

The Barn at Terakee Farms No. 1

A PRUD Subdivision

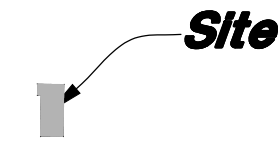
A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
July 2020

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of The Barn at Terakee Farms No. 1 - A PRUD Subdivision in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this _____ day of _____, 2020

6242920
License No.



VICINITY MAP
Not to Scale

NARRATIVE

This Subdivision Plat was requested by Mr. Brad Blanch for the purpose of creating thirty-six (36) residential Lots and four (4) Open Space Parcels. Brass Cap Monuments were found at the Southeast Corner the South Quarter Corner, the Southwest corner and the Center corner of Section 17, T6N, R2W, SLB&M. A line bearing North 89°05'07" West between the Southeast and South Quarter corner monuments was used as the Basis of Bearings. The Northerly and Easterly Lines were established by comparing similar calls in adjoining deeds and honoring the historic fence line. The South Property line was established along the Section Line as called for in the Deeds. The North Right of way line for 900 South Street was established by offsetting the Section line 33' to the North. The East Right of way line of 4700 West Street (Remainder Parcel) was established by Offsetting the Section line as shown on the UDOT, right of way maps (FAP-155-A(4), 4B09, B10, & B11). The Westerly Line was created from a line to separate a future Phase of this development. Property Corners were monumented as depicted on this plat. Once Curb and Gutter has been installed, Rivets will be set in the Top Back of Curb at the extensions of the Property Line (Not Perpendicular to the Road way).

BOUNDARY 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 Right of Way Line of 900 South Street, said point being 1390.53 feet South 89°05'07" East along the Section Line from the South Quarter Corner of said Section 17 to the Easterly Line of the Terakee Farm Property; and running thence along said Easterly and Southerly Lines the following three (3) courses: (1) North 0°57'17" East 1073.74 feet, (2) North 89°05'07" West 95.00 feet and (3) North 0°56'37" East 250.33 feet to a point on an Existing Fence Line, said point also being the Southerly Line of the KN & LN LLC Property; thence along said Fence Line and Southerly Line South 88°53'33" East 651.21 feet to a point on an Existing Fence, said point also being the Westerly Line of the Dario & Mary R. Costesso Property; thence along said Fence Line and Westerly Line South 1°13'19" West 1321.80 feet to said Northerly Right of Way Line of said 900 South Street; thence along said Northerly Right of Way Line North 89°05'07" West 550.00 feet to the Easterly Line of said Terakee Farm Property and the Point of Beginning. Contains 755,373 Sq. Ft. or 17.341 Acres

REMAINDER PARCEL 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 Quarter Section Line and the Northerly Right of Way Line of 900 South Street and the Easterly Right of Way Line of 4700 South Street, said point being 36.48 feet South 89°05'07" East along the Section Line from the South Quarter Corner of said Section 17; and running thence North 1°00'33" East 1328.21 feet along said Easterly Right of Way Line of 4700 West Street; thence South 88°53'33" East 1257.74 feet; thence South 0°56'43" East 250.33 feet; thence South 89°05'07" East 95.00 feet; thence South 0°57'17" West 1073.64 feet to the Northerly Right of Way Line of said 900 South Street; thence North 89°05'07" West 1354.04 feet along said Quarter Section Line and Northerly Right of Way Line to the Point of Beginning. Contains 40.651 Acres, More or Less

AGRICULTURAL NOTE

Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission. Signed this _____ day of _____, 2020.

Chairman, Weber County Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah. Signed this _____ day of _____, 2020.

Chairman, Weber County Commission

Attest:

Title:

TAYLOR WEST WEBER WATER

This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.

Signed this _____ day of _____, 2020.

Taylor West Weber Water

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this _____ day of _____, 2020.

Weber County Engineer

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat, and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.

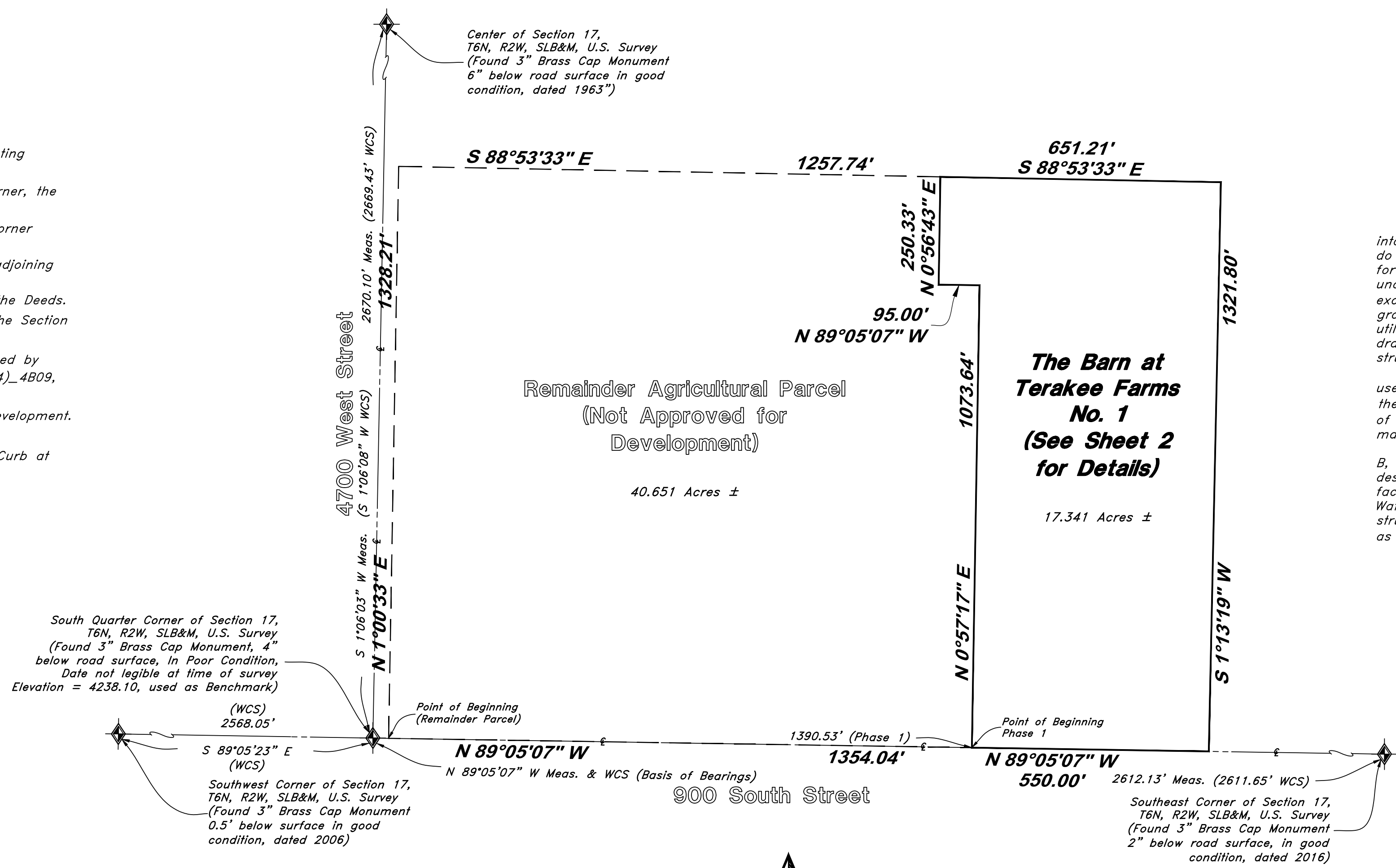
Signed this _____ day of _____, 2020.

Weber County Attorney

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monument on record in County Offices. The approval of this plat by the Weber County Surveyor does not relieve the licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith. Signed this _____ day of _____, 2020.

Weber County Surveyor



OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said tract The Barn at Terakee Farms No. 1 - A PRUD Subdivision and do hereby dedicate and grant to Weber County a perpetual right and easement on and over the Open Space parcels for agriculture preservation easements to guarantee to Weber County that the Open Space parcels remain open and undeveloped except for approved agricultural, recreational, Senior Assisted Living Center, and open space purposes except to be used and maintained by the owner of said parcel(s) for approved agricultural purposes, and also do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

We also dedicate and reserve unto ourselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said Subdivision (and those adjoining Subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private rights-of-way) as access to the individual lots, to be maintained by Terakee Farms, Inc, their grantees, successors, or assigns.

We also do hereby dedicate, grant and convey to Terakee Farm, Inc. the Parcels referred to as Open Spaces A, B, C and D, and also dedicate and grant a perpetual right and easement over, upon and under the lands designated hereon as Open Spaces A, B, C and D, for Storm Water Detention, Landscaping, and Secondary Water facility purposes. The same to be used for the maintenance and operation of storm drainage facilities, Secondary Water facilities as applicable as may be authorized by the governing authority, with no residential buildings or structures being erected within such parcels except for that area designated as Senior Assisted Living Center Area, as shown hereon which is defined in the Codes, Covenants, and Restrictions (CC&R's) for this development.

Signed this _____ Day of _____, 2020.

- Terakee Properties LP -

Brad Blanch - Owner
PO Box 14016
Ogden, UT 84412
(801) 668-8565

ACKNOWLEDGMENT

State of Utah
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2020 by Brad Blanch - Owner.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____ Print Name

NOTES

- 1. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
- 2. All Lots with an "A" Designation may have an ADU, which may be used for monthly rentals only when primary residence is owner occupied.
- 3. Agri-tourism is an approved use on agricultural lots.
- 4. All Property Corners will be set prior to recording of the Plat, Monuments and Nails in the curb will be set once improvements are completed allowing their installation.
- 5. Lots with a FF=XXXX.XX are restricted to the Lowest Livable Floor Elevation being at or above the Elevations shown on the lots. (Elevations are based on a Benchmark Located at the South Quarter Corner of Section 17, T6N, R2W, SLB&M Elevation = 4238.10).
- 6. A Geotechnical Report prepared by CMT Engineering Laboratories was provided to Weber County as part of this project.

Sheet 1 of 2

WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____	FILED FOR RECORD AND AT _____
IN BOOK _____	OF OFFICIAL RECORDS, PAGE _____
RECORDED FOR _____	
WEBER COUNTY RECORDER	
BY: _____	DEPUTY

ENGINEER:
Great Basin Engineering, Inc.
c/o Andy Hubbard, PLS
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Terakee Properties
c/o Brad Blanch
PO Box 14016
Ogden, Utah 84412
(801) 668-8565



The Barn at Terakee Farms No. 1

A PRUD Subdivision

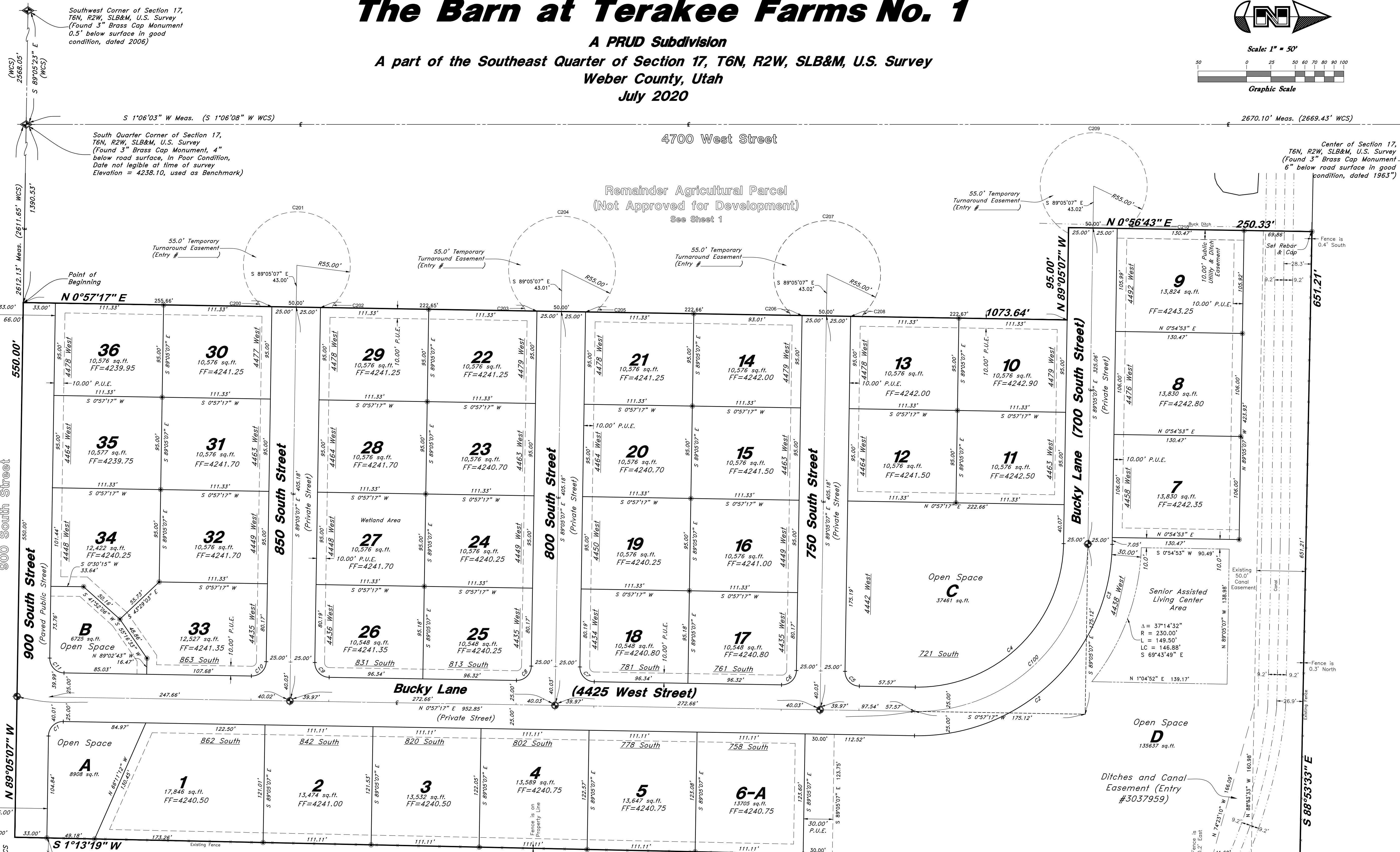
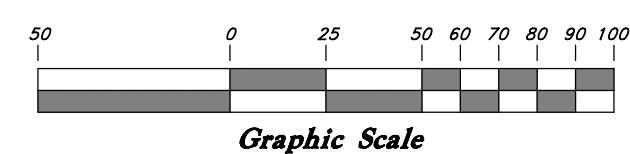
A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

July 2020



Scale: 1" = 50'



Legend

- ⊙ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- ⊠ Set Hub & Tack
- ⊡ Will be set Nail in Curb
- ⊙ Extension of Property
- ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

BUILDING SETBACKS

- Front Yard - 20 Feet
- Side Yard - 10 Feet
- (20 Feet Corner Facing Street)
- Rear Yard - 10 Feet
- Building Height - 40 Feet Max.



NOTES

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6. A Geotechnical Report prepared by CMT Engineering Laboratories was provided to Weber County as part of this project.

PROPERTY LINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	90°20'55"	15.00'	23.65'	21.28'	N 44°23'12" W
C2	90°02'24"	200.00'	314.30'	282.94'	N 44°03'55" W
C3	90°02'24"	200.00'	314.30'	282.94'	N 44°03'55" W
C4	90°02'24"	150.00'	235.72'	212.21'	S 44°03'55" E
C5	89°57'36"	15.00'	23.55'	21.21'	S 45°56'05" W
C6	90°02'24"	15.00'	23.57'	21.22'	S 44°03'55" E
C7	89°57'36"	15.00'	23.55'	21.21'	S 45°56'05" W
C8	90°02'24"	15.00'	23.57'	21.22'	N 44°03'55" W
C9	89°57'36"	15.00'	23.55'	21.21'	N 45°56'05" E
C10	90°02'24"	15.00'	23.57'	21.22'	N 44°03'55" W
C11	89°46'21"	15.00'	23.50'	21.17'	N 46°00'50" E

CENTERLINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
C100	90°02'24"	175.00'	275.01'	247.57'	S 44°03'55" E

EASEMENT CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
C200	35°26'14"	8.24	5.10	5.02'	S 64°24'31" W
C201	268°47'48"	55.00	258.03	78.59'	N 0°54'55" E
C202	35°51'37"	8.23	5.15	5.07'	S 62°46'46" E
C203	36°19'40"	8.19	5.19	5.11'	S 64°57'45" W
C204	268°47'47"	55.00	258.03	78.59'	N 1°03'31" E
C205	35°02'00"	8.28	5.06	4.98'	S 62°15'28" E
C206	40°59'18"	8.19	5.86	5.74'	S 67°17'34" W
C207	268°47'47"	55.00	258.03	78.59'	N 1°03'31" E
C208	40°32'00"	8.28	5.86	5.74'	S 65°00'28" E
C209	269°57'16"	55.00	259.14	77.81'	N 0°28'47" E
C210	35°01'36"	8.28	5.06	4.98'	S 62°15'10" E

AGRICULTURAL NOTE

Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.



WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND AT _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY

The Barn at Terakee Farms® No. 1

A PRUD Subdivision

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

Weber County, Utah

July 2020

* See All Sheets*

NOTES

- All construction shall conform to Weber County standards and specifications.
- Underground utility piping materials will meet or exceed Weber County Standards.
- Culinary water services will be 3/4" Dia. C-900 DR14 PVC to be centered on the frontage and extended 10' beyond the right of way line.
- 4" Sanitary sewer laterals to be constructed 10' down slope from the center of the lot and extended 10' beyond the right of way line.
- All Utility trenches within the Street right of way shall have a County approved imported granular backfill.
- Trust block all water line fittings.
- All inlet grates shall be bicycle safe.
- All fire hydrants and access roads shall be installed prior to any construction of any buildings.
- All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
- Prior to the beginning of construction of any buildings, a fire flow test of new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division shall witness this test and shall be notified a minimum of 48 hours prior to the test.
- Curb & gutter installed along 900 South Street will be set to ensure a 1.5% minimum/3.0% Maximum cross slope from edge of asphalt. Contractor to verify prior to construction of curb.
- An excavation permit is required for all work done within the existing Right of Way.
- A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5000 Sq. Ft. or 200 Cubic Yards.
- All improvements need to be either installed or escrowed prior to recording of the subdivision.
- If construction activity will disturb more than an acre then a State SWPPP will be required. This includes the construction of the homes etc. on each lot.
- Private Roads that are less than 32 feet in width shall be posted with "NO PARKING FIRE LANE" on the West and South sides as indicated on the Grading and Drainage plan. (Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District).
- Construct ADA Ramps with Truncated Domes with detectable warning systems cast in place, gray in color per APWA Plan 235.1.

GENERAL UTILITY NOTES:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per water district standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

- 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

- Pipe material as shown on utility plan view or to meet County standards.

SANITARY SEWER LINES

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

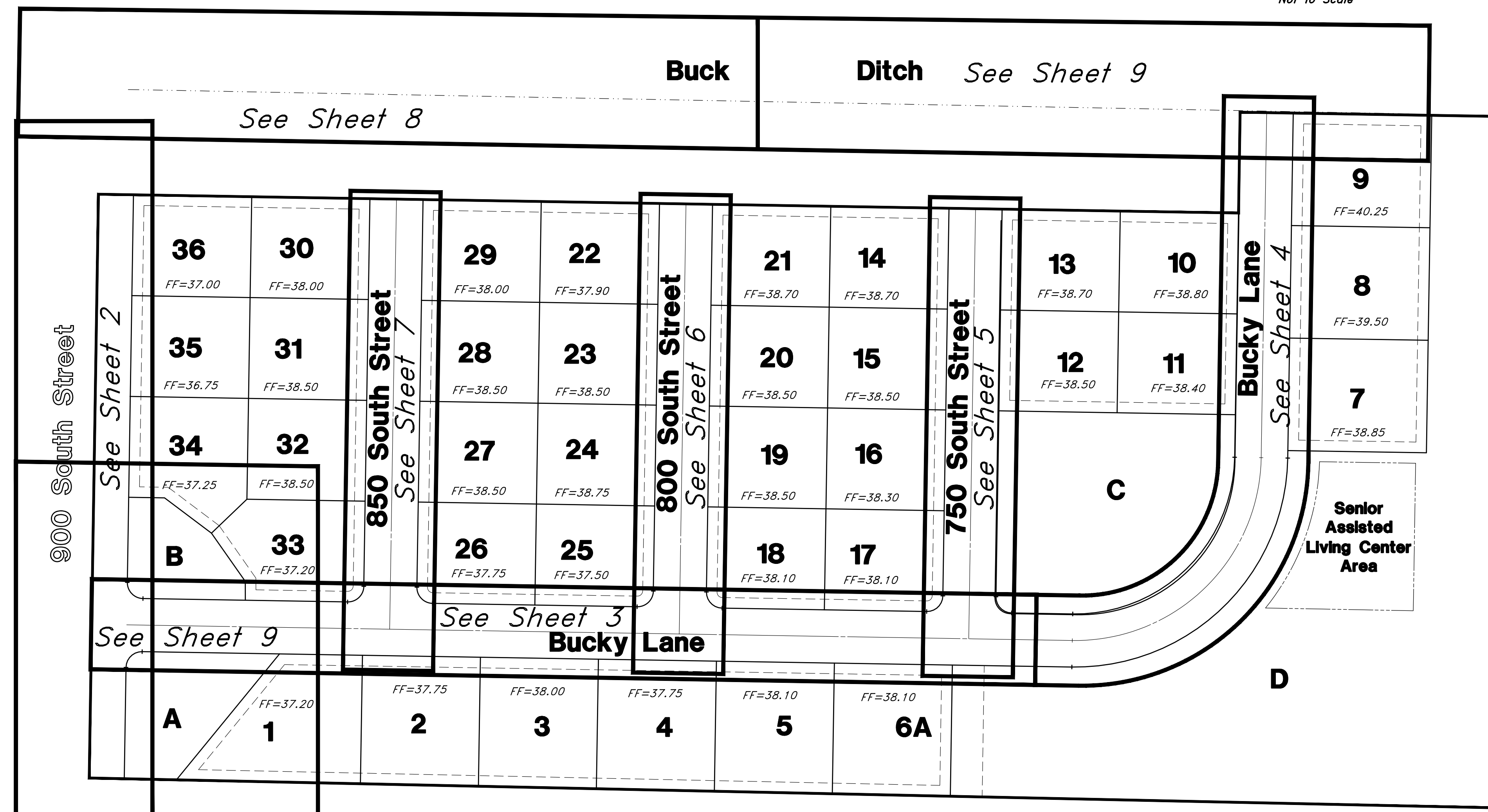
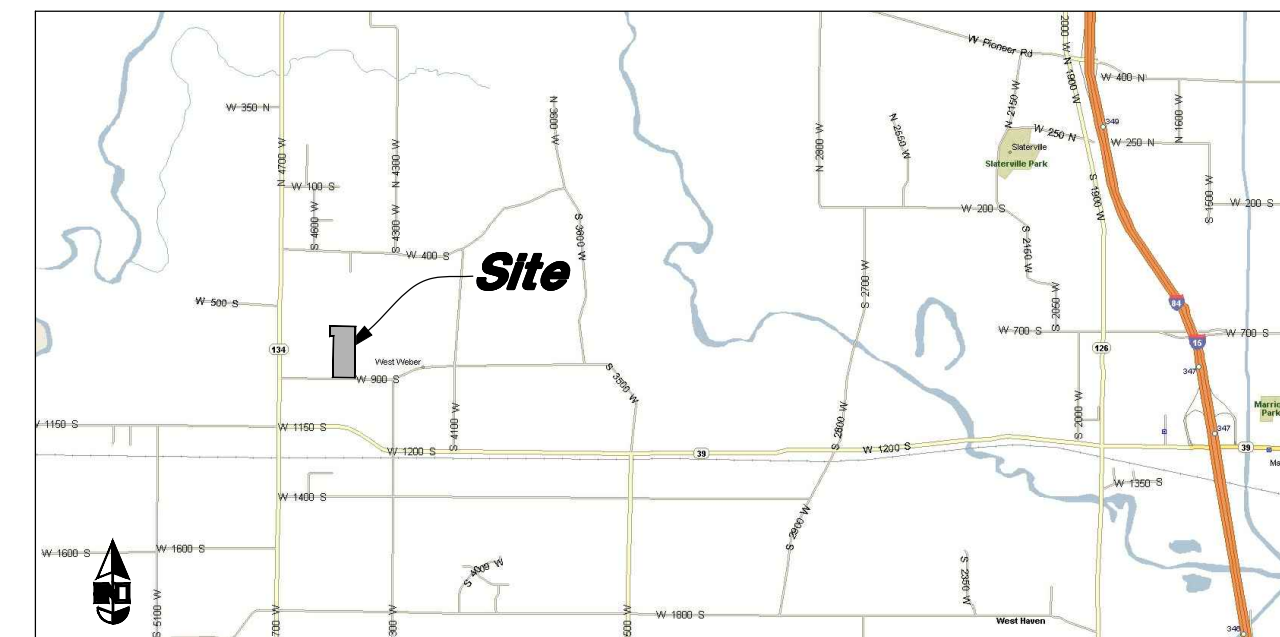
STORM DRAIN LINES

- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" to 21" pipes - Reinforced Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
- 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

CAUTION NOTICE TO CONTRACTOR
The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

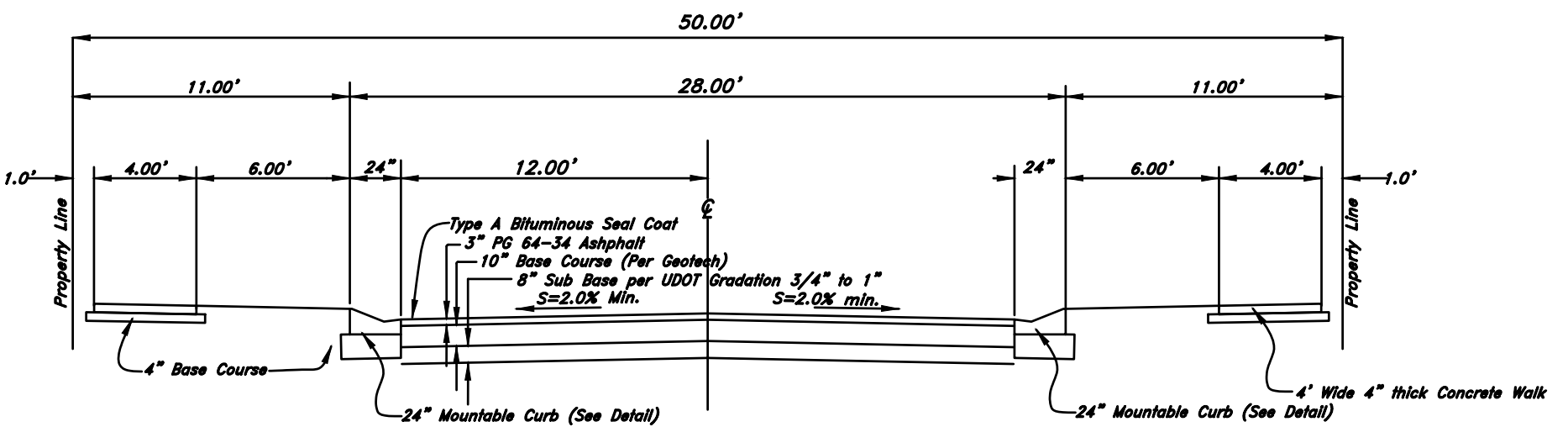
FF = Lowest allowable livable Finished Floor Elevation unless approved by Geotechnical Engineer and County Engineer due to ground water table.



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
 - 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
 - CP
 - Reinforced Concrete Pipe
 - RCP
 - Ductile Iron
 - PVC
 - Polyvinyl Chloride
 - TA
 - Edge of Asphalt
 - Centerline
 - CL
 - Centerline
 - CL
 - Finish Floor
 - FF
 - Top of Curb
 - TC
 - Top of Wall
 - TW
 - Top of Concrete
 - TCN
 - Natural Ground
 - NG
 - Finish Grade
 - FG
 - Match Existing
 - ME
 - Fire Department Connection
 - FDC
 - Finish Contour
 - 90-
 - Exist. Contour
 - 95.337A
 - Finish Grade
 - 95.721A
 - Exist. Contour
 - 95.721A
 - Ridge Line
 - R
 - Direction of Flow
 - F
 - Existing Asphalt
 - New Asphalt
 - Existing Concrete
 - New Concrete

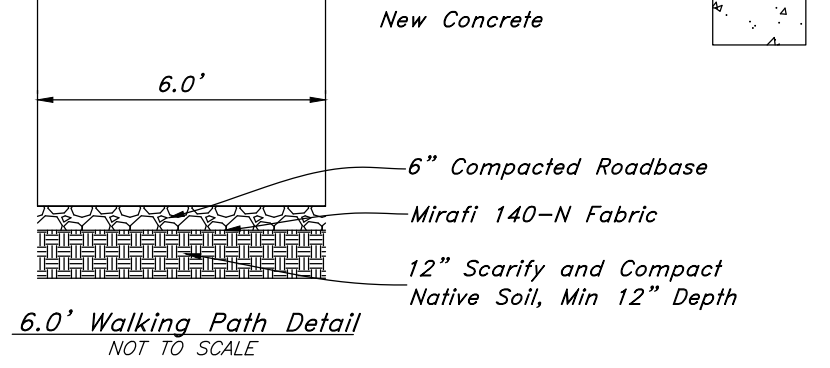
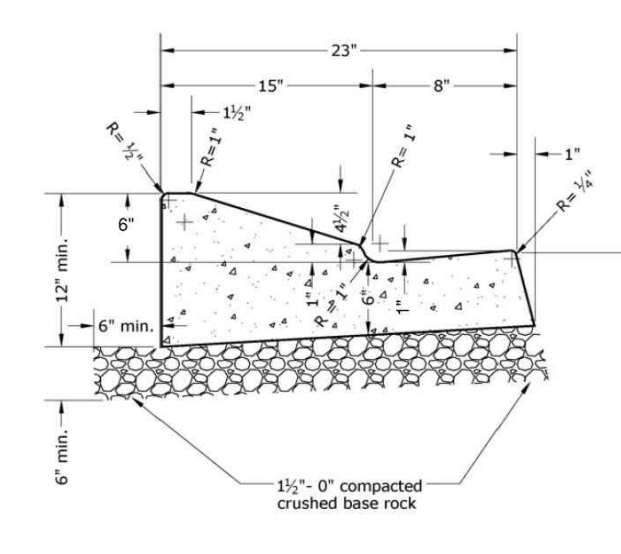
Key Map Not to Scale



- NOTES:**
- These pavement thicknesses shall be considered as minimums and may be increased by the County Engineer when the subgrade C.B.R. is less than 10 or when a greater depth is necessary to provide sufficient stability. Developer may submit alternate pavement design based on a detailed soils analysis for approval by the County Engineer.
 - Minor & Major arterial shall be constructed with a 10" untreated base course & 3" bituminous surface course as required by the City Engineer.
 - County Engineer has discretion to call for more.
 - Provide 4" thickness of 3/4" or 1" gravel base course under sidewalks, driveway approaches and curb & gutter when subgrade is clay or C.B.R. is less than 10 or as directed by the County Engineer.

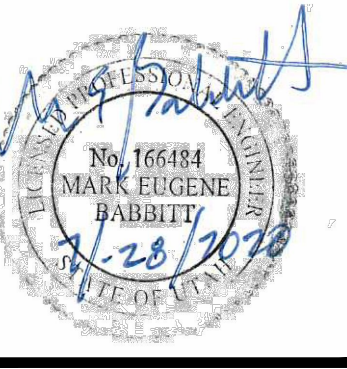
50' Private Roadway Section Not to Scale

- NOTES:**
- Maximum difference in elevation between curbs on opposite sides of street shall not exceed 1.0'
 - On arterial streets the County Engineer will provide a pavement design. Location of sidewalk and rolled curb & gutter may vary on individual arterial streets per direction of the County Engineer.
 - See Geotechnical Engineering Study prepared by CMT Engineering Laboratories Project No. 10241, dated October 2018 for preparation of Sub Grade.



FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	2-27-2021	Revised Road Section and County Comments



GREAT BASIN ENGINEERING
574 SOUTH 1475 EAST, SUITE 102, BOYDEN, UTAH 84403
WWW.GREATBASINENGINEERING.COM

Plan & Profile
The Barn at Terakee Farms No. 1
Approx. 900 South 4500 West
Weber County, Utah
A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

