HOOPER CITY
PLANNING COMMISSION AGENDA
OCTOBER 18, 2022 7:00PM

COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Planning Commission will hold a work meeting at 6:30pm and their specially scheduled meeting at 7:00pm on Thursday, October 18, 2022, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:30pm

1. Discussion on Agenda Items – Planning Commission

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
    a. Pledge of Allegiance
    b. Reverence
3. Consent Items
    a. Motion – Approval of Minutes dated September 8, 2022
4. Action Items
    a. Report - City Engineer follow up from September Planning Commission meeting.
    b. Motion – Approval of an extension on an expired Conditional Use Permit for an oversized structure (2,400sqft) for the property at 5983 W 4600 S for Jay Jones
    c. Public Hearing and Consideration – Conditional Use Permit request for an oversized structure (2,310sqft) and an accessory dwelling unit (ADU) located at 5808 S 5500 W for Kirk & Klee Rose
    d. Public Hearing and Consideration – Conditional Use Permit request for an oversized structure (2,000sqft) located at 5185 S 5750 W for Robert Lundgreen
    e. Public Hearing and Consideration - Rezone request from Derek E Anderson for the property located at approximately 4848 S 5900 W, parcel number 09-077-0019, from the R1, R-2 zone to the R-.75 zone
    f. Public Hearing and Consideration - Rezone request from Derek E Anderson for the property located at approximately 4848 S 5900 W, parcel number 09-077-0017, 10-012-0017, 10-012-0019, 09-077-018, 09-077-0047, from the R1, R-2 zone to the R-.75 zone
    g. Public Hearing and Consideration - Conditional Use Permit request for an oversized structure (3,200sqft) located at 5362 S 4700 W for Dennis Blachard
    h. Public Hearing and Consideration – Recommendation on final approval of the Buchanan 5100 Subdivision (1 lot) located at approximately 7453 W 5100 S for Brian Buchanan
    i. Public Hearing and Consideration - Recommendation on final approval of the Hardy Denny Subdivision (2 lot) located at approximately 5120 W 4000 S for Jeff Hardy & Nate Denny.
    j. Public Hearing and Consideration - Recommendation on final approval of the Silver Saddle Phase II Subdivision (17 lot) located at approximately 5325 W 3675 S for Nilson Homes.
    k. Public Hearing and Consideration - Conditional Use Permit request for a commercial tower/antenna structure located at 5609 S 4300 W for Steve & Catherine Allen-Verhoeven
5. Public Comment on items not on the agenda (*No action can or will be taken on any issue presented.)*
6. Adjournment

Tereasa Chugg
Tereasa Chugg, Deputy City Recorder

**Please see notes regarding public comment and action items procedures*

In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.com at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on this 7th day of September, 2022 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at https://www.hoopercity.com/meetings.

**NOTES REGARDING PUBLIC COMMENT AND ACTION ITEMS PROCEDURES*

A. Time is made available for anyone in the audience to address the Planning Commission
    a. When a member of the audience addresses the commission, they will come to the podium and state their name and address
    b. Each person will be allotted three (3) minutes for their remarks/questions
    c. The City Recorder will inform the speaker when their allotted time is up

B. Each action item will follow the following procedure unless otherwise indicated:
    1. Information on the request will be presented
    2. The Chair will open a Public Hearing to receive public remarks on the request
    3. Following the remarks, the Chair will close the public hearing and time for public comment will end
    4. Commissioners will then discuss and/or make a motion to approve/deny/recommend the request

HOOPER CITY
PUBLIC HEARING NOTICE
OCTOBER 13, 2022 7:00PM

COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Planning Commission will hold nine public hearings on Thursday, October 13, 2022, starting at 7:00 p.m. at the Hooper City Municipal Building located at 5580 West 4600 South Hooper, UT 84315.

1. The purpose of the first public hearing is to receive public comment on a conditional use permit request for an oversized structure (2,310 sqft) and an accessory dwelling unit (ADU) located at 5808 S 5500 W for Kirk & Klee Rose.

2. The purpose of the second public hearing is to receive public comment on a conditional use permit request for an oversized structure (2,000 sqft) located at 5185 S 5750 W for Robert Lundgreen.

3. The purpose of the third public hearing is to receive public comment on a rezone request from Derek E Anderson for the property located at approximately 4848 S 5900 W, parcel number 09-077-0019, from the R1, R2 zone to the R-.75 zone.

4. The purpose of the fourth public hearing is to receive public comment on a rezone request from Derek E Anderson for the property located at approximately 4848 S 5900 W, parcel number 09-077-0017, 10-012-0017, 10-012-0019, 09-077-0018, 09-077-0047, from the R1, R2 zone to the R-.75 zone

5. The purpose of the fifth public hearing is to receive public comment on a conditional use permit request for an oversized structure (3,200 sqft) located at 5362 S 4700 W for Dennis Blachard.

6. The purpose of the sixth public hearing is to receive public comment on the final consideration of the Buchanan 5100 Subdivision (1 lot) located at approximately 7453 W 5100 S for Brian Buchanan.

7. The purpose of the seventh public hearing is to receive public comment on the final consideration of the Hardy Denny Subdivision (2 lot) located at approximately 5120 W 4000 S for Jeff Hardy & Nate Denny.

8. The purpose of the eighth public hearing is to receive public comment on the final consideration of the Silver Saddle Phase II Subdivision (17 lot) located at approximately 5325 W 3675 S for Nilson Homes.

9. The purpose of the ninth public hearing is to receive public comment on a conditional use permit request for a commercial tower/antenna structure located at 5609 S 4300 W for Steve & Catherine Allen-Verhoeven.

All interested parties are invited to attend.

Tereasa Chugg

Tereasa Chugg, Deputy City Recorder

**Please see notes regarding public comment and action items procedures*

In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.com at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice was posted within the Hooper City limits on this 28th day of July, 2022 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at https://www.hoopercity.com/meetings.

**NOTES REGARDING PUBLIC COMMENT AND ACTION ITEMS PROCEDURES*

A. Time is made available for anyone in the audience to address the Planning Commission
   a. When a member of the audience addresses the commission, they will come to the podium and state their name and address
   b. Each person will be allotted three (3) minutes for their remarks/questions
   c. The City Recorder will inform the speaker when their allotted time is up

B. Each action item will follow the following procedure unless otherwise indicated:
   1. Information on the request will be presented
   2. The Chair will open a Public Hearing to receive public remarks on the request
   3. Following the remarks, the Chair will close the public hearing and time for public comment will end
   4. Commissioners will then discuss and/or make a motion to approve/deny/recommend the request

Conditional Use Permit

Type of CUP ☐ Property ☒ Oversize Structure ☐ Kennel ☐ Temporary
☐ Day Care ☐ _____

Permittee Information

Name: Jones, Jay

Address: 5983 W. 4600 S., Hooper UT 84315

Conditions of the permitted use implemented on April 8th, 2021 - Oversized Structure 2,400 sqft

1. If permitted conditional use does not start by April 8th, 2022 this permit expires.
2. Permittee will comply with all Governing agencies (i.e. Environmental Protection Agency, Department of Professional Licensing) and local government requirements.
3. If the property changes ownership and CUP does not expire, Permittee will inform new owner of these conditions.
4. If this conditional use changes Permittee will notify Hooper City for a CUP review.
5. The structure will not be used for a business.
6. If electrical or plumbing is added to the structure a building permit will be required.

I, the Permittee, understand and agree to the above conditions. Failure to comply with specified conditions will cause the Conditional Use Permit to be revoked and the property must be restored to the condition before approval of this permit

Aaron Jones
Permittee

Mary L Simpson
Planning Commission Chairman

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 732-1064 - Fax 732-0598

Fee: $200.00 +50 pch.
Total sq. ft. of Structure 2,400
Date Submitted 3-16-21 April 8

Conditional Use Permit Oversized Structure

Print Applicant Name: Jay Jones
Address: 5983 W. 4600 S Hooper
Phone #: [redacted]
Day Time Phone #: [redacted] Email: _____

☑ **Provide site plan drawings including all of the following: (Site plan must be to scale).**

- Map of property showing adjacent streets
- Building dimensions and distance from other structure
- Distance from property lines. (The drip edge must be at least 3 feet from property lines. If you are on a corner lot or have easements attached to your property it may be more than the 3 feet.)
- List any easements on property
- Roof pitch, roof height, roofing material and drip line distance to other structure and property lines
- Concept drawing of what structure will look like
- Building materials
- Driveway materials
- Landscaping design

☐ What will the structure be used for? Keep Cars & Trucks out of Weather
☐ Will any plumbing be installed in the structure? Yes_____ No ✓
☐ Will any electricity be installed in the structure? Yes_____ No ✓ in a year or so
☐ Will structure be used for a business? Yes_____ No ✓
If yes, have you applied for a business license with Hooper City? Yes_____ No ✓
Explain: _____

☑ Provide stamps and ***mailing addresses*** not parcel addresses for all property owners within 600 feet from your property. (front, sides and back). ***The addresses must be typed and printed on address labels, not hand written.*** Mailing Addresses are available on the Weber County Web-Site at www.co.weber.ut.us, then go to Geo Gizmo. It will pull up a map. Outline the area you want, then us the tool bar at the bottom of the screen to get parcel information and ***mailing addresses. Also, bring in a copy of the map you used with the parcels marked that the addresses came from.***

Please address these issues on the back of this application.

Traffic problems	Safety issues	Noise	Parking
Fencing	Pollution	Odors	Design
Business operation	Use of structure	Easements	

I hereby certify that the above information is accurate to the best of my knowledge. I certify that I will comply with all state and local requirements before and after building this structure. I understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months, the Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review. I or a representative will be present at the Planning Commission Meeting.

Signature: Jay W. Jones Date 11-9-2020
Name of Applicant

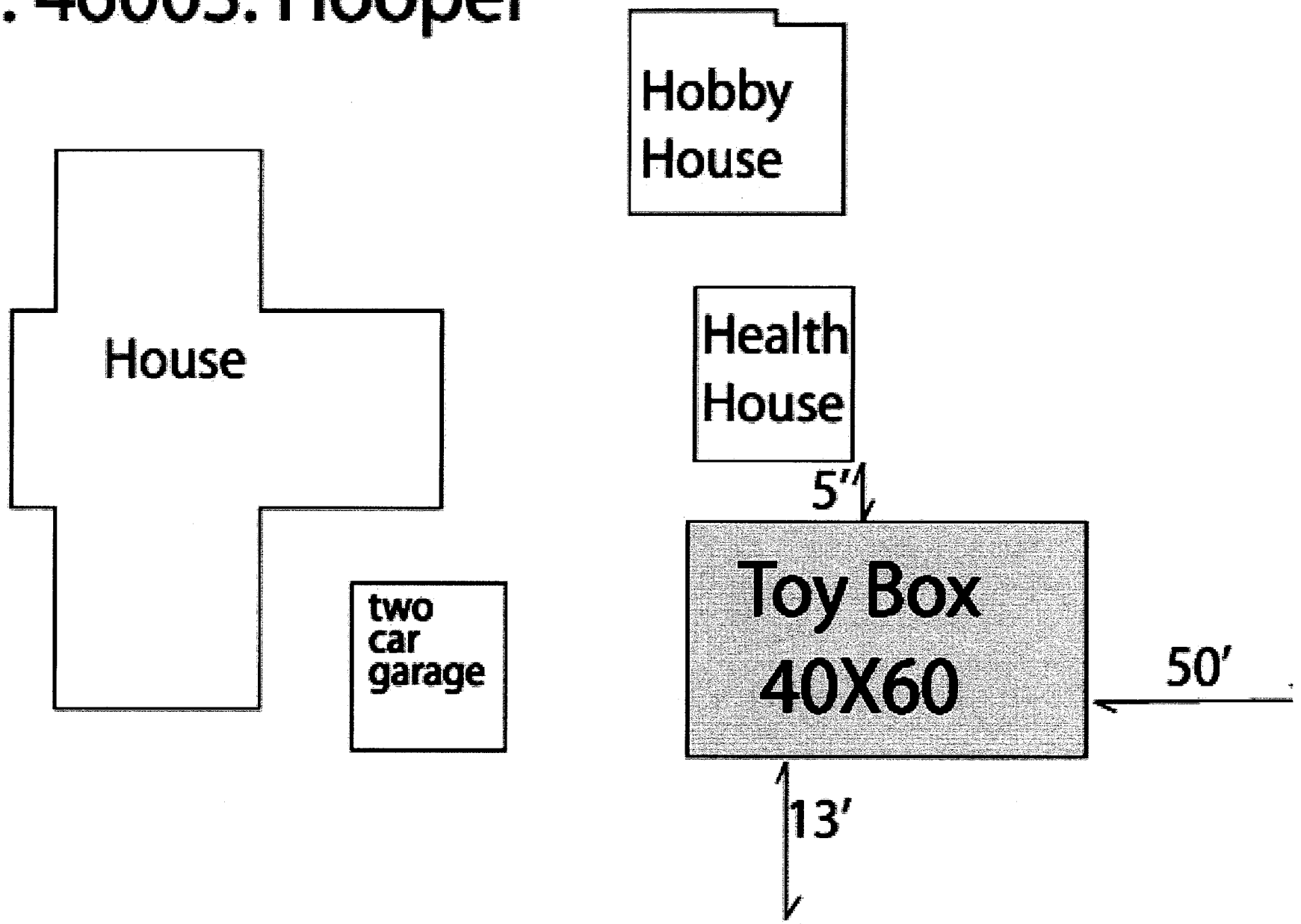
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_____ Approval Date:_____ Disapproval Date:_____
Planning Commission Chairman

Comments/Conditions: _____

Completed application, fee and all other documents must be submitted three weeks before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.

Sharon & Jay Jones
5983W. 4600S. Hooper



SE 1/4

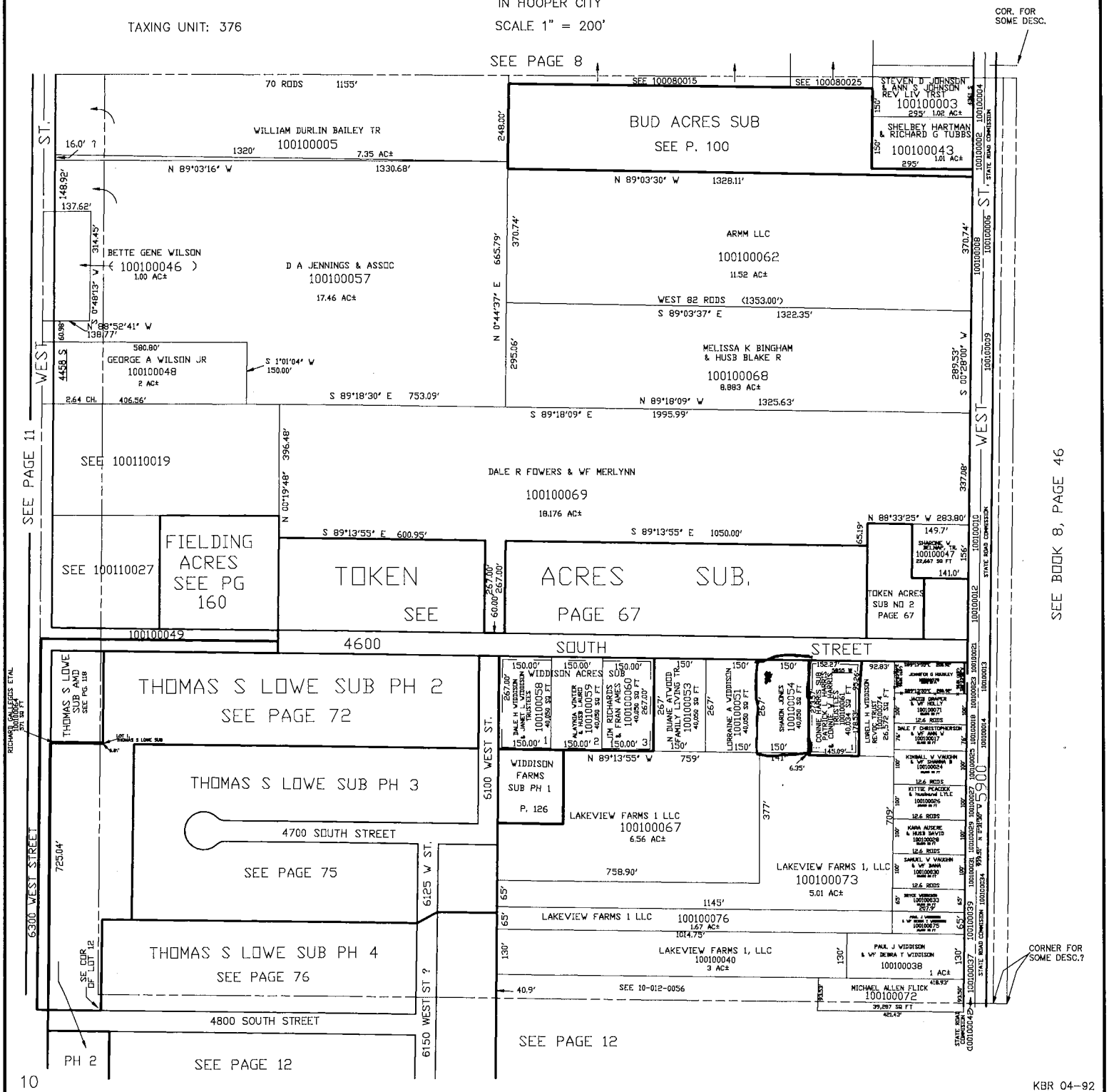
10

SECTION 12, T.5N., R.3W., S.L.B. & M.

IN HOOPER CITY

TAXING UNIT: 376

SCALE 1" = 200'



10

KBR 04-92

BEARING FRAME ONLY!
WASHER TO BE USED AT ENDWALL COLUMN TO ENDWALL RAFTER CONNECTION. USE ONE WASHER ON COLUMN SIDE. WASHER NOT NEEDED ON CLIP SIDE.

BOLT TABLE
FRAME LINE 1

LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	8	A325	5/8"	1 3/4
Columns/Raf	4	A325	1/2"	1 1/4
Jamb	2	A325	1/2"	1 1/4

MEMBER TABLE
FRAME LINE 1

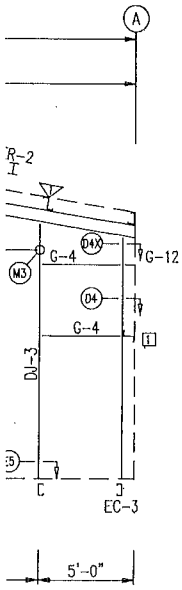
MARK	PART	LENGTH
EC-1	8F35C13	12'-7 3/4"
EC-2	8F35C12	15'-0 3/8"
EC-3	8F25C14	12'-7 3/4"
ER-1	W8X18	20'-3 1/16"
ER-2	W8X18	20'-3 1/16"
DJ-1	8f35C14	7'-6"
DJ-2	8f35C14	15'-4 3/8"
DJ-3	8f35C14	13'-4 3/8"
GH08-1	GH08	3'-2"
DH-2	8f35C14	12'-0"
G-1	8X25Z16	13'-7 3/4"
G-2	8X25Z16	7'-8"
G-3	8X25Z16	7'-8"
G-4	8X25Z16	3'-8"
G-12	8X25Z16	7/12"
CB-1	1/2" DIA. ROD	20'-6"
CB-2	1/2" DIA. ROD	18'-11"

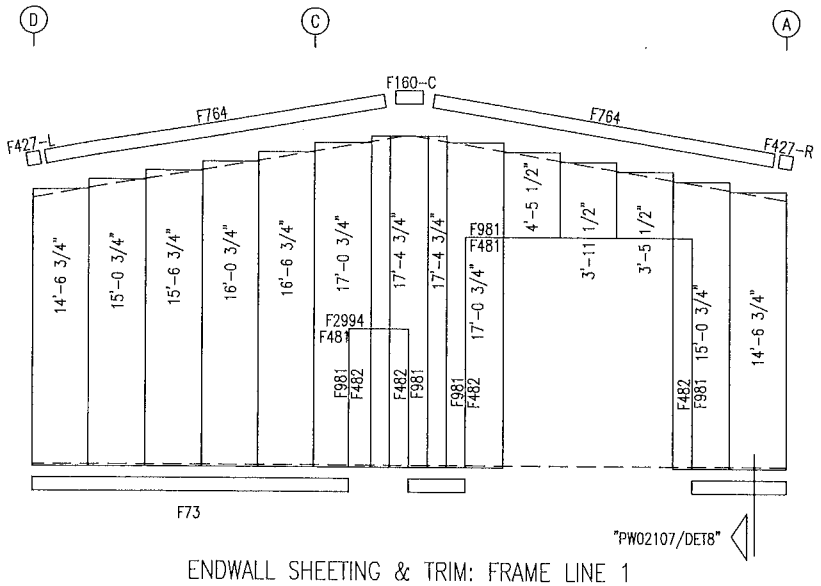
FLANGE BRACE TABLE
FRAME LINE 1

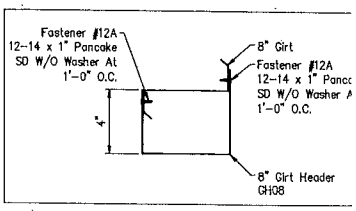
▽ ID	PART	LENGTH
1 FB29.3	L2X2X14G	2'-5 1/4"
2 FB6-1	L2x2x1/8	2'-5 1/4"

CONNECTION PLATES
FRAME LINE 1

ID	MARK/PART
1	SC-5







ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Gauge PBR – Polar White

Drawing has been digitally signed

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	8/28/20	FOR ERECTOR INSTALLATION	FXD	FXS	EV

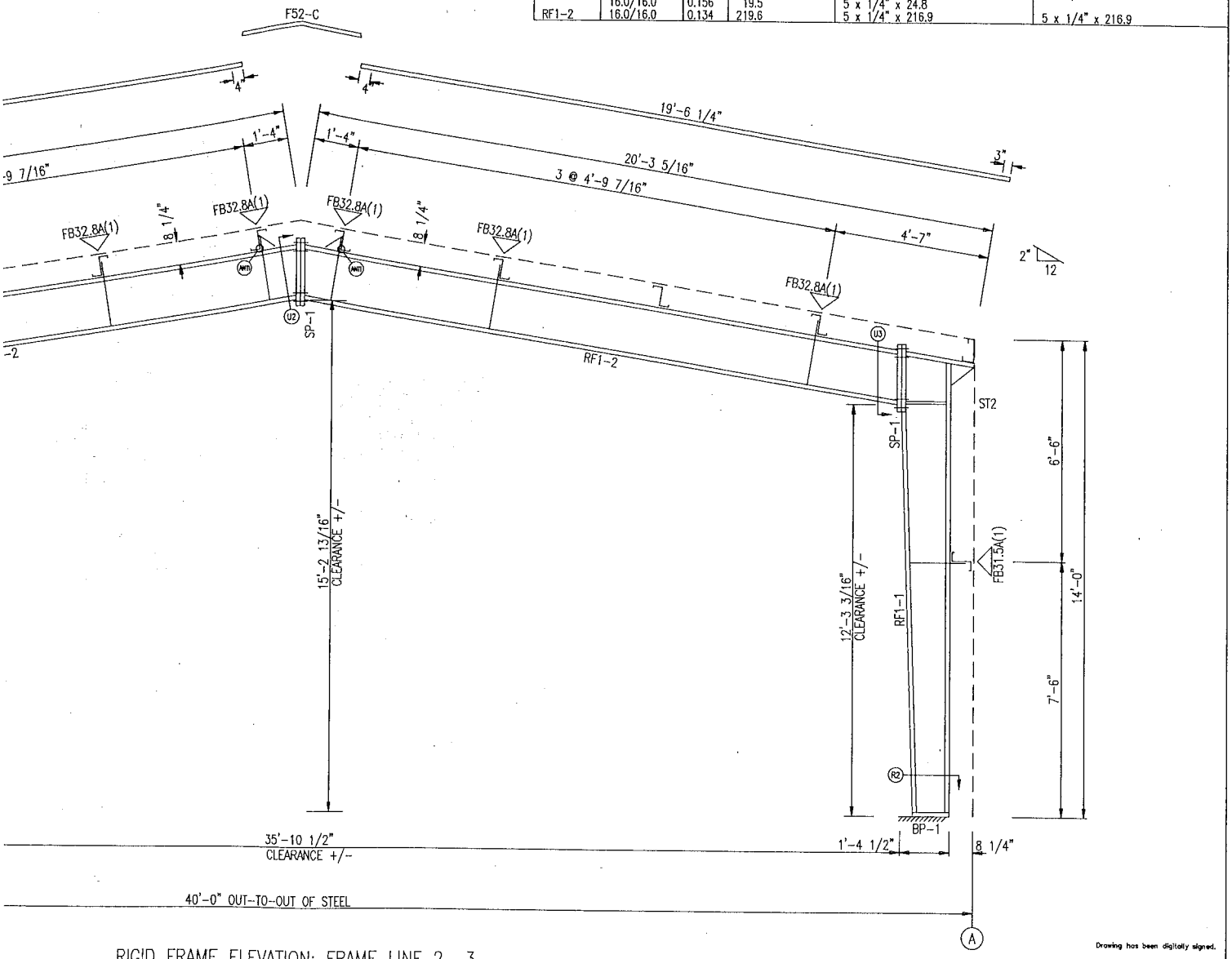
ELITE METAL BUILDINGS LLC
1839 S ALMA SCHOOL RD STE 320
MESA, AZ 85210-3027 US

PROJECT: 40x60x14 JONES
CUSTOMER: SHARON JONES
OWNER: SHARON JONES
LOCATION: HOOPER, UT 84315

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	8/28/20	N.T.S.	1	A	17-B-76001	E5	0

PROFESSIONAL STRUCTURAL ENGINEER
No. 280551
ANAN ALMUGHRABI
Sep 02, 2020
STATE OF UTAH

MEMBER TABLE					
Mark	Web Depth Start/End	Web Plate Thick	Web Plate Length	Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
RF1-1	10.0/16.0 16.0/16.0	0.134 0.156	143.6 19.5	5 x 1/4" x 160.4 5 x 1/4" x 24.8	5 x 1/4" x 143.7
RF1-2	16.0/16.0	0.134	219.6	5 x 1/4" x 216.9	5 x 1/4" x 216.9



RIGID FRAME ELEVATION: FRAME LINE 2 3

Drawing has been digitally signed.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	8/28/20	FOR ERECTOR INSTALLATION	FXD	FXS	EV

ELITE METAL BUILDINGS LLC
1839 S ALMA SCHOOL RD STE 320
MESA, AZ 85210-3027 US

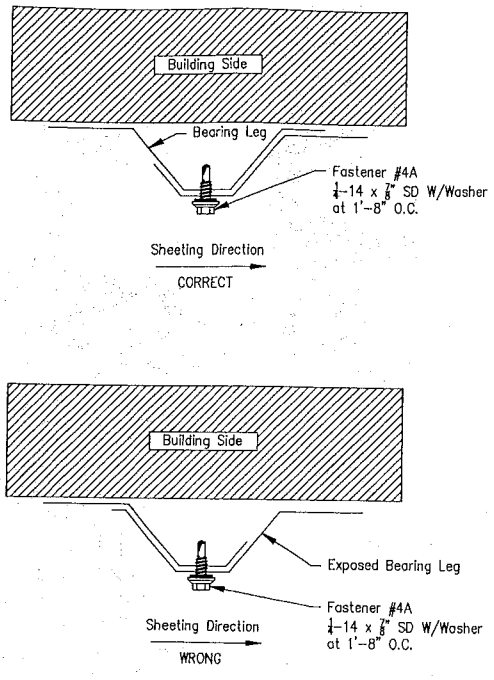
PROJECT: 40x60x14 JONES
CUSTOMER: SHARON JONES
OWNER: SHARON JONES
LOCATION: HOOPER, UT 84315

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	8/28/20	N.T.S.	1	A	17-B-76001	E7	0

PROFESSIONAL STRUCTURAL ENGINEER
No. 280551
ANAN ALMUGHRABI
Sep 02, 2020
STATE OF UTAH

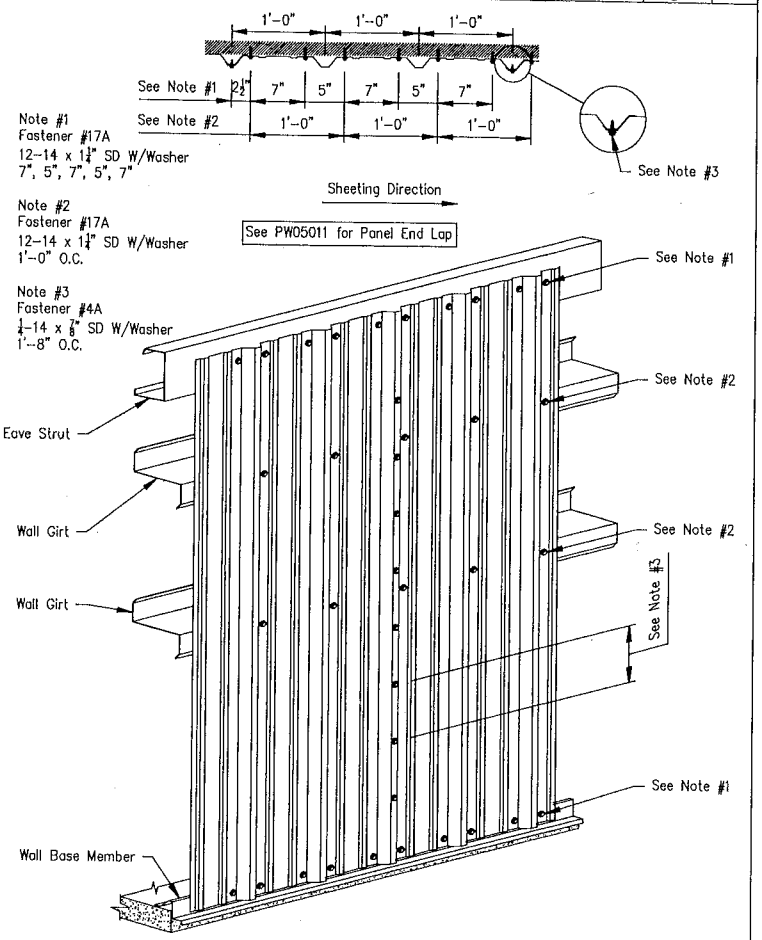
PBR Wall Panel
Panel Side Lap

Page PW05002 | Date Mar '19 | Rev 03



PBR Wall Panel
Fastener Location

Page PW05003 | Date Aug '15 | Rev 04



Drawing has been digitally signed.

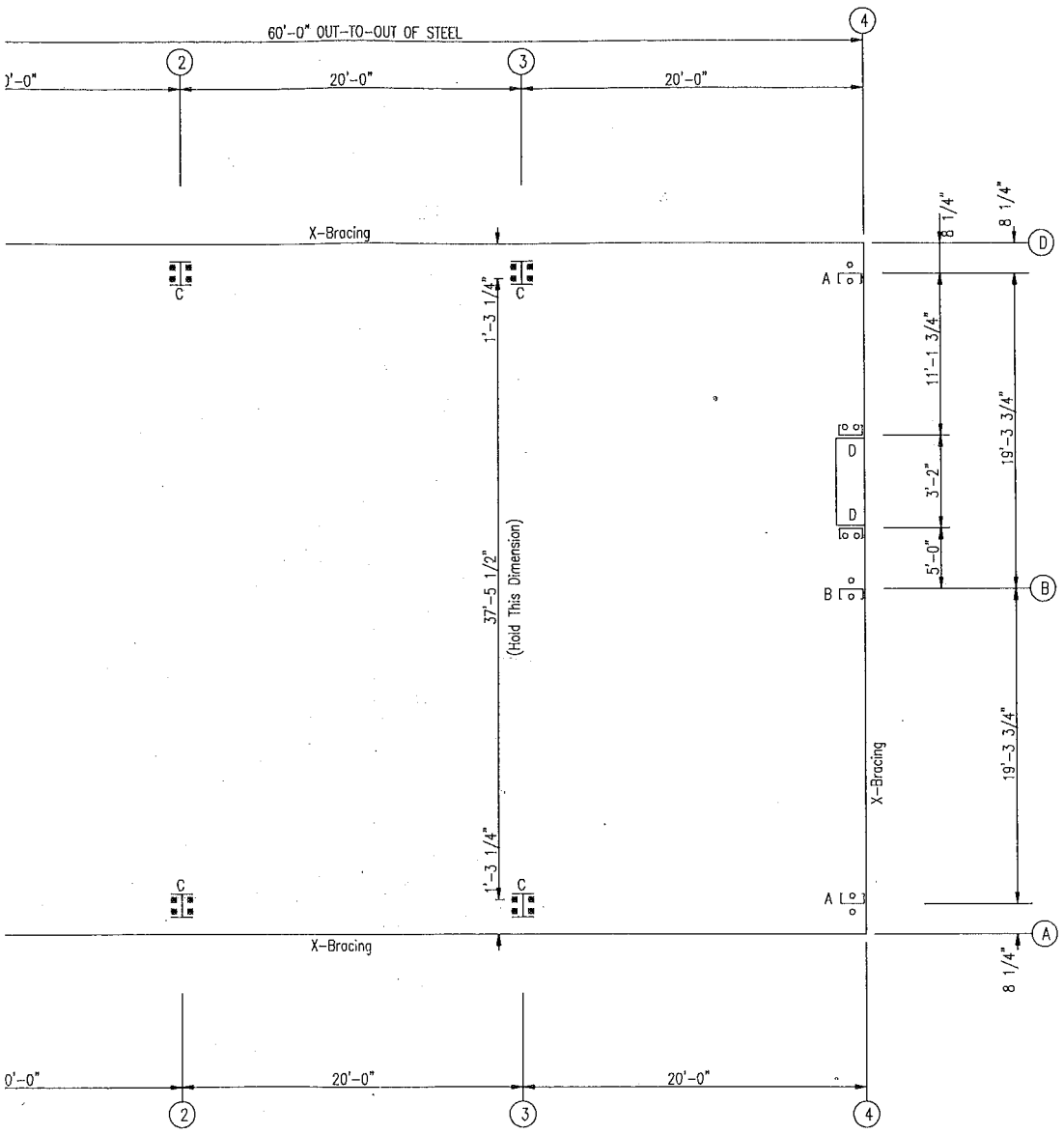
ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	8/28/20	FOR ERECTOR INSTALLATION	FXD	FXS	EV

ELITE METAL BUILDINGS LLC
1839 S ALMA SCHOOL RD STE 320
MESA, AZ 85210-3027 US

PROJECT: 40x60x14 JONES
CUSTOMER: SHARON JONES
OWNER: SHARON JONES
LOCATION: HOOPER, UT 84315

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	8/28/20	N.T.S.	1	A	17-B-76001	DET7	0

PROFESSIONAL STRUCTURAL ENGINEER
No. 280551
ANAN ALMUGHRABI
Sep 02, 2020
STATE OF UTAH



ANCHOR BOLT PLAN

Drawing has been digitally signed.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	8/28/20	FOR ERECTOR INSTALLATION	FXD	FXS	EV

ELITE METAL BUILDINGS LLC
1839 S ALMA SCHOOL RD STE 320
MESA, AZ 85210-3027 US

PROJECT: 40x60x14 JONES
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CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	8/28/20	N.T.S.	1	A	17-B-76001	F1	0

PROFESSIONAL STRUCTURAL ENGINEER
No. 280551
ANAN ALMUGHRABI
Sep 02, 2020
STATE OF UTAH


4600S
≈20'
5'
40'x60'
≈50'?
Google
Imagery ©2020 State of Utah, Map data ©2020
United States
3D Earth view is not a

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 732-1064 - Fax 732-0598

☒ Fee: $200.00
Date Submitted 8/23/22

Conditional Use Permit - Property

HOOPER CITY PAID AUG 23 2022 Amt 200.00 Init. Check ☐ cc Cash ☐

Print Applicant Name: Kirk & Kree Rose
Address: 5808 S. 5500 West
Phone #: [redacted]
Day Time Phone #: [redacted]
Sp. Feet/Acreage of Property: 22253 square feet
Reason for conditional use: ADU needs a CUP for 940' dwelling above garage

Describe use of property: store cars & dwell

If building on property provide site plan drawings including:

- Map of property showing adjacent streets
- Building/structure dimensions and distance from other structures
- Distance from property lines.
- List any easements on property
- Roof pitch, roofing material, Building materials, driveway materials
- Concept drawing of what structure will look like
- Building materials
- Driveway materials
- Landscaping design

☐ This Provide stamps and ***mailing addresses*** not parcel addresses for all property owners within 600 feet from your property. (front, sides and back). ***The addresses must be typed and printed on address labels not hand written.*** Mailing Addresses are available on the Weber County Web-Site at www.co.weber.ut.us, then go to Geo Gizmo. It will pull up a map. Outline the area you want, then us the tool bar at the bottom of the screen to get parcel information and ***mailing addresses.*** ***Also, bring in a copy of the map you used with the parcels marked that the addresses came from.***

This application will be evaluated by, but not limited to the following items. You may want to address these issues on the back of this application.

Traffic problems	Safety issues	Noise	Parking
Fencing	Pollution	Odors	Design
Business operation	Use of structure	Easements	

I hereby certify that the above information is accurate to the best of my knowledge. I also certify that I will comply with all state and local requirements. I also understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months this Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review.

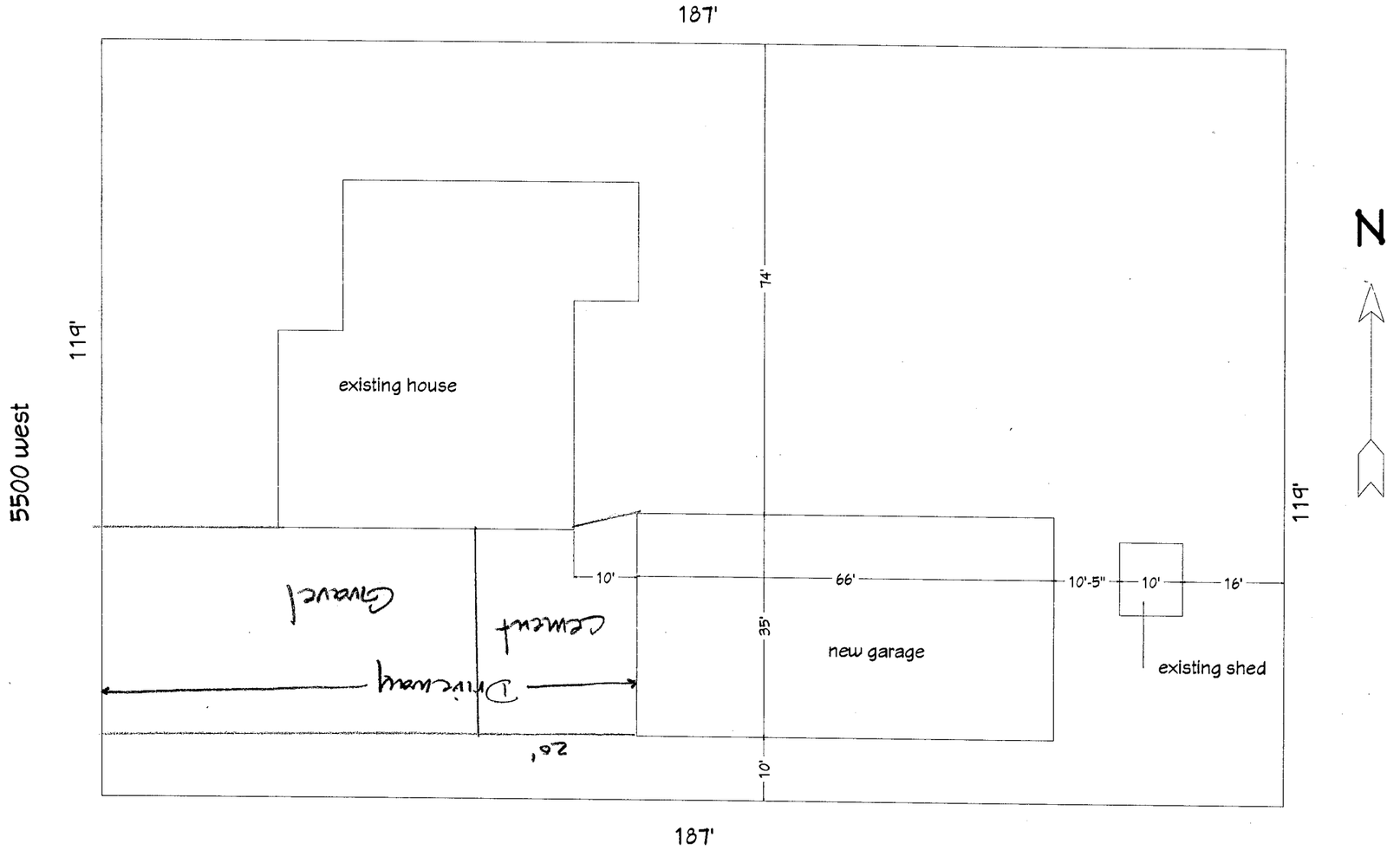
Signature: K Rose Date: 8/23/22

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_____ Approval Date: _____ Disapproval Date: _____
Planning Commission Chairman

Comments/Conditions: _____

Completed applications must be submitted three (3) weeks prior to a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.



grade lot 2% slope away from new garage

field verify all conditions and dimensions before beginning construction- notify designer and engineer of any conditions that require changes or consultation

copyright protected
do not duplicate

Fairfield Design 801-541-4797

rose garage & apartment 5808 s
5500 w hooper ut 84315

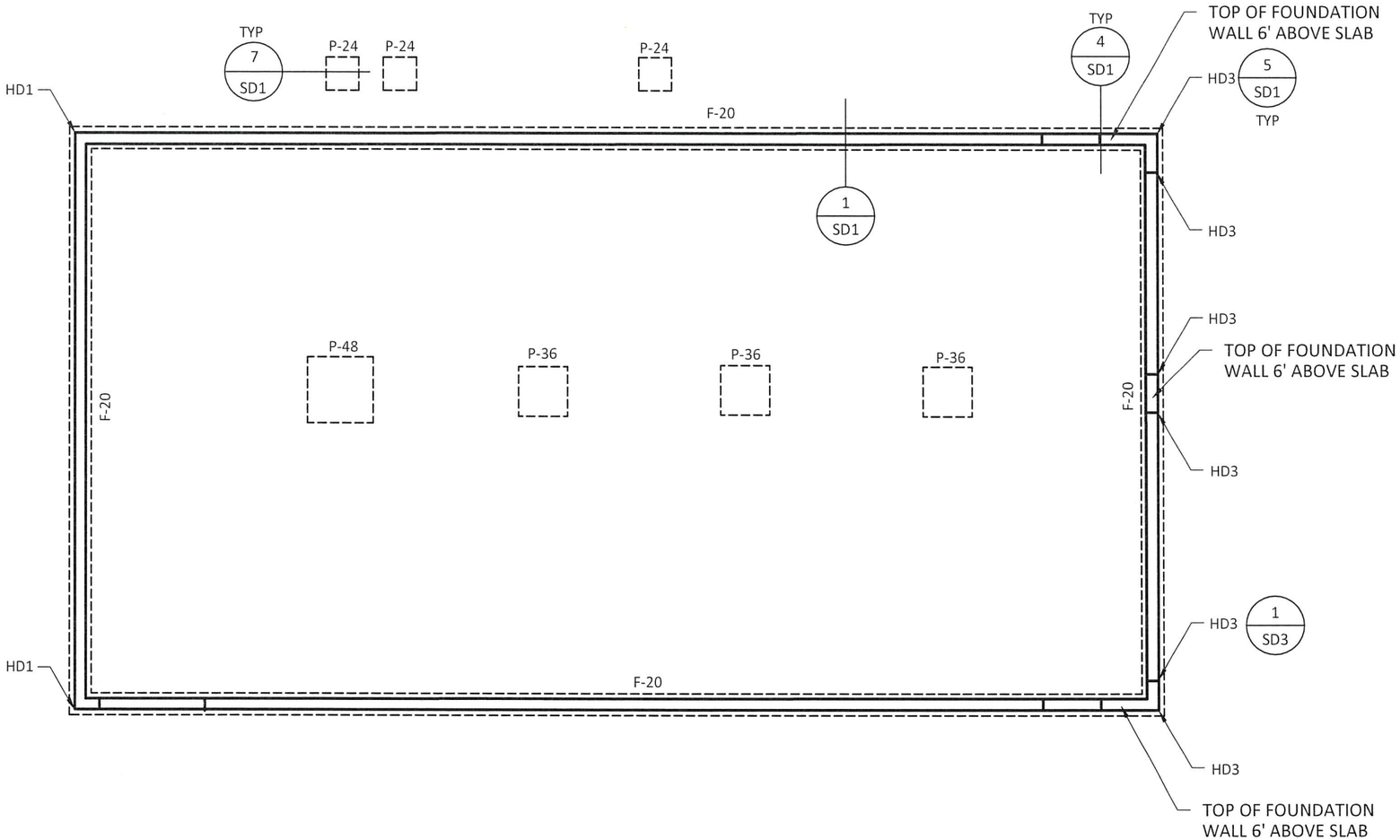
site plan

governing code
2018 IRC

date
June 2022

scale
1"=20

page



FOOTING AND FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

DESIGN CRITERIA		
GOVERNING CODE		2018 IBC
SEISMIC	DESIGN CATEGORY	D
	IMPORTANCE FACTOR, Ie	1.00
	RESPONSE COEFFICIENT, Rw	6.5
	DESIGN SPECTRAL RESPONSE, S_S	0.98
	SITE COEFFICIENT, Fa	1.20
	DESIGN SPECTRAL RESPONSE, S_{DS}	0.78
WIND SPEED	BASIC	105 MPH
	SURFACE ROUGHNESS	C
	RISK CATEGORY II	1.00
ROOF LOADS	DEAD	15 PSF
	SNOW	25 PSF
FLOOR LOADS	DEAD	10 PSF
	LIVE	40 PSF
DECK LOADS	DEAD	10 PSF
	LIVE	60 PSF
SOIL BEARING PRESSURE		1500 PSF

ROSE GARAGE
FAIRFIELD DESIGN
5808 S 5500 W
Hooper, UT 84315

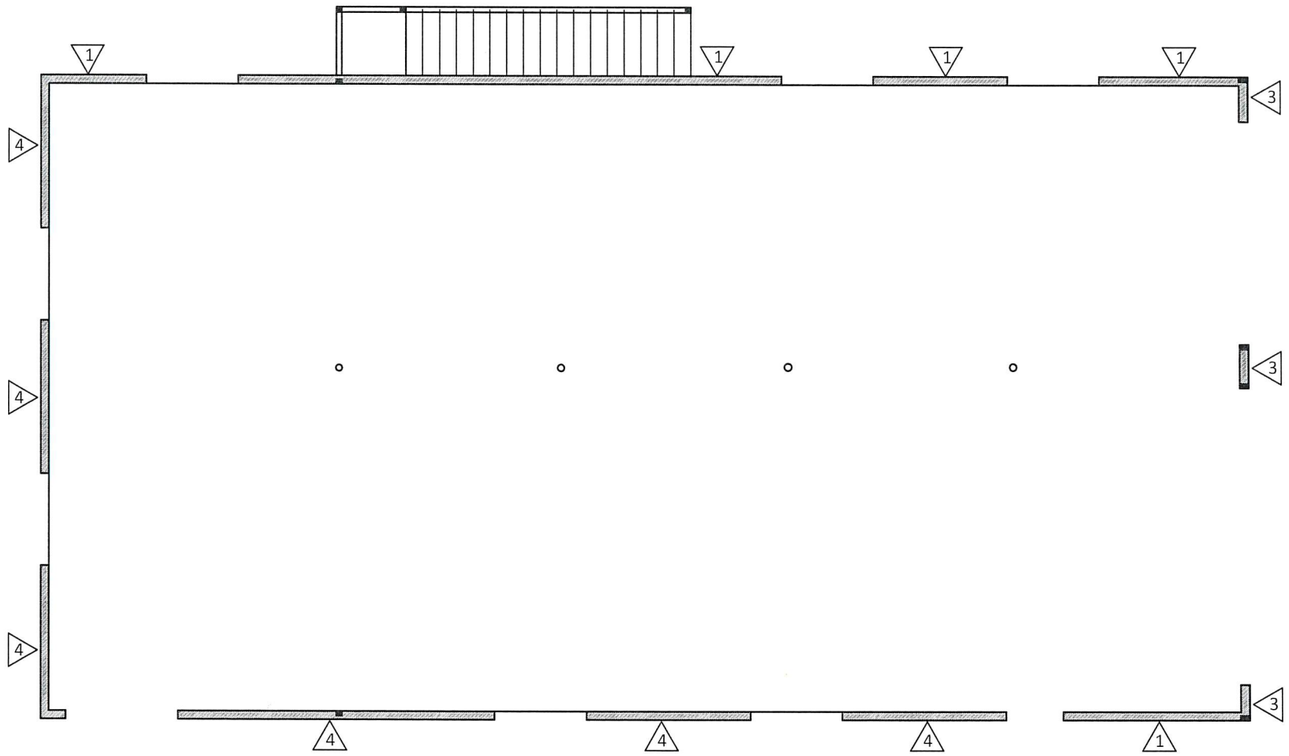
RALPH D. JONES
STATE OF UTAH
NO. 156340
06/06/22
REGISTERED PROFESSIONAL ENGINEER

R. Douglas Jones P.E.
S.D.A., Inc. P.C.
1705 N. Hill Field Rd.
Layton, UT
801-776-6510

Governing Code:
2018 IBC

Date:
06/06/22

S1



MAIN SHEARWALL PLAN

SCALE: 1/8" = 1'-0"

ROSE GARAGE
FAIRFIELD DESIGN
5808 S 5500 W
Hooper, UT 84315

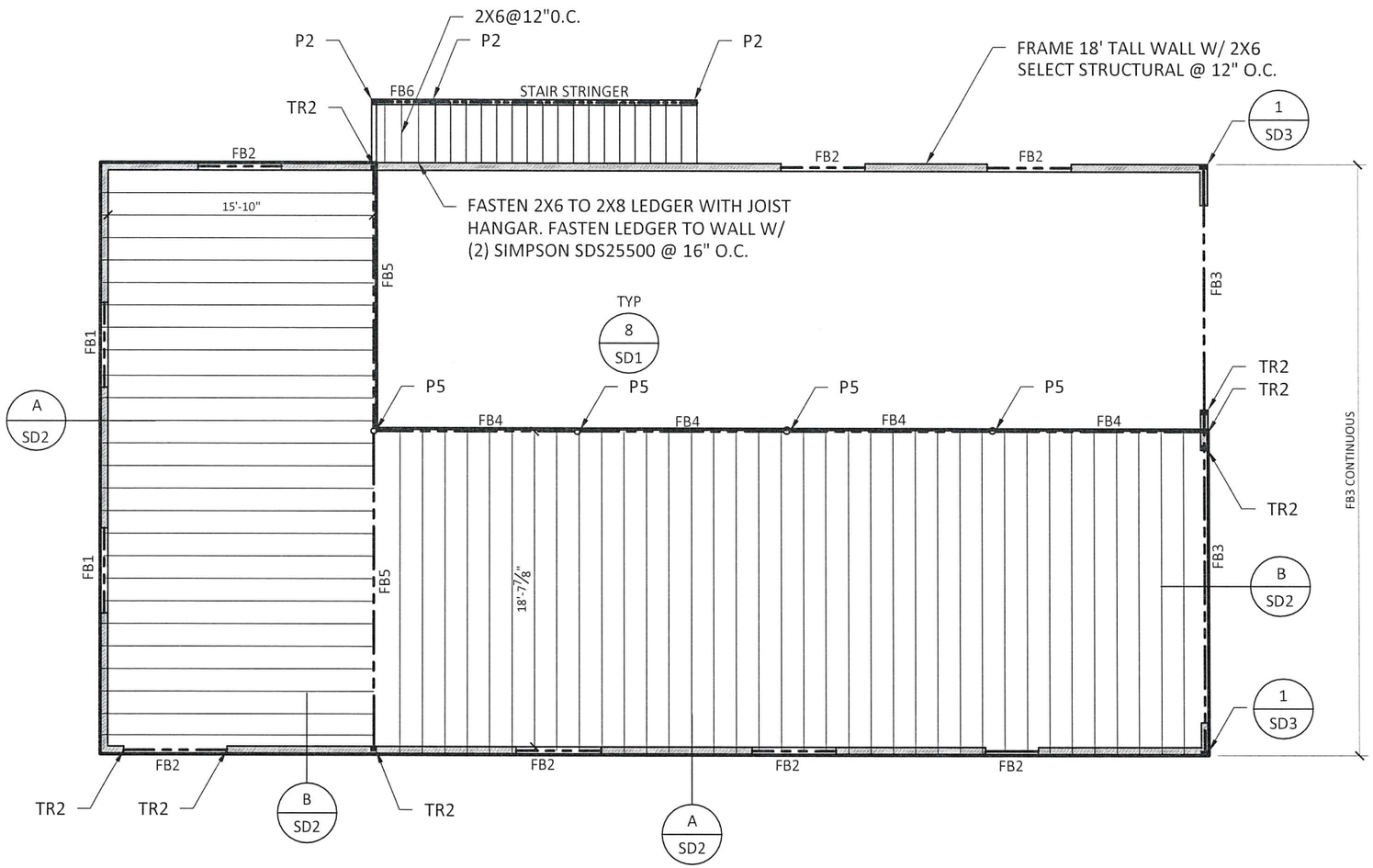
RALPH D. JONES
STATE OF UTAH
NO. 156340
06/6/22
REGISTERED PROFESSIONAL ENGINEER

R. Douglas Jones P.E.
S.D.A., Inc. P.C.
1705 N. Hill Field Rd.
Layton, UT
801-776-6510

Governing Code:
2018 IBC

Date:
06/06/22

S2



KS/TR SCHEDULE

MARK	SIZE	NO.	GRADE
TR2	2X	2	STUD
TR3	2X	3	STUD
TR4	2X	4	STUD
KS2	2X	2	STUD
KS3	2X	3	STUD

KS = KING STUD
TR = TRIMMER

ALL NEW FLOOR JOISTS SHALL BE 11-7/8" TJI/210 @ 16" O.C. OR EQUIVALENT.

FLOOR BEAM SCHEDULE

DEAD LOAD = 10 PSF LIVE LOAD = 40 PSF

MARK	BEAM SIZE	GRADE
FB1	(3) 2"x10"	DF#2 or BTR
FB2	(3) 2"x10"	DF#2 or BTR
FB3	(2) 1-3/4"x11-7/8"	1.9E, 2600 Fb, LVL
FB4	(2) 1-3/4"x11-7/8"	1.9E, 2600 Fb, LVL
FB5	(2) 1-3/4"x14"	1.9E, 2600 Fb, LVL
FB6	(2) 2"x8"	DF#2 or BTR

DEEPER, WIDER, OR BETTER GRADES OF LUMBER MAY BE SUBSTITUTED. ACCEPTABLE SUBSTITUTIONS: LSL FOR DOUG FIR, LVL FOR LSL, PSL FOR LVL. OTHER SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.

UPPER FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"

ROSE GARAGE
FAIRFIELD DESIGN
5808 S 5500 W
Hooper, UT 84315

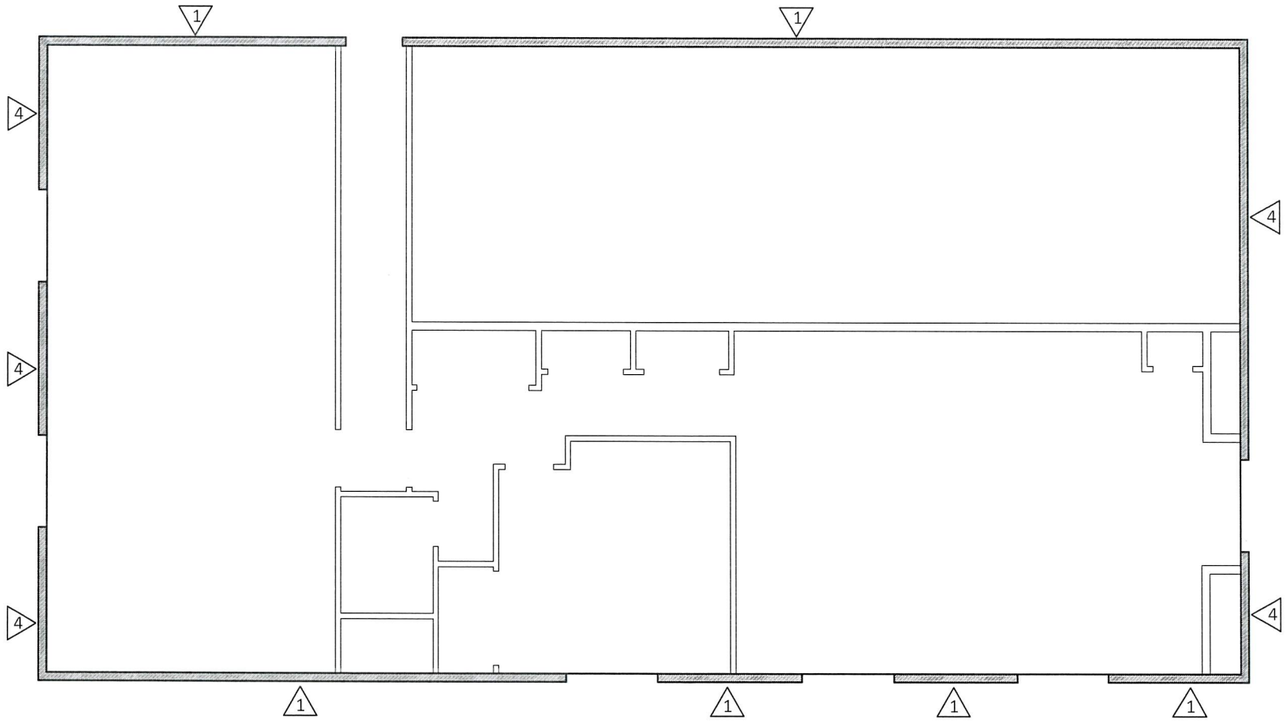
RALPH D. JONES
STATE OF UTAH
NO. 156340
06/6/22
REGISTERED PROFESSIONAL ENGINEER

R. Douglas Jones P.E.
S.D.A., Inc. P.C.
1705 N. Hill Field Rd.
Layton, UT
801-776-6510

Governing Code:
2018 IBC

Date:
06/06/22

S3



UPPER SHEARWALL PLAN

SCALE: 1/8" = 1'-0"

ROSE GARAGE

FAIRFIELD DESIGN
5808 S 5500 W
Hooper, UT 84315

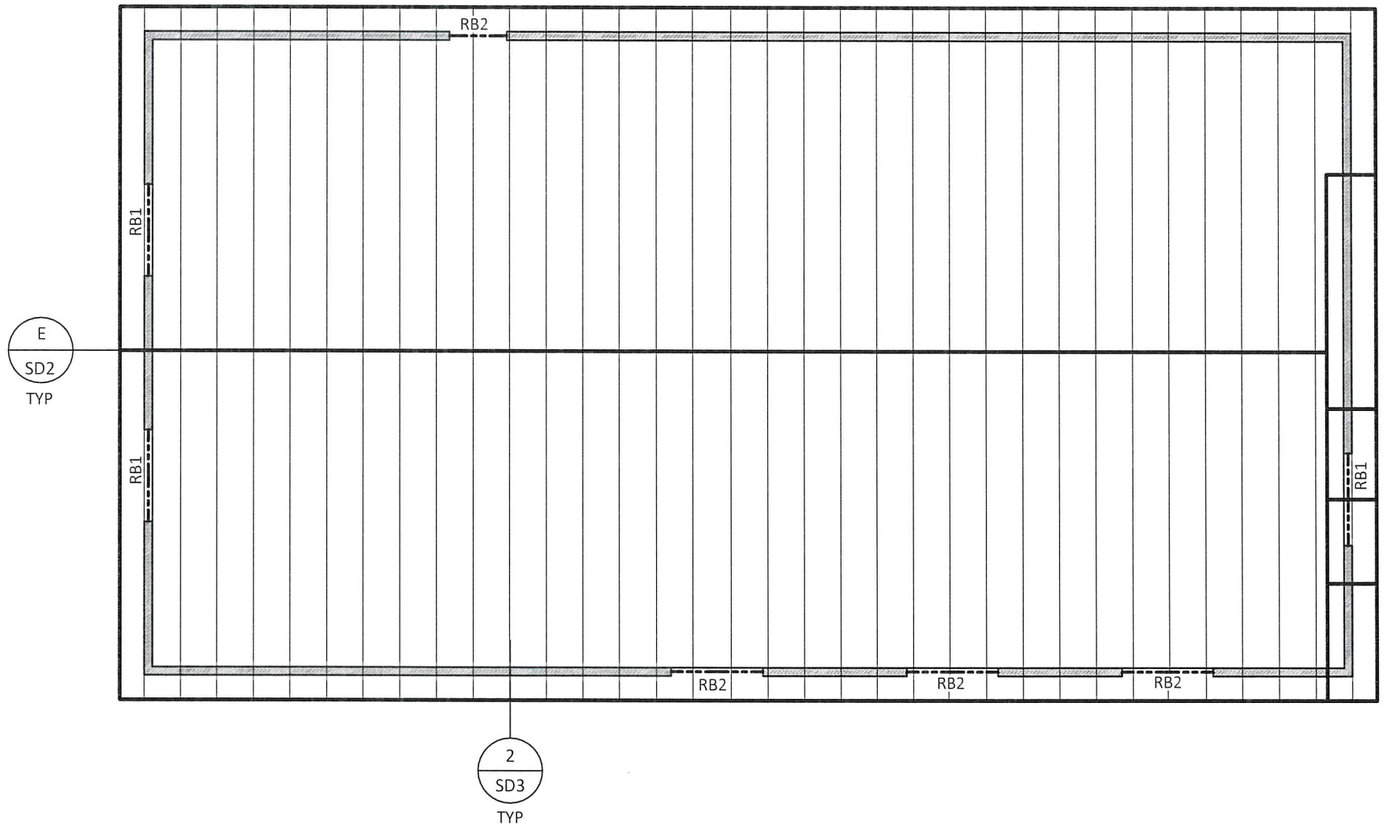
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S4



ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

ROOF BEAM SCHEDULE

DEAD LOAD = 15 PSF SNOW LOAD = 25 PSF

MARK	BEAM SIZE	GRADE
RB1	(2) 2x10	DF#2 or BTR
RB2	(2) 2x10	DF#2 or BTR

DEEPER, WIDER, OR BETTER GRADES OF LUMBER MAY BE SUBSTITUTED. ACCEPTABLE SUBSTITUTIONS: LSL FOR DOUG FIR, LVL FOR LSL, PSL FOR LVL. OTHER SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.

KS/TR SCHEDULE

MARK	SIZE	NO.	GRADE
TR2	2X	2	STUD
TR3	2X	3	STUD
TR4	2X	4	STUD
KS2	2X	2	STUD
KS3	2X	3	STUD

KS = KING STUD
TR = TRIMMER

ROSE GARAGE
FAIRFIELD DESIGN
5808 S 5500 W
Hooper, UT 84315

RALPH D. JONES
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S5

FOOTING & FOUNDATION

1. THE FOOTINGS HAVE BEEN DESIGNED TO THE SOIL BEARING PRESSURE SPECIFIED IN THE DESIGN CRITERIA. IT IS THE RESPONISBILITY OF THE HOME OWNER TO VERIFY THE BEARING PRESSURE. ANY ANOMALOUS SOIL BEARING CONDITION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION.

2. ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL AND SHALL BE A MINIMUM OF 30", OR LOCAL FROST DEPTH, BELOW THE FINISHED GRADE.

3. THE CONTRACTOR SHALL ENSURE THAT THE FOOTINGS ARE PROPERLY DRAINED AND THAT SOIL MOISTURE CONTENT MEETS THE IRC REQUIREMENTS.

4. ANY ANOMALOUS SOIL CONDITION ENCOUNTERED DURING EXCAVATION, SUCH AS SLIPPAGE, HIGH MOISTURE CONTENT, IMPROPER DRAINAGE, ETC., SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.

5. COMPACT BACKFILL AGAINST FOUNDATION WALL TO 85% OF THE MODIFIED PROCTOR DRY DENSITY TO REDUCE SETTLING OF FILL.

6. FOUNDATION ANCHOR BOLTS SHALL BE EMBEDDED IN AT LEAST 7" OF CONCRETE AND PLACED WITHIN 12" OF SILL PLATE END. IF MULTIPLE PLATES ARE USED, THE ANCHOR BOLTS SHALL EXTEND THROUGH ALL PLATES. THERE SHALL BE A MINIMUM OF 2 ANCHOR BOLTS PER WALL SECTION. SEE CROSS SECTION FOR SIZE AND SPACING. 3"x3"x1/4" SQUARE WASHERS SHALL BE USED BETWEEN ANCHOR BOLT AND PLATE. IF WASHER IS SLOTTED, USE STANDARD WASHER BETWEEN IT AND ANCHOR BOLT NUT.

7. GRADE 60 REBAR SHALL BE USED FOR BOTH VERTICAL AND HORIZONTAL INSTALLATIONS.

8. HOLDOWNS SHALL BE EMBEDDED IN THE FOUNDATION PER MANUFACTURERS REQUIREMENTS. THE CONTRACTOR SHALL ENSURE THAT THE FASTENER HOOKS THE REBAR AND MEETS THE MINIMUM EDGE DISTANCE.

9. ANY FASTENER IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE GALVANIZED PER IRC 317.3.

GENERAL FRAMING NOTES

1. THE CONTRACTOR SHALL USE THE GRADES OF LUMBER SPECIFIED IN THE BEAM SCHEDULES LISTED ON DRAWING. DEEPER, WIDER, OR BETTER GRADES OF LUMBER MAY BE SUBSTITUTED, ANY OTHER CHANGES MUST BE APPROVED BY THE ENGINEEER.

2. (2) 2"x10" DF#2 OR BTR W/FILLER SHALL BE USED FOR ALL LOAD-BEARING WINDOW AND DOOR HEADERS UNLESS NOTED OTHERWISE ON DRAWING. TIMBERSTRAND LSL HEADERS MAY BE SUBSTITUTED FOR THE (2) 2"x10" DF#2 OR BTR.

3. (2) 1-3/4"x9-1/2" LVLs SHALL BE USED FOR ALL HEADERS SUPPORTING A GIRDER TRUSS UNLESS NOTED OTHERWISE ON DRAWING.

4. ALL MULTIPLE BEAMS AND HEADERS SHALL BE NAILED USING 2 ROWS OF 16d NAILS @ 12" O.C.

5. ALL POINT LOADS SHALL BE SOLID BLOCKED TO THE FOUNDATION.

6. USE DOUBLE TRIMMERS TO SUPPORT BEAMS AND HEADERS GREATER THAN 6 FEET UNLESS NOTED OTHERWISE ON DRAWING.

7. USE SIMPSON OR EQUIVALENT HARDWARE TO CONNECT BEAMS 6' AND LONGER TO STUDS OR POSTS.

8. THE CONTRACTOR SHALL FOLLOW THE MINIMUM FASTENING SCHEDULE LISTED IN IBC TABLE 2304.9.1.

9. ANY FASTENER IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE GALVANIZED PER IRC 317.3.

10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2018 INTERNATIONAL BUILDING CODE.

SHEARWALL NOTES

1. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" APA RATED OSB SHEATHING AND NAILED W/8d @ 4" O.C. EDGE, 12" O.C. FIELD UNLESS NOTED OTHERWISE.

2. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR SILL PLATE TO TOP PLATE OF UPPER WALL AND BE NAILED PER REQUIRED EDGE SPACING ALONG SILL PLATE.

3. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

4. ALL HORIZONTAL EDGES SHALL BE BLOCKED WITH 2" NOMINAL OR WIDER FRAMING. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL WITH NAIL SPACING LESS THAN 6" O.C., PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.

5. A (3) NAILING SCHEDULE REQUIRES THAT THE FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A 3" NOMINAL MEMBER. NAILS SHALL BE STAGGERED.

FLOOR SHEATHING NOTES

1. TYPICAL FLOOR SHEATHING SHALL BE 3/4" T&G WAFER BOARD NAILED W/8d NAILS @ 6" O.C. ON ALL EDGES, AND @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.

2. SOLID BLOCK JOISTS AT POINT-LOAD BEARING LOCATIONS.

3. INSTALL FLOOR SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMINIG WITH END JOINTS STAGGERED.

4. USE DOUBLE FLOOR JOISTS UNDER ALL LOAD BEARING WALLS RUNNING PARALLEL WITH FLOOR JOISTS.

5. USE DOUBLE FLOOR JOISTS UNDER ALL INTERIOR SHEARWALLS RUNNING PARALLEL WITH FLOOR JOISTS. NAIL BOTTOM PLATE TO JOISTS W/16d NAILS @ 3" O.C.

6. USE DOUBLE JOISTS TO SOLID BLOCK UNDER ALL SHEARWALLS RUNNING PERPENDICULAR TO FLOOR JOISTS. NAIL BOTTOM PLATE TO BLOCKING W/16d NAILS @ 3" O.C.

TRUSS NOTES

1. ROOF TRUSSES SHALL BE DESIGNED TO MEET THE LOADS SPECIFIED IN THE DESIGN CRITERIA. ALL TRIBUTARY, DRIFT, UNBALANCED SNOW, MECHANICAL, ETC., LOADS SHALL BE CONSIDERED IN THE DESIGN PER IRC REQUIREMENTS.

2. THE CONTRACTOR SHALL BLOCK BETWEEN THE TRUSSES AND CONNECT EACH TRUSS TO WALL TOP PLATE WITH SIMPSON H1 OR USP RT15 CONNECTORS.

3. ANY CHANGES TO THE TRUSS CONFIGURATION SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.

4. ALL ENGINEERING TRUSS SUBMITTALS SHALL BE STAMPED BY A ENGINEER LICENSED IN THE STATE OF UTAH.

ROOF SHEATHING NOTES

1. SHEATHING SHALL BE 7/16", 24/16, APA RATED SHEATHING. NAIL W/ 8d's @ 6" O.C. 3/8" FROM EDGE OF PANEL AT ALL PANEL ENDS, SUPPORTED EDGES, SHEARWALL TOPS, AND ALL BLOCKING. NAIL @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.

2. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH STAGGERED END JOINTS.

FOUNDATION SCHEDULE

fc=3000 PSI — fy=60000 PSI

MAX. HEIGHT	TOP EDGE SUPPORT	MIN. THICKNESS	VERTICAL STEEL[2]	HORIZONTAL STEEL[3]	STEEL AT OPENINGS[4]	MAX LINTEL LENGTH	MAX LINTEL DEPTH
2 FT	NONE	6"	NOTE 5	2-#4 BARS	2-#4 BARS TOP 1-#4 BAR EACH SIDE 1-#4 BAR BOTTOM	2'	2" FOR EACH FOOT OF OPENING WIDTH; 6" MIN.
3 FT			#4 @ 32"	3-#4 BARS		2'	
4 FT			#4 @ 32"	4-#4 BARS		3'	
6 FT	FLOOR OR ROOF DIAPHRAGM	8"	#4 @ 24"	5-#4 BARS		6'	
8 FT				6-#4 BARS			
9 FT			#4 @ 16"	7-#4 BARS			
OVER 9 FT	ENGINEERING REQUIRED						

1. Based on 3000 psi concrete and 60.000 psi reinforcing steel.

2. To be placed in the center of the wall, and extended from the footing to within three inches of the top of the wall; dowels of #4 bars to match vertical steel placement shall be provided in the footing, extending 24 inches into the foundation wall.

