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

NOTES

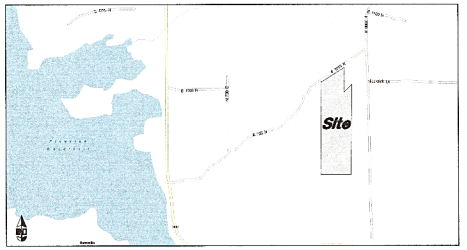
1. Recommendations on the Geotech Report shall be followed during any construction of this site.
2. Fire Flow for Subdivision shall be 1000 GPM.
3. A temporary address marker shall be required at the building site during construction.
4. Any Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 73,000 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).
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 3308)
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.

PRELIMINARY DESCRIPTION

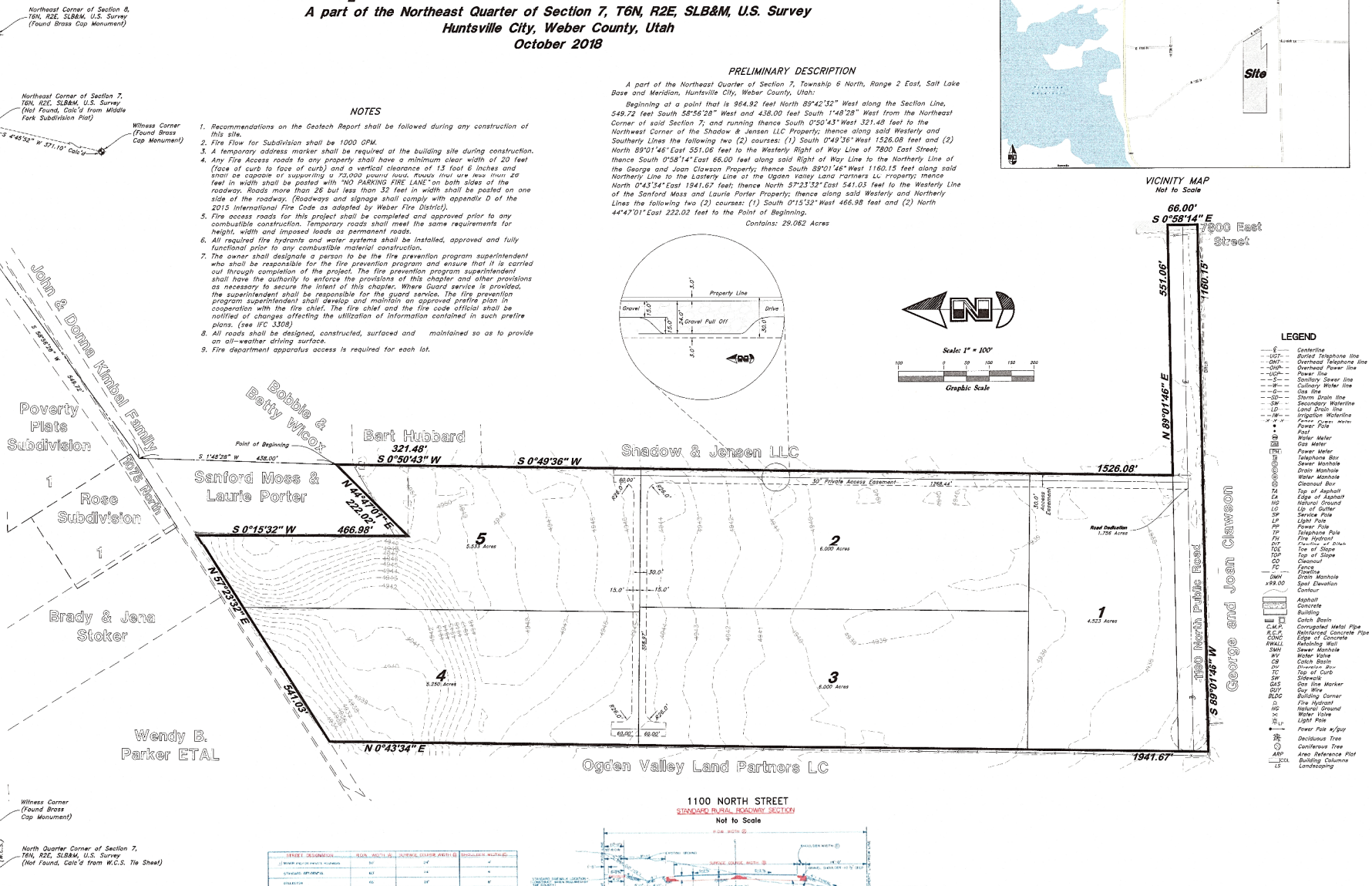
A part of the Northeast Quarter of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian, Huntsville City, Weber County, Utah:

Beginning at a point that is 964.92 feet North 89°42'32" West along the Section Line, 549.72 feet South 58°56'28" West and 438.00 feet South 1°48'28" West from the Northeast 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 Northerly Line of the George and Joan Clawson Property; thence South 89°01'46" West 1160.15 feet along said Northerly Line to the Easterly Line of the Ogden Valley Land Partners LC Property; thence North 0°43'34" East 1941.67 feet; thence North 57°23'32" East 541.03 feet to the Westerly Line of the Sanford Moss and Laurie Porter Property; thence along said Westerly and Northerly Lines the following two (2) courses: (1) South 0°15'32" West 466.98 feet and (2) North 44°47'01" East 222.02 feet to the Point of Beginning.

Contains: 29.062 Acres



VICINITY MAP
Not to Scale



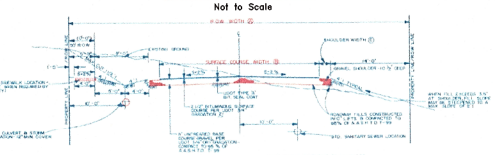
LEGEND

- Centerline
- Buried Telephone line
- Overhead Telephone line
- Overhead Power line
- Power line
- Sanitary Sewer line
- Culinary Water line
- Gas line
- Storm Drain line
- Secondary Waterline
- Land Drain line
- Irrigation Waterline
- Fence (Open Water)
- Power Pole
- Post
- Water Meter
- Gas Meter
- Power Meter
- Telephone Box
- Sewer Manhole
- Drain Manhole
- Water Manhole
- Cleanout Box
- TA Top of Asphalt
- EA Edge of Asphalt
- NG Natural Ground
- LG Lip of Gutter
- SP Service Pole
- LP Light Pole
- PP Power Pole
- TP Telephone Pole
- FH Fire Hydrant
- DIT Direction of Ditch
- TOE Toe of Slope
- TOP Top of Slope
- CO Cleanout
- FC Fence
- Flowline
- DWH Drain Manhole
- x99.00 Spot Elevation
- Contour
- Asphalt
- Concrete
- Building
- Catch Basin
- C.M.P. Corrugated Metal Pipe
- R.C.P. Reinforced Concrete Pipe
- CONC Edge of Concrete
- RWALL Retaining Wall
- SMH Sewer Manhole
- WV Water Valve
- CB Catch Basin
- DW Driveway Box
- TC Top of Curb
- SW Sidewalk
- GAS Gas line Marker
- GUY Guy Wire
- BLDG Building Corner
- FH Fire Hydrant
- NG Natural Ground
- WV Water Valve
- LP Light Pole
- Power Pole w/guy
- Deciduous Tree
- Coniferous Tree
- ARP Area Reference Plot
- COL Building Columns
- LS Landscaping

1100 NORTH STREET

STANDARD RURAL ROADWAY SECTION

Not to Scale



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CONCEPT PLAN

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Conceptual Plan

Shepherd Estates Subdivision

Approximately 1075 North 7800 East
Huntsville City, Weber County, Utah
A part of Section 7, T6N, R2E, SLB&M, U.S. Survey

19 Oct, 2018

SHEET NO. 1

18N733 - Concept

REV	DATE	DESCRIPTION

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