20 July, 2020

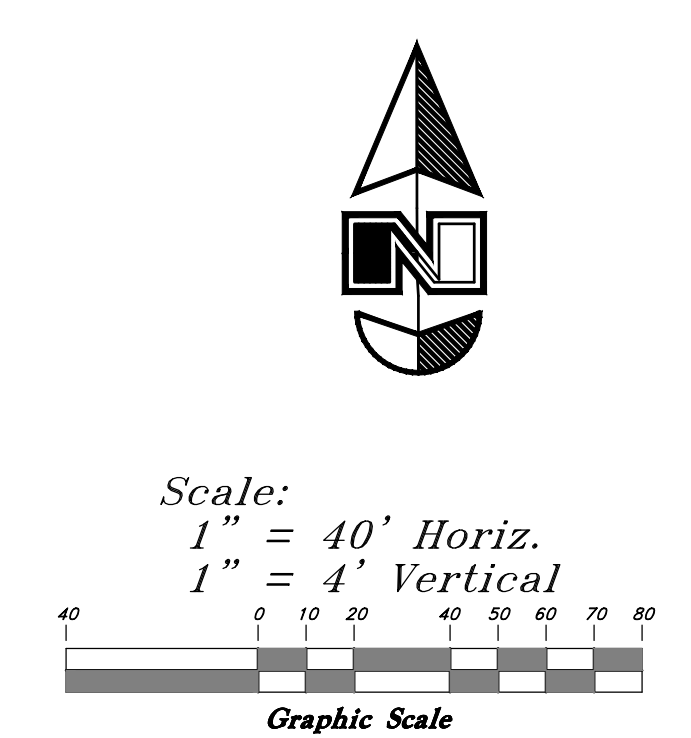
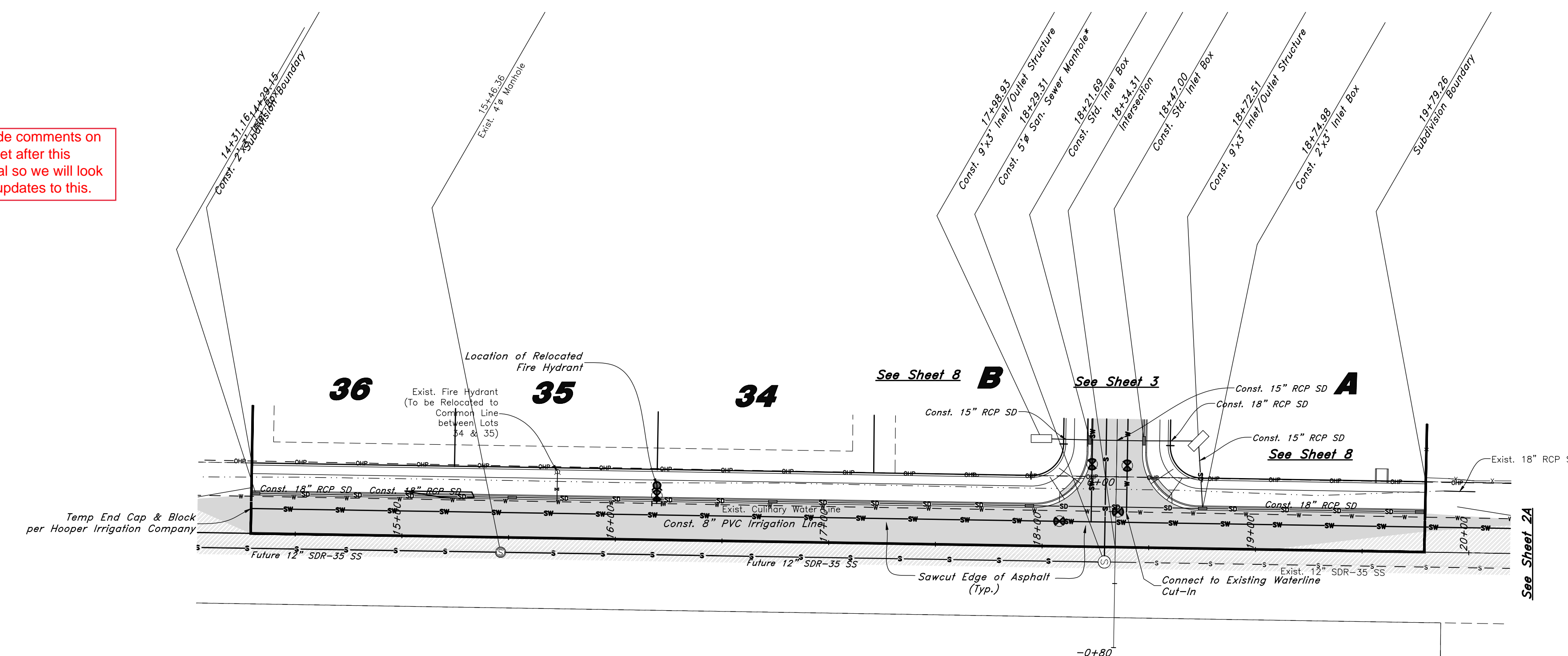
SHEET NO. **1** of 9



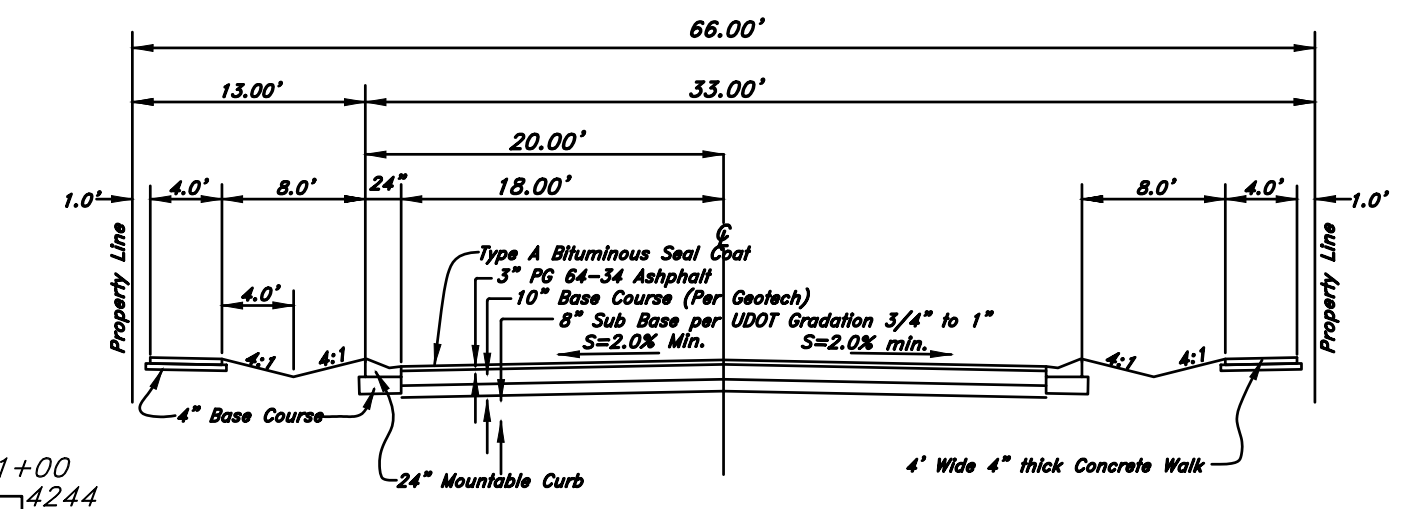
We made comments on this sheet after this submittal so we will look for the updates to this.

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
 - 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
 - TC
 - Top of Wall
 - TW
 - Top of Walk
 - TCN
 - Top of Concrete
 - NG
 - Natural Ground
 - Finish Grade
 - ME
 - Match Existing
 - Fire Department Connection
 - Finish Contour
 - Exist. Contour
 - Finish Grade
 - Exist. Grade
 - Ridge Line
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Existing Concrete
 - New Concrete
 - Spill Curb & Gutter



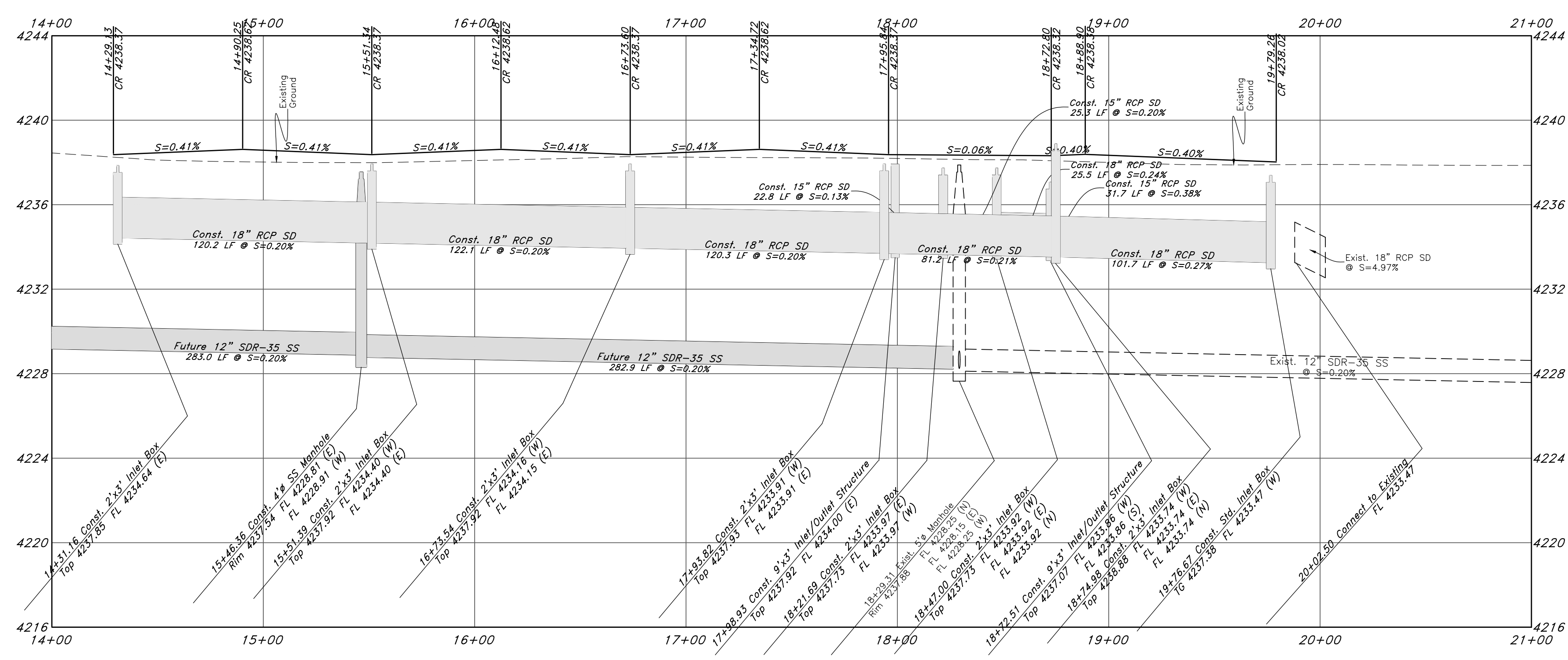
The below dimension need to add up. We will review this sheet when updated from our previous comments.



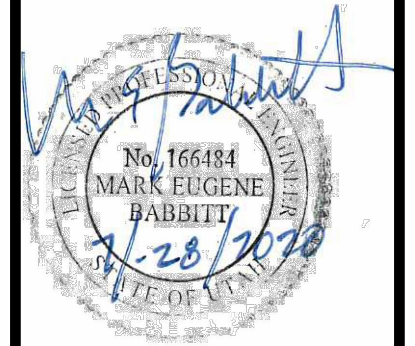
Roadway Section
Not to Scale

NOTES:
1 - These pavement thicknesses shall be considered as minimums and may be increased by the County Engineer when the subgrade C.B.R. is less than 10 or when a greater depth is necessary to provide sufficient stability. Designer may submit and alternate pavement design based on a detailed soils analysis for approval by the County Engineer.
4 - Provide a thickness of 1/2\"/>

900 South Street



REV	DATE	DESCRIPTION
1	2-27-2021	Revised Road Section and County Comments

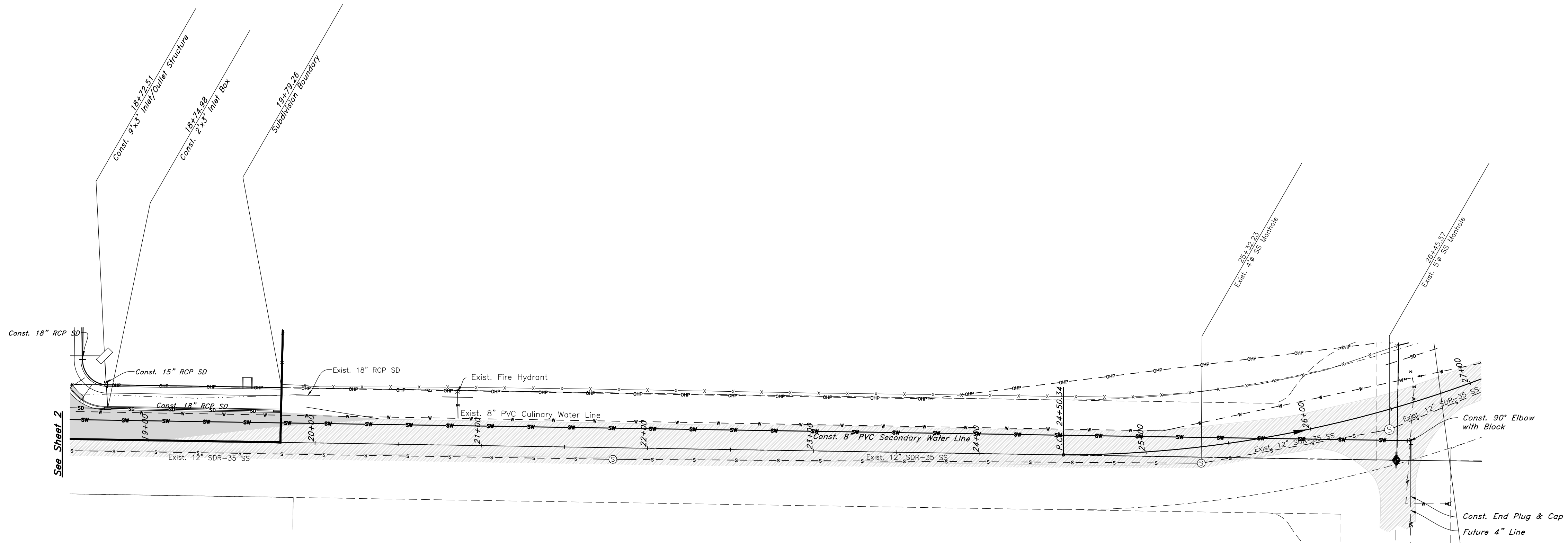


GREAT BASIN ENGINEERING
 5740 BUTTE BLVD SUITE 100 DENVER, CO 80221
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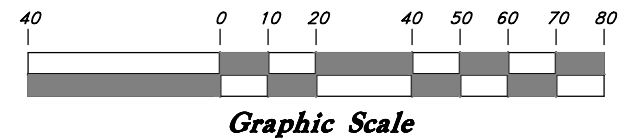
Plan & Profile
The Barn at Terakee Farms No. 1
 Approx. 900 South 4500 West
 Weber County, Utah
 A part of Section 17, T6N, R2W, S16&M, U.S. Survey

FOR CONSTRUCTION





Scale:
 1" = 40' Horiz.
 1" = 4' Vertical



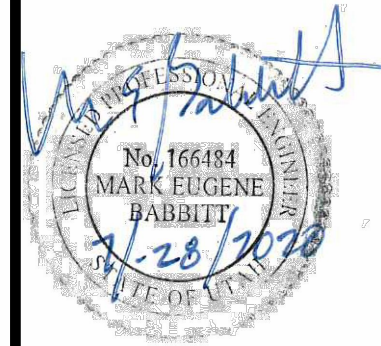
Legend

(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
- 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 Guro
- 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

Secondary Water Extension 900 South Street

REV	DATE	DESCRIPTION
1	2-27-2021	Revised Road Section and County Comments



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Plan & Profile

The Barn at Terakee Farms No. 1
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 Weber County, Utah
 A part of Section 17, T6N, R2W, S1E&M, U.S. Survey



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20 July, 2020

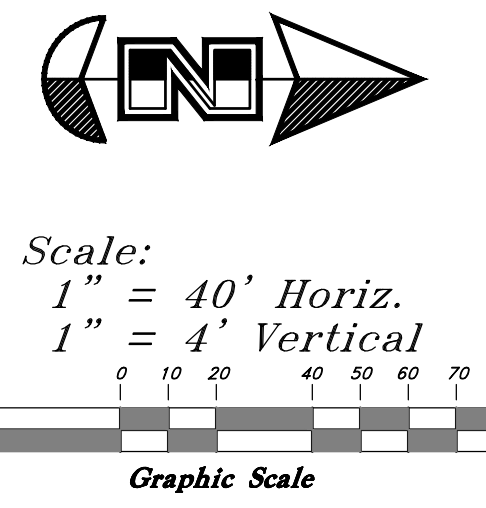
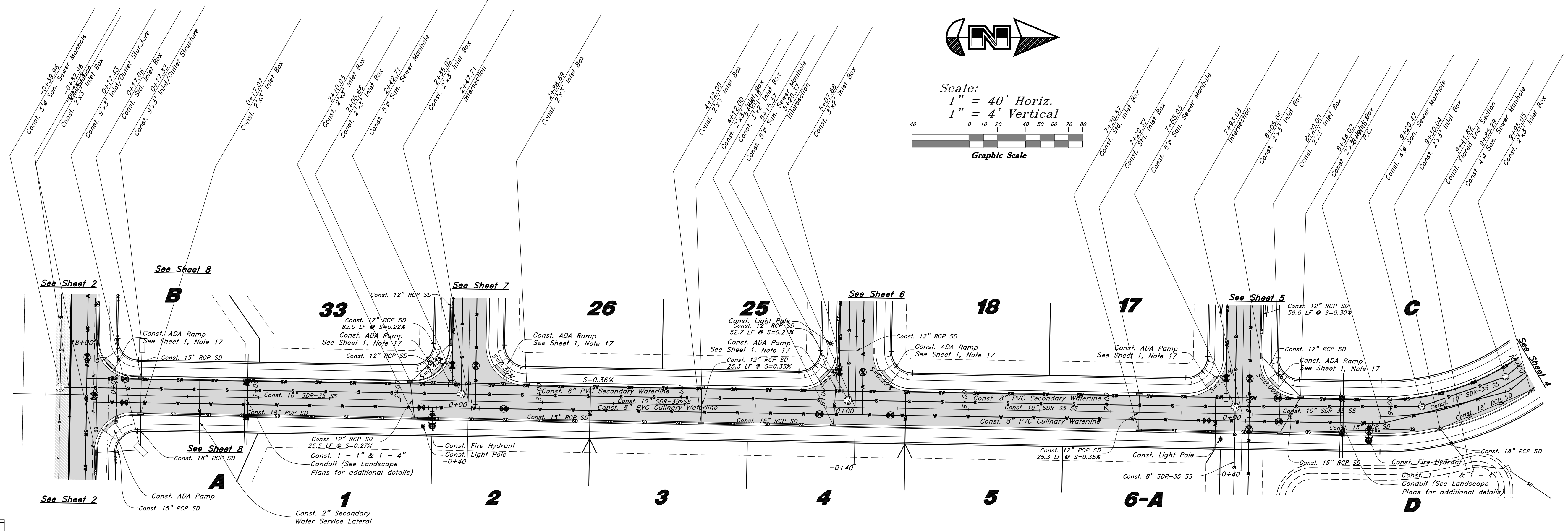
SHEET NO. **2A** of 9

