

HOOPER CITY PLANNING COMMISSION AGENDA JUNE 8, 2023 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 and their regularly scheduled meeting on Thursday, June 8, 2023, starting at 7:00pm at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting - 6:30pm

1. <u>Discussion on Agenda Items</u>

Regular Meeting - 7:00pm

- 1. Meeting Called to Order
- 2. Opening Ceremony
 - a. Pledge of Allegiance
 - Reverence
- Consent Items
 - Motion Approval of Minutes dated May 11, 2023.
- Action Items
 - Preliminary Approval for Phase 1 & 2 for Springs Landing Non Developable Land Division located approximately at 3502 S 5500
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - Conditional Use Permit Request for Joe Liedtke for an oversized structure totaling 2,400 sq located at 5517 S 5900 W
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - Conditional Use Permit Request for Scott Perkes for an oversized structure totaling 30,552 sq ft, located at 6011 S 6700 W
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - d. Conditional Use Permit Request for Nate Passey for an oversized structure totaling 1,800 sq ft located at 3823 S 5600 W
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - Conditional Use Permit Request for Steve Verhoeven for an AT&T Commercial Tower located at 5609 S 4300 W
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
- 5. <u>Citizen Comment (Resident(s) attending this meeting will be allotted 3 minutes to express a concern about any</u> issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)
- Adjournment

<u>Morghan Ueoman</u> Morghan Yeoman, City Recorder

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.



HOOPER CITY PLANNING COMMISSION MEETING MINUTES THURSDAY, MAY 11, 2023, 7:00PM

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

The Hooper City Planning Commission held a work meeting at 6:30pm and their regular meeting at 7pm on May 11, 2023, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT: COMMISSION MEMBERS EXCUSED:

Mary Simpson – Chair Blake Cevering

Sheldon Greener - Vice Chair

Amanda Prince

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder Briant Jacobs – City Engineer AUDIENCE PRESENT:

See attached list.

6:30PM WORK MEETING

1. Discussion on Agenda Items

The Planning Commission held a work session where they discussed agenda items and Title X adjustments.

7:00PM REGULAR MEETING

1. Meeting Called to Order

At 7:00pm Commissioner Simpson called the meeting to order.

- 2. Opening Ceremony
 - a. Pledge of Allegiance

Commissioner Greener led in the Pledge of Allegiance.

b. Reverence

Commissioner Cevering offered reverence.

3. Consent Items

- a. Motion Approval of Minutes dated April 13, 2023
 - i. Commissioner Prince and Commissioner Simpson addressed the corrections that needed to be made. All corrections have been made.

COMMISSIONER PRINCE MOTIONED TO APPROVE THE MINUTES DATED APRIL 13, 2023. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:VOTE:CEVERINGAYEGREENERAYEPRINCEAYE

MOTION PASSED.

4. Action Items

- a. Conditional Use Permit Extension Request for Brian Murray located at 5397
 W 5100 S
 - i. Applicant and/or Staff presentation(s)

Commissioner Simpson opened the conversation for Brian Murray to explain why he needed an extension. Our city engineer explained his property. Commissioner Greener asked what size the lot was, Briant confirms that it is 2.3 acres. Murray explained that he wanted to pay cash for the building. He explains that his builder was months behind in scheduled and explained the issues with Rocky Mountain power. Murray explained to the Commissioners that he will phase it out so it will take longer than expected. Commissioner Simpson clarified that the side lot easement is five (5) feet from the drip edge. Murray explained that he would have at least seventeen (17) feet off the side. Murray asked if he had to come before them each time, he is taking another step. Commissioner Simpson told Murray that he would have to get individual permits for each phase he is doing. Murray also explained what the Health Departments requirements are for the septic tank.

ii. Enter a public hearing to receive public input on request

No comments.

iii. Close the public hearing and proceed with the regular meeting

Commissioner Simpson closed the public hearing.

iv. Planning Commission Discussion and/or motion on request

Commissioner Simpson mentioned to Murray that he will need to come into the office to sign a new Conditional Use Permit with the updated information.

COMMISSIONER GREENER MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT EXTENSION REQUEST FOR BRIAN MURRAY AT 5397 W 5100 S. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:VOTE:CEVERINGAYEGREENERAYEPRINCEAYE

MOTION PASSED.

5. <u>Discussion Items</u>

- a. <u>Boundary Line Adjustment: Non-Development Land Division for Springs Landing</u>
 - i. Applicant and/or Staff presentation(s)

Briant Jacobs, our City Engineer gave a presentation of what Springs Landing was like when they first came before the Planning Commission and what they are requesting today. Commissioner Simpson asked if there will be three (3) new legal descriptions for each lot. Briant confirmed, yes.

Commissioner Simpson acknowledged for the commissioners that is has come through to them and are aware of what is happening with the subdivision.

Marshae Stokes come to represent Springs Landing. She is explaining that they took the city comments and put into play what needed to be done. Showed that Lot 1 will be used for phase 1 & 2.

ii. Enter a public hearing to receive public input on request

No public comment.

iii. Close the public hearing and proceed with the regular meeting

Commissioner Simpson closed the public hearing.

b. Discussion on Title X and proposed change suggestions

i. Commissioner Simpson handed out change suggestions that we drafted up from herself, Commissioner Prince, and Commissioner Cevering to the members. They discussed what they thought should be added and changed in Title X. They also discussed the escrow process and what they would like to have changed.

COMMISSIONER PRINCE MOTIONED TO THE CHANGES ON TITLE X DISCUSSED IN MEETING TONIGHT, NOT INCLUDING ESCROWS AND TO PRESENT TO THE CITY COUNCIL FOR APPROVAL ON JUNE 1, 2023 ON ACCESSORY DWELLING UNIT AND THE FIVE (5) FOOT DRIP EDGE. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:
CEVERING
GREENER
PRINCE
MOTION PASSED.

6. Citizen Comment

(Resident(s) attending this meeting will be allotted 3 minutes to express a concern about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)

No comments.

7. Adjournment

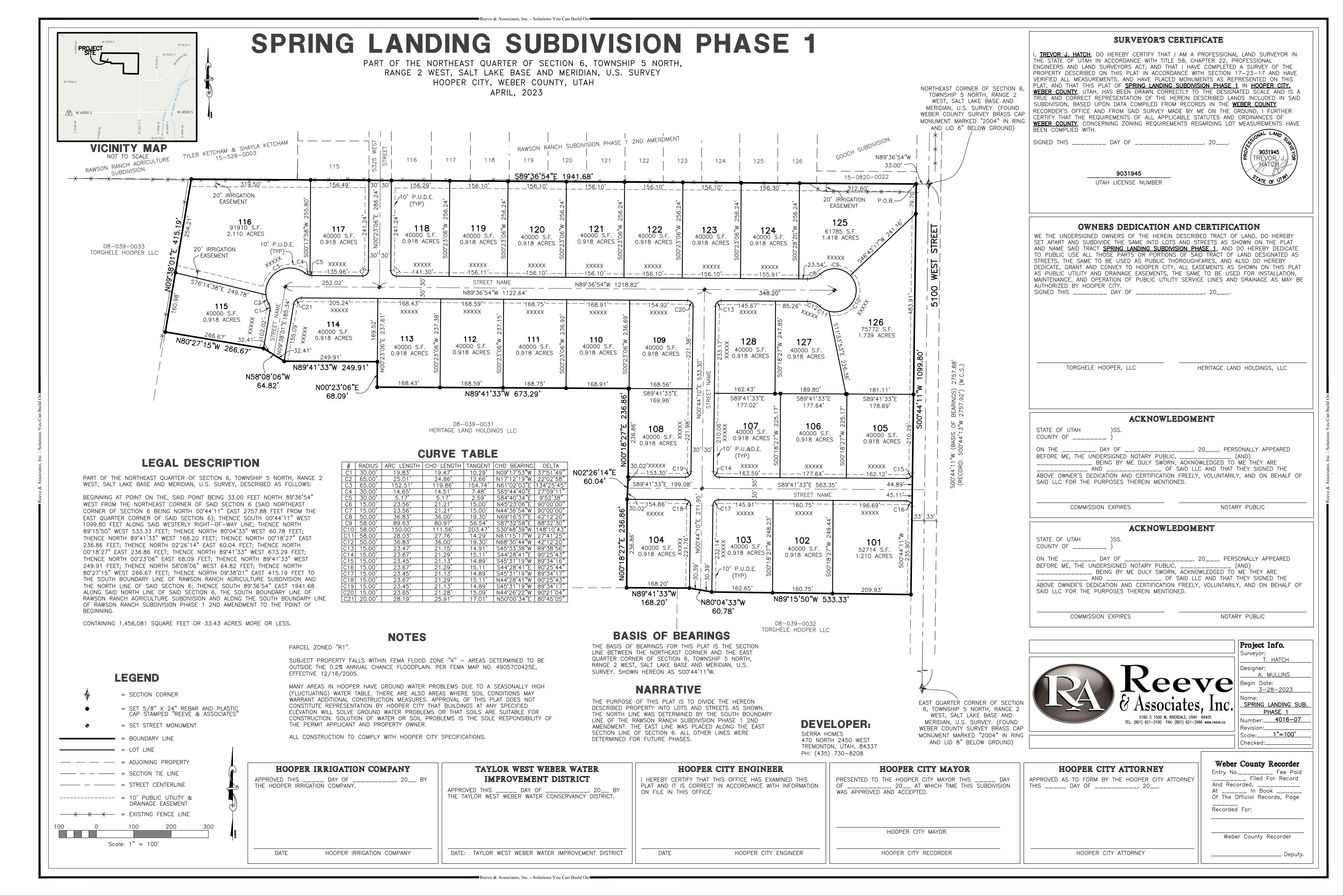
AT APPROXIMATELY 8:36PM, COMMISSIONER GREENER MOTIONED TO ADJOURN THE MEETING. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u> <u>VOTE:</u>

CEVERING AYE
GREENER AYE
PRINCE AYE
MOTION PASSED.

Date Approved:

Morghan Yeoman, City Recorder



SPRING LANDING SUBDIVISION PHASE 2

113

S00°23'06"W

68.09

166.66

40000 S.F.

0.918 ACRES

XXXXX

XXXXX

10' P.U.D&E.

40000 S.F.

0.918 ACRES

168.88

S01°09'40"W

70.34

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY HOOPER CITY, WEBER COUNTY, UTAH APRIL, 2023

S58*08'06"E 114

S89°41'33"E 249.91'

0.918 ACRES

S89°41'33"E 269.42'

0.946 ACRES

XXXXX

206

40000 S.F.

0.918 ACRES

S89°41'33"E 256.26'

40000 S.F.

0.918 ACRES

— — -257.33² — — — —

VICINITY MAP NOT TO SCALE

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 6. TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 1091.56 FEET NORTH 00°44'11" EAST ALONG THE SECTION LINE AND 794.53 FEET NORTH 89°15'49"WEST FROM THE NORTHEAST CORNER OF SAID SECTION 6 (SAID NORTHEAST CORNER OF SECTION 6 BEING NORTH 00°44'11" EAST 2757.88 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 6); THENCE NORTH 89°41'33" WEST 675.50 FEET; THENCE SOUTH 01°09'40" WEST 70.34 FEET; THENCE NORTH 87°46'50" WEST 285.44 FEET; THENCE NORTH 84°16'36" WEST 64.35 FEET; THENCE NORTH 59°00'00" WEST 266.67 FEET; THENCE NORTH 31°00'00" EAST 80.32 FEET; THENCE NORTH 04°15'26" EAST 129.74 FEET; THENCE NORTH 30°13'34" WEST 153.21 FEET; THENCE NORTH 09°38'01" EAST 270.27 FEET TO THE SOUTHERLY BOUNDARY LINE OF SPRING LANDING SUBDIVISION PHASE 1; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 80°27'15" EAST 266.67 FEET; (2) SOUTH 58°08'06" EAST 64.82 FEET; (3) SOUTH 89°41'33" EAST 249.91 FEET; (4) SOUTH 00°23'06" WEST 68.09 FEET; AND (5) SOUTH 89°41'33" EAST 673.29 FEET TO THE WESTERLY BOUNDARY LINE OF SPRING LANDING SUBDIVISION PHASE 1; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°18'27" WEST 236.86 FEET; (2) SOUTH 02°26'14" WEST 60.04 FEET; AND (3) SOUTH 00°18'27" WEST 236.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 739,265 SQUARE FEET OR 16.97 ACRES MORE OR LESS.

LEGEND

= SECTION CORNER = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES = SET STREET MONUMENT = BOUNDARY LINE —— — = ADJOINING PROPERTY ____ = SECTION TIE LINE

— — = STREET CENTERLINE ----- = 10' PUBLIC UTILITY & DRAINAGE EASEMENT

Scale: 1" = 100'

LINE TABLE

CURVE TARIF

		C	OUAE I	ADLL	•	
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	270.00	173.80'	170.81'	90.03'	N11°03'51"E	36°52'53"
C2	1530.00	68.82'	68.81	34.41'	N06°05'17"W	2°34'38"
C3	1530.00	163.09'	163.01'	81.62'	N01°44'45"W	6°06'27"
C4	1530.00	143.31'	143.26'	71.71	N03°59'29"E	5°22'01"
C5	1530.00	79.02	79.01	39.52'	N08°09'15"E	2°57'32"
C6	1470.00	108.27	108.24	54.16	S07°31'25"W	4°13'12"
C7	1470.00	136.91'	136.86'	68.50'	S02°44'44"W	5°20'10"
C8	15.00'	23.50'	21.17	14.94	S44°48'27"E	89°46'11"
C9	15.00'	24.55	21.90'	16.02	N43°25'08"E	93°46'37"
C10	1470.00	100.24	100.22	50.14	S05°25'23"E	3°54'26"
C11	330.00	36.45	36.43'	18.24'	S04°12'45"E	6°19'42"
C12	330.00'	150.00'	148.71	76.32	S11°58'24"W	26°02'37"
C13	300.00	180.03'	177.34	92.82'	N09°48'55"E	34°23'02"
C14	1500.00	150.32'	150.25	75.22	N04°30'21"W	5°44'30"
C15	1500.00	295.01'	294.54	147.98	N03°59'58"E	11°16'07"

NOTES

PARCEL ZONED "R1".

201

40000 S.F.

0.918 ACRES

40000 S.F.

0.918 ACRES

S82°07'20"E 258.07'

N04°15'26"E

129.74' [—]

40000 S.F. 0.918 ACRES 🍣 5

N85°12'02"E 212.46'

40000 S.F.

0.918 ACRES

10' P.U.D&E.

10' P.U.D&E

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.

N84°14'30"W N87°46'50"W 285.44'

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.

ALL CONSTRUCTION TO COMPLY WITH HOOPER CITY SPECIFICATIONS.

BASIS OF BEARINGS

08-039-0031

HERITAGE LAND HOLDINGS LLC

212

40000 S.F. 0.918 ACRES

10' P.U.D&E.

XXXXX (TYP)

— —168.88' — 🚽

XXXXX

40000 S.F.

0.918 ACRES

40000 S.F.

0.918 ACRES

XXXXX

XXXXX

40000 S.F.

0.918 ACRES

168.88

S89°41'33"E 673.29'

213

40000 S.F.

0.918 ACRES

- —168.88'

XXXXX

40000 S.F.

0.918 ACRES

N89°41'33"W 675.50'

S89°41'33"E 978.09'

STREET NAME

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS SO0°44'11"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE HEREON DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. THE NORTH LINE WAS DETERMINED BY THE SOUTH BOUNDARY LINE OF PREVIOUS PHASES. THE EAST LINE WAS DETERMINED BY WEST BOUNDARY LINE OF PREVIOUS PHASES. ALL OTHER LINES WERE DETERMINED FOR FUTURE PHASES.

EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. U.S. SURVEY. (FOUND WEBER COUNTY SURVEY BRASS CAP

MONUMENT MARKED "2004" IN RING

AND LID 8" BELOW GROUND)

SURVEYOR'S CERTIFICATE

TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN HE 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 **Spring Landing Subdivision Phase 1** in **hooper city.** WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS 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___.

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 **SPRING LANDING SUBDIVISION PHASE 1**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO DO HEREBY DEDICATE, GRANT AND CONVEY TO HOOPER CITY, ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY HOOPER CITY. SIGNED THIS ______, 20____, 20____.

TORGHELE HOOPER, LLC

HERITAGE LAND HOLDINGS, LLC

9031945

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE

_____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND ON BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF _____

ON THE ______ DAY OF ______, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ ______ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE

___ AND _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND ON BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC



Project Info.

A. MULLINS Begin Date: 3-30-2023

> SPRING LANDING SUB. PHASE 2

Number: 4016-07 | Scale: 1"=100'

Checked:__

DEVELOPER:

SIERRA HOMES 470 NORTH 2450 WEST TREMONTON, UTAH, 84337 PH: (435) 730-8208

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 __ THE TAYLOR WEST WEBER WATER CONSERVANCY DISTRICT.

08-039-0033 TORGHELE HOOPER LLC

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.

NORTHEAST CORNER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2

WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (FOUND

WEBER COUNTY SURVEY BRASS CAP

MONUMENT MARKED "2004" IN RING

AND LID 6" BELOW GROUND)

122

[—] 60.04'

N89*15'49'W 794.53'

HOOPER CITY MAYOR

HOOPER CITY RECORDER

HOOPER CITY ATTORNEY

APPROVED AS TO FORM BY THE HOOPER CITY ATTORNEY THIS _____, 20__.

HOOPER CITY ATTORNEY

And Recorded, _____ At _____ In Book _____ Of The Official Records, Page Recorded For:

Weber County Recorder

Entry No.____ Fee Paid _____ Filed For Record

Weber County Recorder

__ Deputy.

■ Reeve & Associates, Inc. - Solutions You Can Build On ■



Sheet Index Key Map



Vicinity Map

Sheet Index

Sheet 1 - Cover/Index Sheet

Sheet 2 - Notes/Legend/Street Cross-Section

Sheet 3 - Street D - 12+50.00 - 18+00.00

Sheet 4 - Street D - 18+00.00 - 22+80.00

Sheet 5 - Street E - 22+80.00 - 27+60.00

Sheet 6 - Street E - 27+60.00 - 32+40.00

Sheet 7 - Street E - 32+40.00 - 37+20.00

Sheet 8 - Street A - 0+00.00 - 4+50.00

Sheet 9 - Street A - 4+50.00 - 9+30.00

Sheet 10 - Street A - 9+30.00 - 13+75.00

Sheet 11 - Street A - 13+75.00 - 18+00.00

Sheet 12 - Street C - 0+00.00 - 4+50.00

Sheet 13 - Street C - 4+50.00 - 8+50.00

Sheet 14 - Della Drive - 0+00.00 - 3+25.00

Sheet 15 - 5100 West Street - 0+00.00 - 4+00.00

Sheet 16 - 5100 West Street - 4+00.00 - 8+50.00

Sheet 17 - 5100 West Street - 8+50.00 - 11+00.00

Sheet 18 - Existing Site & Demolition Plan

Sheet 19 - Grading Plan

Sheet 20 - Grading Plan (Continued)

Sheet 21 - Utility Plan

Sheet 22 - Utility Plan (Continued)

Sheet 23 - Storm Water Pollution Prevention

Plan Exhibit

Sheet 24 - Storm Water Pollution Prevention Plan Details

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.

Surveyor: Trevor Hatch

Notice:

THESE PLANS WERE CREATED UTILIZING

COPIED TO BLACK & WHITE, SOME LINE

COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR

WORK MAY NOT SHOW UP PROPERLY.

Reeve & Associates, Inc. 5160 South 1500 West Riverdale, Utah, 84405 PH:(801) 621-3100



Developer Contact: Sierra Homes

470 North 2450 West Tremonton, Utah, 84337 PH: (435) 730-8208

Jeremy Draper

Reeve & Associates, Inc. |5160 South 1500 West Riverdale, Utah, 84405 PH:(801) 621-3100

Project Contact:

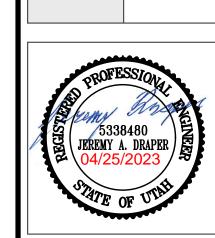
24 Total Sheets

Number: <u>4016-07</u>

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 CONSENT.



division



Project Info.

Begin Date:

Drafter:

JEREMY A. DRAPER, P.E

C. KINGSLEY

APRIL 2022

SPRING LANDING SUBDIVISION

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. 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
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE. 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 EXÉRCISE 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.
- 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.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE. 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 . 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 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 WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- 18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET. PIPE EDGE TO PIPE EDGE. FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE. 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. THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS

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.

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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.

SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

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 FACH 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:

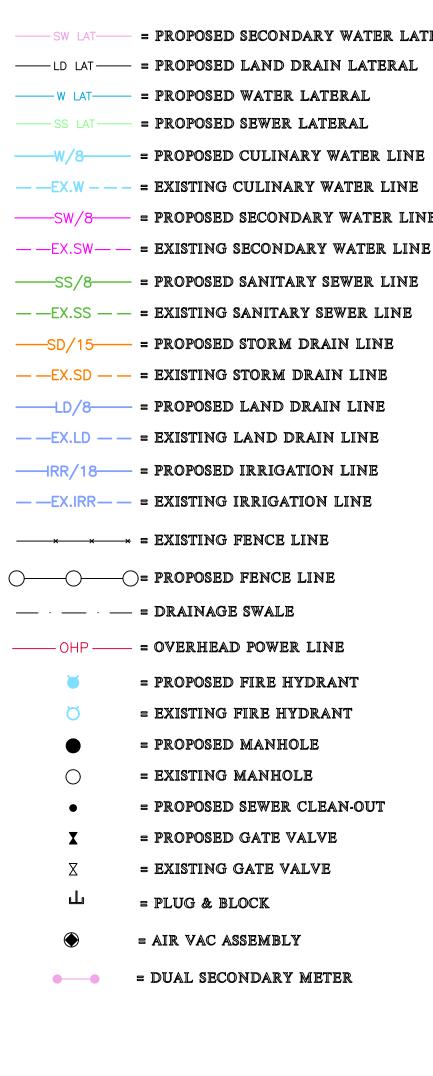
ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS: A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED B) TRACKING STRAW PERPENDICULAR TO SLOPES C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Hooper City 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.
- ELEVATIONS SHOWN AT THE CURB LINE ARE TOP OF CURB ELEVATIONS. 4. THE STREET STRUCTURAL CROSS SECTION IS PER THE DETAILS CONTAINED WITHIN
- THESE PLANS 5. 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.
- FIRE HYDRANTS ARE TO BE CENTURION BY MUELLER 7. 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. 8. SANITARY SEWER LATERALS SHALL BE GREEN, AND FOUNDATION DRAIN LATERALS SHALL BE WHITE TO PREVENT CONFUSION. FOUNDATION DRAIN MANHOLE LIDS
- SHALL BE MARKED "DRAIN" AND SHALL BE UNVENTED. 9. 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. 10. THE SECONDARY WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH
- HOOPER IRRIGATION COMPANY SPECIFICATIONS AND STANDARDS. 11. PROVIDE A TEMPORARY ADDRESS MARKER AT THE BUILDING SITE DURING
- CONSTRUCTION.

Fire Notes:

- 1. 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 2. FIRE FLOW FOR THE SUBDIVISION SHALL BE 1000 GPM.
- 3. PROVIDE A TEMPORARY ADDRESS MARKER AT THE BUILDING SITE DURING CONSTRUCTION.
- 4. PUBLIC & PRIVATE ROADS WITHIN SUBDIVISIONS SHALL HAVE A MINIMUM CLEAR AND UNOBSTRUCTED WIDTH OF TWENTY SIX FEET. ROADS SHALL HAVE A MINIMUM CLEAR AND UNOBSTRUCTED HEIGHT OF 13'6" AND SHALL BE CAPABLE OF SUPPORTING A 75,000 POUND LOAD. 5. ROADS SHALL HAVE A MAXIMUM GRADE OF 10% UNLESS SPECIFICALLY
- APPROVED AS OUTLINED BY THE INTERNATIONAL FIRE CODE. 6. DEAD END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS CONSTRUCTED WITH THE SAME REQUIREMENTS AS
- 7. FOR SUBDIVISIONS WITH MORE THAN 30 SINGLE FAMILY RESIDENCES, A
- SECOND FIRE APPARATUS ACCESS ROAD IS REQUIRED. 8. ALL ROADS SHALL BE DESIGNED, CONSTRUCTED, SURFACED, AND MAINTAINED SO AS TO PROVIDE AN ALL-WEATHER DRIVING SURFACE.
- 9. 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. ALL REQUIRED FIRE HYDRANTS AND WATER SYSTEMS SHALL BE INSTALLED, APPROVED, AND FULLY FUNCTIONAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
- 10. FIRE DEPARTMENT APPARATUS ACCESS IS REQUIRED FOR EACH LOT.



3" THICK UNTREATED

BASE COURSE

= PROPOSED SECONDARY WATER LATERAL = PROPOSED CULINARY WATER LINE = PROPOSED SECONDARY WATER LINE - BFE C&G CB CF CFS PUE RCP

= PROPOSED REDUCER = EXISTING REDUCER = PROPOSED CATCH BASIN **EXISTING CATCH BASIN** = PLUG W/ 2" BLOW-OFF = STREET LIGHT

= POWER POLE = BASEMENT FLOOR ELEVATION = BUILDING = BOTTOM OF STAIRS = BOTTOM OF WALL = BEGINNING POINT = CURB & GUTTER = CATCH BASIN = CUBIC FEET 4800 = CUBIC FEET PER SECOND = ENDING POINT = FINISH FLOOR = FINISH FLOOR ELEVATION = FINISHED GRADE = FIRE HYDRANT = FLOW LINE = GRADE BREAK = INVERT = LINEAR FEET = NATURAL GRADE = OVERHEAD POWER = POINT OF CURVATURE = POWER/UTILITY POLE = POINT OF RETURN CURVATURE = POINT OF TANGENCY = PUBLIC UTILITY EASEMENT = REINFORCED CONCRETE PIPE = RIM OF MANHOLE

Legend

= PROPOSED WATER METER

= EXISTING WATER METER

SS

TOA

TOFF

TOS

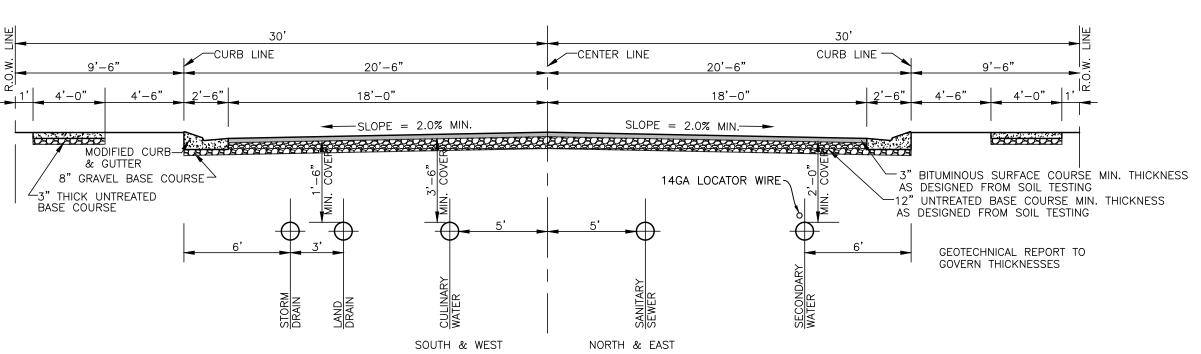
TOW

TSW

= RIGHT-OF-WAY = STORM DRAIN = SANITARY SEWER = TOP BACK OF CURB = TOP OF ASPHALT = TOP OF CONCRETE = TOP OF FINISHED FLOOR = TOP OF STAIRS = TOP OF WALL = TOP OF SIDEWALK = UNDERGROUND POWER = CULINARY WATER = WATER METER = EXISTING ASPHALT PAVEMENT = PROPOSED ASPHALT PAVEMENT = PROPOSED CONCRETE = PROPOSED GRAVEL = EXISTING CONTOUR GRADE = PROPOSED CONTOUR GRADE

6" WIDE 4" TALL-MONOLITHIC CURB TRUNCATED DOMES

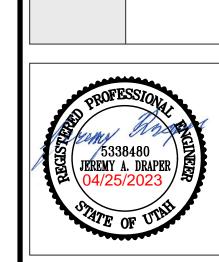
ADA Ramp Detai



30" Mountable Curb & Gutter

STREET SECTION (60' R.O.W.)

SCALE: NONE



73

0

0

70

4

0

4

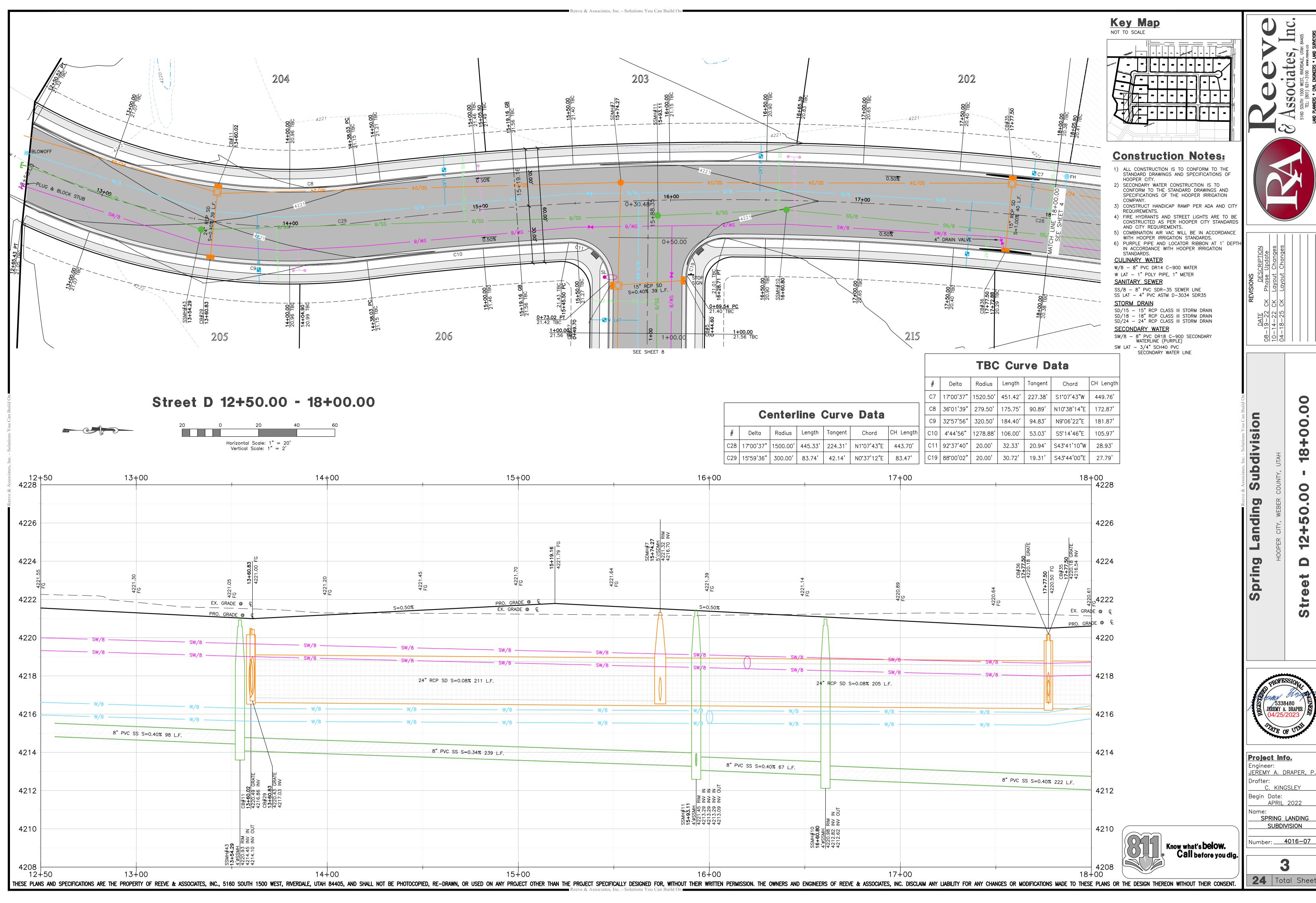
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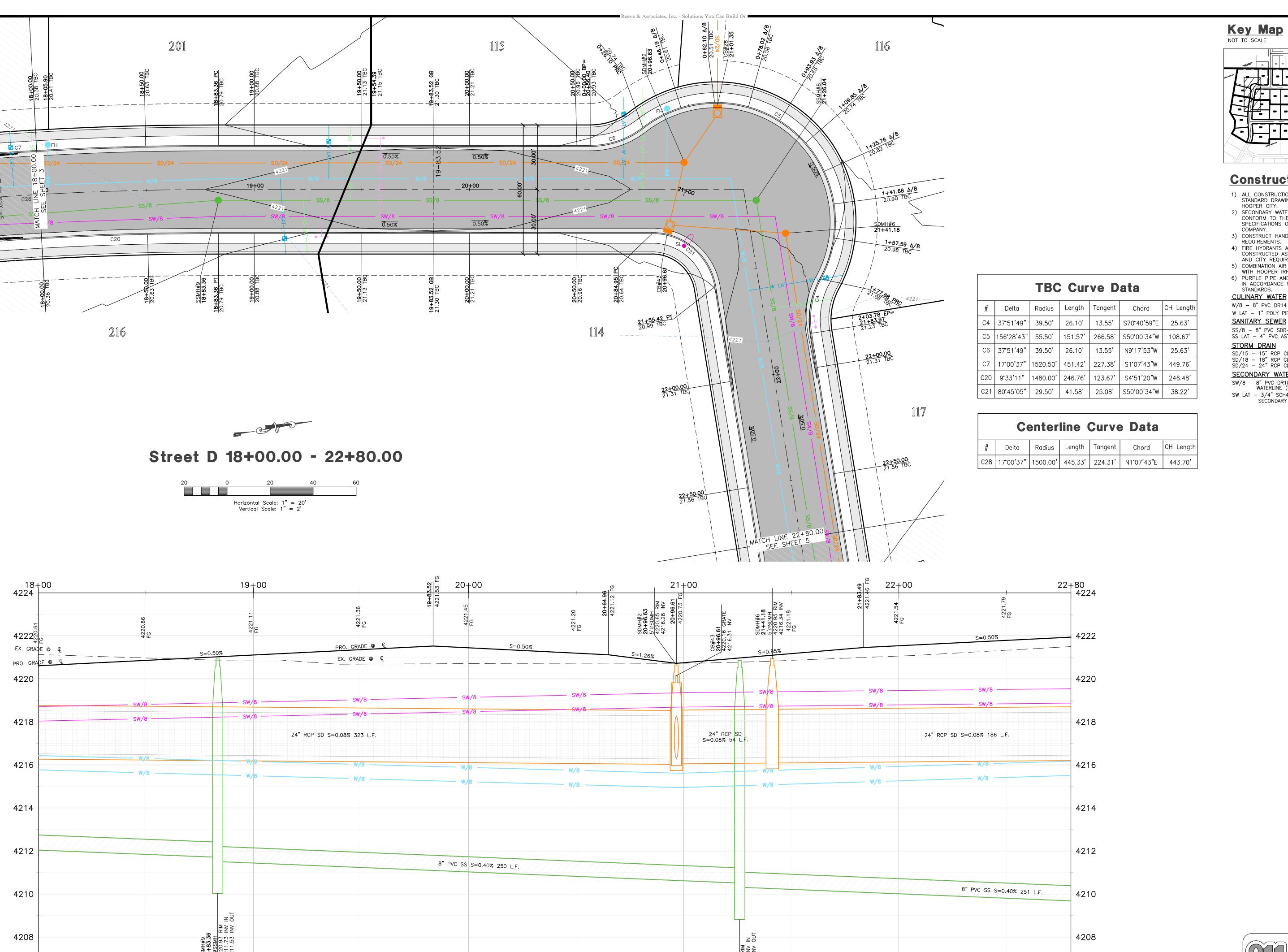
Project Info. <u>JEREMY A. DRAPER, P.</u> Drafter: C. KINGSLEY Begin Date: APRIL 2022 SPRING LANDING SUBDIVISION

Number: <u>4016-07</u>

PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS. 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 DESIGN THEREON WITHOUT THEIR CONSENT.







