

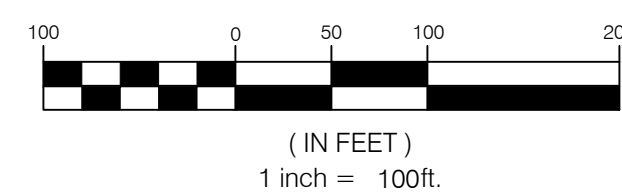
LEGEND

- WEBER COUNTY SECTION CORNER
LOT CORNER (SET 3/4 REBAR AND CAP)
BOUNDARY CORNER (SET 3/4 REBAR AND CAP)
P.U.E. PUBLIC UTILITY EASEMENT
STREET MON. (TO BE CONST.)
SECTION LINE
BOUNDARY LINE
LOT LINE
STREET CENTERLINE
EASEMENT LINE
RIGHT OF WAY LINE

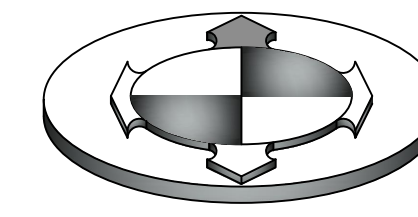
WINSTON PARK SUBDIVISION
CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
APRIL 2017

GRAPHIC SCALE

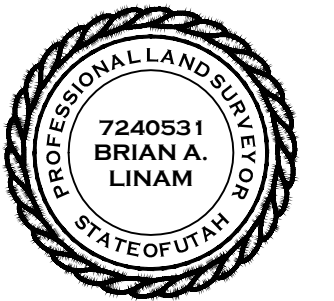


NORTH



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HOLD CERTIFICATE NO. 7240531...



WINSTON PARK SUBDIVISION

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EXISTING FENCE LINE EXTENDED DEFINED AS THE WESTERLY BANK OF A SLOUGH BE PREVIOUS SURVEYS, SAID POINT BEING NORTH 89°15'08" WEST ALONG THE SECTION LINE 152.35 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID EXISTING FENCE AND WESTERLY BANK OF SAID SLOUGH THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 38°02'07" WEST 414.75 FEET...

CONTAINS 40.259 ACRES

54 RESIDENTIAL LOTS, 17 AGRICULTURE LOTS AND 3 COMMON AREAS

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT, WINSTON PARK SUBDIVISION, AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND ROADS INTENDED FOR PUBLIC USE AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS...

AND DO ALSO GRANT AND CONVEY TO THE SUBDIVISION LOT OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO THE COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

SIGNED THIS ___ DAY OF ___, 2017

WINSTON PARK SUBDIVISION

ACKNOWLEDGMENT

State of } s.s.
County of }

ON THE ___ DAY OF ___, 20___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, OF THE ABOVE OWNERS DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME ___ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

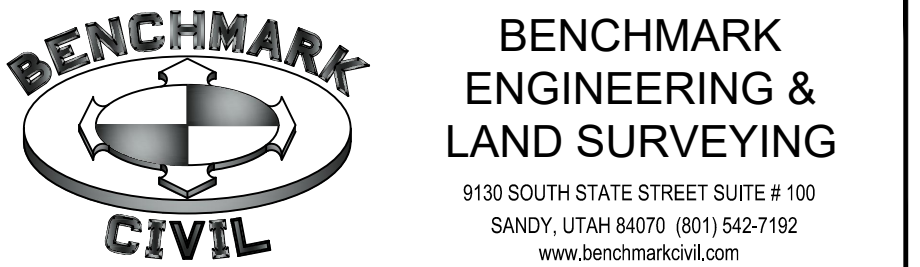
MY COMMISSION NUMBER: ___ NOTARY PUBLIC (PRINT NAME) ___

MY COMMISSION EXPIRES: ___ NOTARY PUBLIC RESIDING IN ___ COUNTY

WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH

OWNER / DEVELOPER:
NAME: JAY RICE
RICE ASSET MANAGEMENT, LLC
TELEPHONE: (801) 633-3994
ADDRESS: 4968 HOLLADAY PINES CT. HOLLADAY, UT 84117
JRRICE2014@GMAIL.COM



Needs to meet County standards.

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS OF RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS ___ DAY OF ___, 2017

SIGNATURE

WEBER COUNTY PLANNING COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY, PLANNING COMMISSION ON THE ___ DAY OF ___, 2017

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS ___ DAY OF ___, 2017

SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS ___ DAY OF ___, 2017

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS ___ DAY OF ___, 2017

SIGNATURE

WEBER COUNTY RECORDER

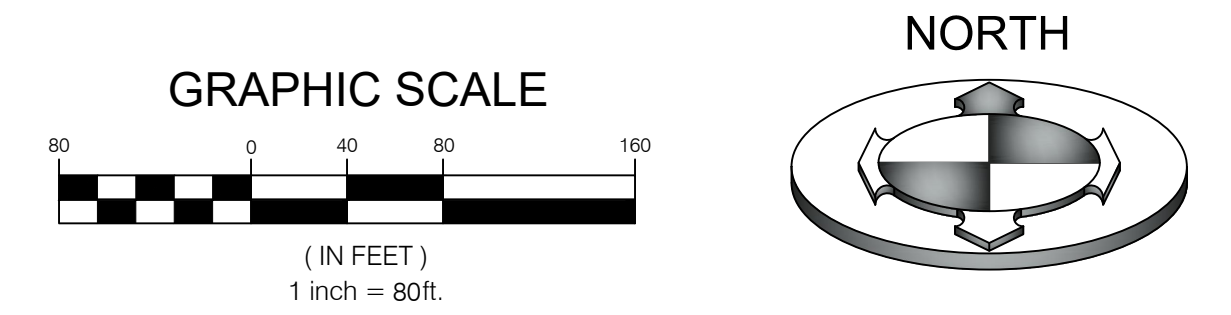
ENTRY NO. ___
FEE PAID ___
FILED FOR RECORD AND RECORDED AT ___
BOOK ___ OF OFFICIAL RECORDS, PAGE ___
RECORDED FOR: ___

