

#### 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.

See Record of Survey filed 6679 Weber County Surveyor.

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

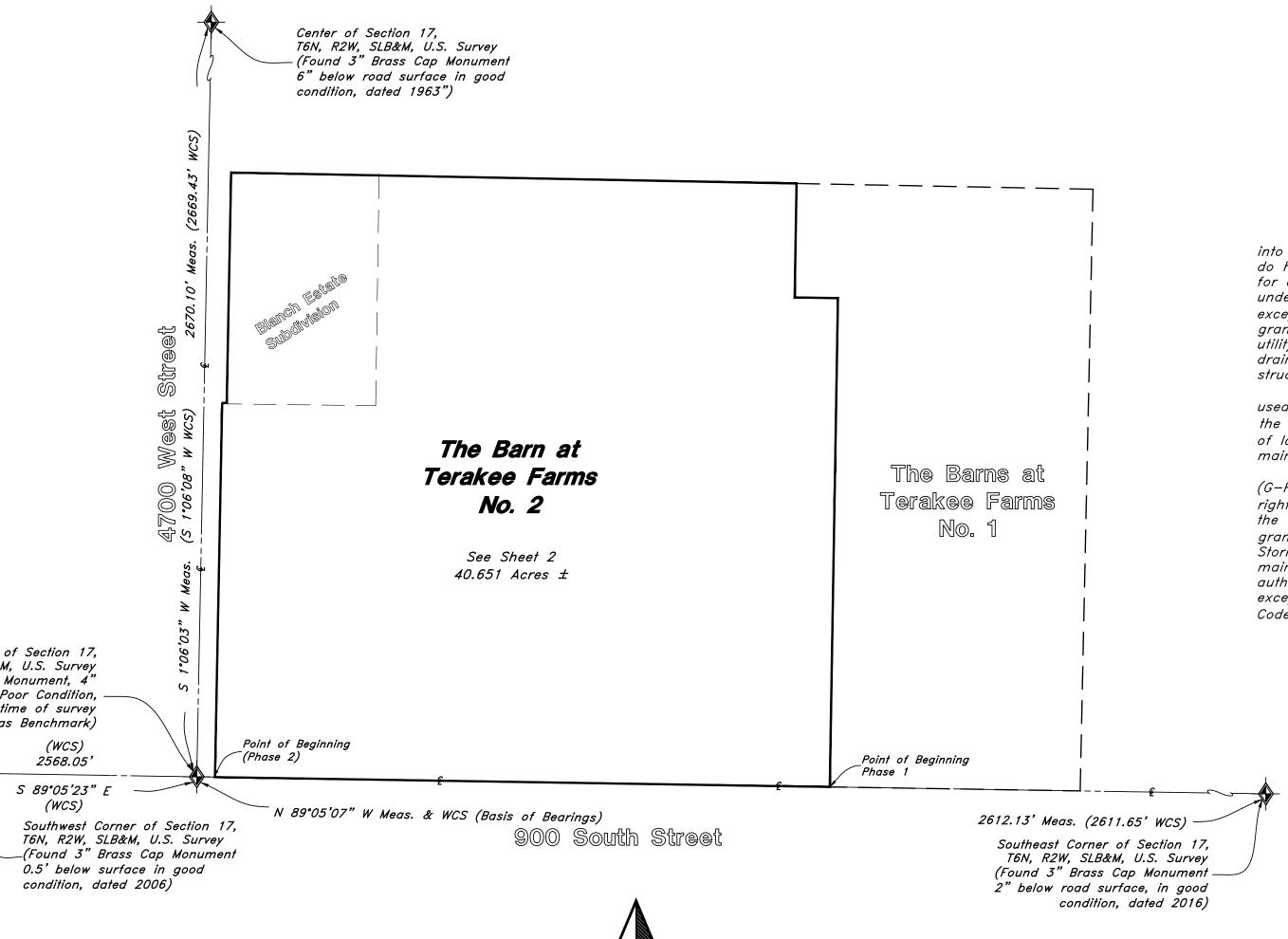
All of lots 1 & 2, Blanch Estates Subdivision, together with a part of the Southeast Quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah, more particularly described as follows: Beginning on the South Section line of said Section 17, said point being 40.00 feet North 89°05'07" West along the Section line from the South Quarter Corner of said Section 17, and running thence North 1°06'03" East 821.92 feet along the Existing East Right of Way line of 4700 West Street to the Southwest Corner of Blanch Estates Subdivision: thence South 89°04'07" East 10.00 feet along the South Boundary of said Subdivision; to the Southwest corner of Lot 1 of said Subdivision); thence North 1°06'03" East 506.20 feet along the West line of said Lots 1 & 2 to the Northwest corner of said Lot 2; thence South 88°53'38" East 1242.10 feet along the North Boundary line of said Subdivision and said North Boundary line Extended to the West Boundary line of The Barn at Terakee Farms No. 1 A PRUD Subdivision; thence along said Subdivision the following three (3) courses: 1) South 0°56'43" West 250.33 feet, 2) South 89°05'07" East 95.00 feet; and 3) South 0°57'17" West 1073.64 feet to the South Section line of said Section 17 also being the Center line of 900 South Street: thence North 89°05'07" West 1350.53 feet along said Section line to the

Contains 40.395 Acres

# The Barn at Terakee Farms No. 2

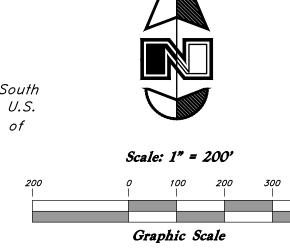
A PRUD Subdivision

A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey Weber County, Utah March 2021



#### **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



#### 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.

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

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



#### WEBER COUNTY PLANNING COMMISSION APPROVAL

South Quarter Corner of Section 17,

(Found 3" Brass Cap Monument, 4"

Date not legible at time of survey

below road surface, In Poor Condition,

Elevation = 4238.10, used as Benchmark)

T6N, R2W, SLB&M, U.S. Survey

2568.05

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

Chairman, Weber County Planning Comission

#### 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 \_\_\_\_\_\_, 2021.

	Chairman,	Weber	County	Comission
Attes	t:			
Title:				

#### TAYLOR WEST WEBER WATER This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.

Signed this \_\_\_\_\_, 2021.

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 \_\_\_\_\_ of \_\_\_\_

Weber County Engineer

### Signed this \_\_\_\_\_, 2021.

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

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

documents associated with this subdivision plat, and

Ordinance applicable thereto and now in force and

Weber County Attorney

in my opinion they conform with the County

I have examined the financial guarantee and other

associated therewith. Signed this \_\_\_\_\_ day of \_\_\_\_\_

Weber County Surveyor

#### 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. 2 — 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.



#### 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. 2 - 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 themselves, 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

(G-H, I through L) and dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way in common (and those adjoining Subdivisions that may be subdivided by the undersigned owners) for the use of a walking path with no buildings or obstructions being placed within said parcels. We also dedicate and grant a perpetual right and easement over, upon and under the lands designated hereon as Parcels (E, F) 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.

ned	this	Day of	,	2021.
			- Terakee Properties	LP -
			Brad Blanch — Ow	ner
			PO Box 14016 Ogden, UT 84412	
			(801) 668-8565	

### **ACKNOWLEDGMENT**

State of Utah County of

> The foregoing instrument was acknowledged before me this\_\_\_\_\_ day of \_ 2021 by <u>Brad Blanch — Owner</u>,

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

#### NOTES

1. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.

2. The recording of this Plat in the office of the County Recorders acts as a statutory vacation, superceding, and replacement of any contrary provision shown (Blanch Estate Subdivision), dedicated or noted on or in a previously recorded plat or portion of plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609

3. All Lots with an "-A" Designation may have an ADU, which may be used for monthly rentals only when primary residence is owner occupied.

4. Agri-tourism is an approved use on agricultural lots.

5. 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.

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

	Sheet 1	1 of 2
WEBE	TR COUNT	/ RECORDER
ENTRY NO	)	FEE PAID
		FOR RECORD A
RECORDED		, AT
	IN BOOK	OF OFFIC
RECORDS, FOR	PAGE	RECORD
	BER COUNTY	
BY:		
	DEPU7	 ΓΥ

