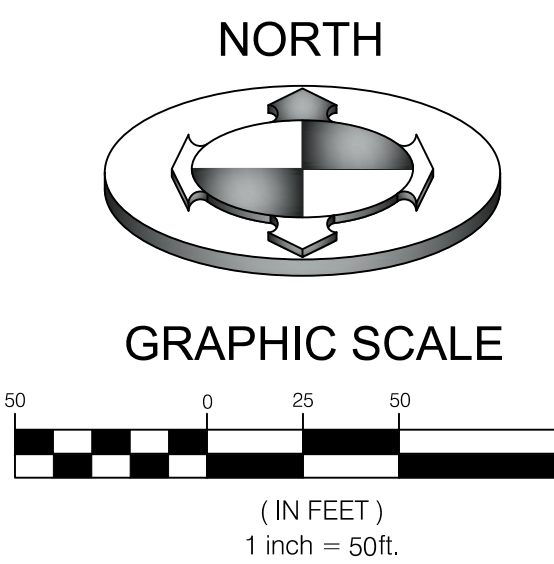


OWNER/DEVELOPER:
 RICE ASSET MANAGEMENT, LLC
 JAY RICE
 4968 HOLLADAY PINES COURT
 HOLLADAY, UT 84117
 801-633-3994
 Jrrice2014@gmail.com

WINSTON PARK

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
 AND THE NORTHEAST QUARTER OF SECTION 28,
 TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. & M.
 OGDEN CITY, WEBER COUNTY, UTAH



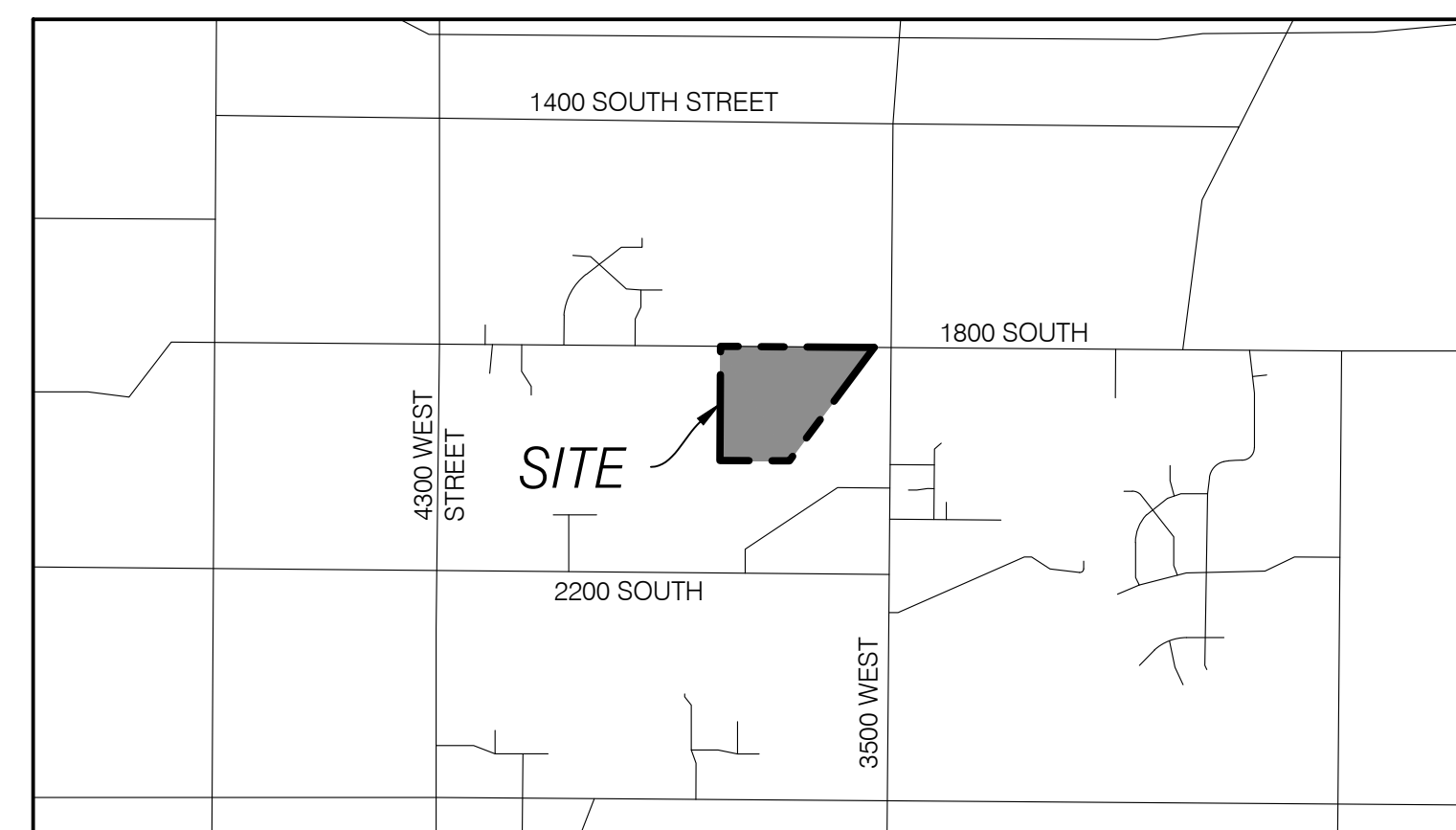
ZONE=A-1

BONUS DENSITY TABLE		
OVERALL AREA (S.F.)	1,693,711	
R.O.W. AREA	236,527	
MAXIMUM 40,000 S.F. LOTS	36	
APPLICABLE ITEMS	% DENSITY BONUS	ADDITIONAL LOTS
a. CLUSTER	10	3.6
b. ROADWAY LANDSCAPE/DESIGN	20	7.2
g. AGRICULTURE	15	5.4
i. SEWER CAPACITY	5	1.8
TOTAL BONUS	50	18
TOTAL PROPOSED LOTS		54

AREA TABLE		
PARTICULARS	S.F.	%
AREA OF LOTS	578,504	34.2
R.O.W.	236,527	14.0
OPEN SPACE	878,680	51.8
TOTAL	1,693,711	100

AVERAGE LOT AREA= 10,571 S.F.

