



Staff Report to the County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of Terakee Meadow Subdivision, consisting of 12 lots.
Type of Decision: Administrative
Agenda Date: Tuesday, August 17, 2021
Applicant: Peter B Development, LLC
File Number: LVT 100118

Property Information

Approximate Address: 900 S 4300 W
Project Area: 13.41 acres
Zoning: Agricultural (A-1) Zone
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 15-059-0026
Township, Range, Section: T6N, R2W, Section 21

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Agricultural

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766
Report Reviewer: RG

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 5, Agricultural (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

On November 13, 2018, the Western Weber Planning Commission granted preliminary approval of Terakee Meadow Subdivision, consisting of 12 lots. The project received a recommendation for final approval from the Western Weber Planning Commission on January 8, 2019 with the following conditions of approval:

1. Sidewalk is required to be installed and escrowed for, along with the other required improvements, prior to the recording of the final mylar, as outline in LUC §106-4-3.

This request for final approval comes with a request for approval of a subdivision improvement agreement in the amount of \$879,432.76 for the remaining subdivision improvements, including sidewalk. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of one acre single family residential development in the area (2003 West Central Weber County General Plan, Residential Uses, Page 1-4).

Zoning: The subject property is located in the Agricultural (A-1) Zone. Single-family dwellings are a permitted use in the A-1 Zone.

Lot area, frontage/width and yard regulations: Flexible lot area and width is allowed within the A-1 and A-2 zones. The flexible lot option requires that each lot maintain a minimum of 20,000 square feet and 80 feet of frontage. The A-1 zoning allows 12 building lots with the existing 13.41 acres. The flexible lot option will not increase the base density.

As part of the subdivision process, the proposal has also been reviewed for compliance with the current subdivision ordinance in LUC §106-1.

Culinary water and sanitary sewage disposal: Feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water will be provided by Taylor West Weber Water Improvement District. The sanitary sewage disposal will be provided by Central Weber Sewer Improvement District. Taylor West Weber Water Improvement District has confirmed that all fees have been paid and they have also confirmed that they are comfortable with the subdivision recording.

Western Basin Water Company will provide secondary water for the 12 lots. Western Basin Water Company has contracted with the Developer to ensure that WBWC will inspect and test the secondary water system. Taylor West Weber Water will require approval of the system before they will grant occupancy for any dwellings in this subdivision.

Review Agencies: To date, the proposed subdivision has been reviewed and approved by the Planning Division, Engineering Division, and Surveyor's Office along with the Weber Fire District.

Staff Recommendations

Staff recommends final approval of Terakee Meadow Subdivision consisting of 12 lots.

The recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with applicable county ordinances.

Exhibits

- A. Final subdivision plat

Area Map



The Meadow @ Terakee Farms

A Lot Averaging Subdivision
A part of the Northwest Quarter of Section 21, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
March 2021

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 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 Meadow @ Terakee Farms 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 _____, 2021.

6242920
License No.

Andy Hubbard

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 Meadow @ Terakee Farms and do hereby dedicate and grant to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Weber County 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.

Signed this _____ Day of _____, 2021.

Cory Rasmussen

Peter B Development LLC

ACKNOWLEDGMENT

State of Utah }
County of } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 2021 by Cory Rasmussen.

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

ACKNOWLEDGMENT

State of Utah }
County of } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 2021 by Peter B Development LLC.

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

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 _____, 2021.

Weber County Attorney

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office has been satisfied. The approval for 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 _____, 2021.

DESCRIPTION

A part of the Northwest Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at the Northwest Corner of said Section 21, and running thence South 89°15'32" East (East Record) 1054.10 feet (1056 feet Record); thence South 00°26'02" West (South Record) 546.86 feet (551.76 Record); thence due North 89°31'27" West (West Record) 1050.48 Feet (1056.0 Feet Record) to the Section Line; thence North 0°03'37" East (North Record) 551.75 feet (551.76 feet Record) along said Section Line to the Northwest Corner of said Section 21 and the Point of Beginning.

Contains 575,286 Sq. Ft. or 13.269 Acres



VICINITY MAP
Not to Scale

NARRATIVE

This Subdivision Plat was requested by Mr. Brad Blanch for the purpose of creating twelve (12) residential Lots and five (5) Open Space Parcels.

Brass Cap Monuments were found at the Northeast Corner of Section 21 and the North Quarter Corner of Section 20, T6N, R2W, SLB&M. A line bearing North 89°05'07" West between these two monuments was used as the Basis of Bearings.

The Northerly, Easterly and Southerly Boundary Lines were recreated by following the surrounding deeds. The Westerly Boundary Line was recreated by honoring the Right-of-Way Line of 4300 West Street.

Property Corners were monumented as depicted on this plat.

If Curb and Gutter is installed, Rivets will be set in the Top Back of Curb on the extension of the Property Line.

If Curb and Gutter is deferred, the front Property Corners will be required to have Rebar and Cap set.

NOTES

1. Subdivision will be connected to Central Weber Sanitary Sewer via 900 South design previously submitted with Terakee Village PRUD.
2. Recommendations on the Geotech Report shall be followed during construction of this site.
3. Fire Flow for Subdivision shall be 1000 GPM.
4. A temporary address marker shall be required at the building site during construction.
5. Any Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000 pound load. Roads that are less than 26 feet in width shall be posted with "NO PARKING FIRE LANE" on both sides of the roadway. Roads more than 26 but less than 32 feet in width shall be posted on one side of the roadway. (Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District).
6. Roads shall have a maximum grade of 10% unless specifically approved as outlined in the International Fire Code.
7. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
8. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
9. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible material construction.
10. The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. The fire prevention program superintendent shall have the authority to enforce the provisions of this chapter and other provisions as necessary to secure the intent of this chapter. Where Guard service is provided, the superintendent shall be responsible for the guard service. The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (see IFC 330B)
11. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
12. Fire department apparatus access is required for each lot.
13. Lots restricted from having finished floor elevations deeper than 30" from top back of curb

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 _____, 2021.

Chairman, Weber County Planning Commission

TAYLOR WEST WEBER WATER

This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.
Signed this _____ day of _____, 2021.

Taylor West Weber Water

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 Commission

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 _____, 2021.

Weber County Engineer

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



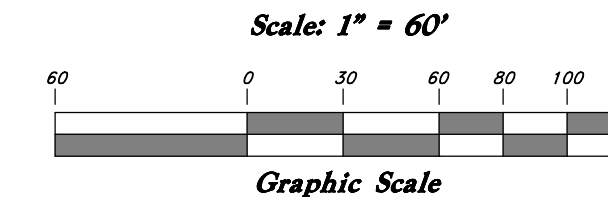
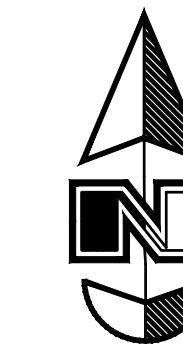
WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

