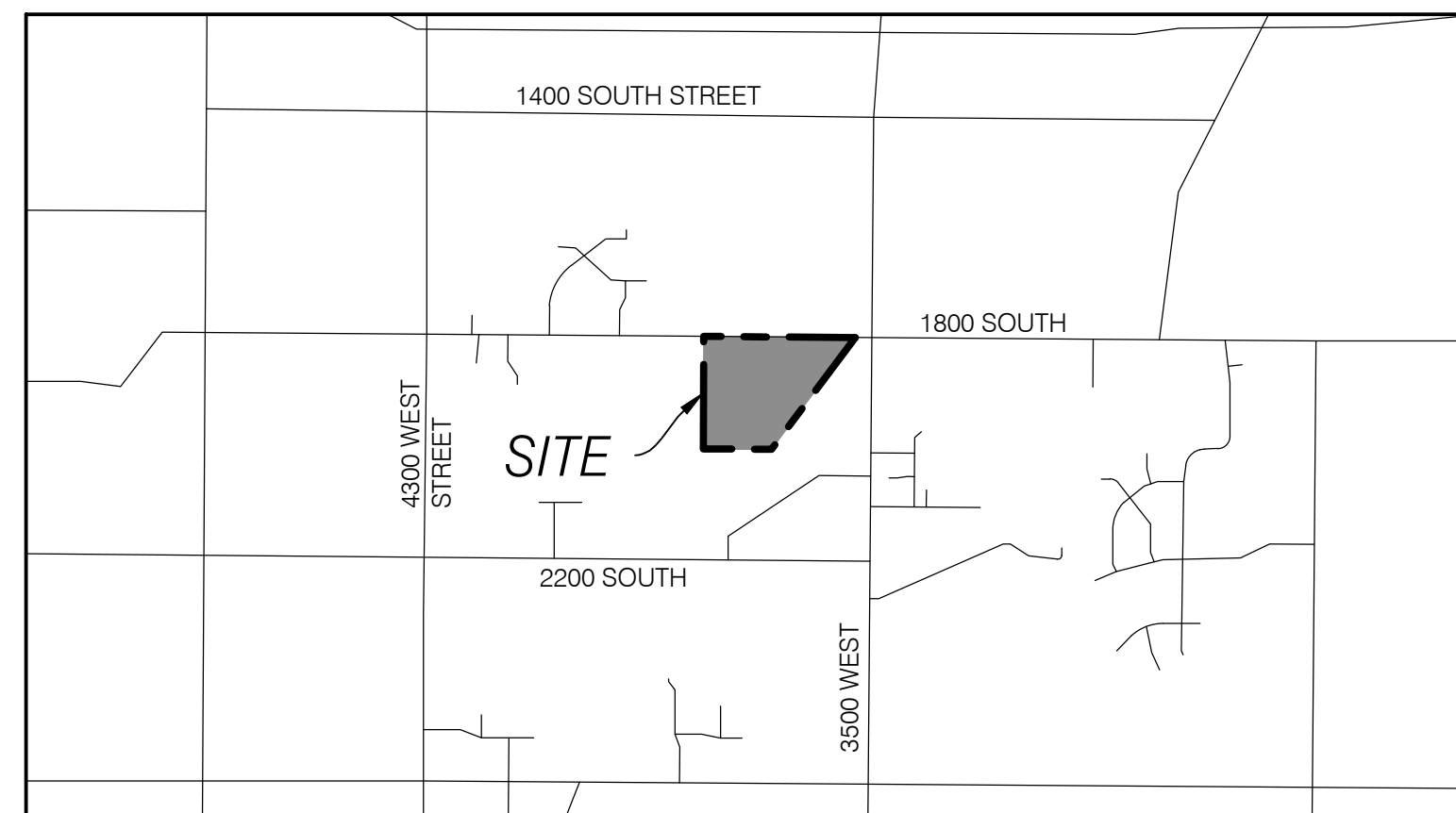
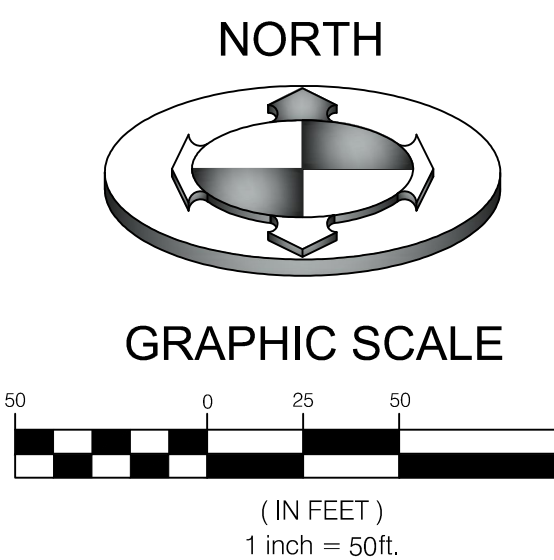


OWNER/DEVELOPER:  
 RICE ASSET MANAGEMENT, LLC  
 JAY RICE  
 4968 HOLLADAY PINES COURT  
 HOLLADAY, UT 84117  
 801-633-3994  
 Jrrice2014@gmail.com

# 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



VICINITY MAP  
 N.T.S.