21+00

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20+00

19+00

4206 | 18+00

Key Map

Construction Notes:

- ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF
- 2) SECONDARY WATER CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE HOOPER IRRIGATION
- 3) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.
- 4) FIRE HYDRANTS AND STREET LIGHTS ARE TO BE CONSTRUCTED AS 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.

W/8 - 8" PVC DR14 C-900 WATER W LAT - 1" POLY PIPE, 1" METER SANITARY SEWER

SS/8 - 8" PVC SDR-35 SEWER LINE SS LAT - 4" PVC ASTM D-3034 SDR35 STORM DRAIN SD/15 - 15" RCP CLASS III STORM DRAIN

SD/18 - 18" RCP CLASS III STORM DRAIN SD/24 - 24" RCP CLASS III STORM DRAIN SECONDARY WATER

SW/8 - 8" PVC DR18 C-900 SECONDARY WATERLINE (PURPLE) SW LAT - 3/4" SCH40 PVC SECONDARY WATER LINE

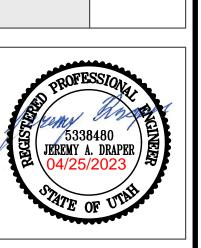




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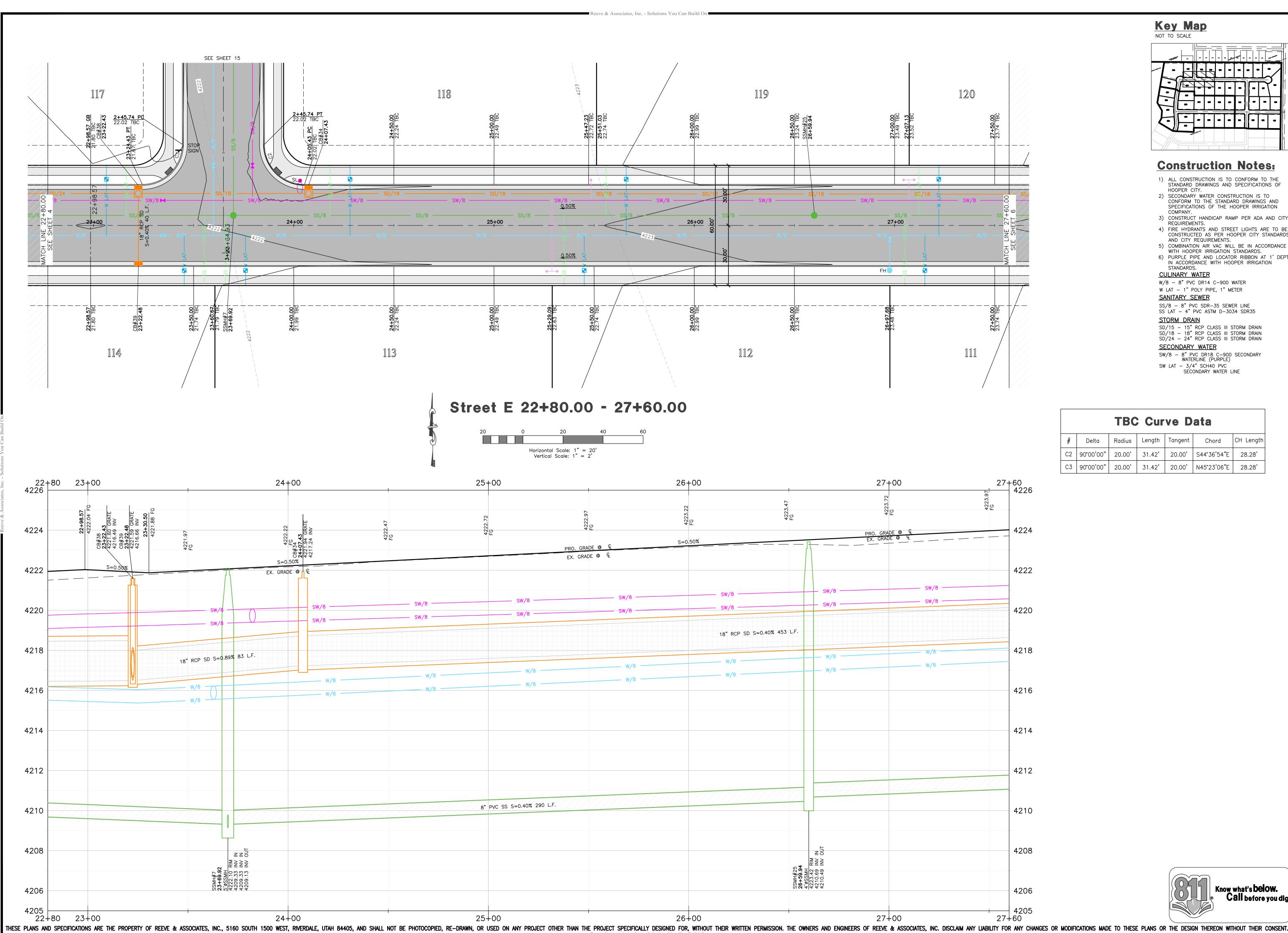


Project Info. Engineer: JEREMY A. DRAPER, P.I C. KINGSLEY Begin Date: APRIL 2022 SPRING LANDING SUBDIVISION Number: <u>4016-07</u>

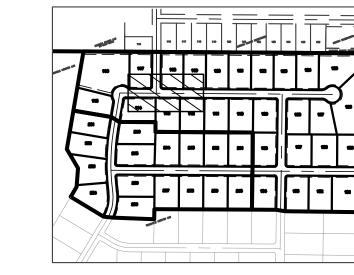
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22+80

22+00



Key Map NOT TO SCALE



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CULINARY WATER

W/8 - 8" PVC DR14 C-900 WATER W LAT - 1" POLY PIPE, 1" METER SANITARY SEWER

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SD/15 - 15" RCP CLASS III STORM DRAIN SD/18 - 18" RCP CLASS III STORM DRAIN SD/24 - 24" RCP CLASS III STORM DRAIN SECONDARY WATER

SW/8 - 8" PVC DR18 C-900 SECONDARY WATERLINE (PURPLE) SW LAT - 3/4" SCH40 PVC SÉCONDARY WATER LINE

		ТВС	Cur	ve D	ata	
#	Delta	Radius	Length	Tangent	Chord	CH Length
C2	90°00'00"	20.00'	31.42'	20.00'	S44°36'54"E	28.28'
С3	90°00'00"	20.00'	31.42'	20.00'	N45°23'06"E	28.28'

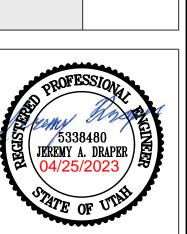




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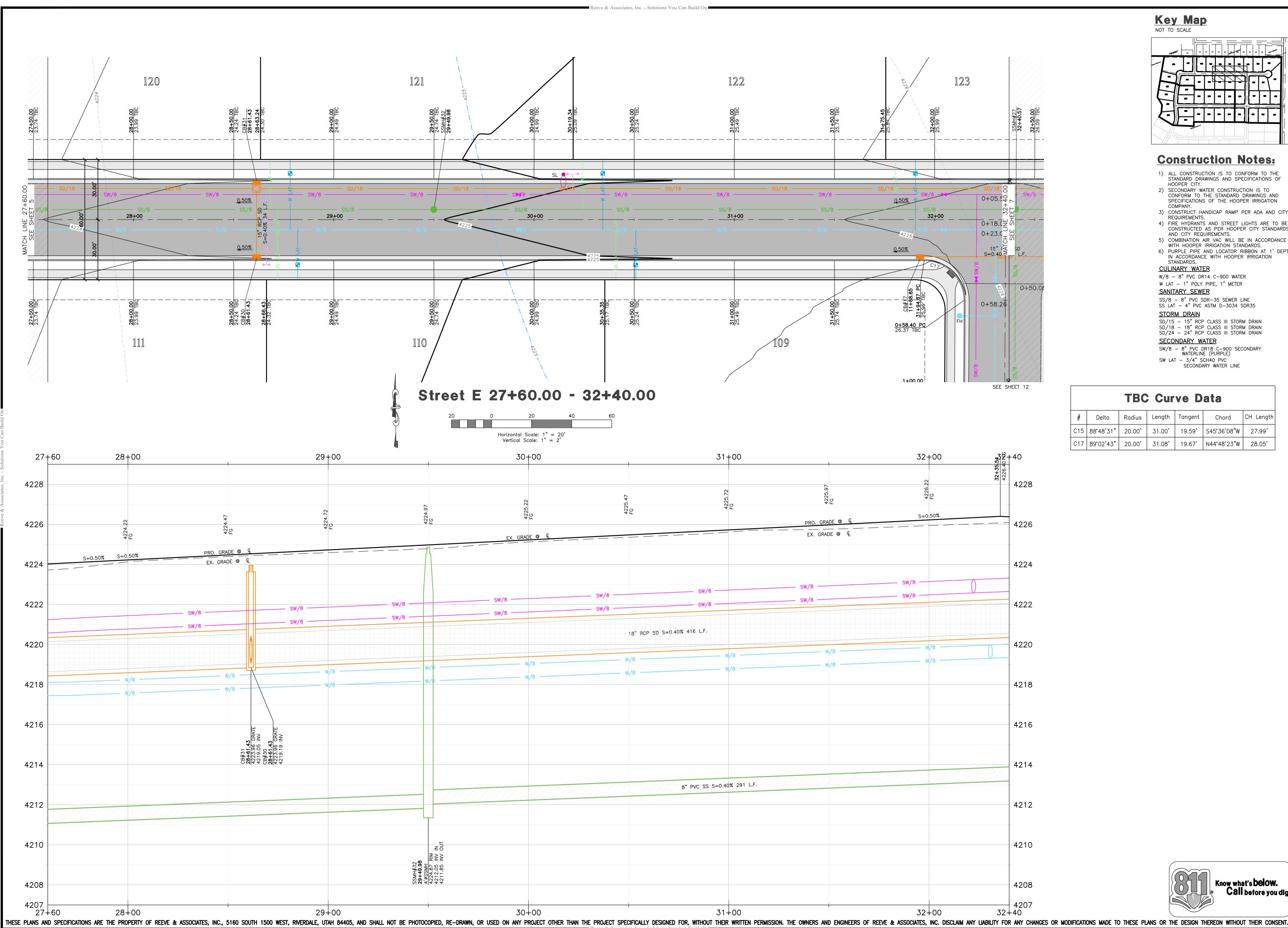
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Project Info. Engineer: JEREMY A. DRAPER, P.I Begin Date:
APRIL 2022 SPRING LANDING SUBDIVISION

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STANDARDS. CULINARY WATER

W/8 - 8" PVC DR14 C-900 WATER W LAT - 1" POLY PIPE, 1" METER SANITARY SEWER

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SD/15 - 15" RCP CLASS III STORM DRAIN SD/18 - 18" RCP CLASS III STORM DRAIN SD/24 - 24" RCP CLASS III STORM DRAIN SECONDARY WATER

SW/8 - 8" PVC DR18 C-900 SECONDARY WATERLINE (PURPLE) SW LAT - 3/4" SCH40 PVC SÉCONDARY WATER LINE

		TBC	Cur	ve D	ata	
#	Delta	Radius	Length	Tangent	Chord	CH Lengt
C15	88°48'31"	20.00'	31.00'	19.59'	S45°36'08"W	27.99
C17	89°02'43"	20.00'	31.08'	19.67'	N44°48'23"W	28.05





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division

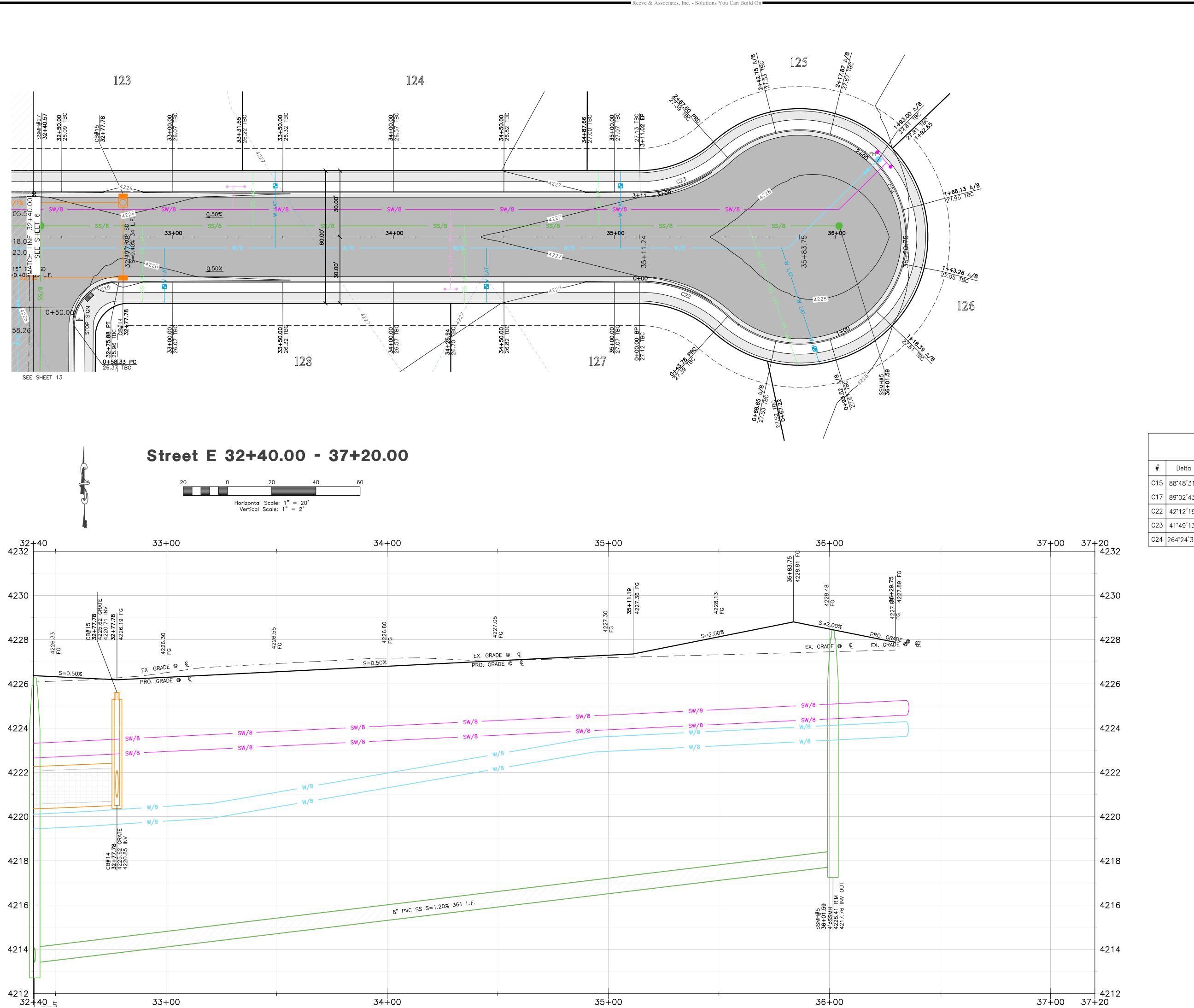
Sub



Project Info. Engineer: JEREMY A. DRAPER, P.I C. KINGSLEY Begin Date:
APRIL 2022 SPRING LANDING SUBDIVISION

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Number: <u>4016-07</u> **24** Total Sheets



36+00

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CULINARY WATER

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SW/8 - 8" PVC DR18 C-900 SECONDARY WATERLINE (PURPLE) SW LAT - 3/4" SCH40 PVC SÉCONDARY WATER LINE

		ТВС	Cur	ve D	ata	
#	Delta	Radius	Length	Tangent	Chord	CH Length
C15	88°48'31"	20.00'	31.00'	19.59'	S45°36'08"W	27.99'
C17	89°02'43"	20.00'	31.08'	19.67'	N44°48'23"W	28.05'
C22	42°12'19"	59.50'	43.83'	22.96'	N68°30'43"W	42.84'
C23	41°49'13"	59.50'	43.43'	22.73'	N69°05'23"E	42.47'
C24	264°24'39"	48.50'	223.82	53.48'	N0°23'06"E	71.85'

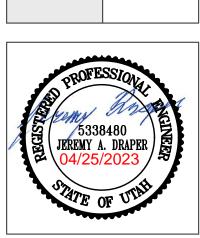




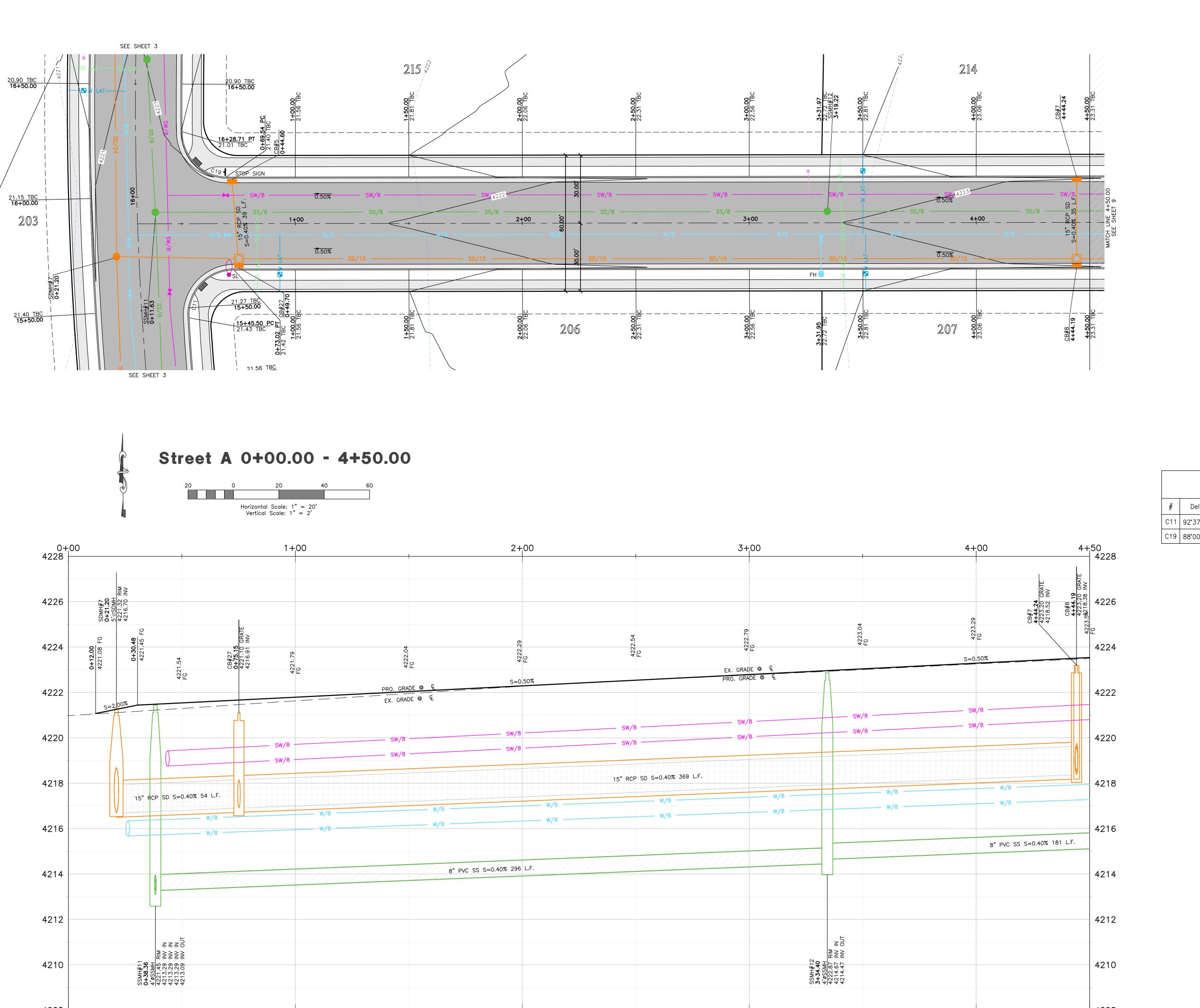
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division

Sub



Project Info.
Engineer: <u>JEREMY A. DRAPER, P.</u>
Drafter: C. KINGSLEY
Begin Date: APRIL 2022
Name: SPRING LANDING
SUBDIVISION
Number: 4016-07



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STANDARDS. CULINARY WATER

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SS/8 - 8" PVC SDR-35 SEWER LINE SS LAT - 4" PVC ASTM D-3034 SDR35

STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN SD/18 - 18" RCP CLASS III STORM DRAIN SD/24 - 24" RCP CLASS III STORM DRAIN SECONDARY WATER

SW/8 - 8" PVC DR18 C-900 SECONDARY WATERLINE (PURPLE)

SW LAT - 3/4" SCH40 PVC SECONDARY WATER LINE

TBC Curve Data

	#	Delta	Radius	Length	Tangent	Chord	CH Length
	211	92°37'40"	20.00'	32.33'	20.94'	S43°41'10"W	28.93'
С	219	88°00'02"	20.00'	30.72'	19.31'	S43°44'00"E	27.79'

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DATE D 08-19-22 CK Phas 10-14-22 CK Layo 04-18-25 CK Layo

HOOPER CITY, WEBER COUNTY, UTAH

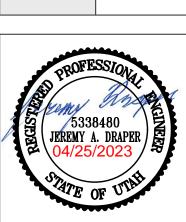
WEBER COUNTY, UTAH

WEBER COUNTY, UTAH

WEBER COUNTY, UTAH

division

Sub

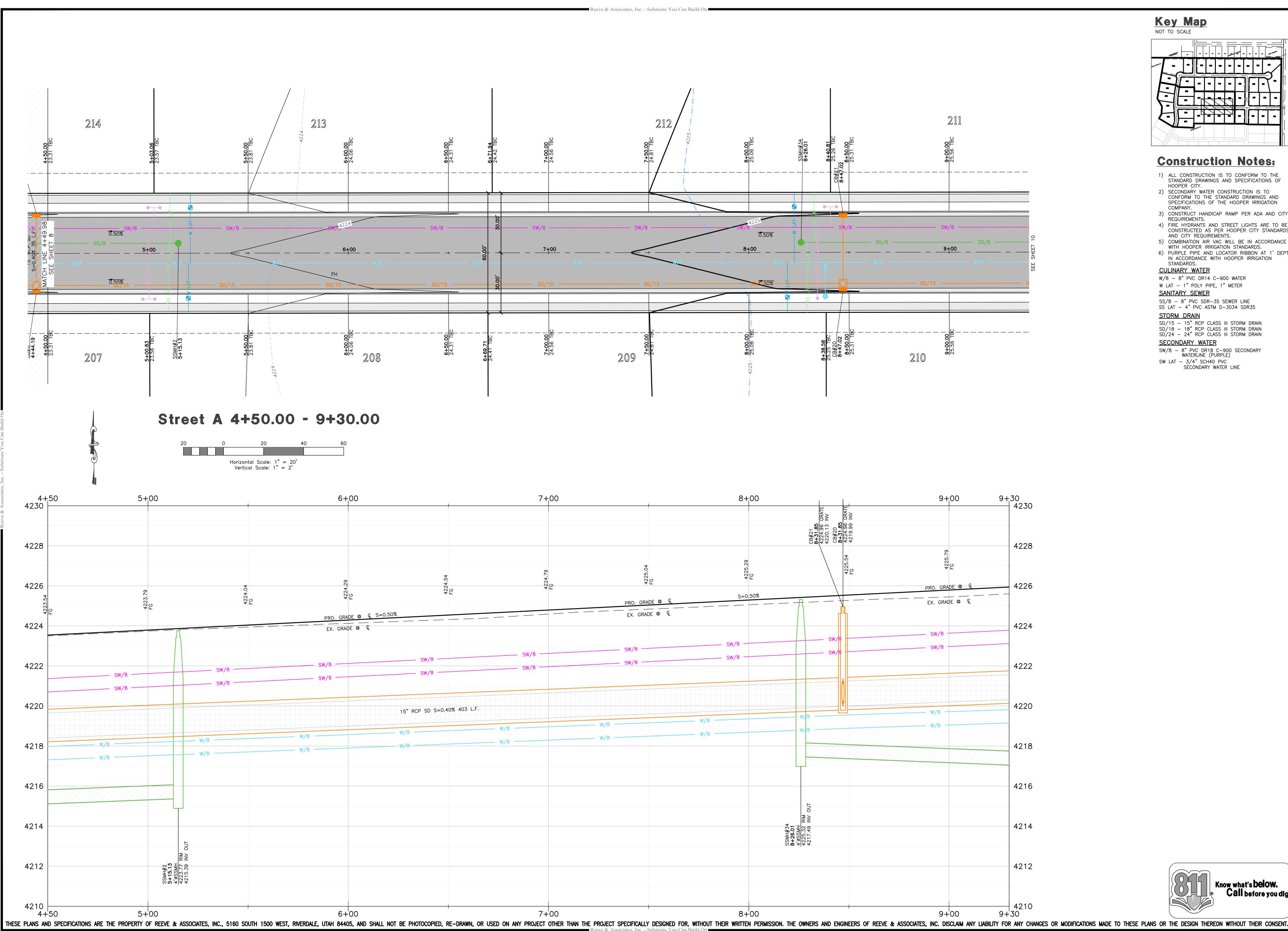


Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: C. KINGSLEY
Begin Date: APRIL 2022
Name: SPRING LANDING
SUBDIVISION

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Number: 4016-07

8
24 Total Sheets



Key Map



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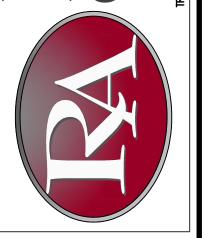
STANDARDS. CULINARY WATER W/8 - 8" PVC DR14 C-900 WATER

W LAT - 1" POLY PIPE, 1" METER SANITARY SEWER

SS/8 - 8" PVC SDR-35 SEWER LINE SS LAT - 4" PVC ASTM D-3034 SDR35

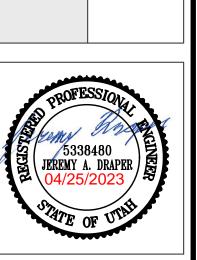
SD/15 - 15" RCP CLASS III STORM DRAIN SD/18 - 18" RCP CLASS III STORM DRAIN SD/24 - 24" RCP CLASS III STORM DRAIN SECONDARY WATER

SW/8 - 8" PVC DR18 C-900 SECONDARY WATERLINE (PURPLE) SW LAT - 3/4" SCH40 PVC SECONDARY WATER LINE



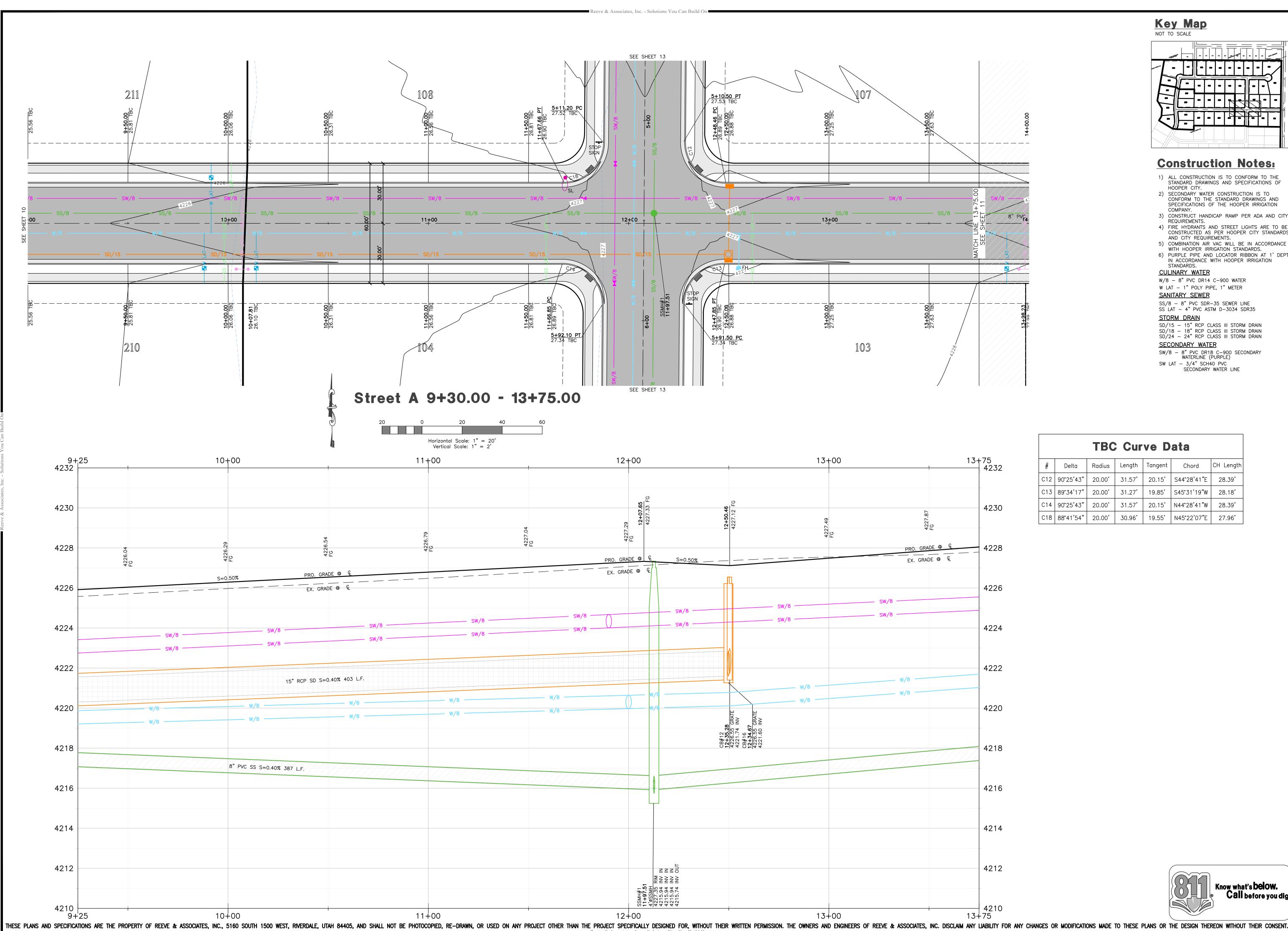
division

Sub



Project Info. Engineer: JEREMY A. DRAPER, P.I Begin Date:
APRIL 2022 SPRING LANDING SUBDIVISION