16N719 - AM

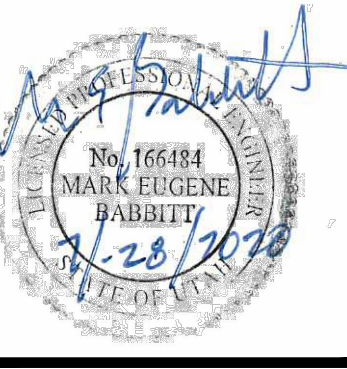
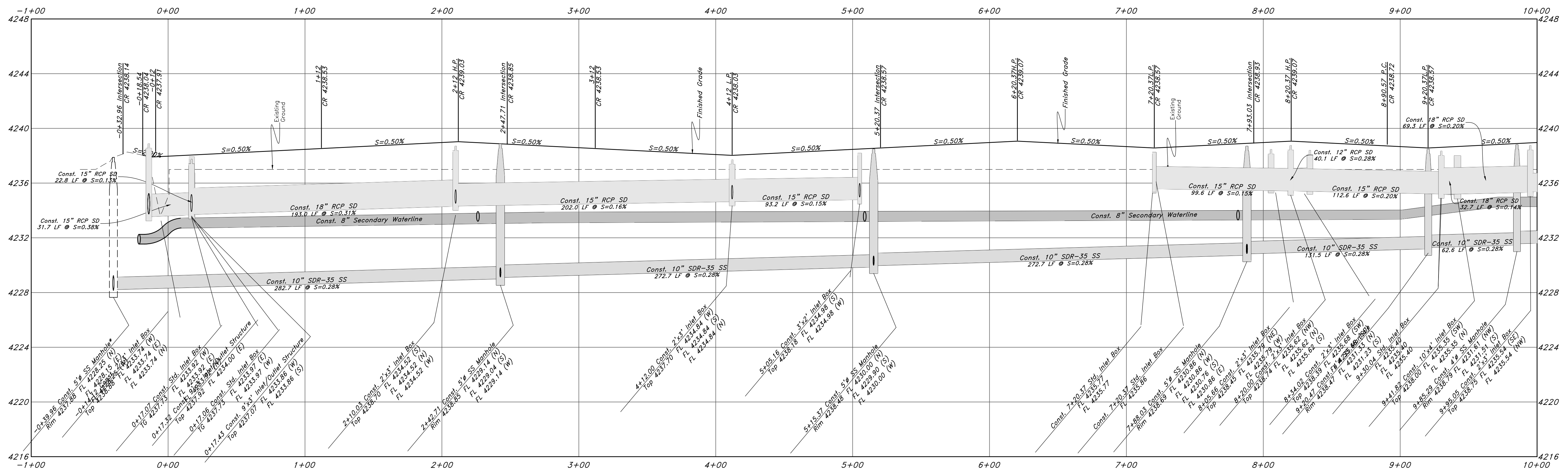
Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exis. Fire Hydrant
- Fire Hydrant
- Exis. 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
- TWL
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exis. Contour
- Finish Grade
- Exis. Grade
- Ridge Line
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



Bucky Lane



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Plan & Profile
The Barn at Terakee Farms No. 1
 Approx. 900 South 4500 West
 Weber County, Utah
 A part of Section 17, T6N, R2W, S16&M, U.S. Survey

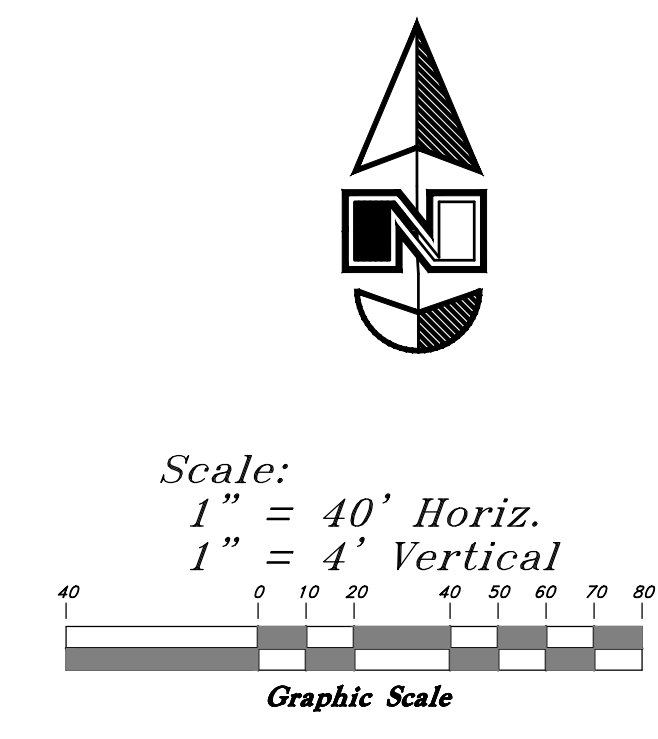
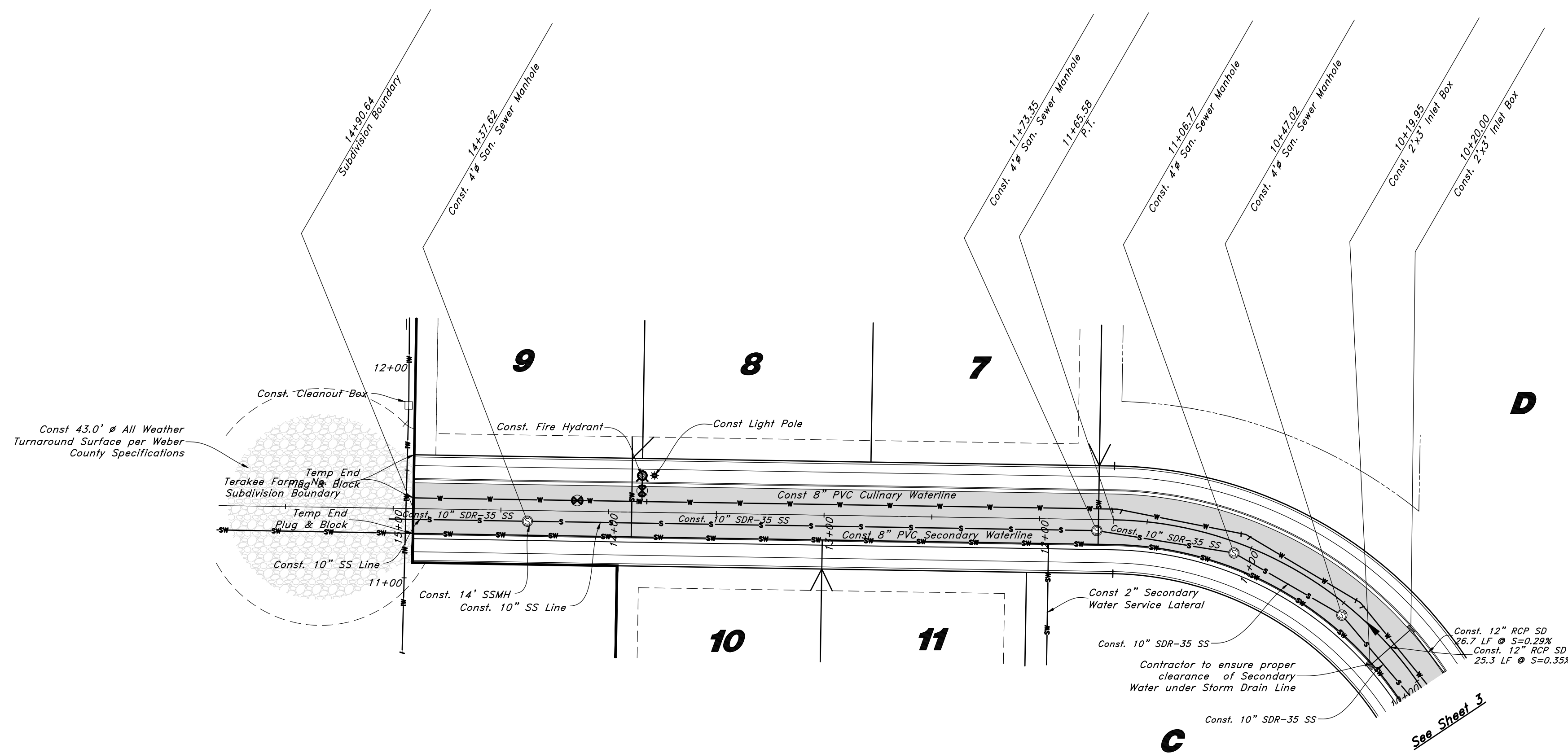
FOR CONSTRUCTION



20 July, 2020

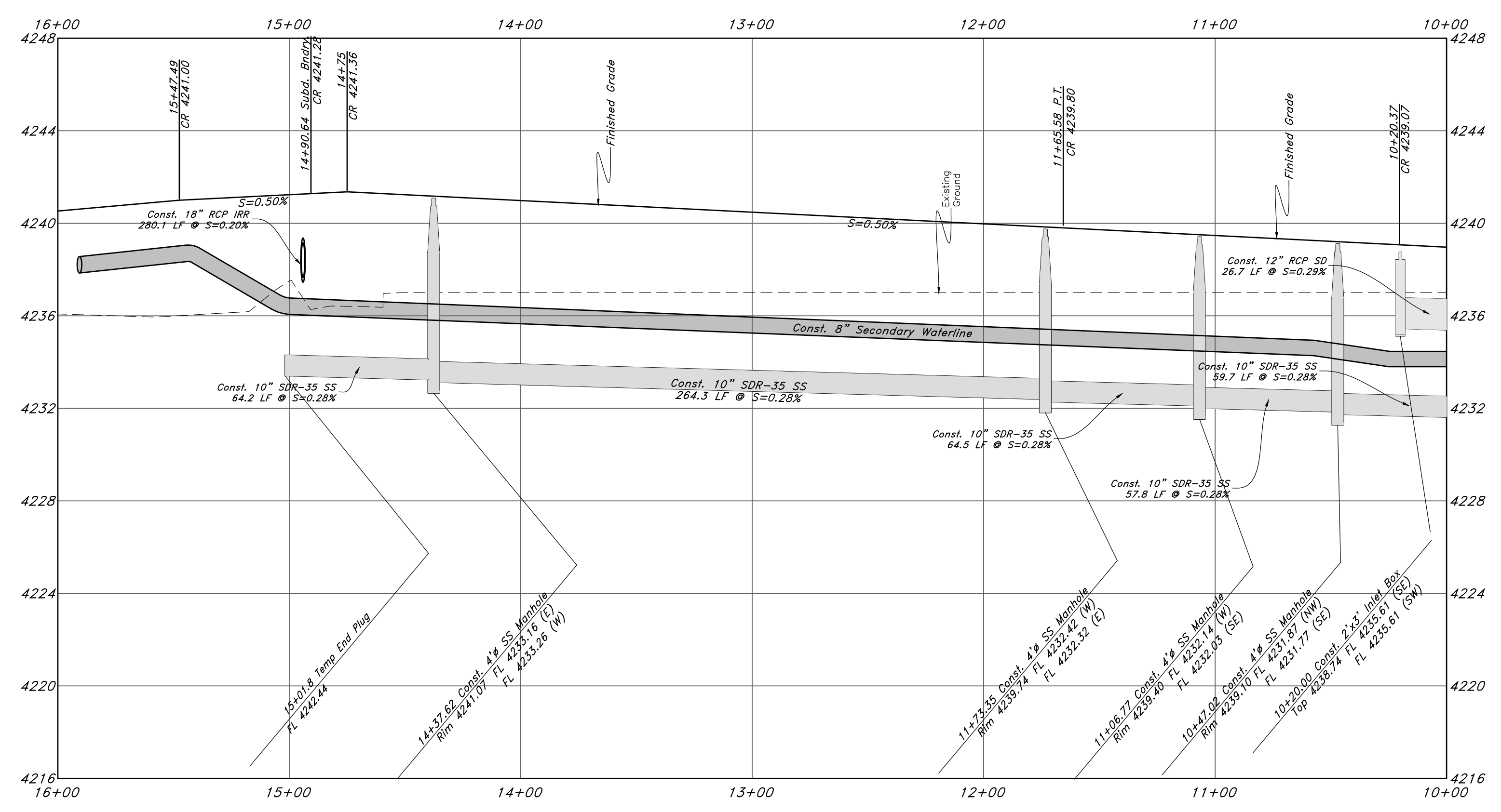
SHEET NO. **3** of 9

16N719 - AM



- 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
 - 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
 - TWL
 - Top of Walk
 - TCN
 - Natural Ground
 - NC
 - Finish Grade
 - ME
 - Match Existing
 - Fire Department Connection
 - FDC
 - Finish Contour
 - Exist. Contour
 - Finish Grade
 - Exist. Grade
 - Ridge Line
 - R
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Existing Concrete
 - New Concrete
 - Spill Curb & Gutter

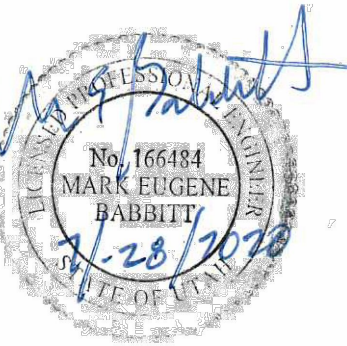
Bucky Lane



FOR CONSTRUCTION



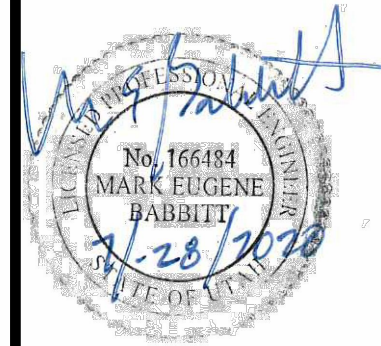
REV	DATE	DESCRIPTION
1	2-27-2021	Revised Road Section and County Comments



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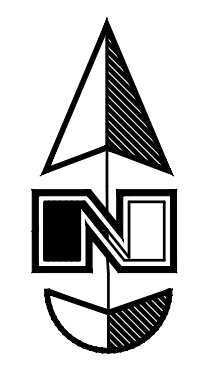
574 SOUTH 1475 EAST, BODEN, UTAH 84403
 1390 SOUTH 4455 WEST, SUDBURY, UTAH 84403
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Plan & Profile
The Barn at Terakee Farms No. 1
 Approx. 900 South 4500 West
 Weber County, Utah
 A part of Section 17, T6N, R2W, S12&M, U.S. Survey



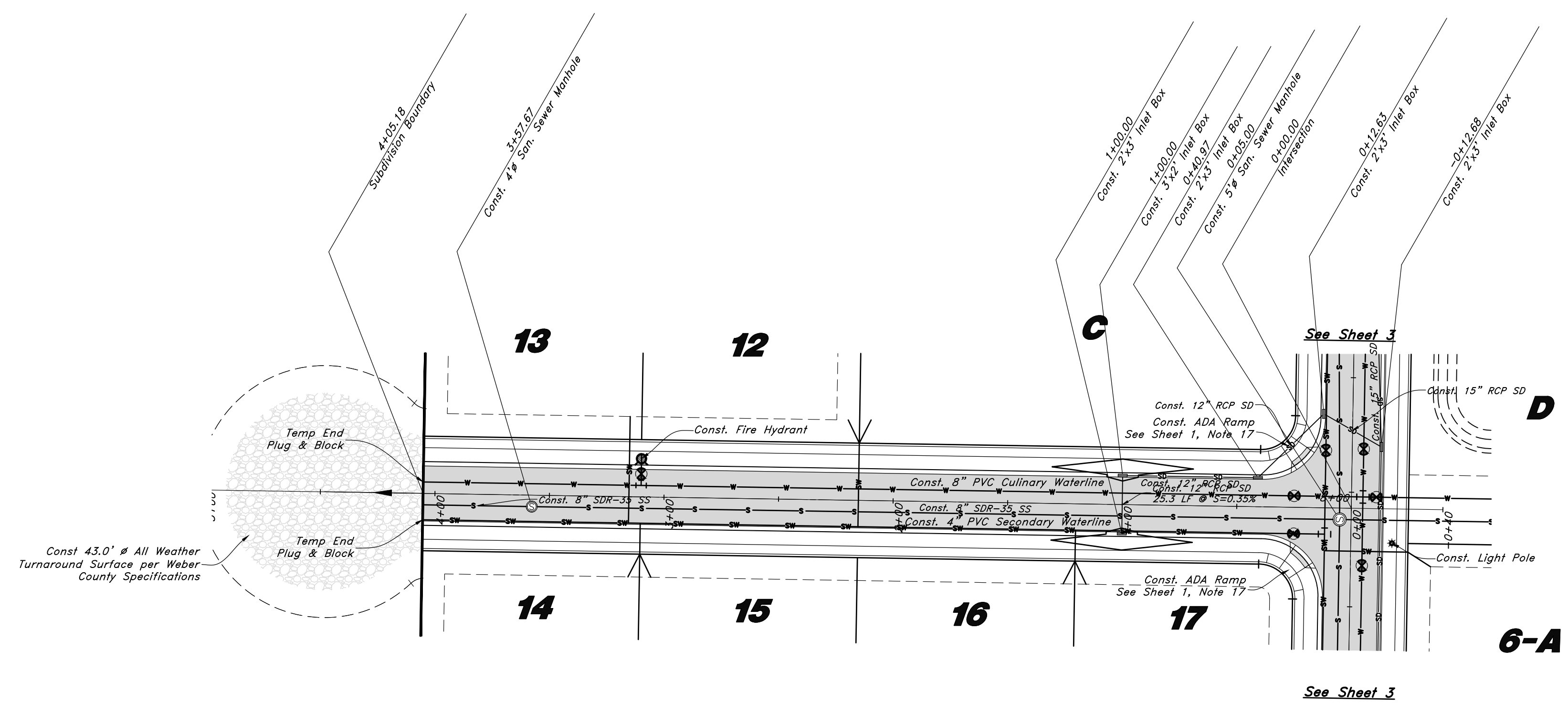
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Plan & Profile
The Barn at Terakee Farms No. 1
 Approx. 900 South 4500 West
 Weber County, Utah
 A part of Section 17, T6N, R2W, S16&M, U.S. Survey

