

# 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. <u>Opening Ceremony</u>
  - 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
  - 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. <u>Public Comments on items not on the agenda (No action can or will be taken on any issue presented)</u>
- 8. Adjournment

# <u> Tereasa Chugg</u>

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 <u>https://www.hoopercity.com/meetings</u>.

### \*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
    - $\label{eq:constraint} \textbf{c}. \quad \ \ \textbf{The City Recorder will inform the speaker when their allotted time is up}$



# HOOPER CITY CITY COUNCIL MEETING MINUTES THURSDAY, OCTOBER 20, 2022, 7:00PM

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

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.

<u>COUNCIL MEMBERS PRESENT:</u> Cindy Cox – Mayor Pro Tem Dale Fowers – Mayor Debra Marigoni

Lisa Northrop Bryce Wilcox

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 COUNCIL MEMBERS EXCUSED: Ryan Hill

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. <u>Meeting Called to Order – Mayor Dale Fowers</u>

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

- 2. <u>Opening Ceremony</u>
  - a. <u>Pledge of Allegiance</u>

Council Member Wilcox led in the Pledge of Allegiance.

# b. <u>Reverence</u>

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. <u>Citizen Comment(s) on Agenda Items</u> (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.				
<b>COUNCIL MEMBER MARIG</b>	ONI SECONDED THE			
MOTION. VOTING AS FOLL	OWS:			
<b>COUNCIL MEMBER:</b>	<b>VOTE:</b>			
COX	AYE			
MARIGONI	AYE			
NORTHRUP	AYE			
WILCOX	AYE			
<b>MOTION PASSED UNANIMO</b>	OUSLY.			

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. <u>Action Items</u>
  - a. <u>Motion Final Approval of the Funk Family Farms Subdivision (1 lot)</u> <u>located at approximately 4222 S 5500 W for Jesse Funk</u>

City Engineer Briant Jacobs explained the details of the subdivision. It is a 1acre 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>COUNCIL MEMBER:</b>	<u>VOTE:</u>
COX	AYE
MARIGONI	AYE
NORTHRUP	AYE
WILCOX	AYE
<b>MOTION PASSED.</b>	

b. <u>Motion – Final Approval of the K. Roberts Subdivision (1 lot) located at</u> 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 currant 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 M	IOVED TO GRANT FINAL
APPROVAL OF THE K ROBERT	S SUBDIVISION LOCATED AT
APPROXIMATELY 4512 W 5500	S FOR KYLE ROBERTS WITH
THE REMOVAL OF TWO DRIVI	EWAYS AND THE EXPANSION
OF ONE OF THE REMAINING D	RIVEWAYS. COUNCIL
MEMBER COX SECONDED THE	E MOTION. A VOTE WAS TAKEN
WITH VOTING AS FOLLOWS:	
<b>COUNCIL MEMBER:</b>	<u>VOTE:</u>
COX	AYE
MARIGONI	AYE
NORTHRUP	AYE
WILCOX	AYE
MOTION PASSED.	

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 M	EETING. COUNCIL MEMBER
COX SECONDED THE MOTION	N. VOTING AS FOLLOWS:
<b>COUNCIL MEMBER:</b>	<b>VOTE:</b>
COX	AYE
MARIGONI	AYE
NORTHRUP	AYE
WILCOX	AYE
MOTION PASSED UNANIMOU	SLY.

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

Tereasa Chugg, Deputy City Recorder

# (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	Voting:
ATTEST:	Council Member Council Member Council Member
City Recorder	Council Member

HOOPER CITY INC. 5580 W. 4600 S.

Hooper City, UT 84315

# APPLICATION TO AMEND THE HOOPER CITY

Date Submitte	ed: <u>August 31, 2</u> 022	ZONING MAP	
Petition No.	Parcel No. <u>09-077-0019.</u>		- SEP 0 7 2022 Amt <u>205.00</u> int. <del>—</del> Check (1 3457 Cash 0
Date Submitted	August 31, 2022		Check A 3457 Cash C
Address of Site	4848 S 5900 W, Hooper City, UT		
Applicant's Name	Derek E. Anderson Mark And	Fax No.	_
Phone Number			
Address 649 E South	Temple, Floor 2 Email _		
heard by the Pl *****	\$250.00 plus \$5 per acre the cost for p will be determined and the applicant wi anning Commission and Council.	ill be billed. The bill must be paid	l before it will be
the property being	pplicant must submit <b>a plat map</b> from the lg considered and <b>a legal description</b> (see	requirements listed on the back).	
	rty: <u>R-1, R-2</u> Present Use of Propert		
Proposed Zoning of Pro-	perty: <u>R75</u> Proposed use of Prope	rty if Property is Re-zoned (explain	in detail)
To subdivide the proper	ty into .75 acre residential lots.		
Acreage of Property: To subdivide the proper	6.67 acres Reason why F	e-zoning is Requested:	
lots.			
Will the proposed Re-zo	ning conform to the City Master Plan?	X Yes No (Expla	in and attach)
Signature of Applicant _ Signature of Property Ov	vner Mich R Que		

¢.

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?
  - 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 <u>property plat</u> of the area of the requested zone change. Plats are available at the Weber County Recorder's Office.
- C. A <u>legal description</u> of the subject property.
- D. A <u>re-zoning fee</u> as indicated on the zoning applications.
- E. <u>Mailing addresses of all the neighboring property owners within 600 feet of the area to be re-</u> zoned front, sides, and back of property lines of proposed property.
- F. <u>ADDRESSES NEED TO BE TYPED ON ADDRESS LABELS AND NOT HAND</u> 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:

Date:

Decision of Commission:

City Council sets public hearing:

Decision of Council:

Forms: Zoning Map: 01202016W

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

09-077-0019

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

### **Application Questions A-D**

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

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

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

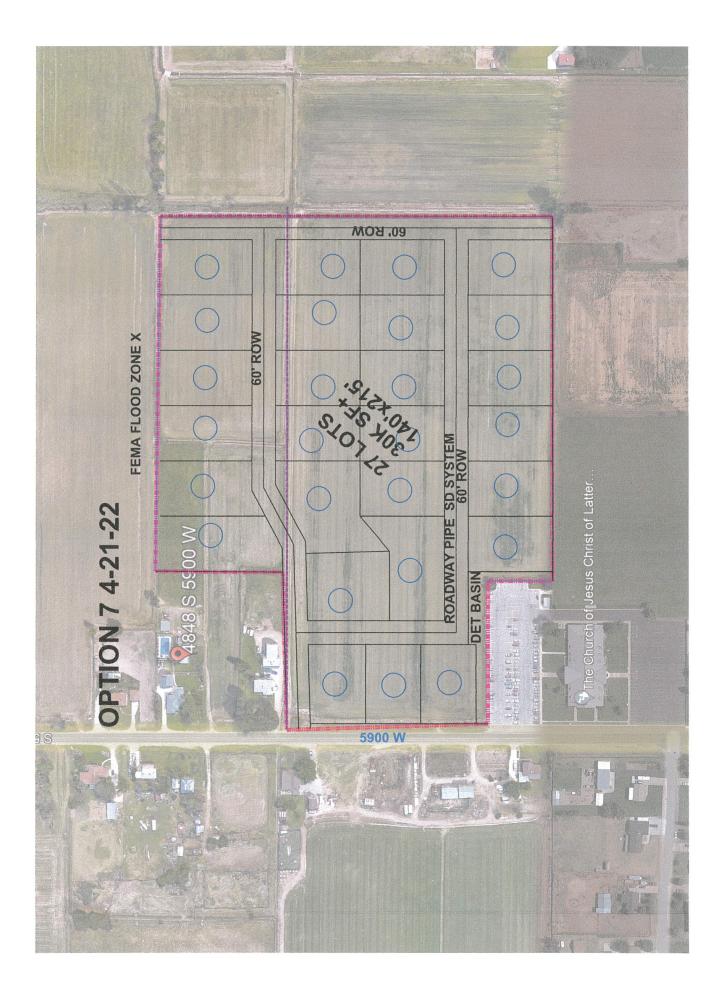
See above—the city master plan will be using the area of land in this proposition in the same manner in the future.

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

N/A

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.

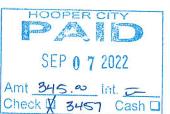


**HOOPER CITY INC.** 

5580 W. 4600 S. Hooper City, UT 84315

# APPLICATION TO AMEND THE HOOPER CITY

**ZONING MAP** 



Date Submitted:August 31, 2022

Petition No.	Parcel No. 09-077-0017, 10-012-0017, 10-012-0019, 09-077-0018, 09-077-0047
Date Submitted	August 31, 2022
Address of Site	4848 S 5900 W, Hooper City, UT
Applicant's Name	Derek E. Anderson (arl Belnep Fax No.
Phone Number	
Address 649 E South To	emple, Floor 2 Email
heard by the Pla ************************************	\$250.00 plus \$5 per acre the cost for publishing the notice in the Standard Examiner. The vill be determined and the applicant will be billed. The bill must be paid before it will be nning Commission and Council. ************************************
	y: <u>R-1, R-2</u> Present Use of Property: <u>Farming</u>
Proposed Zoning of Propo	erty: <u>R75</u> Proposed use of Property if Property is Re-zoned (explain in detail)
To subdivide the propert	y into .75 acre residential lots.
Acreage of Property: To subdivide the property	9.06 Reason why Re-zoning is Requested:
Will the proposed Re-zon	ing conform to the City Master Plan? X Yes No (Explain and attach)
Signature of Applicant Signature of Property Ow	ner Call Believe

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

Signature of Property Owner

a.

c.

### \*\*\*\*\*

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.

- 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?
  - 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?

\*\*\*\*\*

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- A. An <u>application</u> formally requesting a zoning change and stating the reasons for the request.
- B. A <u>property plat</u> of the area of the requested zone change. Plats are available at the Weber County Recorder's Office.
- C. A <u>legal description</u> of the subject property.
- D. A <u>re-zoning fee</u> as indicated on the zoning applications.
- E. <u>Mailing addresses of all the neighboring property owners within 600 feet of the area to be re-</u> zoned front, sides, and back of property lines of proposed property.
- F. <u>ADDRESSES NEED TO BE TYPED ON ADDRESS LABELS AND NOT HAND</u> 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: J Forms: Zoning Map: 01202016W

Decision of Council:

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?

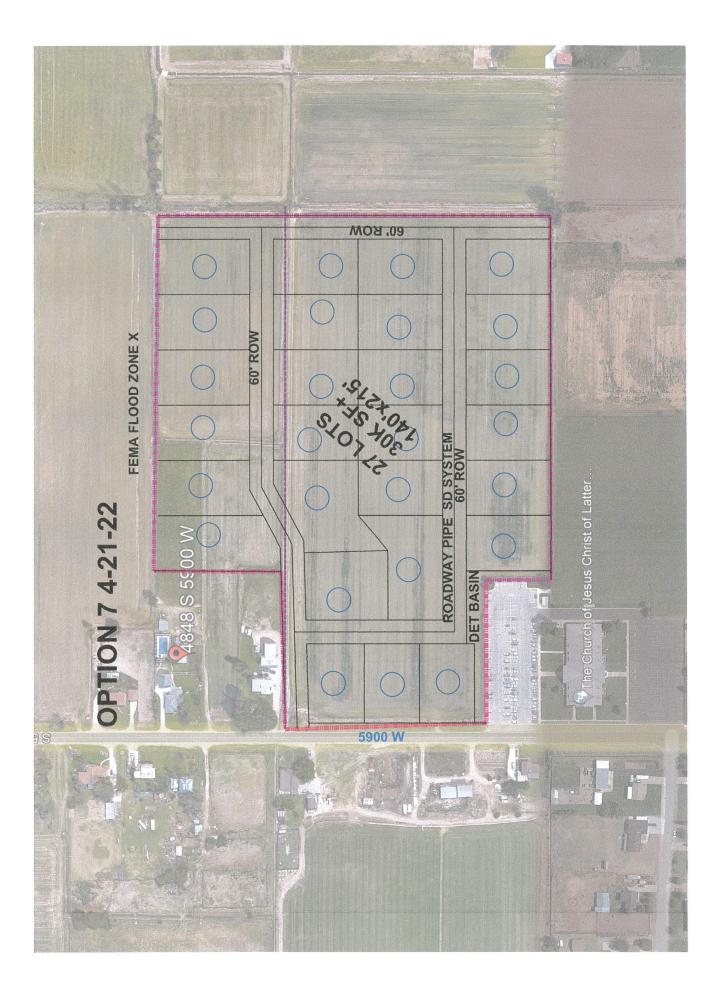
See above—the city master plan will be using the area of land in this proposition in the same manner in the future.

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

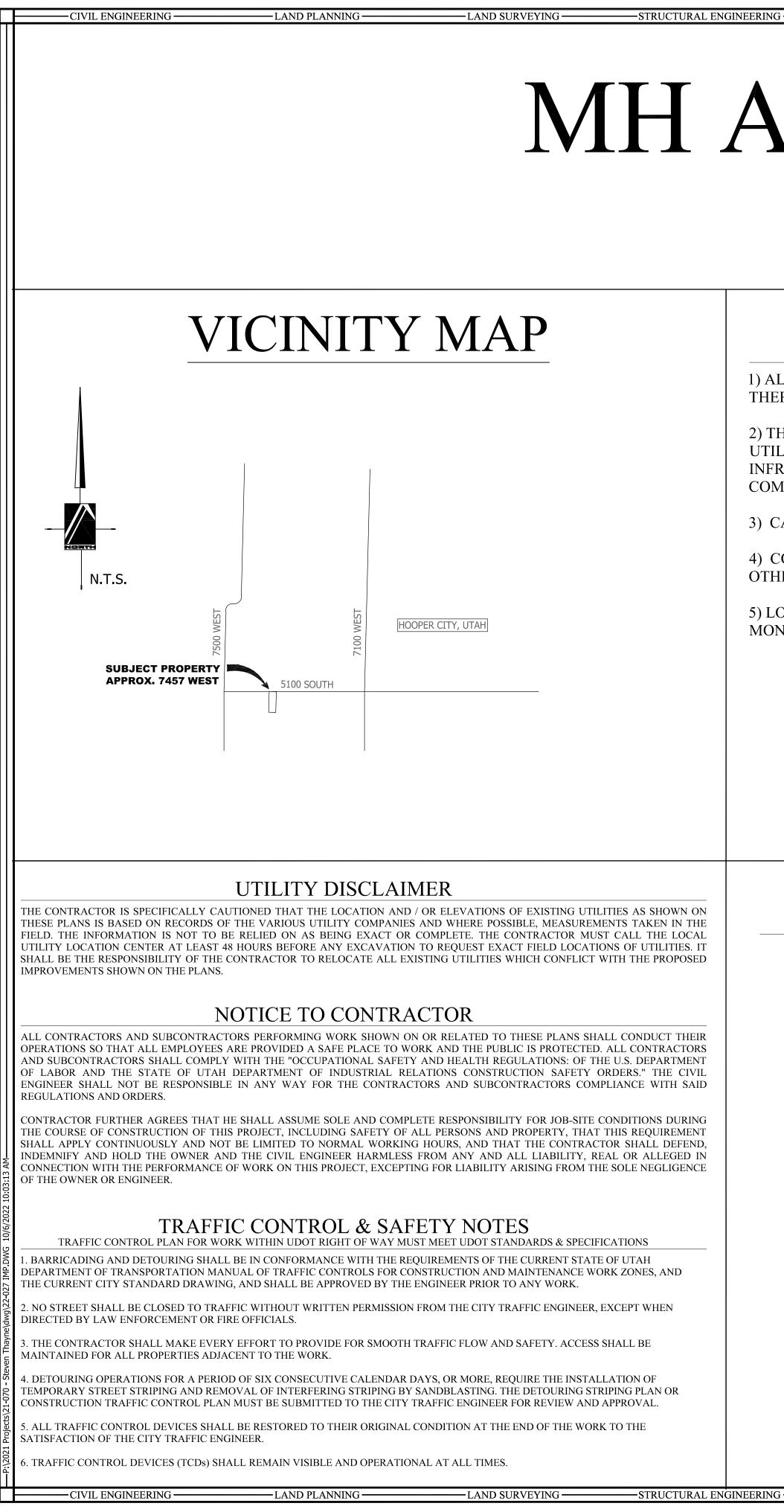
d. How is the change in the public interest as well as the applicant's desire?

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



AFFLICATION FO	<u>R A HOOPER CITY SUBDIVISION/SITE PLAN</u>
Subdivision Name MH Acres	Zone R1 Date Submitted August 10, 2022
Address of Subdivision7453 W. 5	Hooper City, UT No. of Units or Lots 1
	Address 5640 S. 7100 W. Ph
Fax # NA	Email Address
Subdivider's Name Brian Buchanan	Address 1655 Cascade St. Ph
Fax # NA	Email Address
Name of Intended Escrow Holder	rian BuchananAddress_1655 Cascade St., Pocatello, ID 83201
Contact Name	
Pinnacle Engineerir Surveyor's Name Land Surveying Inc	ng & 327 W Gordon Ave #3 Address Layton, UT 84041 Ph
Engineer's NameSame as Surveyo	rAddressPh
Secondary Water Available? No	Contact Ph
	Yes Type Flood Irrigation Ph
	TypeHooper WaterPh
Sewer Connection Available? <u>No</u>	Contact Type
Septic System Appears Feasible? Yes	sContactWeber CountyTypeSeptic
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: his proposed site.
Describe history of parcel being subdivi Undeveloped farm ground; first subdi	ded, approximate dates and acreage of past land divisions: vision was several years ago.
The above information is true and acc	curate to the best of my knowledge.
Date	Signature
ffice Use Only	
Subdivision Final Fee:	Preliminary Approval Date: Final Approval Date:

1



# MHACRES SUBDIVISION 7457 WEST 5100 SOUTH HOOPER, UTAH

-LAND SURVEYING -

# **GENERAL NOTES**

-LAND PLANNING -

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

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

3) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.

