

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 VALLEY CENTER ESTATES-LOT 2 AMENDED		Number of Lots 3
Approximate Address 2200 NORTH 5500 EAST		Land Serial Number(s) 22-047-0002
Current Zoning CV2	Total Acreage 2.508	
Culinary Water Provider EDEN WATER WORKS	Secondary Water Provider EDEN IRRIGATION	Wastewater Treatment ON-SITE SEPTIC

Property Owner Contact Information

Name of Property Owner(s) PAUL JUDD		Mailing Address of Property Owner(s) 2616 NORTH STATE STREET PRESTON, ID 83263
Phone 208-240-8296	Fax 208-278-1700	
Email Address pauljudd@mstar.net		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 REEVE & ASSOCIATES, INC.		Mailing Address of Surveyor/Engineer 920 CHAMBER STREET, SUITE 14 OGDEN, UT 84403
Phone 801-621-3100	Fax 801-621-2666	
Email Address ccave@reeve-assoc.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Owner Affidavit

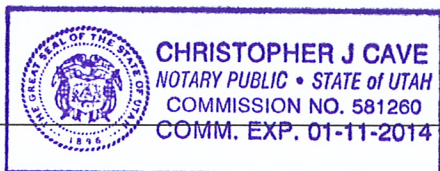
I (We), Paul L Judd, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Paul L Judd

 (Property Owner)

 (Property Owner)

Subscribed and sworn to me this 17 day of DECEMBER, 2012



[Signature]

 (Notary)



WEBER-MORGAN HEALTH DEPARTMENT

MARY M. HOUSE, M.P.H.
Health Officer / Director

October 22, 2012

Division Directors
KAY LARRISON, Administration
CLAUDIA PRICE, Nursing & Health Promotion
LOUIS COOPER, Environmental Health
COLLEEN JENSON, WIC

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Paul Judd, 1-3 Lot
5460 E 2200 N, Eden Utah
Parcel #22-047-0002

Gentlemen:

The plans and supporting information for the above-referenced subdivision have been reviewed. Special consideration should be given to the proposed subdivision of commercial properties. As required by the Weber-Morgan Health Department Onsite Wastewater Treatment System Regulation R317-4-4.2.C. Commercial development should have a minimum net available area in the amount of 22 square feet per gallon of estimated sewage computed from the fixture unit values established by R317-4 Table 3 or other acceptable methods. One-half of this pertinent land area should be available for the absorption system

Culinary water will be provided by the Eden Water District, an extension of an existing approved community water system. **A letter from the water supplier is required.**

Soil characteristics, percolation rates of 30 MPI, and anticipated ground water tables not to exceed 42 inches, fall within the range of acceptability for the utilization of a Conventional Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

All subdivision plats submitted for review are to show the location of exploration pits and percolation tests. Key number or letter designation will be provided by this office along with logs of soil horizons and final percolation rates. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-501 through R317-513, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,


Summer Day, LEHS
Environmental Health Division

**EDEN WATER WORKS COMPANY
PO BOX 13
EDEN, UTAH 84310
801-791-1772**

October 18, 2012

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

Re: Paul Judd
5460 E 2200 N
Eden, Utah 84310
3 vacant commercial lots

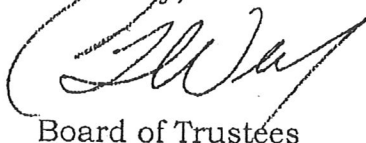
The Eden Water Works Company would like to inform you of the availability of water for the proposed Vacant Lots (#3) owned by Paul Judd. Shares of class "Commercial" stock in the Company are available for purchase.

It is mandatory that the following conditions be met:

1. Proof of secondary water rights assigned to property.
2. Purchase Eden Water Works Company share to include item #3.
3. Additional cost of replacement water from Weber Basin Water.
4. Pay applicable hookup fees.
5. **Prior to occupancy**, meter must be installed and tested.
Failure to do so will result in a \$50.00 fine for the first week and \$100.00/week thereafter.