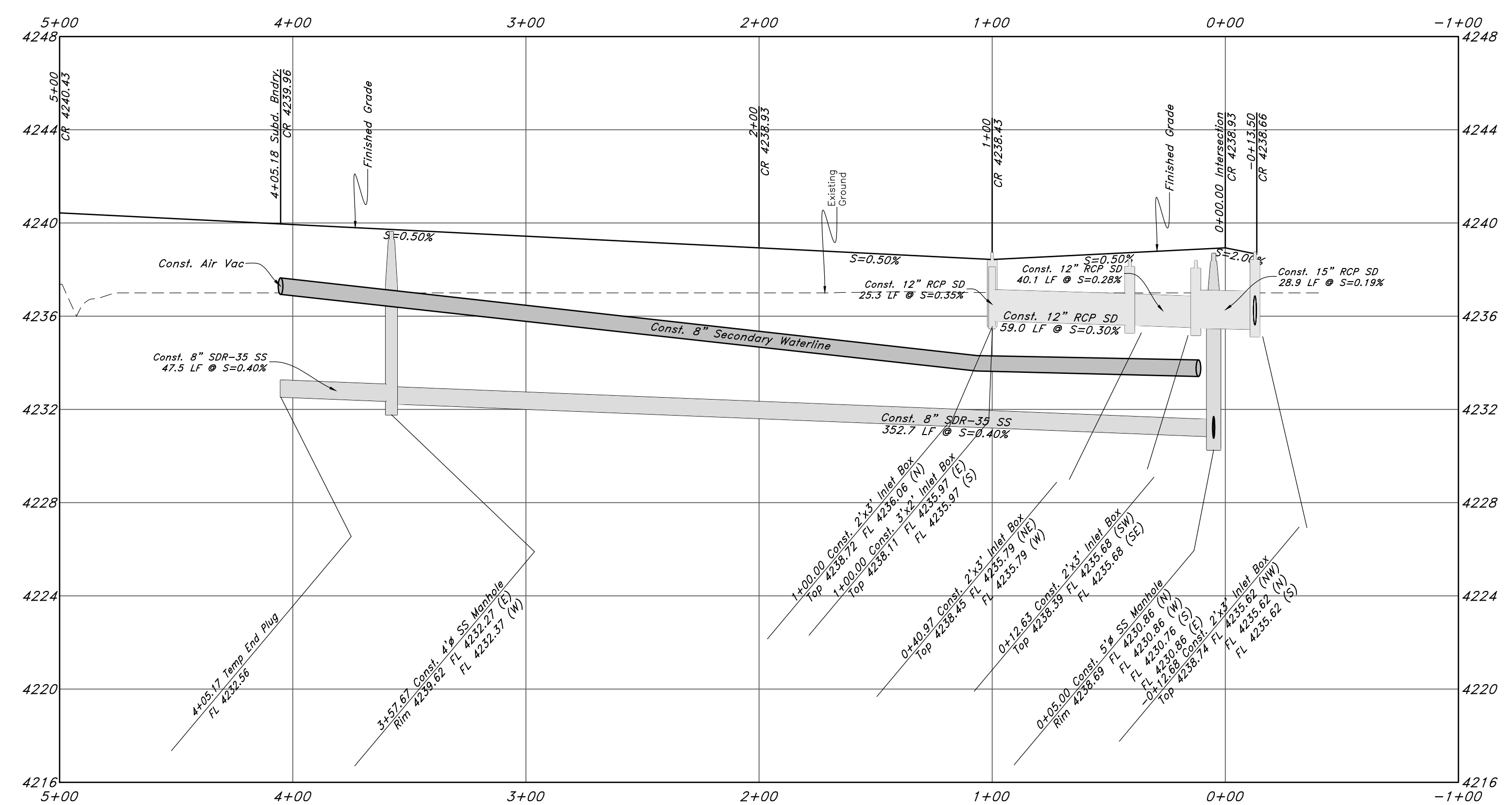


Scale:
 1" = 40' Horiz.
 1" = 4' Vertical

Graphic Scale



750 South Street



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
- 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
- PVC
- 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
- FDCC
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



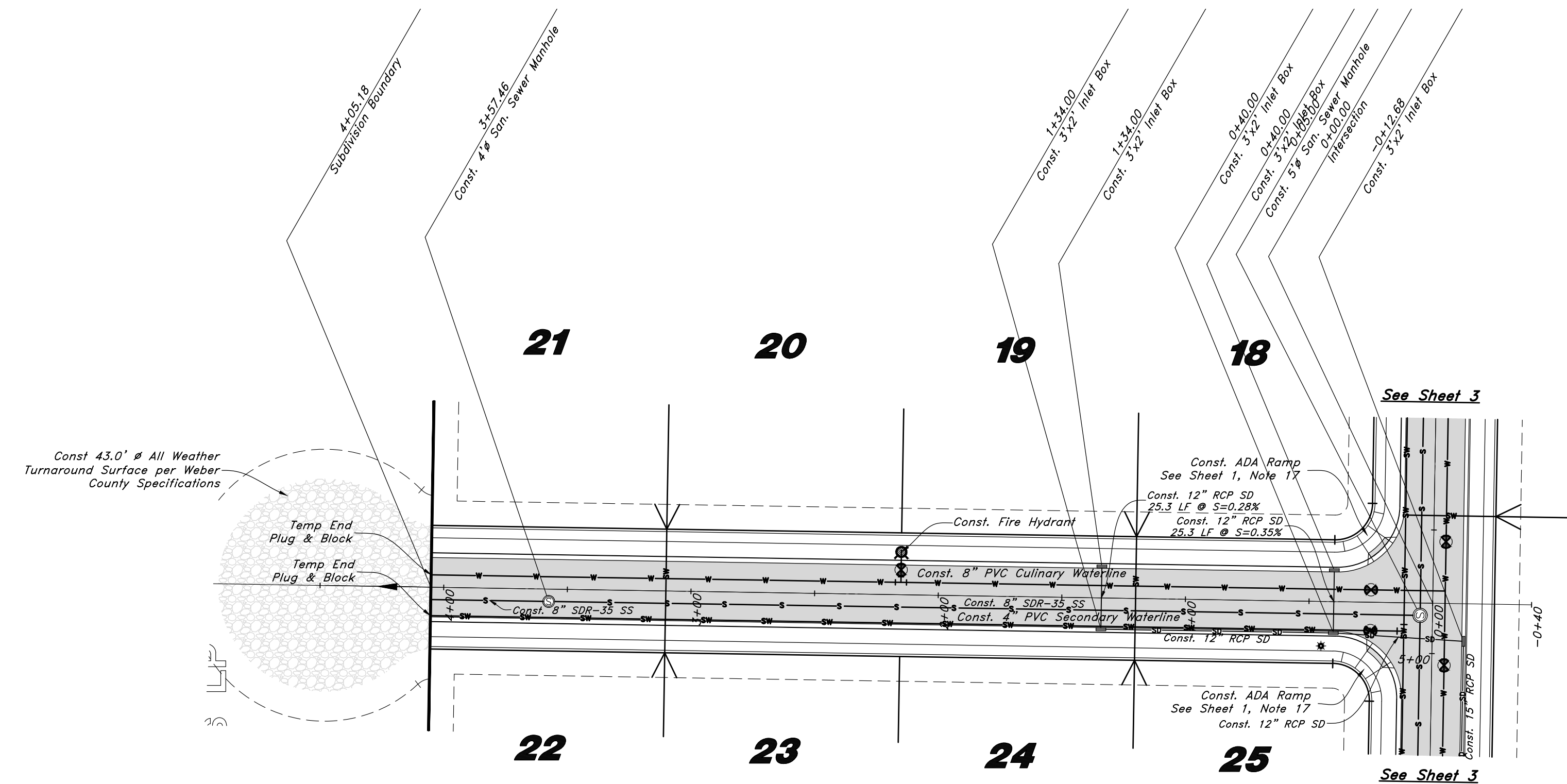
FOR CONSTRUCTION

W:\16N719 TERAKEE VILLAGE\dwgs\16N719 - AM.dwg, 2/27/2021 9:19:59 PM, draw, 1:1

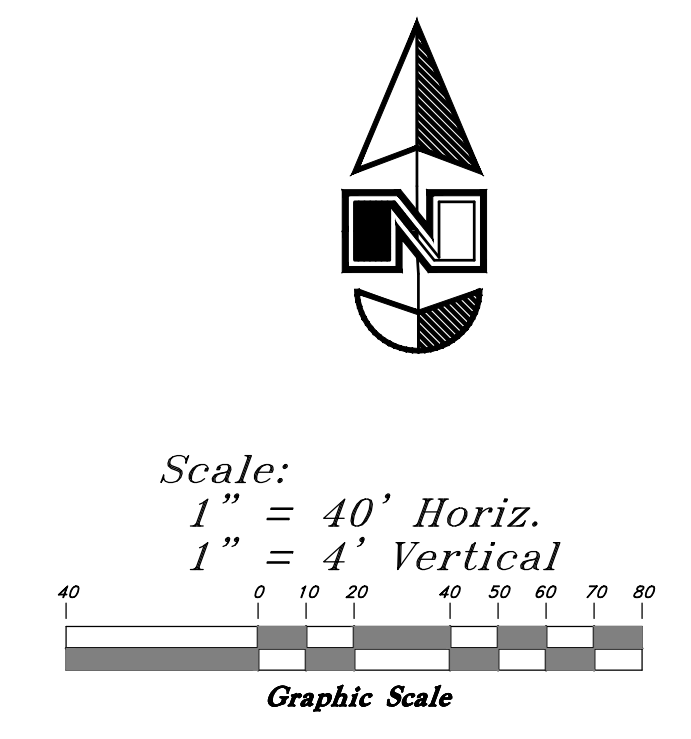
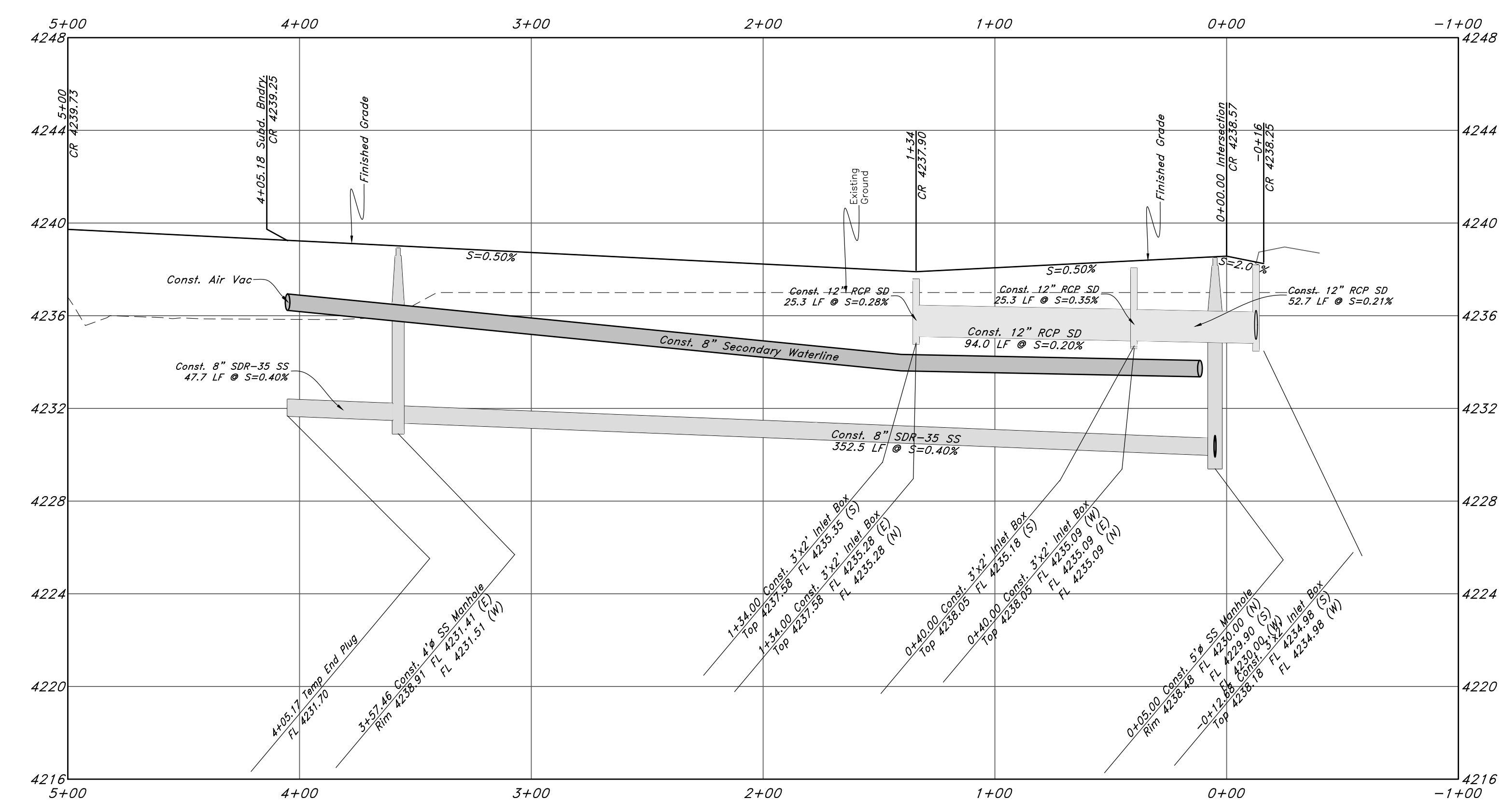
Legend

(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
- 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
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



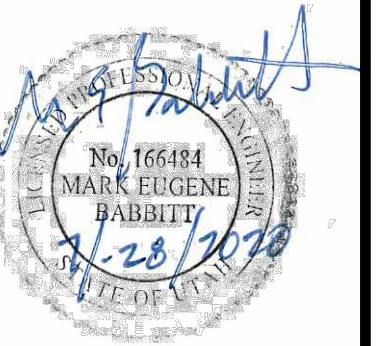
800 South Street



FOR CONSTRUCTION



REV	DATE	DESCRIPTION
1	2-27-2021	Revised Road Section and County Comments



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Plan & Profile

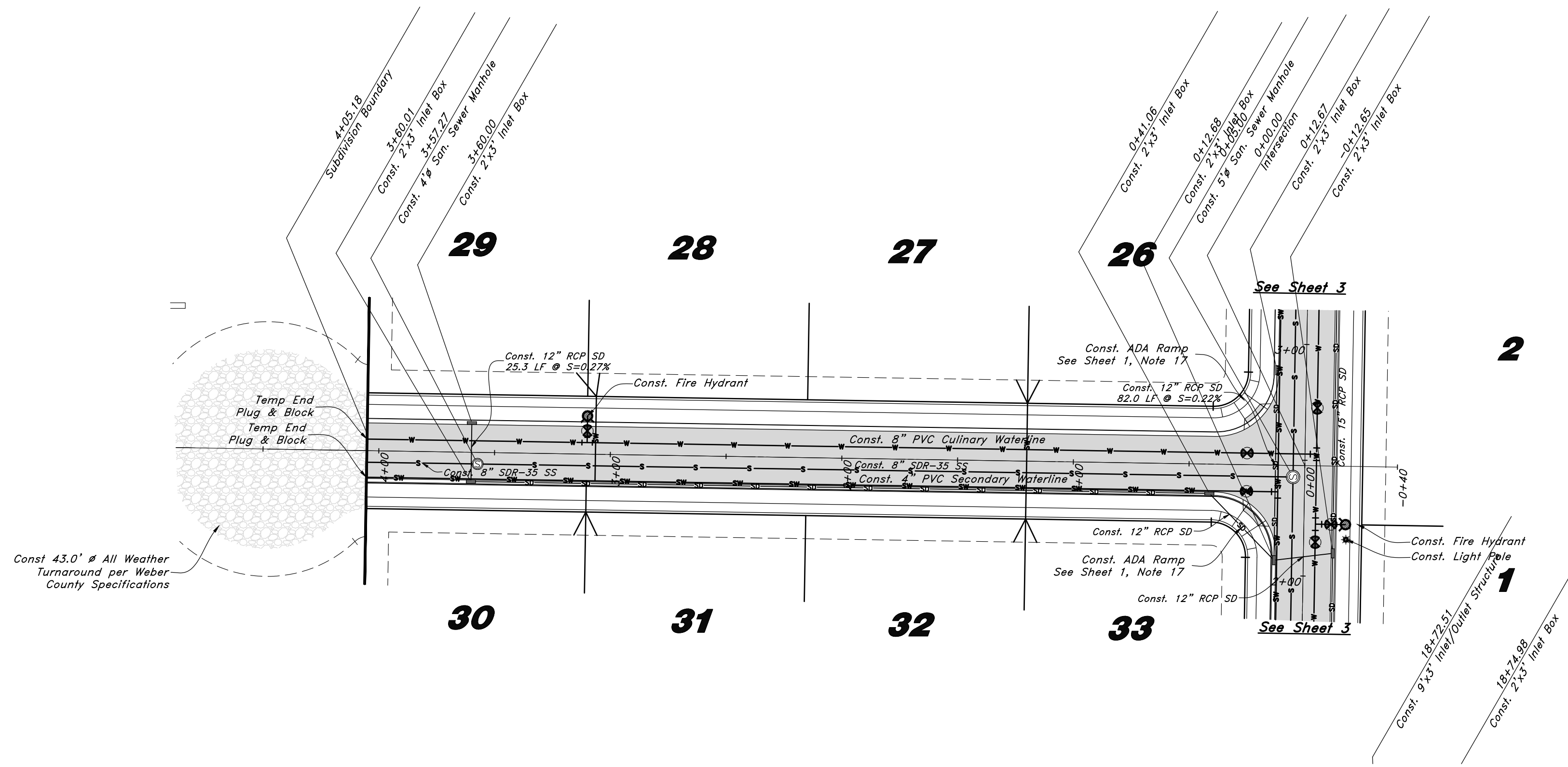
The Barn at Terakee Farms No. 1

Approx. 900 South 4500 West
 Weber County, Utah
 A part of Section 17, T6N, R2W, S16&M, U.S. Survey