WEBER COUNTY RECORDER

BY: _____
DEPUTY

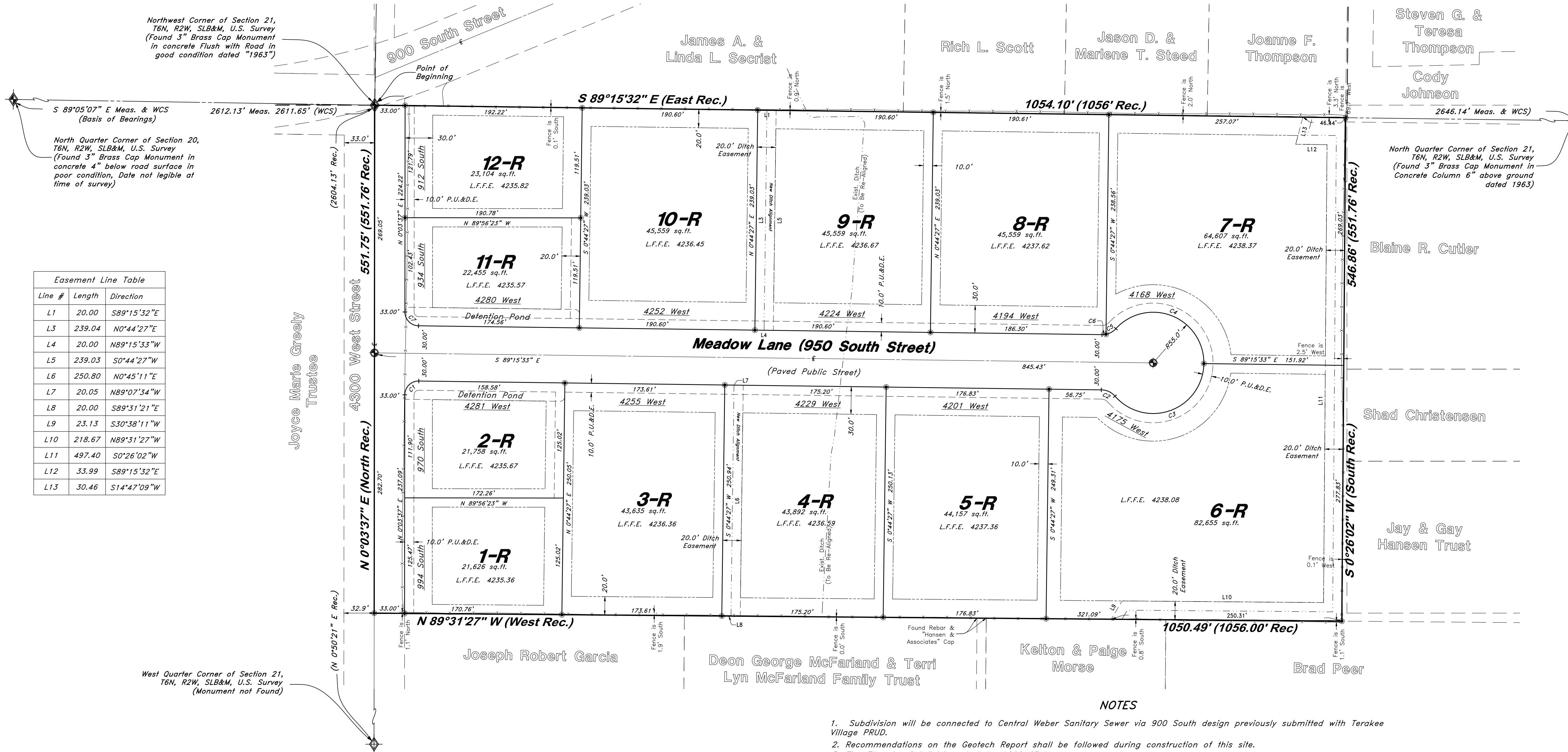
The Meadow @ Terakee Farms

A Lot Averaging Subdivision
A part of the Northwest Quarter of Section 21, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
March 2021



AGRICULTURAL NOTE

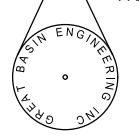
Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes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



Line #	Length	Direction
L1	20.00	S89°15'32"E
L3	239.04	N0°44'27"E
L4	20.00	N89°15'33"W
L5	239.03	S0°44'27"W
L6	250.80	N0°45'11"E
L7	20.05	N89°07'34"W
L8	20.00	S89°31'21"E
L9	23.13	S30°38'11"W
L10	218.67	N89°31'27"W
L11	497.40	S0°26'02"E
L12	33.99	S89°15'32"E
L13	30.46	S14°47'09"W

Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- ⊙ Set Hub & Tack
- ⊕ Monument to be set
- ⊗ Monument set by others
- W.C.S. Weber County Survey
- ◆ Found Section Corner
- P.U.E. Public Utility Easement
- ▨ Non-Buildable Area
- Buildable Area Line
- - - Easement
- Centerline
- Property Boundary
- Lot Line
- L.F.F.E. Lowest Finished Floor Elevation
- ⊕ Set 5/8" x 24" Long Rebar & Cap w/ Lathe



Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	90°40'50"	15.00'	23.74'	S 45°24'03" W	21.34'
C2	48°15'59"	20.00'	16.85'	N 65°12'09" W	16.35'
C3	138°11'23"	55.00'	132.65'	S 69°50'08" W	102.76'
C4	138°11'23"	55.00'	132.65'	S 68°21'14" E	102.76'
C5	35°45'37"	20.00'	12.48'	N 60°25'53" E	12.28'
C6	12°25'46"	20.00'	4.34'	N 84°31'34" E	4.33'
C7	89°19'10"	15.00'	23.38'	S 44°35'58" E	21.09'

NOTES

- Subdivision will be connected to Central Weber Sanitary Sewer via 900 South design previously submitted with Terakee Village PRUD.
- Recommendations on the Geotech Report shall be followed during construction of this site.
- Fire Flow for Subdivision shall be 1000 GPM.
- A temporary address marker shall be required at the building site during construction.
- Any Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 feet 6 inches and shall be capable of supporting a 75,000 pound load. Roads that are less than 26 feet in width shall be posted with "NO PARKING FIRE LANE" on both sides of the roadway. Roads more than 26 feet but less than 32 feet in width shall be posted on one side of the roadway. (Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District).
- Roads shall have a maximum grade of 10% unless specifically approved as outlined in the International Fire Code.
- Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
- Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
- All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible material construction.
- The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. The fire prevention program superintendent shall have the authority to enforce the provisions of this chapter and other provisions as necessary to secure the intent of this chapter. Where Guard service is provided, the superintendent shall be responsible for the guard service. The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (see IFC 3.308)
- All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
- Fire department apparatus access is required for each lot.
- Lots with a "R" designation are restricted to maximum of 15" below top back of the curb at the lowest point on the lot.
- Lots restricted from having finished floor elevations deeper than 30" from top back of curb

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.

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

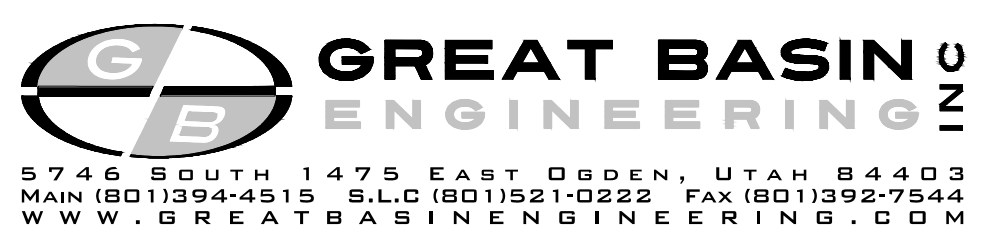
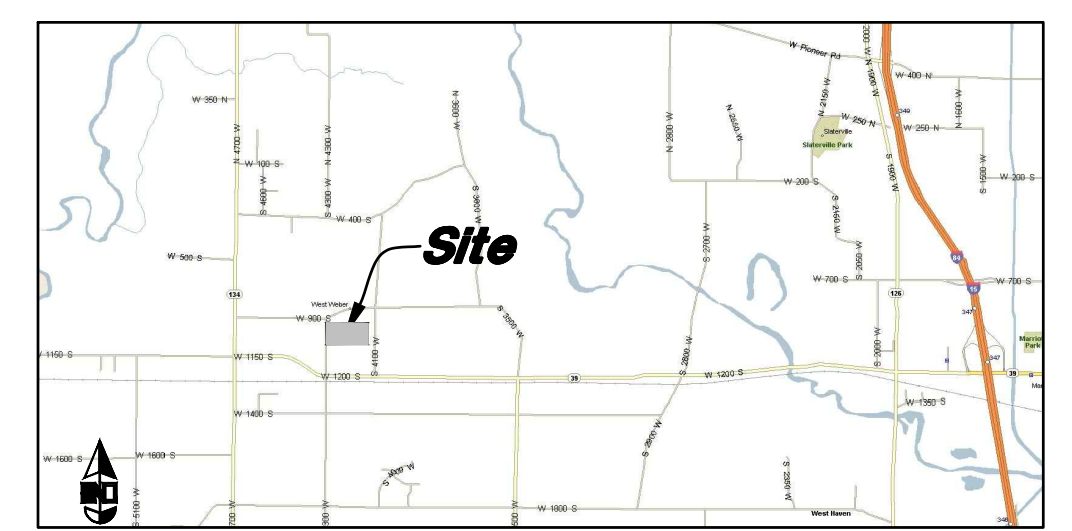