CONSTRUCTION KEY NOTES REFERENCE	
NO	DESCRIPTION
①	ASPHALT PAVEMENT WITH GRANULAR BASE
②	CONCRETE CURB AND GUTTER PER WEBER COUNTY PUBLIC STDS. SHEET 4
③	SIDEWALK PER WEBER COUNTY PUBLIC STDS. SHEET 4
④	ADA RAMP
⑤	CONCRETE WATERWAY

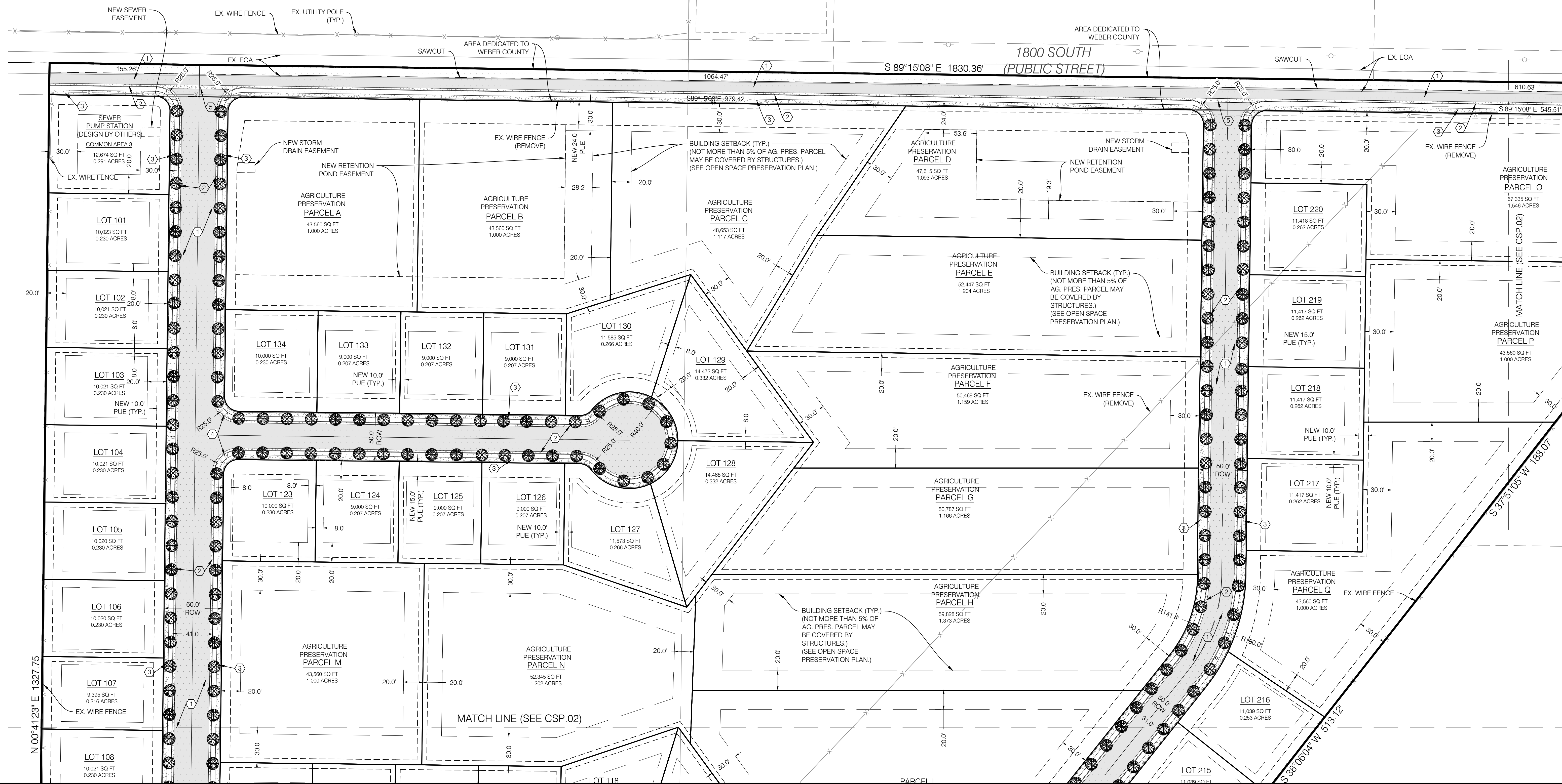


VICINITY MAP
 N.T.S.

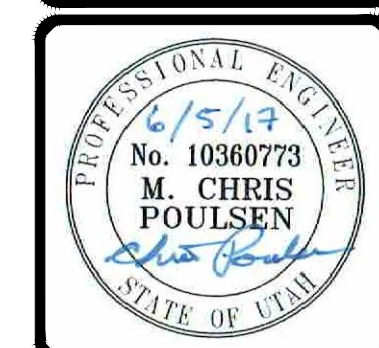
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 UTILITY NOTIFICATION CENTER

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 www.bluestakes.org



NO.	DATE	DESCRIPTION
1	6/11/17	CHANGES PER COUNTY COMMENTS
2	6/17/17	CHANGES PER COUNTY COMMENTS
3	4/11/2017	SURVEY
4	4/11/2017	DATE
5	1607138.sfb	DWG FILE



BENCHMARK
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 ENGINEERING &
 LAND SURVEYING

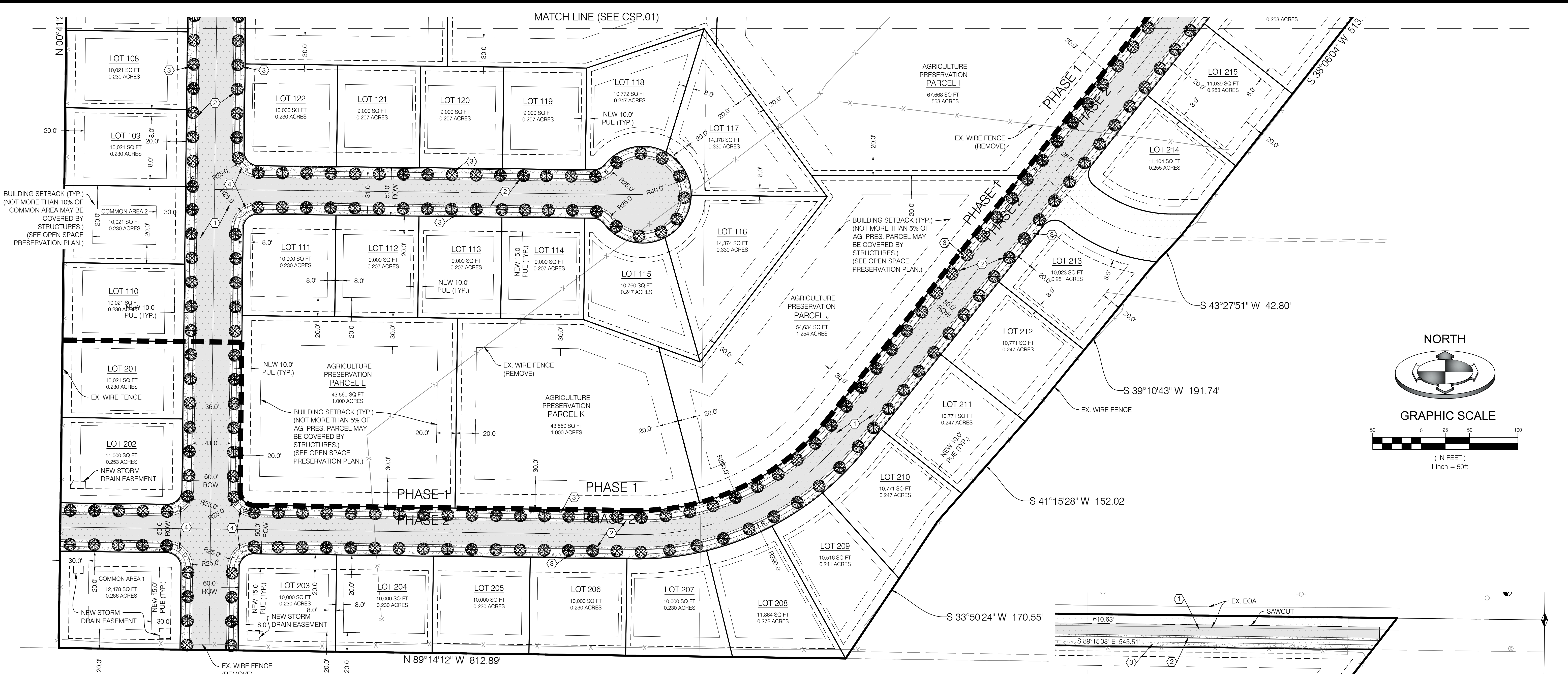
930 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com