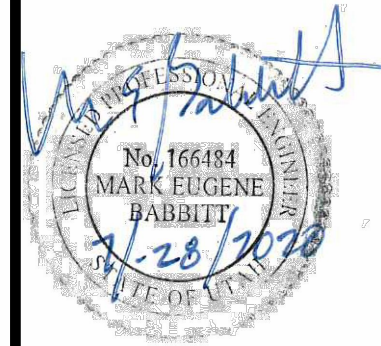
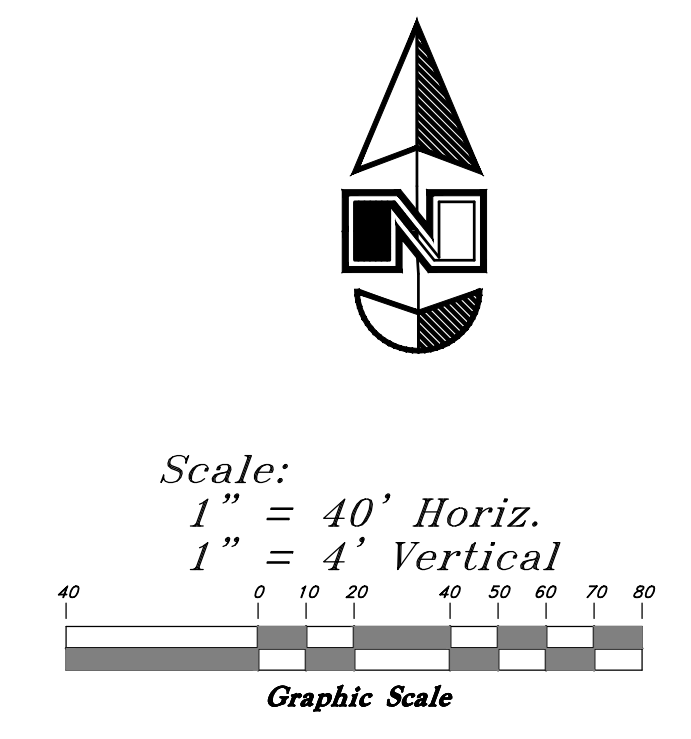
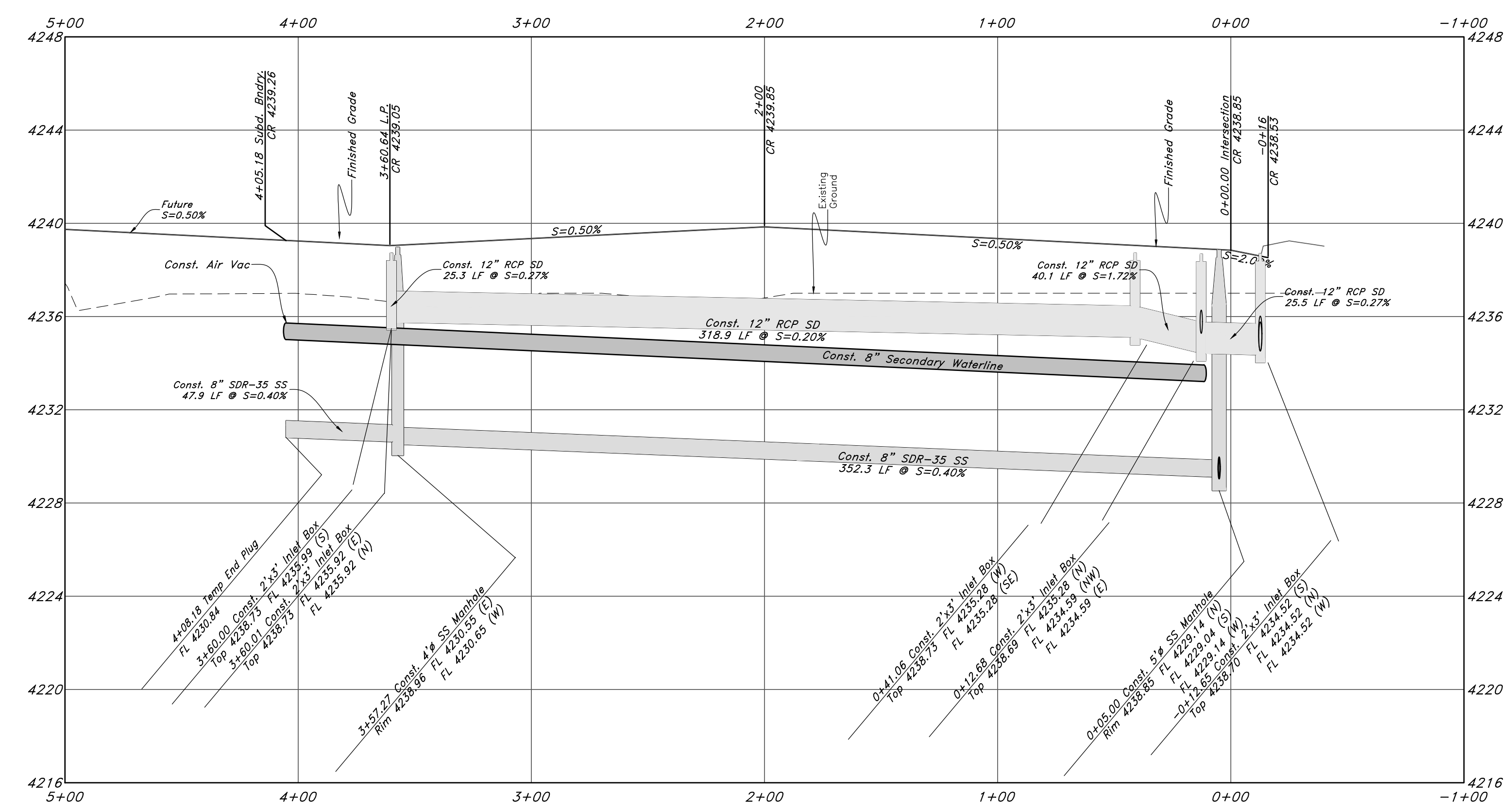
Legend

(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
- 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
- PVC
- TA
- Top of Asphalt
- EA
- CI
- Centerline
- FL
- Finish Floor
- FF
- TC
- Top of Curb
- TW
- Top of Wall
- TCN
- Top of Concrete
- NG
- Natural Ground
- FG
- Finish Grade
- ME
- Match Existing
- FDC
- Fire Department Connection
- 95.337A
- 95.721A
- R
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



850 South Street



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Plan & Profile

The Barn at Terakee Farms No. 1

Approx. 900 South 4500 West
 Weber County, Utah
 A part of Section 17, T6N, R2W, S1E&M, U.S. Survey

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Call before you Dig
 Avoid cutting underground utility lines. It's costly.

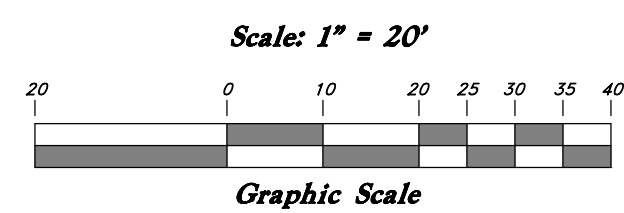
Call 811

1-800-662-4111

20 July, 2020

SHEET NO. **7** of 9

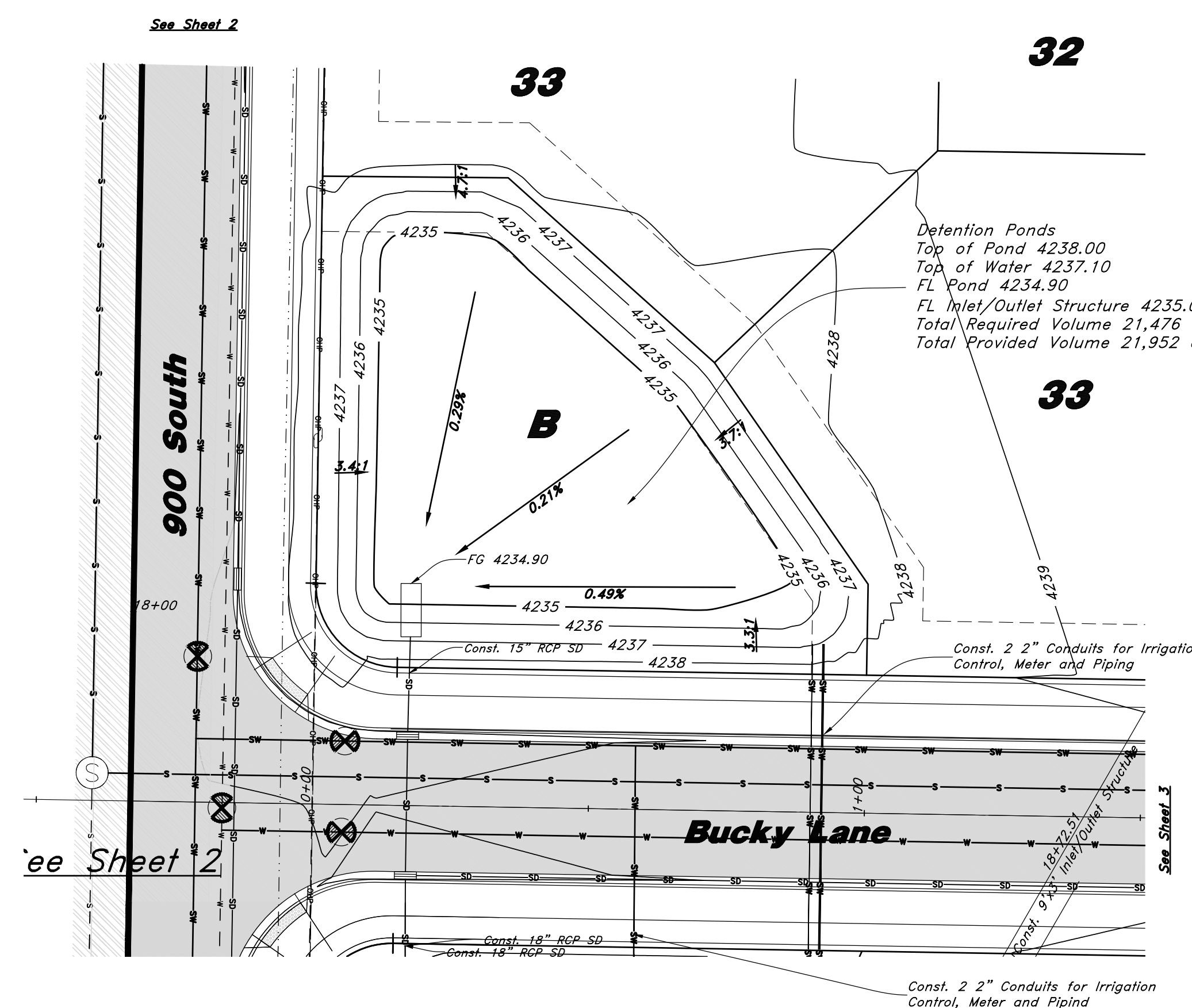
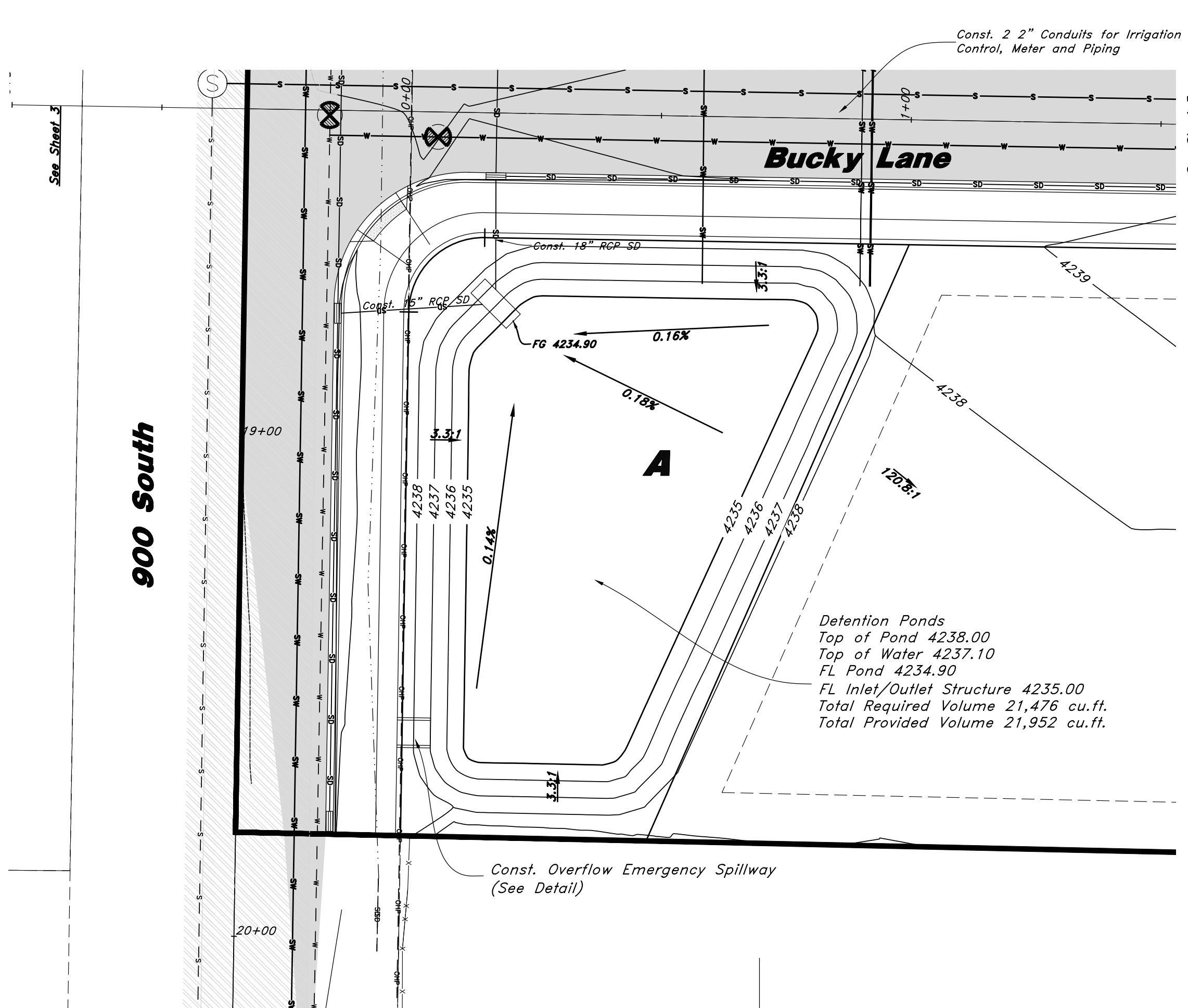
16N719 - AM



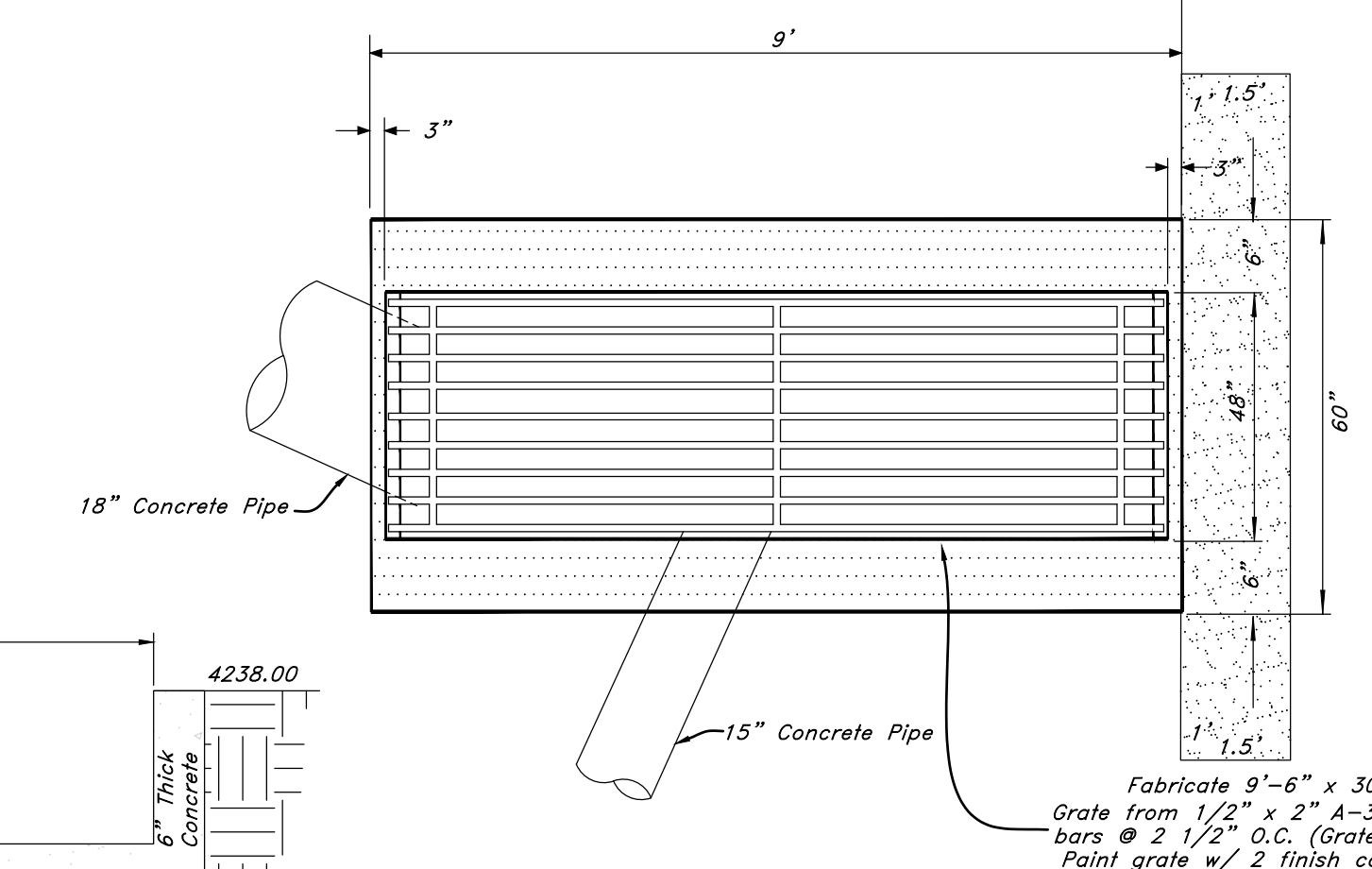
Legend

(Note: All items may not appear on drawing)