Exhibit A

See All Sheets*

The Meadow @ Terakee Farms

A Lot Averaging Subdivision
A part of the Northwest Quarter of Section 21, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
March 2021

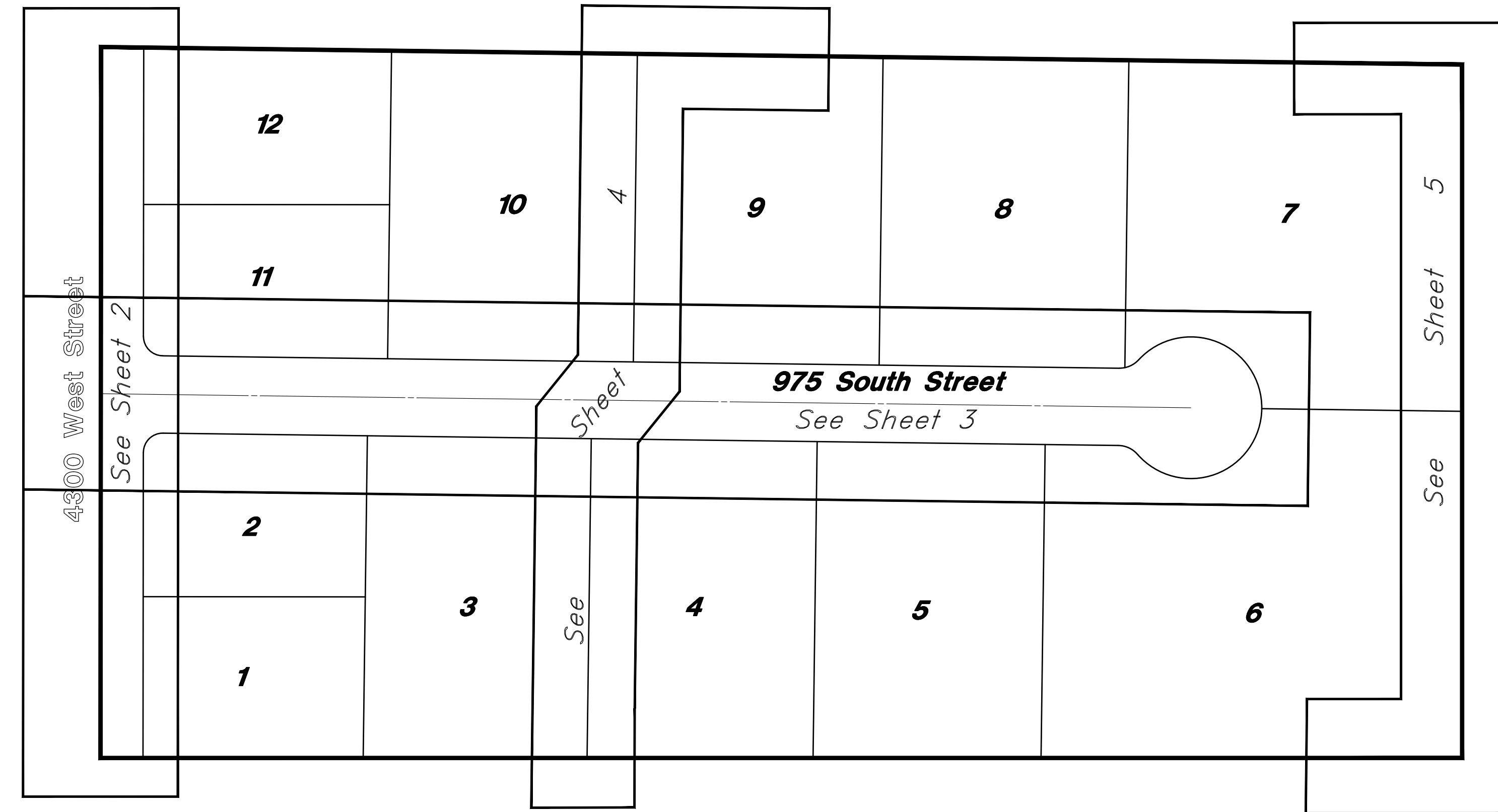


VICINITY MAP
Not to Scale

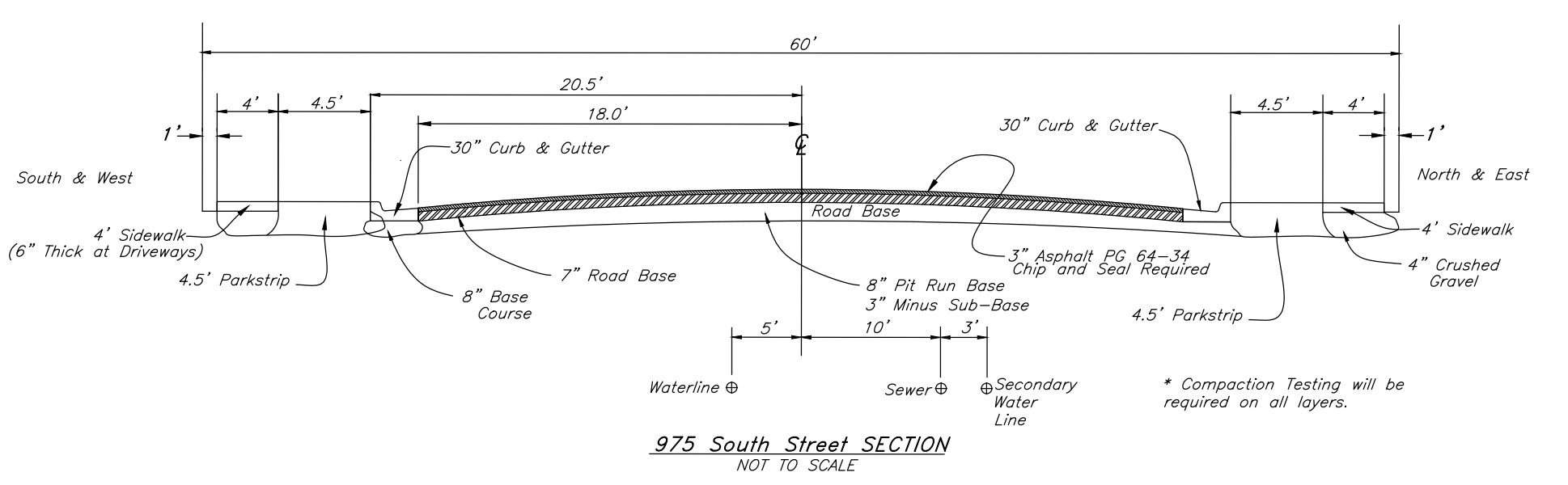
- All construction shall conform to Weber County standards and specifications.
- All Construction on the Secondary Water Line shall meet or exceed Canal Company Standards and Specifications.
- Underground utility piping materials will meet or exceed Weber County Standards and Specifications.
- Culinary 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.
- 4" Land drain laterals to be constructed at the low corner of the lot and extended 10' beyond the right of way line.
- Saw Cut Existing Asphalt to provide a smooth clean edge.
- All Utility trenches within the Street right of way shall have a County approved imported granular backfill.
- Thrust 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 2200 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.

