



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

## MEMORANDUM

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**DATE:** February 19, 2021 (Revised from 10/12/20)  
**TO:** Theo Cox, President  
**CC:** Hooper Irrigation Office; Weber County  
**FROM:** Greg Seegmiller, P.E., J-U-B Engineers  
**SUBJECT:** Winston subdivision – 3700 W 1800 S –Hooper, #55-20-009-010

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*This memo has been modified from a previous memo. Additional comments are shown in italics.* Our office has completed a review of the preliminary plans for the above-mentioned subdivision. The development is at approximately 1800 S west of 3600 W in Taylor. The project entails the development of 54 lots, one open space lot and a detention basin or a total of 56 separate irrigatable parcels. (54 parcels are less than 1.0 Acres and two are greater than 1.0.) It is our request that the following changes items be completed:

1. *40 shares* for the development must be turned over to Hooper Irrigation Co. The review fees and connection fees must also be calculated and paid. *This assumes that the entire property could be irrigated with pressurized water.*
2. A meter will be required on each of the lots and open spaces in accordance with the Hooper irrigation standards. *Meters need to be shown on the plans in accordance with our standards at the shared corner lots for double connections.*
3. Water for the development is currently 1450 feet to the west along 1800 South. This will need to be extended to the development. Hooper Irrigation Company will work with the developer for Pioneering agreements and oversize agreements. *Cost estimates for the pipe must be included for the agreements. Hooper Irrigation's pioneering agreement will compensate for the oversize of the 12" from the minimum 8" pipe as well as allow for reimbursement of the cost along the frontage of the pipe(see exhibit)*
4. An 8" pipe must be installed on all interior streets with a 12" pipe on 1800 South across the entire frontage of the development. *The 12" is currently 1470' to the west. Plans and profile must show the construction of the new 12" pipe on the north side to the east end of the development in accordance with our policy.*
5. Valves, drains and airvacs locations will need to be determined once the Pressure Irrigation pipe is drawn on the profile view of the streets.
6. Construction standards for Hooper Irrigation must be met including locator tape, purple pipe, drains, valves, Combination Air-Vacs and 14ga locator wire. Plans must be submitted showing these items. *A note on the plans stating that construction of the*

*pressurized irrigation shall be in accordance with Hooper Irrigation standards must be included.*

7. *DONE* - The developer must meet with the Hooper Irrigation Company for Preliminary Approval.
8. An assigned Board Member will need to visit the site to confirm the location of any gravity irrigation ditches that may need to be piped within the development. *Any existing gravity ditches will need to be piped with 18" RCP pipe.*
9. *We request that the pressure irrigation be placed on the opposite side or the of the road from the culinary water to avoid potential confusion.*
10. *Valves in the intersections need to be placed at the extension of property lines.*
11. *The secondary water lines must be shown on the profile drawings so that drains can be shown at low spots and combination air/vacs shown at high spots.*
12. *Metering information and details for open space parcels must be submitted.*

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.