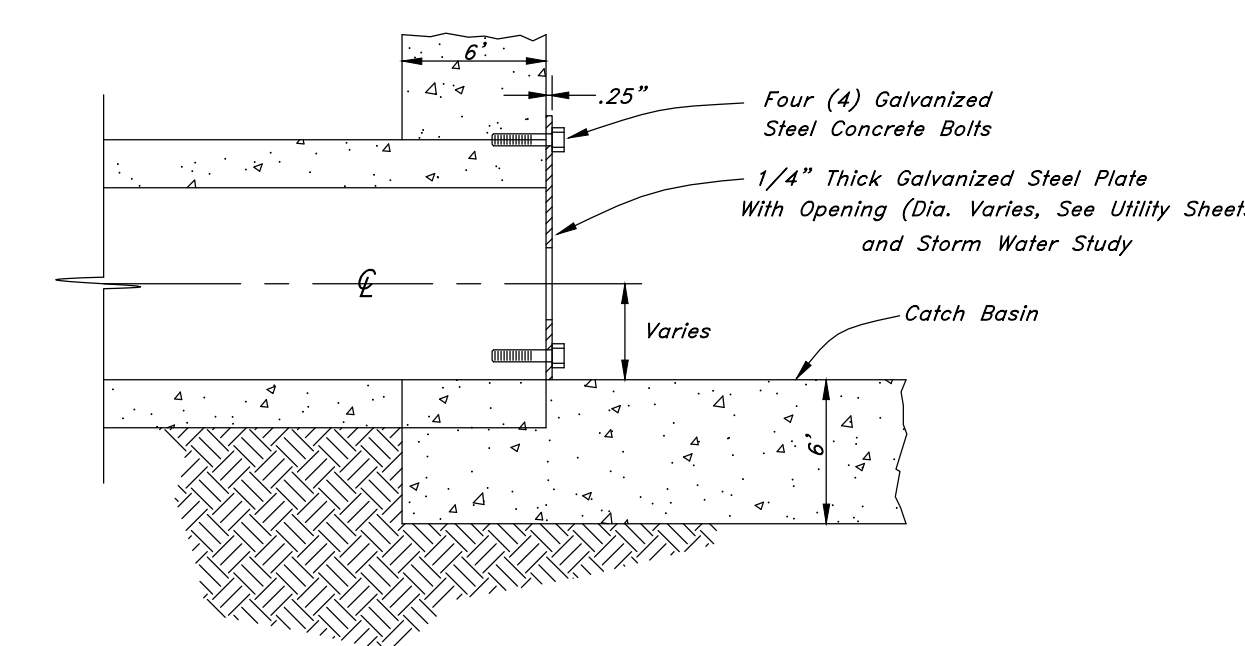
- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basin
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power 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
- Wedge Line



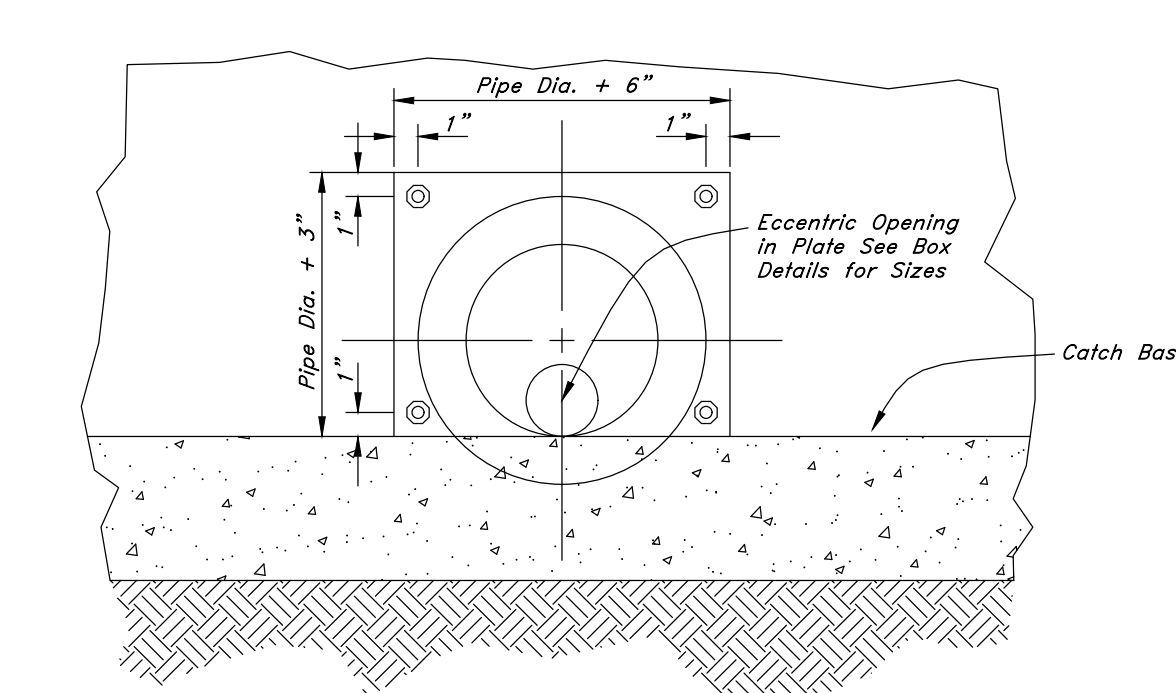
Detention Pond



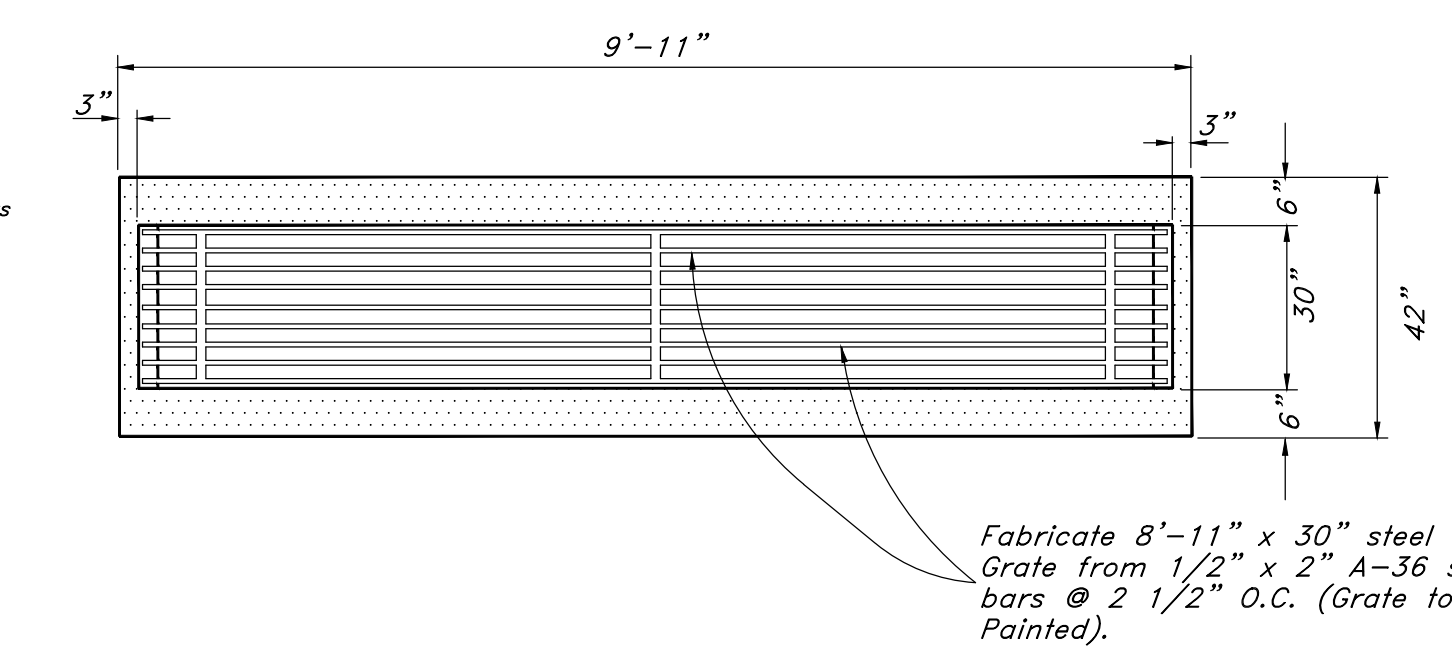
Plan View Detail of Inlet / Outlet Structure



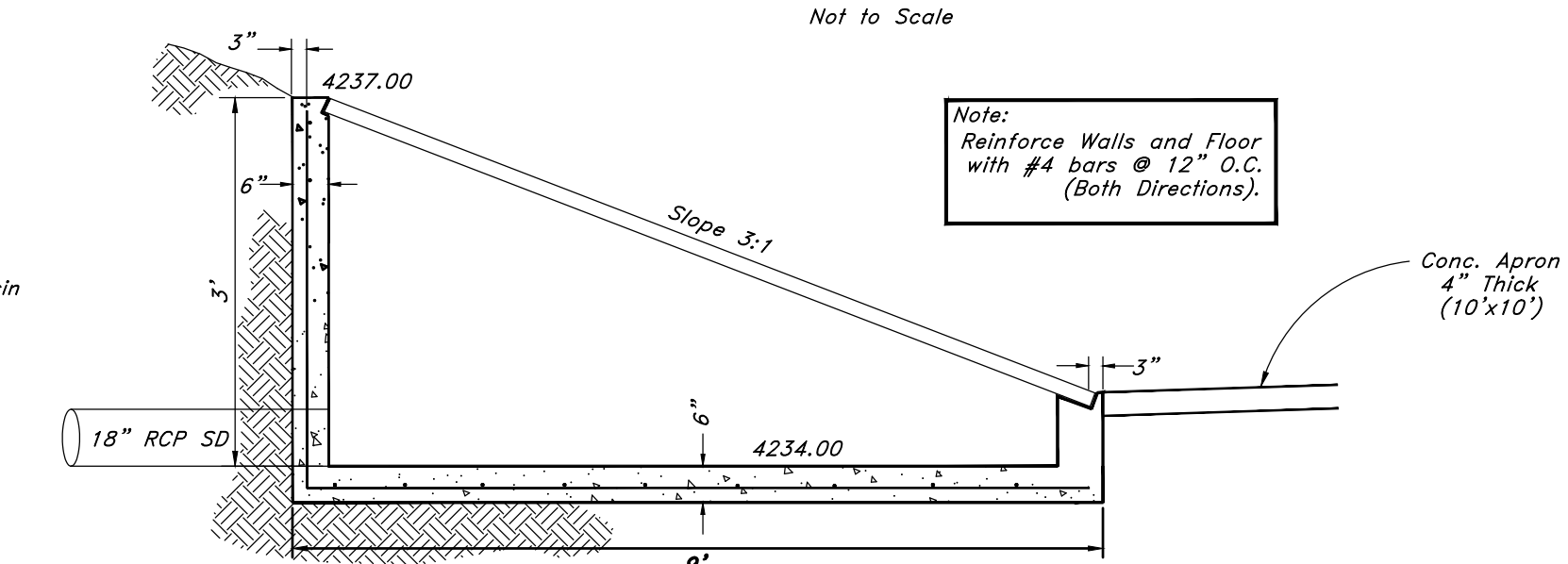
Profile View Detail of East Inlet / Outlet Structure



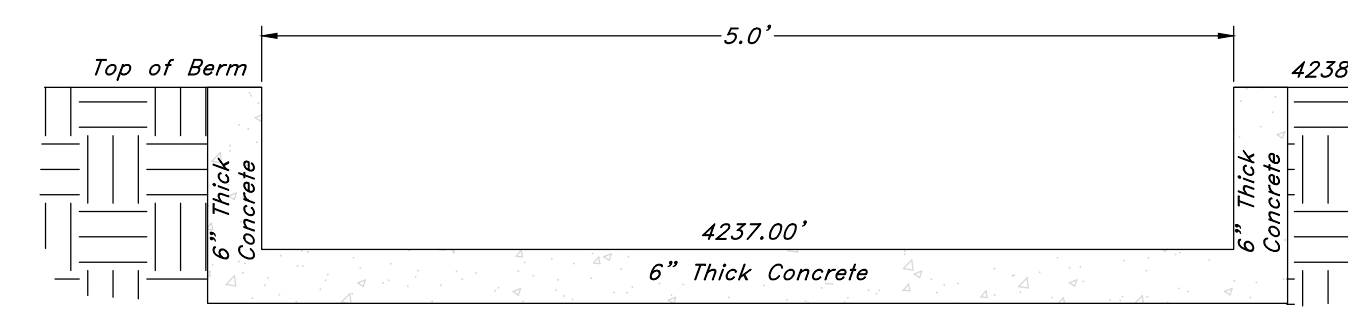
Orifice Plate Detail



Plan View Detail of Inlet / Outlet Structure

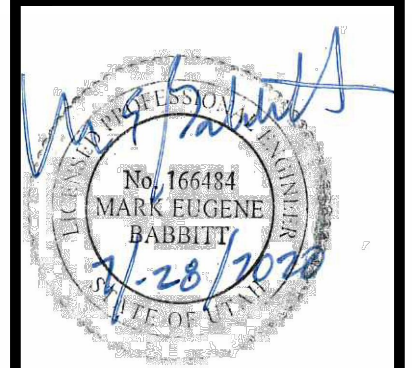


Profile View Detail of West Inlet / Outlet Structure



Emergency Spillway Detail

REV	DATE	DESCRIPTION
1	2-27-2021	Revised Road Section and County Comments



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Plan & Profile

The Barn at Terakee Farms No. 1

Approx. 900 South 4500 West
 Weber County, Utah
 A part of Section 17, T6N, R2W, S16&M, U.S. Survey

FOR CONSTRUCTION



20 July, 2020

SHEET NO. **8** of 9

16N719 - AM

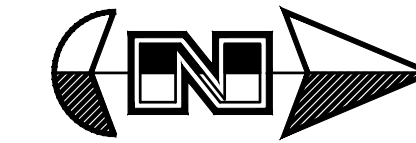
The Barn at Terakee Farms[®] No. 1

A PRUD Subdivision

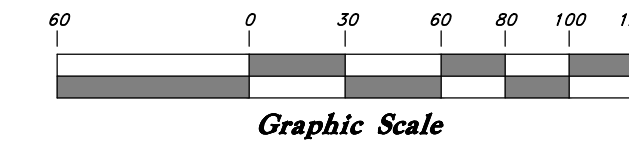
A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