3. One bar shall be located in the top four inches, one bar in the bottom four inches and the other bars equally spaced between. Such bar placement satisfies the requirements of Section 1805.9. Corner reinforcing shall lap 24 inches.

4. Bars shall be placed within two inches of the openings and extend 24 inches beyond the edge of the opening; vertical bars may terminate three inches from the top of the concrete.

5. Dowels of #4 bar @ 32" O.C. shall be provided in the footing, extending 18 inches into the foundation wall.

6. Diaphragm shall conform to the requirements of Section 2308.

7. Footing shall be a minimum of nine inches thick by 20 inches wide.

8. Soil backfill shall be soil classification types GW, GP, SW, or SP, per Table 1610.1. Soil shall not be submerged or saturated in groundwater.

FOOTING SCHEDULE

fc = 2500 PSI — fy = 60000 PSI

MARK	WIDTH	LENGTH	THICK	CROSSWISE REINFORCING				LENGTHWISE REINFORCING			
				No.	Size	Length	Spacing	No.	Size	Length	Spacing
F-18	18"	CONT	9"					2	#4	CONT	12" O.C.
F-20	20"	CONT	10"					2	#4	CONT	14" O.C.
F-24	24"	CONT	10"					2	#4	CONT	18" O.C.
F-30	30"	CONT	10"					3	#4	CONT	12" O.C.

POST SCHEDULE

MARK	POST SIZE	GRADE	CONNECTORS*	
			BEAM	FOUNDATION
P1	MULT	STUD	N/A	N/A
P2	4"x4"	DF#1	SIMPSON AC4/ACE4	SIMPSON EPB44
P3	4"x6"	DF#1	SIMPSON AC4/ACE4	SIMPSON EPB46
P4	6"x6"	DF#1	SIMPSON AC6/ACE6	SIMPSON EPB66
P5	4"x4"x1/4" HSS	Fy=46 KSI	SEE DETAIL 8-S1	SEE DETAIL 8-S1

* BEAM CONNECTORS ARE FOR BOTH INTERIOR AND EXTERIOR APPLICATIONS. FOUNDATION CONNECTORS ARE FOR EXTERIOR APPLICATIONS ONLY. ANY FASTENER, NAIL, BOLT, ETC., IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE GALVANIZED PER IRC 317.3.

PAD SCHEDULE

fc = 2500 PSI — fy = 60000 PSI

MARK	WIDTH	LENGTH	THICK	CROSSWISE REINFORCING				LENGTHWISE REINFORCING			
				No.	Size	Length	Spacing	No.	Size	Length	Spacing
P-24	24"	24"	10"	2	#4	18"	EQ.	2	#4	18"	EQ.
P-30	30"	30"	12"	3	#4	24"	EQ.	3	#4	24"	EQ.
P-36	36"	36"	12"	4	#4	30"	EQ.	4	#4	30"	EQ.
P-42	42"	42"	12"	5	#4	36"	EQ.	5	#4	36"	EQ.
P-48	48"	48"	12"	6	#4	42"	EQ.	6	#4	42"	EQ.

STUD HEIGHTS

HEIGHT	STUD FRAMING	GRADE
0' TO 10'	2x4's @ 16"O.C.	DF OR HF STUD
10' TO 12'	2x4's @ 12"O.C.	DF OR HF STUD
12' TO 14'	2x6's @ 16"O.C.	DF OR HF STUD
14' TO 16'	2x6's @ 12"O.C.	DF OR HF STUD

WALLS TALLER THAN 16' AND/OR WALLS W/ LARGE OPENING TO BE SPECIFIED BY ENGINEER.

HOLDOWN SCHEDULE

MARK	SIMPSON	USP	FASTENERS
HD1	STHD10	STAD10	(20) 16d SINKERS
HD2	STHD10RJ	STAD10RJ	(20) 16d SINKERS
HD3	STHD14	STAD14	(24) 16d SINKERS
HD4	STHD14RJ	STAD14RJ	(24) 16d SINKERS

TABLE OF EQUIVALENT FASTENERS

COMMON NAIL SPACING		STAPLE SPACING 16* 1"**	STAPLE SPACING 15* 1"**	STAPLE SPACING 14* 1"**	T-NAIL SPACING 113* 1 1/4"**	T-NAIL SPACING 131* 1/2"**
6d @	4"	3 1/2"	4"	5"	4"	5"
	6"	5"	6"	7"	7"	7 1/2"
	8"	6 1/2"	8"	9 1/2"	8"	10"
	10"	8 1/2"	10"	12"	10"	12"
	12"	10"	12"	14 1/2"	12"	14 1/2"
8d @	4"	2 1/2"	3 1/2"	4"	3 1/2"	4"
	6"	4"	5"	6"	5"	6"
	8"	5 1/2"	6 1/2"	8"	6 1/2"	10"
	10"	6 1/2"	8"	10"	8"	10"
	12"	8"	10"	12"	9 1/2"	12"
10d @	4"	2"	2 1/2"	3"	2 1/2"	3 1/2"
	6"	3 1/2"	4"	5"	4"	5"
	8"	4 1/2"	5 1/2"	6 1/2"	5 1/2"	7"
	10"	5 12"	7"	8"	6 1/2"	8 1/2"
	12"	6 1/2"	8"	9 1/2"	8 1/2"	10"

* GAUGE
** PENETRATION

NAILS, STAPLES, & T-NAILS (VALID FOR LATERAL LOADS ONLY)

SHEAR WALL SCHEDULE

MARK	SHEATHING	NAILING SIZE	NAILING EDGE	NAILING FIELD	ANCHOR BOLTS DIA.	ANCHOR BOLTS LENGTH	ANCHOR BOLTS SPACING	NOTES
(4)	7/16"	8d	4"	12"	1/2"	10"	32"	SEE DETAIL G SHEET S2
(3)	7/16"	8d	3"	12"	5/8"	12"	24"	SEE SHEAR WALL
(2)	7/16"	8d	4"	12"	1/2"	10"	32"	SEE SHEAR WALL
(1)	7/16"	8d	6"	12"	1/2"	10"	32"	SEE SHEAR WALL

FLOOR TIE SCHEDULE

MARK	SIMPSON	USP	NAILING SIMPSON	NAILING USP
FT1	CS16	RS150	22-10d	18-10d
FT2	HTS30C	MTW30C	24-10d	14-10d

ROSE GARAGE
FAIRFIELD DESIGN
5808 S 5500 W
Hooper, UT 84315

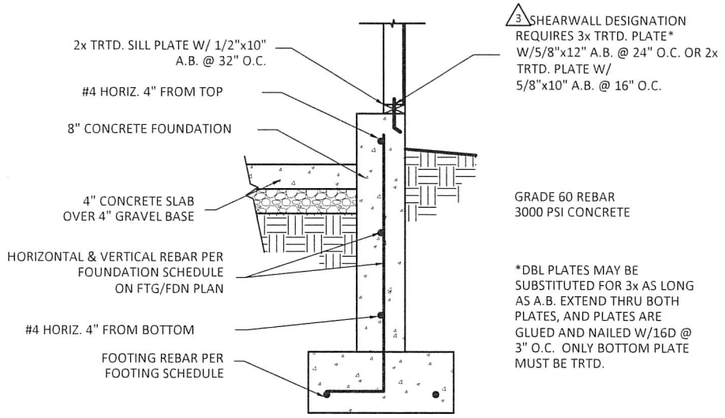
RALPH D. JONES — STATE OF UTAH — NO. 156340 — 06/6/22 — REGISTERED PROFESSIONAL ENGINEER

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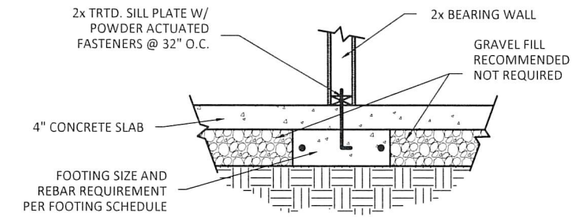
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06/06/22

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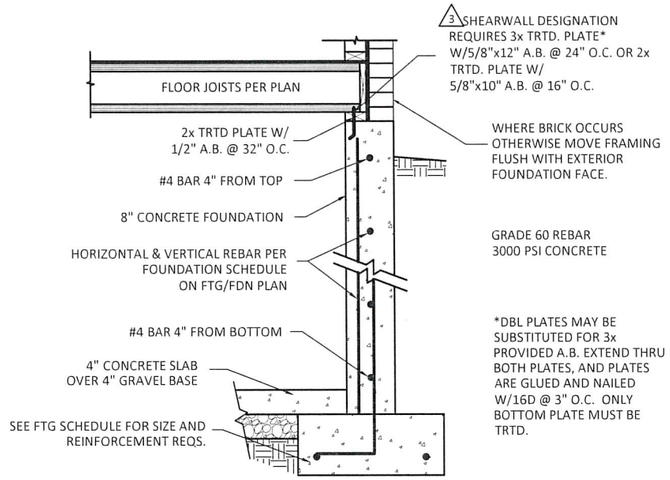
1 GARAGE FOUNDATION DETAIL

NOT TO SCALE



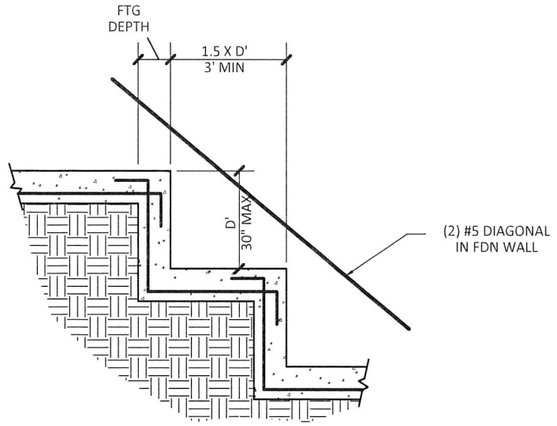
2 INTERIOR FOOTING DETAIL

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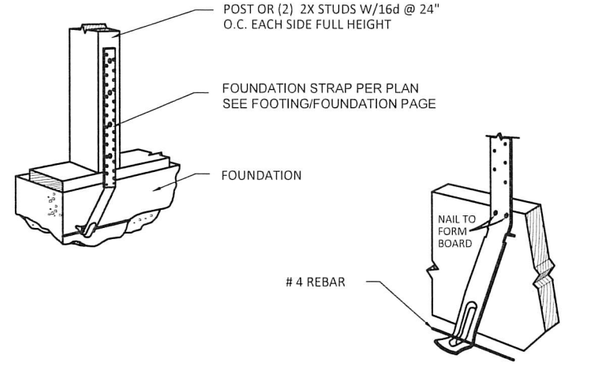
3 HOUSE FOUNDATION DETAIL

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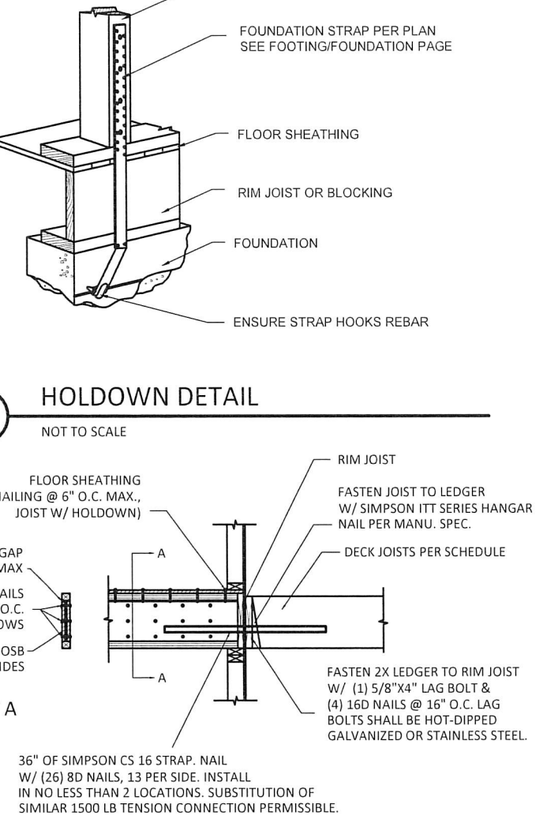
4 FOOTING STEP DETAIL

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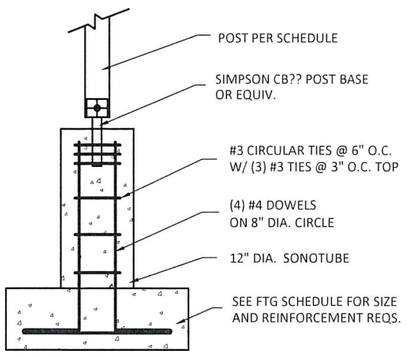
5 HOLDOWN DETAIL

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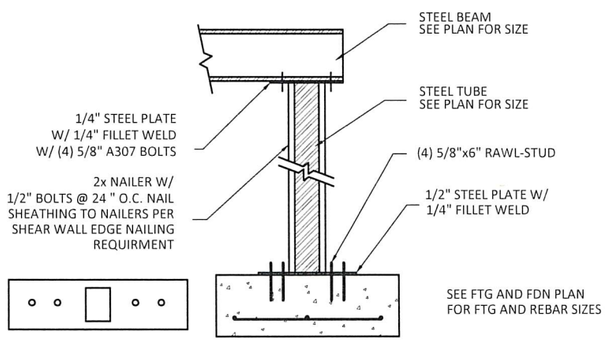
6 HOLDOWN DETAIL

NOT TO SCALE



7 PIER DETAIL

NOT TO SCALE



8 STEEL COLUMN DETAIL

NOT TO SCALE

9 DECK CONNECTION DETAIL

NOT TO SCALE

ROSE GARAGE

FAIRFIELD DESIGN
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Hooper, UT 84315

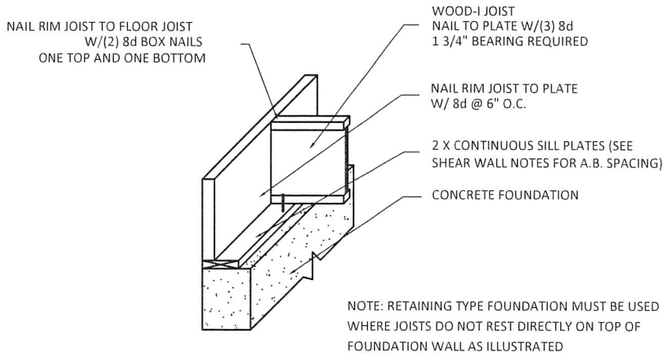
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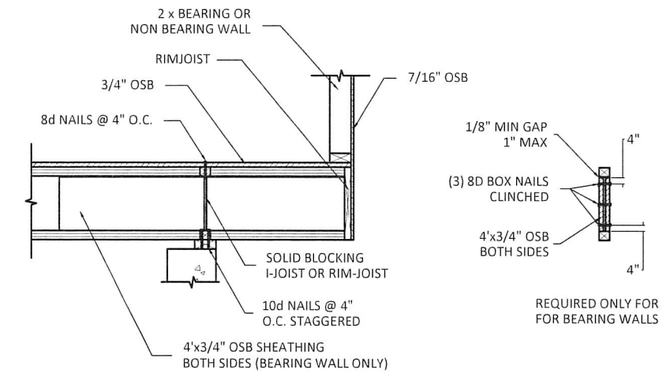
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06/06/22

SD1



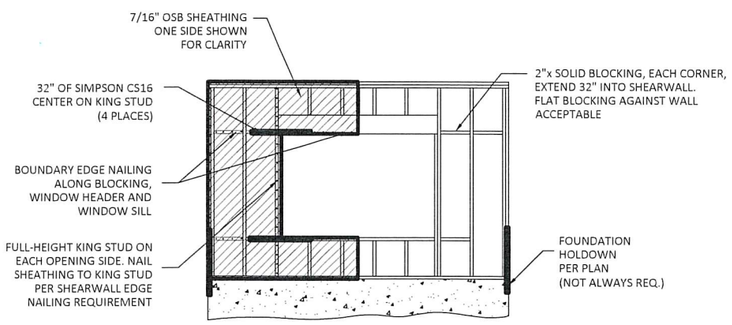
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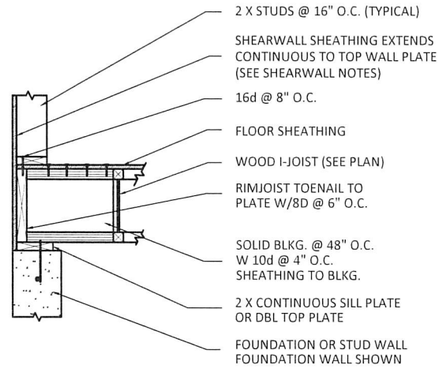
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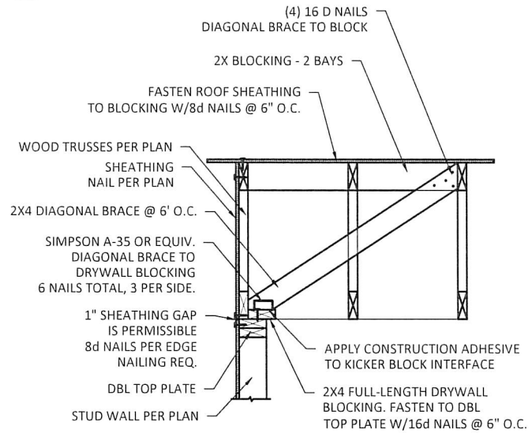
G SHEARWALL OPENING DETAIL

NOT TO SCALE



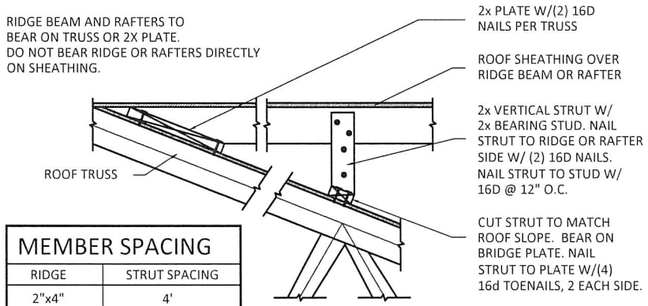
B WOOD I JOIST DETAIL

NOT TO SCALE



E GABLE END DETAIL

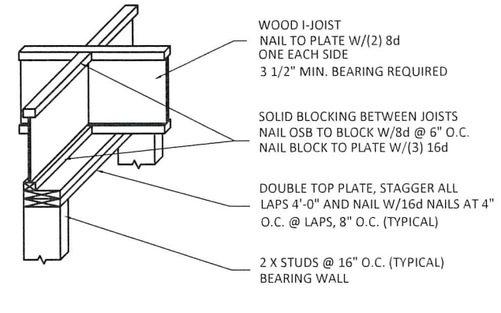
NOT TO SCALE



MEMBER SPACING	
RIDGE	STRUT SPACING
2"x4"	4'
2"x6"	6'
2"x8"	8'
2"x10"	10'

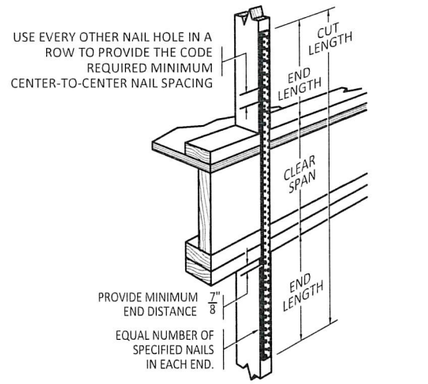
H OVERBUILD DETAIL

NOT TO SCALE



C WOOD I JOIST DETAIL

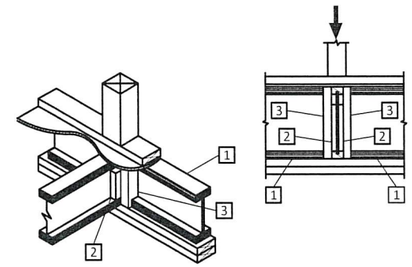
NOT TO SCALE



F FLOOR TO FLOOR TIE DETAIL

NOT TO SCALE

COLUMN LOADS CANNOT BE SUPPORTED BY WOOD I JOISTS



1 BLOCKING PANEL BY JOIST MANUFACTURER

2 WEB STIFFENER BY JOIST MANUFACTURER EACH SIDE OF JOIST

3 2 x 4 MIN BLOCKS BY CONTR. EA. SIDE OF JOIST
TO SUPPORT COLUMN LOAD (LENGTH = JOIST DEPTH + ?)

J SOLID BLOCKING DETAIL

NOT TO SCALE

ROSE GARAGE

FAIRFIELD DESIGN
5808 S 5500 W
Hooper, UT 84315

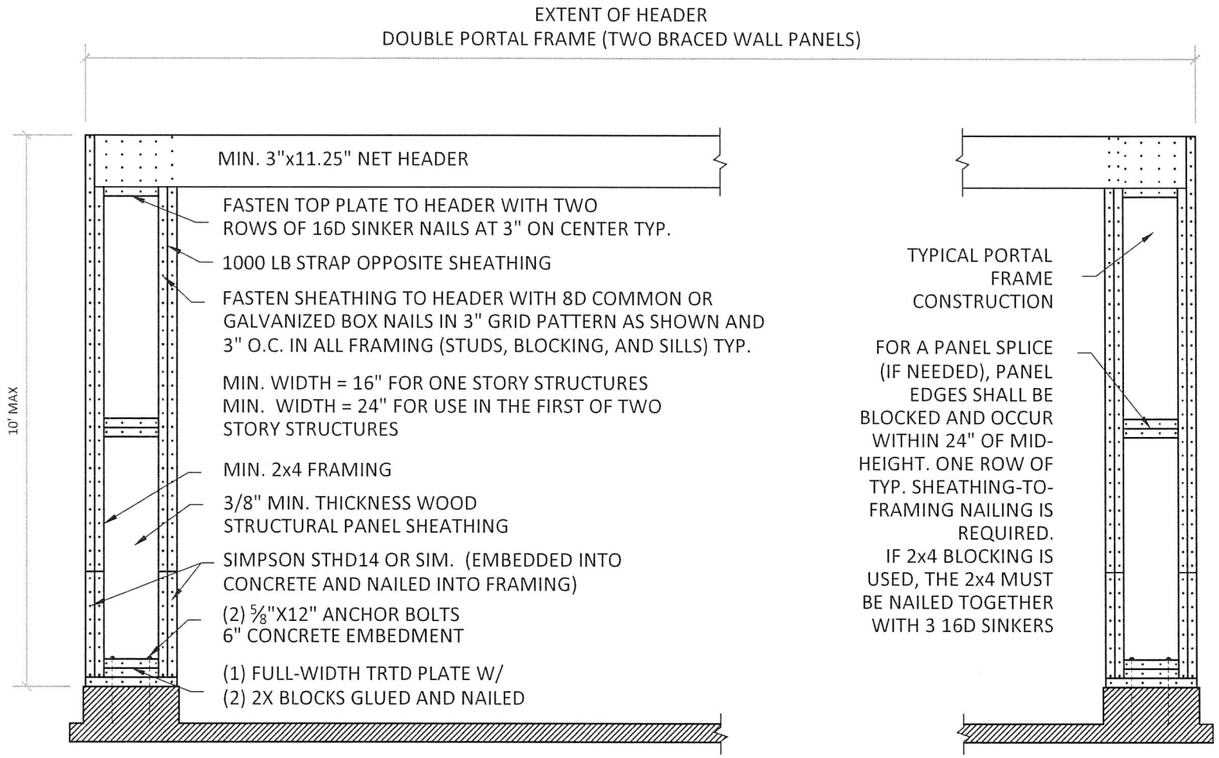
RALPH D. JONES
STATE OF UTAH
No. 156340
06/6/22
REGISTERED
PROFESSIONAL ENGINEER

R. Douglas Jones P.E.
S.D.A., Inc. P.C.
1705 N. Hill Field Rd.
Layton, UT
801-776-6510

Governing Code:
2018 IBC

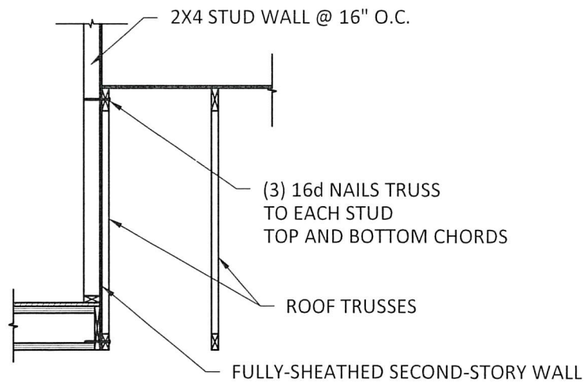
Date:
06/06/22

SD2



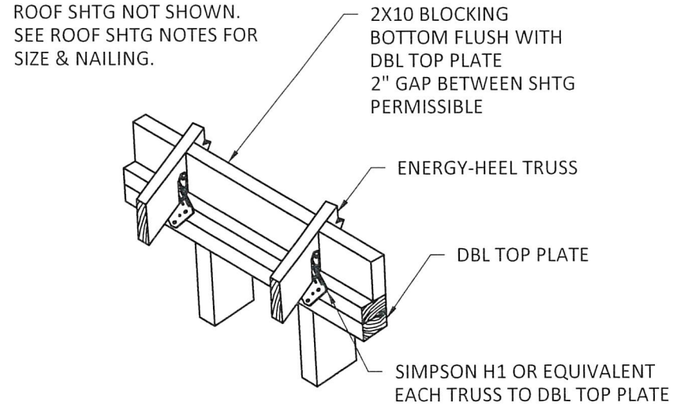
1 GARAGE OPENING DETAIL

NO SCALE



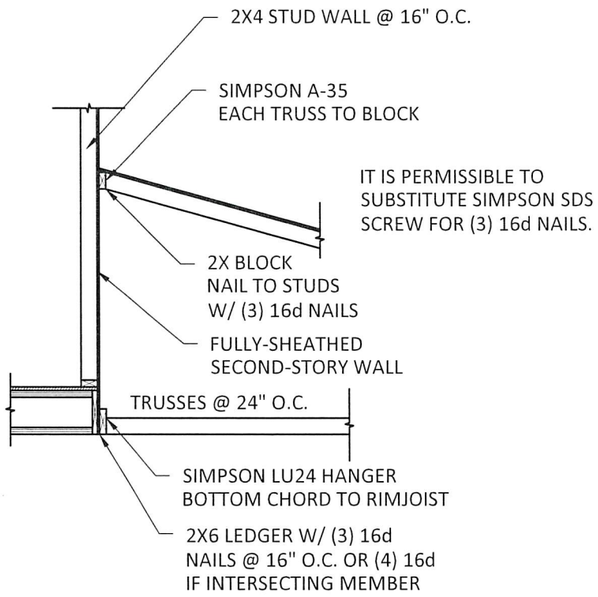
3 TRUSS CONNECTION DETAIL

NO SCALE



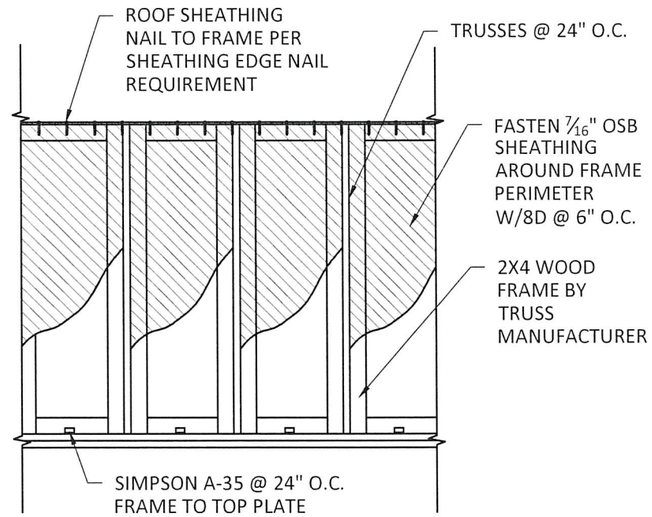
2 TRUSS CONNECTION DETAIL

NO SCALE



4 TRUSS CONNECTION DETAIL

NO SCALE



5 TRUSS BLOCKING DETAIL

NO SCALE

ROSE GARAGE
FAIRFIELD DESIGN
5808 S 5500 W
Hooper, UT 84315

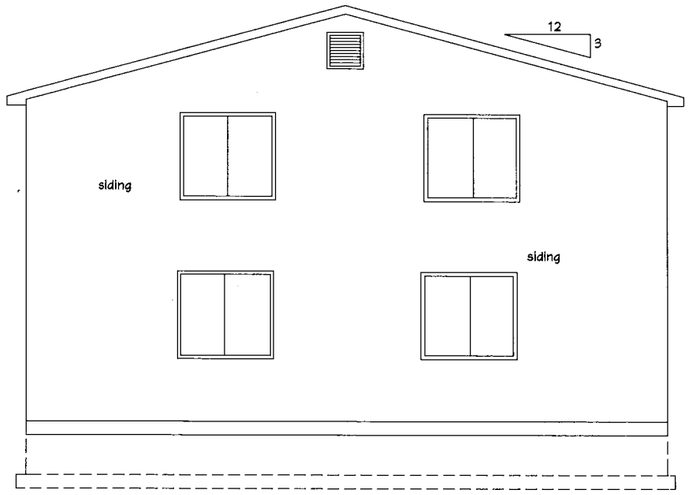
RALPH D. JONES — STATE OF UTAH — NO. 156340 — 06/6/22 — REGISTERED PROFESSIONAL ENGINEER

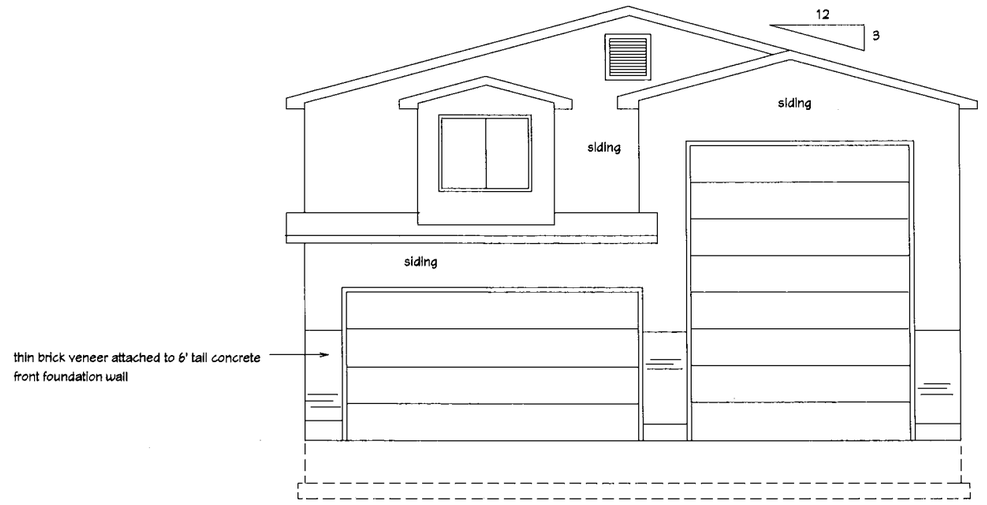
R. Douglas Jones P.E.
S.D.A., Inc. P.C.
1705 N. Hill Field Rd.
Layton, UT
801-776-6510

Governing Code:
2018 IBC

Date:
06/06/22

SD3





provide roof and soffit vents to comply with IRC R806. total net free ventilation shall not be less than 1 to 150 of the area of the space ventilated. vents shall be protected from the entrace of rain or snow.
stairs more than 30" above grade shall have guardrails 36" high on open sides- IRC R316.1 & 316.2
provide ice barrier on roof extending from the edge of the eves to a point not less than 24" inside the exterior wall line of the building. IRC R905
exterior siding shall comply with R703.3
exterior walls shall have an exterior wall envelope. R703.1
sills of exterior windows which are located more than 6 feet above grade and less than 24 inches above the interior floor surface must comply with window fall protection requirements.

field verify all conditions and dimensions before beginning construction- notify designer and engineer of any conditions that require changes or consultation

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Fairfield Design 801-541-4797

rose garage & apartment 5808 s
5500 w hooper ut 84315

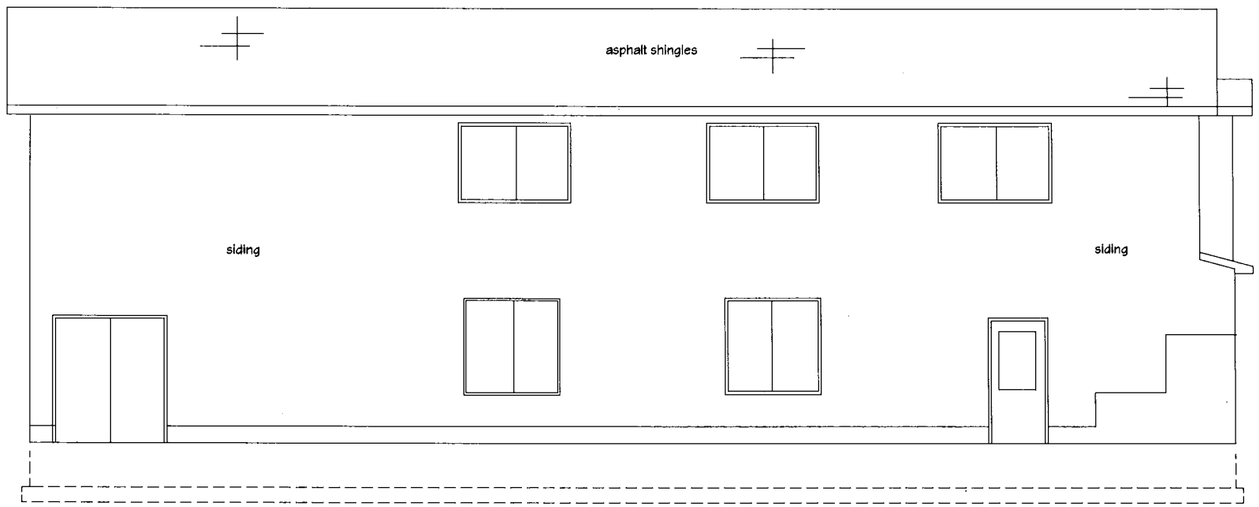
elevations

governing code
2018 IRC

date
june 2022

scale
1/8"=1'-0

page
1



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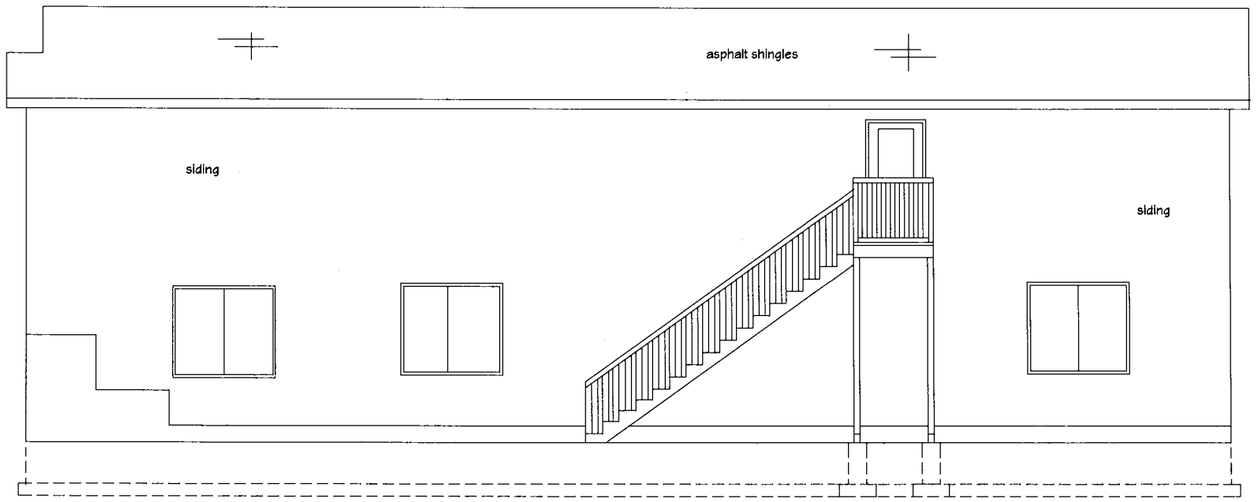
elevations

governing code
2018 IRC

date
June 2022

scale
1/8"=1'-0

page
2



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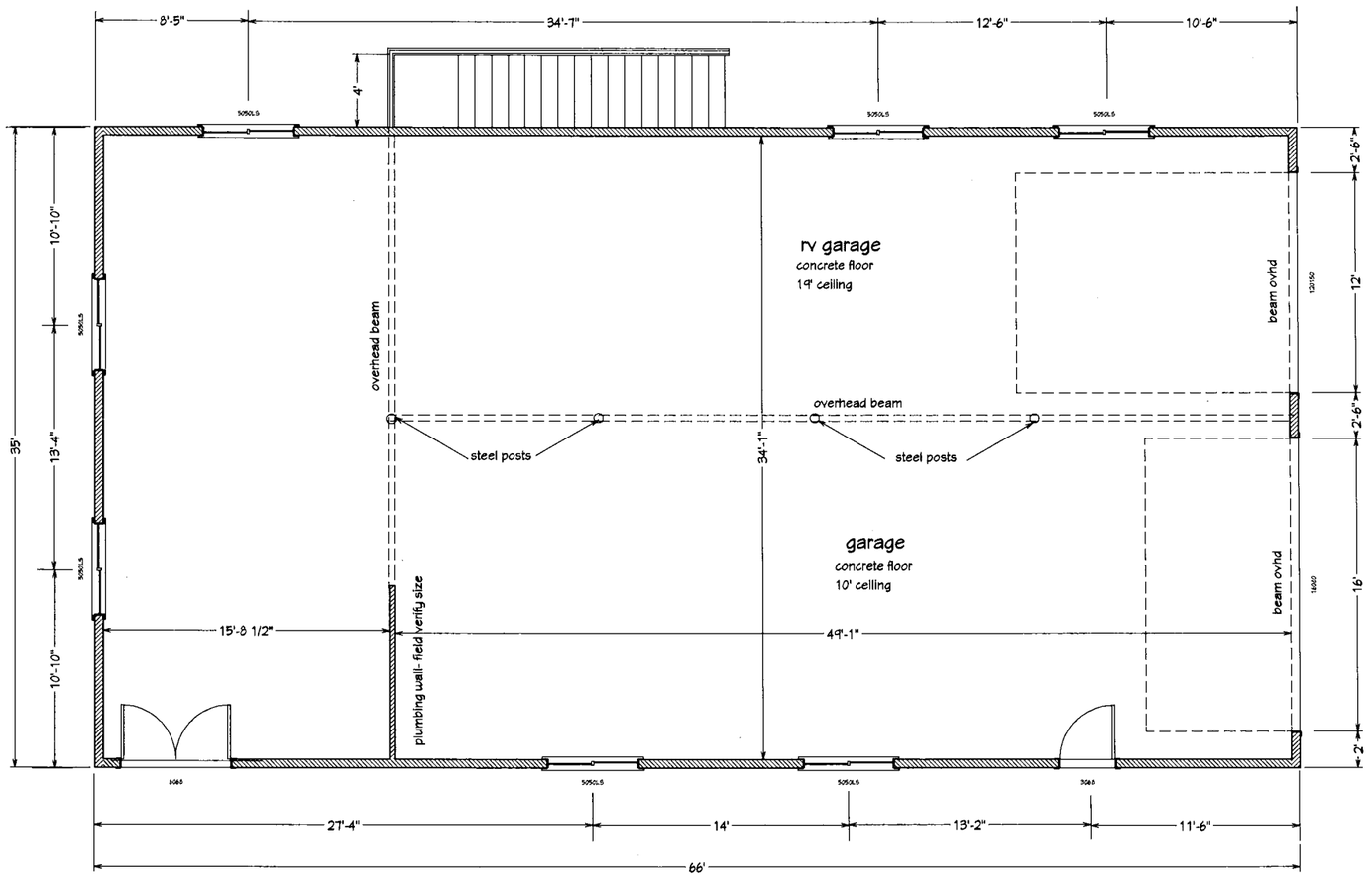
elevations

governing code
2018 IRC

date
june 2022

scale
1/8"=1'-0

page
3



all habital rooms shall be provided with natural light by means of exterior glazed openings with an area not less than 8% of the floor area of such rooms and natural ventilation not less than 4% IRC 303.1

glazing adjacent to a door where the nearest vertical edge is within a 24" arc of the door in a closed position and whose bottom edge is less than 60" above the floor shall be glazed in accordance with IRC 308.4
glazing used in doors and panels of showers and bathtub enclosures shall be tempered. IRC R308.3
minimum 1/2" sheetrock on garage and house wall. IRC R309.2 and R302.5

field verify all conditions and dimensions before beginning construction- notify designer and engineer of any conditions that require changes or consultation

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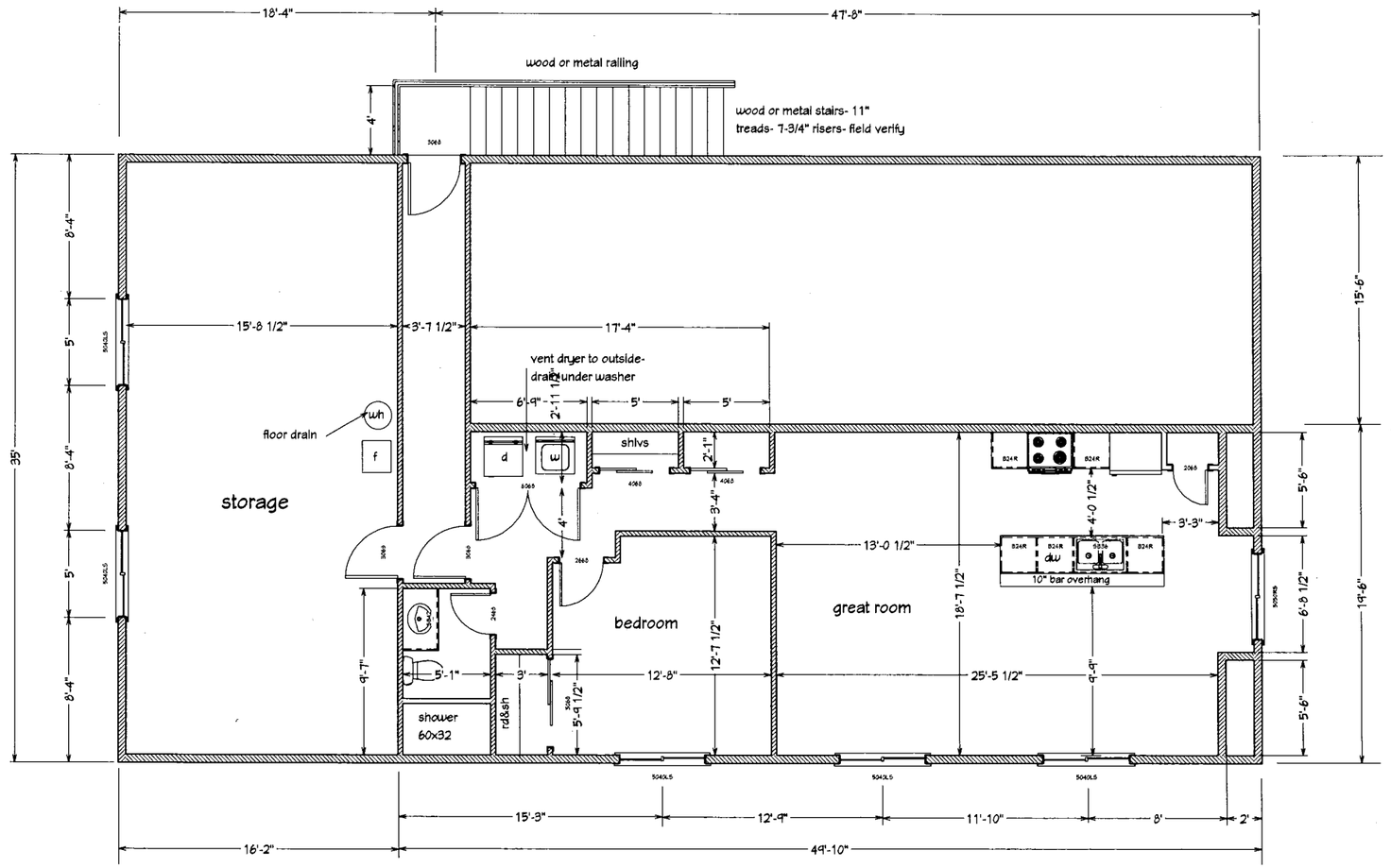
main level
2310 sq ft

governing code
2018 IRC

date
June 2022

scale
1/8"=1'-0

page
4



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glazing used in doors and panels of showers and bathtub enclosures shall be tempered. IRC R308.3
minimum 1/2" sheetrock on garage and house wall. IRC R309.2 and R302.5

apartment- 912 sq ft
storage & hallway- 568 sq ft

field verify all conditions and dimensions before beginning construction- notify designer and engineer of any conditions that require changes or consultation

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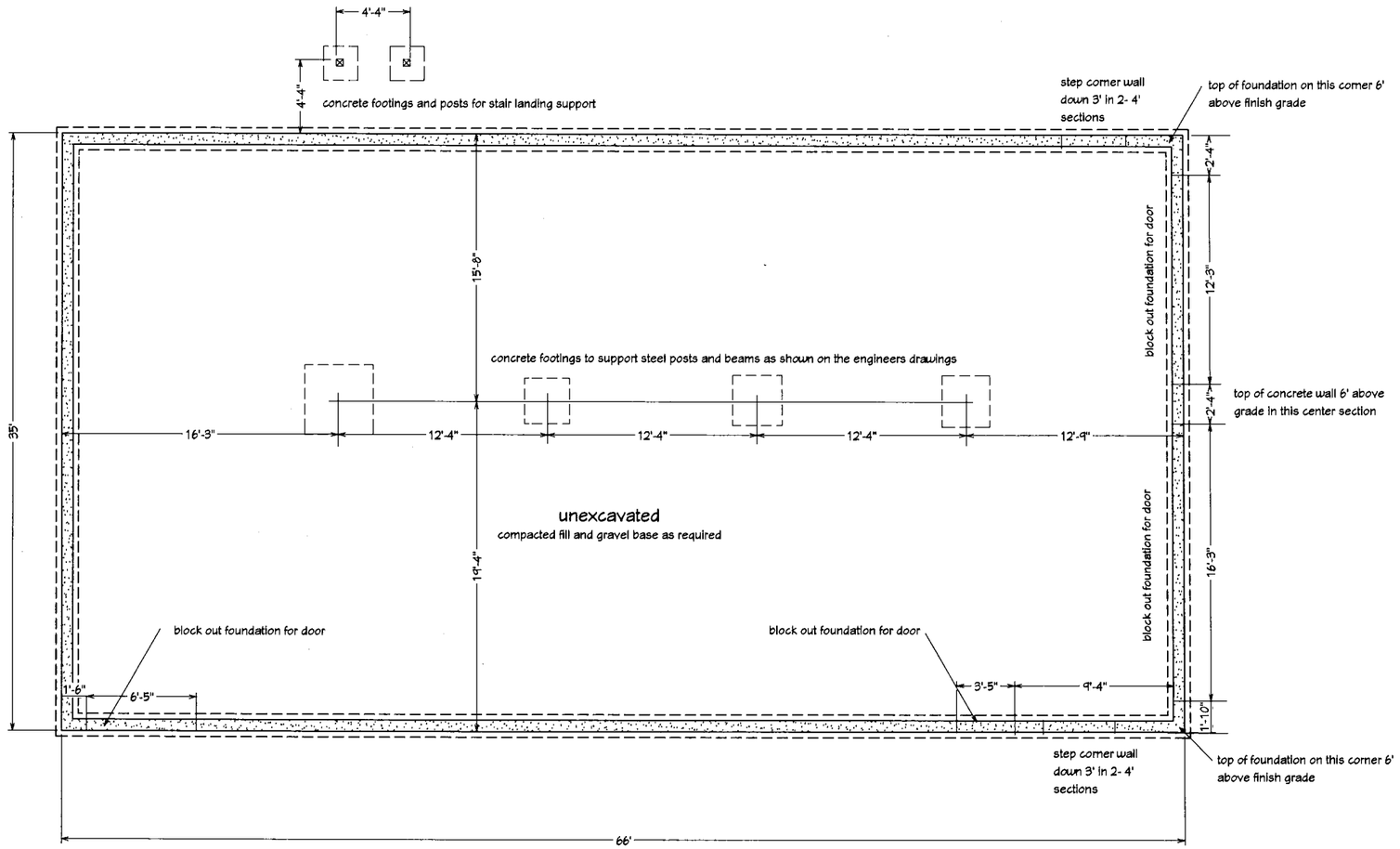
upper level
1480 sq ft

governing code
2018 IRC

date
june 2022

scale
1/8"=1'-0

page
5



footings to be placed a minimum of 30" below finish grade- IRC 403.1.4
concrete mix to be a minimum of 3000 psi- IRC R402.2
top of foundation walls a minimum of 6" above finish grade- IRC R404.1.6
1/2" foundation anchor bolts embedded a minimum of 7" into the foundation wall. 3"x3"x1/4" square plate washers for each bolt. bolt spacing as designed by the engineer.
concrete floor slab to have a 6 mil polyethylene vapor retarder with joints not lapped lass than 6"placed between the concrete floor slab and the base course. IRC R506.2.3

field verify all conditions and dimensions before beginning construction- notify designer and engineer of any conditions that require changes or consultation

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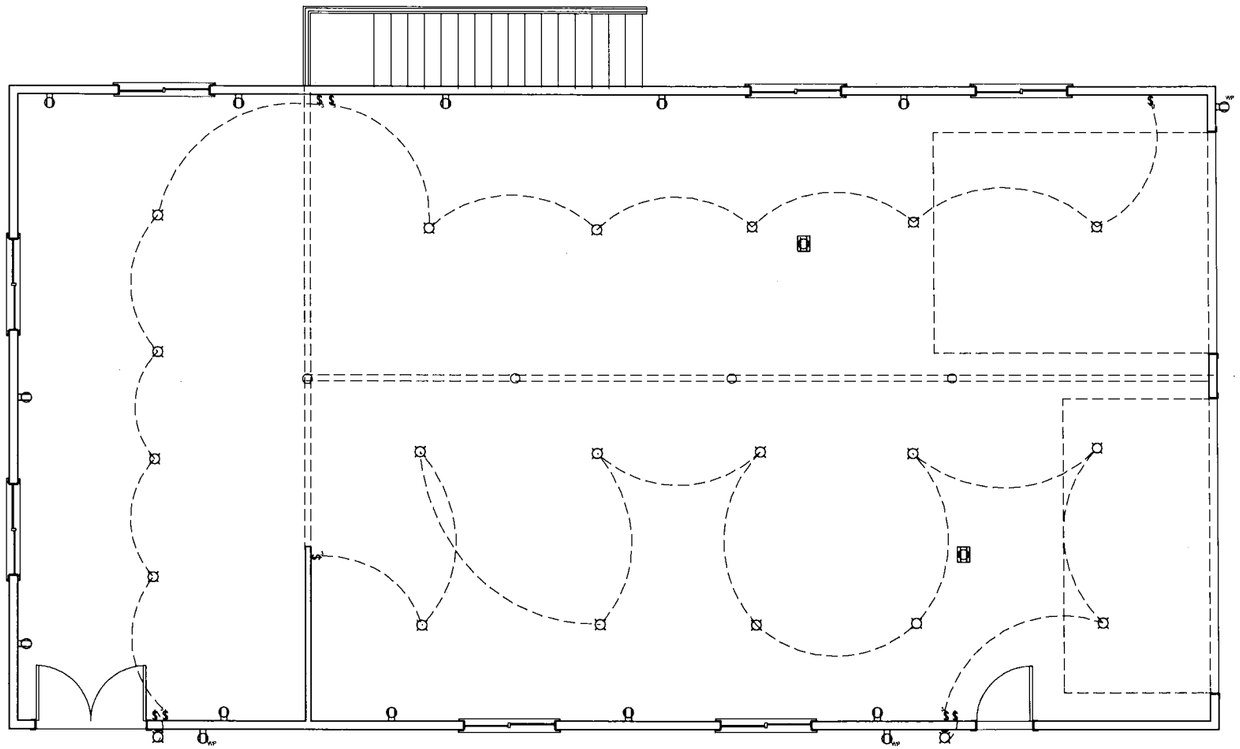
foundation

governing code
2018 IRC

date
June 2022

scale
1/8"=1'-0

page
6



design build plumbing, heating and electrical systems using licensed contractors. all electrical installations shall comply with 2018 IRC and 2017 NEC.
provide gfci outlets in bathrooms, garage, kitchen, jetted tub and exterior locations.
all outlets shall be tamper resistant recepticles. E4002.14 and E3901.1 IRC E3902
lights in closets must comply with the clearance dimensions of IRC E4003.12
smoke detectors to conform to IRC R314. all detectors shall be hard wired, interconnected and have battery backup.
provide carbon monoxide dectors in accordance with R31.
plumbing installations shall comply with IRC 2018
water closets shall not have a flow rate more than 1.6 gallons per flush. IRC R2903.2
shower heads shall not have a flow rate more than 2.5gpm. IRC P2903.2
provide front and rear non freeze type backflow preventer exterior hose bibs. IRC P2902.3.3 and P2603.6
all plumbing vents through the roof shall be a minimum of 2" pipe. IRCP3103.2
showers shall be finished to a height not less than 72" above the floor. material shall be non-absorbent. IRC R307.2
seismic anchor water heater in accordance with IRC P2801.7
mechanical installations shall comply with IRC 2018 and IFGC 2018.
provide a comport heating system capable of maintaining 68 degrees F at a point 36" above the floor in all rooms. IRC R303.8
gas logs and gas appliances sahll have a shut off valve within 6 feet of the appliance. IRC G2420
insulate heating trunk and branch supply ducts in uinfinished areas, crawl spaces, attics and unheated garages. IRC N1103
vent the dryer to the outside. maximum length of the duct is 35 feet. IRC M1502.2
bathroom exhaust fan shall not be less than 50CFM and must be 4" semi rigid metal duct.

field verify all conditions and dimensions before beginning construction- notify designer and engineer of any conditions that require changes or consultation

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5500 w hooper ut 84315

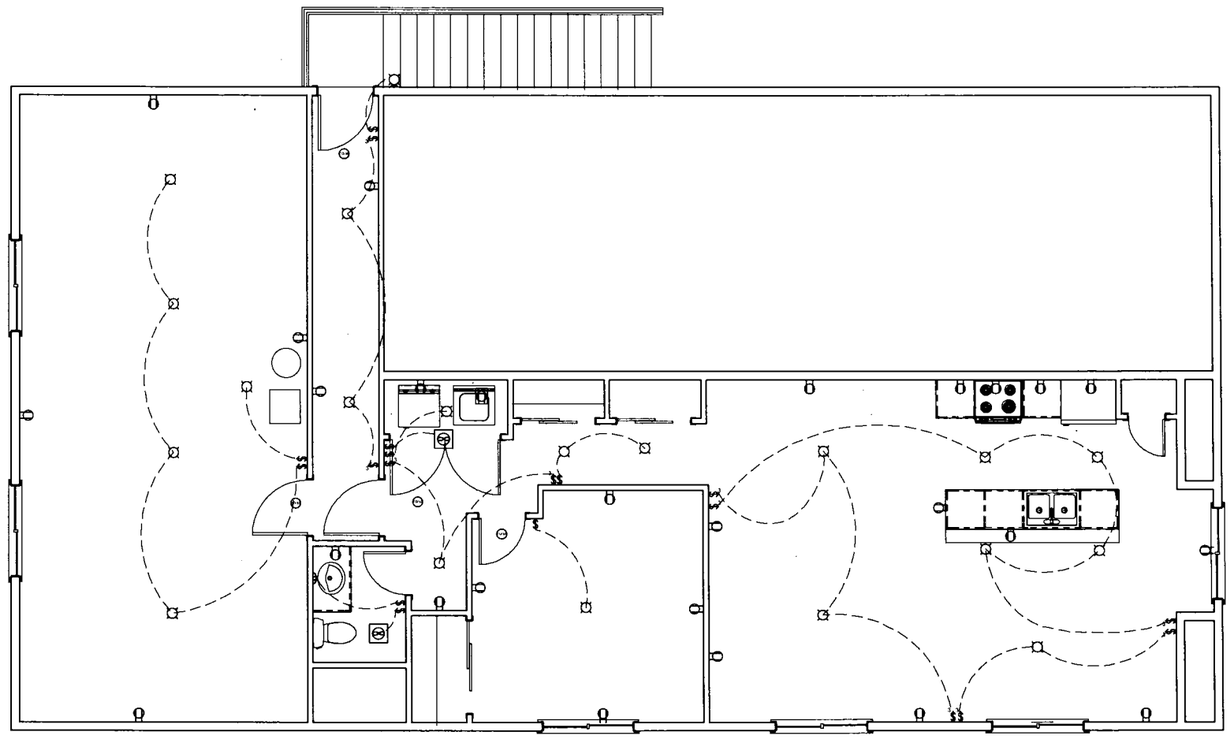
main electrical

governing code
2018 IRC

date
june 2022

scale
1/8"=1'-0

page
7



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bathroom exhaust fan shall not be less than 50CFM and must be 4" semi rigid metal duct.

field verify all conditions and dimensions before beginning construction- notify designer and engineer of any conditions that require changes or consultation

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5500 w hooper ut 84315

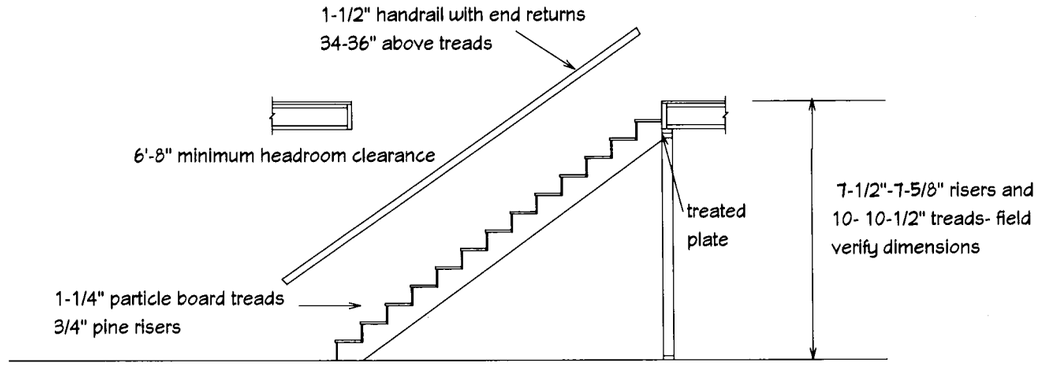
upper electrical

governing code
2018 IRC

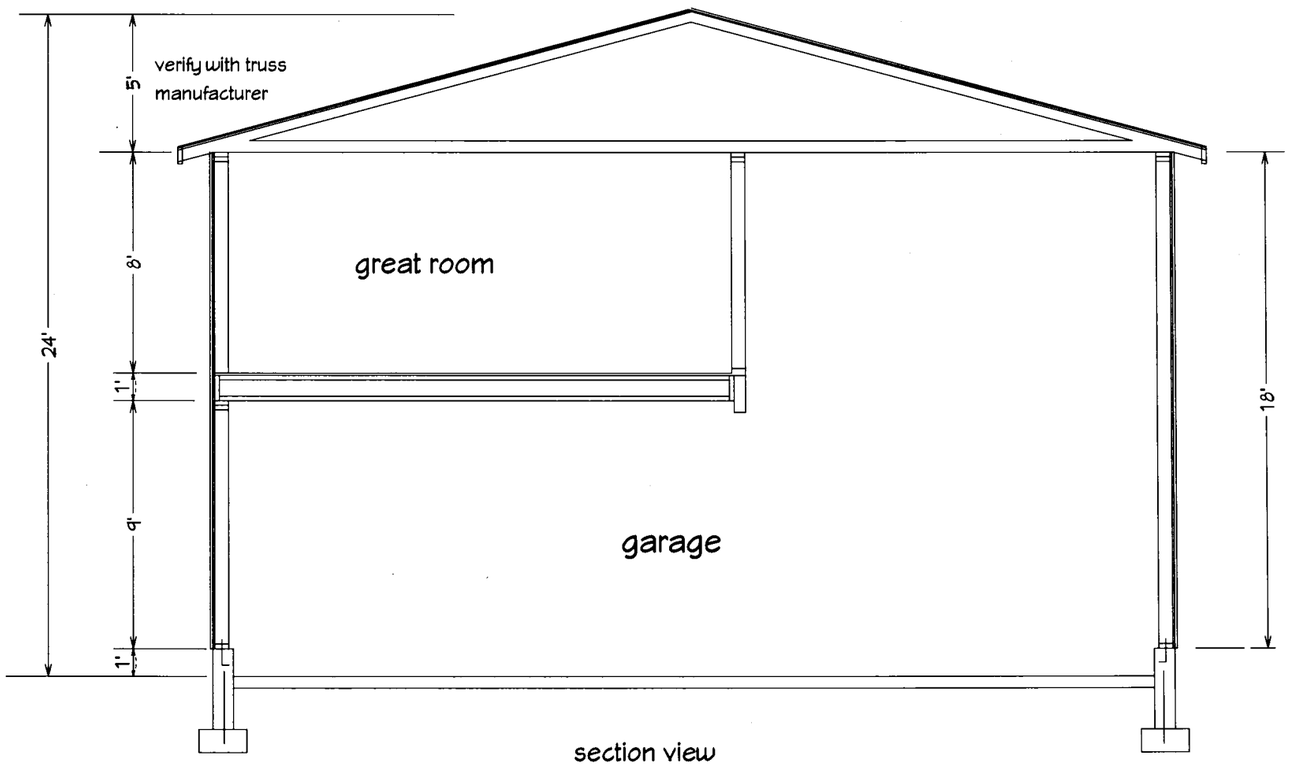
date
june 2022

scale
1/8"=1'-0

page
8



stair detail
3/16"=1'-0



section view
3/16"=1'-0

1. truss roof system- see engineering details- stick frame as noted
2. 7/16" wafer board sheathing with clips. 2 layers 15# felt and asphalt shingles- water shield to 24" inside wall line
3. 2x4 or 2/6 backer plate with aluminum soffit and facia
4. 7/16" wafer board exterior sheathing- nail per engineers details
5. 2/6-16" o/c construction grade wall studs
6. exterior siding as noted on elevations
7. R19 fiberglass wall insultation
8. R38 fiberglass attic insultation
9. 3/4" T&G OSB flooring- flued and nailed
10. wood I joist system- see engineers details
11. brick or stone veneer with 22ga ties 16" o/c and #9 wire in bed joints
12. treated sill plate attached to foundation with anchor bolts
13. corrosion resistant flashing with 1/2" drip leg extended past side of foundation
14. concrete footing with horizontal and vertical rebar- see engineers details
15. concrete foundation with vertical and horizontal rebar- see engineers details
16. 4" concrete floor with compacted fill and gravel base

field verify all conditions and dimensions before beginning construction- notify designer and engineer of any conditions that require changes or consultation

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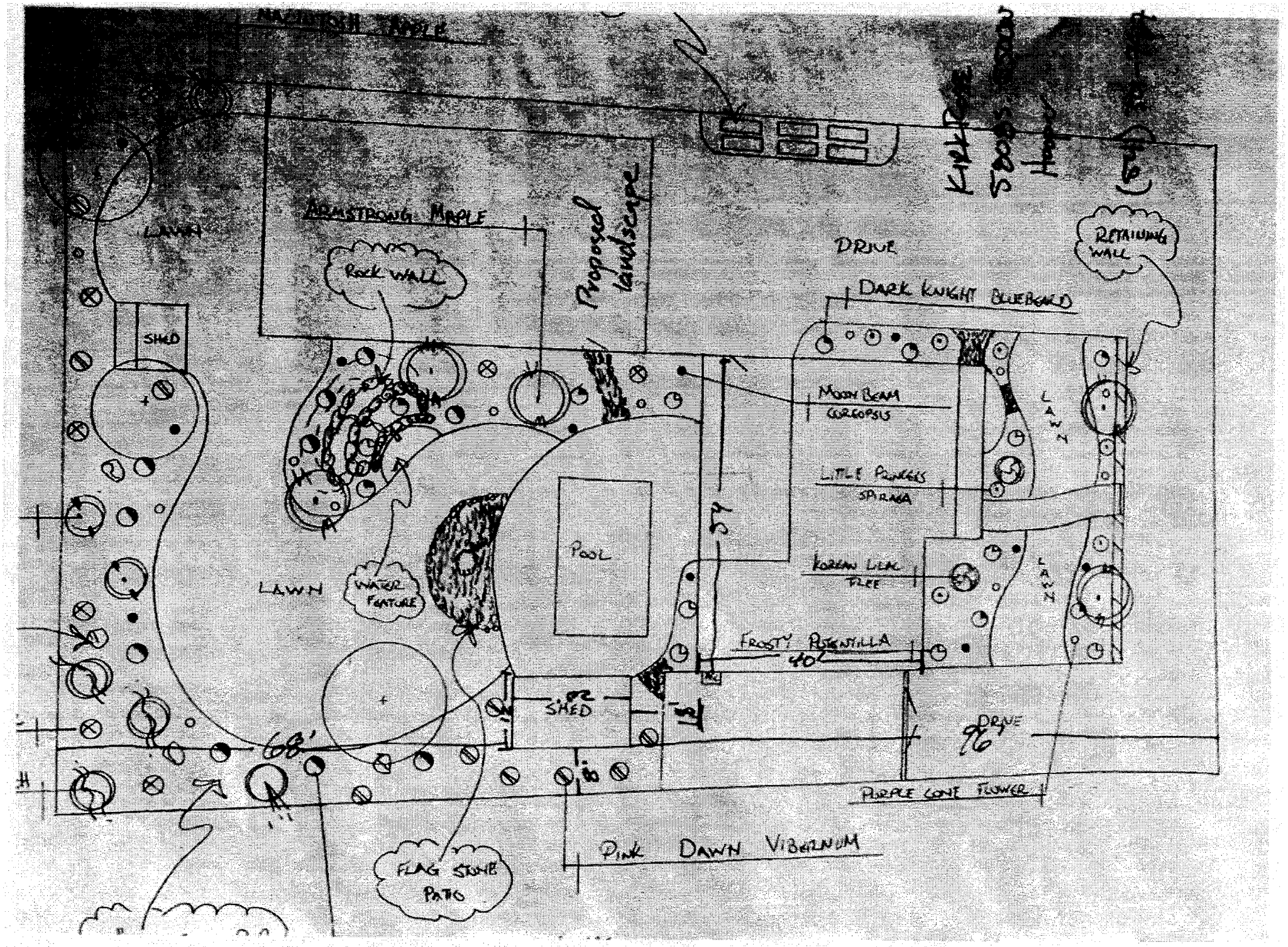
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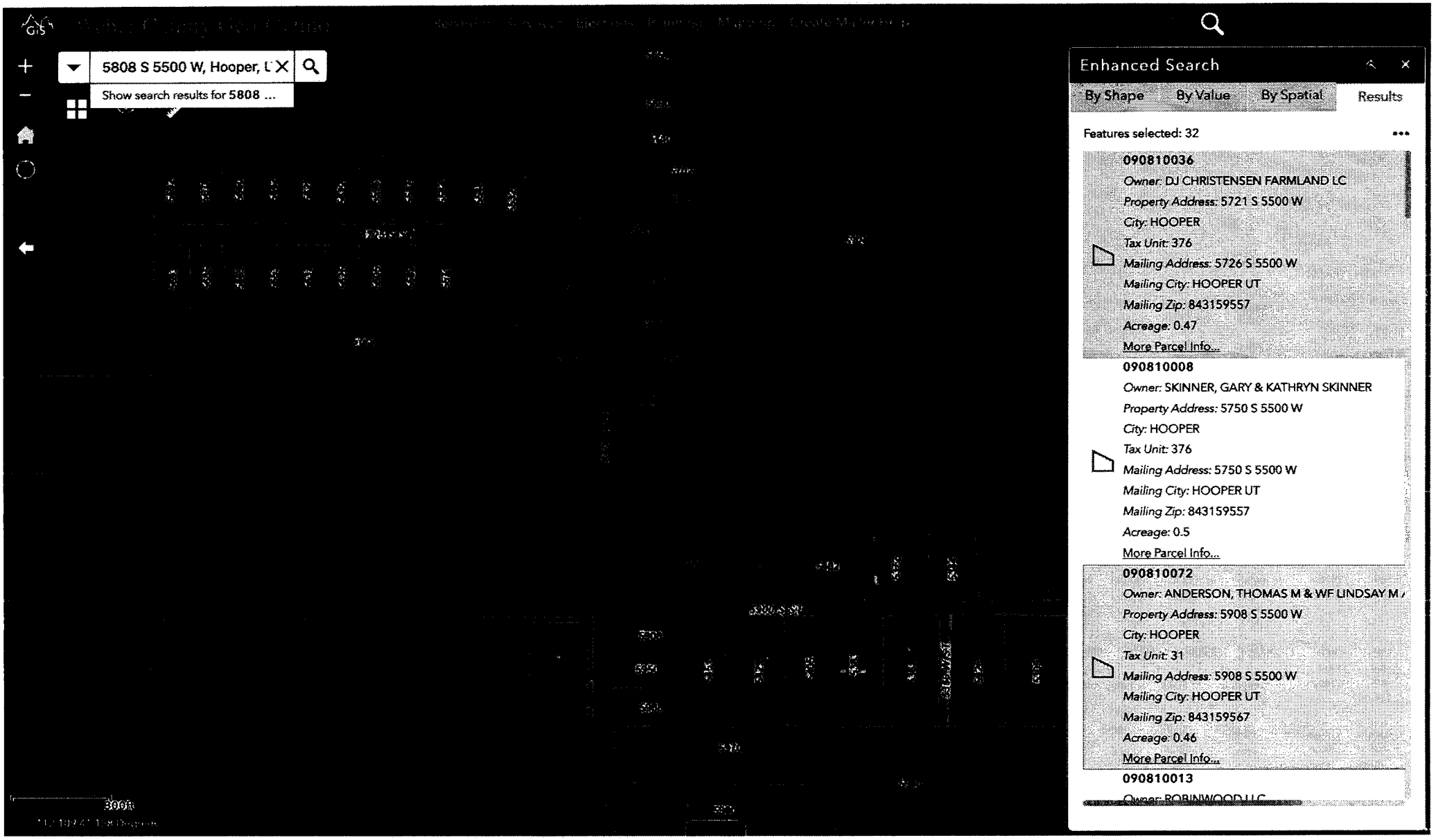
governing code
2018 IRC

date
June 2022

scale
1/8"=1'-0

page
9


JAPANESE MAPLE
ARMSTRONG MAPLE
LAWN
ROCK WALL
Proposed landscape
DRIVE
RETAINING WALL
DARK KNIGHT BLUEBEARD
SHED
MOON BEAM COREOPSIS
LITTLE PRINCESS SPIRAEA
LAWN
POOL
KOREAN LILAC TREE
LAWN
WATER FEATURE
FROSTY POTENTILLA
SHED
DRIVE
68'
96'
PURPLE CONE FLOWER
PINK DAWN VIBURNUM
FLAG STONE PATIO


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5808 S 5500 W, Hooper, U
Show search results for 5808 ...
Enhanced Search
By Shape
By Value
By Spatial
Results
Features selected: 32
090810036
Owner: DJ CHRISTENSEN FARMLAND LC
Property Address: 5721 S 5500 W
City: HOOPER
Tax Unit: 376
Mailing Address: 5726 S 5500 W
Mailing City: HOOPER UT
Mailing Zip: 843159557
Acreage: 0.47
More Parcel Info...
090810008
Owner: SKINNER, GARY & KATHRYN SKINNER
Property Address: 5750 S 5500 W
City: HOOPER
Tax Unit: 376
Mailing Address: 5750 S 5500 W
Mailing City: HOOPER UT
Mailing Zip: 843159557
Acreage: 0.5
More Parcel Info...
090810072
Owner: ANDERSON, THOMAS M & WF LINDSAY M
Property Address: 5908 S 5500 W
City: HOOPER
Tax Unit: 31
Mailing Address: 5908 S 5500 W
Mailing City: HOOPER UT
Mailing Zip: 843159567
Acreage: 0.46
More Parcel Info...
090810013
300ft

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Pat. avery.com/patents

Robinwood LLC

2084 E. 75 S.

Layton, Ut 84040

Nick and Eric Haskins

5788 s. 5500 w

Hooper, Ut 84315

John and Carolyn Russell

5938 s 5900 w

Hooper, Ut 84315

Steven Christensen

5785 s 5500 w

Hooper, Ut 84315

Julie Flinders

5458 w 5900 s

Hooper, Ut 84315

DJ Christensens Farmland

5726 s 5500 w

Hooper, Ut 84315

Jak and Janette Young

5770 s 5500 w

Hooper, Ut 84315

Gary Heywood

5702 s 5500 w

Hooper, Ut 84315

Joan Hummell

5451 w 5900 s

Hooper, Ut 84315

Dennis and Gwen Dinger

5402 w 5900 s

Hooper, Ut 84315

Esklid and Ann Hansen

5714 s 5500 w

Hooper, Ut 84315

Tyler and Natasha Davis

5548 w 5725 s

Hooper, Ut 84315

Kevin Foisy

5571 w 5725 s

Hooper, Ut 84315

Joy Flinders

5436 w 5900 s

Hooper, Ut 84315

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Bend along line to expose Pop-up Edge

Remington Peck

5779 s 5500 w

Hooper, Ut 84315

Hooper City

5666 w 4000 s

Hooper, Ut 84315

Roy and Susan Ferrero

6713 s 5500 w

Hooper, Ut 84315

Darin and Heather Tew
5557 w 5725 s
Hooper, Ut 84315

Joyce Christensen

5726 s 5500 w

Hooper, Ut 84315

Gary and Katheryn Skinner

5750 s 5500 w

Hooper, Ut 84315

Jack and Janette Young

5770 s 5500 w

Hooper, Ut 84315

Thomas and Lindsey Anderson
5908 s 5500 w
Hooper, Ut, 84315

Michael and Jeaninne Allen

5516 w 5725 s

Hooper, Ut 84315

Loralie Rushing

5532 w 5725 s

Hooper, Ut 84315

Kim and Raeann Christensen

5726 s 5500 w

Hooper, Ut 84315

Lisa Zaugg

5753 s 5725 w

Hooper, Ut 84315

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 732-1064 - Fax 732-0598

Fee: $200.00
Total sq. ft. of Structure 2,000
Date Submitted 08/24/2022

HOOPER CITY PAID SEP 06 2022 Amt 200.00 Int. Check ☐ CC Cash ☐

Conditional Use Permit Oversized Structure

Print Applicant Name: Robert Lundgreen
Address: 5185 S 5750 W Hooper, UT 84315
Phone #: [redacted]
Day Time Phone #: [redacted] Email: [redacted]

☐ **Provide site plan drawings including all of the following: (Site plan must be to scale).**
- Map of property showing adjacent streets
- Building dimensions and distance from other structure
- Distance from property lines. (The drip edge must be at least 3 feet from property lines. If you are on a corner lot or have easements attached to your property it may be more than the 3 feet.)
- List any easements on property
- Roof pitch, roof height, roofing material and drip line distance to other structure and property lines
- Concept drawing of what structure will look like
- Building materials
- Driveway materials
- Landscaping design

☐ What will the structure be used for? Vehicle and yard equipment storage
☐ Will any plumbing be installed in the structure? Yes_____ No X
☐ Will any electricity be installed in the structure? Yes_____ No X
☐ Will structure be used for a business? Yes_____ No X
If yes, have you applied for a business license with Hooper City? Yes_____ No_____
Explain:_____
☐ Provide stamps and ***mailing addresses*** not parcel addresses for all property owners within 600 feet from your property. (front, sides and back). ***The addresses must be typed and printed on address labels, not hand written***. Mailing Addresses are available on the Weber County Web-Site at www.co.weber.ut.us, then go to Geo Gizmo. It will pull up a map. Outline the area you want, then us the tool bar at the bottom of the screen to get parcel information and ***mailing addresses. Also, bring in a copy of the map you used with the parcels marked that the addresses came from.***

Please address these issues on the back of this application.

