

Shepherd Estates Subdivision

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

PRELIMINARY DESCRIPTION

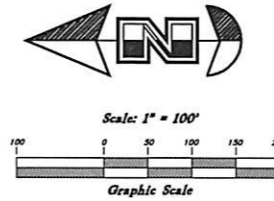
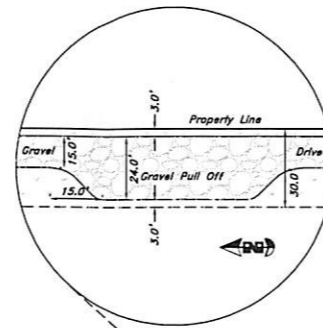
A part of the Northeast Quarter of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian, Huntsville City, Weber County, Utah:

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 1974.53 feet to the Centerline of Stoker Lane Extended Southwesterly from the Poverty Plats Subdivision and Rose Subdivision said Line being the Southerly Boundary of the Wendy B. Parker et al Property; thence North 57°23'33" East 540.71 feet along said Centerline Extension 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 499.66 feet and (2) North 44°47'01" East 222.02 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 (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 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.



- UGR Power line
- S Sanitary Sewer line
- W Cullinary Water line
- G Gas line
- SD Storm Drain line
- SW Secondary Waterline
- LD Land Drain line
- IW Irrigation Waterline
- FW Fence Power Meter
- PP Power Pole
- WM Water Meter
- GM Gas Meter
- PM Power Meter
- TB Telephone Box
- SM Sewer Manhole
- DM Drain Manhole
- WB Water Manhole
- CB Catch Basin
- EA Edge of Asphalt
- NG Natural Ground
- LP Lip of Gutter
- SP Service Pole
- LP Light Pole
- TP Telephone Pole
- FH Fire Hydrant
- DIT Flowline of Ditch
- TDE Top of Slope
- TOP Top of Slope
- CO Cleanout
- FC Fence
- FL Flowline
- DMH Drain Manhole
- SE Spot Elevation
- CON Contour
- ASPH Asphalt
- CONC Concrete
- BLDG Building
- CB Catch Basin
- CM Corrugated Metal Pipe
- RCP Reinforced Concrete Pipe
- EDGE Edge of Concrete
- CONC Retaining Wall
- SMW Sewer Manhole
- WM Water Manhole
- CB Catch Basin
- DV Diversion Box
- TC Top of Curb
- SW Sidewalk
- GAS Gas line Marker
- GUY Guy Wire
- BLDG Building Corner
- CP Guy Wire
- LD Natural Ground
- NG Natural Ground
- LP Light Pole
- PP Power Pole w/guy
- DT Deciduous Tree
- CT Coniferous Tree
- ARP Area Reference Point
- LS Building Columns
- LS Landscaping

Potential geologic hazards are not required to be shown on the plat.

Please include a plat note indicating that geologic hazards studies may be required for development within the potential geologic hazards area.

Please provide the proper owners dedication and signature blocks, as outlined in LUC §106-7 and 8. (also attached to this review).

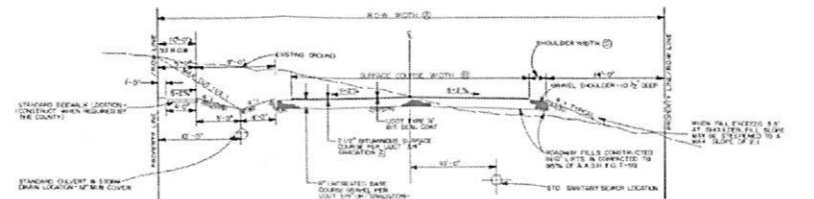
Please show all final plat requirements, as outlined in §106-1-8. (attached to this review)

Please show public utility easements. 106-1-5(7)

Please show the location of percolation test holes on each lot. 106-1-5(10)

Please dedicate the proper width, as requested by the County Engineering Division.

| STAKE DESIGNATION | INCH | WIDTH | SPACING | COLOR | WIDTH | SHOULDER WIDTH |
|-------------------------|------|-------|---------|-------|-------|----------------|
| 1) MAIN ARTERIAL | 6" | 24" | 4' | RED | 4" | 4' |
| 2) STANDARD RESIDENTIAL | 4" | 14" | 4' | RED | 4" | 4' |
| 3) SELECTOR | 4" | 14" | 4' | RED | 4" | 4' |
| 4) MAIN ARTERIAL | 6" | 24" | 4' | RED | 4" | 4' |
| 5) MAIN ARTERIAL | 6" | 24" | 4' | RED | 4" | 4' |



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

DEVELOPER:
Jeff Shepherd
1519 East 6225 South
Ogden 84405
(801) 725-5143

PRELIMINARY PLAN

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84405
 MAIN (801) 394-4515 FAX (801) 392-7544
 WWW.GREATBASINENGINEERING.COM

Preliminary 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

20 Dec, 2018

SHEET NO. **1**