-CIVIL ENGINEERING -

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

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



-STRUCTURAL ENGINEERING -

# **GOVERNING AGENCIES**

# CITY

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-CIVIL ENGINEERING

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

# CABLE

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

-LAND PLANNING

# FIRE INSPECITON

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# POWER

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# NATURAL GAS

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

-LAND SURVEYING

-STRUCTURAL ENGINEERING

# DEVELOPER **BRIAN BUCHANAN** TEL: 208-240-4388

-LAND PLANNING

-LAND SURVEYING

# ENGINEER / SURVEYOR Engineering & Land Surveying, Inc.

-LAND PLANNING

**327 West Gordon Ave. Suite #3 LAYTON, UT 84041** 

-CIVIL ENGINEERING -

Phone: (801) 773-1910 Fax: (801) 719-6738

-LAND SURVEYING

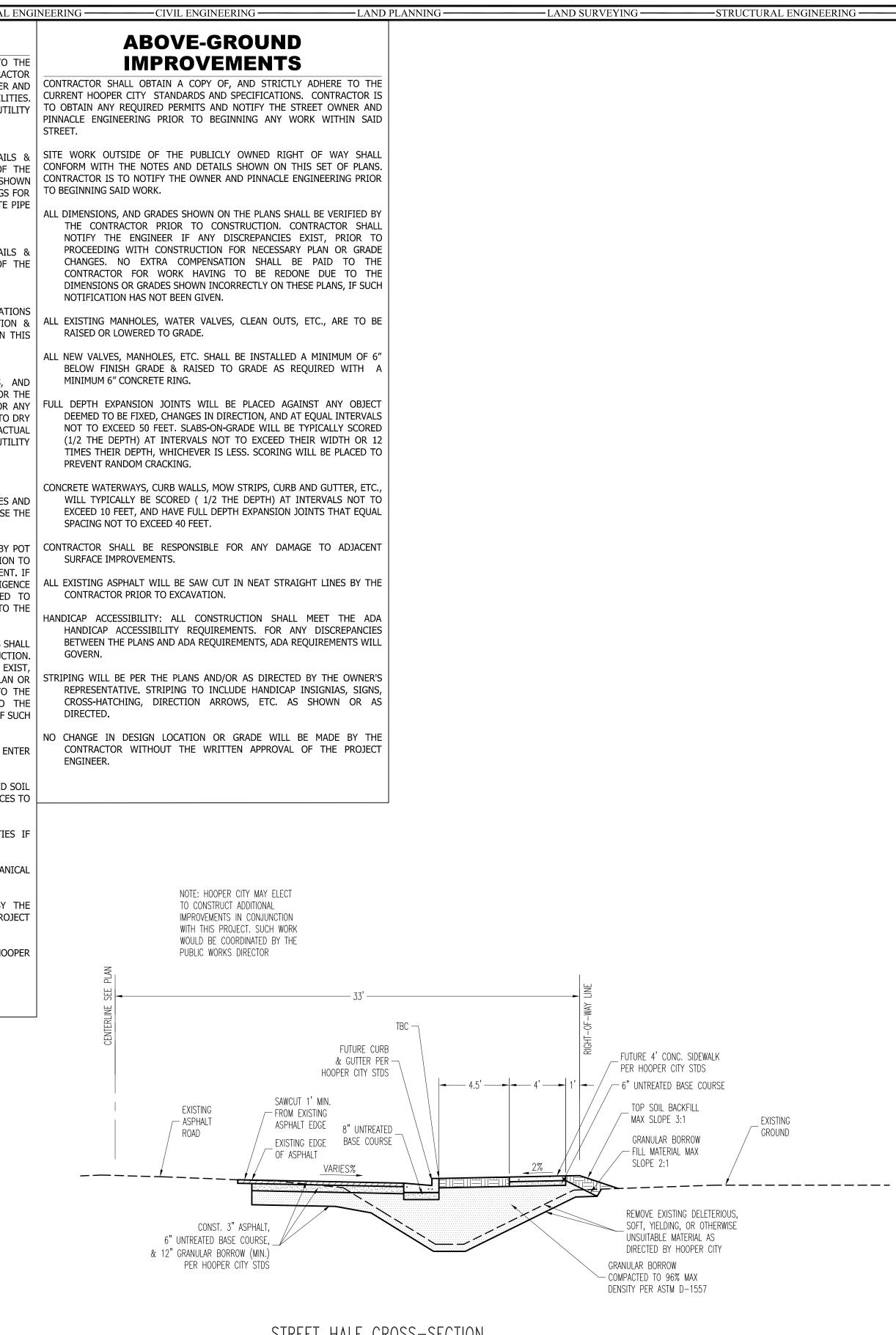
# DRAWING INDEX

COVER **GENERAL NOTES & DETAILS** EXISTING SURVEY PROPOSED PLAT SITE & UTILITY PLAN **GRADING PLAN** 

- CIVIL ENGINEERING -

MH ACRI OFESSION 343593 STEPHEN F BOTT 10-6-22 CALL BLUESTAKES 1-800-662-4111 48 HOURS BEFORE DIGGIN SHEET OF 7

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<ul> <li>Personal data and a structure of a sense o</li></ul>	2.	CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS	OWNERS. STORM DRAIN	PINNACLE E STREET.
<ul> <li>Subjective status as a series and the status as a series and t</li></ul>	3.	RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE	SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE STORM DRAIN & APPURTENANCES WITHIN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN. SEE THE DETAILS PROVIDED ON THIS SET OF DRAWINGS FOR ALL OTHER STORM DRAIN CONSTRUCTION. ALL REINFORCED CONCRETE PIPE	CONFORM V CONTRACTO TO BEGINNI ALL DIMENS THE C
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<ul> <li>Contractors shall be Reavable for UNEXEX ACCOUNTS AND ADD PROVIDED ACCOUNTS ADD PROVIDED ADD PRO</li></ul>	5.	ACCORDANCE WITH THE CITY OR COUNTY REGULATIONS FOR WORKING	SEE HOOPER WATER IMPROVEMENT DISTRICT STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE CULINARY WATER & APPURTENANCES SHOWN ON THIS	ALL EXISTIN RAISED
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<ul> <li>THERE THE RECENT SAME OF THE SAME</li></ul>	7.	COMPLETE THE PROJECT.	RELOCATION OR REMOVAL OF EXISTING DRY UTILITIES, NOR FOR ANY NEW DRY UTILITY STUBS. CONTRACTOR IS TO SUBMIT SITE PLAN TO DRY UTILITIES FOR DESIGN OF SERVICE CONNECTIONS TO BUILDING. ACTUAL	FULL DEPTH DEEMEL NOT TO (1/2 TH
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Horizontal industrial control of the second industry     dependent metal control		MATERIALS AND REPLACING WITH STABLE MATERIALS AS DIRECTED BY A GEOTECHNICAL ENGINEER. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 96% OF MODIFIED PROCTOR MAXIMUM DENSITY PER	TO POTHOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE	CONTRA HANDICAP
Contractors to Leader and Proceedings and Procedings and Proceedings and Proceedings and		CONTRACTOR SHALL SUBMIT COMPACTION REPORTS PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED	BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST,	BETWEE GOVERN
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CIVIL ENGINEERING — LAND PLANNING — LAND SURVEYING — STRUCTURAL ENGINEERING —	—P:\2021 Proj			
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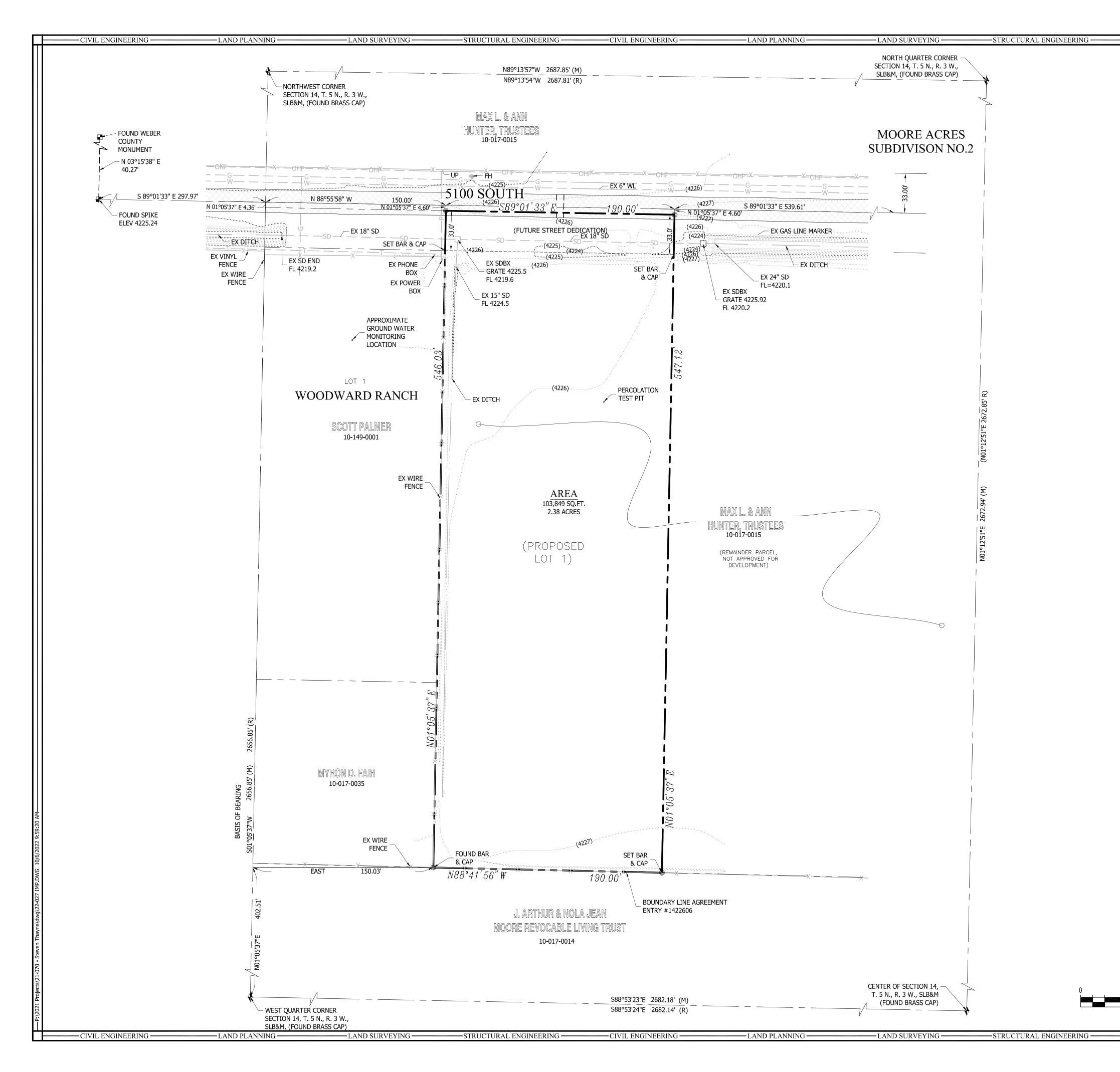
STREET HALF CROSS-SECTION

-LAND PLANNING -

—STRUCTURAL ENGINEERING —

-LAND SURVEYING -

	NING —	LAND SURVEYING	
		ABBREVIATIONS	And Physical Phys
		DIAMETER	173-191 773-192
		DELTA DEGREES MINUTES, FEET	(801) 77 (801) 77
	AD	SECONDS, INCHES ALGEBRAIC DIFFERENCE	
	ADA	AMERICAN DISABILITIES ACT CORRUGATED BLACK PLASTIC PIPE	Phone: Fax:
	ARCH B&C	ARCHITECTURAL BAR & CAP	
	BLA	BOUNDARY LINE BOUNDARY LINE AGREEMENT	
	BND	BENCHMARK BOUNDARY	3
	BW	BOTTOM OF WALL BACK OF WALK BEARING	
	BV	BUTTERFLY VALVE BEGIN VERTICAL CURVE ELEVATION	Ave #3
	BVCS	BEGIN VERTICAL CURVE STATION CURB AND GUTTER	gineer 1041
	CB	CATCH BASIN CHORD	327 West Gordon / Layton, UT 84041
	CI	CHORD BEARING CAST IRON	327 West Ge Layton, UT
	CMP	CENTERLINE CORRUGATED METAL PIPE	v We yton,
	COMBO	CLEANOUT COMBINATION	327 1.a.
	CONST	CONCRETE CONSTRUCTION CONTROL POINT CRW_CONCRETE RETAINING	
	CUL	CONTROL POINT CRW CONCRETE RETAINING CULINARY WALL CULINARY WATER	
	CWL	CULINARY WATERLINE DEMOLITION	
	DI DIAM	DUCTILE IRON DIAMETER	
	DIST DIV	DISTANCE DIVERSION	NC
	EASE	EAST EASEMENT	
	EL	EXISTING GRADE ELBOW	JIVISI DETAII DETAII IANAN OUTH JTAH )27
	EVC	ELECTRICAL END VERTICAL CURVE END VERTICAL CURVE ELEVATION	
LEGEND	EVCS	END VERTICAL CURVE STATION END VERTICAL CURVE STATION EXISTING	SUB DTES & N BUC S100 CITY, CT #22
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE P.O.B. POINT OF BEGINNING	FG	FINISH GRADE FIRE HYDRANT	S SUI NOTES IAN BU EST 510 ER CITY JECT #2
<ul> <li>FH</li> <li>FIRE HYDRANT</li> <li>G.V.</li> <li>GATE VALVE</li> </ul>	FND	FLOWLINE FOUND	ACRES S INERAL NO FOR: BRIAN 7457 WEST HOOPER C PROJEC
MH MANHOLE STORM DRAIN CATCH BASIN	FTG	FOUNDATION FOOTING	H ACRE GENERAL FOR: BRI 7457 WE HOOPE PRO.
SDMH STORM DRAIN MANHOLE SSCO SANITARY SEWER CLEANOUT	GR	GRADE BREAK GRATE	AC NER NER NER 1457 HO P
SSMH SANITARY SEWER MANHOLE	HDPE	GATE VALVE HIGH-DENSITY POLYETHYLENE PIPE HIGH POINT	MH GE F
LP UTILITY/LIGHT POLE SET BAR & CAP OR NAIL &	HPE	HIGH POINT ELEVATION HIGH POINT STATION	
BOUNDARY LINE	ID	INSIDE DIAMETER INVERT	
CENTERLINE	IRR	IRRIGATION RADIUS OF CURVATURE	
ADJACENT PROPERTY LINE			
SETBACK LINE	LDMH	LAND DRAIN LAND DRAIN MANHOLE	
LD — NEW LAND DRAIN     SD — NEW STORM DRAIN     SS — NEW SANITARY SEWER	LP	LIP OF GUTTER LOW POINT LOW POINT ELEVATION	ROFESSIONA
SW-SAMITART SEWER NEW SAMITART SEWER NEW SECONDARY WATER NEW CULINARY WATERLINE	LPS	LOW POINT ELEVATION LOW POINT STATION MECHANICAL	343593
	MH	MANHOLE MONUMENT	STEPHEN P.
- $        -$	NE	NORTH NORTHEAST	UTAH
EX. TELEPHONE LINE EX. GAS LINE EX. GAS LINE	NW	NON-RADIAL NORTHWEST	CTAR
	OD	ON CENTER OUTSIDE DIAMETER PROPERTY LINE	
	PROP	PROPERTY PROPERTY PUBLIC UTILTIY EASEMENT	BY DATE SPB 07/18/18
	PU&DE PUE&DE	PUBLIC UTILITY & DRAINAGE EASEMENT PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT	BY
EG CONTOUR MINOR	PVC R	POLYVINYLCHLORIDE RADIUS	BY
4250 FG CONTOUR MAJOR 4250 FG CONTOUR MINOR	RCL RCP	ROADWAY CENTERLINE REINFORCED CONCRETE PIPE	
$4246.^{1/2}$ EX. SPOT ELEVATION EX. SPOT ELEVATION	S	RIGHT OF WAY SOUTH STORM DRAIN	
MONUMENT	SDCB	STORM DRAIN STORM DRAIN CATCH BASIN STORM DRAIN CLEANOUT	REVISION
CONTROL POINT	SDMH	STORM DRAIN CLEANOUT STORM DRAIN MANHOLE SOUTHEAST	
	SEC SEC	SECONDARY SECTION	
NEW PINE TREE	SLB&M SPEC	SALT LAKE BASE & MERIDIAN SPECIFICATION	GENERAL
EX. TREE	SPP	SPECIFICATIONS STEEL PIPE SANITARY SEWER	REVISION 1. GENERAL
EX. PINE TREE	SSCO	SANITARY SEWER SANITARY SEWER CLEANOUT SANITARY SEWER MANHOLE	
CONST. CONC. RELEASE C&G PER X-SECTION	STD	STANDARD STANDARDS	SURVEYED BYREVISIONSB07/20221. GENERAL NOTE REVISIONDESIGNED BY1. GENERAL NOTE REVISIONDESIGNED BY1. GENERAL NOTE REVISIONDRAWN BY1. GENERAL NOTE REVISIONSB10/06/22APPROVED BY10/06/22SBSBSB10/06/22SBSB
Call Fer X-SECTION CONST. CONC. C&G PER X-SECTION	SW SW	SECONDARY WATER SOUTHWEST	(ED B) 07 ED BY 10/ TED B)
CONST. ASPHALT & BASE	SWL TAN	SECONDARY WATERLINE TANGENT	SURVEYED BY SB 07/ DESIGNED BY DRAWN BY SB 10/( SB 10/( SB SB
L   _   _   _   _   PER X-SECTION     CONST. CONC. SIDEWALK	TBC	THRUST BLOCK TOP BACK OF CURB	SUR SB DES DRA DRA APP SB SB
PER X-SECTION	TEL	TOP BACK OF WALK TELEPHONE	CALL BLUESTAKES 1-800-662-4111
CONST. GRAVEL SURFACE	TA TA	TOP OF CURBWALL TOP OF ASPHALT TOP OF CONCRETE	
ASPHALT SAWCUT []]] []] []] []] []] []] []] []] []] []	TOG	TOP OF CONCRETE TOP OF GRATE TOP OF WALL EXTW EXISTING TOP OF WALL	48 HOURS BEFORE
EXISTING ASPHALT	UTIL	UTILITY VALVE	DIGGING
	VC VC	VERTICAL CURVE WATER	SHEET
	W WL	WEST WATERLINE	AT LEAST 48 HOURS BEFORE DIGGING SHEET 2 OF 7
NEW GRASS	WM X	WATER METER CROSS	
W/0 WITHOUT CIVIL ENGINEERING — LAND PLANN		CROSS-SECTION LAND SURVEYING	OF 7 5
CIVIE ENOUGEENING — LAND PLAN	1111U		



# SURVEY NARRATIVE

-LAND SURVEYING -

-LAND PLANNING -

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

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

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

# **RECORD DESCRIPTION 10-017-0015**

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS EAST 16.19 CHAINS AND NORTH 0°30' EAST 252.78 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; RUNNING THENCE NORTH 0°30' EAST 156.4 FEET TO A POINT 530 FEET SOUTH 0°30' WEST FROM THE CENTER OF COUNTY ROAD; THENCE NORTH 89°31' WEST 150 FEET; THENCE NORTH 530 FEET TO THE CENTER OF COUNTY ROAD; THENCE WEST TO A POINT SOUTH 89°13'54" EAST 448.9 FEET AND SOUTH 00°42'33" WEST 785.6 FEET AND SOUTH 89°04'16" EAST413.4 FEET AND SOUTH 00°07'09" WEST 544.27 FEET AND SOUTH 00°07'09" WEST 163.96 FEET AND SOUTH 01°05'37" WEST 216.98 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14 (AS PER BOUNDARY LINE AGREEMENT E# 1982064) THENCE JISION JISION JANAN OUTH TAH 77 NORTH 01°05'37"EAST 216.98 FEET, THENCE ALONG A FENCE NORTH 00°07'09" EAST 163.96 FEET, THENCE WEST 876.98 FEET, THENCE SOUTH 390 FEET, MORE OR LESS, TO THE CENTER OF 5100 SOUTH STREET, THENCE EAST 150 FEET, THENCE SOUTH 01 °05'37" WEST 546.03 FEET, THENCE EAST 786.26 FEET, THENCE SOUTH 148.5 FEET, THENCE EAST 128.7 FEET TO THE POINT OF BEGINNING.