#### The Barn at Terakee Farms No. 2 Legend A PRUD Subdivision Center of Section 17, T6N, R2W, SLB&M, U.S. Survey A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey Monument to be set (Found 3" Brass Cap Monument (Rad.) Radial Line 6" below road surface in good Weber County, Utah (N/R) Non-Radial Line condition, dated 1963") PUE Public Utility Easement PU&DE Public Utility & Drainage March 2021 S 88°53'38" E Easement 1242.10' $\rightarrow \rightarrow$ Fence ■ Set Hub & Tack A will be set Nail in Curb ▲ @ Extension of Property Set 5/8"x 24" Long Rebar & Cap w/ Lathe Graphic Scale S 89°05'07" E <u>106.49'</u> <u> 106.49'</u> \_ Lot 2 *65 66* 11,233 sq.ft. 11232 sq.ft. 11232 sq.ft. 106.46 700 South Street S 89°05'07" E 160.01' -*95.00'*-S 89°05'07" E **NOTES** \_\_ <u>95</u>.<u>00</u>'\_\_10<u>.0</u>0 1. 10' wide Public Utility Easement as indicated by dashed lines, 2227 sq.ft. except as otherwise shown. 63 *69* 2. The recording of this Plat in the office of the County Recorders acts as a statutory vacation, superceding, and replacement of any 10576 sq.ft. contrary provision shown (Blanch Estate Subdivision), dedicated or noted on or in a previously recorded plat or portion of plat of the Lot 1 S 89°05'07" E same land as described hereon in accordance with UCA 10-9a-609 S 89°05'07" E S 89°05'07" E 89°05'07" E S 89°05'07" E and/or UCA 17-27a-609 3. All Lots with an "—A" Designation may have an ADU, which may be used for monthly rentals only when primary residence is *62 75* owner occupied. *73* Lot 13 4. Agri-tourism is an approved use on agricultural lots. S 89°05'07" E 5. All Property Corners will be set prior to recording of the Plat, Monuments and Nails in the curb will be set once improvements N 89°05'07" W **750 South Street** 421.00' are completed allowing their installation. (Private Road) 6. A Geotechnical Report prepared by CMT Engineering Laboratories S 89°04'07" E was provided to Weber County as part of this project. 10.00'<u>95</u>.<u>00</u>'\_\_ Lot 14 PROPERTY LINE CURVE DATA S 89°05'07" E | Curve | Delta | Radius | Length | Chord | Chord Bearing 11201 sq.ft. C20 | 86°51'27" | 15.00' | 22.74' | 4236.43' | N 44°24'58" E C21 90°00'43" 15.00' 23.57' 21.22' N 44°04'36" W 60 S 89°05'07" E S 89°05'07" E S 89°05'07" E C22 | 82°20'16" | 15.00' | 21.56' | 19.75' | N 47°54'59" W C23 | 89°57'36" | 15.00' | 23.55' | 21.21' | N 45°56'06" E C24 | 90°02'24" | 15.00' | 23.57' | 21.22' | S 44°03'55" E S 89°05'07" E *53* C25 | 7°42'08" | 15.00' | 2.02' | 2.01' | N 2°53'47" W 10576 sq.ft. C26 | 89°57'36" | 15.00' | 23.55' | 21.21' | N 45°56'05" E C27 | 82°20'16" | 15.00' | 21.56' | 19.75' | N 49°44'45" E 95.00' 24.924 Acres C28 | 7°37'20" | 15.00' | 2.00' | 1.99' | N 4°45'57" E N 89°05'07" W 800 South Street 421.00 C29 | 90°02'24" | 15.00' | 23.57' | 21.22' | N 44°03'55" W (Private Road) C30 | 89°57'36" | 15.00' | 23.55' | 21.21' | N 45°56'05" E S 89°05'07" E C31 | 90°02'24" | 15.00' | 23.57' | 21.22' | N 44°03'55" W C32 | 94°47'37" | 15.00' | 24.82' | 22.08' | N 43°52'44" E C33 | 90°02'24" | 15.00' | 23.57' | 21.22' | N 44°03'55" W *51* C34 | 89°57'36" | 15.00' | 23.55' | 21.21' | N 45°56'05" E 10576 sq.ft. 10,576 sq.ft. 10576 sq.ft. C35 | 94°41'13" | 15.00' | 24.79' | 22.06' | N 41°54'59" W 02/25/2022 3:32:53 PM S 89°05'07" E S 89°05'07" E S 89°05'07" E S 89°05'07" E \$ 89°05'07" E 135.00' BUILDING SETBACKS *57* Front Yard — 20 Feet Side Yard - 10 Feet 10576 sq.ft. <del>-</del>—80.00'-(20 Feet Corner Facing Street) 134.87' C28-Rear Yard — 10 Feet 120.01' C27 95.00' Building Height - 40 Feet Max. N 89°05'07" W 850 South Street 421.00' (Private Road) \_\_\_\_\_\_119.98' <u>C22</u> 134.86' \_\_*95.00*'\_ \_\_ \_ -<u>10.00'\_ 95.00'</u> \_ AGRICULTURAL NOTE -2227 sq.ft. Agriculture is the preferred use in the agriculture 43 zones. Agricultural operations as specified in the Land Use *56* 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 S 89°05'07" E basis that it interferes with activities of future residents S 89°05'07" E of this subdivision. South Quarter Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument, 4" **37** 10577 sq.ft. Sheet 2 of 2 below road surface, In Poor Condition, Date not legible at time of survey Road Dedication Elevation = 4238.10, used as Benchmark) 8412 sq.ft. WEBER COUNTY RECORDER N 89°05'07" W 120.81 -10.00° 95.00° FEE PAID 2568.05' 40.00' 40.00' Beginning \_\_\_\_\_FILED FOR RECORD AND RECORDED\_\_ N 89°05'07" W S 89°05'23" E \_\_\_\_\_ IN BOOK\_\_\_\_\_\_ OF OFFICIAL (WCS) N 89°05'07" W Meas. & WCS (Basis of Bearings) 1350.53' RECORDS, PAGE\_\_\_\_ Southwest Corner of Section 17, 2612.13' Meas. (2611.65' WCS) T6N, R2W, SLB&M, V.S. Survey GREAT BASIN O \_(Found 3" Brass Cap Monument Southeast Corner of Section 17, 0.5' below surface in good T6N, R2W, SLB&M, U.S. Survey WEBER COUNTY RECORDER

5746 SOUTH 1475 EAST OGDEN, UTAH 84403

MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544

W W W . G R E A T B A S I N E N G I N E E R I N G . C O M

condition, dated 2006)

(Found 3" Brass Cap Monument -

2" below road surface, in good

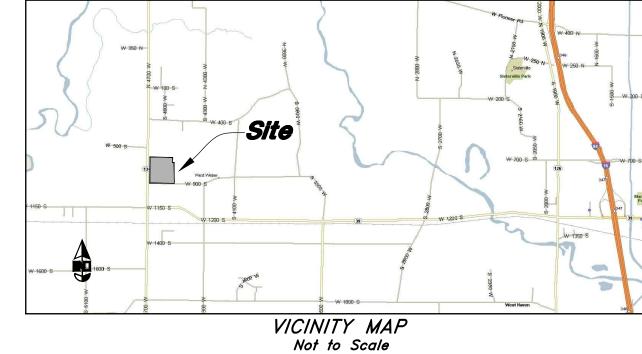
condition, dated 2016)

### The Barn at Terakee Farms No. 2

### A PRUD Subdivision

A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey Weber County, Utah March 2021

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



### \* See All Sheets\*

- 1. All construction shall conform to Weber County standards and specifications. 2. Underground utility piping materials will meet or exceed Weber County
- 3. 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. 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. 5. All Utility trenches within the Street right of way shall have a County approved imported granular backfill.
- 6. Thrust block all water line fittings.
- 7. All inlet grates shall be bicycle safe.
- 8. All fire hydrants and access roads shall be installed prior to any construction of any buildings.
- 9. All fire hydrants shall be placed with 4  $\frac{1}{2}$  inch connections facing the point of access for the Fire Department Apparatus.
- 10. 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.
- 11. 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.
- 12. An excavation permit is required for all work done within the existing Right
- 13. A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5000 Sq. Ft. or 200 Cubic Yards. 14. All improvements need to be either installed or escrowed prior to recording
- of the subdivision. 15. 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

- 16. 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
- 17. Construct ADA Ramps with Truncated Domes with detectable warning systems cast in place, gray in color per APWA Plan 235.1.

appendix D of the 2015 International Fire Code as adopted by Weber Fire

#### GENERAL UTILITY NOTES:

- 1. Coordinate all utility connections to building with plumbing plans and building
- 2. 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.
- 3. All catch basin and inlet box grates are to be bicycle proof. 4. 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.
- 5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- 6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- 7. Water meters are to be installed per water district standards and specifications. It will be the contractor's responsibility to install all items
- 8. 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.
- 9. 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.
- 10. 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,

#### CULINARY SERVICE LATERALS

1. 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper 2. Over 2" diameter pipe - AWWA C-900 Class 150 pipe

#### WATER MAIN LINES AND FIRE LINES

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

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

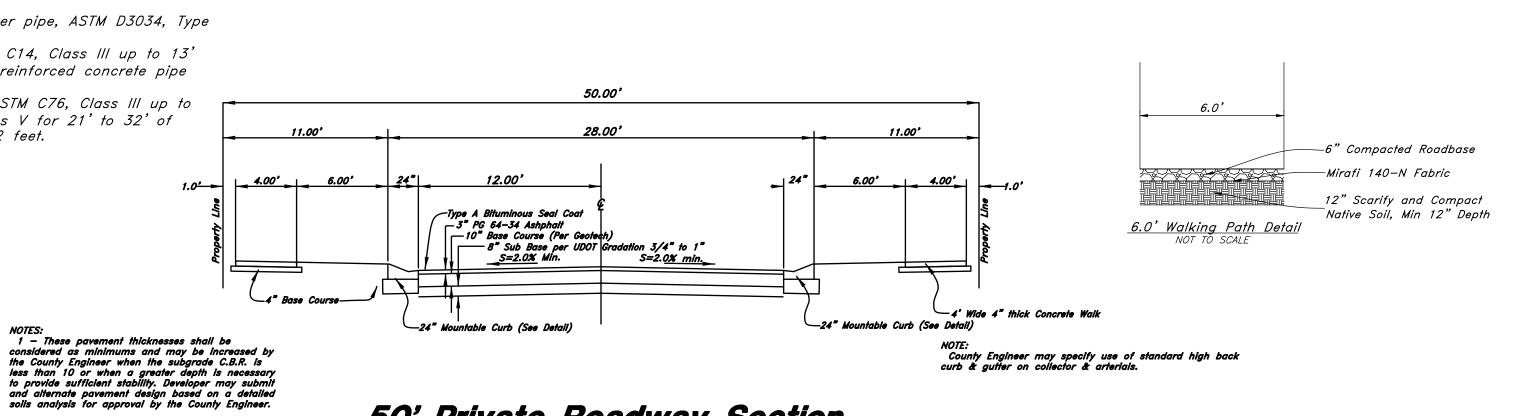
#### STORM DRAIN LINES

- 1. 10" pipes or smaller Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 2. 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 classes listed below.
- 3. 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.

2 — Minor & Major aterial shall be constructed with a 10" untreated base course & 3" bituminous surface course as required by the City Engineer.

3 - County Engineer has discretion to call for more

4 — Provide 4" Thickness of 3/4" or 1" gravel base course under sidewalk, 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

1 - Maximum difference in elevation between curbs on \*2— 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.