- 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 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 city 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.
 - Marking tape Marking the Utility is required.
 - Sewer Line to be bedded with gravel and round pipe.
- STORM DRAIN LINES**
- 15" to 21" pipes - 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.

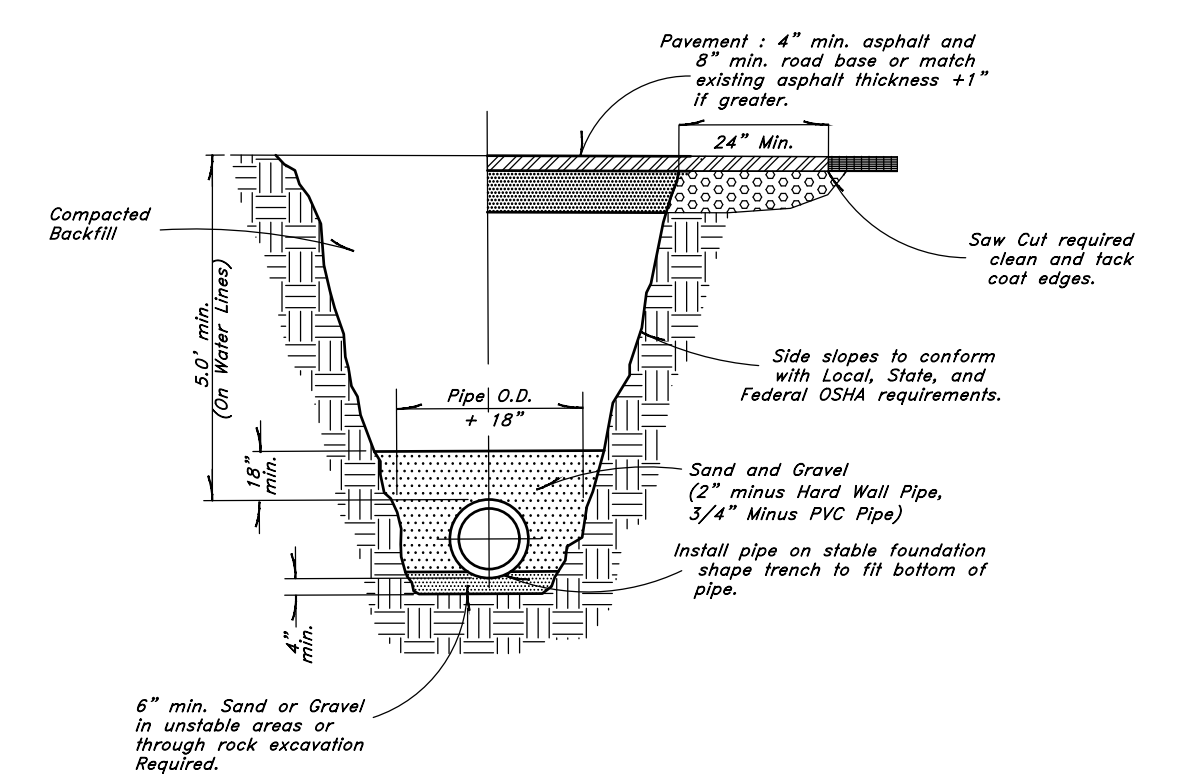
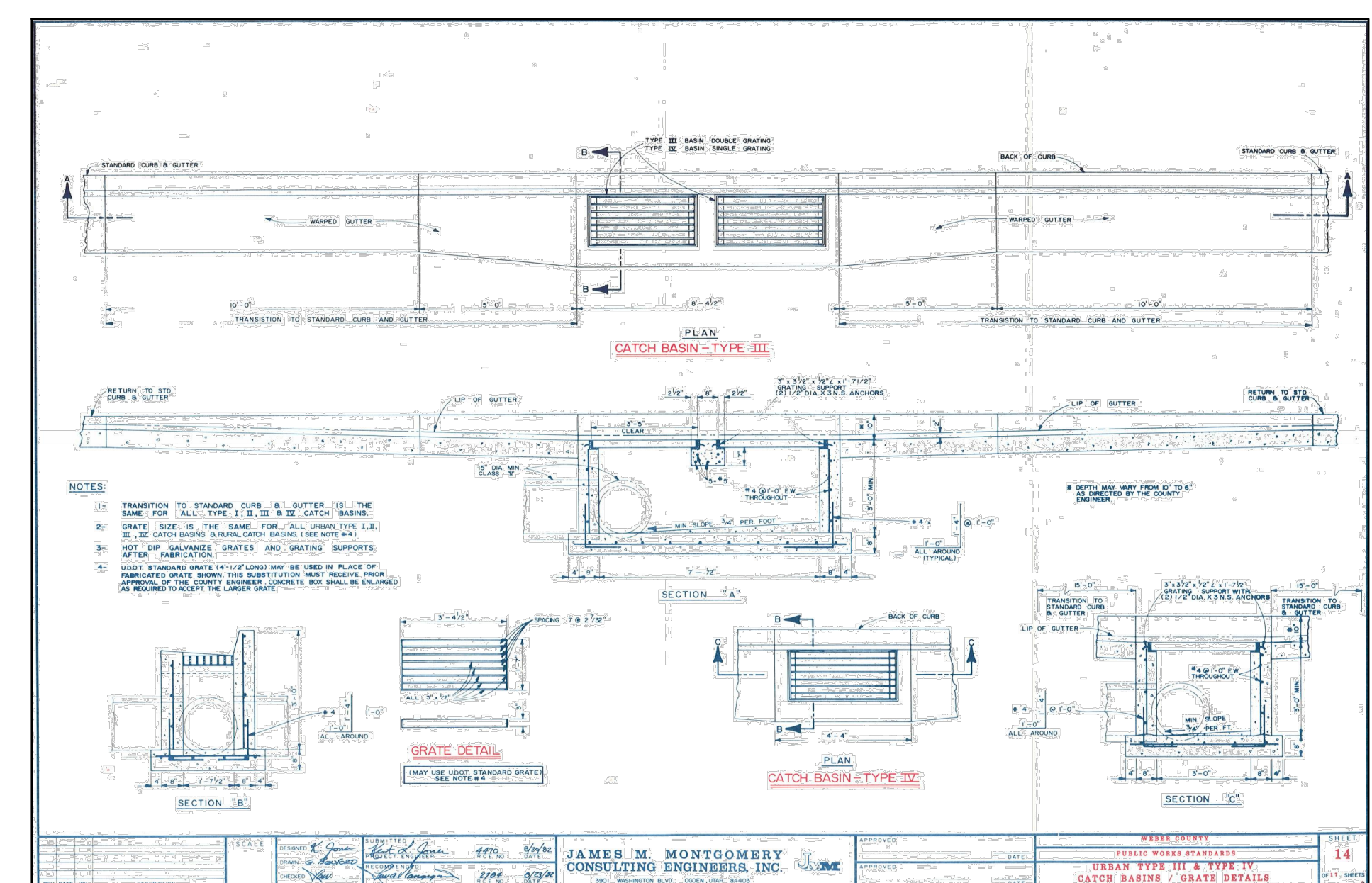