Traffic problems	Safety issues	Noise	Parking
Fencing	Pollution	Odors	Design
Business operation	Use of structure	Easements	

I hereby certify that the above information is accurate to the best of my knowledge. I certify that I will comply with all state and local requirements before and after building this structure. I understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months, the Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review. I or a representative will be present at the Planning Commission Meeting.

Signature: Robert Lundgreen Date: 08/24/2022

Name of Applicant

****

_____ Approval Date:_____ Disapproval Date:_____
Planning Commission Chairman

Comments/Conditions:_____

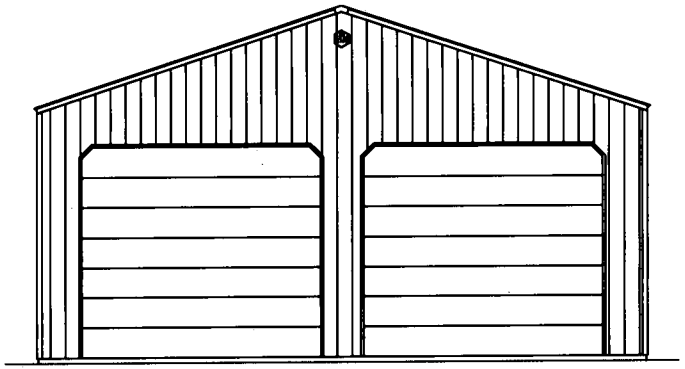
_____

_____

Completed application, fee and all other documents must be submitted three weeks before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.

BEEHIVE BUILDINGS

ROBERT LUNDGREEN BUILDING



DRAWING NOTES

DESIGN CODE: 2015 IBC.
USE GROUP: U
CONSTRUCTION TYPE VB
DESIGN CATEGORY: RISK CATEGORY I – LOW RISK

SEISMIC CRITERIA:
DESIGN CATEGORY D
SOIL SITE CLASS D (ASSUMED)
R = 2.5 (LIGHT-FRAME WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS)
SS= 0.97g, S1= 0.35g; SDS= 0.77g
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
BASE SHEAR= 6300 LBS

WIND LOAD:
ULTIMATE WIND DESIGN SPEED: 105 MPH 3 SEC. GUST (RISK CATEGORY I, 2015 IBC FIGURE 1609.3(3))
TERRAIN EXPOSURE C

FROST DEPTH: 30 IN
SITE ELEVATION: 4240 FT

SNOW LOAD:
GROUND SNOW LOAD: 33 PSF
ROOF DESIGN SNOW LOAD: 30 PSF

DEAD LOADS:
ROOF 4 PSF
WALLS 4 PSF

ROOF LIVE LOAD: 20 PSF

CONCRETE FOUNDATION NOTES:
1. 28 DAY STRENGTH (F'C) W/ NORMAL 145 PCF DENSITY:
1.1. FOOTINGS: 3000 PSI
1.2. SLABS ON GRADE: 3000 PSI REQ'D, 3500 PSI RECOMMEND
2. ALL SLABS: PROVIDE A MIN. THICKNESS OF 6" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE.
3. CONTRACTION/CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1.5:1. CONTROL JOINT SPACING SHALL NOT EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION, UNLESS OTHERWISE NOTED.
4. CONTROL JOINTS SHALL BE COMPLETED WITHIN 6-18 HOURS OF CONCRETE PLACEMENT.
5. CONTROL JOINTS SHALL BE TOOLED OR SAWED TO THE GREATER DEPTH OF 1" DEEP OR 1/4 THICKNESS OF CONCRETE SLAB.

SOILS AND EXCAVATION:
6. NO SOILS REPORT PROVIDED – STABLE SOIL CHARACTERISTICS ASSUMED. ALL DESIGN WAS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE, INCLUDING EXPANSIVE CLAYS, OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.
7. ALLOWABLE BEARING PRESSURE: 1500 PSF
8. NATIVE MATERIAL SURROUNDING FOOTING TO BE DISTURBED MINIMALLY DURING EXCAVATION.
9. FOOTINGS SHALL BE PLACED ENTIRELY IN UNDISTURBED NATIVE SOILS OR STRUCTURAL FILL WHICH IS BEARING ON UNDISTURBED NATIVE SOILS AND IS COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.

GENERAL:
10. PLEASE REFER TO THE STRUCTURAL CALCULATIONS FOR ALL SPECIFICATIONS AND DESIGN CRITERIA NOT LISTED HERE. WHERE DETAILS ARE NOT SPECIFIED, TYPICAL DETAILS AS SPECIFIED ON PLANS AND ON THE STRUCTURAL DETAILS SHEET SHALL APPLY.
11. FOR SPECIFICATIONS NOT SHOWN REFER TO THE IBC.

BUILDING INFORMATION

SITE INFORMATION:

ADDRESS:
5185 S 5750 W
HOOPER, UTAH

BUILDING INFORMATION:

DIMENSIONS: 40' x 50'
TOTAL SQUARE FOOTAGE: 2000 S.F.

CONTRACTOR

BEEHIVE BUILDINGS

CONTACT: GARRETT NICHOLS
GARRETT@BEEHIVEBUILDINGS.COM
PHONE: 801-529-4222

BEEHIVE BUILDINGS
ON BUDGET, ON TIME, EVERY TIME

DRAFTING & ENGINEERING

MOUNTAIN POINT ENGINEERING

CONTACT: DEREK LLOYD
DEREK@MOUNTAINPOINTENGINEERING.COM
PHONE: 801-450-5332

MOUNTAIN POINT
ENGINEERING

DRAWING INDEX

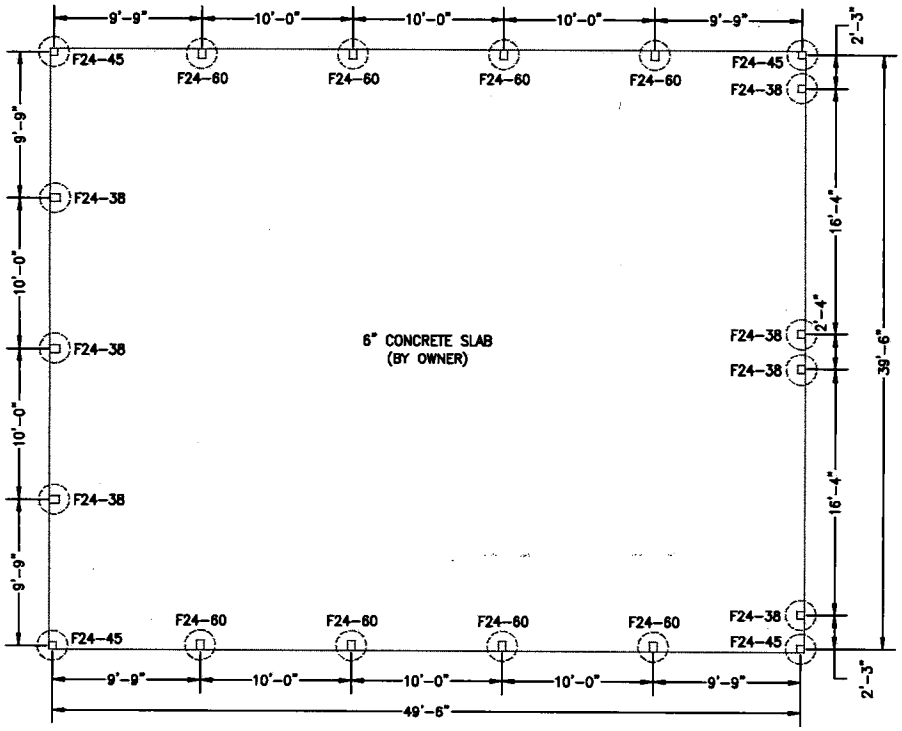
SHEET	DESCRIPTION
00	COVER SHEET
01	FOUNDATION PLAN
02	FLOOR PLAN
03	ROOF PLAN
04	ELEVATIONS
05	GIRT PLAN
06	PANEL LAYOUT
07-09	DETAIL SHEETS

REGISTERED PROFESSIONAL ENGINEER
#7589454-2202
JAMES DEREK LLOYD
08/22/2022
STATE OF UTAH

ENGINEER STAMP

DATE
08/22/2022

NORTH



SOUTH

PIERS:
1. F24-38: 24" DIA x 38" DEEP CONCRETE PIER
2. F24-45: 24" DIA x 45" DEEP CONCRETE PIER
3. F24-60: 24" DIA x 60" DEEP CONCRETE PIER

REGISTERED PROFESSIONAL ENGINEER
#7589454-2202
JAMES DEREK LLOYD
08/22/2022
STATE OF UTAH

ENGINEER STAMP

MOUNTAIN POINT ENGINEERING

FOUNDATION PLAN

ROBERT LUNDGREEN BUILDING
HOOPER, UTAH

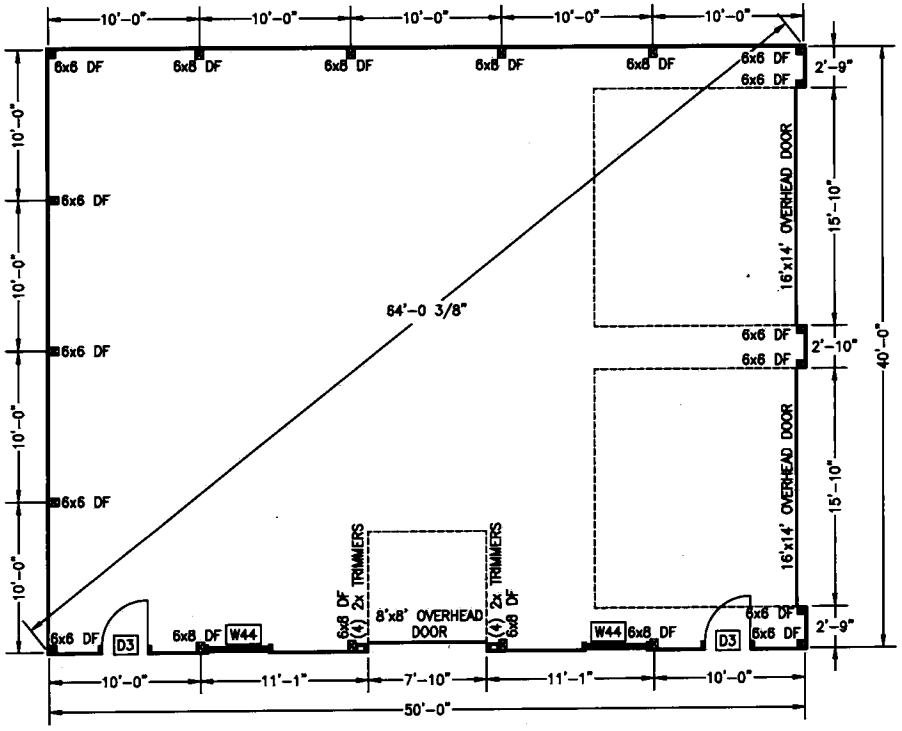
PROJECT: B324
SCALE: 1/8" = 1'-0"
DATE: 08/22/2022
SHEET: 01

NORTH

WEST

EAST

SOUTH



D3 3068 DOOR

W44 4040 WINDOW

NOTES:
1. 6x6 DF: 6x6 DF-L #2 TREATED POST.
2. 6x8 DF: 6x8 DF-L #2 TREATED POST.
3. EMBED POST INTO CONCRETE PIER. SEE DETAIL ON SHEET 8.
4. ROOF: 29 GA STEEL PANEL
5. WALLS: STANDARD GIRTS, 29 GA STEEL PANEL

REGISTERED PROFESSIONAL ENGINEER
#7589454-2202
JAMES DEREK LLOYD
08/22/2022
STATE OF UTAH

ENGINEER STAMP

MOUNTAIN POINT ENGINEERING

FLOOR PLAN

ROBERT LUNDGREEN BUILDING
HOOPER, UTAH

PROJECT
B324

SCALE
1/8" = 1'-0"

DATE
08/22/2022

SHEET
02

MOUNTAIN POINT ENGINEERING	ROOF PLAN	ROBERT LUNDGREEN BUILDING HOOPER, UTAH	PROJECT B324	SCALE 1/8" = 1'-0"	DATE 08/22/2022	SHEET 03

ENGINEER STAMP

REGISTERED PROFESSIONAL ENGINEER
#7580454-2202
JAMES DEREK LLOYD
08/22/2022
STATE OF UTAH

NOTES:
1. TRUSSES WILL BE DEFERRED PER IBC 107.3.4.1 AND WILL BE DESIGNED BY A LICENSED ENGINEER IN THE STATE OF UTAH.
2. PROVIDE TRUSS BOTTOM CHORD BRACING PER TRUSS MANUFACTURER'S SPECIFICATIONS.

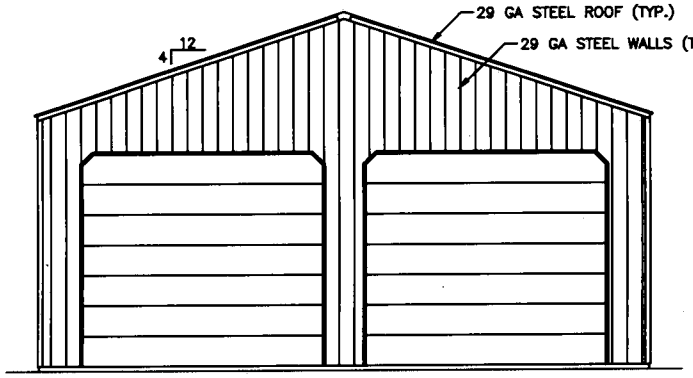
NORTH

EAST

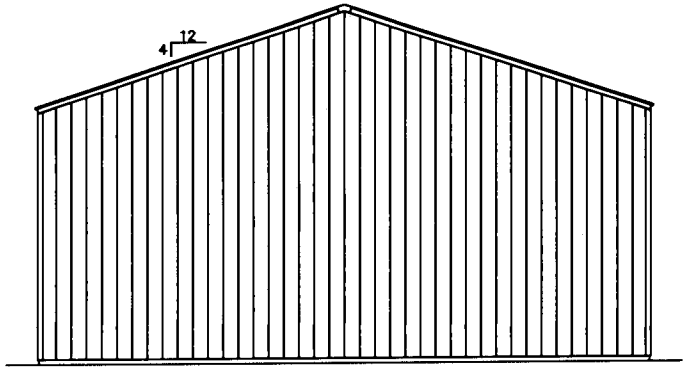
2X6 DF-L #2 ROOF PURLINS AT 24" ON CENTER
OVERLAPPED 20" MIN (TYP.)
5" MAX FROM RIDGE LINE

WEST

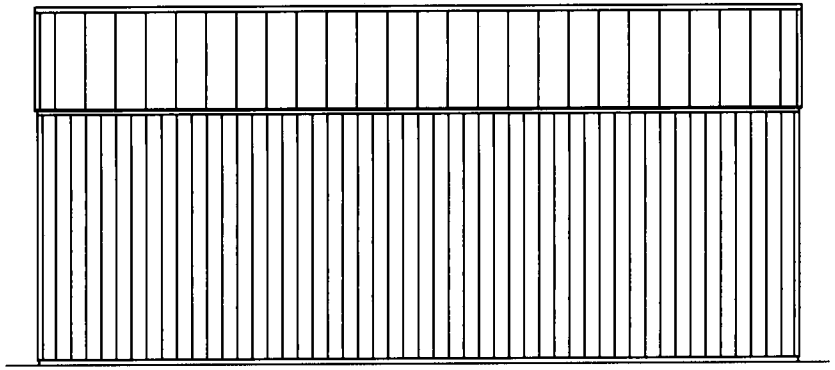
SOUTH



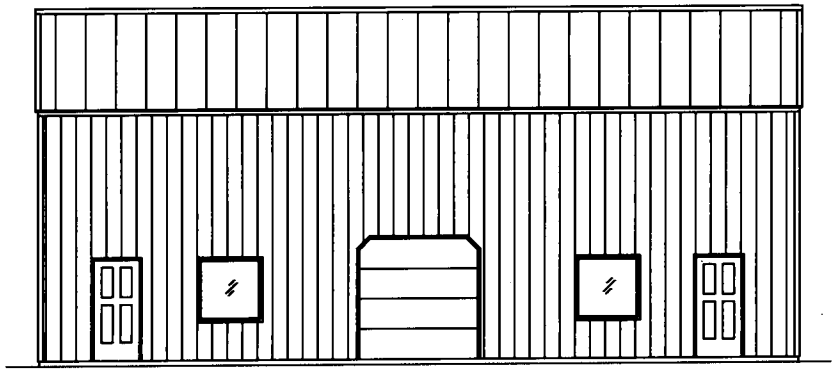
GABLE END ELEVATION - EAST



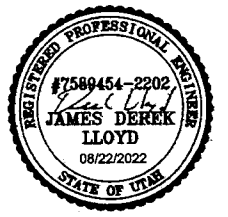
GABLE END ELEVATION - WEST



SIDE ELEVATION - NORTH



SIDE ELEVATION - SOUTH



ENGINEER STAMP

MOUNTAIN POINT ENGINEERING

ELEVATIONS

ROBERT LUNDGREEN BUILDING

HOOPER, UTAH

PROJECT
B324

SCALE
1/8" = 1'-0"

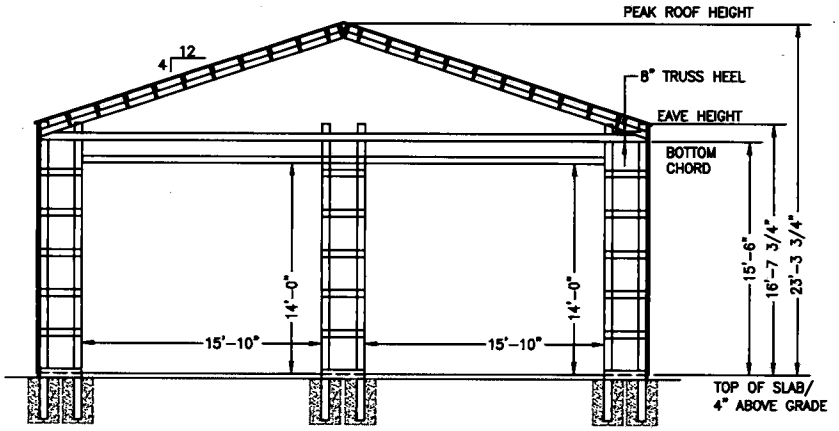
DATE
08/22/2022

SHEET
04

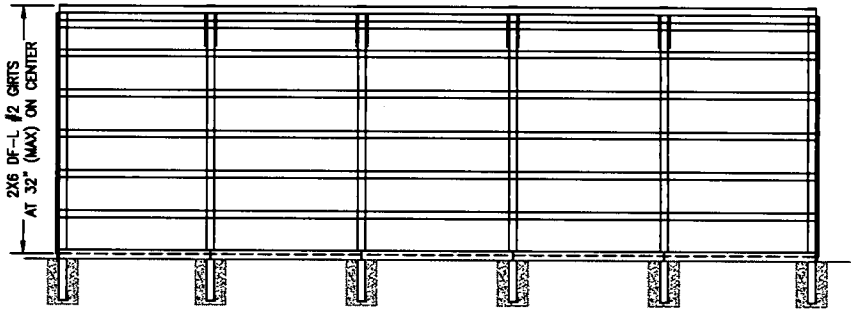
NOTES:
1. TRUSS HEEL SHOWN AT 8" ON THESE PLANS. COMPARE PLAN DIMENSIONS WITH TRUSS MANUFACTURER DRAWINGS AND ADJUST PLAN DIMENSIONS (EAVE HEIGHT, PEAK HEIGHT, PANEL LENGTHS, ETC) AS NECESSARY.

REGISTERED PROFESSIONAL ENGINEER
#7589454-2202
JAMES DEREK LLOYD
08/22/2022
STATE OF UTAH
ENGINEER STAMP

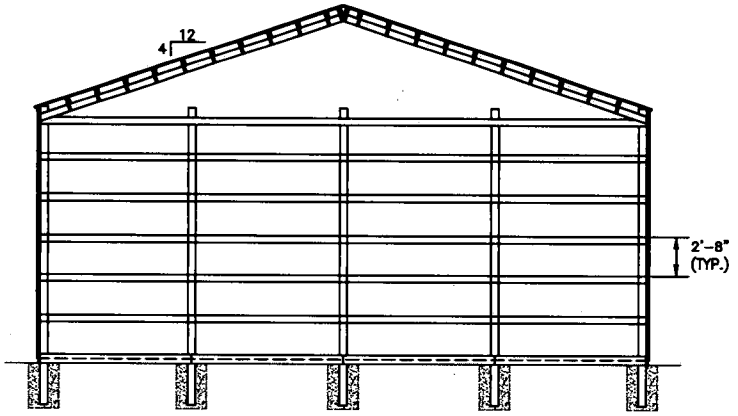
MOUNTAIN POINT ENGINEERING



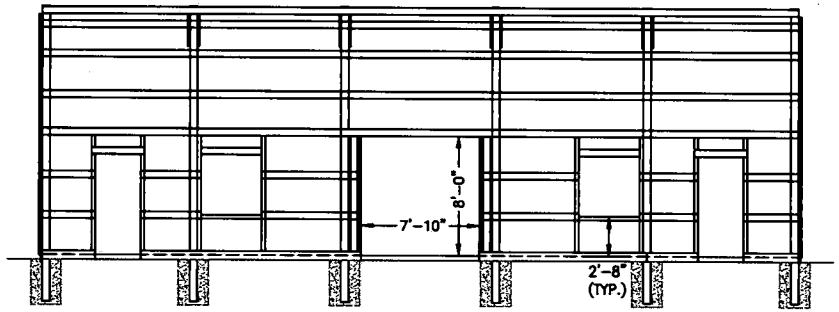
GABLE END GIRT WALL - EAST



SIDE GIRT WALL - NORTH



GABLE END GIRT WALL - WEST

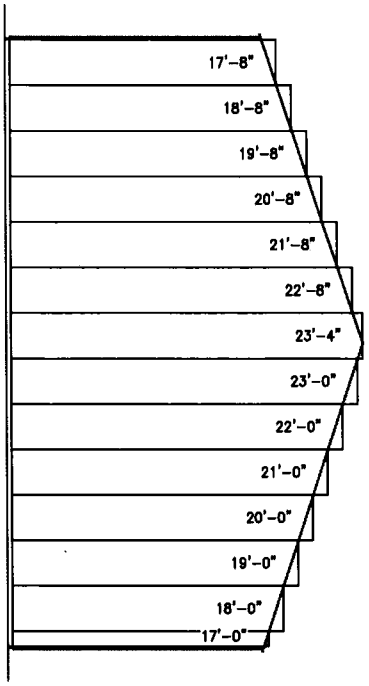


SIDE GIRT WALL - SOUTH

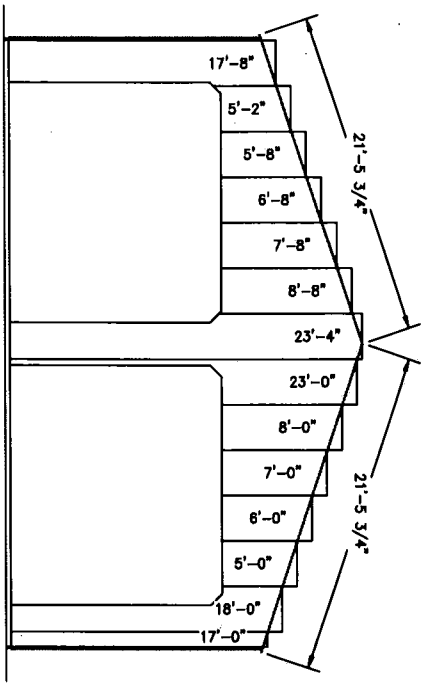
GIRT PLAN

ROBERT LUNDGREEN BUILDING
HOOPER, UTAH

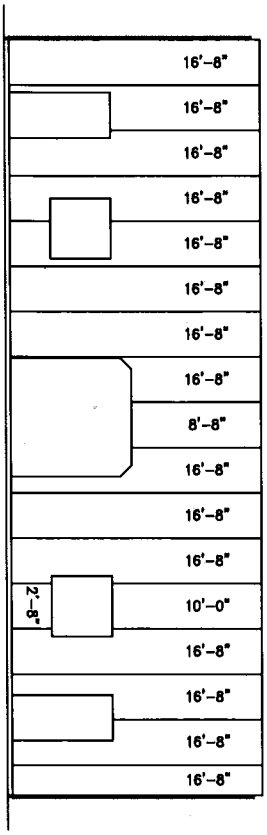
PROJECT	B324
SCALE	1/8" = 1'-0"
DATE	08/22/2022
SHEET	05



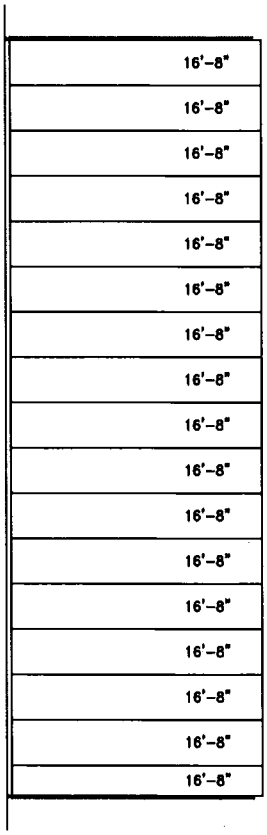
END PANEL LAYOUT - WEST



END PANEL LAYOUT - EAST



SIDE PANEL LAYOUT - SOUTH

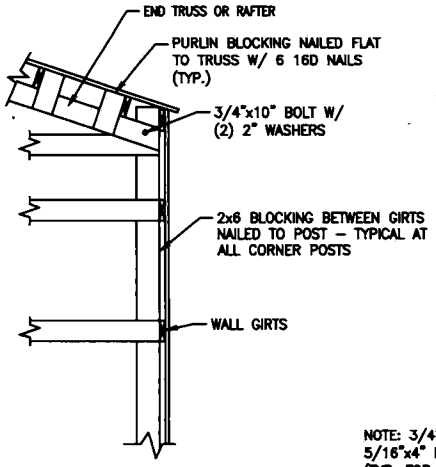


SIDE PANEL LAYOUT - NORTH

ENGINEER STAMP

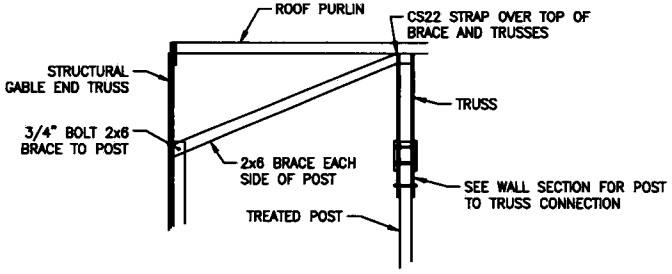
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
#7589454-2202
JAMES DEREK LLOYD
08/22/2022

SHEET	DATE	SCALE	PROJECT	ROBERT LUNDGREEN BUILDING HOOPER, UTAH	PANEL LAYOUT	MOUNTAIN POINT ENGINEERING
06	08/22/2022	1/8" = 1'-0"	B324			

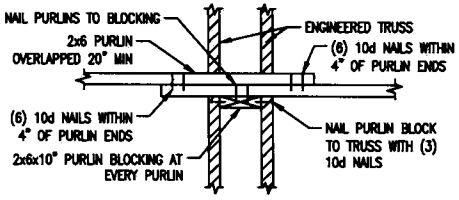


CORNER BLOCKING
NOT TO SCALE

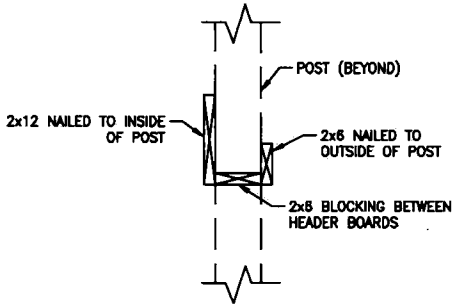
NOTE: 3/4" BOLT ALTERNATIVE: (2) 5/16"x4" POWERLAG FASTENERS (TYP. FOR CORNER BLOCKING AND POST TO TRUSS BRACE DETAILS)



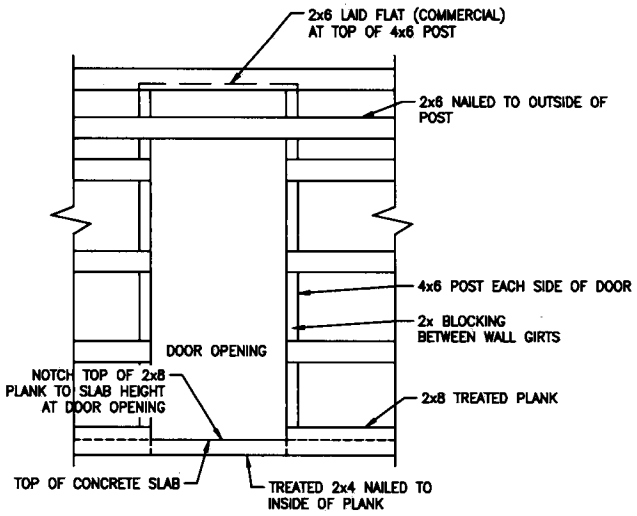
POST TO TRUSS BRACE
NOT TO SCALE



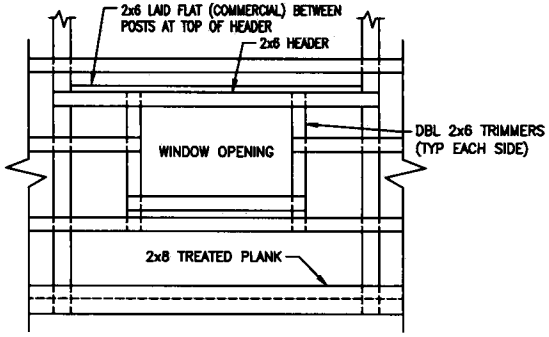
PURLIN CONNECTION
NOT TO SCALE



OVERHEAD DOOR HEADER
NOT TO SCALE



MAN DOOR OPENING
NOT TO SCALE



WINDOW OPENING
NOT TO SCALE

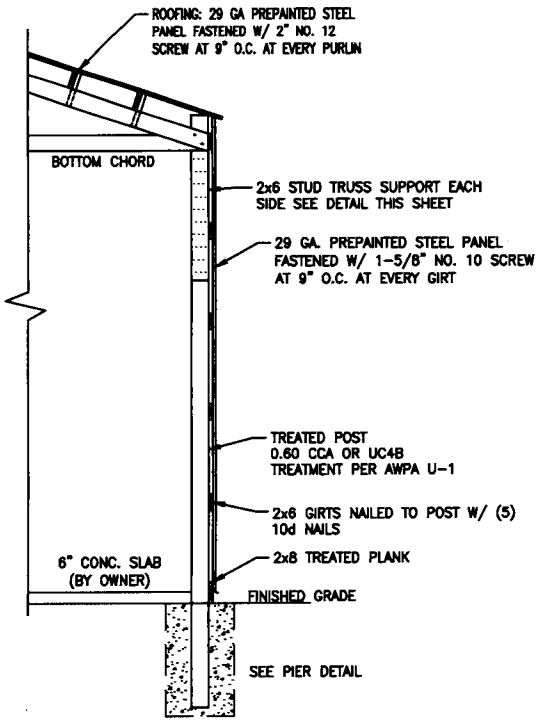
REGISTERED PROFESSIONAL ENGINEER
#7580454-2202
JAMES DEREK LLOYD
08/22/2022
STATE OF UTAH
ENGINEER STAMP

MOUNTAIN POINT ENGINEERING

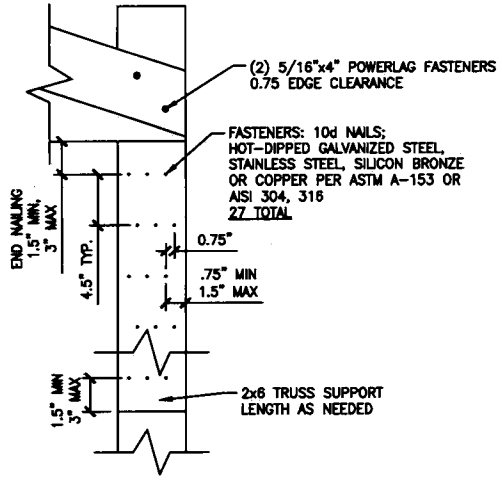
DETAIL SHEET

ROBERT LUNDGREEN BUILDING
HOOPER, UTAH

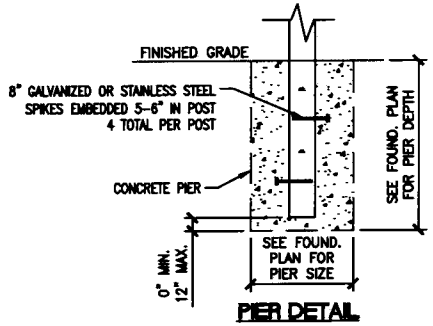
PROJECT B324
SCALE AS NOTED
DATE 08/22/2022
SHEET 07



TYPICAL WALL SECTION
NOT TO SCALE



TRUSS SUPPORT TO POST CONNECTION DETAIL
NOT TO SCALE



PIER DETAIL
NOT TO SCALE

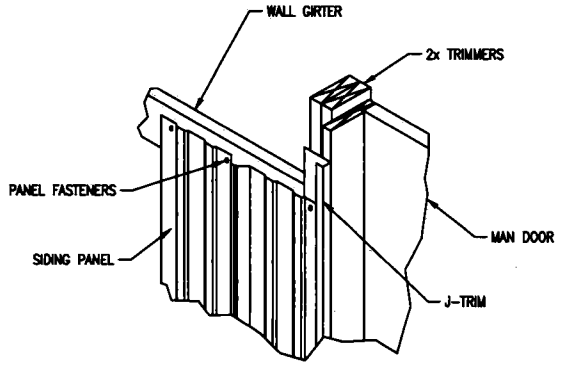
REGISTERED PROFESSIONAL ENGINEER
#7589454-2202
JAMES DEREK LLOYD
08/22/2022
STATE OF UTAH
ENGINEER STAMP

MOUNTAIN POINT ENGINEERING

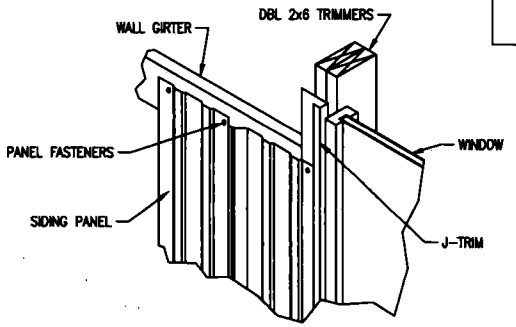
DETAIL SHEET

ROBERT LUNDGREEN BUILDING
HOOPER, UTAH

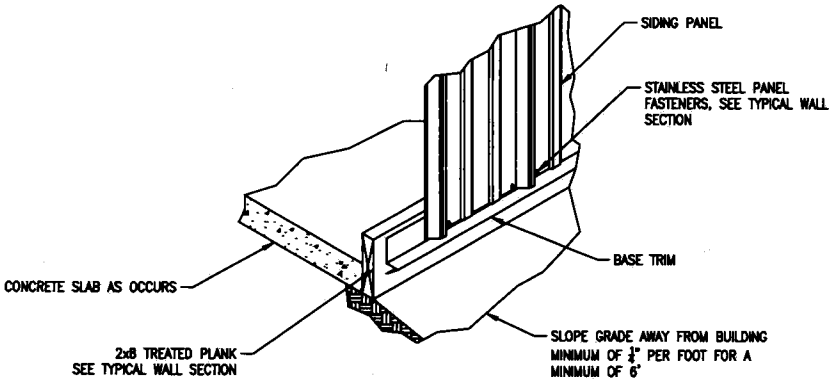
PROJECT	B324
SCALE	AS NOTED
DATE	08/22/2022
SHEET	08



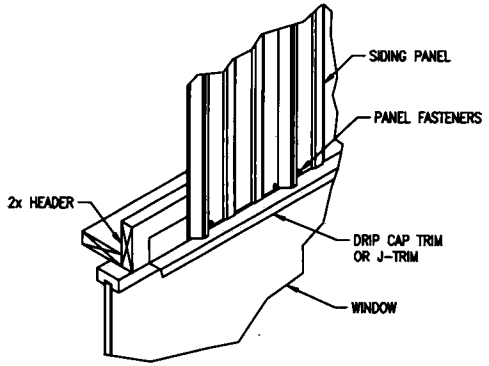
DOOR JAMB FLASHING
NOT TO SCALE



WINDOW JAMB FLASHING
NOT TO SCALE



BASE GUARD FLASHING
NOT TO SCALE



WINDOW / DOOR HEADER FLASHING
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
#7589454-2202
JAMES DEREK LLOYD
08/22/2022
STATE OF UTAH
ENGINEER STAMP

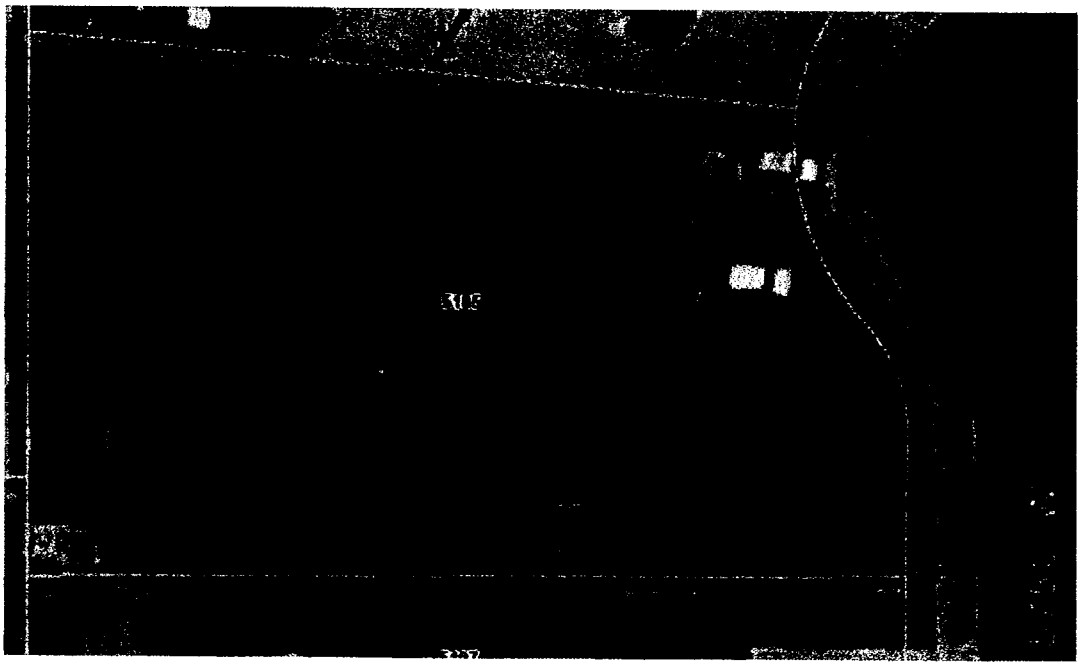
MOUNTAIN POINT ENGINEERING

DETAIL SHEET

ROBERT LUNDGREEN BUILDING
HOOPER, UTAH

PROJECT	B324
SCALE	AS NOTED
DATE	08/22/2022
SHEET	09

Site Plan



N

Robert Lundgreen
5185 S 5750 W
Hooper, UT

Parcel # 09-557-0012

10' from West property line
5' from North property line
12' from house
approx 62' from South property line

TERRY, SPENCER H & WF BEVERLY B TERRY
5866 W 5200 S Hooper, UT 84315

KELLER, DEANNA L & HUS CHRISTOPHER J KELLER
5194 S 5825 W Hooper, UT 84315

KILTS, MATTHEW
5726 W 5200 S Hooper, UT 84315

SNELL, JACQUELINE
5848 W 5300 S Hooper, UT 84315

REEVES, STEVEN G
5175 S 5825 W Hooper, UT 84315

PRICE, LEANN C
5807 W 5100 S Hooper, UT 84315

PAPENFUSS DUBOIS TRUST
5803 W 5200 S Hooper, UT 84315

WAHLEN, BROCK J & WF PAMELA WAHLEN
5183 S 5825 W Hooper, UT 84315

RAINFORD, AMBER R & HUS BRADLEY C RAINFORD
5774 W 5300 S Hooper, UT 84315

KYLE J HORSPOOL TRUST 1/2 ETAL
5177 S 5750 W Hooper, UT 84315

GARFF & KAMIE HUBBARD TRUST
5156 S 5725 W Hooper, UT 84315

BRIAN & CASSANDRA HALL FAMILY TRUST
5121 S 5725 W Hooper, UT 84315

ORTIZ JR, LUIS N & BRITTANI S ORTIZ
5761 W 5200 S Hooper, UT 84315

SCHLAACK, BRENDAN C & WF LAURIE SCHLAACK
5802 W 5300 S Hooper, UT 84315

GRANT & RANDY CHECKETTS LIVING TRUST
4764 W 5100 S Hooper, UT 84315

JONATHAN & LESLIE BOREN FAMILY TRUST
5865 W 5200 S Hooper, UT 84315

JENSON, EDWARD M & WF CLAUDIA JENSON

5747 W 5200 S Hooper, UT 84315

JENSON, EDWARD M & WF CLAUDIA JENSON
5196 S 5750 W Hooper, UT 84315

PAUL, ADAM & ASHLEY PAUL
5881 W 5200 S Hooper, UT 84315

DEYO, MATTHEW & WF MELODY EVANS
5816 W 5300 S Hooper, UT 84315

CHARLES & WENDY ASHBURN FAMILY TRUST
5176 S 5825 W Hooper, UT 84315

CROSS, RICHARD C & WF CHERE A CROSS
5145 S 5725 W Hooper, UT 84315

SPENDLOVE, DUSTIN W & WF JESSICA K SPENDLOVE
5116 S 5725 W Hooper, UT 84315

TAYLOR, MATT L & WF LORI L TAYLOR
5821 W 5100 S Hooper, UT 84315

KAPP, TREVOR R
5832 W 5300 S Hooper, UT 84315

DALE & PHYLLIS SPANGENTHAL TRUST
5195 S 5825 W Hooper, UT 84315

VLAANDEREN, PAM & HUS RICH VLAANDEREN
5687 W 5100 S Hooper, UT 84315

LYDAY, KIRT W & WF REBECCA S LYDAY
5186 S 5750 W Hooper, UT 84315

BRANDEWIE, WILLIAM L
5793 W 5100 S Hooper, UT 84315

JENSEN, JOSHUA NEIL & WF CELESTE M JENSEN
5775 W 5200 S Hooper, UT 84315

LARSEN, JALYNN & HUS BLAKE LARSEN
5733 W 5200 S Hooper, UT 84315

ANDERSON, SHARLEEN
5765 W 5100 S Hooper, UT 84315

BILL & GWENDLYN PETERSON TRUST
5887 W 5100 S Hooper, UT 84315

LEMAIRE, BARTON & JUNE GURULE
5133 S 5725 W Hooper, UT 84315

PEARCE, STEVEN R & WF JANET R PEARCE
5817 W 5200 S Hooper, UT 84315

JOYCE, KENNETH G & WF KRISTINE M JOYCE
5833 W 5200 S Hooper, UT 84315

KENNETH LANCE KETCHUM FAMILY TRUST
5779 W 5100 S Hooper, UT 84315

LUNDGREEN, JAMES & WF NATALIE LUNDGREEN
5294 S 5725 W Hooper, UT 84315

ADAMS, STACY J & HUS RANDALL A ADAMS
5760 W 5300 S Hooper, UT 84315

VLAANDEREN, PAM & HUS RICH VLAANDEREN
5687 W 5100 S Hooper, UT 84315

ADAMSON, ROBERT & AMBER ADAMSON
5274 S 5725 W Hooper, UT 84315

KILTS, MATTHEW & WF HOPE A KILTS
5726 W 5200 S Hooper, UT 84315

WARE, SCOTT R & WF MICHELE R WARE
5732 W 5300 S Hooper, UT 84315

EARL, CHAD & WF AMANDA EARL
5789 W 5200 S Hooper, UT 84315

BECRAFT, PAUL A & SHANDRA BECRAFT
5136 S 5725 W Hooper, UT 84315

HILL, MIKAYLA DAWN & WF DANIEL A STARKSEN
5849 W 5200 S Hooper, UT 84315

GBUR, MARK & WF KINDRA GBUR
5788 W 5300 S Hooper, UT 84315

LOCHNER, JOHN E
5882 W 5200 S Hooper, UT 84315

HUERTA, EUSEBIO G & WF YOLANDA HUERTA
5746 W 5300 S Hooper, UT 84315

MILES, KEVIN & WF SARAH MILES
4895 S 5900 W Hooper, UT 84315

PETERSON, BRANDON BILL & WF JAMIE LYNN PETERSON
5855 W 5100 S Hooper, UT 84315

SMITH, JAMIE & HUS JUSTIN J SMITH
5835 W 5100 S Hooper, UT 84315

CALL, DENISE & HUS GLEN L CALL JR
5864 W 5300 S Hooper, UT 84315

THOMPSON, BROOKE & HUS KODY THOMPSON
5197 S 5750 W Hooper, UT 84315

JARAMILLO, JEROMY & WF STEPHANIE JARAMILLO
5184 S 5825 W Hooper, UT 84315

HOOPER CITY INC.

5580 W. 4600 S.
Hooper City, UT 84315

APPLICATION TO AMEND THE HOOPER CITY

ZONING MAP

HOOPER CITY PAID SEP 07 2022 Amt 345.00 Int. Check 3457 Cash

Date Submitted: August 31, 2022

Petition No. _____ Parcel No. 09-077-0017, 10-012-0017, 10-012-0019, 09-077-0018, 09-077-0047

Date Submitted August 31, 2022

Address of Site 4848 S 5900 W, Hooper City, UT

Applicant's Name Derek E. Anderson (owner) Carl Belnap Fax No. [redacted]

Phone Number [redacted]

Address 649 E South Temple, Floor 2 Email [redacted]

FEE SCHEDULE **$250.00 plus $5 per acre the cost for publishing the notice in the Standard Examiner. The publishing cost will be determined and the applicant will be billed. The bill must be paid before it will be heard by the Planning Commission and Council.**

****

NOTE: The Applicant must submit **a plat map** from the County Recorder's Office which accurately delineates the property being considered and **a legal description** (see requirements listed on the back).

****

Present Zoning of Property: R-1, R-2 Present Use of Property: Farming

Proposed Zoning of Property: R-.75 Proposed use of Property if Property is Re-zoned (explain in detail)

To subdivide the property into .75 acre residential lots.

Acreage of Property: 19.06 Reason why Re-zoning is Requested:

To subdivide the property into .75 acre residential lots.

Will the proposed Re-zoning conform to the City Master Plan? X Yes _____ No (Explain and attach)

Signature of Applicant _____

Signature of Property Owner Carl Belnap

I authorize Derek E. Anderson to act as my representative in all matters relating to this applications.

Signature of Property Owner

****

Please answer the following questions with specifics and attach a separate sheet. This information will be forwarded to the city Planning Commission members for review.

a. Why should the present zoning be changed to allow this proposal?
b. How is the proposed change in harmony with the City Master Plan for this area?
c. If it is not, what conditions and circumstances have taken place in the general area since the Master Plan was adopted to warrant such a change?
d. How is the change in the public interest as well as the applicant's desire?

****

I. APPLICATION REQUIREMENTS FOR ZONING MAP CHANGE The property owner shall submit to the City Recorder of the Planning Committee the following:

A. An **application** formally requesting a zoning change and stating the reasons for the request.
B. A **property plat** of the area of the requested zone change. Plats are available at the Weber County Recorder's Office.
C. A **legal description** of the subject property.
D. A **re-zoning fee** as indicated on the zoning applications.
E. **Mailing addresses of all the neighboring property owners within 600 feet of the area to be re-zoned front, sides, and back of property lines of proposed property.**
F. **ADDRESSES NEED TO BE TYPED ON ADDRESS LABELS AND NOT HAND WRITTEN. The City will supply envelopes.**
G. **Postage stamps for each address**. The City will send out the letters to the property owners using the addresses and stamps provided by the applicant. You must show proof that all addresses were obtained. You may get on to the Weber County Website and go to Geo Gizmo. You must have mailing addresses not property addresses. You are responsible to make sure any returned letters are delivered to the property owners before the meeting.

II. The Planning Committee requires any zoning application to be submitted (1) one month prior to any City Planning Commission meeting. The zoning ordinance change request is then scheduled to be heard at the first Planning Commission meeting following the one month period. It is recommended the property owner/applicant be present at the meeting.

III. The Planning Commission will make a recommendation at their meeting to the City Council on the proposed change. The City Council may schedule a public hearing to discuss the proposed change. This hearing will be held 15 to 21 days following the recommendations from the Planning Commission to the Council.

IV. The City Council, following the public hearing, will pass a motion either approving or denying the requested zone change. Their decision is final. If the request is approved, an official zoning map/ordinance will be signed and filed.

V. The Re-zoning becomes effective 15 days after publication of the ordinance.

Planning District scheduled to hear this application for zone map change on:

Date: _____ Decision of Commission: _____

City Council sets public hearing:

Date: _____ Decision of Council: _____

Forms: Zoning Map: 01202016W

Application Questions A-D

a. Why should the present zoning be changed to allow this proposal?

The Mayor and City staff agree that this proposal is what the city desires. The bigger lots help maintain the rural feeling of the community, as well as coincide with future development plans.

b. How is the proposed change in harmony with the City Master Plan for this area?

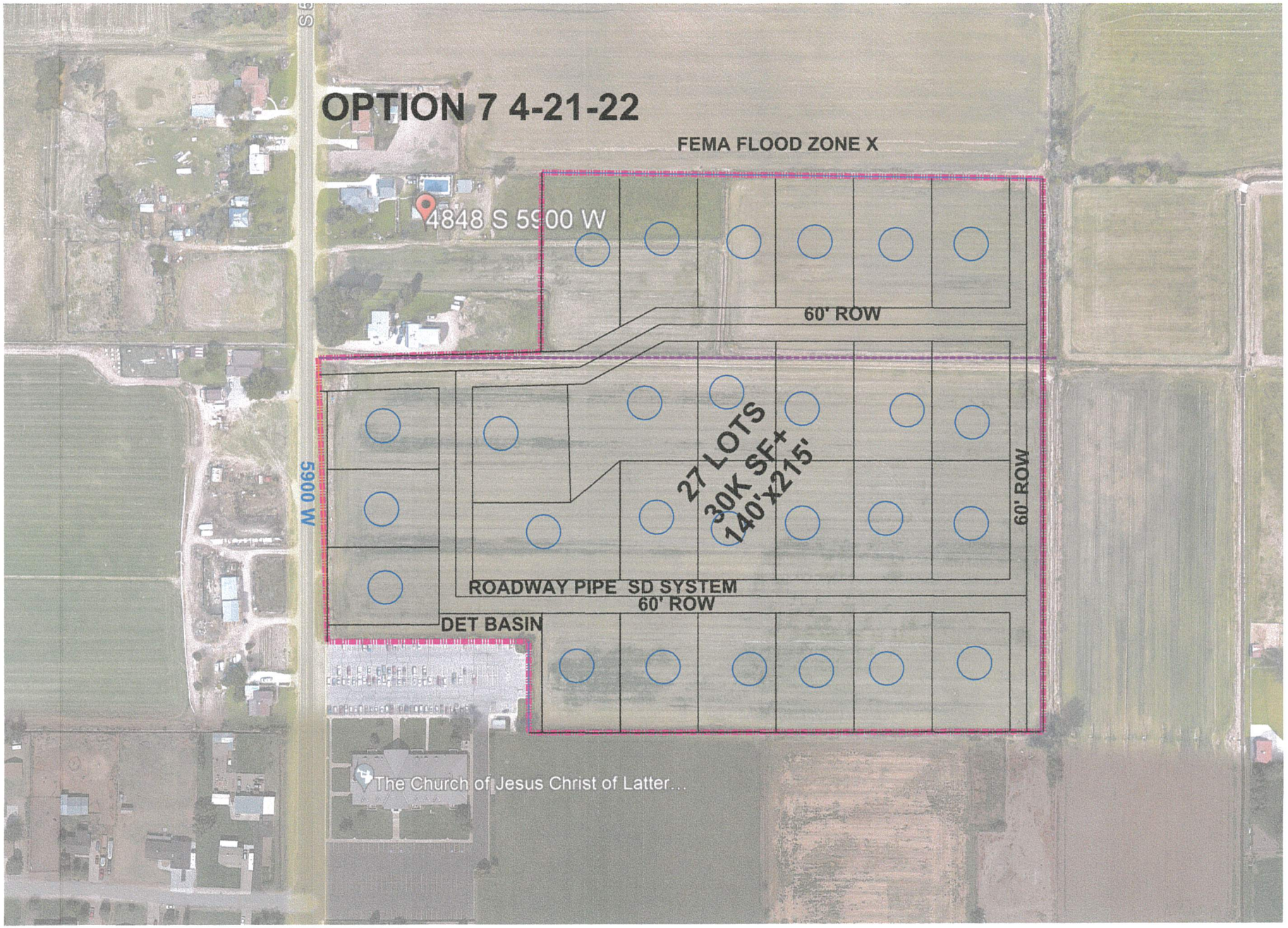
See above—the city master plan will be using the area of land in this proposition in the same manner in the future.

c. If it is not, what conditions and circumstances have taken place in the general area since the Master Plan was adopted to warrant such a change?

N/A

d. How is the change in the public interest as well as the applicant's desire?

See above. The public interest rests with maintaining a rural environment, as well as follows what the Master Plan has outlined.


OPTION 7 4-21-22
FEMA FLOOD ZONE X
4848 S 5900 W
60' ROW
27 LOTS
30K SF+
140'x215'
60' ROW
5900 W
ROADWAY PIPE SD SYSTEM
60' ROW
DET BASIN
The Church of Jesus Christ of Latter...

List of Names and Mailing Addresses of Owners of Parcels Within 600ft of Area Applying to Rezone

(Parcels Included in Rezoning Application are Highlighted)

085660007

Owner: WIDDISON, CLAIR & DEANN WIDDISON

Mailing Address: 4720 S 5675 W

Mailing City: HOOPER UT

Mailing Zip: 843153401

More Parcel Info...

080460003

Owner: STATE ROAD COMMISSION OF UTAH

Tax Unit: 376

Acreage: 0.03

More Parcel Info...

100100042

Owner: STATE ROAD COMMISSION OF UTAH

Tax Unit: 376

Acreage: 0.01

More Parcel Info...

085660004

Owner: SCHIFFMAN, TROY & WF ASHLEE SCHIFFMAN

Mailing Address: 605 W 3600 S

Mailing City: RIVERDALE UT

Mailing Zip: 844051726

More Parcel Info...

100100026

Owner: PEACOCK, KITTIE & HUS LYLE PEACOCK

Mailing Address: 4715 S 5900 W

Mailing City: HOOPER UT

Mailing Zip: 84315

More Parcel Info...

100100030

Owner: VAUGHN, SAMUEL W & WF DANA VAUGHN
Mailing Address: 4761 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 84315

More Parcel Info...

090770020

Owner: ALLEN, CRAIG & WF CONNIE ALLEN
Mailing Address: 4809 S 5500 W

Mailing City: HOOPER UT
Mailing Zip: 84315

More Parcel Info...
100100072
Owner: FLICK, MICHAEL ALLEN
Mailing Address: 4845 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 843159638

More Parcel Info...
090770048
Owner: MICOTT HOMES EMPLOYEES PROFIT SHARING TRUST FUND 34% ETAL
Mailing Address: PO BOX 100
Mailing City: HOOPER UT
Mailing Zip: 843150100

More Parcel Info...
085700004
Owner: PLATT, NATHAN A & WF JONI A PLATT
Mailing Address: 4645 S 5600 W
Mailing City: HOOPER UT
Mailing Zip: 843159632

More Parcel Info...
090770033
Owner: SMITH, RHONDA J
Mailing Address: 4882 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 84315

More Parcel Info...
100120002
Owner: MELVIN R ANDERSON & NINA N ANDERSON FAMILY TRUST
Mailing Address: 4848 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 843159638

More Parcel Info...
085660005
Owner: ANDERSON, BRUCE ETAL
Mailing Address: 4723 S 5675 W
Mailing City: HOOPER UT
Mailing Zip: 843153401

More Parcel Info...
090770056
Owner: CORP OF PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS
Mailing Address: 50 E NORTH TEMPLE ST FL 22
Mailing City: SALT LAKE CITY UT
Mailing Zip: 841500022

More Parcel Info...
100100040
Owner: LAKEVIEW FARMS 1 LLC
Mailing Address: 5419 S 3275 W
Mailing City: ROY UT
Mailing Zip: 840678004

More Parcel Info...
080460028
Owner: STATE ROAD COMMISSION OF UTAH

Tax Unit: 376
Acreage: 0.03

More Parcel Info...

085660003
Owner: BINGHAM, MARK L & WF AMY BINGHAM
Mailing Address: 5797 W 4600 S
Mailing City: HOOPER UT
Mailing Zip: 843159642

More Parcel Info...

090770023
Owner: CORP OF THE PRES BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS
Mailing Address: 50 E NORTH TEMPLE ST FL 22
Mailing City: SALT LAKE CITY UT
Mailing Zip: 841500022

More Parcel Info...

100100037
Owner: STATE ROAD COMMISSION OF UTAH
Tax Unit: 376
Acreage: 0.02

More Parcel Info...

090770019
Owner: MELVIN R ANDERSON & NINA N ANDERSON FAMILY TRUST
Mailing Address: 4848 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 843159638

More Parcel Info...

090770017

Owner: MARION KIMBALL BELNAP FAMILY TRUST 1/2 ETAL

Mailing Address: 506 KING ST

Mailing City: AMERICAN FORK UT

Mailing Zip: 840032116

More Parcel Info...

100100028
Owner: AUSERE, KARA & HUS DAVID AUSERE
Mailing Address: 4747 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 843159351

More Parcel Info...

100100033
Owner: WIDDISON, BRYCE
Mailing Address: PO BOX 262
Mailing City: HOOPER UT
Mailing Zip: 843150262

More Parcel Info...

100120019

Owner: MARION KIMBALL BELNAP FAMILY TRUST 1/2 ETAL

Mailing Address: 506 KING ST

Mailing City: AMERICAN FORK UT

Mailing Zip: 840032116

More Parcel Info...
090770012
Owner: HIGLEY, DAN L
Mailing Address: 5255 W 4950 S
Mailing City: HOOPER UT
Mailing Zip: 843159569

More Parcel Info...
100100075
Owner: WIDDISON, PAUL J & WF DEBRA T WIDDISON
Mailing Address: 5419 S 3275 W
Mailing City: ROY UT
Mailing Zip: 840678004

More Parcel Info...

090770040

Owner: CORP PRES BP CHURCH OF JESUS CHRIST LDS

Mailing Address: 50 E NORTH TEMPLE ST FL 22

Mailing City: SALT LAKE CITY UT

Mailing Zip: 841500022

More Parcel Info...
080460027
Owner: TALBOT, JOHN D
Mailing Address: 4830 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 84315

More Parcel Info...
080460004
Owner: MCCRACKEN, CAROLYN
Mailing Address: 4748 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 84315

More Parcel Info...

100100039

Owner: STATE ROAD COMMISSION OF UTAH

Tax Unit: 376

Acreage: 0.03

More Parcel Info...
100100073
Owner: LAKEVIEW FARMS 1 LLC
Mailing Address: 5419 S 3275 W
Mailing City: ROY UT
Mailing Zip: 840678004

More Parcel Info...
080460075
Owner: VOISARD, JACK A &ISABELLE VIOSARD INTERVIVOS TRUST

Mailing Address: 4765 S 5500 W
Mailing City: HOOPER UT
Mailing Zip: 843159348

More Parcel Info...

080460002
Owner: HOMESTEAD TRUST
Mailing Address: 993 S 200 E
Mailing City: LAYTON UT
Mailing Zip: 840414123

More Parcel Info...

100120015

More Parcel Info...

100120057
Owner: FAGE, WENDI WIDDISON 1/2 ETAL
Mailing Address: 5791 S 4075 W
Mailing City: ROY UT
Mailing Zip: 840678100

More Parcel Info...

085660006
Owner: KAPP, PRESTON J & WF JACEE J KAPP
Mailing Address: 4722 S 5675 W
Mailing City: HOOPER UT
Mailing Zip: 843153401

More Parcel Info...

100100076
Owner: LAKEVIEW FARMS 1 LLC
Mailing Address: 5419 S 3275 W
Mailing City: ROY UT
Mailing Zip: 840678004

More Parcel Info...

100100038
Owner: WIDDISON, PAUL J & WF DEBRA T WIDDISON
Mailing Address: 4819 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 843159638

More Parcel Info...

100120017

Owner: MARION KIMBALL BELNAP FAMILY TRUST ETAL

Mailing Address: 506 KING ST

Mailing City: AMERICAN FORK UT

Mailing Zip: 840032116

More Parcel Info...

090770018

Owner: MARION KIMBALL BELNAP FAMILY TRUST 1/2 ETAL

Mailing Address: 506 KING ST

Mailing City: AMERICAN FORK UT

Mailing Zip: 840032116

More Parcel Info...

090770047

Owner: MARION KIMBALL BELNAP FAMILY TRUST 1/2 ETAL

Mailing Address: 506 KING ST

Mailing City: AMERICAN FORK UT

Mailing Zip: 840032116

More Parcel Info...

100120056
Owner: FAGE, WENDI WIDDISON 1/2 ETAL
Mailing Address: 5791 S 4075 W
Mailing City: ROY UT
Mailing Zip: 840678100

More Parcel Info...
10-012-0059
Owner: Rae E Miles Trust
Mailing Address: 4895 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 843159638

More Parcel Info...
100120006
Owner: GILBERT & BONNIE KAP FAMILY TRUST
Mailing Address: 4021 S 5350 W
Mailing City: HOOPER UT
Mailing Zip: 843159612

More Parcel Info...
080460031
Owner: MANNING FAMILY REVOCABLE TRUST
Mailing Address: 4708 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 843159351

More Parcel Info...

HOOPER CITY INC.

5580 W. 4600 S.
Hooper City, UT 84315

APPLICATION TO AMEND THE
HOOPER CITY

ZONING MAP

HOOPER CITY
PAID
SEP 07 2022
Amt 285.00 Int. —
Check # 3457 Cash ☐

Date Submitted: August 31, 2022

Petition No. ____ Parcel No. 09-077-0019,

Date Submitted August 31, 2022

Address of Site 4848 S 5900 W, Hooper City, UT

Applicant's Name Derek E. Anderson (owner) Mark Anderson Fax No. [redacted]

Phone Number [redacted]

Address 649 E South Temple, Floor 2 Email [redacted]

FEE SCHEDULE **$250.00 plus $5 per acre the cost for publishing the notice in the Standard Examiner. The publishing cost will be determined and the applicant will be billed. The bill must be paid before it will be heard by the Planning Commission and Council.**

****

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****

Present Zoning of Property: R-1, R-2 Present Use of Property: Farming

Proposed Zoning of Property: R-.75 Proposed use of Property if Property is Re-zoned (explain in detail) ___

To subdivide the property into .75 acre residential lots.

Acreage of Property: 6.67 acres Reason why Re-zoning is Requested: ___

To subdivide the property into .75 acre residential lots.

Will the proposed Re-zoning conform to the City Master Plan? X Yes ____ No (Explain and attach)

Signature of Applicant ____

Signature of Property Owner Mark R Anderson

I authorize Derek E. Anderson to act as my representative in all matters relating to this applications.

Signature of Property Owner

****

Please answer the following questions with specifics and attach a separate sheet. This information will be forwarded to the city Planning Commission members for review.

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Planning District scheduled to hear this application for zone map change on:

Date: _____ Decision of Commission: _____

City Council sets public hearing:

Date: _____ Decision of Council: _____

Forms: Zoning Map: 01202016W

Legal Descriptions of Parcels owned by MELVIN R ANDERSON & NINA N ANDERSON FAMILY TRUST

09-077-0019

PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH,RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:BEGINNING 0.40 CHAINS SOUTH OF THE NORTHWEST CORNER OF SAIDSECTION 18; RUNNING THENCE EAST 18.75 CHAINS; THENCE SOUTH4.95 CHAINS; THENCE NORTH 89D WEST 901.56 FEET; THENCENORTH 100 FEET; THENCE WEST 335.94 FEET; THENCE NORTH 226.70FEET TO THE PLACE OF BEGINNING.

Application Questions A-D

a. Why should the present zoning be changed to allow this proposal?

The Mayor and City staff agree that this proposal is what the city desires. The bigger lots help maintain the rural feeling of the community, as well as coincide with future development plans.

b. How is the proposed change in harmony with the City Master Plan for this area?