Legend 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 Irrigation Line Storm Drain Telephone Line Secondary Waterline Power Line Fire Line Land Drain Power pole w/guy Flowline of ditch Overhead Power line Concrete Pipe Reinforced Concrete Pipe Ductile Iron Polyvinyl Chloride Top of Asphalt Edge of Asphalt Flowline Finish Floor Top of Curb Top of Wall Top of Walk Top of Concrete Finish Grade Match Existing Fire Department Connection FDC Finish Contour Exist. Contour --90--95.33TA Finish Grade Exist. Grade 95.72TA — R —

Existing Asphalt New Asphalt

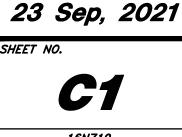
Existing Concrete

New Concrete

#### 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





sheet

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W:\16N719 TERAKEE VILLAGE\Dwgs\16N719 - BM.dwg, 2/25/2022 2:42:04 PM, KyleD, 1:1

Key Map 66 700 South Street See Sheet 2

*70* 69 73 750 South Street See Sheet 3

*78 54* 

*53* 

800 South Street See Sheet 4

*48* | *49* | *50* 

*57* 

850 South Street See Sheet 5

*56* 

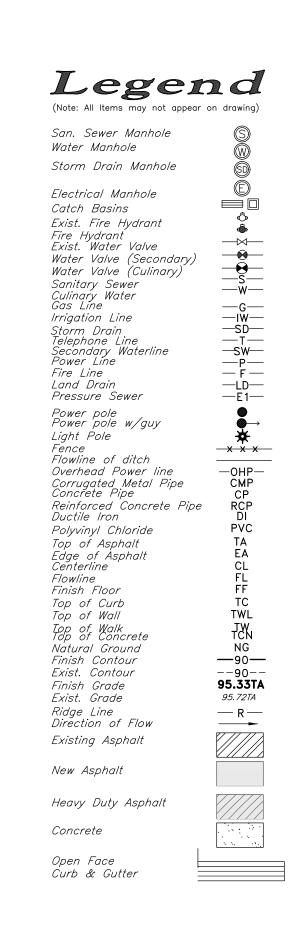
900 South Street

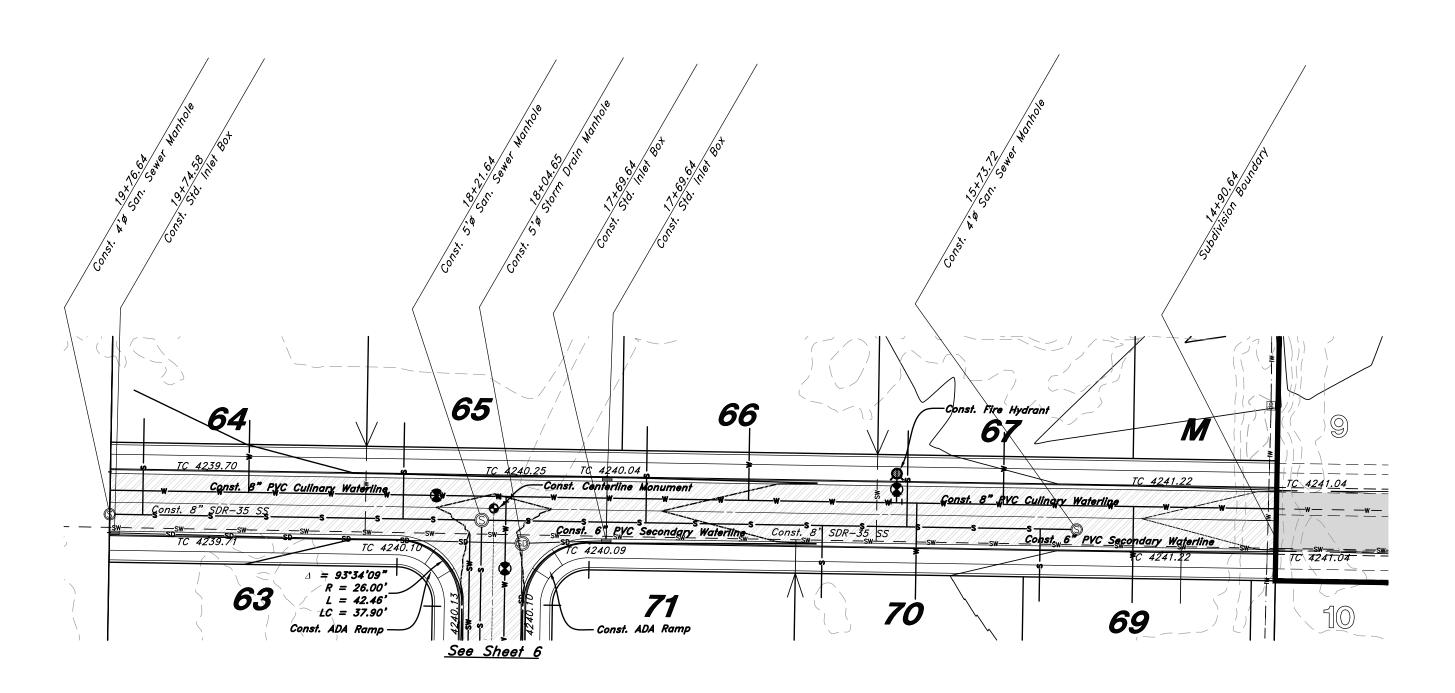
See Sheet 7

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1. Concrete shall attain 4,000 psi compression strength 2. Contraction Joints shall be constructed at all points of curvature, and at a maximum interval of 20 feet. 3. This curb design is limited to use within private alley

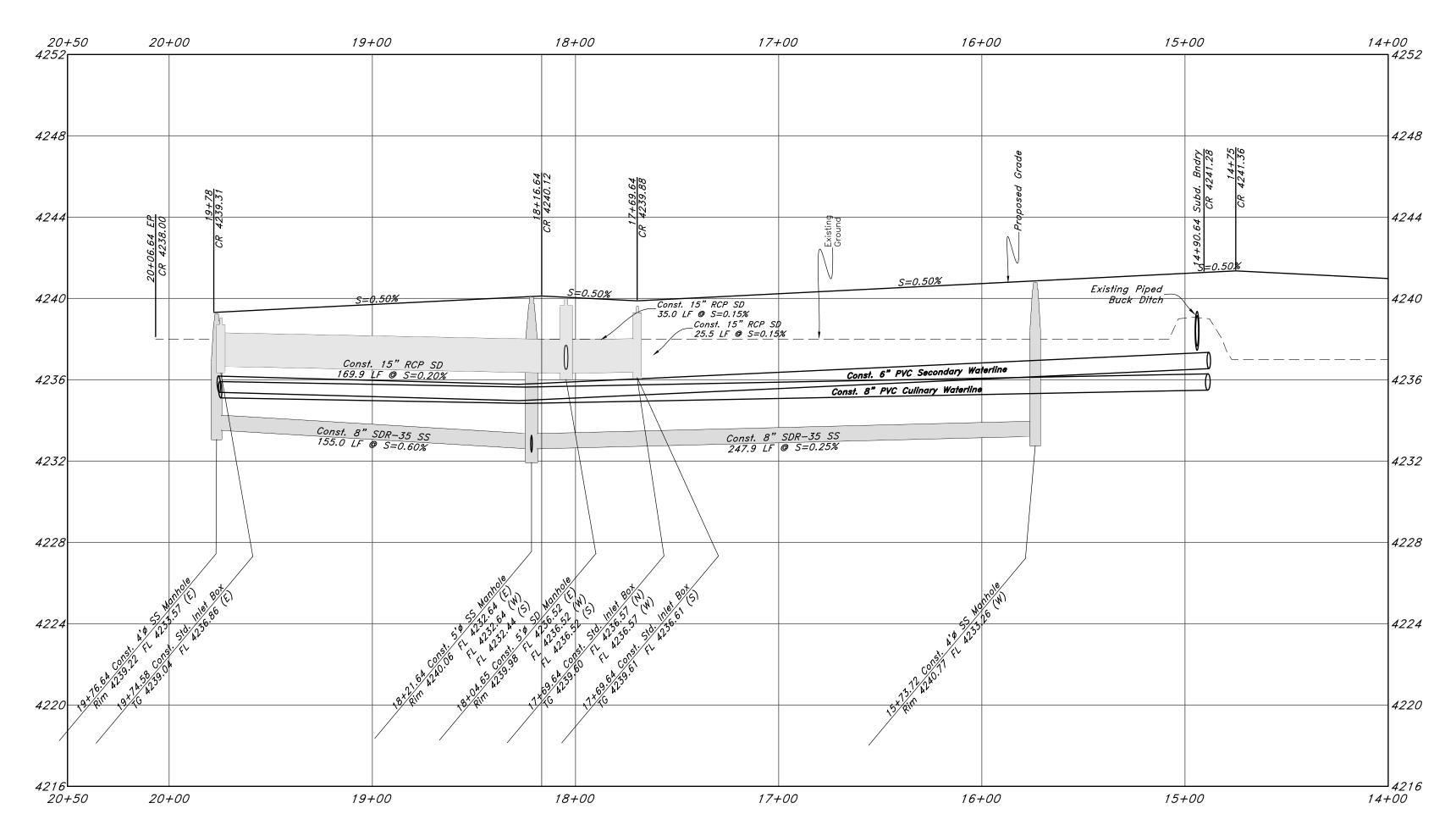
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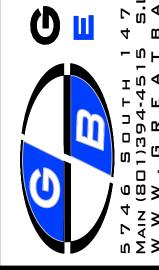
# For Review