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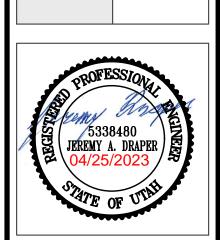
STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN SD/18 - 18" RCP CLASS III STORM DRAIN SD/24 - 24" RCP CLASS III STORM DRAIN SECONDARY WATER

SW/8 - 8" PVC DR18 C-900 SECONDARY WATERLINE (PURPLE)

SW LAT - 3/4" SCH40 PVC SÉCONDARY WATER LINE

		TBC	Cur	ve D	ata	
	Delta	Radius	Length	Tangent	Chord	CH Length
2	90°25'43"	20.00'	31.57'	20.15	S44°28'41"E	28.39'
3	89°34'17"	20.00'	31.27'	19.85'	S45°31'19"W	28.18'
4	90°25'43"	20.00'	31.57'	20.15	N44°28'41"W	28.39'
0	00044754"	00.00'	70.00'	40 55,	N.45*00'07"E	07.00,



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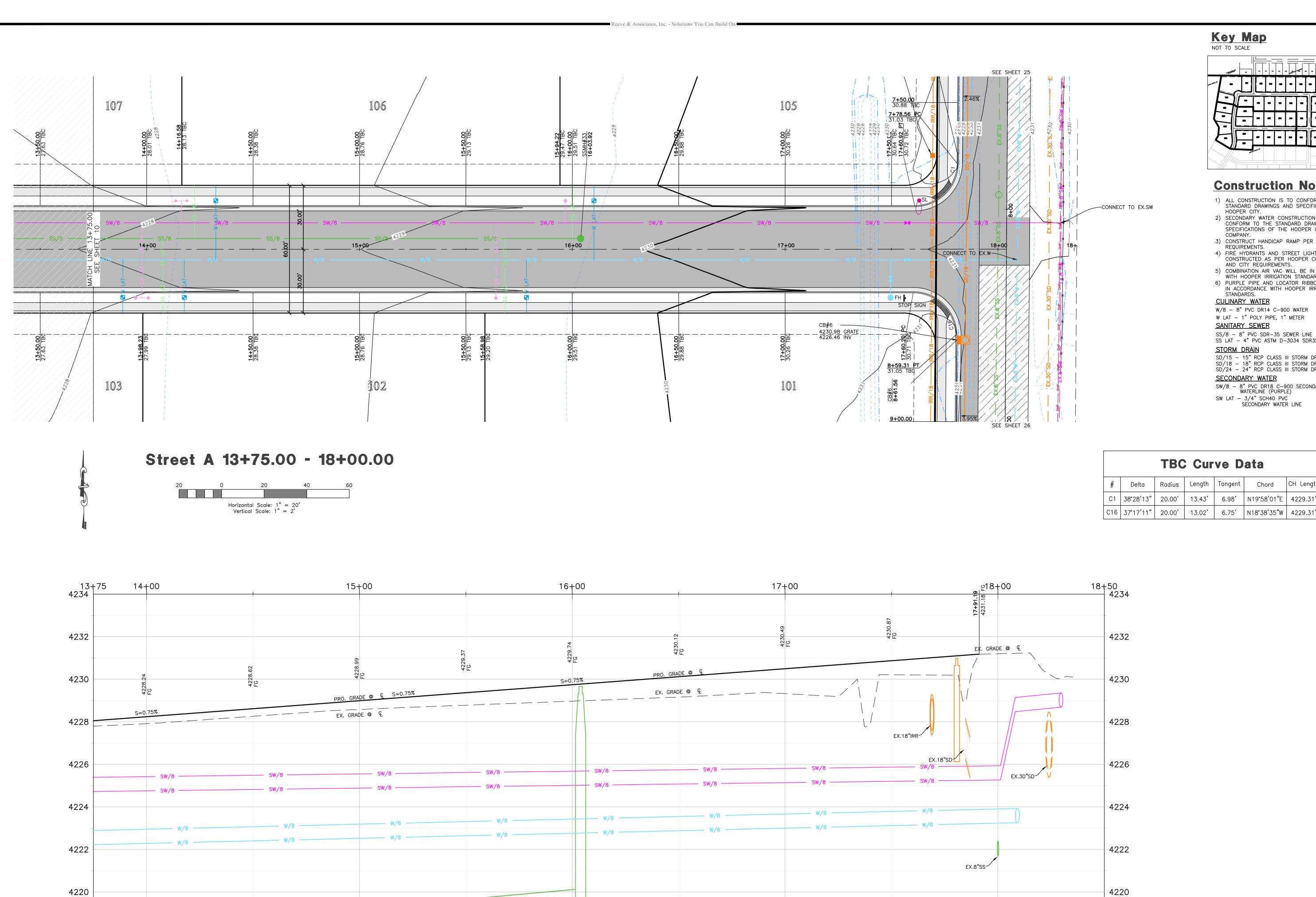
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JEREMY A. DRAPER,
Orafter:
C. KINGSLEY
Begin Date:
APRIL 2022
Name:
SPRING LANDING

Project Info.

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SUBDIVISION Number: <u>4016-07</u>



16+00

8" PVC SS S=0.90% 391 L.F.

15∔00



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CULINARY WATER

W LAT - 1" POLY PIPE, 1" METER SANITARY SEWER SS/8 - 8" PVC SDR-35 SEWER LINE

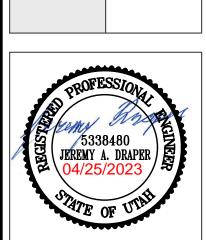
SS LAT - 4" PVC ASTM D-3034 SDR35

SD/15 - 15" RCP CLASS III STORM DRAIN SD/18 - 18" RCP CLASS III STORM DRAIN SD/24 - 24" RCP CLASS III STORM DRAIN

SECONDARY WATER

SW/8 - 8" PVC DR18 C-900 SECONDARY WATERLINE (PURPLE) SW LAT - 3/4" SCH40 PVC SÉCONDARY WATER LINE

CH Length Chord N19°58'01"E | 4229.31'



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division

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of FCC
PROFESSIONAL.
Jermy Market
5338480 JEREMY A. DRAPER
04/25/2023
OF UTAH
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Project Info. Engineer: JEREMY A. DRAPER, P.I C. KINGSLEY Begin Date:
APRIL 2022 SPRING LANDING SUBDIVISION Number: 4016-07

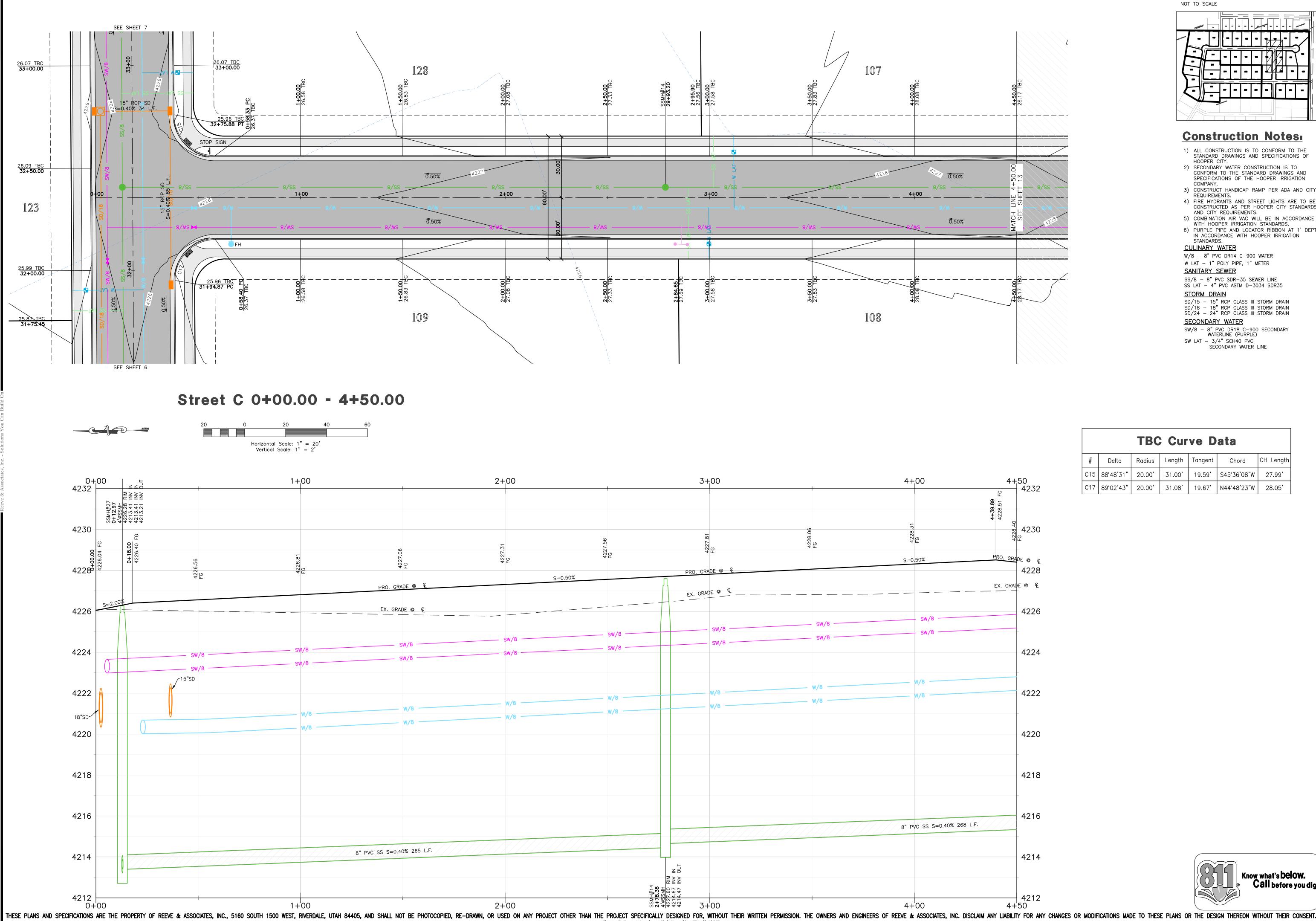
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4218

4216 18+50

18∔00



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AND CITY REQUIREMENTS.

STORM DRAIN

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SW/8 - 8" PVC DR18 C-900 SECONDARY WATERLINE (PURPLE)

SW LAT - 3/4" SCH40 PVC SECONDARY WATER LINE

TBC Curve Data

Radius Length Tangent CH Length Chord

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 88°48'31"
 20.00'
 31.00'
 19.59'
 \$45°36'08"W
 27.99'

 C17
 89°02'43"
 20.00'
 31.08'
 19.67'
 N44°48'23"W
 28.05'

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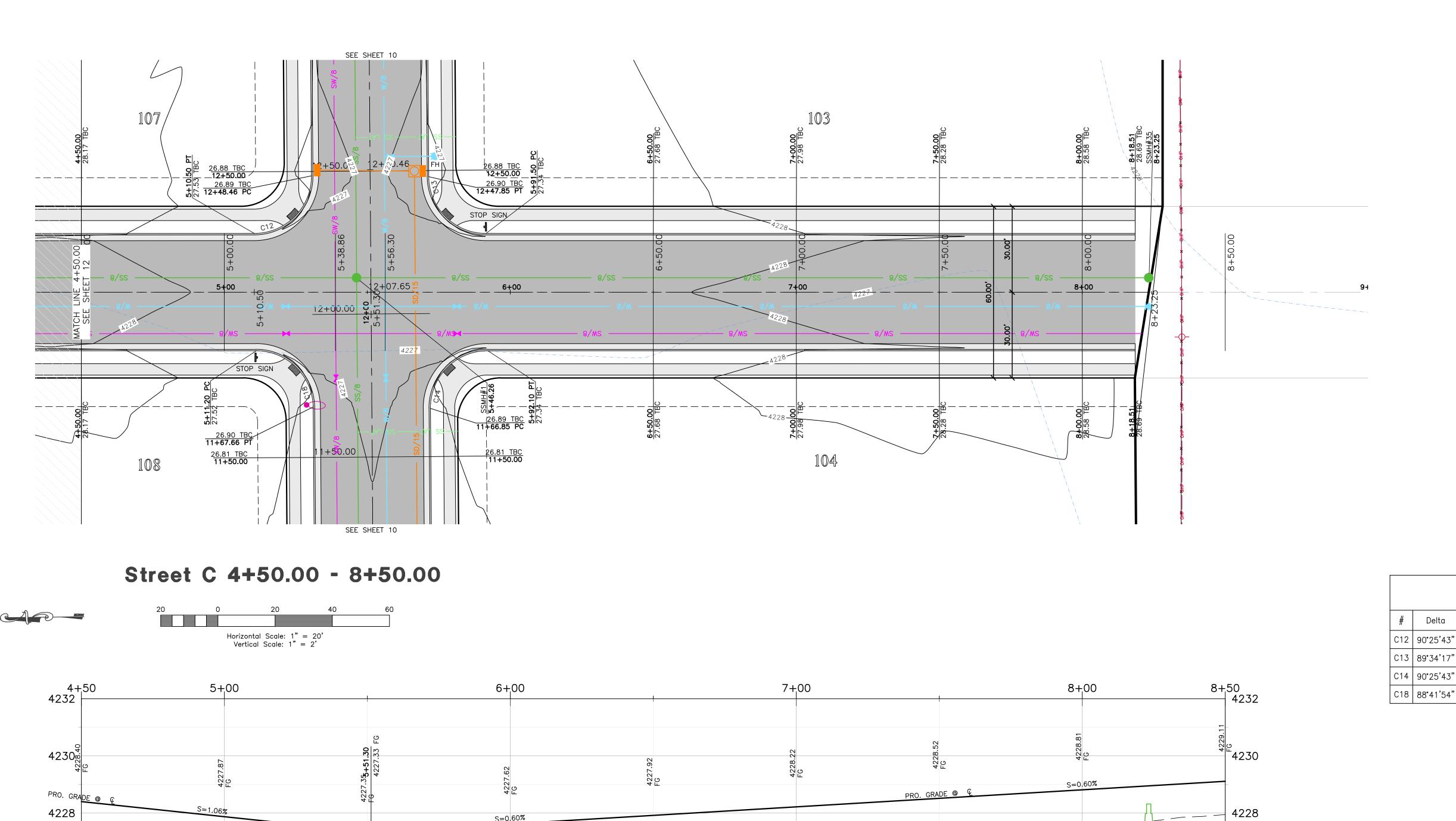
Sub

Project Info. Engineer: JEREMY A. DRAPER, P.E C. KINGSLEY

Begin Date:
APRIL 2022

SPRING LANDING SUBDIVISION Number: 4016-07

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8" PVC SS S=0.40% 277 L.F.

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EX. GRADE @ Q

EX. GRADE @ L

4226

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4212 | 4+50

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EX. GRADE @ Q

4226

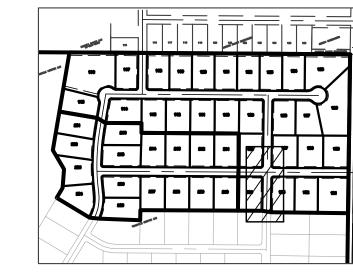
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STANDARDS. CULINARY WATER

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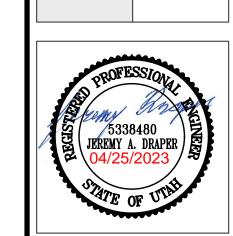
SS/8 - 8" PVC SDR-35 SEWER LINE SS LAT - 4" PVC ASTM D-3034 SDR35

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C13	89°34'17"	20.00'	31.27'	19.85'	S45°31'19"W	28.18'	
C14	90°25'43"	20.00'	31.57'	20.15'	N44°28'41"W	28.39'	
C18	88°41'54"	20.00'	30.96'	19.55'	N45°22'07"E	27.96'	

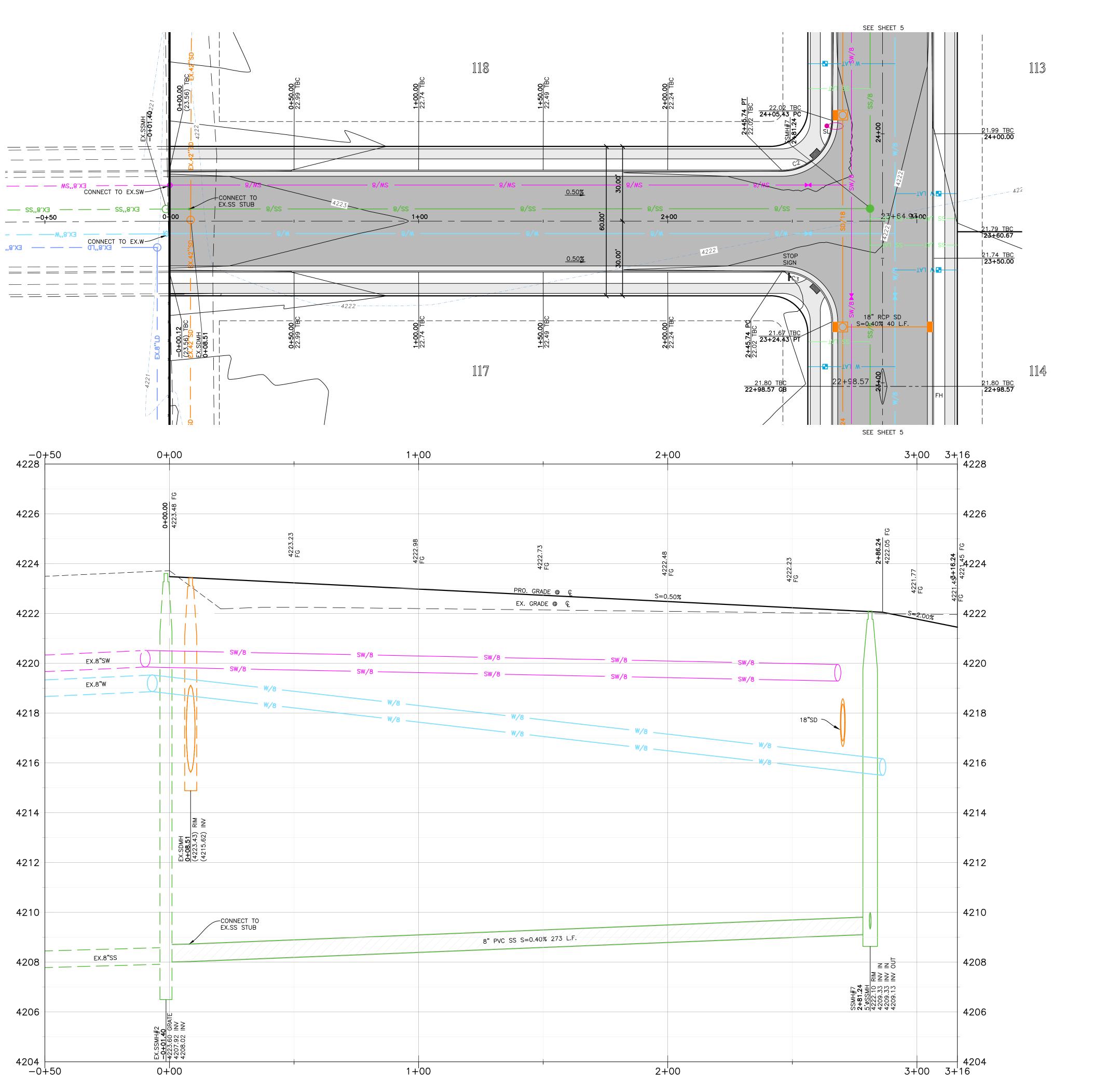


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Sub

Project Info.
Engineer: JEREMY A. DRAPER, P
Drafter: C. KINGSLEY
Begin Date: APRIL 2022
Name:
SPRING LANDING SUBDIVISION
1

Number: 4016-07 Know what's **below.**© Call before you dig.

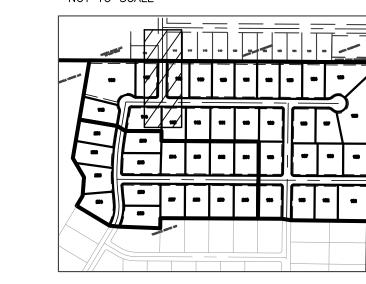


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Key Map NOT TO SCALE



Construction Notes:

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- WITH HOOPER IRRIGATION STANDARDS. 6) PURPLE PIPE AND LOCATOR RIBBON AT 1' DEPTH IN ACCORDANCE WITH HOOPER IRRIGATION

STANDARDS. CULINARY WATER

W/8 - 8" PVC DR14 C-900 WATER W LAT - 1" POLY PIPE, 1" METER SANITARY SEWER

SS/8 - 8" PVC SDR-35 SEWER LINE SS LAT - 4" PVC ASTM D-3034 SDR35

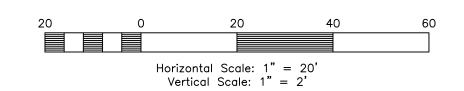
STORM DRAIN SD/15 - 15" RCP CLASS III STORM DRAIN SD/18 - 18" RCP CLASS III STORM DRAIN SD/24 - 24" RCP CLASS III STORM DRAIN

SECONDARY WATER SW/8 - 8" PVC DR18 C-900 SECONDARY WATERLINE (PURPLE) SW LAT - 3/4" SCH40 PVC

SÉCONDARY WATER LINE

	TBC Curve Data							
#	Delta	Radius	Length	Tangent	Chord	CH Length		
C2	90°00'00"	20.00'	31.42'	20.00'	S44°36'54"E	28.28'		
С3	90°00'00"	20.00'	31.42'	20.00'	N45°23'06"E	28.28'		

Della Drive 0+00.00 - 3+16.24



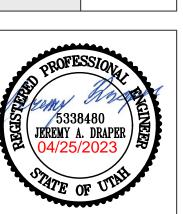




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division

Sub



Project Info.				
Engineer: JEREMY A. DRAPER, P.				
Drafter: C. KINGSLEY				
Begin Date: APRIL 2022				
Name:				
SPRING LANDING SUBDIVISION				

Number: <u>4016-07</u>

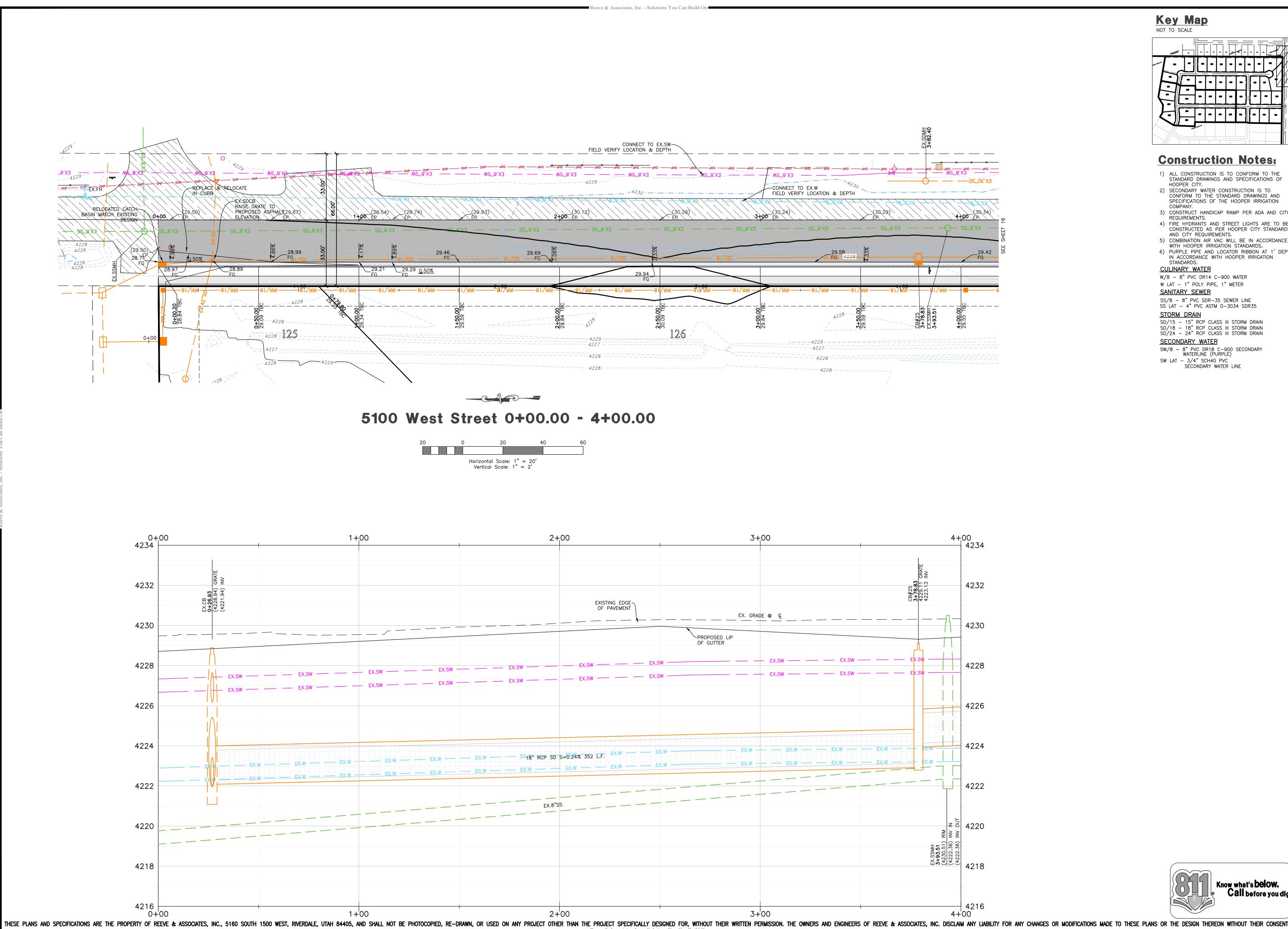
24 Total Sheets

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CULINARY WATER

W/8 - 8" PVC DR14 C-900 WATER W LAT - 1" POLY PIPE, 1" METER SANITARY SEWER

SS/8 - 8" PVC SDR-35 SEWER LINE SS LAT - 4" PVC ASTM D-3034 SDR35

STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN SD/18 - 18" RCP CLASS III STORM DRAIN SD/24 - 24" RCP CLASS III STORM DRAIN SECONDARY WATER

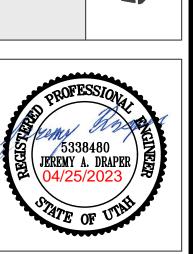
SW/8 - 8" PVC DR18 C-900 SECONDARY WATERLINE (PURPLE)

SW LAT - 3/4" SCH40 PVC SECONDARY WATER LINE



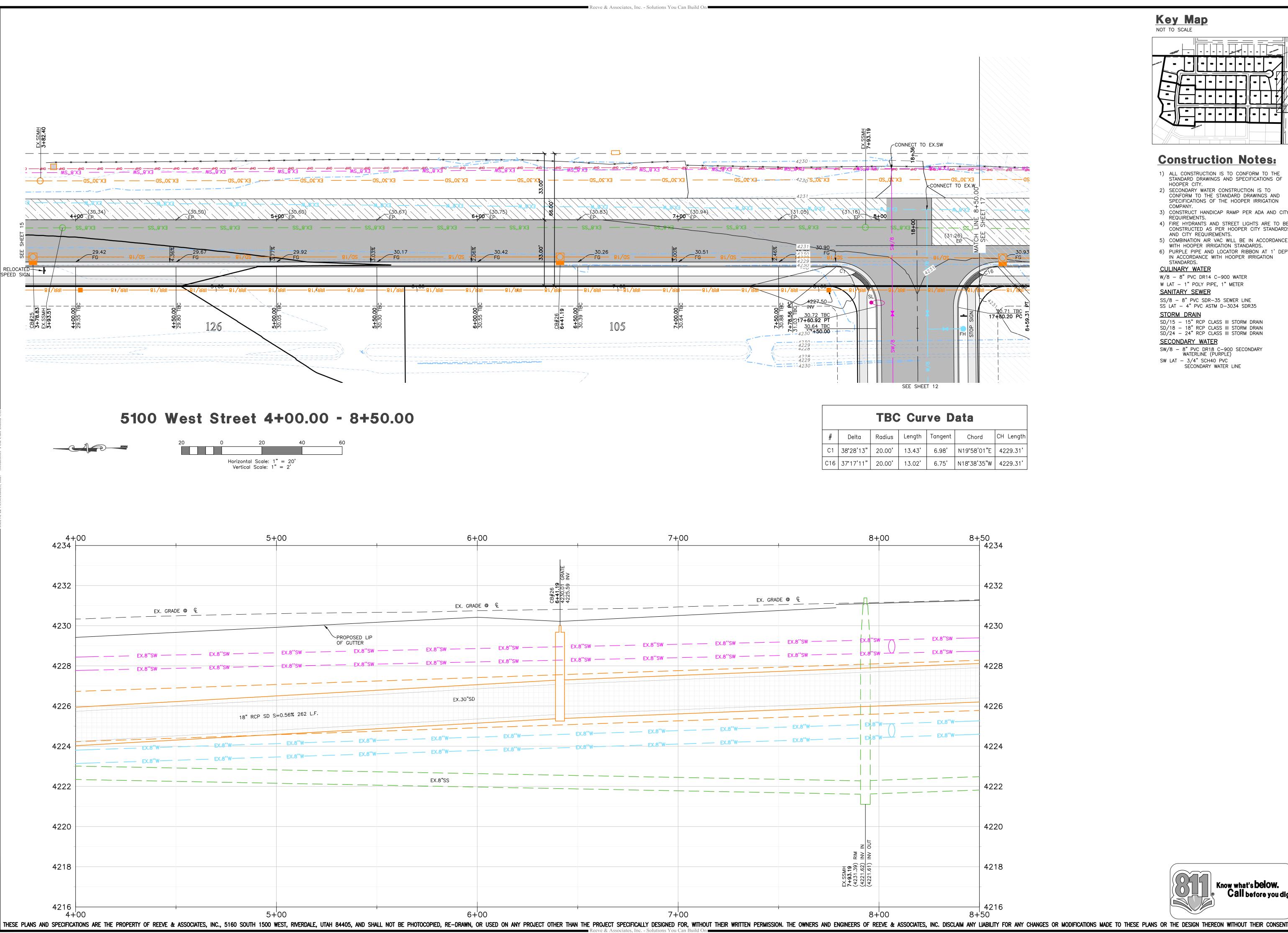
division

Sub

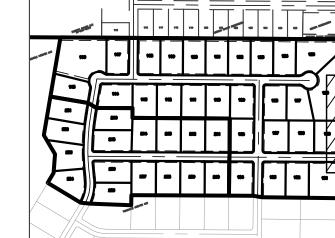


Project Info. Engineer: JEREMY A. DRAPER, P.E C. KINGSLEY Begin Date: APRIL 2022 SPRING LANDING SUBDIVISION

Number: 4016-07



Key Map



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SW/8 - 8" PVC DR18 C-900 SECONDARY WATERLINE (PURPLE) SW LAT - 3/4" SCH40 PVC SÉCONDARY WATER LINE

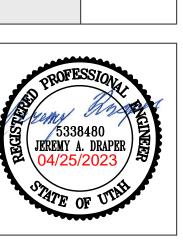


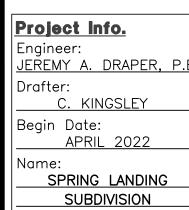


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division

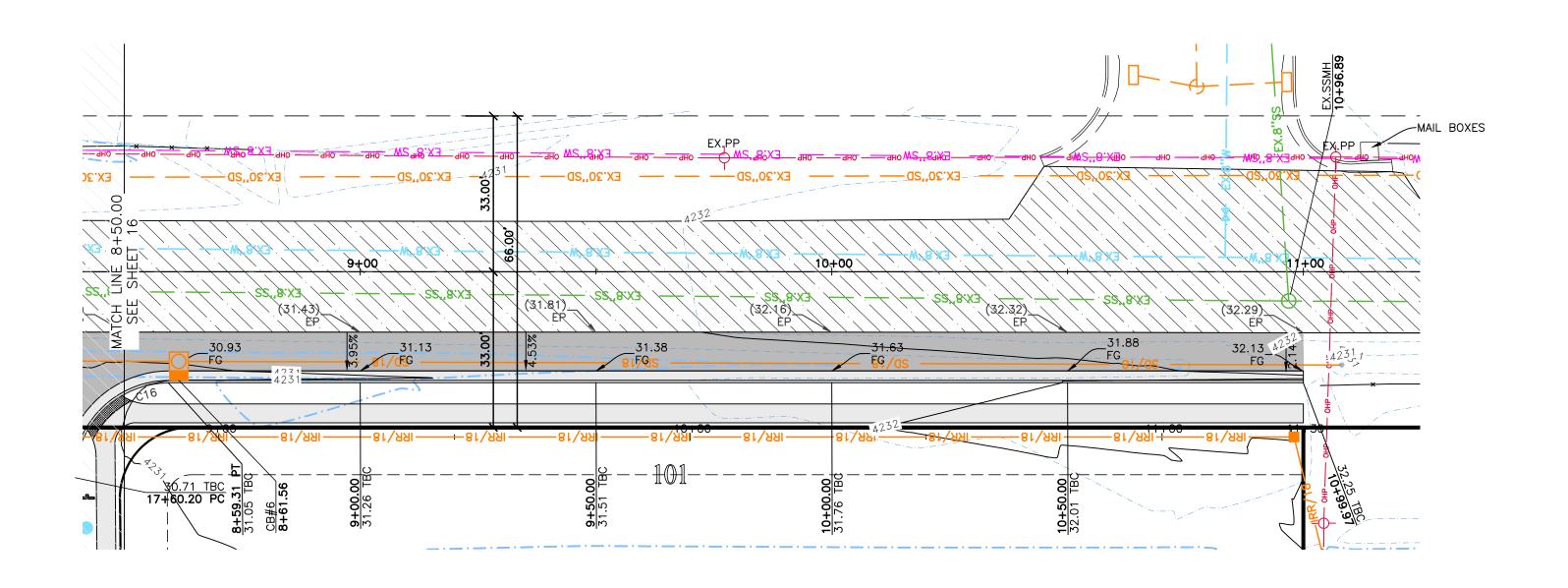
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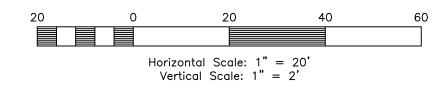