CONTAINING: 778,417 SQ.FT. (17.87 ACRES).

-CIVIL ENGINEERING -

# SURVEY DESCRIPTION

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

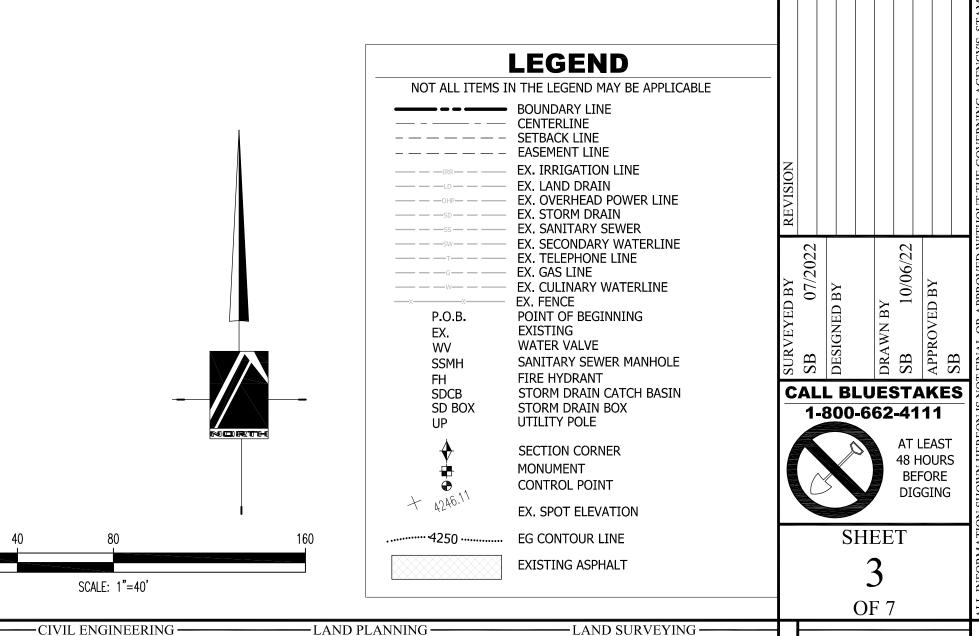
CONTAINING: 103,849 SQ.FT. (2.38 ACRES).

# SURVEYOR'S CERTIFICATE

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

STEPHEN P. BOTT CERTIFICATE NO. 343593-2201

DATE



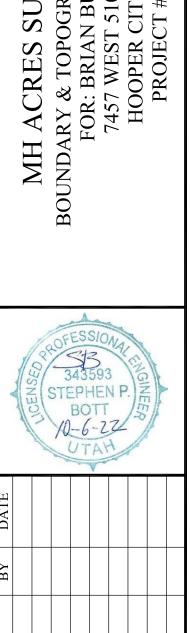
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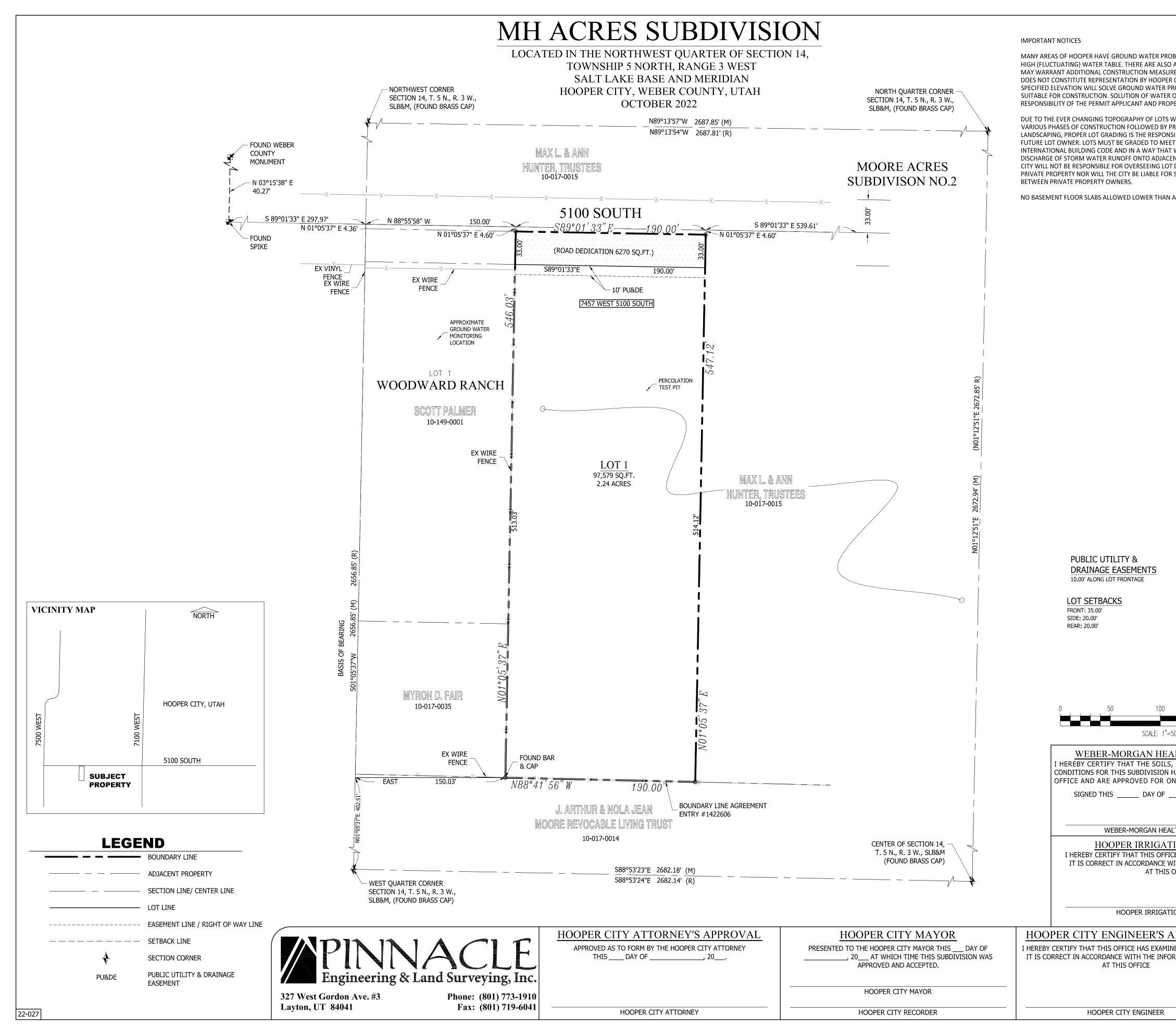
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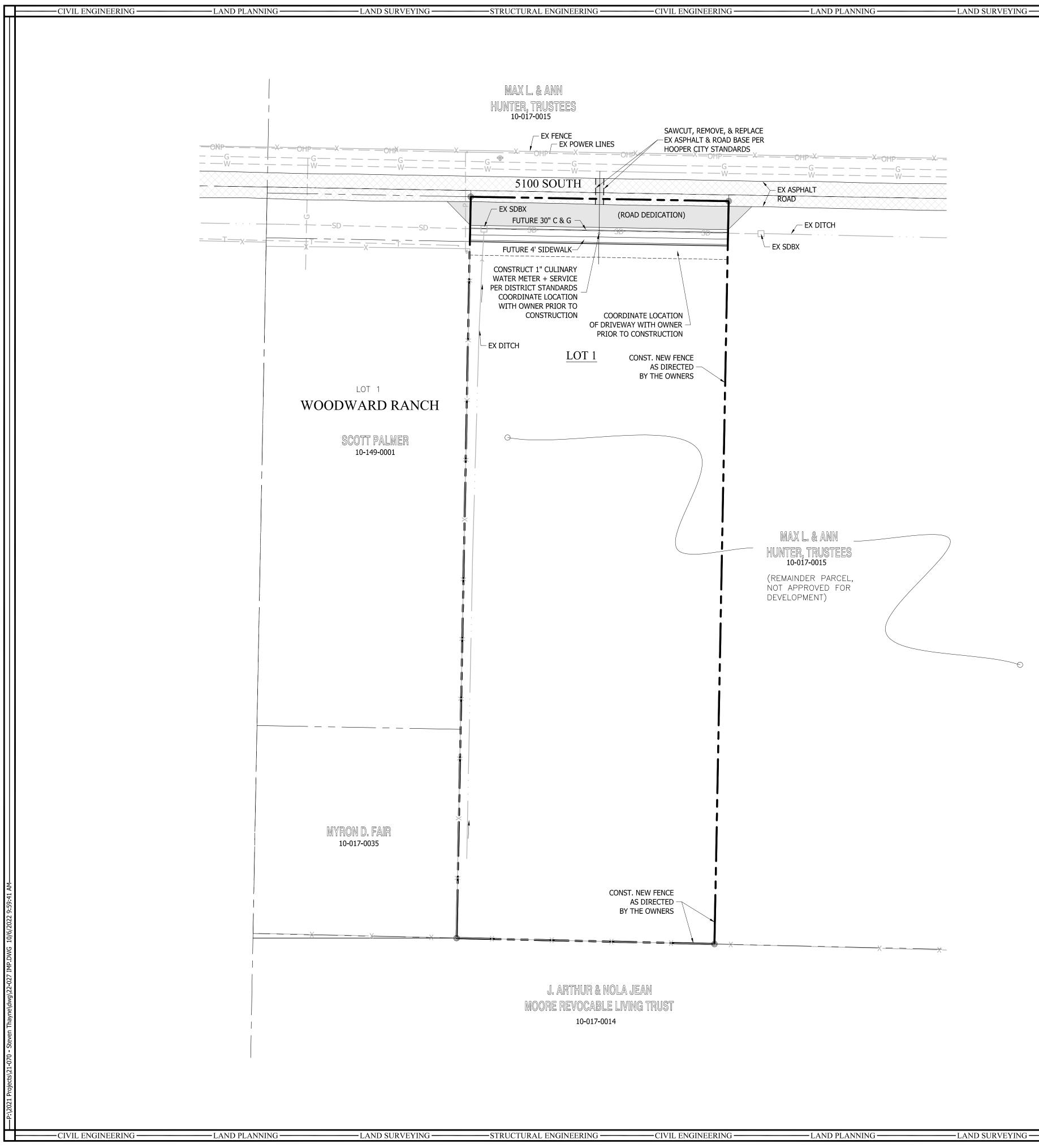
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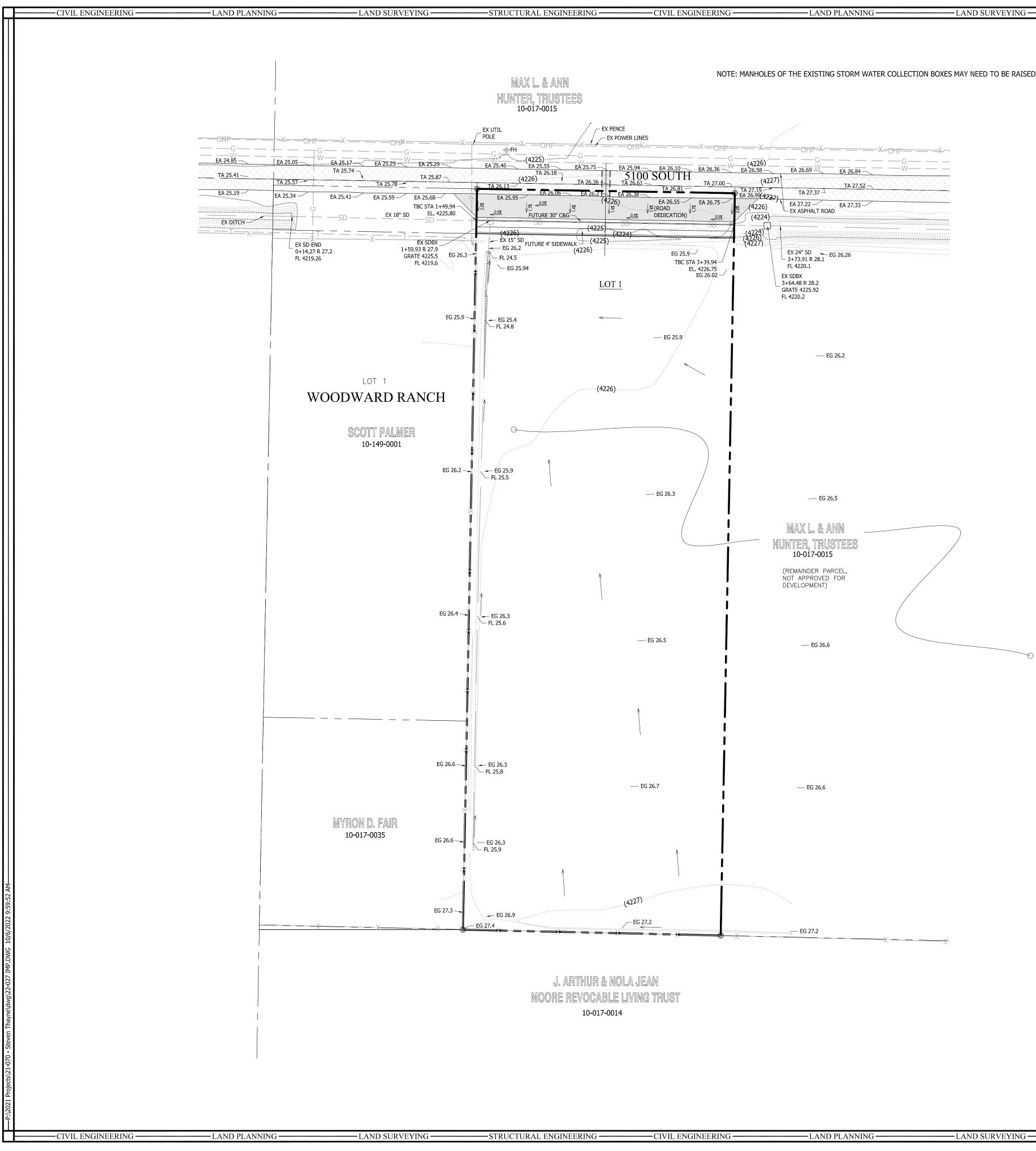




