

MEMORANDUM

DATE: June 16, 2024 (Revised from 4/29/24, 3/11/24, 2/28/22, 5/11/21 and 8/27/21)

TO: Hooper Irrigation Company

CC: Theo Cox, President

FROM: Chris Thomsen, P.E., J-U-B Engineers

SUBJECT: Bristol Farms (Previously Smart Fields) Preliminary, JUB #55-21-009-001

This memo is revised from a previous memo, additional are given in italics and have strike through comments no longer relative. We received information about a development proposed within Weber County. The development is located at approximately 4300 W 1700 S in the Taylor area. The project entails the development of 81 residential lots and 2 retention ponds. 25 residential lots (Phase 1 has 9 lots, Phase 2 has 16 lots including a retention Pond. The developer has met with the Hooper Irrigation Board to discuss the project (second Monday evening of each month).

The following items are required for Development:

1. *Complete.* You will need to extend the 16" main to your project and across your frontage. *The 16" will need to tie to corner of 1800 South and 4300 West.*
2. Hooper Irrigation water shares will need to be deeded to Hooper Irrigation for your lots by the developer. Based upon lot sizes, Phase 1 will require 5.5 shares, Phase 2 requires 8.5 for a total of 14 shares. *Updated plat map requires 1.5 shares Phase 1, 10.5 shares Phase 2, 4.5 shares Phase 3, and 5.5 shares for Phase 4 for a total of 22 shares.*
3. *Complete.* Plans will need to be prepared by your Engineer for the waterlines in your development and across your frontage and of your development. Plan and profile of all irrigation lines is needed to determine the locations of air/vacs and drains. (Hooper Irrigation has a Pioneering Agreement and an Oversize Agreement to help with the 16" pipe installation in 4300 West). *Drawings need more information. Drawings need to show connection to 1800 South and 4300 West. Comments for new plans are found below. Comments 4/29/24 still need to show connection.*
4. *Complete.* Secondary water meters will be required on every lot in accordance with State Laws.
5. *Complete.* Connection fees ~~(currently \$5500 per connection)~~ *(Currently \$7,050 per connection)* will be required of the developer. From Memo 2/28/22 fees were paid. New plan requires larger fee.
6. *Complete.* Any existing ditches on the property will need to be piped with a minimum 18" RCP pipe. Currently the ditch on the west side of 4300 West will need to be piped with an 18" RCP pipe. *Updated drawings do not show the ditch being piped.* From Memo 2/28/22 the concrete pipe needs to slope to the north and a bubble up structure needs to be shown on the end.
7. 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.

8. Drawings show 16-inch pipe in 4300 as existing. Please show the pipe as needing to be installed on drawings.
9. *Complete.* Add blow off and air vent on west end of line on Sheet 3
10. *Complete.* Remove south valve in the intersection of 1600 South and 4300 West on Sheet 3 and Sheet 4.
11. *Complete.* Move low point to tee near Station 5+35 on Sheet 3
12. *Complete.* Add airvent near station 5+60 on Sheet 3.
13. *Complete.* Add blow off and drain on north end of line on Sheet 4
14. *Complete.* Add east valve in the intersection of 1700 South and 4300 West on Sheet 5 and Sheet 12.
15. *Complete.* Add drain near Station 4+40 on Sheet 7
16. Add blow off and air vent on north end of line on Sheet 7
17. *Complete.* In the intersection of 4250 W and B Street remove valve to the south and add valve to the north on Sheet 9 and Sheet 7
18. *Complete.* Add drain near station 8+10 on Sheet 8
19. *Complete.* Add blow off on east end of line on Sheet 8
20. *Complete.* Add blow off on east end of line on Sheet 9
21. *Complete.* On the north end of pipeline slope pie to end of road remove airvent add drain and blow off on Sheet 10
22. Add air vent near Station 2+00 on Sheet 10. High point has changed. Move airvent to high point.
23. *Complete.* Add drain near Station 3+90 on Sheet 10
24. *Complete.* In 4400 W and C Street intersection remove valve to the south and add valve to the north on Sheet 10 and Sheet 14
25. Add drain near Station 5+30 on Sheet 11. Change call out to drain to sump and add sump. Remove duplicate secondary pipe in plan view on right end of sheet.
26. Add Air vent near station 9+10 on Sheet 12. New air vent shown but is not called out. Call out airvent.
27. *Complete.* Add blow off and airvent on west end of line on Sheet 14
28. Add drain near Station 2+90 on Sheet 15. Change call out to drain to sump and add sump.
29. Add meters and lateral to lots that do not have meter to them on drawings. Example lot 308 Sheet 7.
30. *Complete.* Final plat map will need to show easement for ditch being piped.
31. *If project is completed in phases, the Hooper Irrigation Secondary Manager may add valves, airvents, drains, blowoffs and or sumps to the design. These may be require in order for the system to function until future phases are completed.*

All these items will need to be addressed prior to a final will serve letter for the development. Any review and recommendations are given for one year from the time of application and are subject to modification from the Board. Plans must be completed and approved prior to construction. We request that Hooper Irrigation Company staff be invited to the preconstruction meeting. Any fees must be paid prior to authorization. Please let us know if you have any questions.