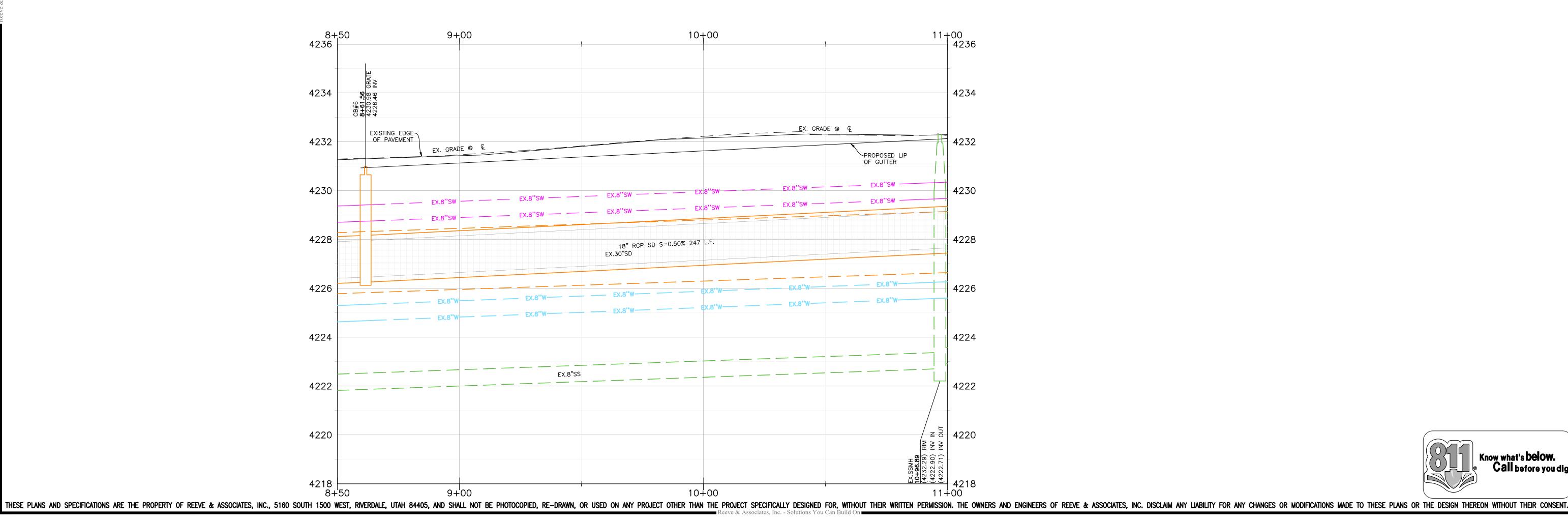
Number: 4016-07



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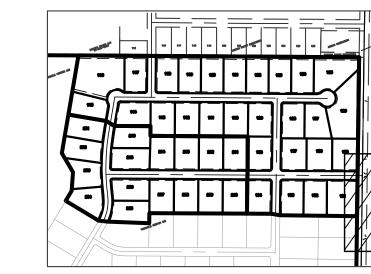
5100 West Street 8+50.00 - 11+00.00





Key Map

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CULINARY WATER W/8 - 8" PVC DR14 C-900 WATER

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division

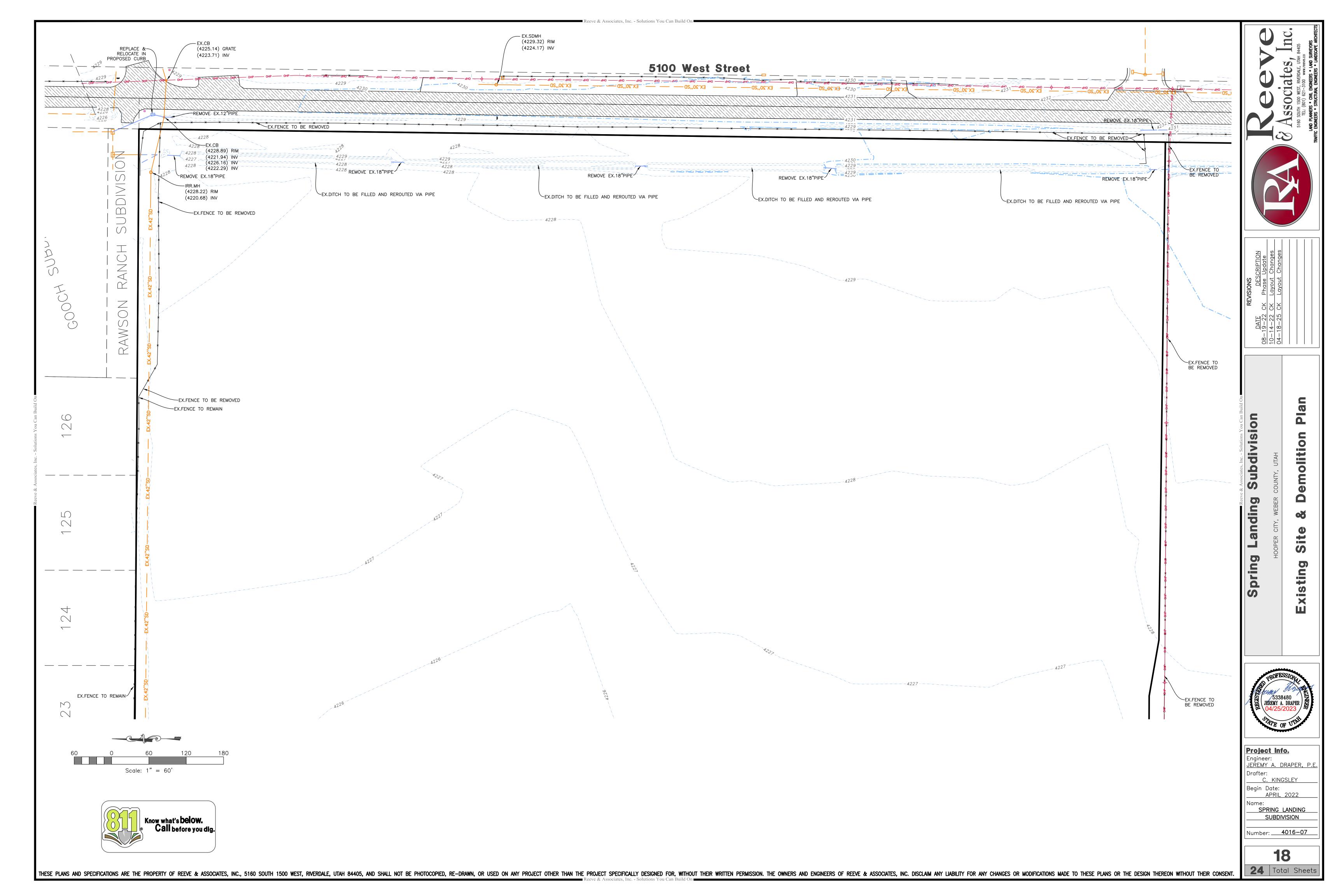
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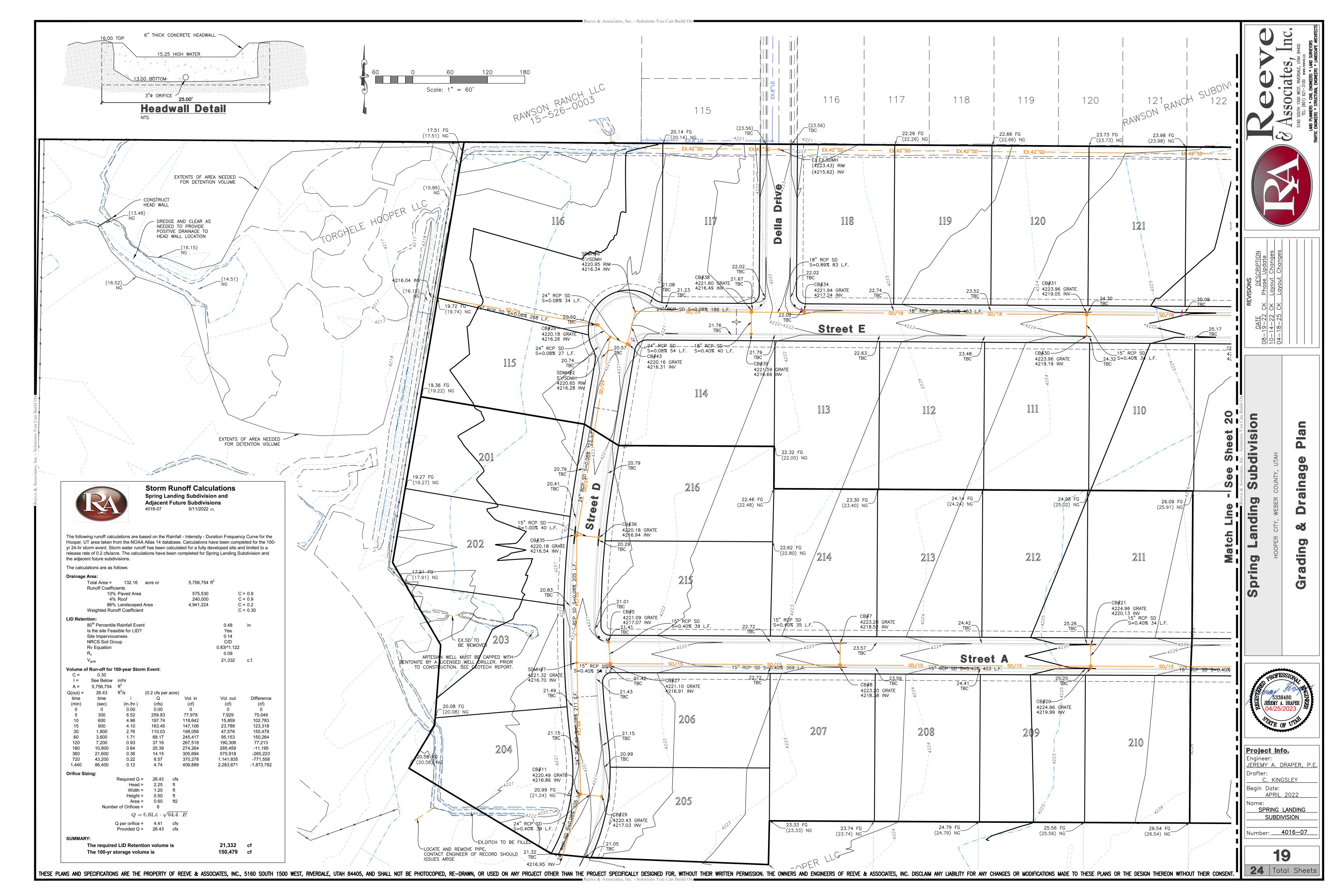
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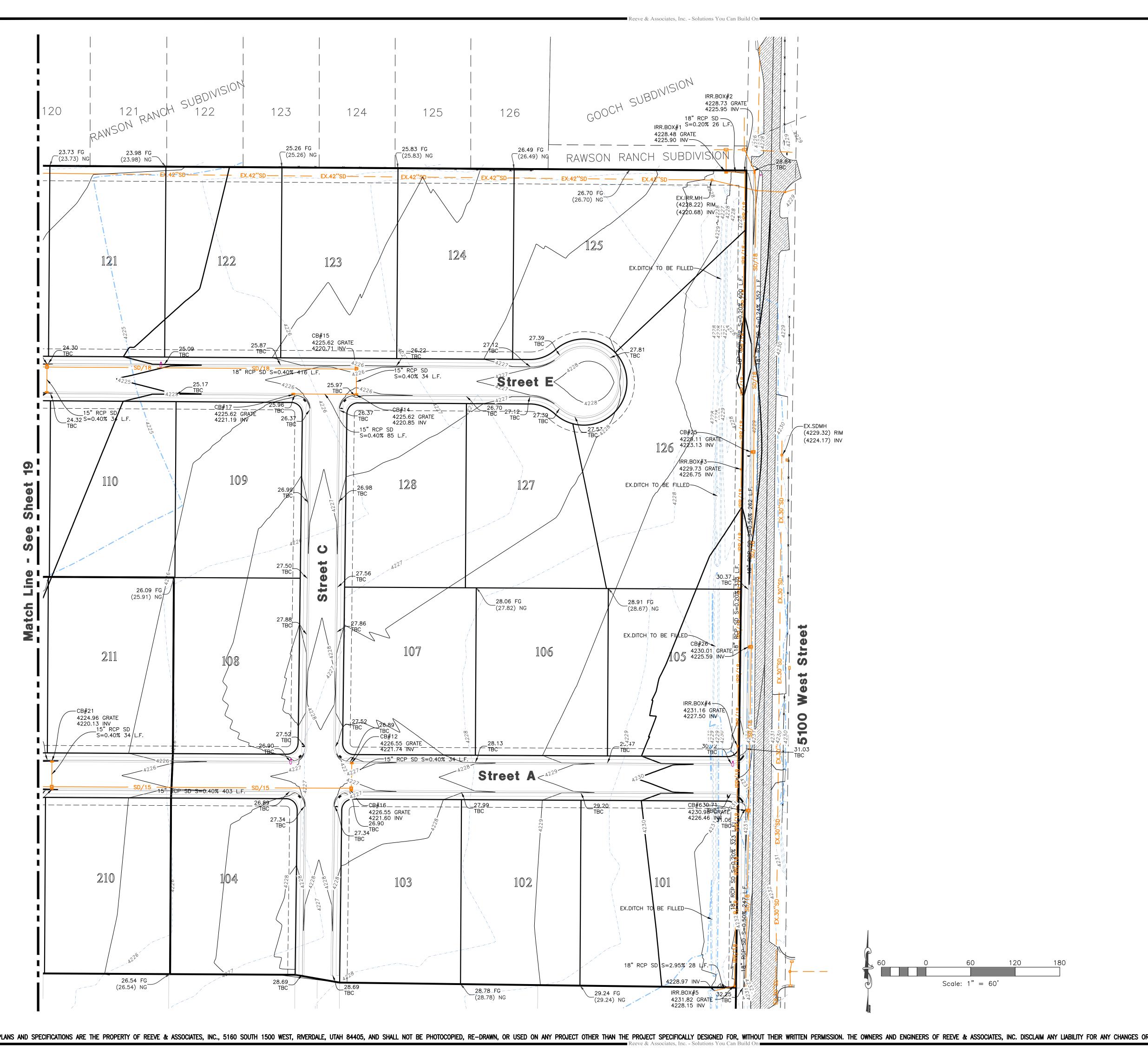
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Project Info. Engineer: JEREMY A. DRAPER, P.E C. KINGSLEY Begin Date: APRIL 2022

SPRING LANDING SUBDIVISION Number: 4016-07







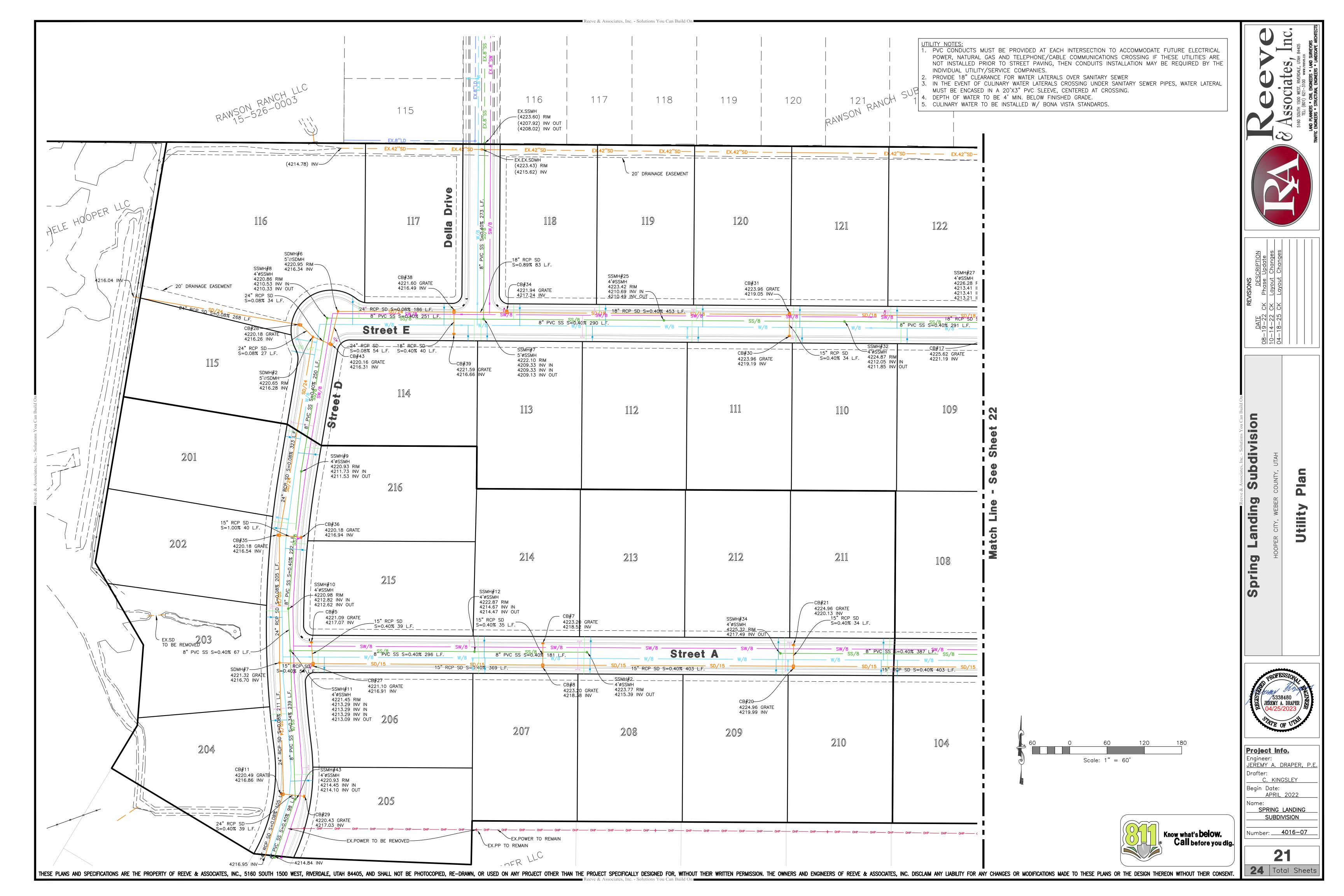


division Drainag Sub anding. Grading Spring

Project Info. Engineer: JEREMY A. DRAPER, P.E Drafter: C. KINGSLEY Begin Date:
APRIL 2022 SPRING LANDING SUBDIVISION

Number: 4016-07 20 **24** Total Sheets

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5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS * CANL ENGINEERS * LAND SURVEYORS

DATE DESCRIPTION
08-19-22 CK Phase Update
10-14-22 CK Layout Changes
04-18-25 CK Layout Changes

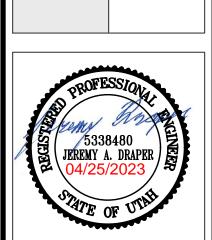
divisionOB-19-22

10-14-22

OTAH

Utility Plan

Spring Landing Sub



Project Info.

Engineer:

JEREMY A. DRAPER, P.E.

Drafter:

C. KINGSLEY

Begin Date:

APRIL 2022

Name:

SPRING LANDING

SUBDIVISION

SUBDIVISION

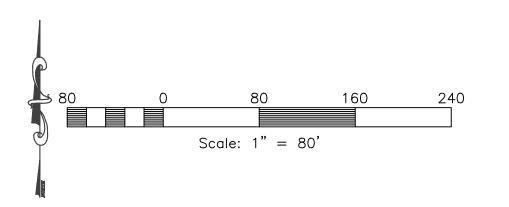
Number: 4016-07

2224 Total Sheets

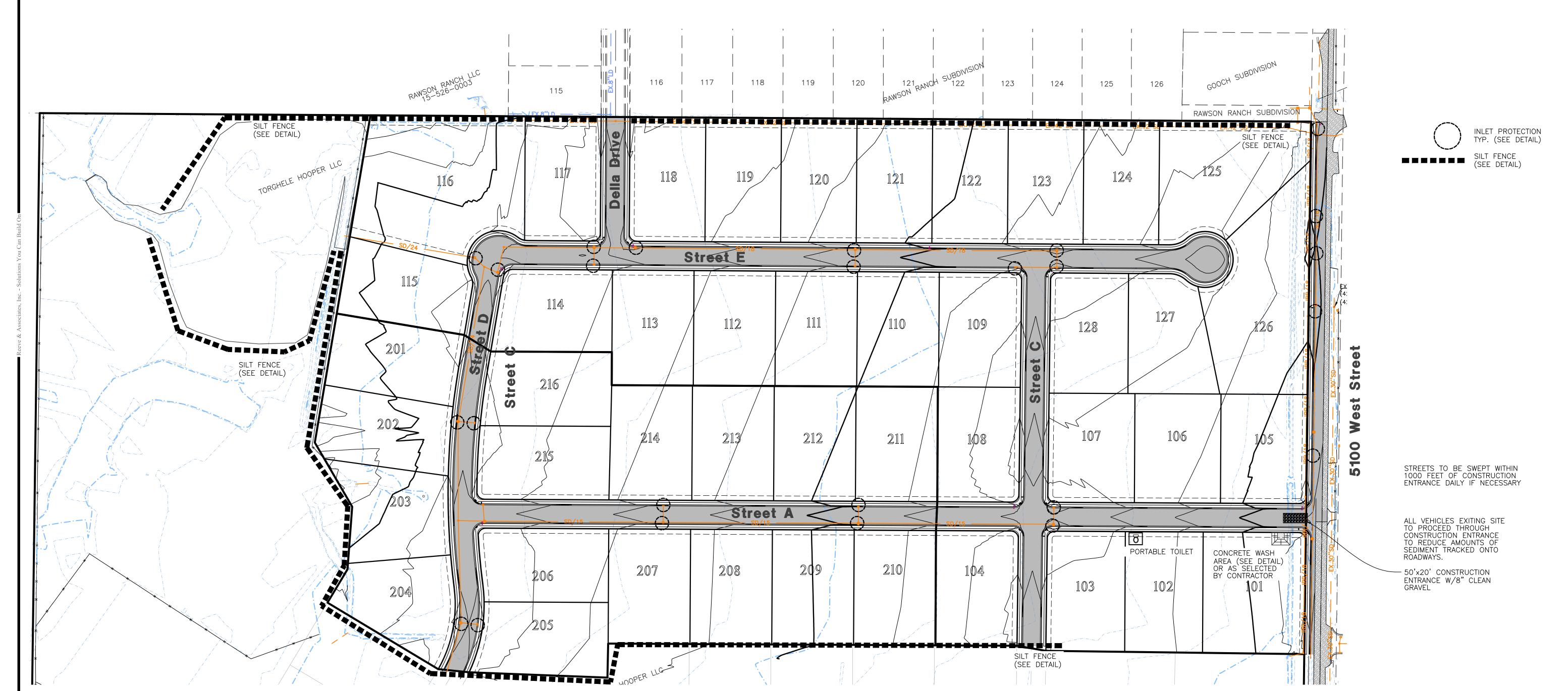
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Spring Landing Storm Water Pollution Prevention Plan Exhibit

HOOPER CITY, WEBER COUNTY, UTAH APRIL 2022







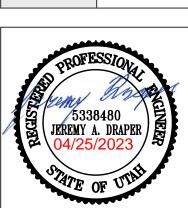
Construction Activity Schedule

- ...HOOPER CITY, WEBER COUNTY, UTAH PROJECT LOCATION. PROJECT BEGINNING DATE. ...MAY 2022 BMP'S DEPLOYMENT DATE. ..MAY 2022
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.. ..SIERRA HOMES (435) 730-8208 - SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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Project Info. JEREMY A. DRAPER, P.E Drafter: C. KINGSLEY Begin Date: APRIL 2022 SPRING LANDING

SUBDIVISION

Notes:

- 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).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas: To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments: If any contaminates are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
 - If any contaminates are found or generated, contact environmental engineer and contacts listed.
 - To be performed in designated areas only and surrounded with silt fence. Vehicle maintenance areas:
 - To be performed in designated areas only and surrounded with silt fence.
 - To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas: To be performed in designated areas only and surrounded with silt fence.

 - To be performed in designated areas only and surrounded with silt fence. Waste containment areas:
 - To be performed in designated areas only and surrounded with silt fence.
 - To be performed in designated areas only and surrounded with silt fence.
- - Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

Construction Vehicles and Equipment: a. Maintenance

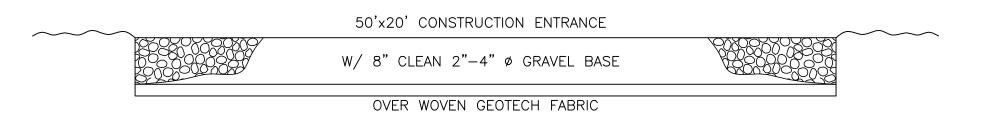
- Maintain all construction equipment to prevent oil or other fluid leaks.
- Keep vehicles and equipment clean, prevent excessive build—up of oil and grease. Regularly inspect on—site vehicles and equipment for leaks, and repair immediately.
- Check incoming vehicles and equipment (including delivery 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.
- - 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.
- 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.
- Spill Prevention and Control

- 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.
- 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.
- Post Roadway / Utility Construction Maintain good housekeeping practices.
 - Enclose or cover building material storage areas.
- Properly store materials such as paints and solvents. Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on—site.
- Perform washout of concrete trucks offsite or in designated areas only. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
- Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff
- 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
- Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

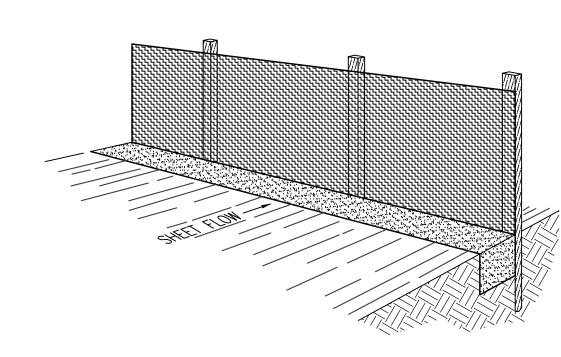
Erosion Control Plan Notes

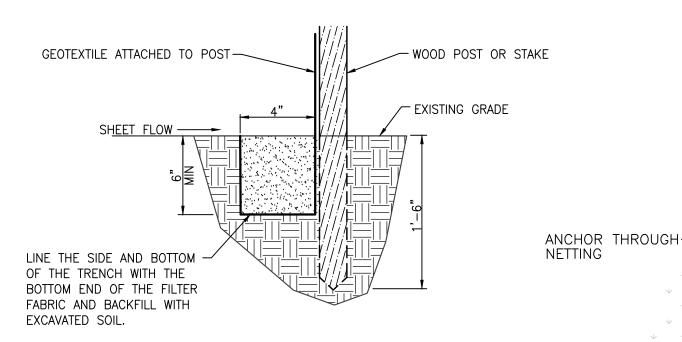
- The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.

 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.
- 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
- All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
- 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. 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. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of
- Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the
- 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.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
- Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements. Part II.D.4.C identifies the minimum inspection report requirements.
- Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR



Cross Section 50' x 20' Construction Entrance





Section

-2 TO 1 SLOPE

Perspective View

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

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 *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

—6'-⊁—6'-

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

*The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

*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.

