

Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name <i>Shepherd Estates</i>		Number of Lots <i>4</i>
Approximate Address <i>1075 N. 7800 E. HURTSVILLE UT</i>		Land Serial Number(s) <i>21-006-0011, 21-006-0013</i>
Current Zoning <i>AV3</i>	Total Acreage <i>28.33</i>	<i>21-006-0030, 21-006-0031, 21,006-0032</i>
Culinary Water Provider <i>WEBER BASIN</i>	Secondary Water Provider	Wastewater Treatment <i>SEPTIC</i>

Property Owner Contact Information

Name of Property Owner(s) <i>Jared M Shepherd Family TRUST</i>		Mailing Address of Property Owner(s) <i>JEFF AND MARIE Shepherd 1519 E. 6225 S. Ogden UT 84405</i>
Phone <i>801-725-5143</i>	Fax <i>801-476-1403</i>	
Email Address <i>JEFFREY@shepherd@me.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person
Phone	Fax	
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer <i>GREAT BASIN ENGINEERING / Andy HUBBARD</i>		Mailing Address of Surveyor/Engineer <i>5746 S. 1475 E Ogden UT 84403</i>
Phone <i>801-521-0222</i>	Fax <i>801-392-7544</i>	
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

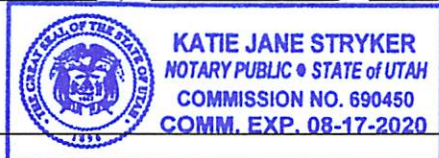
Property Owner Affidavit

I (We), _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.

[Signature]
(Property Owner)

(Property Owner)

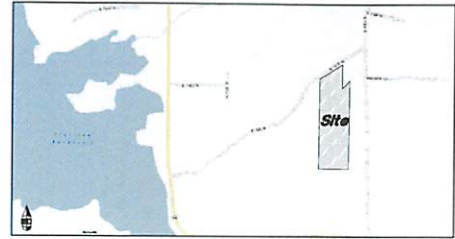
Subscribed and sworn to me this *21* day of *December*, 20*18*



Katie Jane Stryker
(Notary)

Shepherd Estates Subdivision

A part of the Northeast Quarter of Section 7, T6N, R2E, SLB&M, U.S. Survey
 Huntsville City, Weber County, Utah
 October 2018



VICINITY MAP
 Not to Scale

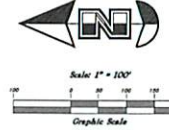
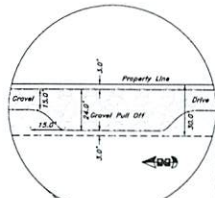
PRELIMINARY DESCRIPTION

A part of the Northeast Quarter of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian, Huntsville City, Weber County, Utah:
 Beginning at a point that is 864.92 feet North 89°43'32" West along the Section Line, 549.72 feet South 58°56'28" West and 458.00 feet South 1°48'28" West from the Northwest Corner of said Section 7; and running thence South 0°50'43" West 321.48 feet to the Northwest Corner of the Shadow & Jensen LLC Property; thence along said Westerly and Southerly Lines the following two (2) courses: (1) South 0°49'36" West 1526.08 feet and (2) North 89°01'46" East 551.06 feet to the Westerly Right of Way Line of 7800 East Street; thence South 0°58'14" East 66.00 feet along said Right of Way Line to the Northern Line of the George and Joan Clawson Property; thence South 89°01'46" West 1160.15 feet along said Northern Line to the Eastern Line of the Open Valley Land Partners LC Property; thence North 0°43'34" East 1974.53 feet to the Centerline of Stoker Lane Extended Southwesterly from the Poverty Plots Subdivision and Rose Subdivision said Line being the Southerly Boundary of the Wendy B. Parker and Property; thence North 57°23'51" East 540.79 feet along said Centerline Extension to the Westerly Line of the Sanford Moss and Laurie Porter Property; thence along said Westerly and Northern Lines the following two (2) courses: (1) South 0°15'32" West 499.66 feet and (2) North 44°47'01" East 225.02 feet to the Point of Beginning.

