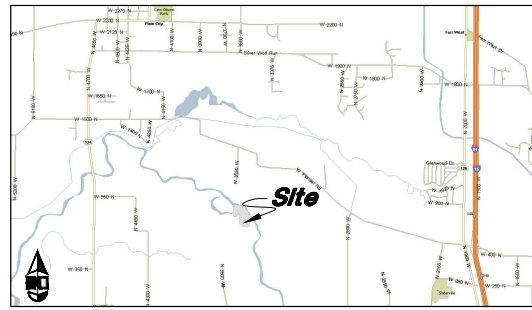
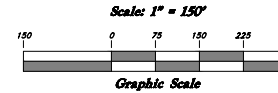


Preliminary Plan for Terakee Farm PRUD Subdivision

A part of Section 9, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
November 2017



VICINITY MAP
(Not to Scale)

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 49057CD189E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading) as well as Special Flood Hazard Areas subject to inundation by the 1% Annual Chance Flood Event.

GENERAL NOTES

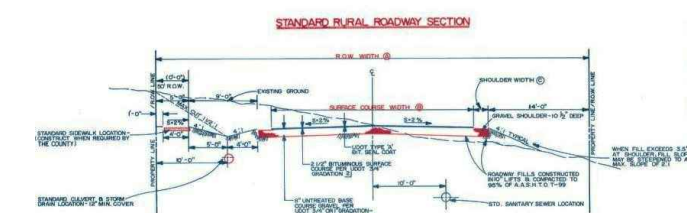
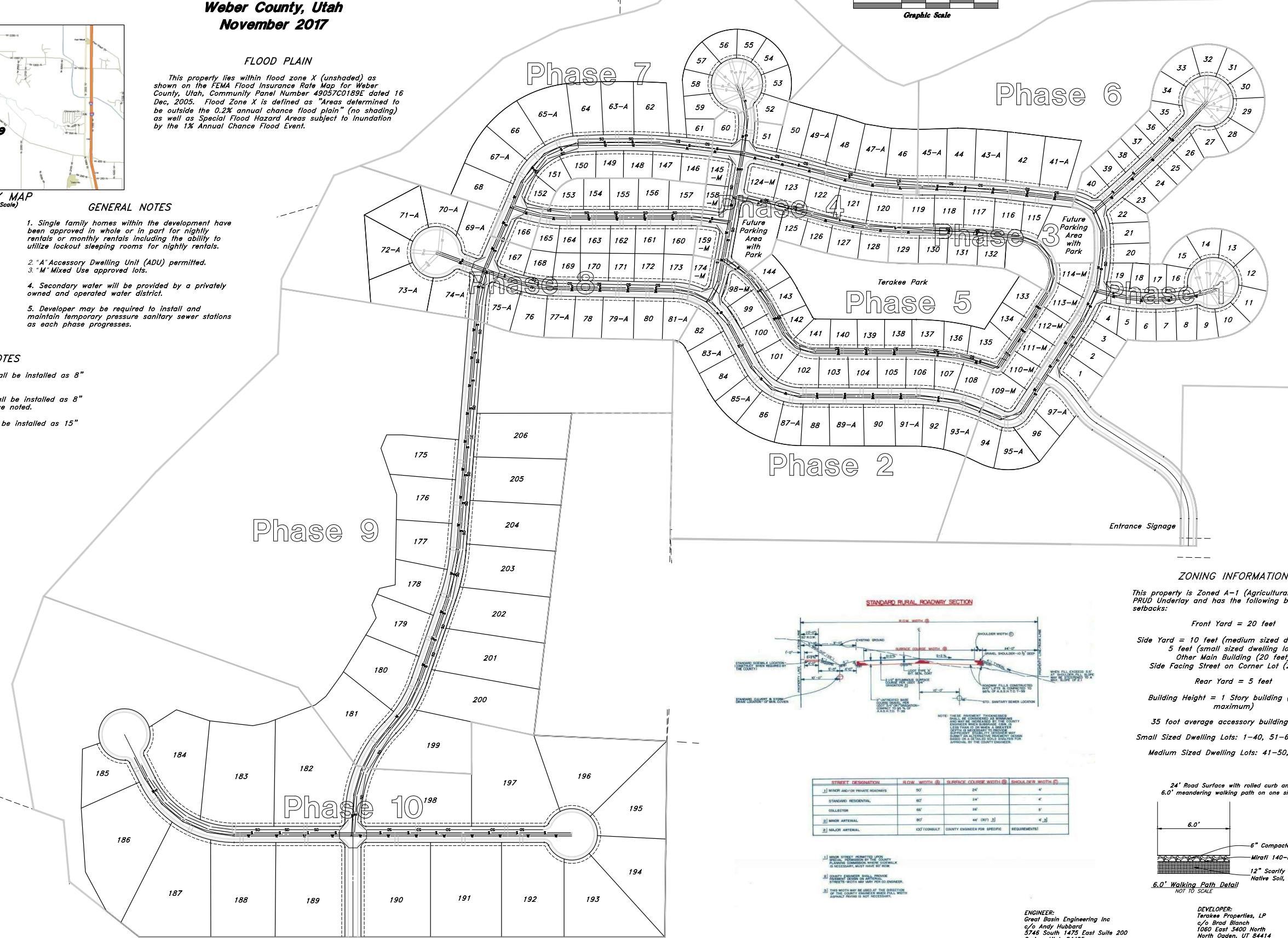
1. Single family homes within the development have been approved in whole or in part for nightly rentals or monthly rentals including the ability to utilize lockout sleeping rooms for nightly rentals.
2. 'A' Accessory Dwelling Unit (ADU) permitted.
3. 'M' Mixed Use approved lots.
4. Secondary water will be provided by a privately owned and operated water district.
5. Developer may be required to install and maintain temporary pressure sanitary sewer stations as each phase progresses.