**Winston Park Subdivision****Weber County****Date: Feb 19, 2021 (revised from Nov 16, 2020)**

Lot #	Size	Acres	S1: Grn Spc		S2: lat size	S3: AccessFee	S4: Service Fee	5: Irrig Shares
			85% IrrAC		Lateral size (in)	OneTime Fee	Annual Fee	
101	14,520	0.33	0.28	1	\$5,500	\$408	0.5	
102	14,520	0.33	0.28	1	\$5,500	\$408	0.5	
103	14,520	0.33	0.28	1	\$5,500	\$408	0.5	
104	14,520	0.33	0.28	1	\$5,500	\$408	0.5	
105	14,520	0.33	0.28	1	\$5,500	\$408	0.5	
106	14,520	0.33	0.28	1	\$5,500	\$408	0.5	
107	14,520	0.33	0.28	1	\$5,500	\$408	0.5	
108	14,520	0.33	0.28	1	\$5,500	\$408	0.5	
109	14,520	0.33	0.28	1	\$5,500	\$408	0.5	
110	14,520	0.33	0.28	1	\$5,500	\$408	0.5	
111	14,520	0.33	0.28	1	\$5,500	\$408	0.5	
112	14,520	0.33	0.28	1	\$5,500	\$408	0.5	
113	14,237	0.33	0.28	1	\$5,500	\$408	0.5	
114	15,470	0.36	0.30	1	\$5,500	\$408	0.5	
115	13,200	0.30	0.26	1	\$5,500	\$408	0.5	
116	13,200	0.30	0.26	1	\$5,500	\$408	0.5	
117	13,200	0.30	0.26	1	\$5,500	\$408	0.5	
118	13,200	0.30	0.26	1	\$5,500	\$408	0.5	
119	13,200	0.30	0.26	1	\$5,500	\$408	0.5	
120	13,200	0.30	0.26	1	\$5,500	\$408	0.5	
121	13,813	0.32	0.27	1	\$5,500	\$408	0.5	
122	12,917	0.30	0.25	1	\$5,500	\$408	0.25	
123	12,903	0.30	0.25	1	\$5,500	\$408	0.25	
124	12,903	0.30	0.25	1	\$5,500	\$408	0.25	
125	12,904	0.30	0.25	1	\$5,500	\$408	0.25	
126	13,573	0.31	0.26	1	\$5,500	\$408	0.5	
127	13,622	0.31	0.27	1	\$5,500	\$408	0.5	
128	13,575	0.31	0.26	1	\$5,500	\$408	0.5	
129	11,863	0.27	0.23	1	\$5,500	\$408	0.25	
130	11,863	0.27	0.23	1	\$5,500	\$408	0.25	
131	11,863	0.27	0.23	1	\$5,500	\$408	0.25	
132	11,863	0.27	0.23	1	\$5,500	\$408	0.25	
133	11,863	0.27	0.23	1	\$5,500	\$408	0.25	
134	14,564	0.33	0.28	1	\$5,500	\$408	0.5	
135	13,852	0.32	0.27	1	\$5,500	\$408	0.5	
136	14,298	0.33	0.28	1	\$5,500	\$408	0.5	
137	16,789	0.39	0.33	1	\$5,500	\$408	0.5	
138	14,672	0.34	0.29	1	\$5,500	\$408	0.5	
139	14,375	0.33	0.28	1	\$5,500	\$408	0.5	
140	14,520	0.33	0.28	1	\$5,500	\$408	0.5	
141	14,520	0.33	0.28	1	\$5,500	\$408	0.5	
142	14,520	0.33	0.28	1	\$5,500	\$408	0.5	
143	14,520	0.33	0.28	1	\$5,500	\$408	0.5	
144	14,520	0.33	0.28	1	\$5,500	\$408	0.5	
145	14,520	0.33	0.28	1	\$5,500	\$408	0.5	
146	13,855	0.32	0.27	1	\$5,500	\$408	0.5	

147	13,855	0.32	0.27	1	\$5,500	\$408	0.5
148	13,855	0.32	0.27	1	\$5,500	\$408	0.5
149	13,855	0.32	0.27	1	\$5,500	\$408	0.5
150	13,838	0.32	0.27	1	\$5,500	\$408	0.5
151	12,952	0.30	0.25	1	\$5,500	\$408	0.25
152	12,910	0.30	0.25	1	\$5,500	\$408	0.25
153	12,884	0.30	0.25	1	\$5,500	\$408	0.25
154	12,832	0.29	0.25	1	\$5,500	\$408	0.25
A	677,841	15.56	13.23	2	\$14,000	\$1,920	15
B	55,518	1.27	1.08	1 1/4	\$5,469	\$750	1.25
<b>TOTAL</b>	<b>1,478,537</b>	<b>33.94</b>	<b>28.851</b>		<b>\$316,469</b>	<b>\$24,702</b>	<b>40.00</b>

Notes:

\* In Hooper City - The detention basis are to be irrigated and Landscaped.

EXHIBIT B  
WINSTON PARK SUBDIVISION/Hooper Irrigation Co.  
PIONEERING/OVERSIZE AGREEMENT EXHIBIT  
February 2021

