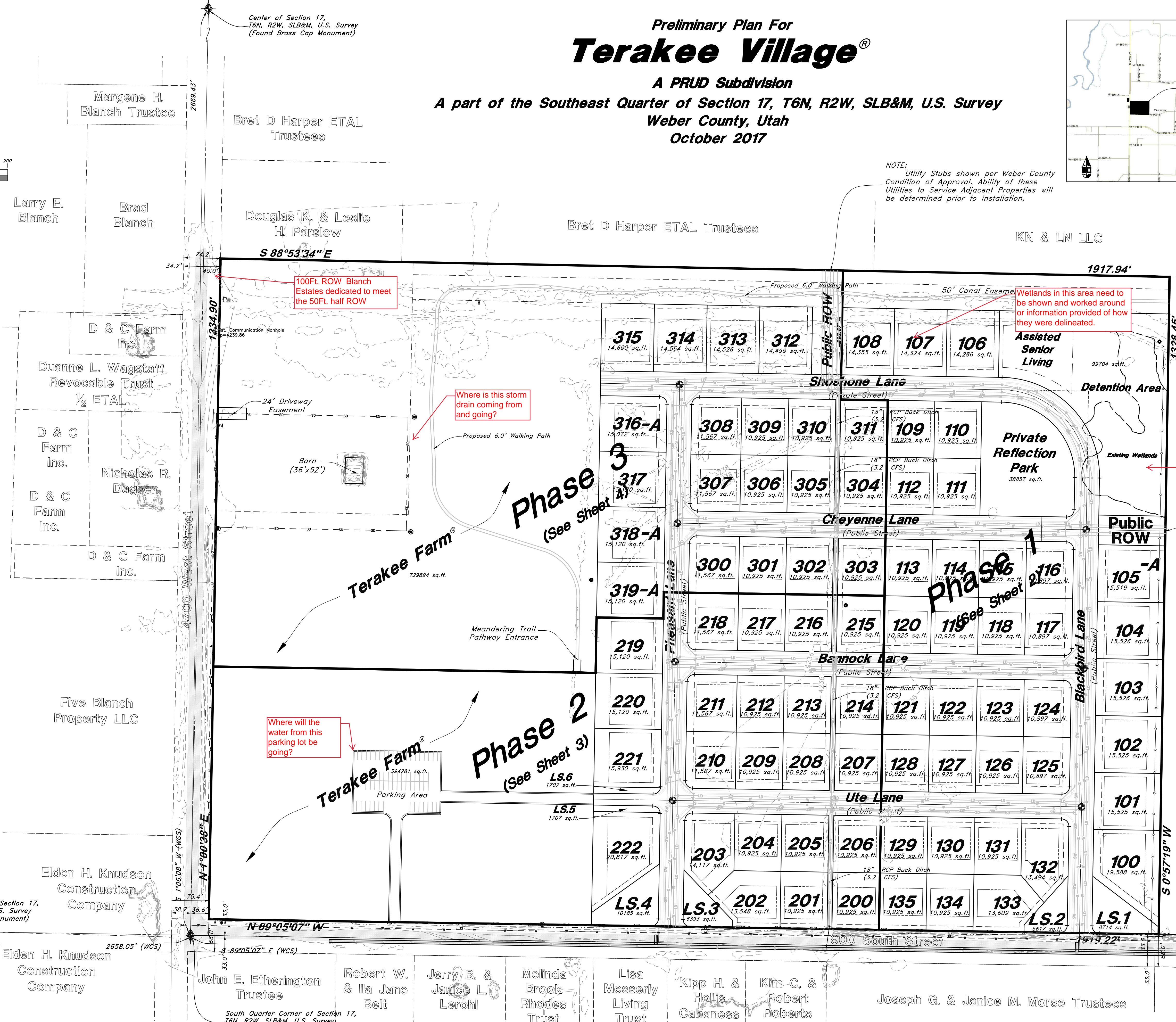
NOTE: Utility Stubs shown per Weber County Condition of Approval. Ability of these Utilities to Service Adjacent Properties will be determined prior to installation.



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
- 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
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Demo'd Road Base
- Spill Curb & Gutter
- Tree



ZONING INFORMATION

This property is Zoned PRUD and has the following building setbacks:

- Front Yard = 20 feet
- Other Main = 30 feet
- Side Yard = 8 feet (Dwelling)
- Other Main Building (20 feet)
- Side Facing Street on Corner Lot (20 feet)
- Rear Yard = 30 feet
- Other Main = 30 feet
- Building Height = 1 Story building (40 feet maximum)

DESCRIPTIONS

A part of the Southeast Corner of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at a point on the Easterly Right of Way Line of 4700 West Street, said point being 32.93 feet North 0°51'46" East and 36.54 feet South 89°08'17" East from the South Quarter Corner of said Section 17; and running thence along said Easterly Right of Way Line North 1°00'38" East 1334.90 feet; thence South 88°53'34" East 1917.94 feet; thence South 0°57'19" West 1328.45 feet to the Northernly Right of Way Line of 900 South Street; thence along said Northernly Line North 89°05'07" West 1919.22 feet to the point of beginning.