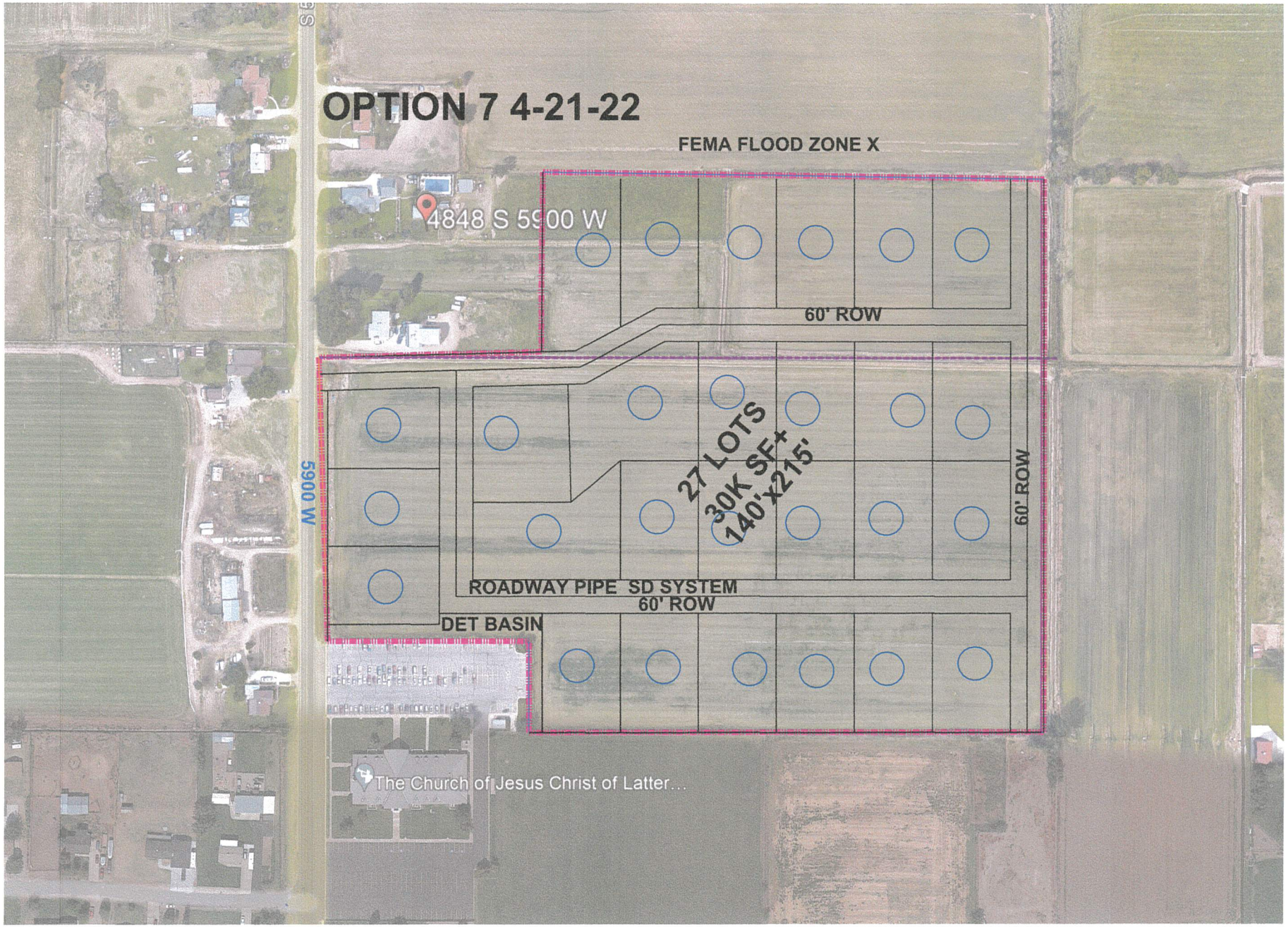
See above—the city master plan will be using the area of land in this proposition in the same manner in the future.

c. If it is not, what conditions and circumstances have taken place in the general area since the Master Plan was adopted to warrant such a change?

N/A

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OPTION 7 4-21-22
FEMA FLOOD ZONE X
4848 S 5900 W
60' ROW
27 LOTS
30K SF+
140'x215'
60' ROW
5900 W
ROADWAY PIPE SD SYSTEM
60' ROW
DET BASIN
The Church of Jesus Christ of Latter...

List of Names and Mailing Addresses of Owners of Parcels Within 600ft of Area Applying to Rezone

(Parcels Included in Rezoning Application are Highlighted)

085660007
Owner: WIDDISON, CLAIR & DEANN WIDDISON
Mailing Address: 4720 S 5675 W
Mailing City: HOOPER UT
Mailing Zip: 843153401

More Parcel Info...
080460003
Owner: STATE ROAD COMMISSION OF UTAH
Tax Unit: 376
Acreage: 0.03

More Parcel Info...
100100042
Owner: STATE ROAD COMMISSION OF UTAH
Tax Unit: 376
Acreage: 0.01

More Parcel Info...
085660004
Owner: SCHIFFMAN, TROY & WF ASHLEE SCHIFFMAN
Mailing Address: 605 W 3600 S
Mailing City: RIVERDALE UT
Mailing Zip: 844051726

More Parcel Info...
100100026
Owner: PEACOCK, KITTIE & HUS LYLE PEACOCK
Mailing Address: 4715 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 84315

More Parcel Info...
100100030
Owner: VAUGHN, SAMUEL W & WF DANA VAUGHN
Mailing Address: 4761 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 84315

More Parcel Info...
090770020
Owner: ALLEN, CRAIG & WF CONNIE ALLEN
Mailing Address: 4809 S 5500 W
Mailing City: HOOPER UT
Mailing Zip: 84315

More Parcel Info...
100100072
Owner: FLICK, MICHAEL ALLEN
Mailing Address: 4845 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 843159638

More Parcel Info...
090770048
Owner: MICOTT HOMES EMPLOYEES PROFIT SHARING TRUST FUND 34% ETAL
Mailing Address: PO BOX 100

Mailing City: HOOPER UT
Mailing Zip: 843150100

More Parcel Info...
085700004
Owner: PLATT, NATHAN A & WF JONI A PLATT
Mailing Address: 4645 S 5600 W
Mailing City: HOOPER UT
Mailing Zip: 843159632

More Parcel Info...
090770033
Owner: SMITH, RHONDA J
Mailing Address: 4882 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 84315

More Parcel Info...
100120002
Owner: MELVIN R ANDERSON & NINA N ANDERSON FAMILY TRUST
Mailing Address: 4848 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 843159638

More Parcel Info...
085660005
Owner: ANDERSON, BRUCE ETAL
Mailing Address: 4723 S 5675 W
Mailing City: HOOPER UT
Mailing Zip: 843153401

More Parcel Info...
090770056
Owner: CORP OF PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS
Mailing Address: 50 E NORTH TEMPLE ST FL 22
Mailing City: SALT LAKE CITY UT
Mailing Zip: 841500022

More Parcel Info...
100100040
Owner: LAKEVIEW FARMS 1 LLC
Mailing Address: 5419 S 3275 W
Mailing City: ROY UT
Mailing Zip: 840678004

More Parcel Info...
080460028
Owner: STATE ROAD COMMISSION OF UTAH
Tax Unit: 376
Acreage: 0.03

More Parcel Info...
085660003
Owner: BINGHAM, MARK L & WF AMY BINGHAM
Mailing Address: 5797 W 4600 S
Mailing City: HOOPER UT
Mailing Zip: 843159642

More Parcel Info...
090770023
Owner: CORP OF THE PRES BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS
Mailing Address: 50 E NORTH TEMPLE ST FL 22

Mailing City: SALT LAKE CITY UT
Mailing Zip: 841500022

More Parcel Info...

100100037

Owner: STATE ROAD COMMISSION OF UTAH

Tax Unit: 376

Acreage: 0.02

More Parcel Info...

090770019

Owner: MELVIN R ANDERSON & NINA N ANDERSON FAMILY TRUST

Mailing Address: 4848 S 5900 W

Mailing City: HOOPER UT

Mailing Zip: 843159638

More Parcel Info...

090770017

Owner: MARION KIMBALL BELNAP FAMILY TRUST 1/2 ETAL

Mailing Address: 506 KING ST

Mailing City: AMERICAN FORK UT

Mailing Zip: 840032116

More Parcel Info...

100100028
Owner: AUSERE, KARA & HUS DAVID AUSERE
Mailing Address: 4747 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 843159351

More Parcel Info...

100100033
Owner: WIDDISON, BRYCE
Mailing Address: PO BOX 262
Mailing City: HOOPER UT
Mailing Zip: 843150262

More Parcel Info...

100120019

Owner: MARION KIMBALL BELNAP FAMILY TRUST 1/2 ETAL

Mailing Address: 506 KING ST

Mailing City: AMERICAN FORK UT

Mailing Zip: 840032116

More Parcel Info...

090770012
Owner: HIGLEY, DAN L
Mailing Address: 5255 W 4950 S
Mailing City: HOOPER UT

Mailing Zip: 843159569

More Parcel Info...
100100075
Owner: WIDDISON, PAUL J & WF DEBRA T WIDDISON
Mailing Address: 5419 S 3275 W
Mailing City: ROY UT
Mailing Zip: 840678004

More Parcel Info...
090770040
Owner: CORP PRES BP CHURCH OF JESUS CHRIST LDS
Mailing Address: 50 E NORTH TEMPLE ST FL 22
Mailing City: SALT LAKE CITY UT
Mailing Zip: 841500022

More Parcel Info...
080460027
Owner: TALBOT, JOHN D
Mailing Address: 4830 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 84315

More Parcel Info...
080460004
Owner: MCCRACKEN, CAROLYN
Mailing Address: 4748 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 84315

More Parcel Info...
100100039
Owner: STATE ROAD COMMISSION OF UTAH
Tax Unit: 376
Acreage: 0.03

More Parcel Info...
100100073
Owner: LAKEVIEW FARMS 1 LLC
Mailing Address: 5419 S 3275 W
Mailing City: ROY UT
Mailing Zip: 840678004

More Parcel Info...
080460075
Owner: VOISARD, JACK A &ISABELLE VIOSARD INTERVIVOS TRUST
Mailing Address: 4765 S 5500 W
Mailing City: HOOPER UT
Mailing Zip: 843159348

More Parcel Info...
080460002
Owner: HOMESTEAD TRUST
Mailing Address: 993 S 200 E
Mailing City: LAYTON UT
Mailing Zip: 840414123

More Parcel Info...

100120015

More Parcel Info...

100120057

Owner: FAGE, WENDI WIDDISON 1/2 ETAL
Mailing Address: 5791 S 4075 W
Mailing City: ROY UT
Mailing Zip: 840678100

More Parcel Info...

085660006

Owner: KAPP, PRESTON J & WF JACEE J KAPP
Mailing Address: 4722 S 5675 W
Mailing City: HOOPER UT
Mailing Zip: 843153401

More Parcel Info...

100100076

Owner: LAKEVIEW FARMS 1 LLC
Mailing Address: 5419 S 3275 W
Mailing City: ROY UT
Mailing Zip: 840678004

More Parcel Info...

100100038

Owner: WIDDISON, PAUL J & WF DEBRA T WIDDISON
Mailing Address: 4819 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 843159638

More Parcel Info...

100120017

Owner: MARION KIMBALL BELNAP FAMILY TRUST ETAL

Mailing Address: 506 KING ST

Mailing City: AMERICAN FORK UT

Mailing Zip: 840032116

More Parcel Info...

090770018

Owner: MARION KIMBALL BELNAP FAMILY TRUST 1/2 ETAL

Mailing Address: 506 KING ST

Mailing City: AMERICAN FORK UT

Mailing Zip: 840032116

More Parcel Info...

090770047

Owner: MARION KIMBALL BELNAP FAMILY TRUST 1/2 ETAL

Mailing Address: 506 KING ST

Mailing City: AMERICAN FORK UT

Mailing Zip: 840032116

More Parcel Info...

100120056
Owner: FAGE, WENDI WIDDISON 1/2 ETAL
Mailing Address: 5791 S 4075 W
Mailing City: ROY UT
Mailing Zip: 840678100

More Parcel Info...

10-012-0059
Owner: Rae E Miles Trust
Mailing Address: 4895 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 843159638

More Parcel Info...

100120006
Owner: GILBERT & BONNIE KAP FAMILY TRUST
Mailing Address: 4021 S 5350 W
Mailing City: HOOPER UT
Mailing Zip: 843159612

More Parcel Info...

080460031
Owner: MANNING FAMILY REVOCABLE TRUST
Mailing Address: 4708 S 5900 W
Mailing City: HOOPER UT
Mailing Zip: 843159351

More Parcel Info...

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 732-1064 - Fax 732-0598

☒ Fee: $200.00
Total sq. ft. of Structure 3200.
Date Submitted 9/8/22

HOOPER CITY
PAID
SEP 08 2022
Amt 200.00 Init. [illegible]
Check ☐ cc Cash ☐

Conditional Use Permit Oversized Structure

Print Applicant Name: Dennis Blanchard
Address: 5302 S 4700 W
Phone #: [redacted]
Day Time Phone #: [redacted] Email: _____

☑ **Provide site plan drawings including all of the following: (Site plan must be to scale).**

- Map of property showing adjacent streets
- Building dimensions and distance from other structure
- Distance from property lines. (The drip edge must be at least 3 feet from property lines. If you are on a corner lot or have easements attached to your property it may be more than the 3 feet.)
- List any easements on property
- Roof pitch, roof height, roofing material and drip line distance to other structure and property lines
- Concept drawing of what structure will look like
- Building materials
- Driveway materials
- Landscaping design

☐ What will the structure be used for? Repair of farming equipment and vehicles
☐ Will any plumbing be installed in the structure? Yes X No____
☐ Will any electricity be installed in the structure? Yes X No____
☐ Will structure be used for a business? Yes X No____
If yes, have you applied for a business license with Hooper City? Yes X No____
Explain: Part of building to be used by my son and his business.
☐ Provide stamps and ***mailing addresses*** not parcel addresses for all property owners within 600 feet from your property. (front, sides and back). ***The addresses must be typed and printed on address labels, not hand written.*** Mailing Addresses are available on the Weber County Web-Site at www.co.weber.ut.us. then go to Geo Gizmo. It will pull up a map. Outline the area you want, then us the tool bar at the bottom of the screen to get parcel information and ***mailing addresses. Also, bring in a copy of the map you used with the parcels marked that the addresses came from.***

Please address these issues on the back of this application.

Traffic problems	Safety issues	Noise	Parking
Fencing	Pollution	Odors	Design
Business operation	Use of structure	Easements	

I hereby certify that the above information is accurate to the best of my knowledge. I certify that I will comply with all state and local requirements before and after building this structure. I understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months, the Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review. I or a representative will be present at the Planning Commission Meeting.

Signature: _____ Date: 9/8/22

Name of Applicant

****

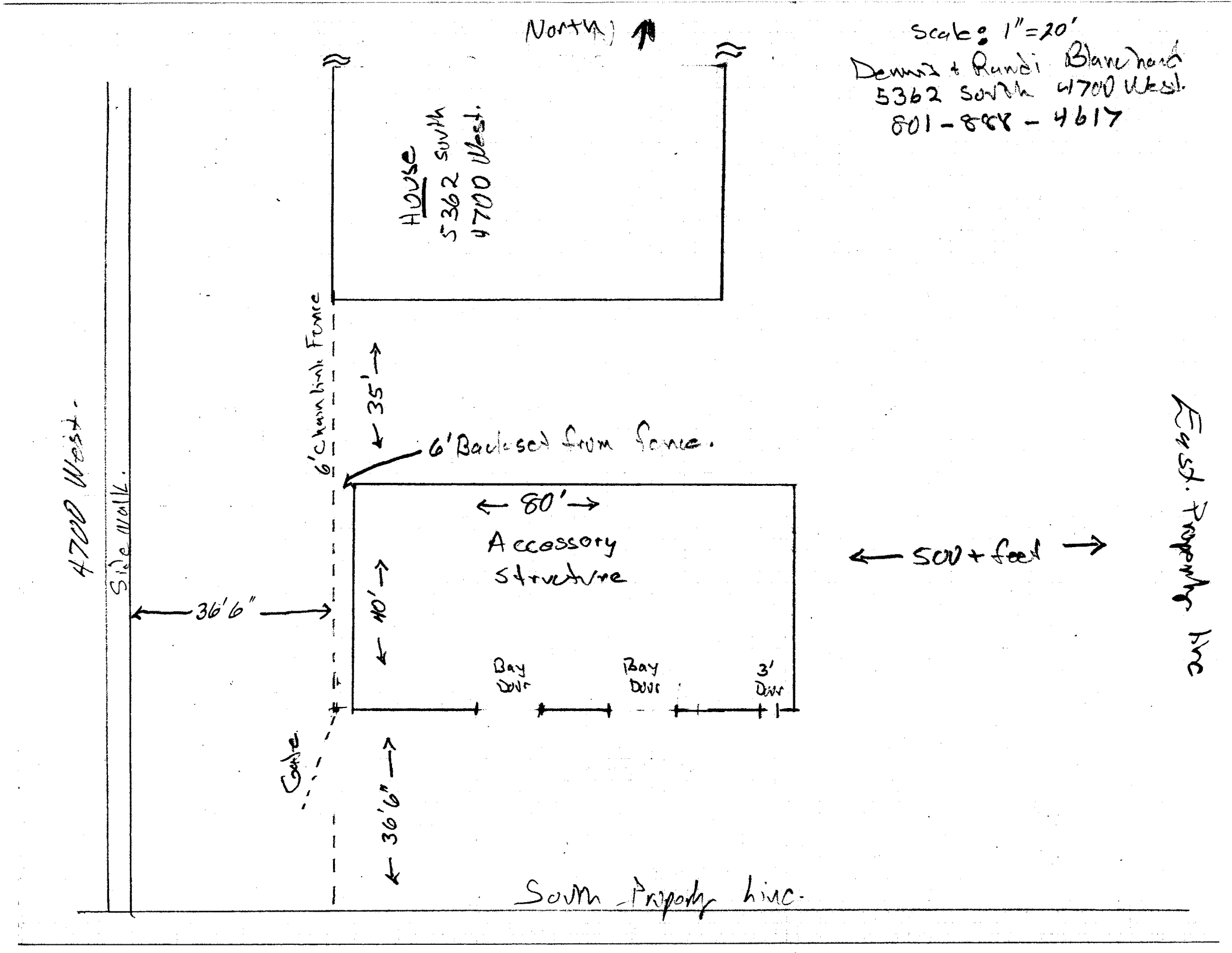
_____ Approval Date:_____ Disapproval Date:_____
Planning Commission Chairman

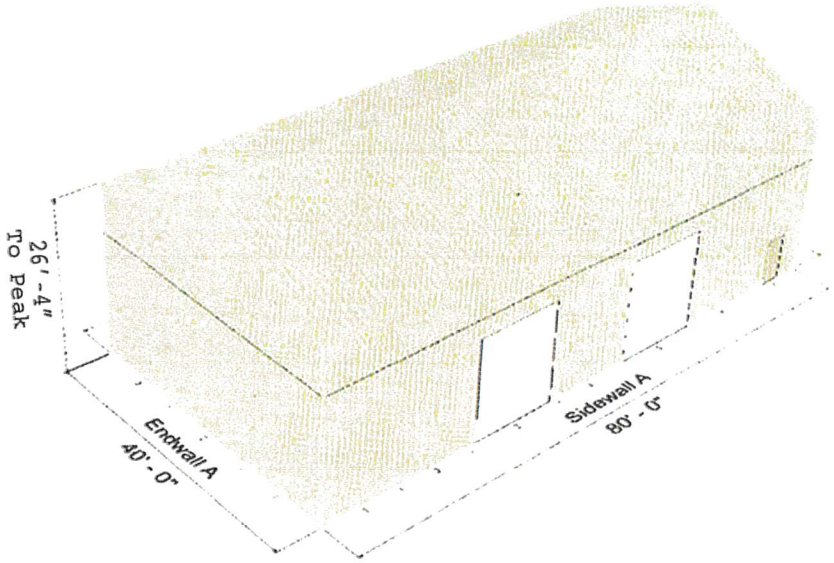
Comments/Conditions:_____

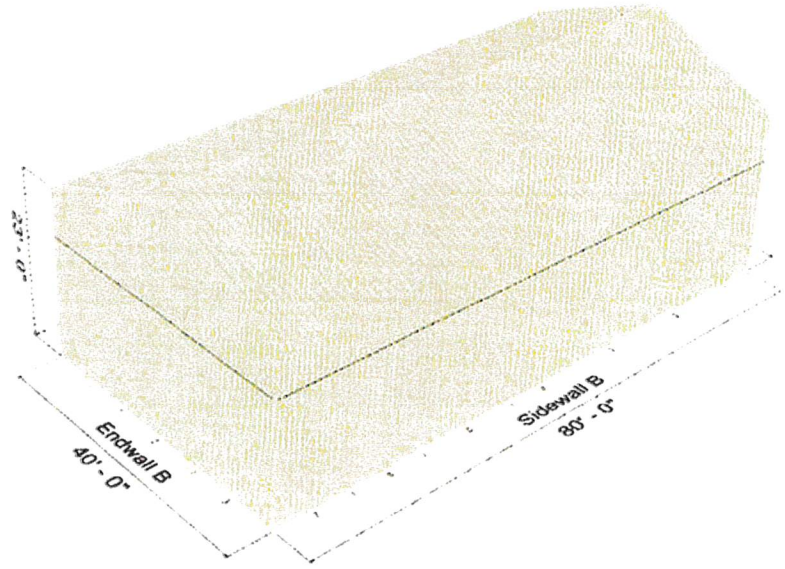
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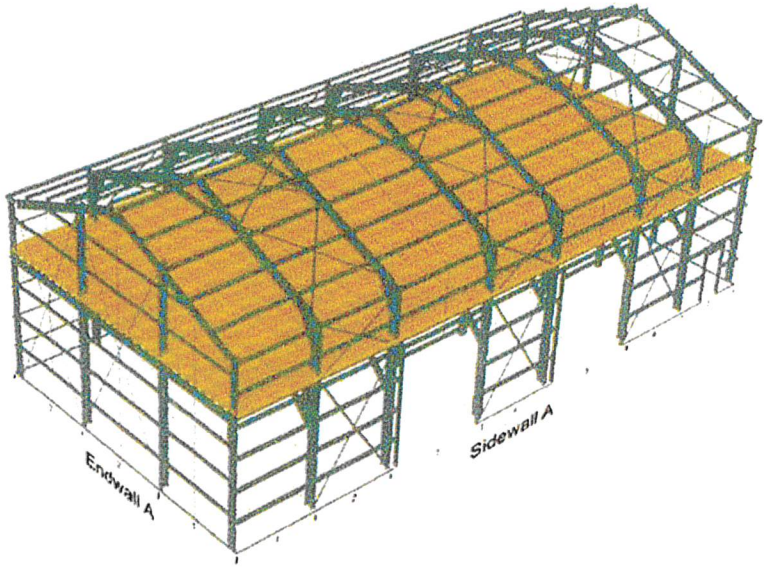
_____

Completed application, fee and all other documents must be submitted three weeks before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.


North
Scale: 1"=20'
Dennis + Randi Blanchard
5362 South 4700 West.
801-968-4617
House
5362 South
4700 West.
6' Chain link Fence
35'
6' Backset from fence.
80'
Accessory
Structure
50' + feet
36'6"
10'
Bay
Door
Bay
Door
3'
Door
Center
36'6"
4700 West.
Side Walk.
East Property line
South Property line.

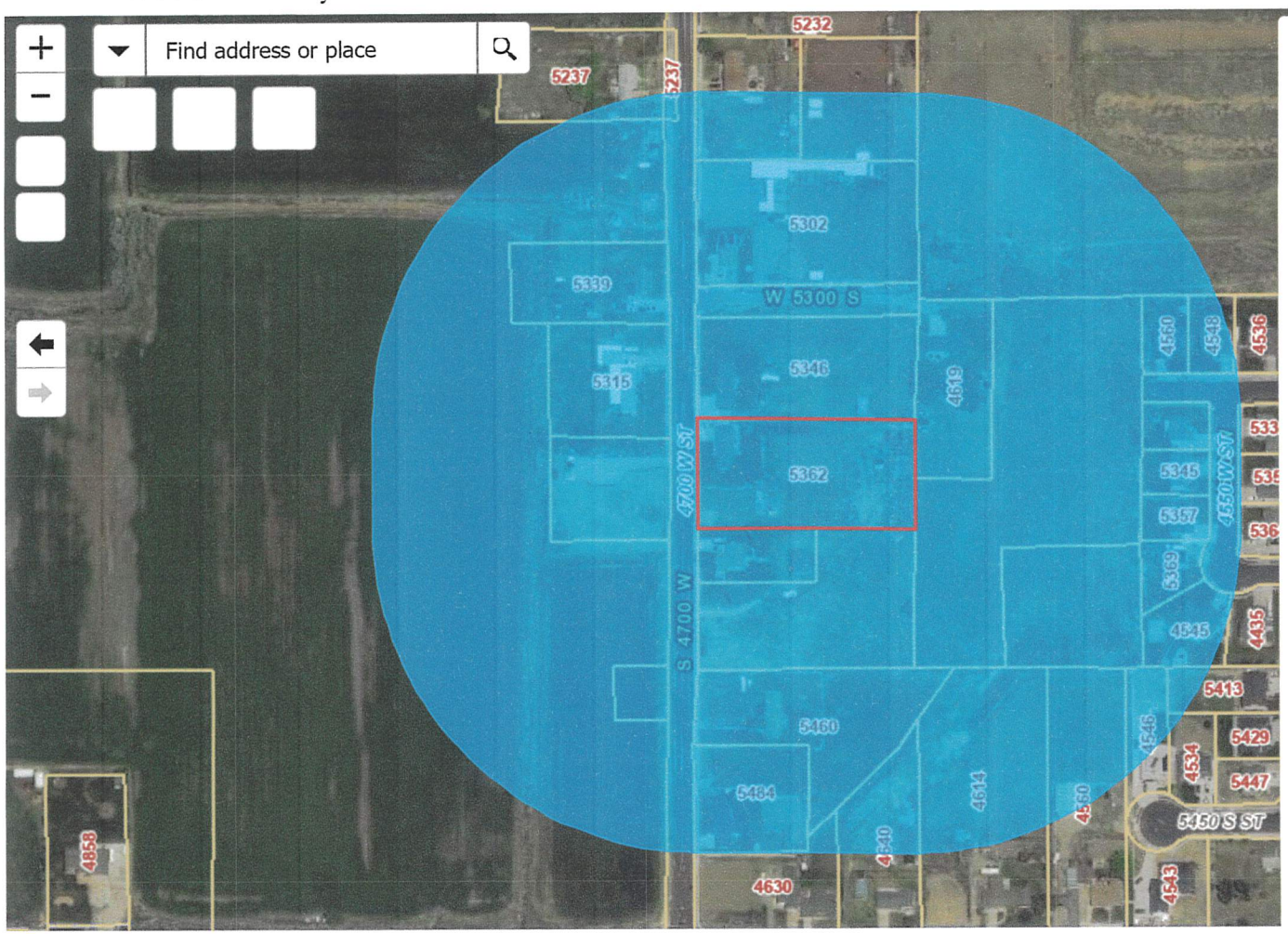

26'-4"
To Peak
Endwall A
40' - 0"
Sidewall A
80' - 0"


Endwall B
40' - 0"
Sidewall B
80' - 0"


Endwall A
Sidewall A

Weber County Geo-Gizmo

Recorder Surveyor Elections Planning Mapping Create Mailer H



Enhanced Search

By Shape | By Value | By Spatial | Results

Optionally apply a search distance:

600 Feet

Clear Buffer

Search features of:

Parcels

Using one of these spatial relationships:

300ft

-112.086 41.169 Degrees

600'
600'
600'
600'
S 4700 W
4700 W ST
5237
5339
5315
5484
5460
5362
5346
5300 S ST
5302
5540
4619
4614
4560
4546
4543
5369
5357
5345
4560
4534
4545
4548
5447
5429
5413
4435
4550 W ST
5364
5350
5336
4536
4525 W ST
S 4525 W
5375 S ST
5325 S ST
4524
4520
4521
4515
4512
5449
4506
4507
4501
4490
4492
4493
4487
4478
4477
5309
5297
5293
5287
5263
5247
4490
Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SEAN & MALISSA STEPHENS
4548 W 5325 S
HOOPER UT 84315-6711

DAVE & AMY REISCHAUER
4535 W 5375 S
HOOPER UT 84315

HAMBLIN INVESTMENTS INC
2335 E 2400 N
LAYTON UT 84040-8038

SCOTT R & JANA L HAVEY
4560 W 5325 S
HOOPER UT 84315-6711

ANTHONY CLARK & KRISTIN SMITH
5413 S 4525 W
HOOPER UT 84315-6781

BRIAN THOMPSON & MARITA STANFIELD
5396 S 4700 W
HOOPER UT 84315-9516

LOPETI & ISITA FAKALATA
5333 S 4550 W
HOOPER UT 84315-6710

CHRISTE R & JEREMY R MILLER
4534 W 5450 S
HOOPER UT 84315-6782

NICHOLAS LYNN & MANDY HARRIS
2053 W BRYNN AVE #5
WEST HAVEN UT 84401-6754

CHRIS R & CARLEY THIEL
5345 S 4550 W
HOOPER UT 84315-6710

REX & JENNIFER SCHWAB
1816 W 1520 N
CLINTON UT 84015-8275

RAY M CHRISTENSEN
5315 S 4700 W
HOOPER UT 84315

JIMMY WALTON & HEATHER HUBERT
5357 S 4550 W
HOOPER UT 84315-6710

WILLIAM H & CAROL WHEELWRIGHT
4560 W 5500 S
HOOPER UT 84315

OSCAR T & CAROLYN M FELTER
5346 S 4700 W
HOOPER UT 84315

ERIC & JAMIE LEWIS
5369 S 4550 W
HOOPER UT 84315

R NED & BARBARA B WILLIE TRUST
4614 W 5500 S
HOOPER UT 84315

ANDREW K HENDRICKS
5339 S 4700 W
HOOPER UT 84315-9519

CLINT S & STACI J RASMUSSEN
5336 S 4550 W
HOOPER UT 84315-6710

DAVID F & SUZANNE H STANGER
4640 W 5500 S
HOOPER UT 84315-9202

BETH J CHRISTENSEN TRUST 1/2 ETAL
5339 S 4700 W
HOOPER UT 84315-9519

MICHAEL A CURRY
5350 S 4550 W
HOOPER UT 84315

MICHAEL B & SHIRLEY M SJOBERG
4630 W 5500 S
HOOPER UT 84315-9202

JUSTIN M & RICHARD DAVIS
5258 S 4700 W
HOOPER UT 84315-9516

LANCE E & DENIELLE HINDS
5364 S 4550 W
HOOPER UT 84315-6710

BLAINE A & ELAINE F BINGHAM
5480 S 4700 W
HOOPER UT 84315-9516

KELLY D & KELLI C CHRISTENSEN
5237 S 4700 W
HOOPER UT 84315

BRYCE R & LAURIE DAVIES
4545 W 5375 S
HOOPER UT 84315-6709

TRENT B & SHALISA A BINGHAM
5480 S 4700 W
HOOPER UT 84315-9516

PHILLIP & JUDY WHITE
PO BOX 610
ROY UT 84067-0610

HAMBLIN INVESTMENTS INC
928 W 1800 N
CLINTON UT 84015-6608

PHILLIP L ETAL WHITE
5302 S 4700 W
HOOPER UT 84315-9516

SYDNEY J & JUDITH J HAFEN
4619 W 5300 S
HOOPER UT 84315

BROOKS ESTATES 2 LLC
2105 W 1800 N
FARR WEST UT 84404-9508

JIMMY WALTON & HEATHER HUBERT
5357 S 4550 W
HOOPER UT 84315-6710

CAROLYN MAY SPICER LIVING TRUST ETAL
4536 W 5325 S
HOOPER UT 84315-6711

WEBER COUNTY CORP WEBER COUNTY
2380 WASHINGTON BLVD #350
OGDEN UT 84401-1456

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name MH Acres Zone R1 Date Submitted August 10, 2022

Address of Subdivision 7453 W. 5100 S. Hooper City, UT No. of Units or Lots 1

Owner Name Max Hunter Address 5640 S. 7100 W. Ph [redacted]

Fax # NA Email Address [redacted]

Subdivider's Name Brian Buchanan Address 1655 Cascade St. Ph [redacted]

Fax # NA Email Address [redacted]

Name of Intended Escrow Holder Brian Buchanan Address 1655 Cascade St., Pocatello, ID 83201

Contact Name _____ Ph [redacted] Fax # NA Email [redacted]

Surveyor's Name Pinnacle Engineering & Land Surveying Inc. Address 327 W Gordon Ave #3 Layton, UT 84041 Ph [redacted]

Engineer's Name Same as Surveyor Address _____ Ph _____

Secondary Water Available? No Contact _____ Ph _____

Secondary Water System in Place? Yes Type Flood Irrigation Ph _____

Culinary Water Available? Yes Type Hooper Water Ph 801-985-1991

Sewer Connection Available? No Contact _____ Type _____

Septic System Appears Feasible? Yes Contact Weber County Type Septic

Is Property in a Flood Hazard Area? No Flood Zone NA Lowest Elevation 4226'

Access Road Above 4215' Elevation? Yes Source Plat and Drainage Study

Please describe any agreements, rights-of-way, easements etc, that could affect this site:

There are none that would affect this proposed site.

Describe history of parcel being subdivided, approximate dates and acreage of past land divisions:

Undeveloped farm ground; first subdivision was several years ago.

The above information is true and accurate to the best of my knowledge.

Date _____ **Signature** _____

Office Use Only

Subdivision Preliminary Fee: _____ Preliminary Approval Date: _____

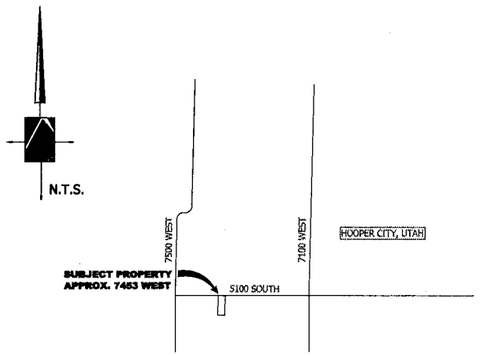
Subdivision Final Fee: _____ Final Approval Date: _____

Number of Copies: _____ Envelopes: _____

MH ACRES SUBDIVISION

7453 WEST 5100 SOUTH
HOOPER, UTAH

VICINITY MAP



GENERAL NOTES

1) ALL WORK PERFORMED ON HOOPER CITY OWNED UTILITIES & CONNECTIONS THERETO SHALL CONFORM TO THE HOOPER CITY STANDARDS & SPECIFICATIONS.

2) THESE PLANS MAY CALL FOR FOR THE RELOCATION OR REMOVAL OF EXISTING DRY UTILITIES BUT THESE DRAWINGS ARE NOT DESIGN DRAWINGS FOR THE DRY UTILITY INFRASTRUCTURE. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES SHOULD UTILITY RELOCATIONS OR REMOVALS BE REQUIRED.

3) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.

4) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.

5) LOCAL BENCHMARK ELEV. = 4225.24 MEASURED ON THE ROAD CENTERLINE MONUMENT LOCATED AT THE INTERSECTION OF 7500 WEST WITH 5100 SOUTH.

DEVELOPER

BRIAN BUCHANAN
TEL: 208-240-4388

ENGINEER / SURVEYOR

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave. Suite #3
LAYTON, UT 84041
Phone: (801) 773-1910
Fax: (801) 719-6738

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS 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 LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS 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.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER 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 CIVIL 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 ENGINEER.

TRAFFIC CONTROL & SAFETY NOTES

TRAFFIC CONTROL PLAN FOR WORK WITHIN UDOT RIGHT OF WAY MUST MEET UDOT STANDARDS & SPECIFICATIONS

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY WORK.

2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

GOVERNING AGENCIES

CITY
HOOPER CITY
5580 WEST 4600 SOUTH
HOOPER, UT 84315
PH: 801-732-1064
FAX: 801-732-0598

SEWER
HOOPER CITY
5580 WEST 4600 SOUTH
HOOPER, UT 84315
PH: 801-732-1064
FAX: 801-732-0598

CULINARY WATER
HOOPER WATER IMPROVEMENT DISTRICT
5555 WEST 5500 SOUTH
HOOPER, UT 84315
PH: 801-985-1991

TELEPHONE
CENTURY LINK
1425 WEST 3100 SOUTH
WEST VALLEY CITY, UT 84119
ARLENE DENNEY: 801-974-8130

TRANSPORTATION
HOOPER CITY ENGINEER
TRACY ALLEN
466 N. KAYS DR., KAYSVILLE, UT 84037
PH: 801-547-0393

STORM DRAIN
HOOPER CITY
5580 WEST 4600 SOUTH
HOOPER, UT 84315
PH: 801-732-1064
FAX: 801-732-0598

SECONDARY WATER
HOOPER IRRIGATION COMPANY
5375 SOUTH 5500 WEST
HOOPER, UT 84315
PH: 801-985-8429

CABLE
XFINITY/COMCAST CABLE CORPORATION
751 WEST ANTELOPE DRIVE
LAYTON, UT 84041

FIRE INSPECITON
HOOPER CITY
5580 WEST 4600 SOUTH
HOOPER, UT 84315
PH: 801-732-1064
FAX: 801-732-0598

POWER
ROCKY MOUNTAIN POWER
CURTIZ GALVEZ
SALT LAKE CITY, UT
ED ZIEBER 801-543-3017

NATURAL GAS
DOMINION ENERGY
CURTIN FREDERICKS
180 EAST 100 SOUTH
SALT LAKE CITY, UT 84145
MIKE DAVIS 801-324-3071

DRAWING INDEX

1 COVER
2 GENERAL NOTES & DETAILS
3 EXISTING SURVEY
4 PROPOSED PLAT
5 SITE & UTILITY PLAN
6 GRADING PLAN

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

MH ACRES SUBDIVISION
COVER SHEET
FOR: BRIAN BUCHANON
7453 WEST 5100 SOUTH
HOOPER CITY, UTAH
PROJECT #22-027

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUALS OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY TO ANY SUCH USE.

BY	DATE
REVISION	

SURVEYED BY SB 07/2022
DESIGNED BY
DRAWN BY SB 09/13/22
APPROVED BY SB

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 1 OF 7

P:\2022 Projects\22-027 - Shawn Thorne\dwg\22-027 SHEET.DWG 9/13/2022 2:54:57 PM

GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL APPLICABLE AGENCIES.
2. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
5. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENTS STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
7. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
8. TRAFFIC CONTROL TO CONFORM TO THE CURRENT CITY, COUNTY TRANSPORTATION ENGINEER'S MANUAL, OR UDOT.

GEOTECHNICAL NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND/OR THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH STABLE MATERIALS AS DIRECTED BY A GEOTECHNICAL ENGINEER. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 96% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT COMPACTION REPORTS PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUB GRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.

DEMOLITION NOTES

1. CONTRACTOR TO LEGALLY REMOVE & DISPOSE OF ALL EXTRANEOUS UTILITIES , STRUCTURES, IMPROVEMENTS & DEBRIS ON THE SITE PRIOR TO CONSTRUCTING THE IMPROVEMENTS SHOWN ON THIS PLAN.
2. SAID DEMOLITION MAY INCLUDE, BUT IS NOT LIMITED TO UTILITY SERVICES AS WELL AS ASPHALT, CONCRETE, FENCES, TREES, SHRUBS & OTHER DELETERIOUS MATERIALS ON THE SITE.
3. SAID DEMOLITION EXCLUDES UTILITY MAINS UNLESS SPECIFICALLY SHOWN ON THIS PLAN.
4. SAID DEMOLITION EXCLUDES PUBLICLY OWNED STREET IMPROVEMENTS UNLESS SPECIFICALLY SHOWN ON THIS PLAN.
5. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. CONTRACTOR IS TO COORDINATE ALL PERMITS, FEES & INSPECTIONS AS REQUIRED BY ANY AGENCY HAVING JURISDICTION.
7. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO SITE. THE APPROACH SHALL BE DESIGNATED BY THE GENERAL MANAGER.

UNDERGROUND INFORMATION

1. THE LOCATION OF UNDERGROUND UTILITES SHOWN ON THESE PLANS IS BASED ON INFORMATION GATHERED FROM UTILITIES AND/OR FROM ABOVE-GROUND STRUCTURES OR EVIDENCE FOUND AT THE TIME OF SURVEY. AS SUCH, THE UNDERGROUND INFORMATION IS A BEST ESTIMATE. PINNACLE DOES NOT REPRESENT OR GUARANTEE THAT THE UNDERGROUND INFORMATION PROVIDED IS CORRECT OR UP TO DATE.
2. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. CALL BLUESTAKES A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY DIGGING OR UTILITY WORK.
3. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

UTILITY NOTES

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF HOOPER CITY. CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE UTILITY OWNER AND PINNACLE ENGINEERING PRIOR TO BEGINNING ANY WORK ON WET UTILITIES. CONTRACTOR IS TO COORDINATE DRY UTILITY WORK WITH THE UTILITY OWNERS.

STORM DRAIN
SEE HOOPER CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE STORM DRAIN & APPURTENANCES WITHIN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN. SEE THE DETAILS PROVIDED ON THIS SET OF DRAWINGS FOR ALL OTHER STORM DRAIN CONSTRUCTION. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III OR GREATER.

SANITARY SEWER
SEE HOOPER CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE SANITARY SEWER & APPURTENANCES SHOWN ON THIS PLAN.

CULINARY WATER
SEE HOOPER WATER IMPROVEMENT DISTRICT STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE CULINARY WATER & APPURTENANCES SHOWN ON THIS PLAN.

DRY UTILITIES
THESE PLANS SHOW THE LOCATION OF POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES, BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING DRY UTILITIES, NOR FOR ANY NEW DRY UTILITY STUBS. CONTRACTOR IS TO SUBMIT SITE PLAN TO DRY UTILITIES FOR DESIGN OF SERVICE CONNECTIONS TO BUILDING. ACTUAL CONSTRUCTION OF SAID SERVICES TO BE DONE BY RESPECTIVE UTILITY PROVIDERS.

GENERAL NOTES:

CONTRACTOR MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE WILL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.

THE CONTRACTOR IS TO VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW PIPE DURING CONSTRUCTION.

ALL THRUST BLOCKS SHALL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AS PER SPECIFICATIONS, ALL VALVES, FITTINGS, AND APPURTENANCES TO BE BLOCKED.

CONTRACTOR TO LOOP NEW WATERLINE AROUND GRAVITY UTILITIES IF CONFLICT DOES OCCUR. (NOTIFY ENGINEER OF THE PROBLEM).

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

THE CULINARY WATER METER WILL BE OWNED AND MAINTAINED BY HOOPER WATER IMPROVEMENT DISTRICT.

ABOVE-GROUND IMPROVEMENTS

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT HOOPER CITY STANDARDS AND SPECIFICATIONS. CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE STREET OWNER AND PINNACLE ENGINEERING PRIOR TO BEGINNING ANY WORK WITHIN SAID STREET.

SITE WORK OUTSIDE OF THE PUBLICLY OWNED RIGHT OF WAY SHALL CONFORM WITH THE NOTES AND DETAILS SHOWN ON THIS SET OF PLANS. CONTRACTOR IS TO NOTIFY THE OWNER AND PINNACLE ENGINEERING PRIOR TO BEGINNING SAID WORK.

ALL DIMENSIONS, AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.

ALL NEW VALVES, MANHOLES, ETC. SHALL BE INSTALLED A MINIMUM OF 6" BELOW FINISH GRADE & RAISED TO GRADE AS REQUIRED WITH A MINIMUM 6" CONCRETE RING.

FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION, AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING.

CONCRETE WATERWAYS, CURB WALLS, MOW STRIPS, CURB AND GUTTER, ETC., WILL TYPICALLY BE SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED 10 FEET, AND HAVE FULL DEPTH EXPANSION JOINTS THAT EQUAL SPACING NOT TO EXCEED 40 FEET.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

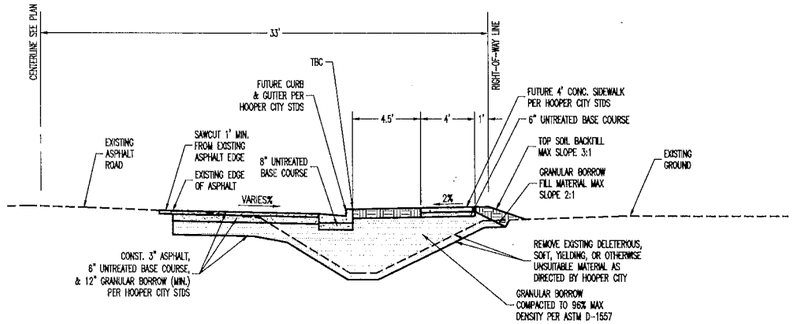
ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

HANDICAP ACCESSIBILITY: ALL CONSTRUCTION SHALL MEET THE ADA HANDICAP ACCESSIBILITY REQUIREMENTS. FOR ANY DISCREPANCIES BETWEEN THE PLANS AND ADA REQUIREMENTS, ADA REQUIREMENTS WILL GOVERN.

STRIPING WILL BE PER THE PLANS AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. STRIPING TO INCLUDE HANDICAP INSIGNIAS, SIGNS, CROSS-HATCHING, DIRECTION ARROWS, ETC. AS SHOWN OR AS DIRECTED.

NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

NOTE: HOOPER CITY MAY ELECT TO CONSTRUCT ADDITIONAL IMPROVEMENTS IN CONJUNCTION WITH THIS PROJECT. SUCH WORK WOULD BE COORDINATED BY THE PUBLIC WORKS DIRECTOR



STREET HALF CROSS-SECTION

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
G.V.	GATE VALVE
MH	MANHOLE
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
LP	UTILITY/LIGHT POLE
	SET BAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"
	BOUNDARY LINE
	STREET RIGHT-OF-WAY LINE
	CENTERLINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
IRR	NEW IRRIGATION
LD	NEW LAND DRAIN
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
SW	NEW SECONDARY WATER
W	NEW CULINARY WATERLINE
OHP	EX. OVERHEAD POWER LINE
IRR	EX. IRRIGATION
SD	EX. STORM DRAIN
SS	EX. SANITARY SEWER
T	EX. TELEPHONE LINE
G	EX. GAS LINE
CTV	EX. CABLE TV LINE
W	EX. CULINARY WATERLINE
	EX. FENCE
	NEW DRAINAGE SWALE
(4250)	EG CONTOUR MAJOR
(4250)	EG CONTOUR MINOR
4250	FG CONTOUR MAJOR
4250	FG CONTOUR MINOR
4646.71	EX. SPOT ELEVATION
	SECTION CORNER
	MONUMENT
	CONTROL POINT
	NEW TREE
	NEW PINE TREE
	EX. TREE
	EX. PINE TREE
	CONST. CONC. RELEASE C&G PER X-SECTION
	CONST. CONC. C&G PER X-SECTION
	CONST. ASPHALT & BASE PER X-SECTION
	CONST. CONC. SIDEWALK PER X-SECTION
	CONST. GRAVEL SURFACE
	ASPHALT SAWCUT
	EXIST. CONC. C&G OR SIDEWALK
	EXISTING ASPHALT
	EXISTING CONCRETE
	NEW GRASS
W/O	WITHOUT

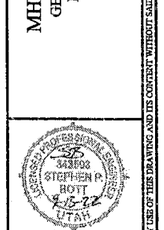
ABBREVIATIONS

⌀	DIAMETER
Δ	DELTA
°	DEGREES
'	MINUTES, FEET
"	SECONDS, INCHES
AD	ALGEBRAIC DIFFERENCE
ADA	AMERICAN DISABILITIES ACT
ADS	CORRUGATED BLACK PLASTIC PIPE
ARCH	ARCHITECTURAL
B&C	BAR & CAP
BL	BOUNDARY LINE
BLA	BOUNDARY LINE AGREEMENT
BM	BENCHMARK
BND	BOUNDARY
BOW	BOTTOM OF WALL
BW	BACK OF WALK
BRG	BEARING
BV	BUTTERFLY VALVE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
C&G	CURB AND GUTTER
CB	CATCH BASIN
CH	CHORD
CHB	CHORD BEARING
CI	CAST IRON
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COMBO	COMBINATION
CONC	CONCRETE
CONST	CONSTRUCTION
CP	CONTROL POINT
CRW	CONCRETE RETAINING WALL
CUL	CULINARY
CW	CULINARY WATER
CWL	CULINARY WATERLINE
DEMO	DEMOLITION
DI	DUCTILE IRON
DIAM	DIAMETER
DIST	DISTANCE
DIV	DIVERSION
E	EAST
EASE	EASEMENT
EG	EXISTING GRADE
EL	ELBOW
ELEC	ELECTRICAL
EVC	END VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FND	FOUND
FND	FOUNDATION
FTG	FOOTING
GB	GRADE BREAK
GR	GRATE
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HPE	HIGH POINT ELEVATION
HPS	HIGH POINT STATION
ID	INSIDE DIAMETER
INV	INVERT
IRR	IRRIGATION
K	RADIUS OF CURVATURE
L	LENGTH
LAT	LATERAL SERVICE
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
LG	LIP OF GUTTER
LP	LOW POINT
LPE	LOW POINT ELEVATION
LPS	LOW POINT STATION
MECH	MECHANICAL
MH	MANHOLE
MON	MONUMENT
N	NORTH
NE	NORTHEAST
NR	NON-RADIAL
NW	NORTHWEST
OC	ON CENTER
OD	OUTSIDE DIAMETER
PL	PROPERTY LINE
PROP	PROPERTY
PUE	PUBLIC UTILITY EASEMENT
PUADE	PUBLIC UTILITY & DRAINAGE EASEMENT
PUDAE	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVC	POLYVINYLCHLORIDE
R	RADIUS
RCL	ROADWAY CENTERLINE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
S	SOUTH
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SE	SOUTHEAST
SEC	SECONDARY
SEC	SECTION
SLBM	SALT LAKE BASE & MERIDIAN
SPEC	SPECIFICATION
SPECS	SPECIFICATIONS
SPP	STEEL PIPE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
STDS	STANDARDS
SW	SECONDARY WATER
SW	SOUTHWEST
SWL	SECONDARY WATERLINE
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TCW	TOP OF CURBWALL
TA	TOP OF ASPHALT
TC	TOP OF CONCRETE
TOG	TOP OF GRATE
TW	TOP OF WALL
EXTW	EXISTING TOP OF WALL
UTIL	UTILITY
V	VALVE
VC	VERTICAL CURVE
W	WATER
W	WEST
WL	WATERLINE
WM	WATER METER
X	CROSS
X-SECT	CROSS-SECTION

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MH ACRES SUBDIVISION
GENERAL NOTES & DETAILS
FOR: BRIAN BUCHANON
7455 WEST 5100 SOUTH
HOOPER CITY, UTAH
PROJECT #22-027

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REVISION	BY	DATE
1. GENERAL NOTE REVISION	SPB	07/18/18

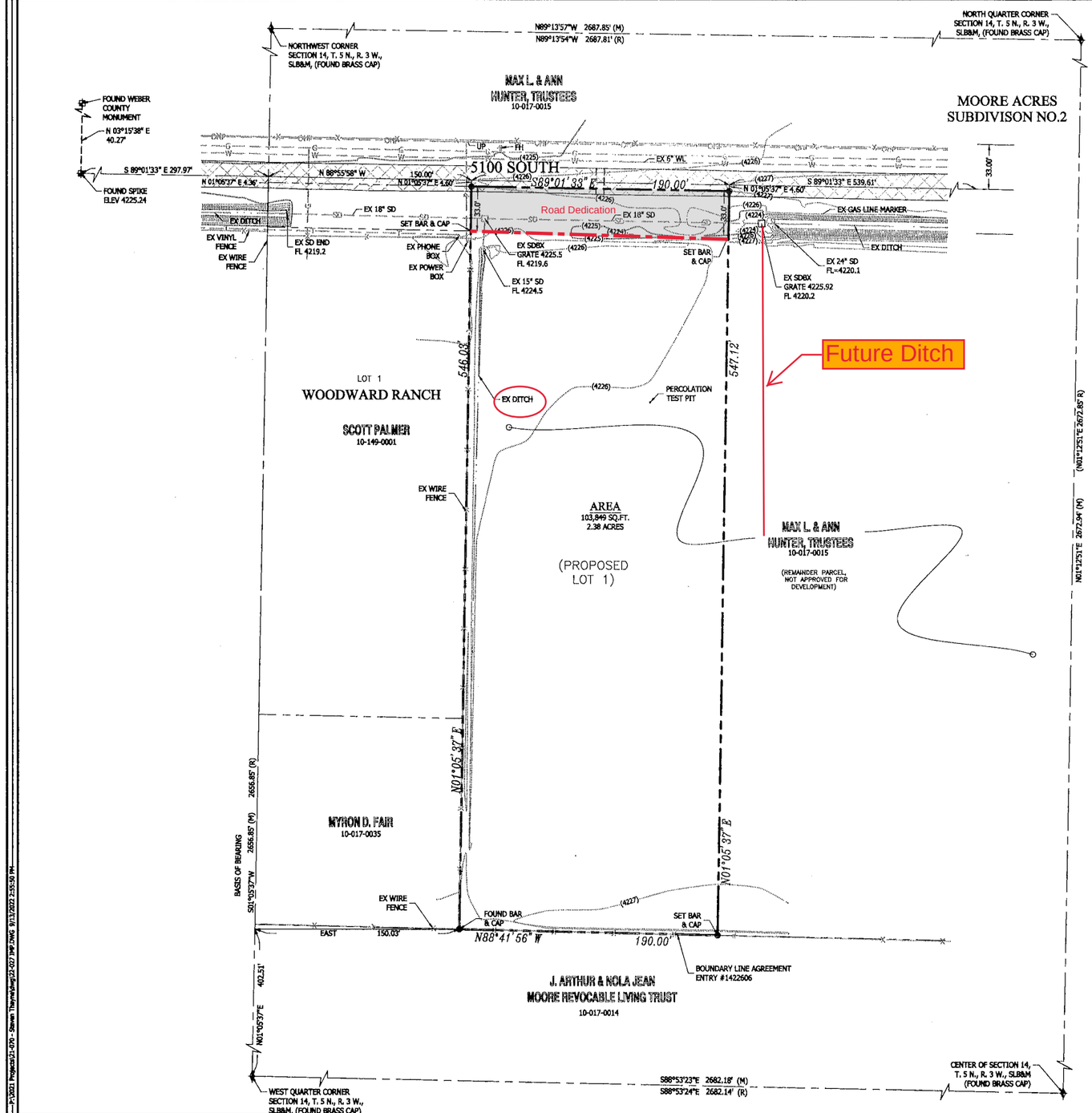
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DESIGNED BY:
DRAWN BY: SB 09/13/22
APPROVED BY: SB

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SHEET 2 OF 7

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SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE SOUTHWEST BOUNDARY OF THE HUNTER PROPERTY AND DESCRIBE A NEW PARCEL. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 01°05'37" EAST 2656.85 FEET MEASURED BETWEEN THE WEST QUARTER CORNER AND NORTHWEST CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN.

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED; THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.

THE WEST BOUNDARY WAS TRACED ALONG THE RECORD WOODWARD RANCH SUBDIVISION PLAT. THE NORTH BOUNDARY WAS RETRACED ALONG THE CENTERLINE OF 5100 WEST BASED UPON THE WOODWARD RANCH SUBDIVISION PLAT. THE EAST BOUNDARY IS A NEW LINE. THE SOUTH BOUNDARY WAS TRACED ALONG A BOUNDARY LINE AGREEMENT ENTRY # 1422606 BOOK 1819 PG 2820.

RECORD DESCRIPTION 10-017-0015

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS EAST 16.19 CHAINS AND NORTH 0°30' EAST 252.78 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; RUNNING THENCE NORTH 0°30' EAST 156.4 FEET TO A POINT 530 FEET SOUTH 0°30' WEST FROM THE CENTER OF COUNTY ROAD; THENCE NORTH 89°31' WEST 150 FEET; THENCE NORTH 530 FEET TO THE CENTER OF COUNTY ROAD; THENCE WEST TO A POINT SOUTH 89°13'54" EAST 448.9 FEET AND SOUTH 00°42'33" WEST 785.6 FEET AND SOUTH 89°04'16" EAST413.4 FEET AND SOUTH 00°07'09" WEST 544.27 FEET AND SOUTH 00°07'09" WEST 163.96 FEET AND SOUTH 01°05'37" WEST 216.98 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14 (AS PER BOUNDARY LINE AGREEMENT E# 1982064) THENCE NORTH 01°05'37"EAST 216.98 FEET, THENCE ALONG A FENCE NORTH 00°07'09" EAST 163.96 FEET, THENCE WEST 876.98 FEET, THENCE SOUTH 390 FEET,MORE OR LESS, TO THE CENTER OF 5100 SOUTH STREET, THENCE EAST 150 FEET, THENCE SOUTH 01°05'37" WEST 546.03 FEET, THENCE EAST 786.26 FEET, THENCE SOUTH 148.5 FEET, THENCE EAST 128.7 FEET TO THE POINT OF BEGINNING.
CONTAINING: 778,417 SQ.FT. (17.87 ACRES).

SURVEY DESCRIPTION

A PART OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED NORTH 01°05'37" EAST ALONG QUARTER SECTION LINE 402.51 FEET AND EAST 150.03 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 14; AND RUNNING THENCE NORTH 01°05'37" EAST 546.03 FEET ALONG THE EAST LINE OF WOODWARD RANCH SUBDIVISION, AS RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°01'33" EAST 190.00 FEET; THENCE SOUTH 01°05'37" WEST 547.12 FEET TO A POINT ON A BOUNDARY LINE AGREEMENT RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE AS ENTRY #1422606; THENCE NORTH 88°41'56" WEST ALONG SAID BOUNDARY LINE AGREEMENT 190.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 103,849 SQ.FT. (2.38 ACRES).

SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOTT HEREBY DEPOSE THAT I AM A PROFESSTIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND REPRESENT THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY.

STEPHEN P. BOTT — DATE
CERTIFICATE NO. 343593-2201

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EX. IRRIGATION LINE
- EX. LAND DRAIN
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. SECONDARY WATERLINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. FENCE
- P.O.B. POINT OF BEGINNING
- EX. EXISTING
- WV WATER VALVE
- SSMH SANITARY SEWER MANHOLE
- FH FIRE HYDRANT
- SDCB STORM DRAIN CATCH BASIN
- SD BOX STORM DRAIN BOX
- UP UTILITY POLE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EX. SPOT ELEVATION
- 4250 EG CONTOUR LINE
- EXISTING ASPHALT

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MH ACRES SUBDIVISION
BOUNDARY & TOPOGRAPHICAL SURVEY
FOR: BRIAN BUCHANON
7453 WEST 5100 SOUTH
HOOPER CITY, UTAH
PROJECT #22-027

REVISION	BY	DATE

SURVEYED BY SB 07/2022
DESIGNED BY
DRAWN BY SB 09/13/22
APPROVED BY SB

CALL BLUESTAKES
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AT LEAST 48 HOURS BEFORE DIGGING

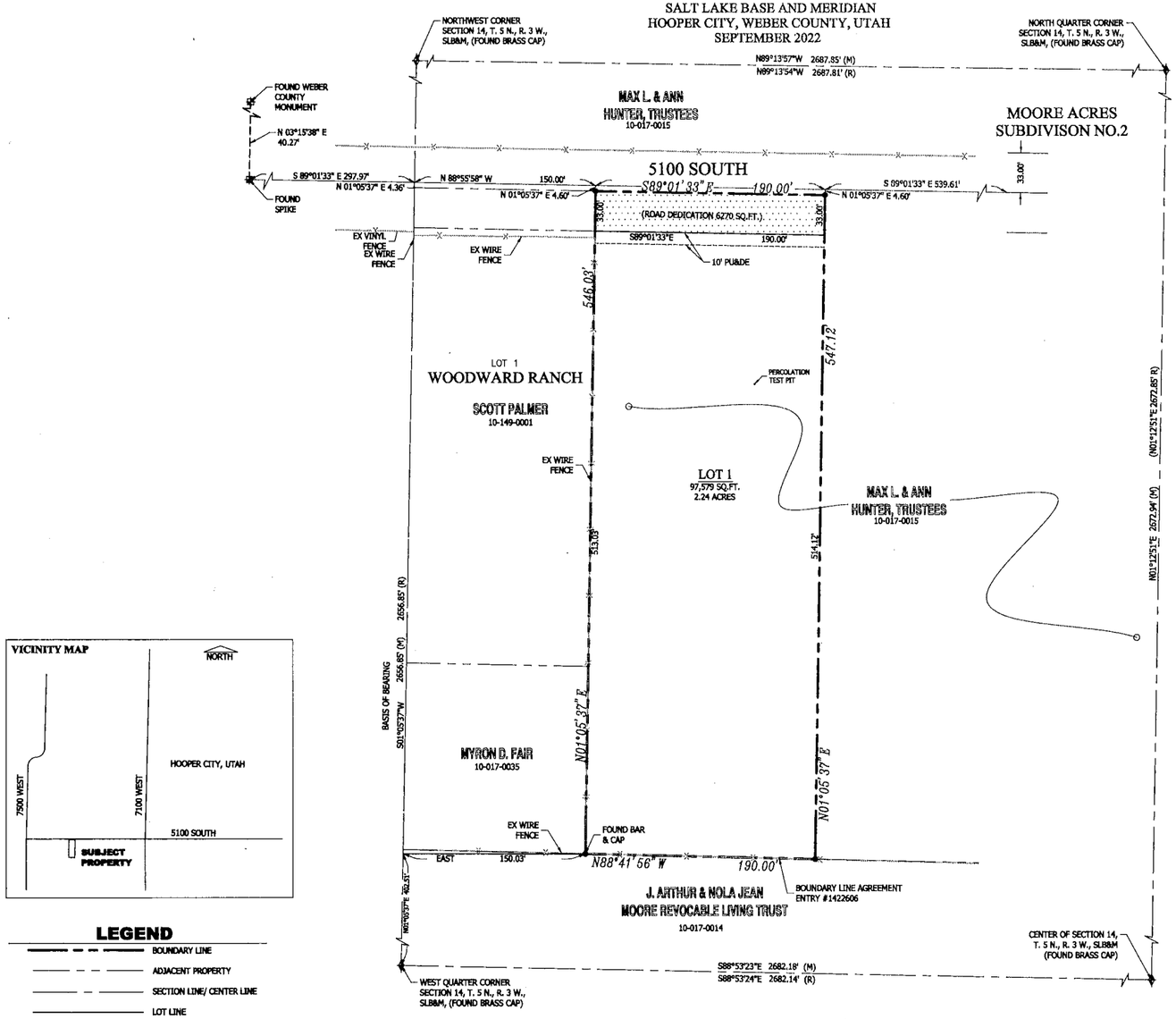
SHEET 3 OF 7

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MH ACRES SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 5 NORTH, RANGE 3 WEST
SALT LAKE BASE AND MERIDIAN
HOOPER CITY, WEBER COUNTY, UTAH
SEPTEMBER 2022



LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY
- SECTION LINE/ CENTER LINE
- LOT LINE
- EASEMENT LINE / RIGHT OF WAY LINE
- SETBACK LINE
- SECTION CORNER
- PU&DE — PUBLIC UTILITY & DRAINAGE EASEMENT

IMPORTANT NOTICES

MANY AREAS OF HOOPER HAVE GROUND WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. THERE ARE ALSO AREAS WHERE SOIL CONDITIONS MAY WARRANT ADDITIONAL CONSTRUCTION MEASURES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY HOOPER CITY THAT BUILDINGS AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS OR THAT SOILS ARE SUITABLE FOR CONSTRUCTION. SOLUTION OF WATER OR SOIL PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.

DUE TO THE EVER CHANGING TOPOGRAPHY OF LOTS WITHIN A SUBDIVISION DURING VARIOUS PHASES OF CONSTRUCTION FOLLOWED BY PRIVATE LOT OWNERSHIP AND LANDSCAPING, PROPER LOT GRADING IS THE RESPONSIBILITY OF THE DEVELOPER AND FUTURE LOT OWNER. LOTS MUST BE GRADED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND IN A WAY THAT WILL NOT RESULT IN A DISCHARGE OF STORM WATER RUNOFF ONTO ADJACENT PRIVATE PROPERTY HOOPER CITY WILL NOT BE RESPONSIBLE FOR OVERSEEING LOT DRAINAGE COMPLIANCE ON PRIVATE PROPERTY NOR WILL THE CITY BE LIABLE FOR SURFACE DRAINAGE DISPUTES BETWEEN PRIVATE PROPERTY OWNERS.

NO BASEMENT FLOOR SLABS ALLOWED LOWER THAN ADJACENT GRADE.

PUBLIC UTILITY & DRAINAGE EASEMENTS
10.00' ALONG LOT FRONTAGE

LOT SETBACKS
FRONT: 25.00'
SIDE: 10.00'
REAR: 20.00'

0 50 100 200
SCALE: 1"=50'

SURVEYOR'S CERTIFICATE

I, STEPHEN P BOTT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH STATE CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

MH ACRES SUBDIVISION

STEPHEN P. BOTT — DATE
LICENSE NO. 343593-2201

BOUNDARY DESCRIPTION

A PART OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED NORTH 01°05'37" EAST ALONG QUARTER SECTION LINE 402.51 FEET AND EAST 150.03 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 14; AND RUNNING THENCE NORTH 01°05'37" EAST 546.03 FEET ALONG THE EAST LINE OF WOODWARD RANCH SUBDIVISION, AS RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°01'33" EAST 190.00 FEET; THENCE SOUTH 01°05'37" WEST 547.12 FEET TO A POINT ON A BOUNDARY LINE AGREEMENT RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE AS ENTRY #1422606; THENCE NORTH 88°41'56" WEST ALONG SAID BOUNDARY LINE AGREEMENT 190.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 103,849 SQ.FT. (2.38 ACRES).

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE THE SOUTHWEST BOUNDARY OF THE HUNTER PROPERTY AND DESCRIBE A NEW PARCEL AS SHOWN HEREON. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 01°05'37" EAST 2656.85 FEET MEASURED BETWEEN THE WEST QUARTER CORNER AND NORTHWEST CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN.

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED; THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.

THE WEST BOUNDARY WAS TRACED ALONG THE RECORD WOODWARD RANCH SUBDIVISION PLAT. THE NORTH BOUNDARY WAS RETRACED ALONG THE CENTERLINE OF 5100 WEST BASED UPON THE WOODWARD RANCH SUBDIVISION PLAT. THE EAST BOUNDARY IS A NEW LINE. THE SOUTH BOUNDARY WAS TRACED ALONG A BOUNDARY LINE AGREEMENT ENTRY # 1422606 BOOK 1819 PG 2820.

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract, the MH ACRES SUBDIVISION, and do hereby dedicate, grant and convey to Hooper City, Utah all those parts or portions of said tract of land designated as streets to be used as public thoroughfares forever, and also grant and dedicate a perpetual right and easement over, upon and under the lands labeled hereon as Public Utility and Drainage Easements for the installation, maintenance, and operation of public utilities, drainage, and irrigation lines with no buildings or structures being erected within such easements.

In witness whereof the undersigned have hereunto set their signatures this_____day of _____A.D., 20___.