UTILITY NOTES

1. All Sanitary Sewer Lines shall be installed as 8" SDR-35 unless otherwise noted.
2. All Culinary Water Lines shall be installed as 8" DR-14 900 PVC unless otherwise noted.
3. All Storm Drain Lines shall be installed as 15" RCP unless otherwise noted.

LEGEND

E	Centerline
UGT	Buried Telephone line
OHT	Overhead Telephone line
OHP	Overhead Power line
UGP	Power line
S	Sanitary Sewer line
W	Culinary Water line
G	Gas line
SD	Storm Drain line
SW	Secondary Waterline
LD	Land Drain line
W	Irrigation Waterline
X-X-X	Fence Power Meter
+	Power Pole
⊙	Water Meter
⊙	Gas Meter
⊙	Power Meter
⊙	Telephone Box
⊙	Sewer Manhole
⊙	Drain Manhole
⊙	Water Manhole
⊙	Cleanout Box
TA	Top of Asphalt
EA	Edge of Asphalt
NG	Natural Ground
LG	Lip of Gutter
SP	Service Pole
LP	Light Pole
PP	Power Pole
TP	Telephone Pole
FH	Fire Hydrant
DIT	Flowline of Ditch
TOE	Toe of Slope
TOP	Top of Slope
CO	Cleanout
FC	Fence
FW	Flowline
DMH	Drain Manhole
x89.00	Spot Elevation
Contour	Contour
Asphalt	Asphalt
Concrete	Concrete
Building	Building
Catch Basin	Catch Basin
C.M.P.	Corrugated Metal Pipe
R.C.P.	Reinforced Concrete Pipe
CONC	Edge of Concrete
RWALL	Retaining Wall
SMH	Sewer Manhole
WV	Water Valve
CB	Catch Basin
DV	Diversion Box
TC	Top of Curb
SW	Sidewalk
GAS	Gas line Marker
GUY	Guy Wire
BLDG	Building Corner
⊙	Fire Hydrant
NG	Natural Ground
⊙	Water Valve
⊙	Light Pole
⊙	Power Pole w/guy
⊙	Deciduous Tree
⊙	Coniferous Tree
ARP	Area Reference Plat
⊙	Building Columns
LS	Landscaping