Site Map
Not to Scale



975 South Street SECTION
NOT TO SCALE

4300 West Street SECTION
NOT TO SCALE



Typical Trench Detail
Not to Scale

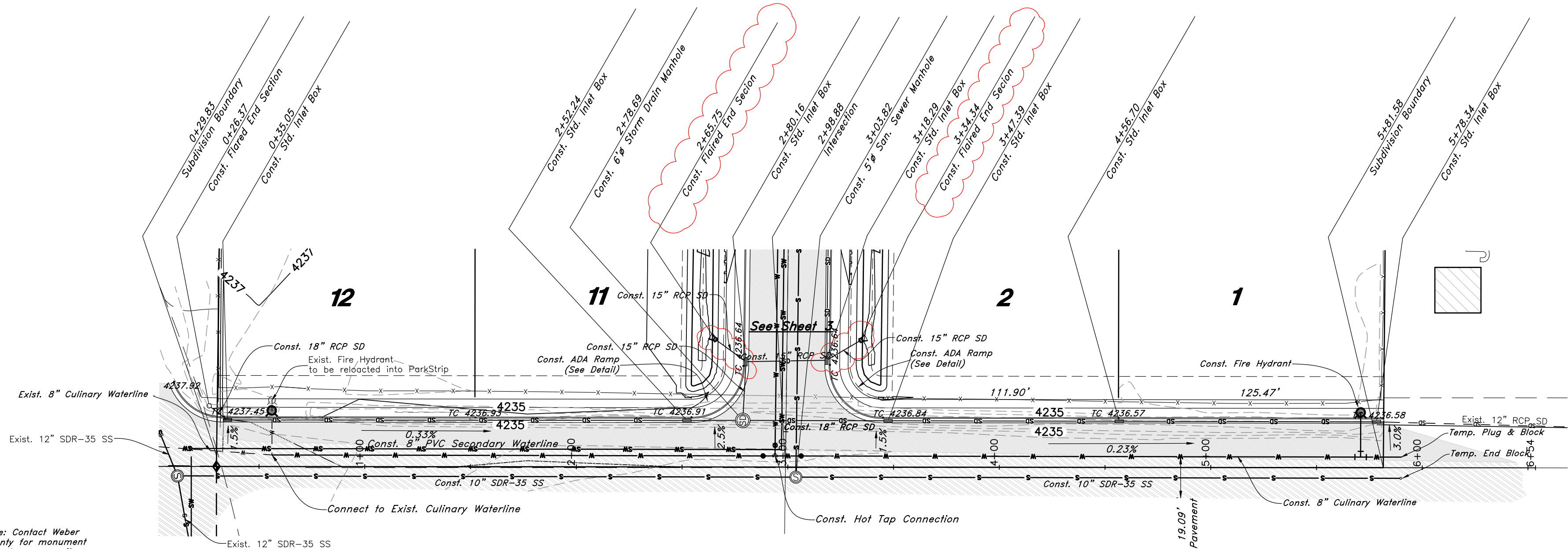
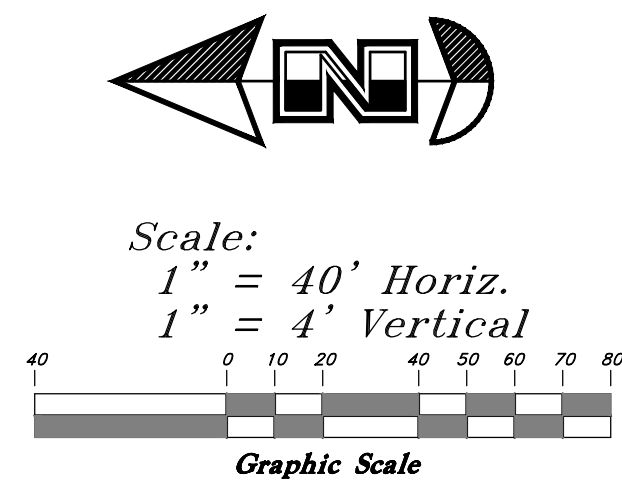
Legend

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

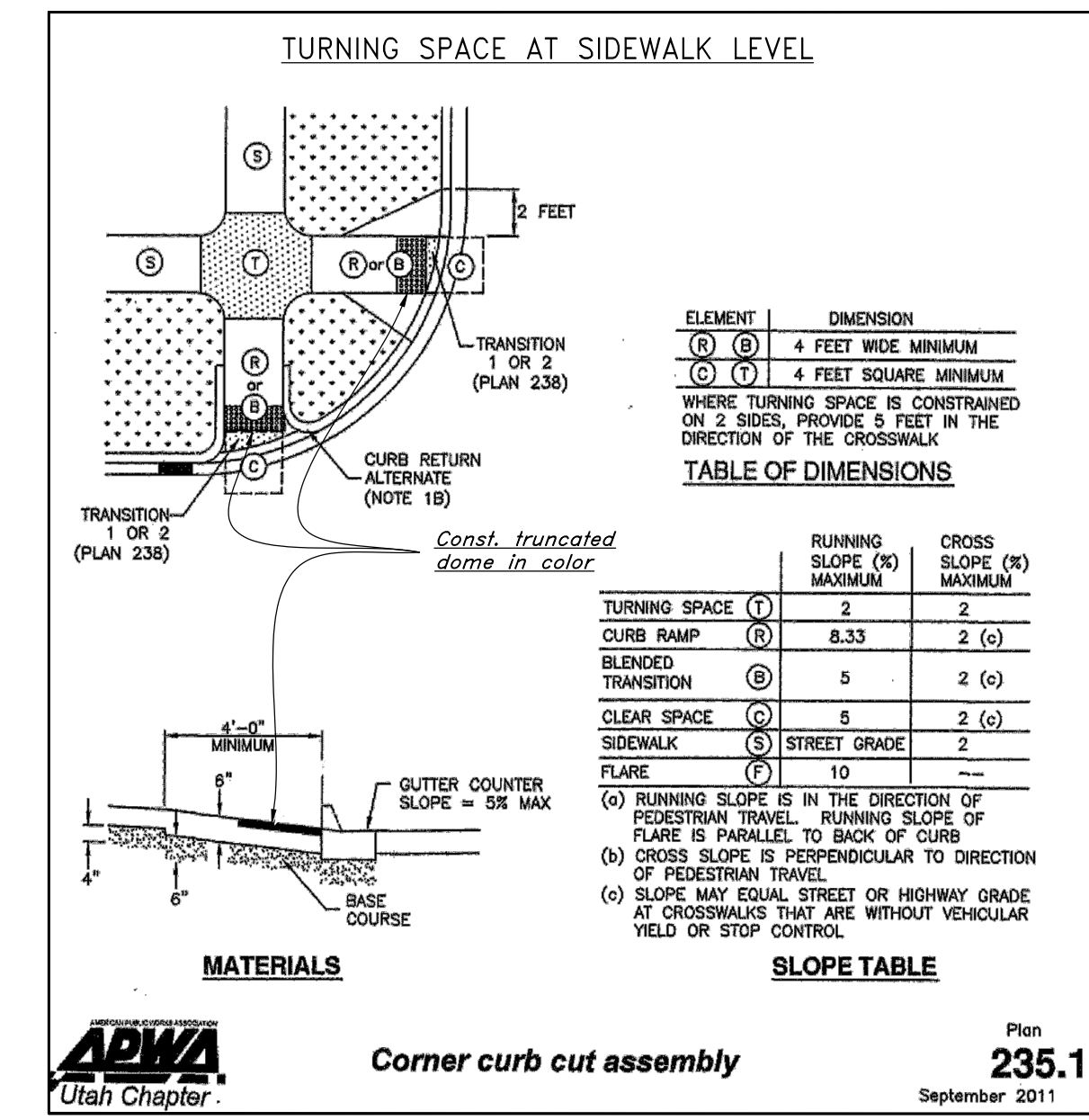
16N719 - AM
 SHEET NO. 1
 05 March, 2021
 Call before you Dig
 811
 1-800-962-4111
 Plan and Profile
 The Meadow @ Terakee Farms
 Approximately 900 South 4300 West
 Weber County, Utah
 A part of Section 21, T6N, R2W, SLB&M, U.S. Survey
 GREAT BASIN ENGINEERING
 No. 166484
 MARK EUGENE BARBITT
 6-5-21
 LICENSED PROFESSIONAL ENGINEER
 STATE OF UTAH
 5746 SOUTH 11475 EAST, OGDEN, UTAH 84403
 MAIN (801)394-4515, FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