ACKNOWLEDGMENT

STATE OF)
COUNTY OF)

ON THE___DAY OF ____A.D., 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN THE STATE OF _____, THE SIGNER ( ) OF THE ABOVE OWNER'S DEDICATION, ____IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE, SHE, OR THEY SIGNED IT FREELY , VOLUNTARILY, AND HAVING AUTHORITY FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC: _____

COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

WEBER-MORGAN HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON SITE WASTEWATER DISPOSAL.
SIGNED THIS _____ DAY OF _____, 2022.
_____
WEBER-MORGAN HEALTH DEPARTMENT

HOOPER IRRIGATION COMPANY
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE AT THIS OFFICE
_____
HOOPER IRRIGATION COMPANY

MH ACRES SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 5 NORTH, RANGE 3 WEST
SALT LAKE BASE AND MERIDIAN
HOOPER CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER
ENTRY NO._____
FEE PAID_____FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20___ AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____
_____
WEBER COUNTY RECORDER
BY _____
DEPUTY RECORDER

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave. #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 719-6041

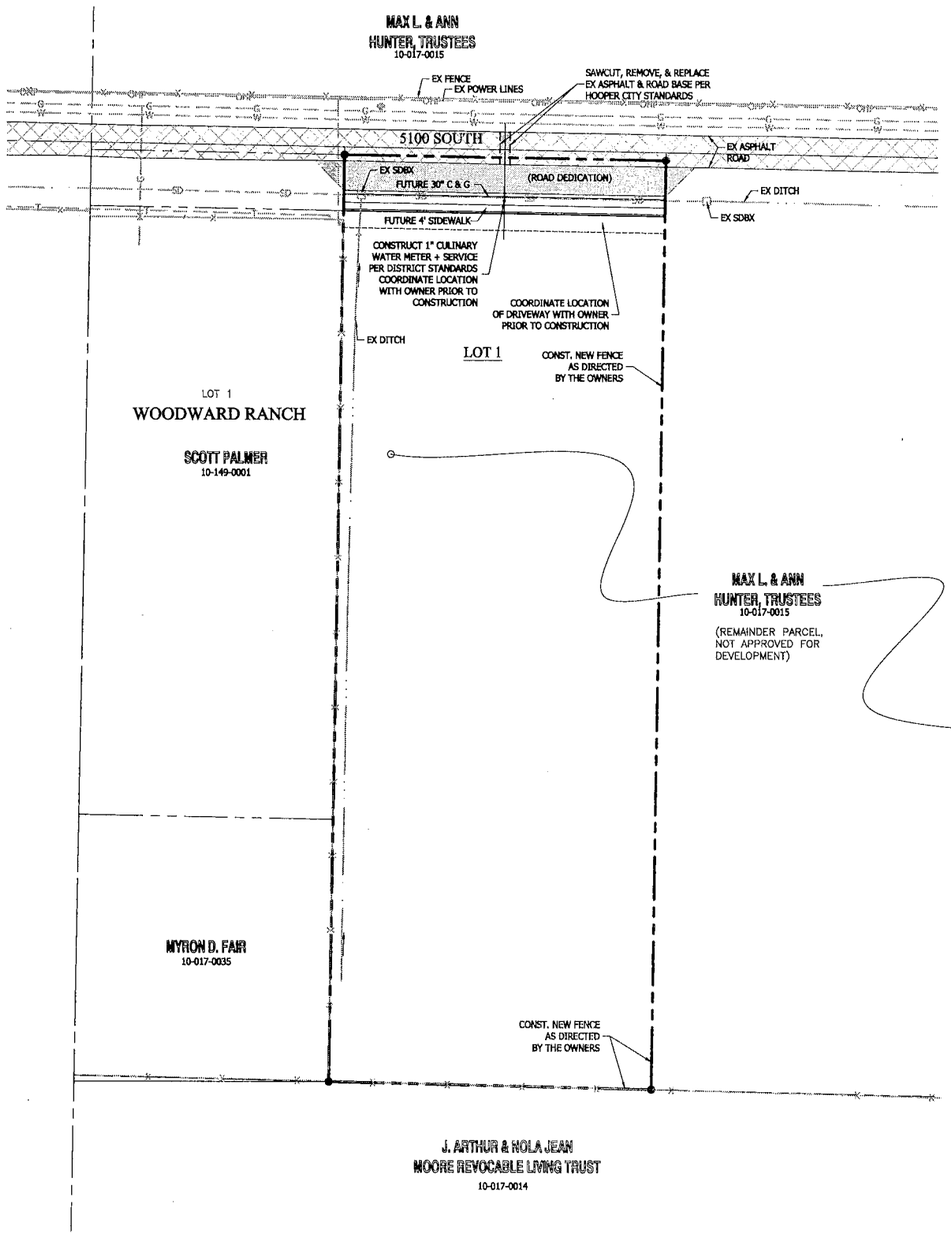
HOOPER CITY ATTORNEY'S APPROVAL
APPROVED AS TO FORM BY THE HOOPER CITY ATTORNEY
THIS ___ DAY OF _____, 20___.
_____
HOOPER CITY ATTORNEY

HOOPER CITY MAYOR
PRESENTED TO THE HOOPER CITY MAYOR THIS ___ DAY OF _____, 20___ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
_____
HOOPER CITY MAYOR
_____
HOOPER CITY RECORDER

HOOPER CITY ENGINEER'S APPROVAL
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE AT THIS OFFICE
_____
HOOPER CITY ENGINEER

HOOPER WATER IMPROVEMENT DISTRICT APPROVAL
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE AT THIS OFFICE
_____
TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

22-027



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EX. IRRIGATION LINE
- EX. LAND DRAIN
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. SECONDARY WATERLINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. FENCE
- P.O.B. POINT OF BEGINNING
- EX. EXISTING
- WV WATER VALVE
- SSMH SANITARY SEWER MANHOLE
- FH FIRE HYDRANT
- SDCB STORM DRAIN CATCH BASIN
- SD BOX STORM DRAIN BOX
- UP UTILITY POLE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- 4248.11 EX. SPOT ELEVATION
- 4250 EG CONTOUR LINE
- EXISTING ASPHALT

0 40 80 160

SCALE: 1"=40'

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

MH ACRES SUBDIVISION
SITE & UTILITY PLAN
FOR: BRIAN BUCHANON
7453 WEST 5100 SOUTH
HOOPER CITY, UTAH
PROJECT #22-027

LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH
STEPHEN P. HOYT
9-8-22

REVISION	BY	DATE

SURVEYED BY SB 07/2022
DESIGNED BY
DRAWN BY SB 09/13/22
APPROVED BY SB

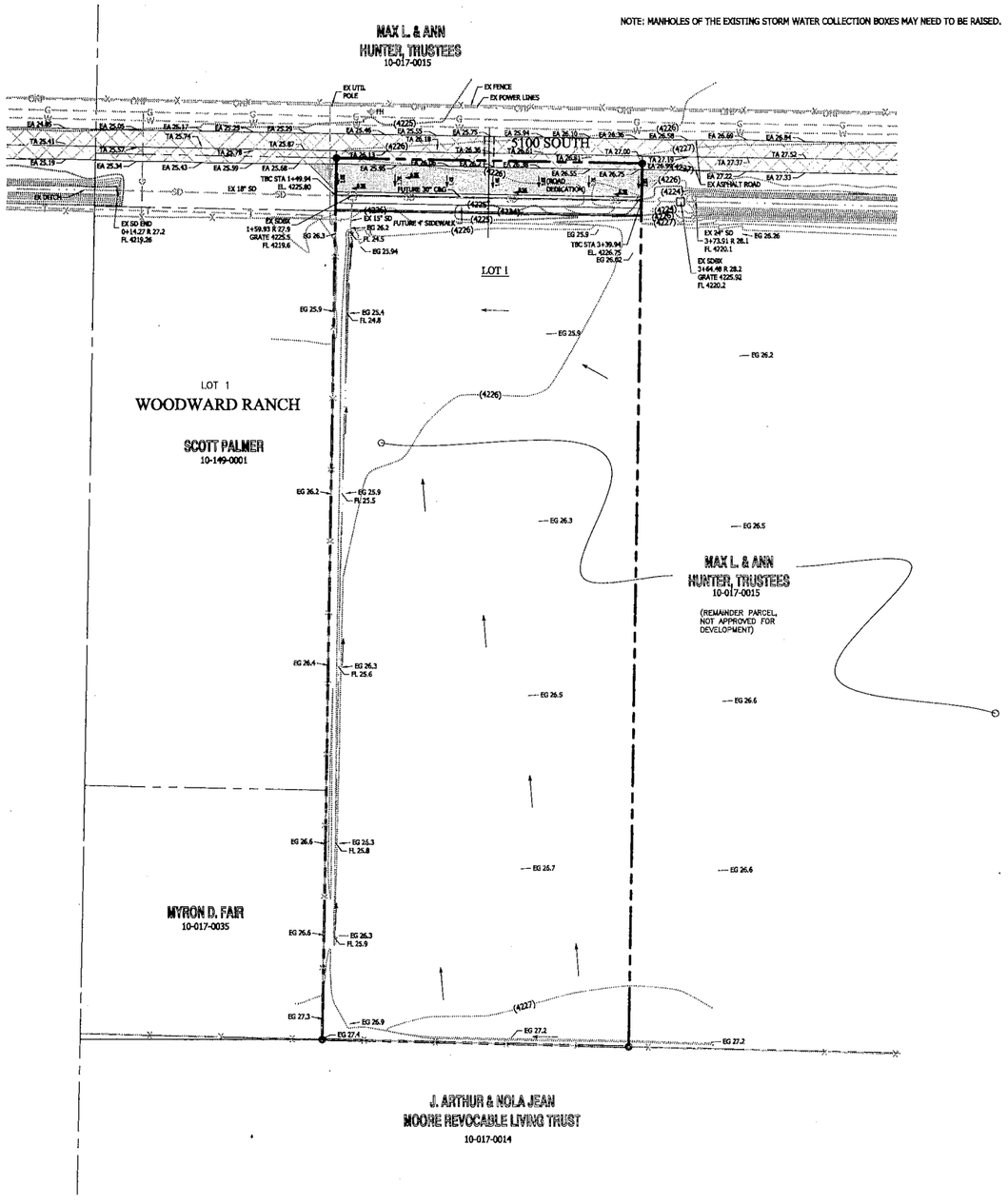
CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

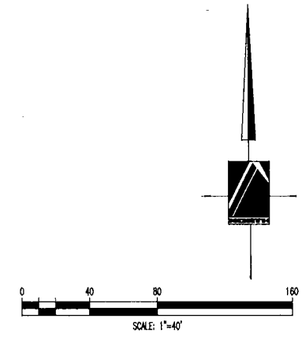
SHEET
5
OF 7

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P:\2021 Projects\21-070 - Steven Theyerding\22-027 BM.DWG 9/13/2022 2:56:24 PM

NOTE: MANHOLES OF THE EXISTING STORM WATER COLLECTION BOXES MAY NEED TO BE RAISED.





LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

	BOUNDARY LINE
	CENTERLINE
	SETBACK LINE
	EASEMENT LINE
	EX. IRRIGATION LINE
	EX. LAND DRAIN
	EX. OVERHEAD POWER LINE
	EX. STORM DRAIN
	EX. SANITARY SEWER
	EX. SECONDARY WATERLINE
	EX. TELEPHONE LINE
	EX. GAS LINE
	EX. CULINARY WATERLINE
	EX. FENCE
P.O.B.	POINT OF BEGINNING
EX.	EXISTING
WV	WATER VALVE
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
SDCB	STORM DRAIN CATCH BASIN
SD BOX	STORM DRAIN BOX
UP	UTILITY POLE
	SECTION CORNER
	MONUMENT
	CONTROL POINT
	EX. SPOT ELEVATION
4250	EG CONTOUR LINE
	EXISTING ASPHALT

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

MH ACRES SUBDIVISION
GRADING PLAN
FOR: BRIAN BUCHANON
7453 WEST 5100 SOUTH
HOOPER CITY, UTAH
PROJECT #22-027

LICENSED PROFESSIONAL ENGINEER
348098
STEPHEN P. HOTT
9-13-22
UTAH

REVISION	BY	DATE

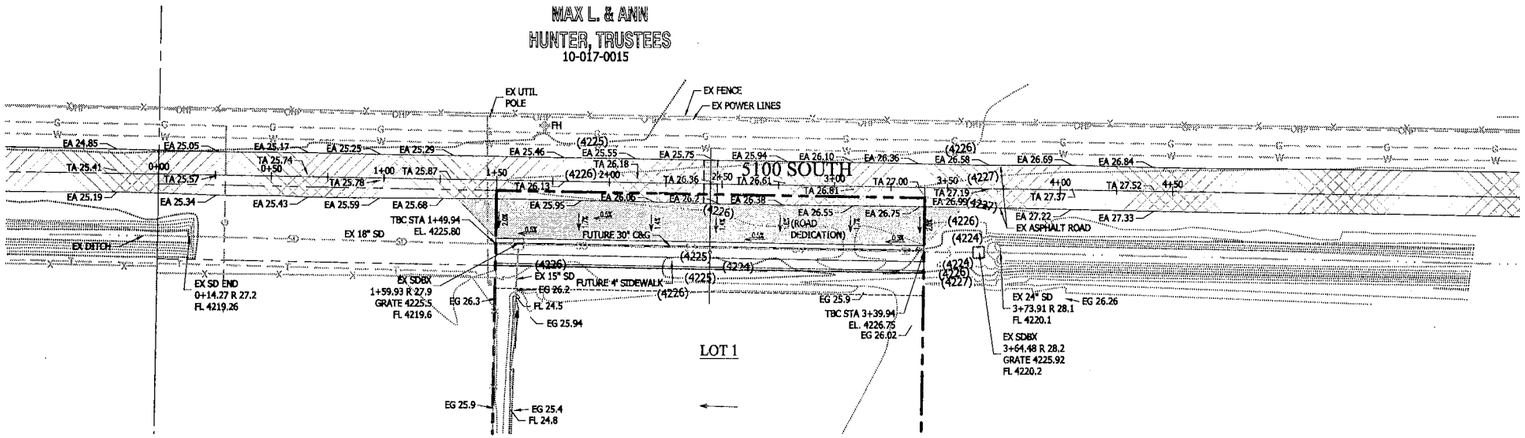
SURVEYED BY SB 07/2022
DESIGNED BY
DRAWN BY SB 09/13/22
APPROVED BY SB

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
6
OF 7

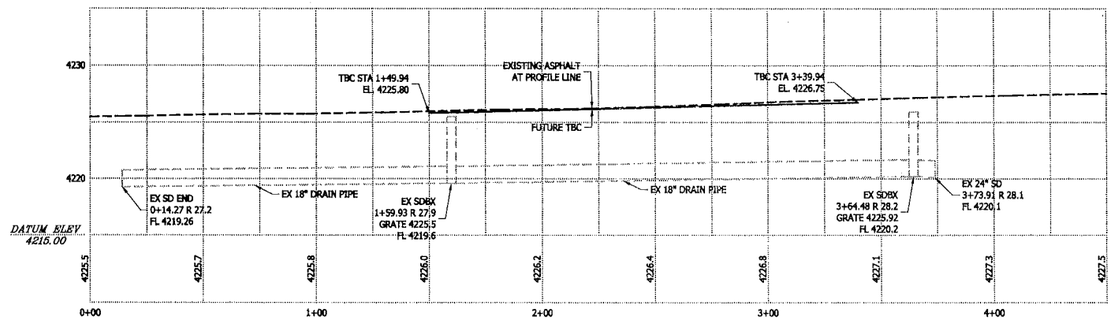
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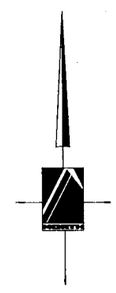
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NOTE: MANHOLES OF THE EXISTING STORM WATER COLLECTION BOXES MAY NEED TO BE RAISED.

5100 SOUTH PLAN & PROFILE





LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BM — BENCHMARK
- C&G — CURB AND GUTTER
- CB — CATCH BASIN
- CP — CONTROL POINT
- P.O.B. — POINT OF BEGINNING
- FH — FIRE HYDRANT
- G.V. — GATE VALVE
- IRR — IRRIGATION
- LD — LAND DRAIN
- LDMH — LAND DRAIN MANHOLE
- MH — MANHOLE
- MON — MONUMENT
- ROW — RIGHT OF WAY
- SD — STORM DRAIN
- SDCB — STORM DRAIN CATCH BASIN
- SDMH — STORM DRAIN MANHOLE
- SS — SANITARY SEWER
- SSCO — SANITARY SEWER CLEANOUT
- SSMH — SANITARY SEWER MANHOLE
- UP — UTILITY POLE
- LP — UTILITY/LIGHT POLE
- W/O — WITHOUT
- E — ENTRY # - OFFICIAL RECORDS
- PH. — PHONE
- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SD — NEW STORM DRAIN
- SS — NEW SANITARY SEWER
- W — NEW CULINARY WATERLINE
- PS — NEW PRESSURE SEWER
- OHP — EX. OVERHEAD POWER LINE
- SD — EX. STORM DRAIN
- SS — EX. SANITARY SEWER
- T — EX. TELEPHONE LINE
- G — EX. GAS LINE
- CTV — EX. CULINARY WATERLINE
- W — EX. CULINARY WATERLINE
- NEW DRAINAGE SWALE
- (4250) — EG CONTOUR MAJOR
- (4250) — EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- STREET TREE
- SET BAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"
- EXISTING ASPHALT
- ASPHALT SAWCUT
- EXIST. CONC. C&G OR SIDEWALK
- NEW ASPHALT
- EXIST. CONC. C&G OR SIDEWALK

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

MH ACRES SUBDIVISION
PLAN & PROFILE
FOR: BRIAN BUCHANON
7453 WEST 5100 SOUTH
HOOPER CITY, UTAH
PROJECT #22-027

LICENSED PROFESSIONAL ENGINEER — 333923 — STEPHEN P. BOTT — 9-13-22 — UTAH

REVISION	BY	DATE

SURVEYED BY SB 07/2022
DESIGNED BY
DRAWN BY SB 09/13/22
APPROVED BY SB

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 7 OF 7

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P:\2021 Projects\21-070 - Stewart Thayne\dwg\22-027 DWG.dwg 9/13/2022 2:56:15 PM

Hooper City Inc.
5580 West 4600 South
Hooper, UT 84315
Phone: (801) 732-1064 Fax: (801) 732-0598
Email: admin@hoopercity.com Website: hoopercity.com

Memo

To: Brian Buchanon

From: Hooper City Staff

CC: Mayor Fowers, Jared Hancock, Tracy Allen, Briant Jacobs

Date: September 22, 2022

Re: MH Acres Minor Subdivision Review

The Hooper City staff has completed its subdivision review of the **MH Acres Subdivision**. The purpose of this subdivision is to create one buildable house lots on the west end of parcel 10-017-0015 on 5100 South and approximately 7465 West. This property is zoned R1. Comments previously addressed are shaded back and new comments are in **purple**.

General Notes

1. Hooper City has received copies of utility company and other agency review letters; **Okay**

   Culinary Water- A preliminary "will serve" letter has been provided from Hooper Water Improvement District. A final approval letter will be required for final plat approval
   Irrigation Water- A final "will serve" letter has been provided by Hooper Irrigation Company
   Sewer- An approval from the Weber-Morgan Health Department has been provided
   Weber Fire District- An e-mail for from the Fire Marshal has been provided stating that a site plan review will be needed prior to building
   Rocky Mountain Power- A "will serve" letter has been provided
   Dominion Energy- A "will serve" letter has been provided

2. Per City Standards, the road base under curb and gutter should be 8-inch thick and 6-inches thick under the sidewalk. Please update the notes on Page 2. Attached is the City Standard. **Okay**

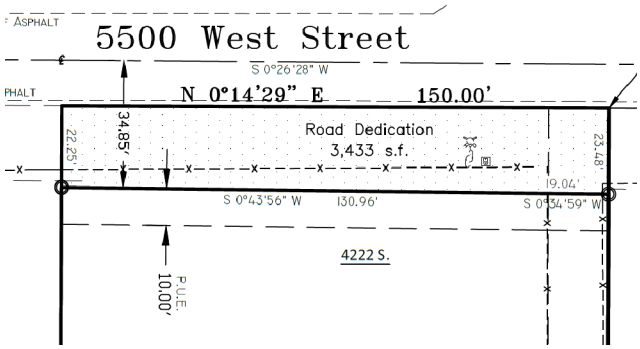
3. Contours show the existing ditch on Lot 1. There is not a note as to the future of this ditch. In the Municipal Code 10-4A-14 Drainage, D. Dedication of Drainage Easements it states that: *"Where a development is traversed by a watercourse, drainage way, or channel, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the historic high water lines of such watercourse, as determined by the City Staff. Watercourses, drainageways, and channels shall be piped, with the exception of the Hooper and Howard Sloughs, it is desirable that*

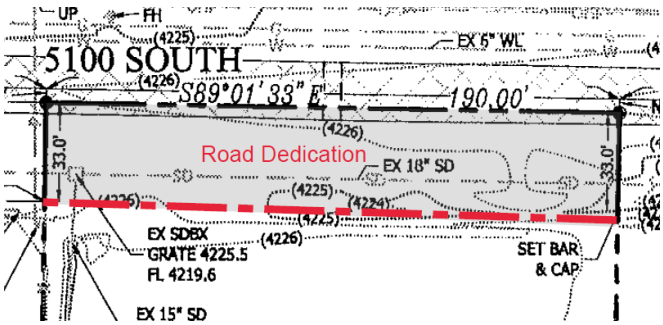
Hooper City Inc.
5580 West 4600 South
Hooper, UT 84315
Phone: (801) 732-1064 Fax: (801) 732-0598
Email: admin@hoopercity.com Website: hoopercity.com

these sloughs be maintained by an open channel with landscaped banks." Conversation with Brian after Staff's review revealed that this ditch is actually a berm that is used to drain the tailwater from the adjacent land. It will be used until a home is built on Lot 1. At which time a new berm will be created on the west side of the remainder parcel that will channel tailwater north to the existing storm water collection box. Note that no action is required with this item. **Okay**

4. Please add a note that the manholes of the existing storm water collection boxes may need to be raised. **Okay**

5. The area that will be dedicated to the City for the road right of way should be identified on all sheets as "road dedication". Hatching will help identify the area as seen in the example below: **This was done on the Plat (Sheet 4), but not on Sheet 3.**





Please note that the existing lot may include the road (it is unclear from the Weber County Geo Gizmo but could be verified by your surveyor). If the road is included in the acreage, the owner is paying for taxes on that land. The full width of the right-of-way (66 feet) could be dedicated to the City to reduce the remainder lot's acreage. Futhermore, the full length of the road could also be dedicated for the same reason. This is not a requirement, but may be worth looking into.

6. The remainder parcel on Sheets 3, 5 and 6 should be labeled as "remainder parcel, not approved for development." **Okay**

7. Please label "Lot 1" on Sheet 3. **Okay**

8. The location of the percolation test pit and groundwater monitoring location need to be shown on the plat map. **The groundwater monitoring location is on parcel to the west; please show the approximate location on Sheets 3 and 4.**

Hooper City Inc.
5580 West 4600 South
Hooper, UT 84315
Phone: (801) 732-1064 Fax: (801) 732-0598
Email: admin@hoopercity.com Website: hoopercity.com

9. Please verify the name of the subdivision. If it is Buchanon 5100, please change the spelling to be Buchanon. **Okay**

10. The 600-foot mailing radius is from the extent of the parent parcel. There are additional addresses that will need to be included in the mailing. Attached is a list of properties. **Okay**

11. **The contact name for Dominion Energy is Curtin Fredericks. Please verify that it is correct. It is thought that it should be Curtis.**

12. **Sheet 4 shows incorrect lot setbacks. They should be updated to reflect 35 feet for front property and 20 feet for side property.**

13. **The mailing address of the new not will be 7457 W 5100 S. Please add it to the plat.**

Please make the corrections and clarifications shown in the comments above and resubmit.

The City staff will be able to recommend Final Plat approval of this subdivision to the Planning Commission following receipt of revisions and clarifications included in the comments above. Each comment, question or correction on this memorandum must be responded to in writing, either on revised plans or in other type-written correspondence from the applicant, or both. Any comment not addressed in this manner will render the submittal incomplete and the application will not be included on the Planning Commission agenda. Please coordinate all responses with the City Recorder or City Engineer.

MEMORANDUM

DATE:	August 2, 2022 ("Effective Date")
TO:	Hooper City 5580 West 4600 South Hooper, Utah 84315 (801) 732-1064
PURPOSE:	Authorization to Waive Land-use Separation Fence

The purpose of this memorandum is to outline that **MAX L & ANN HUNTER TRUSTEES** is subdividing the west end of Parcel 100170015 and that **BRIAN & BRET BUCHANAN** with primary residence at 1655 Cascade, Pocatello, Idaho commits to purchase the subdivided property once subdivided and recorded.

In this memorandum, MAX L & ANN HUNTER TRUSTEES and BRIAN & BRET BUCHANAN (the "Parties") agree to recommend waiving the Land-use Separation Fence.

In Hooper City's DEVELOPMENT INFORMATION PACKET SMALL SUBDIVISION packet, Section 11, the city requires a 6-foot chain link or other non-climbable separation fence between land uses. The Parties strongly recommend no fence is necessary and will actually be a hinderance as all land of new subdivision not used for house and other structures will be farmed with the remaining parcel 100170015.

The Parties strongly recommend to the Hooper City Council waive this requirement for the new subdivisions outlined above.

MAX L & ANN HUNTER TRUSTEES: Max L C Hunter

DATE: Aug 2 - 2022

BRIAN & BRET BUCHANAN: Bret Buchanan

DATE: August 2, 2022

MEMORANDUM

DATE:	August 2, 2022 ("Effective Date")
TO:	Hooper City 5580 West 4600 South Hooper, Utah 84315 (801) 732-1064
PURPOSE:	Authorization to Waive Land-use Separation Fence

The purpose of this memorandum is to outline that **MAX L & ANN HUNTER TRUSTEES** is subdividing the west end of Parcel 100170015 that in adjacent to **SCOTT PALMER** Parcel 101490001. The purpose of subdividing this property if for a single-lot subdivision. In this memorandum, MAX L & ANN HUNTER TRUSTEES and SCOTT PALMER (the "Parties") agree to recommend waiving the Land-use Separation Fence.

In Hooper City's DEVELOPMENT INFORMATION PACKET SMALL SUBDIVISION packet, Section 11, the city requires a 6-foot chain link or other non-climbable separation fence between land uses. The Parties agree the existing fence as of Effective Date between parcels 100170015 and 101490001 is sufficient and not further fencing or fence modifications is needed.

The Parties recommend to the Hooper City Council waive this requirement for the new subdivisions outlined above.

MAX L & ANN HUNTER TRUSTEES: Max L. Hunter

DATE: 8/2/22

SCOTT PALMER: Scott Palmer

DATE: 8/2/22

MEMORANDUM

DATE:	August 2, 2022 ("Effective Date")
TO:	Hooper City 5580 West 4600 South Hooper, Utah 84315 (801) 732-1064
PURPOSE:	Authorization to Waive Land-use Separation Fence

The purpose of this memorandum is to outline that **MAX L & ANN HUNTER TRUSTEES** is subdividing the west end of Parcel 100170015 that in adjacent to **J ARTHUR & NOLA JEAN MOORE REVOCABLE LIVING TRUST** Parcel 100170014. The purpose of subdividing this property if for a single-lot subdivision. In this memorandum, MAX L & ANN HUNTER TRUSTEES and J ARTHUR & NOLA JEAN MOORE REVOCABLE LIVING TRUST (the "Parties") agree to recommend waiving the Land-use Separation Fence.

In Hooper City's DEVELOPMENT INFORMATION PACKET SMALL SUBDIVISION packet, Section 11, the city requires a 6-foot chain link or other non-climbable separation fence between land uses. The Parties agree the existing fence as of Effective Date between parcels 100170015 and 101490001 is sufficient and not further fencing or fence modifications is needed.

The Parties recommend to the Hooper City Council waive this requirement for the new subdivisions outlined above.

MAX L & ANN HUNTER TRUSTEES: Max L & Ann Hunter

DATE: 8/2/22

J ARTHUR & NOLA JEAN MOORE REVOCABLE LIVING TRUST: Nola Jean Moore

DATE: 8-2-22

MEMORANDUM

DATE:	August 2, 2022 ("Effective Date")
TO:	Hooper City 5580 West 4600 South Hooper, Utah 84315 (801) 732-1064
PURPOSE:	Authorization to Waive Land-use Separation Fence

The purpose of this memorandum is to outline that **MAX L & ANN HUNTER TRUSTEES** is subdividing the west end of Parcel 100170015 that in adjacent to **MYRON D FAIR** Parcel 100170035. The purpose of subdividing this property if for a single-lot subdivision. In this memorandum, MAX L & ANN HUNTER TRUSTEES and MYRON D FAIR (the "Parties") agree to recommend waiving the Land-use Separation Fence.

In Hooper City's DEVELOPMENT INFORMATION PACKET SMALL SUBDIVISION packet, Section 11, the city requires a 6-foot chain link or other non-climbable separation fence between land uses. The Parties agree the existing fence as of Effective Date between parcels 100170015 and 101490001 is sufficient and not further fencing or fence modifications is needed.

The Parties recommend to the Hooper City Council waive this requirement for the new subdivisions outlined above.

MAX L & ANN HUNTER TRUSTEES: Max L Hunter

DATE: 8/5/2022

MYRON D FAIR: Myron Fair

DATE: 8-5-2022

US★TITLE

INSURANCE AGENCY

1436 South Legend Hills Drive, Suite 100, Clearfield, UT 84015
(801)779-7143 / (801)217-0133
www.ustitleutah.com
File No. 056613

May 18, 2022

Re: Max L. Hunter Revocable Trust (1/2) Ann Hunter Revocable Trust (1/2)

LENDER:

LISTING AGENT:

SELLING AGENT:

PROPERTY: Vacant, Hooper, UT 84315

Thank you for choosing US Title Insurance Agency, we look forward to working with you. Attached are the commitment for Title Insurance along with the associated plat map. Please review these documents carefully. If you have any questions regarding this report, please contact our Escrow Officer listed below.

The Escrow Team, listed below, will handle your closing transaction. Please refer to them for any further information you may need. Our teams will do their best ensure all transactions are handled smoothly and professionally. We appreciate the opportunity to work with you and your clients.

Escrow Officer: Stacey Miller
smiller@ustitleutah.com

FIRST NATIONAL TITLE INSURANCE COMPANY

ALTA COMMITMENT FOR TITLE INSURANCE

Issued by First National Title Insurance Company

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, FIRST NATIONAL TITLE INSURANCE COMPANY, a Texas Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST NATIONAL TITLE

FIRST NATIONAL TITLE INSURANCE COMPANY STATE OF TEXAS

By: _____
J. Christopher Phillips, President/CEO

_____
Raymond Reece, Chief Financial Officer

US TITLE
INSURANCE AGENCY

If this Jacket was created electronically, it constitutes an original document.

This page is only part of a 2016 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

COMMITMENT CONDITIONS

1. **DEFINITIONS**
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements;
   (f) Schedule B, Part II—Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      (i) comply with the Schedule B, Part I—Requirements;
      (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      (iii) acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

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AMERICAN LAND TITLE ASSOCIATION

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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AMERICAN LAND TITLE ASSOCIATION

US★TITLE
INSURANCE AGENCY

Agent for
First National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Effective Date: April 27, 2022 at 8:00 AM | Commitment No.: 056613

1. Policy or Policies to be issued:	Amount	Premium
a. ALTA Standard Owner's Policy	$1,000.00	$200.00

Proposed Insured: A Natural Person or Legal Entity To Be Determined

Endorsements:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is **Fee Simple** and title thereto is at the effective date hereof vested in:

   Max L. Hunter and Ann Hunter, or their successors, as Trustees of the Max L. Hunter Revocable Trust established by Trust Agreement dated May 30, 1996, an undivided one-half (1/2) interest
   Ann Hunter and Max L. Hunter, or their successors, as Trustees of the Ann Hunter Revocable Trust established by Trust Agreement dated May 30, 1996, an undivided one-half (1/2) interest

3. The land referred to in the Commitment, located in Weber County, is described as follows:

   See Exhibit A attached hereto and made a part hereof.

   Said property is located in Weber County, State of Utah also known as:

   Vacant, Hooper, UT 84315
   APN: 10-017-0015

Kent J. McMillen, Title Manager
US Title Insurance Agency

1436 South Legend Hills Drive, Suite 100 ● ● Clearfield, UT 84015
Phone: (801)779-7143 ● Fax: (801)217-0133

This page is only part of a 2016 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

EXHIBIT "A"

Part of the Northwest Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point which is East 16.19 chains and North 0°30' East 252.78 feet from the Southwest corner of said Northwest Quarter Section, and running thence North 0°30' East 156.4 feet to a point 530 feet South 0°30' West from the center of County Road; thence North 89°31' West 150 feet; thence North 530 feet to the center of County Road; thence West to a point South 89°13'54" East 448.9 feet and South 00°42'33" West 785.6 feet and South 89°04'16" East 413.4 feet and South 00°07'09" West 544.27 feet and South 00°07'09" West 163.96 feet and South 01°05'37" West 216.98 feet from the Northwest corner of said Section 14 (as per Boundary Line Agreement Entry No. 1982064); thence North 01°05'37" East 216.98 feet; thence along a fence North 00°07'09" East 163.96 feet; thence West 876.98 feet; thence South 390 feet, more or less, to the center of 5100 South Street; thence East 150 feet; thence South 01°05'37" West 546.03 feet; thence East 786.26 feet; thence South 148.5 feet; thence East 128.7 feet to the point of beginning.

Situated in Weber County, State of Utah

APN: 10-017-0015

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION 1
(Requirements)

Commitment No.: 056613

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Warranty Deed executed by the Trustee(s) of the Max L. Hunter Revocable Trust (1/2) and the Trustee(s) of the Ann Hunter Revocable Trust (1/2) to TBD conveying fee simple title.

6. Provide Company with a current Certified ALTA/NSPS Survey, compliant with the most recent Minimum Standard Detail Requirements and Accuracy Standards adopted by ALTA/NSPS. (Note: the survey certificate must include items 8, 10, 11 and 13 of Table "A" of the Minimum Standard Detail Requirements.)

7. NOTICE TO APPLICANT: THE LAND HEREIN MAY BE SERVICED BY CITIES, TOWNS, COUNTIES, SERVICE DISTRICTS OR PRIVATE ENTITIES WHICH PROVIDE SERVICES TO THE LAND, INCLUDING, BUT NOT LIMITED TO WATER, SEWER, GARBAGE, ELECTRICITY, STREET LIGHTING, CURB AND GUTTER, ETC., FOR WHICH NO NOTICE OF ANY RIGHTS CLAIMED TO EXIST BY SUCH ENTITIES ARE SHOWN OF RECORD. YOU SHOULD MAKE AN INQUIRY INTO SUCH MATTERS, INCLUDING SEEING ARRANGEMENTS AS APPLICABLE TO ESTABLISH YOUR RIGHTS TO RECEIVE SAID SERVICES. THE COMPANY HAS NO OBLIGATION RELATING TO THE SERVICES OR THE CHARGES ARISING FROM SUCH SERVICES.

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AMERICAN LAND TITLE ASSOCIATION

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B – SECTION 2
(Exceptions)

Commitment No.: 056613

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or the public record.

2. Any facts, rights, interest or claims which are not shown by the public records, but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, claims of easements or encumbrances which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

6. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of Schedule B, Part I - Requirements are met.

8. Taxes for the year 2022 now a lien, not yet due. General property taxes for the year 2021 were paid in the amount of $109.03. Tax Parcel No. 10-017-0015.

9. The effects of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded January 5, 2004 as Entry No. 2002745 of Official Records.

10. Property is located within the following special improvement districts:
DISTRICTS:
    Weber County
    Weber County Schools
    Hooper Cemetery
    Hooper Water Improvement
    Hooper Park Service Area

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SCHEDULE B - SECTION 2
(Exceptions - Continued)

Weber Co. Fire Service Area No. 4
Weber Area Dispatch 911 and Emergency Service District
Northern Utah Environmental Resource Agency

11. Ordinance No. 2005-13 setting forth requirements of Developers, and New Owners or Builders regarding pressure irrigation, recorded June 30, 2006 as Entry No. 2190793.

12. Any rights, title, or interest in any minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy on, in, or under the land.

13. Any rights, claims, title and/or interest to water rights whether or not shown by the public records.

14. All existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights-of-way and easements thereof.

15. Rights of the public and others entitled thereto, to use for street and incidental purposes, that portion of the land lying within the boundaries of 5100 South Street.

16. Rights of the public and others entitled thereto, to use for street and incidental purposes, that portion of the land lying within the boundaries of 7500 West Street.

17. Boundary Line Agreement between Max L. Hunter and Ann W. Hunter and John Arthur Moore and Nola Jean Moore, recorded August 8, 1996 as Entry No. 1422606 in Book 1819 at Page 2820 of Official Records.

18. Boundary Line Agreement between Vernon W. Moore, Trustee and Ruby O. Moore, Trustee and Max L. Hunter, Trustee and Ann Hunter, Trustee, recorded October 10, 2003 as Entry No. 1982064 of Official Records.

19. Any matter that might be disclosed by a survey which complies with the "Minimum Standards for Property Boundary Surveys" for ALTA/NSPS Land Title Survey.

    Note: No existing Deed of Trust appears of record. If this information is not correct, please notify the company as soon as possible to provide information regarding the existing loan.

* * * * *

According to the official records, there have been no documents conveying the land described herein within 24 Months prior to the date of this commitment. Except the following:

NONE

NOTE:The names of
Max L. Hunter Revocable Trust (1/2)
Ann Hunter Revocable Trust (1/2)
Max L. Hunter
Ann W. Hunter

have been checked for Judgments and Tax Liens, etc., in the appropriate offices and if any were found would appear as Exceptions to title under Schedule B, Section 2 herein.

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B - SECTION 2
(Exceptions - Continued)

ESCROW/CLOSING INQUIRIES should be directed to your Escrow Officer: Stacey Miller, (801)779-7143 and 1436 South Legend Hills Drive, Suite 100, Clearfield, UT 84015

NOTE: The Policy(ies) to be issued as a result of this Commitment may contain an Arbitration Clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

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AMERICAN LAND TITLE ASSOCIATION

The First National Title Corporation
US Title Insurance Agency

Privacy Policy
PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of First National Title Insurance Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

NW 1/4

SECTION 14, T.5N., R.3W., S.L.B. & M.

17

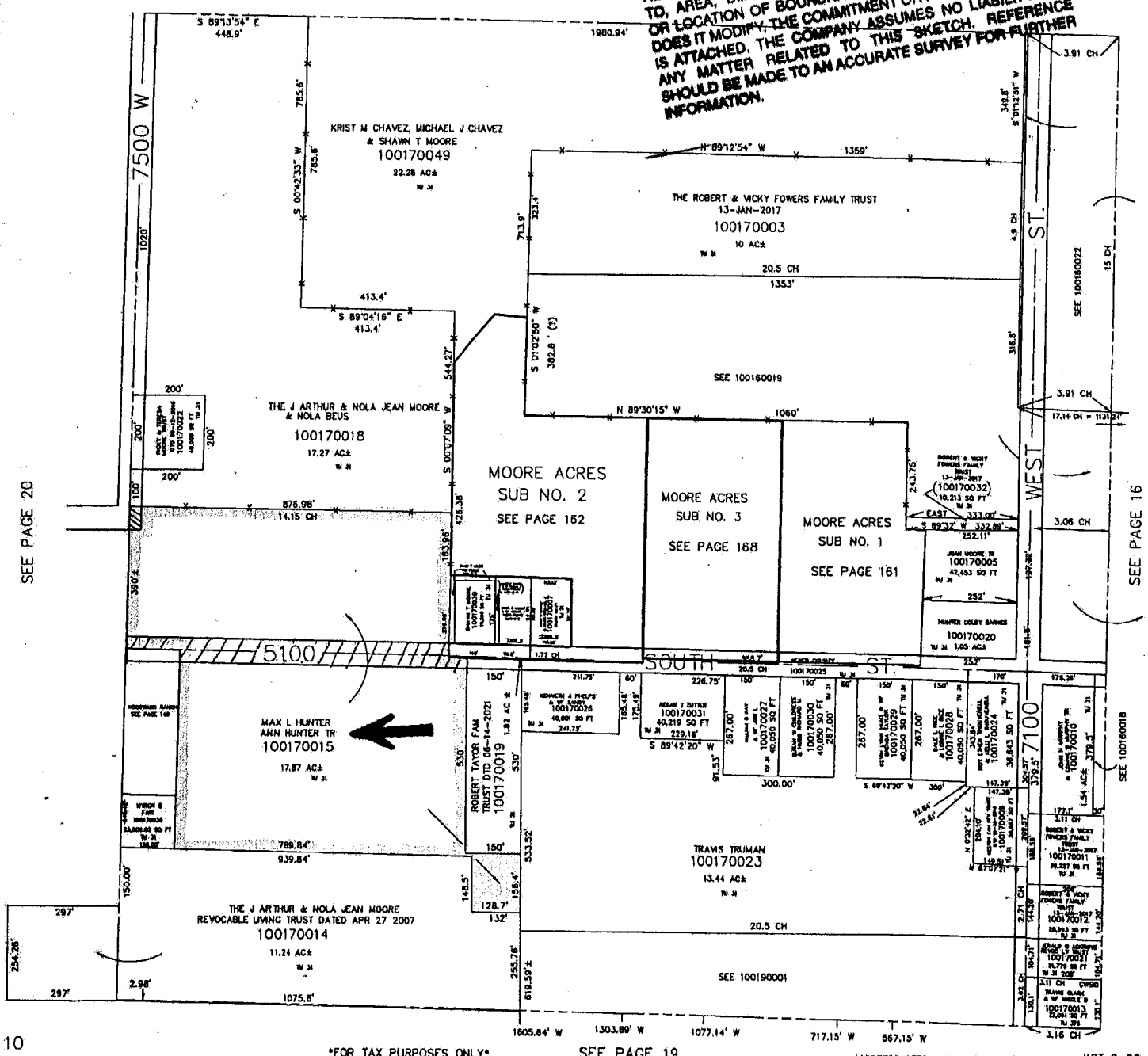
IN HOOPER CITY

TAXING UNIT: 31, 376

SCALE 1" = 200'

THIS PLAT IS PROVIDED, WITHOUT CHARGE, FOR YOUR INFORMATION. IT IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, AREA, DIMENSIONS, EASEMENTS, ENCROACHMENTS, OR LOCATION OF BOUNDARIES. IT IS NOT A PART OF, NOR DOES IT MODIFY, THE COMMITMENT OR POLICY TO WHICH IT IS ATTACHED. THE COMPANY ASSUMES NO LIABILITY FOR ANY MATTER RELATED TO THIS SKETCH. REFERENCE SHOULD BE MADE TO AN ACCURATE SURVEY FOR FURTHER INFORMATION.

SEE PAGE 162



SEE PAGE 19

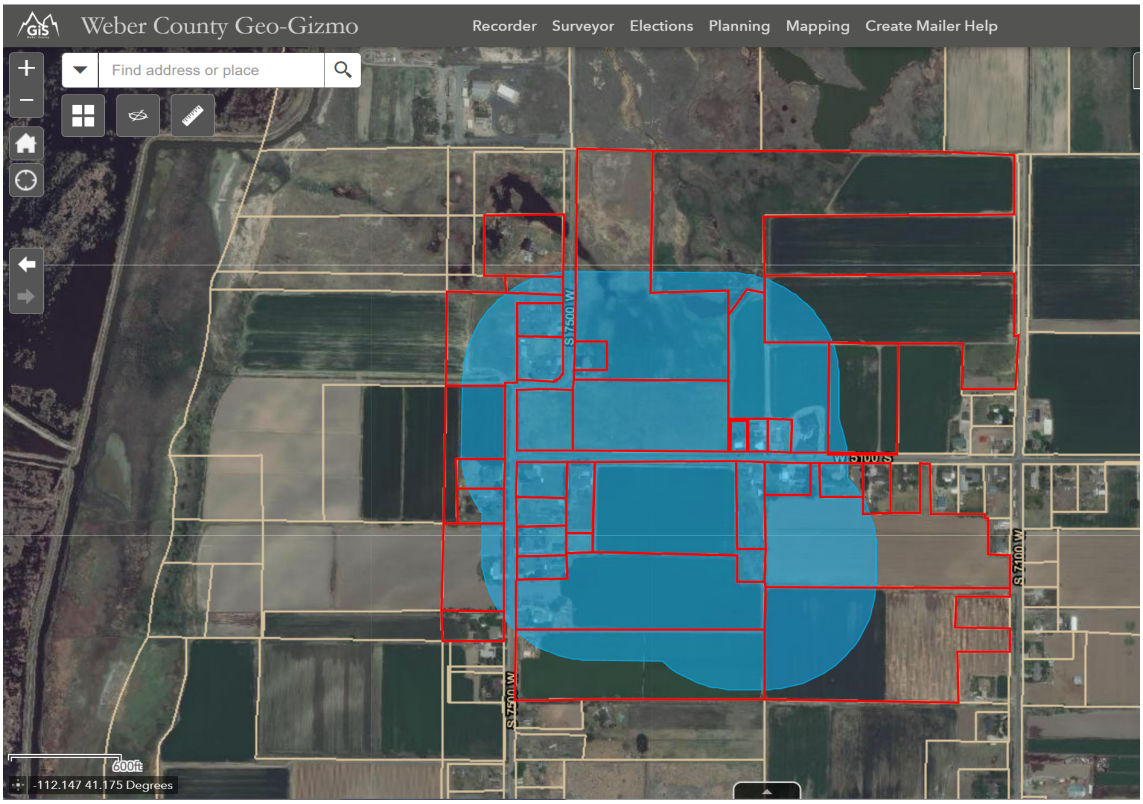
10

FOR TAX PURPOSES ONLY

*ADDRESS AFFIDAVIT E#2979635-636

KST 8-92

Owner	Mailing Address	Mailing City	Mailing Zip
KAY, WILLIAM B & WF JODI L KAY	7213 W 5100 S	HOOPER UT	84315
MARALYN J BUNOT TRUST	5187 S 7500 W	HOOPER UT	84315
HUNTER, MAX L & ANN HUNTER TRUSTEES	5640 S 7100 W	HOOPER UT	84315
OWENS INVESTMENTS LLC	PO BOX 218	HOOPER UT	84315
WEBER COUNTY CORP WEBER COUNTY	2380 WASHINGTON BLVD #350	OGDEN UT	84401
ZUTTER, REGAN J	7239 W 5100 S	HOOPER UT	84315
BUNOT, DIXIE	6120 W 2425 N	HOOPER UT	84315
CHAVEZ, KRISTI M ETAL	7268 W 5100 S	HOOPER UT	84315
CHAVEZ, KRISTI M MICHAEL J CHAVEZ	7268 W 5100 S	HOOPER UT	84315
HUNTER, MAX L & ANN HUNTER TRUSTEES	5640 S 7100 W	HOOPER UT	84315
FISHBURN, RACHEL	5027 S 7500 W	HOOPER UT	84315
FAIR, MYRON D	5150 S 7500 W	HOOPER UT	84315
MOORE, SHAWN T	7324 W 5100 S	HOOPER UT	84315
SMITH, BRADEN & WF ANNIE SMITH	5135 S 7500 W	HOOPER UT	84315
TRUMAN, TRAVIS	6181 W 4800 S	HOOPER UT	84315
FAIR, MYRON D	5150 S 7500 W	HOOPER UT	84315
MOORE, KIMBERLIE H & HUS DALE L MOORE	5241 S 7500 W	HOOPER UT	84315
MOORE, SHAWN T	7324 W 5100 S	HOOPER UT	84315
DAVID & PAULA NELSON TRUST	PO BOX 116	HOOPER UT	84315
HESLOP FAMILY REVOCABLE TRUST	1751 N 300 W	CENTERVILLE UT	84014
HUNTER FARMS LLC	5640 S 7100 W	HOOPER UT	84315
RICKY & TERESA MOORE FAMILY TRUST	5016 S 7500 W	HOOPER UT	84315
OWENS, RANDY G & LISA A OWENS TRUSTEE	4995 S 7500 W	HOOPER UT	84315
HUNTER, MAX L & ANN HUNTER TRUSTEES	5640 S 7100 W	HOOPER UT	84315
FISHBURN, RACHEL	5027 S 7500 W	HOOPER UT	84315
EDDY, TROY B & WF CHRISTINA M EDDY	5011 S 7500 W	HOOPER UT	84315
PALMER, SCOTT	7463 W 5100 S	HOOPER UT	84315
J ARTHUR & NOLA JEAN MOORE REVOCABLE LIVING TRUST (THE)	5230 S 7500 W	HOOPER UT	84315
CHAVEZ, KRISTI M & HUS MICHAEL J CHAVEZ	7268 W 5100 S	HOOPER UT	84315
MOORE, SHAWN T	7324 W 5100 S	HOOPER UT	84315
CHAVEZ, KRISTI M & WF MICHAEL J CHAVEZ	7268 W 5100 S	HOOPER UT	84315
PHELPS, KENNETH A & WF SANDY PHELPS	7263 W 5100 S	HOOPER UT	84315
FAIR, MYRON D	5150 S 7500 W	HOOPER UT	84315
J ARTHUR & NOLA JEAN MOORE REVOCABLE LIVING TRUST (THE)	5230 S 7500 W	HOOPER UT	84315
HORROCKS, CHRISTINE	5180 S 7500 W	HOOPER UT	84315
CHAVEZ, MICHAEL J & KRISTI M CHAVEZ	7268 W 5100 S	HOOPER UT	84315
ROBERT TAYLOR FAMILY TRUST	7279 W 5100 S	HOOPER UT	84315
BUNOT, DIXIE	6120 W 2425 N	HOOPER UT	84315
ROBERT & VICKY FOWERS FAMILY TRUST	7088 W 5100 S	HOOPER UT	84315



WILLIAM & JODI KAY
7213 W 5100 S
HOOPER UT, 84315

MARALYN J BUNOT TRUST
5187 S 7500 W
HOOPER UT, 84315

MAX L & ANN HUNTER
5640 S 7100 W
HOOPER UT, 84315

OWENS INVESTMENTS LLC
PO BOX 218
HOOPER UT, 84315

WEBER COUNTY CORP WEBER COUNTY
2380 WASHINGTON BLVD #350
OGDEN UT, 84401

REGAN J ZUTTER
7239 W 5100 S
HOOPER UT, 84315

DIXIE BUNOT
6120 W 2425 N
HOOPER UT, 84315

KRISTI M CHAVEZ
7268 W 5100 S
HOOPER UT, 84315

KRISTI & MICHAEL CHAVEZ
7268 W 5100 S
HOOPER UT, 84315

MAX L & ANN HUNTER
5640 S 7100 W
HOOPER UT, 84315

RACHEL FISHBURN
5027 S 7500 W
HOOPER UT, 84315

MYRON D FAIR
5150 S 7500 W
HOOPER UT, 84315

SHAWN T MOORE
7324 W 5100 S
HOOPER UT, 84315

BRADEN & ANNIE SMITH
5135 S 7500 W
HOOPER UT, 84315

TRAVIS TRUMAN
6181 W 4800 S
HOOPER UT, 84315

MYRON D FAIR
5150 S 7500 W
HOOPER UT, 84315

KIMBERLIE & DALE MOORE
5241 S 7500 W
HOOPER UT, 84315

SHAWN T MOORE
7324 W 5100 S
HOOPER UT, 84315

DAVID & PAULA NELSON TRUST
PO BOX 116
HOOPER UT, 84315

HESLOP FAMILY REVOCABLE TRUST
1751 N 300 W
CENTERVILLE UT, 84014

HUNTER FARMS LLC
5640 S 7100 W
HOOPER UT, 84315

RICKY & TERESA MOORE FAMILY TRUST
5016 S 7500 W
HOOPER UT, 84315

RANDY G & LISA OWENS TRUSTEE
4995 S 7500 W
HOOPER UT, 84315

MAX L & ANN HUNTER
5640 S 7100 W
HOOPER UT, 84315

RACHEL FISHBURN
5027 S 7500 W
HOOPER UT, 84315

TROY & CHRISTINA EDDY
5011 S 7500 W
HOOPER UT, 84315

SCOTT PALMER
7463 W 5100 S
HOOPER UT, 84315

NOLA JEAN MOORE REVOCABLE LIVING TRUST
5230 S 7500 W
HOOPER UT, 84315

KRISTI & MICHAEL CHAVEZ
7268 W 5100 S
HOOPER UT, 84315

SHAWN T MOORE
7324 W 5100 S
HOOPER UT, 84315

KRISTI & MICHAEL CHAVEZ
7268 W 5100 S
HOOPER UT, 84315

KENNETH & SANDY PHELPS
7263 W 5100 S
HOOPER UT, 84315

MYRON D FAIR
5150 S 7500 W
HOOPER UT, 84315

NOLA JEAN MOORE REVOCABLE LIVING TRUST
5230 S 7500 W
HOOPER UT, 84315

CHRISTINE HORROCKS
5180 S 7500 W
HOOPER UT, 84315

MICHAEL & KRISTI CHAVEZ
7268 W 5100 S
HOOPER UT, 84315

ROBERT TAYLOR FAMILY TRUST
7279 W 5100 S
HOOPER UT, 84315

DIXIE BUNOT
6120 W 2425 N
HOOPER UT, 84315

ROBERT & VICKY FOWERS FAMILY TRUST
7088 W 5100 S
HOOPER UT, 84315

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director

WEBER-MORGAN
HEALTH DEPARTMENT

April 28, 2022

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

RE: Brian Buchanan
Approx. 7453 W 5100 S Hooper, UT
Parcel #10-017-0015
Soil log #15336

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Hooper Water Improvement District, an approved water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

Anticipated ground water tables not to exceed 36 inches, fall within the range of acceptability for the utilization of an At-Grade Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption field is to be designed using a maximum loading rate of 0.45 gal/sq. ft./day as required for the sandy loam, massive structure soil horizon.

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.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, 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,

Craig Jorgensen, LEHS
Environmental Health Division
801-399-7160

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director

WEBER-MORGAN
HEALTH DEPARTMENT

April 25, 2022

Brian Buchanan
1655 Cascade St.
Pocatello, Idaho 83201

RE: Wastewater Site and Soils Evaluation #15336
Approx. 7453 W 5100 S Hooper, UT
Parcel # 10-017-0015

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on April 22, 2022. The exploration pit(s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #1 (UTM Zone 12 Nad 83 0402685 E 4558409 N)

0-17"	Sandy Loam, Granular Structure
17-48"	Sandy Loam, Massive Structure
48-60"	Loamy Sand, Single Grain Structure, Signs of Few Red Mottles

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

Monitoring of the maximum ground water table is required in the location of the above listed exploration pits. Please complete the enclosed application for maximum ground water table monitoring and return it along with the appropriate fees. The wells should be constructed in accordance with the enclosed diagram in order to provide the most accurate water table readings possible.

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

Sincerely,

Craig Jorgensen
Environmental Health Division
801-399-7160

HOOPER WATER IMPROVEMENT DISTRICT

P.O. BOX 217 • 5555 W. 5500 S. • Hooper, Utah 84315 • (801) 985-1991

WILL SERVE

May 6, 2022

Re: 1-Lot Subdivision - Buchanan

To whom it may concern;

Hooper Water Improvement District (HWID) will supply culinary water to the proposed 1-lot development located at approximately 7451 West 5100 South in Hooper, UT. The plans have been reviewed and are approved.

This letter is not a final approval. Final approval may be granted after all of the following requirements are met.

The developer will need to pay the impact, meter, and any other associated fees. If you have any questions concerning this matter, please call me at 801-985-1991.

Sincerely,

S. Scott Christiansen
General Manager

Hooper Irrigation Company

PO Box 184
5375 s 5500 w
Hooper, Utah 84315

Phone: (801)985-8429
Fax: (801)985-3556
Email: hooperirrigationco@msn.com

August 11, 2022

Hooper City Planning Commission
5580 West 4600 South
Hooper, Utah 84315

RE: FINAL WILL SERVE LETTER – Buchanan 5100 Subdivision

The development is located at approximately 5100 S and 7400 W in Hooper, Utah and consists of 1 lot.

Hooper Irrigation Company **does not** have pressure irrigation water installed and available for the above project located at the above address at the present time. The subdivision owners have sufficient Hooper Irrigation water shares to irrigate the subdivision and additionally, the shares will allow them to connect to the secondary system when it is available at the subdivision location.

This letter states that the above project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application has been paid.

The subdivision plat plan has been reviewed by Hooper Irrigation. There are irrigation ditches which are utilized by irrigators located within the boundaries of the subdivision. Hooper City guidelines for private ditches should be adhered to in relation to these private ditches. The plans have been approved for the above subdivision. Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429

Sincerely,

Michelle Pinkston

Michelle Pinkston
Board Secretary
Hooper Irrigation Co.

Gmail **Brian Buchanan <briantbuchanan@gmail.com>**

Will Serve Letter for property near 7453 W. 5100 S. Hooper Utah

David Reed <[redacted]> Thu, Apr 28, 2022 at 3:12 PM
To: Brian Buchanan <[redacted]>, Hooper City Main Email <admin@hoopercity.com>

I don't see any issues with this for a subdivision. When a house is proposed you'll need to pay the $315.00 impact fee and I'll need to do a site plan review.

Thanks,

David Reed
Deputy Chief/Fire Marshal
8[redacted]

From: Brian Buchanan <[redacted]>
Sent: Thursday, April 28, 2022 11:15 AM
To: David Reed <[redacted]>
Subject: Will Serve Letter for property near 7453 W. 5100 S. Hooper Utah

David,

We are looking to subdivide a parcel property located at or near 7453 W. 5100 S. Hooper, UT - I have attached a picture of the preliminary plot.

What would be the next steps to getting a Will Serve Letter from Weber Fire District? There is a newly installed fire hydrant located directly across from the proposed lot.

Thank you,
Brian Buchanan

Gmail Brian Buchanan <briantbuchanan@gmail.com>

Will Serve Letter for property near 7453 W. 5100 S. Hooper Utah

Hooper City Main Email <a[redacted]
To: Brian Buchanan <bri[redacted]

Brian,

That email should be fine. However, I'm not the final say on things like this. Our staff reviews it all. Submit this email with all your other will serve and approval letters wh Typically, what the fire marshal says is sufficient.

Thanks,

Whittney Black
Hooper City Recorder
801-732-1064, Ext. 3
admin@hoopercity.com

From: Brian Buchanan <[redacted]
Sent: Wednesday, June 29, 2022 3:48 PM
To: Hooper City Main Email <admin@hoopercity.com>
Subject: Fwd: Will Serve Letter for property near 7453 W. 5100 S. Hooper Utah

Hooper City Main Email <admin@hoopercity.com>
to me

Whitney,

Talking to David Reed the Fire Marshall, he believed the following email was sufficient as a Will Serve Letter for requirement #17 of Hooper City's Development Informati

____17. Letter of Approval from Weber County Fire Marshall (Weber Fire District) for fire hydrant placement, fire flows, emergency vehicle access and turn-around, and other issues. -- stamp? --

Do you concur the email below suffices?

Thank you,
Brian Buchanan

---------- Forwarded message ---------
From: **David Reed** <[redacted]
Date: Thu, Apr 28, 2022 at 3:12 PM
Subject: Re: Will Serve Letter for property near 7453 W. 5100 S. Hooper Utah
To: Brian Buchanan <[redacted] Hooper City Main Email <admin@hoopercity.com>

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Thanks,

David Reed
Deputy Chief/Fire Marshal
8[redacted]

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Sent: Thursday, April 28, 2022 11:15 AM
To: David Reed [redacted]
Subject: Will Serve Letter for property near 7453 W. 5100 S. Hooper Utah

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What would be the next steps to getting a Will Serve Letter from Weber Fire District? There is a newly installed fire hydrant located directly across from the proposed lot.

Thank you,
Brian Buchanan

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

1438 West 2550 South
Ogden, Utah 84401

May 26, 2022

Brian Buchanan
briantbuchanan@gmail.com

Request: 8208643

Dear Brian,

Rocky Mountain Power will supply power to the property located at or near 7453 W 5100 S, Hooper, UT.

- Applicant will apply for power by calling 1-888-221-7070
- Applicant or Developer will supply a signed, approved recorded property plat map with lot numbers, addresses, and section corners identified if applicable.
- Residential and Commercial Developer will supply an electronic copy of the subdivision by e-mail, (Auto-cad version 2011), to the estimator assigned to the project.
- Residential Subdivision Developer will pay all costs which are non-refundable above the $750.00 per lot allowance according to line extension tariff, regulation 12.
- All single lot applicants will be subject to the line extension rules and regulation 12.
- Applicant is responsible to sign a contract after job is approved by Rocky Mountain Power management, and pay any associated costs before work can be scheduled or materials ordered.
- Rocky Mountain Power engineering review may be required and may be subject to additional charges according to our filed line extension tariff, regulation 12.

If you have any questions regarding these provisions, please feel free to call me at 801-629-4224.

Respectfully,

Roy Avery

Roy Avery
Estimator
Rocky Mountain Power

Dominion Energy

May 2, 2022

Brian Buchanan
1655 Cascade St.
Pocatello, ID, 83201

Attn. Brian Buchanan:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the subdivision at 7453 W 5100 S, Hooper, UT when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).

2. Review by Dominion Energy' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Dominion Energy' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

Lexi Vigil
Pre-Construction Representative

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name HARDY DENNY Zone R1 Date Submitted 9/15/22

Address of Subdivision 5120 W. 4000 S. (PARCEL #08040006) Hooper City, UT No. of Units or Lots 2

Owner Name Denny/Hardy Address 4470 Haven Creek rd. unit E West Haven UT Ph [redacted]

Fax # N/A Email Address [redacted]

Subdivider's Name Denny/Hardy Address 4470 Haven Creek rd. Unit E West Haven UT. Ph [redacted]

Fax # N/A Email Address [redacted]

Name of Intended Escrow Holder HICKMAN LAND TITLE Address 872 HERITAGE PARK BLVD #120 Layton, UT 84041

Contact Name Nick Thompson Ph [redacted] Fax # 4900 Email [redacted]

Surveyor's Name TREVOR HATCH Address 5160 S 1500 W RIVERDALE UT Ph [redacted] com

Engineer's Name Chris Cave Address 5160 S. 1500 W. Riverdale UT Ph [redacted]

Secondary Water Available? yes Contact Hooper Irrigation Ph [redacted]

Secondary Water System in Place? no Type FUTURE - PRESSURIZED Ph SAME

Culinary Water Available? yes Type Taylor West Weber WD Ph [redacted]

Sewer Connection Available? yes Contact [redacted] - Hooper City Type vacuum

Septic System Appears Feasible? N/A Contact N/A Type N/A

Is Property in a Flood Hazard Area? No Flood Zone X-MINIMAL Lowest Elevation 4243.46

Access Road Above 4215' Elevation? yes, 4253' Source US topographic-map.com

Please describe any agreements, rights-of-way, easements etc, that could affect this site:
UDOT Access point. (preliminary approved)

Describe history of parcel being subdivided, approximate dates and acreage of past land divisions:
2022 - subdivided 2.58 acres - KAH investments.

The above information is true and accurate to the best of my knowledge.

Date Signature NATE DENNY

HOOPER CITY PAID SEP 15 2022 Amt $600.00 Int. 845 Check ☒ Cash ☐

Office Use Only
Subdivision Preliminary Fee: _____ Preliminary Approval Date: _____
Subdivision Final Fee: _____ Final Approval Date: _____
Number of Copies: _____ Envelopes: _____

Reeve & Associates, Inc. - Solutions You Can Build On

HARDY DENNY SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH
SEPTEMBER, 2022

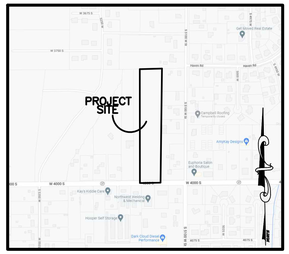
60 0 60 120 180
Scale: 1" = 60'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N00°44'10"E.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS IS TO DETERMINE THE PROPERTY BOUNDARY FOR FUTURE DEVELOPMENT. THE WEST LINE WAS PLACED ALONG A BOUNDARY LINE RECORDED AS ENTRY #2097163. THE SOUTH LINE WAS PLACED ALONG THE SECTION LINE. THE NORTH LINE WAS PLACED ALONG THE SOUTH LINE OF THE MICHAEL COX SUBDIVISION. THE EAST LINE WAS PLACED ALONG THE DEED LINE AND EXISTING SUBDIVISIONS.



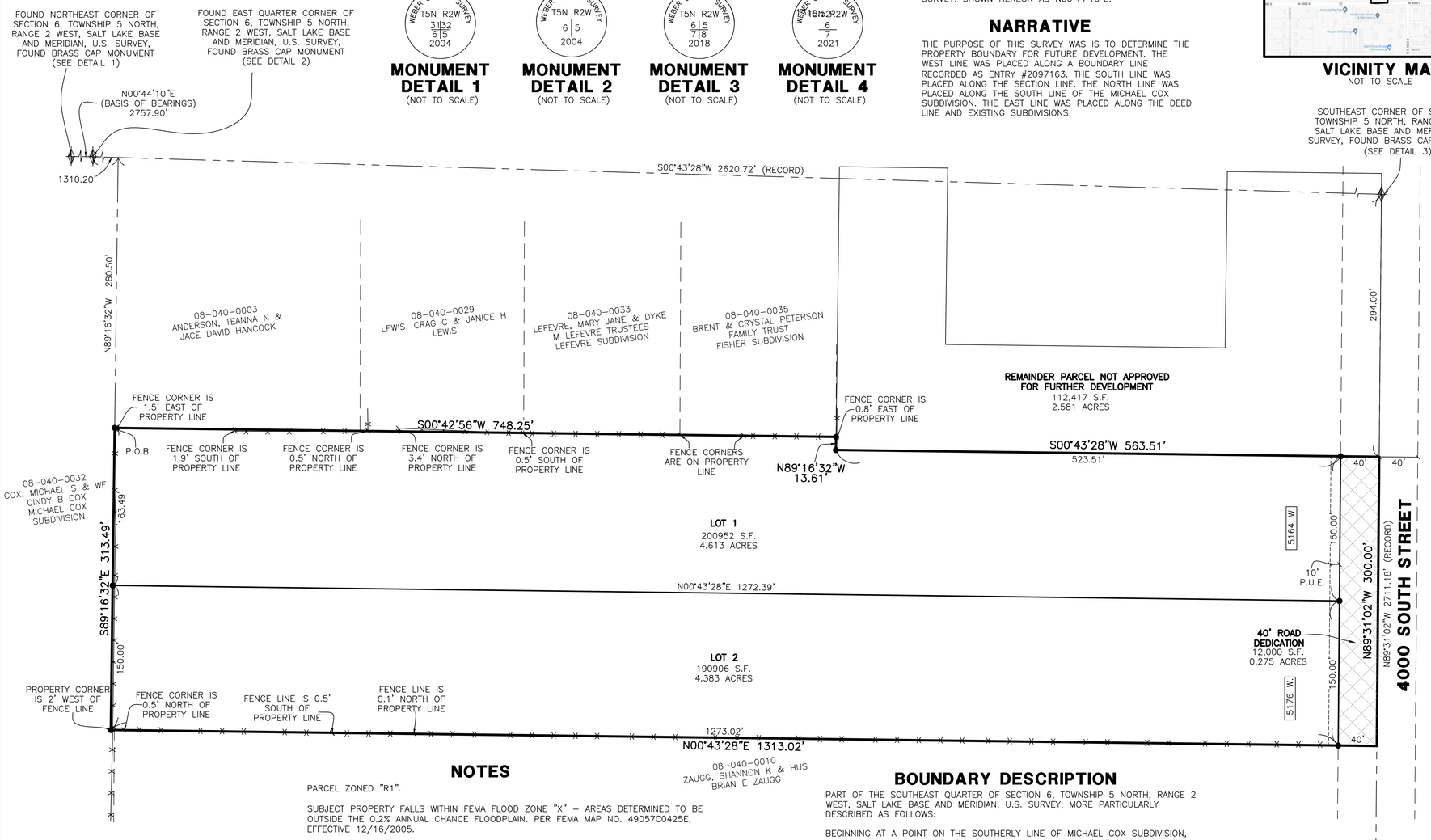
VICINITY MAP
NOT TO SCALE

WEBER COUNTY SURVEY — T5N R2W — 31|32 — 6|5 — 2004
MONUMENT DETAIL 1
(NOT TO SCALE)

WEBER COUNTY SURVEY — T5N R2W — 6|5 — 2004
MONUMENT DETAIL 2
(NOT TO SCALE)

WEBER COUNTY SURVEY — T5N R2W — 6|5 — 7|8 — 2018
MONUMENT DETAIL 3
(NOT TO SCALE)

WEBER COUNTY SURVEY — T5N R2W — 6 — 7 — 2021
MONUMENT DETAIL 4
(NOT TO SCALE)



NOTES

PARCEL ZONED "R1".

SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0425E, EFFECTIVE 12/16/2005.

40' ROAD DEDICATION TO HOOPER CITY.

MANY AREAS IN HOOPER HAVE GROUND WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. THERE ARE ALSO AREAS WHERE SOIL CONDITIONS MAY WARRANT ADDITIONAL CONSTRUCTION MEASURES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY HOOPER CITY THAT BUILDINGS AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS OR THAT SOILS ARE SUITABLE FOR CONSTRUCTION. SOLUTION OF WATER OR SOIL PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.

NO BASEMENTS ARE PERMITTED IN THIS SUBDIVISION.

ALL CONSTRUCTION TO COMPLY WITH HOOPER CITY SPECIFICATIONS.

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF MICHAEL COX SUBDIVISION, SAID POINT BEING S00°43'28"W 1310.20 FEET AND N89°16'32"W 280.50 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION (EAST QUARTER CORNER BEING S00°44'10"W 2757.90 FEET FROM THE NORTHEAST CORNER OF SAID SECTION); THENCE S00°42'56"W TO AND ALONG THE WESTERLY LINES OF LEFEVRE AND FISHER SUBDIVISIONS, 748.25 FEET TO THE SOUTHWEST CORNER OF FISHER SUBDIVISION; THENCE N89°16'32"W 13.61 FEET; THENCE S00°43'28"W 563.51 FEET TO THE CENTERLINE OF 4000 SOUTH STREET AND THE SOUTH LINE OF SAID SECTION 6; THENCE N89°31'02"W ALONG SAID CENTERLINE AND SOUTH LINE, 300.00 FEET; THENCE N00°43'28"E 1313.02 FEET TO THE SOUTHERLY LINE OF MICHAEL COX SUBDIVISION; THENCE S89°16'32"E ALONG SAID SOUTHERLY LINE, 313.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 403,858 SQUARE FEET OR 9.271 ACRES MORE OR LESS.

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = 10' PUBLIC UTILITY EASEMENT
- = 40' ROAD DEDICATION
- = EXISTING FENCE LINE
- = SECTION TIE LINE

DEVELOPER:

JEFF HARDY
4180 W 4000 S
HOOPER, UTAH 84401

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF HARDY DENNY SUBDIVISION IN HOOPER CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20___.

PROFESSIONAL LAND SURVEYOR — 9031945 — TREVOR J. HATCH — STATE OF UTAH — PRELIMINARY

9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT HARDY DENNY SUBDIVISION, AND DO HEREBY DEDICATE TO HOOPER CITY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE 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 _____, 20___.

JEFFREY HARDY — MEGAN HARDY

NATHAN DENNY — SARAH DENNY

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

HOOPER IRRIGATION COMPANY

APPROVED THIS _____ DAY OF _____, 20__ BY THE HOOPER IRRIGATION COMPANY.

DATE — HOOPER IRRIGATION COMPANY

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, 20__ BY THE TAYLOR WEST WEBER WATER CONSERVANCY DISTRICT.

DATE: TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

HOOPER CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE — HOOPER CITY ENGINEER

HOOPER CITY MAYOR

PRESENTED TO THE HOOPER CITY MAYOR THIS _____ DAY OF _____, 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

HOOPER CITY MAYOR

HOOPER CITY RECORDER

HOOPER CITY ATTORNEY

APPROVED AS TO FORM BY THE HOOPER CITY ATTORNEY THIS _____ DAY OF _____, 20__.

HOOPER CITY ATTORNEY

Weber County Recorder

Entry No._____ Fee Paid _____
Filed For Record And Recorded, _____
At _____ In Book _____ Of The Official Records, Page _____
Recorded For:

Weber County Recorder

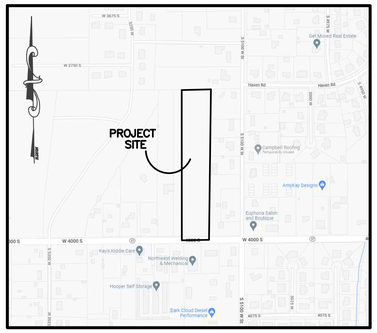
_____ Deputy.