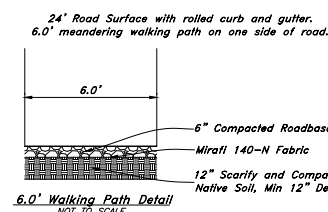
STREET DESIGNATION	ROW WIDTH @	SURFACE COURSE WIDTH @	SHOULDER WIDTH @
1) MINOR ARTERIAL/PRIVATE ROADWAY	50'	24'	4'
STANDARD RESIDENTIAL	60'	24'	4'
COLLECTOR	60'	24'	4'
2) MAJOR ARTERIAL	90'	44' (30' @)	4'
3) MAJOR ARTERIAL	100' (CONSULT COUNTY ENGINEER FOR SPECIFIC REQUIREMENTS)		

- 1) MINOR STREET PERMITTED TO BE OPEN TO TRAFFIC AT ALL TIMES. ALL ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH ROAD DESIGN MANUAL. IF NECESSARY, ROADWAY SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
- 2) STREET FRONTAGE SHALL BE MINIMUM 100 FEET. STREET FRONTAGE SHALL BE 100 FEET UNLESS OTHERWISE NOTED.
- 3) THIS WIDTH MAY BE USED BY THE DIRECTOR OF THE COUNTY ENGINEER IF THE DIRECTOR OF THE COUNTY ENGINEER DETERMINES THAT THE ROADWAY DESIGN IS NOT NECESSARY.

ZONING INFORMATION

This property is Zoned A-1 (Agricultural) with PRUD Underlay and has the following building setbacks:

- Front Yard = 20 feet
- Side Yard = 10 feet (medium sized dwelling lot)
5 feet (small sized dwelling lots)
- Other Main Building (20 feet)
- Side Facing Street on Corner Lot (20 feet)
- Rear Yard = 5 feet
- Building Height = 1 Story building (40 feet maximum)
- 35 foot average accessory building height
- Small Sized Dwelling Lots: 1-40, 51-61, 98-174
- Medium Sized Dwelling Lots: 41-50, 62-97



ENGINEER:
Great Basin Engineering Inc
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84403
(801) 394-4515

DEVELOPER:
Terakee Properties, LP
c/o Brad Blanch
1060 East 3400 North
North Ogden, UT 84414
(801) 668-8565

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 Farm PRUD Subdivision
Approx 700 North 3600 West
Weber County, Utah
A part of Section 9, T6N, R2W, SLB&M, U.S. Survey