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IOT FOR CONSTRUCTION

EAST 060EN, UTAH 84403 (801)521-0222 FAX (801)392-7544

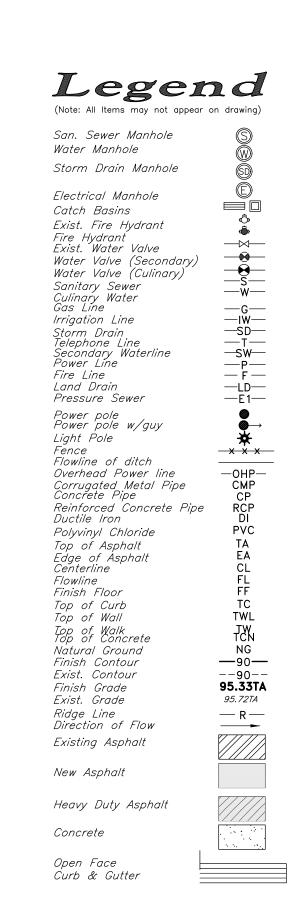


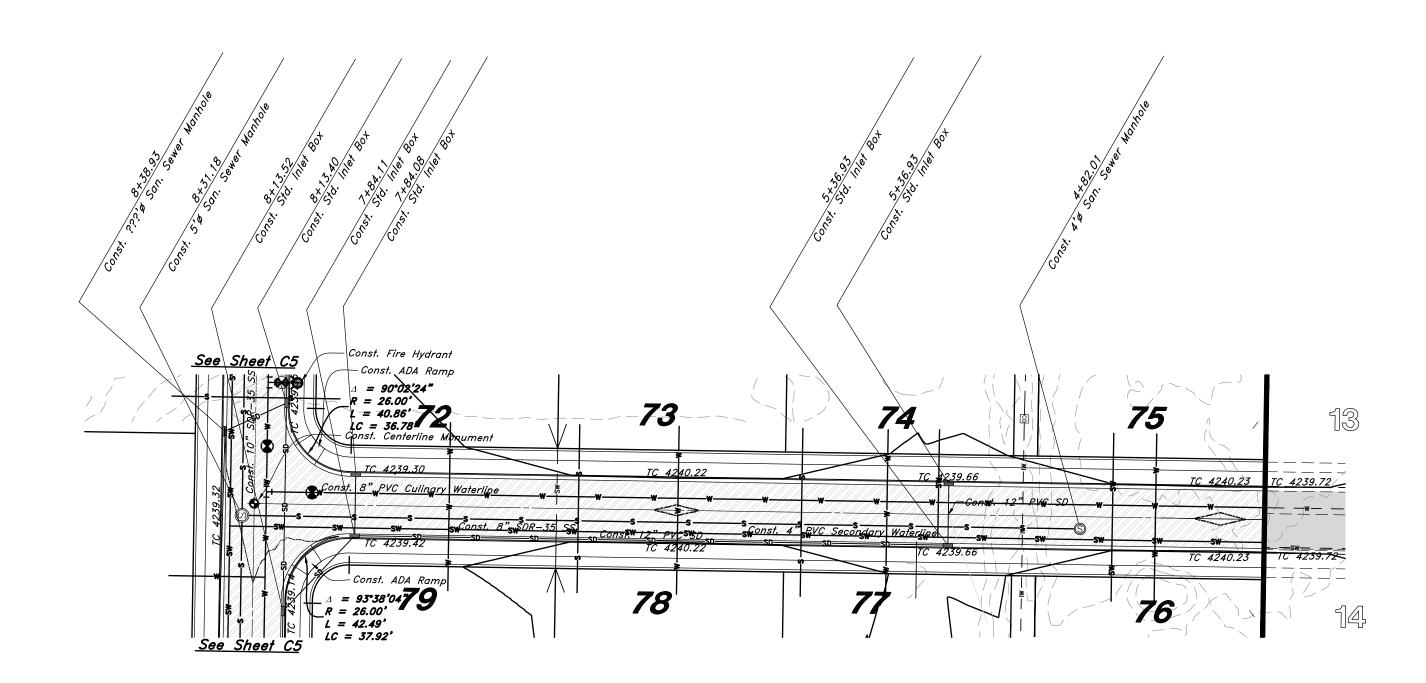
Terakee Farms 2
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?N. R?W, SLB&M, U.S. Survey