Project Info.
Surveyor: T. HATCH
Designer: A. MULLINS
Begin Date: 8-4-2022
Name: HARDY DENNY SUBDIVISION
Number: 8030-01
Revision:
Scale: 1"=60'
Checked:

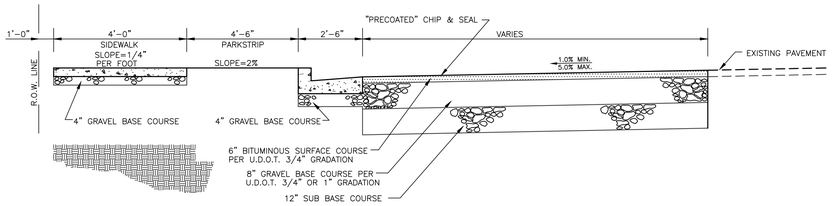
Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Reeve & Associates, Inc. - Solutions You Can Build On

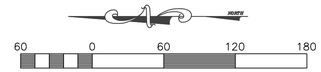
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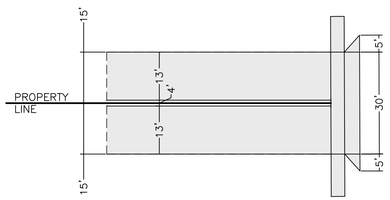


VICINITY MAP
NOT TO SCALE

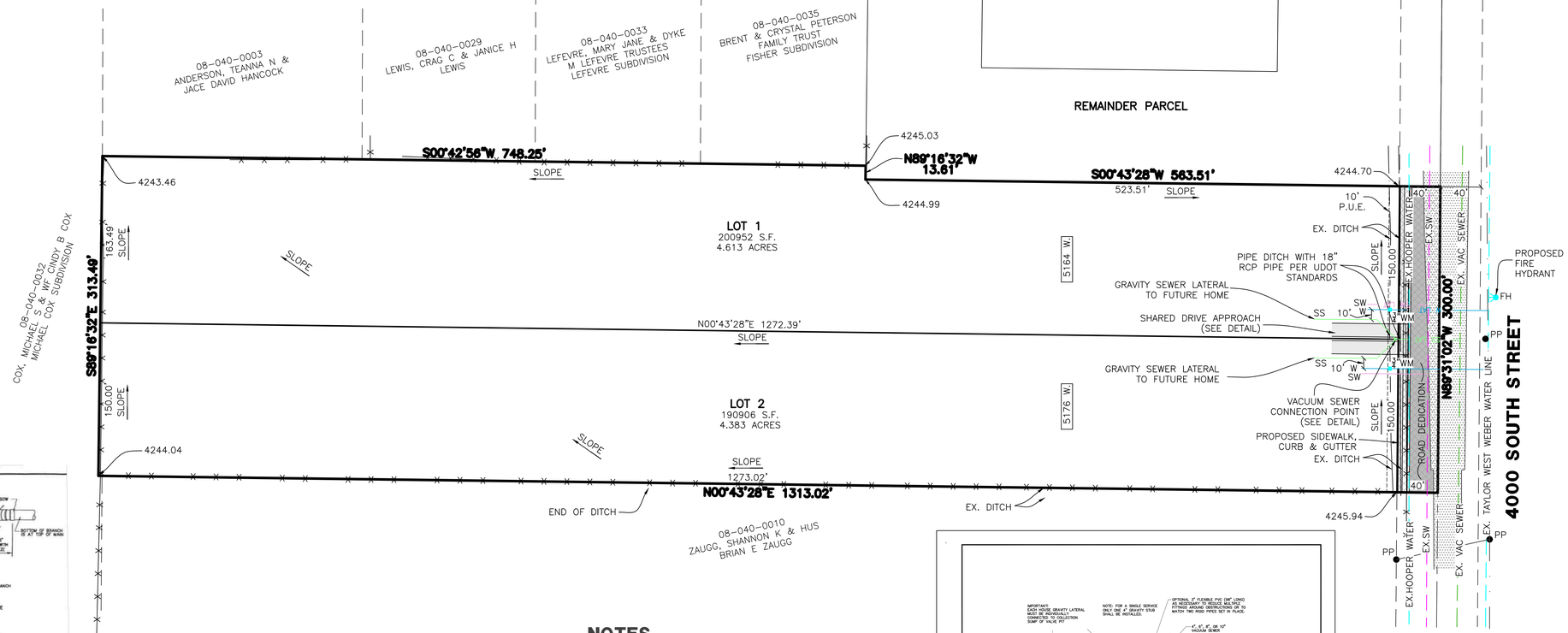


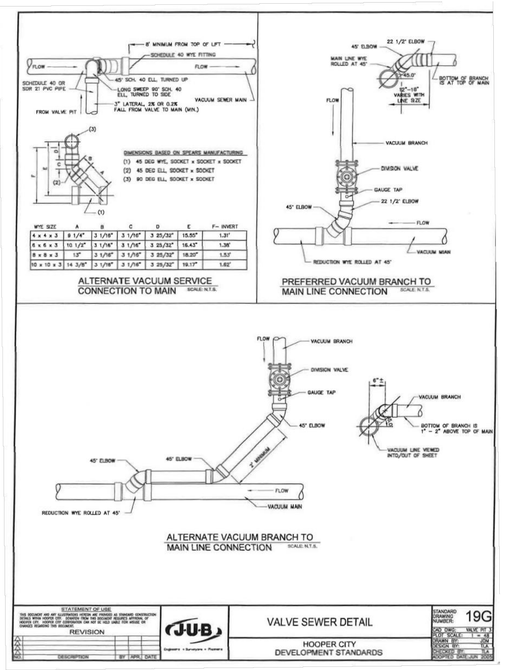
PARTIAL STREET SECTION (4000 WEST STREET)
SCALE: NONE





SHARED DRIVE APPROACH
NOT TO SCALE





LEGEND

- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = 10' PUBLIC UTILITY EASEMENT
- = EXISTING FENCE LINE
- EX.W = CULINARY WATER LINE
- EX.VACSS = EXISTING VACUUM SEWER LINE
- EX.SW = EXISTING HOOPER IRR. SECONDARY WATER
- SS LAT = PROPOSED SANITARY SEWER LATERAL
- W LAT = PROPOSED CULINARY WATER LATERAL
- SW LAT = PROPOSED SECONDARY WATER LATERAL
- = EXISTING POWER LINE
- PP = EXISTING POWER POLE
- = PROPOSED FIRE HYDRANT
- FH = FIRE HYDRANT
- = EXISTING PAVEMENT
- = 40' ROAD DEDICATION (12,00 S.F.)

NOTES

1. GAS, POWER AND COMMUNICATION LINES ARE AVAILABLE IN 4000 S. STREET
2. SEWER WILL NEED TO BE AN OPEN CUT; BORING WILL NOT BE ALLOWED
3. TAIL WATER TO SURFACE FLOW FROM WEST END OF SOUTH DITCH TO THE NORTHEAST END OF THE PROPERTY. ALL WATER TO BE RETAINED ON-SITE.

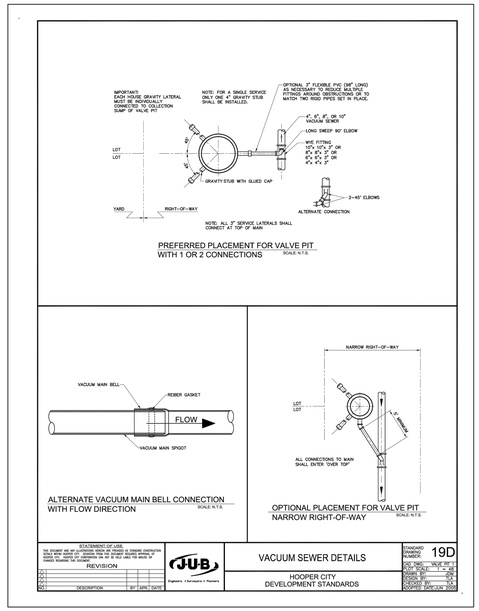
CONSTRUCTION NOTES

1) ALL CONSTRUCTION IS TO CONFORM TO THE HOOPER CITY STANDARD DRAWINGS AND SPECIFICATIONS.

CULINARY WATER
W LAT – 3/4" TYPE K COPPER SERVICE LATERAL

SANITARY SEWER
SS LAT – 4" PVC SDR-21 SERVICE LATERAL

SECONDARY WATER
SW LAT – SECONDARY SERVICE LATERAL WITH METER PER HOOPER IRRIGATION COMPANY



Hardy Denny Subdivision

Hooper City, Weber County, Utah

Developer:
Jeff Hardy
4180 W. 4000 S.
Hooper, UT. 84401

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
CITY COMMENTS
DATE
9-27-22

Hardy Denny Subdivision
PART OF THE SE 1/4 OF SECTION 6, T.5N., R.2W., SLB. & M., U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH

Utility Exhibit

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 8-18-22
Name: HARDY DENNY SUBDIVISION
Number: 8030-01

Sheet 1 of 1 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

Hooper City Inc.
5580 West 4600 South
Hooper, UT 84315
Phone: (801) 732-1064 Fax: (801) 732-0598
Email: admin@hoopercity.com Website: hoopercity.com

Memo

To: Jeff Hardy and Nate Denny

From: Hooper City Staff

CC: Mayor Fowers, Jared Hancock, Tracy Allen, Briant Jacobs

Date: October 5, 2022

Re: Hardy Denny Minor Subdivision Review

The Hooper City staff has completed its subdivision review of the **Hardy Denny Subdivision**. The purpose of this subdivision is to create two buildable house lots on parcel 08-040-0061 on 4000 South and approximately 5180 West. This property is zoned R1. Comments addressed are shaded grey and new comments are in **blue.**

General Notes

1. Please note that the previous owners rejected the idea of accessing this land from 5100 West and that the previous owner carved up their parcel without subdividing through the City. **Noted**

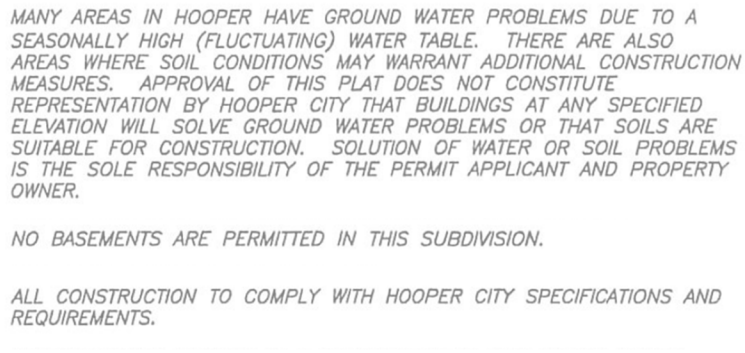
2. Parcel 08-040-0061 was created without approval from the City from the west end of parcel 08-040-0004 and possibly the entire parcel 08-040-0010. This City's subdivision process requires that the remainder parcel sow on the plat. Please identify the eastern portion as "Remainder Parcel, not approved for further development." **Okay**

3. Hooper City has received copies of utility company and other agency review letters as follows: **Okay**

    - Culinary water- A final "will serve" letter has been provided from Taylor West Weber.
    - Irrigation Water- A preliminary "will serve" letter has been provided by Hooper Irrigation Company. It is necessary to identify private ditches used for flood irrigation for neighboring properties.
    - Sewer- Will be provided by Hooper City
    - Weber Fire District- A letter for from the Fire Marshal has been provided stating that a fire hydrant will be required.
    - Rocky Mountain Power- A "will serve" letter has been provided
    - Dominion Energy- A "will serve" letter has been provided

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4. Please add the label “Lot” to both parcels on the plat. **Okay**
5. The title block for Hooper City Council on the plat should be removed. **Okay**
6. The plat should include three additional notes: **Okay**



MANY AREAS IN HOOPER HAVE GROUND WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. THERE ARE ALSO AREAS WHERE SOIL CONDITIONS MAY WARRANT ADDITIONAL CONSTRUCTION MEASURES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY HOOPER CITY THAT BUILDINGS AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS OR THAT SOILS ARE SUITABLE FOR CONSTRUCTION. SOLUTION OF WATER OR SOIL PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.

NO BASEMENTS ARE PERMITTED IN THIS SUBDIVISION.

ALL CONSTRUCTION TO COMPLY WITH HOOPER CITY SPECIFICATIONS AND REQUIREMENTS.

7. Please label the area that will be dedicated to the City for the road right-of-way on all sheets as “Road Dedication”. **Okay**
8. The existing ditch is shown as being piped. Please identify how this parcel will be irrigated; namely, where water will come onto the property and how it will be utilized (ie. Flood irrigation from south to north-east and tailwater being collected on the north). **Okay**
9. Per City Specification 10-6-4.2, D. Drawing Specifications, improvements along 4000 South need to include curb and gutter, sidewalk and asphalt match. **Okay**
10. Please label the fire hydrant as “proposed” on 4000 South. **Okay**
11. Per UDOT’s request, these two lots will be served by one drive approach with a maximum width of 30-feet. The City’s standard is to have two separate driveways. This can be accomplished, but a detail should show the proposed driveways. **Okay**
12. The City standard for vacuum sewer with two connections has the pit on the property line with the laterals entering the pit on 45º angles (see Detail Sheet 19D). The proposed layout has the pit entirely on the west lot and is connected to the laterals on right angles. The layout should be incorporated into the driveway design. The material noted on Sheet 1 for the sewer lateral service is called out as 4” PVC SDR-35, but the correct material is 4” PVC SDR-21 or SCH 40. Please update. **Okay**
13. A note should be called out on the utility plan that the sewer will need to be an open cut; boring is not allowed. The City can provide a letter to UDOT if needed explaining why boring is not acceptable. **Okay**

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Hooper, UT 84315
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14. The City will need 4 feet between the driveways for access to the sewer pit. Please revise the shared drive approach to reflect a wider spacing between the driveways. Please also note that the space between the driveways around the sewer pit cannot be concrete or asphalt. **Okay**

15. Addresses for the lots will be 5176 W and 5164 W 4000 S. Please make sure the addresses are on the final plat. **Okay**

All comments, questions or corrections have been completed.

The City staff will recommend Plat approval of this subdivision to the Planning Commission agenda.

TAYLOR WEST WEBER WATER DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668

September 7, 2022

Hooper City
5580 W. 4600 S.
Hooper, Utah 84315

To Whom It May Concern:

This is to inform you that **Final approval** has been given and Taylor West Weber Water District has the capacity to provide **only** culinary water for Nate Denny for 2 lots. The property is located near 5180 W. 4000 S. Plan review fees and water rights fees have been paid. All homes must use Hooper Irrigation as their source of secondary water. Hooper Irrigation Company must grant the ability of service before occupancy of any home can occur. The plans have been reviewed for final acceptance. A fire hydrant may be required depending on the fire marshal's review. The developer will be required to pay for the cost of a hydrant and the installation there of. Specifications for fire hydrants is available at the district office. Notification of the installation is required; the installation of the hydrant must be under the supervision of the district inspector. The installation of the service connections is still required, and the developer will be required to install said connections under the supervision of the district's inspector. Each lot will be required to pay the impact fees and costs for meters at the time building permits are issued.

Thank you,

Ryan Rogers – Manager
Taylor West Weber Water Improvement District

Hooper Irrigation Co.

PO Box 184
5375 S 5500 W
Hooper, Utah 84315

Phone: (801)985-8429
Fax: (801)985-3556
hooperirrigationco@msn.com

September 15, 2022

Hooper City Planning Commission
5580 W 4600 S
Hooper, Utah 84315

RE: PRELIMINARY WILL SERVE LETTER – Hardy Denny Subdivision

The development is located at 4000 South and 5150 West approximately and consists of 2 lots.

Hooper Irrigation Company has pressure irrigation water available, in the area, of the afore mentioned project located at the above address and is willing to provide secondary service for the project.

This letter states that the afore named project is in the boundaries of Hooper Irrigation Company.

The subdivision plat plan has been preliminarily reviewed by Hooper Irrigation, although there may be adjustments needed prior to final approval. There may be private ditches used for flood irrigation which will need to be addressed by Hooper City to ensure the continued ability to flood irrigate for neighboring properties and the protection from leaks for the proposed homes in the subdivision. Only this project is in consideration and guaranteed service and the preliminary plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston

Michelle Pinkston
Office Manager
Board Secretary

2023 West 1300 North
Farr West Utah, 84404

PLAN REVIEW

Date: September 13, 2022
Project Name: Denny Hardy Subdivision
Project Address: 5150 W 4000 S, Hooper
Contractor/Contact: Nate Denny, 801.726.0825
Fee(s):

Property Type	Schedule Rates	Rate/1000 Sq Ft	Square Feet or Number of Res. Units	Total
Type	Rate		Sq Ft or # of Units	Total
Plan Review	Residential		2 Lots	$50.00
Impact Fee	Residential	$315.00		
			Total Due	$50.00

Fee Notice:
Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Contact our offices at 801-782-3580 to arrange payments.

Status: APPROVED WITH CONDITIONS

A Written Response Is Required. Please address each item.

Items **HIGHLIGHTED** in yellow are items that must be specifically addressed by the responsible design professional.

BOTH SPECIFIC AND GENERAL COMMENTS MUST BE READ AND ADHERED TO.

Specific Comments:
Water Supply:

S1. Water Supply Analysis Required: Prior to any construction being done, a water supply analysis shall be completed and submitted by an engineering firm or a fire protection engineer. This water supply analysis must include:
   a. Building Construction Type
   b. Available Water for fire-fighting purposes
      i. Static Flow Rates
      ii. Residual Flow Rates
      iii. Flowing GPM
      iv. Duration of flowing GPM available.
   c. Statement of conformance/non-conformance to 2018 International Fire Code section 507 and Appendix B as adopted by Weber Fire District (See

Resolution 04-2014 at http://weberfiredistrict.com/services/fire-prevention).

d. If deficiency exists, proposed method to obtain conformance with adopted codes and Resolution 04-2014.

S2. Fire Flow: Fire flow for the residential subdivision shall be 1500 GPM.

S3. Fire Hydrant(s): One new fire hydrant must be provided within 400 feet of the furthest most portion of a building or facility (see IFC 507.5.1). The maximum spacing between hydrants in a residential area is 500 ft.

S4. All required fire hydrants and water systems shall be installed, approved and fully functional and on, prior to any combustible construction (IFC section 507.1 and 3312).

Fire Detection and Suppression Systems:

S5. Fire Suppression Systems: As per the Utah Fire Code Act, "R" occupancies built in accordance with the International Residential Code may require fire suppression systems if any of the following apply:

R Occupancy Built Under IRC Requirements

Structure is in Urban-Wildland Interface Area	May Require Fire Suppression
Public Water Distribution System with Hydrants Does Not Exist	May Require Fire Suppression
Single Access Road with Grade Greater Than 10% For More Than 500 Linear Feet	May Require Fire Suppression
Structure Is Larger Than 10,000 Square Feet (Total Floor Area of All Floor Levels Within Exterior Walls of Dwelling Unit)	Will Require Fire Suppression
Structure Is Larger Than Double the Average Size of the non-sprinklered Homes in The Subdivision (Total Floor Area Of All Floor Levels Within Exterior Walls Of Dwelling Unit).	May Require Fire Suppression
Dwelling unit in area of single access with greater than 30 dwelling units.	Will Require Fire Suppression System

Weber Fire District strongly encourages the builder/owner to provide a fire suppression system to protect the lives and property of the occupants. These systems have been proven to provide effective lifesaving functions. For more information, please contact the Fire Prevention Division at 801-782-3580.

S6. SEPARATE SUBMITTAL NOTICE: Fire suppression systems and fire alarm systems require a separate submittal. A permit shall be applied for before any installation of either fire suppression system or fire alarm system. The permit shall be on the job site and be available for review by any inspector. The APPROVED STAMPED set of plans shall also be on the job site and available for review by any inspector. If there is no permit and/or approved stamped plans on the job site, there will be a Stop Work Order issued until both are on the job site. Submit plans at Weber Fire District, 2023 W. 1300 N. Farr West. (See IFC

section 901.2 and 907.1.1).

Fire Department Access:

S7. Provide a temporary address marker at the building site during construction. The address numbers, whether on the building or the sign, shall be legible font. (See IFC 505.1) (See IFC 505.1).

S8. 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 (See IFC section 503.2.3; 3310; and D102.1).

S9. Fire Access to buildings and facilities: Fire access roads are required for all facilities, buildings, or portions of buildings. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route. (See IFC 503.1)

S10. Fire Access via Driveways: Driveways serving no more than 5 residences shall have a minimum clear width of 20 feet with a minimum of 12 feet of drive-able surface (measured from face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall support a 75,000-pound load. Driveways more than 150 feet shall be provided with turnarounds. Driveways exceeding 200 feet in length and less than 20 feet in width shall be provided with turnouts in addition to turnarounds. (See driveways- 2006 Wildland Urban Interface Code used as a reference for residential driveway requirements exceeding 150 feet in length). Roads and driveways shall also comply with City/County standards as applicable. *In cases of differing requirements, contact the Fire Marshal for clarification.*

S11. Gates:

a. Knox key switches are required for any electronic/electric gate. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 503.6)

b. Knox padlock is required for any manually operated mechanical gate. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 503.6)

Building Comments:

S12. There shall be an address on the building or on a sign visible from the street. If the address is on a sign-monument the sign-monument shall meets the requirements of the appropriate city/county planning department. The address numbers, whether on the building or the sign, shall be Arabic font with a minimum of 4" (four inches) in height with a .5" (half inch) stroke and be in contrasting colors from the background. All suites shall have number/letter designation on the doors meeting the same size requirements and contrasting color. (See IFC 505.1)

General Comments:

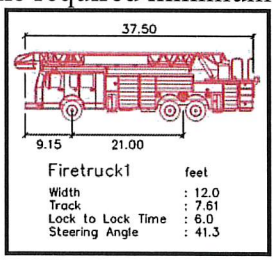
G1. Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000-pound load. Roads that are less than 26 feet in width shall be posted with "NO PARKING FIRE LANE" on 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 2018 International Fire Code as adopted by Weber Fire District).

G2. Roads shall have a maximum grade of 10% unless specifically approved. Approval requires both the Fire Marshal's approval and Weber County Engineering approval (See IFC section 503.2.7; D103.2; and Weber County ordinances).

G3. Radius on all corners shall be a minimum of 28'-0". Roads and driveways shall also comply with City/County standards as applicable. *In cases of differing requirements, contact the Fire Marshal for clarification.*

G4. Roundabouts: Roundabouts in roadways shall maintain the required minimum width of 20 feet. Wider roadways may be required to provide turning radius for fire apparatus. An auto-turn model shall be completed and submitted for review. The following vehicle information shall be used for this purpose:



a. Width: 12.0 Ft
b. Track: 7.61
c. Lock to Lock Time: 6.0
d. Steering Angle: 41.3

G5. Dead end fire apparatus access roads more than 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads (See IFC section D103.4)

G6. For subdivisions with more than 30 single family residences, a second fire apparatus access road required. Access roads shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the development area/property to be served (See IFC section D106).

G7. Roads and bridges shall be designed, constructed, and maintained to support an imposed load of 75,000 lbs. (See IFC section D102.1)

G8. All roads shall be designed, constructed, surfaced, and maintained to provide an all-weather driving surface. All weather surfaces may include road-base material however, the roadway must be maintained open and accessible year-round (See IFC section 503.2.3 and D102.1).

G9. Cul-de-sacs shall be a minimum of 96 feet in diameter, from the face of curb to the face of curb, or there shall be another type of turn around provided. Any islands inside the cul-de-sac shall be such that they do not interfere with the turning capacity of a fire apparatus. (See IFC D103.4)

G10. Fire Prevention During 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. 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 pre-fire plan. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such pre-fire plans. (see IFC 3308)

2023 West 1300 North
Farr West Utah, 84404

This review was completed using the currently adopted Utah State Fire Code (International Fire Code) and any applicable local resolutions or ordinances.

Every effort has been made to provide a complete and thorough review of these plans. This review DOES NOT relieve the owner, contractor and/or developer from compliance with all applicable codes, and standards.

Any change or revision of this plan will render this review void and will require submittal of the new, or revised, layout for fire department review. If you have any questions, please contact me at 801-782-3580.

Reviewed By:
David Reed, Fire Marshal
Weber Fire District
801-782-3580

Dominion Energy

September 8, 2022

Nate Denny
4470 Haven Creek Rd, Unit E
West Haven, UT, 84401

Attn. Nate Denny:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the Hardy Denny Subdivision (near the address of 5120 W 4000 S, Hooper) when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).

2. Review by Dominion Energy' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Dominion Energy' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

Lexi Vigil
Pre-Construction Representative

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

1438 West 2550 South
Ogden, Utah 84401

September 12, 2022

Nathan Denny
NDenny9@gmail.com
Request: 8271067

Dear Nathan Denny:

Rocky Mountain Power will supply power to residential service located at or near 5122 W 4000 S, Hooper, Utah.

- Applicant will apply for power by calling 1-888-221-7070
- Applicant or Developer will supply a signed, approved recorded property plat map with lot numbers, addresses, and section corners identified if applicable.
- Residential and Commercial Developer will supply an electronic copy of the subdivision by e-mail, (Auto-cad version 2011), to the estimator assigned to the project.
- Residential Subdivision Developer will pay all costs which are non-refundable above the $750.00 per lot allowance according to line extension tariff, regulation 12.
- All single lot applicants will be subject to the line extension rules and regulation 12.
- Applicant is responsible to sign a contract after job is approved by Rocky Mountain Power management and pay any associated costs before work can be scheduled or materials ordered.
- Rocky Mountain Power engineering review may be required and may be subject to additional charges according to our filed line extension tariff, regulation 12.

If you have any questions regarding these provisions, please feel free to call me at 801-629-4224.

Respectfully,

Roy Avery
Estimator
Rocky Mountain Power

Dominion Energy

MAIN EXTENSION AGREEMENT

^v1015

CENTER	JOB ID	MAIN EXT ID	CONTRACT ID
OGD	MJ0002030574	ML0001049572	ME0001058648

NATURAL GAS APPLIANCES TO BE CONNECTED

TYPE	QUANTITY

CUSTOMER
NILSON HOMES

APPROXIMATE MAIN LOCATION
3750 S 5325 W

SUBDIVISION	LOT RANGE
SILVER SADDLE PH 2	**17**

CITY OR COUNTY	STATE	ZIP CODE
HOOPER	**UT**	**84315**

OWNER

MAIN EXTENSION COSTS

Contracted length of main	2640
Installation charges	$35,788.60

JOB TYPE
NEW MAIN INSTALL

SPECIAL CONDITIONS
2IN P-TR, 3FT BACK OF CURB. ALL UTILITIES MUST BE A MINIMUM OF 3FT AWAY IF RUNNING PARALLEL OR 1FT PERPENDICULAR. DOMINION WILL INSTALL AFTER CURB AND GUTTER ARE IN, ALL OTHER UTILITIES ARE IN, BUT BEFORE SIDEWALK IS INSTALLED. ANY ADDITIONAL SHADING, ROCK TRENCH, COMPACTION, IMPORT, OR FROST WILL BE BILLED SEPERATELY. THIS ESTIMATE IS FOR THE CURRENT 2022 PRICING, AND WILL BE UPDATED TO THE NEW PRICE FOR EACH NEW YEAR.

TOTAL CUSTOMER COST NOW DUE **$35,788.60**

Please submit payment to Dominion Energy, PO Box 45360, DNR 526, Salt Lake City, UT 84145
To pay with credit card please call 1-800-378-1269 or go to internet.speedpay.com/dominionnongas

TERMS AND CONDITIONS

1. *Scope of Work.* Dominion Energy Company ("Dominion Energy") shall construct and install a natural gas main line extension as set forth above (collectively the "Facilities"). Installation of the Facilities, as specified above and as designated in the field, as well as any related work, is referred to as the "Work". This Agreement shall not be deemed to be in force until (a) Customer has signed this Agreement and (b) Dominion Energy either signs this Agreement or commences the Work.
2. *Cost of the Work.*
   a. Customer agrees to pay to Dominion Energy the full and complete cost of materials, construction, installation, permitting, procuring rights-of-way, complying with terms of rights-of-way, environmental costs, weather-related costs, tax consequences related to the contribution in aid of the construction, and any costs arising from Customer requests or Customer caused delays (collectively "Construction Costs"). Dominion Energy personnel costs and overhead shall be borne solely by Dominion Energy.
   b. Customer agrees to pay, prior to the date of installation, any and all Construction Costs. Customer shall also pay any additional Construction Costs that may arise during installation, including but not limited to frost and/or rock trenching ("Additional Construction Costs") within 30 days of the Dominion Energy invoice date. Any change to the length or scope of the Facilities, whether due to Customer request or Dominion Energy's determination, in its sole discretion, that the initial design must be modified, that result in increased Construction Costs shall also be included as Additional Construction Costs.
   c. Interest accrues at the rate of 6.0% per annum on any amount due from such installation or invoice date until the amount due is paid in full. Customer will pay all costs and attorney's fees incurred in the collection of any amount.
3. *Rights-of-Way.* Customer agrees to provide Company with any necessary rights-of-way required to complete the Work. Company is not obligated to perform unless rights-of-way have been granted.
4. *Cancellation.* If the Work does not begin within six months of the effective date of this Agreement, Dominion Energy may, at its option, cancel this Agreement and charge Customer for any Construction Costs incurred up to the date of cancellation.
5. *Subcontractors.* Dominion Energy may subcontract with third parties for the provision of any of the services contemplated by this Agreement.
6. *Contamination.* If Dominion Energy encounters any contaminated soil or groundwater during the trenching and installation of facilities that requires remediation or disposal, or poses a hazard, Dominion Energy may suspend the installation or trenching until the contamination is removed, disposed of and/or remediated to Dominion Energy's satisfaction and at no cost to Dominion Energy. If Dominion Energy elects to remediate the contamination, Customer shall pay all costs incurred by Dominion Energy arising from or caused by the remediation as Additional Construction Costs.
7. *Force Majeure.* Dominion Energy shall have the right to allocate materials and labor to construction projects which it deems, in its sole discretion, most important to serve the needs or ensure the safety of its customers due to emergencies or in the event Dominion Energy is unable to obtain sufficient supplies, materials, or labor for all of its construction requirements, and Dominion Energy shall not be responsible to Customer or any third party for construction delays resulting from such allocation. Dominion Energy shall not be responsible for any delay to the extent arising from or caused by (a) the performance of Customer's responsibilities under this Agreement or (b) shortage of labor or materials, strike, labor disturbance, war, riot, weather conditions (including, but not limited to, conditions that, in Dominion Energy's sole judgment, prevent it from safely excavating or backfilling trenches or installing facilities using its normal construction methods and equipment, government rule, regulation or order, including orders or judgments of any court or commission, delay in obtaining necessary land rights, act of God, or any other cause or condition beyond the control of Dominion Energy.
8. *Ownership of Facilities.* The Facilities that Dominion Energy constructs to render natural gas service shall at all times remain solely the property of Dominion Energy.
9. *Natural Gas Service.* This Agreement is not an agreement to provide natural gas service. Upon completion of the Facilities, Dominion Energy will provide natural gas service utilizing the Facilities in accordance with the Dominion Energy Company Utah Natural Gas Tariff, PSCU 400 ("Tariff") on file with the Utah Public Service Commission ("Commission") as may be revised from time to time.
10. *Relocation.* Dominion Energy shall have no obligation to relocate any of the Facilities. If Customer requests that any of the Facilities be relocated, and Dominion Energy agrees to relocate the facilities, then Customer shall bear all costs associated with any relocation.
11. *Grade and Curbing.* Customer will ensure that the grade of the proposed main extension location is within six inches of finished grade, and no parallel utilities will be within three feet of this main extension. After installation, the trench will be backfilled up to the existing grade. Customer agrees to pay any costs incurred to repair, replace, raise, lower, or relocate the main extension because of grade changes subsequent to installation. At its sole discretion, Company may install the main extension based on curb-line stakes provided by the Customer.
12. *Indemnity.* To the fullest extent permitted by law, Customer shall release, indemnify, hold harmless, and defend Dominion Energy, its parent company, affiliates at any tier, and contractor(s) at any tier and their respective directors, officers, employees, and agents (collectively "Indemnified Parties") from and against any and all liabilities, losses, claims, demands, liens, fines, and actions of any nature whatsoever, including but not limited to attorney fees and defense costs (collectively "Liabilities") arising out of, related to, or in connection with any Work contemplated by this Agreement; however, in no event shall Customer be required to indemnify or defend the Indemnified Parties from and against any Liabilities to the extent caused by the negligence or willfull misconduct of Dominion Energy or Dominion Energy's contractors at any tier . The release, indemnification, hold harmless, and defense obligations of this Agreement extend, but are not limited to, Liabilities in favor of, claimed, demanded or brought by Customer itself, Customer's employees or subcontractors, employees of the Indemnified Parties, or third parties on account of injury, death, property damage, or other losses. Without relieving Customer of any obligation under this Agreement, Company may, at its option, fully participate in the investigation, defense, and settlement of any Liabilities.
13. *Severability.* If any provision or part of a provision of this Agreement is held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision, but this Agreement shall be construed as if it did not contain such invalid, illegal, or unenforceable provision. Each provision shall be deemed to be enforceable to the fullest extent available under applicable law.
14. *Survival of Terms.* The Parties' representations, rights and obligations of indemnity, and payment created or required to be enforced shall survive termination of this Agreement.
15. *Applicable Law.* This Agreement is governed by Utah law and the Tariff, rules, and regulations on file with the Commission. In the event that the Tariff, rules, or applicable regulations conflict with any term in this Agreement, the Tariff, rules or applicable regulations shall govern.
16. *Authority.* Each person signing this Agreement warrants that the person has full legal capacity, power and authority to execute this Agreement for and on behalf of the respective Party and to bind such Party.

INTENDING TO BE LEGALLY BOUND, the Parties have executed this Agreement to be effective as of the day and year set forth below.

NILSON HOMES	**DOMINION ENERGY COMPANY**
CUSTOMER	
BY:_____	BY:_____
TITLE DATE	TITLE DATE

Prepared by: LexiRae Vigil 1 000-000-0000

20200420

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name Silver Saddle Subdivision Zone R2 Date Submitted 06/06/2019

Address of Subdivision 3670 S. 5500 W. Hooper City, UT No. of Units or Lots 42

Owner Name Jay Thompson Address 3670 S. 5500 W. Ph [redacted]

Fax # _____ Email Address _____

Subdivider's Name Kevin Ivins Address 3986 W. 4200 S. West Haven Ph (8[redacted]

Fax # _____ Email Address [redacted]

Name of Intended Escrow Holder Cache Valley Bank Address Layton, UT

Contact Name Stephanie Sewell Ph [redacted] Email s[redacted]

Surveyor's Name Trevor Hatch Address 5160 S. 1500 W., Riverdale Ph [redacted]

Engineer's Name Nate Reeve Address 5160 S. 1500 W., Riverdale Ph [redacted]

Secondary Water Available? Yes Contact Michelle, Hooper Irrigation Ph [redacted]

Secondary Water System in Place? Yes Type Pressure Irrigation Ph N/A

Culinary Water Available? Yes Type Val, Taylor-West Weber Water Ph [redacted]

Sewer Connection Available? Yes Contact Lance, Central Weber Sewer Type Hooper City, Vacuum System

Septic System Appears Feasible? N/A Contact N/A Type N/A

Is Property in a Flood Hazard Area? No Flood Zone Zone X Lowest Elevation 4226

Access Road Above 4215' Elevation? Yes Source Surveyed Elevation

Please describe any agreements, rights-of-way, easements etc, that could affect this site:
Not to my knowledge

Describe history of parcel being subdivided, approximate dates and acreage of past land divisions:
Not to my knowledge

The above information is true and accurate to the best of my knowledge.

Date 4 June 2019 Signature Jay F Thompson

Office Use Only
Subdivision Preliminary Fee: _____ Preliminary Approval Date: _____
Subdivision Final Fee: _____ Final Approval Date: _____
Number of Copies: _____ Envelopes: _____

Split in 2 phases

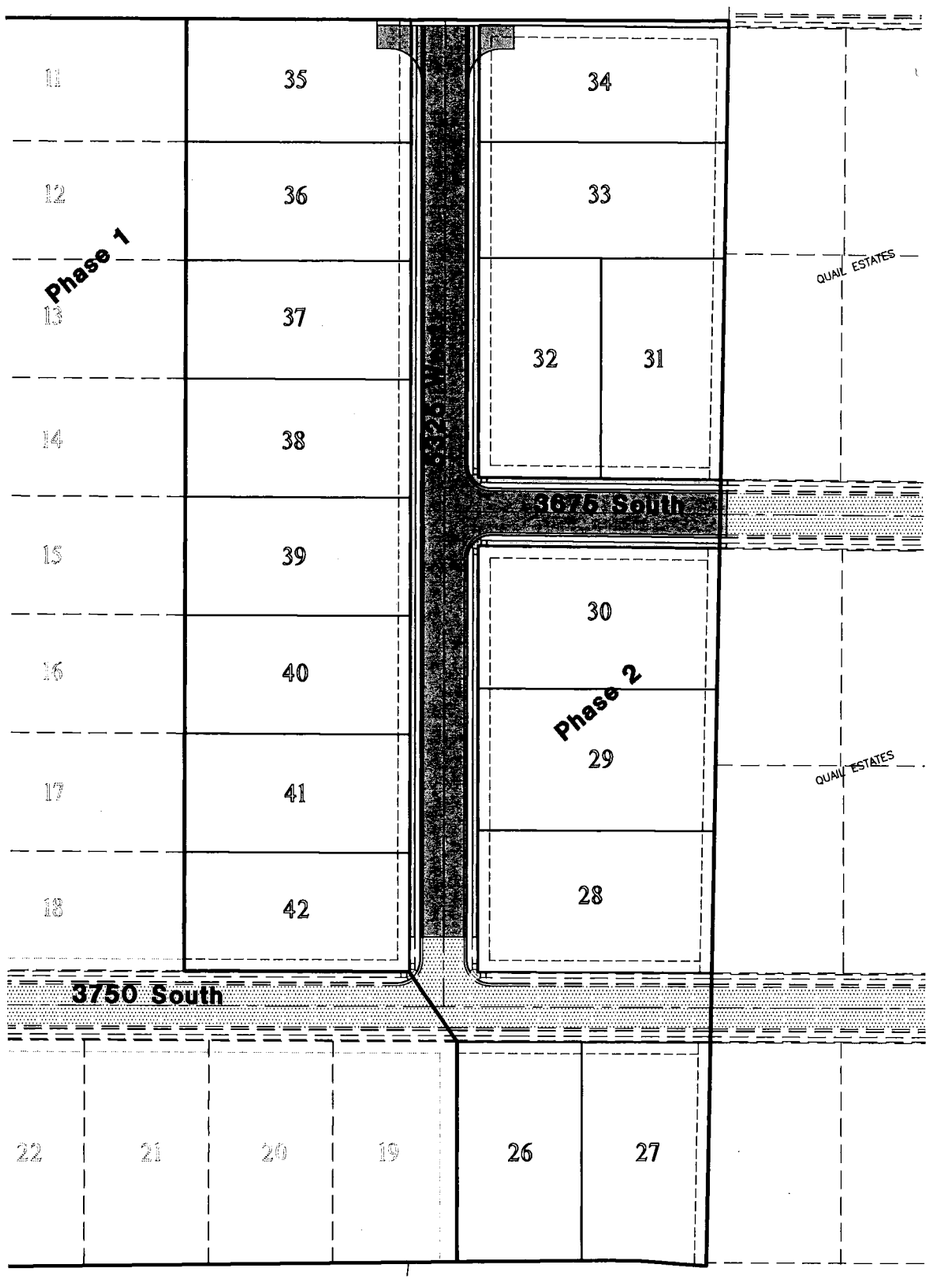
Reeve & Associates, Inc. - Solutions You Can Build On

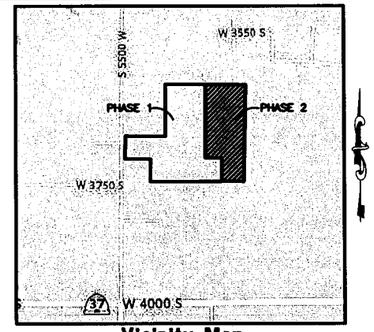
Project Narrative/Notes/Revisions

1. 08/20/21 NF – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 11/22/21 NF – REVISED PER HOOPER IRRIGATION COMMENTS DATED 11.11.2021
3. 12/01/21 CK – ADDED DRAIN SUMP DETAIL.
4. 12/16/21 CK – UPDATED DRAIN SUMP.

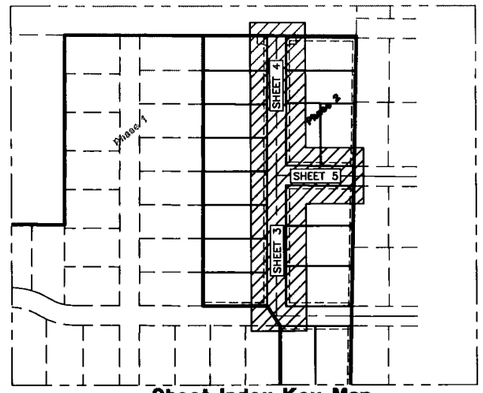
SILVER SADDLE SUBDIVISION
Phase 2
Improvement Plans

HOOPER CITY, WEBER COUNTY, UTAH
AUGUST, 2021





Vicinity Map
NOT TO SCALE



Sheet Index Key Map
NOT TO SCALE

Sheet Index

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend/Street Cross-Section
Sheet 3 - 5325 West (29+00.00-33+00.00)
Sheet 4 - 5325 West (33+00.00-37+91.40)
Sheet 5 - 3675 South (38+00.00-40+79.00)
Sheet 6 - Grading Plan
Sheet 7 - Utility Plan
Sheet 8 - Standard Details
Sheet 9 - Storm Water Pollution Prevention Plan Exhibit
Sheet 10 - Storm Water Pollution Prevention Plan Details

60 0 60 120 180
Scale: 1" = 60'

811 Know what's below. Call before you dig.

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:
Nilson Homes
5617 South 1475 East
Ogden Utah, 84403
PH: (801) 392-8100

Project Contact:
Project Manager: Chris Cave
Project Engineer: Jeremy Draper

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION
11.22.2021	NF Irrigation Comments
12.01.2021	CK Sump Detail
12.16.2021	CK Sump Detail

Silver Saddle Subdivision
Phase 2
HOOPER CITY, WEBER COUNTY, UTAH

Cover/Index Sheet

LICENSED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
06/15/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: AUGUST, 2021
Name: SILVER SADDLE SUBDIVISION PHASE 2
Number: 1301-038

1
10 Total Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.
Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On

General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING &' SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES. OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL CULINARY WATER FACILITIES SHALL BE CONSTRUCTED IN CONFORMANCE TO THE STANDARD DETAILS AND SPECIFICATIONS OF THE TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. VACUUM SEWER PIPE TO BE SDR-21 PVC OR SCHEDULE 40 PVC.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES 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 THESE PLANS.

THE CONTRACTOR AGREES THAT THEY 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. 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 ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Flood Information Data:

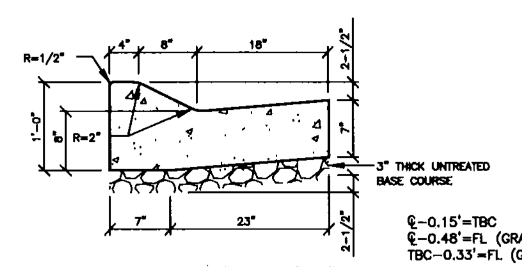
FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 49057C0425E DATED DECEMBER 16, 2005.

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

Legend

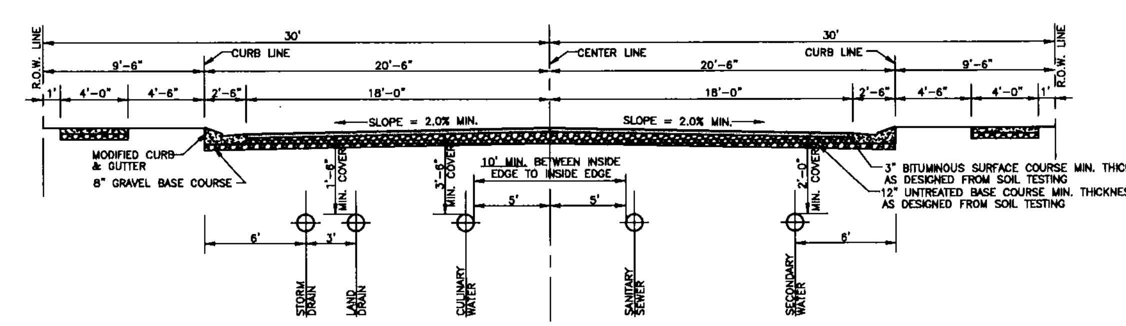
Symbol	Description
W/8	= PROPOSED CULINARY WATER LINE
EX.W	= EXISTING CULINARY WATER LINE
SW/8	= PROPOSED SECONDARY WATER LINE
EX.SW	= EXISTING SECONDARY WATER LINE
SS/8	= PROPOSED SANITARY SEWER LINE
EX.SS	= EXISTING SANITARY SEWER LINE
SD/15	= PROPOSED STORM DRAIN LINE
EX.SD	= EXISTING STORM DRAIN LINE
LD/8	= PROPOSED LAND DRAIN LINE
EX.LD	= EXISTING LAND DRAIN LINE
IRR/18	= PROPOSED IRRIGATION LINE
EX.IRR	= EXISTING IRRIGATION LINE
X—X—X	= FENCE LINE
— · — · —	= DRAINAGE SWALE
	= PROPOSED FIRE HYDRANT
	= EXISTING FIRE HYDRANT
	= PROPOSED MANHOLE
	= EXISTING MANHOLE
	= PROPOSED SEWER CLEAN-OUT
	= PROPOSED GATE VALVE
	= EXISTING GATE VALVE
	= PLUG & BLOCK
	= AIR VAC ASSEMBLY
	= PROPOSED WATER METER
	= EXISTING WATER METER
	= PROPOSED CATCH BASIN
	= EXISTING CATCH BASIN
	= PLUG W/ 2" BLOW-OFF
	= STREET LIGHT
	= SIGN
BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE
ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
SW	= SECONDARY WATER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER
	= EXISTING ASPHALT PAVEMENT
	= PROPOSED ASPHALT PAVEMENT
	= PROPOSED CONCRETE
	= PROPOSED GRAVEL
4800	= EXISTING CONTOUR GRADE
4800	= PROPOSED CONTOUR GRADE



Mountable Curb & Gutter
SCALE: NONE

Notes:

1. ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE DEVELOPMENT STANDARDS OF HOOPER CITY AND THE DETAIL DRAWINGS CONTAINED THEREIN. HOOPER CITY PUBLIC WORKS REQUIREMENTS SHALL BE MET.
2. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.
4. IF LOCATIONS & SIZE OF EXISTING UTILITIES ARE DIFFERENT THAN SHOWN IN THIS PLAN SET, THEN CONTRACTOR MUST NOTIFY ENGINEER ON FILE.
4. ELEVATIONS SHOWN AT THE CURB LINE ARE TOP OF CURB ELEVATIONS.
5. THE STREET STRUCTURAL CROSS SECTION IS PER THE DETAILS CONTAINED WITHIN THESE PLANS.
6. WATER LINE PIPE SHALL BE C-900 DR 14 PVC PIPE. ALL CULINARY WATERLINE CONSTRUCTION SHALL CONFORM TO THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
7. FIRE HYDRANTS ARE TO BE CENTURION BY MUELLER.
8. A REINFORCED CONCRETE COLLAR SHALL BE POURED AROUND VALVE BOXES (COMMON COLLAR AROUND VALVES ON THE SAME FITTING), AND A HOOPER WATER IMPROVEMENT DISTRICT MARKER SET IN SAID COLLAR.
9. SANITARY SEWER LATERALS SHALL BE GREEN,
10. SECONDARY WATER LINE SHALL BE PVC C-900 DR 18, (PURPLE). ALL SECONDARY WATER VALVE BOXES SHALL BE TRIANGULAR AND STAMPED "IRRIGATION". VALVE BOXES CAN BE PURCHASED FROM HOOPER IRRIGATION COMPANY.
11. THE SECONDARY WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOOPER IRRIGATION COMPANY SPECIFICATIONS AND STANDARDS.
12. PROVIDE A TEMPORARY ADDRESS MARKER AT THE BUILDING SITE DURING CONSTRUCTION.



STREET SECTION (60' R.O.W.)
SCALE: NONE

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REVISIONS

DATE	DESCRIPTION
11.22.2021	NF Irrigation Comments
12.01.2021	CK Sump Detail
12.16.2021	CK Sump Detail

Silver Saddle Subdivision Phase 2
HOOPER CITY, WEBER COUNTY, UTAH

Notes/Legend/ Street Cross-Section

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
06/15/2022
STATE OF UTAH

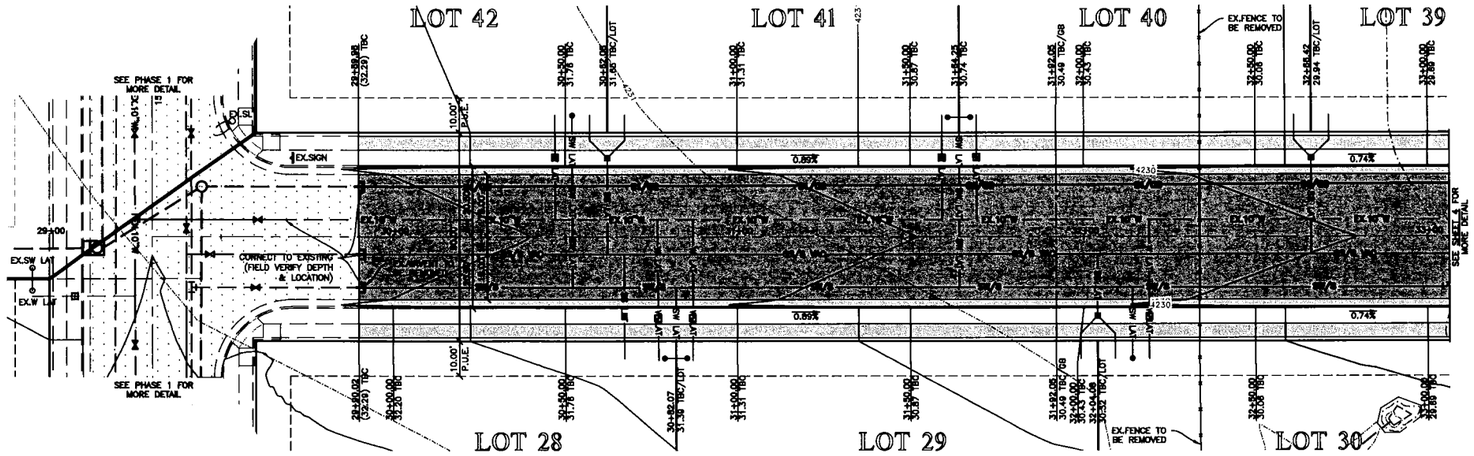
Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: AUGUST, 2021
Name: SILVER SADDLE SUBDIVISION PHASE 2
Number: 1301-D38

2
10 Total Sheets

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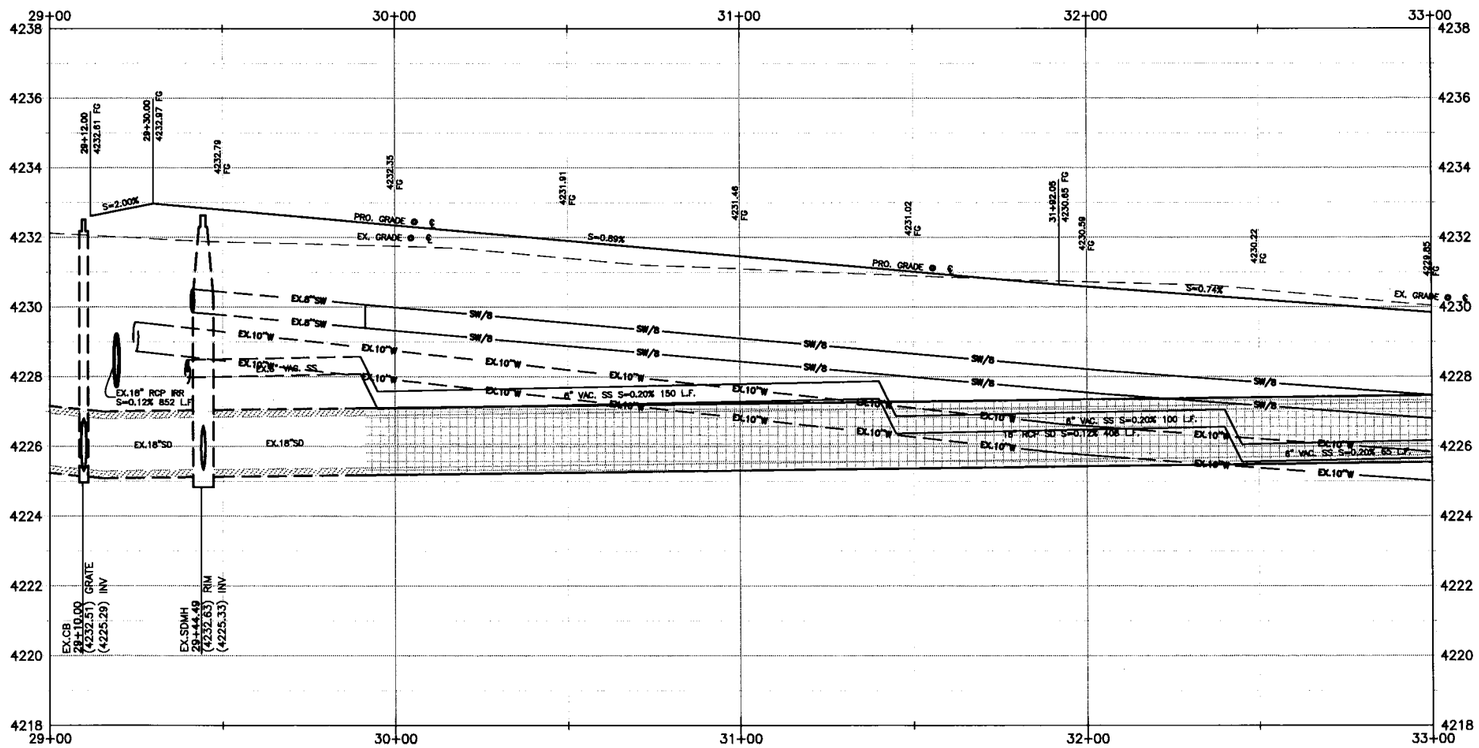
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5325 WEST
29+00.00 - 33+00.00

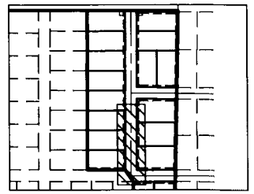
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Vertical Scale: 1" = 2'



Key Map

NOT TO SCALE



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CULINARY WATER
W/10 – 10" PVC DR-18 C900 WATER LINE
W/8 – 8" PVC DR-18 C900 WATER LINE
W – 1" SDR 9 CTS HDPE

SANITARY SEWER
SS/4 – 4" VACUUM SEWER
SS/8 – 8" VACUUM SEWER

STORM DRAIN
SD/15 – 15" RCP CLASS III STORM DRAIN
SD/18 – 18" RCP CLASS III STORM DRAIN

SECONDARY WATER
SW/8 – 8" PVC DR-18 C900 WATERLINE (PURPLE)
SW – 1" WM

IRRIGATION
IRR/18 – 18" ADS IRRIGATION LINE (UNLESS OTHERWISE SPECIFIED AS RCP)

NOTE:
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2. SEWER LATERALS THAT CAN NOT MAINTAIN 18" MINIMUM CLEARANCE OF WATER MUST BE SLEEVED FOR 10' CENTERED ON THE WATER MAIN.
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REVISIONS
DESCRIPTION
DATE
11.22.2021 NF Irrigation Comments
12.01.2021 CK Sump Detail
12.16.2021 CK Sump Detail

Silver Saddle Subdivision Phase 2

HOOPER CITY, WEBER COUNTY, UTAH

5325 WEST 29+00.00 - 33+00.00



Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: AUGUST, 2021
Name: SILVER SADDLE SUBDIVISION PHASE 2
Number: 1301-038

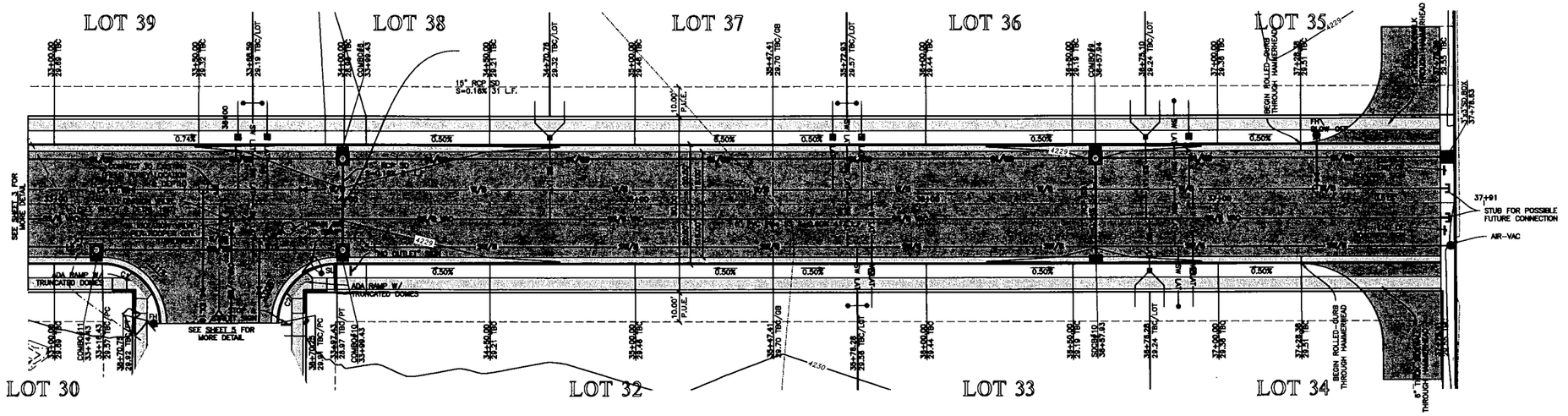
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10 Total Sheets

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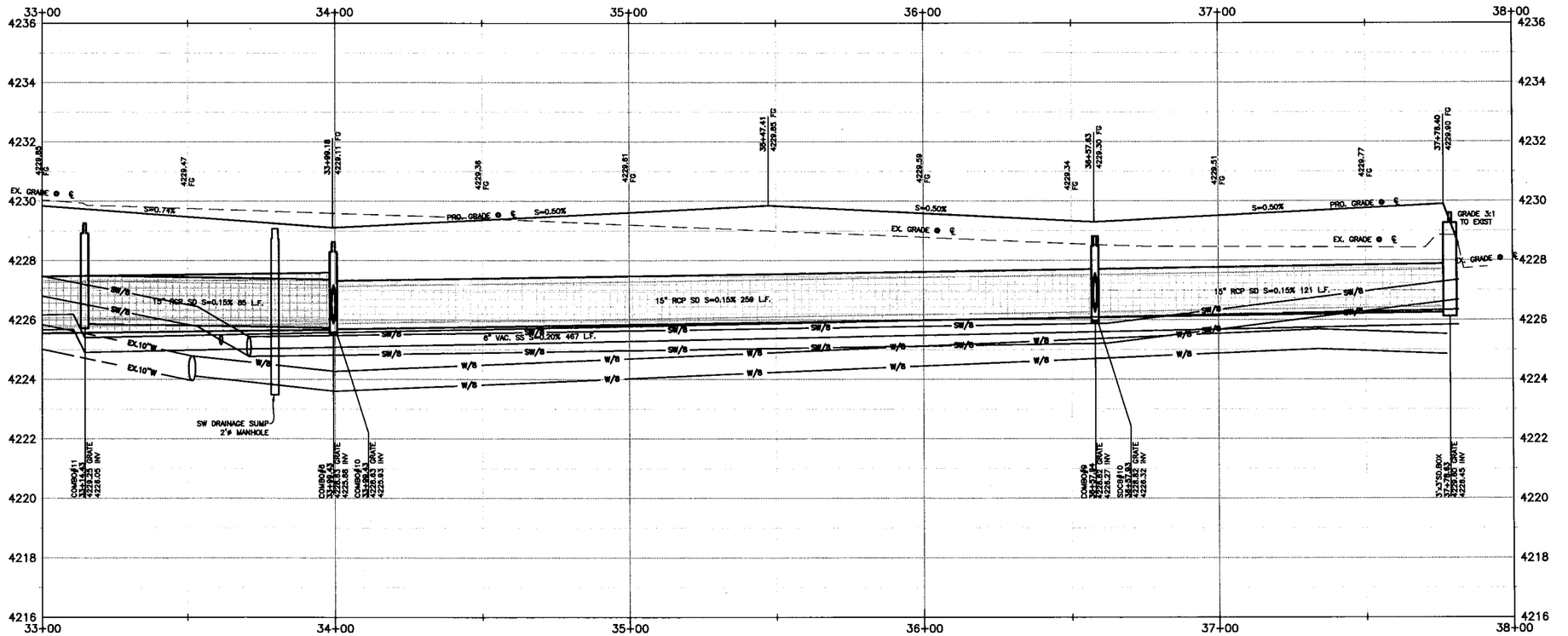
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5325 WEST
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Horizontal Scale: 1" = 20'
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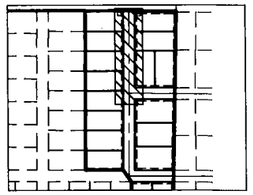


TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	90°21'16"	20.00'	31.54'	20.12'	S45°29'05"W	28.37'
C2	89°38'44"	20.00'	31.29'	19.88'	S44°30'55"E	28.20'

Key Map

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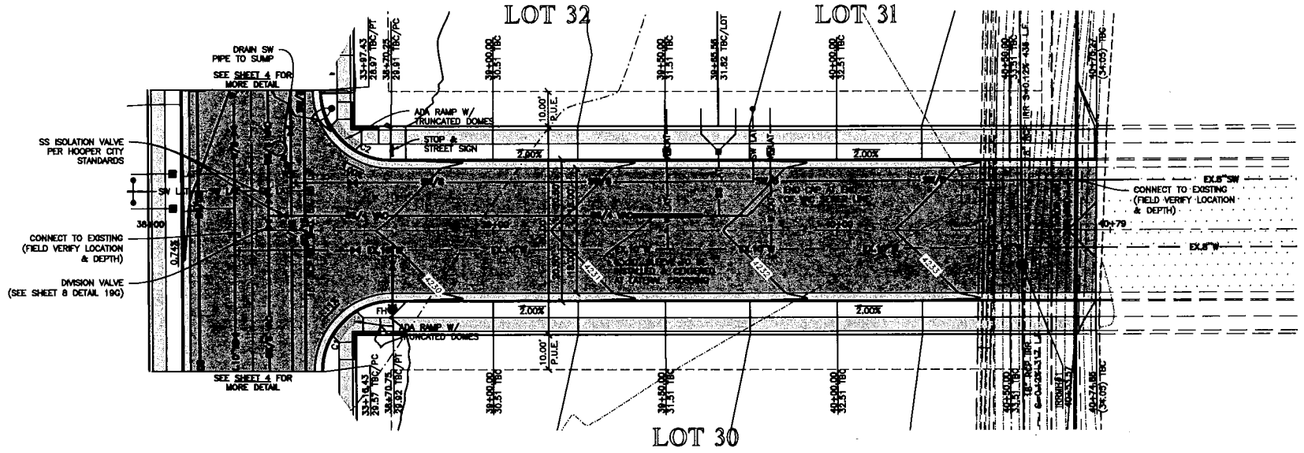
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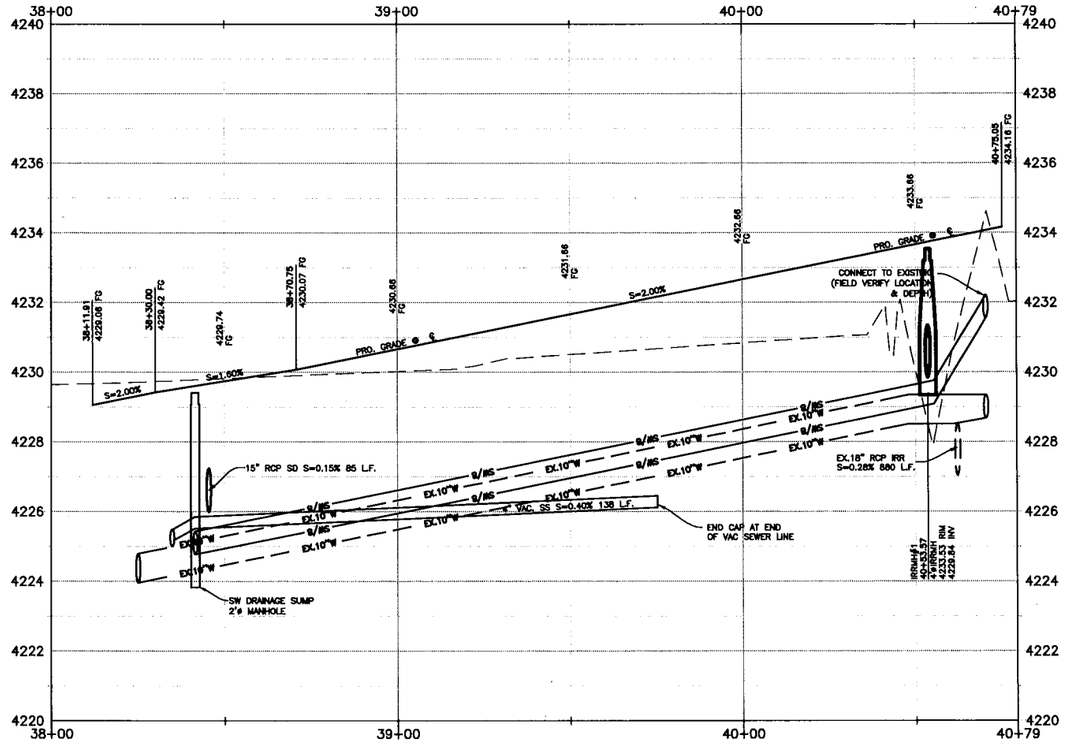


3675 SOUTH
38+00.00 - 40+79.00

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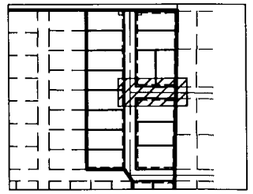
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W/8 – 8" PVC DR-18 C900 WATER LINE
W – 1" SDR 9 CTS HDPE

SANITARY SEWER
SS/4 – 4" VACUUM SEWER
SS/6 – 6" VACUUM SEWER

STORM DRAIN
SD/15 – 15" RCP CLASS III STORM DRAIN
SD/18 – 18" RCP CLASS III STORM DRAIN

SECONDARY WATER
SW/8 – 8" PVC DR-18 C900 WATERLINE (PURPLE)
SW – 1" WM

IRRIGATION
IRR/18 – 18" ADS IRRIGATION LINE
(UNLESS OTHERWISE SPECIFIED AS RCP)

NOTE:
1. PROVIDE 18" CLEARANCE FOR LATERALS OVER SANITARY SEWER
2. SEWER LATERALS THAT CAN NOT MAINTAIN 18" MINIMUM CLEARANCE OF WATER MUST BE SLEEVED FOR 10' CENTERED ON THE WATER MAIN.
3. DEPTH OF WATER TO BE 4' MIN. BELOW FINISHED GRADE.
4. ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.
5. STORM DRAIN WATER STORAGE FOR PHASE 2 ARE INCLUDED IN PHASE 1 BASIN CALCULATIONS.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	
DATE	DESCRIPTION
11.22.2021	NF Irrigation Comments
12.01.2021	CK Sump Detail
12.16.2021	CK Sump Detail

Silver Saddle Subdivision
Phase 2
HOOPER CITY, WEBER COUNTY, UTAH

3675 SOUTH 38+00.00 - 40+79.00

LICENSED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
06/15/2022
STATE OF UTAH

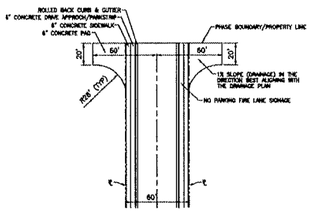
Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: AUGUST, 2021
Name: SILVER SADDLE SUBDIVISION PHASE 2
Number: 1301-038

5
10 TOTAL SHEETS

811 Know what's below. Call before you dig.

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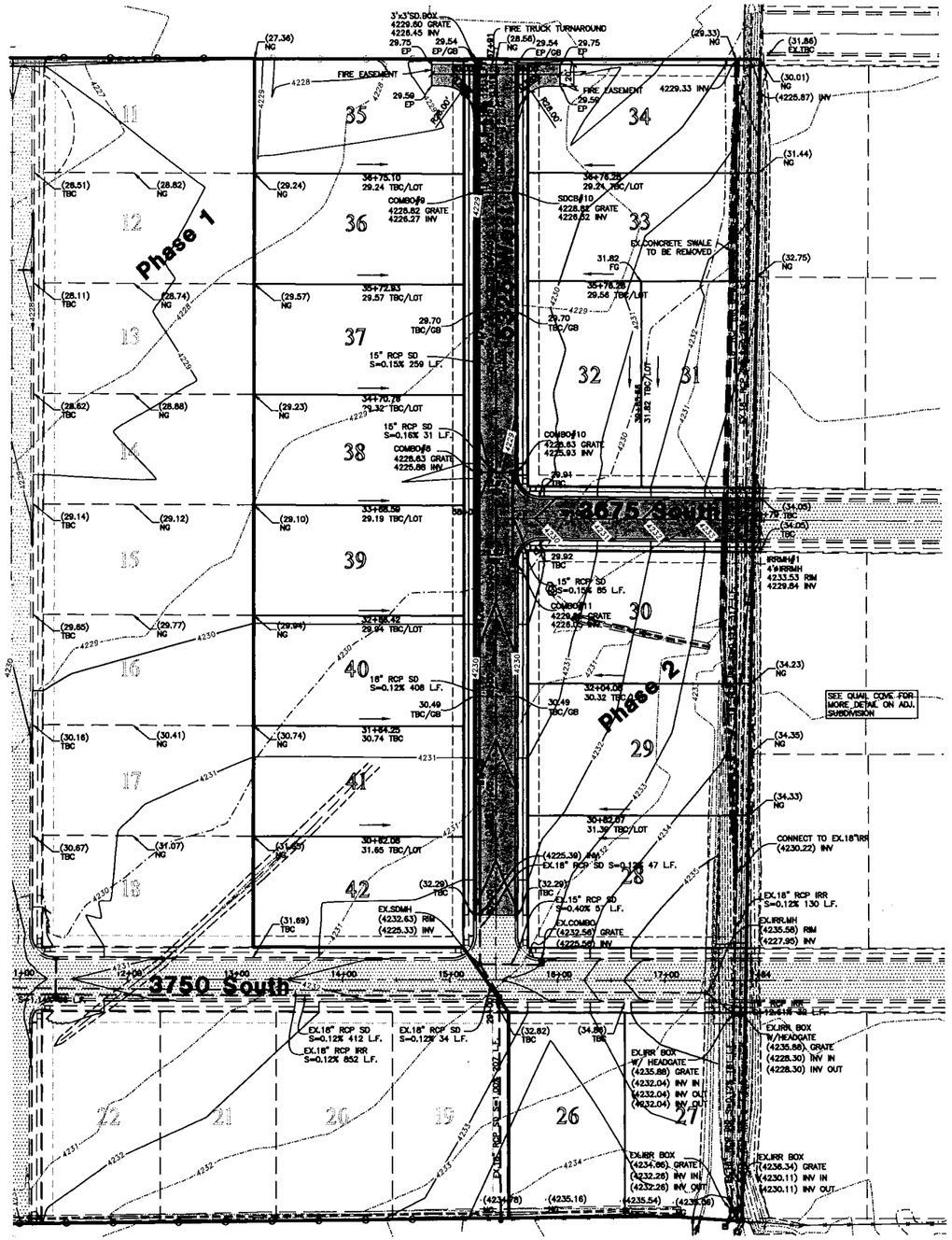
NOTE:
1. HAMMERHEAD TEMPORARY TURN-AROUND WILL BE REQUIRED WHEN THE PERMANENT STREET IS PLANNED TO CONTINUE AND THE ADJACENT PROPERTY IS NOT OWNED BY THE CURRENT DEVELOPER OR IS NOT PLANNED FOR IMMEDIATE DEVELOPMENT.
2. LOTS ASSOCIATED WITH THE HAMMERHEAD TURN-AROUND SHALL BE LABELED "RESTRICTED" ON THE PLAT WITH NO PARKING OR ABOVE-GRADE STRUCTURES IN THE TURN-AROUND AREA.
3. ALL WEATHER ACCESS SHALL HAVE A MIN OF 8" COMPACTED ROAD BASE PLACED ON ALL ROAD SUB-GRADES.
4. ALL MATERIALS AND METHODS SHALL MEET THE HOOPER CITY STANDARDS AND SPECIFICATIONS.
5. ALL WEATHER HARD SURFACE MUST BE COMPLETE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS/ISSUANCE OF BUILDING PERMITS.

