

**HOOPER CITY  
CITY COUNCIL AGENDA  
NOVEMBER 3, 2022 7:00PM  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315**

Notice is hereby given that the Hooper City Council will hold a work meeting at 6:30pm and their regularly scheduled meeting at 7pm on Thursday, November 3, 2022, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

**Work Meeting – 6:30pm**

1. Discussion on Agenda Items – City Council

**Regular Meeting – 7:00pm**

1. Meeting Called to Order
2. Opening Ceremony
  - a. Pledge of Allegiance
  - b. Reverence
3. Public Comments on Agenda Items
4. Consent Items
  - a. Motion – Approval of Minutes dated October 20, 2022
5. Declarations of conflicts of interest or disclosures by council members
6. Action Items
  - a. Discussion – Consideration of an Ordinance Relating to Parties, Gatherings, and Events Expense
  - b. Motion – Final Approval of the rezone request from Derek E Anderson for the property located at approximately 4848 S 5900 W, parcel number 09-077-0019, from the R-1, R-2 zone to the R-.75 zone
  - c. Motion – Final Approval of the rezone request from Derek E Anderson for the property located at approximately 4848 S 5900 W, parcel number 09-077-0017, 10-012-0017, 10-012-0019, 09-077-0018, 09-077-0047, from the R-1, R-2 zone to the R-.75 zone
  - d. Motion – Final Approval of the MH Acres (Buchanan 5100) Subdivision (1 lot) located at approximately 7453 W 5100 S for Brian Buchanan
  - e. Motion – Final Approval of the Silver Saddle Phase II Subdivision (17 lots) located at approximately 5325 W 3675 S for Nilson Homes
7. Public Comments on items not on the agenda (*No action can or will be taken on any issue presented*)
8. Adjournment

*Tereasa Chugg*

Tereasa Chugg, Deputy City Recorder

*\*Please see notes regarding public comments and public hearings*

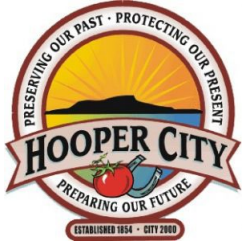
In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.com at least 48 hours prior to the meeting.

**CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on this 2<sup>nd</sup> day of November, 2022 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.com/meetings>.

**\*NOTES REGARDING PUBLIC COMMENT AND PUBLIC HEARINGS**

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



**HOOPER CITY  
CITY COUNCIL MEETING MINUTES  
THURSDAY, OCTOBER 20, 2022, 7:00PM  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315**

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The Hooper City Council held a work meeting at 6:30pm and their regular meeting at 7pm on October 20, 2022, at the Hooper City Civic Center located at 5580 W 4600 S, Hooper, UT 84315.

COUNCIL MEMBERS PRESENT:

Cindy Cox – Mayor Pro Tem  
Dale Fowers – Mayor  
Debra Marigoni  
Lisa Northrop  
Bryce Wilcox

COUNCIL MEMBERS EXCUSED:

Ryan Hill

CITY STAFF & PLANNING COMMISSION PRESENT:

Tereasa Chugg – Deputy City Recorder  
Briant Jacobs – City Engineer  
Reed Richards – City Attorney  
LT. Curtis Jefferies – Weber County Sheriff's Office

AUDIENCE PRESENT:

See attached list.

**6:30PM WORK MEETING**

1. Discussion on Agenda Items

At 6:30pm the City Council held a work meeting where agenda items were discussed. Council Member Wilcox inquired about information for a resident who would like to join Hooper City Youth Council. Council Member Northrup had questions about the Moderate-Income Housing Report.

**7:00PM REGULAR MEETING**

1. Meeting Called to Order – Mayor Dale Fowers

At 7:00pm Mayor Dale Fowers called the meeting to order.

2. Opening Ceremony

a. Pledge of Allegiance

Council Member Wilcox led in the Pledge of Allegiance.

b. Reverence

Council Member Cox offered reverence.

Mayor Fowers informed the council that Pheasant Acres requested to be removed from the agenda due to possible changes they are looking at making to their subdivision plat.

3. Citizen Comment(s) on Agenda Items

*(Residents attending this meeting were allotted 3 minutes to express a concern or question about any issue that was ON THE AGENDA)*

There were no citizen comments made.

4. Consent Items

a. Motion – Approval of Minutes dated September 15, 2022

**COUNCIL MEMBER COX MOVED TO APPROVE  
THE MINUTES DATED SEPTEMBER 15, 2022.  
COUNCIL MEMBER MARIGONI SECONDED THE  
MOTION. VOTING AS FOLLOWS:  
COUNCIL MEMBER:                      VOTE:  
COX    AYE  
MARIGONI                                      AYE  
NORTHRUP                                      AYE  
WILCOX    AYE  
MOTION PASSED UNANIMOUSLY.**

5. Declarations on conflicts of interest or disclosures by council members

There were no declarations of conflicts of interest or disclosures by council members.

6. Action Items

a. **Motion – Final Approval of the Funk Family Farms Subdivision (1 lot)  
located at approximately 4222 S 5500 W for Jesse Funk**

City Engineer Briant Jacobs explained the details of the subdivision. It is a 1-acre lot being carved out. The lot is in a R-1 zone with the lot size being 40,000 sq ft and a sliver being dedicated to the city. All staff comments have been addressed and the required utility letters have been turned in. Irrigation

with continue as historically has with an irrigation agreement recorded between owners. They have supplied the waiver for the land use separation fence. There will be a curb, gutter, and sidewalk escrow. The city will be doing a road widening project on 5500 West that is set to begin right after this property, but city staff recommends extending the project to include this property. The developer would then escrow the money needed for the storm drain to let the city complete the storm drain with the 5500 West project.

Jaycee Funk was available for questions.

**COUNCIL MEMBER NORTHRUP MOVED TO GRANT FINAL APPROVAL OF THE FUNK FAMILY FARMS SUBDIVISION LOCATED AT APPROXIMATELY 4222 S 5500 W FOR JESSE FUNK WITH LAND USE SEPARATION FENCE, CURB, GUTTER, AND SIDEWALK ESCROW AND AN ESCROW FOR THE STORM DRAIN IMPROVEMENTS. COUNCIL MEMBER WILCOX SECONDED THE MOTION. A VOTE WAS TAKEN WITH VOTING AS FOLLOWS:**

<b><u>COUNCIL MEMBER:</u></b>	<b><u>VOTE:</u></b>
<b>COX</b>	<b>AYE</b>
<b>MARIGONI</b>	<b>AYE</b>
<b>NORTHRUP</b>	<b>AYE</b>
<b>WILCOX</b>	<b>AYE</b>
<b>MOTION PASSED.</b>	

- b. **Motion** – Final Approval of the K. Roberts Subdivision (1 lot) located at approximately 4512 W 5500 S for Kyle Roberts

City Engineer Briant Jacobs explained the details of the subdivision. Kyle Roberts is making 2 lots out of 1 lot. The new lot will access from the North of the property where the current lot accesses from the south of the property. The lots are located in the R-2 zone. All staff issues have been addressed with letters from UDOT and the other utilities. The lot currently has 4 access points on 5500 South. UDOT has asked that 2 access points be removed and has granted that one of the remaining 2 accesses may be widened to 30 feet. Council Member Cox asked if he would still be able to use the widened access if he sales the lot. Briant Jacobs said as long as he grants himself an easement before he sales the lot he would be able to still have access to his new lot. Commissioner Marigoni asked if there will be a fence dividing the two properties. Briant Jacobs explained that Kyle Roberts intends to keep both



properties, so is not intending to divide the properties with a fence at this point.

Kyle Roberts was available for questions.

**COUNCIL MEMBER WILCOX MOVED TO GRANT FINAL APPROVAL OF THE K ROBERTS SUBDIVISION LOCATED AT APPROXIMATELY 4512 W 5500 S FOR KYLE ROBERTS WITH THE REMOVAL OF TWO DRIVEWAYS AND THE EXPANSION OF ONE OF THE REMAINING DRIVEWAYS. COUNCIL MEMBER COX SECONDED THE MOTION. A VOTE WAS TAKEN WITH VOTING AS FOLLOWS:**

**COUNCIL MEMBER:**

**COX**

**MARIGONI**

**NORTHRUP**

**WILCOX**

**MOTION PASSED.**

**VOTE:**

**AYE**

**AYE**

**AYE**

**AYE**

**7. 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.)*

There were no citizen comments made.

**8. Adjournment**

**AT APPROXIMATELY 7:25PM COUNCIL MEMBER MARIGONI MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER COX SECONDED THE MOTION. VOTING AS FOLLOWS:**

**COUNCIL MEMBER:**

**COX**

**MARIGONI**

**NORTHRUP**

**WILCOX**

**MOTION PASSED UNANIMOUSLY.**

**VOTE:**

**AYE**

**AYE**

**AYE**

**AYE**

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Tereasa Chugg, Deputy City Recorder

DRAFT

**(Draft) ORDINANCE NO. \_\_\_\_\_**  
**AN ORDINANCE RELATING TO PARTIES, GATHERINGS, AND EVENTS**

**WHEREAS**, Hooper City desires to maintain a peaceful and safe environment for its citizens and for visitors to the City; and,

**WHEREAS**, In order to maintain peace and tranquility within the City it is necessary, on some occasions, to restrict and prevent noisy and boisterous gatherings, parties, and activities; and,

**WHEREAS**, Hooper City pays a fee for law enforcement services to the Weber County Sheriff's office and that fee is based partially on the number of incident responses required by the Sheriff's office in a given year; and,

**WHEREAS**, Hooper City desires to recover costs of incident responses from those parties that necessitate the response in certain circumstances.

**NOW, THEREFORE**, be it ordained by the City Council of Hooper City, Utah:

**Section 1: Definitions**

The following words, phrases and terms as used in this chapter shall have the meaning for this chapter as indicated below:

A. **"Host"** means:

1. The person having an ownership or leasehold interest in the premises; or
2. A person who resides at or occupies the premises in any capacity, other than as a mere guest at the party, gathering or event; or
3. The person in charge of the premises; or
4. The person who organized the party, gathering or event; or
5. The person who gave permission to hold the party, gathering or event on the premises;
6. If the party is hosted by an organization, either incorporated or unincorporated, the term "host" includes the officers of the organization;
7. If the host is a minor under eighteen (18) years of age, the term "host" includes the parents or legal guardians of the minor, whether or not they are present at the premises.

- B. **“Noise disturbance”** means: Any sound which annoys or disturbs reasonable persons with normal sensitivities, or which injures or endangers the comfort, repose, health, hearing, peace and safety of other persons.
- C. **“Party, gathering, or event”** means three (3) or more assembled for a social activity where: (i) alcoholic beverages have been or are being consumed contrary to law, (ii) substances regulated by the Utah controlled substances act are used by any person, or (iii) the noise from the party, gathering, or event makes a noise disturbance.
- D. **“Premises”** means the property at which a party, gathering, or event occurs.
- E. **“Services fee”** means the fee imposed by this chapter, calculated to cover, without limitation, related police costs and reasonable attorney fees.

## **Section 2: Services Fees-Special Security Assignment**

- A. Any person hosting a party, gathering, or event within the City may be liable for services fee. Any services fee may be in addition to such other costs and penalties as may be provided by law.
- B. A services fee is owed for each time a peace officer responds to a call or otherwise arrives at a premises to deal with a party, gathering, or event. The amount of the fees and the persons owing the fees are as follows:
  - (i) For non-rental property, the host of the activity shall owe \$300 for each visit of one or more peace officers;
  - (ii) For rental property, the host shall owe \$300 for each visit of one or more peace officers; in addition, the owner of the premises shall owe \$100 for the third visit and \$300 for any additional visits of one or more peace officers during any 365-day period;
  - (iii) For all other activities, the host of the activity shall owe \$300 for each visit of one or more peace officers.
- C. All services fees assessed under this chapter shall be due and payable within three (3) business days after the date a written notice of the services fee is sent to the person against whom the services fee is assessed. Any services fee paid within thirty (30) days after the due date shall be reduced by fifty (\$50) dollars. Any services fee paid more than thirty (30) days but less than sixty (60) days after the due date shall be reduced by twenty-five (\$25) dollars. Any services fee paid more than sixty (60) days after the due date shall not be reduced. If any services fee is not paid within ninety (90) days after the due date, the City may use such lawful means as are available to collect such services fee. If the City files an action in court to recover such services fee, the City shall be entitled to recover of its court costs, prejudgment interest, and attorney’s fees in addition to the services fee due and owing.

**Section 3: Recovery of Actual Costs:**

In addition to the services fees described in section 1 of this chapter, the City reserves the right to seek reimbursement for actual costs that exceed the stated services fee, through other legal theories, remedies, or procedures.

**Section 4: This Chapter Not To Preclude Other Appropriate Action:**

Nothing in this chapter shall be construed to prevent the arrest or citation of violators of the state penal code or other regulations, ordinances, or laws.

**Section 5: Administrative Appeals:**

- A. The Roy/Weber County Justice Court shall consider matters relating to services fees.
- B. Any person having received notice of the assessment of a services fee may appear before the Roy/Weber County Justice Court and present and contest the alleged violation upon which the services fee was based.
- C. If the Roy/Weber County Justice Court finds that no violation occurred and one or more of the defenses set forth in this section is applicable, the justice court may dismiss the services fee notice, release the defendant from liability for the services fee, or modify the services fee as justice and equity may require. Such defenses are:
  - 1. Wrong name and address on the services fee notice;
  - 2. Compliance with the subject ordinances would have presented an imminent and irreparable injury to persons or property;
  - 3. Such other mitigating circumstances as may be shown by the appellant.
- D. If the Roy/Weber County Justice Court finds that a services fee was properly imposed and no applicable defense exists, the justice court may, in the interest of justice and on behalf of the City, enter into an agreement for the timely or periodic payment of the services fee.

This Ordinance shall become effective upon publication as required by law, fifteen (15) days after final passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

Voting:

Council Member \_\_\_\_\_  
Council Member \_\_\_\_\_  
Council Member \_\_\_\_\_  
Council Member \_\_\_\_\_  
Council Member \_\_\_\_\_

# HOOPER CITY INC.

5580 W. 4600 S.  
Hooper City, UT 84315

## APPLICATION TO AMEND THE HOOPER CITY

Date Submitted: August 31, 2022

### ZONING MAP



Petition No. \_\_\_\_\_ Parcel No. 09-077-0019  
Date Submitted August 31, 2022  
Address of Site 4848 S 5900 W, Hooper City, UT  
Applicant's Name Derek E. Anderson (owner) Mark Anderson Fax No.                       
Phone Number                       
Address 649 E South Temple, Floor 2 Email                     

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

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

Present Zoning of Property: R-1, R-2 Present Use of Property: Farming  
Proposed Zoning of Property: R-.75 Proposed use of Property if Property is Re-zoned (explain in detail) \_\_\_\_\_

To subdivide the property into .75 acre residential lots.

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

To subdivide the property into .75 acre residential  
lots.