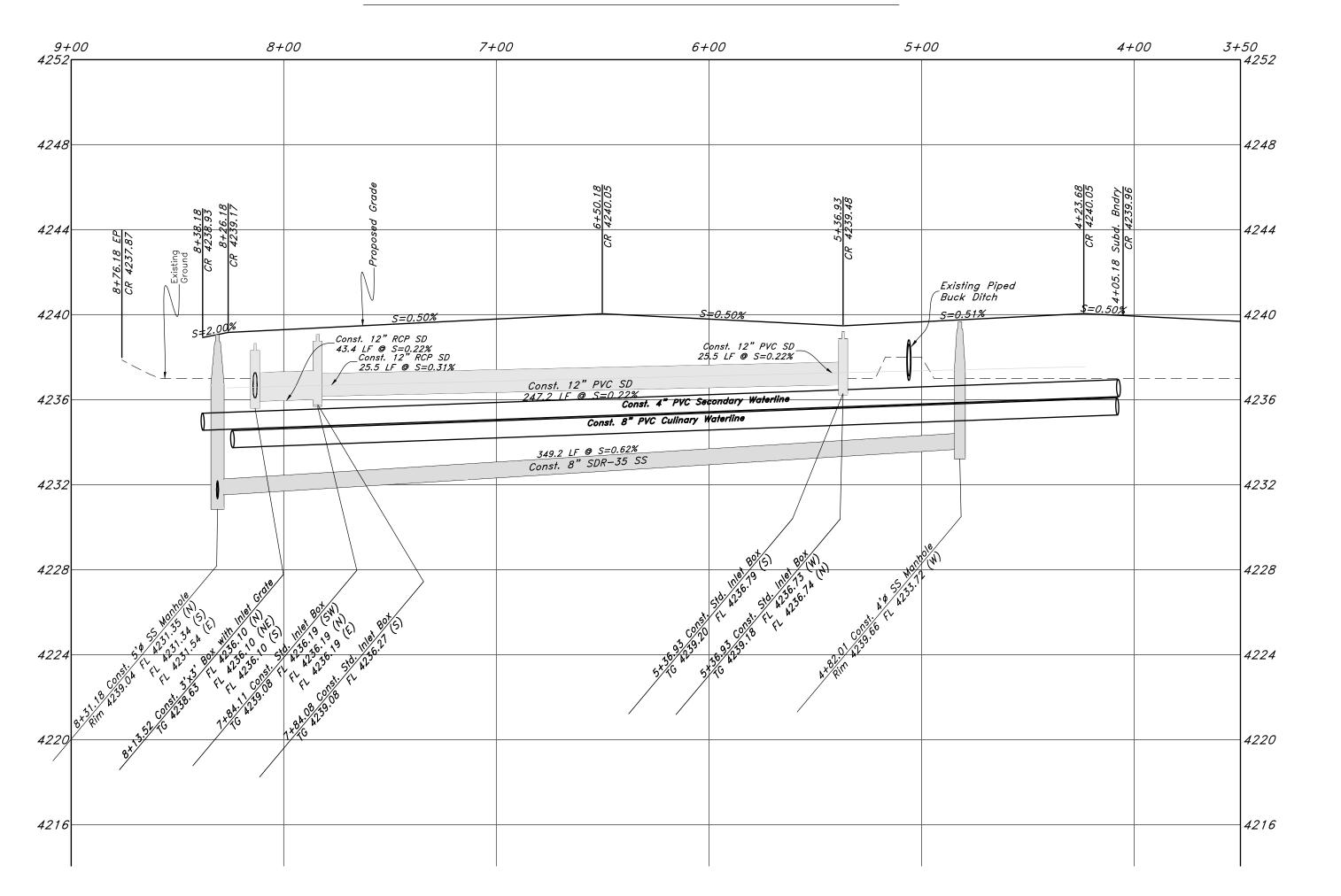
Barn at Tera

23 Sep, 2021
SHEET NO.

**C2** 

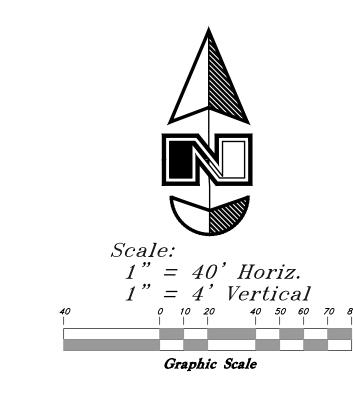


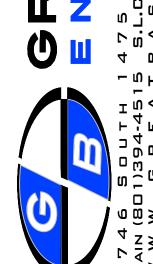




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NOT FOR CONSTRUCTION





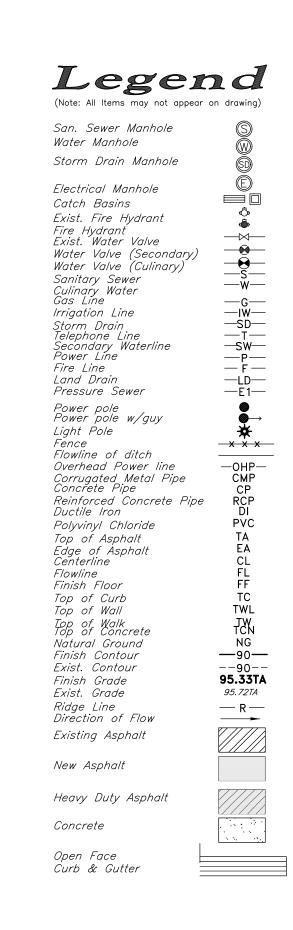
of Terakee Farms

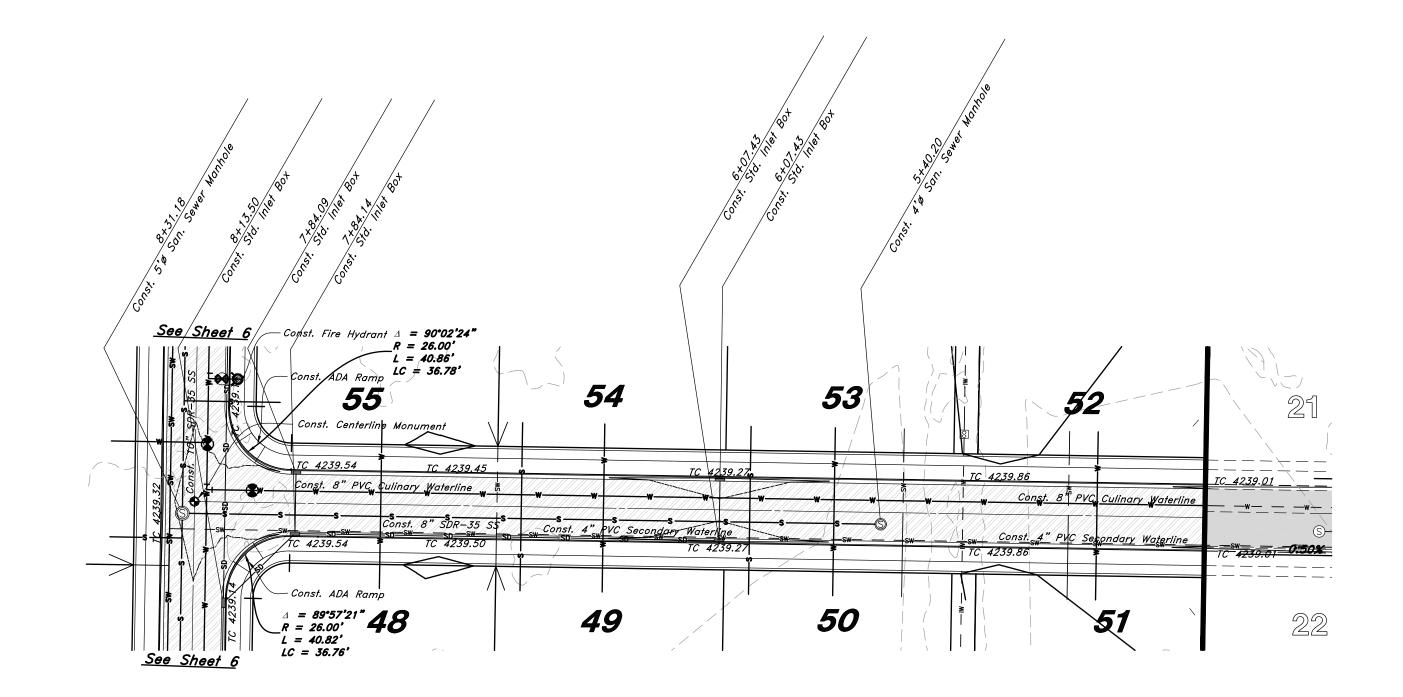
100 South State Street

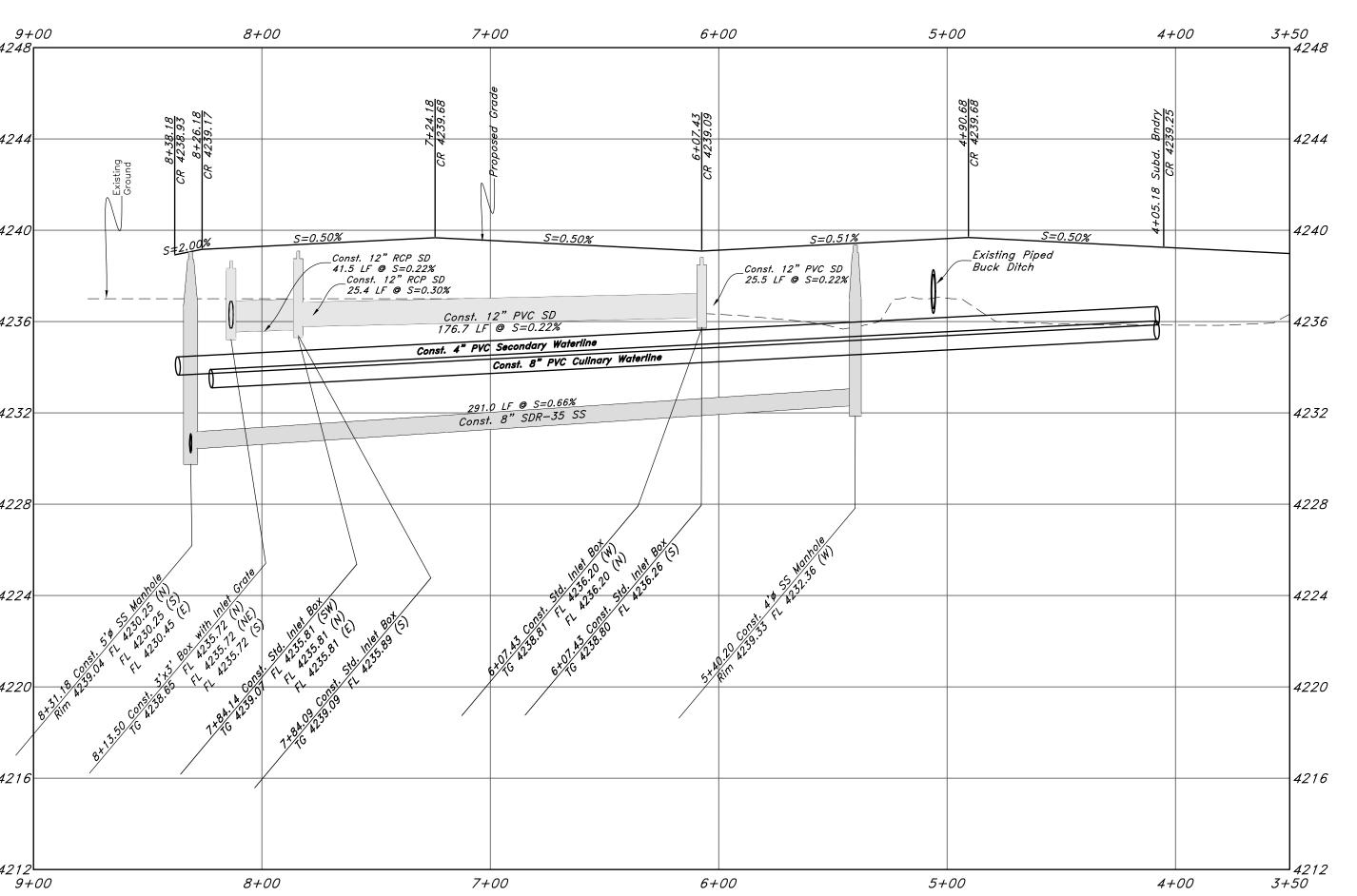
City, Salt Lake County, Utah

23 Sep, 2021
SHEET NO.





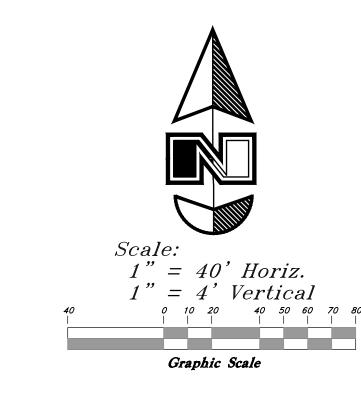




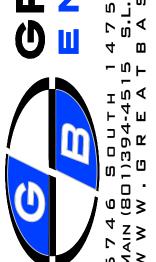
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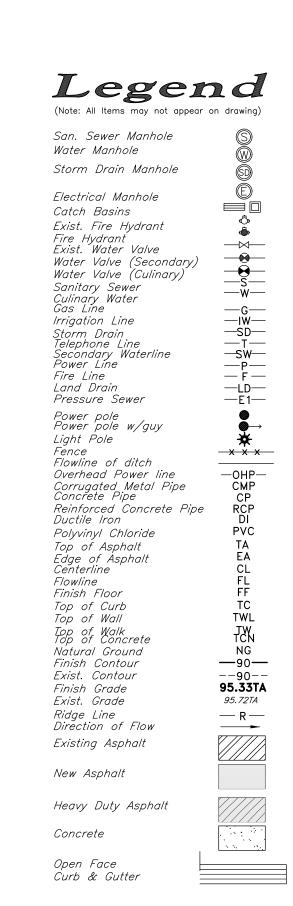


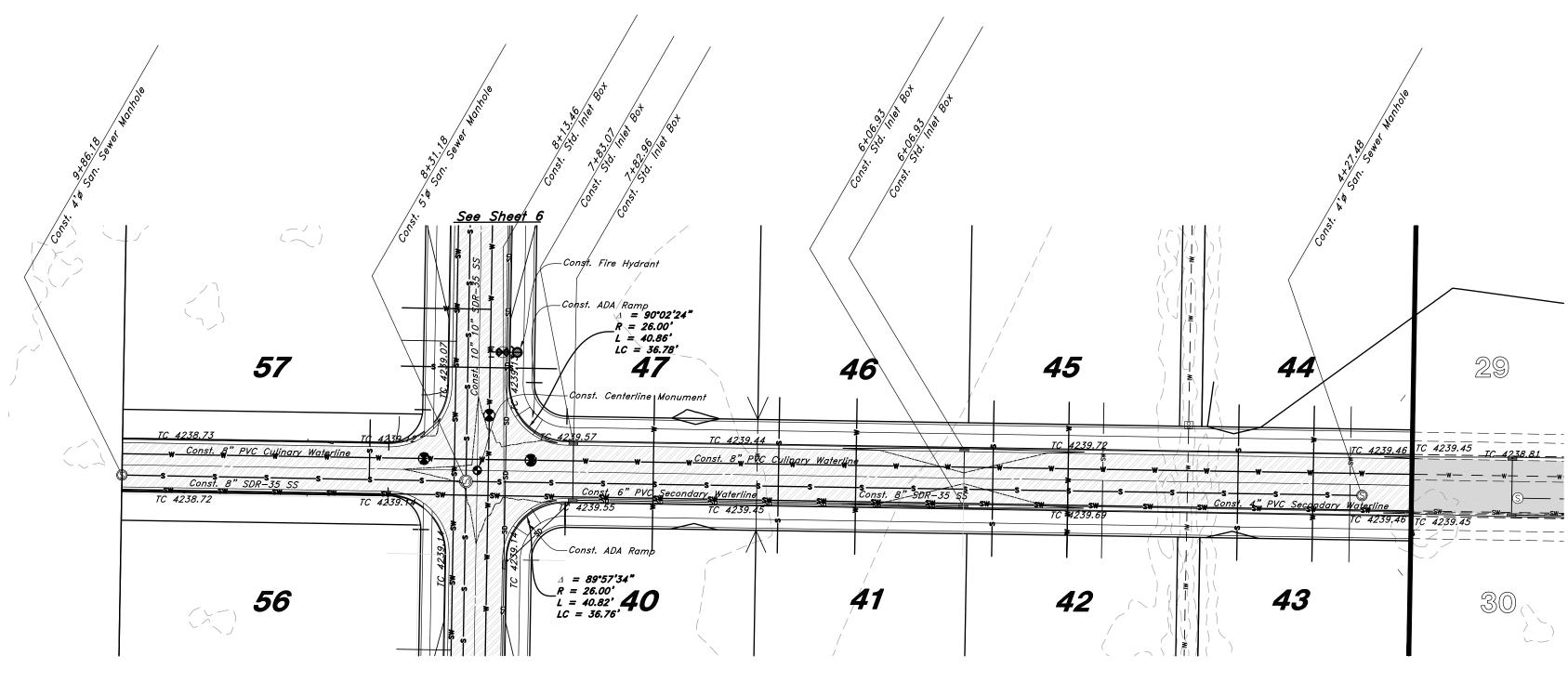
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South State Street
Salt Lake County, Utah