WINSTON PARK
 3908 W 1800 S
 WEBER COUNTY, UTAH

PROJECT NO. 1607138

SITE PLAN

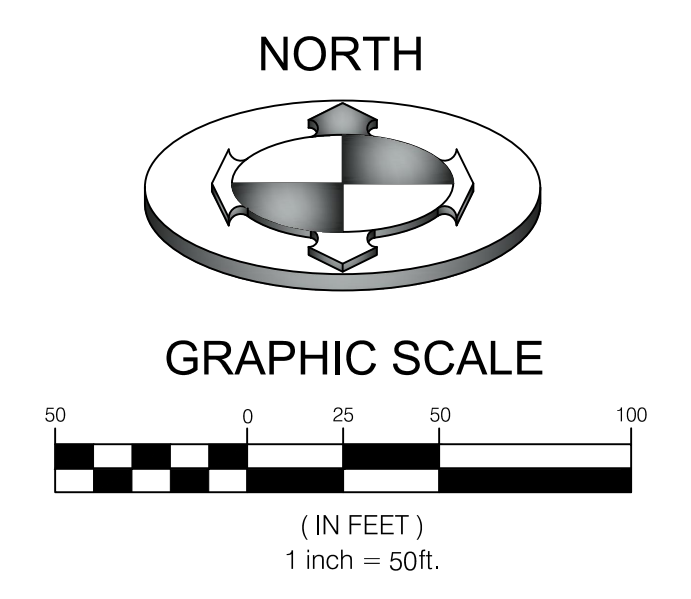
CSP.01
 1 OF 6



BUILDING SETBACK (TYP.)
(NOT MORE THAN 10% OF
COMMON AREA MAY BE
COVERED BY
STRUCTURES.)
(SEE OPEN SPACE
PRESERVATION PLAN.)

BUILDING SETBACK (TYP.)
(NOT MORE THAN 5% OF
AG. PRES. PARCEL MAY
BE COVERED BY
STRUCTURES.)
(SEE OPEN SPACE
PRESERVATION PLAN.)

BUILDING SETBACK (TYP.)
(NOT MORE THAN 5% OF
AG. PRES. PARCEL MAY
BE COVERED BY
STRUCTURES.)
(SEE OPEN SPACE
PRESERVATION PLAN.)