Contains: 29.402 Acres more or less

NOTES

1. Recommendations on the Geotech Report shall be followed during any construction of this site.
2. Fire Flow for Subdivision shall be 1000 GPM.
3. A temporary address marker shall be required at the building site during construction.
4. Any Fire Access roads to any property shall have a minimum clear width of 20 feet (less 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 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).
5. 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.
6. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible material construction.
7. 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 5308)
8. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
9. Fire department apparatus access is required for each lot.



LEGEND

- GCT- Contouring
- GCT- Buried Telephone line
- GCT- Overhead Telephone line
- GCT- Overhead Power line
- S- Sanitary Sewer line
- S- Culinary Sewer line
- S- Gas line
- S- Storm Drain line
- S- Secondary Waterline
- S- Land Drain line
- S- Irrigation Waterline
- S- Sewer Sewer line
- S- Fire Water
- S- Gas Water
- S- Telephone Bur
- S- Sewer Manhole
- S- Drain Manhole
- S- Water Manhole
- S- Cleanout Box
- S- Top of Asphalt
- S- Edge of Asphalt
- S- Utility Ground
- S- Light Pole
- S- Fire Hydrant
- S- Telephone Pole
- S- Fire Hydrant
- S- Flange of Ditch
- S- Top of Slope
- S- Culinary
- S- Fence
- S- Contouring
- S- Spot Elevation
- S- Contouring
- S- Asphalt
- S- Concrete
- S- Catch Basin
- S- Corrugated metal Pipe
- S- Reinforced Concrete Pipe
- S- Edge of Concrete
- S- Retaining Wall
- S- Sewer Manhole
- S- Water Valve
- S- Catch Basin
- S- Top of Slope
- S- Top of Curb
- S- Fire Hydrant
- S- Gas line Marker
- S- Gas Valve
- S- Building Corner
- S- Fire Hydrant
- S- Utility Ground
- S- Water Valve
- S- Light Pole
- S- Fire Hydrant
- S- Fire Hydrant
- S- Delonix Tree
- S- Contouring Tree
- S- Spot Elevation
- S- Building Column
- S- Landscaping