Upon the purchase of stock and when these conditions are met and verified by a member of the Board of Trustees or its designated representative, the Board will be pleased to make the connection to the Company water system.

Sincerely,



Board of Trustees
Eden Water Works Company



WEBER-MORGAN HEALTH DEPARTMENT

GARY M. HOUSE, M.P.H.
Health Officer / Director

October 3, 2012

Division Directors
KAY LARRISON, Administration
CLAUDIA PRICE, Nursing & Health Promotion
LOUIS COOPER, Environmental Health
COLLEEN JENSON, WIC

Paul Judd
2616 N. State St.
Preston, UT 83263

RE: Wastewater Site and Soils Evaluation #13878
5460 E. 2200 N., Eden
Parcel #22-047-0002

Dear Mr. Judd:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on October 3, 2012. The exploration pit (s) is located at the referenced GPS coordinate and datum. The soil horizons, required percolation depths, actual and anticipated maximum ground water tables have been logged as follows:

Exploration Pit #1(south) (UTM Zone 12 Nad 83, 431724 E 4572290 N)
0-16" silt loam, granular structure
16-66" silty clay loam, massive structure

Exploration Pit #2 (north) (UTM Zone 12 Nad 83, 431725 E 4572345 N)
0-16" silt loam, granular structure
16-61" silty clay loam, massive structure
61-82" gravelly loamy sand, single grained structure, 30% gravel, predicted less than 5 min/inch percolation rate. Trench limited to 12 inches

The soil test pits were found to be homogenous, conduct a percolation test so that the bottom of the percolation test hole is at 36 inches deep from the original grade.

Exploration pits should be backfilled immediately upon completion of percolation testing to prevent a hazardous environment that may cause death or injury to people or animals.

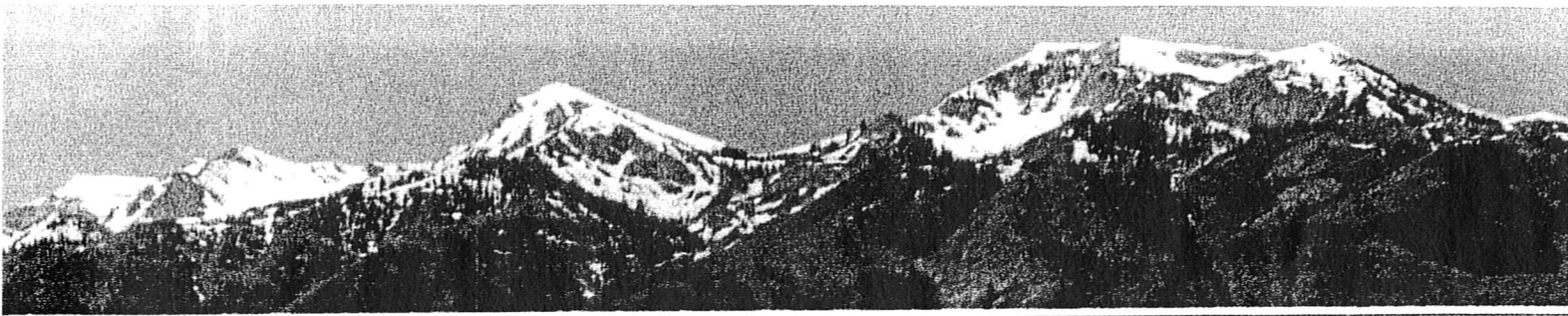
Percolation tests may be completed by any individual included on the enclosed list. The stabilized percolation test results are to be submitted to this office for review prior to the recommendation for further development to the appropriate planning agency or prior to the issuance of a wastewater disposal permit.

If you have any further questions, contact this office at your convenience.