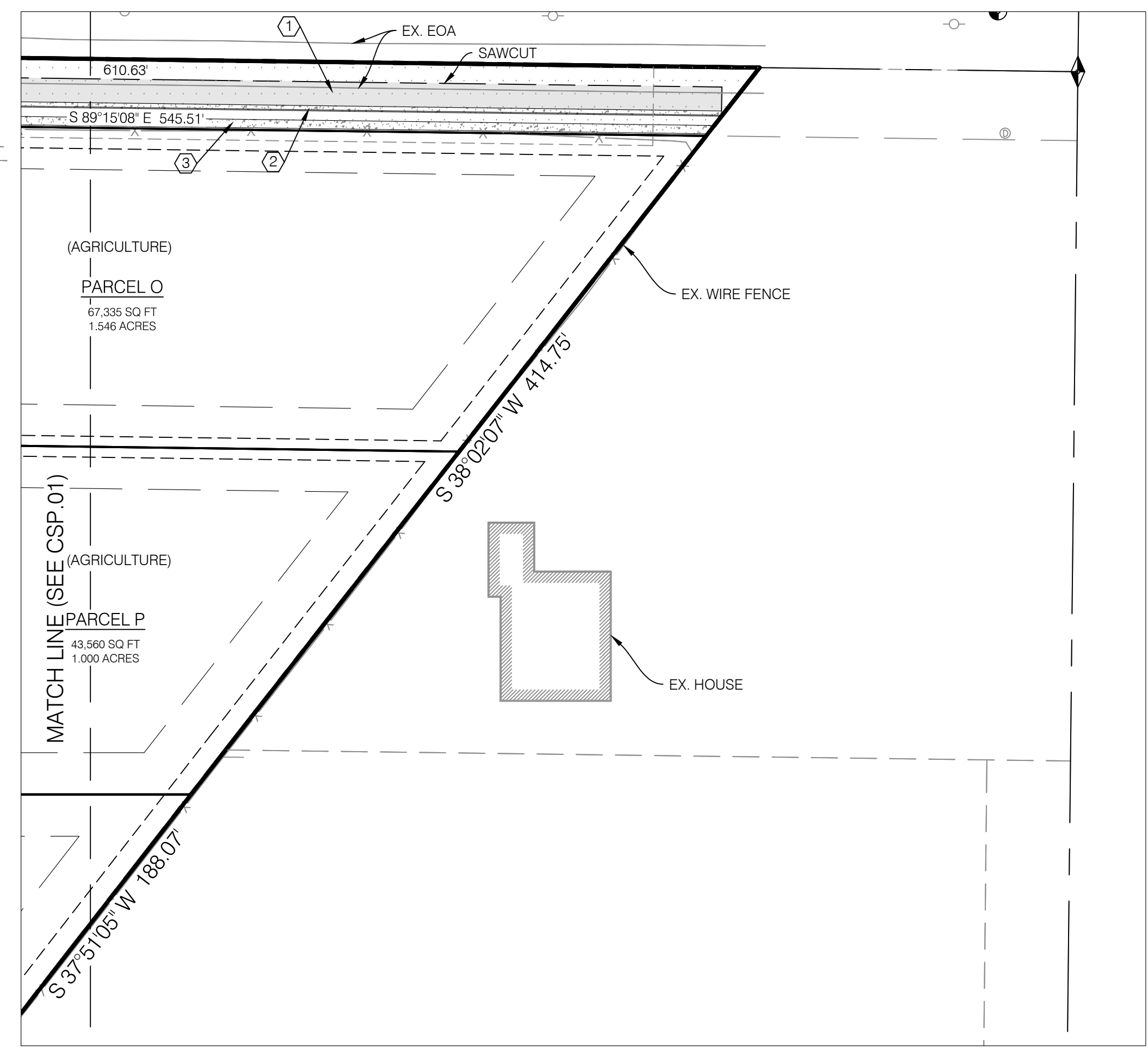


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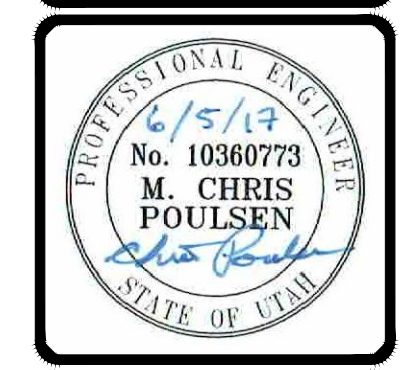
BONUS DENSITY TABLE		
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R.O.W. AREA	236,527	
MAXIMUM 40,000 S.F. LOTS	36	
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a. CLUSTER	10	3.6
b. ROADWAY LANDSCAPE/DESIGN	20	7.2
g. AGRICULTURE	15	5.4
i. SEWER CAPACITY	5	1.8
TOTAL BONUS	50	18
TOTAL PROPOSED LOTS	54	

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PARTICULARS	S.F.	%
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AVERAGE LOT AREA= 10,571 S.F.		

CONSTRUCTION KEY NOTES REFERENCE	
NO.	DESCRIPTION
①	ASPHALT PAVEMENT WITH GRANULAR BASE
②	CONCRETE CURB AND GUTTER PER WEBER COUNTY PUBLIC STDS. SHEET 4
③	SIDEWALK PER WEBER COUNTY PUBLIC STDS. SHEET 4
④	ADA RAMP



NO.	DATE	DESCRIPTION
1	6/11/17	CHANGES PER COUNTY COMMENTS
2	6/5/17	CHANGES PER COUNTY COMMENTS



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WINSTON PARK
 3908 W 1800 S
 WEBER COUNTY, UTAH

CONSTRUCTION KEY NOTES REFERENCE	
NO.	DESCRIPTION
①	8" PVC C-900 CULINARY WATER MAIN
②	3/4" TYPE K COPPER WATER SERVICE LINE
③	3/4" WATER METER PER APWA #521
④	3/4" POLY WATER SERVICE LINE
⑤	6" PVC C-900 FIRELINE
⑥	FIRE HYDRANT PER APWA #511
⑦	THRUST BLOCK PER APWA #561
⑧	GATE VALVE PER TAYLOR-WEST WEBER WATER ID STDS.
⑨	BLOW OFF VALVE PER TAYLOR-WEST WEBER WATER ID STDS.
⑩	8" PVC SDR-35 SEWER MAIN PER WEBER COUNTY ENGINEERING STDS.
⑪	4" PVC SDR-35 SEWER LATERAL
⑫	4" SSMH PER WEBER COUNTY ENGINEERING STDS.
⑬	8" PVC C-900 SECONDARY WATER LINE PER HOOPER IRRIGATION COMPANY STDS.
⑭	2" POLY SECONDARY WATER LINE PER HOOPER IRRIGATION COMPANY STDS.
⑮	SECONDARY WATER VALVE ASSEMBLY PER HOOPER IRRIGATION COMPANY STDS.
⑯	COMBINATION AIR VAC PER HOOPER IRRIGATION COMPANY STDS.
⑰	THRUST BLOCK PER HOOPER IRRIGATION COMPANY STDS.
⑱	GATE VALVE PER HOOPER IRRIGATION COMPANY STDS.


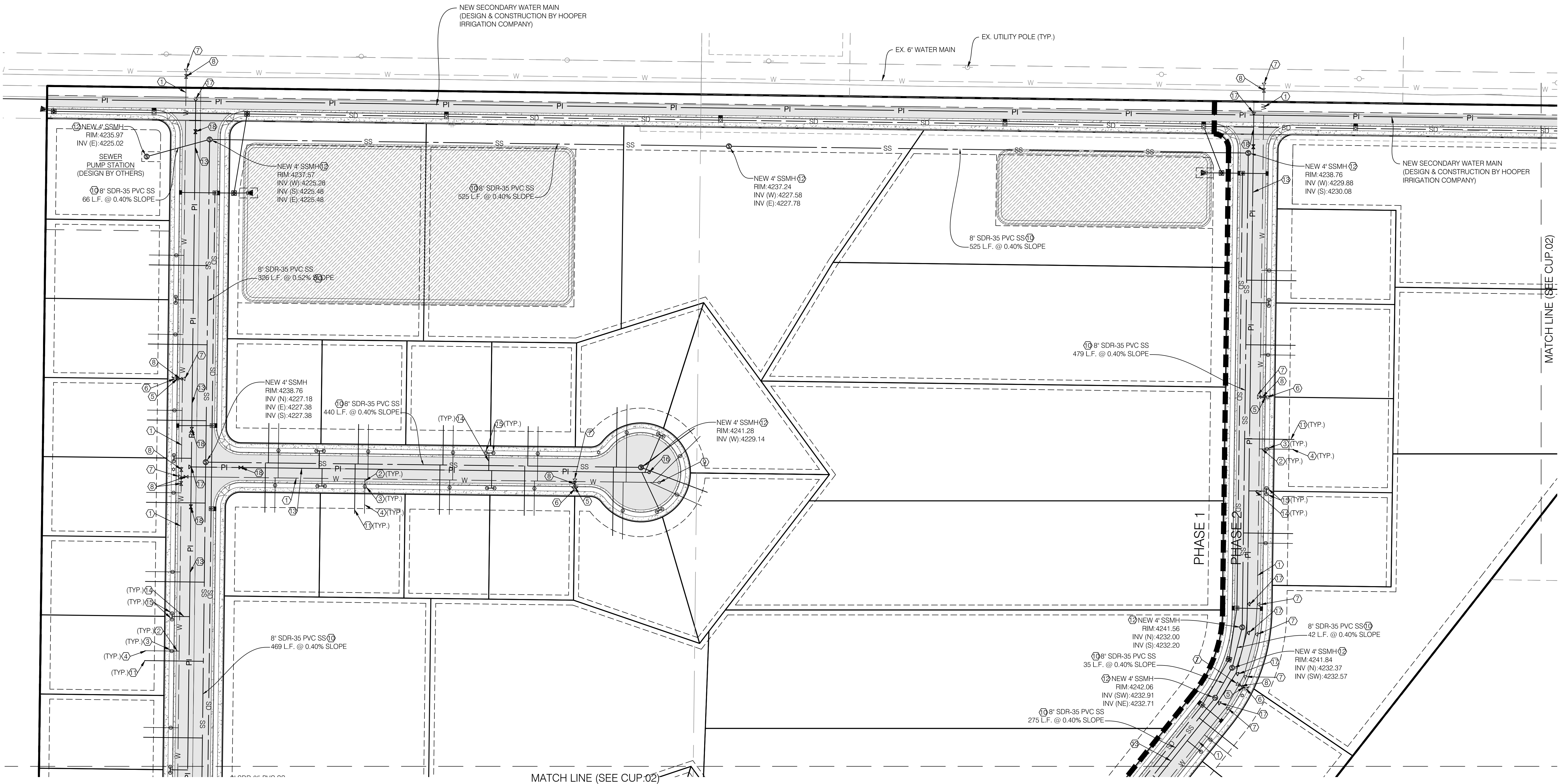
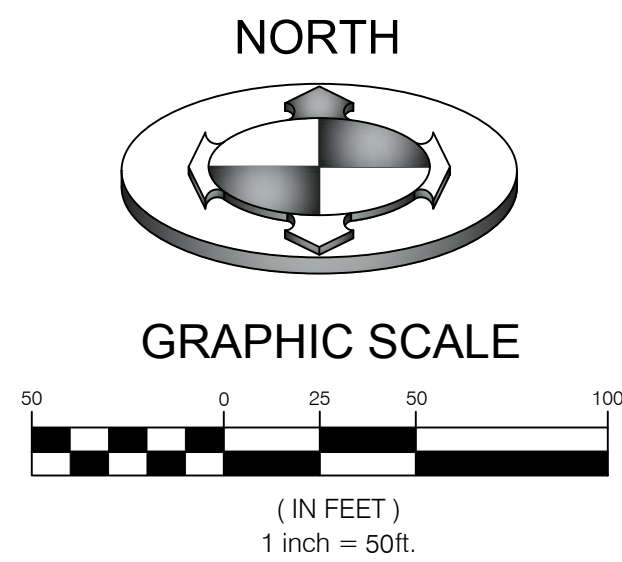
NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, CONTRACTOR IS TO BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR POTHOLING TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