July 2020

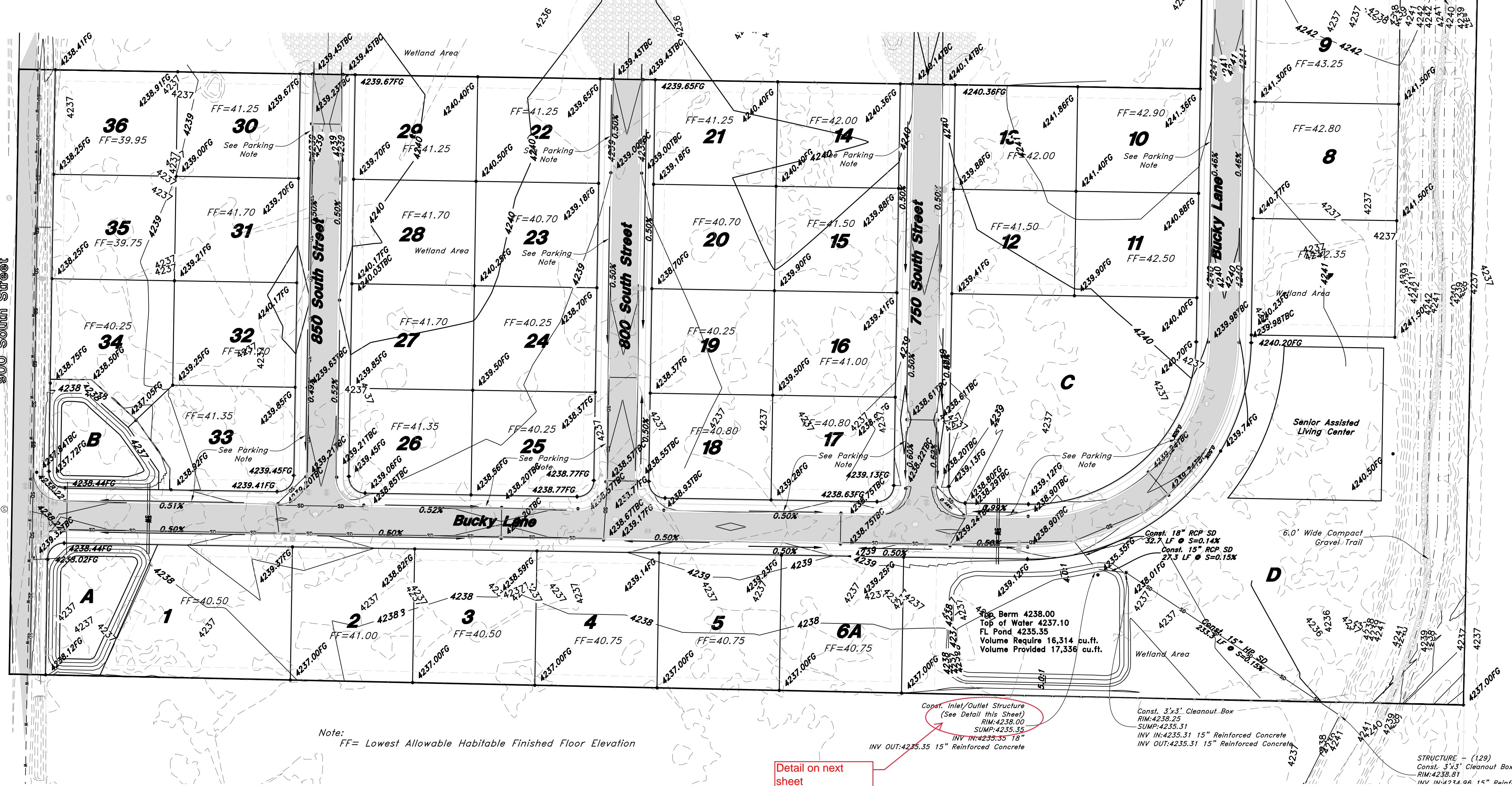
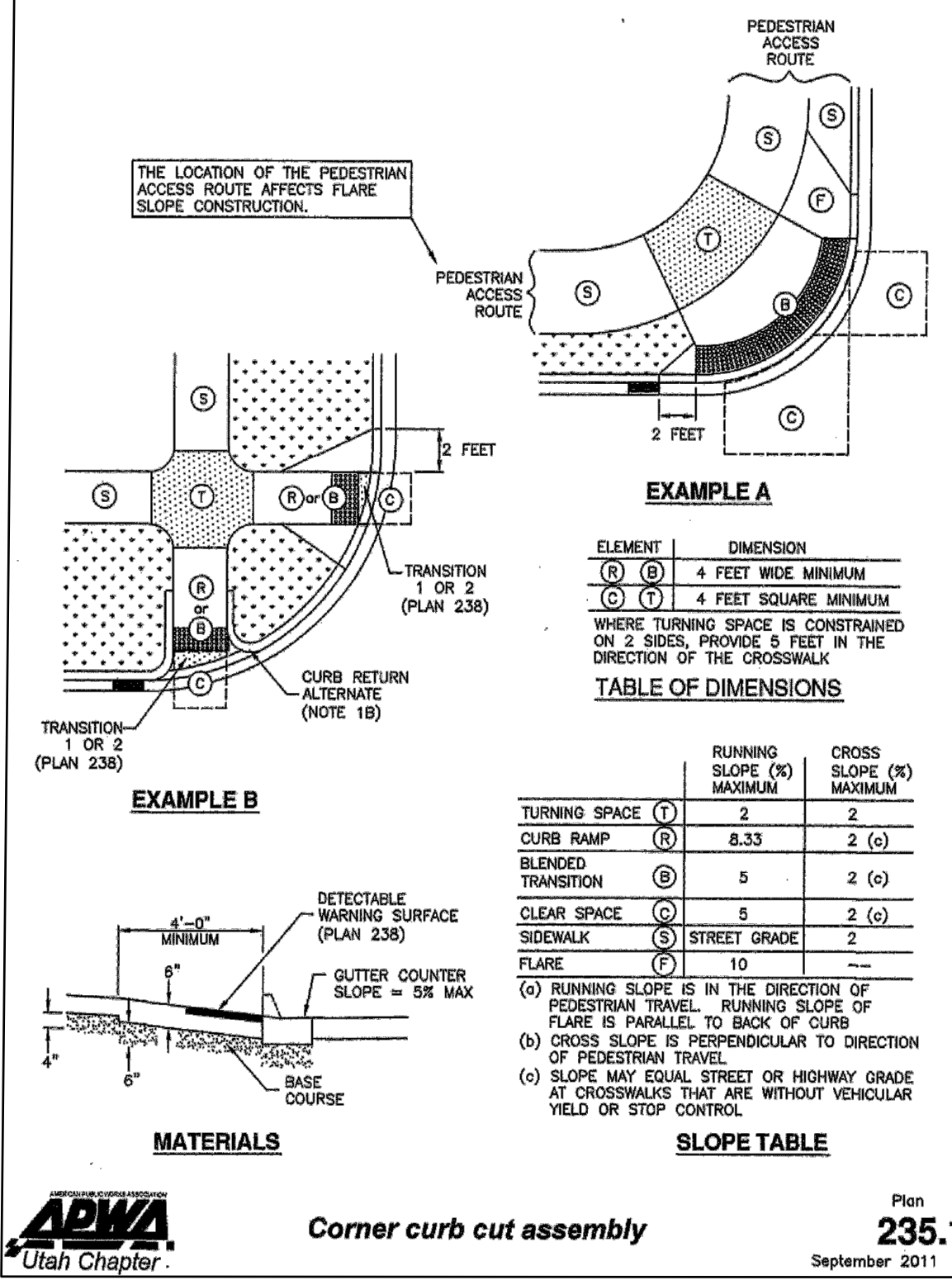


Scale: 1" = 60'



- GENERAL GRADING NOTES:**
- All work shall be in accordance with the County Public Works Standard.
 - Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
 - Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
 - Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
 - Areas to receive fill shall be properly prepared and approved by the County inspector and geotechnical Engineer prior to placing fill.
 - Fills shall be banded into competent material as per specifications and geotechnical report.
 - All trench backfills shall be tested and certified by the site geotechnical engineer per the grading code.
 - A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
 - The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
 - Dust shall be controlled by watering.
 - The location and protection of all utilities is the responsibility of the permittee.
 - Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
 - All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the County engineer.
 - The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
 - The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
 - Aggregate base shall be compacted per the geotechnical report prepared for the project.
 - Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown herein.
 - The recommendations in the following Geotechnical Engineering Report by CMT Engineering Laboratories are included in the requirements of grading and site preparation.
The report is titled "GEO-TECHNICAL ENGINEERING STUDY"
CMT Project No.: 10241 Address: About 4700 West 900 South, West Weber, Weber County, Utah
Dated: October 2, 2018.
 - As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
 - Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

TURNING SPACE AT SIDEWALK LEVEL



Legend

(Note: All items may not appear on drawing)

- | | | |
|-----------------------|----------------------------|---------|
| San. Sewer Manhole | Concrete Pipe | CP |
| Water Manhole | Reinforced Concrete Pipe | RCP |
| Storm Drain Manhole | Ductile Iron | DI |
| Cleanout | Polyvinyl Chloride | PVC |
| Electrical Manhole | Top of Asphalt | TA |
| Catch Basins | Edge of Asphalt | EA |
| Exist. Fire Hydrant | Centerline | CL |
| Exist. Water Valve | Flowline | FL |
| Sanitary Sewer | Finish Floor | FF |
| Culinary Water | Top of Curb | TC |
| Gas Line | Top of Wall | TW |
| Irrigation Line | Top of Concrete | TCN |
| Storm Drain | Natural Ground | NG |
| Telephone Line | Finish Grade | FG |
| Secondary Waterline | Match Existing | ME |
| Power Line | Fire Department Connection | FDC |
| Fire Line | Finish Contour | FC |
| Land Drain | Exist. Contour | EC |
| Power pole | Exist. Grade | EG |
| Power pole w/guy | Top of Wall | 95.33TA |
| Light Pole | Exist. Grade | 95.33TA |
| Fence | Ridge Line | R |
| Overhead Power Line | Direction of Flow | DF |
| Corrugated Metal Pipe | Existing Asphalt | AS |
| | New Asphalt | NA |
| | Existing Concrete | CC |
| | New Concrete | NC |

PARKING NOTE

Private Roads that are less than 32 feet in width shall be posted with "NO PARKING FIRE LANE" on the West and South sides. (Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District).

BENCHMARK

Brass Cap Section Monument located in the South Quarter Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey 4" below surface grade with an elevation of 4238.10.

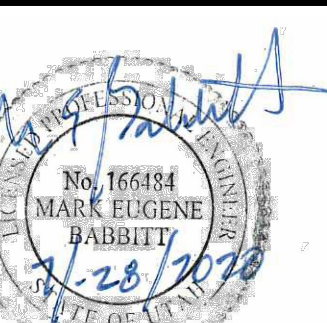
Call before you Dig
Avoid cutting underground utility lines. Be safe.



1-800-862-4111

FOR CONSTRUCTION

REV	DATE	DESCRIPTION



GREAT BASIN ENGINEERING

1475 EAST ODENSE, UTAH 84403
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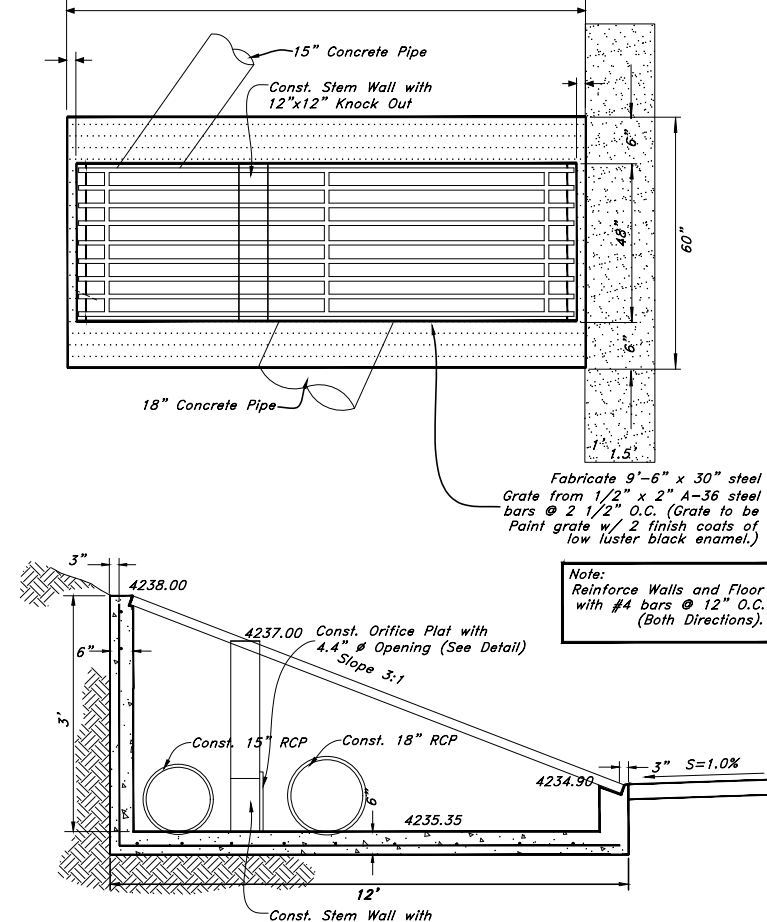
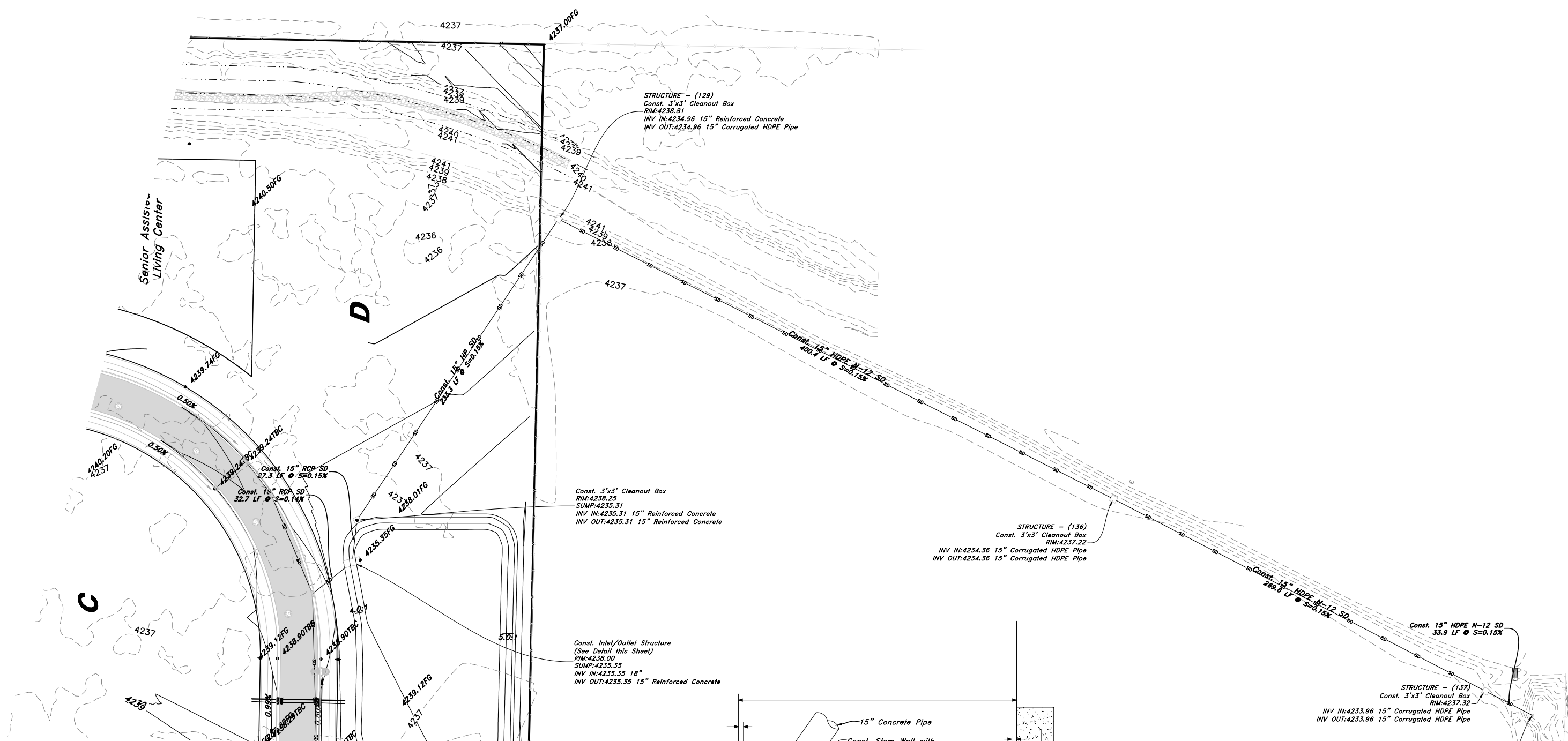
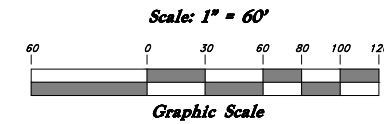
Grading & Drainage Plan

The Barn at Terakee Farms No. 1

Approx. 900 South 4500 West
Weber County, Utah
A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

The Barn at Terakee Farms® No. 1

A PRUD Subdivision
 A part of Section 17, T6N, R2W, SLB&M, U.S. Survey
 Weber County, Utah
 July 2020



Profile View Detail Inlet / Outlet Structure

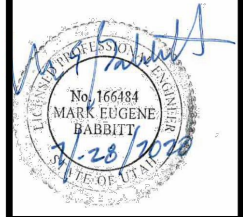
FOR CONSTRUCTION

Legend

(Note: All items may not appear on drawing)

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| Water Valve | TC | Top of Curb |
| Sanitary Sewer | TW | Top of Wall |
| Culinary Water | TW | Top of Walk |
| Gas Line | TCN | Top of Concrete |
| Irrigation Line | NG | Natural Ground |
| Storm Drain | FC | Finish Grade |
| Telephone Line | ME | Match Existing |
| Secondary Waterline | FDC | Fire Department Connection |
| Power Line | -90- | Finish Contour |
| Fire Line | 95.3374 | Exist. Contour |
| Land Drain | 95.721A | Exist. Grade |
| Power pole w/guy | R | Ridge Line |
| Light Pole | | Direction of Flow |
| Fence | | Existing Asphalt |
| Flowline of ditch | | New Asphalt |
| Overhead Power line | | Existing Concrete |
| Corrugated Metal Pipe | | New Concrete |

REV	DATE	DESCRIPTION
2	2-27-2021	Country Review Comments and Inlet/Outlet Structure Detail



GREAT BASIN ENGINEERING

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Grading & Drainage Plan
The Barn at Terakee Farms No. 1
 Approx. 900 South, 4500 West
 Weber County, Utah
 A part of Section 17, T6N, R2W, SLB&M, U.S. Survey