WEBER COUNTY RECORDER

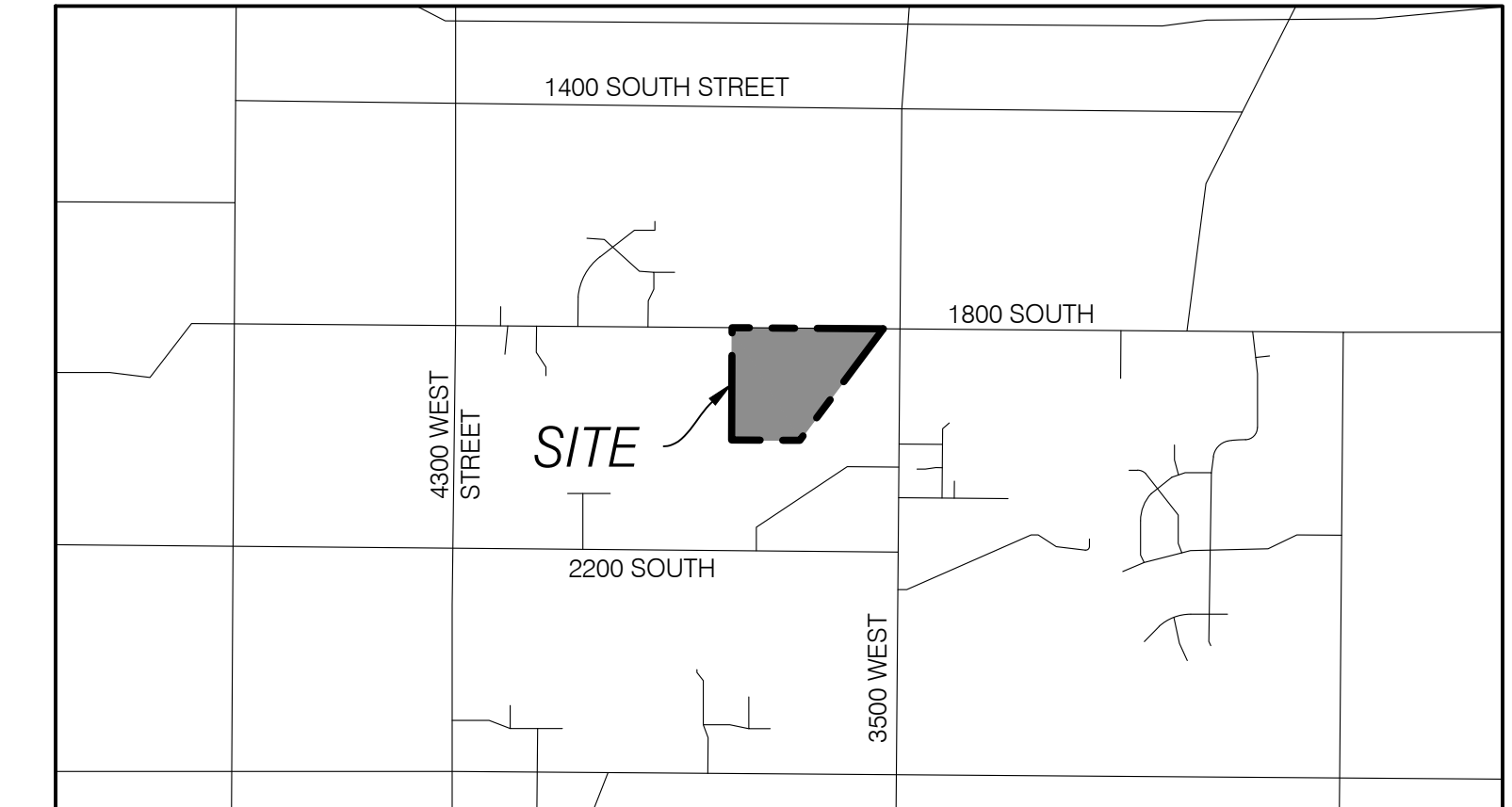
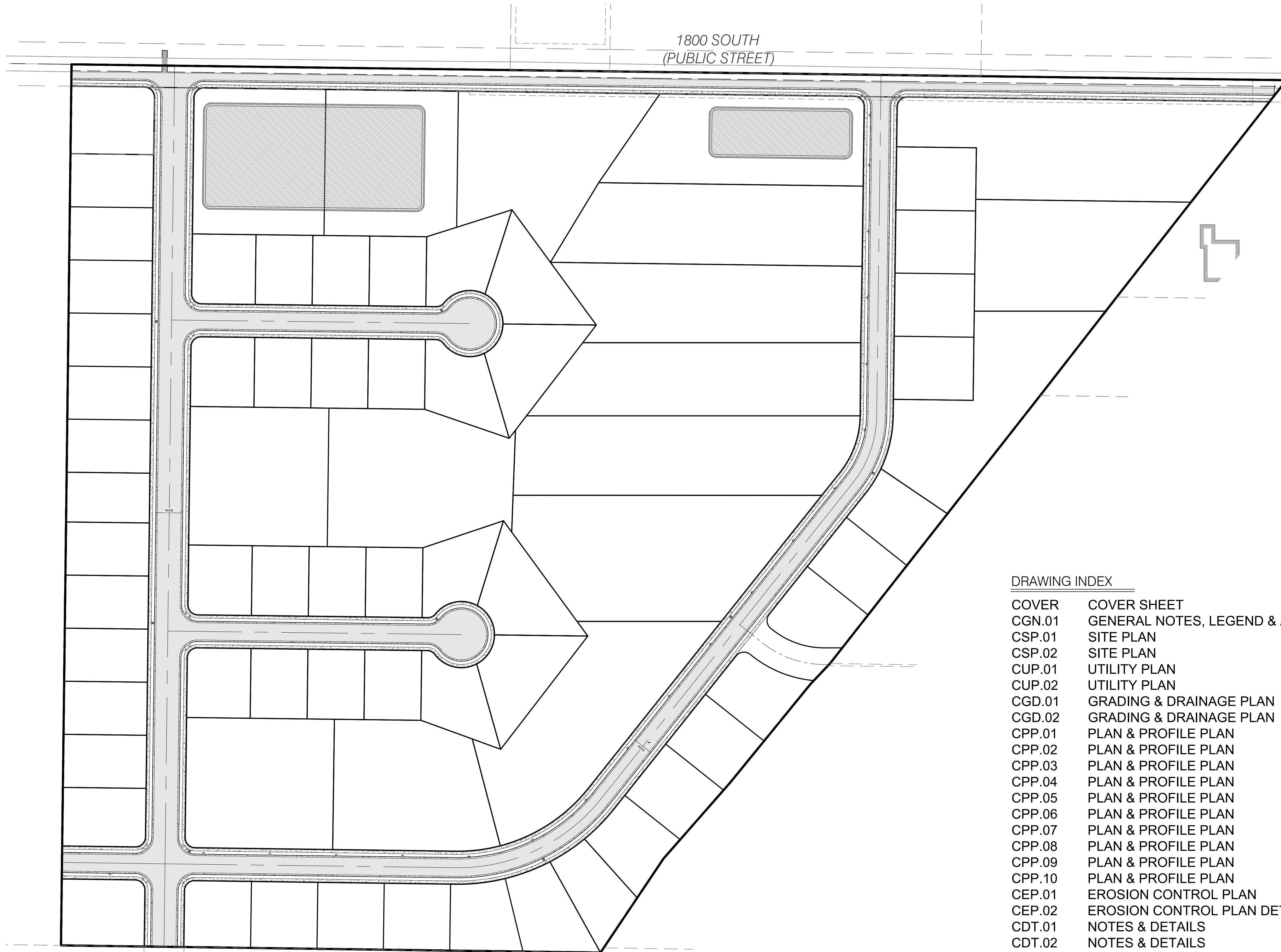
DEPUTY

WINSTON PARK

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
APRIL 2017



1800 SOUTH
(PUBLIC STREET)




VICINITY MAP
N.T.S

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

DRAWING INDEX

| | |
|--------|--------------------------------------|
| COVER | COVER SHEET |
| CGN.01 | GENERAL NOTES, LEGEND & ABBREVIATION |
| CSP.01 | SITE PLAN |
| CSP.02 | SITE PLAN |
| CUP.01 | UTILITY PLAN |
| CUP.02 | UTILITY PLAN |
| CGD.01 | GRADING & DRAINAGE PLAN |
| CGD.02 | GRADING & DRAINAGE PLAN |
| CPP.01 | PLAN & PROFILE PLAN |
| CPP.02 | PLAN & PROFILE PLAN |
| CPP.03 | PLAN & PROFILE PLAN |
| CPP.04 | PLAN & PROFILE PLAN |
| CPP.05 | PLAN & PROFILE PLAN |
| CPP.06 | PLAN & PROFILE PLAN |
| CPP.07 | PLAN & PROFILE PLAN |
| CPP.08 | PLAN & PROFILE PLAN |
| CPP.09 | PLAN & PROFILE PLAN |
| CPP.10 | PLAN & PROFILE PLAN |
| CEP.01 | EROSION CONTROL PLAN |
| CEP.02 | EROSION CONTROL PLAN DETAILS |
| CDT.01 | NOTES & DETAILS |
| CDT.02 | NOTES & DETAILS |
| CDT.03 | NOTES & DETAILS |
| CDT.04 | NOTES & DETAILS |