6 Nov. 2017

SHEET NO. **1**
of 2
16N704 - Prelim - Phase 1

PRELIMINARY PLAN

LEGEND

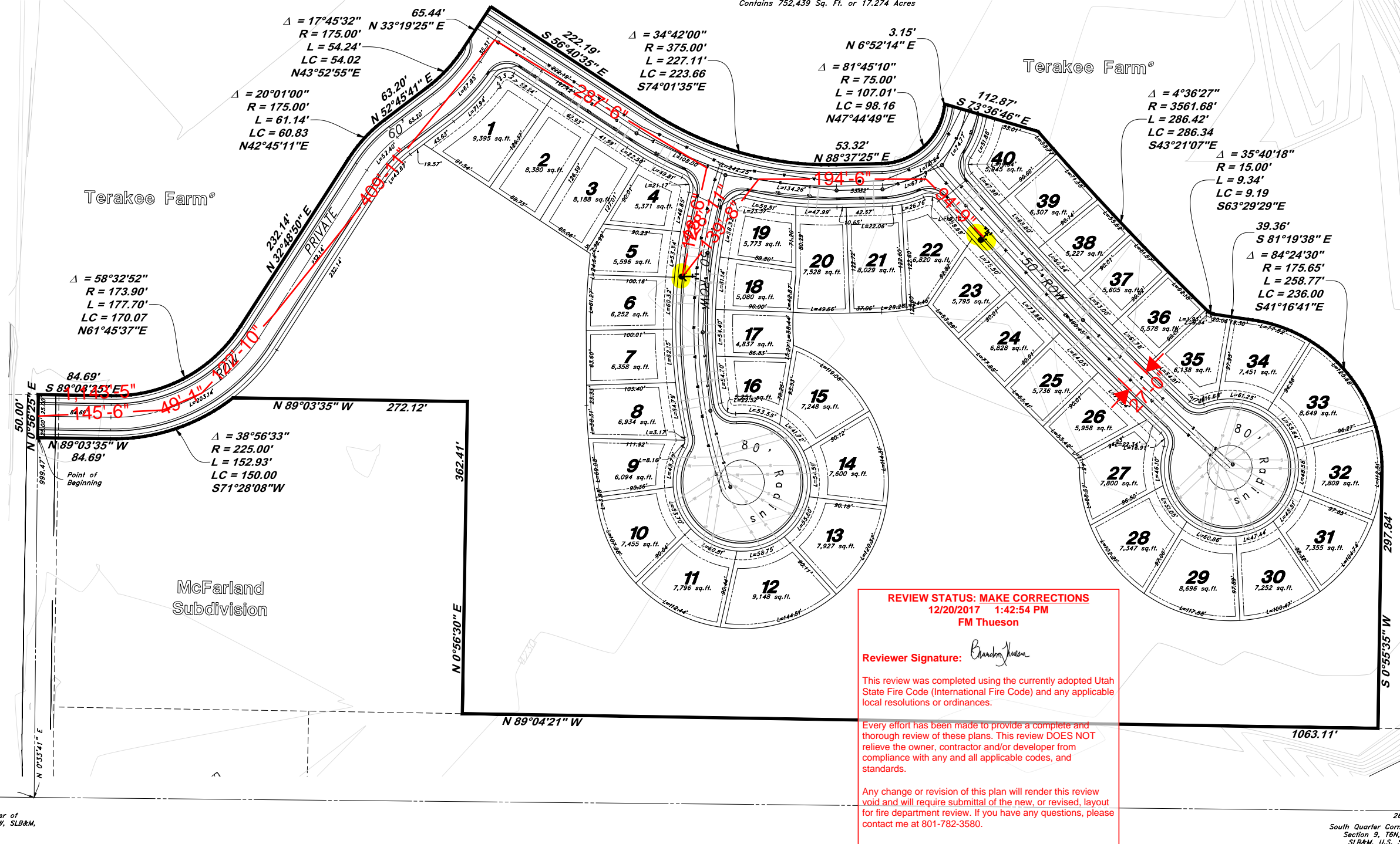
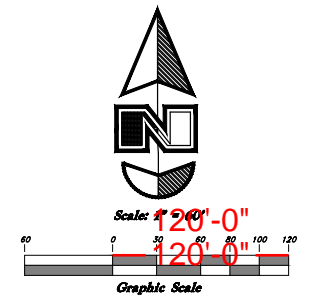
—E— Centerline	TOP Top of Slope
-UGT- Buried Telephone line	CO Cleanout
-OHT- Overhead Telephone line	FC Fence
-OHP- Overhead Power line	Flowing Flowing
-UHP- Underhead Power line	DMH Drain Manhole
-S- Sanitary Sewer line	DMH Spot Elevation
-W- Cullinary Water line	Contour
-G- Gas line	Asphalt
-SD- Storm Drain line	Concrete
-SW- Secondary Waterline	Building
-LD- Land Drain line	Calch Basin
-IW- Irrigation Waterline	Corrugated Metal Pipe
-X-X-X- Fence Power Meter	Reinforced Concrete Pipe
Power Pole	Edge of Concrete
Post	RWALL Retaining Wall
Water Meter	SMH Sewer Manhole
Gas Meter	WY Water Valve
Power Meter	CD Catch Basin
Telephone Box	DB Diversion Box
Sewer Manhole	TC Top of Curb
Drain Manhole	SW Sidewalk
Water Manhole	GAS Gas Line Marker
Cleanout Box	GUY Guy Wire
TA Top of Asphalt	BLDG Building Corner
EA Edge of Asphalt	Fire Hydrant
NG Natural Ground	Fire Hydrant
LG Lip of Gutter	Water Valve
SP Service Pole	Light Pole
LP Light Pole	Power Pole w/guy
PP Power Pole	Deiduous Tree
TP Telephone Pole	Coniferous Tree
FH Fire Hydrant	Area Reference Point
DIT Flowline of Ditch	ARP Building Columns
TOE Toe of Slope	LS Landscaping

PRELIMINARY DESCRIPTION

A part of Section 9, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah.