		SURVEYOR'S CER	TIFICATE	
DBLEMS DUE TO A SEASONALLY O AREAS WHERE SOIL CONDITIONS RES. APPROVAL OF THIS PLAT R CITY THAT BUILDINGS AT ANY ROBLEMS OR THAT SOILS ARE OR SOIL PROBLEMS IS THE SOLE PERTY OWNER.		I, <u>STEPHEN P BOTT</u> DO HEREBY CERTIFY THAT I AM A PROFESSIONAL CERTIFICATE NO. <u>343593-2201</u> AS PRESCRIBED UNDER LAWS OF THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRAC DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 OF THE SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE K <u>MH ACRES SUBDIV</u>	STATE OF UTAH. I FURTHER CERTIFY THAT BY T OF LAND SHOWN ON THIS PLAT AND UTAH STATE CODE, AND HAVE SUBDIVIDED NOWN AS:	
VITHIN A SUBDIVISION RIVATE LOT OWNERSHI IBILITY OF THE DEVELO	P AND	STEPHEN P. BOTT DATE		
THE REQUIREMENTS WILL NOT RESULT IN A NT PRIVATE PROPERTY DRAINAGE COMPLIAN	HOOPER	LICENSE NO. 343593-2201 BOUNDARY DESC	RIPTION	
SURFACE DRAINAGE D	ISPUTES	A PART OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAN AS FOLLOWS: BEGINNING AT A POINT LOCATED NORTH 01°05'37" EAS	KE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED FALONG QUARTER SECTION LINE 402.51 FEET AND	
ADJACENT GRADE.		EAST 150.03 FEET FROM THE WEST QUARTER CORNER OF SAID SECTIO EAST 546.03 FEET ALONG THE EAST LINE OF WOODWARD RANCH SUBE RECORDER'S OFFICE; THENCE SOUTH 89°01'33" EAST 190.00 FEET; THE POINT ON A BOUNDARY LINE AGREEMENT RECORDED AT THE WEBER O THENCE NORTH 88°41'56" WEST ALONG SAID BOUNDARY LINE AGREEM	DIVISION, AS RECORDED AT THE WEBER COUNTY NCE SOUTH 01°05'37" WEST 547.12 FEET TO A COUNTY RECORDER'S OFFICE AS ENTRY #1422606;	
		CONTAINING: 103,849 SQ.FT. (2.38 ACRES).		
		NARRATIV THE PURPOSE OF THIS SURVEY IS TO RETRACE THE THE SOUTHW		
		AND DESCRIBE A NEW PARCEL AS SHOWN HEREON. THE BASIS OF 01°05'37" EAST 2656.85 FEET MEASURED BETWEEN THE WEST QU SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BA	BEARING FOR THIS SURVEY IS NORTH JARTER CORNER AND NORTHWEST CORNER OF	
		THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON A THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVID INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED; THE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.	ED TO THE SURVEYOR. NO FURTHER REFORE THE SURVEYOR IS NOT RESPONSIBLE	
		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 DEDI	CATION	
		We the undersigned owner(s) of the herein described tract of land, or lots and streets as shown hereon and name said tract, the MH ACRE and convey to Hooper City, Utah all those parts or portions of said tr public thoroughfares forever, and also grant and dedicate a perpetua lands labeled hereon as Public Utility and Drainage Easements for th public utilities, drainage, and irrigation lines with no buildings or stru	S SUBDIVISION, and do hereby dedicate, grant act of land designated as streets to be used as al right and easement over, upon and under the e installation, maintenance, and operation of	
		In witness whereof the undersigned have hereunto set their signat	tures thisday ofA.D., 20	
			MENT	
		COUNTY OF		
	000	ON THEDAY OFA.D., 20, PERSONALLY APPEARED I PUBLIC, IN AND FOR SAID COUNTY OF IN THE STA		
	200	ABOVE OWNER'S DEDICATION,IN NUMBER, WHO DULY ACK		
ALTH DEPARTMENT		SIGNED IT FREELY , VOLUNTARILY, AND HAVING AUTHORITY FO MENTIONED.	R THE USES AND PURPOSES THEREIN	
, PERCOLATION RATES, AND SITE HAVE BEEN INVESTIGATED BY THIS N SITE WASTEWATER DISPOSAL. 2022				
, 2022.		COMMISSION EXPIRES:		
LTH DEPARTMENT <u> ION COMPANY</u> CE HAS EXAMINED THIS PLAT AND VITH THE INFORMATION ON FILE		COMMISSION NUMBER:		
DFFICE		SALT LAKE BASE AND MERIDIAN	WEBER COUNTY RECORDER ENTRY NO FEE PAIDFILED FOR RECORD	
ON COMPANY		HOOPER CITY, WEBER COUNTY, UTAH HOOPER	AND RECORDED THIS DAY OF, 20 AT	
IED THIS PLAT AND RMATION ON FILE	I HERE	HOOPER <u>TER IMPROVEMENT DISTRICT APPROVAL</u> BY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE AT THIS OFFICE	IN BOOK OF OFFICIAL RECORDS PAGE	
			WEBER COUNTY RECORDER	
	Τ	AYLOR WEST WEBER WATER IMPROVEMENT DISTRICT	BY DEPUTY RECORDER	



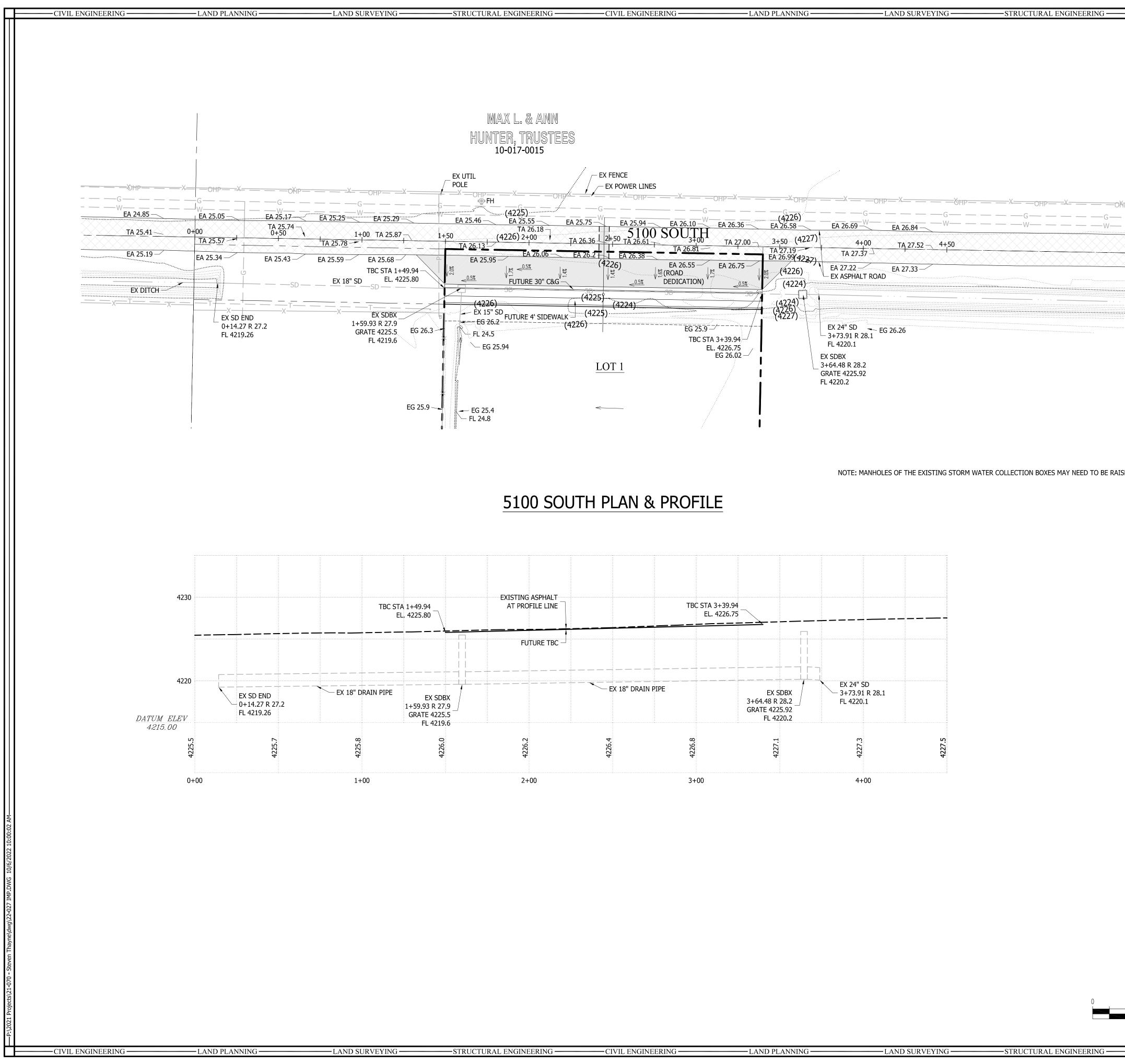
ERING ————————————————————————————————————	LAND PLANNING	LAND SURVEYING	
			The second of
			USE OF THIS DAMING AND ITS CONTENT ON THE INDIVIDUALS SOURD IN THE OFFICE OF THIS PLAN SITE & UTILITY PLAN FOR: BRIAN BUCHANAN 7457 WEST 5100 SOUTH HOOPER CITY, UTAH PROJECT #22-027
			BY DATE BY DATE
0 40 80 0 40 SCALE: 1"=40'	NOT ALL ITE NOT ALL ITE 	EMS IN THE LEGEND MAY BE APPLICABLE         BOUNDARY LINE         CENTERLINE         EASEMENT LINE         EX. IRRIGATION LINE         EX. IRRIGATION LINE         EX. INRIGATION LINE         EX. INRIGATION LINE         EX. OVERHEAD POWER LINE         EX. STORM DRAIN         EX. SANITARY SEWER         EX. SECONDARY WATERLINE         EX. SECONDARY WATERLINE         EX. CULINARY WATERLINE         EX. CULINARY WATERLINE         EX. FENCE         POINT OF BEGINNING         EXISTING         WATER VALVE         SANITARY SEWER MANHOLE         FIRE HYDRANT         STORM DRAIN BOX         UTILITY POLE         SECTION CORNER         MONUMENT         CONTROL POINT         EX. SPOT ELEVATION         EG CONTOUR LINE         EXISTING ASPHALT	INFORMATION SHORE NOT FINAL OF A PROVED BY SURVEYED BY SURVEYED BY SURVEYED BY DESIGNED BY DESIGNED BY DESIGNED BY SURVEYED BY DESIGNED BY SURVEYED BY DESIGNED BY SURVEYED BY



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

-STRUCTURAL ENGINEERING

ERING ————————————————————————————————————	ND PLANNING	-LAND SURVEYING	
			327 West Gordon Ave #3       Phone: (801) 773-1910         Layton, UT 84041       Fax: (801) 773-1925         CLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.
			MH ACRES SUBDIVISION GRADING PLAN GRADING PLAN FOR: BRIAN BUCHANAN 7457 WEST 5100 SOUTH HOOPER CITY, UTAH PROJECT #22-027
			BY DATE BY DATE BOLLENSE BOLLE
	NOT ALL ITEMS IN THE LET BOUND/ CENTER CENTER SETBAC CENTER SETBAC EASEME EASEME EX. IRR EX. IRR EX. IRR EX. CVE SS SS EX. SAN EX. SEC EX. SAN EX. SEC EX. CUL EX. FEN P.O.B. PO.B. EX. FEN P.O.B. EX. FEN FH SDCB SSMH SANITA FH FH FIRE HY SDCB STORM SD BOX UP UTILITY SECTIO MONUM	ARY LINE LLINE K LINE K LINE IGATION LINE D DRAIN IGATION LINE D DRAIN ITARY SEWER ONDARY WATERLINE EPHONE LINE INARY WATERLINE CE DF BEGINNING IG VALVE RY SEWER MANHOLE 'DRANT DRAIN CATCH BASIN DRAIN BOX 'POLE N CORNER IENT	SURVEYED BY SURVEYED BY SB 07/2022 DESIGNED BY DESIGNED BY DESIGNED BY DESIGNED BY DESIGNED BY SB 10/06/22 APPROVED BY APPROVED BY APPROVED BY HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY.
0 40 80 160 SCALE: 1"=40' ERING ————————————————————————————————————	CONTRO ۲ 4246. <sup>11</sup> EX. SPC 	ENT DL POINT IT ELEVATION TOUR LINE IG ASPHALT - LAND SURVEYING	SHEET 6 OF 7



CIVIL ENGINEERING	LAND PLANNING	LAND SURVEYING	
			Andrew Management       And Surveying, Inc.         327 West Gordon Ave #3       Phone: (801) 773-1910         Layton, UT 84041       Fax: (801) 773-1925
₩p <del>G</del> G W 			27 West Gordon Ave #3 Layton, UT 84041
SED.			MH ACRES SUBDIVISION PLAN & PROFILE FOR: BRIAN BUCHANAN 7457 WEST 5100 SOUTH HOOPER CITY, UTAH PROJECT #22-027
	NOT ALL ITE BM C&G CB ♥ CP P.O.B. ♥ FH ⊗ G.V. IRR LD LDMH MH MON ROW SD SDCB SDMH SS SDCB SDMH SS SSCO SSMH ♥ PH.	LEGEND         EMS IN THE LEGEND MAY BE APPLICABLE         BENCHMARK         CURB AND GUTTER         CATCH BASIN         CONTROL POINT         POINT OF BEGINNING         FIRE HYDRANT         GATE VALVE         IRRIGATION         LAND DRAIN         LAND DRAIN         LAND DRAIN MANHOLE         MONUMENT         RIGHT OF WAY         STORM DRAIN         STORM DRAIN CATCH BASIN         STORM DRAIN MANHOLE         SANITARY SEWER         SANITARY SEWER CLEANOUT         SANITARY SEWER MANHOLE         UTILITY/LIGHT POLE         WITHOUT         ENTRY # - OFFICIAL RECORDS         PHONE         BOUNDARY LINE         STREET RIGHT-OF-WAY LINE         CENTERLINE	BY DATE
		<ul> <li>ADJACENT PROPERTY LINE</li> <li>EASEMENT LINE</li> <li>NEW STORM DRAIN</li> <li>NEW SANITARY SEWER</li> <li>NEW CULINARY WATERLINE</li> <li>NEW PRESSURE SEWER</li> <li>EX. OVERHEAD POWER LINE</li> <li>EX. STORM DRAIN</li> <li>EX. SANITARY SEWER</li> <li>EX. TELEPHONE LINE</li> <li>EX. GAS LINE</li> <li>EX. CULINARY WATERLINE</li> <li>EX. CULINARY WATERLINE</li> <li>NEW DRAINAGE SWALE</li> </ul>	SURVEYED BY SURVEYED BY SURVEYED BY SURVEYED BY SURVEYED BY DESIGNED BY DESIGNED BY DESIGNED BY SB 10/06/22 L-800-6927-4111 SB 10/06/22 SB 10/06/22 SB 200-692-4111 SB 200-692-600-692-600-600-600-600-600-600-600-600-600-60
30 60 SCALE: 1"=30' CIVIL ENGINEERING	120	"PINNACLE"         EXISTING ASPHALT         — – ASPHALT SAWCUT         EXIST. CONC. C&G OR SIDEWALK         NEW ASPHALT         EXIST. CONC. C&G OR SIDEWALK         LAND SURVEYING —	1-800-662-4111 AT LEAST 48 HOURS BEFORE DIGGING SHEET 7 OF 7

# APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

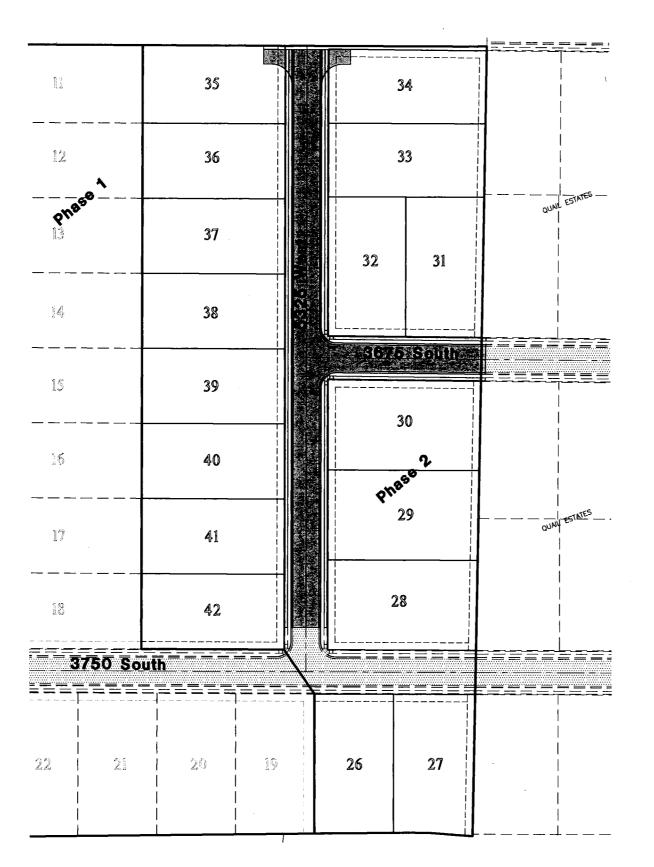
Subdivision Name Silver Saddle Subdivision Zone R2 Date Submitted
Address of Subdivision 3670 S. 5500 W. Hooper City, UT No. of Units or Lots 42
Owner Name Jay ThompsonAddress_3670 S. 5500 W Ph
Fax #Email Address
Subdivider's Name Kevin Ivins Address 3986 W. 4200 S. West Haven Ph
Fax # Email Address
Name of Intended Escrow Holder Cache Valley BankAddressLayton, UT
Contact Name Stephanie SewellPhEmails
Surveyor's Name Trevor Hatch Address_5160 S. 1500 W., Riverdale PhPh
Engineer's Name_Nate Reeve Address_5160 S. 1500 W., RiverdalePhPh
Secondary Water Available? Yes ContactMichelle, Hooper Irrigation Ph
Secondary Water System in Place? Yes Type Pressure Irrigation Ph N/A
Culinary Water Available? Yes Type Val, Taylor-West Weber Water Ph
Sewer Connection Available? Yes ContactLance, Central Weber Sewer Type Hooper City, Vacuum System
Septic System Appears Feasible? <u>N/A</u> Contact <u>N/A</u> Type <u>N/A</u>
Is Property in a Flood Hazard Area? <u>No</u> Flood Zone Zone X Lowest Elevation <u>4226</u>
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       Signature       Signature
Number of Copies: Envelopes: Split in 2 phase