Contains 2,554,920 Sq. Ft. or 58.652 Acres

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

1. Lots 105, 316, 318 and 319 may have ADUs.
2. ADUs may be used for monthly rentals only when primary residence is owner occupied.
3. Agri-tourism is an approved use on agricultural lots.

FLOOD PLAIN

This property lies within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0425E dated 16 Dec, 2005 as well as Panel Number 49057C0189E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

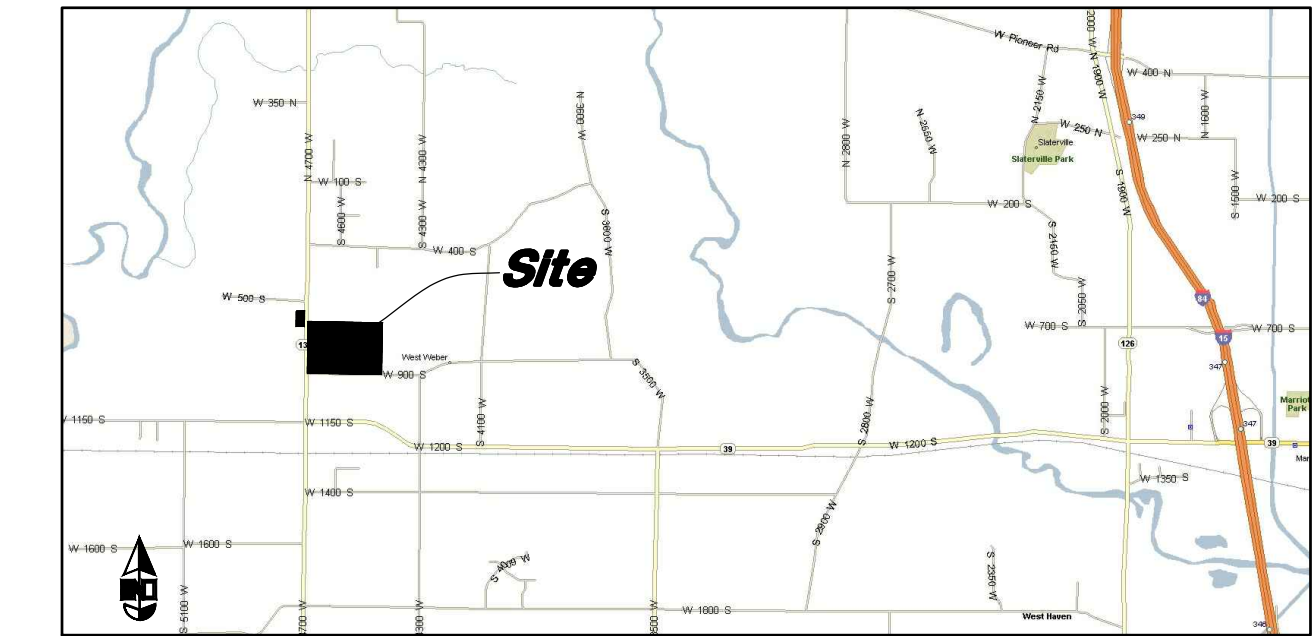
GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 PHONE: 801-468-1515 FAX: 801-468-1515
 WWW.GREATBASINENGINEERING.COM

Preliminary Plan
Terakee Village @ PRUD Subdivision
 Weber County, Utah
 A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

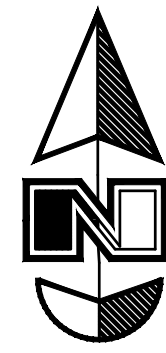
22 Sept, 2017
 SHEET NO. **1**
 of 4
 16N719 - Prelim-4

Preliminary Plan For Terakee Village®

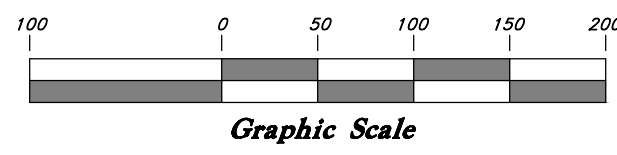
A PRUD Subdivision
A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
October 2017



VICINITY MAP
Not to Scale



Scale: 1" = 100'



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
- Power pole
- 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 Contour
- 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

LEGEND

- Agricultural Parcels
- Landscaped Area/Parks
- Residential Lots
- Commercial Lots
- Roadways/Improvements



Margene H. Blanch Trustee
Bret D Harper ETAL Trustees
Larry E. Blanch
Brad Blanch
Douglas K. & Leale H. Parslow
Bret D Harper ETAL Trustees
KN & LN LLC
D & C Farm Inc.
Duanne L. Wagstaff Revocable Trust
D & C Farm Inc.
Nicholas R. Dagsen
D & C Farm Inc.
D & C Farm Inc.
Five Blanch Property LLC
Elden H. Knudson Construction Company
Elden H. Knudson Construction Company

