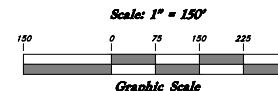


Preliminary Plan for Terakee Farm PRUD Subdivision

A part of Section 9, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
January 2018



VICINITY MAP
(Not to Scale)

GENERAL NOTES

- 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.
- "A" Accessory Dwelling Unit (ADU) permitted.
- "M" Mixed Use approved lots.
- Secondary water will be provided by a privately owned and operated water district.
- Developer may be required to install and maintain temporary pressure sanitary sewer stations as each phase progresses.

UTILITY NOTES

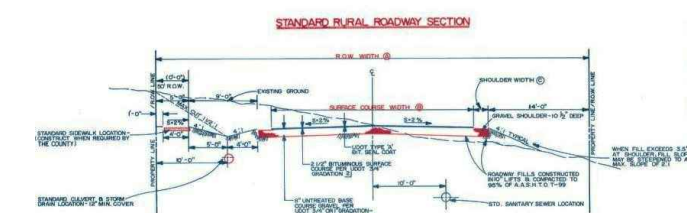
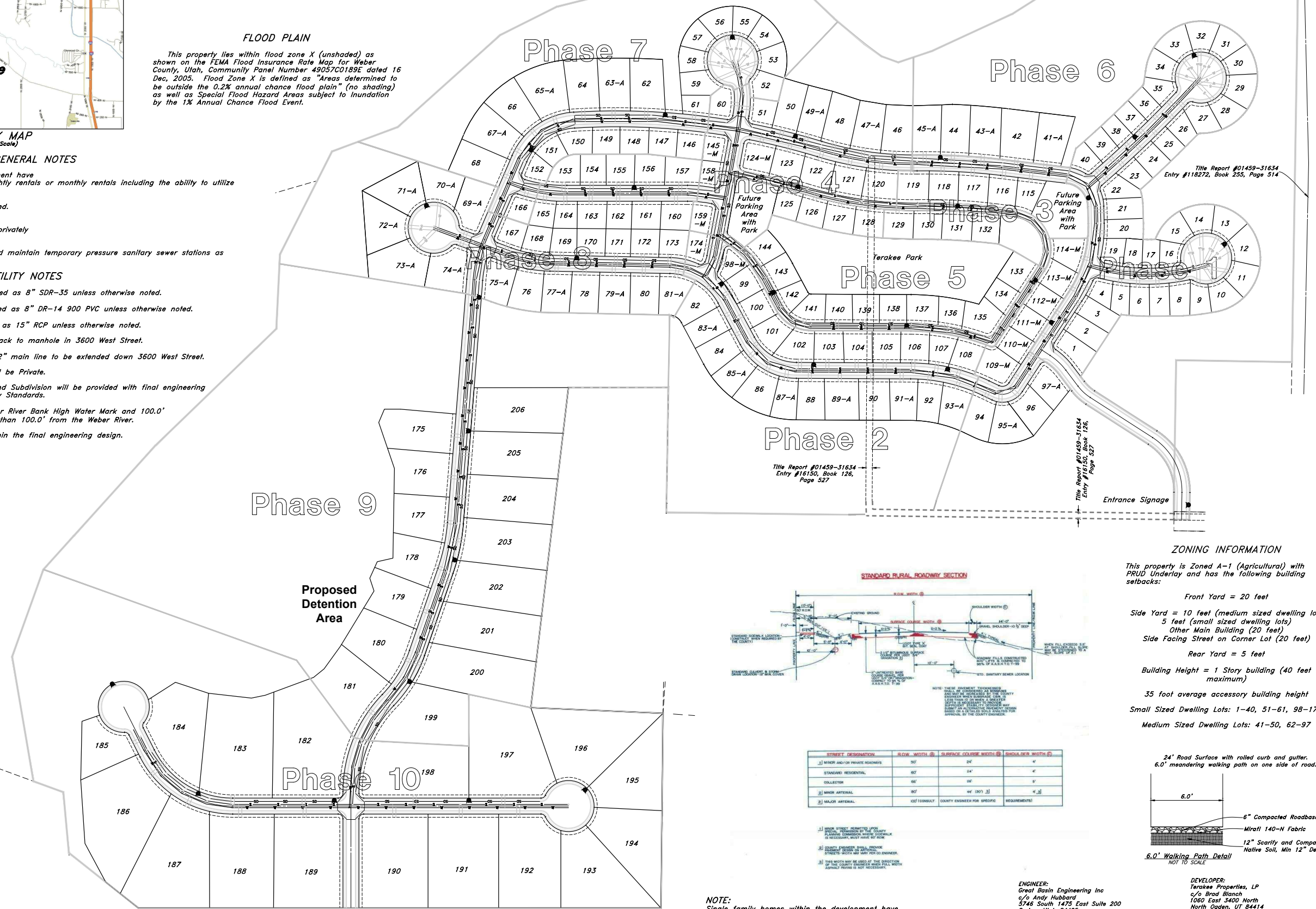
- All Sanitary Sewer Lines shall be installed as 8" SDR-35 unless otherwise noted.
- All Cullinary Water Lines shall be installed as 8" DR-14 900 PVC unless otherwise noted.
- All Storm Drain Lines shall be installed as 15" RCP unless otherwise noted.
- Sanitary Sewer Lines will be pressure back to manhole in 3600 West Street.
- Cullinary Water Line will connect to a 12" main line to be extended down 3600 West Street.
- All Streets throughout Terakee Farm will be Private.
- Final Roadway design affecting McFarland Subdivision will be provided with final engineering design in accordance with Weber County Standards.
- Final engineering design will show Weber River Bank High Water Mark and 100.0' setback. Phase 1 is considerably more than 100.0' from the Weber River.
- Pedestrian traffic will be addressed within the final engineering design.