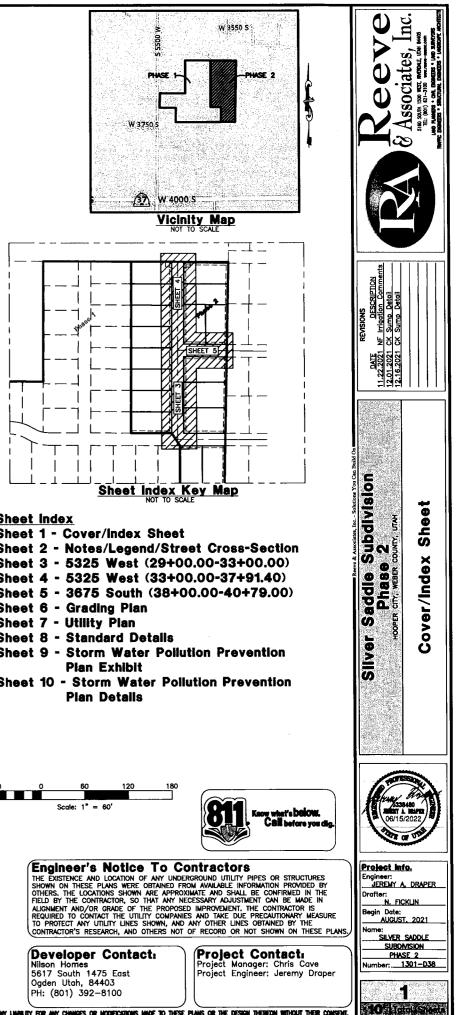
### **Project Narrative/Notes/Revisions**

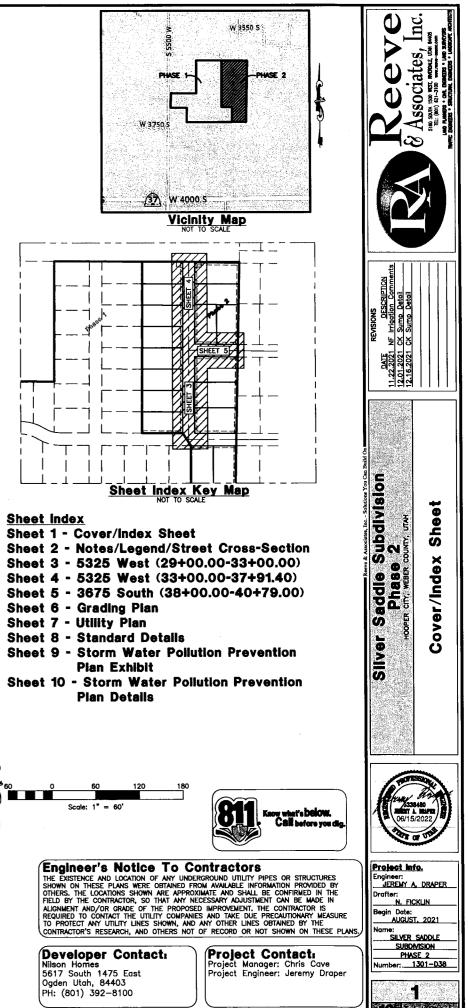
- 1. 08/20/21 NF COMPLETED DESIGN FOR CLIENT & CITY REVIEW. 2. 11/22/21 NF REVISED PER HOOPER IRRIGATION COMMENTS DATED 11.11.2021 3. 12/01/21 CK ADDED DRAIN SUMP DETAIL. 4. 12/16/21 CK UPDATED DRAIN SUMP.

# SILVER SADDLE SUBDIVISION Phase 2 Improvement Plans HOOPER CITY, WEBER COUNTY, UTAH

AUGUST, 2021









### General Notes:

- All construction must strictly follow the standards and specifications set forth by governing utility municipality, governing city or county (f un-incorporate), monocal product manufacturers, allerican public works association (Arwa), and the design bencher, the order listed badve is arranged by sengative for direction.
   Contractor to strectified by any of the listed sources for this project, all ground including but not and compared to the compared to the compared badve is an even of the compared by sengative for direction.
   Contractor to strectified by any of the listed sources for this project, all ground including but not

- Owner, Consult all of the drawings and specifications for coordination requirements before commencing construction. At all locations where easing pavement abuts new construction, the edge of the existing pavement shall be switch to a clean, swotch edge. All construction and materials shall be in accordince with the most recent, adopted edition of ada accessibility

- AT ALL LOCATIONS WHERE EDSTING PAVELIENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVELIENT SHALL BE SWICCI TO A CLEM, SMOOTH EDGE.
   ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADDRET BEDTON OF ADA ACCESSBULTY GUIDELINS.
   PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQURED PERMITS AND APPROVALS INVERSIBLE FOR SCHOLLING AND NOTIFICE DEVENTION OF ADARCESS RECENTED THOROUGHLY REVENED FLASS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITING AUTHORITIES.
   CONTRACTOR IS RESPONSED FOR SCHOLLING AND NOTIFICE DEVENCE ON INSPECTING AUTHORITIES.
   CONTRACTOR IS RESPONSED FOR SCHOLLING AND NOTIFICING DEVENCE ON INSPECTING AUTHORITIES.
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   CONTRACTOR MUST VERY ALL DESTING CONDITIONS BEFORE BRONG AND SPECIFICATIONS AND THE COMMENDATIONS SET FORTH BY THE GEODELINGCE ON ALL CARGES.
   CONTRACTOR SHALL BE PROVED AS SPECIFIED ON GRAVING PLANS.
   CONTRACTOR SHALL BE REPORDING DE ALL ALCARGING CULTION IS SKIEL DATA DATA THE ENGLAND.
   CONTRACTOR SHALL BE REPORDING DE ALL ALCARGING CULTION STARS. JUGHTS, BARRCADES, FLAGMEN, AND ALL OTHER DEVESS NECESSAMY FOR FUBLIC SWEEP.
   CONTRACTOR SHALL BE REPORDED FOR ALL ALCARGING PLANS.
   CONTRACTOR SHALL BE RESPORTING DE

- INSPECTION SYMLL BE PARD FOR BY THE OWNER; ALL RE-TESTING AMD/OR RE-INSPECTION SHALL BE PARD FOR BY THE CONTRACTOR.
  15. EXISTING IMPROVEMENTS NEED TO BE DISTURBED AMD/OR REMOVED FOR THE PROPER PARABLEMENT OF IMPROVEMENTS TO BE CONTRACTOR SHALL BE REPORTED AND/OR REMOVED FOR THE REPORT PARABLEMENT OF IMPROVEMENTS FROM DAMAGE. COST OF REFLACING OR REPARING EXISTING SHALL BE INCLUDED IN THE CHIEF AND/OR REPLACEMED EXISTING MIPROVEMENTS SHALL BE INCLUDED IN THE UNIT PROVEMENTS FROM DAMAGE. COST OF REFLACING OR REPARING EXISTING MIPROVEMENTS SHALL BE INCLUDED IN THE UNIT PROVEMENTS FROM DAMAGE. COST OF REFLACING OR REPARING EXISTING MIPROVEMENTS SHALL BE INCLUDED IN THE UNIT PROVEMENTS FROM DAMAGE. COST OF REFLACING OR REPARING EXISTING MIPROVEMENTS SHALL BE INCLUDED IN THE UNIT PROVEMENTS FROM DAMAGE. DAMO/OR REPLACEMENT, THE RESIDENTIAL DE UTIL COSTING THE PROVEMENTS FROM DAMAGE. DAMO/OR REPLACEMENT, THE RESIDENTIAL DE UTIL COSTING THE REPLACING OR REPARING EXISTING MIPROVEMENTS SHALL BE DETAL COST DUE TO THE CONTRACTOR FOR REPLACING OR REPARING EXISTING MIPROVEMENTS. SHALL BE DEVICE TO THE CONTRACTOR FOR REPLACING DAMO/OR REPLACEMENTS SHALL BE DEVICE TO THE INFORMATION OF THE REGINED AND THE REPLACING ADDITION OF THE WORK CONTRICT TO THE REGINED THE THE MISSING FACILITIES AND THE REPLACEMENT ADDITION OF THE WORK CONTROL TO THE REPORT OF MIPROVEMENTS SHALL BE SUBJECT TO THE REPORT ON THE REPLACEMENT ADDITION OF THE REPLACEMENTS ADDITION OF THE REPLACEMENT ADDITION OF THE REPLACEMENT
- ACCEPTINGE. AND DEVIDING RELATED AS A PRECIPICIUM TO THE FINAL PROGRESS PATHENT APPROVAL AND/OR FINAL ACCEPTINGE. 28. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDESTICION THAT ONLY THE BEST DEFENDE. 27. CONTRACTOR SHALL BE SALLED AND RESULARY ENGLISE IN THE CONFIRM LAND THAT ONLY MATERIALS AND ONEOWARKEN FOR THE HIGHEST QUALITY ARE TO BE USED. 27. CONTRACTOR SHALL BE SALLED AND RESULARY ENGLISE TO REVEAL AND THAT ONLY MATERIALS AND ONEOWARKEN FOR THE CONTRACTOR SHALL BE SALLED AND RESULARY ENGLISE TO REVEAL USES AND TYPE OF WORK CALLED FOR IN THE CONTRACTOR SHALL BE SALLED AND RESULARY ENGLISE TO MORE IS RELEVANE UPON THE DESCRIPTION OF WORK CALLED FOR IN THE CONTRACTOR SHALL BE SALLED AND SECTION TO DOWN THE CONFIRME ON AND MATERIALS NEEDSSAKY AND PROPER TOR THE WORK CONTRACTION AND THAT THE CONTRACTOR SHALL AND MATERIALS NEEDSSAKY AND PURPOSE OF THESE PLANS AND SECTIONATIONS OF THE WORK TO BE ONDERVISE WITH THE CONTRACTOR SHALL AS D ACONOMICADE, THAT THERE ARE CERTAIN FECULAR AND INFERENT CONTINUES DUSTRING DOWN THAT AND DEVERTIME FAULTINES WHICH MAY ORDERED IN CONTINUES OF THE WORK TO BE PROFINED, CONTRACTOR SHALL AS D ACONOMICADE THAT THERE ARE CERTAIN FECULAR AND INFERENT CONTINUES DUSTRING INVESSION SHALL AS D ACONOMICA FACILITIES WHICH MAY ORDERED. CONTRACTOR SHALL BE AWARE OF SUCH PEOLUAR RESIS AND HAVE THE SUBLING TO PERSONS, PROPERTY AND THE EDWINDMENT. CONTINUES SHALL BE AWARE OF SUCH PEOLUAR RESIS AND HAVE THE SUBLING AND EXPERIENCE TO TO SUCH HAZAROS. 20. CONTRACTOR SHALL BE RESONABLE IN DATACTION OF THE EDWINDMENT AND THE EDWINDMENT. CONTRACTOR SHALL BE AWARE OF SUCH PEOLUAR RESIS AND HAVE THE SUBLING TO PERSONS, PROPERTY AND THE EDWINDMENT. CONTRACTOR SHALL BE AWARE OF SUCH ARESULAR RESIS AND HAVE THE SUBLING OWNER WITH RESPECT TO SUCH HAZAROS. 20. CONTRACTOR SHALL BE RESONABLE FOR THE REMOVAL OF ALL STREME AND ONE REVEAL THE AND THE THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZAROS.
- WORK WITH RESPECT TO SUCH HAZARDS. 20. Contractor Shall be responsible for the relation. Of all stripping and/or pavelient margines necessary to the existing stripping into future stripping, methodo of relation. Shall be by grinding or symbolizating. 20. Contractor Shall provide all shorenge, branches, scipping or other provisions recessary to protect workgen for all areas to be excampted a dispite of 4 feet or more, for excamptions recessary to protect workgen for all areas to be excampted and shorenge and and the protect workgen of excamption.
- CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCANANT AND TRENDERS. 30, ALL EXISTING CATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

### **Utility Notes**

- CONTRACTOR SHUL COORDINATE LOCATION OF NEW "DRY UTILITES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE POWER, INTERNET.
   EDSTING UTILITES HAVE BEEN SHAMN ON THE PLANS USING A COMBINITION OF ON-SITE SURVEYS (BY OTHERS), PROR TO COMBINISM ANY WORK, IT SHULL BE HIE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOADER THE RECORD THE BLUE STAKES GORE NAMER AND FURNEN GORER HAMBER TO OWNER AND DEVINES (BY OTHERS), PROR TO SOUTH AND SERVICE LINES 40 HOURS IN ADVINCE OF PERFORMING ANY EXCAVATION WORK, THE CONTRACTOR SHULL RECORD THE BLUE STAKES GORER NAMERA AND FURNEN GORER HAMBER TO OWNER AND DEVINES THAT ARE NOT MEMBERS OF BLUE STAKES, GORER NAMERA AND FURNEN GORER HAMBER TO OWNER AND DEVINES THAT ARE NOT MEMBERS OF BLUE STAKES, GORER NAMERA AND FURNEN GORER HAMBER TO OWNER AND DEVINES THAT ARE NOT MEMBERS OF BLUE STAKES, GORER NAMERA AND FURNEN GORER HAMBER TO OWNER AND DEVINES THAT ARE NOT MEMBERS OF BLUE STAKES, GORERATION, THE PERFORMANCE OF THIS CONTRACT, ANY REPAINTES INTA ARE NOT MEMBERS OF BLUE STAKES, TO THEN DURING THE PERFORMANCE OF THIS CONTRACT, ANY REPAINTS INCCESSANT TO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT, ANY REPAINTS INCCESSANT AND NOTIFY COMPARES INSTALLING NEW STRUCTURES, UTILITES AND SERVICE TO THE PROLECT.
   CONTRACTOR SHULL PROR TO COMMERCIA ANY LEVERY LOCATION AND INSETS OF DISTING UTILITIES TO WHICH NEW UTILITIES AND PROF OF ANY CONFLICTS, CONTRACTOR SHALL BE REQUESTED FOR TO BEGINNING ANY DOCUMENT, MICH NEW UTILITIES ACCORDANCE WITH THE REQUERDED AND RELEVANLE OF CONTRACTOR SHALL HOTEY MUCH NEW UTILITIES ACCORDANCE WITH THE REQUERDED AND RELEVANLE OF DISTINCT, SHALL BE AND RELEVANLE OF UNRECORDED UTILITY LINES, EXCAVATION ROUTHERS ACCORDANCE WITH THE RECORDER OF DISTINCT, ON OTHER TORTS SHALL BEAR ANY DAMAGE TO DESTING UTILITY LINES OF STRUCTURES AND UTILITY LINES SHALL BE DONER SHALL AND THE RECORDED AND RELEVAN AND OF ALL HOURD PREVIDES. EXCAVATION ROUTHERS

- 10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESINGS OF OF ALL MANNELE LOS AND INLET GRATES TO ALLOW ACCESS. 11. INLESSINCH SHALL DE EXCANTED ES THAY THE WORKDER MAY WORK SAFELY AND TO THE ALMONIENT AND ERADE SA REQUERZO. THE TRENCH INLESSINCH SHALL BE EXCANTED EXCANDED MAY WORK SAFELY AND ETRICENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PPE LAYNE MAY TAKE FARCE IN CA-WITSPED CONTONS. 12. CONTRACTOR SHALL SHALL PROVIDE AND MINTAN AT ALL THES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERTY DESPOSE OF ALL WATER ENTERING THE THENCH EXCANATION. 13. MANTAIN A MINIMUM 18' VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS. 14. CONTRACTOR SHALL STAT INSTALLATION AT LOW FORM OF ALL NEW GRAVITY UTILITY LANES. 15. ALL BOLTED FITTINGS MILLST BE GREASED AND WRAPPED. 16. UNLESS SPECIFICALLY ONED OTHERWISS, MANTAIN AT LEST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION). 17. ALL COUNTY WITHING TRACINGS, MANTAIN AT LEST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION). 11. ALL SOUTH WITHING TRADINGS, MANTAIN AT LEST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION). 11. ALL SUMMY WITH DISTRUCTION, 12. ALL MILLS AND DESCRIPTION DISTRUCTED IN CONFIDENTIALS TO THE STANDARD DETAILS AND SPECIFICATIONS OF 14. ALL SEWER LINES. 14. DURING THESE AND DESCRIPTIONED DISTRUCTED IN CONFIDENTIAL OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WITTER LINES. 14. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WITTERLINE AND REAL AND SPECIFICATION SHALE AND SPECIFICATIONS AND THE WATER LINES. 15. CONTRACTORS SHALL BE IN PLACE PROVIDE AT ALL WITTERLINE AND RES. 16. CONTRACTORS SHALL INSTALL THRUST BLOCKING AT ALL WITTERLINE AND RES. SIGNALL AND STREET PAYING. 20. ALL UNDERGROUND UTILIES SHALL BE IN PLACE PROVIDE TO INSTALLATION OF CURING, GUTTER, SDEWALK AND STREET PAYING.

- WATER LINES. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES. ALL UNDERGROUND UTLITIES SHALL BE IN PLACE PROOR TO INSTALLATION OF CURB, GUTTER, SDEWALK AND STREET PAYING. CONTRACTOR SHALL INSTALL MAINTEL LOCATION THE CONTRINUOUSLY OVER ALL NONMETALLO PIPE. VACUUM SEVER PIPE TO BE SDR-21 PVC OR SCHEDULE 40 PVC.

### Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE FUNDS ARE BASED UPON RECORDS OF THE WARGUS UTILITY COMPANES AND/OR WINDERGROUND WHERE FOSSBLE, MESUREBLENTS TAKEN IN THE FEED. THE NORMATION IS NOT TO BE RELIED UPON AS BEING EVACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEXIST 48 HOURS BEFORE MY EXCAVATION TO REQUEST EXACT FRED LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH COMPLETE THE

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THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB STEE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SWETY OF ALL PERSONS AND PROPERTY, THIS REQUEREMENT SHALL APPLY CONTINUOUSLY AND INT BE UNITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALD PERSON, ROBENTY, AND HOL THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMAN OF WORK ON THIS PROJECT.