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NO.	DATE	DESCRIPTION
1	6/11/17	CHANGES PER COUNTY COMMENTS
1	6/8/17	CHANGES PER COUNTY COMMENTS

OWNED BY: KVIS
CHECKED BY: MCP
DESIGNED BY: SURVEY
DATE: 4/11/2017
DWG FILE: 1607138.rvt

SCALE MEASURES SHOWN ON ALL SIZE SHEETS
AS NOTED ACCORDING TO REQUESTED SIZE SHEETS

PROFESSIONAL ENGINEER

6/5/17

No. 10360773

M. CHRIS POULSEN

STATE OF UTAH

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CIVIL**

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WINSTON PARK

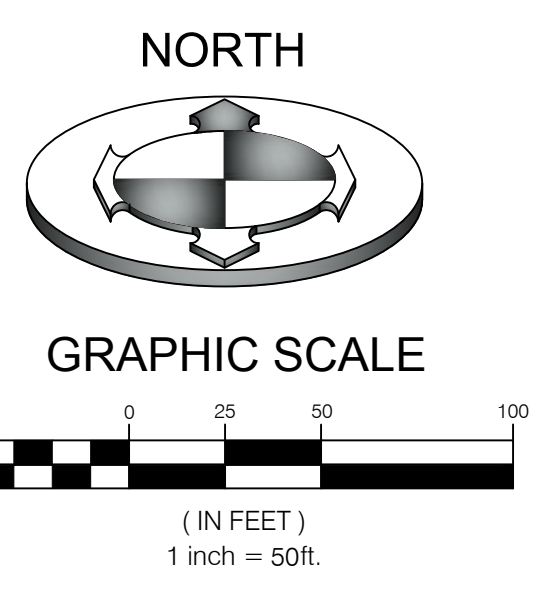
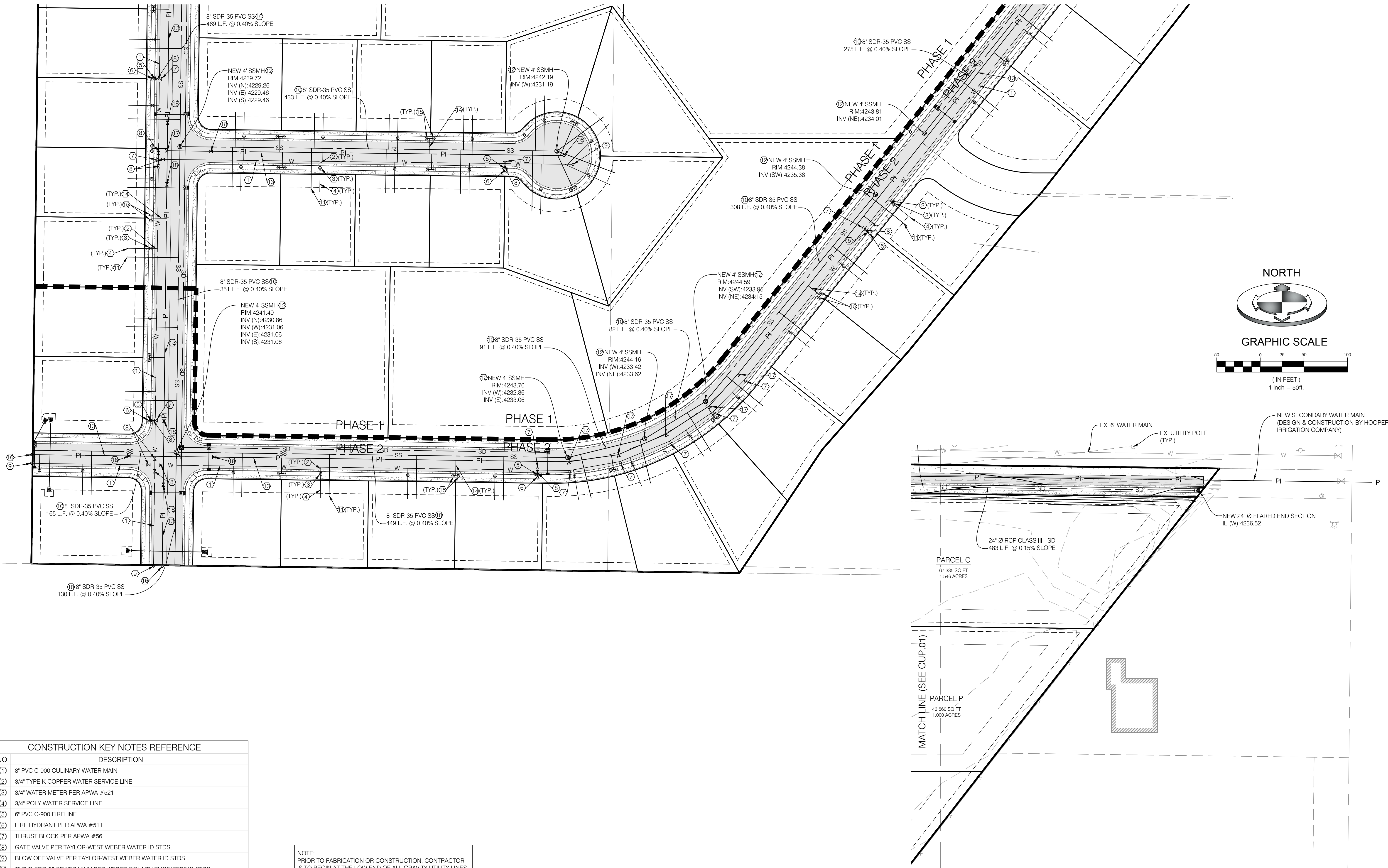
3908 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 1607138