HAMMERHEAD TEMPORARY TURN-AROUND

SCALE: N.T.S. (NO PARKING)

STATEMENT OF USE			TEMPORARY TURN-AROUND	STANDARD DRAWING NUMBER 6E
REVISION			HOOPER CITY DEVELOPMENT STANDARDS	ADD TBC/G.S.L./INC.SPC.
NO.	DESCRIPTION	BY / APP. / DATE		SCALE: None
				DRAWN BY: ADM
				DESIGN BY: TLH
				CHECKED BY: TLH
				ADOPTED DATE: XX

JUB — JUB ENGINEERING, INC.



Construction Notes:

1. ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF HOOPER CITY.
2. CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.
3. SECONDARY WATER CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE HOOPER IRRIGATION COMPANY.
4. STREET LIGHTS ARE TO BE CONSTRUCTED PER HOOPER CITY STANDARDS AND CITY REQUIREMENTS.
5. COMBINATION AIR VAC WILL BE IN ACCORDANCE WITH HOOPER IRRIGATION STANDARDS.
6. PURPLE PIPE AND LOCATOR RIBBON AT 1' DEPTH IN ACCORDANCE WITH HOOPER IRRIGATION STANDARDS
7. CULINARY WATER CONSTRUCTION SHALL BE CONFORM TO TAYLOR WEST WEBER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
8. ALL DRIVE WAYS MUST BE DESIGNED TO DRAIN TO THE FRONT OF THE LOT.

CULINARY WATER
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W/8 – 8" PVC DR-18 C900 WATER LINE
W – 1" SDR 9 CTS HDPE

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60 0 60 120 180
Scale: 1" = 60'

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TRAFFIC ENGINEERING • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTURE

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Silver Saddle Subdivision Phase 2

HOOPER CITY, WEBER COUNTY, UTAH

Grading Plan

REGISTERED PROFESSIONAL ENGINEER
2338480
JEREMY A. DRAPER
06/15/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: AUGUST, 2021
Name: SILVER SADDLE SUBDIVISION PHASE 2
Number: 1301-038

6
10 Total Sheets

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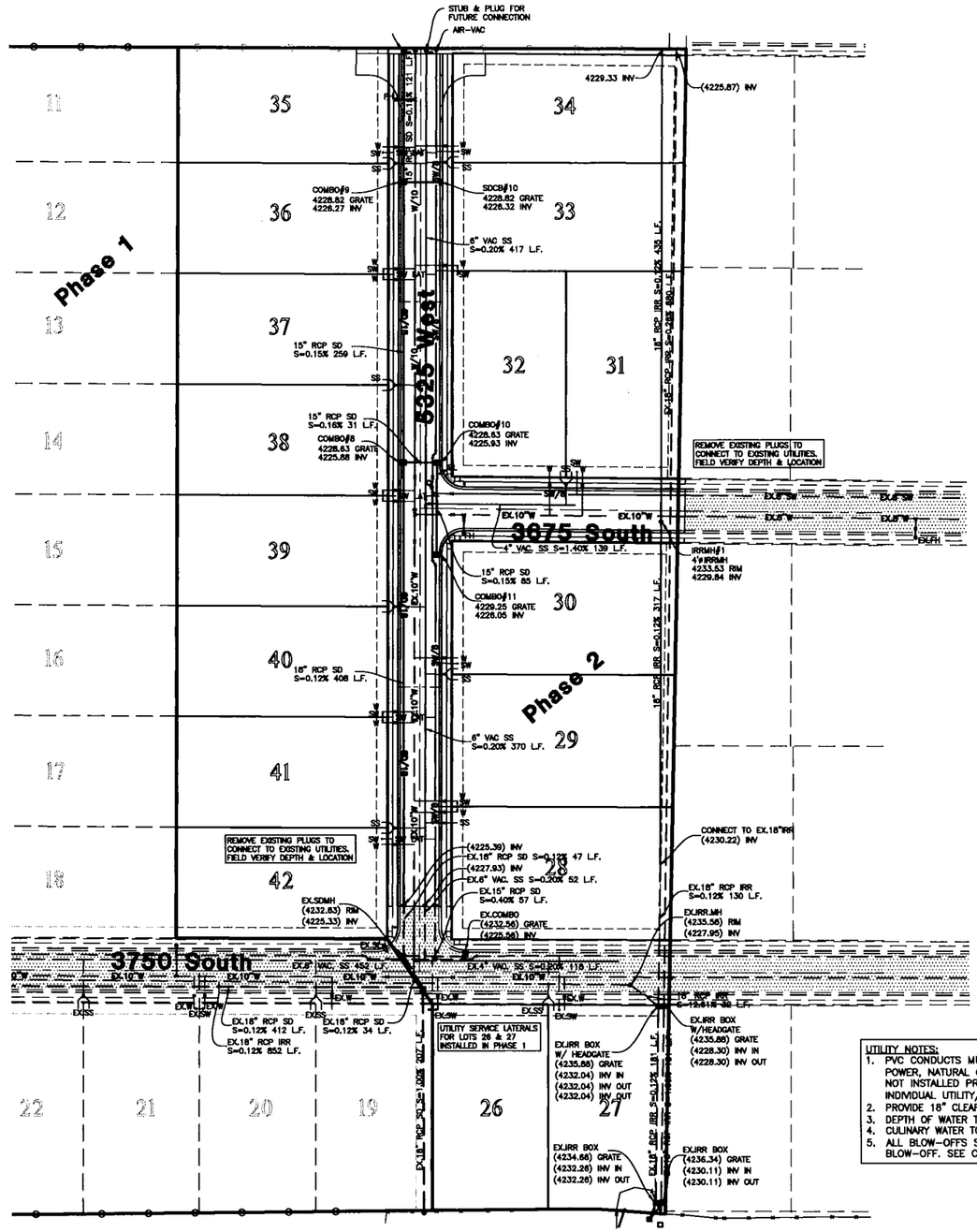
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IRRIGATION
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(UNLESS OTHERWISE SPECIFIED AS RCP)



UTILITY NOTES:
1. PVC CONDUCTS MUST BE PROVIDED AT EACH INTERSECTION TO ACCOMMODATE FUTURE ELECTRICAL POWER, NATURAL GAS AND TELEPHONE/CABLE COMMUNICATIONS CROSSING IF THESE UTILITIES ARE NOT INSTALLED PRIOR TO STREET PAVING, THEN CONDUITS INSTALLATION MAY BE REQUIRED BY THE INDIVIDUAL UTILITY/SERVICE COMPANIES.
2. PROVIDE 18" CLEARANCE FOR WATER LATERALS OVER SANITARY SEWER
3. DEPTH OF WATER TO BE 4' MIN. BELOW FINISHED GRADE.
4. CULINARY WATER TO INSTALLED PER CITY STANDARDS.
5. ALL BLOW-OFFS SHOULD BE NON-FREEZE ECLIPSE WITH A 2" SHUT OFF VALVE BEFORE THE BLOW-OFF. SEE CITY SPECS AND STANDARDS FOR MORE INFO.

50 0 50 100 150
Scale: 1" = 50'

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	
DATE	DESCRIPTION
11.22.2021	NF Irrigation Comments
12.01.2021	Ck. Sump Detail
12.16.2021	Ck. Sump Detail

Silver Saddle Subdivision Phase 2

HOOPER CITY, WEBER COUNTY, UTAH

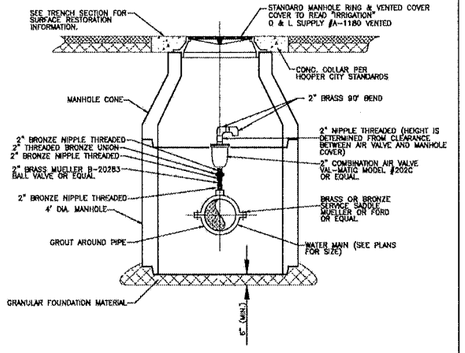
Utility Plan

LICENSED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
06/15/2022
STATE OF UTAH

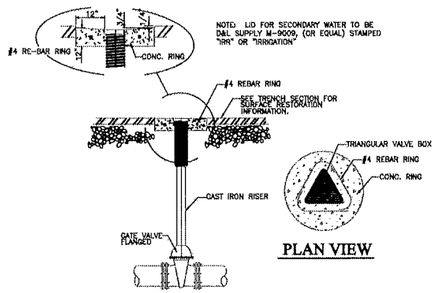
Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: AUGUST, 2021
Name: SILVER SADDLE SUBDIVISION PHASE 2
Number: 1301-D38

7
10 Total Sheets

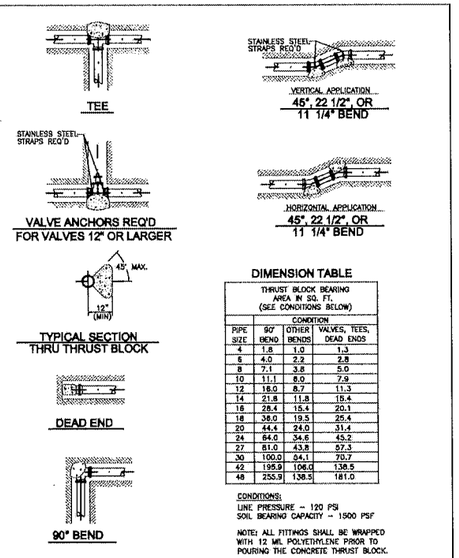
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COMBINATION AIR-VAC DETAIL
N.T.S.



VALVE BOX CONCRETE COLLAR DETAIL
N.T.S.



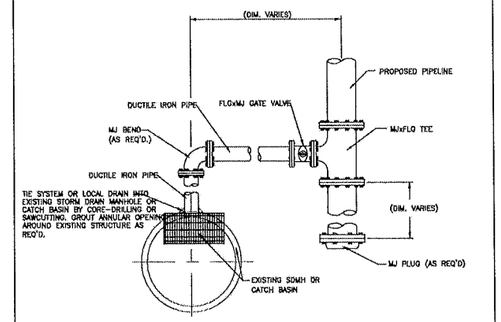
DIMENSION TABLE

THRUST BLOCK BEARING AREA IN SQ. FT. (SEE CONDITIONS BELOW)			
	CONDITION		
PIPE SIZE	90° BEND	OTHER BENDS	VALVES, TEES, DEAD ENDS
4	1.8	1.0	1.3
6	4.0	2.2	2.9
8	7.1	3.8	5.0
10	11.1	6.0	7.9
12	16.0	8.7	11.3
14	21.8	11.8	15.4
16	28.4	15.4	20.1
18	36.0	19.5	25.4
20	44.4	24.0	31.4
24	64.0	34.6	45.2
27	81.0	43.8	57.3
30	100.0	54.1	70.7
42	195.9	106.0	138.5
48	255.9	138.5	181.0

CONDITIONS:
LINE PRESSURE = 120 PSI
SOIL BEARING CAPACITY = 1500 PSF

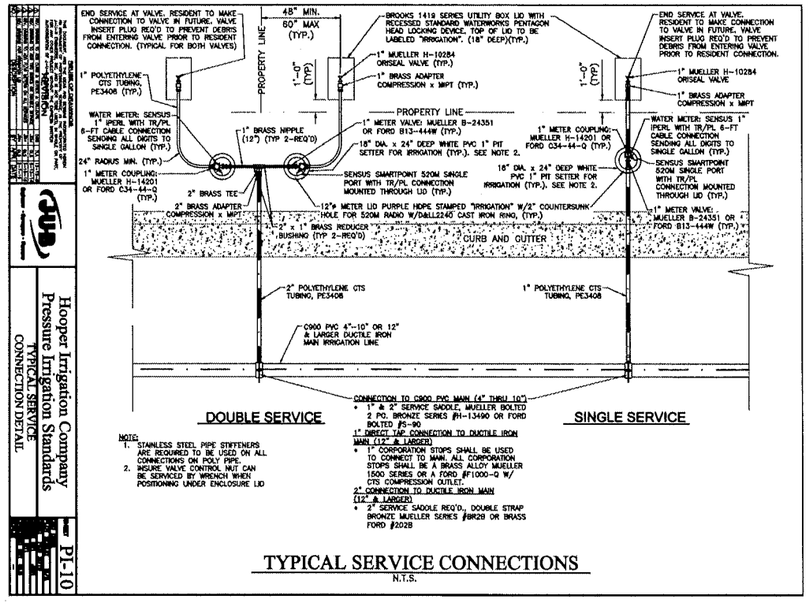
NOTE: ALL FITTINGS SHALL BE WRAPPED WITH 12 MIL POLYETHYLENE PRIOR TO POURING THE CONCRETE THRUST BLOCK.

THRUST BLOCKING
N.T.S.



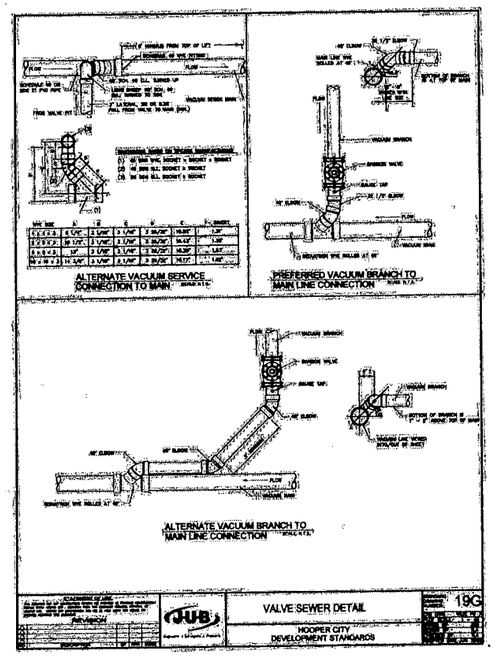
NOTE:
DRAIN SIZE TO BE APPROVED BY COMPANY ENGINEER.

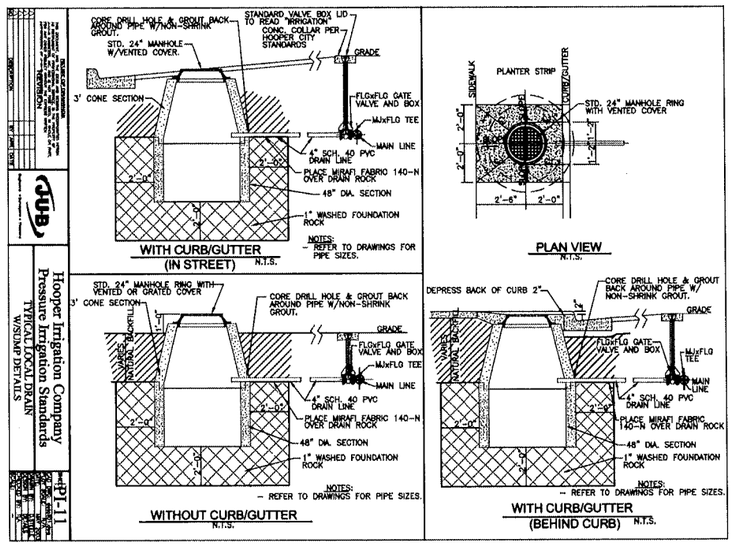
LOCAL / SYSTEM DRAIN DETAIL
N.T.S.



NOTE:
1. STAINLESS STEEL PIPE STIFFENERS ARE REQUIRED TO BE USED ON ALL CONNECTIONS ON POLY PIPE.
2. INSURE VALVE CONTROL NUT CAN BE SERVICED BY WRENCH WHEN POSITIONING UNDER ENCLOSURE LID

TYPICAL SERVICE CONNECTIONS
N.T.S.





Hooper Irrigation Company Pressure Irrigation Standards
TYPICAL SERVICE CONNECTION DETAIL — PI-10

Hooper Irrigation Company Pressure Irrigation Standards
TYPICAL LOCAL DRAIN W/SUMP DETAILS — PI-11

VALVE/SEWER DETAIL — 19G
HOOPER CITY DEVELOPMENT STANDARDS

	Hooper Irrigation Company Pressure Irrigation Standards	
JUB Engineers	COMBINATION AIR-VAC DETAIL	PI-1
JUB Engineers	VALVE BOX CONCRETE COLLAR	PI-2
JUB Engineers	THRUST BLOCKING DETAILS	PI-3
JUB Engineers	LOCAL/SYSTEM DRAIN DETAIL	PI-4

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Silver Saddle Subdivision Phase 2
HOOPER CITY, WEBER COUNTY, UTAH

Standard Details

LICENSED PROFESSIONAL ENGINEER — 338480 — JEREMY A. DRAPER — 06/15/2022 — STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: AUGUST, 2021
Name: SILVER SADDLE SUBDIVISION PHASE 2
Number: 1301-038

8
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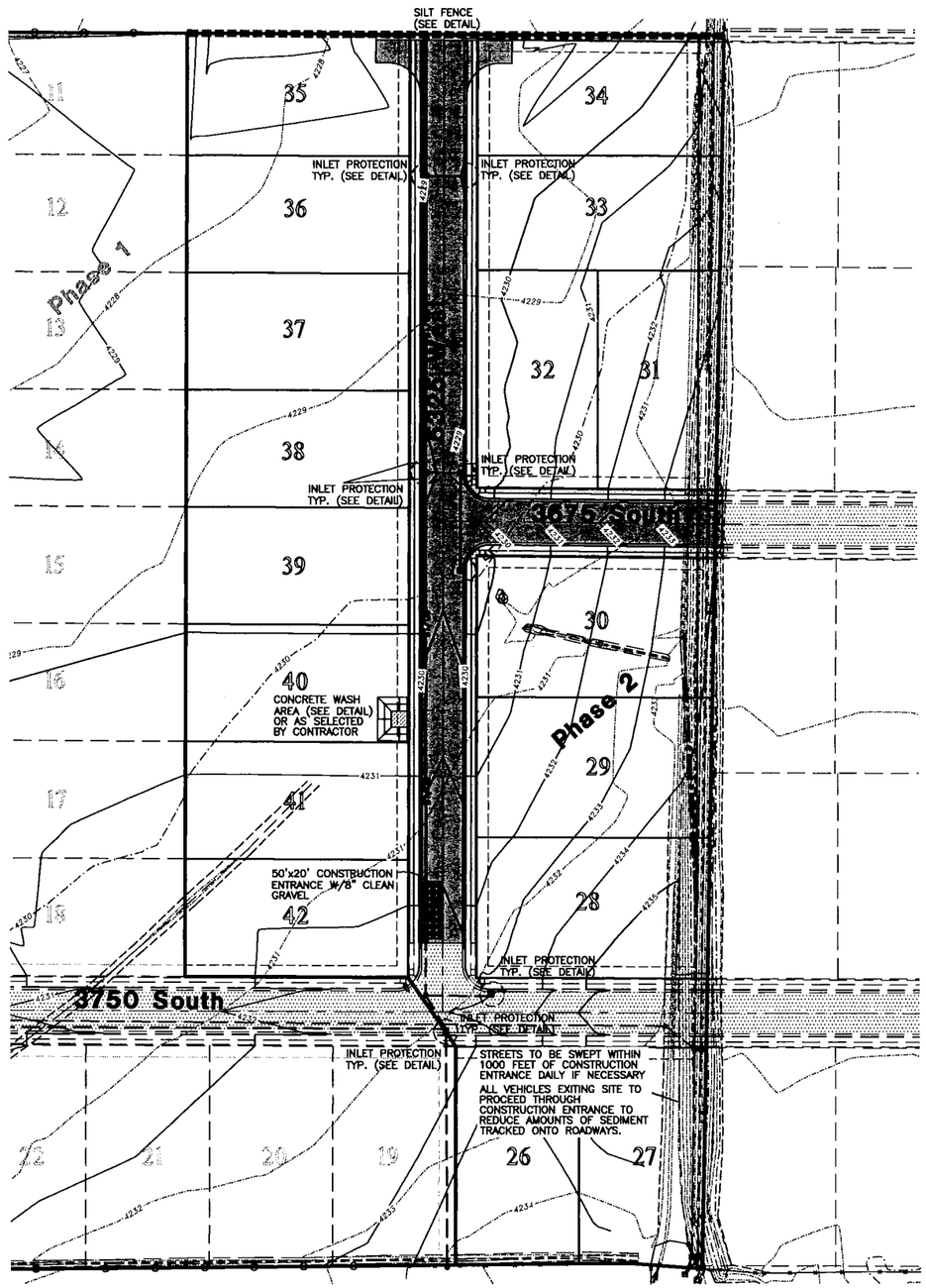
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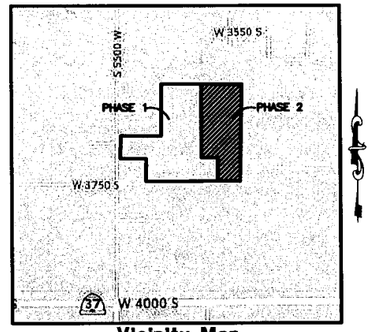
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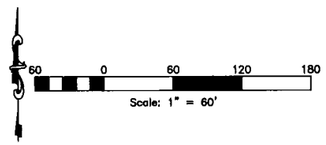
SILVER SADDLE SUBDIVISION
Phase 2
Storm Water Pollution Prevention Plan Exhibit

HOOPER CITY, WEBER COUNTY, UTAH
AUGUST, 2021





Vicinity Map
NOT TO SCALE



Construction Activity Schedule

- PROJECT LOCATION.....HOOPER CITY, WEBER COUNTY, (UTAH)
- PROJECT BEGINNING DATE.....AUGUST 2021
- BMP'S DEPLOYMENT DATE.....AUGUST 2021
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....KEVIN MNS (801) 390-4404
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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WATER, ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

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Silver Saddle Subdivision
Phase 2
HOOPER CITY, WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit

LICENSED PROFESSIONAL ENGINEER
5338480
JEREMY L. DRAPER
06/15/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: AUGUST, 2021
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Notes:

1. Describe all BMP's to protect storm water inlets:
   All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).

2. Describe BMP's to eliminate/reduce contamination of storm water from:
   a. Equipment / building / concrete wash areas:
      To be performed in designated areas only and surrounded with silt fence barriers.
   b. Soil contaminated by soil amendments:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   c. Areas of contaminated soil:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   d. Fueling area:
      To be performed in designated areas only and surrounded with silt fence.
   e. Vehicle maintenance areas:
      To be performed in designated areas only and surrounded with silt fence.
   f. Vehicle parking areas:
      To be performed in designated areas only and surrounded with silt fence.
   g. Equipment storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   h. Materials storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   i. Waste containment areas:
      To be performed in designated areas only and surrounded with silt fence.
   j. Service areas:
      To be performed in designated areas only and surrounded with silt fence.

3. BMP's for wind erosion:
   Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

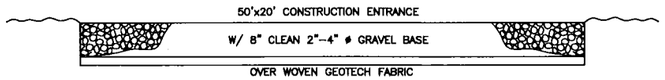
4. Construction Vehicles and Equipment:
   a. Maintenance
      - Maintain all construction equipment to prevent oil or other fluid leaks.
      - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
      - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
      - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
      - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
   b. Fueling
      - If fueling must occur on-site, use designated areas away from drainage.
      - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
      - Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
      - Use drip pans for any oil or fluid changes.
   c. Washing
      - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
      - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
      - Use phosphate-free, biodegradable soaps.
      - Do not permit steam cleaning on-site.

5. Spill Prevention and Control
   a. Minor Spills:
      Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
      - Contain the spread of the spill.
      - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
      - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
      - If the spill occurs during rain, cover the impacted area to avoid runoff.
      - Record all steps taken to report and contain spill.
   b. Major Spills:
      On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

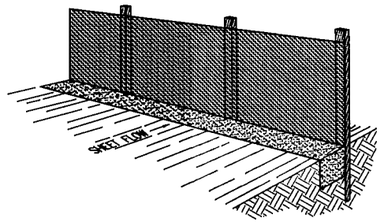
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts of fresh concrete or cement on-site.
   f. Perform washout of concrete trucks offsite or in designated areas only.
   g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
   h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
   i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
   j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

7. Erosion Control Plan Notes
   a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
   b. A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
   c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
   d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.
   e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
   f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
   g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
   h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
   i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
   j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.

8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

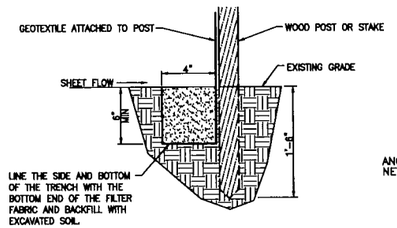


Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2



Section

INSTALLATION
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1:
Recommended Maximum Slope Lengths for Silt Fence
(Richardson & Middlebrooks, 1991)

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined be nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

INSPECTION
*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
*When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL
*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

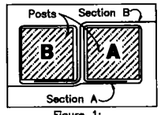
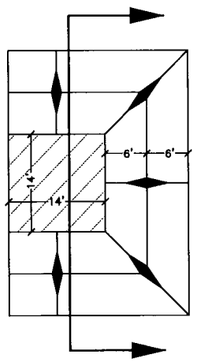
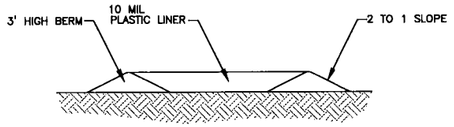


Figure 1:
Top View of
Roll-to-Roll Connection

Silt Fence Detail

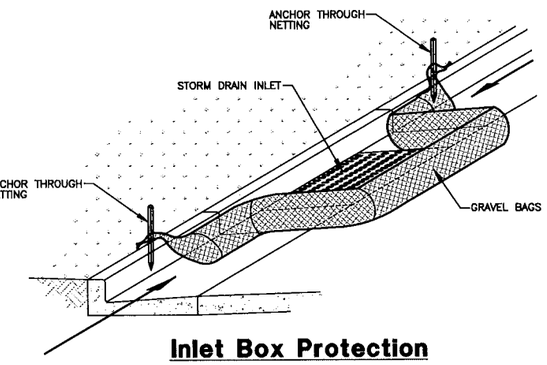
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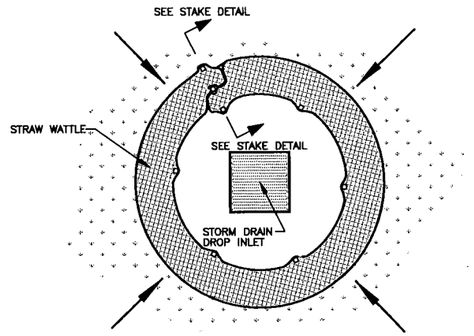


Concrete Washout Area w/ 10 mil Plastic Liner

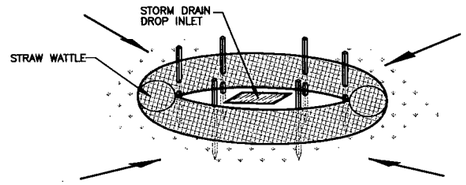
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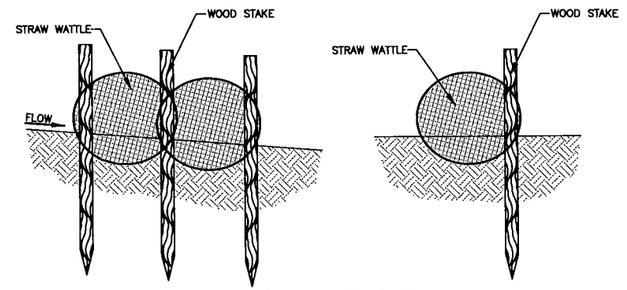
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

Reeve & Associates, Inc.
5180 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION
11.22.2021	NF Irrigation Comments
12.01.2021	CK Sump Detail
12.16.2021	CK Sump Detail

Silver Saddle Subdivision Phase 2
HOOPER CITY, WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

LICENSED PROFESSIONAL ENGINEER
5336480
JEREMY A. DRAPER
06/15/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: AUGUST, 2021
Name: SILVER SADDLE SUBDIVISION PHASE 2
Number: 1301-038

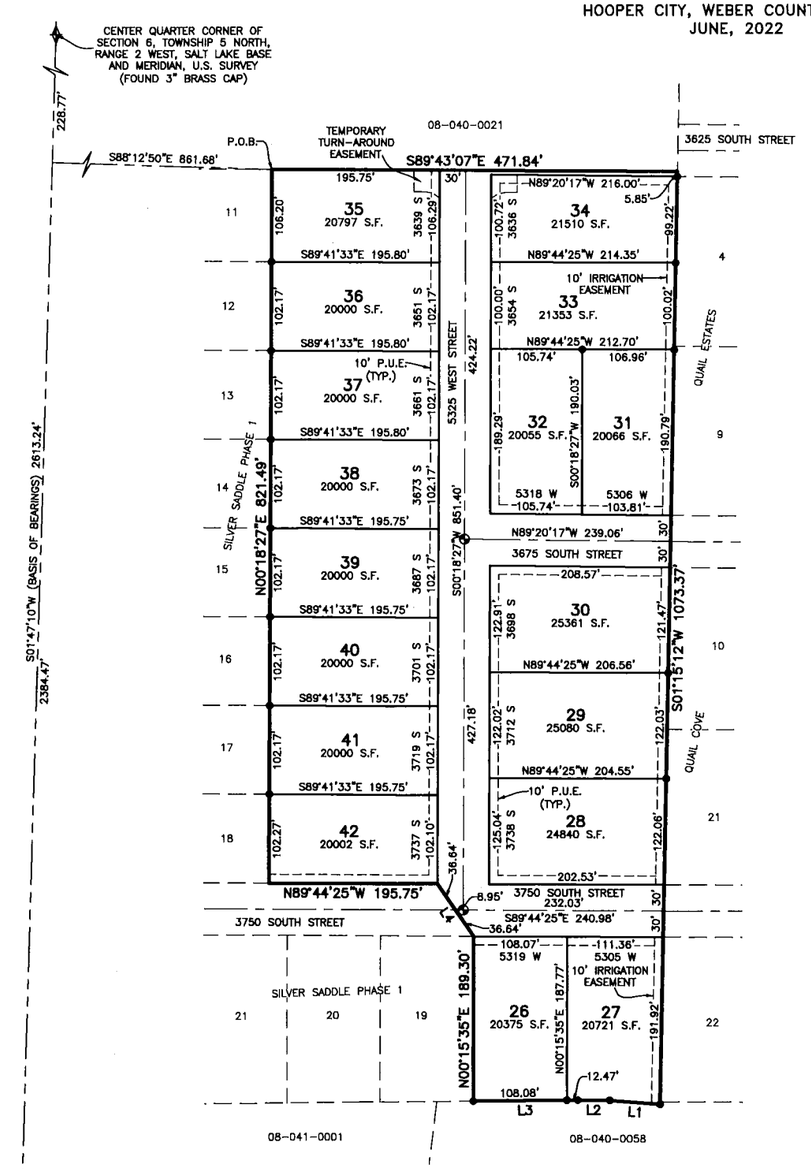
10
10 of 10 Total Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5180 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.
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SILVER SADDLE SUBDIVISION PHASE 2

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH
JUNE, 2022



IMPORTANT NOTICE

1. MANY AREAS IN HOOPER HAVE GROUND WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. THERE ARE ALSO AREAS WHERE SOIL CONDITIONS MAY WARRANT ADDITIONAL CONSTRUCTION MEASURES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY HOOPER CITY THAT BUILDINGS AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS OR THAT SOILS ARE SUITABLE FOR CONSTRUCTION. SOLUTION OF WATER OR SOIL PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.
2. DUE TO THE EVER CHANGING TOPOGRAPHY OF LOTS WITHIN A SUBDIVISION DURING VARIOUS PHASES OF CONSTRUCTION FOLLOWED BY PRIVATE LOT OWNERSHIP AND LANDSCAPING, PROPER LOT GRADING IS THE RESPONSIBILITY OF THE DEVELOPER AND FUTURE LOT OWNER. LOTS MUST BE GRADED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND IN A WAY THAT WILL NOT RESULT IN DISCHARGE OF STORM RUNOFF ONTO ADJACENT PRIVATE PROPERTY. HOOPER CITY WILL NOT BE RESPONSIBLE FOR OVERSEEING LOT DRAINAGE COMPLIANCE ON PRIVATE PROPERTY NOR WILL THE CITY BE LIABLE FOR SURFACE DRAINAGE DISPUTES BETWEEN PRIVATE PROPERTY OWNERS.
3. THE LOWEST FINISHED FLOOR ELEVATION OF THE HOUSE WILL BE THE NATURAL GRADE OF EACH LOT.

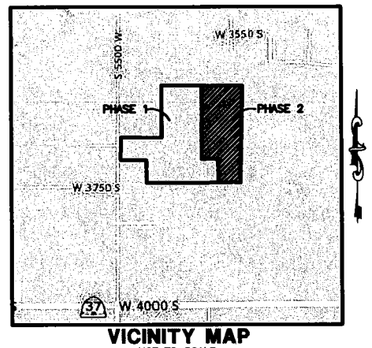
LEGEND

- = SECTION CORNER
- = CENTERLINE MONUMENT
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- P.U.E. = PUBLIC UTILITY EASEMENT

80 0 80 160 240
Scale: 1" = 80'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N85°41'45"W	58.61'
L2	N89°29'09"W	37.10'
L3	S89°27'01"W	120.55'
L4	N34°46'14"W	73.27'



VICINITY MAP
NOT TO SCALE

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOW:

BEGINNING AT A POINT, SAID POINT BEING S01°47'10"W 228.77 FEET AND S88°12'50"E 861.68 FEET FROM THE CENTER OF SAID SECTION 6; THENCE S89°43'07"E 471.84 FEET TO THE WESTERLY LINE OF QUAIL ESTATES; THENCE S01°15'12"W ALONG SAID WESTERLY LINE OF QUAIL ESTATES AND THE WESTERLY LINE OF QUAIL COVE, 1073.37 FEET; THENCE N85°41'45"W 58.61 FEET; THENCE N89°29'09"W 37.10 FEET; THENCE S89°27'01"W 120.55 FEET TO THE EASTERLY LINE OF SILVER SADDLE SUBDIVISION; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) N00°15'35"E 189.30 FEET; (2) N34°46'14"W 73.27 FEET; (3) N89°44'25"W 195.75 FEET; AND (4) N00°18'27"E 821.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 437,554 SQUARE FEET OR 10.045 ACRES MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN FOUND BRASS CAP MONUMENTS MARKING THE CENTER AND THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S01°47'10"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AS SHOWN. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF SILVER SADDLE SADDLE SUBDIVISION PHASE 2 IN HOOPER CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF HOOPER CITY, WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

PROFESSIONAL LAND SURVEYOR 9031945 TREVOR J. HATCH STATE OF UTAH

9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT SILVER SADDLE SUBDIVISION PHASE 2, AND DO HEREBY DEDICATE TO HOOPER CITY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 08-30-2021
Name: SILVER SADDLE SUB. PHASE 2
Number: 1301-D38
Revision:
Scale: 1"=80'
Checked:

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, 20____, BY THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT.

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

HOOPER IRRIGATION COMPANY

APPROVED THIS _____ DAY OF _____, 20____, BY THE HOOPER IRRIGATION COMPANY.

HOOPER IRRIGATION COMPANY

HOOPER CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

HOOPER CITY ENGINEER DATE

HOOPER CITY MAYOR

PRESENTED TO THE HOOPER CITY MAYOR THIS_____ DAY OF _____, 20____, AT WHICH THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

BY: _____
MAYOR

CITY RECORDER

HOOPER CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS _____ DAY OF _____, 20____.

HOOPER CITY ATTORNEY

Weber County Recorder

Entry No._____ Fee Paid _____ Filed For Record And Recorded, _____ At _____ In Book _____ Of The Official Records, Page _____
Recorded For:

Weber County Recorder

_____ Deputy.

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NILSON HOMES

it all starts at Home

August 23, 2022

Hooper City Community Development Staff
c/o Briant Jacobs - Engineering
5580 West 4600 South
Hooper, UT 84315

RE: Silver Saddle Subdivision – Phase 2
FINAL PLAN & PLAT SUBMITTAL (Final approval ready)
5325 West 3750 South, Hooper, UT

Hooper City Staff,
This letter is accompanied by a Final submittal package that includes revisions of the plans and plat for the Silver Saddles Phase 2 development, consisting of 17 lots. This phase consists of public rights-of-way connecting existing communities on the south, east, and west, and has been designed for approval and development under the Hooper City development code, published public works standards, and City design review memos.

The deliverables accompanying this letter are as follows:

- Final Construction Drawings & Subdivision Plat: *Silver Saddle Subdivision Phase 2 – Improvments Plans* stamped & dated 6/15/2022 – Prepared by Reeve & Associates, Inc. (Jeremy Draper) – (3) 24"x36" set, and (1) 11"x17" set.
- City Review Memo: *Silver Saddle Subdivision Phase 2 – Final Plat Review* dated 4/25/2022 – Hooper City Staff
- Engineering Review Response Memo: Construction Drawings Review dated 6/15/2022 – Reeve & Associates, Inc.

As you are aware, all will-serve approvals have been provided previously from relevant utility companies and the fire district. We are aware of the city development ordinance that states, in essence, construction cannot begin on new phases until 60% of the prior phase foundations have been completed. We are nearing that with phase 1 and would like to move forward with phase 2 as soon as possible. I believe the plans & plat in this submittal are complete and presentable for final plat approval, and respectfully request placement on required city meetings for said approval. Please review this packet and let me know immediately if you need anything else.

Office: 801.392.8100 | Fax: 801.689.3453 | NILSONHOMES.COM
5617 South 1475 East | South Ogden, Utah 84403

NILSON HOMES

it all starts at Home

As always, we appreciate all the time and effort City staff has expended on our behalf to this point and want to thank you in advance for the additional time spent at this stage of the process.

Best regards,

Mike Flood
Director of Land Development
Nilson Land Development
(a Nilson Homes company)

Enclosures

cc via email: Jared Hancock – City Public Works Director; Hooper City
Briant Jacobs – City Engineer; Hooper City
Tracy Allen – City Consulting Engineer; JUB Engineering
Jeremy Draper – Project Engineer; Reeve & Associates, Inc.

Office: 801.392.8100 | Fax: 801.689.3453 | NILSONHOMES.COM
5617 South 1475 East | South Ogden, Utah 84403

Reeve
& Associates, Inc.

June 15, 2022

Project: ***Silver Saddle Phase 2***
Re: ***Construction Drawings Review***
Reeve Job: ***1301-D38***

Below please find our response to the comments from Hooper City Staff, dated April 25, 2022.

Plat

1. The plat boundary closes and matches the written boundary description. OK

2. Lots 28, 29 and do not close to within acceptable tolerances. Please clarify.
   a. Lots 28 & 29 revised.

3. Street names are required on the plat as follows.
   a. Street names added to plat.

4. Addresses for the final plat will be as follows.
   a. Addresses added to final plat.

Improvement Plans

1. North-South Street needs to be 5325 West.
   a. North-South Street name revised to 5325 West.

2. The Notes of Sheet 2 need to include the specifications for vacuum sewer pipe – SDR 21 PVC or Sch. 40 PVC with Reiber gaskets.
   a. Specifications for vacuum sewer added to Sheet 2.

3. The Notes also refer to foundation drain laterals. There is no land drain piping in this subdivision, so foundation drain laterals have no place to discharge. Please clarify.
   a. Foundation drain note removed.

4. The plans submitted have a printing or drawing error in the storm drain profile. Please clarify for the next submittal.
   a. Storm Drain in profile view revised.

5. Add signage at the north end of 5325 West indicting the end of the roadway.
   a. End of the roadway signage added to 5325 West.

6. Add a "No Outlet" sign on 5325 West near the intersection of 3675 South.

5160 South 1500 West • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666
Email: office@reeve.co • Website: www.reeve.co

a. No outlet sign added to intersection of 5325 West & 3675 South.

7. Storm drain combo boxes are required at the intersection of 5325 West and 3675 South where catch basins are now shown.
   a. Storm drain catch basins revised to be Combo boxes at intersection 5325 West and 3675 South.

8. Extend the storm drain to the end of the roadway for possible future connection.
   a. Storm drain extended to end of street and box added for possible future connection.

9. Is there a reason why the vacuum sewer must stay deep and then lift into the existing vacuum main? Please clarify.
   a. Raised sewer to cross over secondary water at intersection.

10. Add a cap to the east end of the vacuum main.
    a. Cap added to east end of vacuum sewer main.

11. Include the approved lot grading from Phase 1 adjacent to Lots 35 to 42 so that the Phase 2 grading plan can be coordinated in this review.
    a. Grading for phase 1 TBC added to plans.

12. Lots 26 and 27 must be graded towards the street.
    a. Natural grade shots added to back of lots 26 & 27.

13. Correct the name of the north-south street to read "5325 West".
    a. Revised street name of 5325 West.

Reeve
& Associates, Inc.

We appreciate your review and trust we have updated and/or clarified all of your comments. If you have any questions, or we can be of further assistance, please let us know.

Sincerely,

Jeremy Draper, PE, MBA
Civil Engineering Director
Reeve & Associates, Inc.
jeremy@reeve.co

Julie Henry

From: David Reed <[redacted]
Sent: Monday, November 22, 2021 3:58 PM
To: Julie Henry; Mike Flood
Cc: Jared Taylor; Jolene Whipple; Cierra Mullins; [redacted]; Hooper City Hooper City
Subject: Re: Request for Will Serve Letter - Silver Saddle 2

Follow Up Flag: Follow up
Flag Status: Flagged

I don't do will serve letters those are for utilities. I do plan reviews and the approved review should be all you need. I'll cc the city so they can contact me with questions.

Thanks for being so good to work with!

David Reed
Deputy Chief/Fire Marshal
[redacted]

From: Julie Henry <ju[redacted]>
Sent: Monday, November 22, 2021 3:49 PM
To: David Reed <d[redacted]>; Mike Flood <[redacted]>
Cc: Jared Taylor <[redacted]
[redacted]weberfd.com>
Subject: RE: Request for Will Serve Letter - Silver Saddle 2

Thank you, Chief Reed.

Can you send us a will serve letter? The city is asking that we get one from you.

Thank you for your time.

Julie

From: David Reed <[redacted]>
Sent: Monday, November 22, 2021 3:44 PM
To: Mike Flood <[redacted]>

Cc: Jared Taylor <[redacted]; Jolene Whipple <[redacted]>; Julie Henry <[redacted]>; Cierra Mullins <[redacted]m>
Subject: Re: Request for Will Serve Letter - Silver Saddle 2

Thanks for the updated plans and with the hydrants high-lighted I noticed the one at the intersection of 3750 S and 5325 W can be eliminated. I called Julie to explain, and she stated she would call the engineer to have it removed. Please let me know if you need anything else but your approval remains and there are no additional fees.

Thanks,



David Reed
Deputy Chief/Fire Marshal
[redacted]

From: Mike Flood <[redacted]
Sent: Monday, November 22, 2021 3:27 PM
To: David Reed <[redacted]>
Cc: Jared Taylor <[redacted]; Jolene Whipple <[redacted]>; Julie Henry <[redacted]>; Cierra Mullins <[redacted]>
Subject: RE: Request for Will Serve Letter - Silver Saddle 2

Incidentally, the FH circled on the bottom left of the plan is existing in phase 1.

Mike—

Mike Flood
Nilson Land Development
Sr. Development Manager
[redacted]

NILSONLAND
DEVELOPMENT

From: Mike Flood
Sent: Monday, November 22, 2021 3:26 PM
To: David Reed <[redacted]>
Cc: Jared Taylor <[redacted]>; Jolene Whipple [redacted]>; Julie Henry <[redacted]; Cierra Mullins <[redacted]>
Subject: RE: Request for Will Serve Letter - Silver Saddle 2

Chief Reed,
Please find an updated version of the final plans for Silver Saddle phase 2. Our engineer has addressed the highlighted item on your review letter dated 10/28/21. IN addition, we have located all of the hydrants on the Utility master page (page 7) with a red circle for convenience in locating them. Thank you for your time in reviewing these plans and in

processing the will-serve letter as requested. My colleague, Julie Henry, is copied on this email and will follow up with obtaining the letter.

Best regards,

Mike—

Mike Flood
Nilson Land Development
Sr. Development Manager
[redacted]

[redacted] Whipple [redacted]>
Sent: Wednesday, November 3, 2021 4:46 PM
To: David Reed <[redacted]>; Julie Henry <[redacted]>; Cierra Mullins <[redacted]>
Cc: Mike Flood <[redacted]; Jared Taylor <[redacted]>
Subject: Re: Request for Will Serve Letter - Silver Saddle 2

Good afternoon Julie,

Thank you for your payment of the Silver Saddles Phase 2 plan review.
Attached is the receipt for Invoice 21-714 and Fire Marshal Reeds reviews.
Please let us know if you have any questions or need anything further.

Thank you,

Jolene Whipple
Office Technician
Weber Fire District
[redacted]

From: David Reed <[redacted]
Sent: Thursday, October 28, 2021 2:48 PM
To: Julie Henry <[redacted]>; Jolene Whipple <[redacted]>; Cierra Mullins <[redacted]>
Cc: Mike Flood <[redacted]>; Jared Taylor <[redacted]
Subject: Re: Request for Will Serve Letter - Silver Saddle 2

Your plans are ready to be released, please make payment arrangements with our front office.

Date: October 28, 2021
Project Name: Silver Saddles Phase 2
Project Address: 5325 W 3675 S, Hooper
Contractor/Contact: Julie Henry, 8[redacted]Nilson Homes
Fee(s):

Property Type	Schedule Rates	Rate/1000 Sq Ft	Square Feet or Number of Res. Units	Total
Type	Rate		Sq Ft or # of Units	Total
Plan Review	Residential			$50.00
Impact Fee	Residential	$315.00		
			Total Due	$50.00

Fee Notice:
Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Contact our offices at 801-782-3580 to arrange payments.

Thanks,

David Reed
[redacted]hal

From: Julie Henry <j[redacted]
Sent: Friday, October 22, 2021 11:57 AM
To: David Reed <[redacted]>
Cc: Mike Flood <[redacted]>
Subject: Request for Will Serve Letter - Silver Saddle 2

Chief Reed,

Hooper City is requesting that we provide a will serve letter from Weber Fire District for a new subdivision called Silver Saddle Phase 2. This phase is couched in between other subdivisions on both sides.

The subdivision to the west is Silver Saddle Phase 1 (which we are beginning to move dirt on this week) and to the east are two existing subdivisions called Quail Cove and Quail Meadows.

Let me know if you need anything additional from me for this will serve letter request. Attached are the plans and plat.

Thank you for your time.

Best,



Julie Henry | NILSONLAND
Operations Manager

O [redacted]

NilsonHomes.com

Hooper Irrigation Company

PO Box 184
5375 S 5500 W
Hooper, Utah 84315

Phone: (801)985-8429
Fax: (801)985-3556
Email: hooperirrigationco@msn.com

January 12, 2022

Hooper City Planning Commission
5580 West 4600 South
Hooper, Utah 84315

RE: FINAL WILL SERVE LETTER – Silver Saddle Ph 2

The development is located at approximately 3675 South and 5250 West in Hooper, Utah and consists of 17 residential lots.

Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address.

This letter states that the above project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application as well as the plan review and lot review fees have been paid. There were 8 Wilson Irrigation water shares surrendered for the development water use and the access fees to the Secondary System have been paid.

The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429

Sincerely,

Michelle Pinkston

Michelle Pinkston
Board Secretary
Hooper Irrigation Co.

Central Weber Sewer Improvement District

October 21, 2021

Jared Hancock
Hooper City
5580 W 4600 S, Hooper, UT 84315

SUBJECT: Silver Saddle Phase 2
Sanitary Sewer Service
Will Serve Letter

Jared:

At the request of Julie Henry, we have reviewed a subdivision for Silver Saddle phase 2 with 17 residential lots located at approximate address 3750 S. 5400 W. We offer the following comments regarding Central Weber providing sanitary sewer service.

1. Central Weber has the capacity to treat the sanitary sewer flow from this subdivision. The development must be annexed into the District prior to connection to sewer.

2. If any connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.

3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.

4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

   Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served will need to be annexed into the District prior to any connection to the District's line. This annexation must be complete before the sale of any lots in the subdivision.

6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits. Annexation Book 86 page 6.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clay Marriott

Digitally signed by Clay Marriott
DN: C=US, E=Claym@centralweber.com, O="Central Weber Sewer ", CN="Clay Marriott "
Reason: I am the author of this document
Date: 2021.10.21 15:31:42-06'00'

Clay Marriott

Construction Manager

CC:

Kevin Hall, Central Weber Sewer
Julie Henry, Nilson Homes

Attachments

210830 SS2 Final Plat

TAYLOR WEST WEBER WATER DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668

February 4, 2022

Hooper City
5580 W. 4600 S.
Hooper, Utah 84315

To Whom It May Concern:

This is to inform you that **Final Will Serve** approval has been given and Taylor West Weber Water District has the capacity to provide **only** culinary water for Silver Saddle Subdivision Phase 2 consisting of 17 lots. The property is located near 3600 S. 5300 W. Plan review fees and water rights fees have been paid. All homes must use Hooper Irrigation as their source of secondary water. Hooper Irrigation water must grant the ability of service before occupancy of any home can occur. The plans have not been completely reviewed for final acceptance. Taylor West Weber Waters engineer will continue the review process and final acceptance of the plans must be completed by the time a pre-construction meeting occurs. Each lot will be required to pay the impact fees at the time building permits are issued.

SUBDIVISION APPROVAL SHOULD NOT BE ISSUED UNTIL FINAL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. Final approval is subject to meeting all of the requirements of the district. An escrow must be set up to provide funds for the culinary and secondary water. Funds may not be released without approval from Taylor West Weber Water.

Thank you,

Ryan Rogers – Manager
Taylor West Weber Water Improvement District

Hooper Irrigation Company

PO Box 184
5375 S 5500 W
Hooper, Utah 84315

Phone: (801)985-8429
Fax: (801)985-3556
Email: hooperirrigationco@msn.com

January 12, 2022

Hooper City Planning Commission
5580 West 4600 South
Hooper, Utah 84315

RE: FINAL WILL SERVE LETTER – Silver Saddle Ph 2

The development is located at approximately 3675 South and 5250 West in Hooper, Utah and consists of 17 residential lots.

Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address.

This letter states that the above project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application as well as the plan review and lot review fees have been paid. There were 8 Wilson Irrigation water shares surrendered for the development water use and the access fees to the Secondary System have been paid.

The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429

Sincerely,

Michelle Pinkston

Michelle Pinkston
Board Secretary
Hooper Irrigation Co.

Central Weber Sewer Improvement District

October 21, 2021

Jared Hancock
Hooper City
5580 W 4600 S, Hooper, UT 84315

SUBJECT: Silver Saddle Phase 2
Sanitary Sewer Service
Will Serve Letter

Jared:

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2. If any connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.

3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.

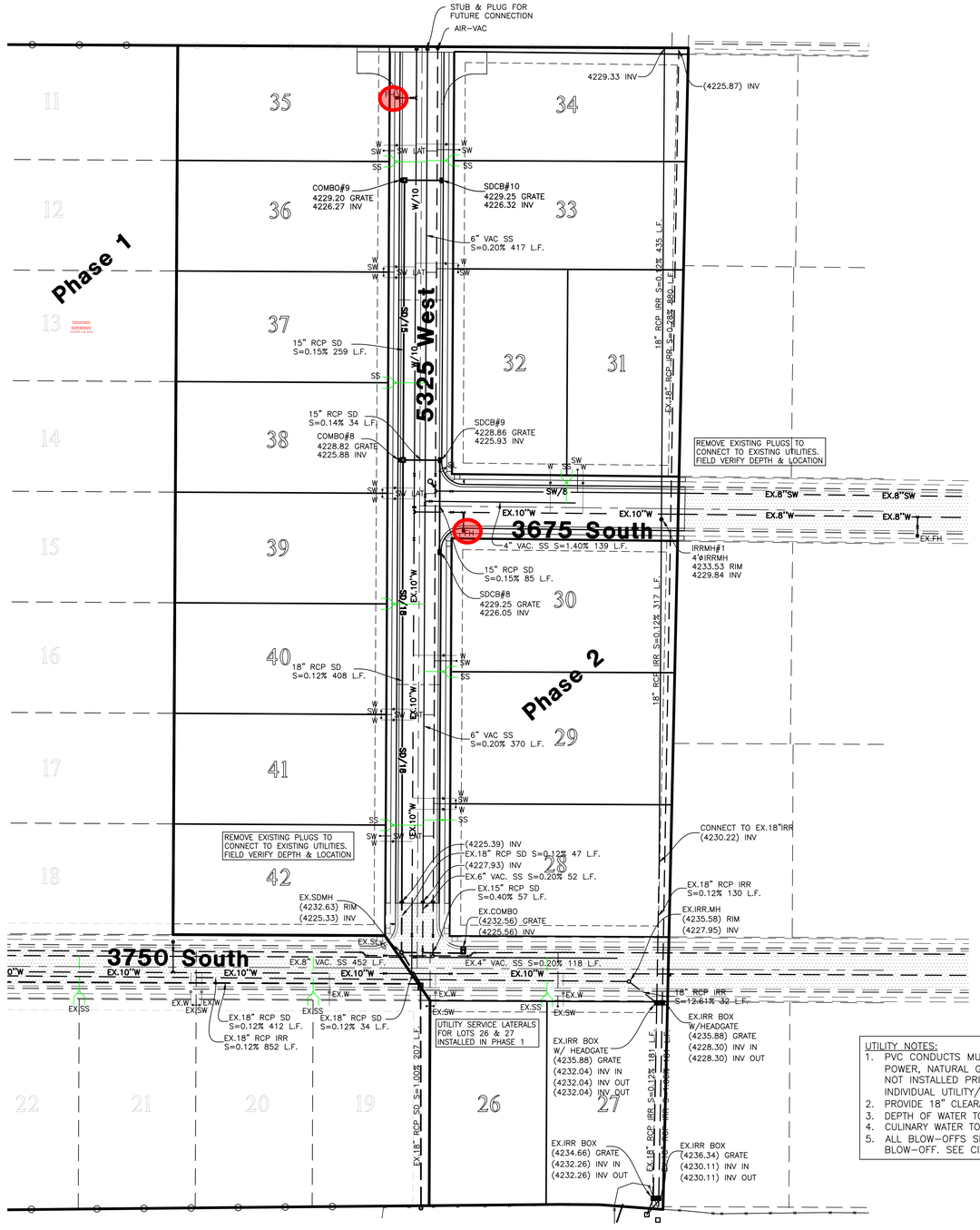
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

   Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served will need to be annexed into the District prior to any connection to the District's line. This annexation must be complete before the sale of any lots in the subdivision.

Reeve & Associates, Inc. - Solutions You Can Build On

Weber Fire District
Reviewed and Approved
if comments are followed
03/14/2022



Construction Notes:

1. ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF HOOPER CITY.
2. CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.
3. SECONDARY WATER CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE HOOPER IRRIGATION COMPANY.
4. STREET LIGHTS ARE TO BE CONSTRUCTED PER HOOPER CITY STANDARDS AND CITY REQUIREMENTS.
5. COMBINATION AIR VAC WILL BE IN ACCORDANCE WITH HOOPER IRRIGATION STANDARDS.
6. PURPLE PIPE AND LOCATOR RIBBON AT 1' DEPTH IN ACCORDANCE WITH HOOPER IRRIGATION STANDARDS
7. CULINARY WATER CONSTRUCTION SHALL BE CONFORM TO TAYLOR WEST WEBER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
8. ALL DRIVE WAYS MUST BE DESIGNED TO DRAIN TO THE FRONT OF THE LOT.

CULINARY WATER
W/10 – 10" PVC DR-18 C900 WATER LINE
W/8 – 8" PVC DR-18 C900 WATER LINE
W – 1" SDR 9 CTS HDPE

SANITARY SEWER
SS/4 – 4" VACUUM SEWER
SS/6 – 6" VACUUM SEWER

STORM DRAIN
SD/15 – 15" RCP CLASS III STORM DRAIN
SD/18 – 18" RCP CLASS III STORM DRAIN

SECONDARY WATER
SW/8 – 8" PVC DR-18 C900 WATERLINE (PURPLE)
SW – 1" WM

IRRIGATION
IRR/18 – 18" ADS IRRIGATION LINE
(UNLESS OTHERWISE SPECIFIED AS RCP)

UTILITY NOTES:
1. PVC CONDUCTS MUST BE PROVIDED AT EACH INTERSECTION TO ACCOMMODATE FUTURE ELECTRICAL POWER, NATURAL GAS AND TELEPHONE/CABLE COMMUNICATIONS CROSSING IF THESE UTILITIES ARE NOT INSTALLED PRIOR TO STREET PAVING, THEN CONDUITS INSTALLATION MAY BE REQUIRED BY THE INDIVIDUAL UTILITY/SERVICE COMPANIES.
2. PROVIDE 18" CLEARANCE FOR WATER LATERALS OVER SANITARY SEWER
3. DEPTH OF WATER TO BE 4' MIN. BELOW FINISHED GRADE.
4. CULINARY WATER TO INSTALLED PER CITY STANDARDS.
5. ALL BLOW-OFFS SHOULD BE NON-FREEZE ECLIPSE WITH A 2" SHUT OFF VALVE BEFORE THE BLOW-OFF. SEE CITY SPECS AND STANDARDS FOR MORE INFO.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION
11.22.2021	NF Irrigation Comments
12.01.2021	CK Sump Detail
12.16.2021	CK Sump Detail

Silver Saddle Subdivision Phase 2

HOOPER CITY, WEBER COUNTY, UTAH

Utility Plan

REGISTERED PROFESSIONAL ENGINEER
6338480
JEREMY A. DRAPER
03/11/2022
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: AUGUST, 2021
Name: SILVER SADDLE SUBDIVISION PHASE 2
Number: 1301-038

7
10 Total Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

ADAM & CINDY D WINTERS
5291 W 3675 S
HOOPER UT84315

ALEX L & STEPHANIE L FOIT
5254 W 3675 S
HOOPER UT84315

ALEXIS & GREGORY GERST
3553 S 5375 W
HOOPER UT84315

ANDREA TEMPFER CRAZY QUILTER LIVING TRUST
5204 W 3575 S
HOOPER UT84315

AUSTIN J & CATHERINE CARTER
5256 W 3625 S
HOOPER UT84315

AUSTIN T & HOLLY G TALBOT
320 S 2000 W
SYRACUSE UT84075

BLT ESQUIRES LLC
4645 MIDLAND DR STE 1
WEST HAVEN UT84401

BRADLEY S & MARDEE NIEDERHAUSER
1043 DEER HAVEN DR
BRIGHAM CITY UT84302

BRIAN & AMANDA MOSS
3567 S 5375 W
HOOPER UT84315

CHAD STEPHEN & ERIN ASHLEY GLOVER
4082 S 1000 W
RIVERDALE UT84405

CHRISTIAN & LAURIE GRUENWALD LIVING TRUST
5269 W 3625 S
HOOPER UT84315

CHRISTOPHER & TEMPES ASHWORTH ISRAEL
2324 W 6000 S
ROY UT84067

CHRISTOPHER P & EMILY ZUPAN
3573 S 5250 W
HOOPER UT84315

CHRISTY KAYE & BRENT DEAN HANSEN
5294 W 3675 S
HOOPER UT84315

CLANCEY & ALLI WELSH
5255 W 3625 S
HOOPER UT84315

CRAIG ENGELKE
3745 S 5100 W
HOOPER UT84315

DANIEL T & BOBBIE J ALLEN
3566 S 5375 W
HOOPER UT84315

DANNY BERTOCH & JACI LYNN RANDALL
3553 S 5325 W
HOOPER UT84315

DARRELL & WF SARAH ANN OLSEN
3556 S 5325 W
HOOPER UT84315

DAVID & KIM BEUS ASSET PROTECTION TRUST
3836 S 5500 W
HOOPER UT84315

DAVID DLAYNE & JOANNE MARIE JAMES
5293 W 3625 S
HOOPER UT84315

DAVID S & LISHA RUSSELL
3652 S 5250 W
HOOPER UT84315

GRANDMA MAC LLC
2593 WOODLAND DR
OGDEN UT84403

GREGORY W & SHERRY K TULANE
3770 S 5500 W
HOOPER UT84315

HEATHER GRAY
3557 S 5250 W
HOOPER UT84315

JACOB P & MANDY TOBIN
5274 W 3750 S
HOOPER UT84315

JACOB R & NATALIE A GALT
3808 S 5500 W
HOOPER UT84315

JAMES B MURDOCK & MICHELLE A ROWE
3961 W 5575 S
ROY UT84067

JARROM & SHANNA L BROWN
4441 S 2800 W
ROY UT84067

JEFFREY T & BRITTANY ANN LARSON
7427 MIRIAM WAY
MAGNA UT84044

JONATHAN & MICHELLE WARE FAMILY TRUST
3671 S 5100 W
HOOPER UT84315

KURT & KATIE JEX
3563 S 5250 W
HOOPER UT84315

LLOYD SHERMAN WAITE & KAREN WAITE LIVING TRUST
3638 S 5250 W
HOOPER UT84315

MALAN MAW
3562 S 5425 W
HOOPER UT84315

MARJORIE JOAN ROBINSON
3670 S 5500 W
HOOPER UT84315

MCKINLEY G & LINDA C ROSE
3036 W 4325 S
ROY UT84067

MICHAEL C & SHAYLEE HATCH
5258 W 3750 S
HOOPER UT84315

MICHAEL S & BRENDA J CROOK
420 S 3000 W
SYRACUSE UT84075

MICHAEL S & CINDY B COX
3781 S 5100 W
HOOPER UT84315

NATHAN A & NICOLE HULL
5230 W 4000 S
HOOPER UT84315

NILSON AND COMPANY INC DBA NILSON HOMES
5617 S 1475 E
SOUTH OGDEN UT84403

PAUL & MALISSA JONES
4397 N 350 W
OGDEN UT84414

QUAIL MEADOWS PROPERTIES LLC
5617 S 1475 E
OGDEN UT84403

RANDY B & ASHLEY S FUNK
3565 S 5325 W
HOOPER UT84315

ROBERT L ROBISON
5272 W 3625 S
HOOPER UT84315

ROBIN JEX
5205 W 3575 S
HOOPER UT84315

RYAN & ANNETTE OGDEN
3734 S 5250 W
HOOPER UT84315

SCOTT & JENNIFER STANGER
3672 S 5250 W
HOOPER UT84315

SCOTT L & MELANIE M RAWLINGS
5189 W 3575 S
HOOPER UT84315

SCOTT M & KELLY L HIGGINS
3572 S 5375 W
HOOPER UT84315

SILVER SADDLE COMMUNITY LLC
5617 S 1475 E
OGDEN UT84403

STEPHANIE & BRANDEN PIPER
5232 W 3575 S
HOOPER UT84315

STUART D & ROCHELLE S SIMONSON
3560 S 5375 W
HOOPER UT84315

TAYLOR FAMILY TRUST
3620 S 5500 W
HOOPER UT84315

THOMAS J & CARRIE S OOSSE
3688 S 5250 W
HOOPER UT84315

THOMAS R & JOCELYN E MOWER
1031 S 1000 E
OREM UT84097

THOMPSON LAND HOLDINGS LL
5617 S 1475 E
SOUTH OGDEN UT84403

TIMOTHY M BRUNELLE & CARRIE JEWETT
3662 S 5250 W
HOOPER UT84315

TONY & ANDREA M MARTINEZ
3630 S 5250 W
HOOPER UT84315

TONY & WF NELLIE BUTLER
322 WELLINGTON DR
KAYSVILLE UT84037

VISIONARY HOMES 2022 LLC
50 E 2500 N STE 101
NORTH LOGAN UT84341

WILLIAM G & JONI RIDENOUR
3681 S 5250 W
HOOPER UT84315

Hooper City
5580 W 4600 S
Hooper, UT 84315
Office: 801-732-1064 Fax: 801-732-0598

Conditional Use Permit
Commercial Tower or Antenna Structure

Fee: $200.00

Richard C. Lee, as agent for AT&T
185 S 1970 East
Heber City, Utah 84032
4[redacted]

Print Applicant Name: Steve Verhoeven & Catherine Allen-Verhoeven
Address: 5609 S 4300 West Hooper UT 84315
Phone Number: [redacted]
Parcel ID: 090820002

☐ **Provide site plan drawing which includes the following:** (Site plan must be to scale)

- Map of property showing adjacent streets
- Tower dimensions and distance from other structures
- Distance from property lines
- Existing easements
- Concept drawing of what structure will look like
- Building materials used
- Driveway materials
- Landscape design

☐ What will structure be used for? (Cell tower, emergency communications, etc.)
Wireless Communication Facility (Cell Tower)

☐ Will there be an accessory structure required for this tower? Yes X No___ (50'x50' Fenced Compound)

☐ Will any electricity be installed in/on the structure? Yes X No___

☐ Provide stamps and addresses for every address within 600 feet from each property line.
You must show proof that you obtained the addresses from the Weber County Recorder's Office

This application will be evaluated by, but not limited to the following items:

Traffics Concerns	Safety Issues	Noise	Parking
Fencing	Pollution	Odors	Design
Business Operation	Use of Structure	Easements	

You may want to address any of these concerns on the back of this application.

I hereby certify that the above information is accurate to the best of my knowledge. I certify that I will comply with all State and local requirements before and after construction of this tower/antennae. I understand that if the conditional use does not start within (12) twelve months and also if the conditional use is discontinued for (12) twelve consecutive months, the Conditional Use will expire. If my conditional use changes, I will notify Hooper City for a Conditional Use Permit review. I or a representative will be present at the Planning Commission Meeting.

Signature: Catherine Allen-Verhoeven Date: 15 September 2022

_____ Approval Date:_____ Disapproval Date:_____
Planning Commission Chairperson

_____ _____
Planning Commissioner Planning Commissioner

Comments/Conditions:_____

_____

_____

Completed application, fee and all other documents must be submitted three weeks prior to a Planning Commission meeting which are schedule for the second Tuesday of the month unless otherwise specified.

WEBER COUNTY RECORDER / SURVEYOR
OWNERSHIP / DESCRIPTION REPORT

090820029

SERIAL NUMBER: 09-082-0029

PRIOR SERIAL NUMBER(S):

(09-082-0002)

(09-082-0033)

OWNER: STEVEN VERHOEVEN & CATHERINE ALLEN VERHOEVEN TRUST

MAILING ADDRESS:
5609 S 4300 W
HOOPER UT 843159521

TAX UNIT
344

CHANGE DATES:
Name: 04-APR-2018
Tax Unit: 01-FEB-2005

PROPERTY ADDRESS:
5609 S 4300 W
HOOPER 84315

ADDITIONAL NAMES:

THE STEVEN VERHOEVEN & CATHERINE ALLEN VERHOEVEN TRUST

DATED APRIL 4, 2018

CURRENT REFERENCES:

Seq	EntryNbr	Book	Page	Kind of Instrument	Deed Date	Recorded Date
1	2913601			QUIT CLAIM DEED	04 / 04 / 2018	04-APR-2018

COMMENTS:

DESCRIPTION OF PROPERTY: As Of: 19-OCT-1993 Change Year/Code: 1993 ORIG ACRES: 1.32

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION, RUNNING THENCE SOUTH 30 FEET; THENCE WEST 1131 FEET, THENCE SOUTH 110 FEET, THENCE WEST 189 FEET, THENCE NORTH 140 FEET TO THE NORTH LINE OF SAID SECTION, THENCE EAST 1320 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EAST 33 FEET BEING IN 4300 WEST STREET.