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

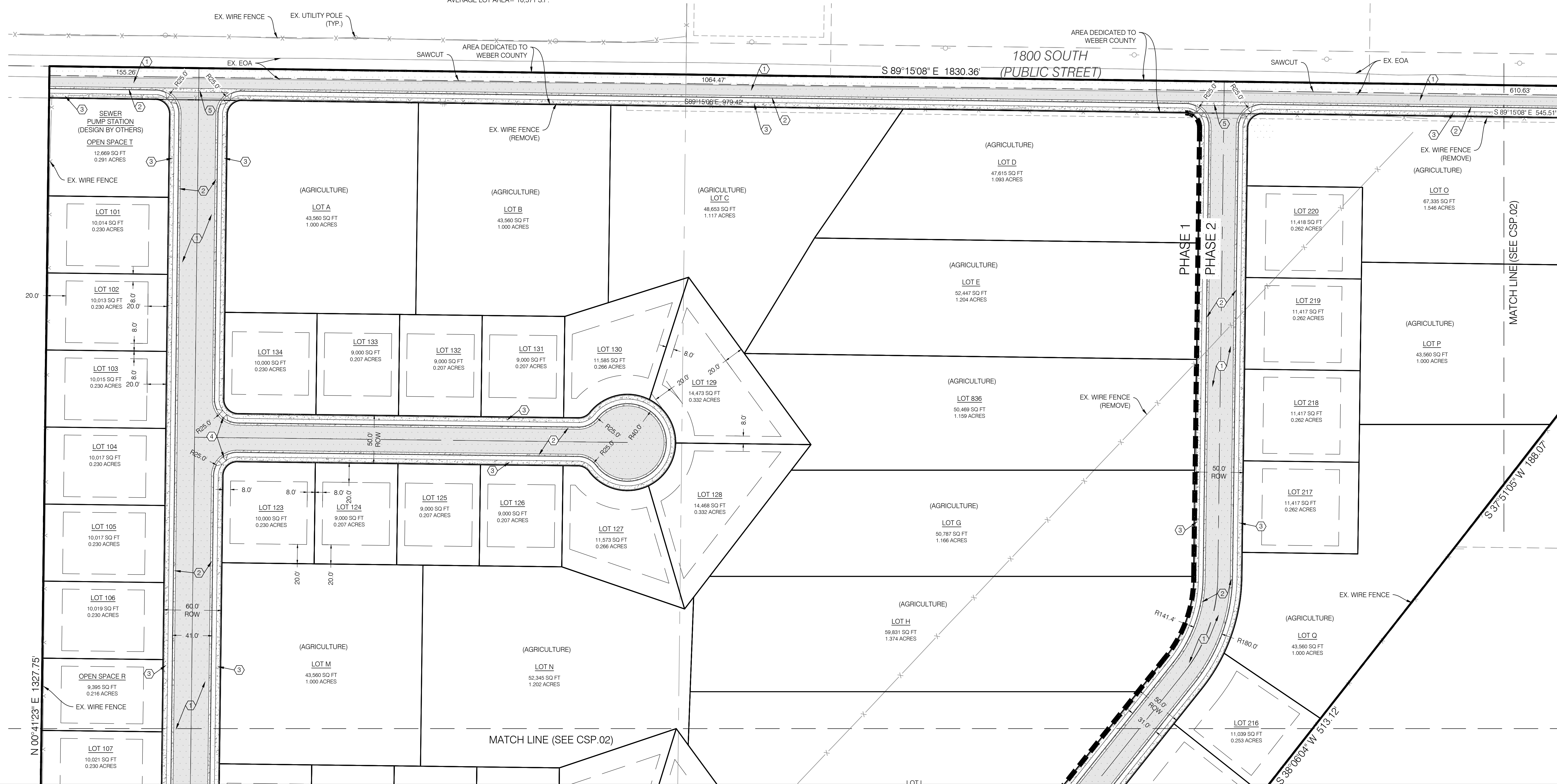
AVERAGE LOT AREA= 10,571 S.F.