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

Signature of Applicant \_\_\_\_\_

Signature of Property Owner

Mark Anderson

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



Signature of Property Owner

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

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

\*\*\*\*\*

- I. **APPLICATION REQUIREMENTS FOR ZONING MAP CHANGE** The property owner shall submit to the City Recorder of the Planning Committee the following:
  - A. An application formally requesting a zoning change and stating the reasons for the request.
  - B. A property plat of the area of the requested zone change. Plats are available at the Weber County Recorder's Office.
  - C. A legal description of the subject property.
  - D. A re-zoning fee as indicated on the zoning applications.
  - E. Mailing addresses of all the neighboring property owners within 600 feet of the area to be re-zoned front, sides, and back of property lines of proposed property.
  - F. ADDRESSES NEED TO BE TYPED ON ADDRESS LABELS AND NOT HAND WRITTEN. The City will supply envelopes.
  - G. Postage stamps for each address. The City will send out the letters to the property owners using the addresses and stamps provided by the applicant. You must show proof that all addresses were obtained. You may get on to the Weber County Website and go to Geo Gizmo. You must have mailing addresses not property addresses. You are responsible to make sure any returned letters are delivered to the property owners before the meeting.
- II. The Planning Committee requires any zoning application to be submitted (1) one month prior to any City Planning Commission meeting. The zoning ordinance change request is then scheduled to be heard at the first Planning Commission meeting following the one month period. It is recommended the property owner/applicant be present at the meeting.
- III. The Planning Commission will make a recommendation at their meeting to the City Council on the proposed change. The City Council may schedule a public hearing to discuss the proposed change. This hearing will be held 15 to 21 days following the recommendations from the Planning Commission to the Council.
- IV. The City Council, following the public hearing, will pass a motion either approving or denying the requested zone change. Their decision is final. If the request is approved, an official zoning map/ordinance will be signed and filed.
- V. The Re-zoning becomes effective 15 days after publication of the ordinance.

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

Date: \_\_\_\_\_ Decision of Commission: \_\_\_\_\_

City Council sets public hearing:

Date: \_\_\_\_\_ Decision of Council: \_\_\_\_\_

Forms: Zoning Map: 01202016W

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

09-077-0019

PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 0.40 CHAINS SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 18; RUNNING THENCE EAST 18.75 CHAINS; THENCE SOUTH 4.95 CHAINS; THENCE NORTH 89° WEST 901.56 FEET; THENCE NORTH 100 FEET; THENCE WEST 335.94 FEET; THENCE NORTH 226.70 FEET TO THE PLACE OF BEGINNING.



## Application Questions A-D

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

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

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

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

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

N/A

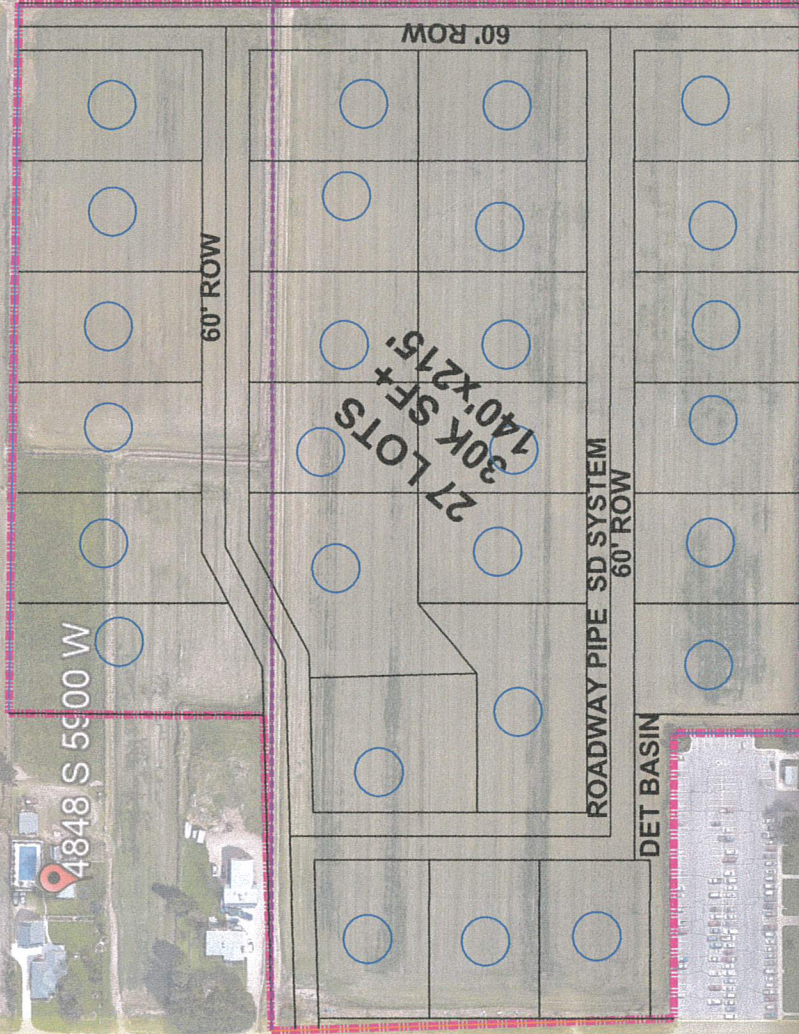
- d. How is the change in the public interest as well as the applicant's desire?

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

# OPTION 7 4-21-22

FEMA FLOOD ZONE X

4848 S 5900 W



5900 W

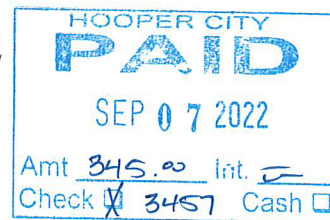
The Church of Jesus Christ of Latter ...



# HOOPER CITY INC.

5580 W. 4600 S.  
Hooper City, UT 84315

## APPLICATION TO AMEND THE HOOPER CITY



Date Submitted: August 31, 2022

## ZONING MAP

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

Date Submitted August 31, 2022

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

Applicant's Name Derek E. Anderson <sup>(owner)</sup> Carl Belnap Fax No.                     

Phone Number                     

Address 649 E South Temple, Floor 2 Email                     

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

\*\*\*\*\*

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

\*\*\*\*\*

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

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

To subdivide the property into .75 acre residential lots.

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

To subdivide the property into .75 acre residential lots.

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

Signature of Applicant \_\_\_\_\_

Signature of Property Owner Carl Belnap

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

  
Signature of Property Owner

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

- a. Why should the present zoning be changed to allow this proposal?
- b. How is the proposed change in harmony with the City Master Plan for this area?
- c. If it is not, what conditions and circumstances have taken place in the general area since the Master Plan was adopted to warrant such a change?
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  - E. **Mailing addresses of all the neighboring property owners within 600 feet of the area to be re-zoned front, sides, and back of property lines of proposed property.**
  - F. **ADDRESSES NEED TO BE TYPED ON ADDRESS LABELS AND NOT HAND WRITTEN. The City will supply envelopes.**
  - G. **Postage stamps for each address.** The City will send out the letters to the property owners using the addresses and stamps provided by the applicant. You must show proof that all addresses were obtained. You may get on to the Weber County Website and go to Geo Gizmo. You must have mailing addresses not property addresses. You are responsible to make sure any returned letters are delivered to the property owners before the meeting.
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- IV. The City Council, following the public hearing, will pass a motion either approving or denying the requested zone change. Their decision is final. If the request is approved, an official zoning map/ordinance will be signed and filed.
- V. The Re-zoning becomes effective 15 days after publication of the ordinance.

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

Date: \_\_\_\_\_ Decision of Commission: \_\_\_\_\_

City Council sets public hearing:

Date: \_\_\_\_\_ Decision of Council: \_\_\_\_\_

Forms: Zoning Map: 01202016W

### Application Questions A-D

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

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

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

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

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

N/A

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

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



# OPTION 7 4-21-22

FEMA FLOOD ZONE X

4848 S 5900 W

60' ROW

27 LOTS  
30K SF+  
140'x215'

60' ROW

ROADWAY PIPE SD SYSTEM

60' ROW

DET BASIN

5900 W

The Church of Jesus Christ of Latter...



# APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

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

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

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

Fax # NA

Email Address [REDACTED]

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

Fax # NA

Email Address [REDACTED]

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

Contact Name [REDACTED] Ph [REDACTED] Fax # NA Email [REDACTED]

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

Engineer's Name Same as Surveyor Address [REDACTED] Ph [REDACTED]

Secondary Water Available? No Contact [REDACTED] Ph [REDACTED]

Secondary Water System in Place? Yes Type Flood Irrigation Ph [REDACTED]

Culinary Water Available? Yes Type Hooper Water Ph [REDACTED]

Sewer Connection Available? No Contact [REDACTED] Type [REDACTED]

Septic System Appears Feasible? Yes Contact Weber County Type Septic

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

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

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

There are none that would affect this proposed site.

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

Undeveloped farm ground; first subdivision was several years ago.

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

Date

Signature

Office Use Only

Subdivision Preliminary Fee: [REDACTED]

Preliminary Approval Date: [REDACTED]

Subdivision Final Fee: [REDACTED]

Final Approval Date: [REDACTED]

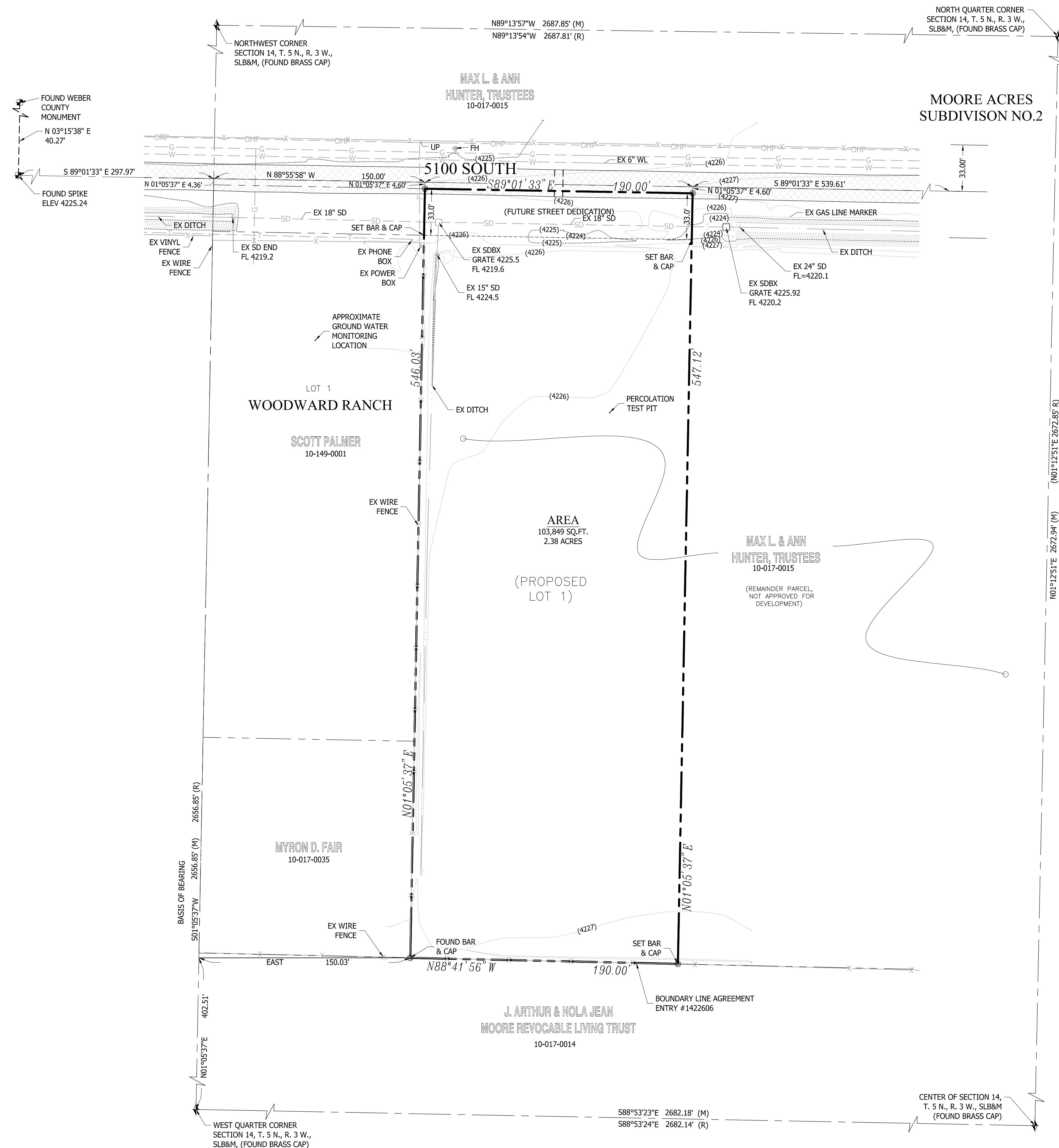
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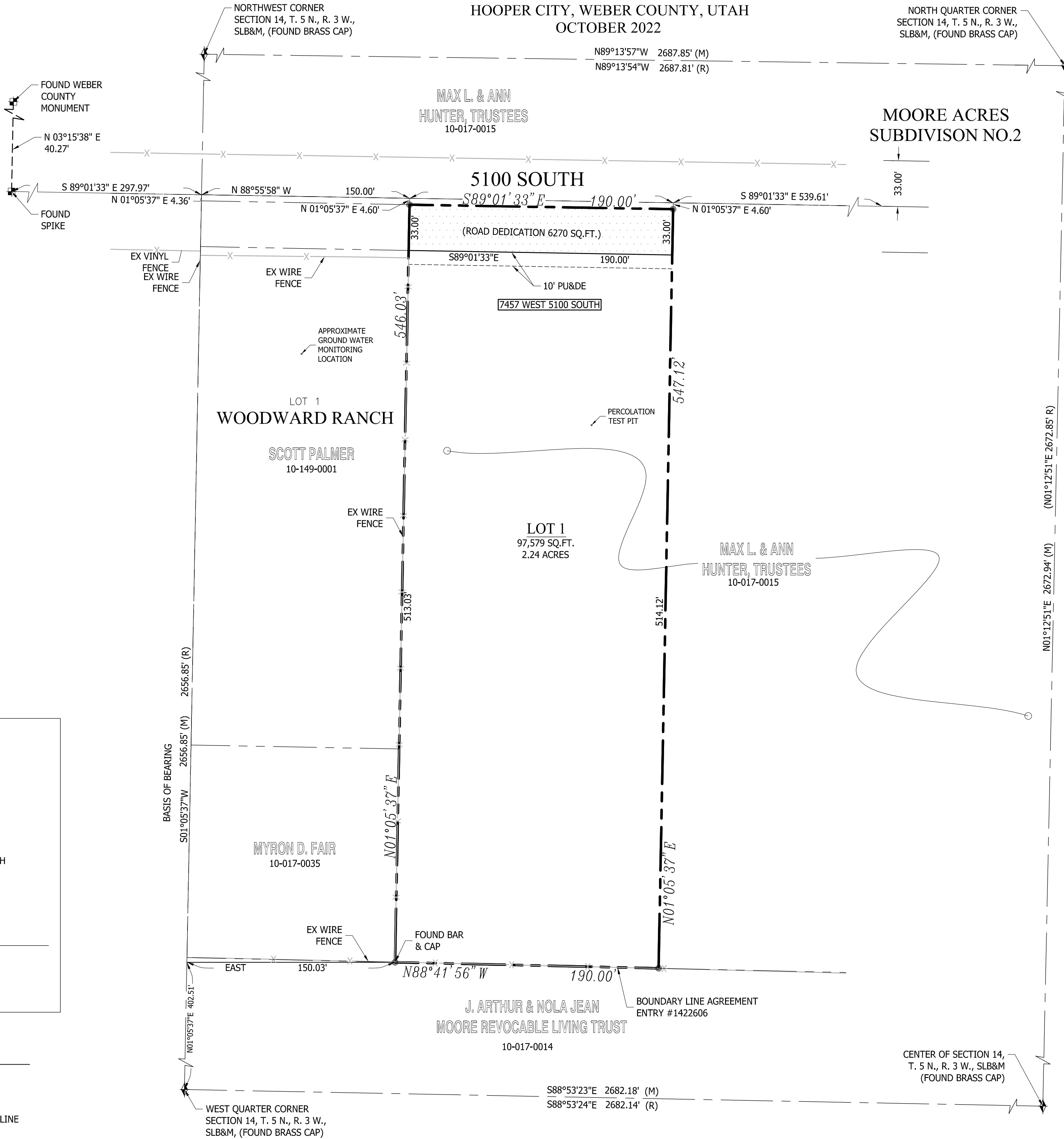






# MH ACRES SUBDIVISION

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



## IMPORTANT NOTICES

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

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

NO BASEMENT FLOOR SLABS ALLOWED LOWER THAN ADJACENT GRADE.