*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

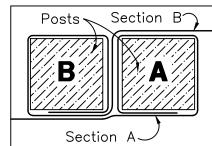


Figure 1: Top View of Roll-to-Roll Connection

STRAW WATTLE SEE STAKE DETAIL \forall \forall \vee \vee \vee STORM DRAIN -DROP INLET

SEE STAKE DETAIL

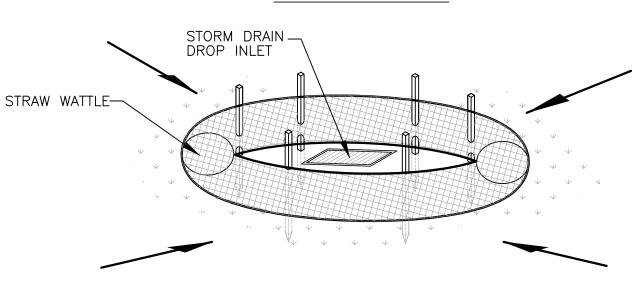
Plan View

ANCHOR THROUGH-

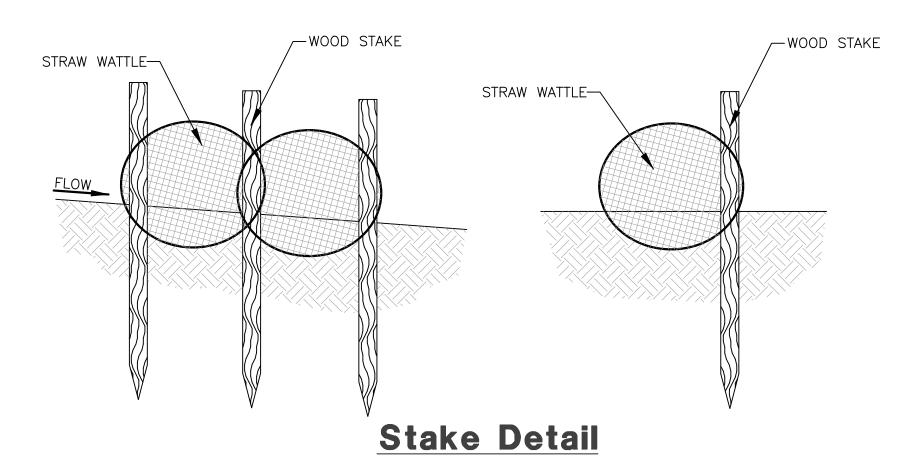
NETTING

Inlet Box Protection

STORM DRAIN INLET-



Drop Inlet Protection



Concrete Washout Area w/ 10 mil Plastic Liner SCALE: NONE

3' HIGH BERM─\

Silt Fence Detail

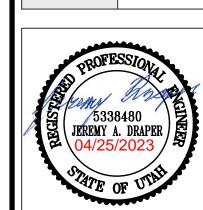
PLASTIC LINER -



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Project Info. JEREMY A. DRAPER, P.I Drafter: C. KINGSLEY |Begin Date: APRIL 2022 SPRING LANDING

Number: <u>4016-07</u> 24

SUBDIVISION

Hooper City 5580 W. 4600 S. Hooper, UT 84315 Office 732-1064 - Fax 732-0598 □ Fee: \$200.00

Total sq. ft. of Structure 2, 400

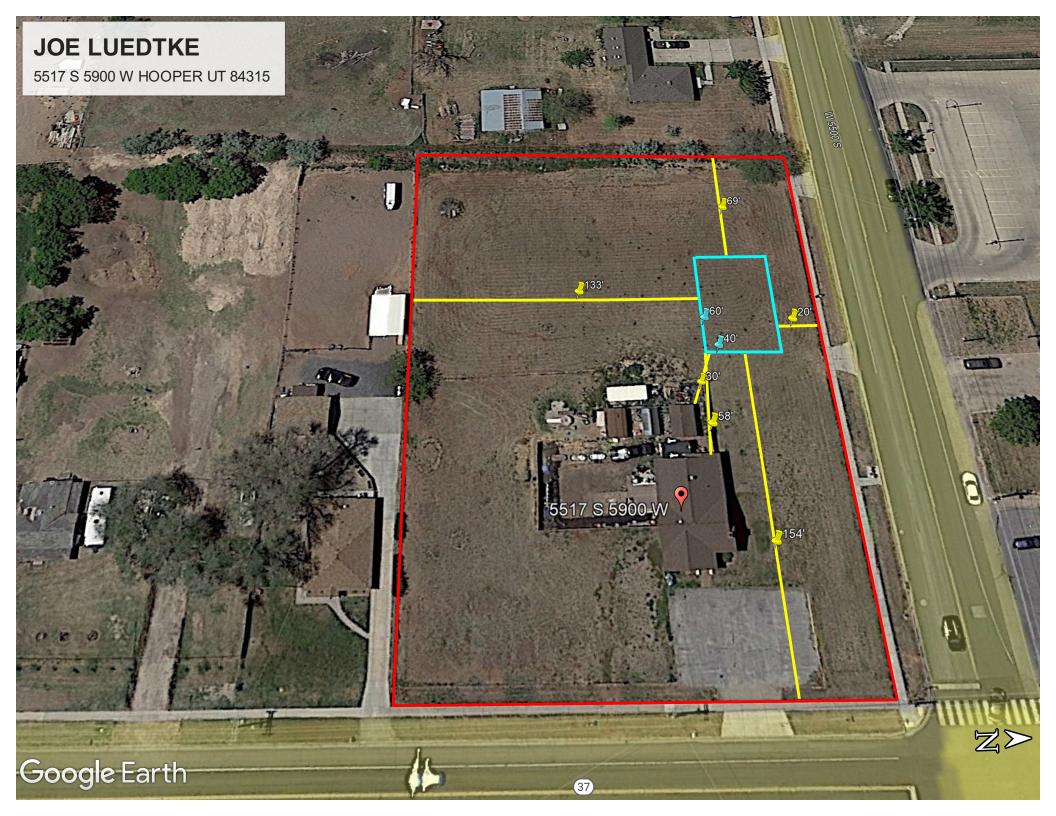
Date Submitted 5/10/23

Conditional Use Permit Oversized Structure

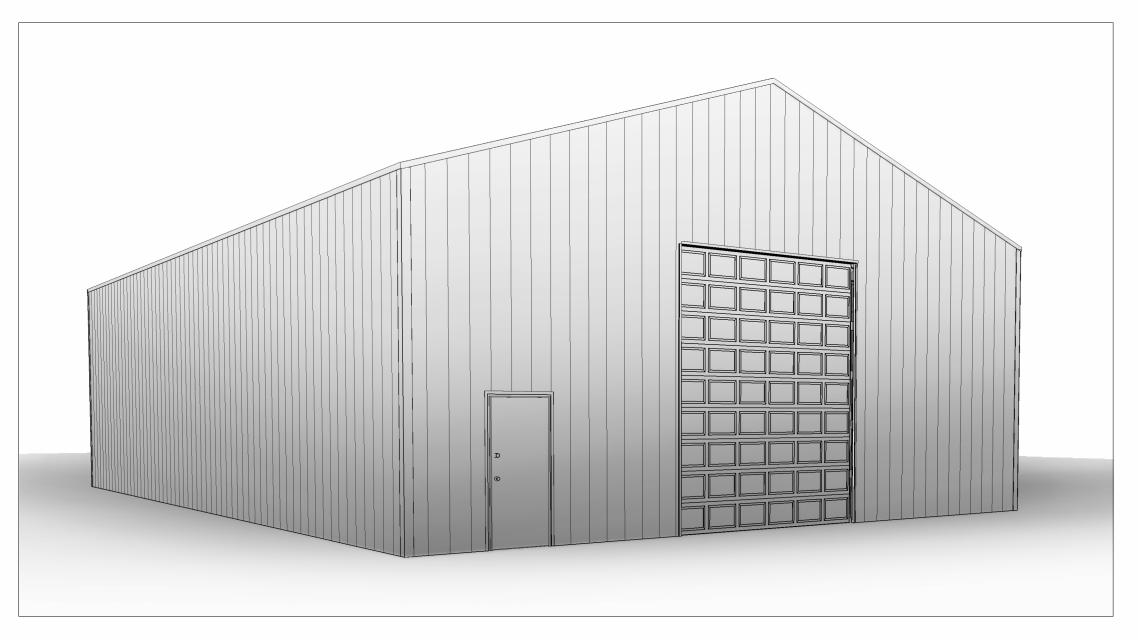
Print Applicant Name: Joe	Lipatte-									
	700. W. HODDE	W UL 843	55							
Phone #:	100:00	2. 01								
Day Time Phone #: Email:										
Provide site plan drawings including all of the following: (Site plan must be to scale).										
 Map of property showing 	Map of property showing adjacent streets									
 Building dimensions and 		cture								
or have easements attached to your property it may be more than the 3 feet.)										
 Concept drawing of what 	0 1 1 0 1 1111									
Building materials										
Driveway materials										
• Landscaping design										
What will the structure be used for? Personal Strage garage space										
Will any plumbing be installed in the structure? Yes										
Will any electricity be installed	d in the structure? Yes	No V								
Will structure be used for a bu	siness? Yes	No_								
If yes, have you applied for a	business license with Ho	oper City? Yes	s No NIA							
Explain:										
Provide stamps and <i>mailing ad</i>	ddresses not parcel addre	esses for all prope	erty owners within 600 feet from your							
property. (front, sides and back	c). The addresses must	be typed and p	rinted on address labels, not hand written.							
Mailing Addresses are available	le on the Weber County \	Web-Site at www	v.co.weber.ut.us, then go to Geo Gizmo. It							
will pull up a map. Outline the	e area you want, then us t	the tool bar at the	bottom of the screen to get parcel information							
and mailing addresses. Also,	bring in a copy of the m	ap you used with	h the parcels marked that the addresses came							
from.										
Please address these issues on		on.								
Traffic problems	Safety issues	Noise	Parking							
Fencing	Pollution	Odors	Design							
Business operation	Use of structure	Easements								
I hereby certify that the above info	ormation is accurate to th	e best of my kno	wledge. I certify that I will comply with all							
state and local requirements before	e and after building this s	structure. I under	rstand that if the conditional use does not start							
within (12) months and also if the	conditional use is discor	ntinued for (12) c	onsecutive months, the Conditional Use Permit							
will expire. If my conditional use	changes I will notify Ho	oper City for a C	Conditional Use Permit review. I or a							
representative will be present at the	e Planning Commission	Meeting.								
1 1		_1	1							
Signature:		Date: 5	23							
	1									
Name of Applicant	weather		********							

m	Approval Date:		Disapproval Date:							
Planning Commission Chairman										
Comments/Conditions:										
,										
Completed application for	all adhan J		11 1 1 0 70							
Completed application, fee and a	in other documents mu	st be submitted	three weeks before a Planning Commission							

Meeting which is the 2nd Thursday of the month unless otherwise specified.



ROPER BUILDINGS JOE LUEDTKE BLDG.



TOTAL SQUARE FOOTAGE: 2,400 Sq. Ft.

Hooper, UT 84315

CONTACTS BUILDING INFORMATION DRAFTING: ENGINEERING: CONTRACTOR: BUILDING INFORMATION: SITE INFORMATION: USE: ACCESSORY **RAW DESIGN** WHITE PINE ENGINEERING DMLP RESOURCES/ DIMENSIONS: 40' x 60' ADDRESS: CONTACT: CHRIS CARLTON PHONE: (435) 515-0126 **ROPER BUILDINGS** 5517 South 5900 West

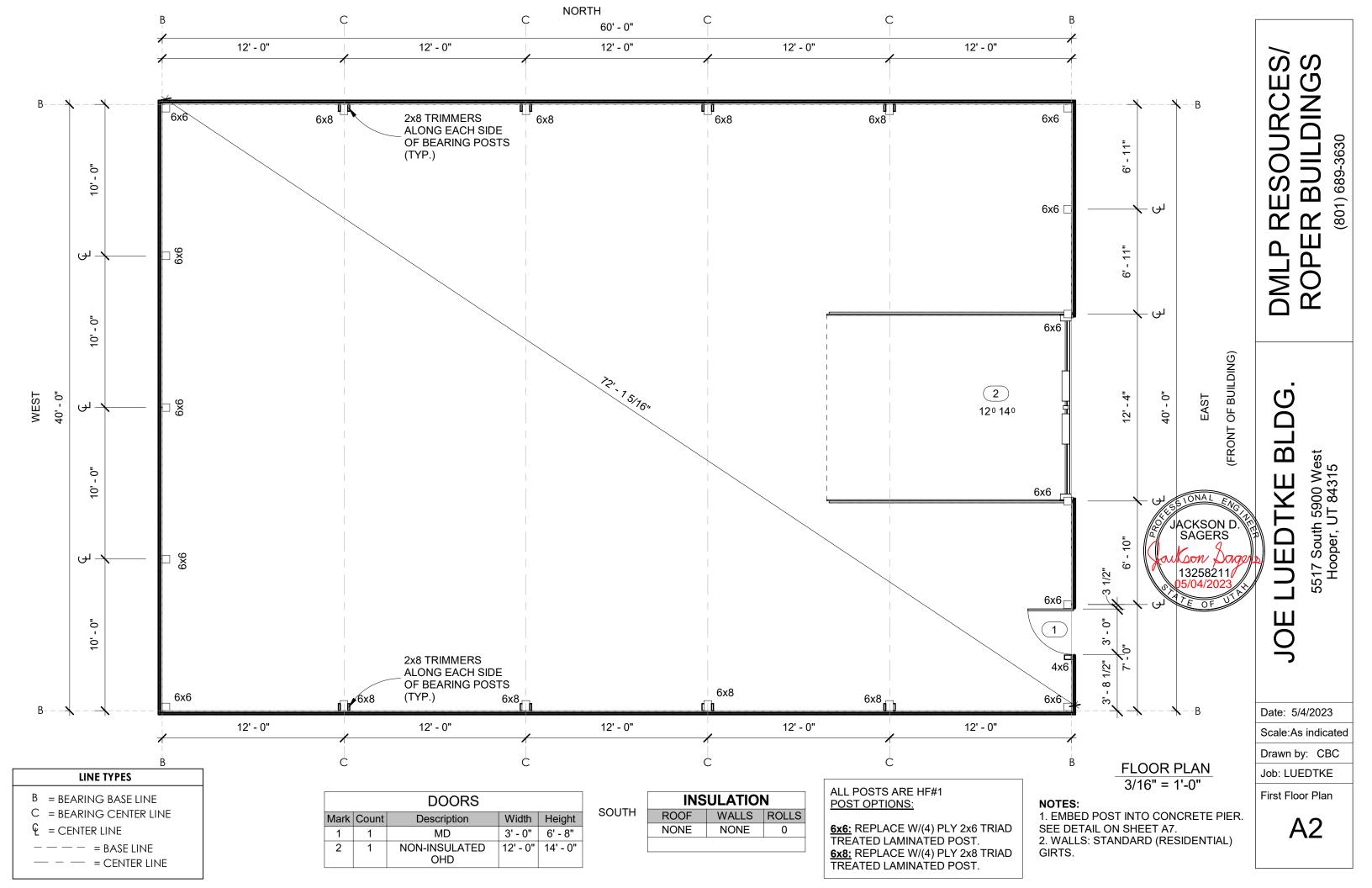
PHONE: (801) 689-3630

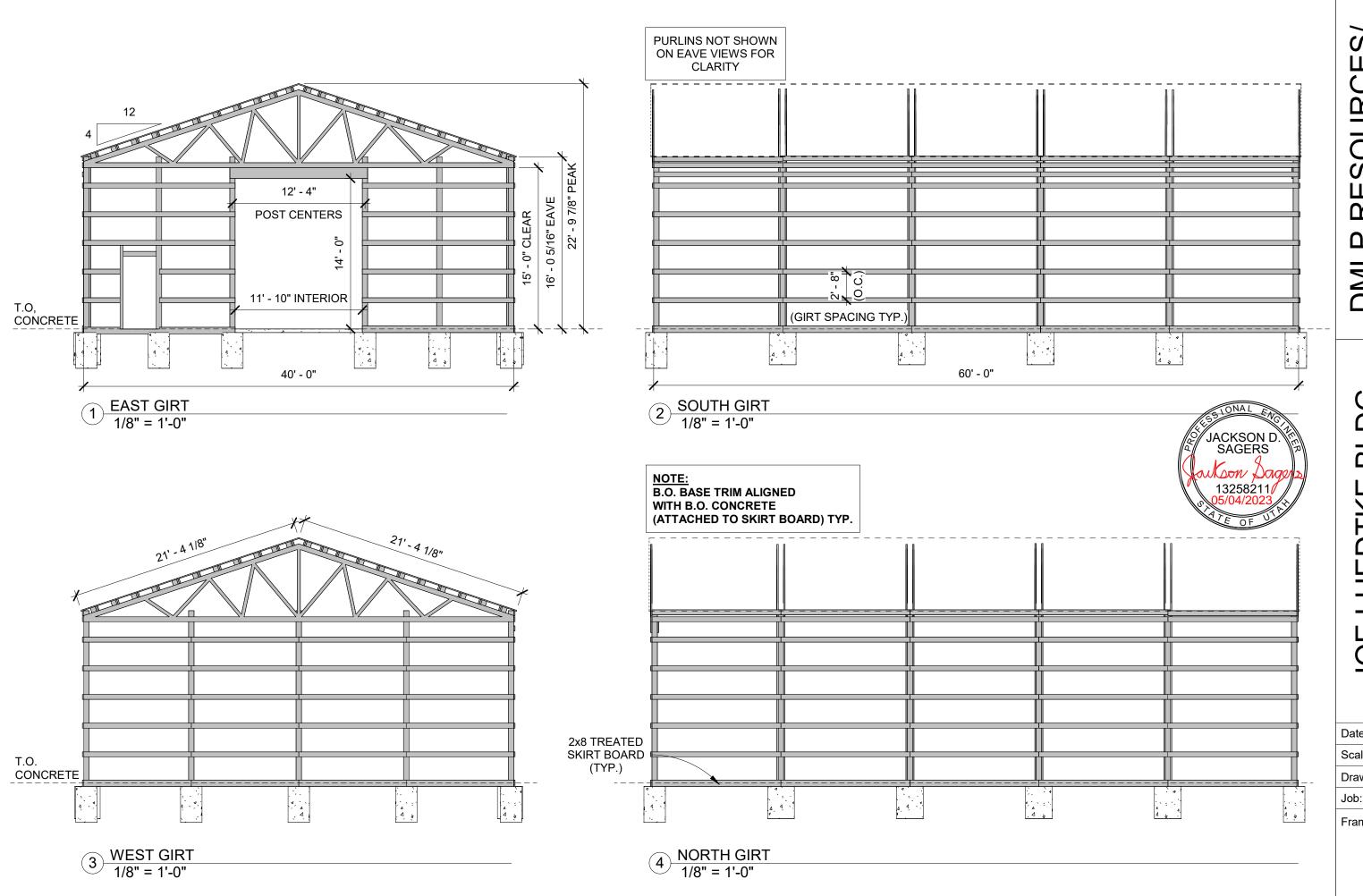
PHONE: (801) 876-6114



A0 Title Page A1 Foundation Plan A2 First Floor Plan A3 Framing Plans A4 Roof Plan A5 Elevations A6 Panel Layouts A7 Architectural Details A8 Structural Details A9 Engineering Notes

DATE: 5/4/2023





DMLP RESOURCES/ ROPER BUILDINGS

OE LUEDTKE BLDG. 5517 South 5900 West Hooper, UT 84315

Date: 5/4/2023

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

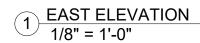
Drawn by: CBC

Job: LUEDTKE

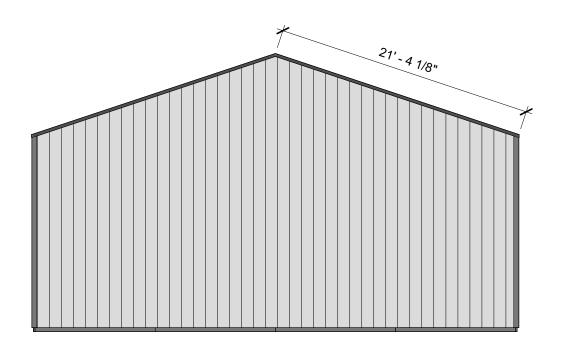
Framing Plans

A3

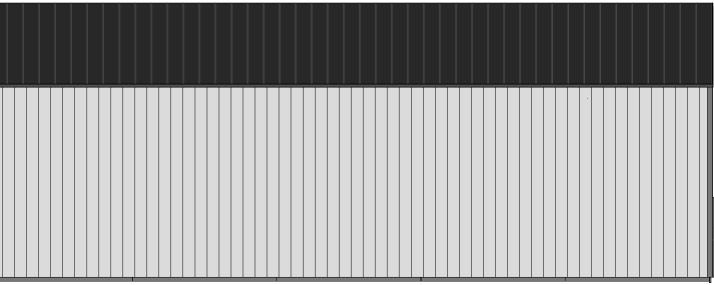
12



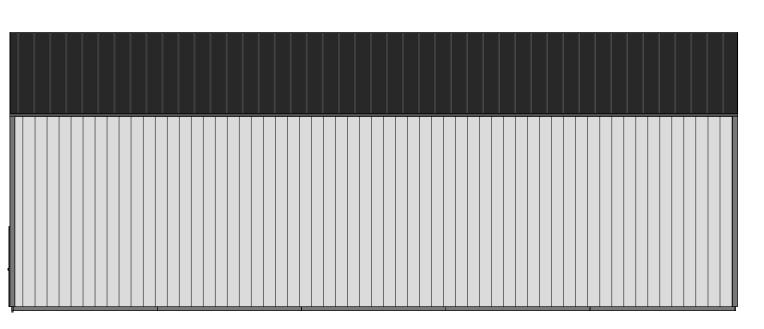
12



WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION 1/8" = 1'-0"



4 NORTH ELEVATION 1/8" = 1'-0"

DMLP RESOURCES/ ROPER BUILDINGS

(801) 689-3630

JOE LUEDTKE BLDG. 5517 South 5900 West Hooper, UT 84315

Date: 5/4/2023

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

Drawn by: CBC

Job: LUEDTKE

Elevations

A5

Hooper City 5580 W. 4600 S. Hooper, UT 84315 Office 732-1064 - Fax 732-0598 □ Fee: \$200.00

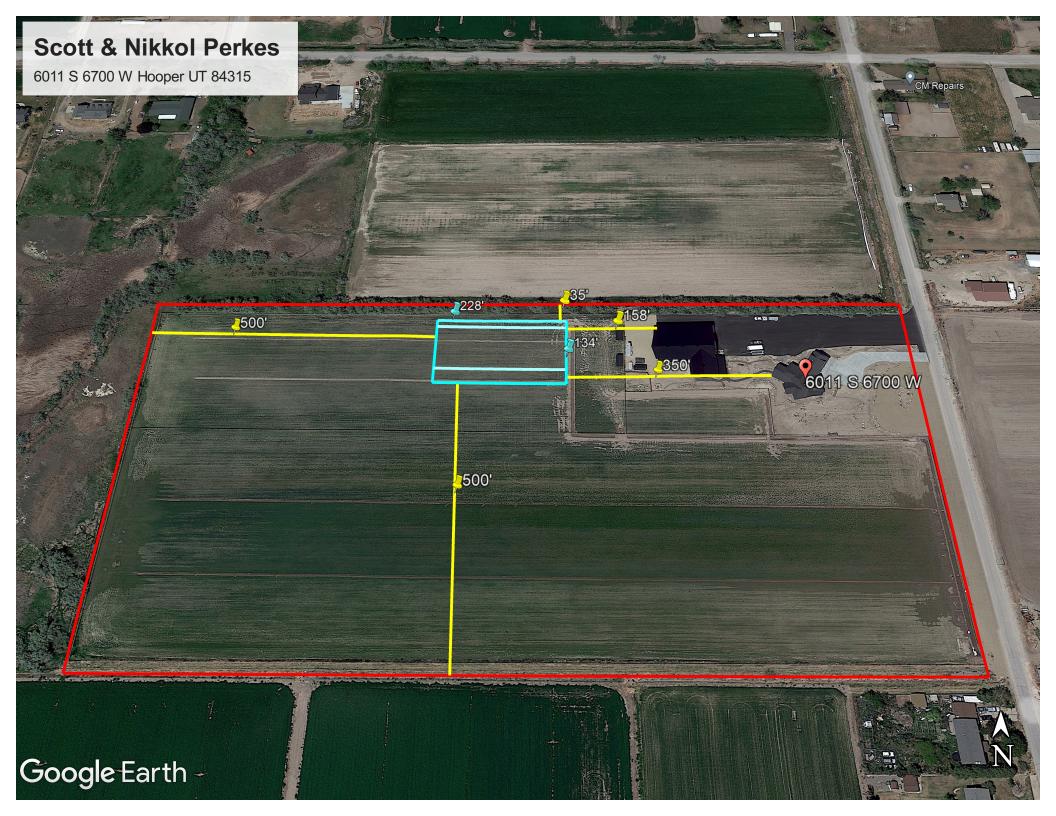
Total sq. ft. of Structure <u>30,552</u>

Date Submitted <u>04/25/23</u>

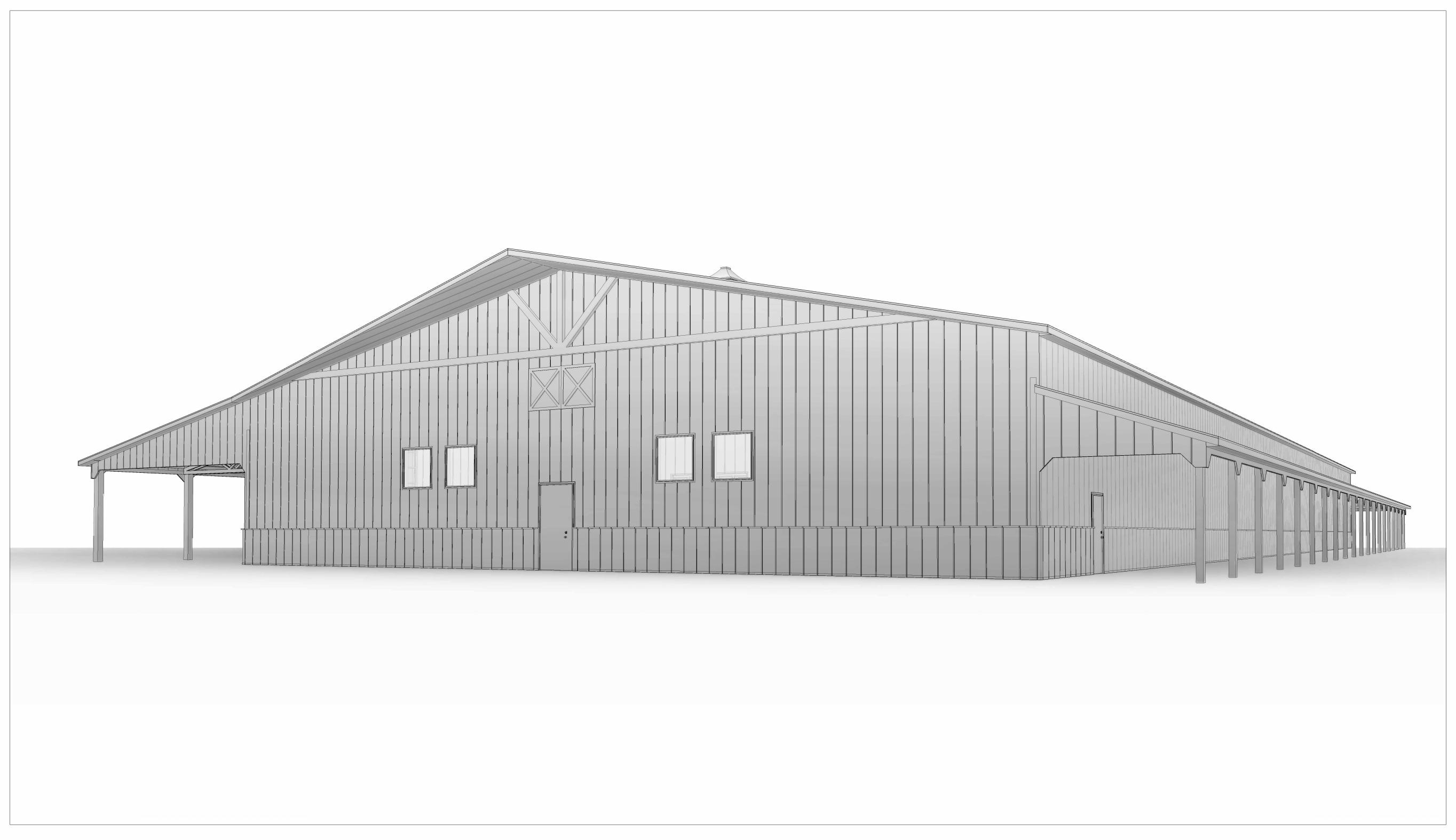
Conditional Use Permit Oversized Structure

Print Applicant Name: Scott			21.5				
Address: 60 M S. 6700 Phone #:	W. Hooser	- V+ 843	310				
Day Time Phone #:		Email:					
□ Provide site plan drawings in	cluding all of the followi		must be to scale)				
Map of property showing		ng. (Site plan i	nust be to scare).				
Building dimensions and controls		ıre					
			from property lines. If you are on a corner lot				
or have easements attache							
• List any easements on property							
 Roof pitch, roof height, roof 							
 Concept drawing of what s 			1 1 2 2 1				
 Building materials 							
 Driveway materials 							
 Landscaping design 	N 200						
□ What will the structure be used	for? Riding ween	A, TACK RO	som Horse stalls				
□ Will any plumbing be installed			- Not by Ropere				
□ Will any electricity be installed			- Not by Roper				
□ Will structure be used for a bus	· ·	No	9				
If yes, have you applied for a b	ousiness license with Hoor	per City? Yes	No				
Explain:		2 11	111 100 0				
			rty owners within 600 feet from your				
property. (front, sides and back). <u>The addresses must b</u>	e typed and pr	inted on address labels, not hand written.				
			.co.weber.ut.us, then go to Geo Gizmo. It				
			bottom of the screen to get parcel information				
	oring in a copy of the map	o you used with	the parcels marked that the addresses came				
<i>from.</i> Please address these issues on t	ha haak of this annliastion						
Traffic problems	Safety issues	Noise	Parking				
Fencing	Pollution	Odors	Design				
Business operation	Use of structure	Easements	Design				
Business operation	Osc of structure	Lascincius					
			wledge. I certify that I will comply with all				
			stand that if the conditional use does not start				
within (12) months and also if the	conditional use is disconti	nued for (12) co	onsecutive months, the Conditional Use Permit				
			onditional Use Permit review. I or a				
representative will be present at the	Flanning Commission IV	leeting.					
Signature:		Data: Dille	75/2023				
Signature.		Date: 09/	15/2023				
Name of Applicant Kondis	2.100						
**************************************	**************************************	******	******				
The second secon	Approval Date:		Disapproval Date:				
Planning Commission Chairman	Approvar Date		Disapproval Date				
Comments/Conditions:	762, 39, 5021110						
Completed application, fee and a	ll other documents must	be submitted t	three weeks before a Planning Commission				

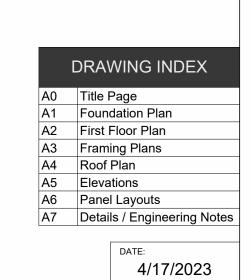
Meeting which is the 2nd Thursday of the month unless otherwise specified.



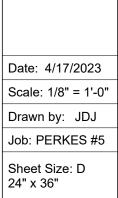
ROPER BUILDINGS SCOTT PERKES BUILDING #5

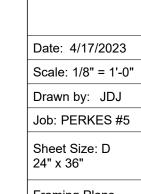




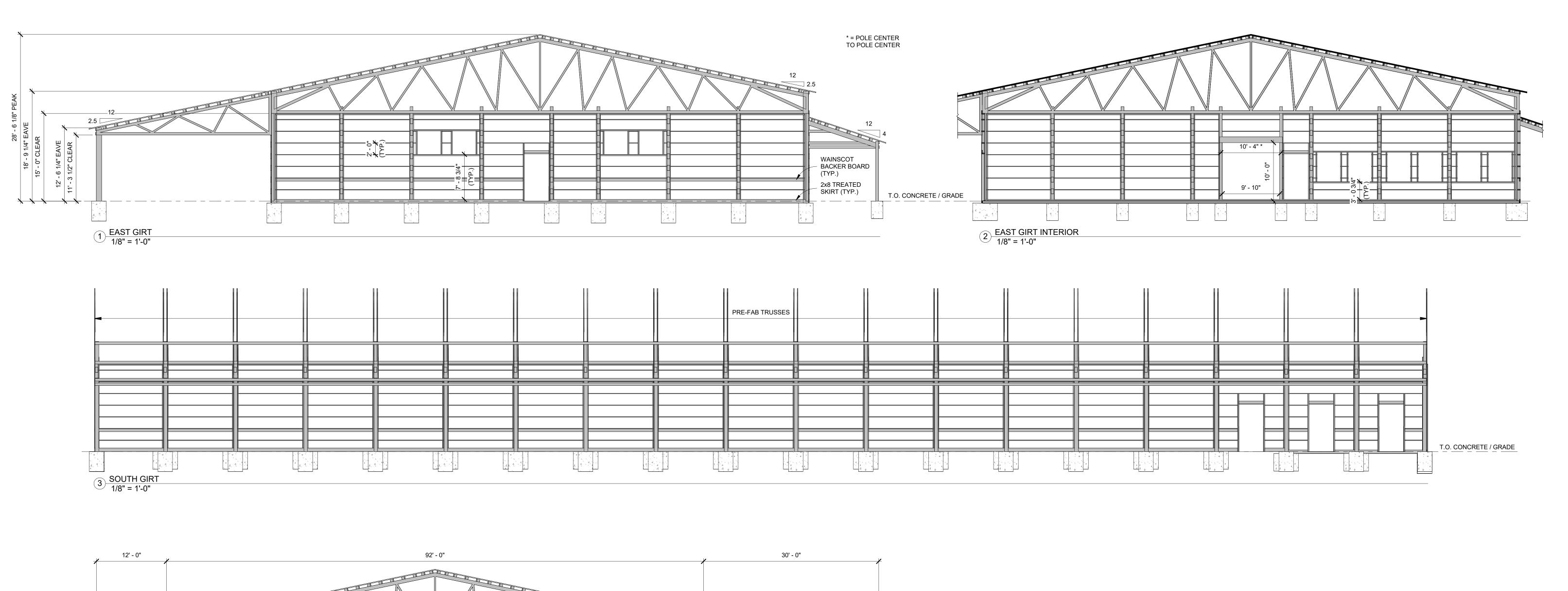


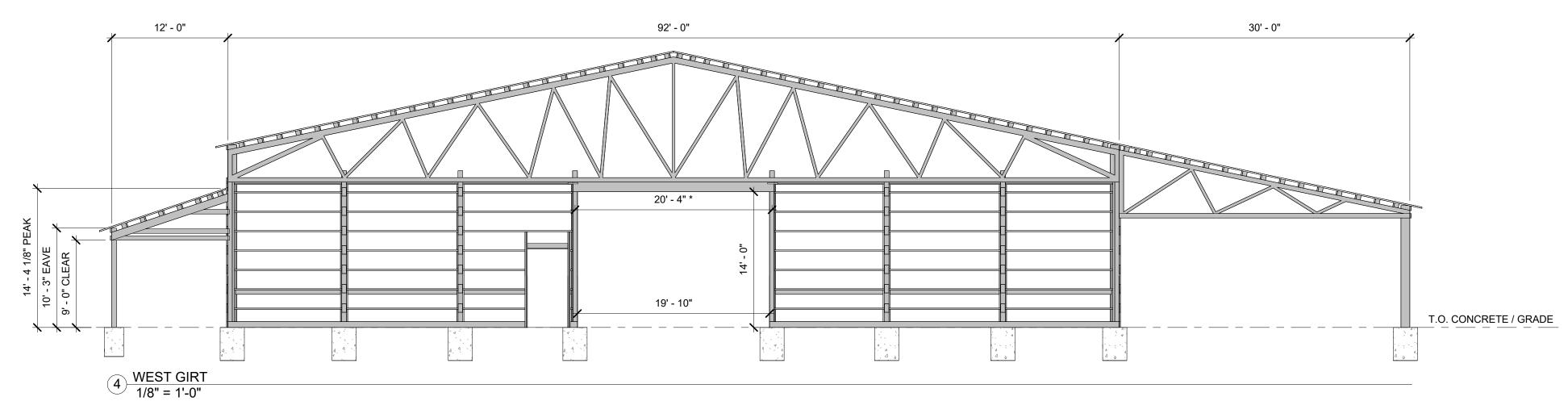


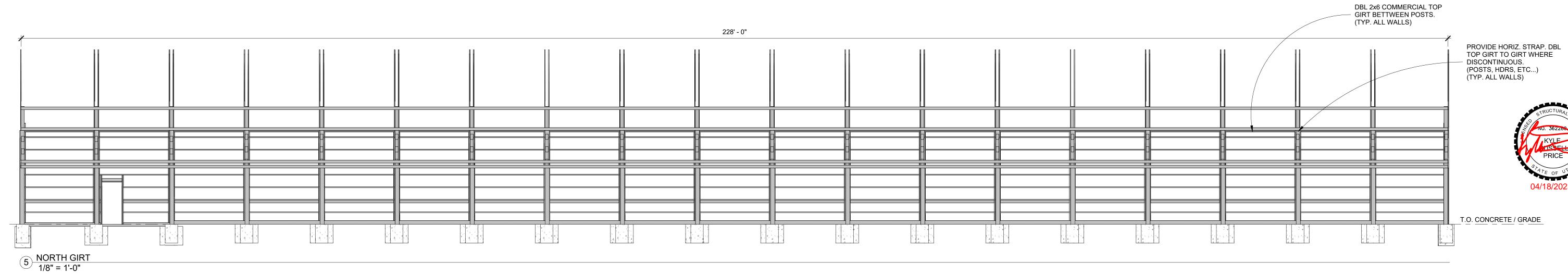




T.O. CONCRETE / GRADE Framing Plans **A**3



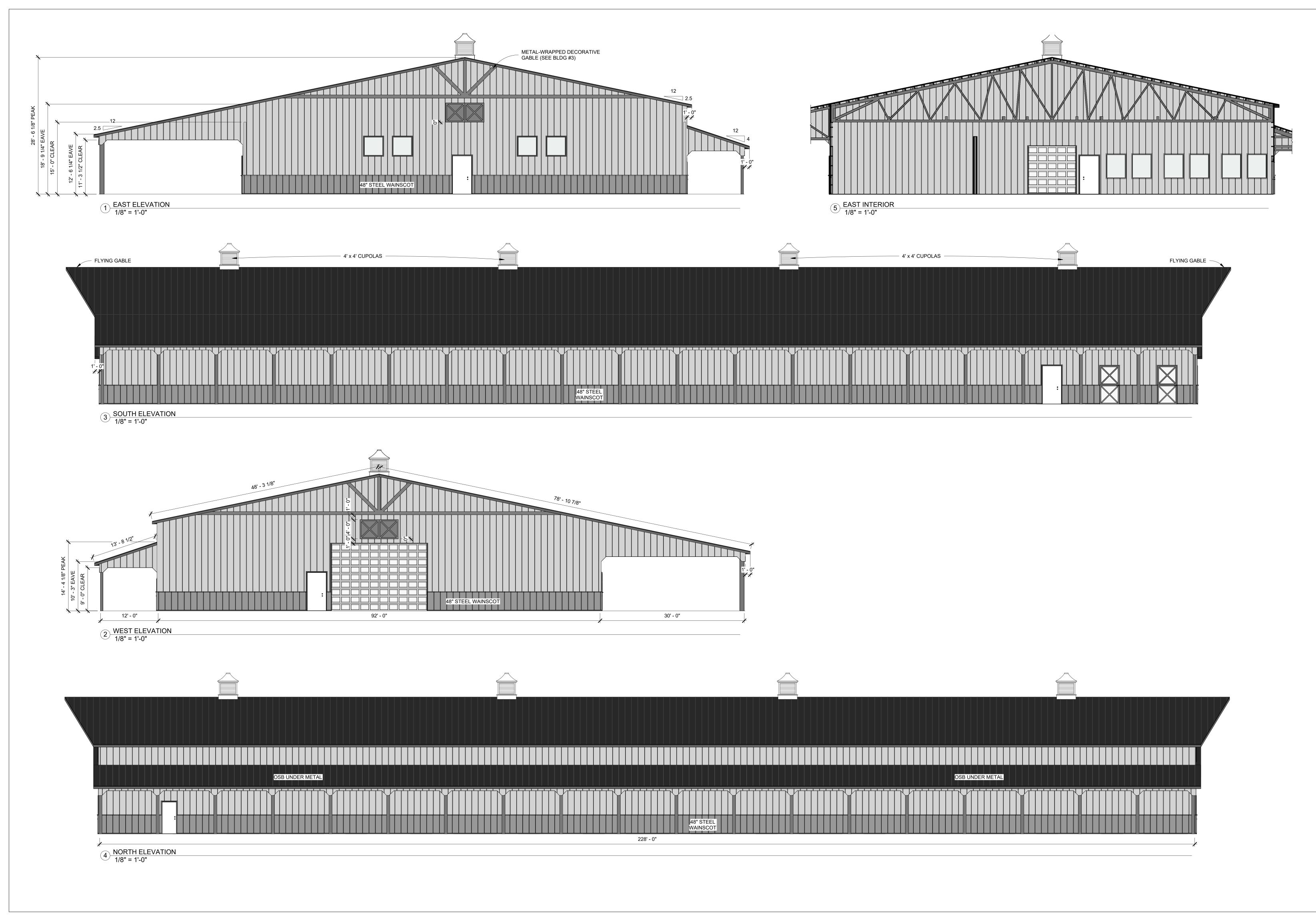




Scale: 1/8" = 1'-0" Drawn by: JDJ Job: PERKES #5

Sheet Size: D 24" x 36" Elevations

A5



Hooper City 5580 W. 4600 S. Hooper, UT 84315 Office 732-1064 - Fax 732-0598 Total sq. ft. of Structure 1800 Date Submitted_