Sincerely,



Summer Day, LEHS
Environmental Health Division



WEBER-MORGAN HEALTH DEPARTMENT

GARY M. HOUSE, M.P.H.
Health Officer / Director

October 10, 2012

Division Directors
KAY LARRISON, Administration
CLAUDIA PRICE, Nursing & Health Promotion
LOUIS COOPER, Environmental Health
COLLEEN JENSON, WIC

Paul Judd
2616 N State St.
Preston, ID 83263

RE: Wastewater Site and Soils Evaluation #13878
5460 E. 2200 N., Eden
Parcel #23-116-0005

Dear Mr. Judd:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on October 9, 2012. The exploration pit (s) is located at the referenced GPS coordinate and datum. The soil horizons, required percolation depths, actual and anticipated maximum ground water tables have been logged as follows:

Exploration Pit #1 (UTM Zone 12 Nad 83 (12T) 0431653 E 4572395±18ft)
0-20" silty loam, granular structure
20-45" silty clay loam, massive
45-72" gravelly loamy sandy, single grained, 30% gravel (high clay)

Exploration pits should be backfilled immediately upon completion of percolation testing to prevent a hazardous environment that may cause death or injury to people or animals.

Conduct the percolation tests so that the bottom of the percolation test holes are in the 45 to 72 inch layer from the original grade.

Percolation tests may be completed by any individual included on the enclosed list. The stabilized percolation test results are to be submitted to this office for review prior to the recommendation for further development to the appropriate planning agency or prior to the issuance of a wastewater disposal permit.

If you have any further questions, contact this office at your convenience.

Sincerely,

Michela Gladwell, LEHS
Environmental Health Division

MG/jc

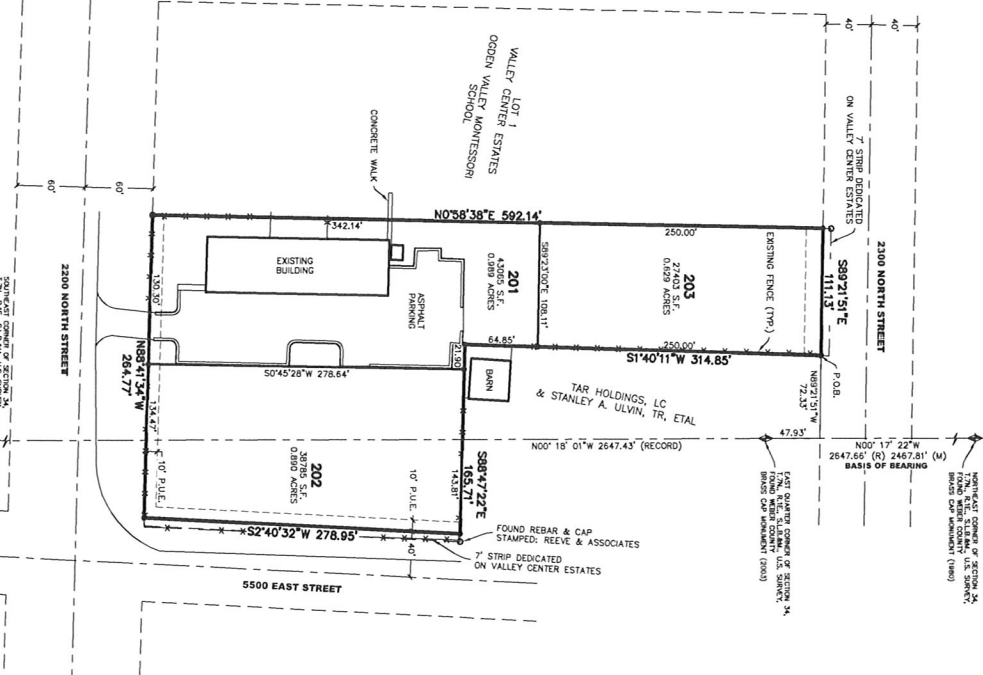
VALLEY CENTER ESTATES-LOT 2 AMENDED

PART OF THE EAST 1/2 OF SECTION 34, AND THE SW 1/4 OF SECTION 35, T.1N., R.1E., S.18&M., U.S. SURVEY
WEBER COUNTY, UTAH
DECEMBER, 2012

LEGEND

- ◆ SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED 'REBEAR & ASSOCIATES'
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION LINE
- ROAD CENTERLINE
- EXISTING FENCELINE
- ▨ EXISTING BUILDING
- PUBLIC UTILITY EASEMENT

