



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

MEMORANDUM

DATE: August 2, 2023
TO: Hooper Irrigation Company
CC: Rex Hancock, President;
FROM: Chris Thomsen, P.E., J-U-B Engineers; Sam Wakeham, J-U-B Engineers
SUBJECT: Anselmi Acres, JUB #55-23-009-003

We recently received information about a development proposed in Ogden. The development is located south of 1400 South and east of 4300 West. The project entails the development of 37 residential lots and 1 detention basin.

The following items are required for Development:

1. Hooper Irrigation water shares will need to be deeded to Hooper Irrigation for your lots by the developer. Based upon the lot sizes and the number of lots the development will require 15 shares. **NOTED**
2. Plans will need to be prepared by your Engineer for the waterlines in your development and across your frontage and of your development. Plans and profile of all irrigation lines is needed to determine the locations of air-vacs and drains. **plans and profiles for irrigation lines shown**
3. A 12-inch secondary waterline needs to be included on 1400 South along the frontage of the development with a air vac at the high point and a drain at the low point. **12" line added to 1400 S**
4. The service lateral for Lot 133 needs to come off the 12-inch waterline on 1400 South. **Lateral shown off 1400 S**
5. The 8-inch secondary waterline needs to extend all the way to 1400 South. **8" line extended to 1400 S**
6. On Sheet 3, show callout for drain to storm drain at the low point of the secondary line at approximately STA. 1+95. **Low spot at station 1+95.00 removed**
7. On Sheet 3, add a callout for an air vac at the high point of the secondary line at STA. 3+55.15. **air vac call out added**
8. On Sheet 5, add a drain to sump callout at the low point of the secondary line at approximately STA. 11+78. Have the sump connect into the storm drain **Added sump to storm drain for drainage of secondary water line**
9. On Sheet 9, add a callout for an air vac at the high point where the proposed secondary line connects to the existing secondary line. **Air vac added to high point connecting to existing**
10. On Sheet 9, show a callout for drain to storm drain at the low point of the secondary line at STA. 2+78.21. **4" drain valve connected to storm drain added to station 2+78.21**
11. Secondary water meters will be required on every lot in accordance with State Laws. Meter locations need to be shown on the plans. **Secondary water meters shown (See legend on sheet 2)**
12. Connection fees (currently \$7,050 per connection) will be required of the developer. **Noted**
13. Any existing ditches on the property will need to be piped with a minimum of 18" RCP pipe. **Noted**
14. An assigned board member must visit the site to confirm service, tail water, and drainage ditches. Once plans are generated, final recommendations on ditch piping can be made. **Noted**
15. The developer must meet with the Hooper Irrigation Board (2nd Monday each month). **Noted**

Plans must be completed; all review and access fees must be paid; and shares received prior to final approval of the development. We request that Hooper Irrigation Company representative be invited to any Preconstruction meetings. Please let us know if you have any question.