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

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PROFESSIONAL ENGINEER  
 No. 9535281  
 DANIEL P. BOURQUE  
 4-5-17  
 STATE OF UTAH

PROJECT NO. 1607138

DATE 4/5/2017

FILE 1607138.tif

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

BENCHMARK  
 CIVIL

BENCHMARK  
 ENGINEERING &  
 LAND SURVEYING

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 930 SOUTH STATE STREET SUITE # 100  
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WINSTON PARK  
 3908 W 1800 S  
 WEBER COUNTY, UTAH

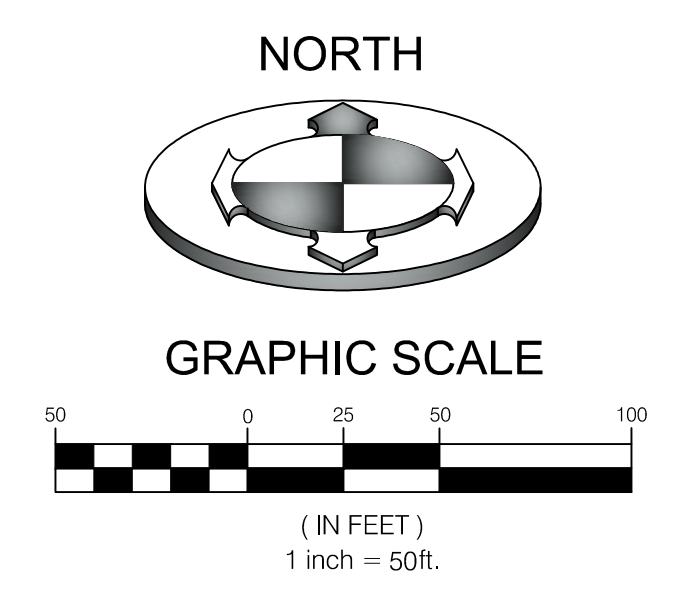
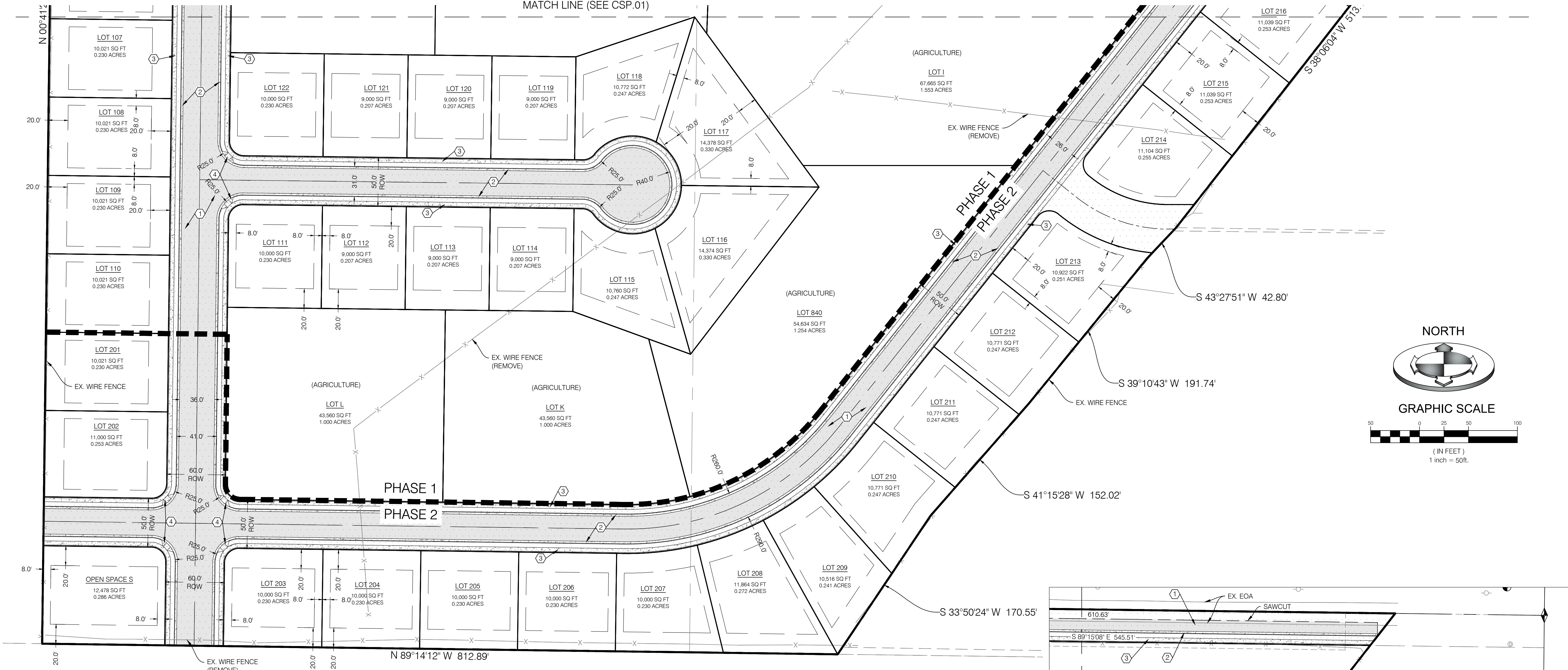
PROJECT NO. 1607138

SITE PLAN

CSP.01  
 1 OF 6



MATCH LINE (SEE CSP.01)