John E. Etherington Trustee
Robert W. & Lisa Jane Bell
Jerry B. & Janice L. Lerohi
Melinda Brock Rhodes Trust
Lisa Messery Living Trust
Kipp H. & Hollis Cabaness
Kim C. & Robert Roberts
Joseph G. & Janice M. Morse Trustees

ENGINEER:
Great Basin Engineering, Inc.
c/o Andy Hubbard
3746 South 1425 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

GREAT BASIN ENGINEERING
 5746 SOUTH 1425 EAST, OGDEN, UTAH 84405
 P.O. BOX 115, 5615 S. 1150 W., OGDEN, UTAH 84405
 WWW.GREATBASINENGINEERING.COM

Preliminary Plan
Terakee Village @ PRUD Subdivision
 Weber County, Utah
 A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

22 Sept, 2017

SHEET NO.

1A

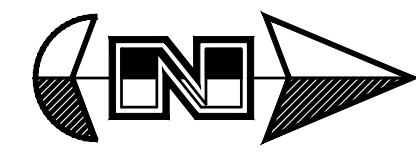
of 4

PRELIMINARY PLAN

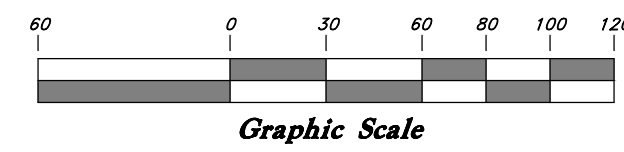
Preliminary Plan For Terakee Village®

A PRUD Subdivision

A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
October 2017



Scale: 1" = 60'

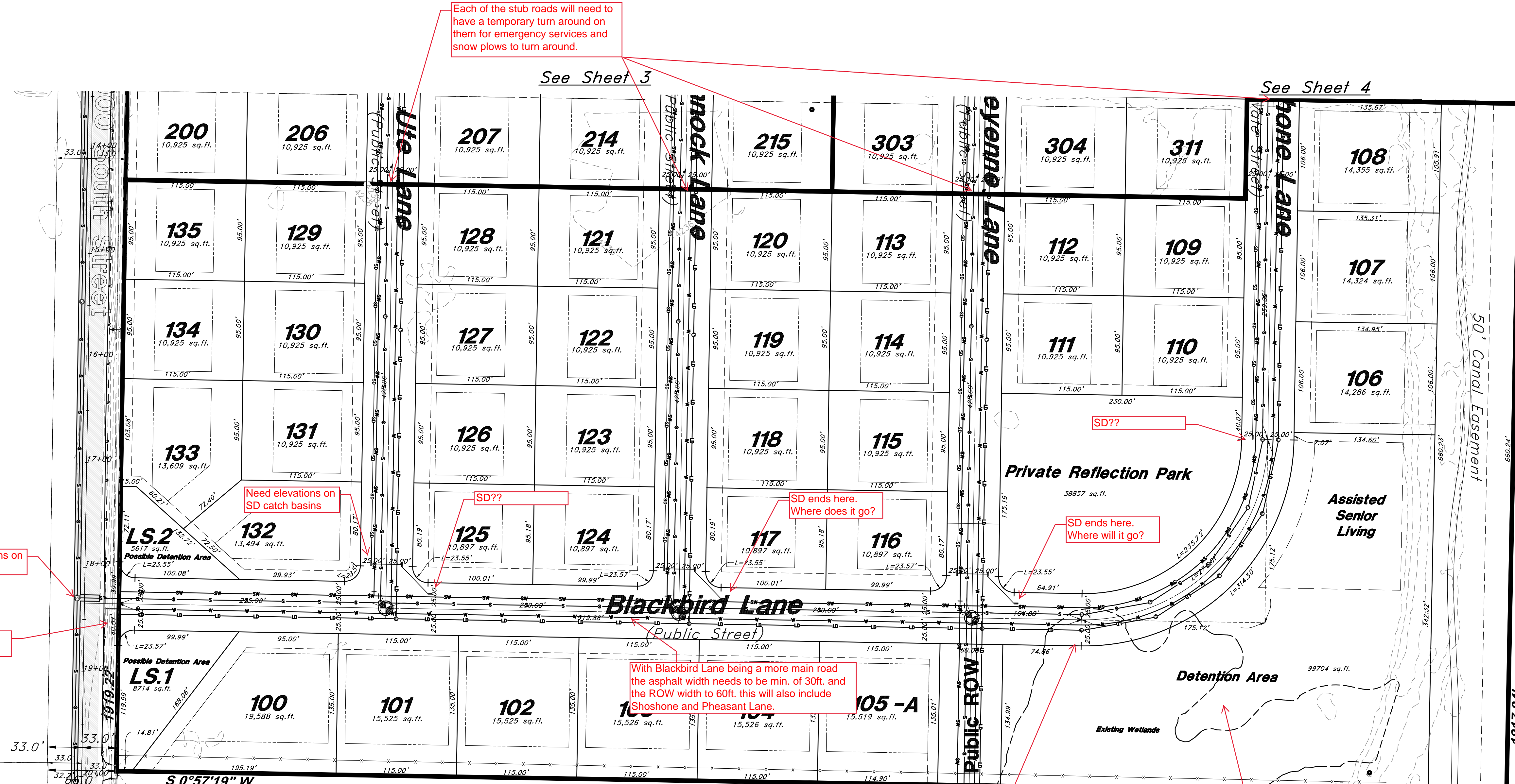


Legend

(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
- 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
- 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. Morris Trust