LEGEND

- Centerline
- UGT- Buried Telephone line
- OHT- Overhead Telephone line
- OPH- Overhead Power line
- ULP- Power line
- SS- Sanitary Sewer line
- CU- Cullinary Water line
- GD- Gas line
- SD- Storm Drain line
- SW- Secondary Waterline
- LD- Land Drain line
- IW- Irrigation Waterline
- FP- Fence Power Meter
- Post
- 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
- FL Flowline of Ditch
- TS Top of Slope
- TOP Top of Slope
- CO Cleanout
- FC Fence
- DMH x89.00 Drain Manhole
- Spot Elevation
- Contour
- Asphalt
- Concrete
- Building
- Catch Basin
- C.M.P. Corrugated Metal Pipe
- R.C.P. Reinforced Concrete Pipe
- CONC. Edge of Concrete
- RWALL Retaining Wall
- SMH Sewer Manhole
- WY 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 Plot
- Building Columns
- Landscaping

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 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) as well as Special Flood Hazard Areas subject to inundation by the 1% Annual Chance Flood Event.



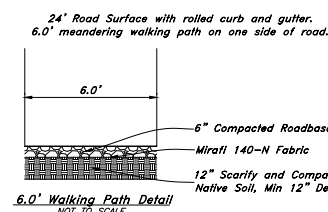
STREET DESIGNATION	LOW WIDTH @	SURFACE COURSE WIDTH @	SHOULDER WIDTH @
1) WIDER ARD/ OR PRIVATE ROADS	50'	24'	4'
2) STANDARD RESIDENTIAL	60'	24'	4'
3) COLLECTOR	60'	24'	4'
4) HIGH ARTERIAL	60'	44' (30' @)	4'
5) MAJOR ARTERIAL	100' (CONSULT COUNTY ENGINEER FOR SPECIFIC REQUIREMENTS)		

- ROAD STREET PERMITTED ONLY. ROADWAY DESIGNATION MUST BE CLEARLY INDICATED ON ALL PLANS. ROADWAY DESIGNATION MUST BE CLEARLY INDICATED ON ALL PLANS. ROADWAY DESIGNATION MUST BE CLEARLY INDICATED ON ALL PLANS.
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- THIS WIDTH MAY BE USED AT THE DISCRETION OF THE COUNTY ENGINEER. ROADWAY DESIGNATION MUST BE CLEARLY INDICATED ON ALL PLANS.

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



NOTE:
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.

ENGINEER:
Great Basin Engineering Inc
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(801) 394-4515

DEVELOPER:
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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

5 Jan. 2018
SHEET NO. **1**
of 4
16N704 - Prelim - Phase 1

PRELIMINARY PLAN