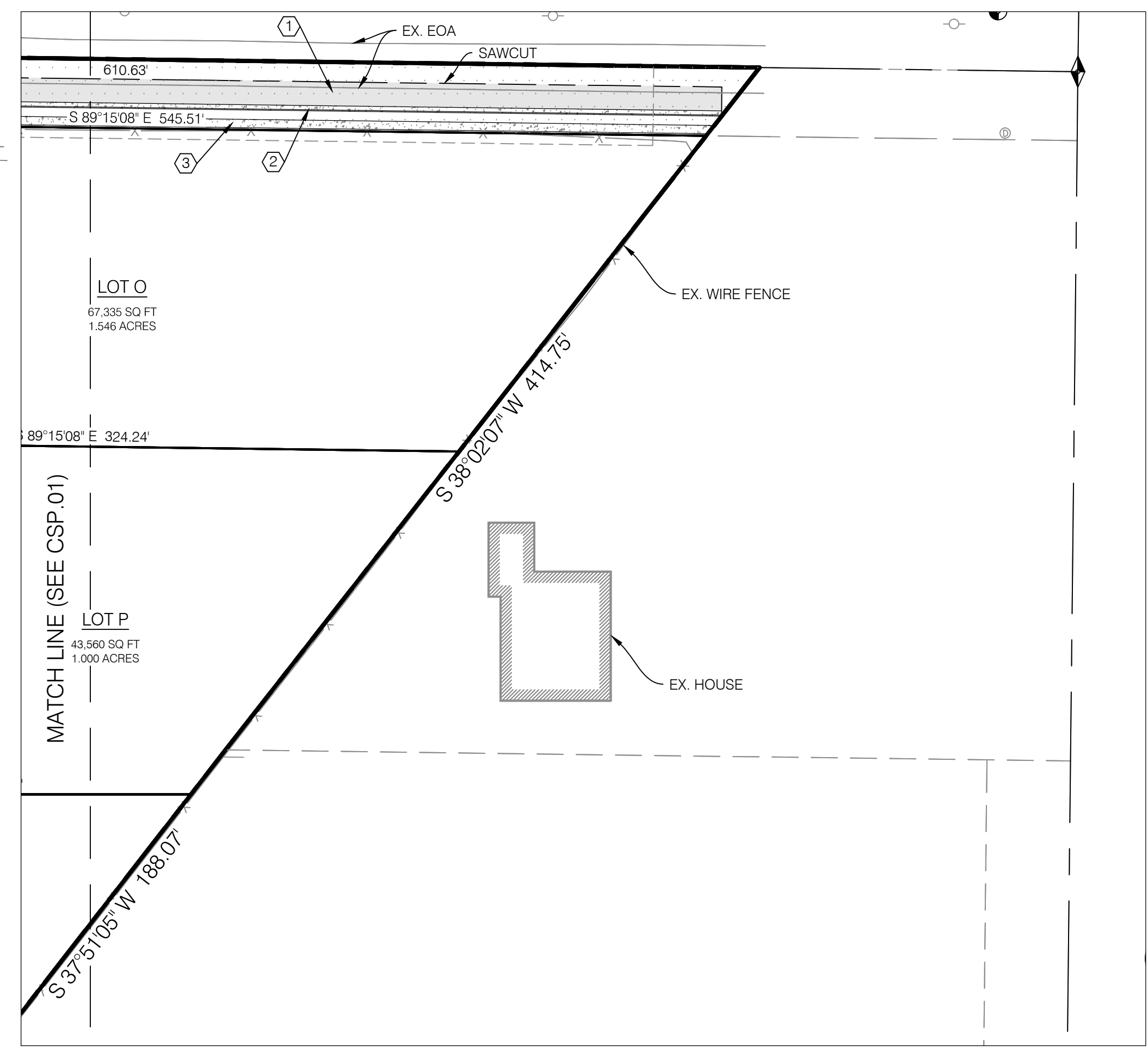
**ZONE=A-1**

BONUS DENSITY TABLE		
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R.O.W. AREA	236,527	
MAXIMUM 40,000 S.F. LOTS	36	
APPLICABLE ITEMS	% DENSITY BONUS	ADDITIONAL LOTS
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g. AGRICULTURE	15	5.4
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<b>TOTAL BONUS</b>	<b>50</b>	<b>18</b>
<b>TOTAL PROPOSED LOTS</b>	<b>54</b>	

AREA TABLE		
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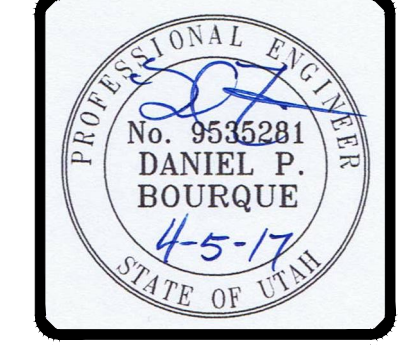
AVERAGE LOT AREA= 10,571 S.F.