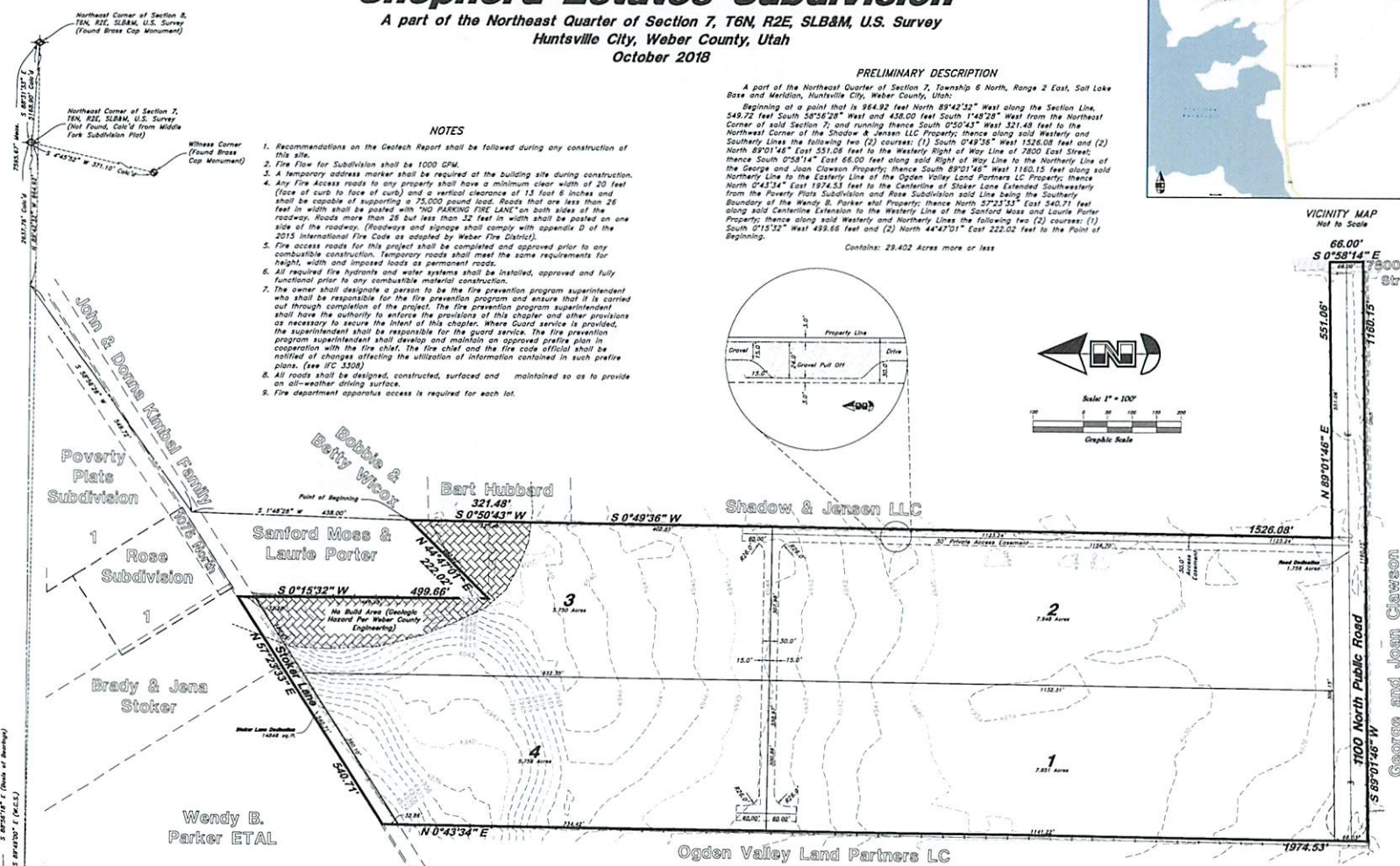
GREAT BASIN ENGINEERING
 571 S. 4000 W., SUITE 100, UTAH 84119
 MAIN (801) 394-4419, TOLL FREE (801) 394-7000
 WWW.GRETBASINENGINEERING.COM

Conceptual Plan
Shepherd Estates Subdivision
 A part of Section 7, T6N, R2E, SLB&M, U.S. Survey
 Huntsville City, Weber County, Utah

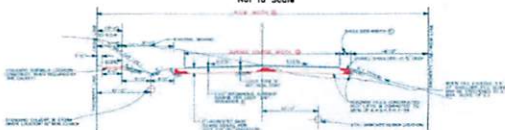
19 Oct, 2018

SHEET NO. 1

18N733 - Concept



Lot	Area (Acres)	Owner
1	7.811	Ogden Valley Land Partners LC
2	7.848	Shadow & Jensen LLC
3	3.790	Sanford Moss & Laurie Porter
4	3.268	Sanford Moss & Laurie Porter



ENGINEER:
 Great Basin Engineering, Inc.
 c/o Andy Hubbard, PLS
 5746 South 1475 East Suite 200
 Ogden, Utah 84403
 (801) 394-4418

DEVELOPER:
 Jeff Shepherd
 1318 East 8223 South
 Ogden 84403
 (801) 723-5143

CONCEPT PLAN



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt	
Receipt Number	95595

Receipt Date
12/21/18

Received From:
Jeffrey D Shepherd,

Time: 11:53
Clerk: amorby

Description	Comment	Amount
PLAN SUBDIV FEE	Subdivision applicat	\$500.00
ENG SUBDIV FEES	Subdivision applicat	\$330.00
ZONING FEES	Subdivision applicat	\$620.00

Payment Type	Quantity	Ref	Amount
CHECK		1494	

AMT TENDERED: \$1,450.00
 AMT APPLIED: \$1,450.00
 CHANGE: \$0.00