UTILITY PLAN

CUP.01
3 OF 6

MATCH LINE (SEE CUP.01)



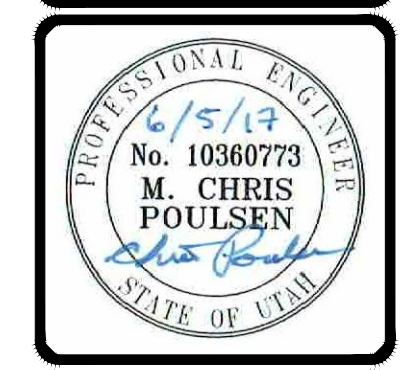
CONSTRUCTION KEY NOTES REFERENCE	
NO.	DESCRIPTION
①	8" PVC C-900 CULINARY WATER MAIN
②	3/4" TYPE K COPPER WATER SERVICE LINE
③	3/4" WATER METER PER APWA #521
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⑮	SECONDARY WATER VALVE ASSEMBLY PER HOOPER IRRIGATION COMPANY STDS.
⑯	COMBINATION AIR VAC PER HOOPER IRRIGATION COMPANY STDS.
⑰	THRUST BLOCK PER HOOPER IRRIGATION COMPANY STDS.
⑱	GATE VALVE PER HOOPER IRRIGATION COMPANY STDS.

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NO.	DATE	DESCRIPTION
1	6/11/17	CHANGES PER COUNTY COMMENTS
2	6/17/17	CHANGES PER COUNTY COMMENTS

SCALE: MEASURED DIMENSIONS ON ALL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



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WINSTON PARK
 3908 W 1800 S
 WEBER COUNTY, UTAH

PROJECT NO. 1607138
UTILITY PLAN
 CUP.01
 4 OF 6

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BENCHMARK
WEST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
ELEVATION: 4319.46'
DATUM: NAVD88 (PER SALT LAKE COUNTY TIE SHEET)

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STORM DRAINAGE CALCULATIONS DRAINAGE AREA #1 Rational Method (Q=CIA)

Area Identification (A)	Rational Coefficient (C)	C*A
*Roof = 117,500	0.9	105750 S.F.
**Pavement = 161,425	0.9	145283 S.F.
Landscaping = 355,828	0.2	71166 S.F.
Sum:		322198 S.F.

NOAA ATLAS 14 - 100 YEAR STORM					
Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed (cu.ft.)	Volume to Detain (cu.ft.)
15	4.560	1.14	30609	1311	29297
30	3.070	1.54	41215	2623	38592
60	1.900	1.90	51015	5246	45769
120	1.090	2.18	58533	10492	48041
180	0.750	2.25	60412	15738	44674
360	0.414	2.48	66695	31475	35220
720	0.254	3.05	81838	62951	18888
1440	0.143	3.43	92149	125901	0

* Assumed 2,500 sq. ft. per home
** Assumed 400 sq. ft. per driveway

STORMWATER DETENTION:
Detention Pond 1
Volume = **50,741 cf**

Total Detention Volume : 50,741 cf
Is there enough existing storm water storage? 48,041 cf **YES**

STORM DRAINAGE CALCULATIONS DRAINAGE AREA #2 Rational Method (Q=CIA)

Area Identification (A)	Rational Coefficient (C)	C*A
*Roof = 22,500	0.9	20250 S.F.
**Pavement = 47,439	0.9	42695 S.F.
Landscaping = 85,633	0.2	17127 S.F.
Sum:		80072 S.F.

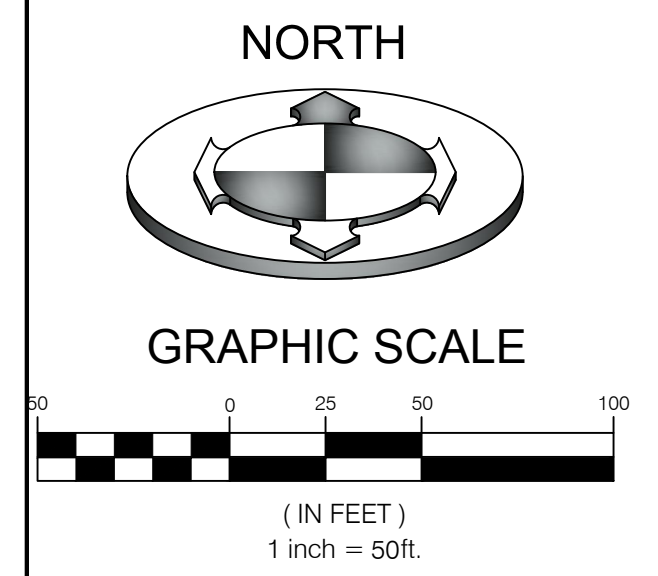
NOAA ATLAS 14 - 100 YEAR STORM					
Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed (cu.ft.)	Volume to Detain (cu.ft.)
15	4.560	1.14	7607	321	7285
30	3.070	1.54	10243	643	9600
60	1.900	1.90	12678	1286	11392
120	1.090	2.18	14546	2571	11975
180	0.750	2.25	15013	3857	11156
360	0.414	2.48	16575	7714	8861
720	0.254	3.05	20338	15429	4910
1440	0.143	3.43	22901	30857	0

