



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

## MEMORANDUM

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**DATE:** Mar 3, 2021  
**TO:** Theo Cox, President  
**CC:** Hooper Irrigation Office; Weber County; Jessica Prestwich  
**FROM:** Greg Seegmiller, P.E., J-U-B Engineers  
**SUBJECT:** Taylor Landing Subdivision Ph1A – 2025 S and 3940 W - Taylor, #55-20-009-012

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Our office has completed a review of the final plans for the above-mentioned subdivision. The development is at approximately 2100 S and 3940 W in Taylor Area of Weber County. The development is considered a Cluster Subdivision. The project entails the development of 28 residential lots. The average lot size is  $\frac{1}{4}$  acres.

This memo only applies to phase 1A of the development.

It is our request that the following changes items be completed:

1. 7.0 shares for this phase must be turned over to Hooper Irrigation Co. The review fees and connection fees must also be calculated and paid prior to Final Will Serve.
2. A Combination Air/vac is needed at the high points in the road per Hooper Irrigation Standards. (Stations 0+00 on sheet 3, 11+00 and 14+00 on sheet 4).
3. The irrigation pipe needs to only have 2' of cover.
4. A drain to either the storm drain in accordance with Hooper Irrigation Standards is required at the low points in the pipe (station 8+80 on sheet 3)
5. Please note that all work on pressure irrigation and flood irrigation are to be to Hooper Irrigation Company Standards.
6. Also note that the pressure irrigation pipe shall be 8" PVC C900 DR-18, purple pipe, with locator tape and 14ga locator wire in accordance with Hooper irrigation Company Standards.
7. An 8" gate valve will need to be installed at station 4+00 on sheet 3.

As the Flood Irrigation pipe is to be abandoned between lots 4 and 26, the Flood Irrigation pipe will need to realigned around the subdivision as indicated. This should be part of the first phase constructed. The following items need to be addressed.

8. A 15' easement should be shown for the relocated Irrigation ditch. This should be separate from a storm water pipes/ditches and easements.
9. This easement needs to continue the entire distance of the pipe relocation.

10. There should be orchard valves along the pipe on the north side of the phase to be able to flood irrigate the open space. This should be coordinated with the farmer doing that work.
11. The westerly storm drain detention basin sits on top of a concrete lined ditch going to the north. Either the ditch needs to be piped running to the north and relocated around the basin or the basin needs to be relocated away from the existing ditch.
12. A profile is needed of the 18" irrigation pipe to ensure there are no conflicts with storm drain, sewer or roadways.
13. Details for the abandonment of the old ditch pipe must include plugs and removal of the ditch through the proposed street and through Boyd Russell Subdivision
14. The developer must meet with a member of the Hooper Irrigation Company Board (Dave Favero 801-544-6103) to discuss the details of the relocation of diagonal ditch pipe.

Construction plans will need to be submitted. Once plans are completed, all fees must be paid and shares received prior to approval of the development and issuance of the Will-Serve Letter. Please let us know if you have any questions.

**Taylor Landing Ph 1A**  
**Weber County**  
**Date: Mar 3, 2021**

Lot #	Size	Acres	S1: Grn Spc		S2: lat size	S3: Access Fee	S4: Service Fee	S5: Irrig Shares
			85% IrrAC		Lateral size (in)	OneTime Fee	Annual Fee	
1	9,004	0.21	0.18		1	\$5,500	\$408	0.25
2	9,006	0.21	0.18		1	\$5,500	\$408	0.25
3	9,008	0.21	0.18		1	\$5,500	\$408	0.25
4	10,841	0.25	0.21		1	\$5,500	\$408	0.25
5	11,027	0.25	0.22		1	\$5,500	\$408	0.25
6	9,237	0.21	0.18		1	\$5,500	\$408	0.25
7	9,170	0.21	0.18		1	\$5,500	\$408	0.25
8	9,102	0.21	0.18		1	\$5,500	\$408	0.25
9	9,041	0.21	0.18		1	\$5,500	\$408	0.25
10	9,000	0.21	0.18		1	\$5,500	\$408	0.25
11	9,000	0.21	0.18		1	\$5,500	\$408	0.25
12	9,000	0.21	0.18		1	\$5,500	\$408	0.25
13	9,000	0.21	0.18		1	\$5,500	\$408	0.25
14	10,449	0.24	0.20		1	\$5,500	\$408	0.25
15	9,230	0.21	0.18		1	\$5,500	\$408	0.25
16	9,230	0.21	0.18		1	\$5,500	\$408	0.25
17	9,230	0.21	0.18		1	\$5,500	\$408	0.25
18	9,230	0.21	0.18		1	\$5,500	\$408	0.25
19	11,419	0.26	0.22		1	\$5,500	\$408	0.25
20	9,054	0.21	0.18		1	\$5,500	\$408	0.25
21	9,047	0.21	0.18		1	\$5,500	\$408	0.25
22	9,260	0.21	0.18		1	\$5,500	\$408	0.25
23	9,930	0.23	0.19		1	\$5,500	\$408	0.25
24	9,129	0.21	0.18		1	\$5,500	\$408	0.25
25	9,057	0.21	0.18		1	\$5,500	\$408	0.25
26	11,816	0.27	0.23		1	\$5,500	\$408	0.25
27	10,127	0.23	0.20		1	\$5,500	\$408	0.25
28	9,026	0.21	0.18		1	\$5,500	\$408	0.25
						\$154,000		7

Notes:

\* Calculations assume no pressure irrigation for the Open Space Parcel.