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

DRAWN BY: KVIS  
 CHECKED BY: DPB  
 FIELD DRAWN: SURVEY  
 DATE: 4/5/2017  
 DWG. FILE: 1607138.sfb



**BENCHMARK ENGINEERING & LAND SURVEYING**  
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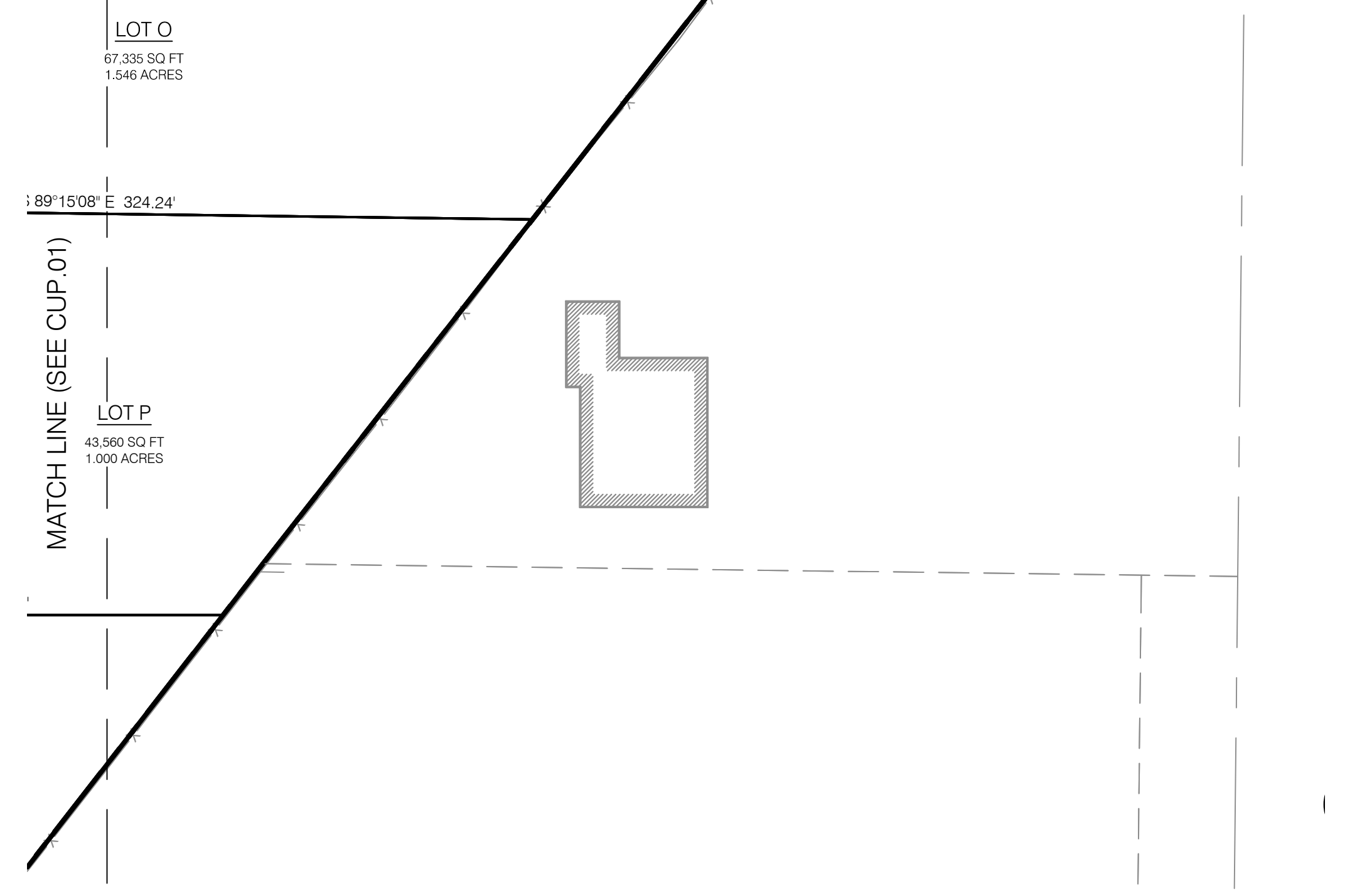
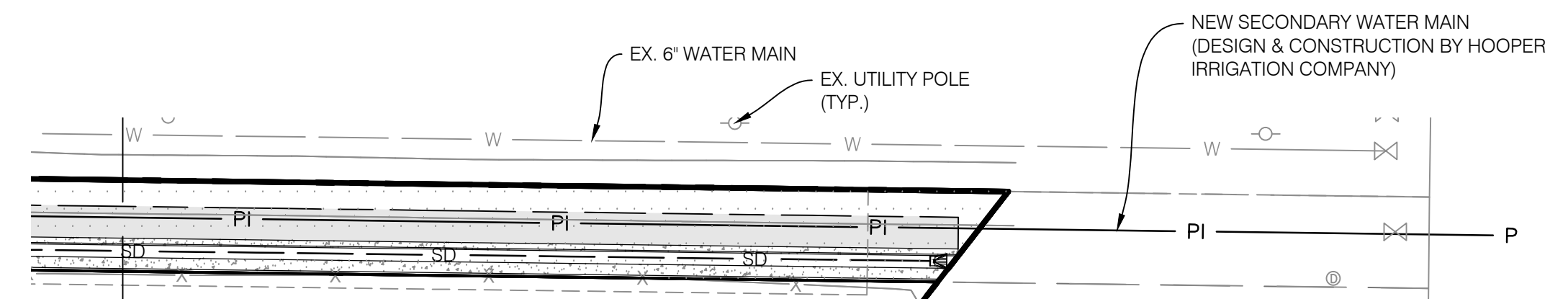
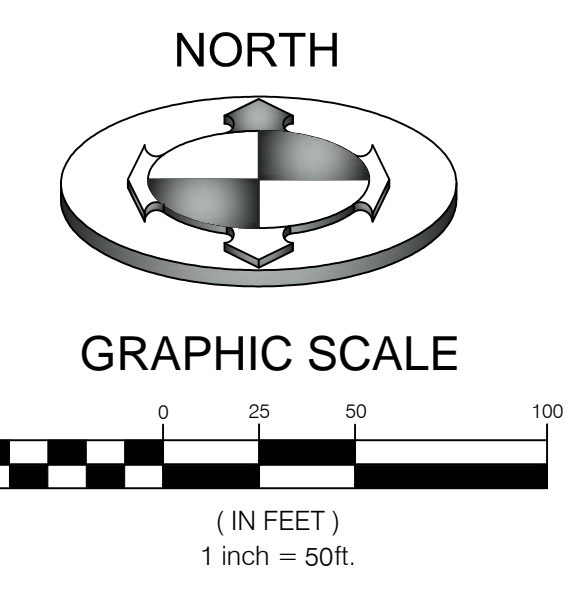
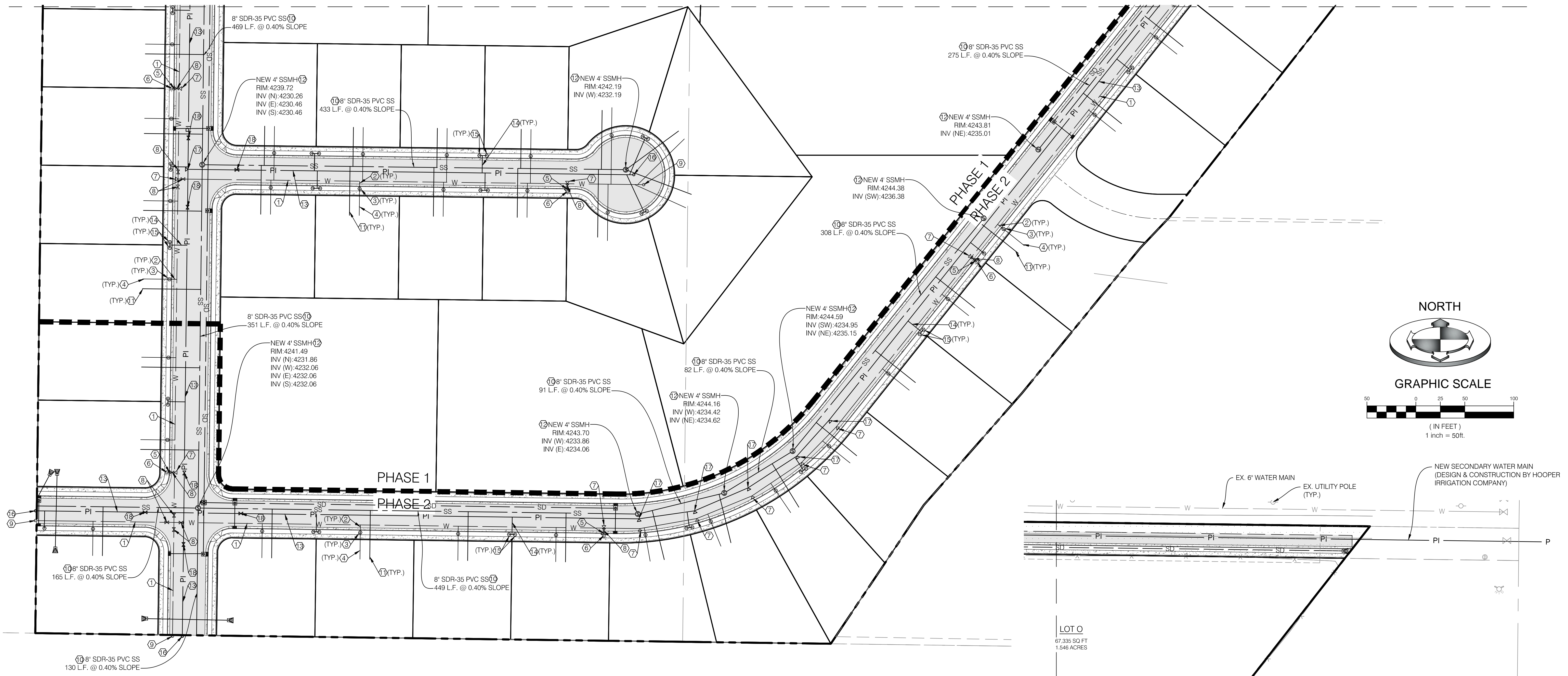
**WINSTON PARK**  
 3908 W 1800 S  
 WEBER COUNTY, UTAH