* Assumed 2,500 sq. ft. per home
** Assumed 400 sq. ft. per driveway

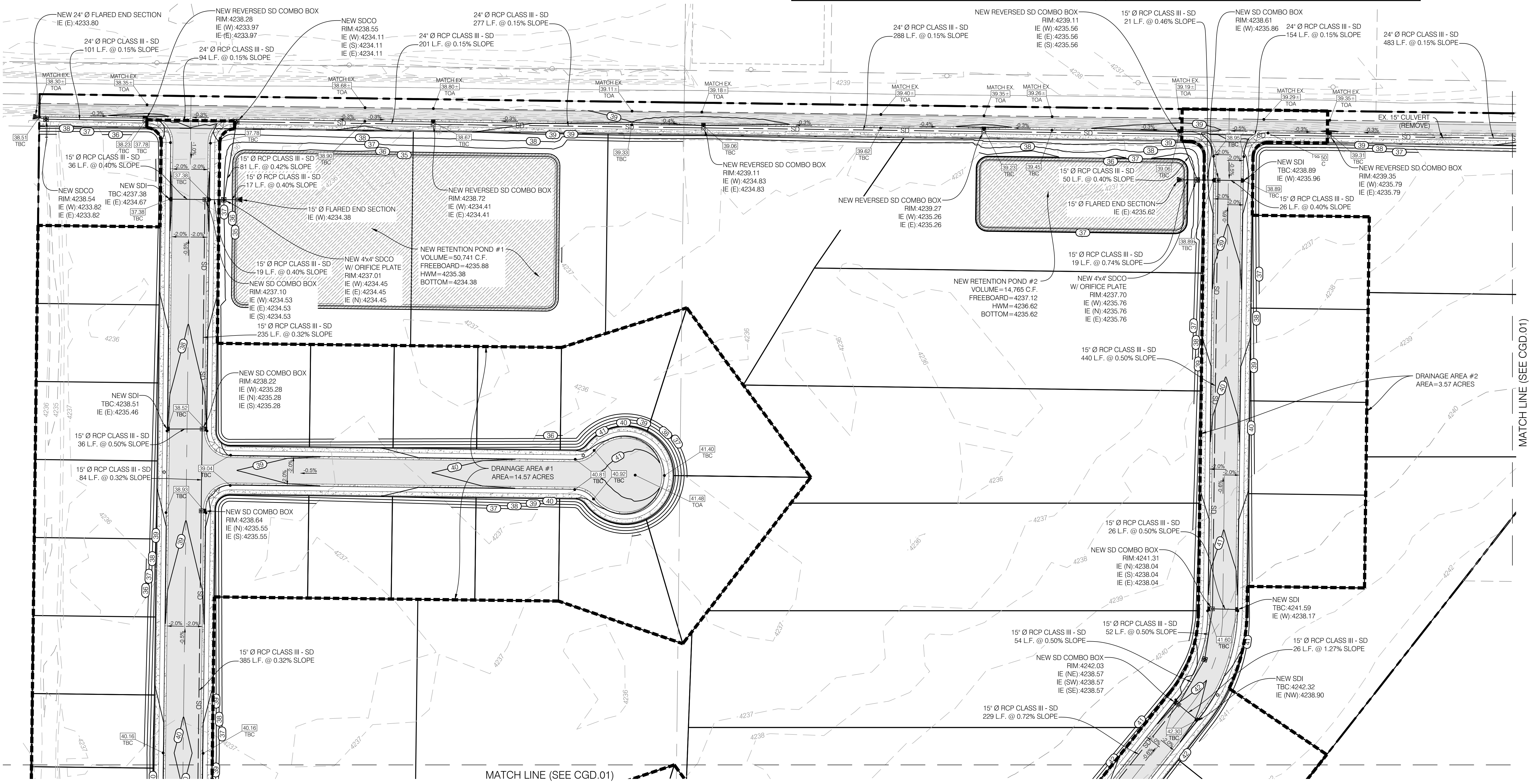
STORMWATER DETENTION:
Detention Pond 2
Volume = **14,765 cf**

Total Detention Volume : 14,765 cf
Is there enough existing storm water storage? 11,975 cf **YES**

NORTH



GRAPHIC SCALE
(IN FEET)
1 inch = 50ft.



DATE: 6/15/17
NO. 1
DESCRIPTION: CHANGES PER COUNTY COMMENTS
CHECKED BY: MCP
FIELD DRAWN: SURVEY
DATE: 4/11/2017
DWG. FILE: 1607138.rvt

SCALE MEASURES: HUNDREDS OF FEET SHEETS
AS NOTED ACCORDING TO REQUESTED SHEETS

PROFESSIONAL ENGINEER
No. 10360773
M. CHRIS POULSEN
STATE OF UTAH

BENCHMARK
ENGINEERING &
LAND SURVEYING
930 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
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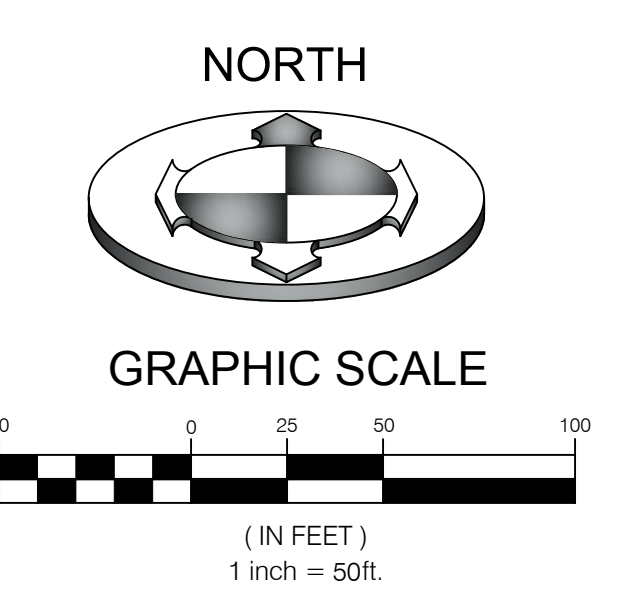
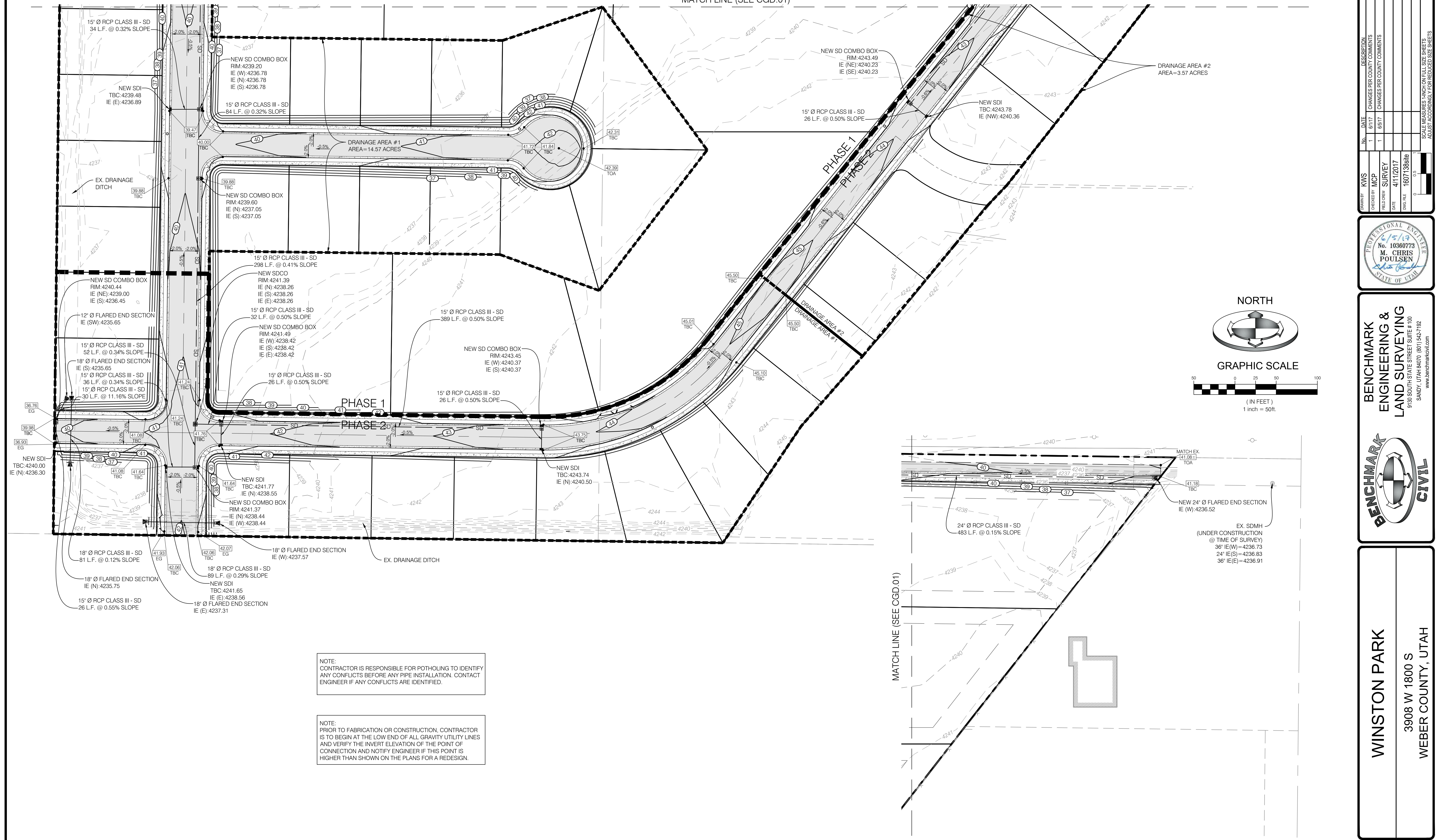
WINSTON PARK
3908 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 1607138