TENTATIVE FINAL



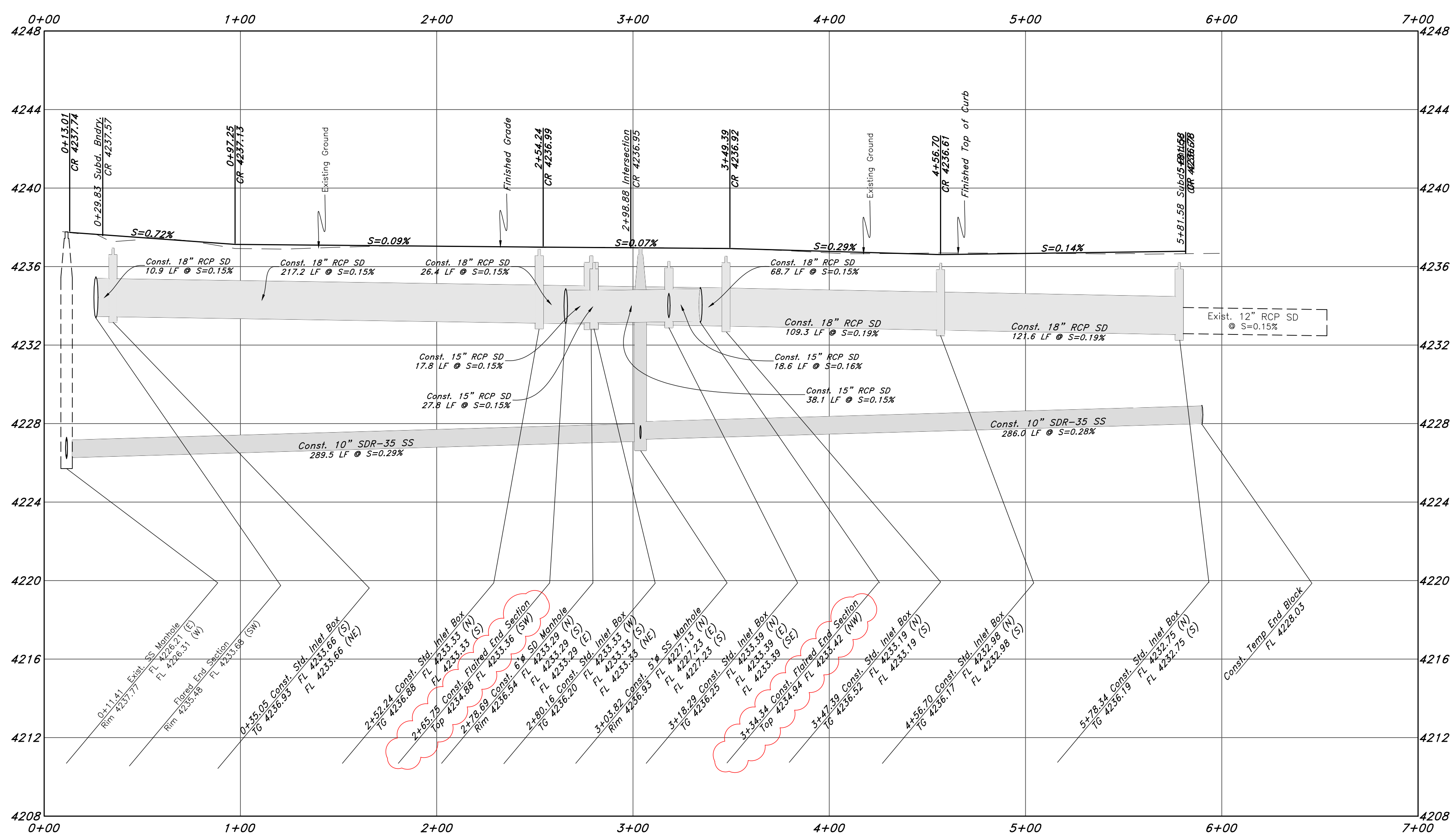
Note: Contact Weber County for monument disturbance permit prior to starting construction

4300 West Street



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



TENTATIVE FINAL

GREAT BASIN ENGINEERING
5746 SOUTH 11475 EAST, SUITE 100, BLDG 100, SALT LAKE CITY, UT 84143
WWW.GREATBASINENGINEERING.COM

Plan and Profile
The Meadow @ Terakee Farms
Approximately 900 South 4300 West
Weber County, Utah
A part of Section 21, T6N, R2W, SLB&M, U.S. Survey

05 March, 2021
SHEET NO. **2**
1-800-662-4111

Professional Engineer Seal for Mark Eugene Babbitt, State of Utah, License No. 166494.

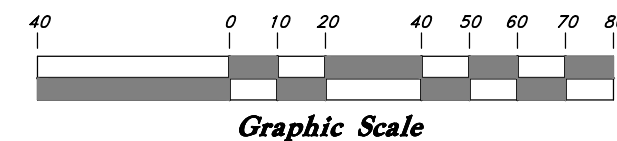
APWA Utah Chapter logo and title: Corner curb cut assembly, Plan 235.1, September 2011.

Call before you Dig logo and text: Avoid cutting underground utility lines. It's costly.