### Survey Control Note

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE WATKINGL SOCIETY OF PROFESSIONAL SURVEYORS (INSPS) MODEL STANDARDS FOR MY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REENE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS, PROR TO PROCEEDING WITH CONSTRUCTION STANIO, THE SURVEYOR SWALL BE RESPONSIBLE FOR VERTIONS OF RECTOR FORCEDING WITH SURVEY MONAMENTS AND FOR VERTING ANY ADDITIONAL CONTROL PORTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY TELETRONG CATA PROVIDED. THE SURVEYOR SHALL ASOL USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERY THEM AGAINST NO LESS THAN FIVE (5) EXISTING ONGO HARD MERGANENT ELEVATIONS INCLUED ON THESE PLANS OR ON ELECTRONG DATA PROVIDED. FAILT ASOL RECEIVED HER DROMANENT ELEVATIONS SUCUPED ON THESE PLANS OR ON ELECTRONG DATA PROVIDED. FAILT ASOL RECEIVED HER DROMANENT ELEVATIONS SUCUPED ON UTHESE PLANS OR ON ELECTRONG DATA PROVIDED.

### **Erosion Control General Notes:**

THE CONTRACTOR TO USE BEST WANGEMENT PRACTICES FOR PROVIDING ENCISION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSH STALL CONFORM TO COVERNME AGENCIES ONDWINCES AND A SWALL BE SUBJECT TO INSPECTION BY THE COMMENS. ALSO, INSPECTORS WI HAVE THE RORAT TO CHAVIES THE FACILITIES AS NEEDED. WORK

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 GRACING 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 RICHT-OF-WAYS. The contractor is required by state and federal regulations to prepare a storm water pollution prevention plan and pile a "notice of intert" with the governing accincies.

### 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 waring Bi-wedicy checks on all erosion control weasings to determine if repair or sedwent removal is necessary, checks shall be documented and copies of the inspections kept on ste.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL THEY WUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEICHT OF BARRIER.

SEDMENT 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 CONTINNED AREA.

EXPOSED SLOPES:

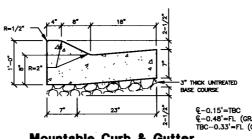
- ANY EXPOSED SLOPE THAT WILL RELAWN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABLIZED BY ONE OR MORE OF THE FOLLOWING METHODS: A) SPRAVING DISTURED REAS WITH A TACKFIRE WA HYDROSEED B) TRACKING STAW PERPENDICULAR TO SLOPES C) INSTALLING A LIGHT-WEICHT, TEMPORARY ERSISKI CONTROL BLANKET
- TROSION CONTROL DI ANICET

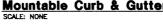
### Flood Information Data:

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 49057C0425E DATED DECEMBER 16, 2005.

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

(The above statement is for information only and the surveyor assumes no labelly for the correctness of the information of the flood zone boundary, in additional, the above statement does not represent the surveyor's opnion of the producting of flooding.)





- = EXISTING CULINARY WATER LINE		= EXISTING WATER METER
- FROPOSED SECONDARY WATER LINE	-	- PROPOSED CATCH BASIN
- = EXISTING SECONDARY WATER LINE		= EXISTING CATCH BASIN
- = PROPOSED SANITARY SEWER LINE	Ŧ	= FLUG W/ 2 BLOW-OFF
- = EXISTING SANITARY SEWER LINE	$\mathbf{O}$	= STREET LIGHT
- = PROPOSED STORM DRAIN LINE	-	= SIGN
- = EXISTING STORM DRAIN LINE	BFE	= BASEMENT FLOOR ELEVATION
- = PROPOSED LAND DRAIN LINE	BLDG	= BUILDING
- = EXISTING LAND DRAIN LINE	BOS	= BOTTOM OF STAIRS
- = PROPOSED IRRIGATION LINE	BOW	= BOTTOM OF WALL
	BP	= BEGINNING POINT
- = EXISTING IRRIGATION LINE	C&G	= CURB & GUITER
×= FENCE LINE	СВ	= CATCH BASIN
- = DRAINAGE SWALE	CF	= CUBIC FEET
- = DEALRAGE OWALE	CFS	= CUBIC FEET PER SECOND
= PROPOSED FIRE HYDRANT	FF	= FINISH FLOOR
= EXISTING FIRE HYDRANT	FFE	= FINISH FLOOR ELEVATION
= PROPOSED MANHOLE	FG	= FINISHED GRADE
= EXISTING MANHOLE	FH	FIRE HYDRANT
	FL.	= FLOW LINE
= PROFOSED SEWER CLEAN-OUT	GB	= GRADE BREAK
= PROPOSED GATE VALVE	INV	= INVERT
= EXISTING GATE VALVE	LF	= LINEAR FEET
- PLUG & BLOCK	NG	= NATURAL GRADE
- FLOG & BLOCK	PC	= POINT OF CURVATURE
= AIR VAC ASSEMBLY	PP	= FOWER/UTILITY FOLE
	PRC	= FOINT OF RETURN CURVATURE
	PT	= FOINT OF TANGENCY
	PUE	= PUBLIC UTILITY EASEMENT

------U/8------

X-----X >

σ

RCP = REINFORCED CONCERTE PIPI

RIM = RIM OF MANHOLE

### Notes:

- 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.
   THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN ON NOT SHOWN ON THESE PLANS.
   IF LOCATIONS & SIZE OF EXISTING UTILITIES ARE DIFFERENT THAN SHOWN IN THIS PLAN SET, THEN CONTRACTOR MIST NOTEY FEMILIFIES ARE DIFFERENT THAN SHOWN IN THIS PLAN SET, THEN
- . IF LUCATIONS & SIZE OF EXISTING UTILITIES ARE DIFFERENT THAN SHOWN IN THIS PLAN SET, THEN CONTRACTOR MUST NOTIFY ENGINEER ON FILE. . ELEVATIONS SHOWN AT THE CURB LINE ARE TOP OF CURB ELEVATIONS. . THE STREET STRUCTURAL CROSS SECTION IS PER THE DETAILS CONTAINED WITHIN THESE PLANS. . WATER LINE PIPE SHALL BE C-900 DR 14 PVC PIPE. ALL CUUNARY WATERLINE CONSTRUCTION SHALL CONFORM TO THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
- 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 SAUD COLLAR. 9. SANITARY SEWER LATERALS SHALL BE GREEN, 10. SECONDARY WATER LINE SHALL BE PVC C-900 DR 18, (PURPLE). ALL SECONDARY WATER VALVE
  - SECONDARY WATER LINE SHALL BE PYC C-900 UN 16, (PURYLE). ALL SECONDART WATER VALVE BOXES SHALL BE TRUNGULAR AND STAMPED "IRRIGATION", VALVE BOXES CAN BE PURCHASED FROM HOOPER IRRIGATION COMPANY.
     THE SECONDARY WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOOPER IRRIGATION COMPANY SPECIFICATIONS AND STANDARDS.
     PROVIDE A TEMPORARY ADDRESS MARKER AT THE BUILDING SITE DURING CONSTRUCTION.

CURB LINE CENTER LINE 9'-6" 20'-6" 4'-0" 4'-6" 2'-6" 18'-0 RARRASSASAS MODIFIED CURB-10' MIN. BETWEEN INSIDE EDGE TO INSIDE EDGE 8" GRAVEL BASE COURSE 5' <u>₹</u>  $\phi$ ₼ ₽ SOUTH & WEST NORTH & EAST

## SCALE: NONE



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### Legend = PROPOSI

€-0.15'=TBC €-0.48'=FL (GRATE) TBC-0.33'=FL (GRATE) Mountable Curb & Gutter

ED WATER METER	
G WATER METER	
ED CATCH BASIN	
G CATCH BASIN	
/ 7 BLOW-OFF	
LIGHT	
	`
NT FLOOR ELEVATION	
1G	
OF STAIRS	
OF WALL	
ING POINT	
GUTTER	
ASIN	
EBT	
BET PER SECOND	
FLOOR	
FLOOR ELEVATION	
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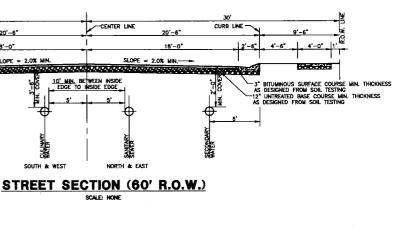
ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
SW	= SECONDARY WATER
TBC	- TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	- TOP OF WALL
TS₩	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER
	= EXISTING ASPHALT PAVEMENT
273	= PROPOSED ASPHALT PAVEMENT
	= PROPOSED CONCRETE
KG	- PROPOSED GRAVEL

4800

4800

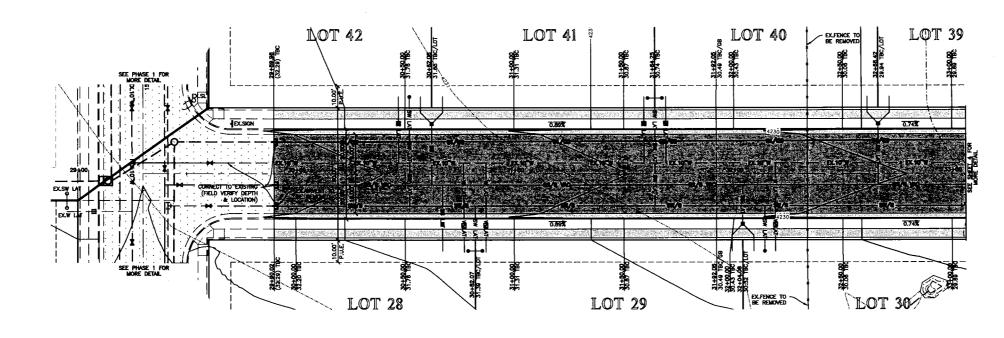
= EXISTING CONTOUR GRADE

= PROPOSED CONTOUR GRADE

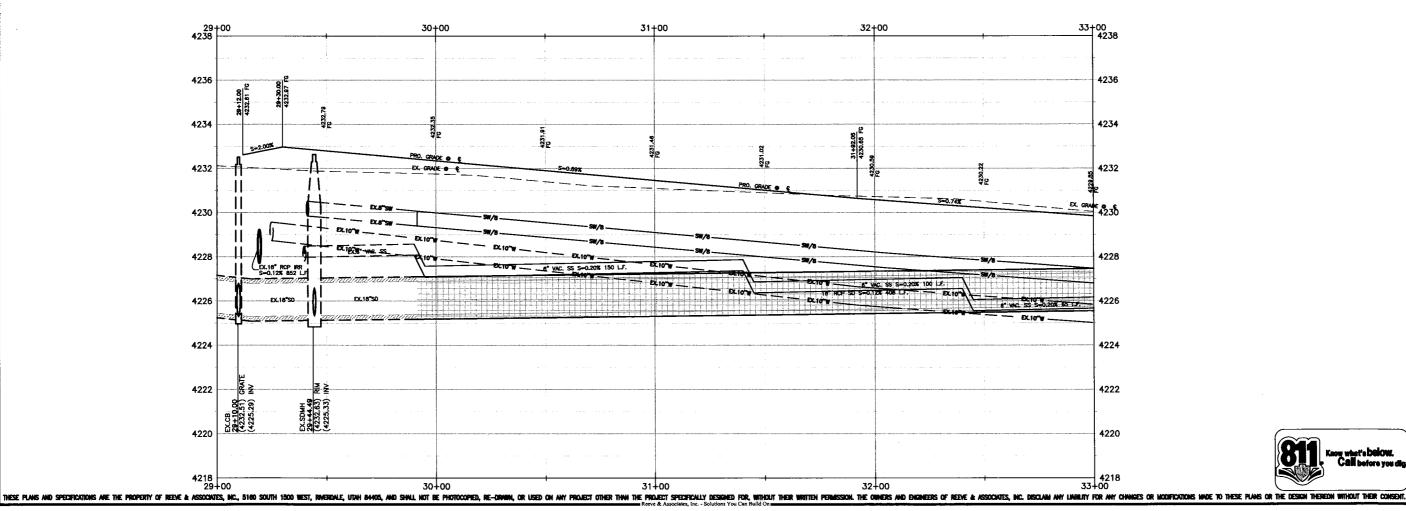


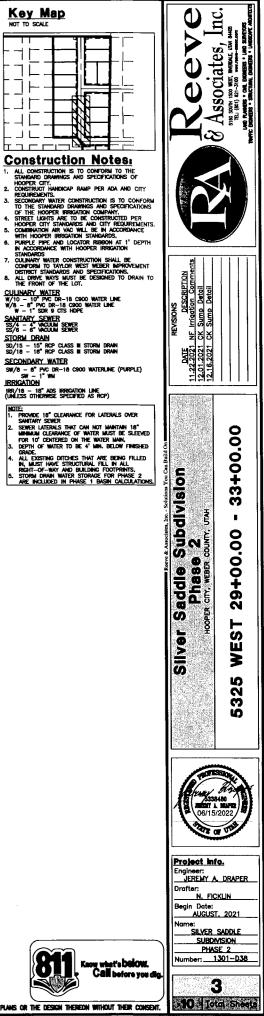
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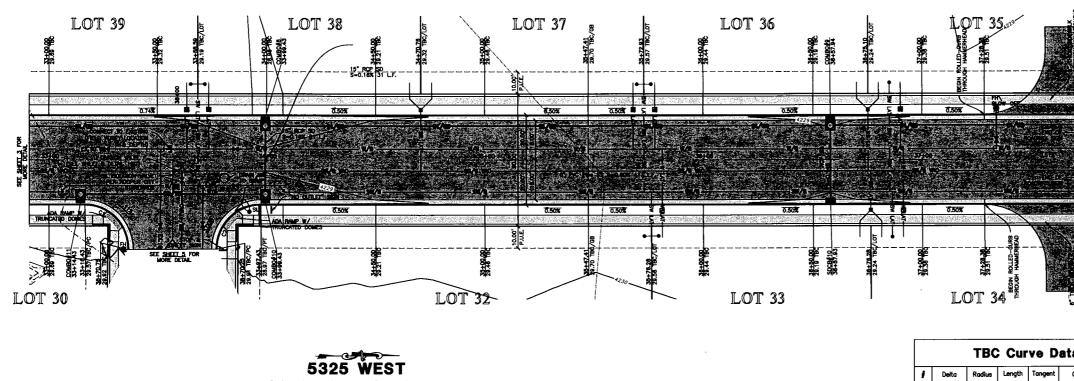
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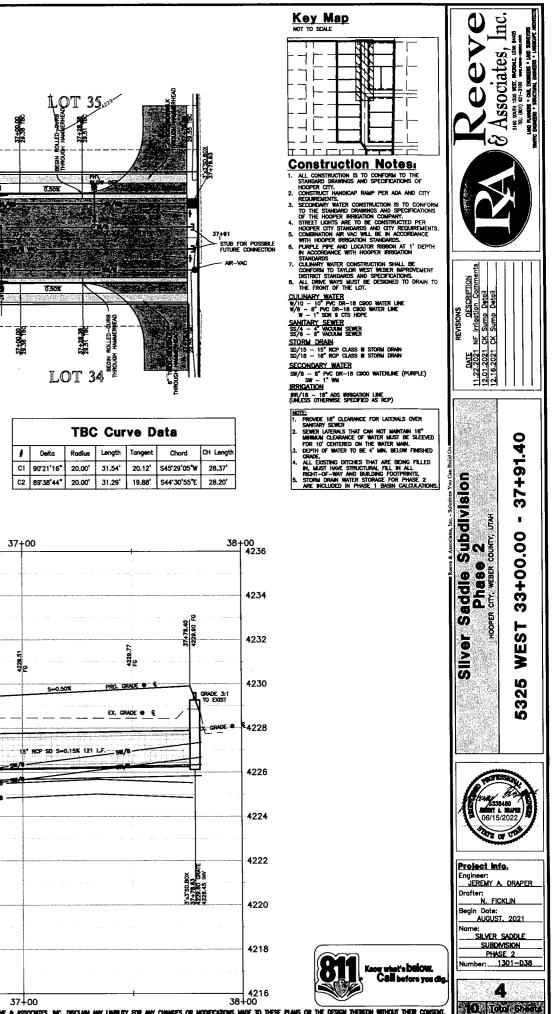
**5325 WEST** 29+00.00 - 33+00.00 20 Horizontal Scale: 1" = 20' Vertical Scale: 1" = 2'