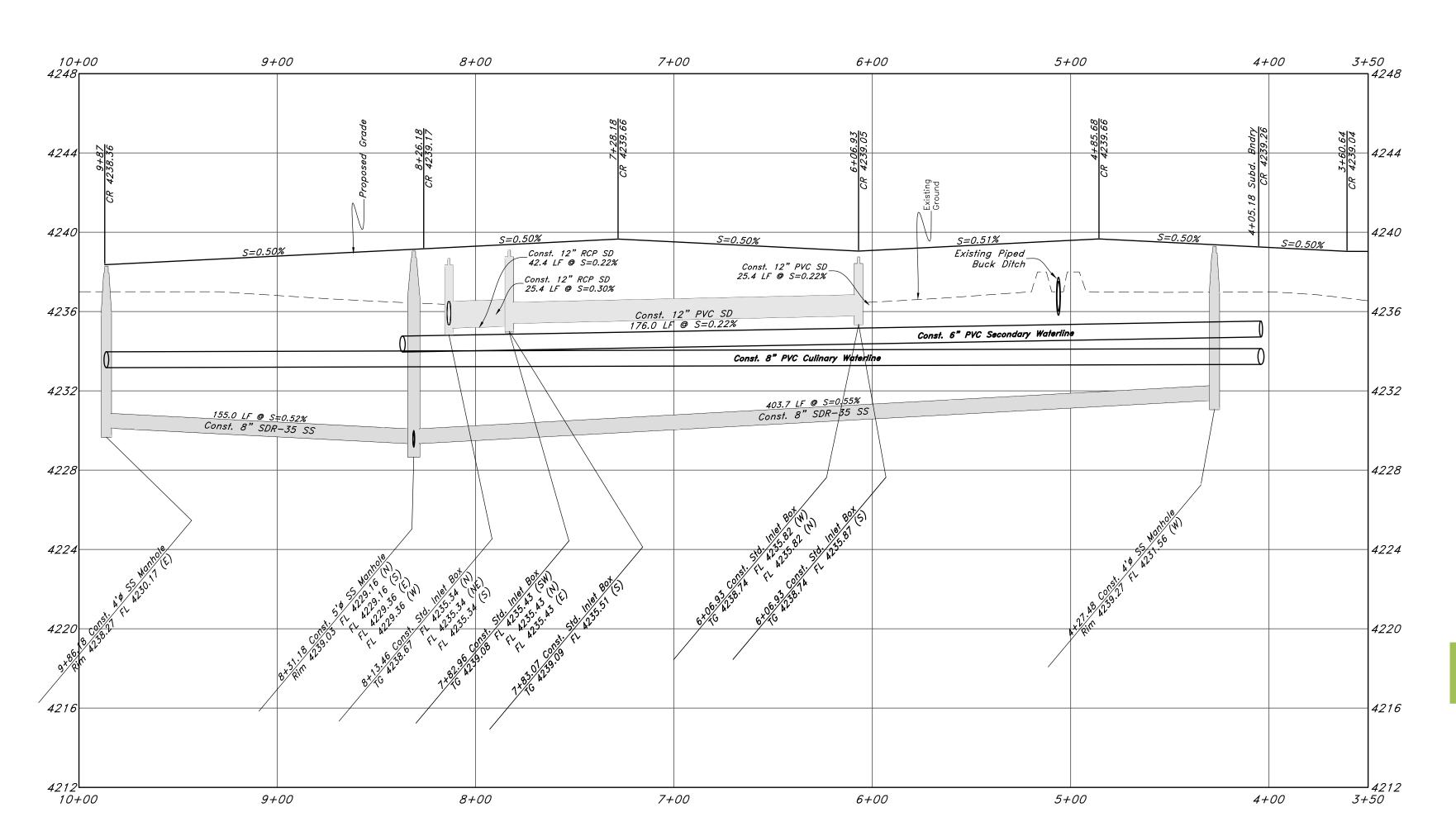
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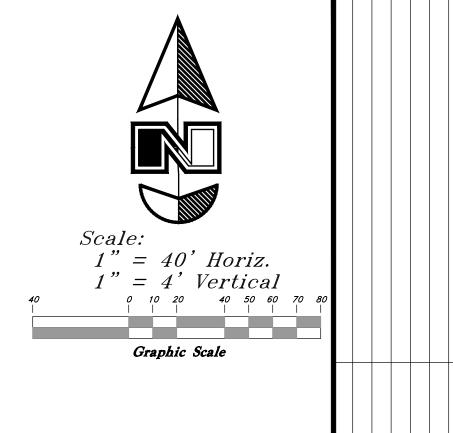




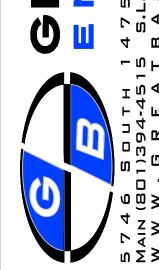


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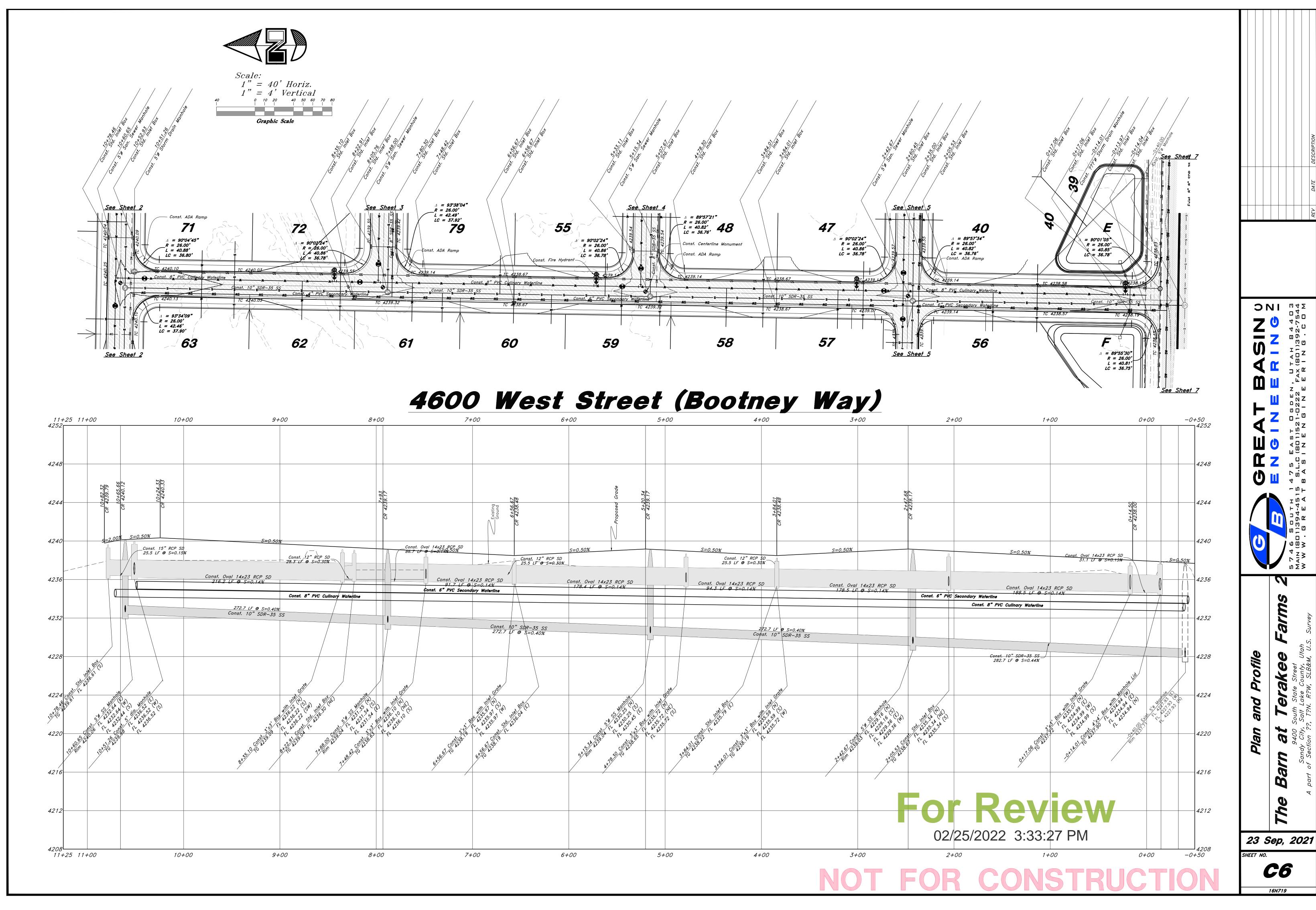
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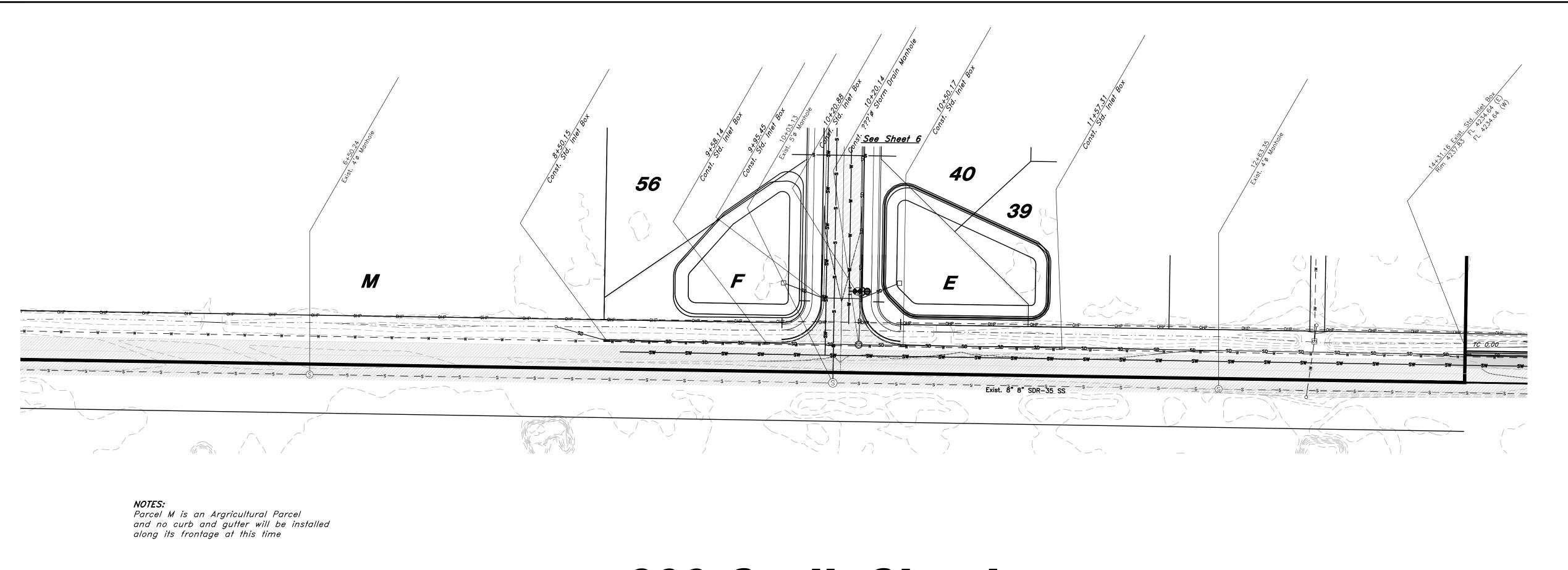