Each of the stub roads will need to have a temporary turn around on them for emergency services and snow plows to turn around.

See Sheet 3

See Sheet 4

Need elevations on sewer MH

Drainage ditch piped

Need elevations on SD catch basins

SD??

SD ends here. Where does it go?

SD ends here. Where will it go?

With Blackbird Lane being a more main road the asphalt width needs to be min. of 30ft. and the ROW width to 60ft. this will also include Shoshone and Pheasant Lane.

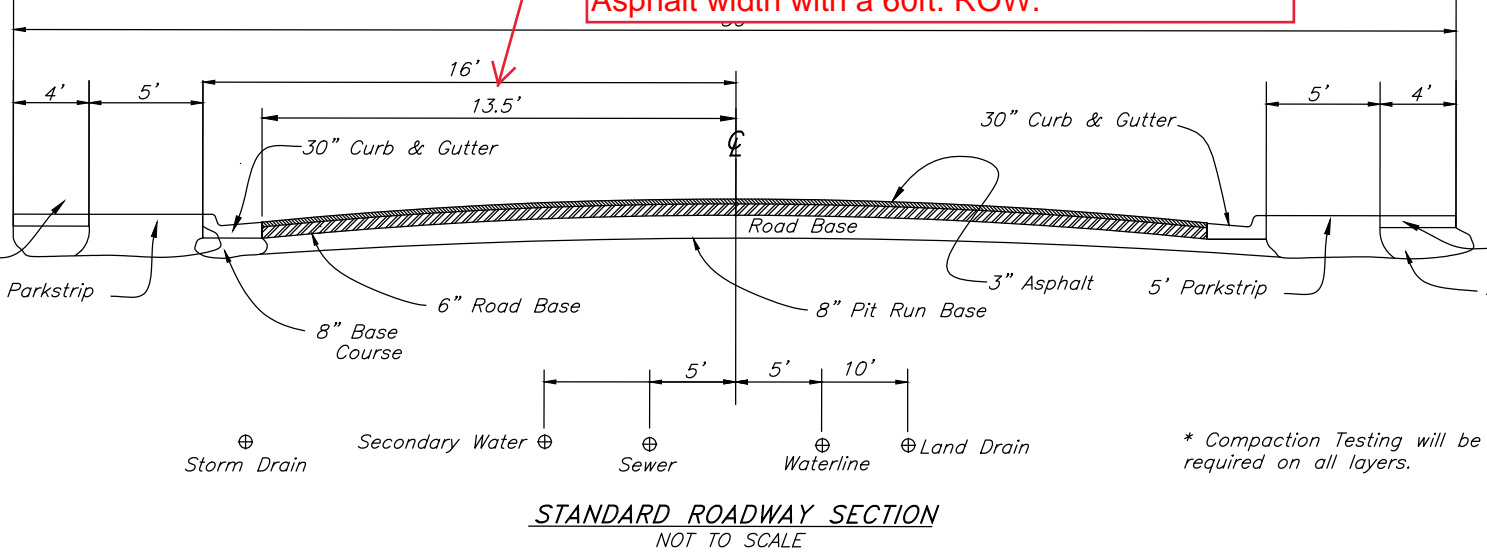
-SD & Sewer need to have elevations on them or at least min. on the sewer.
-Land Drain is shown please provide information on who will maintain and own the system.
-Where is the secondary water source located.
-Drainage ditch along 900 south will need to be piped.
-Fire Hydrant Locations need to be shown on plan.

Our smallest width of asphalt we allow is 26ft. the next size up from that is 30ft. (see notes on streets) With the 26ft. width parking will need to be restricted to only one side, please show how this will be restricted. Also show detail for a 30ft. Asphalt width with a 60ft. ROW.

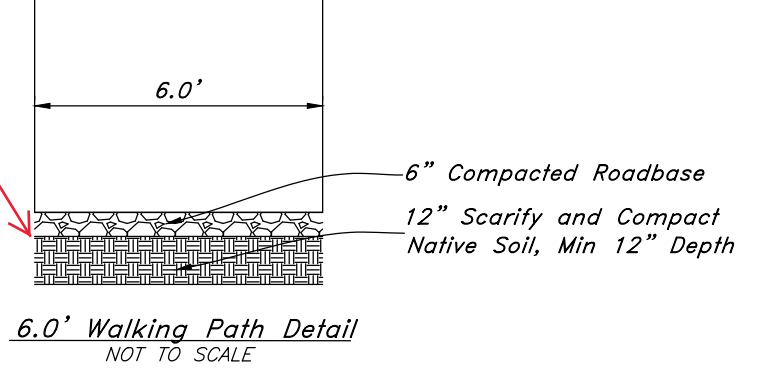
Please provide information on the delineation of the wetlands.