## SURVEYOR'S CERTIFICATE

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

**MH ACRES SUBDIVISION**

STEPHEN P. BOTT  
LICENSE NO. 343593-2201

DATE

## BOUNDARY DESCRIPTION

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

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

## NARRATIVE

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

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

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

## OWNER'S DEDICATION

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

In witness whereof the undersigned have hereunto set their signatures this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_.

## ACKNOWLEDGMENT

STATE OF  
COUNTY OF

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

NOTARY PUBLIC: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

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

## WEBER COUNTY RECORDER

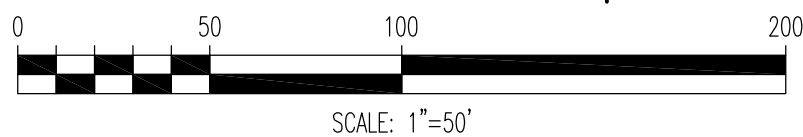
ENTRY NO. \_\_\_\_\_  
FEE PAID \_\_\_\_\_ FILED FOR RECORD  
AND RECORDED THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_ AT  
IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS PAGE \_\_\_\_\_

WEBER COUNTY RECORDER

BY \_\_\_\_\_  
DEPUTY RECORDER

**PUBLIC UTILITY &  
DRAINAGE EASEMENTS**  
10.00' ALONG LOT FRONTAGE

**LOT SETBACKS**  
FRONT: 35.00'  
SIDE: 20.00'  
REAR: 20.00'



## WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON SITE WASTEWATER DISPOSAL.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

WEBER-MORGAN HEALTH DEPARTMENT

## HOOPER IRRIGATION COMPANY

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

HOOPER IRRIGATION COMPANY

## HOOPER CITY ENGINEER'S APPROVAL

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

HOOPER CITY ENGINEER

## HOOPER CITY MAYOR

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

HOOPER CITY MAYOR

HOOPER CITY RECORDER

## HOOPER CITY ATTORNEY'S APPROVAL

APPROVED AS TO FORM BY THE HOOPER CITY ATTORNEY THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

HOOPER CITY ATTORNEY

**PINNACLE**  
Engineering & Land Surveying, Inc.

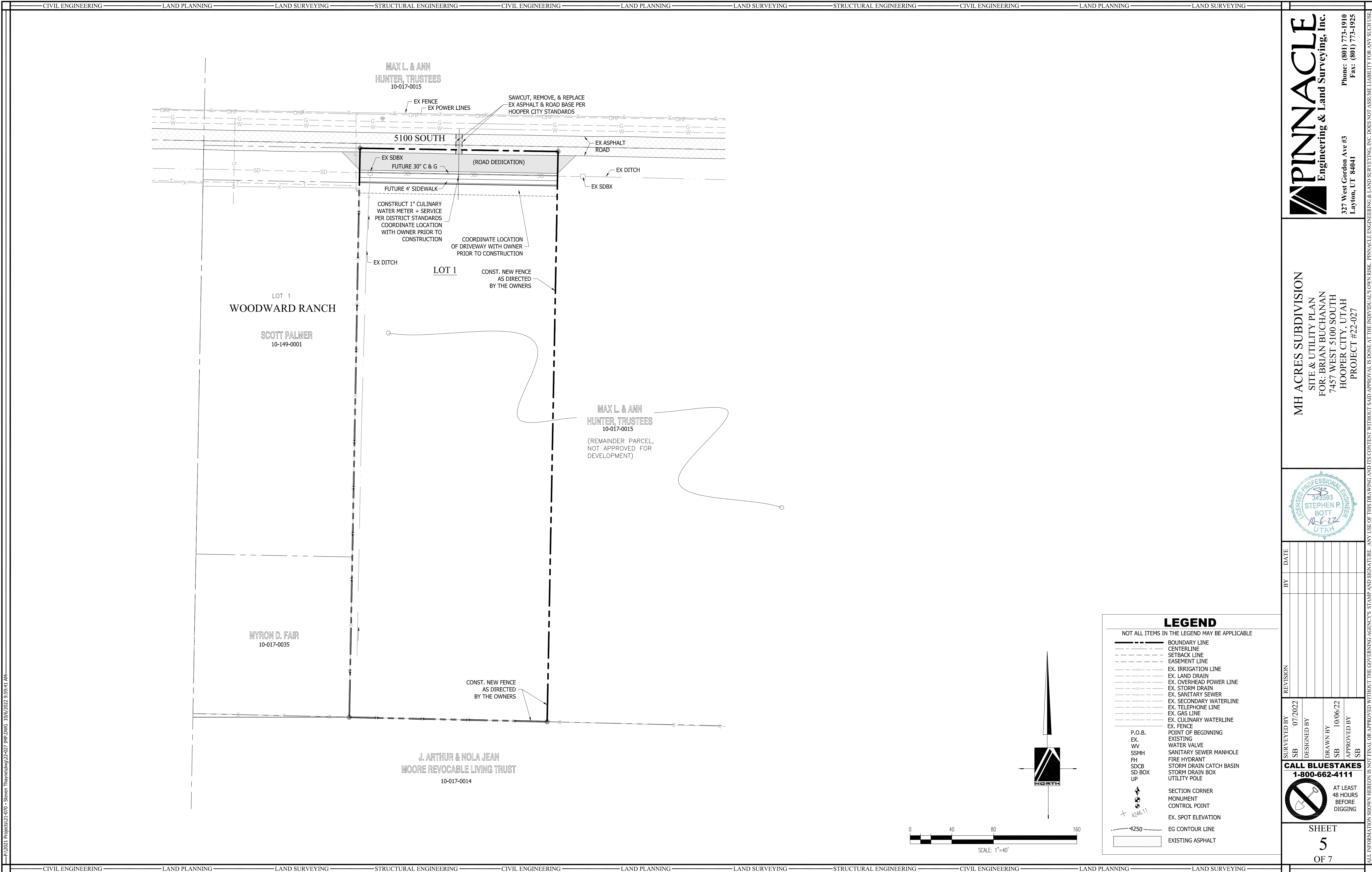
327 West Gordon Ave. #3  
Layton, UT 84041

Phone: (801) 773-1910

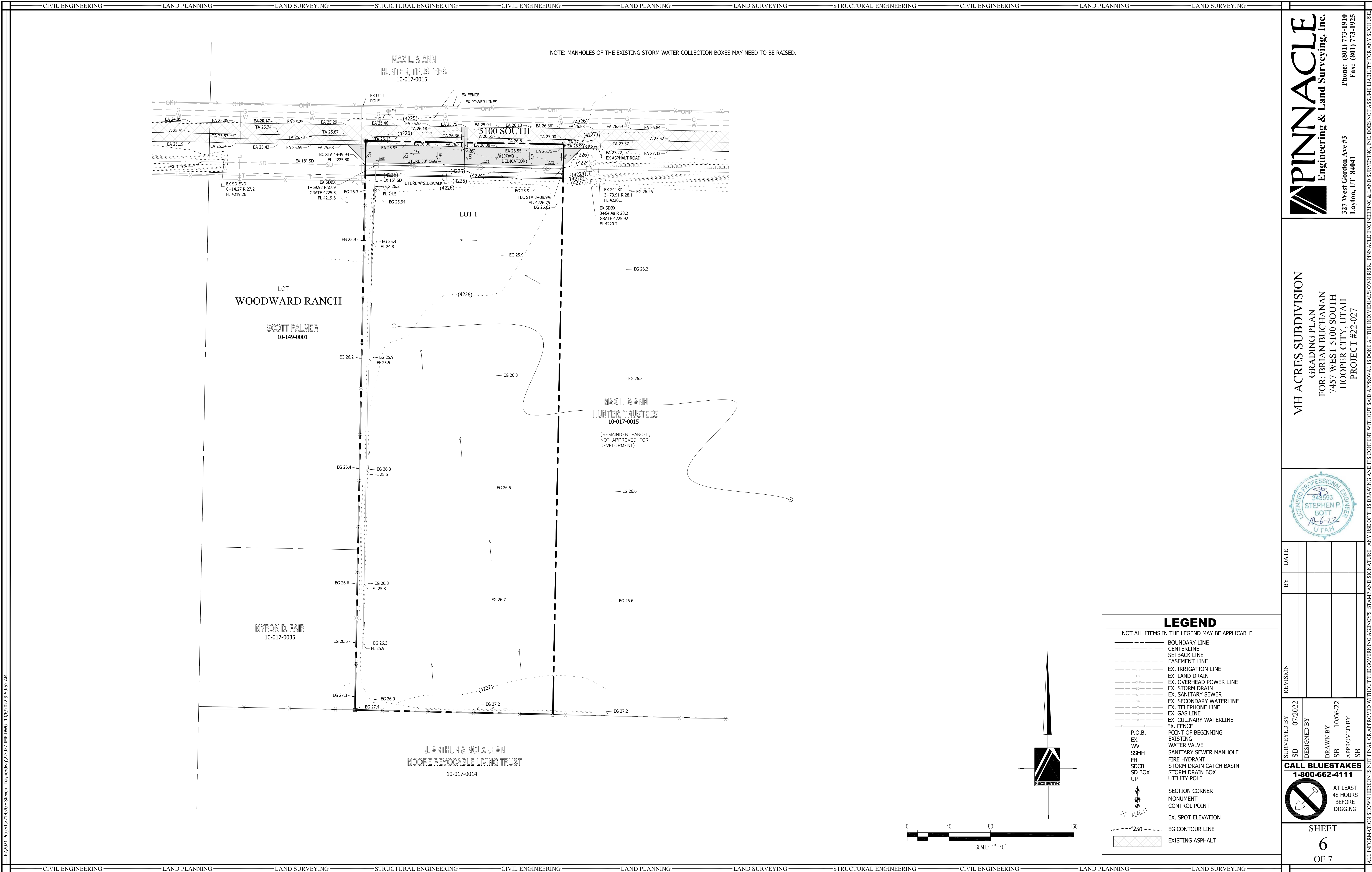
Fax: (801) 719-6041

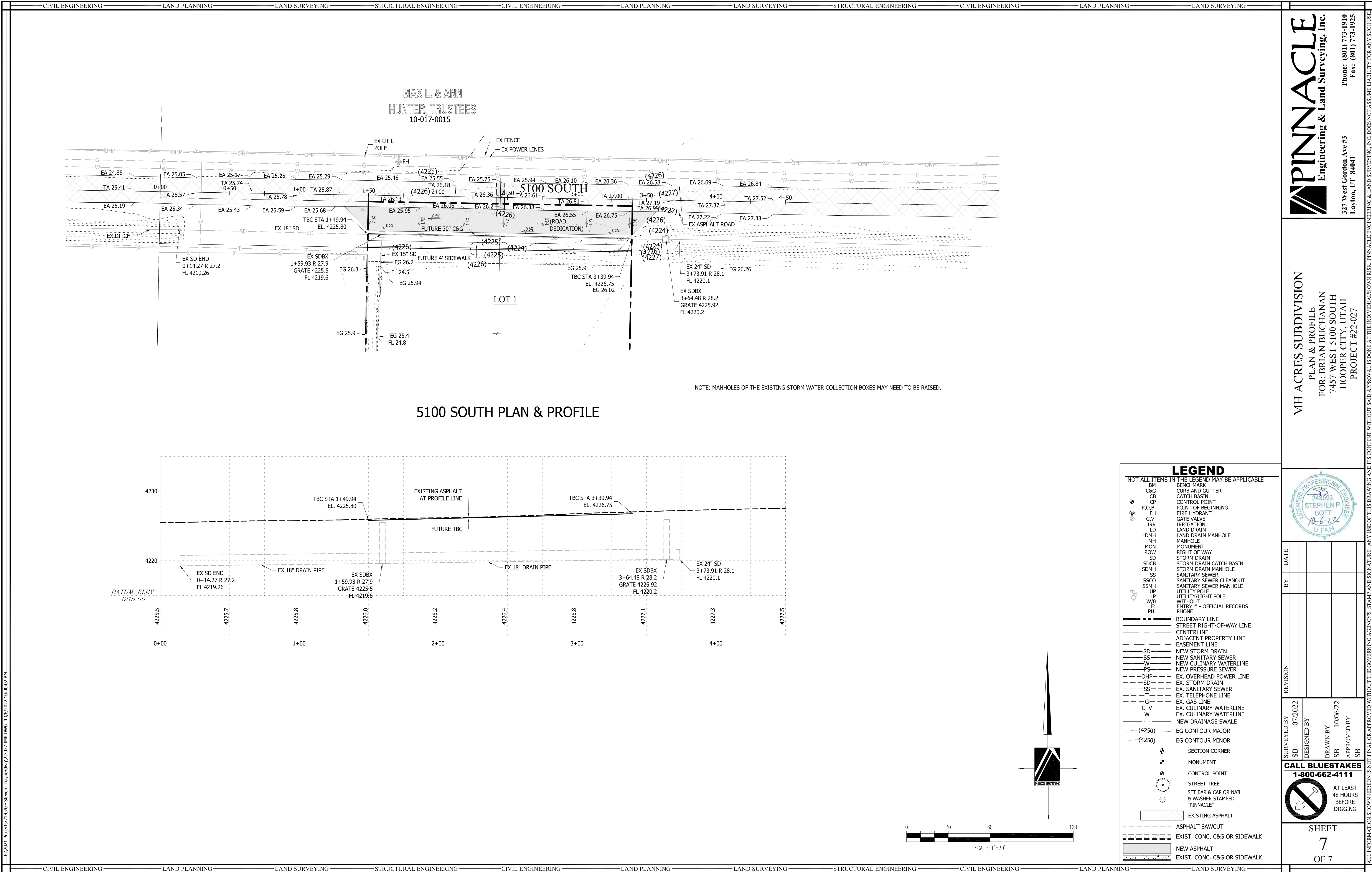
## LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY
- SECTION LINE/ CENTER LINE
- LOT LINE
- EASEMENT LINE / RIGHT OF WAY LINE
- SETBACK LINE
- SECTION CORNER
- PUB&E
- PUBLIC UTILITY & DRAINAGE EASEMENT











# APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name Silver Saddle Subdivision Zone R2 Date Submitted 06/06/2019

Address of Subdivision 3670 S. 5500 W. Hooper City, UT No. of Units or Lots 42

Owner Name Jay Thompson Address 3670 S. 5500 W. Ph [REDACTED]

Fax # \_\_\_\_\_ Email Address \_\_\_\_\_

Subdivider's Name Kevin Ivins Address 3986 W. 4200 S. West Haven Ph [REDACTED]

Fax # \_\_\_\_\_ Email Address [REDACTED]

Name of Intended Escrow Holder Cache Valley Bank Address Layton, UT

Contact Name Stephanie Sewell Ph [REDACTED] Email [REDACTED]

Surveyor's Name Trevor Hatch Address 5160 S. 1500 W., Riverdale Ph [REDACTED]

Engineer's Name Nate Reeve Address 5160 S. 1500 W., Riverdale Ph [REDACTED]

Secondary Water Available? Yes Contact Michelle, Hooper Irrigation Ph [REDACTED]

Secondary Water System in Place? Yes Type Pressure Irrigation Ph N/A

Culinary Water Available? Yes Type Val, Taylor-West Weber Water Ph [REDACTED]

Sewer Connection Available? Yes Contact Lance, Central Weber Sewer Type Hooper City, Vacuum System

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

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

Access Road Above 4215' Elevation? Yes Source Surveyed Elevation

Please describe any agreements, rights-of-way, easements etc, that could affect this site:  
Not to my knowledge