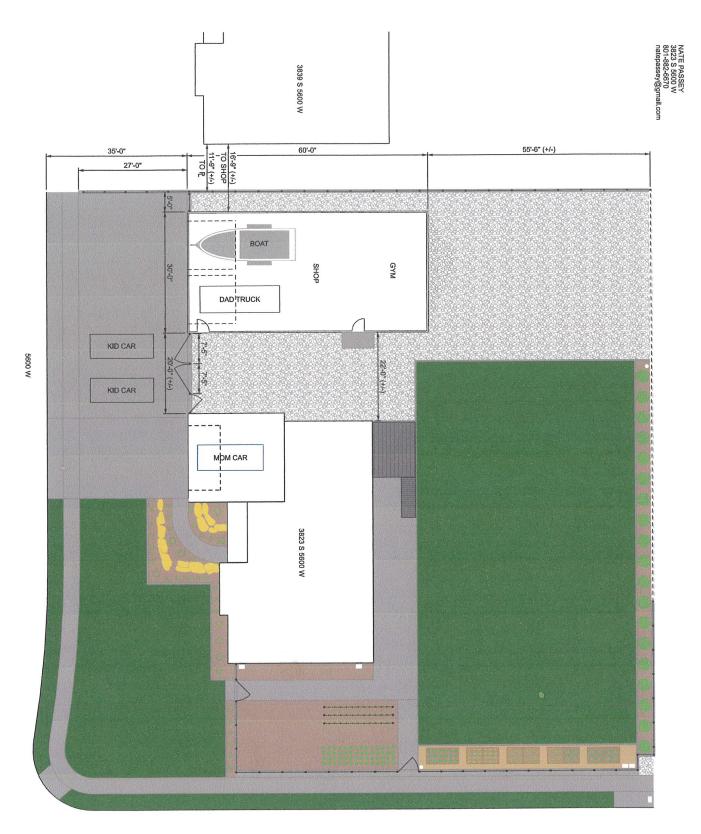
HOOPER CITY

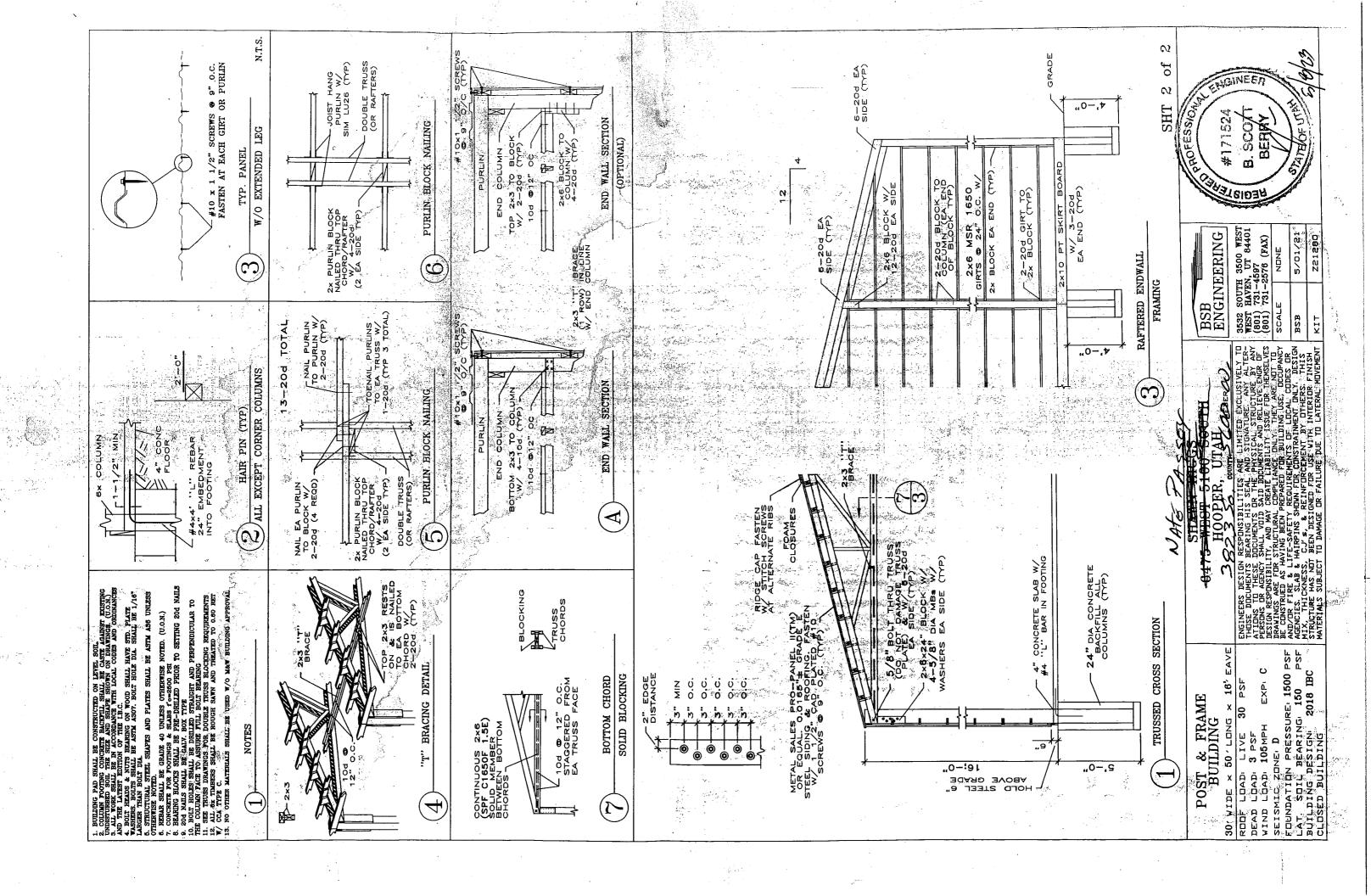
Cash 🗆

Conditional Use Permit Oversized Structure

Print Applicant Name: NA				MAY	1 1 2023
Address: 3823 S. 56	00 W			Amt 2310	Int. MY
Phone #:_					CC Cash
Day Time Phone #:	· 1 1 11 0 11 0 1	Email:			00 00011
 Provide site plan drawing Map of property show 	ing adjacent streets		must be to scale).		
	and distance from other st		from property lines. If you a		- 1 - /
or have easements atta	oched to your property it r	nav he måre than th	irom property imes. If you a	re on a corne	r lot
 List any easements on 		nay be more man u	5		
		n line distance to of	ther structure and property lin	e s	
	hat structure will look like		mer structure and property in	CS	
 Building materials 			¥		
 Driveway materials 					
 Landscaping design 					
□ What will the structure be u	ised for? STORAGE PA	RYING BOAT &T	PULK, EXERCISE AREA, H	OBBY WOOD	WORK
□ Will any plumbing be insta			_		
□ Will any electricity be insta			_		
□ Will structure be used for a	1	No x	2.1		
If yes, have you applied for Explain:	a business license with F	100per City? Yes	S No		
	addrassas not parcel add	resses for all propa	rty owners within 600 feet fro		
			rinted on address labels, no		44
Mailing Addresses are avail	able on the Weber Count	Web-Site at waxay	co.weber.ut.us. then go to G	eo Gizmo I	<u>uen</u> .
will pull up a map. Outline	the area vou want, then u	s the tool bar at the	bottom of the screen to get pa	arcel informa	tion
			the parcels marked that the		
from.	, 0 1, 3	1 5	7	ester esses en	
Please address these issues of	on the back of this applica	tion.			
Traffic problems	Safety issues	Noise	Parking		
Fencing	Pollution	Odors	Design		
Business operation	Use of structure	Easements			
	0				
I hereby certify that the above in	iformation is accurate to	the best of my know	wledge. I certify that I will co	omply with al	[]
state and local requirements bef	ore and after building this	s structure. I under	stand that if the conditional u	se does not st	tart
within (12) months and also if the will expire. If my conditional u	se changes I will notify \Box	ooper City for a Co	onsecutive months, the Condi	tional Use Pe	rmit
representative will be present at			onditional Ose Permit review.	. 1 or a	
representative will be present at	the Flamming Commission	S	,		
Signature: Walkan folia)	Date: 5/11/2	2023		
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.





Submittal Package for:

AT&T Wireless Tower Project

"Hooper East"

Table of Contents

Condition	onal Use Permit Application	.3
Zoning I	Drawings	4-13
Photo S	imulation	14,15
Project	Narrative – Chapter 22-13 Code Compliance	16-22
	10-2B-2 General requirements	16
	10-4A-6 Architectural or Design Standards	16
	10-4A-9 Compliance Prior to Permits	.16
	10-4A-12 General Debris And Waste	.16
	10-4A-13 Dimensional Standards (D)(2)	.17
	10-4A-18 Fencing	.17
	10-4A-31 Unsuitability	17
	10-4A-32 Utilities	.17,18
	10-4C-1 Purpose	.18
	10-4C-2 Applicability	18
	10-4C-4 General Landscaping Standards	.18
	10-4E-3 Exempt	.18
	10-4E-4 Prohibited	.19
	10-5-2	19
	10-5-5.5 Conditional Use Permits	19
	10-5-7 Appeals	19
	10-5A-2 Application Requirements And Fees	19,20
	10-5A-4 Conditional Use Notice	20
	10-5A-5 Decisions By The City	20
	10-5A-6 Decision By The Commission	20

10-5A-7 Decision By The City Council20,21
12-1-2 Poles and Towers21
Narrative Response to Concerns21,22
Service & Purpose21
Zoning21,22
High Visibility22
Health & Safety22
Timelines22
Federal Law As Applicable23,24
Coverage Map Comparison25,26
Line Of Sight Analysis27-41
Radiofrequency Exposure & Safety Information42-45

Hooper City

Conditional Use Permit
Commercial Tower or Antenna Structure

Fee: \$200.00

5580 W 4600 S Commercial Tov

Hooper, UT 84315

Office: 801-732-1064 Fax: 801-732-0598

		Richard C. Lee, as agent for AT&T
Print Applicant Name: Steve Verhoeve		
Address: 5609 S 4300 West Hooper UT	Heber City, Utah 84032	
Phone Number:		435.640.4020
Parcel ID: 090820002	rlee@j5ip.com	
Provide site plan drawing whice	h includes the followi	ring: (Site plan must be to scale)
 Map of property showing 	g adjacent streets	Meredith Hewett, as agent for AT&T
 Tower dimensions and d 	listance from other str	tructures 503.312.3400
Distance from property	lines	mhewett@j5ip.com
Existing easements		innewell@jolp.com
 Concept drawing of what 	t structure will look lik	ike
Building materials used		
Driveway materials		
 Landscape design 		
☐ What will structure be used for	? (Cell tower, emerger	ency communications, etc.)
Wireless Communication Fa		· · · · · · · · · · · · · · · · · · ·
		stower? Yes X No (50'x50' Fenced Compound)
☐ Will any electricity be installed		
· -	•	nin 600 feet from each property line.
•	•	om the Weber County Recorder's Office
This application will be evaluated b		-
	/ Issues Noise	
Fencing Pollut		•
•		ements
You may want to address any of the		
,		
I hereby certify that the above info	rmation is accurate to	the best of my knowledge. I certify that I will comply
		onstruction of this tower/antennae. I understand that
-		nonths and also if the conditional use is discontinued
	, ,	will expire. If my conditional use changes, I will notify
		epresentative will be present at the Planning
Commission Meeting.		
	· Cu	
Signature: Catherialler Ver	how Date:	5/9/2023
***************************************	*************	***************************************
	Ammanual Datas	Disampressal Dates
Planning Commission Chairperson	Approval Date:	Disapproval Date:
riaming 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.

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

SITE CONSTRUCTION MANAGER:

CITY, STATE, ZIP: CENTENNIAL, CO 80112

ROB ACOSTA

(847) 271-3072

7670 S. CHESTER ST.

7670 S. CHESTER ST.

7670 S. CHESTER ST.

J5 INFRASTRUCTURE PARTNERS

J5 INFRASTRUCTURE PARTNERS

EDGAR CHIONG

(509) 551-0629

P.O. BOX 190

KEVIN MILLER

(720) 296-6180

23 MAUCHLY #110

5609 SOUTH 4300 SOUTH

CITY, STATE, ZIP: CENTENNIAL, CO 80112

CITY, STATE, ZIP: MIDVALE, UTAH

CITY, STATE, ZIP: IRVINE, CA 92618

CITY, STATE, ZIP: HOOPER, UT 84315

JAN ROBINETTE

(801) 201-4173

CENTENNIAL, CO 80112

ADDRESS:

CONTACT:

ADDRESS:

PHONE:

SITE APPLICANT:

CITY, STATE, ZIP:

RF ENGINEER:

CONTACT:

ADDRESS:

CONTACT:

PHONE:

NAME:

NAME:

ADDRESS:

ADDRESS:

CIVIL ENGINEER:

ELECTRICAL ENGINEER:

PROPERTY OWNER:

PHONE:

1C PACE ID: MRUTH052555 WM ID: WSUTH0012930

PROJECT TEAM

USID: 321654 FA CODE: 15864902 5315072 RFDS ID #:



SITE NUMBER: UTL03117 **HOOPER EAST** SITE NAME:

SITE TYPE: MONOPOLE / WUC ADDRESS: 5609 SOUTH 4300 WEST

HOOPER, UT 84315

LOCAL MAP

PARCEL ID: 090820002

PREPARED FOR



NEW CINGULAR WIRELESS PCS LLC ("AT&T") 7670 S. CHESTER ST. CENTENNIAL, CO 80112

Vendor:



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 10/28/22 90% ZD

TOWER/ANTENNA SOW:

FACILITY, CONSISTING OF THE FOLLOWING:

•• 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 (12) AT&T REMOTE RADIO HEADS (RRH'S)

PROPOSED SITE BUILD OF AN UNMANNED TELECOMMUNICATIONS

•• 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

PROJECT DESCRIPTION

•• 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)

•• INSTALLATION OF (3) AT&T HYBRID RACKS

•• INSTALLATION OF (1) AT&T H-FRAME W/ UTILITY EQUIPMENT

•• 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

•• 50'-0" x 50'-0" (2500 SQ. FT.) LEASE AREA

SITE INFORMATION

STEVEN VERHOEVEN & CATHERINE

JURISDICTION: HOOPER CITY

WIND LOADS: 103 MPH (3-SECOND GUST) EXPOSURE CATEGORY: C **SEISMIC ZONE:**

FLOOD ZONE: PARCEL ID #: 090820002 SEE HOOPER CITY ZONING: 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

Ivory Homes - Cranefield

Estates Collection

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.

VICINITY MAP

Roy Aquatic Center

(108)

Lowe's Home

Improvement "

Walmart Supercent

Hill Aerospace Muse

Sunset

Smith's Food and Drug

Clinton

HABITATION NOTE

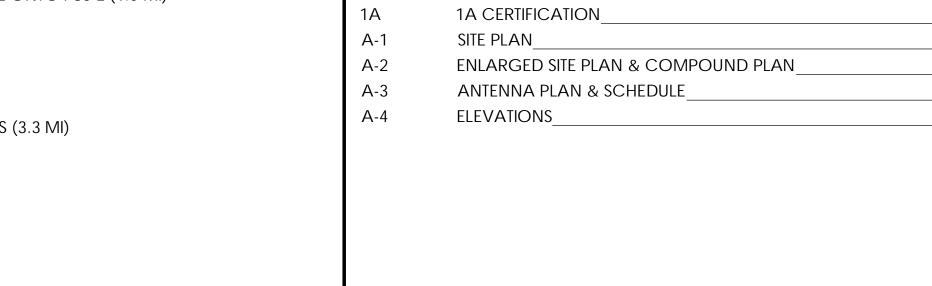
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE 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.

- 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)
- 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.



GN-1 **GENERAL NOTES** GN-2 GENERAL NOTES GN-3 SITE SIGNAGE SU1 SITE SURVEY

Sheet Title:

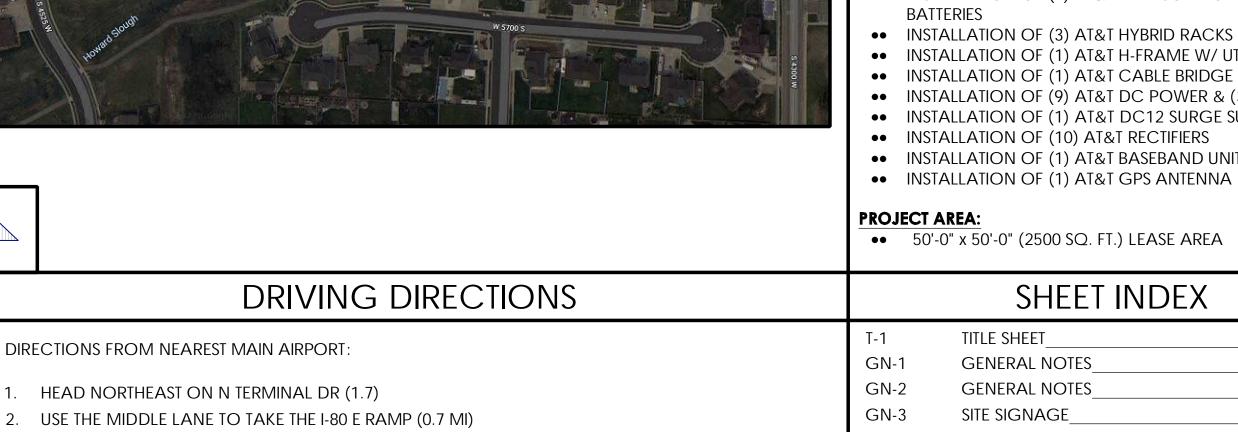
Licensor:

REV

TITLE SHEET

Sheet Number:

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DIGALERT

Call 2 Full Working Days In Advance

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:

		<u> </u>		
A.B.	ANCHOR BOLT	FDN.	FOUNDATION	SCH.
ABV.	ABOVE	F.O.C.	FACE OF CONCRETE	SHT.
ACCA	ANTENNA CABLE COVER ASSEMBLY	F.O.M.	FACE OF MASONRY	SIM.
ADD'L	ADDITIONAL	F.O.S.	FACE OF STUD	SPEC.
A.F.F.	ABOVE FINISHED FLOOR	F.O.W.	FACE OF WALL	SQ.
A.F.G.	ABOVE FINISHED GRADE	F.S.	FINISH SURFACE	S.S.
ALUM.	ALUMINUM	FT.(')	FOOT (FEET)	STD.
ALT.	ALTERNATE	FTĠ.	FOOTING	STL.
ANT.	ANTENNA	G.	GROWTH (CABINET)	STRUC.
APPRX.	APPROXIMATE(LY)	GA.	GAUGE	TEMP.
ARCH.	ARCHITECT(URAL)	Gl.	GALVANIZE(D)	THK.
AWG.	AMERICAN WIRE GAUGE	G.F.I.	GROUND FAULT CIRCUIT	T.N.
BLDG.	BUILDING	INTERRUPTER		T.O.A.
BLK.	BLOCK	GLB. (GLU-LAM)	GLUE LAMINATED BEAM	T.O.C.
BLKG.	BLOCKING	GPS	GLOBAL POSITIONING SYSTEM	T.O.F.
BM.	BEAM	GRND.	GROUND	T.O.P.
B.N.	BOUNDARY NAILING	HDR.	HEADER	T.O.S.
BTCW.	BARE TINNED COPPER WIRE	HGR.	HANGER	T.O.W.
B.O.F.	BOTTOM OF FOOTING	HT.	HEIGHT	TYP.
B/U	BACK-UP CABINET	ICGB.	ISOLATED COPPER GROUND BUS	U.G.
CAB.	CABINET	IN. (")	INCH(ES)	U.L.
CANT.	CANTILEVER(ED)	INT.	INTERIOR	U.N.O.
C.I.P.	CAST IN PLACE	LB.(#)	POUND(S)	V.I.F.
CLG.	CEILING	L.B.	LAG BOLTS	W
CLR.	CLEAR	L.F.	LINEAR FEET (FOOT)	W/
COL.	COLUMN	L.	LONG(ITUDINAL)	WD.
CONC.	CONCRETE	MAS.	MASONRY	W.P.
CONN.	CONNECTION(OR)	MAX.	MAXIMUM	WT.
CONST.	CONSTRUCTION	M.B.	MACHINE BOLT	
CONT.	CONTINUOUS	MECH.	MECHANICAL	<u>ር</u> ዊ
d	PENNY (NAILS)	MFR.	MANUFACTURER	"L
DBL.	DOUBLE	MIN.	MINIMUM	
DEPT.	DEPARTMENT	MISC.	MISCELLANEOUS	
D.F.	DOUGLAS FIR	MTL.	METAL	
DIA.	DIAMETER	(N)	NEW	
DIAG.	DIAGONAL	NO.(#)	NUMBER	
DIM.	DIMENSION	N.T.S.	NOT TO SCALE	
DWG.	DRAWING(S)	O.C.	ON CENTER	
DWL.	DOWEL(S)	OPNG.	OPENING	
EA.	EACH	P/C	PRECAST CONCRETE	
EL.	ELEVATION	PCS	PERSONAL COMMUNICATION	
ELEC.	ELECTRICAL	SERVICES	FERSONAL COMMUNICATION	
ELEV.	ELEVATOR	PLY.	PLYWOOD	
EMT.	ELECTRICAL METALLIC TUBING	PPC	POWER PROTECTION CABINET	
E.N.	EDGE NAIL	PRC	PRIMARY RADIO CABINET	
ENG.	ENGINEER	P.S.F.	POUNDS PER SQUARE FOOT	
EQ.	EQUAL	P.S.I.	POUNDS PER SQUARE INCH	
EXP.	EXPANSION	P.J.	PRESSURE TREATED	
EXST.(E)	EXISTING	P.I. PWR.		
EXT.	EXTERIOR		POWER (CABINET) QUANTITY	
FAB.		QTY.		
F.F.	FABRICATION(OR) FINISH FLOOR	RAD.(R)	RADIUS	
r.r. F.G.	FINISH FLOOR FINISH GRADE	REF.	REFERENCE	
F.G. EINI	FINISH GRADE	REINF.	REINFORCEMENT(ING)	

FIN.

FLR.

FINISH(ED)

FLOOR

OFFICE

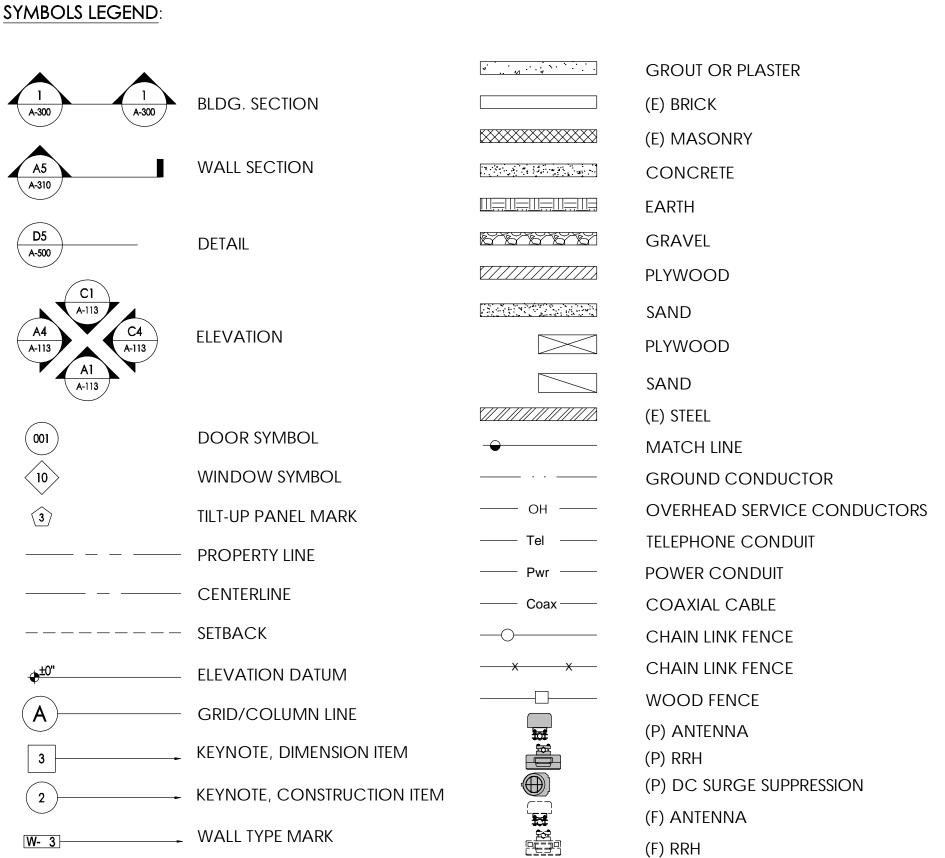
REQUIRED

RIGID GALVANIZED STEEL

ROOM NAME ROOM NUMBER

REQ'D/

RGS.



(E) EQUIPMENT

PREPARED FOR



SCHEDULE

SHEET

SIMILAR

SQUARE

STEEL

STANDARD

STRUCTURAL

TEMPORARY THICK(NESS)

TOP OF ANTENNA

TOP OF FOUNDATION

TOP OF PLATE (PARAPET)

UNDERWRITERS LABORATORY

UNLESS NOTED OTHERWISE

TOP OF CURB

TOP OF STEEL

TOP OF WALL

UNDER GROUND

VERIFY IN FIELD

WEATHERPROOF

PLATE, PROPERTY LINE

WIDE (WIDTH)

TYPICAL

WOOD

WEIGHT

CENTERLINE

TOE NAIL

SPECIFICATIONS

STAINLESS STEEL

NEW CINGULAR WIRELESS PCS LLC ("AT&T") 7670 S. CHESTER ST. CENTENNIAL, CO 80112

Vendor:

"J5 INFRASTRUCTURE S

IRVINE, CA 92618

23 MAUCHLY #110

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 10/28/22 90% ZD

Licensor:

Sheet Title:

GENERAL NOTES

Sheet Number:

GN-

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.
- 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. 1 1/2" MIN. 4.2.2. #5 AND SMALLER & WWF. -
- 4.3. CONCRETE NOT EXPOSED TO WEATHER OR NOT CAST AGAINST THE GROUND: 3/4" MIN.
- 4.3.1. SLAB AND WALLS
- 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 -

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
- 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



NEW CINGULAR WIRELESS PCS, LLC ("AT&T") 7670 S. CHESTER ST. CENTENNIAL, CO 80112

Vendor:



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

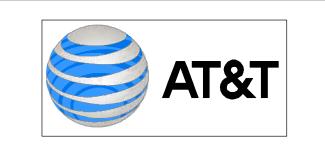
REV	DATE	DESCRIPTION
Α	10/28/22	90% ZD

Licensor:

Sheet Title:

GENERAL NOTES

Sheet Number:



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:

Reference Site#: UTL03117

Site Address: 5609 SOUTH 4300 WEST HOOPER, UT 84315

FENCED COMPOUND SIGNAGE



FENCED COMPOUND SIGNAGE



DOOR / EQUIPMENT SIGN





DIESEL FUEL NO SMOKING NO OPEN FLAMES

NFPA HAZARD SIGN - TYPICAL

N.T.S.



INFORMATION

Federal Communications Communication Tower Registration Number

Posted in accordance with federal Communications Commission rules and antenna tower registration 47CFR 17.4(g).

FCC ASR SIGNAGE

Property of AT&T Authorized Personnel Only

No Trespassing Violators will be Prosecuted

and reference cell site number

In case of emergency, or prior to performing maintenance on this site, call

GATE SIGNAGE

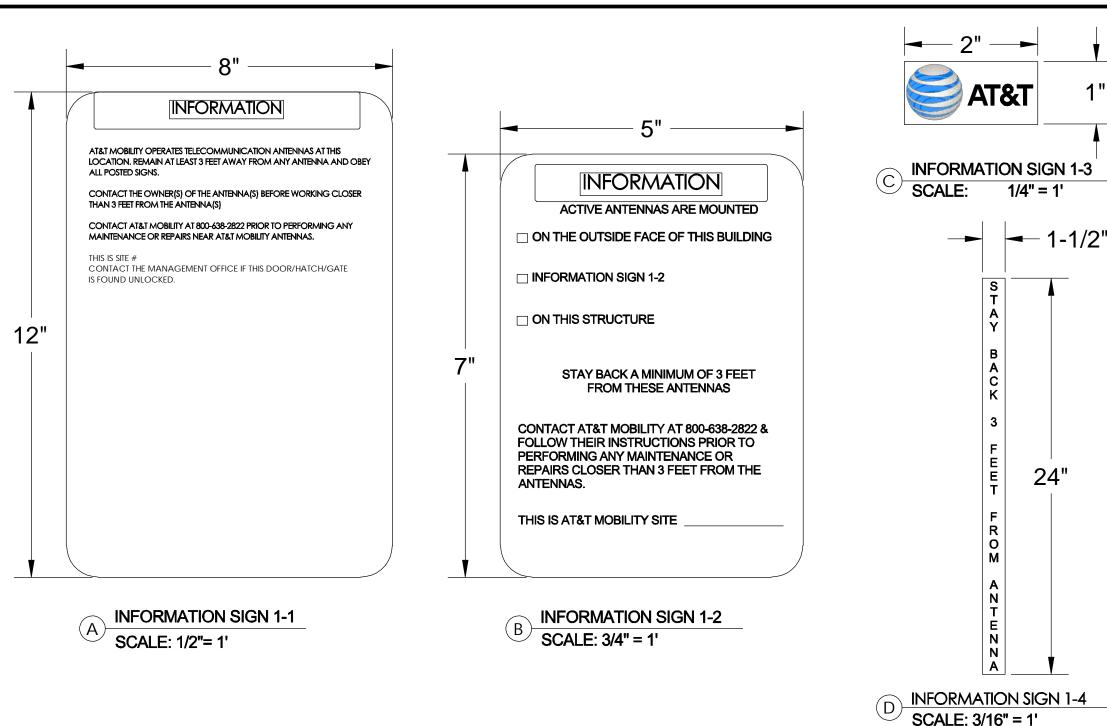
Property of AT&T

Authorized Personnel Only

In case of emergency, or prior to performing maintenance on this site, call

and reference cell site number

SHELTER / CABINET DOORS SIGNAGE



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) $\frac{1}{4}$ 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 1/2 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.