Scale 1" = 50'



SUBVERTOR'S CERTIFICATE

I, SUBVERTOR, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT I HAVE CONDUCTED A REASONABLE AND CAREFUL EXAMINATION OF THE RECORDS OF THE COUNTY CLERK AND THE COUNTY ENGINEER AND HAVE FOUND NO RECORDS IN THE PUBLIC RECORDS OF THE COUNTY CLERK OR THE COUNTY ENGINEER THAT WOULD AFFECT THE VALIDITY OF THE SUBDIVISION OF THE ESTATE OF THE DECEASED, JERRY FLETCHER, AND THAT I AM NOT AWARE OF ANY SUCH RECORDS.

Dated this _____ day of _____, 20__

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY AND WARRANT THAT WE ARE THE LEGAL AND SOLE OWNERS OF THE PROPERTY DESCRIBED HEREIN, AND THAT WE HAVE THE FULL POWER AND AUTHORITY TO MAKE THE DEDICATION AND CERTIFICATION HEREIN, AND THAT WE ARE NOT AWARE OF ANY OTHER CLAIMS OR INTERESTS IN THE PROPERTY DESCRIBED HEREIN. WE HEREBY DEDICATE AND CERTIFY TO THE PUBLIC RECORDS OF THE COUNTY CLERK AND THE COUNTY ENGINEER, THE SEVERAL EASEMENTS, RIGHTS, AND INTERESTS DESCRIBED HEREIN, AND WE HEREBY WARRANT THAT THE DEDICATION AND CERTIFICATION HEREIN ARE TRUE, CORRECT, AND VALID, AND THAT WE HAVE THE FULL POWER AND AUTHORITY TO MAKE THE SAME.

Dated this _____ day of _____, 20__

ACCESS NOTE:

LOT 201 TO HAVE ACCESS FROM 2200 NORTH STREET TO LOT 202 TO HAVE ACCESS FROM 2200 NORTH STREET & 5500 EAST STREET.

BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 34, AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 EAST, S.18&M., ALL OF LOT 2, VALLEY CENTER ESTATES, ON FILE IN THE WEBER COUNTY RECORDS OF THE COUNTY CLERK, AT PAGE 17 OF OFFICIAL RECORDS, ALSO DESCRIBED AS BEING 47.93 FEET NORTH, 97.1722' WEST ALONG SECTION LINE AND 72.33 FEET NORTH, 89.7131' WEST ALONG THE EAST LINE OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 EAST, S.18&M., AND MERIDIAN, AND RUNNING THENCE SOUTH 01°40'11" WEST 314.85' TO THE SOUTHWEST CORNER OF LOT 1, VALLEY CENTER ESTATES, 272.00 FEET EAST, 500.00 FEET WEST, 500.00 FEET NORTH, 284.77 FEET TO THE SOUTHWEST CORNER OF LOT 2, VALLEY CENTER ESTATES, 284.77 FEET TO THE SOUTHWEST CORNER OF LOT 1, VALLEY CENTER ESTATES, NORTH 02°58'38" EAST 592.14' FEET TO THE SOUTH 02°58'38" EAST 592.14' FEET TO THE POINT OF BEGINNING, CONTAINING 2.908 ACRES.

NARRATIVE

THE PURPOSE OF THIS PLAN IS TO REBAR AND PLASTIC CAP STAMPED PROPERTY INTO LOTS 2 AS SHOWN. THE BOUNDARY AND LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED 'REBEAR & ASSOCIATES'.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAN IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 EAST, S.18&M., U.S. SURVEY, NORTH 17°22'22" WEST, 1111.33 FEET.

VEHICLE CENTER ENGINEER

I, JERRY G. FLETCHER, ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN AND THE INFORMATION CONTAINED HEREIN WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF UTAH.

Dated this _____ day of _____, 20__

VEHICULAR DEPARTMENT APPROVAL

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN WAS ONLY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION, AND NOT BY THE UTAH DEPARTMENT OF HERETIC BELIEFS AND CUSTOMS.