Describe history of parcel being subdivided, approximate dates and acreage of past land divisions:  
Not to my knowledge

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

Date 4 June 2019 Signature Jay F Thompson

Office Use Only

Subdivision Preliminary Fee: \_\_\_\_\_ Preliminary Approval Date: \_\_\_\_\_

Subdivision Final Fee: \_\_\_\_\_ Final Approval Date: \_\_\_\_\_

Number of Copies: \_\_\_\_\_ Envelopes: \_\_\_\_\_

*split in 2 phases*

# Project Narrative/Notes/Revisions

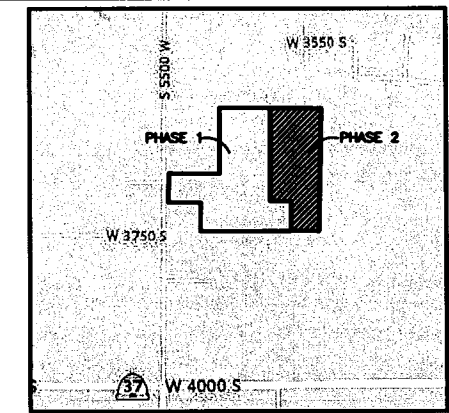
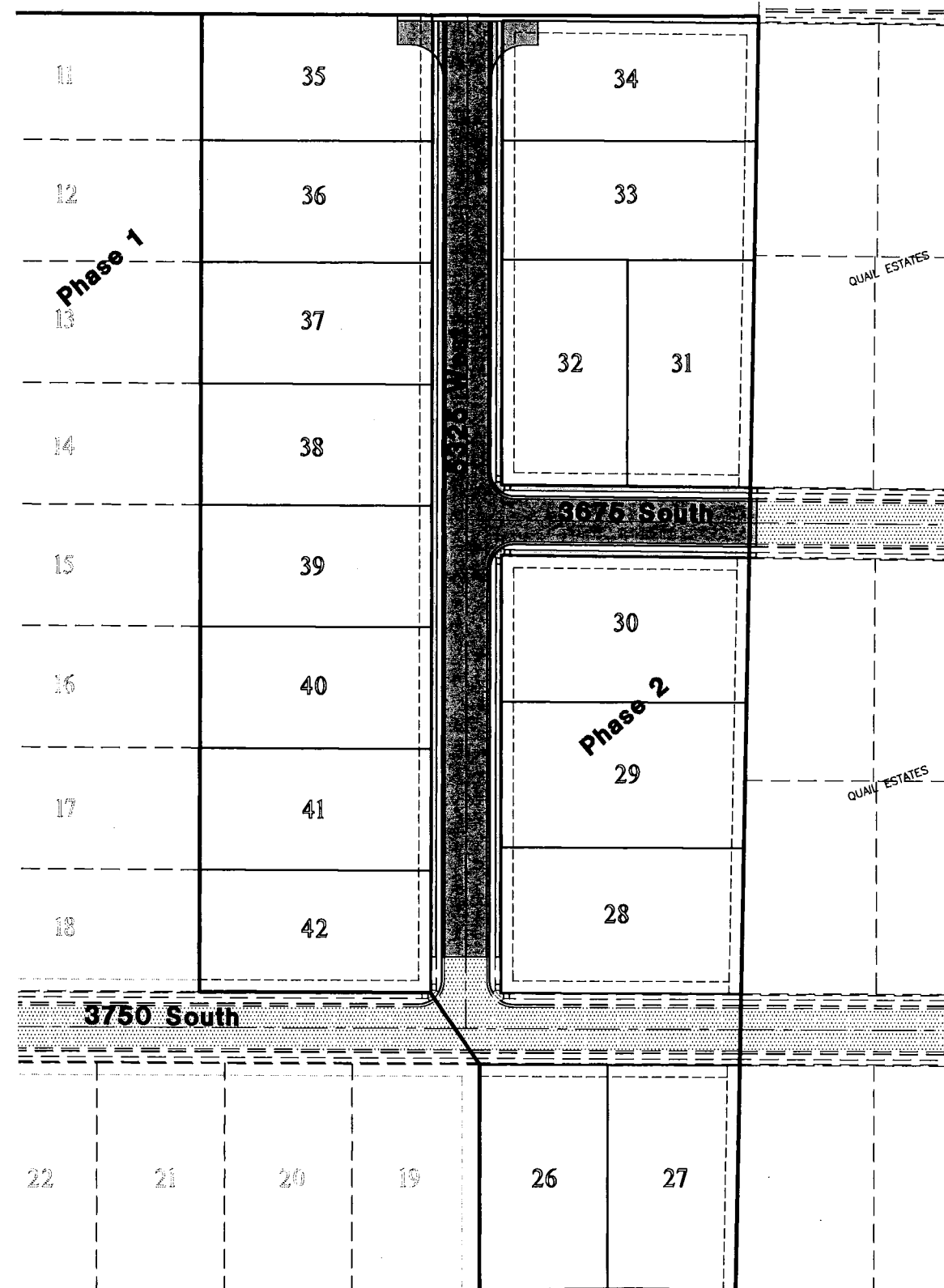
- 08/20/21 NF - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 11/22/21 NF - REVISED PER HOOPER IRRIGATION COMMENTS DATED 11.11.2021
- 12/01/21 CK - ADDED DRAIN SUMP DETAIL.
- 12/16/21 CK - UPDATED DRAIN SUMP.

# SILVER SADDLE SUBDIVISION

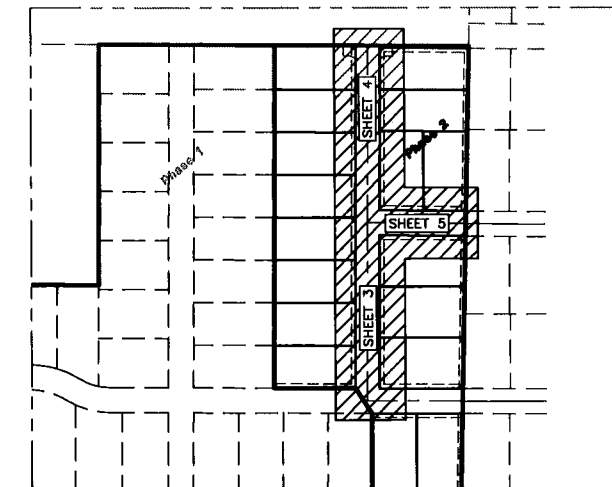
## Phase 2

### Improvement Plans

HOOPER CITY, WEBER COUNTY, UTAH  
AUGUST, 2021



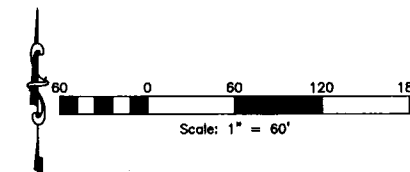
Vicinity Map  
NOT TO SCALE



Sheet Index Key Map  
NOT TO SCALE

## Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - 5325 West (29+00.00-33+00.00)
- Sheet 4 - 5325 West (33+00.00-37+91.40)
- Sheet 5 - 3675 South (38+00.00-40+79.00)
- Sheet 6 - Grading Plan
- Sheet 7 - Utility Plan
- Sheet 8 - Standard Details
- Sheet 9 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 10 - Storm Water Pollution Prevention Plan Details



## Engineer's Notice To Contractors

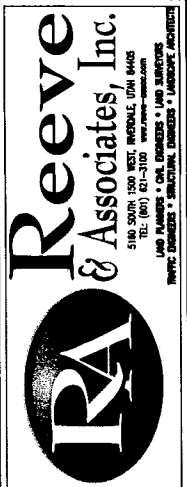
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

## Developer Contact:

Nilson Homes  
5617 South 1475 East  
Ogden Utah, 84403  
PH: (801) 392-8100

## Project Contact:

Project Manager: Chris Cave  
Project Engineer: Jeremy Draper



DATE	DESCRIPTION
11.22.2021	NF Irrigation Comments
12.01.2021	CK Storm Detail
12.16.2021	CK Sump Detail

## Silver Saddle Subdivision Phase 2

HOOPER CITY, WEBER COUNTY, UTAH

## Cover/Index Sheet










## Project Info.

Engineer:  
JEREMY A. DRAPER  
Drafter:  
N. FICKLIN  
Begin Date:  
AUGUST, 2021  
Name:  
SILVER SADDLE  
SUBDIVISION  
PHASE 2  
Number: 1301-D38



### Legend

- SCALE: NONE

- |  |   |                           |
|--|---|---------------------------|
|                         | ■ | PROPOSED WATER METER      |
|                         | ■ | EXISTING WATER METER      |
|                         | ■ | PROPOSED CATCH BASIN      |
|                         | ■ | EXISTING CATCH BASIN      |
|  | ■ | PLUG W/ 1" BLOW-OFF       |
|                         | ○ | STREET LIGHT              |
|                         | — | SIGN                      |
| BFE  | ■ | BASEMENT FLOOR ELEVATION  |
| BLDG   | ■ | BUILDING                  |
| BOS  | ■ | BOTTOM OF STAIRS          |
| BOW  | ■ | BOTTOM OF WALL            |
| BP   | ■ | BEGINNING POINT           |
| C&G  | ■ | CURB & GUTTER             |
| CB   | ■ | CATCH BASIN               |
| CF   | ■ | CUBIC FEET                |
| CFS  | ■ | CUBIC FEET PER SECOND     |
| FF   | ■ | FINISH FLOOR              |
| FFE  | ■ | FINISH FLOOR ELEVATION    |
| FG   | ■ | FINISHED GRADE            |
| FH   | ■ | FIRE HYDRANT              |
| FL   | ■ | FLOW LINE                 |
| GB   | ■ | GRADE BREAK               |
| INV  | ■ | INVERT                    |
| LF   | ■ | LINEAR FEET               |
| NG   | ■ | NATURAL GRADE             |
| PC   | ■ | POINT OF CURVATURE        |
| PP   | ■ | POWER/UTILITY POLE        |
| PRC  | ■ | POINT OF RETURN CURVATURE |
| PT   | ■ | POINT OF TANGENCY         |
| PUE  | ■ | PUBLIC UTILITY BASEMENT   |
| RCP  | ■ | REINFORCED CONCRETE PIPE  |
| RIM  | ■ | RIM OF MANHOLE            |

1. ALL CONSTRUCTION OF 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. IF LOCATIONS & SIZE OF EXISTING UTILITIES ARE DIFFERENT THAN SHOWN IN THIS PLAN SET, THEN CONTRACTOR MUST NOTIFY ENGINEER FILE.
4. ELEVATIONS SHOWN AT THE CURB LINE ARE TOP OF CURB ELEVATIONS.
5. THE STREET STRUCTURAL CROSS SECTION IS PER THE DETAILS CONTAINED WITHIN THESE PLANS.
6. WATER LINE PIPE SHALL BE C-900 DR 14 PVC PIPE. ALL CULINARY WATERLINE CONSTRUCTION SHALL CONFORM TO THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
7. FIRE HYDRANTS ARE TO BE CENTURION BY MUELLER.
8. A REINFORCED CONCRETE COLLAR SHALL BE POURED AROUND VALVE BOXES (COMMON COLLAR AROUND VALVES ON THE SAME FITTING), AND A HOOPER WATER IMPROVEMENT DISTRICT MARKER SET IN SAID COLLAR.
9. SANITARY SEWER LATERALS SHALL BE GREEN,
10. SECONDARY WATER LINE SHALL BE PVC C-900 DR 18, (PURPLE). ALL SECONDARY WATER VALVE BOXES SHALL BE TRIANGULAR AND STAMPED "IRRIGATION". VALVE BOXES CAN BE PURCHASED FROM HOOPER IRRIGATION COMPANY.
11. THE SECONDARY WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOOPER IRRIGATION COMPANY SPECIFICATIONS AND STANDARDS.
12. PROVIDE A TEMPORARY ADDRESS MARKER AT THE BUILDING SITE DURING CONSTRUCTION.

**PA**

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST, MIDVALE, UTAH 84045  
TEL: (801) 821-1100 reeve@reave.com  
FAX: (801) 821-1102  
NEW! EMPLOYERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DATE	DESCRIPTION
11.22.2021	NF Irrigation Comments
12.01.2021	OK Sump Detail
12.16.2021	OK Sump Detail

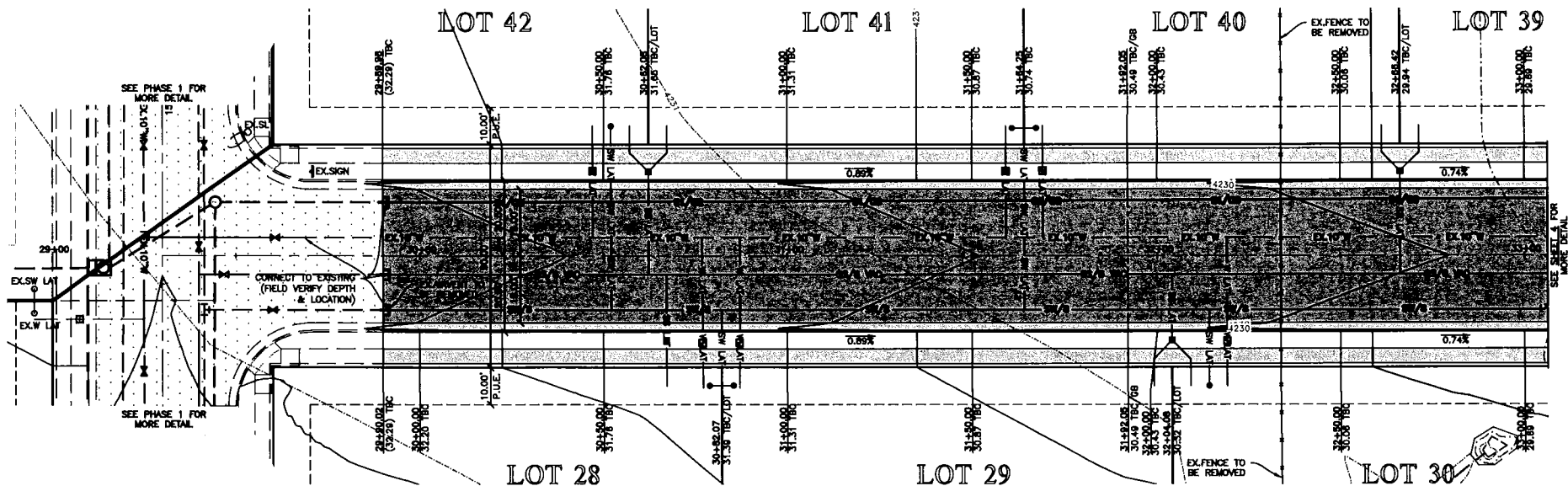
**Silver Saddle Subdivision  
Phase 2**  
HOOPER CITY, WEBER COUNTY, UTAH

**Notes/Legend/  
Street Cross-Section**

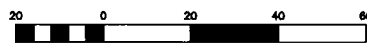


Engineer: JEREMY A. DRAPER  
 Drafter: N. FICKLIN  
 Begin Date: AUGUST, 2021  
 Name: SILVER SADDLE  
 SUBMISSION  
 PHASE 2  
 Number: 1301-D38