1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN

ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE

MPE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE

POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. CONTRACTOR SHALL CONTACT AT&T R-RFSC FOR INFORMATION ON

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 $w/\frac{1}{8}$ INCH HIGH LETTERS. UV PROTECTION SHALL BE PLACED OVER THE FRONT OF THE LABEL.

*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

24"

*SIGN 1-3: BACK OF ANTENNAS, SEE DETAIL 1C & 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_{2}^{1} INCH LETTERING IN A VERTICAL COLUMN. THE SPACING BETWEEN WORDS MUST BE SUCH THAT IT IS EASILY READ & FILLS THE LENGTH OF THE SIGN.

SIGNAGE AND STRIPING INFORMATION

- 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
- 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
- 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.
- 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.
- 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.
- 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.
- 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.

PREPARED FOR



NEW CINGULAR WIRELESS PCS, LLC ("AT&T") 7670 S. CHESTER ST. CENTENNIAL, CO 80112

Vendor:

Issued For:



23 MAUCHLY #110 IRVINE, CA 92618

J5 PROJECT ID: P-074133

UTL03117

HOOPER EAST

5609 SOUTH 4300 WEST HOOPER, UT 84315

PARCEL ID: 090820002

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION			
Α	10/28/22	90% ZD			
-					
\geq					
Lice	Licensor:				

| Licensor:

Sheet Title:

SITE SIGNAGE

Sheet Number:

GN-3



CAUTION

INFORMATION SIGNAGE



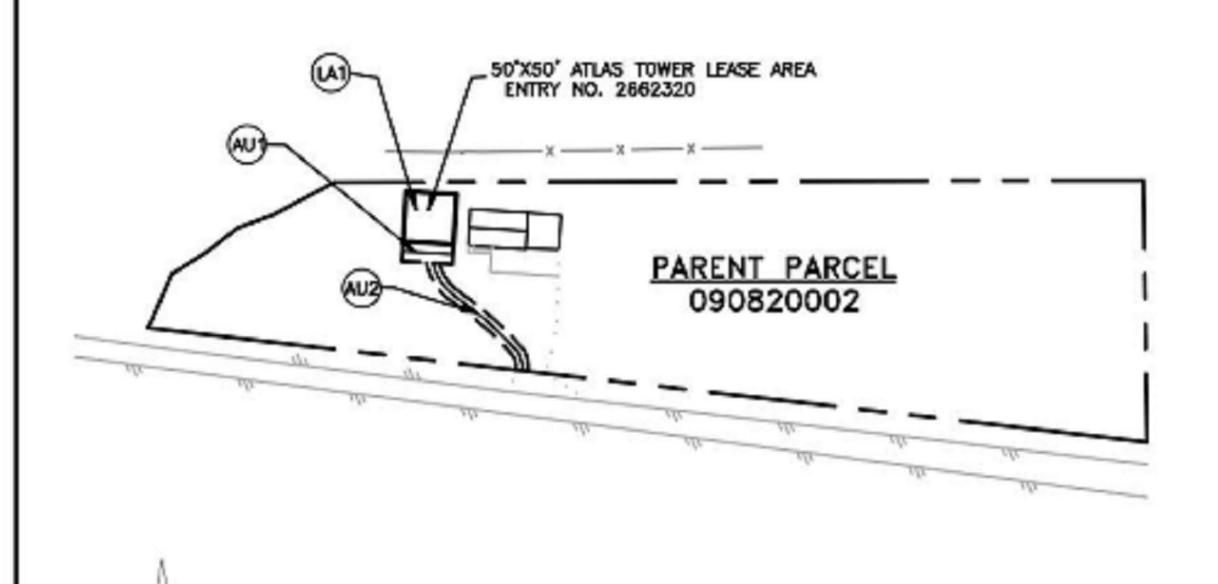
On this tower: Radio frequency (RF) fields near some antennas may exceed the FCC Occupational Exposure Limits.

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

Caution Sign #CADFT-AL-05.7 This is AT&T site 321654

GENERAL NOTES



PARENT PARCEL AND SURVEY CONTROL OVERVIEW

SCALE: 1" = 100'

A parcel of land (50" X 50") for the purpose of a telecommunication equipment lease area, situate within the corporate limits of Hooper City, Weber County, Utah, said lease parcel comprising a portion of Section 20, Township 5 North Range 2 West, Salt Lake Base and Meridian; more particularly described by metes and bounds as follows:

Beginning at a point that is 48.22 feet S 00"37"32" W along the section line and 686.79 feet N 89'22'28" W from the Northeast Corner of said section 20. Township 5 North, Range 2 West, Salt Lake Base and Meridian; thence S 03'29'41" W 50.00 feet, thence N 86'30'19" W 50.00 feet, thence N 03'29'41" E 50.00 feet, thence S 85'30'19" E 50.00 feet to the point of beginning.

The above described parcel of land contains 2,500 square feet in area or 0.057 of an acre, more or less.

(A) LEASE AREA 1 LAND DESCRIPTION

A strip of land twenty feet (20') wide for the purpose of serving and providing access to a telecommunication equipment lease area, situate within the corporate limits of Hooper City, Weber County, Utah, said strip comprising a portion of Section 20, Township 5 North Range 2 West, Salt Lake Base and Meridian; the centerline of said strip is more particularly described by metes and bounds as follows:

Beginning at a point that is 98.61 feet 5 00'37'32" W along the section line and 689.83 feet West from the Northeast Corner of said section 20, Township 5 North, Range 2 West, Salt Lake Base and Meridian; thence N 86"30"19" W 50.00 feet to the terminus of said The above described strip of land contains 1,000 square feet in area or 0.023 of an acre,

more or less.

ACCESS/UTILITY EASEMENT 1 LAND DESCRIPTION

A strip of land twelve feet (12') wide for the purpose of serving and providing access to a telecommunication equipment lease area, situate within the corporate limits of Hooper City, Weber County, Utah, said strip comprising a portion of Section 20, Township 5 North Range 2 West, Salt Lake Base and Meridian; the centerline of said strip is more particularly described by metes and bounds as follows:

Beginning at a point that is 107.43 feet S 00"37"32" W along the section line and 709.39 feet West from the Northeast Corner of said section 20, Township 5 North, Range 2 West, Salt Lake Base and Meridian; thence along a curve turning to the left with an arc length of 43.44 feet, a radius of 55.95 feet and a chord bearing and distance of S. 35"02"58" E. 42.38 feet, thence along a reverse curve turning to the right with an arc length of 81.69 feet, a radius of 338.13 feet and a chord bearing and distance of S. 47'55'14" E. 81.50 feet, thence along a compound curve turning to the right with an arc length of 18.67 feet, a radius of 30.56 feet and a chord bearing and distance of S. 11"34"46" E. 18.38 feet to the terminus of said centerline. The above described strip of land contains 1,725.72 square feet in area or 0.040 of an

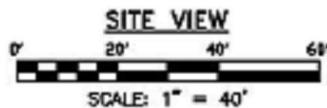
acre, more or less.

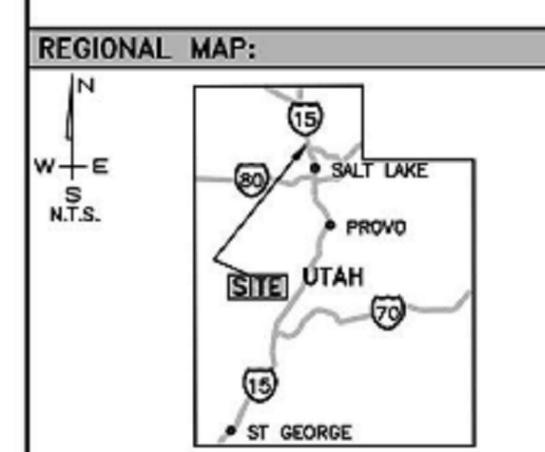
(W2) ACCESS/UTILITY EASEMENT 2 LAND DESCRIPTION

KEYED NOTES

MONUMENT MARKING THE NE CORNER OF SEC 20. TSN. RZW. SLB&M. [HELD FOR ORIGIN OF SURVEY]







STEVEN VERHOEVEN &

CATHERINE ALLEN VERHOEVEN

5609 S 4300 W

HOOPER, UT 84315

09-082-0029

PARENT PARCEL OWNER:

PUBLIC RECORD PARCEL I.D.:

VICINITY MAP: W 5770 S SITE W 5775 S FEMA PUBLIC FLOOD MAP INFO:

ZONE: X PANEL: 49057C0425F DATE: 12/16/2005

Flood Note: Area of reduced flooding due to the

Head Horth East on N Terminal Dr (23 ft) Sight Right (0.2 ml) Use the left lane to turn eightly right loward H 3700 W (144 ft) Use the left lane to turn right onto N 3700 W (0.2 ml) Continue onto W Crossber Rd (0.7 ml) Take the remp onto Terminal Dr (0.5 ml) Use the middle lane to take the I-80 E ramp to City Ctr/Opden/Provo (0.7 ml) use the right lane to keep left at the tork, tollow eight for I-80 E and merge onto I-80 E (0.4 ml) merge onto I-80 E (0.6 ml) Use the right 2 lanes to take saft 117 to merge onto I-215 H toward Ogden (5.0 ml) keep right to stay on I-215 H (2.4 ml) Merge onto I-15 N (24.5 ml) Use the right 2 lanes to Take saft 338 for UT-97/5800 South (0.3 ml) Use the left 2 lanes to Take saft 338 for UT-97/5800 South (0.3 ml) Use the left 2 lanes to Take saft 338 for UT-97/5800 South (0.3 ml) Turn left onto S 4300 W (0.2 ml) Turn right. Doubletton will be on the Turn left onto S 4300 W (0.2 ml) Turn right. Destination will be on the

SURVEYOR'S NARRATIVE:

t 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.

BASIS OF BEARING AND DATUM NOTE: PROJECT NAME:

 All distances are surface (ground) in US survey feet and all bearings are Grid based upon the Utah Coordinate System 1983. Utah Central Zone (NAD83).

2.) Survey Performed with a survey grade gps rover connected via mobile device to the Trimble Pivot VRS system of Utah (Managed by the Utah AGRC). Geodetic Position of Control Monument is:

LATITUDE: 41'09'41.77"N B LONGITUDE: 112'05'01.35"W

HORZ. DATUM NAD83[UTAH VRS] VERT. DATUM NAVD88

GRID POSITION (SURVEY FT) NORTHING: 3583140.1 EASTING: 1479695.7 **ELEVATION:**

[GEOID12]

This is to certify that the locatable easements listed in schedule b part II of that certain commitment for Etie insurance issued 7/22/2022 by Westcor Land Title Insurance Company (file no. 22-056716) have been reviewed by the surveyor. If any of those easements affect the AT&T proposed lease area(s) they are platted and noted accordingly hereon. 4246.0

DATE OF SURV .:

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF JS 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 JS INFRASTRUCTURE PARTNERS.

PROJECT ADDRESS:

UTL03017

HOOPER EAST

5609 S 4300 W

HOOPER, UT

84315

07/25/22

DATE BY CHK REV. DESCRIPTION A 90% PRELIMINARY FOR CLIENT REVIEW ONLY 10/13/22 LSP CKS B FINAL REVIEW AND SURVEYOR'S CERTIFICATION

DESIGNED FOR:



DESIGNED BY:



SHEET TITLE:

SURVEY NOTES & REFERENCE SURVEY CONTROL OVERVIEW SITE PLAN OVERVIEW

J5 SITE I.D.:	UTL03017		
SHEET INFO.:	Sheet 1 of 1	SU	

DRIVING DIRECTIONS:

right (0.2 ml)

SURVEYOR'S NOTE & CERTIFICATION:

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.

Mona, UT (435)660-0816 cory@cispls.com PROFESSIONAL LAND SURVEYING

CORY NAN SQUIRE UT P.L.S. #5561208-2203

PREPARED FOR:



1A CERTIFICATION LETTER

AT&T

FACILITY KNOWN AS:

UTL03017 HOOPER EAST

WEBER COUNTY, UTAH

ELEVATION REPORT:

NAVD88 - GROUND ELEVATION: 4243 sft [ELEVATION METERS]: 1293.269 m

LOCATED WITHIN:

LOCATED WITHIN THE NE'4NE'4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. WEBER COUNTY,

APPROX. SITE LOCATION:

5609 SOUTH 4300 WEST HOOPER, UTAH. 84315

PLAN VIEW: SCALE 1" = 80'

PROFILE VIEW

PARENT PARCEL
090820002

LOOKING NORTH

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).

PROFESSIONAL LAND SURVEYING

(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.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE GEODETIC COORDINATES REPORTED
HEREON ARE ACCURATE AND
MEET FAA/FCC REPORTING REQUIREMENTS OF 1A: FIFTEEN
FEET (15') HORIZONTALLY AND
THREE FEET (3') VERTICALLY.

No.5561206 CORY I. SQUIRE 10/13/22

cory@cispls.com

07/25/22

DATE OF SURV .:

SE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTE

NAD 83:

DECIMAL

DEGREES:

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.

SEODETIC COORDINATES:

41°10'41.10"N

41.161418°N

112.086299°W

112°05'10.68"W

PREPARED BY:



PREPARED FOR



NEW CINGULAR WIRELESS PCS LLC ("AT&T") 7670 S. CHESTER ST. CENTENNIAL, CO 80112

Vendor:



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
Α	10/28/22	90% ZD

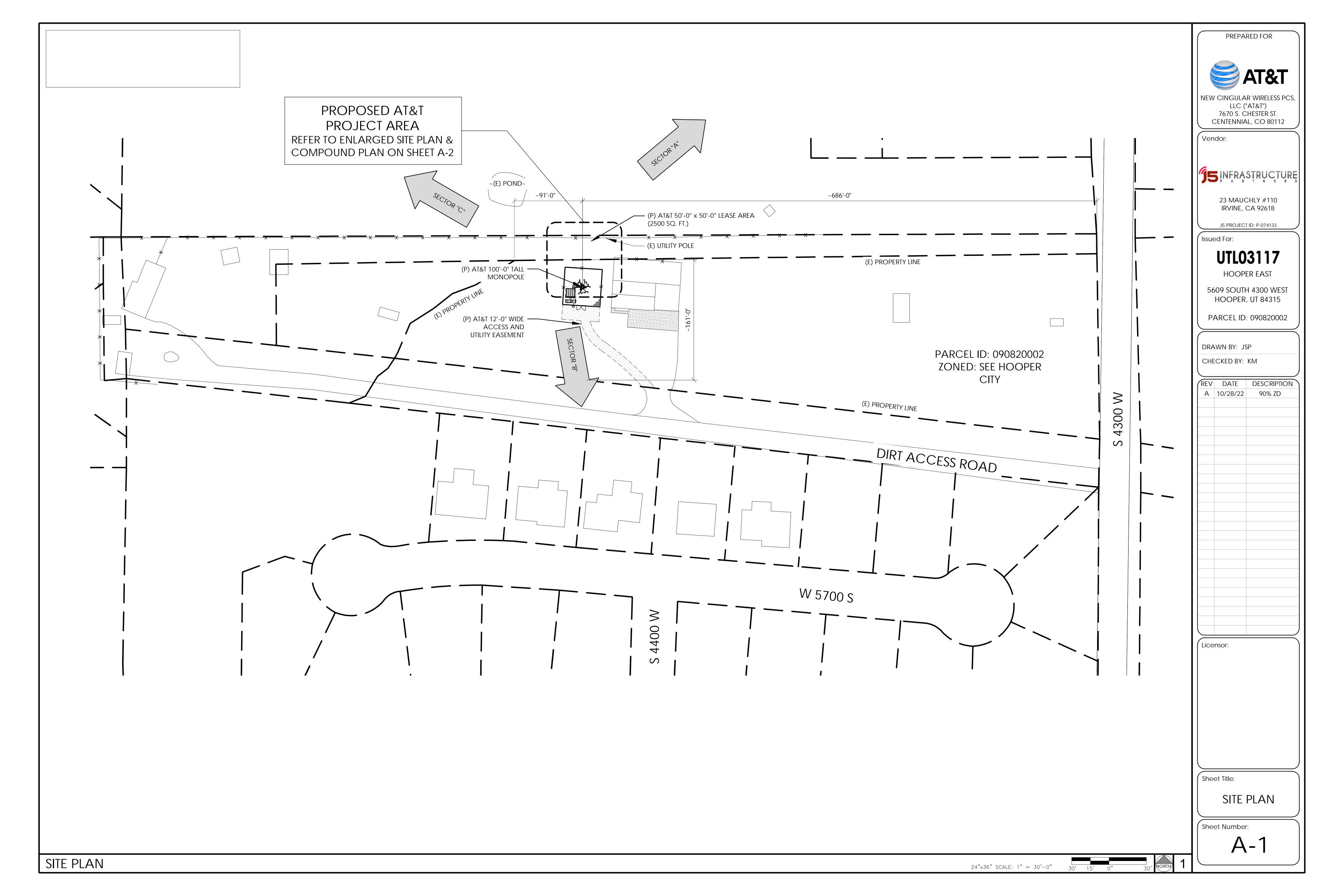
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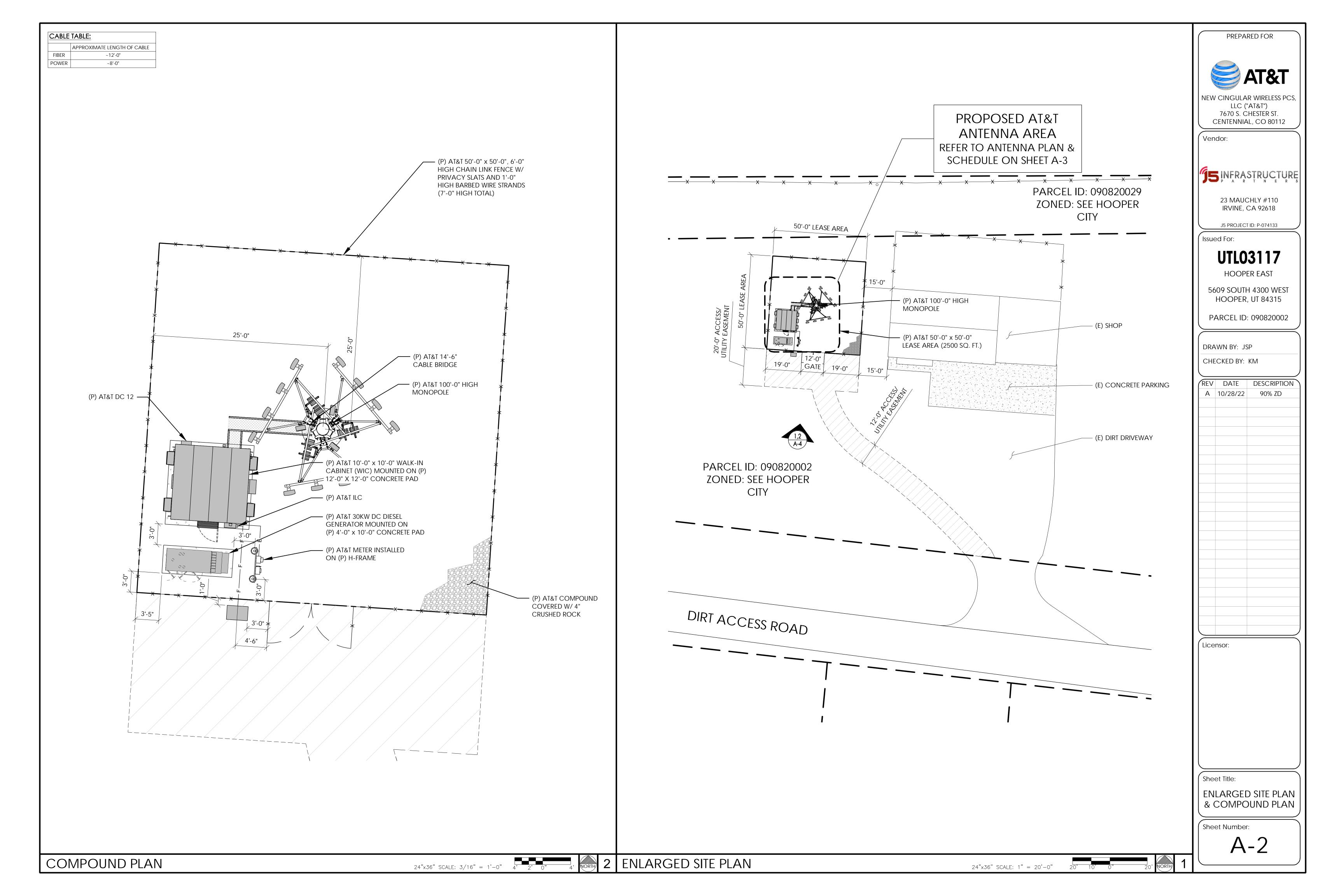
Sheet Title:

1A CERTIFICATION

Sheet Number:

1A

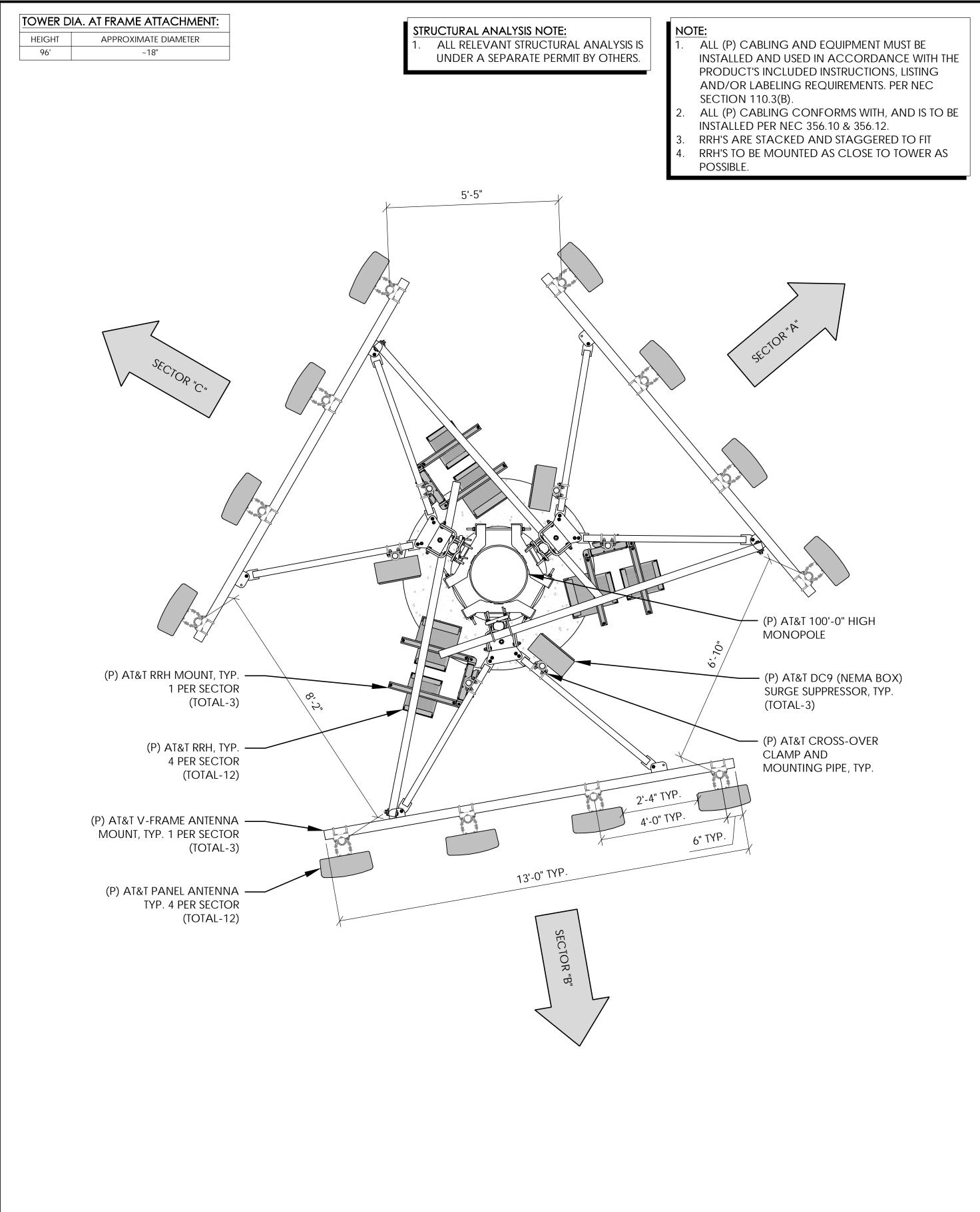




	RFDS VERSION: PRELIMINARY 1.0 DATE UPDATED: 07/08/2022		(P)	ANTENNA SCHEDULE				
	POS	ANTENNA TIP HEIGHT	ANTENNA MAKE	ANTENNA MODEL	RRH MODEL	SURGE SUPPRESSOR	FEEDER TYPE	FEEDER LENGTH
	A1	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) DUAL RRH 4T4R B25/66 320W AHFIB	20W AHFIB		
JR "A"	A2	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) RRH 4T4R B30 100W AHNA			
SECTOR	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	(1) RRH 4T4R B5 160W AHCA			
)R "B"	B1	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) DUAL RRH 4T4R B25/66 320W AHFIB			
	B2	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) RRH 4T4R B30 100W AHNA	(3)	(9) DC POWER &	150
SECTOR	В3	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA	DC9-48-60-24-PC16-EV	(3) FIBER TRUNK CABLES	±150'
	B4	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) RRH 4T4R B5 160W AHCA			
	C1	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) DUAL RRH 4T4R B25/66 320W AHFIB			
OR "C"	C2	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) RRH 4T4R B30 100W AHNA			
SECTOR	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	(1) RRH 4T4R B5 160W AHCA			

ANTENNA SCHEDULE

NOT USED



PREPARED FOR



NEW CINGULAR WIRELESS PCS, LLC ("AT&T") 7670 S. CHESTER ST. CENTENNIAL, CO 80112

Vendor:



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

V	DATE	DESCRIPTION
	10/00/00	2001 75
7	10/28/22	90% ZD

Licensor:

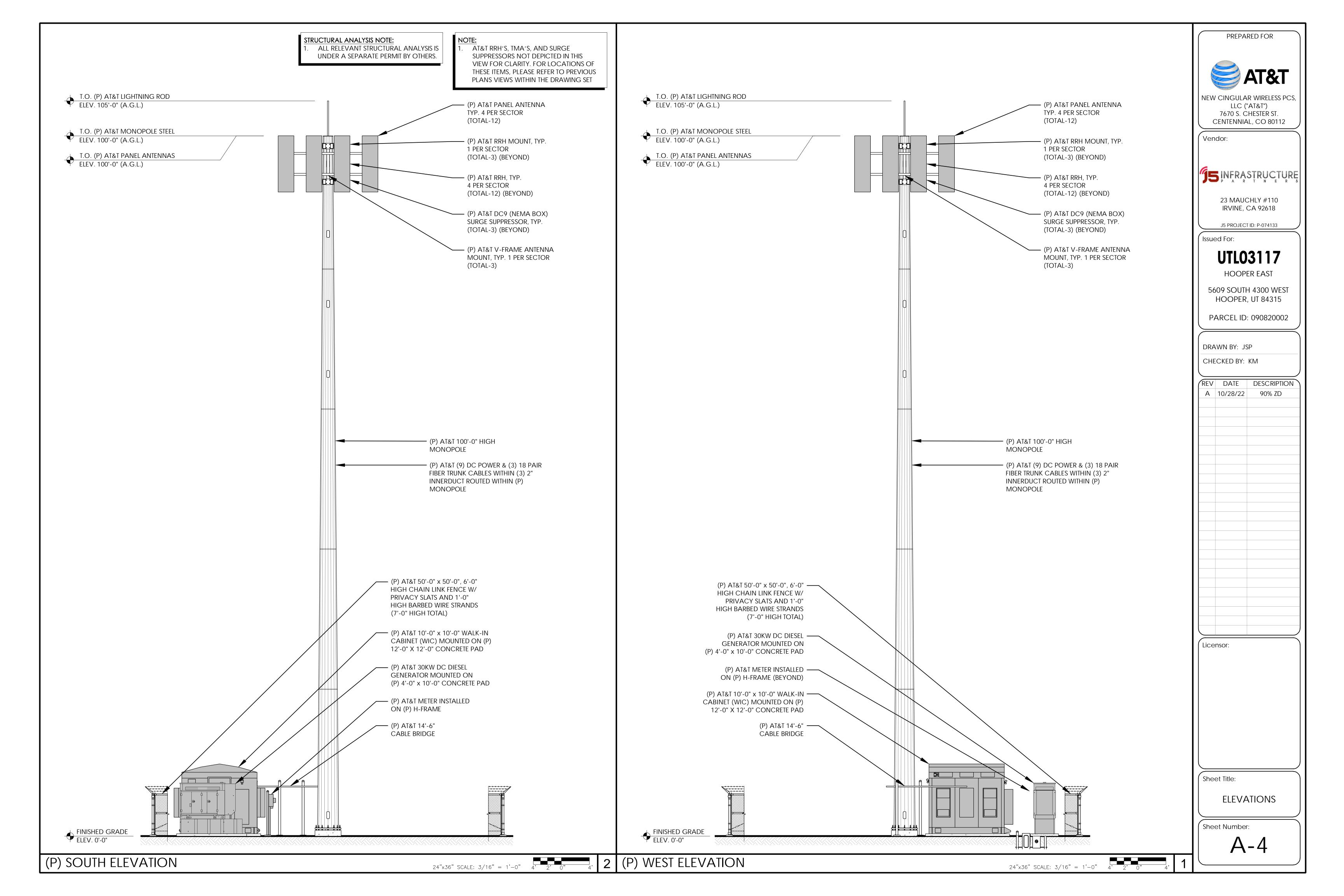
Sheet Title: ANTENNA PLAN & SCHEDULE & **EQUIPMENT PLAN**

Sheet Number:

A-3

3 ANTENNA PLAN & SCHEDULE

24"x36" SCALE: 1/2" = 1'-0"





UTL04192

NEW MONOPOLE





5609 SOUTH 4300 WEST

HOOPER, UT 84315







Disclaimer: These photographic simulations have been provided to aid in visualizing how the proposed wireless telecommunications facility shown herein would appear if constructed. While these renderings are not an exact science, they have been prepared diligently to accurately reflect dimensions, scale, depth, coloring, texture, and other important elements in the proposed design insofar as the digital medium allows. Taken together with the application, they are fair and reasonable visual depictions of how the proposed site would appear.



UTL04192

NEW MONOPOLE





PAGE 2

5609 SOUTH 4300 WEST

SITE 40°19'16.40"N 112° 0'50.53"W © 2020 GOOGLE MAPS





Disclaimer: These photographic simulations have been provided to aid in visualizing how the proposed wireless telecommunications facility shown herein would appear if constructed. While these renderings are not an exact science, they have been prepared diligently to accurately reflect dimensions, scale, depth, coloring, texture, and other important elements in the proposed design insofar as the digital medium allows. Taken together with the application, they are fair and reasonable visual depictions of how the proposed site would appear. New Cingular Wireless PCS, LLC ("AT&T")

AT&T ID: Hooper East 5609 South 4300 West

Project Narrative

New Cingular Wireless PCS, LLC ("AT&T") is proposing to install a new wireless facility to serve residents and businesses in City of Hooper.