MATCH LINE (SEE CUP.01)

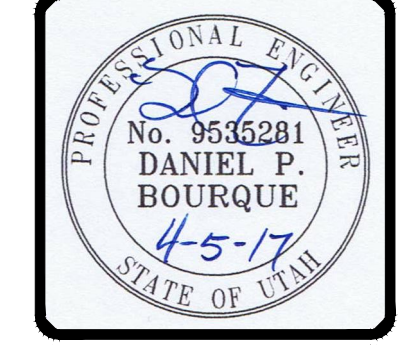


CONSTRUCTION KEY NOTES REFERENCE	
NO.	DESCRIPTION
①	8" PVC C-900 CULLINARY WATER MAIN
②	3/4" TYPE K COPPER WATER SERVICE LINE
③	3/4" WATER METER PER APWA #521
④	3/4" POLY WATER SERVICE LINE
⑤	6" PVC C-900 FIRELINE
⑥	FIRE HYDRANT PER APWA #511
⑦	THRUST BLOCK PER APWA #561
⑧	GATE VALVE PER TAYLOR-WEST 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.

NO.	DATE	DESCRIPTION



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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.
<b>Sum:</b>		<b>322198 S.F.</b>

NOAA ATLAS 14 - 10 YEAR STORM					Allowable Discharge = 20 cfs/acre
Time (min)	Intensity (in/hr)	Rainfall (Inches)	Rainfall Excess (cu. ft.)	Allowed (cu. ft.)	Volume to Detain (cu. ft.)
15	2.040	0.51	13693	2623	11070
30	1.370	0.69	18392	5246	13146
60	0.850	0.85	22822	10492	12331
120	0.490	0.98	26313	20984	5329
180	0.355	1.07	28595	31475	0
360	0.225	1.35	36247	62951	0
720	0.142	1.70	45752	125901	0
1440	0.085	2.04	54774	251803	0