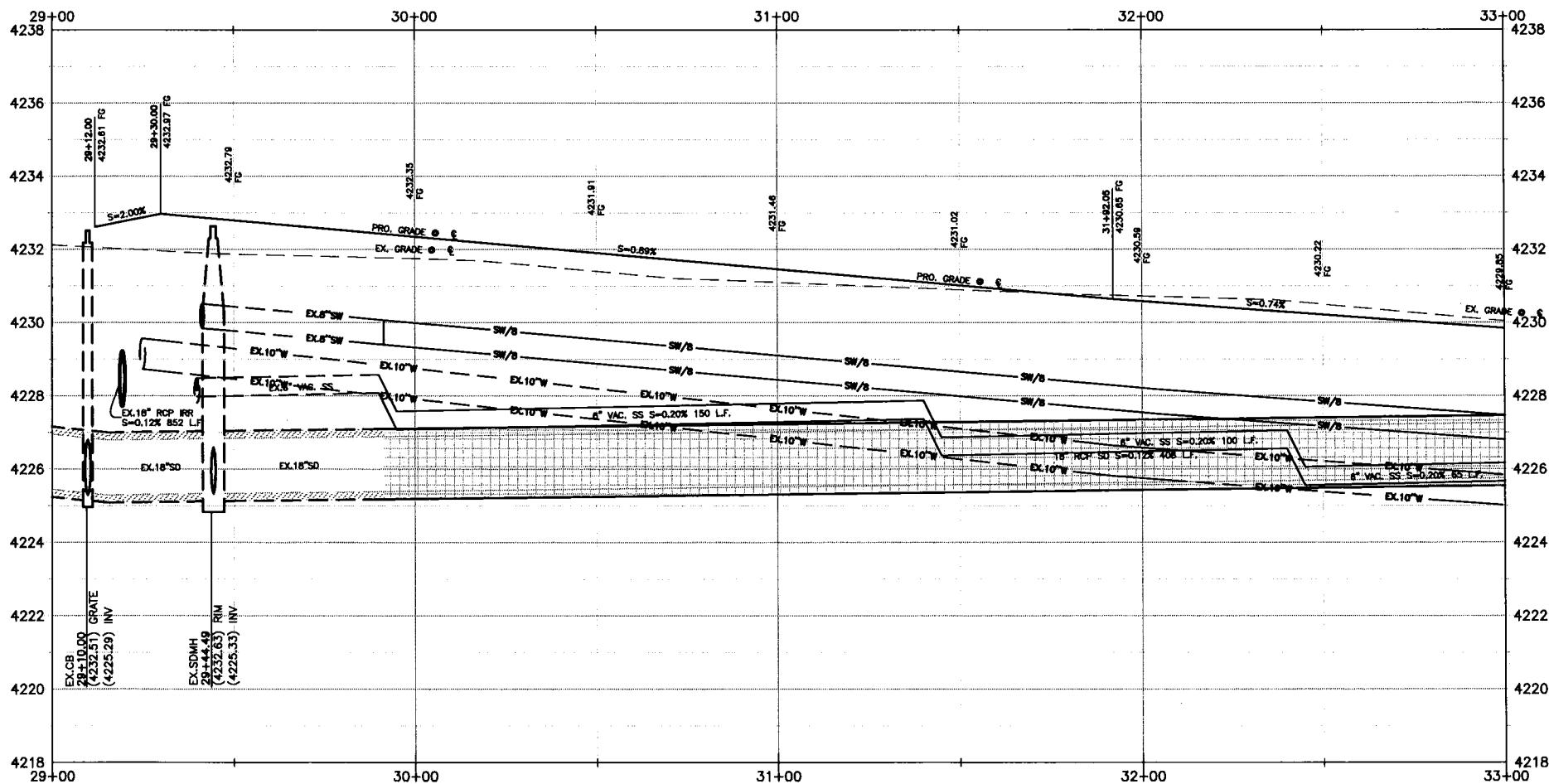
2



**5325 WEST**  
**29+00.00 - 33+00.00**

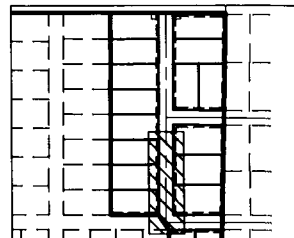


Horizontal Scale: 1" = 20'  
 Vertical Scale: 1" = 2'



### Key Map

NOT TO SCALE



### Construction Notes:

- ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF HOOPER CITY.
- CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.
- SECONDARY WATER CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE HOOPER IRRIGATION COMPANY.
- STREET LIGHTS ARE TO BE CONSTRUCTED PER HOOPER CITY STANDARDS AND CITY REQUIREMENTS.
- COMBINATION AIR VAC WILL BE IN ACCORDANCE WITH HOOPER IRRIGATION STANDARDS.
- PURPLE PIPE AND LOCATOR RIBBON AT 1' DEPTH IN ACCORDANCE WITH HOOPER IRRIGATION STANDARDS.
- CULINARY WATER CONSTRUCTION SHALL BE CONFORM TO TAYLOR WEST WEBER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
- ALL DRIVEWAYS MUST BE DESIGNED TO DRAIN TO THE FRONT OF THE LOT.

#### CULINARY WATER

W/10 - 10" PVC DR-18 C900 WATER LINE  
 W/8 - 8" PVC DR-18 C900 WATER LINE  
 W - 1" SDR 9 CTS HOPE

#### SANITARY SEWER

SS/4 - 4" VACUUM SEWER  
 SS/8 - 8" VACUUM SEWER

#### STORM DRAIN

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

#### SECONDARY WATER

SW/8 - 8" PVC DR-18 C900 WATERLINE (PURPLE)  
 SW - 1" WM

#### IRRIGATION

IRW/18 - 18" ADS IRRIGATION LINE  
 (UNLESS OTHERWISE SPECIFIED AS RCP)

#### NOTE:

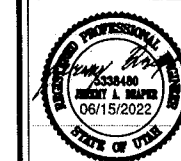
- PROVIDE 18" CLEARANCE FOR LATERALS OVER SANITARY SEWER.
- SEWER LATERALS THAT CAN NOT MAINTAIN 18" MINIMUM CLEARANCE OF WATER MUST BE SLEEVED FOR 10' CENTERED ON THE WATER MAIN.
- DEPTH OF WATER TO BE 4" MIN. BELOW FINISHED GRADE.
- ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.
- STORM DRAIN WATER STORAGE FOR PHASE 2 ARE INCLUDED IN PHASE 1 BASIN CALCULATIONS.

**Reeve & Associates, Inc.**  
**RA**  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 5180 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 821-3100 www.reeve-assoc.com

REVISIONS	DATE	DESCRIPTION
1	11.22.2021	IF Irrigation Comments
2	12.01.2021	CK Sump Detail
3	12.15.2021	CK Sump Detail

**Silver Saddle Subdivision**  
**Phase 2**  
 HOOPER CITY, WEBER COUNTY, UTAH

**5325 WEST 29+00.00 - 33+00.00**



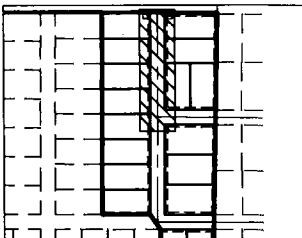
#### Project Info.

Engineer:  
**JEREMY A. DRAPER**  
 Drafter:  
**N. FICKLIN**  
 Begin Date:  
**AUGUST, 2021**  
 Name:  
**SILVER SADDLE SUBDIVISION**  
 Phase:  
**PHASE 2**  
 Number:  
**1301-D38**



# Key Map

NOT TO SCALE



## Construction Notes:

- ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF HOOPER CITY.
  - CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.
  - SECONDARY WATER CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE HOOPER IRRIGATION COMPANY.
  - STREET LIGHTS ARE TO BE CONSTRUCTED PER HOOPER CITY STANDARDS AND CITY REQUIREMENTS.
  - COMBINATION AIR VAC WILL BE IN ACCORDANCE WITH HOOPER IRRIGATION STANDARDS.
  - PURPLE PIPE AND LOCATOR RIBBON AT 1' DEPTH IN ACCORDANCE WITH HOOPER IRRIGATION STANDARDS.
  - CULINARY WATER CONSTRUCTION SHALL BE CONFORM TO TAYLOR WEST WEBER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
  - ALL DRIVEWAYS MUST BE DESIGNED TO DRAIN TO THE FRONT OF THE LOT.
- CULINARY WATER**  
W/10 - 10" PVC DR-18 CSO WATER LINE  
W/8 - 8" PVC DR-18 CSO WATER LINE  
W - 1" SDR 9 CTS HOPE
- SANITARY SEWER**  
SS/4 - 4" VACUUM SEWER  
SS/8 - 8" VACUUM SEWER
- STORM DRAIN**  
SD/15 - 15" RCP CLASS III STORM DRAIN  
SD/18 - 18" RCP CLASS III STORM DRAIN
- SECONDARY WATER**  
SW/8 - 8" PVC DR-18 CSO WATERLINE (PURPLE)  
SW - 1" WM
- IRRIGATION**  
IW/18 - 18" ADS IRRIGATION LINE  
(UNLESS OTHERWISE SPECIFIED AS RCP)

- NOTE:**
- PROVIDE 18" CLEARANCE FOR LATERALS OVER SANITARY SEWER.
  - SEWER LATERALS THAT CAN NOT MAINTAIN 18" MINIMUM CLEARANCE OF WATER MUST BE SLEEVED FOR 10' CENTERED ON THE WATER MAIN.
  - DEPTH OF WATER TO BE 4" MIN. BELOW FINISHED GRADE.
  - ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.
  - STORM DRAIN WATER STORAGE FOR PHASE 2 ARE INCLUDED IN PHASE 1 BASIN CALCULATIONS.

SEE SHEET 3 FOR MORE DETAIL

SEE SHEET 5 FOR MORE DETAIL

SEE SHEET 7 FOR MORE DETAIL

SEE SHEET 9 FOR MORE DETAIL

SEE SHEET 11 FOR MORE DETAIL

SEE SHEET 13 FOR MORE DETAIL

SEE SHEET 15 FOR MORE DETAIL

SEE SHEET 17 FOR MORE DETAIL

SEE SHEET 19 FOR MORE DETAIL

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SEE SHEET 453 FOR MORE DETAIL

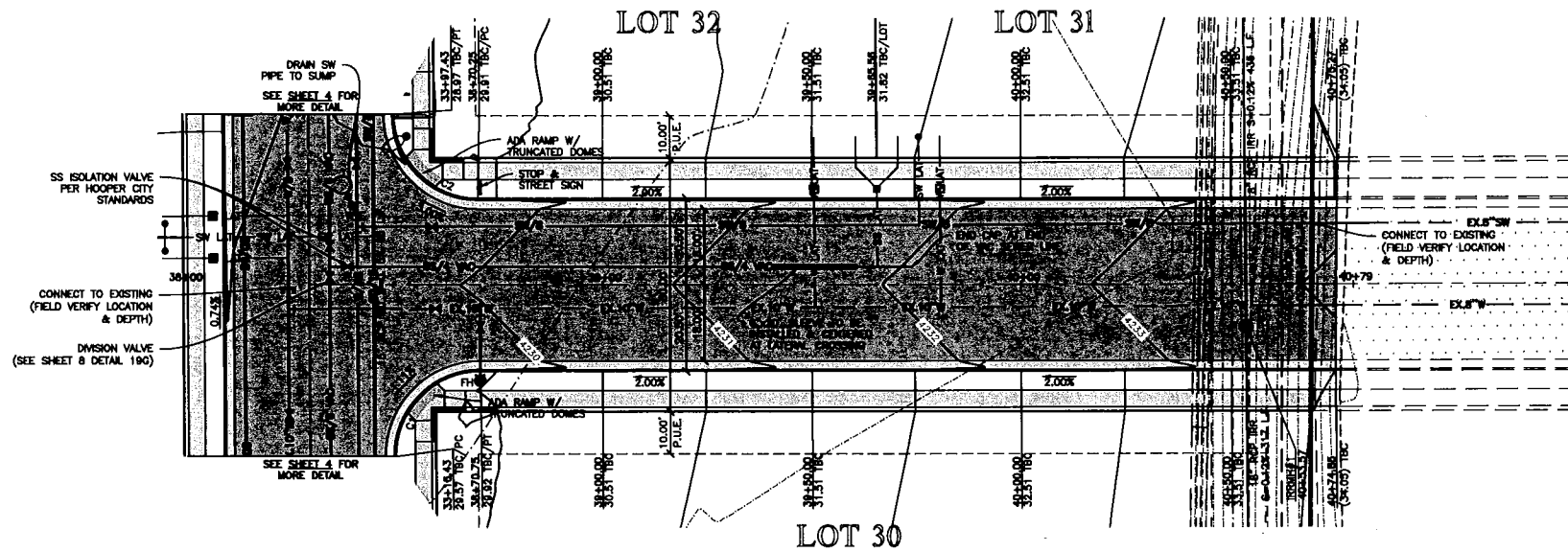
SEE SHEET 455 FOR MORE DETAIL

SEE SHEET 457 FOR MORE DETAIL

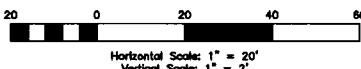
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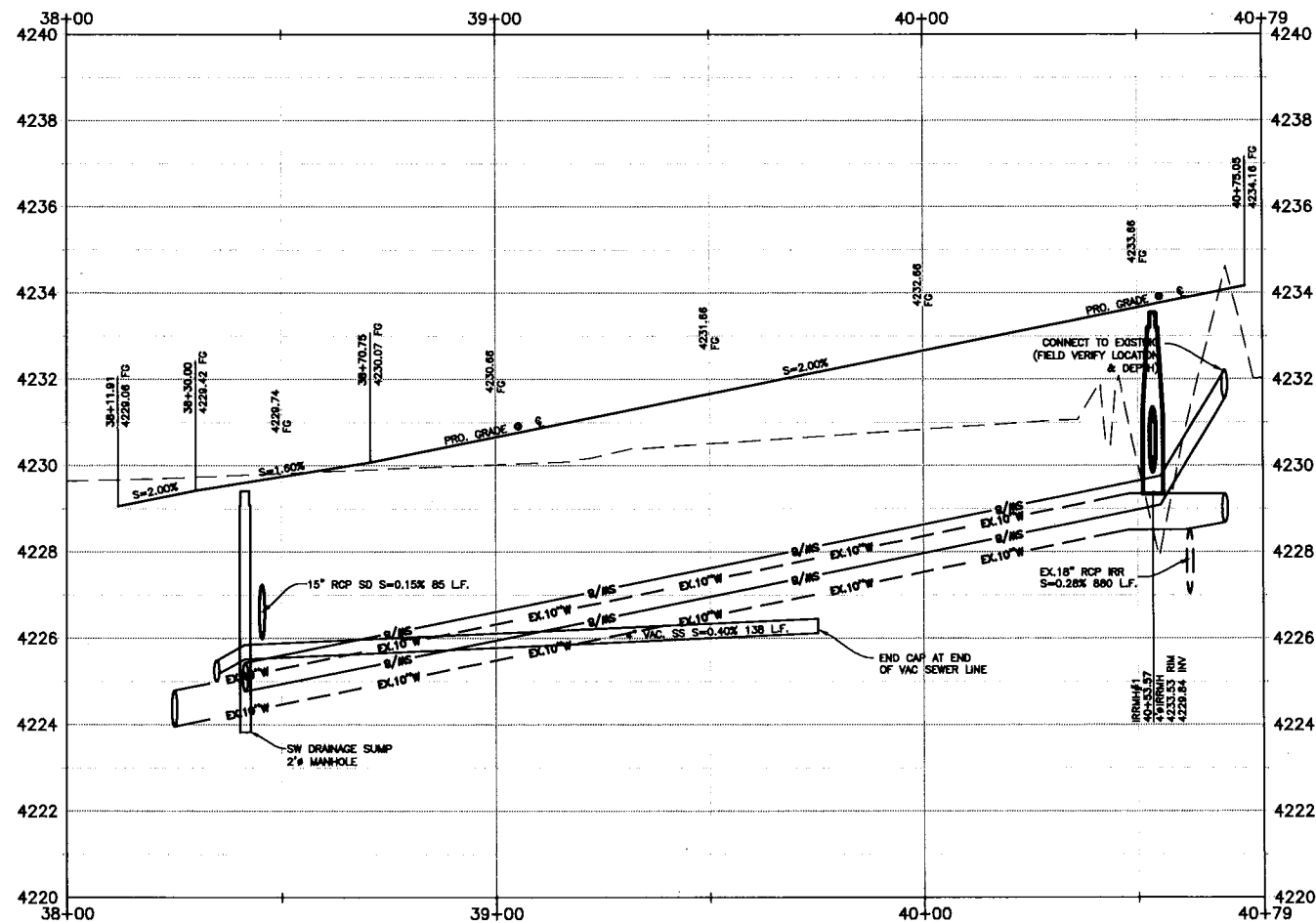
SEE SHEET 463 FOR MORE DETAIL