<u>Compliance with Applicable Design Guidelines – Hooper Code Chapter 22-13</u>

AT&T's proposed installation complies with applicable siting guidelines in the City's Municipal Code

- 10-2B-2 General requirements: (A)all development shall be in accord with the regulations in HCC
 10-4 [Regulations Applying to All Zones]. (B) Access shall comply with the regulations of HCC 10-4A-3 [Access To And Frontage On a Roadway].
 - o Understood. AT&T and their partners will adhere to all applicable regulations.
 - No changes are proposed to the existing access and frontage.
- 10-4A-6 Architectural or Design Standards: Architectural or design standards may be required on projects or developments which could have a significant effect on the character of the surrounding area. These standards will be developed on a case-by-case basis by the City and applicant. It is intended by this section to create a development, which will result in compatible building design and materials within the development and the respective zone. Guidelines should include consistency of roof pitch, roofing materials, exterior materials, colors, porch details, window types and similar elements. These guidelines should also be compatible with adjacent developments. Buildings should be designed to blend and harmonize with the existing environment rather than compete with it.
 - Understood. AT&T and their partners will work within reasonable and applicable design standards.
- 10-4A-9 Compliance Prior To Permits: A property must be in compliance with Hooper City ordinances before it will be eligible to be issued a City permit, including, but not limited to, a building permit or excavation permit.
 - Understood.
- 10-4A-12 General Debris And Waste: Unless otherwise approved by the City, no cut trees, timber, debris, earth, rocks, stones, broken concrete, soil, junk, trash, rubbish, or other waste materials of any kind shall be buried in any land, or left or deposited on any lot or street, and removal of same shall be required prior to final acceptance of the public improvements. Processed, crushed concrete or other materials may be used on site where approved by the City.
 - Understood. AT&T and their partners will not bury waste materials at the project site.
 - As proposed, the fenced AT&T compound will be covered with 4" crushed rock, see detail 2 on Sheet A-2 of the drawings.

- 10-4A-13 Dimensional Standards (D)(2): The maximum height limitations set forth in the
 applicable base zone shall not apply to the following: church spire or steeple, agricultural
 structure, amateur radio antenna, wind mill, water tower, fire and hose tower, observation tower,
 power line tower, radio tower, cellular phone facility, cellular tower, television tower, bridge
 tower, or other approved commercial or personal tower and/or antenna structure.
 - Per the above quoted portion of Title X, Chapter 4, Article A, Section 13; The Proposed Tower project is not required to adhere to the maximum height requirements applicable to other structures within the base zone.
 - The proposed tower has been designed with a pole height of 100'-0".
- 10-4A-18 Fencing: Each applicant shall be required to furnish and install a permanent 6 foot chain link or approved equal separation fence between varying land uses, unless exempted by the City Council in 1) a minor subdivision or 2) where the same entity owns the adjoining properties that have different land uses. In addition to land use separation fence, fences will be required when the Planning Commission determines that a hazardous condition may exist or a buffer screen is necessary for the project. Fences shall be constructed along surveyed property boundaries at the final compacted grade of the boundaries according to standards to be established by the City and shall be noted as to height and material on the final improvement plans. No building permits shall be issued until said fence improvements have been duly installed.
 - The proposed project details a 50'-0"x50'-0", 6'-0" high chain link fence w/ privacy slates and 1'-0" high barbed wire strands to enclose the lease area. See Detail 2 on Sheet A-2 of the drawings.
- 10-4A-31 Unsuitability: Following receipt of recommendations from the City Staff, if the Planning Commission or City Council finds lands unsuitable for development due to high groundwater, a history of standing surface water, flooding, improper or inadequate drainage, natural hazards, fire, geologic hazards, potentially toxic wastes, adverse earth formations or topography, wetlands, utility easements, wildlife habitats that cannot be reasonably mitigated, historical artifacts, or other natural features, which will be detrimental to the safety, health and general welfare of the present or future inhabitants of the development or surrounding areas, the land shall not be developed. These areas have currently been identified as lands falling below Elevation 4220.0, with no utilities permitted below Elevation 4215.0. Minor interior portions (10% or less) of the development which are surrounded by suitable lands may be made suitable if adequate methods are formulated by the developer and approved by the City, upon recommendation of a qualified planner or engineer hired by the developer and approved by the City, to solve or remedy the problems created by the unsuitable land conditions. The burden of the proof shall lie with the developer to establish the viability of development in these sensitive or unsuitable areas. In residential developments, each building lot must be suitable in its entirety. Unsuitable land shall be set aside or reserved for uses that will not create a danger or severe environmental impact. Additionally, considerations must be given to soil conditions, drainage patterns, and ground water existence and may include appropriate setbacks and conservation requirements.
 - The Elevation of the proposed project location according to the 1A survey completed on 7/25/2022 is approximately 4243, by the above definition this land is not Unsuitable.
- 10-4A-32 Utilities: All utilities for a new dwelling or approved use shall be installed underground unless exempted by the utility company. For the purposes of this section of this Section, the term

utilities shall include, but not be limited to, electric, natural gas, water, wastewater collection, storm drainage, telephone, and cable services. Agricultural structures as herein defined shall be exempt from this regulation.

- The Utilities planned to connect to the proposed project are planned to be underground.
 Utility Easement can be seen on Sheets A-1 & A-2 of the drawings.
- 10-4C-1 Purpose: The purpose of this Article is to: (A) Ensure development consistent with the goals of the general plan related to community design; (B) Enhance the aesthetic appearance of streets, parking areas, and development sites and visually screen and buffer incompatible uses; (C) Preserve existing healthy trees and rare plants; (D) Encourage the use of native species and drought-tolerant landscape materials with the intent to maintain wildlife habitat areas and conserve water; (E) Break up large areas of pavement, and provide shade in parking areas and around structures with the intent to promote energy conservation; (F) Provide previous surface areas to minimize storm water run-off and promote groundwater recharge; and (G) Separate pedestrians from automobile fumes, noise, and dust, and reduce glare from vehicle headlights.
 - AT&T understand the City's requirement of ensuring development be consistent with the goals of the general plan and will adhere as applicable.
 - AT&T would consider the City's suggestions to enhance the aesthetic appearance associated with the proposed project.
 - Not applicable, the proposed project does not propose removal of any healthy trees or rare plants.
 - Not applicable, the proposal does not include any plantings or landscaping.
 - Not applicable, there is no pre-existing paved area, or parking area at the location.
 - Not applicable, existing surface is permeable gravel.
 - Not applicable, the proposal is not in the public ROW and will not be accessed by Pedestrians.
- 10-4C-2 Applicability: (A) The standards in this Article shall apply to all developments within a commercial or industrial zone.
 - Not applicable; The subject property is zoned R1; low density residential.
- 10-4C-4 General Landscaping Standards (B) Existing trees, native vegetation, and rare plants shall be retained wherever possible (G) Landscaping elements shall not violate the clear vision triangle requirements at a street intersection as defined in HCC 10-1A-1.
 - Not applicable, no portion of this section is written specific to Wireless Tower installations and no landscaping is being proposed to the site, in as much as is applicable, existing vegetation will be retained to the extent possible.
- 10-4E-3 Exempt: The following types of lighting are exempt from the regulations of this Article: (A) Light fixtures that have a maximum output of less than 260 lumens. (B) All outdoor lighting produced by the direct combustion of natural gas or other fossil fuels such as kerosene lanterns or gas lamps. (C) Temporary holiday lighting used for 40 days or less per year. (D) Vehicular lights and all temporary emergency lighting needed for fire protection, police protection, and/or other emergency services. (E) All hazard warning lights required by Federal and State regulatory agencies.
 - o Noted; None of the other conditions apply to the proposal.

- 10-4E-4 Prohibited: The installation of any of the following types of lighting are prohibited: A.
 Laser source light or any similar high intensity light when projected above the horizontal. B.
 Changing colors, moving lights, or searchlights (for advertising purposes) are prohibited in all zones, except where approved for temporary uses. C. Lighting, including holiday lighting, on commercial or private tower structures that exceed the zone height limit is prohibited except as required by regulations of the Federal Aviation Administration (FAA)
 - Not applicable, no lighting is proposed for this project.
- 10-5-2: (A) No construction or alteration of any building over 200 square feet shall commence until the City has issued a permit. A land use review or sketch review shall be obtained prior to the construction of any accessory building or structure for which a building permit is not required as set forth in HCC 10-2B-6. No excavation shall commence in the City right of way without the prior issuance of an excavation permit. (B) No permit shall be issued for any use on a property in violation of this Title or on a property that contains structures or uses in violation of the Title. Any permit secured in violation of a State or Federal law shall be invalid. (C) The permit shall be invalid upon violation of any regulations of this Title on the subject property. (D) Permits issued in conjunction with a proposed use shall expire of said use has not commenced within 1 year of th date of issuance of the permit. (E) Permits issues in conjunction with construction or alteration of a structure shall expire if said construction or alteration has not commenced within 1 year of the date of issuance of the permit. (F) The permit may require inspections and approvals specified in the approval of the application. (G) If the City determines the conditions of the permit have been violated, the City may require that all further work stop on a project until the violation has been remedied.
 - Understood.
- 10-5-5.5 Conditional Use Permits (B)(1) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable city standards, including but not limited to, the healthy, safety, and general welfare of the population of Hooper City. (2) The Planning Commission may establish lists of standard conditions that will apply universally to certain land uses. (3) If the reasonably anticipated detrimental effect of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable city standards, the conditional use may be denied.
 - o Understood.
- 10-5-7 Appeals: (A) Any decision or action may be appealed as set forth in this Chapter. The appellant shall be an adversely affected person as defined in Utah Code § 10-9-1001. (1) A person aggrieved by a final decision or action within the jurisdiction and authority of the City may appeal to the Commission. (2) A person aggrieved by a final decision or action within the jurisdiction and authority of the Commission may appeal to the City Council or Board of Adjustment. (3) A person aggrieved by a final decision or action of the City Council or Board of Adjustment may seek judicial review as provided by Utah Code.
 - o Understood.
- 10-5A-2 Application Requirements And Fees: (A) Application Requirements: All persons making
 application for permits and other matters herein referred to shall be required to submit to the
 City an application on forms provided by the City and accompanied by an application fee as set
 forth in HCC 10-5A-2 paragraph D. No application shall be considered as accepted by the City

unless it is complete with all required information. (B) Date of Application Acceptance: The date of acceptance of an application shall be the date of the letter sent by the City notifying the applicant that the City has received payment of the required fee and all of the required submittal information pursuant to this Title. (C) Hearings: A public hearing, if required, shall be held no later than 60 days after the date of acceptance of an application. (D) Fees the City Council shall, by resolution, establish fees for all zoning applications or petitions authorized by this Title, permits, and General Plan or to this Title. (E) Resubmittal: No application that has been denied by the City, the Commission, or the City Council shall be resubmitted, in the same form for the same use, within one year from the date of denial. The City may waive the one-year requirement and accept a new application, where the subject property is affected by amendments to the applicable General Plan or to this Title.

- Understood.
- 10-5A-4 Conditional Use Notice: Notice of public meetings before the Planning Commission to
 consider conditional use applications and permits listed in paragraph B shall be posted in three
 public places in the city and on the premise of the application seven days before the meeting.
 Radius notice shall be given as set out in Paragraph A. (B) The following uses shall require notice
 to property owners within 600 feet of the property being considered: tower or antenna structure,
 commercial
 - Understood, this proposal has already been noticed and presented before Planning Commission.
- 10-5A-5 Decision By The City: (A) Following the acceptance of an application, the City shall act
 upon the application within 60 days. (B) The City may require conditions of approval that are
 deemed necessary to protect the public health, safety, and welfare and precent undue adverse
 impacts on surrounding properties. (C) The City shall provide the applicant with a written decision
 stating the reasons for the decision reached. All conditions of approval shall be attached to the
 written decision.
 - Understood.
 - AT&T is committed to satisfy any applicable required conditions of approval.
- 10-5A-6 Decision By The Commission: (A) The City shall schedule the application for consideration before the Commission within 60 days after the City accepts an application. (B) The Commission may require or recommend conditions of approval that it deems necessary to protect the public health, safety, and welfare and/or to prevent undue adverse impacts on surrounding properties. (C) The Commission shall provide the applicant with a written decision stating the reasons for the decision or recommendation reached. Conditions of approval shall be attached to the written decision or recommendation. For applications where the Commission is acting as a recommending body, the Commission shall forward their recommendation to the City Council. (D) For applications where a decision or recommendation is required by this Title, the Commission shall file a written report with the Clerk of the City Council stating the findings and action taken by the Commission. Such report shall be filed not later than 10 days after the written decision or recommendation.
 - o Understood.
 - As previously stated, AT&T is committed to satisfy applicable required conditions of approval.
- 10-5A-7 Decision By The City Council: (A) The City schedule a hearing before the City Council within 60 days after the City accepts an application or after the Commission makes a recommendation

(if applicable). Prior to the public hearing, public notice shall be provided as set forth in HCC 10-5A-4. (B) The City Council may require conditions of approval that it deems necessary to protect the public health, safety, and welfare and/or to precent undue adverse impacts on surrounding properties. This regulation shall not apply to applications for General Plan amendments or zoning ordinance amendments. (C) The City Council shall provide the applicant with written findings stating the reasons for the decision. Conditions of approval, if any, shall be attached to written decision. (D) Following the approval of a General Plan amendment, the City Council shall adopt a resolution adopting the amendment to the General Plan. (E) Following the approval of a zoning ordinance amendment, the City Council shall adopt the amended ordinance.

- o Understood.
- As previously stated, AT&T is committed to satisfy applicable required conditions of approval.

• 12-11-1 Grant of Authority: That there is hereby

- According to the table 10-2B-2 "Allowed Use in Residential Zones"; Commercial tower or antenna structures are conditionally allowed in all residential zones.
- 12-1-2 Poles and Towers poles and towers should be so erected as to interfere as little as possible with traffic over said streets and alleys.
 - The proposed tower should in no way impact the area traffic.

Narrative Response to Concerns

Service & Purpose:

Regardless of existing towers in the area, the available bandwidth does not consistently serve the needs of the wireless customers in the area. With this site, AT&T seeks to ensure more consistent coverage to this service area. As demonstrated by the Coverage Map, provided by a Senior RF Engineer at AT&T, included in the submittal materials; the existing sites do not provide adequate coverage within the approximate boundaries of 4800 South, 3500 West, 1800 North and 550 West. The additional tower would dramatically improve coverage within that area allowing continuity resulting in fewer dropped calls and similar operational failures.

In addition, the new tower will benefit the wellbeing of the community as demonstrated in the Health & Safety section below.

Zoning:

According to Hooper City Zoning information available to the public the subject parcel (#090820002) owned by Steven Verhoeven & Catherine Allan-Verhoeven is currently zoned as R-1 (low density residential); 10-2B-1(A) Low Density Residential (R1) Zone: 1. Provide opportunities for low density development of detached single family dwellings where the minimum lot size is 40,000 square feet.

There are no known Overlay Zones on this parcel.

Per HCC 10-1-8 Citizens private property rights are to be protected from the "undue encroachment" on their private property and the "right to use of their property" respectively. Furthermore, Title 10, Chapter 1, Section 8 states that these rules are to be applied equally to all citizens and each property without discrimination.

AT&T and J5 have reviewed the HCC and found no specific code to prevent the Veroeven's from having the proposed Tower erected on their property. No known setbacks are found that apply to the proposed project;

the tower would be a minimum of 250' from next nearest habitable structure (excluding the structures on the associated parcel).

Height & Visibility:

Per 10-4A-13(D)(2) as seen above, the proposed Tower (at a height of 100') is not required to adhere to a set height limitation regardless of Zoning. However, the RF Engineers with AT&T have designed this installation at the 100' height with the goal of fulfilling their coverage objective, as demonstrated in the Coverage Map available in this package; If the tower were to be taller the available signal would overlap areas that are already well covered, but if the tower were shorter than 100' then the signal would be unable to completely fulfill the objective to provide service to the underserved area as seen on the Coverage Map. As demonstrated in the Photo Simulation and the Line of Sight Analysis the proposed tower will be most visible to people travelling on Hwy 97, most other views demonstrated within the area from 300'-1000' of the proposed site is obscured from ground level siting by existing buildings and landscaping. Should the area between the highway and the site be developed in the future, visibility will be further obscured.

Health & Safety:

Public safety is taken into considered when designing wireless telecommunications sites; AT&T designs and builds within the guidelines set forth by the FCC for human exposure to radiofrequency (RF). the official information released by the FCC states that there are no adverse health effects or risks associated with cell sites. Additionally, the American Cancer Society (ACS) has stated that the FCC's conclusion that at ground level near typical sites the amount of RF energy is thousands of times less than the limits for safe exposure set by regulatory authorities and has stated that it is "very unlikely" for an individual to be exposed to unsafe levels by being near a wireless site. Additional consumer safety information is available through the FCC, the ACS and the World Health Organization who states that studies have not shown a correlation between increased risk of cancer, short/long term adverse health effects and exposure to RF emissions. For additional information please reference the RF safety materials included in the submittal package. According to the PEW Research Group by February of 2021 97% of all adults in the U.S. used wireless telephones, increasing from only 62% since 2002. (https://www.pewresearch.org/internet/factsheet/mobile/) Wireless telecommunications has become then norm and the CDC states that 81.7% of Minor Children (under 18) reside in wireless-only households (https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless202212.pdf). Furthermore,

Emergency Number Association (NENA.org) demonstrates how the 911 system benefits from a reliable wireless network with at least 80% of an estimated 240 million calls coming from wireless devices. Consequently, ensuring reliable service by upgrading and building out the infrastructure has become an

Timelines:

integral part of community safety.

The City has previously expressed concern that should a permit be approved, said permit would then expire before the project gets underway; the expiration of the permit is at the discretion of the city. We cannot offer a firm start date at this time, but AT&T supports renewing as required in order to complete the project while complying with Hooper City requirements.

Federal Law As Applicable To

AT&T Project "Hooper East"

1.1. Federal Law

Federal law, primarily found in the Telecommunications Act of 1996 ("Telecom Act"), acknowledges a local jurisdiction's zoning authority over proposed wireless facilities but limits the exercise of that authority in several important ways.

1.1.1. Local jurisdictions may not materially limit or inhibit the provision of personal wireless services.

The Telecom Act prohibits a local jurisdiction from taking any action on a wireless siting permit that "prohibit[s] or [has] the effect of prohibiting the provision of personal wireless services." 47 U.S.C. § 332(c)(7)(B)(i)(II). According to the Federal Communications Commission ("FCC") Order adopted in September 2018,^[1] a local jurisdiction's action has the effect of prohibiting the provision of wireless services when it "materially limits or inhibits the ability of any competitor or potential competitor to compete in a fair and balanced legal and regulatory environment."^[2] Under the FCC Order, an applicant need not prove it has a significant gap in coverage; it may demonstrate the need for a new wireless facility in terms of adding capacity, updating to new technologies, and/or maintaining high quality service.^[3]

While an applicant is no longer required to show a significant gap in service coverage, in the Ninth Circuit, a local jurisdiction clearly violates section 332(c)(7)(B)(i)(II) when it prevents a wireless carrier from using the least intrusive means to fill a significant gap in service coverage. T-Mobile U.S.A., Inc. v. City of Anacortes, 572 F.3d 987, 988 (9th Cir. 2009).

• Significant Gap. Reliable in-building coverage is now a necessity and every community's expectation. Consistent with the abandonment of land line telephones and reliance on only wireless communications, federal courts now recognize that a "significant gap" can exist based on inadequate in-building coverage. See, e.g., T-Mobile Central, LLC v. Unified Government of Wyandotte County/Kansas City, 528 F. Supp. 2d 1128, 1168-69 (D.Kan. 2007), affirmed in part, 546 F.3d 1299 (10th Cir. 2008); MetroPCS, Inc. v. City and County of San Francisco, 2006 WL 1699580, *10-11 (N.D. Cal. 2006).

Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment, Declaratory Ruling and Third Report and Order, 33 FCC Rcd 9088 (2018), ¶¶ 86-87, vacated in part, City of Portland v. United States, 969 F.3d 1020 (9th Cir. 2020), cert. denied, 594 U.S. ____, (June 28, 2021)(No. 20-1354) ("FCC Order").

^[1]

^[2] Id. at ¶ 35.

^[3] Id. at ¶¶ 34-42.

• **Least Intrusive Means.** The least intrusive means standard "requires that the provider 'show that the manner in which it proposes to fill the significant gap in service is the least intrusive on the values that the denial sought to serve.'" 572 F.3d at 995, quoting MetroPCS, Inc. v. City of San Francisco, 400 F.3d 715, 734 (9th Cir. 2005). These values are reflected by the local code's preferences and siting requirements.

1.1.2. Environmental and health effects prohibited from consideration.

Also, under the Telecom Act, a jurisdiction is prohibited from considering the environmental effects of RF emissions (including health effects) of the proposed site if the site will operate in compliance with federal regulations. 47 U.S.C. § 332(c)(7)(B)(iv). AT&T has included with this application a statement from its radio frequency engineers demonstrating that the proposed facility will operate in accordance with the Federal Communications Commission's RF emissions regulations. See Attachment 5—AT&T NIER Report. Accordingly, this issue is preempted under federal law and any testimony or documents introduced relating to the environmental or health effects of the proposed Facility should be disregarded in this proceeding.

1.1.3. No discrimination amongst providers.

Local jurisdictions may not discriminate amongst providers of functionally equivalent services. 47 U.S.C. § 332(c)(7)(B)(i)(I). A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers' applications for similarly situated facilities.

1.1.4. Shot Clock.

Finally, the Telecom Act requires local jurisdictions to act upon applications for wireless communications sites within a "reasonable" period of time. 47 U.S.C. § 332(c)(7)(B)(ii). The FCC has issued a "Shot Clock" rule to establish a deadline for the issuance of land use permits for wireless facilities. 47 C.F.R. § 1.6001, et seq. A presumptively reasonable period of time for a local government to act on all relevant applications for a "macro" wireless facility on a new structure is 150 days. 47 C.F.R. § 1.6003(c)(1)(iv). The Shot Clock date is determined by counting forward 150 calendar days from the day after the date of submittal, including any required pre-application period. 47 C.F.R. § 1.6003(e).

Pursuant to federal law, the reasonable time period for review of this application is 150 days.

Coverage Map Comparison

UTL03117 (HOOPER_EAST)





Coverage Map HOOPER_EAST

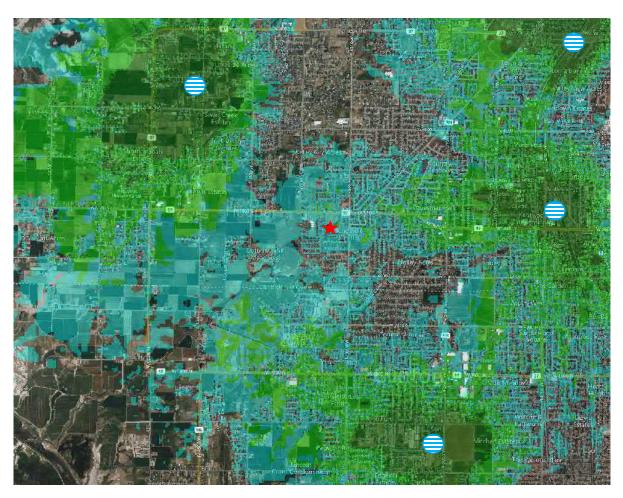
Predicted Service Levels

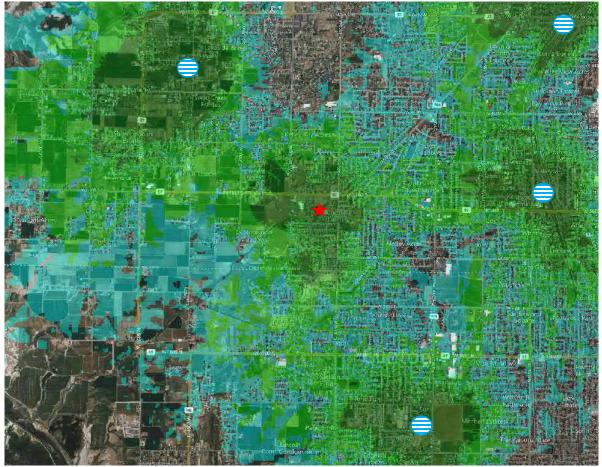
Good In-Buiding Good In-Vehicle Good Outdoor

Existing Site Proposed Site

Current Coverage

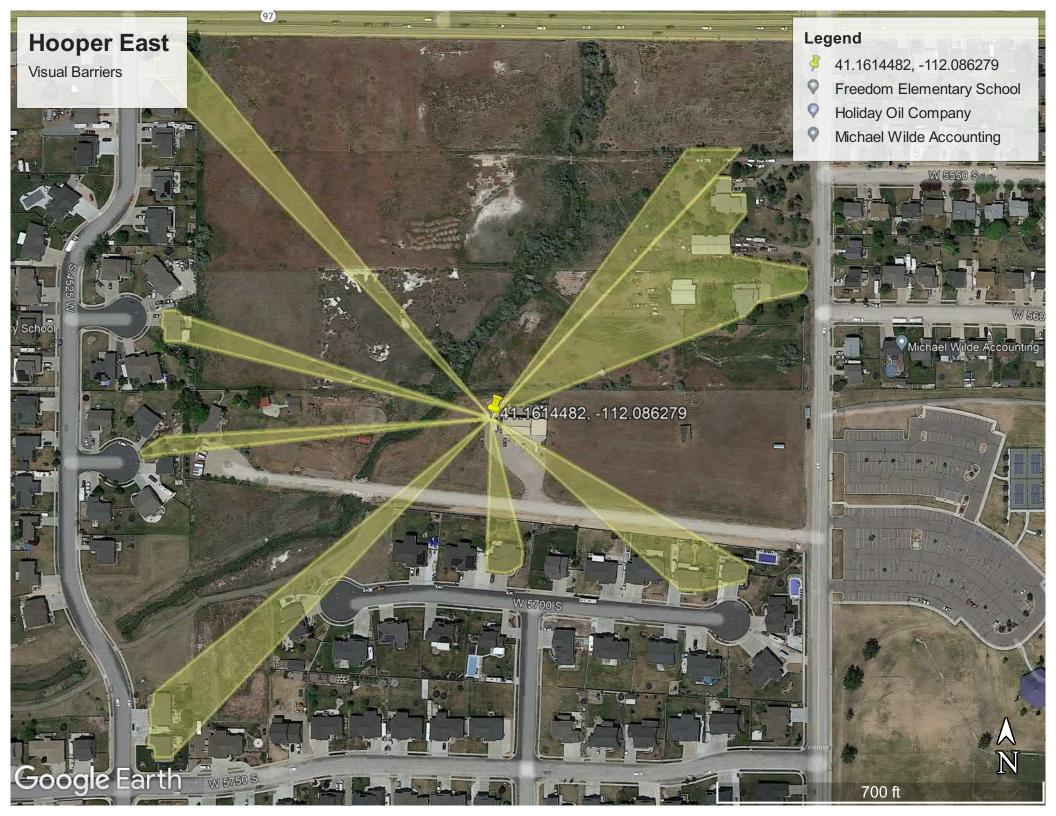
With Candidate @100' Tip Height





































Radiofrequency Exposure-Cell Sites

The Federal Communications Commission (FCC) regulates the licensing and use of RF spectrum in the United States, including exposure to RF energy. These FCC regulations and other releases address the FCC's regulation of RF exposure.

FCC Rule §1.1310

Sets maximum permissible exposure (MPE) limits for two different categories of persons:

- Occupational/Controlled
- General Population/Uncontrolled

Refers to FCC Office of Engineering & Technology (OET) Bulletin 65, Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields (1997), for policies on evaluating compliance with the MPE limits.

FCC Rule §1.1307(b)

Categorically excludes certain sites from routine RF exposure evaluation based on height and power, although those sites must still comply with the MPE limits if there are exposure risks.

FCC RF safety rules are EXPOSURE limits, not emissions limits.

OET Bulletin 65

Provides non-mandatory guidelines and suggestions for determining whether transmitting facilities, operations or devices comply with the MPE.

References IEEE/ANSI industry standards for mitigating exposure, such as standards associated with the use of RF safety signs.

INDUSTRY STANDARDS

ANSI Z535.4-2011

Product Safety Signs and Labels

IEEE C95.2-2018

Radio-Frequency Energy and Current- Flow Symbols

IEEE C95.1-2005

Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields 3 kHz to 300 GHz

IEEE C95.7-2014

Recommended Practice for Radio Frequency Safety programs, 3 kHz to 300 GHz

AT&T Places the Safety of Its Customers First

There are no known adverse health effects from cell sites and no health risks to the general public have been shown.

- The FCC has pointed out that the possibilities are remote that a person could be exposed to RF levels that exceed the FCC guidelines.
 - You can find the full FCC guidelines for Cellular and PCS Sites at: http://www.fcc.gov/cgb/consumerfacts/rfexposure.html
- In addition, the American Cancer Society (ACS) affirms the FCC's conclusion stating "at ground level near typical cellular base stations, the amount of RF energy is thousands of times less than the limits for safe exposure set by the FCC and other regulatory authorities." The ACS also states that it is "very unlikely" for an individual to be exposed to excess RF levels just by being close to a cell site.
- According to a report on cell sites, the ACS confirms that most scientists believe that cell sites and antennas are unlikely to cause cancer or result in health problems.
 - You can find the full ACS report at:
 http://www.cancer.org/Cancer/CancerCauses/OtherCarcinogens/AtHome/cellular-phone-towers
- Furthermore, the World Health Organization (WHO) confirms that RF emissions diminish rapidly with distance. Likewise, the WHO states that studies have not shown a correlation between exposure to RF emissions from base stations and an increased risk of cancer or any adverse long or short-term health effects.
 - You can find the full WHO report at: http://www.who.int/mediacentre/factsheets/fs304/en/index.html

AT&T builds and maintains all cell sites and antennas in accordance with FCC guidelines for human exposure to radiofrequency (RF) fields.

- The energy from the antennas on cell sites decreases with distance. As a result, ground-level exposure is much lower than if a person were very close to the antenna and the main beam.
- The FCC's RF exposure guidelines recommend a maximum permissible exposure level to the general public of approximately 580 microwatts per square centimeter. This limit is many times greater than RF levels typically found near the base of cell sites or in the vicinity of other, lower-powered cell site transmitters.



Protecting the Health and Safety of U.S. Consumers

The health and safety of consumers is the wireless industry's first priority. Here's what you should know about radiofrequency (RF) energy and wireless devices.

What is RF Energy?

Many devices we use every day—baby monitors, Wi-Fi routers, and garage door openers—transmit information using radio waves. These radio waves emit energy commonly referred to as RF energy.

Organizations that say wireless devices pose no known health risk:

- World Health Organization
- American Cancer Society
- Institute of Electrical and Electronics Engineers (IEEE)
- National Institutes of Health National Cancer Institute
- Federal Communications Commission (FCC)
- Food and Drug Administration

Experts agree that wireless devices have not been shown to pose a public health risk.

Overwhelming scientific evidence shows no known health risk to humans from RF energy emitted by wireless devices, including smart phones. This evidence includes numerous, independent and peer-reviewed studies conducted over several decades by national and international organizations.

Federal government statistics show the number of brain tumors have decreased since mobile phones were widely introduced in the 1980s while the number of mobile phones (580-fold) and sites (201-fold) has increased significantly.

Cell phone towers operate within safety limits.

RF energy from antennas result in exposure levels well below FCC safety limits. These limits are based on recommendations from the scientific community and expert non-government organizations. The widely accepted scientific consensus is that towers and base stations pose no known hazard to nearby residents—and as the FCC notes, "the possibility that a member of the general public could be exposed to RF levels in excess of the FCC guidelines is extremely remote."

FCC regulations protect health and safety.

All wireless devices sold in the U.S. must go through a rigorous approval process to ensure they meet the science-based guidelines set by the FCC. These guidelines—developed by internationally-recognized scientific organizations—set limits for the maximum amount of RF exposure from wireless devices and include a significant margin of safety. Wireless devices and antennas operate well under FCC thresholds.



New 5G networks emit less RF energy.

Next-generation 5G devices will operate at the same or lower RF levels than today's 4G networks. 5G infrastructure—such as small cells attached to phone poles or the sides of buildings—emit roughly the same RF energy (roughly 10-3 mW/cm) as some Bluetooth devices or baby monitors. Any hazards "would require exposure to RF energy at levels far above anything that would be possible with ordinary cellular telephone equipment."

More information is available at cellphonehealthfacts.com.

Expert Voices

- "Based on our ongoing evaluation of this issue and taking into account all available scientific evidence we have received, we have not found sufficient evidence that there are adverse health effects in humans caused by exposures at or under the current radiofrequency energy exposure limits. Even with frequent daily use by the vast majority of adults, we have not seen an increase in events like brain tumors."
- Director of the FDA's Center for Devices and Radiological Health (2018)
- "[T]he RF waves given off by cell phones don't have enough energy to damage DNA directly or to heat body tissues. Because of this, it's not clear how cell phones might be able to cause cancer. Most studies done in the lab have supported the idea that RF waves do not cause DNA damage."
- American Cancer Society (2018)
- "We have relied on decades of research and hundreds of studies to have the most complete evaluation of radiofrequency energy exposure. This information has informed the FDA's assessment of this important public health issue, and given us the confidence that the current safety limits for cell phone radiofrequency energy exposure remain acceptable for protecting the public health. ... [T]he totality of the available scientific evidence continues to not support adverse health effects in humans caused by exposures at or under the current radiofrequency energy exposure limits."
- Director of the FDA's Center for Devices and Radiological Health (2018)

Agencies and organizations that shape U.S. regulations:

- Institute of Electrical and Electronics Engineers (IEEE)
- National Council on Radiation Protection and Measurements
- International Commission on Nonionizing Radiation Protection



The FCC, as well as other agencies that are experts in health and safety issues ... looked at all of the studies and all of the information and they have reached the determination that these are safe. That's a determination that is constantly undergoing review and any new information that comes up is taken into account."

- FCC Commissioner (2018)