GRADING &
DRAINAGE
PLAN

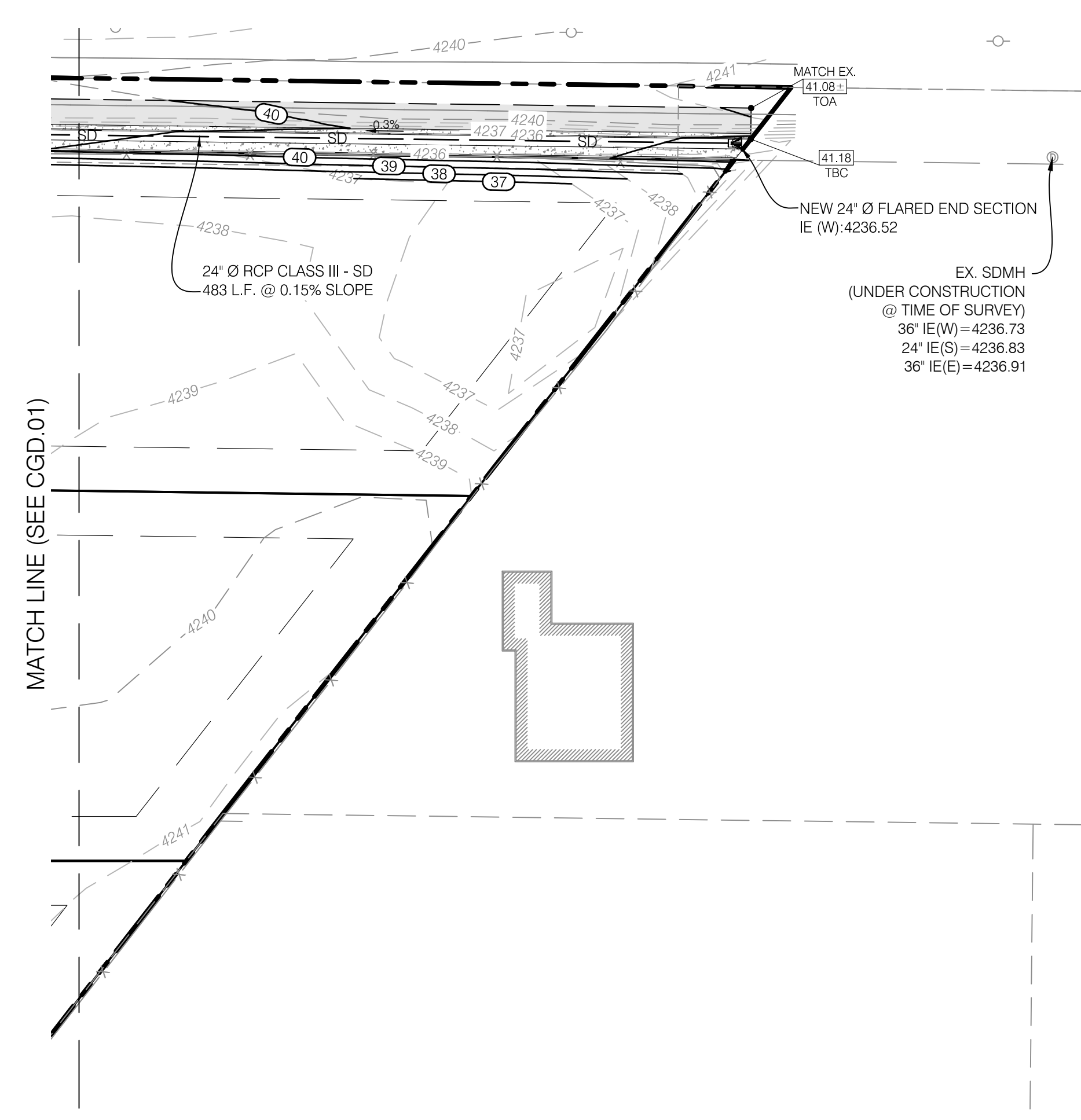
CGD.01
5 OF 6

MATCH LINE (SEE CGD.01)



NOTE:
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NOTE:
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BENCHMARK:
WEST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
ELEVATION: 4319.46'
DATUM: NAVD88 (PER SALT LAKE COUNTY TIE SHEET)

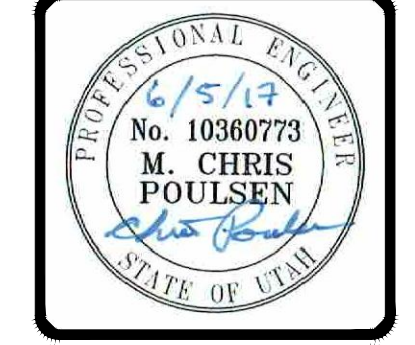
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UTILITY NOTIFICATION CENTER

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NO.	DATE	DESCRIPTION
1	6/11/17	CHANGES PER COUNTY COMMENTS
2	6/17/17	CHANGES PER COUNTY COMMENTS
3	4/11/2017	SURVEY
		DATE
		DWG. FILE
		16071388.tif

SCALE: MEASUREMENTS SHOWN ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



BENCHMARK
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WINSTON PARK
3908 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 1607138

**GRADING &
DRAINAGE
PLAN**

CGD.01
6 OF 6