05 March, 2021
SHEET NO. **2**
1-800-662-4111



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



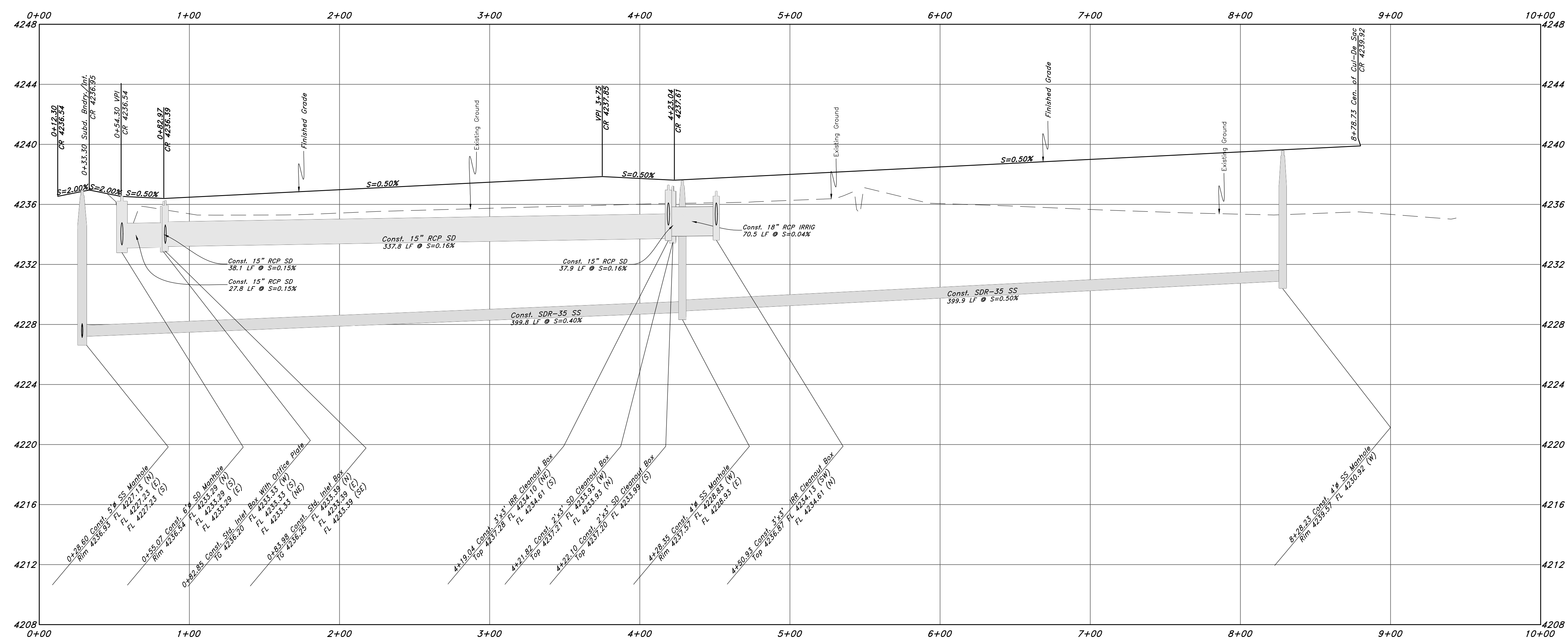
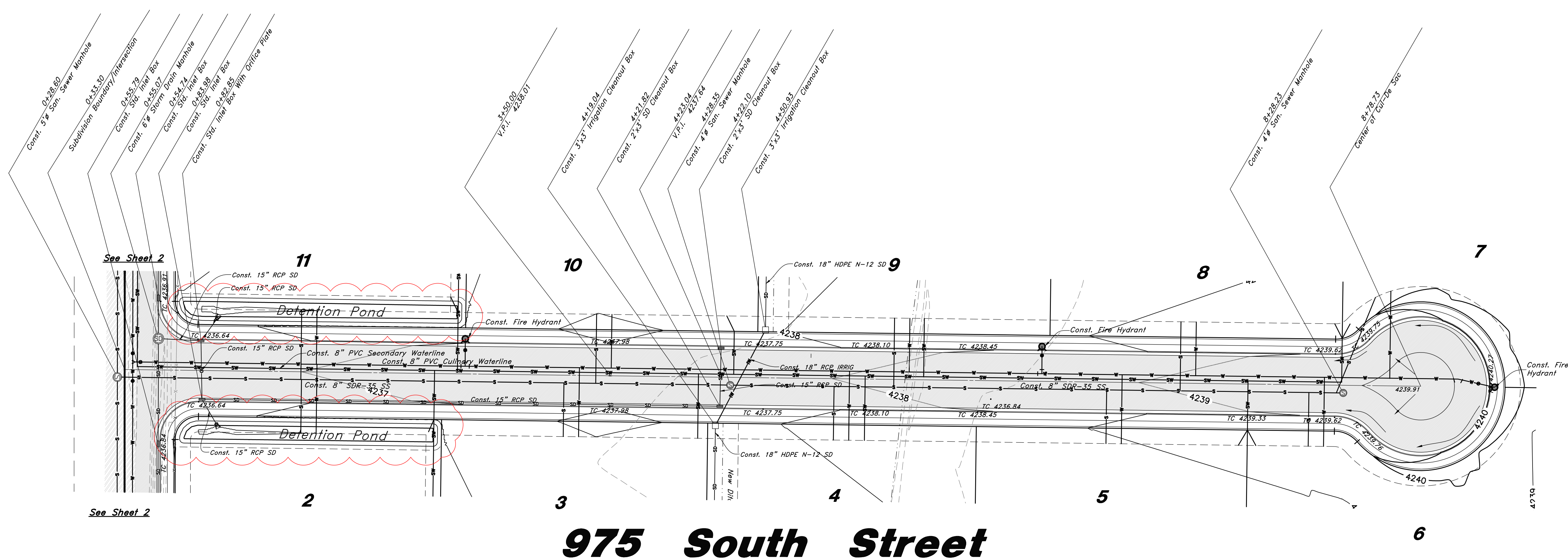
Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch 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
- Ridge Line
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter

DETENTION POND NOTES:

1. Detention Volume Required: 7162cf
2. Detention Volume Provided: 8101cf
3. Excess volume: 939cf
4. Free board Depth: 0.5ft
5. Maximum Depth of pond: 3.09ft
6. Allowed release Rate 0.1cfs/acre
7. Orifice Size in the orifice Plate: 5.3"



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



1-800-662-4111

REV	DATE	DESCRIPTION
1	5/11/2021	Added Detention Pond, Office plate, adjusted road profile
2	5/11/2021	Piped the irrigation ditch running north to south



GREAT BASIN ENGINEERING

166494
MARK EUGENE
BABBITT
5-11-21
STATE OF UTAH

5746 SOUTH 11475 EAST, OGDEN, UTAH 84403
MAIN (801)394-4515, SLLC (801)521-0222, FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Plan and Profile

The Meadow @ Terakee Farms

Approximately 900 South 4300 West
Weber County, Utah
A part of Section 21, T6N, R2W, SLB&M, U.S. Survey