*** ***RUN DATE:*** **14-SEP-2022 02:04 PM** ***

Richard Lee

From: Johnsen,Cameron <c[redacted]
Sent: Wednesday, September 14, 2022 2:13 PM
To: Richard Lee
Subject: parcel buffer results
Attachments: parcel search results.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

https://www3.co.weber.ut.us/gis/maps/gizmo2/index.html

Cameron Johnsen
Weber County GIS Programmer
8[redacted]
mailto:c[redacted]

Parcel ID	Owner	Address	City	Zip
90750153	ALLEN LAND COMPANY INC	8678 SUGARLOAF CIR	SANDY UT	84093
93580004	YATES, MATTHEW & WF WENDY YATES	4230 W 5600 S	ROY UT	84067
93580021	AZEEM, BABAR & FARZANA AZEEN	4235 W 5600 S	ROY UT	84067
95680009	MAUGHAN, NATHAN R & WF ELYSHA S MAUGHAN	4378 W 5750 S	HOOPER UT	84315
93210002	STRINGHAM, DANIEL TODD & WF SARAH BARTON STRINGHAM	5557 S 4225 W	ROY UT	84067
92880016	TURNER, COREY B & WF REBECCA E TURNER	4293 W 5550 S	ROY UT	84067
95680003	WIMMER, BRYANT	4331 W 5750 S	HOOPER UT	84315
95730012	BLOOD, KELLI & HUS KEVIN BLOOD	5687 S 4525 W	HOOPER UT	84315
95730008	DOUGLASS, JASON & WF SARAH DOUGLASS	5655 S 4525 W	HOOPER UT	84315
95670021	TOD W REID TRUST	4433 W 5700 S	HOOPER UT	84315
95460018	ANDREWS, BRIAN SCOTT & WF JESSICA ANN ANDREWS	5639 S 4525 W	HOOPER UT	84315
95680022	FORD, SHAUN D & WF NICHOLE L FORD	4368 W 5700 S	HOOPER UT	84315
95670004	HELMER, MICHAEL J & JESSICA RANEE ANDERSON	4443 W 5750 S	HOOPER UT	84315
92880004	CHRISTOPHER L PEDROTTI REVOCABLE LIVING TRUST 1/2 ETAL	1124 LUCERNE WAY	INCLINE VIL NV	89451
95680012	LEE, KARI & RICHARD WOODSON	4332 W 5750 S	HOOPER UT	84315
95740001	MARTIN, ROBERT M	4528 W 5750 S	HOOPER UT	84315
95460019	HOOPER CITY HOOPER CITY	5580 W 4600 S	HOOPER UT	84315
95670018	YARDLEY, MARK D & WF KAYLENE B YARDLEY	4430 W 5700 S	HOOPER UT	84315
95680010	ALTOM, M ERIC & WF MANDY ALTOM	4364 W 5750 S	HOOPER UT	84315
93580013	BECKER, JUANITA E & JOHN R BECKER	5602 S 4300 W	HOOPER UT	84315
93580008	MORTENSEN, JARED P & WF AUDRA L MORTENSEN	5410 W 4050 S	HOOPER UT	84315
93580017	WALKER, TYLER & BRITTNEY MARIE MARTIN	4269 W 5600 S	ROY UT	84067
95680024	WILSON, MICHAEL D & WF NIKKI WILSON	4390 W 5700 S	HOOPER UT	84315
93580010	WILSON, KEVIN L & WF JAMEE L WILSON	4280 W 5600 S	ROY UT	84067
95680021	WEEBER, BRADLEY R & WF KENDAL E WEEBER	4354 W 5700 S	HOOPER UT	84315
95670010	MARTINEZ, HENRY & WF LIZBETH GONZALEZ	4474 W 5750 S	HOOPER UT	84315
92880012	HAMPTON, DANIEL BRENT & WF MEGAN NICOLE HAMPTON	4280 W 5550 S	ROY UT	84067
90750195	OWENS, ROGER W & WF KARLEENE K OWENS	5535 S 4300 W	HOOPER UT	84315
93580022	THOMASSON, STEVEN L & WF GLENDA A THOMASSON	4227 W 5600 S	ROY UT	84067
90830016	ROY CITY CORP ROY CITY CORPORATION	5051 S 1900 W	ROY UT	84067
90750157	OWENS, ROGER W	5535 S 4300 W	HOOPER UT	84315
95680006	RIDL, CHRISTOPHER M & WF REBECCA D RIDL	4375 W 5750 S	HOOPER UT	84315
95460003	COLEMAN, AMY R	4505 W 5625 S	HOOPER UT	84315

90830015	ROY CITY CORP ROY CITY	5051 S 1900 W	ROY UT	84067
95460002	CHUGG, CODY E & WF CANDICE D CHUGG	4513 W 5625 S	HOOPER UT	84315
93580012	LONG, ASHLEY MAE & JEFF RUSSELL LONG	5598 S 4300 W	HOOPER UT	84315
95670005	UNDERWOOD, SHAY & DONALD S UNDERWOOD	4457 W 5750 S	HOOPER UT	84315
90750253	PIE LLC	3986 W 4200 S	WEST HAVEN UT	84401
95670017	KROHN, WILLIAM CODY & WF MICHELLE L KROHN	4416 W 5700 S	HOOPER UT	84315
95730003	GOLDMAN, BRIAN S & WF C MICHAELA GOLDMAN	4511 W 5650 S	HOOPER UT	84315
93580007	STONE, KEVIN & WF VIVIAN STONE	4254 W 5600 S	ROY UT	84067
92880015	DUNN, RONALD L & WF SANDEE DUNN	4299 W 5550 S	ROY UT	84067
95680002	ROBBINS, DANIEL W & WF KYRSTEN M ROBBINS	5755 S 4300 W	HOOPER UT	84315
95680007	BANNER, CAMERON	4387 W 5750 S	HOOPER UT	84315
95460006	SHANKS, MARK C	5596 S 4525 W	HOOPER UT	84315
95730007	LOTT, STEVEN D	5645 S 4525 W	HOOPER UT	84315
95460016	ROOKS, CLINT GAVIN	5619 S 4525 W	HOOPER UT	84315
95460017	CALVIN FAMILY REVOCABLE TRUST	5629 S 4525 W	HOOPER UT	84315
95510006	ALLRED, MICHAEL W & WF KATHY ALLRED	4538 W 5750 S	HOOPER UT	84315
95680005	SHEPARD, STEPHANIE B & HUS MARK D SHEPARD	4363 W 5750 S	HOOPER UT	84315
95460005	FLINDERS, ANGIE J & HUS LANE T FLINDERS	4522 W 5625 S	HOOPER UT	84315
95670024	HOOPER CITY HOOPER CITY	5580 W 4600 S	HOOPER UT	84315
95730001	DELIGHT, TRAVIS	5674 S 4525 W	HOOPER UT	84315
93580016	MICHAEL GUINN & RACHELLE GUINN LIVING TRUST	4279 W 5600 S	ROY UT	84067
95670011	BURROWS FAMILY REVOCABLE LIVING TRUST	4460 W 5750 S	HOOPER UT	84315
95460008	HANSEN, KELLY R & WF DARLA S HANSEN	5552 S 4525 W	HOOPER UT	84315
90830015	ROY CITY CORP ROY CITY	5051 S 1900 W	ROY UT	84067
95460014	WAGNER, JAMES & WF TIFFANY WAGNER	5585 S 4525 W	HOOPER UT	84315
95730004	CHURAN, NATHAN & WF ROXANNE ROSE CHURAN	4504 W 5650 S	HOOPER UT	84315
90820001	STEVEN VERHOEVEN & CATHERINE ALLEN VERHOEVEN TRUST	5609 S 4300 W	HOOPER UT	84315
95460007	MOORE, KEVIN C & HOLLIE ANN MOORE	5574 S 4525 W	HOOPER UT	84315
95670016	HOGGE, REBECCA L & HUS BRANDT HOGGE	4402 W 5700 S	HOOPER UT	84315
92880020	YAMASA CO LTD	PO BOX 4090	SCOTTSDALE AZ	85261
92880014	RHEAD, COLTEN RICHARD & WF VERONICA FRANCISCA RHEAD	4292 W 5550 S	ROY UT	84067
93580018	AMES, HEIDI D	4259 W 5600 S	ROY UT	84067
95740012	SUGIMOTO, SCOTT S & WF HEATHER SUGIMOTO	5732 S 4525 W	HOOPER UT	84315
95680023	STEERS, JESSIE & WF KERI STEERS	4378 W 5700 S	HOOPER UT	84315

95670013	LYTLE, DEREK A & WF VERONICA C ALVAREZ LYTLE	4428 W 5750 S	HOOPER UT	84315
95670015	YANG, CHER & WF XONG YANG	4404 W 5750 S	HOOPER UT	84315
92880019	WALTER, WILLIAM C	4277 W 5550 S	ROY UT	84067
92880018	CHILD, BRANDON L & CHYANN CHILD	4283 W 5550 S	ROY UT	84067
90820036	STEVEN VERHOEVEN & CATHERINE ALLEN VERHOEVEN TRUST	5609 S 4300 W	HOOPER UT	84315
90750238	WEBER SCHOOL DISTRICT	5320 ADAMS AVE PKWY	WASHINGTON TERRACE UT	84405
95730010	CHOATE, TRINTON & MISTY CHOATE	5671 S 4525 W	HOOPER UT	84315
95460011	TREMELLING, DAVID L & WF JANET M TREMELLING	4537 W 5500 S	HOOPER UT	84315
93210001	GARRETT, QIUAMMA	3506 WHITMAN DR	ROSHARON TX	77583
95730005	PETERSON, NICHOLAS & WF CINDY PETERSON	4510 W 5650 S	HOOPER UT	84315
95460001	INGCO, BRIAN & WF AIGERIM INGCO	4521 W 5625 S	HOOPER UT	84315
93580005	OLSON, DUNCAN & MICHELLE E OLSON	4238 W 5600 S	ROY UT	84067
92880017	THOMAS, RICK J & WF JANELLE THOMAS	4289 W 5550 S	ROY UT	84067
95460009	WRIGHT, JENNIFER L	5530 S 4525 W	HOOPER UT	84315
93580006	FOWERS, MICHAEL C & WF AMY L FOWERS	4246 W 5600 S	ROY UT	84067
95680001	ANDRUS, REBECCA D	5765 S 4300 W	HOOPER UT	84315
92880003	LOWDER, AARON S	5530 S 4300 W	HOOPER UT	84315
95460015	ROSE, RUSSELL DONALD & WF JULIE JOY ROSE	5609 S 4525 W	HOOPER UT	84315
93580015	BRYAN & MELISSA CELLA LIVING TRUST	1722 W 2425 S	SYRACUSE UT	84075
90820002	STEVEN VERHOEVEN & CATHERINE ALLEN VERHOEVEN TRUST	5609 S 4300 W	HOOPER UT	84315
95680017	GROVE, JASON & WF BRIDGET GROVE	4343 W 5700 S	HOOPER UT	84315
95680020	BARNES, ANDREW & WF AMY BARNES	4334 W 5700 S	HOOPER UT	84315
95670009	KELLY KATHLEEN WHITE & ERIC PHILIP WHITE REVOCABLE TRUST	4490 W 5750 S	HOOPER UT	84315
95670020	ASHBY, NATHANIEL J & WF MISTI N ASHBY	4449 W 5700 S	HOOPER UT	84315
95730011	CALL, JOSHUA A & WF AIMEE E CALL	5679 S 4525 W	HOOPER UT	84315
90750252	LOPEZ, ANGEL & MARIA DEL CARMEN SALAYANDIA	5573 S 4300 W	HOOPER UT	84315
93580019	YOUNG, CARSON & BREEANA AUTREY	4251 W 5600 S	ROY UT	84067
93580020	GARCIA, GARY R	4243 W 5600 S	ROY UT	84067
95730009	JOHNSON, TREVOR GEORGE	5663 S 4525 W	HOOPER UT	84315
95680008	ARCHIBEQUE, JENNIFER LARSEN & GEORGE R ARCHIBEQUE JR	3871 N MORGAN VALLEY DR	MORGAN UT	84050
90750188	LOPEZ, ANGEL & MARIA DEL CARMEN SALAYANDIA	5573 S 4300 W	HOOPER UT	84315
95680015	OLSEN, JEFFERY R &WF AMANDA S OLSEN	4377 W 5700 S	HOOPER UT	84315
95680011	ALEXANDER, EVAN J & WF CINDEE R ALEXANDER	4346 W 5750 S	HOOPER UT	84315
93580014	PENMAN, CHAILY S & MONTRELL WALKER	5612 S 4300 W	HOOPER UT	84315

95670002	MEDINA, SANTIAGO P & NIKOLE TORRES MEDINA	4415 W 5750 S	HOOPER UT	84315
95670023	HEDGES, BRANDON & NATALIA HEDGES	4403 W 5700 S	HOOPER UT	84315
95740011	INGRAM, RYAN & WF SHAWNY INGRAM	5742 S 4525 W	HOOPER UT	84315
95730013	HOOPER CITY HOOPER CITY	5580 W 4600 S	HOOPER UT	84315
93580009	STUART, STEPHANIE ANNE & CRAIG STUART	4270 W 5600 S	ROY UT	84067
90820029	STEVEN VERHOEVEN & CATHERINE ALLEN VERHOEVEN TRUST	5609 S 4300 W	HOOPER UT	84315
95670014	KELLI DURAN FAMILY TRUST 54.52% ETAL	4418 W 5750 S	HOOPER UT	84315
90820008	WEBER SCHOOL DISTRICT	5320 ADAMS AVE PKWY	WASHINGTON TERRACE UT	84405
90820028	ROY CITY CORP ROY CITY CORPORATION	5051 S 1900 W	ROY UT	84067
95460013	TREMELLING, JUSTIN & WF CASSIE TREMELLING	5555 S 4525 W	HOOPER UT	84315
95670003	HANOR, DANIEL D & WF BRENDA L HANOR	4429 W 5750 S	HOOPER UT	84315
95680018	BOLEY, BRIAN & WF SUSAN BOLEY	4321 W 5700 S	HOOPER UT	84315
95670001	STRONG, JACK M & WF JENNIFER M STRONG	4401 W 5750 S	HOOPER UT	84315
95680004	JOHNSTUN, BRANDON & GINGER JOHNSTUN	4345 W 5750 S	HOOPER UT	84315
95730002	DALTON, MORGAN J & WF CHARISSE N DALTON	4519 W 5650 S	HOOPER UT	84315
95670019	HORSPOOL, JASON & WF KIMBERLY HORSPOOL	2671 W 3950 S	ROY UT	84067
92880011	GLADE, AARON B & WF KEELY L GLADE	4272 W 5550 S	ROY UT	84067
95680014	BERKELEY II, LOY M & WF DONNA L BERKELEY	5712 S 4400 W	HOOPER UT	84315
95730013	HOOPER CITY HOOPER CITY	5580 W 4600 S	HOOPER UT	84315
95680016	SHEPHERD, STEVEN & WF ALISHA SHEPHERD	4365 W 5700 S	HOOPER UT	84315
95680019	COLMAN, ANDRES G & WF MARIA CECILIA AMARO MARTINEZ	4318 W 5700 S	HOOPER UT	84315
95730006	HANSEN, ROGER L & WF BRITTANY HANSEN	4520 W 5650 S	HOOPER UT	84315
93580011	ROBERTS, CHRISTOPHER G	5588 S 4300 W	HOOPER UT	84315
95460004	AGREN, ANDREW & JENNIFER AGREN	4514 W 5625 S	HOOPER UT	84315
95670022	FOUST, JASON D & KARIE SOLOMON	4417 W 5700 S	HOOPER UT	84315
90820043	STEVEN VERHOEVEN & CATHERINE ALLEN VERHOEVEN TRUST	5609 S 4300 W	HOOPER UT	84315
92880013	DEAL, STEPHEN F & WF REBECCA L DEAL	4286 W 5550 S	ROY UT	84067
95670012	UDINK, VIDASTA B & JEFFREY S UDINK	4444 E 5750 D	HOOPER UT	84315
95680013	GARCIA, DAVID	5747 S 4300 W	HOOPER UT	84315

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES
AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING
TO THESE CODES.

2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE

NEW SITE BUILD

1C PACE ID:	MRUTH052555
WM ID:	WSUTH0012930
USID:	321654
FA CODE:	15864902
RFDS ID #:	5315072

AT&T

SITE NUMBER:	UTL03117
SITE NAME:	HOOPER EAST
SITE TYPE:	MONOPOLE / WUC
ADDRESS:	5609 SOUTH 4300 WEST HOOPER, UT 84315
PARCEL ID:	090820002

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-074133

Issued For:

UTL03117
HOOPER EAST

5609 SOUTH 4300 WEST
HOOPER, UT 84315

PARCEL ID: 090820002

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	9/12/22	90% ZD

Licensor:

Sheet Title:

TITLE SHEET

Sheet Number:

T-1

PROJECT TEAM

SITE CONSTRUCTION MANAGER:
NAME: AT&T
ADDRESS: 7670 S. CHESTER ST.
CITY, STATE, ZIP: CENTENNIAL, CO 80112
CONTACT: ROB ACOSTA
PHONE: (847) 271-3072

SITE APPLICANT:
NAME: AT&T
ADDRESS: 7670 S. CHESTER ST.
CITY, STATE, ZIP: CENTENNIAL, CO 80112
CONTACT: JAN ROBINETTE
PHONE: (801) 201-4173

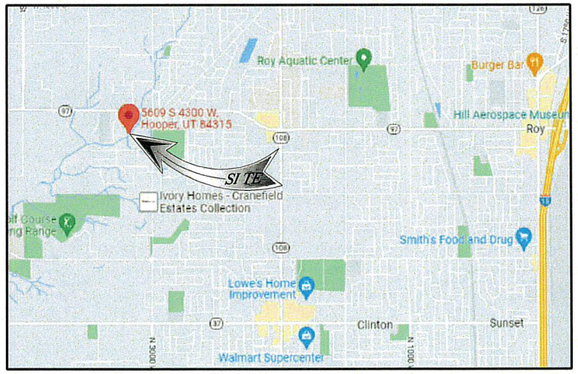
RF ENGINEER:
NAME: AT&T
ADDRESS: 7670 S. CHESTER ST.
CITY, STATE, ZIP: CENTENNIAL, CO 80112
CONTACT: EDGAR CHIONG
PHONE: (509) 551-0629

CIVIL ENGINEER:
NAME: J5 INFRASTRUCTURE PARTNERS
ADDRESS: P.O. BOX 190
CITY, STATE, ZIP: MIDVALE, UTAH 84074
CONTACT: KEVIN MILLER
PHONE: (720) 296-6180

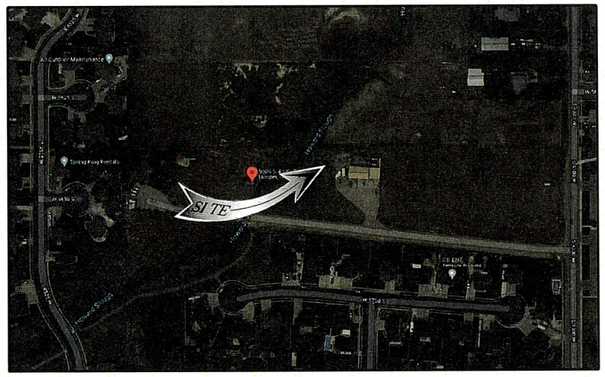
ELECTRICAL ENGINEER:
NAME: J5 INFRASTRUCTURE PARTNERS
ADDRESS: 23 MAUCHLY #110
CITY, STATE, ZIP: IRVINE, CA 92618
CONTACT: ERIC KARSTATTER
PHONE: (720) 435-2312

PROPERTY OWNER:
NAME: STEVEN VERHOEVEN & CATHERINE ALLEN VERHOEVEN TRUST
ADDRESS: 5609 SOUTH 4300 WEST
CITY, STATE, ZIP: HOOPER, UT 84315

VICINITY MAP



LOCAL MAP



NORTH

PROJECT DESCRIPTION

PROPOSED SITE BUILD OF AN UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

TOWER/ANTENNA SOW:
- INSTALLATION OF (1) AT&T 100'-0" HIGH MONOPOLE
- INSTALLATION OF (1) AT&T 5'-0" LIGHTNING ROD
- INSTALLATION OF (12) AT&T PANEL ANTENNAS
- INSTALLATION OF (15) AT&T REMOTE RADIO HEADS (RRH'S)
- INSTALLATION OF (3) AT&T RRH MOUNTS
- INSTALLATION OF (3) AT&T DC-9 SURGE SUPPRESSORS
- INSTALLATION OF (3) AT&T V-FRAME ANTENNA MOUNTS

EQUIPMENT SOW:
- INSTALLATION OF AN AT&T 50'-0" X 50'-0" (2500 SQ. FT.) TELECOMMUNICATION COMPOUND LEASE AREA
- INSTALLATION OF AN AT&T 50'-0" X 50'-0", 8'-0" HIGH CMU WALL
- INSTALLATION OF (1) AT&T WALK-IN 10'-0" X 10'-0" CABINET (WIC) ON CONCRETE PAD
- INSTALLATION OF (1) AT&T 30KW DC DIESEL BACK-UP GENERATOR ON CONCRETE PAD
- INSTALLATION OF (1) AT&T 200A AC POWER PANEL
- INSTALLATION OF (1) AT&T EMERSON POWER PLANT RACK W/ (12) BATTERIES
- INSTALLATION OF (3) AT&T HYBRID RACKS
- INSTALLATION OF (1) AT&T H-FRAME W/ UTILITY EQUIPMENT
- INSTALLATION OF (1) AT&T CABLE BRIDGE
- INSTALLATION OF (9) AT&T DC POWER & (3) FIBER CABLE TRUNKS
- INSTALLATION OF (1) AT&T DC12 SURGE SUPPRESSOR BOX
- INSTALLATION OF (10) AT&T RECTIFIERS
- INSTALLATION OF (1) AT&T BASEBAND UNIT
- INSTALLATION OF (1) AT&T GPS ANTENNA

PROJECT AREA:
- 50'-0" X 50'-0" (2500 SQ. FT.) LEASE AREA

SITE INFORMATION

JURISDICTION:	HOOPER CITY
WIND LOADS:	103 MPH (3-SECOND GUST)
EXPOSURE CATEGORY:	C
SEISMIC ZONE:	1
FLOOD ZONE:	---
PARCEL ID #:	090820002
ZONING:	HOOPER CITY
LATITUDE (NAD 83):	41.161482°
LONGITUDE (NAD 83):	-112.086279°

IMPERVIOUS SURFACE SF: ±184 SQ. FT.
BASE OF PROPOSED STRUCTURE: ±0'-0"
TOP OF PROPOSED STRUCTURE: ±100'-0"
TOP OF STRUCTURE WITH PROPOSED LIGHTNING ROD: ±105'-0"

ACCESSIBILITY REQUIREMENTS: FACILITY IS AN UNMANNED EQUIPMENT SPACE NOT INTENDED FOR HUMAN HABITATION AND ONLY FREQUENTLY VISITED BY MAINTENANCE PERSONAL. ACCESSIBILITY IS NOT REQUIRED PER IBC 2018, SECTION 1103.2.9 (EQUIPMENT SPACES)

TOWER OWNER: AT&T
POWER AGENCY: ROCKY MOUNTAIN POWER
TELCO PROVIDER: TBD
RFDS VERSION: PRELIMINARY 1.0
DATE UPDATED: 07/08/2022

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

STATEMENTS

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

DRIVING DIRECTIONS

DIRECTIONS FROM NEAREST MAIN AIRPORT:

1. HEAD NORTHEAST ON N TERMINAL DR (1.7)
2. USE THE MIDDLE LANE TO TAKE THE I-80 E RAMP (0.7 MI)
3. USE THE RIGHT LANE TO KEEP LEFT AT THE FORK AND MERGE ONTO I-80 E (1.0 MI)
4. TAKE EXIT 117 TO MERGE ONTO I-215 N (5.0 MI)
5. KEEP RIGHT TO STAY ON I-215 N (2.4 MI)
6. MERGE ONTO I-15 N (24.5 MI)
7. TAKE EXIT 338 (0.3 MI)
8. USE THE LEFT 2 LANES TO TURN LEFT ONTO UT-97 W/W 5600 S (3.3 MI)
9. TURN LEFT ONTO S 4300 W (0.2 MI)
10. TURN RIGHT (0.2 MI)
11. DESTINATION WILL BE ON THE RIGHT.

DIGALERT 811

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GENERAL CONSTRUCTION NOTES:

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
14. INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS
15. IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT
16. ALL (N) CABLING AND EQUIPMENT MUST BE INSTALLED AND USED IN ACCORDANCE WITH THE PRODUCT'S INCLUDED INSTRUCTIONS, LISTING AND/OR LABELING REQUIREMENTS. PER NEC SECTION 110.3(B)
17. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.
18. PENETRATIONS SHALL BE FIRE-STOPPED AND OPENINGS SHALL BE PROTECTED THROUGH FIRE-RATED WALLS, FLOOR, ROOF AND CEILING ASSEMBLIES AS REQUIRED BY THE 2018 IBC CHAPTER 7.
19. STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED BY J5 UNDER SEPARATE COVER.
20. ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED BY J5 UNDER SEPARATE COVER.
21. TOWER ANALYSIS TO BE CONDUCTED AND PROVIDED BY TOWER OWNER. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO TOWER STRUCTURAL ANALYSIS UNDER SEPARATE COVER.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
3. SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, LRFD, FOURTEENTH EDITION
   - 3.3. TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA/EIA) 222-H, STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS
   - 3.4. INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
   - 3.6. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK
   - 3.7. EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 3.8. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 3.9. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 3.10. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
   - 3.11. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
   - 3.12. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS:

A.B.	ANCHOR BOLT
ABV.	ABOVE
ACCA	ANTENNA CABLE COVER ASSEMBLY
ADD'L	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT.	ANTENNA
APPRX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
AWG.	AMERICAN WIRE GAUGE
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
BTCW.	BARE TINNED COPPER WIRE
B.O.F.	BOTTOM OF FOOTING
B/U	BACK-UP CABINET
CAB.	CABINET
CANT.	CANTILEVER(ED)
C.I.P.	CAST IN PLACE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION(OR)
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
d	PENNY (NAILS)
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DWG.	DRAWING(S)
DWL.	DOWEL(S)
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMT.	ELECTRICAL METALLIC TUBING
E.N.	EDGE NAIL
ENG.	ENGINEER
EQ.	EQUAL
EXP.	EXPANSION
EXST.(E)	EXISTING
EXT.	EXTERIOR
FAB.	FABRICATION(OR)
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH(ED)
FLR.	FLOOR
FDN.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.S.	FINISH SURFACE
FT.(')	FOOT (FEET)
FTG.	FOOTING
G.	GROWTH (CABINET)
GA.	GAUGE
GI.	GALVANIZE(D)
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER
GLB. (GLU-LAM)	GLUE LAMINATED BEAM
GPS	GLOBAL POSITIONING SYSTEM
GRND.	GROUND
HDR.	HEADER
HGR.	HANGER
HT.	HEIGHT
ICGB.	ISOLATED COPPER GROUND BUS
IN. (")	INCH(ES)
INT.	INTERIOR
LB.(#)	POUND(S)
L.B.	LAG BOLTS
L.F.	LINEAR FEET (FOOT)
L.	LONG(ITUDINAL)
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
(N)	NEW
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
P/C	PRECAST CONCRETE
PCS	PERSONAL COMMUNICATION SERVICES
PLY.	PLYWOOD
PPC	POWER PROTECTION CABINET
PRC	PRIMARY RADIO CABINET
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PWR.	POWER (CABINET)
QTY.	QUANTITY
RAD.(R)	RADIUS
REF.	REFERENCE
REINF.	REINFORCEMENT(ING)
REQ'D/ RGS.	REQUIRED RIGID GALVANIZED STEEL
SCH.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATIONS
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
TEMP.	TEMPORARY
THK.	THICK(NESS)
T.N.	TOE NAIL
T.O.A.	TOP OF ANTENNA
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOUNDATION
T.O.P.	TOP OF PLATE (PARAPET)
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.G.	UNDER GROUND
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
W	WIDE (WIDTH)
w/	WITH
WD.	WOOD
W.P.	WEATHERPROOF
WT.	WEIGHT
℄	CENTERLINE
℘	PLATE, PROPERTY LINE

SYMBOLS LEGEND:

- BLDG. SECTION (1 / A-300 — 1 / A-300)
- WALL SECTION (A5 / A-310)
- DETAIL (D5 / A-300)
- ELEVATION (C1 / A-113; A4 / A-113; C4 / A-113; A1 / A-113)
- DOOR SYMBOL (001)
- WINDOW SYMBOL (10)
- TILT-UP PANEL MARK (3)
- PROPERTY LINE
- CENTERLINE
- SETBACK
- ELEVATION DATUM (40')
- GRID/COLUMN LINE (A)
- KEYNOTE, DIMENSION ITEM (3)
- KEYNOTE, CONSTRUCTION ITEM (2)
- WALL TYPE MARK (W- 3)
- ROOM NAME / ROOM NUMBER (OFFICE 101)

- GROUT OR PLASTER
- (E) BRICK
- (E) MASONRY
- CONCRETE
- EARTH
- GRAVEL
- PLYWOOD
- SAND
- PLYWOOD
- SAND
- (E) STEEL
- MATCH LINE
- GROUND CONDUCTOR
- OH — OVERHEAD SERVICE CONDUCTORS
- Tel — TELEPHONE CONDUIT
- Pwr — POWER CONDUIT
- Coax — COAXIAL CABLE
- CHAIN LINK FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- (P) ANTENNA
- (P) RRH
- (P) DC SURGE SUPPRESSION
- (F) ANTENNA
- (F) RRH
- (E) EQUIPMENT

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-074133

Issued For:

UTL03117

HOOPER EAST

5609 SOUTH 4300 WEST
HOOPER, UT 84315

PARCEL ID: 090820002

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	9/12/22	90% ZD

Licensor:

Sheet Title:

GENERAL NOTES

Sheet Number:

GN-1

SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTRACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES, SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A.) FALL PROTECTION B.) CONFINED SPACE C.) ELECTRICAL SAFETY D.) TRENCHING AND EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER, AND/OR LOCAL UTILITIES.
6. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW, OR ICE SHALL BE PLACED IN ANY FILL OR EMBANKMENT.
9. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT, OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
11. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
12. NOTICE TO PROCEED - NO WORK TO COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF A PURCHASE ORDER.
13. ALL CONSTRUCTION MEANS AND METHODS: INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN AND SHALL ADHERE TO ANSI/TIA-1019 (LATEST EDITION) INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185, AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD. UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS.

   4.1. CONCRETE CAST AGAINST EARTH: 3" MIN.
   4.2. CONCRETE EXPOSED TO WEATHER:
   4.2.1. #6 AND LARGER - 2" MIN.
   4.2.2. #5 AND SMALLER & WWF. - 1 1/2" MIN.
   4.3. CONCRETE NOT EXPOSED TO WEATHER OR NOT CAST AGAINST THE GROUND:
   4.3.1. SLAB AND WALLS 3/4" MIN.
   4.3.2. BEAMS AND COLUMNS 1 1/2" MIN.
5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

   CONTRACTOR - J5 INFRASTRUCTURE PARTNERS
   SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
   CARRIER - AT&T
   OEM - ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE THEMSELVES, WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR AND AT&T
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. 'KITTING LIST' SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS. THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR AND AT&T PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT THE SUBCONTRACTOR'S EXPENSE; TO THE SATISFACTION OF THE OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION, TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-074133

Issued For:

UTL03117

HOOPER EAST

5609 SOUTH 4300 WEST
HOOPER, UT 84315

PARCEL ID: 090820002

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	9/12/22	90% ZD

Licensor:

Sheet Title:

GENERAL NOTES

Sheet Number:

GN-2

AT&T

This Site Operated by:

AT&T MOBILITY

AT&T MOBILITY 7670 S. CHESTER ST. CENTENNIAL, CO 80112
IN CASE OF FIRE AND THE NEED FOR SHUTDOWN
TO DEACTIVATE ANTENNAS CALL THE
FOLLOWING NUMBER:
For 24 Hour Emergency Contact and Access Please Call:
(800) 638-2822

Reference Site#: UTL03117

Site Address: 5609 SOUTH 4300 WEST HOOPER, UT 84315

10 FENCED COMPOUND SIGNAGE
N.T.S.

DANGER

NO TRESPASSING

INFORMATION

Federal Communications Communication
Tower Registration Number

1 2 3 4 5 6 7

Posted in accordance with federal Communications Commission rules and antenna tower registration 47CFR 17.4(g).

8"

12"

9 FENCED COMPOUND SIGNAGE
N.T.S.

6 FCC ASR SIGNAGE
N.T.S.

NOTICE

AUTHORIZED PERSONNEL ONLY

Property of AT&T

Authorized Personnel Only

No Trespassing
Violators will be Prosecuted

In case of emergency, or prior to performing maintenance on this site, call _____
and reference cell site number _____

8 DOOR / EQUIPMENT SIGN
N.T.S.

5 GATE SIGNAGE
N.T.S.

2 0 0 — DANGER **DIESEL FUEL** NO SMOKING NO OPEN FLAMES

3 0 2 W DANGER **LEAD ACID BATTERIES** CORROSIVE LIQUIDS (ELECTROLYTE) ENERGIZED ELECTRICAL CIRCUITS NO SMOKING

Property of AT&T

Authorized Personnel Only

In case of emergency, or prior to performing maintenance on this site, call _____
and reference cell site number _____

7 NFPA HAZARD SIGN - TYPICAL
N.T.S.

4 SHELTER / CABINET DOORS SIGNAGE
N.T.S.

8"

12"

INFORMATION

AT&T MOBILITY OPERATES TELECOMMUNICATION ANTENNAS AT THE LOCATION. REMAIN AT LEAST 3 FEET AWAY FROM ANY ANTENNA AND OBEY ALL POSTED SIGNS.

CONTACT THE OWNER(S) OF THE ANTENNA(S) BEFORE WORKING CLOSER THAN 3 FEET FROM THE ANTENNA(S)

CONTACT AT&T MOBILITY AT 800-638-2822 PRIOR TO PERFORMING ANY MAINTENANCE OR REPAIRS NEAR AT&T MOBILITY ANTENNAS.

THIS IS SITE #
CONTACT THE MANAGEMENT OFFICE IF THIS DOOR/HATCH/GATE IS FOUND UNLOCKED.

A INFORMATION SIGN 1-1
SCALE: 1/2"= 1'

5"

7"

INFORMATION

ACTIVE ANTENNAS ARE MOUNTED

☐ ON THE OUTSIDE FACE OF THIS BUILDING

☐ INFORMATION SIGN 1-2

☐ ON THIS STRUCTURE

STAY BACK A MINIMUM OF 3 FEET FROM THESE ANTENNAS

CONTACT AT&T MOBILITY AT 800-638-2822 & FOLLOW THEIR INSTRUCTIONS PRIOR TO PERFORMING ANY MAINTENANCE OR REPAIRS CLOSER THAN 3 FEET FROM THE ANTENNAS.

THIS IS AT&T MOBILITY SITE _____

B INFORMATION SIGN 1-2
SCALE: 3/4" = 1'

2"

1"

AT&T

C INFORMATION SIGN 1-3
SCALE: 1/4" = 1'

1-1/2"

24"

STAY BACK 3 FEET FROM ANTENNA

D INFORMATION SIGN 1-4
SCALE: 3/16" = 1'

1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. FABRICATION:

*SIGN I-1: ENTRANCE DOOR, SEE DETAIL 1A, THIS SHEET

SIGN 1 IS TO BE MADE ON THE 50 MIL ALUMINUM SHEETING (SIZE 8 INCHES BY 12 INCHES) w/ FOUR (4) ¼ INCH MOUNTING HOLES, ONE EACH CORNER OF THE SIGN FOR MOUNTING w/ HARDWARE w/ TIE WRAPS. THE MAIN BACKGROUND COLOR IS TO BE WHITE FRONT & BACK w/ BLACK LETTERING.

THE INFORMATION BAND SHALL BE 1.2 INCH SOLID GREEN BAND w. 0.5 INCH HIGH BLACK LETTERING. THE BODY TEXT SHALL BE IN BLACK LETTERING w/0.2 INCH HIGH LETTERS. THE REF LINE SHALL BE IN ⅛ INCH LETTERS.

THE PLACEMENT OF TEXT SHALL BE DONE IN A MANNER THAT WILL PERMIT EASY READING FROM A DISTANCE OF APPROXIMATELY 6 FEET IN FRONT OF THE SIGN.

ALL PAINT WILL BE BAKED w/ENAMEL w/ UV PROTECTIVE COATING OVER THE FACE OF THE SIGN.

*SIGN 1-2: POLE, SEE DETAIL 1B, THIS SHEET

SIGN 2 MUST BE A NON METALLIC LABEL w/ AN ADHESIVE BACKING, THE LABEL SHALL BE MADE USING VINYL OR SIMILAR WEATHERPROOF MATERIAL. THE LABEL SHALL BE APPROXIMATELY 5X7 INCHES w/ A WHITE BACKGROUND AND BLACK LETTERING. THE GREEN BAND SHALL BE 1.375 INCH IN HEIGHT & THE LETTERING SHALL BE BLACK w/ 0.75 INCH HIGH LETTERS. THE TEXT LETTERING SHALL BE BLACK w/ ⅛ INCH HIGH LETTERS. UV PROTECTION SHALL BE PLACED OVER THE FRONT OF THE LABEL.

*SIGN 1-3: BACK OF ANTENNAS, SEE DETAIL 1C & 3, THIS SHEET

*SIGN 3 IS A 1 INCH X 2 INCH PANEL THAT CAN BE APPLIED TO THE BACK OR SIDE OF AN ANTENNA TO IDENTIFY IT AS AN AT&T ANTENNA.

*SIGN 1-4: SIDE OF ANTENNAS, SEE DETAIL 1D & 3, THIS SHEET

SIGN 4 IS MADE FROM TRANSPARENT MATERIAL 1-1/2 INCHES WIDE & 24 INCHES LONG. THE LETTERING IS TO BE BLACK w/ ½ INCH LETTERING IN A VERTICAL COLUMN. THE SPACING BETWEEN WORDS MUST BE SUCH THAT IT IS EASILY READ & FILLS THE LENGTH OF THE SIGN.

3 INFORMATION SIGNAGE
N.T.S.

NOTE:
1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. CONTRACTOR SHALL CONTACT AT&T R-RFSC FOR INFORMATION ON MPE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE

CAUTION

On this tower:
Radio frequency (RF) fields near some antennas may exceed the FCC Occupational Exposure Limits.

Contact AT&T at 800-638-2822, option 9 and 3, and follow their instructions prior to performing maintenance or repairs beyond this point.

Personnel climbing this tower should be trained for working in RF environments and use a personal RF monitor if working near active antennas.

Caution Sign #CADFT-AL-05.7 This is AT&T site 321654

2 CAUTION SIGN
N.T.S.

SIGNAGE AND STRIPING INFORMATION

1. THE FOLLOWING INFORMATION IS A GUIDELINE w/ RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONFLICT w/ ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
2. THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 1mWcm*2 AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 5mWcm*2
3. IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR WORKING PLATFORM LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
4. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
5. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES & STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
6. ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR Y THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY w/ ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE AT&T'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.
7. PHOTOS OF ALL STRIPING, BARRICADES & SIGNAGE SHALL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE w/ FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE w/ THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED w/ FADE RESTRAINT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED, & SHALL PROVIDE THE AT&T CONSTRUCTION PROJECT MANAGER w/ A DETAILED SHOP DRAWING OF EACH BARRICADE. UPON CONSTRUCTION COMPLETION.

1 GENERAL NOTES
N.T.S.

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

JS INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

JS PROJECT ID: P-074133

Issued For:

UTL03117

HOOPER EAST

5609 SOUTH 4300 WEST
HOOPER, UT 84315

PARCEL ID: 090820002

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	9/12/22	90% ZD

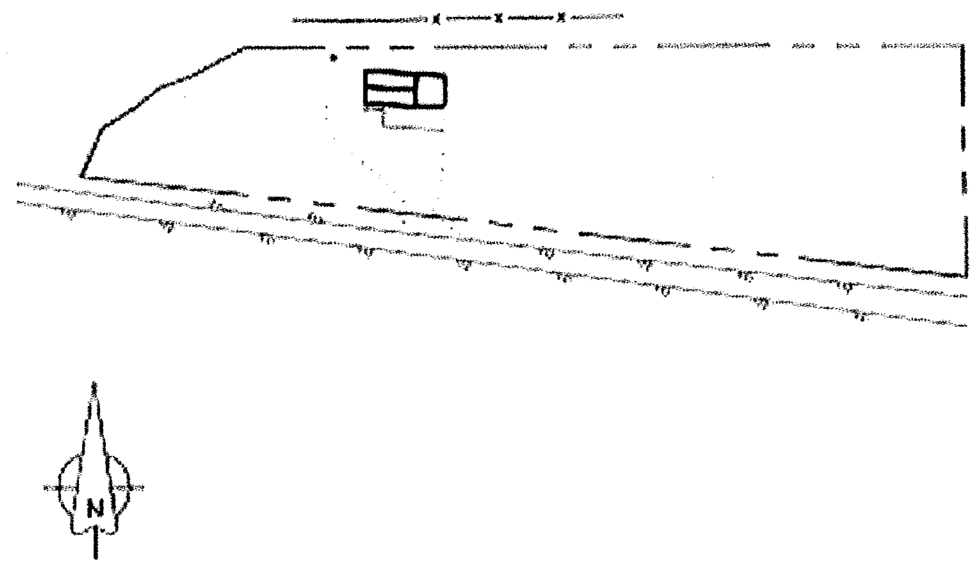
Licensor:

Sheet Title:

SITE SIGNAGE

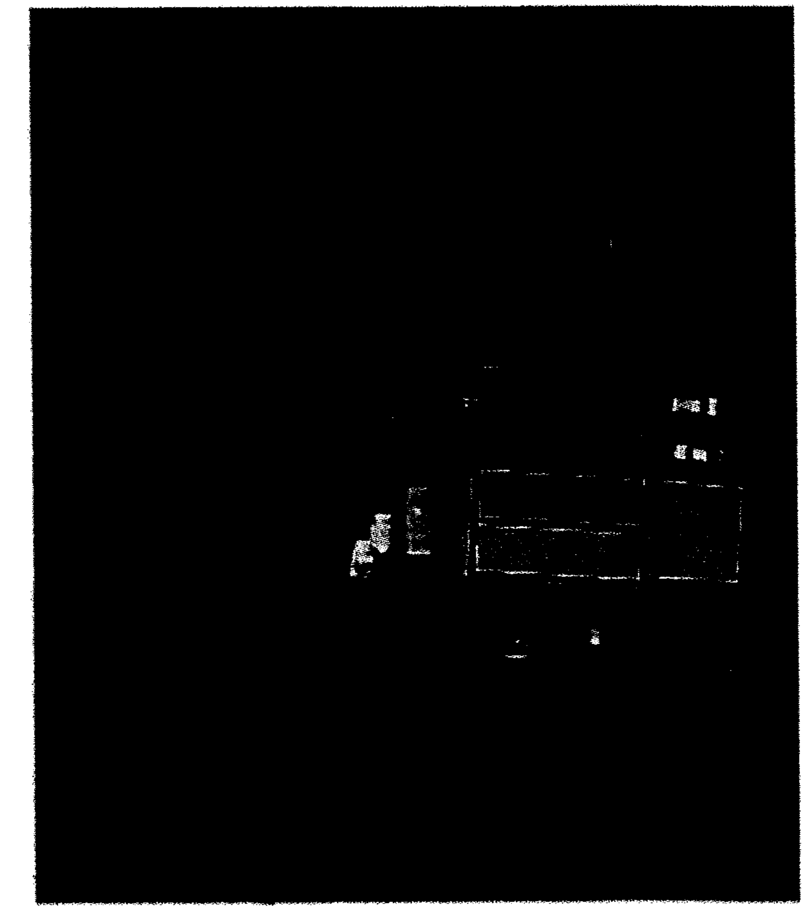
Sheet Number:

GN-3



PARENT PARCEL AND SURVEY CONTROL OVERVIEW

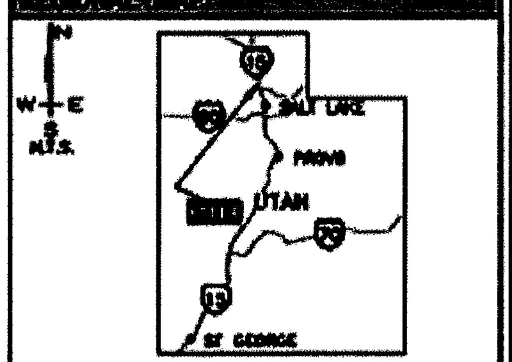
SCALE: 1" = 100'



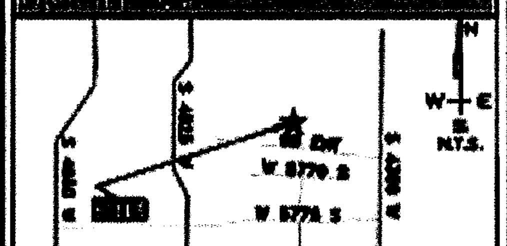
SITE VIEW

SCALE 1" = 40'

REGIONAL MAP



VICINITY MAP



FEMA/FIRM FLOOD MAP INFO

ZONE: X PANEL: 49057C0425F DATE: 12/16/2005

Flood Note: Area of reduced flooding due to the levee

PARENT PARCEL OWNER

STEVEN VERHOEVEN &
CATHERINE ALLEN VERHOEVEN
CONTACT:
5809 S 4300 W
HOOPER, UT 84315

PUBLIC RECORD PARCEL ID

09-082-0026

DRIVING DIRECTIONS

[illegible]

SURVEYOR'S NARRATIVE

It is the intent of this map and the survey on which it is based to correctly represent the boundary lines of the Parent Parcel and proposed lease areas and Access/Utility easements within the parent parcel. Utility locations shown are based on observed evidence together with evidence from utility plans (if provided by utility companies in response to an Online Survey Locate Request via www.bluestakes.org). Property corners and other survey markers, monuments or evidence that were found at the time of this survey are drawn and noted accordingly hereon. There may however exist other related monuments or evidence, any other monuments or related physical evidence contradictory to this survey should be presented to the surveyor for his review and consideration.

SURVEYOR'S NOTES & CERTIFICATIONS

This "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and above ground utilities and the boundary of the parent parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Parent Parcel and this Survey was developed to support the communications facility plan set named hereon.

PROFESSIONAL LAND SURVEYOR No. 5561206 CORY I. SQUIRE 5/5/22 STATE OF UTAH

CIS PROFESSIONAL LAND SURVEYING
Mona, UT
(435)660-0818
cory@cispls.com
CORY IVAN SQUIRE UT P.L.S. (5561206-2201)

BASIS OF BEARINGS AND DATUM NOTES

1.) All distances are surface (ground) in US survey feet and all bearings are grid based upon the State Coordinate System NAD83, Utah [illegible] Zone ([illegible]).

2.) Survey performed with a survey grade gps rover corrected via mobile device to the Trimble RTX VRS system of Utah (Managed by the Utah AGRC).

Geodetic Position of Control Monument is:
LATITUDE: 41°08'41.77"N
(B) LONGITUDE: 112°05'01.35"W

HORZ. DATUM NAD83(UTAH VRS)

VERT. DATUM NAVD88 (GEOID12)

GRID POSITION (SURVEY FT)
NORTHING: 3683140.1
EASTING: 1479665.7
ELEVATION: 4248.0

PROJECT NAME

UTL03017
HOOPER EAST

PROJECT ADDRESS

5809 S 4300 W
HOOPER, UT
84315

TITLE REPORT EASEMENT CERTIFICATION

This is to certify that the locatable easements listed in schedule B part II of that certain commitment for title insurance issued --/--/---- by Pioneer Title Company (order no. -----) have been reviewed by the surveyor. If any of these easements affect the AT&T proposed lease area(s) they are plotted and noted accordingly hereon.

DATE OF SURVEY

07/25/22

THESE DRAWINGS AND SUBJECTS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF J5 INFRASTRUCTURE PARTNERS.

REV.	DESCRIPTION	DATE	BY	CHK
A	90% PRELIMINARY FOR CLIENT REVIEW ONLY	5/5/22	LSP	CIS
B	FINAL REVIEW AND SURVEYOR'S CERTIFICATION			

DESIGNED FOR:

at&t

DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS

SHEET TITLE:

SURVEY NOTES & REFERENCE
SURVEY CONTROL OVERVIEW
SITE PLAN OVERVIEW

PROJECT NUMBER

UTL03017

SHEET NUMBER

Sheet 1 of 1 SU1

PREPARED FOR:

at&t

1A CERTIFICATION LETTER

FOR

AT&T

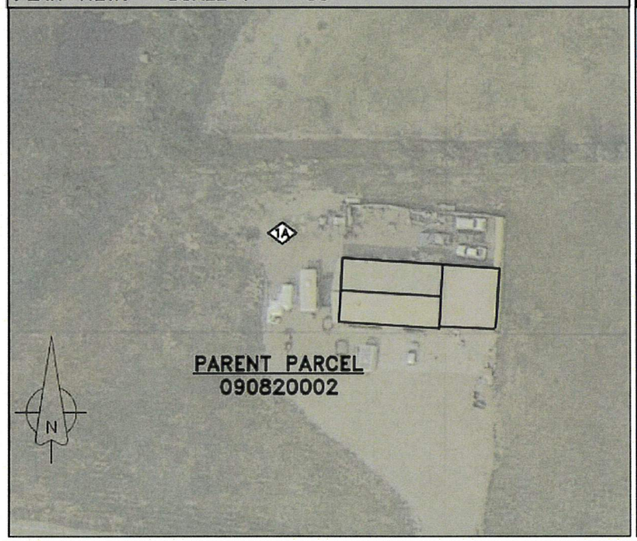
FACILITY KNOWN AS:

UTL03017 HOOPER EAST

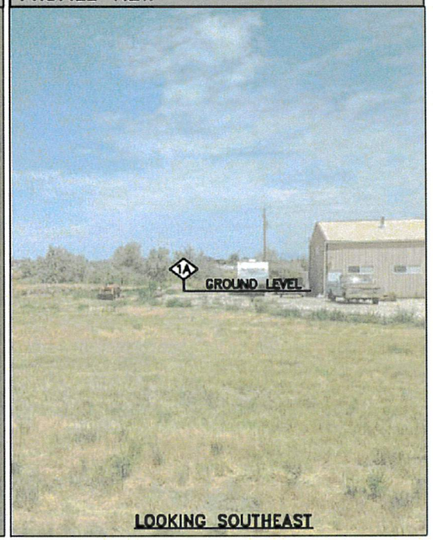
WEBER COUNTY, UTAH

ELEVATION REPORT:	LOCATED WITHIN:	APPROX. SITE LOCATION:
NAVD88 - GROUND ELEVATION: 4243.06 sft [ELEVATION METERS]: 1293.287 m	LOCATED WITHIN THE NE¼NE¼ OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. WEBER COUNTY, UTAH	5609 SOUTH 4300 WEST HOOPER, UTAH. 84315

PLAN VIEW: SCALE 1" = 80'



PROFILE VIEW



BASIS OF GEODETIC COORDINATES:

(1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND CARRIED TO THE 100TH OF A SECOND, AND ALSO EXPRESSED IN DEGREES AND DECIMAL DEGREES.

(2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EXPRESSED IN U.S. SURVEY FEET AND METERS (METER EQUIVALENT TO 39.37 INCHES).

(3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM AND IS TIED TO THE NATIONAL GEODETIC SURVEY, NATIONAL C.O.R.S. VIA THE O.P.U.S. UTILITY AND OR TRIMBLE GEOMATICS SOFTWARE.

1A GEODETIC COORDINATES:

NAD 83:	41°09'41.34"N 112°05'10.60"W
DECIMAL DEGREES:	41.161482°N 112.086279°W

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE GEO-DETIC COORDINATES REPORTED HEREON ARE ACCURATE AND MEET FAA/FCC REPORTING RE-QUIREMENTS OF 1A: FIFTEEN FEET (15') HORIZONTALLY AND THREE FEET (3') VERTICALLY.

PROFESSIONAL LAND SURVEYOR
No.5561206
CORY I. SQUIRE
8/8/22
STATE OF UTAH

DATE OF SURV.: 07/25/22

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT BY J5 INFRASTRUCTURE PARTNERS.

PREPARED BY:

CIS
PROFESSIONAL LAND SURVEYING

295 N 200 E
MONA, UT 84645

(435)660-0816
cory@cispls.com

J5 INFRASTRUCTURE PARTNERS

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-074133

Issued For:

UTL03117

HOOPER EAST

5609 SOUTH 4300 WEST
HOOPER, UT 84315

PARCEL ID: 090820002

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	9/12/22	90% ZD

Licensor:

Sheet Title:

1A CERTIFICATION

Sheet Number:

1A

PROPOSED AT&T
PROJECT AREA
REFER TO ENLARGED SITE PLAN &
COMPOUND PLAN ON SHEET A-2

SECTOR "A"

SECTOR "C"

~(E) POND~

~91'-0"

~686'-0"

(P) AT&T 50'-0" X 50'-0" LEASE AREA
(2500 SQ. FT.)

(E) UTILITY POLE

(E) PROPERTY LINE

(P) AT&T 100'-0" TALL
MONOPOLE

(E) PROPERTY LINE

(P) AT&T 12'-0" WIDE
ACCESS AND
UTILITY EASEMENT

SECTOR "B"

~161'-0"

PARCEL ID: 090820002
ZONED: HOOPER CITY

(E) PROPERTY LINE

DIRT ACCESS ROAD

S 4300 W

W 5700 S

S 4400 W

SITE PLAN

24"x36" SCALE: 1" = 30'-0"

30' 15' 0" 30'

NORTH

1

PREPARED FOR

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NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
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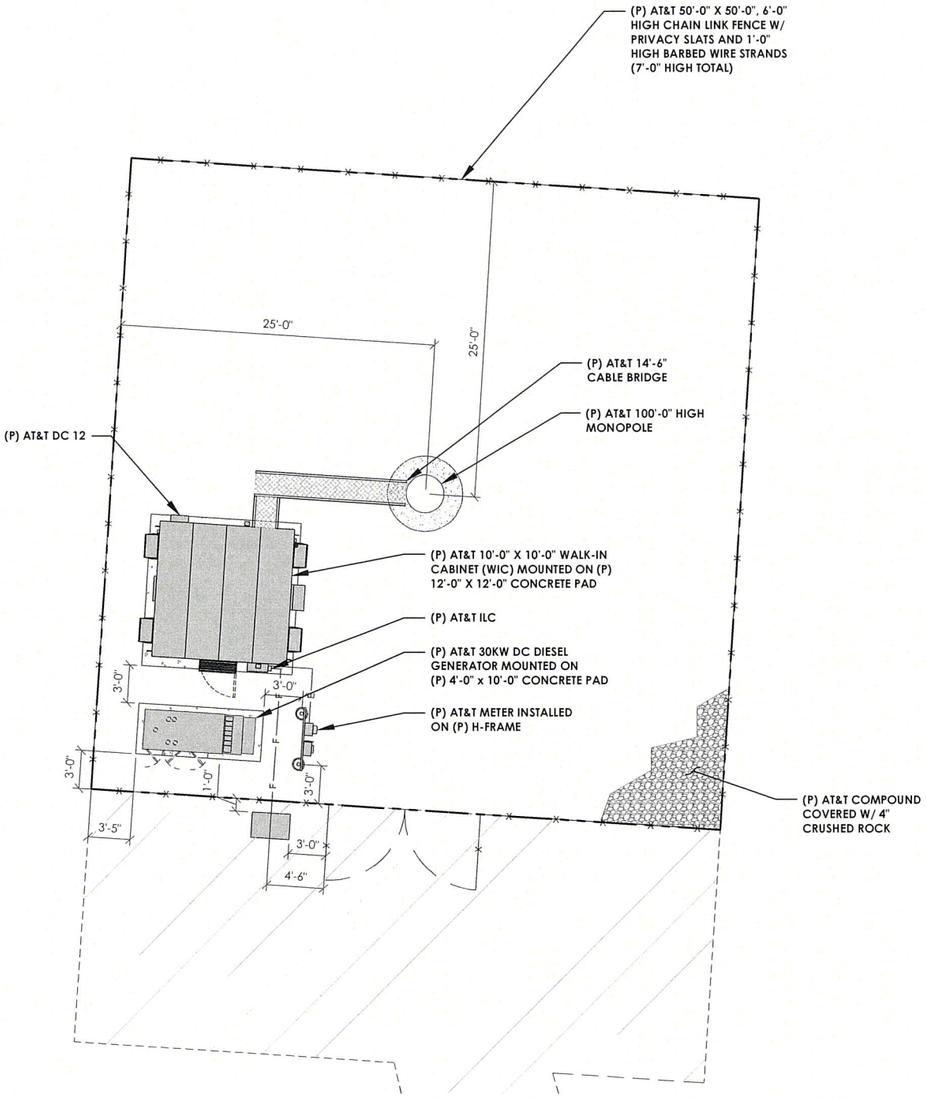
Sheet Title:

SITE PLAN

Sheet Number:

A-1

CABLE TABLE:	
	APPROXIMATE LENGTH OF CABLE
FIBER	~12'-0"
POWER	~8'-0"

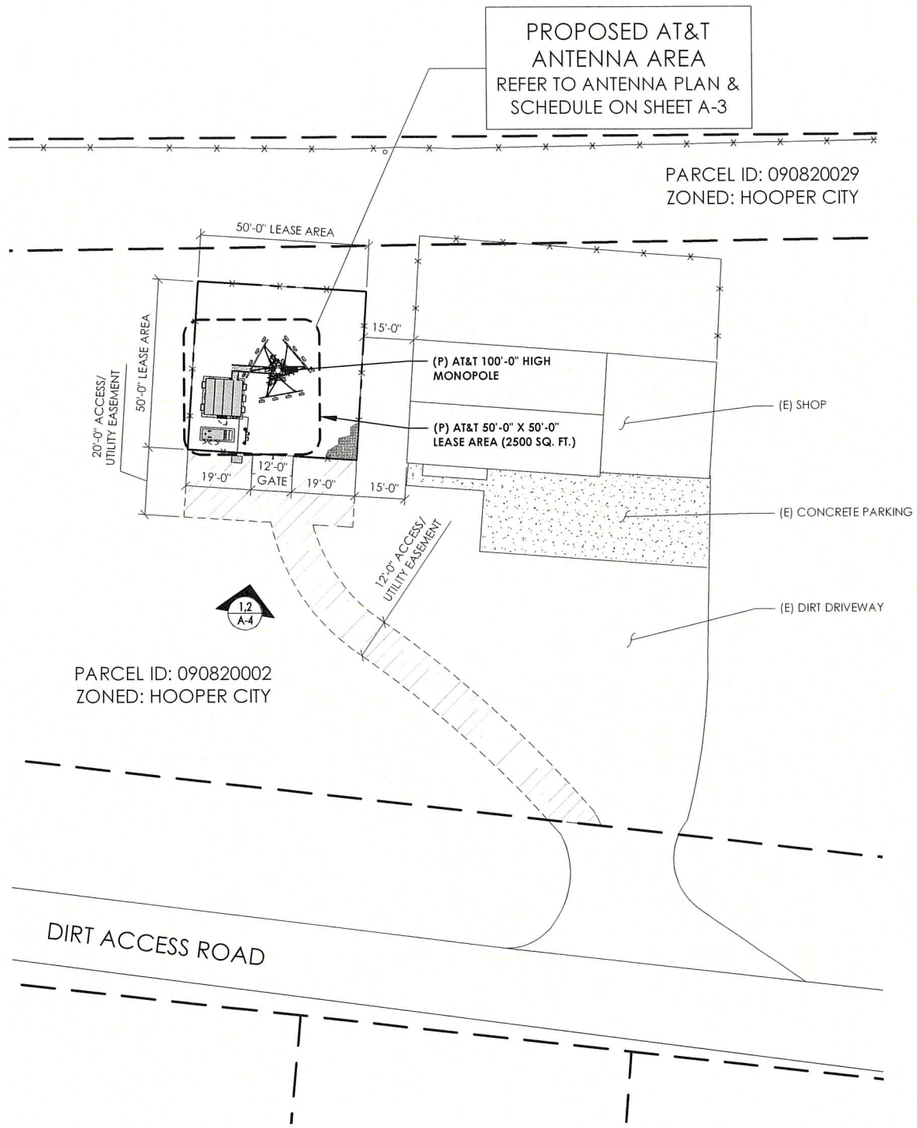


COMPOUND PLAN

24"x36" SCALE: 3/16" = 1'-0" 4' 2' 0" 4'

NORTH

2



ENLARGED SITE PLAN

24"x36" SCALE: 1" = 20'-0" 20' 10' 0" 20'

NORTH

1

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

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DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	9/12/22	90% ZD

Licensor:

Sheet Title:

ENLARGED SITE PLAN & COMPOUND PLAN

Sheet Number:

A-2

RFDS VERSION: PRELIMINARY 1.0
DATE UPDATED: 07/08/2022

(P) ANTENNA SCHEDULE

	POS	ANTENNA TIP HEIGHT	ANTENNA MAKE	ANTENNA MODEL	RRH MODEL	SURGE SUPPRESSOR	FEEDER TYPE	FEEDER LENGTH
SECTOR "A"	A1	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA (1) DUAL RRH 4T4R B25/66 320W AHFIB	(3) DC9-48-60-24-PC16-EV	(9) DC POWER & (3) FIBER TRUNK CABLES	±150'
	A2	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) RRH 4T4R B5 160W AHCA (1) RRH 4T4R B30 100W AHNA			
	A3	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA			
	A4	100'-0"	COMMSCOPE	NNH4-65C-R6-HG				
SECTOR "B"	B1	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA (1) DUAL RRH 4T4R B25/66 320W AHFIB			
	B2	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) RRH 4T4R B5 160W AHCA (1) RRH 4T4R B30 100W AHNA			
	B3	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA			
	B4	100'-0"	COMMSCOPE	NNH4-65C-R6-HG				
SECTOR "C"	C1	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA (1) DUAL RRH 4T4R B25/66 320W AHFIB			
	C2	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) RRH 4T4R B5 160W AHCA (1) RRH 4T4R B30 100W AHNA			
	C3	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA			
	C4	100'-0"	COMMSCOPE	NNH4-65C-R6-HG				

ANTENNA SCHEDULE

NORTH 2

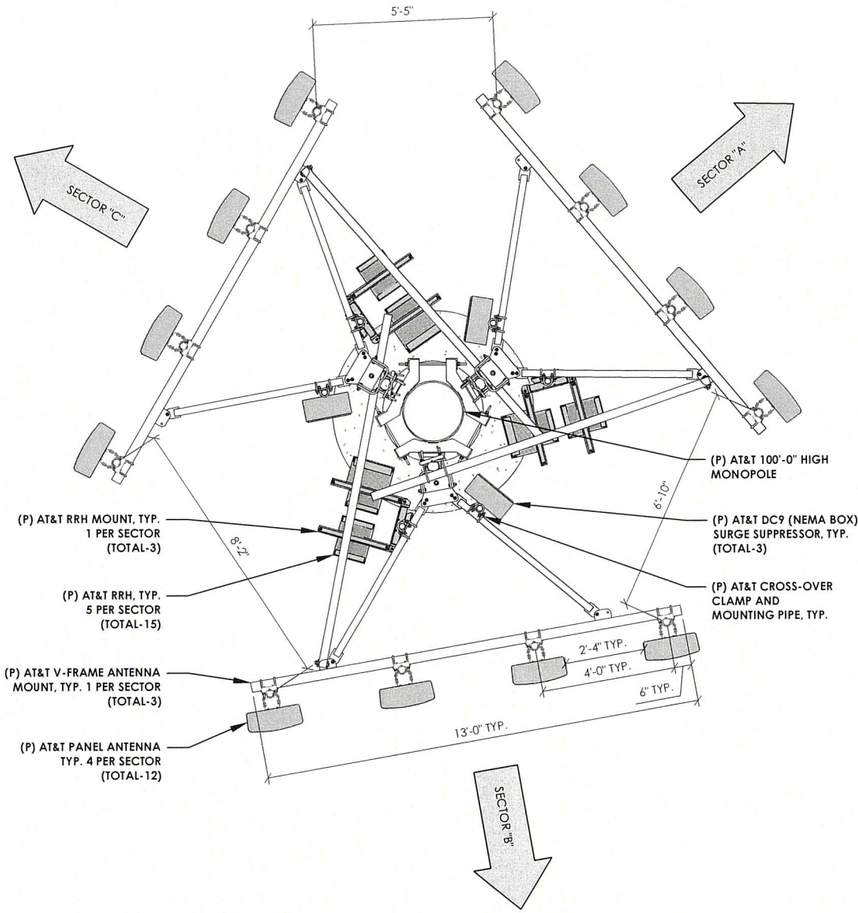
NOT USED

NORTH 3

TOWER DIA. AT FRAME ATTACHMENT:	
HEIGHT	APPROXIMATE DIAMETER
96'	~18'

STRUCTURAL ANALYSIS NOTE:
1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT BY OTHERS.

NOTE:
1. ALL (P) CABLING AND EQUIPMENT MUST BE INSTALLED AND USED IN ACCORDANCE WITH THE PRODUCT'S INCLUDED INSTRUCTIONS, LISTING AND/OR LABELING REQUIREMENTS. PER NEC SECTION 110.3(B).
2. ALL (P) CABLING CONFORMS WITH, AND IS TO BE INSTALLED PER NEC 356.10 & 356.12.
3. RRH'S ARE STACKED AND STAGGERED TO FIT
4. RRH'S TO BE MOUNTED AS CLOSE TO TOWER AS POSSIBLE.



ANTENNA PLAN & SCHEDULE

24"x36" SCALE: 1/2" = 1'-0"

NORTH 1

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-074133

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HOOPER EAST

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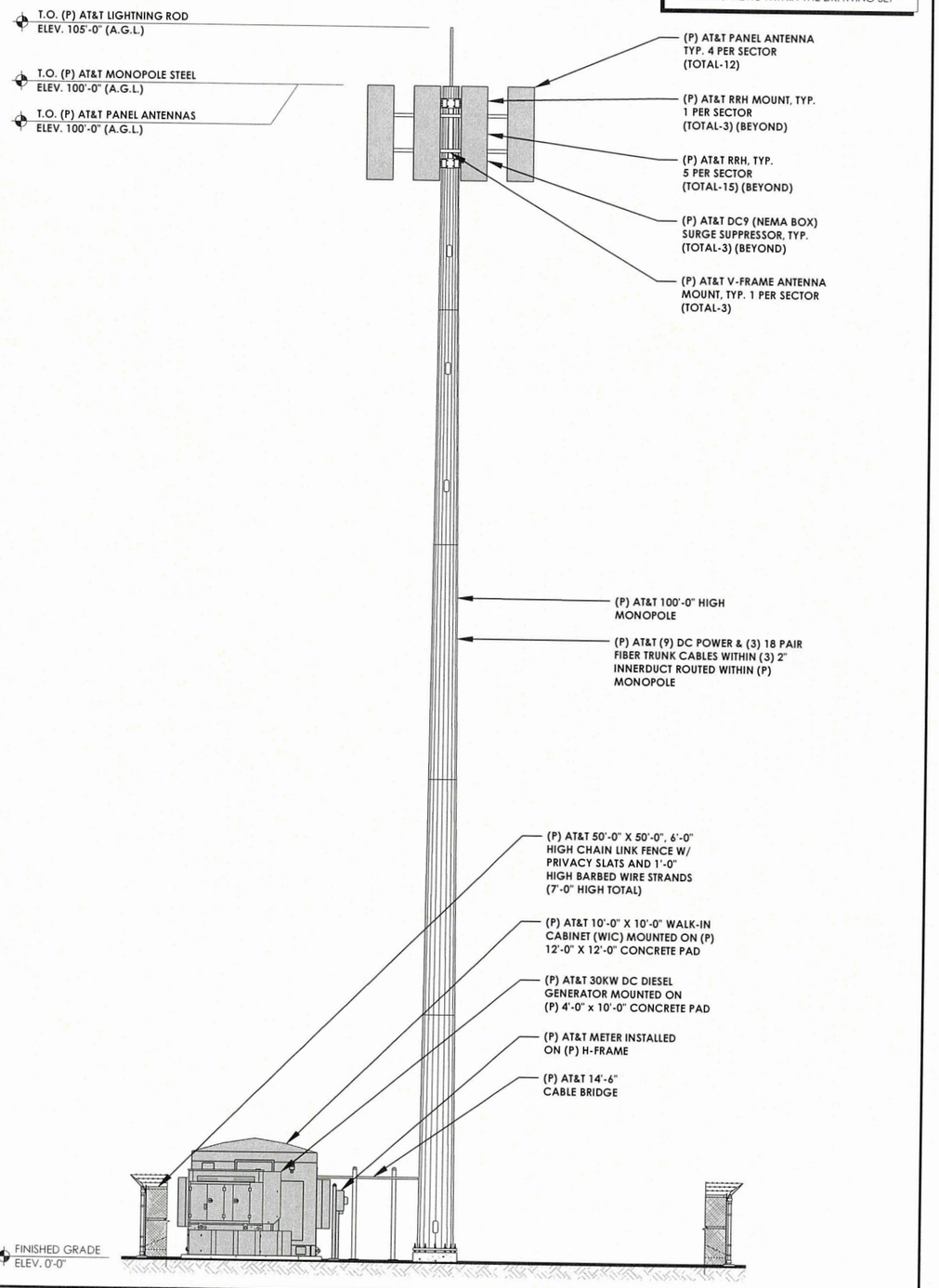
Licensor:

Sheet Title:
ANTENNA PLAN & SCHEDULE & EQUIPMENT PLAN

Sheet Number:
A-3

STRUCTURAL ANALYSIS NOTE:
1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT BY OTHERS.

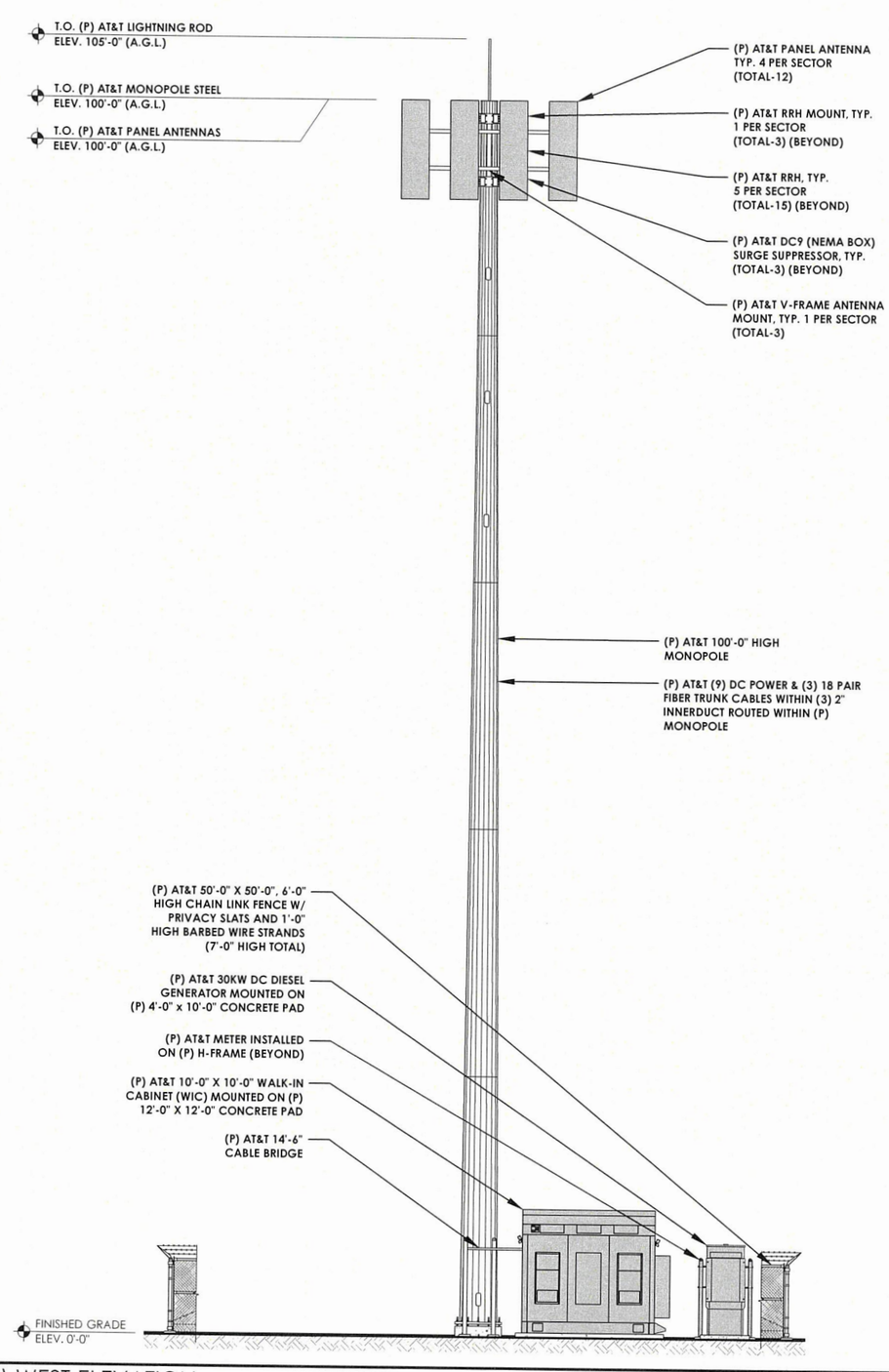
NOTE:
1. AT&T RRH'S, TMA'S, AND SURGE SUPPRESSORS NOT DEPICTED IN THIS VIEW FOR CLARITY. FOR LOCATIONS OF THESE ITEMS, PLEASE REFER TO PREVIOUS PLANS VIEWS WITHIN THE DRAWING SET



(P) SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"

2



(P) WEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"

1

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

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J5 PROJECT ID: P-074133

Issued For:

UTL03117

HOOPER EAST

5609 SOUTH 4300 WEST
HOOPER, UT 84315

PARCEL ID: 090820002

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	9/12/22	90% ZD

Licensor:

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ELEVATIONS

Sheet Number:

A-4