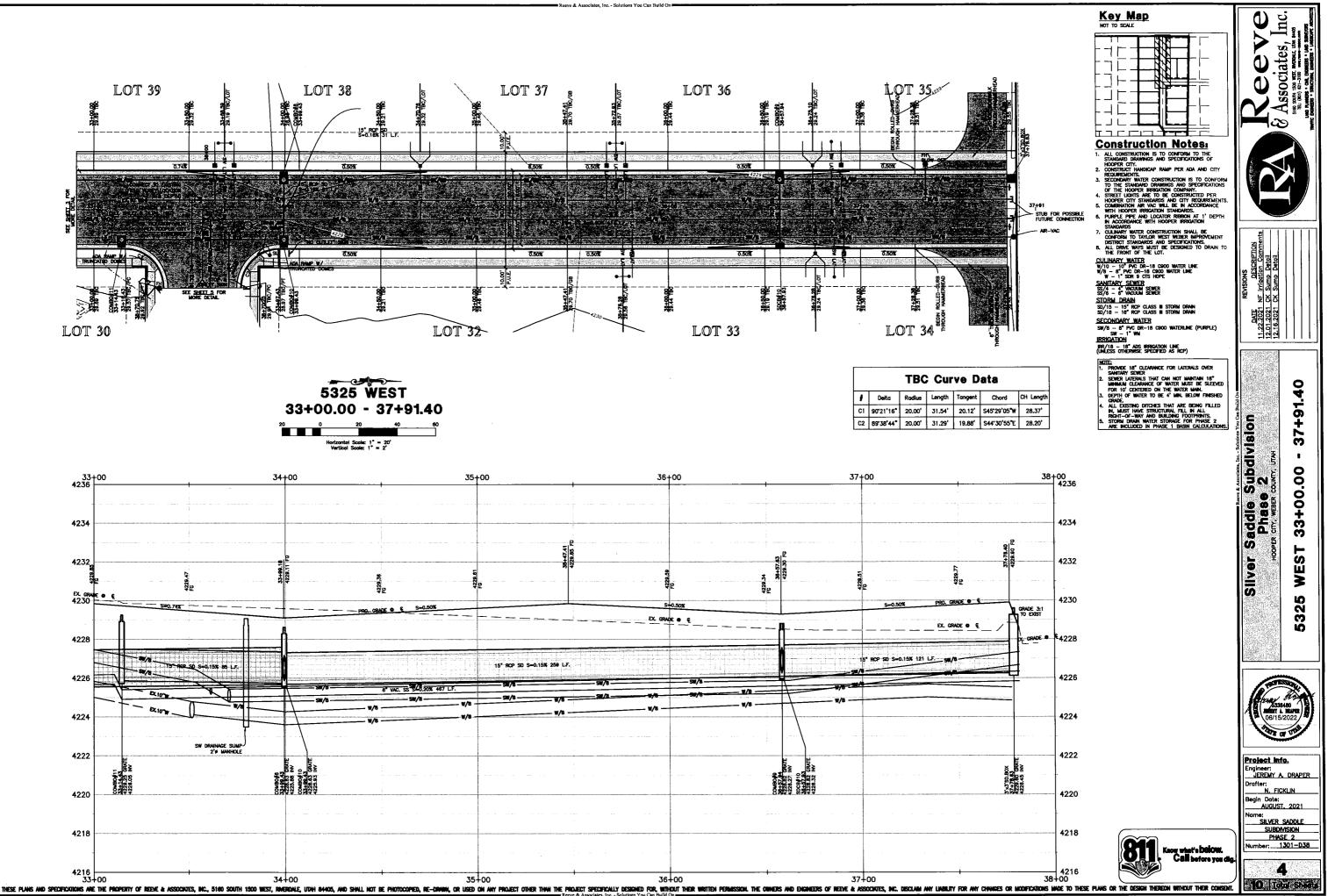


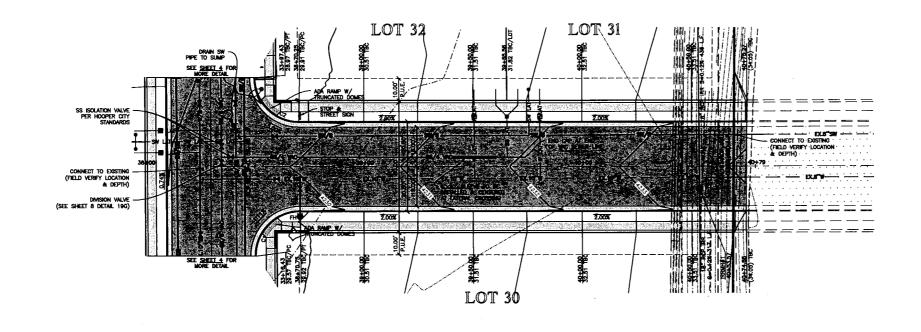


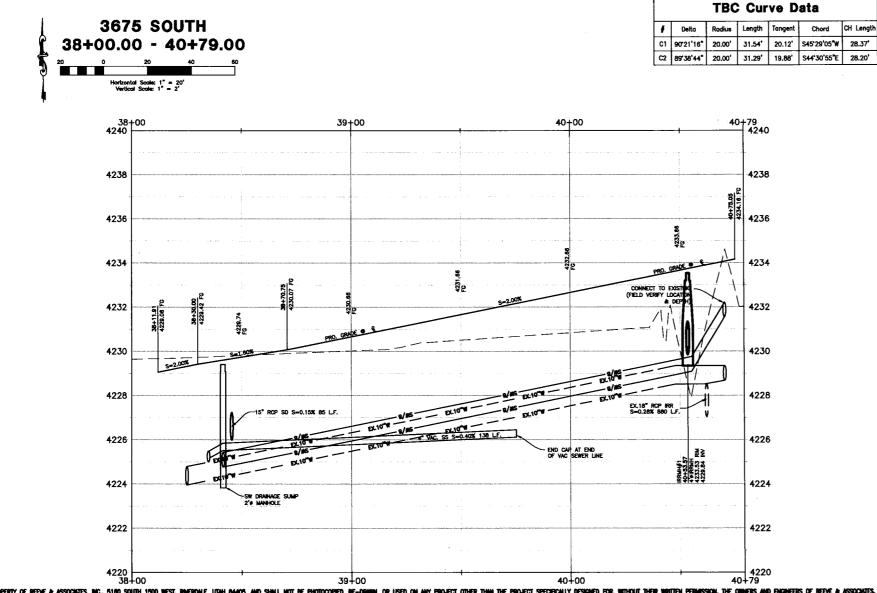




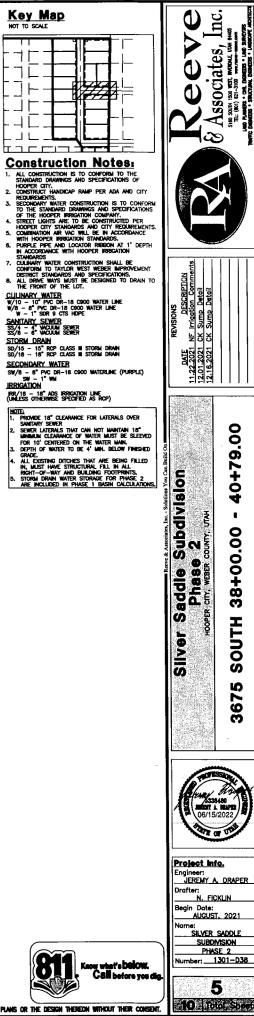


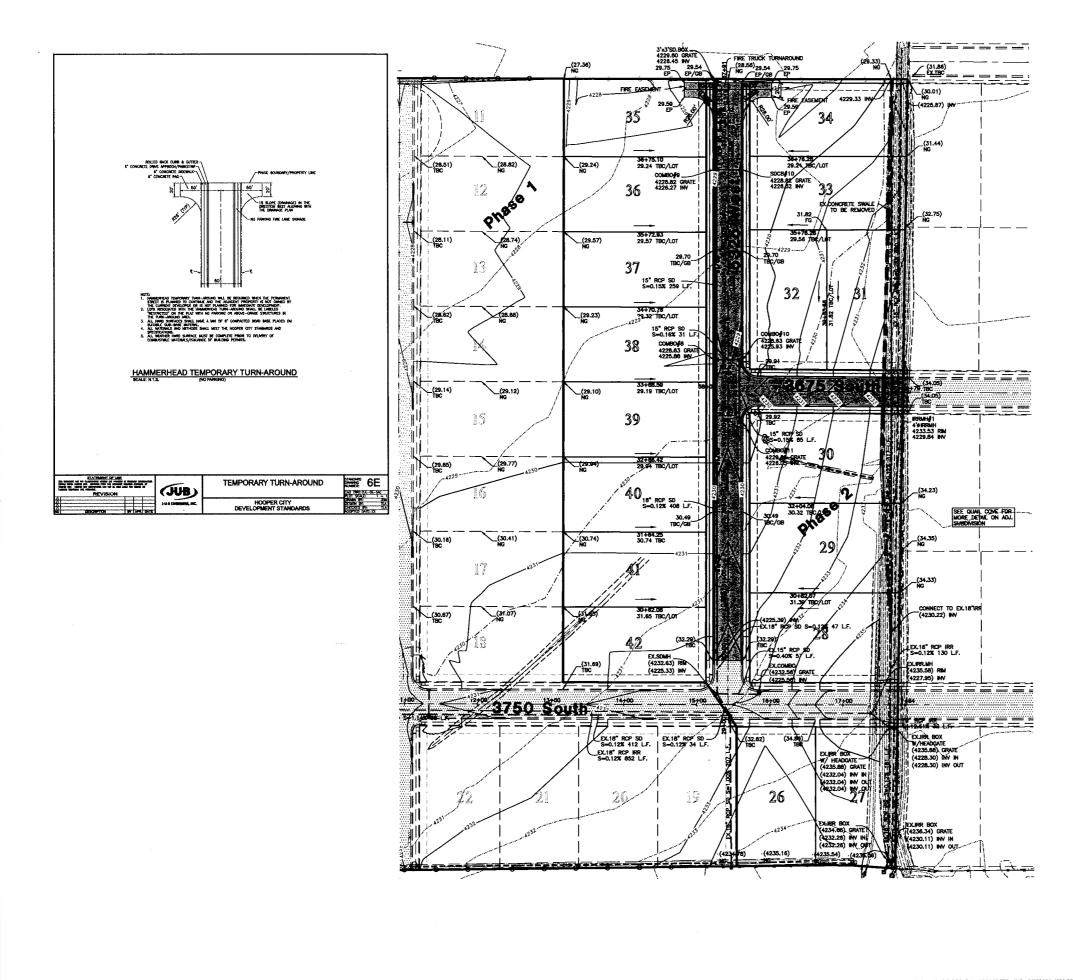






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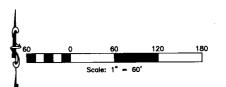
### **Construction Notes:**

- Construction Notes: 1. AL CONSTRUCTION IS TO COMPORE TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF HOOPER CITY. 2. CONSTRUCTION 3. ECONSTRUCTION IS TO COMPORE TO THE STANDARD RAMP PER ADA AND CITY BECOMPARY INSTREE CONSTRUCTION IS TO COMPORE TO THE STANDARD RAMP PER ADA AND CITY COMPARY INSTREE CONSTRUCTION STANDARDS. 3. STREET LOATIS ARE TO BE CONSTRUCTION STANDARDS. 3. STREET LOATIS ARE TO BE CONSTRUCTED PER HOOPER CITY STANDARDS AND CITY REQUERIENTS. 5. COMMANY INSTRUCTION STANDARDS. 5. ALL DRAW WATER LINE WARDS MAD SPECIFICATIONS. 5. ALL DRAW WATER HOT STANDARDS. 5. ALL DRAW WATER HOT STANDARDS. 5. ALL DRAW WATER HOT. 5. COMMANY IN STANDARDS MAD SPECIFICATIONS. 5. ALL DRAW WATER HOT. 5. COMMANY IN STANDARDS MAD SPECIFICATIONS. 5. ALL DRAW WATER HOT. 5. COMMANY IN STANDARDS MAD SPECIFICATIONS. 5. ALL DRAW WATER HOT. 5. COMMANY IN STANDARDS MAD SPECIFICATIONS. 5. ALL DRAW WATER HOT. 5. COMMANY IN STANDARDS MAD SPECIFICATIONS. 5. ALL DRAW WATER HOT. 5. COMMANY IN STANDARDS MAD SPECIFICATIONS. 5. ALL DRAW WATER HOT. 5. COMMANY IN THE CONSTRUCTION STANDARDS. 5. ALL DRAW WATER HOT. 5. COMMANY IN THE CONSTRUCTION STANDARDS. 5. ALL DRAW WATER HOT. 5. COMMANY IN THE CONSTRUCTION STANDARDS. 5. ALL DRAW WATER HOT. 5. COMMANY IN THE CONSTRUCTION STANDARDS. 5. ALL DRAW WATER HOT. 5. COMMANY IN THE CONSTRUCTION STANDARDS. 5. ALL DRAW WATER HOT. 5. COMMANY IN THE CONSTRUCTION STANDARDS. 5. ALL DRAW WATER HOT. 5. COMMANY IN THE CONSTRUCTION STANDARDS. 5. ALL DRAW WATER HOT. 5. COMMANY IN THE CONSTRUCTION STANDARDS. 5. ALL DRAW WATER HOT. 5. COMMANY INTO THE CONSTRUCTION STANDARDS. 5. ALL DRAW WATER HOT. 5. COMMANY INTO THE CONSTRUCTION STANDARDS. 5. ALL DRAW WATER HOT. 5. COMMANY INTO THE CONSTRUCTION STANDARDS. 5. ALL DRAW WATER HOT. 5. COMMANY INTO THE CONSTRUCTION STANDARDS. 5. ALL DRAW WATER HO

W - 1'SOR 0 CTS HOPE SANTLARY SEWER SS/6 - 6' VACUM SEWER SS/6 - 6' VACUM SEWER STORM DRAIN SJ/16 - 15' RCP CLASS III STORM DRAM SJ/16 - 10' RCP CLASS III STORM DRAM

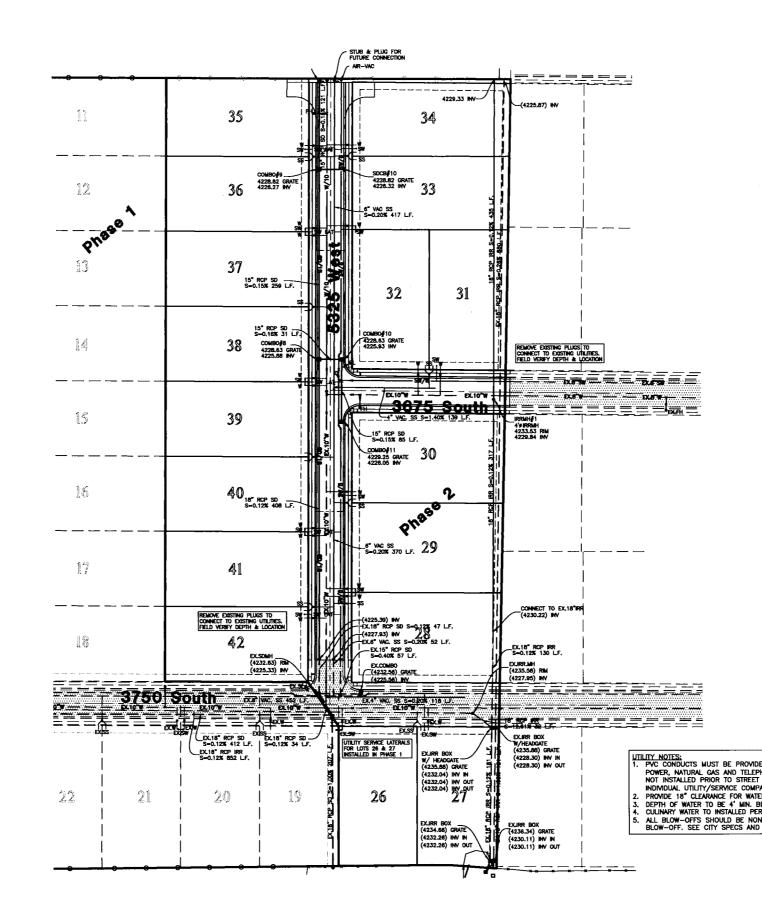
SECONDARY WATER

SECLONIANTI\_MEALEN SW/8 - 8" PVC DR-18 C900 WATERLINE (PURPLE) SW/8 - 1" WM IRR(18 - 18" ADS IRRGATION LINE (IRLSS OTHERWISE SPECIFIED AS RCP)