This area is stated as the Detention Area but I do not see any storm drain tied to it.

Dario & Mary R. Costesso



Fabric between the two.



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

1. Lots 105, 316, 318 and 319 may have ADUs.
2. ADUs may be used for monthly rentals only when primary residence is owner occupied.
3. Agri-tourism is an approved use on agricultural lots.

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 P.O. BOX 115, 1515 S. 1500 E., OGDEN, UTAH 84403
 WWW.GREATBASINENGINEERING.COM

Preliminary Plan
Terakee Village @ PRUD Subdivision
 Weber County, Utah
 A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

22 Sept, 2017

SHEET NO.

2

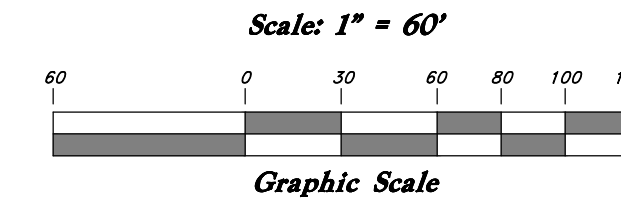
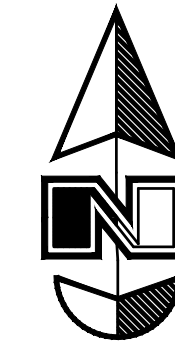
16N719 - Prelim-4

PRELIMINARY PLAN

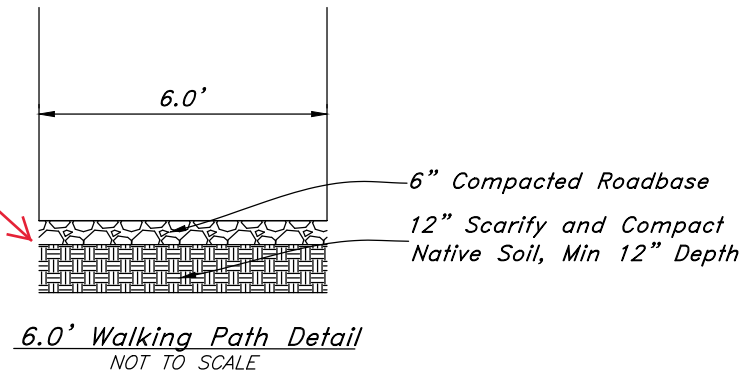
Preliminary Plan For Terakee Village®

A PRUD Subdivision

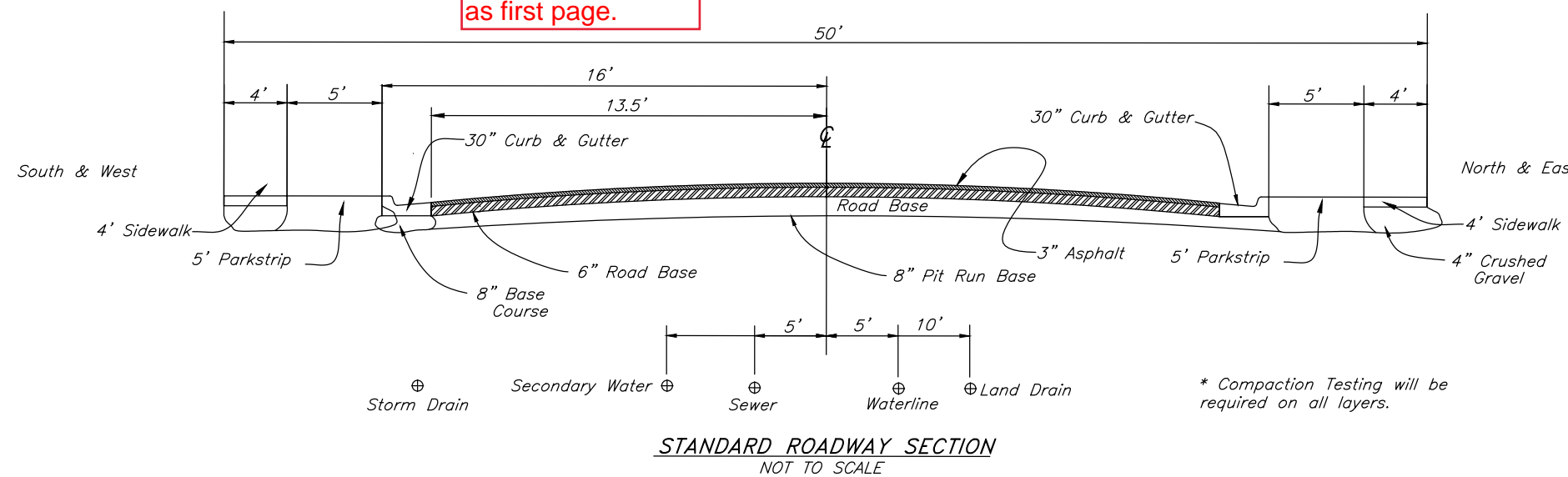
A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
October 2017



Fabric between the two, or how will the weeds be controlled.