**3675 SOUTH**  
**38+00.00 - 40+79.90**

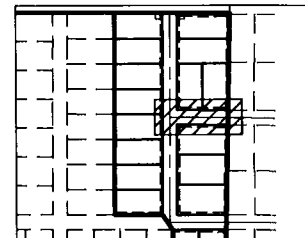


TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	90°21'16"	20.00'	31.54'	20.12'	S45°28'05"W	28.37'
C2	89°38'44"	20.00'	31.29'	19.88'	S44°30'55"E	28.20'



### Key Map

NOT TO SCALE



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- CULINARY WATER**  
W/10 - 10" PVC DR-18 C900 WATER LINE  
W/8 - 8" PVC DR-18 C900 WATER LINE  
W - 1" SDP 9 CTS HOPE
- SANITARY SEWER**  
SS/4 - 4" VACUUM SEWER  
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- IRRIGATION**  
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- NOTE:**
- PROVIDE 18" CLEARANCE FOR LATERALS OVER SANITARY SEWER.
  - SEWER LATERALS THAT CAN NOT MAINTAIN 18" MINIMUM CLEARANCE OF WATER MUST BE SLEEVED FOR 10" CENTERED ON THE WATER MAIN.
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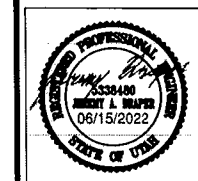
**Reeve & Associates, Inc.**  
5180 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 821-3100 FAX: (801) 821-3100  
WWW.REEVE-ASSOCIATES.COM

**RA**

REVISIONS	DATE	DESCRIPTION
1	11.22.2021	IF Irrigation Comments
2	12.01.2021	OK Sump Detail
3	12.16.2021	OK Sump Detail

**Silver Saddle Subdivision**  
**Phase 2**  
HOOPER CITY, WEBER COUNTY, UTAH

**3675 SOUTH 38+00.00 - 40+79.90**



**Project Info.**  
Engineer: JEREMY A. DRAPER  
Drafter: N. FICKLIN  
Begin Date: AUGUST, 2021  
Name: SILVER SADDLE SUBDIVISION  
Phase 2  
Number: 1301-D38





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 W/8 - 8" PVC DR-18 C900 WATER LINE  
 W - 1" SDR 9 CTS HOPE

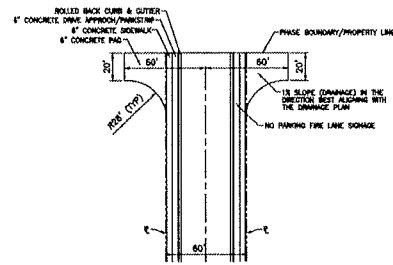
**SANITARY SEWER**  
 SS/4 - 4" VACUUM SEWER  
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 SD/15 - 15" RCP CLASS III STORM DRAIN  
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 SW - 1" WM

**IRRIGATION**  
 RR/18 - 18" ADS IRRIGATION LINE  
 (UNLESS OTHERWISE SPECIFIED AS RCP)

- NOTE:**
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  2. SEWER LATERALS THAT CAN NOT MAINTAIN 18" MINIMUM CLEARANCE OF WATER MUST BE SLEEVED FOR 10' CENTERED ON THE WATER MAIN.
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  5. STORM DRAIN WATER STORAGE FOR PHASE 2 ARE INCLUDED IN PHASE 1 BASIN CALCULATIONS.



- NOTE:**
1. HAMMERHEAD TEMPORARY TURN-AROUND WILL BE REQUIRED WHEN THE PERMANENT STREET IS PLANNED TO CONTINUE AND THE ADJACENT PROPERTY IS NOT OWNED BY THE CURRENT DEVELOPER OR IS NOT PLANNED FOR IMMEDIATE DEVELOPMENT.
  2. LOTS ADJACENT WITH THE HAMMERHEAD TURN-AROUND PHASE BE LABELED AS "RESERVED" ON THE PLAN WITH NO PARKING OR DRIVEWAY STRUCTURES IN THE TURN-AROUND AREA.
  3. ALL DRIVE SURFACES SHALL HAVE A MIN OF 1" COMPACTED ROAD BASE PLACED ON DRAINABLE SUB-BASE MATERIAL.
  4. ALL MATERIALS AND METHODS SHALL MEET THE HOOPER CITY STANDARDS AND SPECIFICATIONS.
  5. ALL REQUIRED CURB SURFACE MUST BE COMPLETE PRIOR TO DELIVERY OF COMPLETION MATERIALS/CRACKS OF BUILDING PERMITS.

**HAMMERHEAD TEMPORARY TURN-AROUND**  
 SCALE: N.T.S.  
 (NO PARKING)

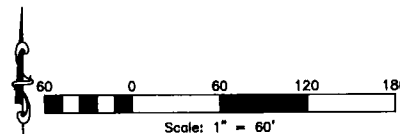
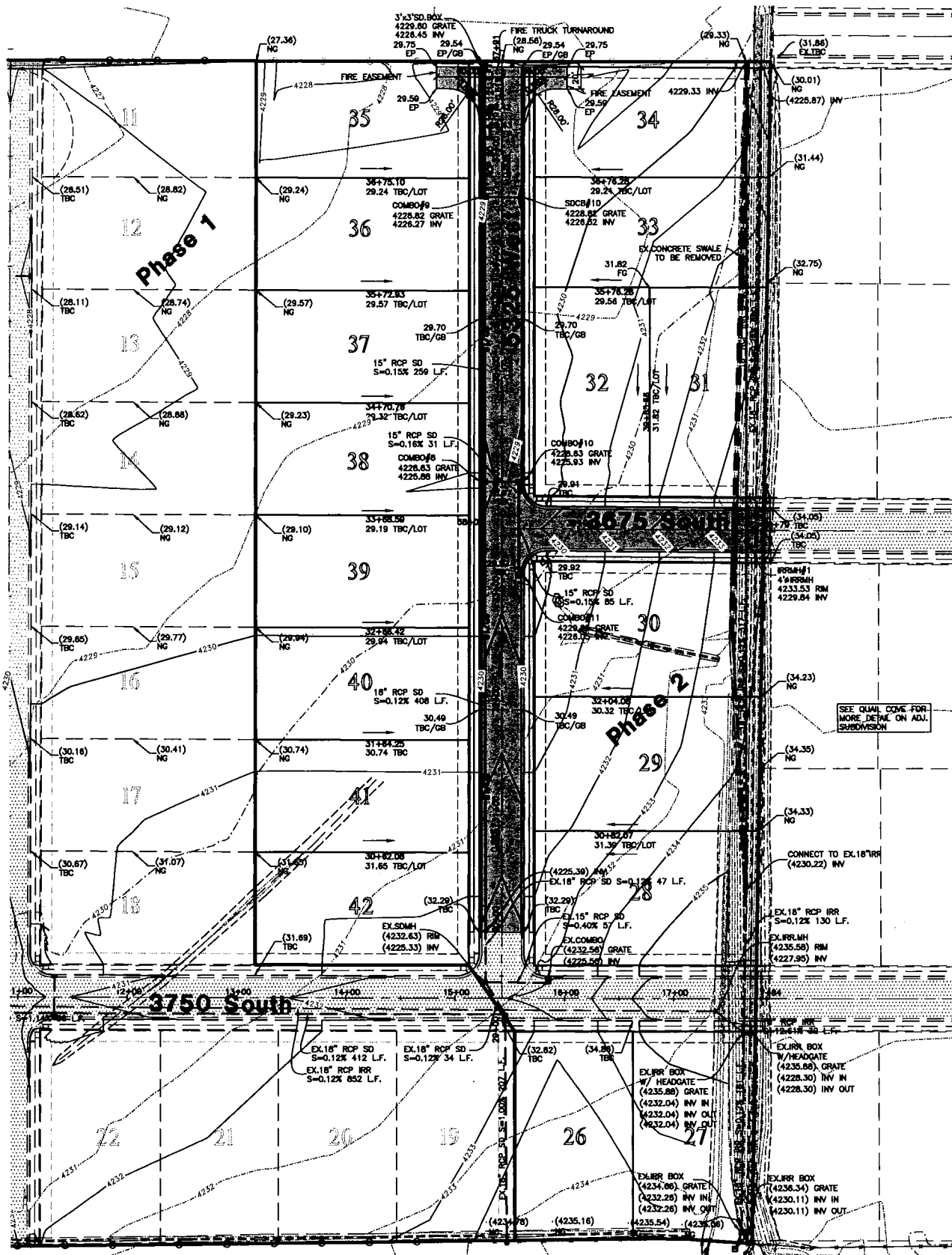
STATEMENT OF WORK		REVISION	DATE	BY	DATE
NO.	DESCRIPTION				
1	1. HAMMERHEAD TEMPORARY TURN-AROUND				
2	2. HAMMERHEAD TEMPORARY TURN-AROUND				
3	3. HAMMERHEAD TEMPORARY TURN-AROUND				
4	4. HAMMERHEAD TEMPORARY TURN-AROUND				
5	5. HAMMERHEAD TEMPORARY TURN-AROUND				
6	6. HAMMERHEAD TEMPORARY TURN-AROUND				
7	7. HAMMERHEAD TEMPORARY TURN-AROUND				
8	8. HAMMERHEAD TEMPORARY TURN-AROUND				
9	9. HAMMERHEAD TEMPORARY TURN-AROUND				
10	10. HAMMERHEAD TEMPORARY TURN-AROUND				



**TEMPORARY TURN-AROUND**

HOOPER CITY  
DEVELOPMENT STANDARDS

**6E**



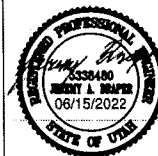
**Reeve & Associates, Inc.**  
 5180 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 821-3700 FAX: (801) 821-3701  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • JACOBIUS ARCHITECTS

REVISIONS	DESCRIPTION
11.22.2021	11.22.2021 IF Irrigation Comments
12.01.2021	12.01.2021 OK Sump Detail
12.16.2021	12.16.2021 OK Sump Detail

**Silver Saddle Subdivision  
 Phase 2**

HOOPER CITY, WEBER COUNTY, UTAH

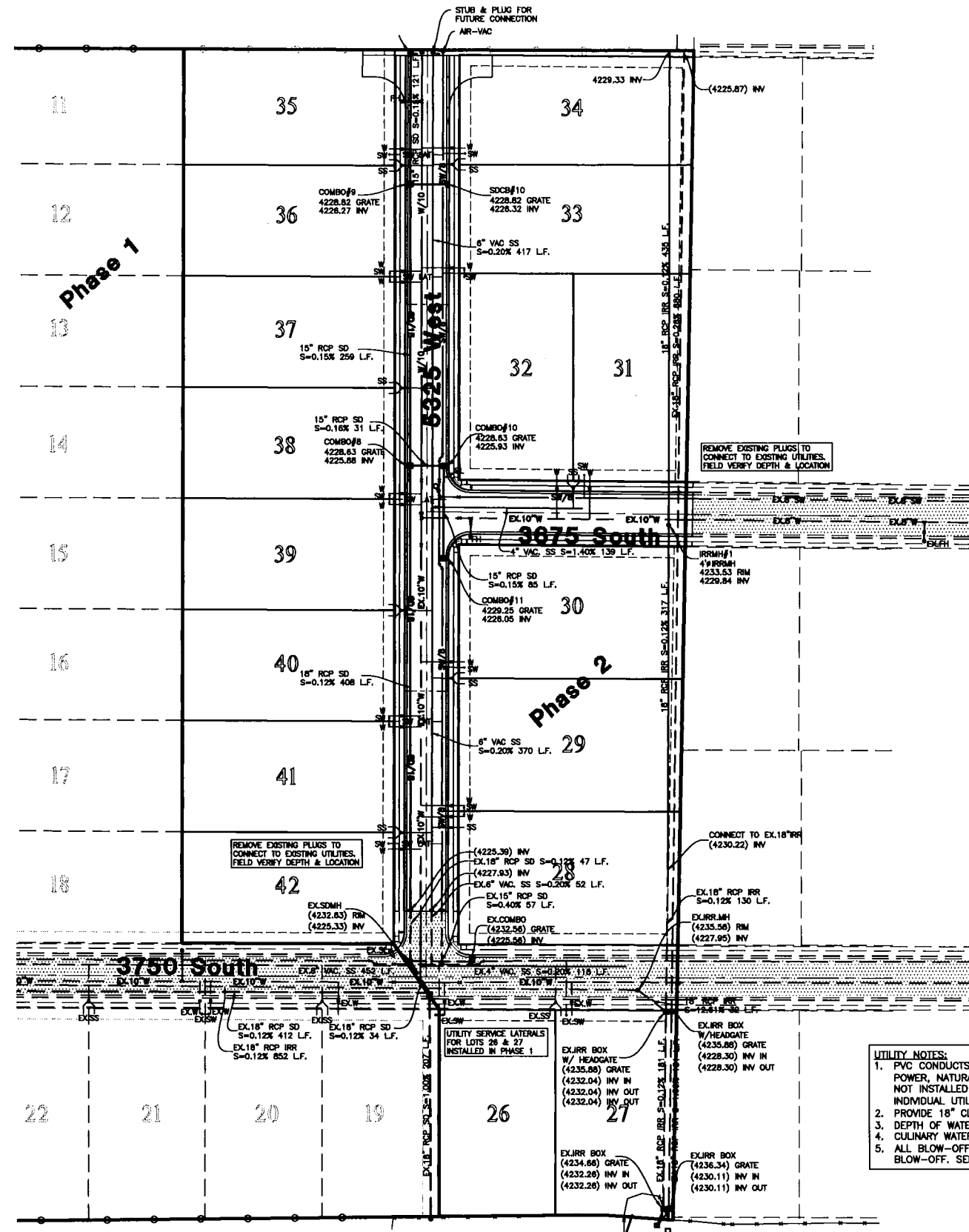
**Grading Plan**

**Project Info.**

Engineer:  
**JEREMY A. DRAPER**  
 Drafter:  
**N. FICKLIN**  
 Begin Date:  
**AUGUST, 2021**  
 Name:  
**SILVER SADDLE  
 SUBDIVISION  
 PHASE 2**  
 Number:  
**1301-038**

**6**

**10 Total Sheets**

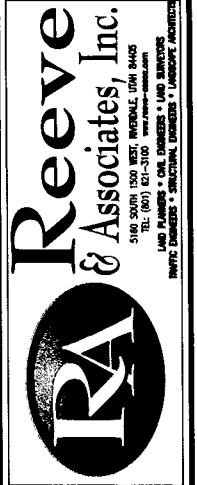
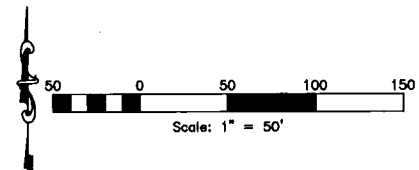


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IR/18 - 18" ADS IRRIGATION LINE  
(UNLESS OTHERWISE SPECIFIED AS RCP)

### UTILITY NOTES:

- PVC CONDUITS MUST BE PROVIDED AT EACH INTERSECTION TO ACCOMMODATE FUTURE ELECTRICAL POWER, NATURAL GAS AND TELEPHONE/CABLE COMMUNICATIONS CROSSING IF THESE UTILITIES ARE NOT INSTALLED PRIOR TO STREET PAVING, THEN CONDUITS INSTALLATION MAY BE REQUIRED BY THE INDIVIDUAL UTILITY/SERVICE COMPANIES.
- PROVIDE 18" CLEARANCE FOR WATER LATERALS OVER SANITARY SEWER.
- DEPTH OF WATER TO BE 4' MIN. BELOW FINISHED GRADE.
- CULINARY WATER TO BE INSTALLED PER CITY STANDARDS.
- ALL BLOW-OFFS SHOULD BE NON-FREEZE ECLIPSE WITH A 2" SHUT OFF VALVE BEFORE THE BLOW-OFF. SEE CITY SPECS AND STANDARDS FOR MORE INFO.