Dated this _____ day of _____, 20__

VEHICULAR DEPARTMENT APPROVAL

I, JERRY G. FLETCHER, ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN AND THE INFORMATION CONTAINED HEREIN WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF UTAH.

Dated this _____ day of _____, 20__

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Dated this _____ day of _____, 20__

ACKNOWLEDGMENT

STATE OF UTAH,)
COUNTY OF)
DO hereby certify that the foregoing is a true and correct copy of the original records of the county clerk and the county engineer, and that the same have been recorded in the public records of the county clerk and the county engineer.

Dated this _____ day of _____, 20__

COMMISSION ORDERS

COMMISSION ENGINEER: _____

COMMISSION ENGINEER: _____

VEHICULAR DEPARTMENT APPROVAL

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Dated this _____ day of _____, 20__

RA
Reeve & Associates, Inc.
1618 S. MAIN STREET, SUITE 200, OGDEN, UTAH 84403
TEL: (801) 768-1000 FAX: (801) 768-1001
WWW.REVEE.COM

VEHICULAR DEPARTMENT APPROVAL

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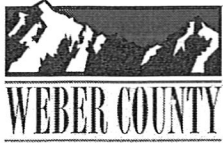
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Dated this _____ day of _____, 20__



WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** Save this receipt for your records ***

Date: 17-DEC-2012

Receipt Nbr: 1196

ID# 8374

Employee / Department: ANGELA - 4181 - PLANNING
Monies Received From: EDEN HOLDING & DEVELOPMENT
Template: PUBLIC WORKS
Description: SUBDIVISION AND VACATION

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	_____	.00
Total Coin	\$	_____	.00
Total Debit/Credit Card	\$	_____	.00
Pre-deposit	\$	_____	.00
Total Checks	\$	_____	795.00
Grand Total	\$	=====	795.00

Account Number	Account Name	Comments	Total
2012-01-4148-3419-0564-000	SURVEYOR'S SUBDIVISION FEE		225.00
2012-01-4149-3419-0564-000	ENGINEERING SUBDIV. FEES		225.00
2012-01-4181-3419-0564-000	PLANNING SUBDIVISION FEES		345.00
TOTAL \$			795.00

Check Amounts

795.00

Total Checks: 1

Total Check Amounts: \$ 795.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***



Weber County Planning Division

WEBER COUNTY AGENCY REVIEW SUBDIVISIONS

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input checked="" type="radio"/>	ENGINEERING
<input type="radio"/>	<input checked="" type="radio"/>	SURVEYORS
<input type="radio"/>	<input checked="" type="radio"/>	ASSESSORS
<input type="radio"/>	<input checked="" type="radio"/>	TREASURERS
<input type="radio"/>	<input checked="" type="radio"/>	HEALTH
<input type="radio"/>	<input checked="" type="radio"/>	FIRE

OTHER AGENCY REVIEW

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input checked="" type="radio"/>	* <u>Eden Water Works</u>
<input type="radio"/>	<input checked="" type="radio"/>	* <u>Eden Irrigation</u>
<input type="radio"/>	<input checked="" type="radio"/>	* <u>Rocky Mountain Power</u>
<input checked="" type="radio"/>	<input type="radio"/>	* <u>Century Link</u>
<input type="radio"/>	<input checked="" type="radio"/>	* <u>Questar Gas Company</u>
<input type="radio"/>	<input checked="" type="radio"/>	* <u>Weber County School District</u>
<input type="radio"/>	<input checked="" type="radio"/>	* _____

--If processing by paper, please respond to this review request **by returning this form** and the attached plan **within 14 days** to:

Weber County Planning Commission, 2380 Washington Blvd., Ste 240, Ogden, UT 84401-1473

--If processing through Miradi, submit your response **within 14 days**

-- If you have any questions or need further information, please call 399-8791, Fax 399-8862

Thank You, Kary Serrano

* - Preliminary/Final Approval

** - Only if subdivision is new send it to Weber Pathways