Same comments as first page.



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)

See Sheet 4

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
- 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
- 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

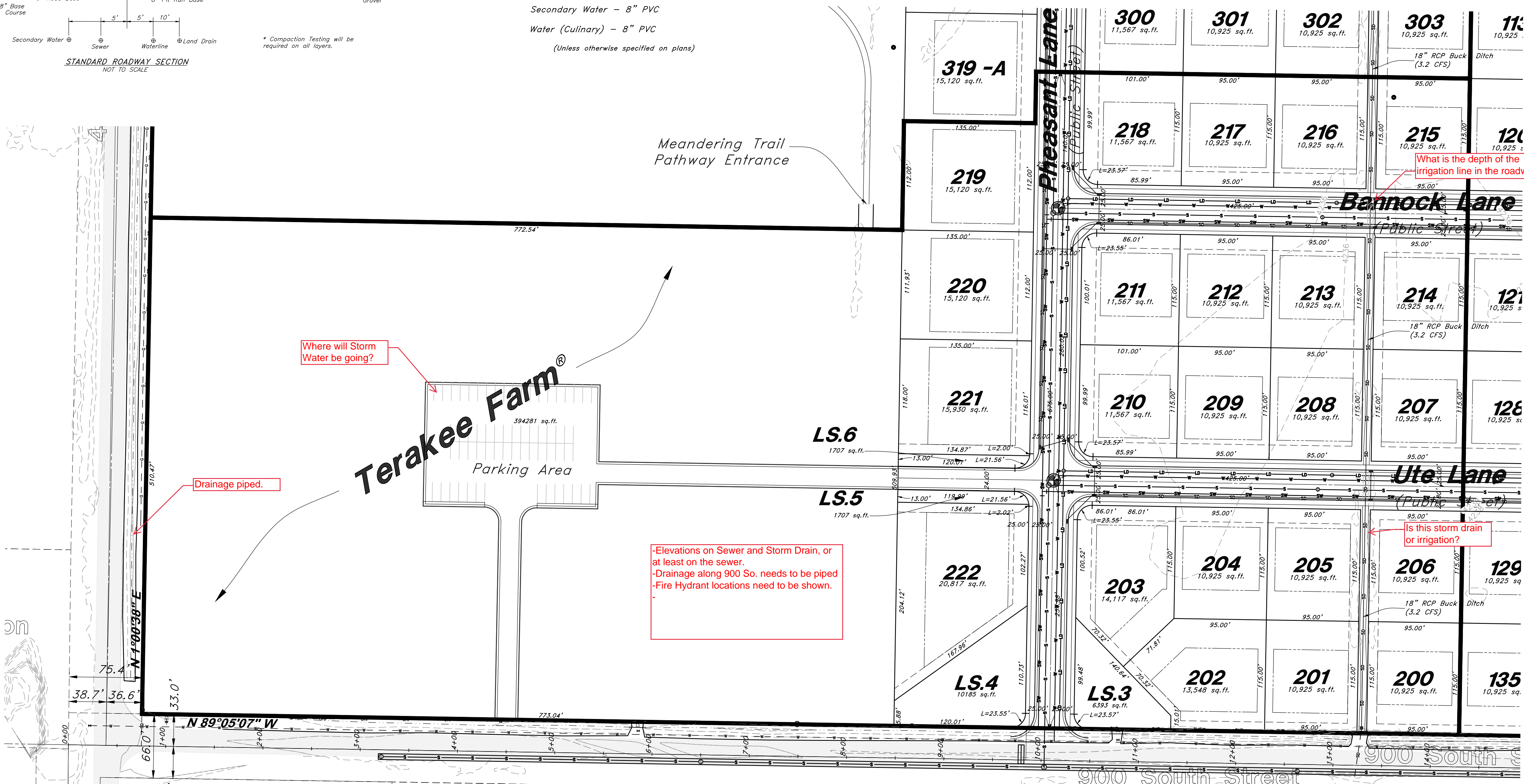
Where will Storm Water be going?

Drainage piped.

Elevations on Sewer and Storm Drain, or at least on the sewer.
Drainage along 900 So. needs to be piped.
Fire Hydrant locations need to be shown.

What is the depth of the irrigation line in the roadway.

Is this storm drain or irrigation?