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

**STORMWATER DETENTION:**  
Detention Pond 1  
Volume = **15,147 cf**

**Total Detention Volume :** 15,147 cf  
Is there enough existing storm water storage? 13,146 cf **YES**

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

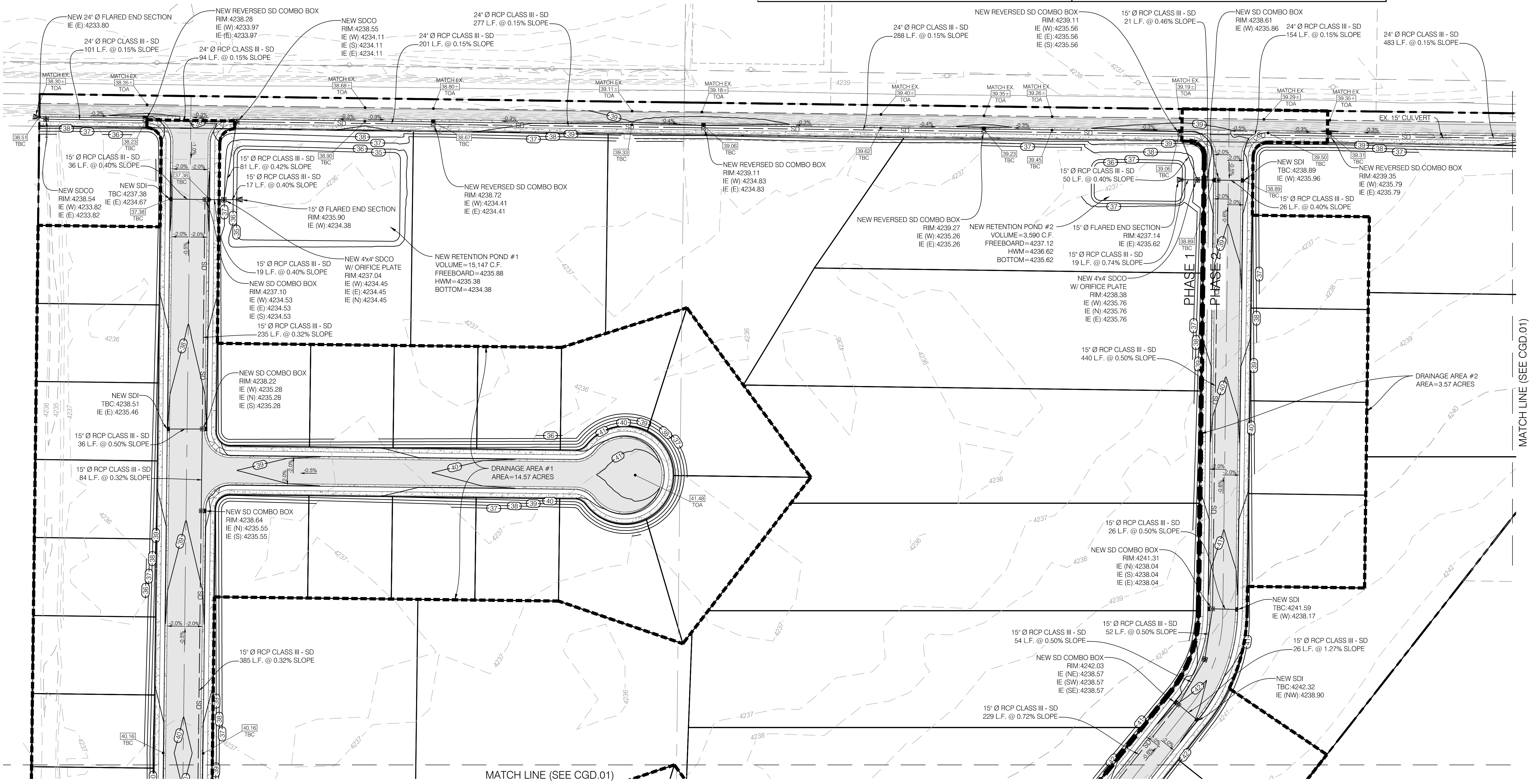
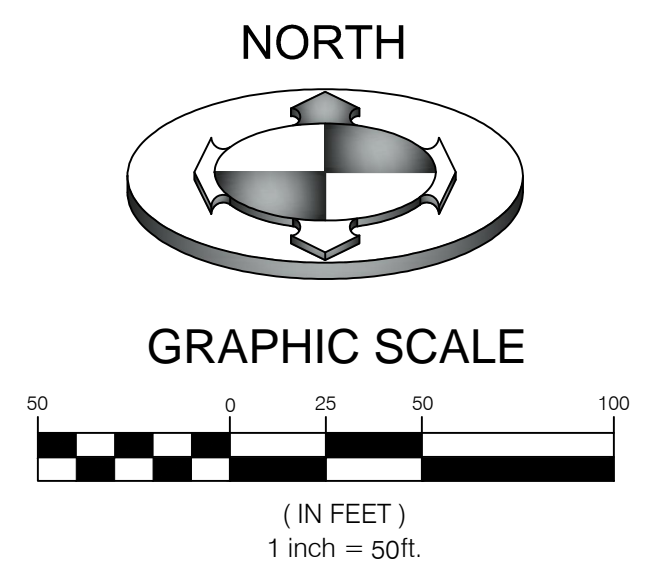
Area Identification (A)	Rational Coefficient (C)	C*A
*Roof = 22,500	0.9	20250 S.F.
**Pavement = 47,439	0.9	42695 S.F.
Landscaping = 85,633	0.2	17127 S.F.
<b>Sum:</b>		<b>80072 S.F.</b>

NOAA ATLAS 14 - 10 YEAR STORM					Allowable Discharge = 20 cfs/acre
Time (min)	Intensity (in/hr)	Rainfall (Inches)	Rainfall Excess (cu. ft.)	Allowed (cu. ft.)	Volume to Detain (cu. ft.)
15	2.040	0.51	3403	613	2790
30	1.370	0.69	4571	1286	3285
60	0.850	0.85	5672	2571	3100
120	0.490	0.98	6539	5143	1396
180	0.355	1.07	7106	7714	0
360	0.225	1.35	9008	15429	0
720	0.142	1.70	11370	30857	0
1440	0.085	2.04	13612	61715	0

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

**STORMWATER DETENTION:**  
Detention Pond 2  
Volume = **3,590 cf**

**Total Detention Volume :** 3,590 cf  
Is there enough existing storm water storage? 3,285 cf **YES**



PROJECT NO. 1607138

DATE 4-5-2017

SCALE MEASURES: HORIZONTAL SIZE SHEETS AS SHOWN; VERTICAL AS NOTED

NO. DATE

DESCRIPTION

DESIGNED BY: KV/S

DRAWN BY: DPB

CHECKED BY: SURVEY

DATE: 4/5/2017

FILE NO.: 1607138.dwg

PROJECT: WINSTON PARK

PROFESSIONAL ENGINEER  
No. 9535281  
DANIEL P. BOURQUE  
4-5-17  
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