CIVIL CONSTRUCTION PLANS

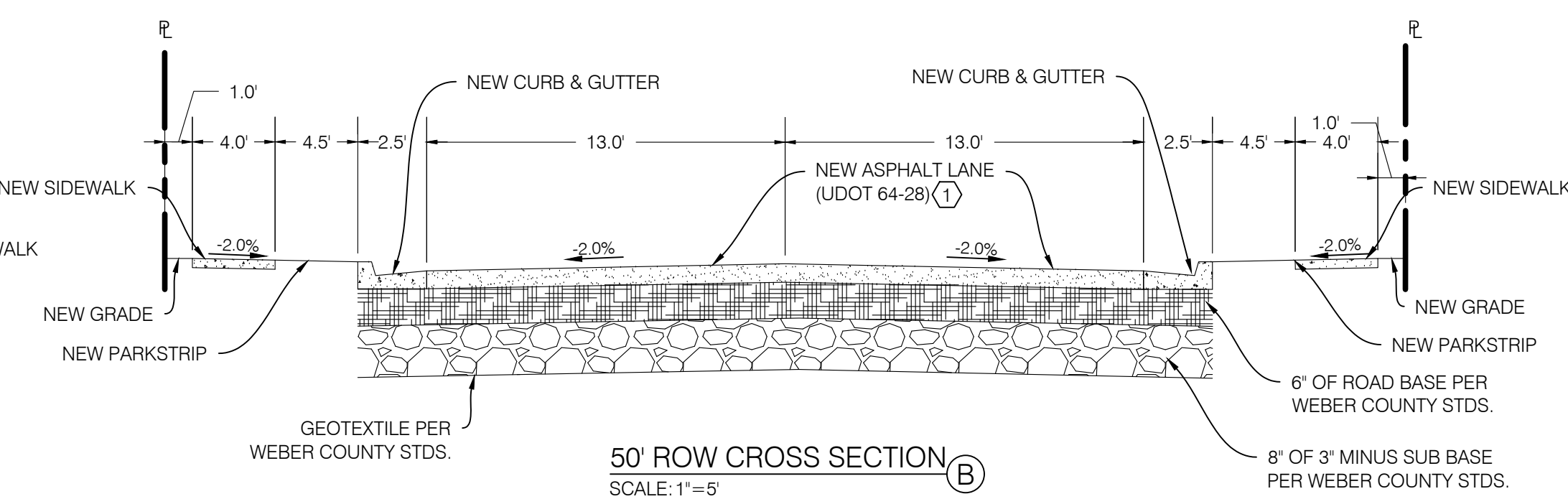
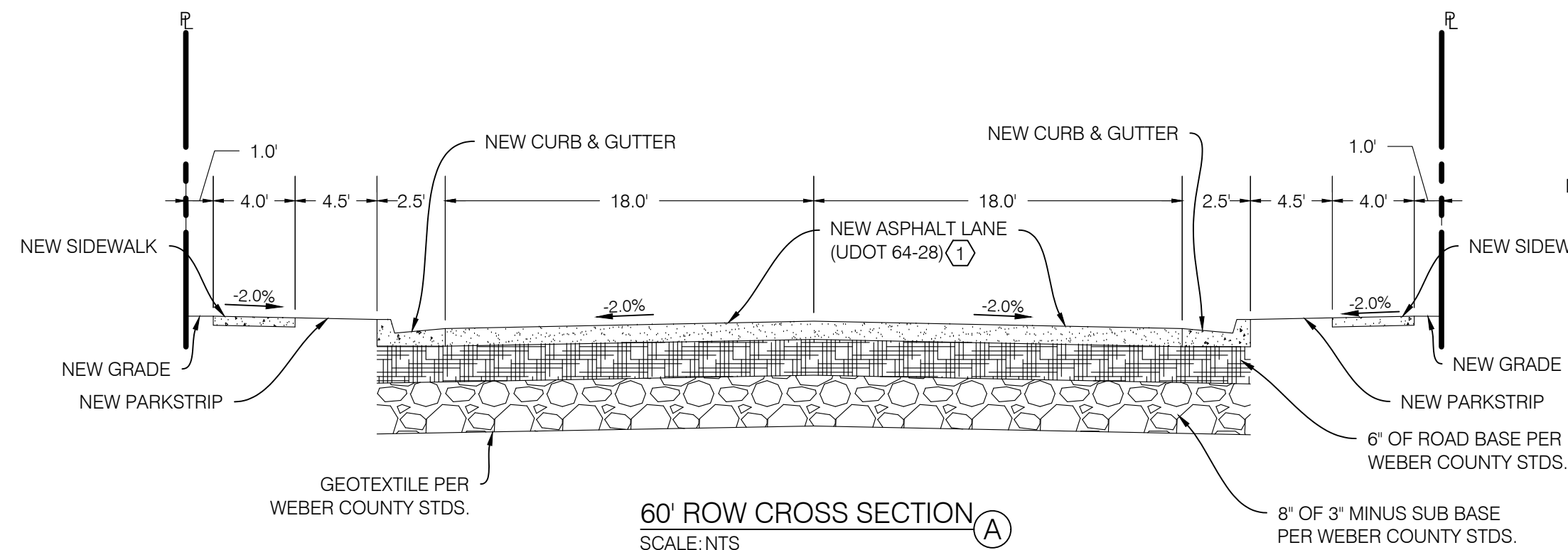
| | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---------------------------------------|---------------------------------|--------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|--------------------|---------------------|----------------------------|---|----------|-----------------------------|---|----------|-----------------------------|--|--|--|--|--|
|  | BENCHMARK ENGINEERING & LAND SURVEYING <small>9130 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com</small> | | <small>PROJECT NO.</small> 1607138 | | | | | | | | | | | | | | | | | | | | |
| | <small>WINSTON PARK 3701 WEST 1800 SOUTH WEST WEBER, UTAH</small> | <table border="1"> <tr> <td><small>DRAWN TJB</small></td> <td><small>DESIGNED DPS</small></td> <td><small>CHECKED DPS</small></td> </tr> <tr> <td><small>DATE: 06/28/2017</small></td> <td><small>DATE: 06/28/2017</small></td> <td><small>DATE: 06/28/2017</small></td> </tr> </table> | <small>DRAWN TJB</small> | <small>DESIGNED DPS</small> | <small>CHECKED DPS</small> | <small>DATE: 06/28/2017</small> | <small>DATE: 06/28/2017</small> | <small>DATE: 06/28/2017</small> | <table border="1"> <tr> <td><small>No.</small></td> <td><small>DATE</small></td> <td><small>DESCRIPTION</small></td> </tr> <tr> <td>1</td> <td>10/31/17</td> <td>REVISED PER COUNTY COMMENTS</td> </tr> <tr> <td>2</td> <td>02/16/18</td> <td>REVISED PER COUNTY COMMENTS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | <small>No.</small> | <small>DATE</small> | <small>DESCRIPTION</small> | 1 | 10/31/17 | REVISED PER COUNTY COMMENTS | 2 | 02/16/18 | REVISED PER COUNTY COMMENTS | | | | | |
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| | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| COVER | | | 1 OF 24 | | | | | | | | | | | | | | | | | | | | |

ZONE=A-1

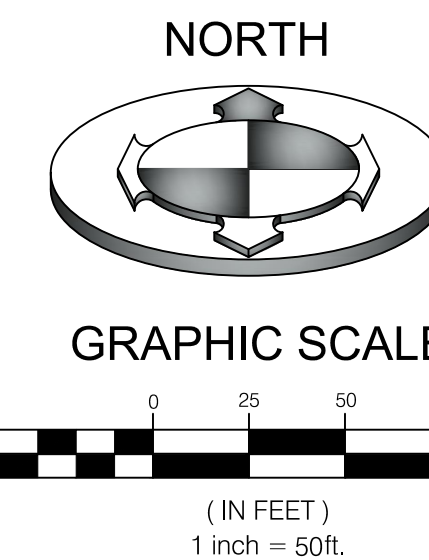
| BONUS DENSITY TABLE | | |
|-----------------------------|-----------------|-----------------|
| OVERALL AREA (S.F.) | 1,693,711 | |
| R.O.W. AREA | 236,527 | |
| MAXIMUM 40,000 S.F. LOTS | 36 | |
| APPLICABLE ITEMS | % DENSITY BONUS | ADDITIONAL LOTS |
| a. CLUSTER | 10 | 3.6 |
| b. ROADWAY LANDSCAPE/DESIGN | 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 | DETAIL |
| ① | ASPHALT PAVEMENT WITH GRANULAR BASE | 1/CDT.01 |
| ② | CONCRETE CURB AND GUTTER PER WEBER COUNTY PUBLIC STDS. SHEET 4 | 2/CDT.01 |
| ③ | SIDEWALK PER WEBER COUNTY PUBLIC STDS. SHEET 4 | 2/CDT.01 |
| ④ | ADA RAMP WITH GRAY CAST IN PLACE TRUNCATED DOME DETECTABLE WARNING SURFACE PER APWA #235.1 | 1/CDT.02 |
| ⑤ | 'NO PARKING' SIGN | |