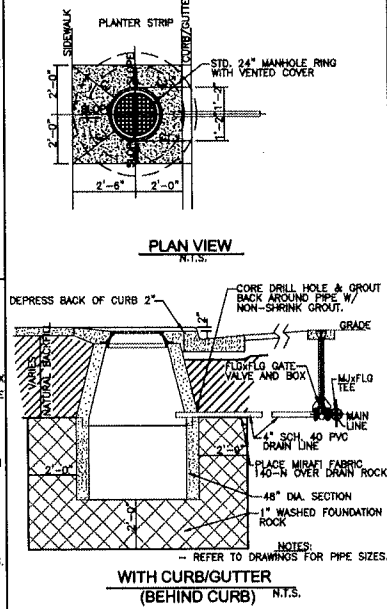
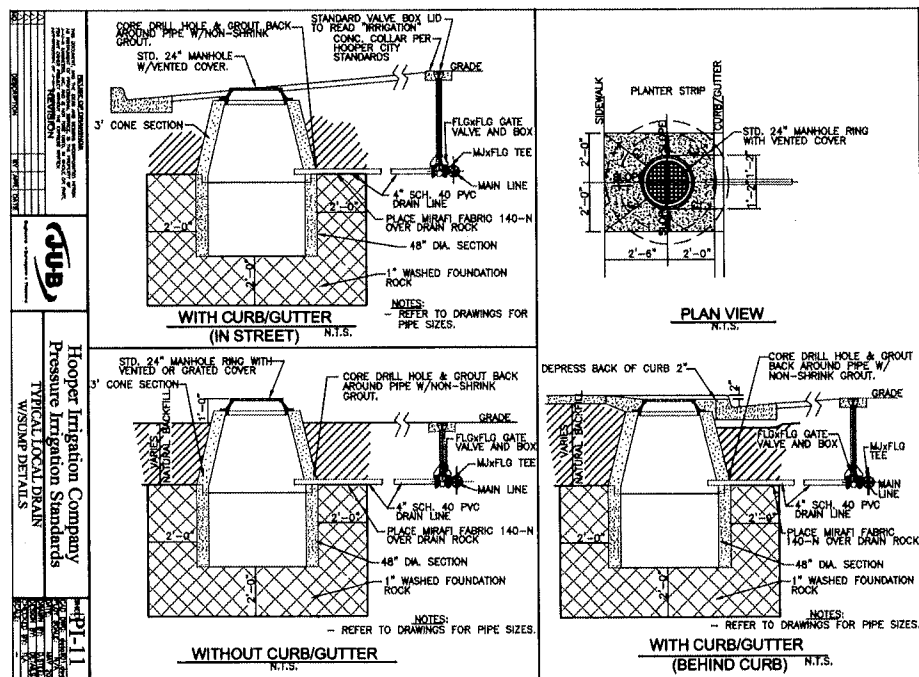
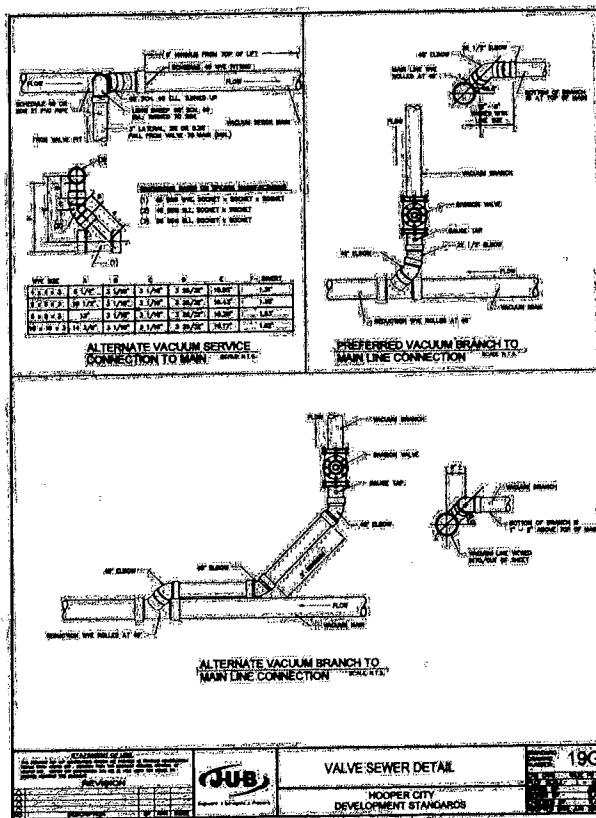
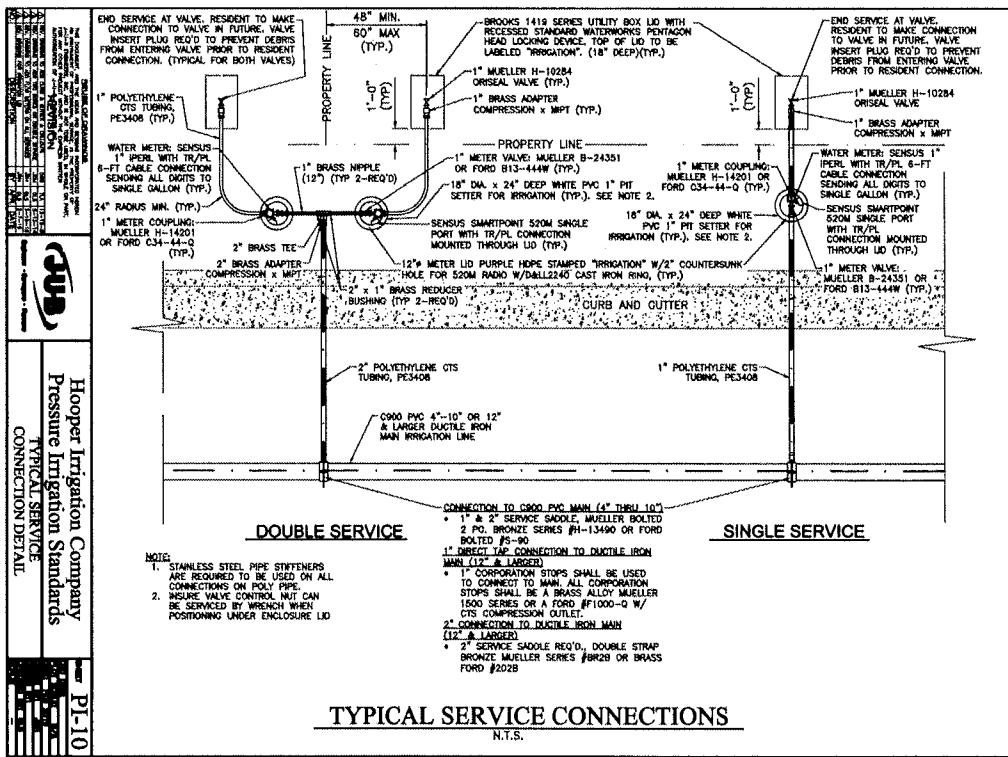
REVISIONS	DATE	DESCRIPTION
1	11.22.2021	IF Irrigation Comments
2	12.01.2021	CK Sump Detail
3	12.16.2021	CK Sump Detail

**Silver Saddle Subdivision**  
**Phase 2**  
 HOOPER CITY, WEBER COUNTY, UTAH

### Utility Plan



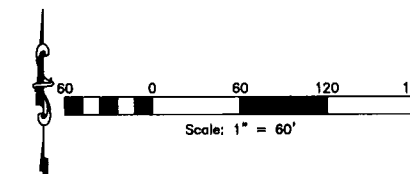
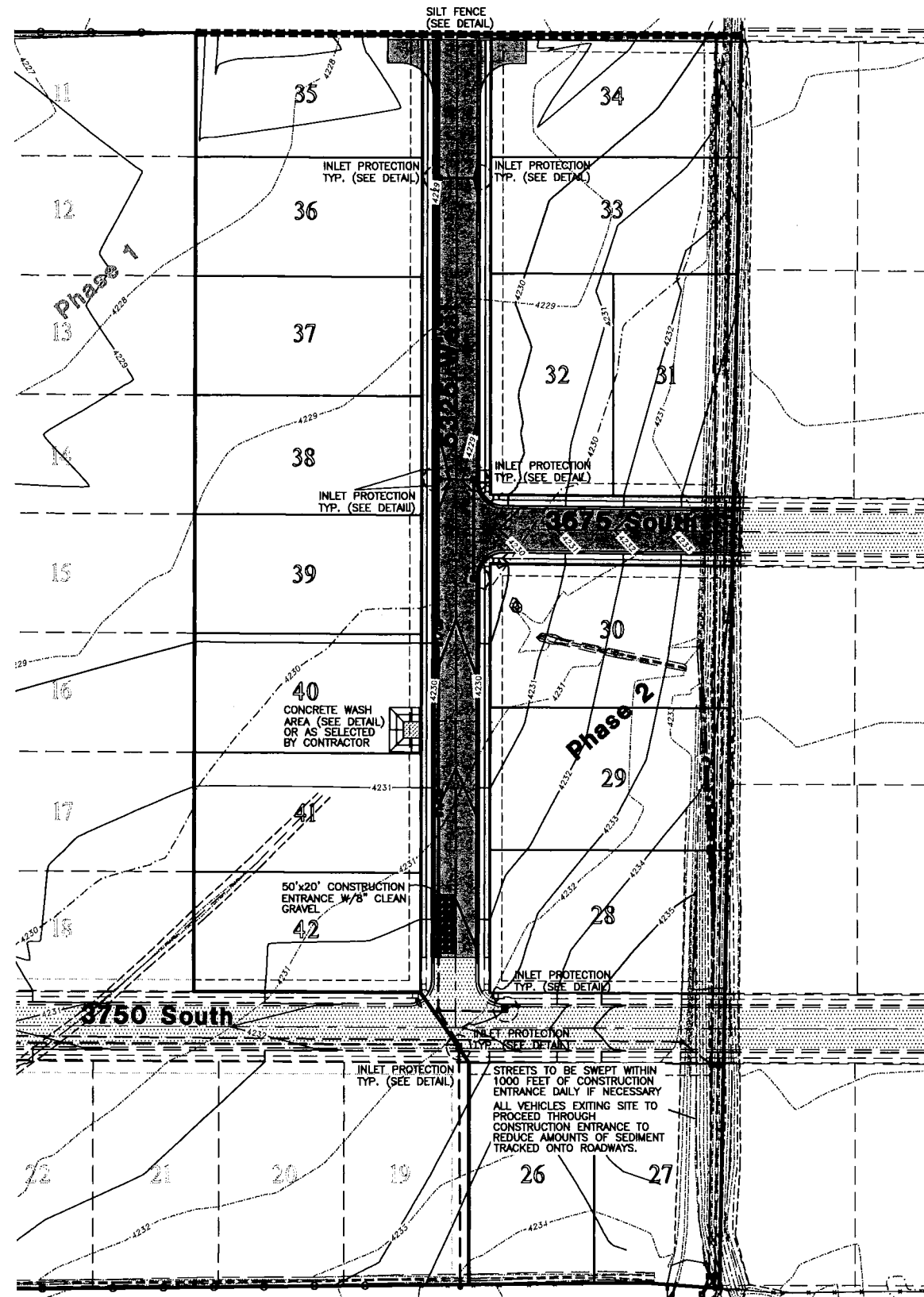
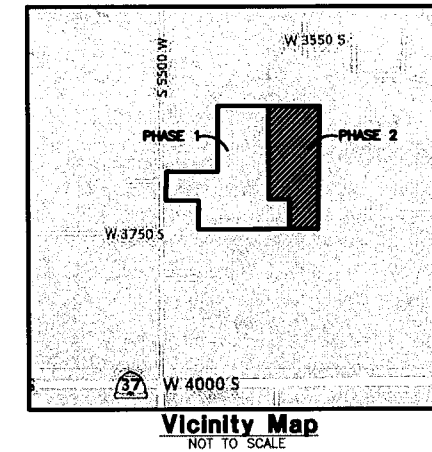
**Project Info.**  
 Engineer: JEREMY A. DRAPER  
 Drafter: N. FICKLIN  
 Begin Date: AUGUST, 2021  
 Name: SILVER SADDLE SUBDIVISION  
 PHASE 2  
 Number: 1301-D38



# SILVER SADDLE SUBDIVISION Phase 2

## Storm Water Pollution Prevention Plan Exhibit

HOOPER CITY, WEBER COUNTY, UTAH  
AUGUST, 2021



### Construction Activity Schedule

- PROJECT LOCATION.....HOOPER CITY, WEBER COUNTY, (UTAH)
- PROJECT BEGINNING DATE.....AUGUST 2021
- BMP'S DEPLOYMENT DATE.....AUGUST 2021
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....KEVIN MINS (801) 390-4404
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

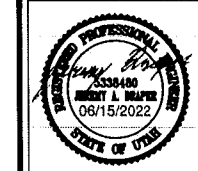
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**RA**

DATE	DESCRIPTION
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12.16.2021	OK Sump Detail

**Silver Saddle Subdivision  
Phase 2**  
HOOPER CITY, WEBER COUNTY, UTAH

**Storm Water Pollution  
Prevention Plan Exhibit**

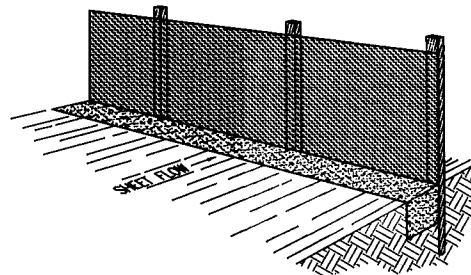


<b>Project Info.</b>	
Engineer:	JEREMY A. DRAPER
Drafter:	N. FICKLIN
Begin Date:	AUGUST 2021
Name:	SILVER SADDLE SUBDIVISION
Number:	1301-D38



## 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 contaminants are found or generated, contact environmental engineer and contacts listed.
  - Areas of contaminated soil:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.
  - Fueling area:  
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.
  - Vehicle parking areas:  
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.
  - Materials storage areas:  
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.
  - Service areas:  
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:  
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
  - 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.
  - Fueling
    - If fueling must occur on-site, use designated areas away from drainage.
    - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
    - Cover retention area with an impervious material and install in 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.
  - Washing
    - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
    - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
    - Use phosphate-free, biodegradable soaps.
    - Do not permit steam cleaning on-site.
- Spill Prevention and Control
  - Minor Spills:  
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
    - Contain the spread of the spill.
    - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
    - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
    - If the spill occurs during rain, cover the impacted area to avoid runoff.
    - Record all steps taken to report and contain spill.
  - Major Spills:  
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- 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 water.
  - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
  - 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.
  - 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 record.
  - 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 record.
  - Destilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
  - 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 UTR300000 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 300000.