Beginning at a point on the Northwest corner of McFarland Subdivision, said point being 919.59 feet South 89°26'19" East and 999.47 feet North 0°33'41" East from the South Quarter Corner of said Section 9; and running thence South 89°03'35" East 84.69 feet to a point of curvature; thence Northerly along the arc of a 173.90 foot Radius curve to the left a distance of 177.70 feet (Delta Angle equals 58°32'52", Center bears North 1°02'03" East, Long Chord bears North 61°45'37" East 170.07 feet); thence North 32°48'50" East 114.77 feet to a point of curvature; thence Northerly along the arc of a 175.00 foot Radius curve to the right a distance of 61.14 feet (Delta Angle equals 20°01'00", Center bears South 57°15'19" East, Long Chord bears North 42°45'11" East 60.83 feet); thence North 52°45'41" East 63.20 feet to a point of curvature; thence Northerly along the arc of a 175.00 foot Radius curve to the left a distance of 54.24 feet (Delta Angle equals 17°45'32", Center bears North 37°14'19" West, Long Chord bears North 43°52'55" East 54.02 feet); thence North 33°19'25" East 65.44 feet, thence South 56°40'35" East 222.19 feet to a point of curvature; thence Southerly along the arc of a 375.00 foot Radius curve to the left a distance of 227.11 feet (Delta Angle equals 34°42'00", Center bears North 33°19'25" East, 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 Northerly along the arc of a 75.00 foot Radius curve to the left a distance of 107.01 feet (Delta Angle equals 81°45'10", Center bears North 1°22'35" West, Long Chord bears North 47°44'49" East 98.16 feet); thence North 6°52'14" East 3.15 feet; thence South 73°36'46" East 112.87 feet to a point on the arc of a curve; thence Southerly along the arc of a 3561.68 foot Radius curve to the left a distance of 286.42 feet (Delta Angle equals 4°36'27", Center bears North 49°12'42" East, Long Chord bears South 43°21'07" East 286.34 feet) to a point on the arc of a curve; thence Southerly along the arc of a 15.00 foot Radius curve to the left a distance of 9.34 feet (Delta Angle equals 35°40'18", Center bears North 44°20'40" East, Long Chord bears South 63°29'29" East 9.19 feet); thence South 81°19'38" East 39.36 feet to a point of curvature; thence Southerly along the arc of a 175.65 foot Radius curve to the right a distance of 258.77 feet (Delta Angle equals 84°24'30", Center bears South 6°31'04" West, Long Chord bears South 41°16'41" East 236.00 feet); thence South 0°55'35" West 297.84 feet; thence North 89°04'21" West 1063.11 feet to the East line of McFarland; thence North 0°56'30" East 362.41 feet to the North line of McFarland Subdivision; thence along said Northerly Line the following three (3) courses: (1) North 89°03'35" West 272.12 feet to a point on the arc of a curve; (2) Southerly along the arc of a 225.00 foot Radius curve to the right a distance of 152.93 feet (Delta Angle equals 38°56'33", Center bears North 38°00'08" West, Long Chord bears South 71°28'08" West 150.00 feet) and (3) North 89°03'35" West 84.69 feet to the point of beginning.

Contains 752,439 Sq. Ft. or 17.274 Acres



REVIEW STATUS: MAKE CORRECTIONS
 12/20/2017 1:42:54 PM
 FM Thueson

Reviewer Signature: *Brandon Thueson*

This review was completed using the currently adopted Utah State Fire Code (International Fire Code) and any applicable local resolutions or ordinances.

Every effort has been made to provide a complete and thorough review of these plans. This review DOES NOT relieve the owner, contractor and/or developer from compliance with any and all applicable codes, and standards.

Any change or revision of this plan will render this review void and will require submittal of the new, or revised, layout for fire department review. If you have any questions, please contact me at 801-782-3580.

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

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

NO.	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

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

Phase 1

Terakee Farm® PRUD Subdivision

Approx 700 North 3600 West
 Weber County, Utah

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