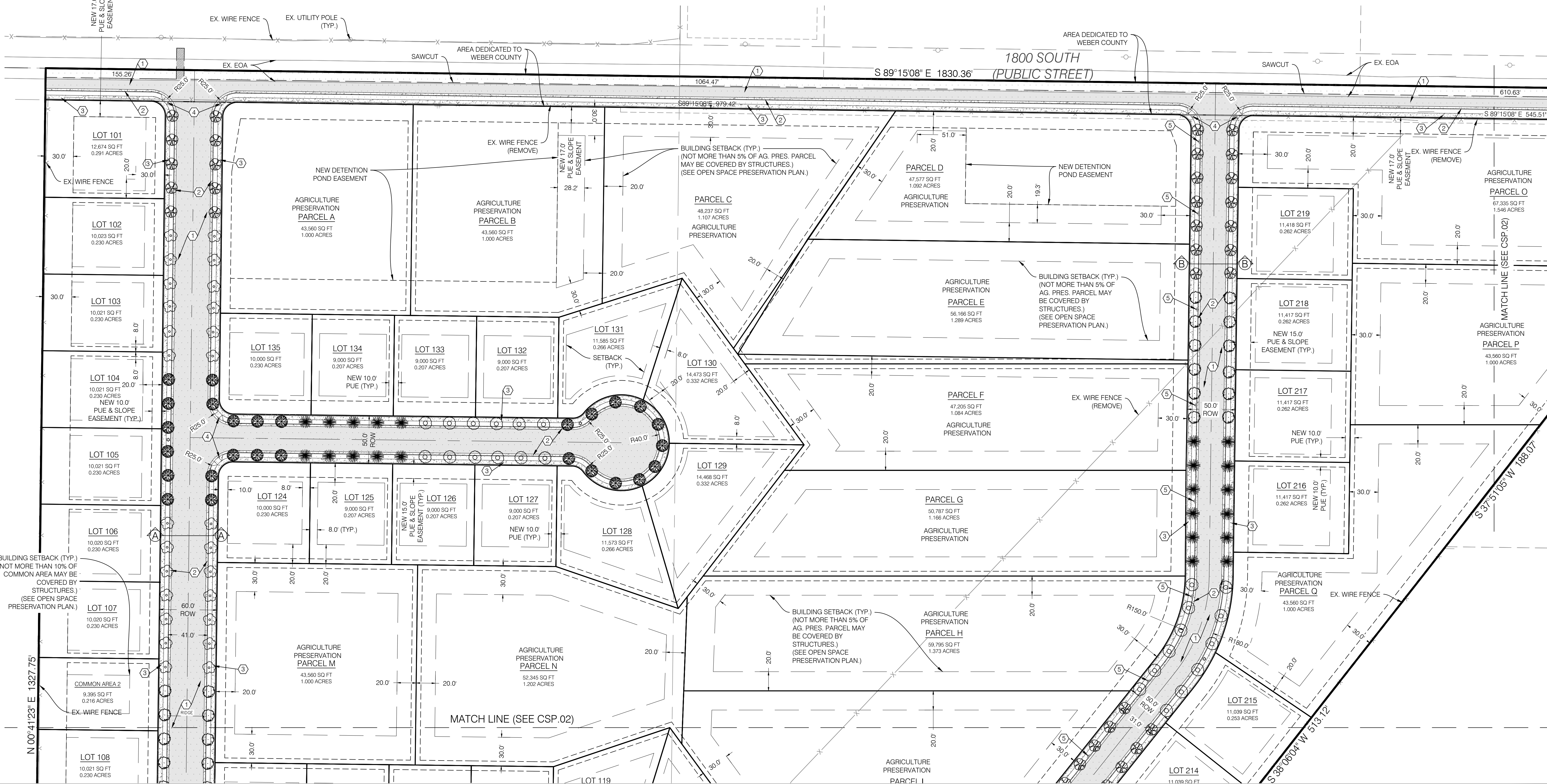
| TREE LEGEND | | |
|--|---------------------|--------|
| NO | TREE NAME | DETAIL |
| Ⓐ | FLOWERING PEAR | |
| Ⓑ | COLUMNAR GINKGO | |
| Ⓒ | ENGLISH HAWTHORN | |
| Ⓓ | WASHINGTON HAWTHORN | |
| Ⓔ | RED MAPLE | |
| Ⓕ | HEDGE MAPLE | |
| INSTALL ORGANIC ROOT BARRIER AT ALL TREE ROOT BALL LOCATIONS | | |



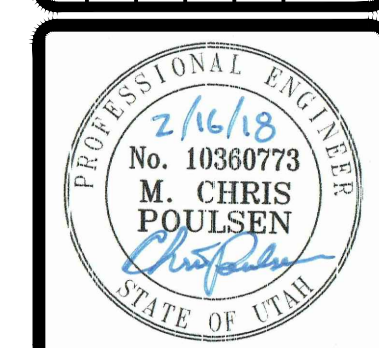
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www.bluestakes.org



| NO. | DATE | DESCRIPTION |
|--|----------|-----------------------------|
| 1 | 10/11/17 | REVISED PER COUNTY COMMENTS |
| 2 | 02/16/18 | REVISED PER COUNTY COMMENTS |
| PREPARED BY: MCP SURVEY DATE: 9/28/2017 PWS FILE: 1607138B16 | | |



BENCHMARK
CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING

9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

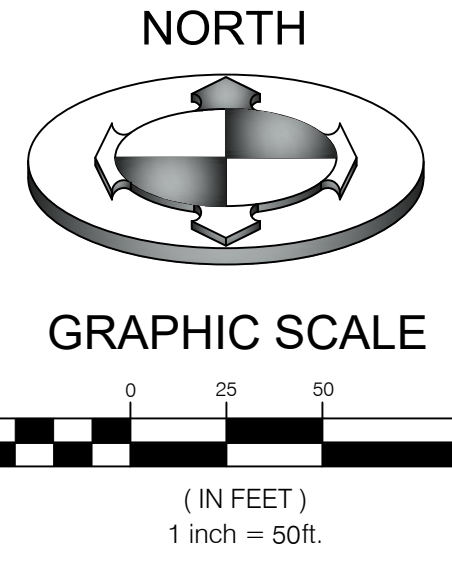
WINSTON PARK
3908 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO: 1607138

SITE PLAN

CSP.01
3 OF 24

MATCH LINE (SEE CSP.01)