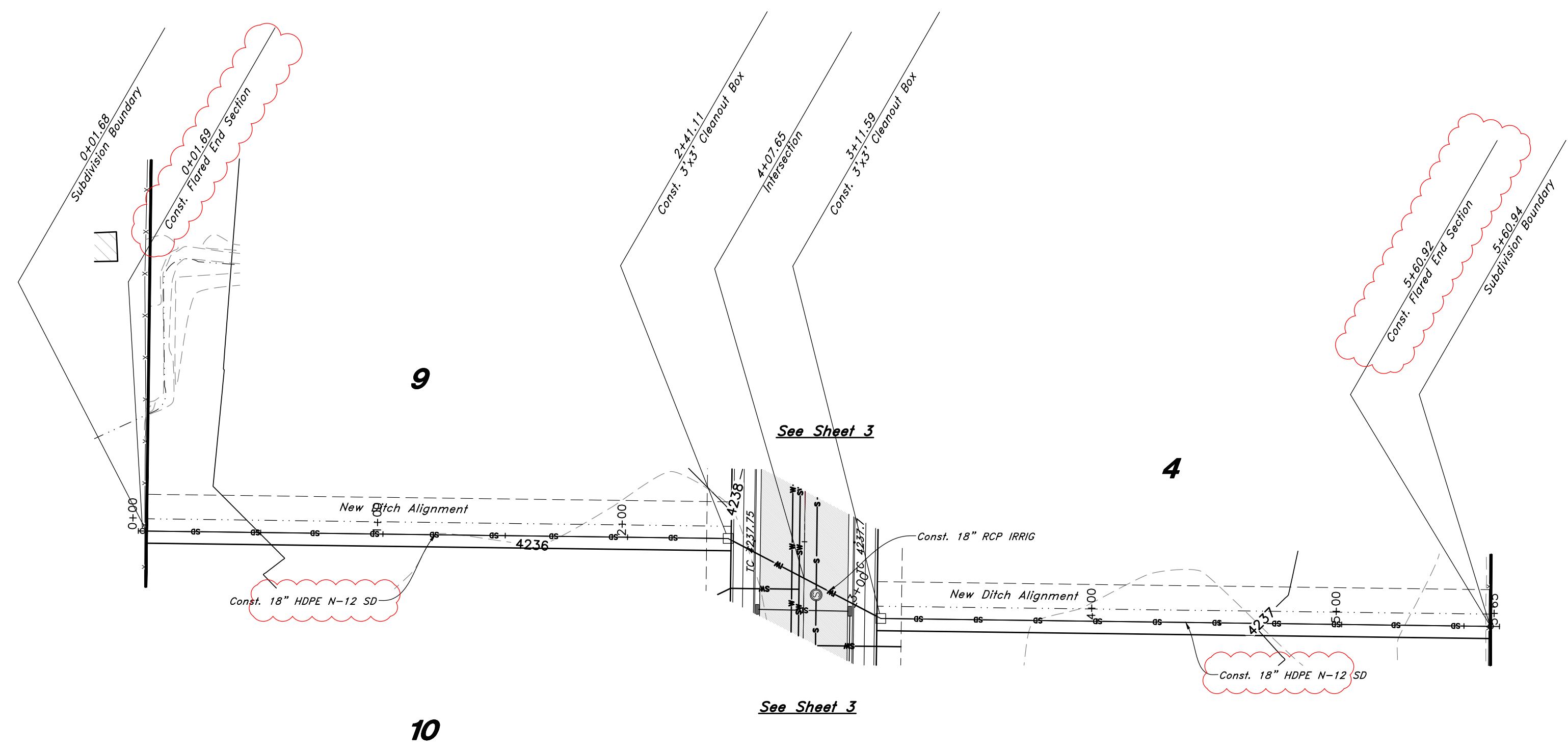
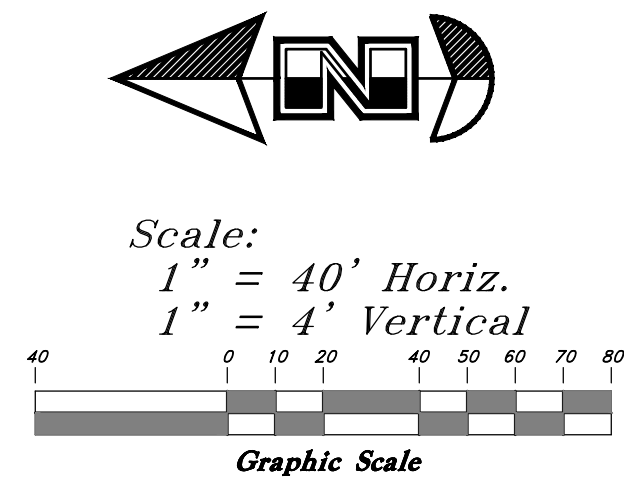
05 March, 2021

SHEET NO.

3

16N719 - AM

TENTATIVE FINAL

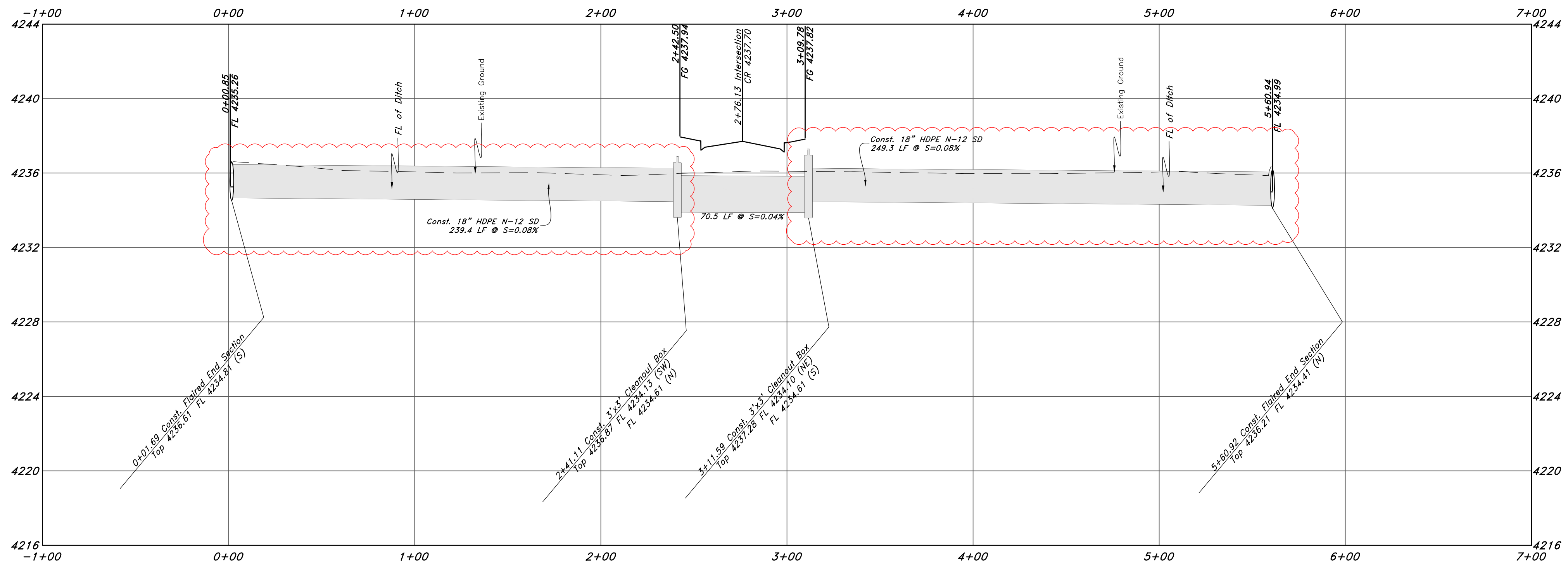


Legend

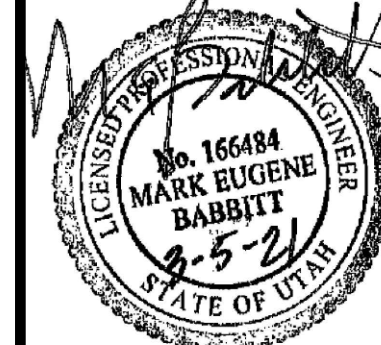
(Note: All items may not appear on drawing)

- 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 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

Ditch Realignment



REV	DATE	DESCRIPTION
1	5/11/2021	Added Deviation Point, Office plate, adjusted road profile
4	5/11/2021	Piped the irrigation ditch running north to south



GREAT BASIN ENGINEERING

11475 EAST OGDEN, UTAH 84403
 801.394.4515 S.L.C. (801)992-7544
 WWW.GREATABASINENGINEERING.COM

Plan and Profile

The Meadow @ Terakee Farms
 Approximately 900 South 4300 West
 Weber County, Utah
 A part of Section 21, T6N, R2W, SLB&M, U.S. Survey



05 March, 2021

SHEET NO.

4

TENTATIVE FINAL