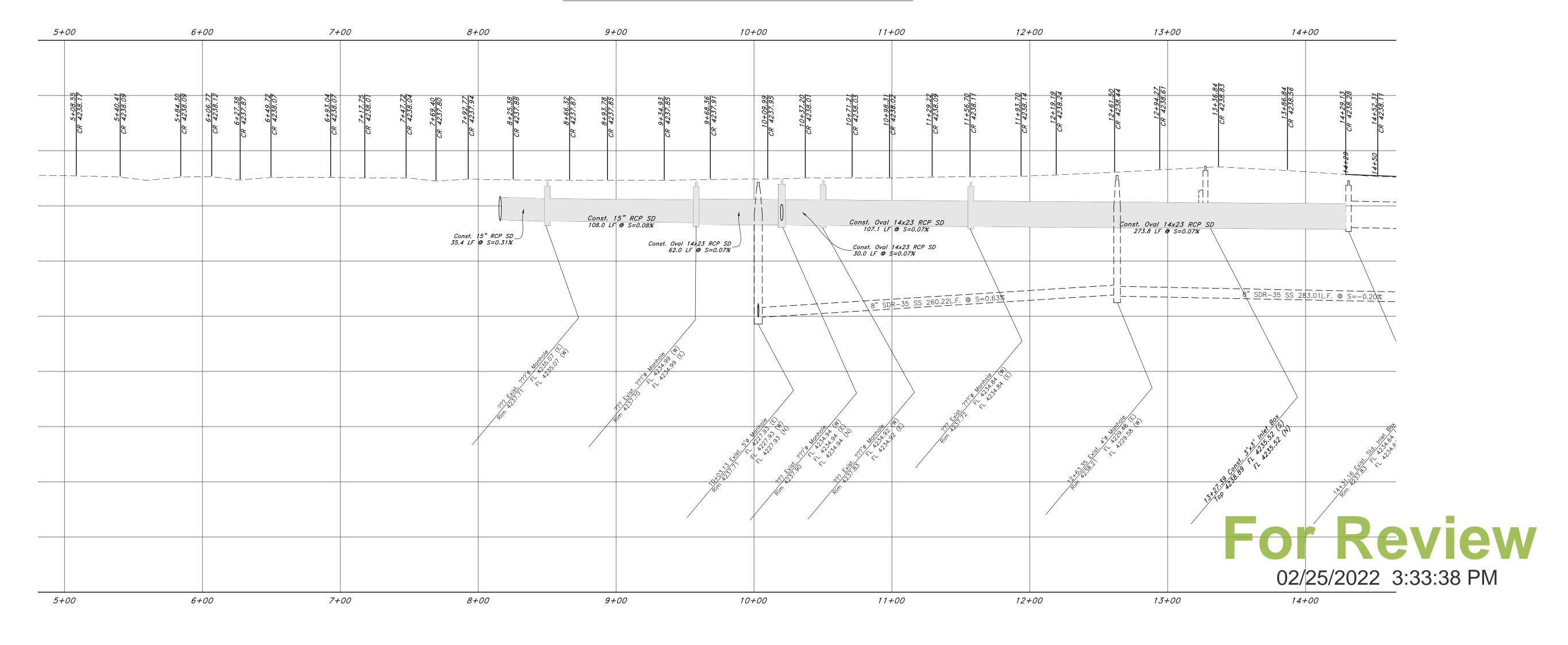
Fouth State Street State County, Utah

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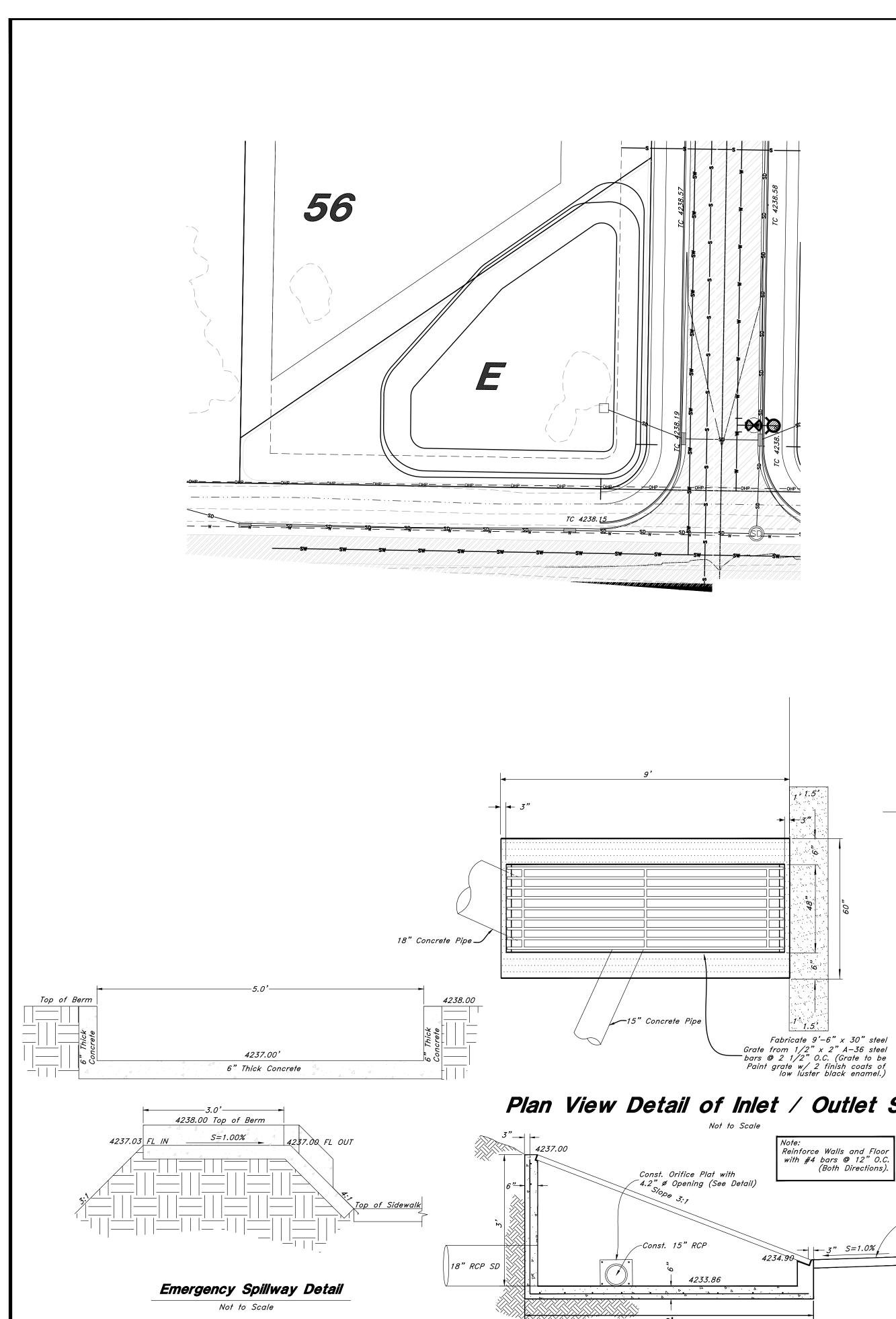
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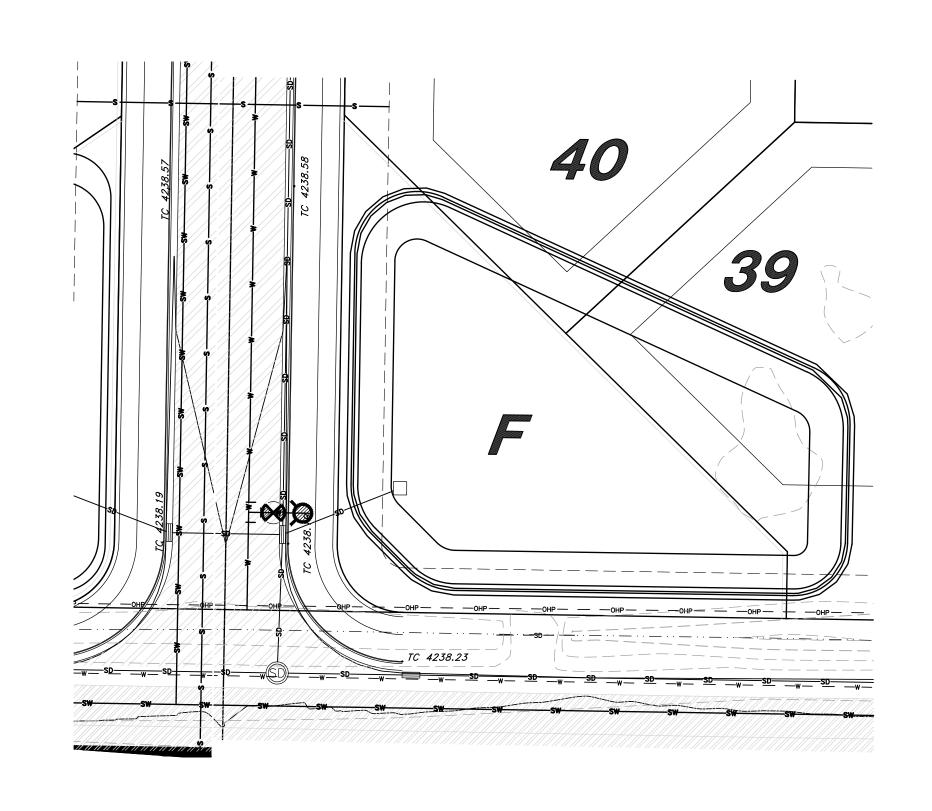
W. W. W. G. R. E. A. T. B. A. S. L. G. (801) 521-0222 Fax