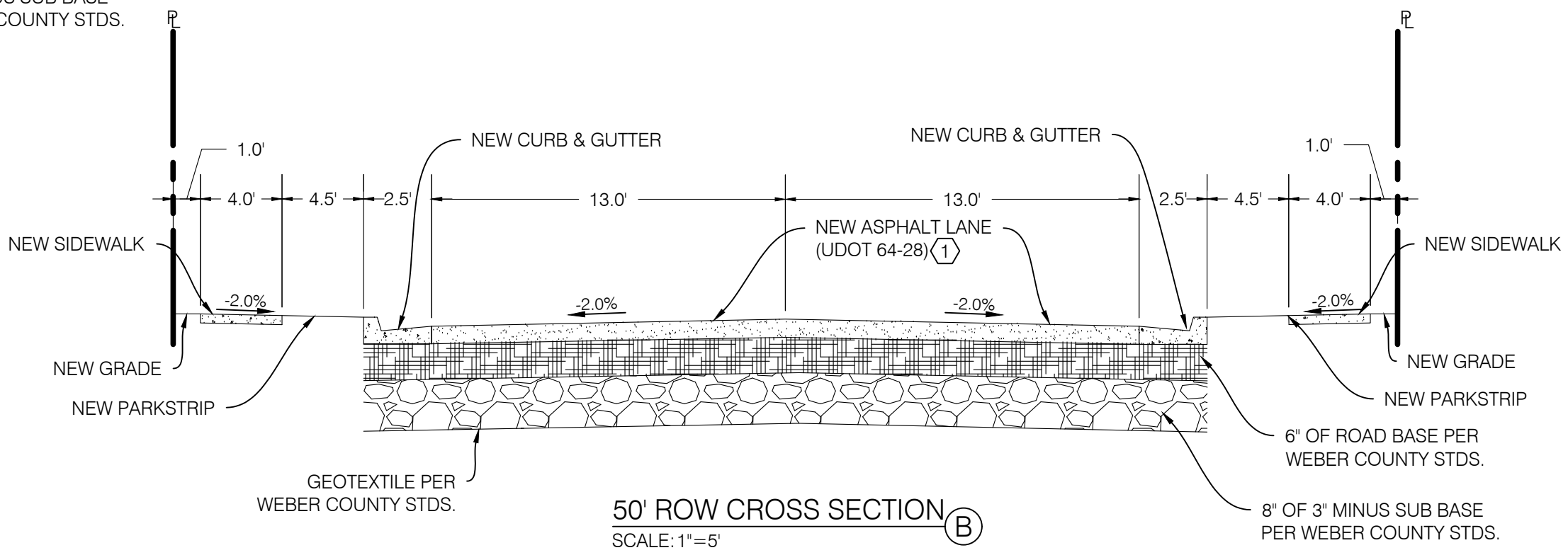
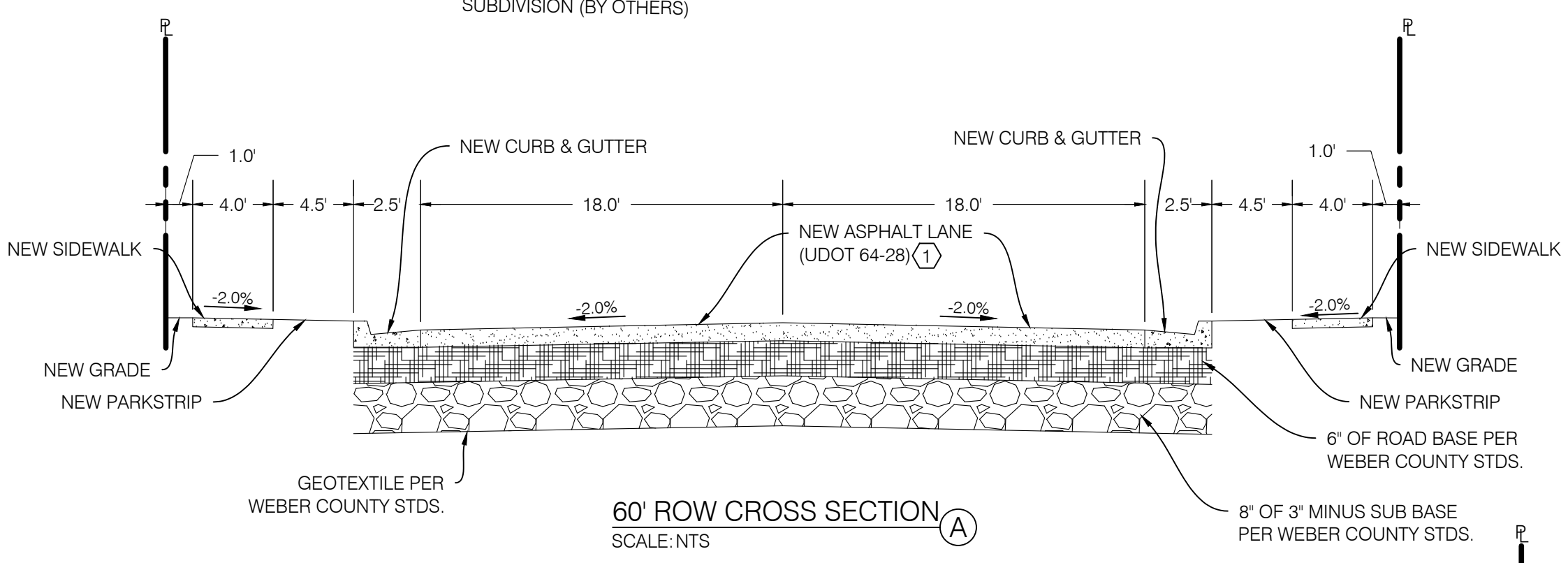
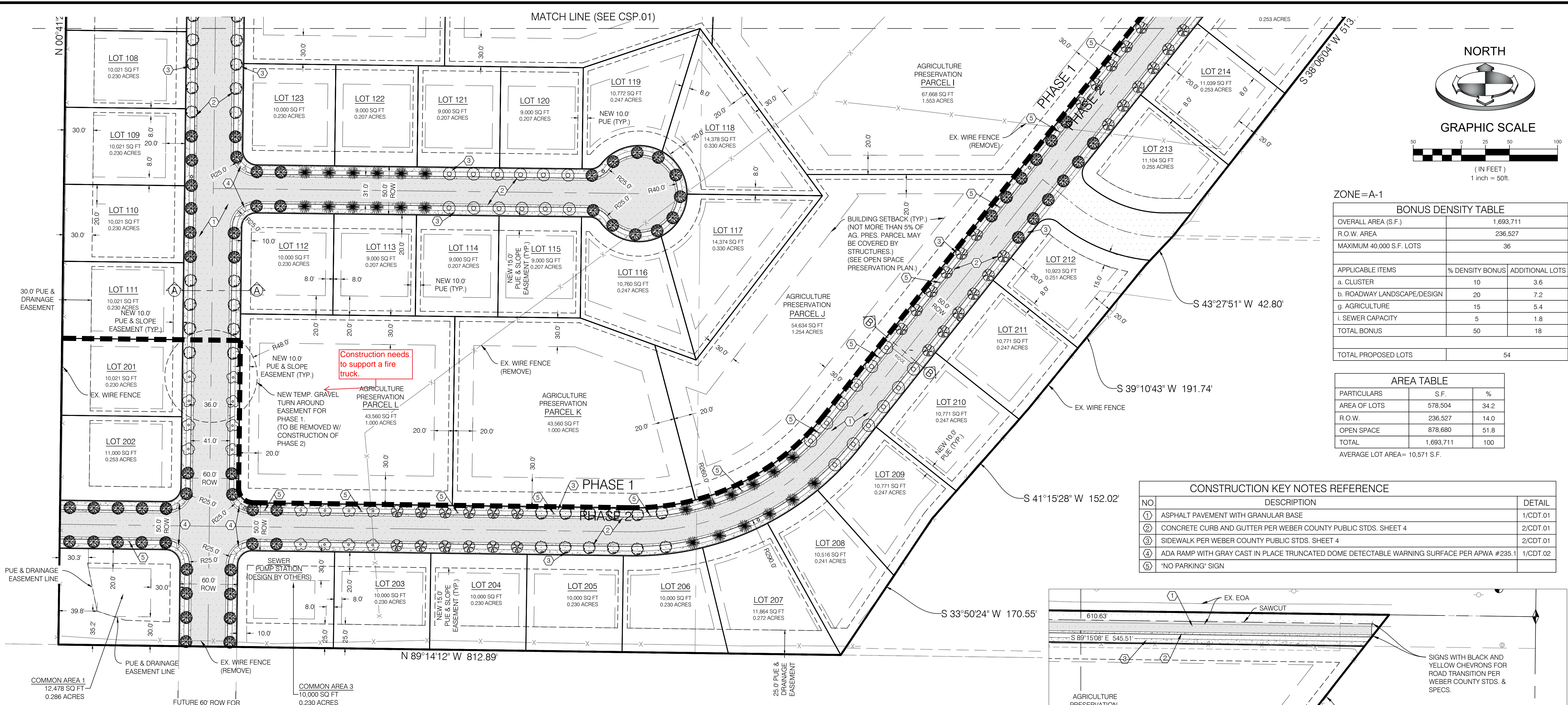


ZONE=A-1

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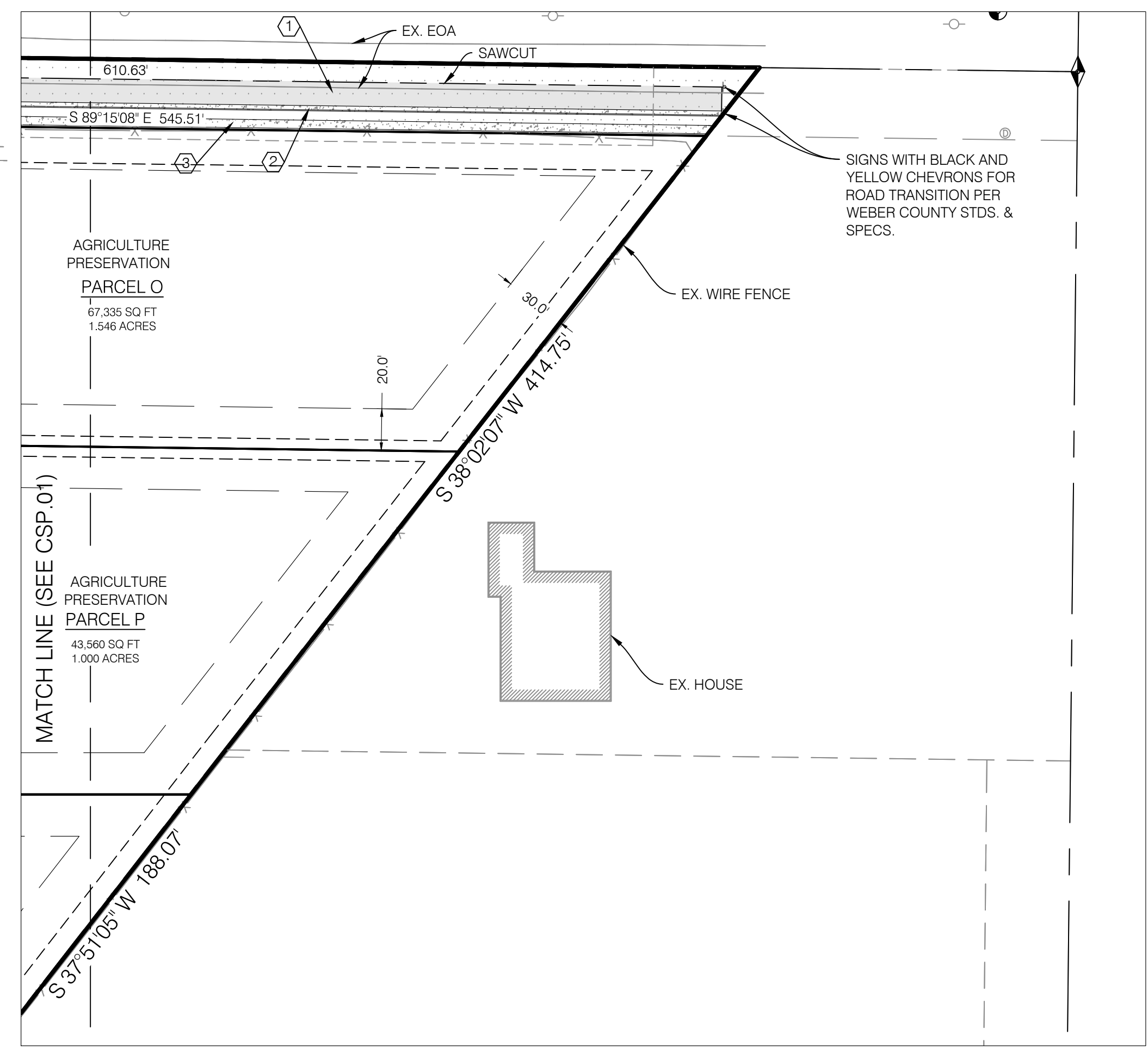
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| ④ | ADA RAMP WITH GRAY CAST IN PLACE TRUNCATED DOME DETECTABLE WARNING SURFACE PER APWA #235.1 | 1/CDT.02 |
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| TREE LEGEND | | |
|-------------|---------------------|--------|
| NO. | TREE NAME | DETAIL |
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| Ⓑ | COLUMNAR GINKGO | |
| Ⓒ | ENGLISH HAWTHORN | |
| Ⓓ | WASHINGTON HAWTHORN | |
| Ⓔ | RED MAPLE | |
| Ⓕ | HEDGE MAPLE | |