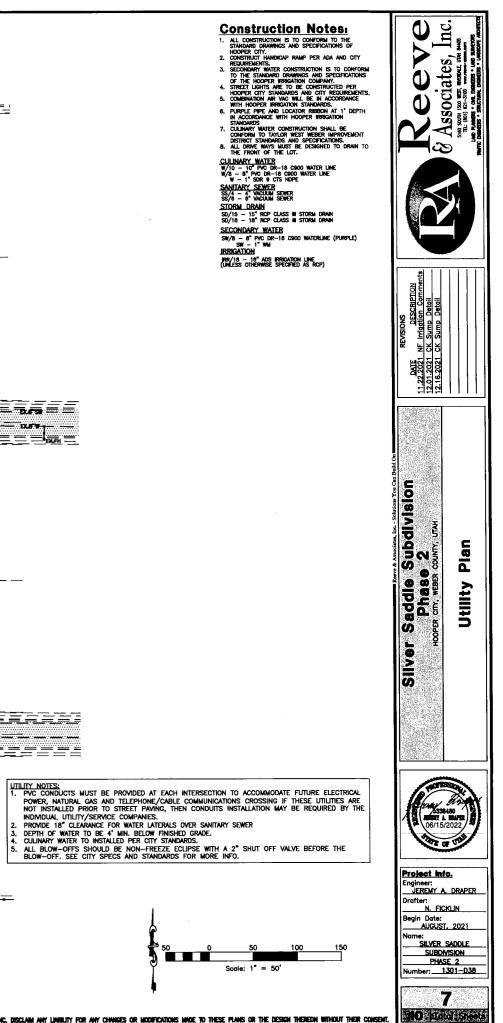


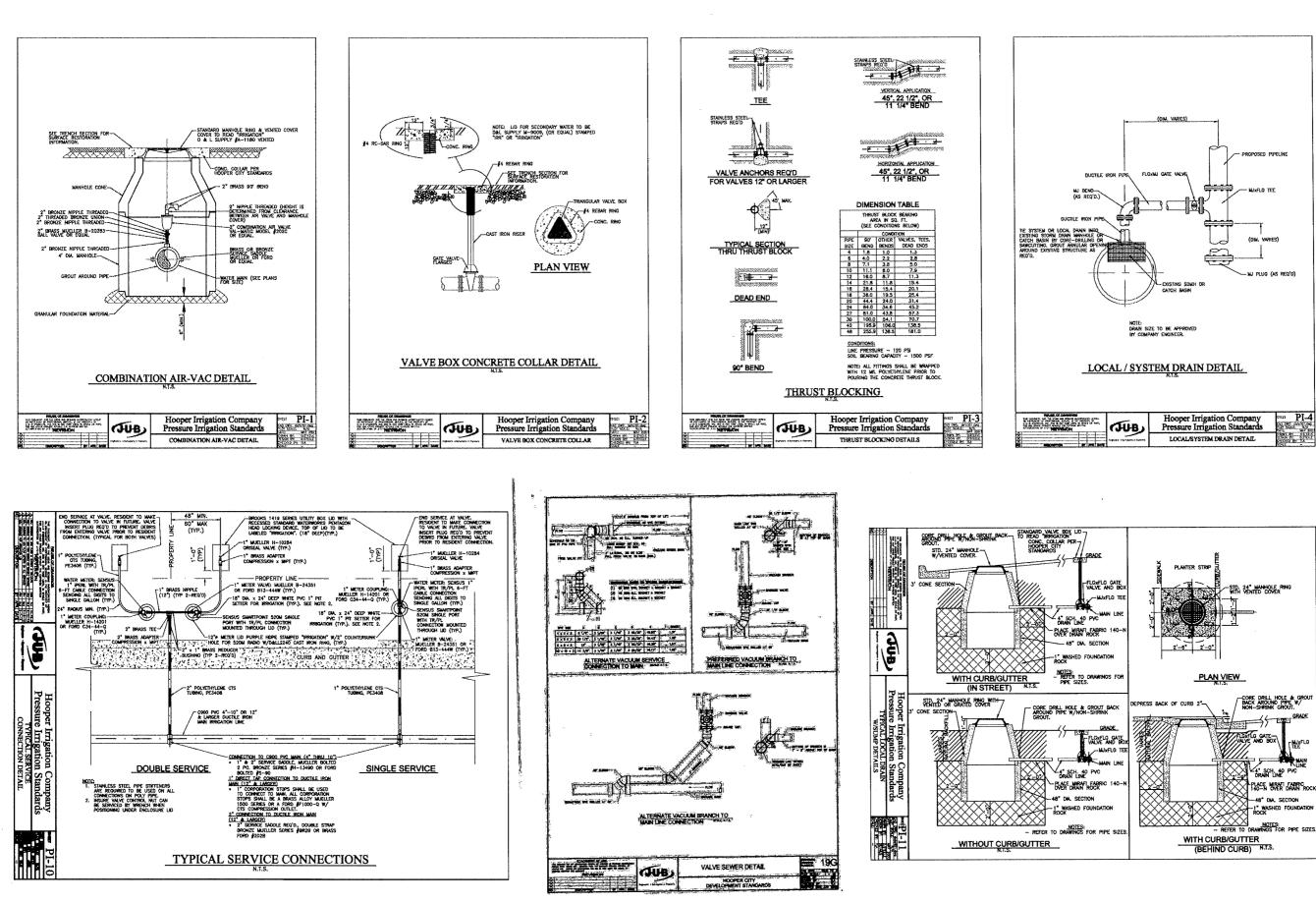


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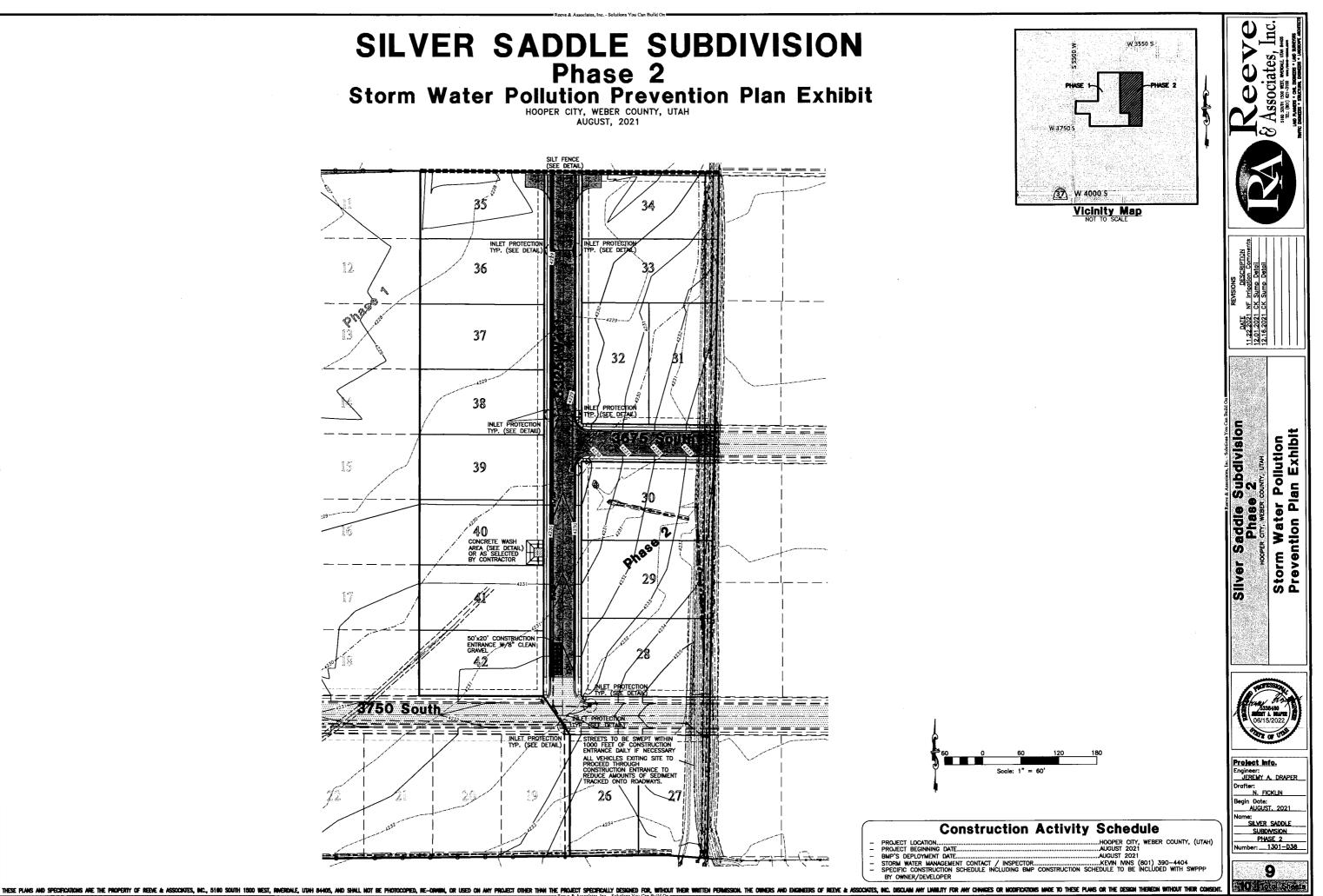




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1936 1945 1975	(JUB)	Hooper Irrigation Company Pressure Irrigation Standards	PI-4
	1497443 > 5.0° mark + Dames	LOCAL/SYSTEM DRAIN DETAIL	250N 97 0570 J 250N 97 0570 J 251029 97 114





### Notes:

2.

3.

5.

6.

### 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).

### the BMP's to eliminate/reduce contamination of storm water from

- The BMF's to eminiate/reduce contamination of storm water from: Equipment / building / concrete wash areas: To be performed in designated areas only and surrounded with slit fence barriers. Soil contaminated by soil amendments:
- b.
- If any contaminates are found or generated, contact environmental engineer and contacts listed. Areas of contaminated soil: c.
- Areas of contaminated soil: If any contaminates 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 priorms and in designated areas only and surrounded with silt fence. Vehicle performed in designated areas only and surrounded with silt fence. To be performed in designated areas only and surrounded with silt fence. To be performed in designated areas only and surrounded with silt fence. d.

- Equipment storage areas: To be performed in designated areas only and surrounded with silt fence. g.
- h.
- Naterials storage areas: To be performed in designated areas only and surrounded with slit fence. Waste containment areas: 1.
- To be performed in designated areas only and surrounded with silt fence.
- To be performed in designated areas only and surrounded with silt fence To be performed in designated areas only and surrounded with silt fence

### BMP's for wind erosion

j.

Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

### Construction Vehicles and Equipment:

- ion Vehicles and Equipment. Itenance 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.

- ng 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 one period in the angle of a solution of 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 badies. Use phosphate—free, biodegradable scaps. Do not permit steam cleaning on—site.

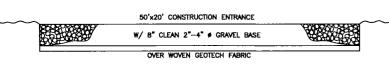
- Contain the spread of the spill.
   If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
   If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose 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.
   Mojor 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 deteral 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 penetities.

- Post Roadway / Utility Construction a. Maintain good housekeeping practices. b. Enclose or cover building material storage areas. c. Properly store materials such as paints and solvents. d. Store dry and wet materials under cover, away from drainage areas. e. Avoid mixing excess amounts of fresh concrete or cement on-site. f. Perform washout of concrete trucks offsite or in designated areas only. g. Do not wash out concrete trucks info storm drains, open ditches, streets or streams. h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
- 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,
- nstall straw wattle around all inlets contained within the development and all others that receive runoff from the
- 7.
- Erosion Control Plan Notes

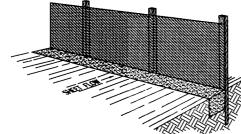
  The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
  A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations 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 devices are removed, no work may continue that have the potential of erosion without consulting 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 devices are removed, no work may continue that have the potential of erosion without consulting 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 devices are removed, no work may continue that have the potential of erosion without consulting 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 devices within 24 hours after each rain or runoff event.

  - ecord. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff even Except as otherwise approved by the inspector, all removable protective devices shown shall be in p soch working day and through weekands until removal of the system is approved. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed
  - g.
  - engineer of record of the governing agency. of additional devices to reduce erosion damage within the site is left to the discret h. The pla
  - L. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the

  - Ing agency. In control devices will be modified as need as the project progresses and plans of these changes submitted for val 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. a. Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements. b. Part II.D.4.C identifies the minimum inspection report requirements. c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000. 8.



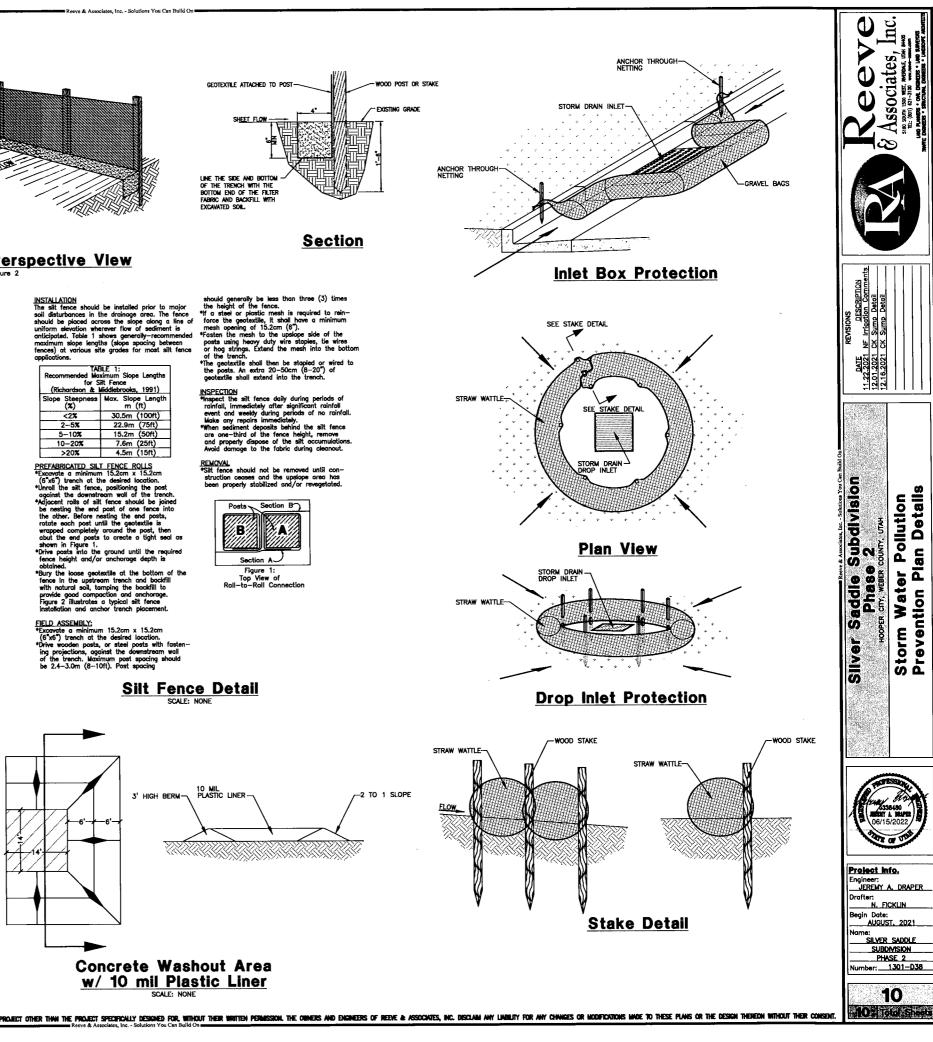
# Cross Section 50' x 20' Construction Entrance



# **Perspective View**

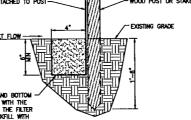
TABLE 1: Recommended Maximum Slope Lengths for Sitt Fence (Richardson & Middlebrooks, 1991)		
Slope Steepness (%)	Max. Slope Length m (ft)	
<2%	30.5m (100ft)	
2-5%	22.9m (75ft)	
5-10%	15.2m (50ft)	
10-20%	7.6m (25ft)	
>20%	4.5m (15ft)	

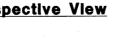


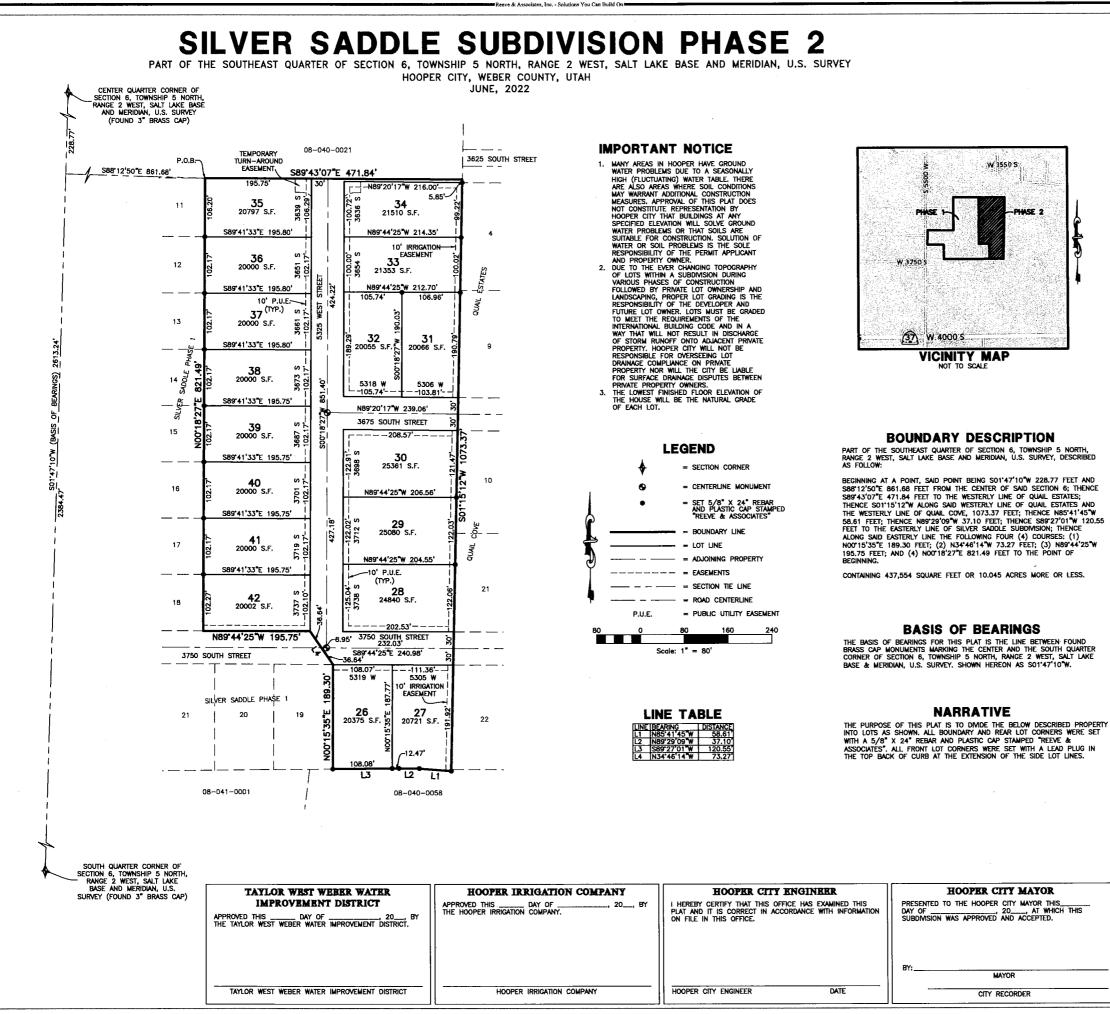












<form></form>	I, TREVOR J. HATCH. DO HEREBY CERTIFY THAT I AM A PROFESSIONAL THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PRI ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17 VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPP PLAT, AND THAT THIS PLAT OF <u>SALVER SADDLE SADDLE SUBDAYSION</u> PH CITY, WEBER COLMINY, UTAH, HAS BEEN DRAWN CORRECILY TO THE DE IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED SAD SUBDAYSION, BASED UPON DATA COMPLED FROM RECORDS IN TH RECORDER'S OFFICE AND FROM SAD SURVEY MADE BY ME ON THE GE CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND HOOPER CITY, WEBER COLUMY, CONCERNING REQUIREMENTS RE MEASUREMENTS HAVE BEEN COMPLED WITH.	A SURVEY OF THE -23-17 AND HAVE RESERVED ON THIS MEST 2 IN HOOPER SIGNATED SCALE AND LANDS INCLUDED IN IE WEBER COUNTY KOUND, I FURTHER ROTINANCES OF GARDING LOT			
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HOOPER CITY ATTORNEY         I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER         DOCUMENTS ASSOCIATED WITH THE SUBDIVISION PLAT, AND         IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE         APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.         SIGNED THIS DAY OF, 20         Weber County Recorder	& Associates, Inc.	Designer:         N. ANDERSON           Begin Date:         08-30-2021           Name:         SILVER SADDLE SUB,           PHASE 2         PHASE 2           Number:         1301-D38           Revision:         "=80"			
	HOOPER CITY ATTORNES  I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND	bFee Paid Filed For Record in Book Official Records, Page			