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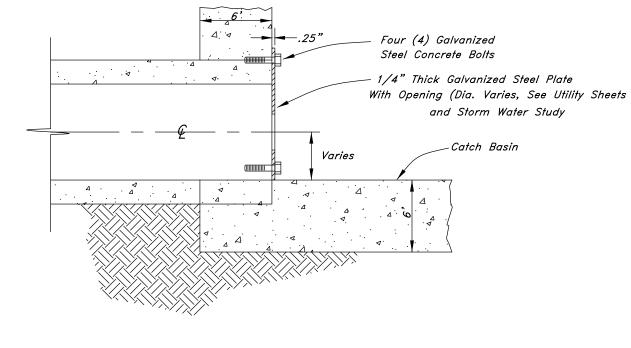
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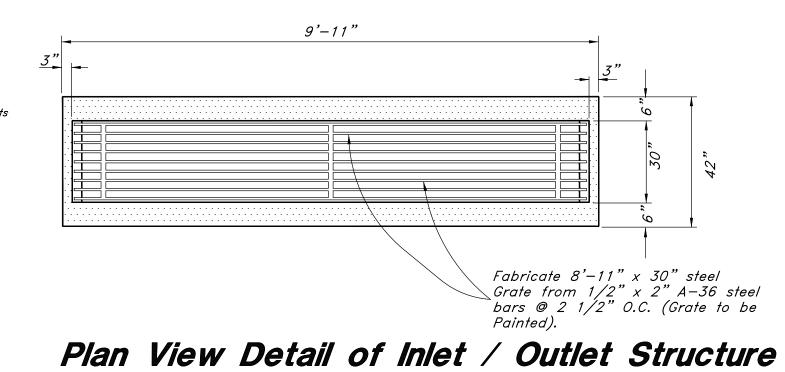




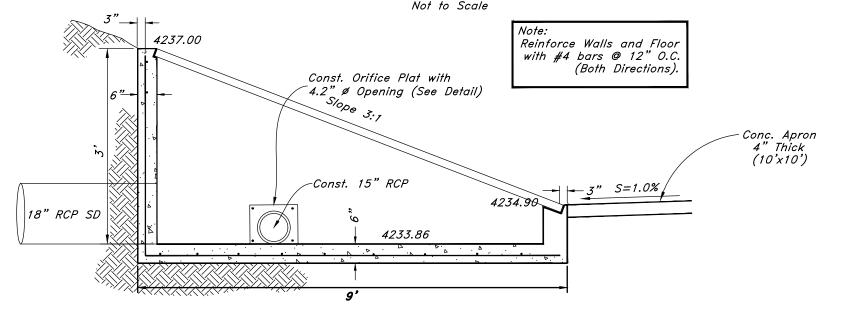




\_ Eccentric Opening in Plate See Box

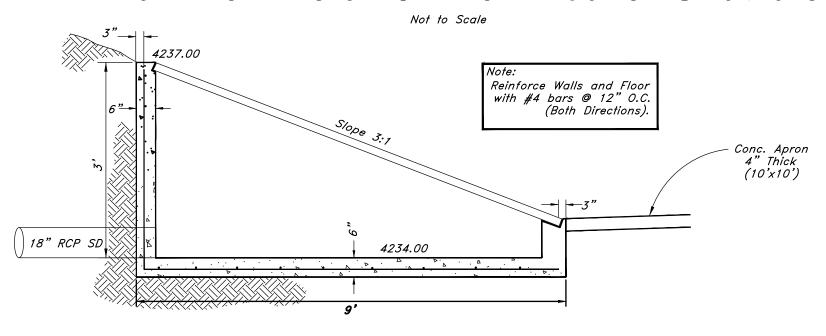






Profile View Detail of East Inlet / Outlet Structure

Orifice Plate Detail



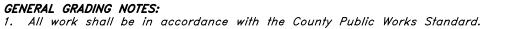
Profile View Detail of West Inlet / Outlet Structure

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

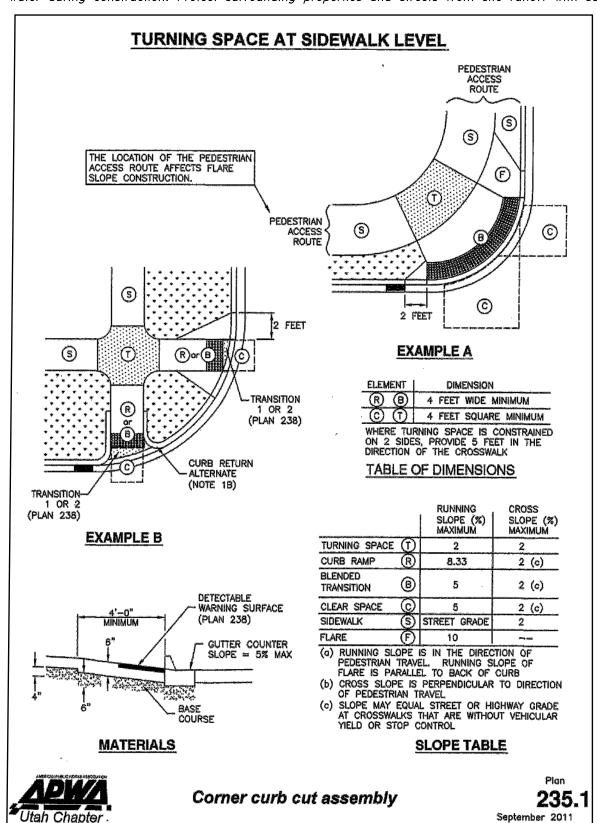
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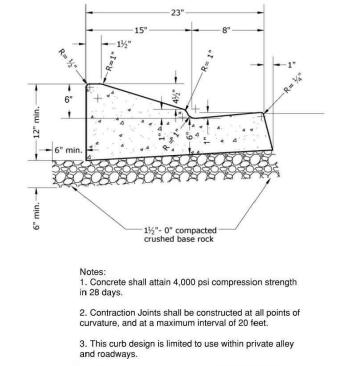


23 Sep, 2021 **C8** 



- 2. Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 2 horizontal to 1 vertical. 4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be
- certified by the geotechnical engineer. 5. Areas to receive fill shall be properly prepared and approved by the County inspector and geotechnical Engineer prior to
- 6. Fills shall be benched into competent material as per specifications and geotechnical report. 7. All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
- 8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of
- 9. 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.
- 10. Dust shall be controlled by watering.
- 12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the 13. 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.
- 11. The location and protection of all utilities is the responsibility of the permitee.
- 14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading. 15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- 16. Aggregate base shall be compacted per the geotechnical report prepared for the project. 17. Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
  18. 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 "GEOTECHNICAL ENGINEERING STUDY" CMT Project No.: 10241 Address: About 4700 West 900 South, West Weber, Weber County, Utah Dated: October 2, 2018
- 19. 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.
- 20. 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.



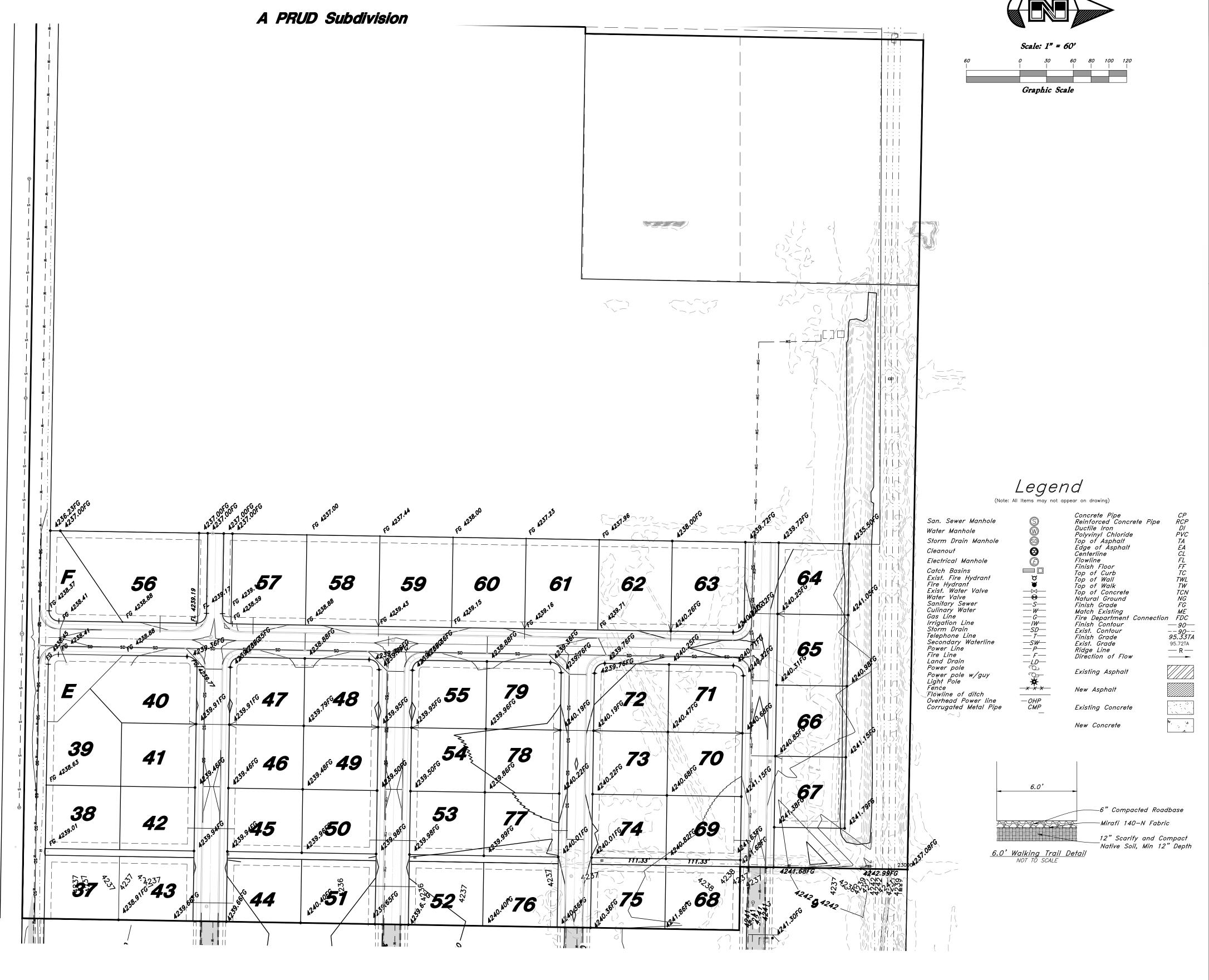


- . Open face gutter shall be constructed where drainage is directed away from curb. 2. Open face gutter locations are indicated by shading and notes on site and grading
- 3. It is the responsibility of the surveyor/contractor to adjust top of curb grades at the time construction staking to ensure proper slope from existing asphalt into curb (1.0% Min 4.0% Max cross slope).
- 4. Refer to the typical details for a standard and open face curb and gutter for
- dimensions. 5. Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routs must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately.

The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

# The Barn at Terakee Farms® No. 1



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 propose 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.

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

20 July, 2020

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