*INSTALL ORGANIC ROOT BARRIER AT ALL TREE ROOT BALL LOCATIONS



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

BENCHMARK
 CIVIL
 BENCHMARK ENGINEERING & LAND SURVEYING
 9130 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.02
 4 OF 24

| CONSTRUCTION KEY NOTES REFERENCE | | |
|----------------------------------|---|----------|
| NO. | DESCRIPTION | DETAIL |
| ① | 8" PVC C-900 CULINARY WATER MAIN | |
| ② | 3/4" TYPE K COPPER WATER SERVICE LINE | |
| ③ | 3/4" WATER METER PER WEBER COUNTY ENGINEERING STDS. | 3/CDT.01 |
| ④ | 3/4" POLY WATER SERVICE LINE | |
| ⑤ | 6" PVC C-900 FIRELINE | |
| ⑥ | FIRE HYDRANT PER WEBER COUNTY ENGINEERING STDS. | 3/CDT.01 |
| ⑦ | THRUST BLOCK PER WEBER COUNTY ENGINEERING STDS. | 3/CDT.01 |
| ⑧ | GATE VALVE PER WEBER COUNTY ENGINEERING 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 (2.0% MIN. SLOPE) | 2/CDT.03 |
| ⑫ | 4" SSMH PER WEBER COUNTY ENGINEERING STDS. | 1/CDT.03 |
| 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. | 2/CDT.02 |
| ⑯ | COMBINATION AIR VAC PER HOOPER IRRIGATION COMPANY STDS. | 1/CDT.04 |
| ⑰ | THRUST BLOCK PER HOOPER IRRIGATION COMPANY STDS. | 2/CDT.04 |
| ⑱ | GATE VALVE PER HOOPER IRRIGATION COMPANY STDS. | 5/CDT.01 |
| ⑲ | 5" SSMH PER WEBER COUNTY ENGINEERING STDS. | 1/CDT.03 |
| ⑳ | STREET LIGHT PER WEBER COUNTY STDS. | |


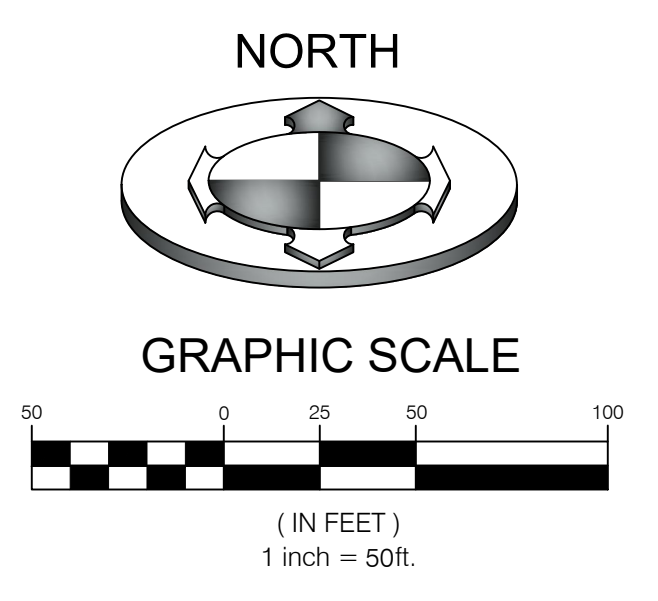
NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, CONTRACTOR IS TO BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

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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IT'S FREE & IT'S THE LAW.**

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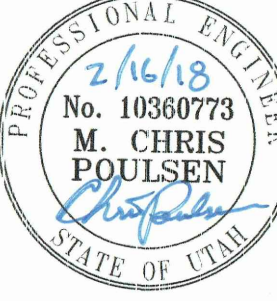
| NO. | DATE | DESCRIPTION |
|-----|----------|-----------------------------|
| 1 | 10/31/17 | REVISED PER COUNTY COMMENTS |
| 2 | 02/16/18 | REVISED PER COUNTY COMMENTS |