Show a cross section for the heavy duty asphalt

John E. Etherington Trustee Robert W. & Ila Jane Belt Jerry B. & Janice L. Lerohl Melinda Brook Rhodes Trust Lisa Messerly Living Trust Kipp H. & Hollis Cabaness Kim-C. & Robert Roberts Josep

NOTE

1. Lots 105, 316, 318 and 319 may have ADUs.
2. ADUs may be used for monthly rentals only when primary residence is owner occupied.
3. Agri-tourism is an approved use on agricultural lots.

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 P: 435-733-1515 FAX: 435-733-1522
 WWW.GREATBASINENGINEERING.COM

Preliminary Plan
Terakee Village @ PRUD Subdivision
 Weber County, Utah
 A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

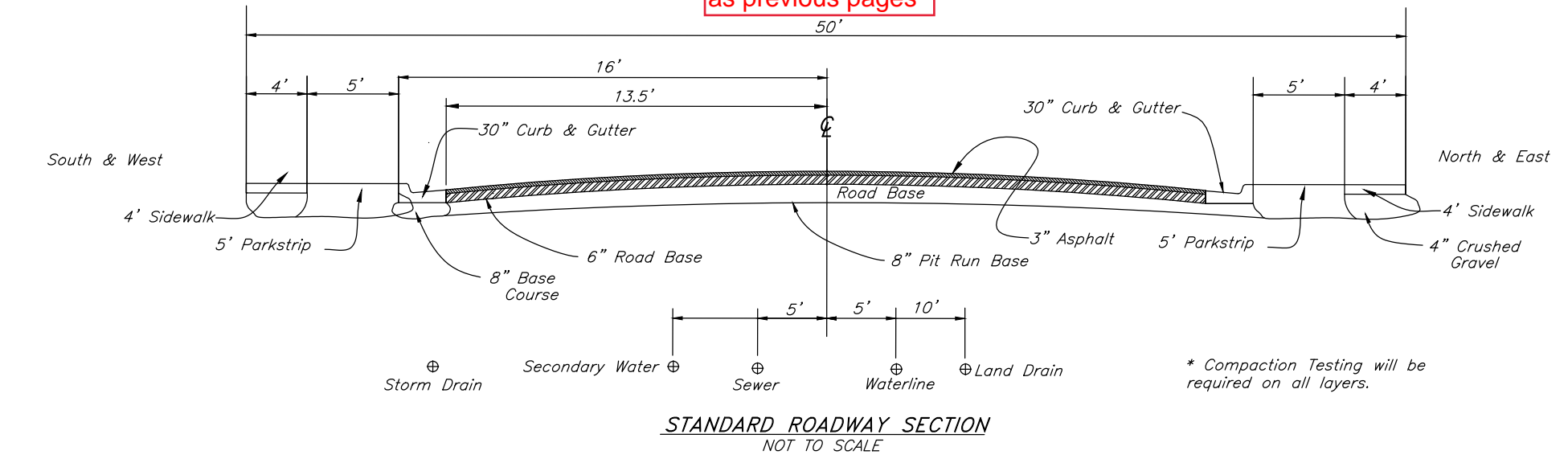
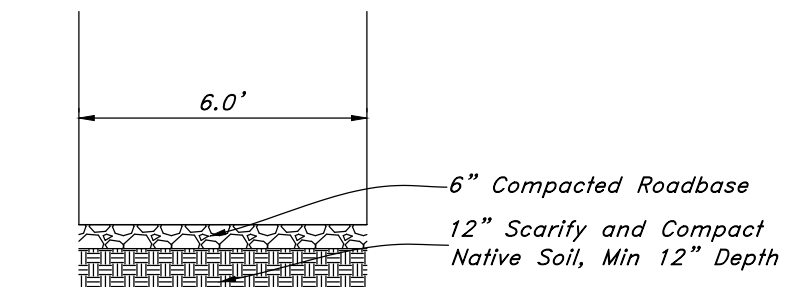
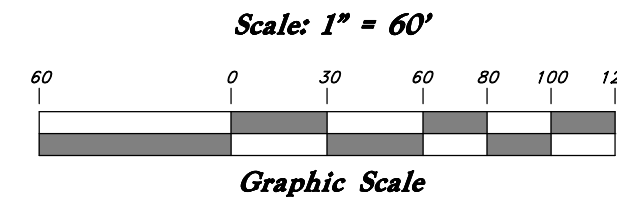
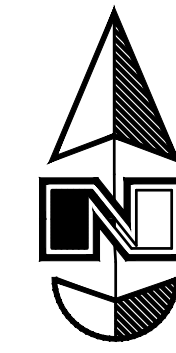
22 Sept, 2017
 SHEET NO.
3
 of 4
 16N719 - Prelim-4

PRELIMINARY PLAN

Preliminary Plan For Terakee Village®

A PRUD Subdivision

A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
October 2017



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)

STANDARD ROADWAY SECTION
NOT TO SCALE

Margene H. Blanch Trustee

Larry E. Blanch

Brad Blanch

Douglas K. & Leslie H. Parslow

Bret D Harper ETAL Trustees

D & C Farm Inc.