## Perspective View

Figure 2

### INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

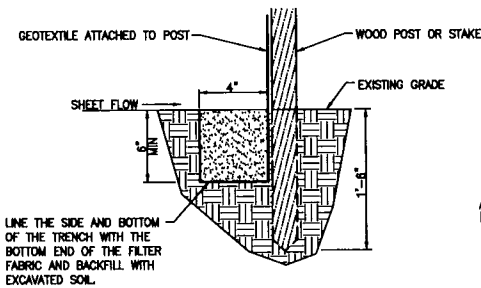
Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

### 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 by 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 about the end posts to create a tight seal as shown in Figure 1.
- \*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
- \*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

### FIELD ASSEMBLY:

- \*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- \*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing



## Section

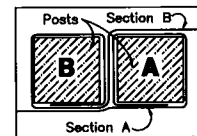
should generally be less than three (3) times the height of the fence.  
\*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").  
\*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.  
\*The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

### INSPECTION

- \*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
- \*When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

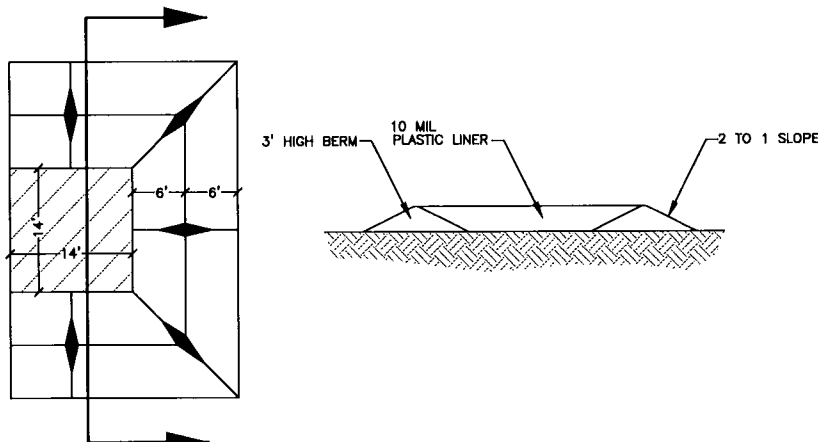
### REMOVAL

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


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

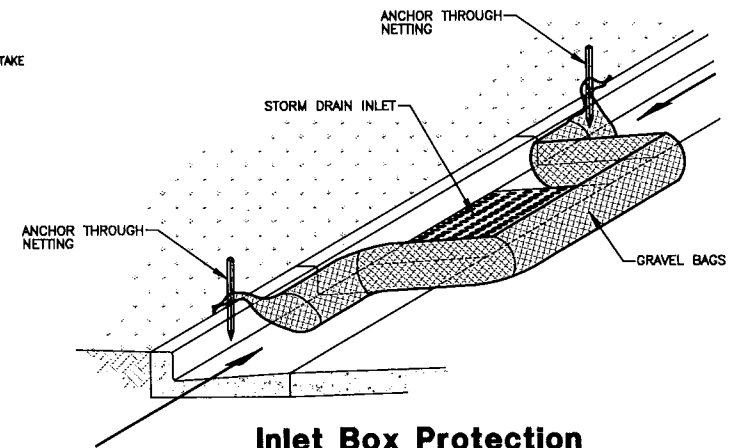
## Silt Fence Detail

SCALE: NONE

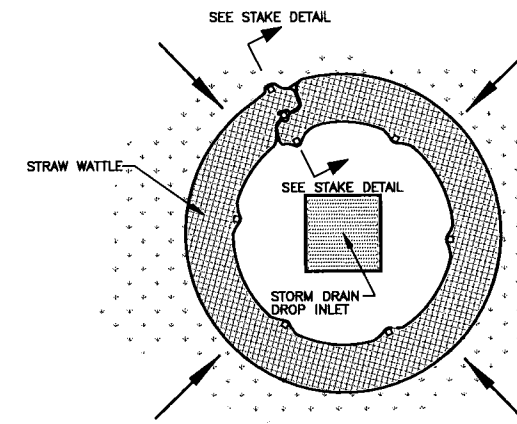


## Concrete Washout Area w/ 10 mil Plastic Liner

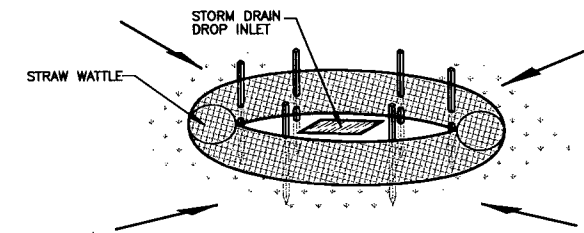
SCALE: NONE



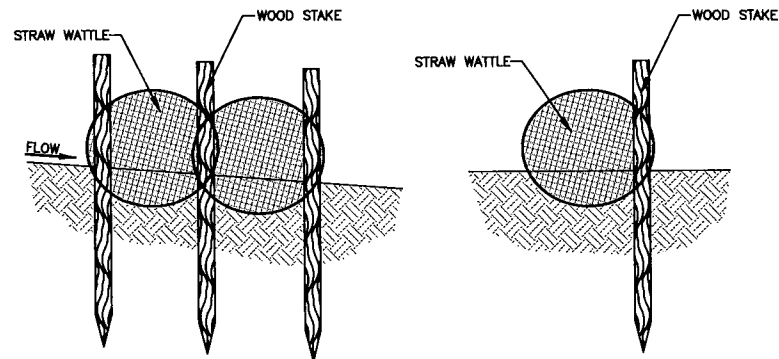
## Inlet Box Protection



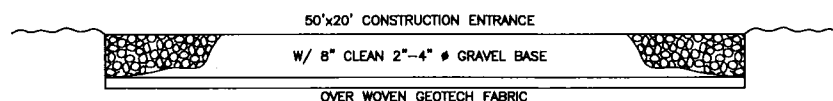
## Plan View



## Drop Inlet Protection

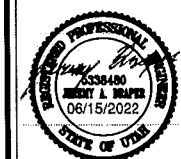


## Stake Detail



## Cross Section 50' x 20' Construction Entrance

DATE	DESCRIPTION
11.22.2021	1F Irrigation Comments
12.01.2021	CK Sump Detail
12.16.2021	CK Sump Detail

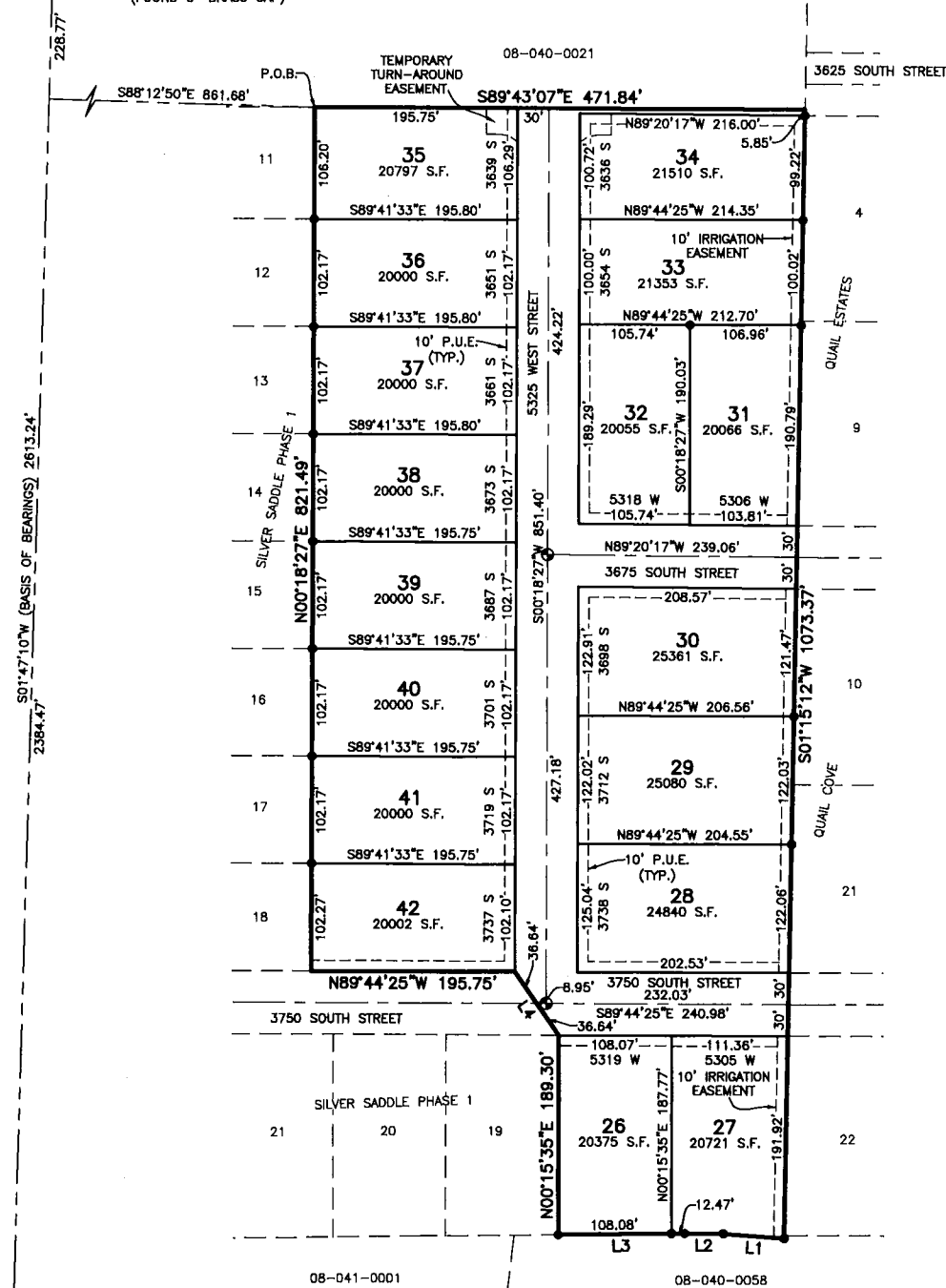


<b>Project Info.</b>	
Engineer:	JEREMY A. DRAPER
Drafter:	N. FICKLIN
Begin Date:	AUGUST, 2021
Name:	SILVER SADDLE SUBDIVISION PHASE 2
Number:	1301-038

# SILVER SADDLE SUBDIVISION PHASE 2

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
HOOPER CITY, WEBER COUNTY, UTAH  
JUNE, 2022

CENTER QUARTER CORNER OF  
SECTION 6, TOWNSHIP 5 NORTH,  
RANGE 2 WEST, SALT LAKE BASE  
AND MERIDIAN, U.S. SURVEY  
(FOUND 3" BRASS CAP)



## IMPORTANT NOTICE

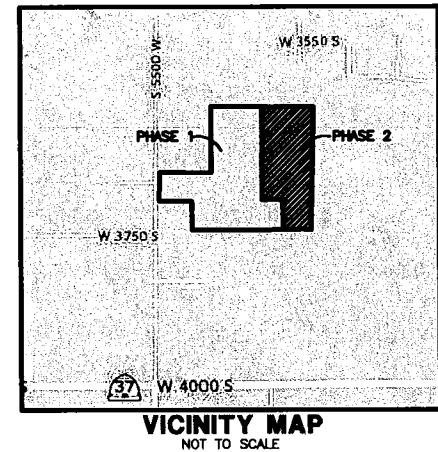
- MANY AREAS IN HOOPER HAVE GROUND WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. THERE ARE ALSO AREAS WHERE SOIL CONDITIONS MAY WARRANT ADDITIONAL CONSTRUCTION MEASURES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY HOOPER CITY THAT BUILDINGS AT ANY SPECIFIED ELEVATION 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.
- DUE TO THE EVER CHANGING TOPOGRAPHY OF LOTS WITHIN A SUBDIVISION DURING VARIOUS PHASES OF CONSTRUCTION FOLLOWED BY PRIVATE LOT OWNERSHIP AND LANDSCAPING, PROPER LOT GRADING IS THE RESPONSIBILITY OF THE DEVELOPER AND FUTURE LOT OWNER. LOTS MUST BE GRADED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND IN A WAY THAT WILL NOT RESULT IN DISCHARGE OF STORM RUNOFF ONTO ADJACENT PRIVATE PROPERTY. HOOPER CITY WILL NOT BE RESPONSIBLE FOR OVERSEEN LOT DRAINAGE COMPLIANCE ON PRIVATE PROPERTY NOR WILL THE CITY BE LIABLE FOR SURFACE DRAINAGE DISPUTES BETWEEN PRIVATE PROPERTY OWNERS.
- THE LOWEST FINISHED FLOOR ELEVATION OF THE HOUSE WILL BE THE NATURAL GRADE OF EACH LOT.

## LEGEND

- SECTION CORNER
  - CENTERLINE MONUMENT
  - SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
  - BOUNDARY LINE
  - LOT LINE
  - ADJOINING PROPERTY
  - EASEMENTS
  - SECTION TIE LINE
  - ROAD CENTERLINE
  - P.U.E. = PUBLIC UTILITY EASEMENT
- Scale: 1" = 80'

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N85°41'45"W	38.61
L2	N89°29'09"W	37.10
L3	S89°27'01"W	120.55
L4	N34°46'14"W	73.27



## BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT, SAID POINT BEING S01°47'10"W 228.77 FEET AND S88°12'50"E 861.68 FEET FROM THE CENTER OF SAID SECTION 6; THENCE S89°43'07"E 471.84 FEET TO THE WESTERLY LINE OF QUAIL ESTATES; THENCE S01°15'12"W ALONG SAID WESTERLY LINE OF QUAIL ESTATES AND THE WESTERLY LINE OF QUAIL COVE, 1073.37 FEET; THENCE N85°41'45"W 58.61 FEET; THENCE N89°29'09"W 37.10 FEET; THENCE S89°27'01"W 120.55 FEET TO THE EASTERLY LINE OF SILVER SADDLE SUBDIVISION; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) N00°15'35"E 189.30 FEET; (2) N34°46'14"W 73.27 FEET; (3) N89°44'25"W 195.75 FEET; AND (4) N00°18'27"E 821.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 437,554 SQUARE FEET OR 10.045 ACRES MORE OR LESS.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN FOUND BRASS CAP MONUMENTS MARKING THE CENTER AND THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S01°47'10"W.

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AS SHOWN. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

## SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF SILVER SADDLE SUBDIVISION PHASE 2 IN HOOPER CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDING SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF HOOPER CITY, WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9031945

UTAH LICENSE NUMBER



## OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT SILVER SADDLE SUBDIVISION PHASE 2, AND DO HEREBY DEDICATE TO HOOPER CITY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM DRAIN EASEMENTS AND DRAINAGE EASEMENTS THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

## ACKNOWLEDGMENT

STATE OF UTAH } ss.  
COUNTY OF \_\_\_\_\_ }

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

## ACKNOWLEDGMENT

STATE OF UTAH } ss.  
COUNTY OF \_\_\_\_\_ }

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

## Project Info.

Surveyor:  
T. HATCH  
Designer:  
N. ANDERSON  
Begin Date:  
08-30-2021  
Name:  
SILVER SADDLE SUB.  
PHASE 2  
Number:  
1301-D38  
Revision:  
1"  
Scale:  
1"=80'  
Checked:



## TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY  
THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT.

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

## HOOPER IRRIGATION COMPANY

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY  
THE HOOPER IRRIGATION COMPANY.

HOOPER IRRIGATION COMPANY

## HOOPER CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS  
PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION  
ON FILE IN THIS OFFICE.

HOOPER CITY ENGINEER

DATE

## HOOPER CITY MAYOR

PRESENTED TO THE HOOPER CITY MAYOR THIS  
DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH THIS  
SUBDIVISION WAS APPROVED AND ACCEPTED.

By: \_\_\_\_\_

MAYOR

CITY RECORDER

## HOOPER CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER  
DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND  
IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE  
APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HOOPER CITY ATTORNEY

## Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For:

Weber County Recorder

Deputy.