DESIGNED BY: KVIS
CHECKED BY: MCP
SURVEY DATE: 8/28/2017
DWG FILE: 1607138.rvt

SCALE: MEASURED DIMENSIONS ON ALL SIZE SHEETS
AS SHOWN ACCORDING TO THE REVISION SHEETS

PROFESSIONAL ENGINEER

2/16/18
No. 10360773
M. CHRIS
POULSEN



STATE OF UTAH

**BENCHMARK
CIVIL**

BENCHMARK
ENGINEERING &
LAND SURVEYING

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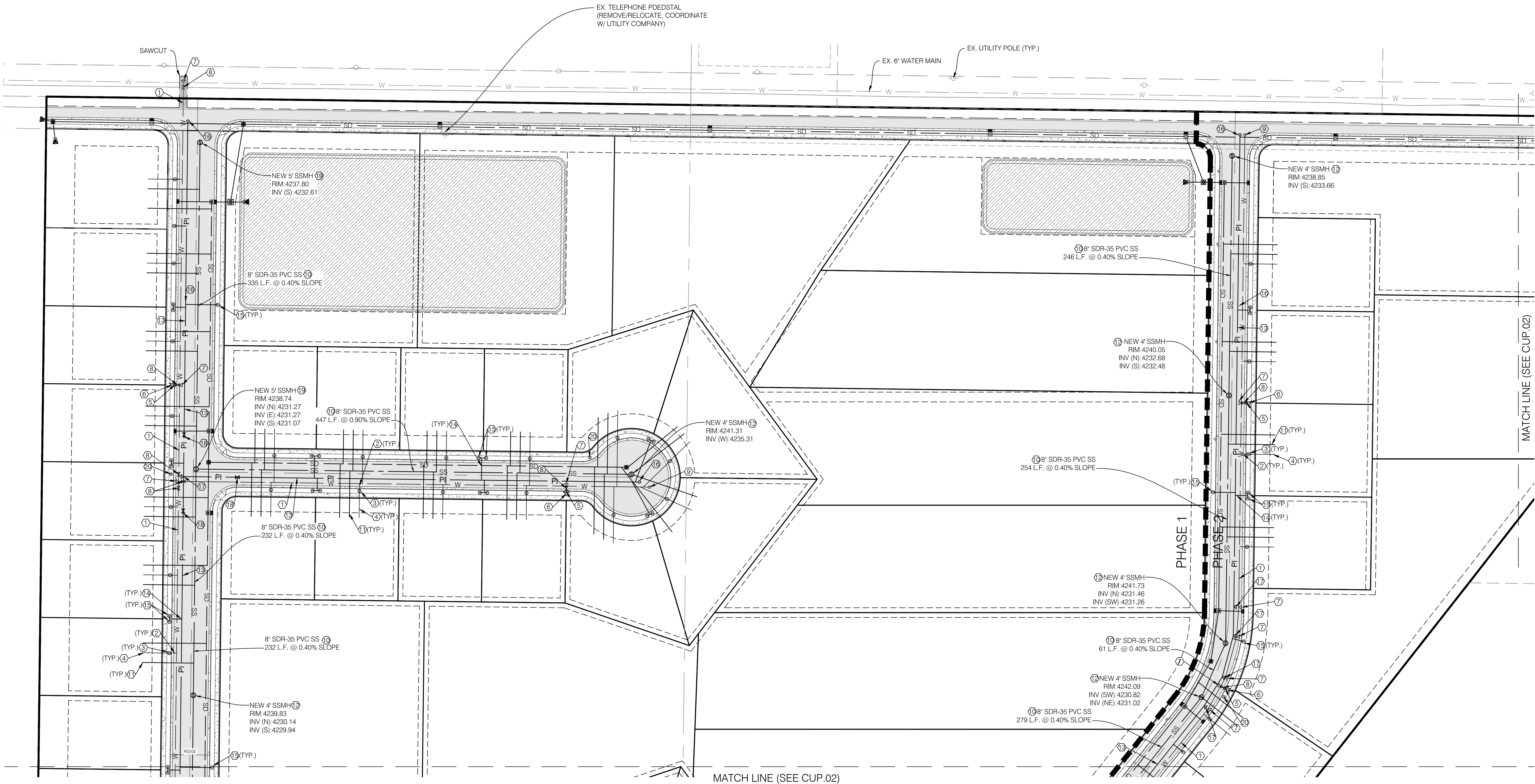
WINSTON PARK

3908 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 1607138

UTILITY PLAN

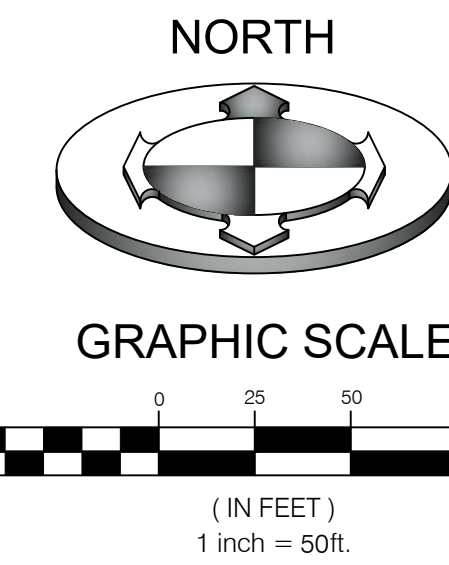
CUP.01
5 OF 24



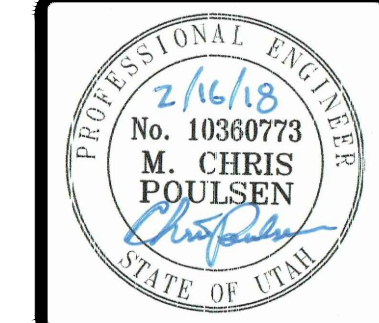
MATCH LINE (SEE CUP.02)

MATCH LINE (SEE CUP.02)

MATCH LINE (SEE CUP.01)



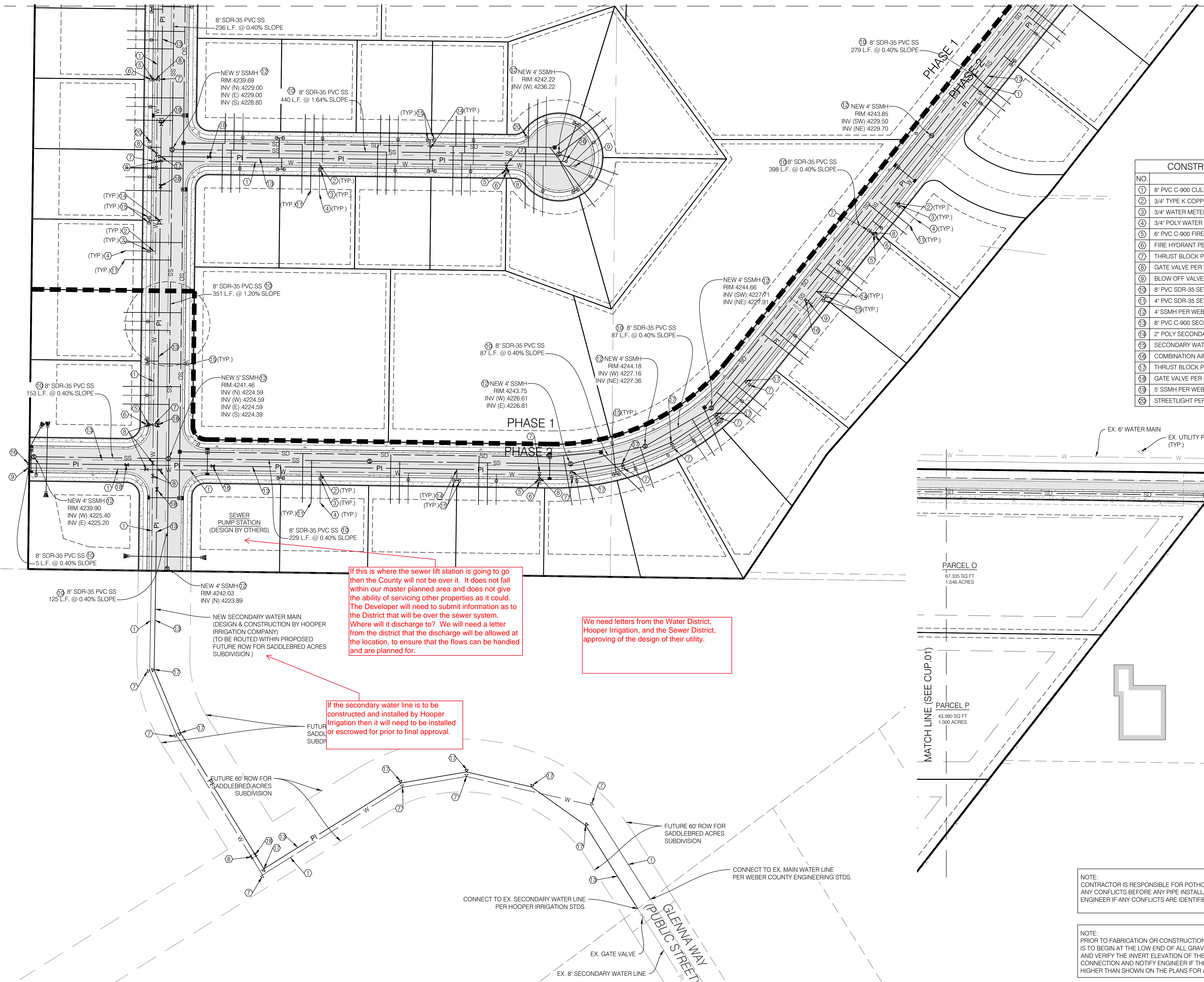
| CONSTRUCTION KEY NOTES REFERENCE | | |
|----------------------------------|---|----------|
| NO. | DESCRIPTION | DETAIL |
| ① | 8" PVC C-900 CULINARY WATER MAIN | |
| ② | 3/4" TYPE K COPPER WATER SERVICE LINE | |
| ③ | 3/4" WATER METER PER WEBER COUNTY ENGINEERING STDS. | 3/CDT.01 |
| ④ | 3/4" POLY WATER SERVICE LINE | |
| ⑤ | 6" PVC C-900 FIRELINE | |
| ⑥ | FIRE HYDRANT PER WEBER COUNTY ENGINEERING STDS. | 3/CDT.01 |
| ⑦ | THRUST BLOCK PER WEBER COUNTY ENGINEERING STDS. | 3/CDT.01 |
| ⑧ | GATE VALVE PER WEBER COUNTY ENGINEERING 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 (2.0% MIN. SLOPE) | 2/CDT.03 |
| ⑫ | 4" SSMH PER WEBER COUNTY ENGINEERING STDS. | 1/CDT.03 |
| 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. | 2/CDT.02 |
| ⑯ | COMBINATION AIR VAC PER HOOPER IRRIGATION COMPANY STDS. | 1/CDT.04 |
| ⑰ | THRUST BLOCK PER HOOPER IRRIGATION COMPANY STDS. | 2/CDT.04 |
| ⑱ | GATE VALVE PER HOOPER IRRIGATION COMPANY STDS. | 5/CDT.01 |
| ⑲ | 5" SSMH PER WEBER COUNTY ENGINEERING STDS. | 1/CDT.03 |
| ⑳ | STREETLIGHT PER WEBER COUNTY STDS. | |



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 SANDY, UTAH 84070 (801) 542-7192
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WINSTON PARK
 3908 W 1800 S
 WEBER COUNTY, UTAH

PROJECT NO. 1607138
UTILITY PLAN
 CUP.02
 6 OF 24



If this is where the sewer lift station is going to go then the County will not be over it. It does not fall within our master planned area and does not give the ability of servicing other properties as it could. The Developer will need to submit information as to the District that will be over the sewer system. Where will it discharge to? We will need a letter from the district that the discharge will be allowed at the location, to ensure that the flows can be handled and are planned for.