Duanne L. Wagstaff Revocable Trust
1/2 ETAL

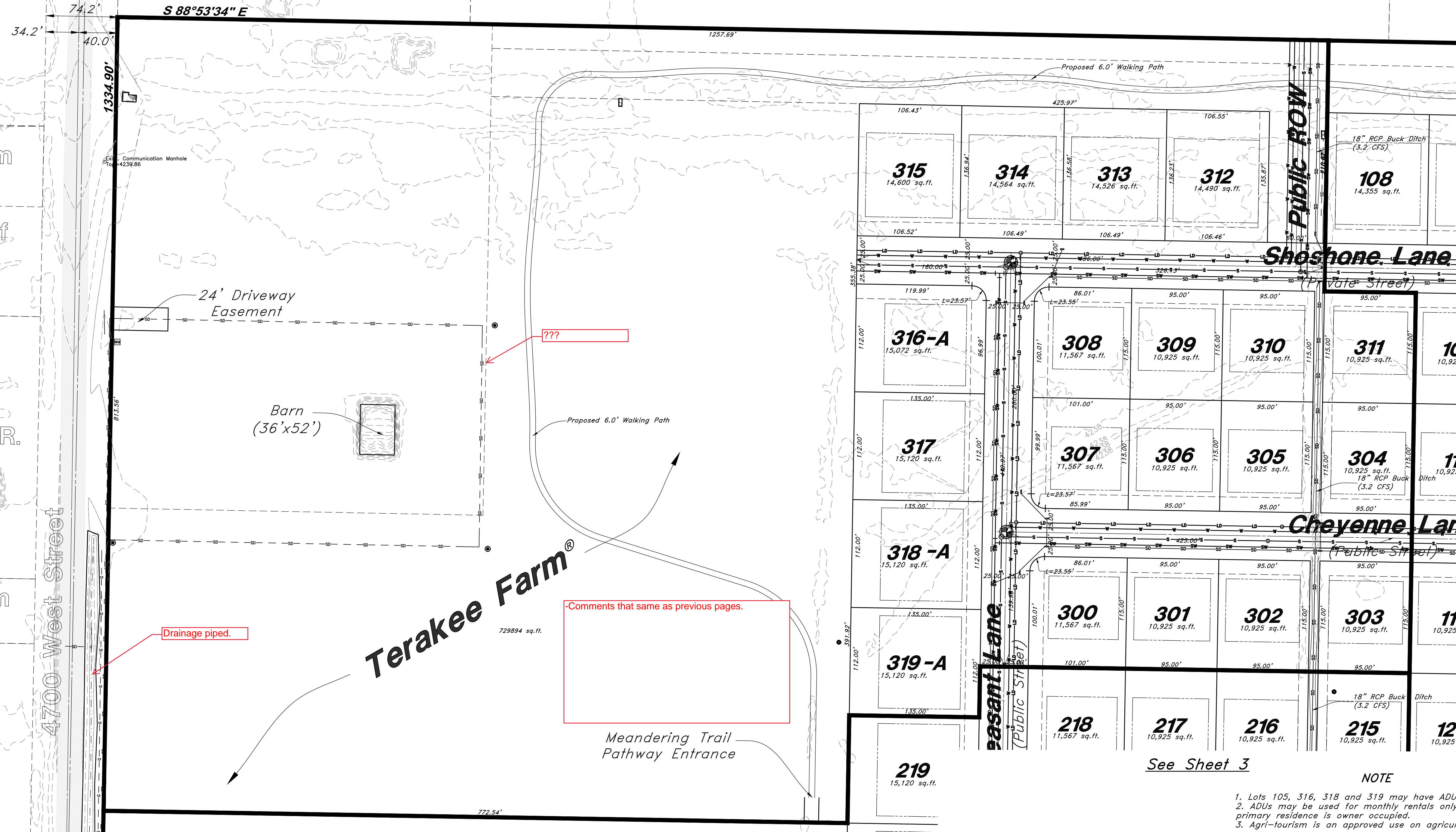
Nicholas R. Dagsen

D & C Farm Inc.

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 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
- 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
- Centerline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- TCW
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- 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



Comments that same as previous pages.

NOTE

1. Lots 105, 316, 318 and 319 may have ADUs.
2. ADUs may be used for monthly rentals only when primary residence is owner occupied.
3. Agri-tourism is an approved use on agricultural lots.

See Sheet 3

See Sheet 3

See Sheet 2

PRELIMINARY PLAN

GREAT BASIN ENGINEERING
574 SOUTH 1475 EAST, OGDEN, UTAH 84403
P.O. BOX 1156, OGDEN, UTAH 84402
WWW.GREATBASINENGINEERING.COM

Preliminary Plan
Terakee Village @ PRUD Subdivision
Weber County, Utah
A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

22 Sept, 2017
SHEET NO. **4**
of 4
16N719 - Prelim-4