We need letters from the Water District, Hooper Irrigation, and the Sewer District, approving of the design of their utility.

If the secondary water line is to be constructed and installed by Hooper Irrigation then it will need to be installed or escrowed for prior to final approval.

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

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.

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 UTILITY NOTIFICATION CENTER
 1-800-662-4111
 www.bluestakes.org

| GRADING AND DRAINAGE KEY NOTES REFERENCE | | |
|--|--|-----------|
| NO. | DESCRIPTION | DETAIL |
| 1 | GRADE SITE TO ELEVATIONS SHOWN ON PLAN | |
| 2 | 7.5" ORIFICE PLATE (SEE DETAIL 'A') | 5A/CDT.04 |
| 3 | 3.8" ORIFICE PLATE (SEE DETAIL 'B') | 5B/CDT.04 |
| 4 | STORM DRAIN INLET BOX | 4/CDT.01 |
| 5 | 5'X5' SDCO W/ BAFFLE (SEE DETAIL 'A') | 6A/CDT.04 |
| 6 | STORM DRAIN CLEANOUT | 4/CDT.01 |
| 7 | STORM DRAIN COMBO BOX | 3/CDT.04 |
| 8 | FLARED END SECTION | 4/CDT.04 |
| 9 | REVERSED STORM DRAIN COMBO BOX | |
| 10 | SNOUT | 3/CDT.03 |
| 11 | 4" PVC FOUNDATION DRAIN LATERAL PER WEBER COUNTY ENGINEERING STDS. (0.5% MIN. SLOPE) | |
| 12 | 4'X4' SDCO W/ BAFFLE (SEE DETAIL 'B') | 6B/CDT.04 |

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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NOTE: STORM DRAIN PIPES ARE TO BE LAID WITHOUT GASKETS AT JOINTS AND GRAVEL IS TO BE PLACED AROUND AT LEAST EVERY OTHER JOINT.

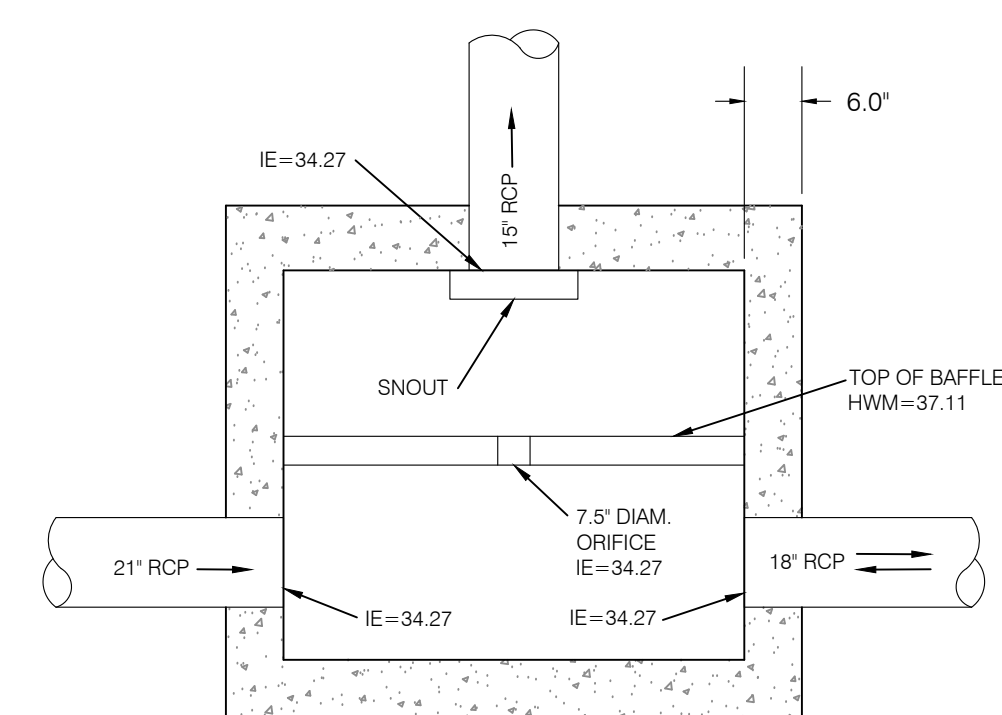
NOTE: PER GEOTECH REPORT, THE WATER TABLE VARIES FROM 4'-1/2' TO 7' BELOW EXISTING GRADE. FROM THIS, IT IS RECOMMENDED THAT THE LOWEST HABITABLE ELEVATION SHOULD BE 3' ABOVE THE OBSERVED WATER TABLE ELEVATION. ENSURE THAT BUILDING FOUNDATION DRAINS SLOPE TOWARD STORM DRAIN INFRASTRUCTURE.

BENCHMARK
WEBER COUNTY BENCHMARK 62121-2-5217
SURVEY BENCHMARK
ELEVATION NGVD 88 = 4241.87
(FOUND 3" BRASS CAP SET IN 6" CONCRETE POST, SET IN 1954 BY BUREAU OF RECLAMATION, GOOD CONDITION)

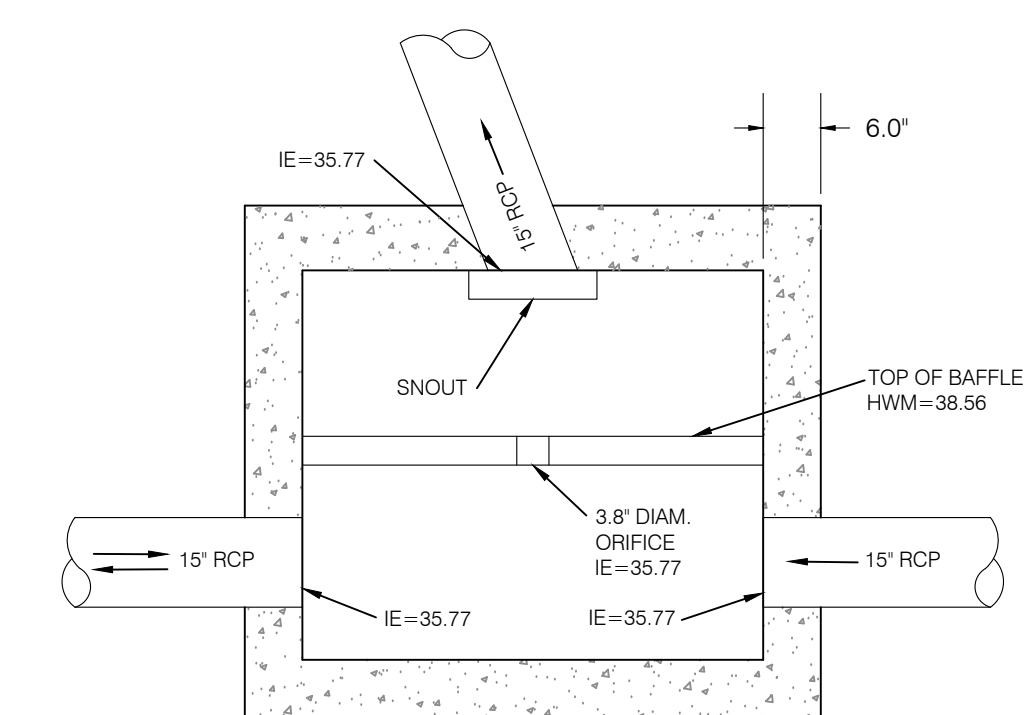
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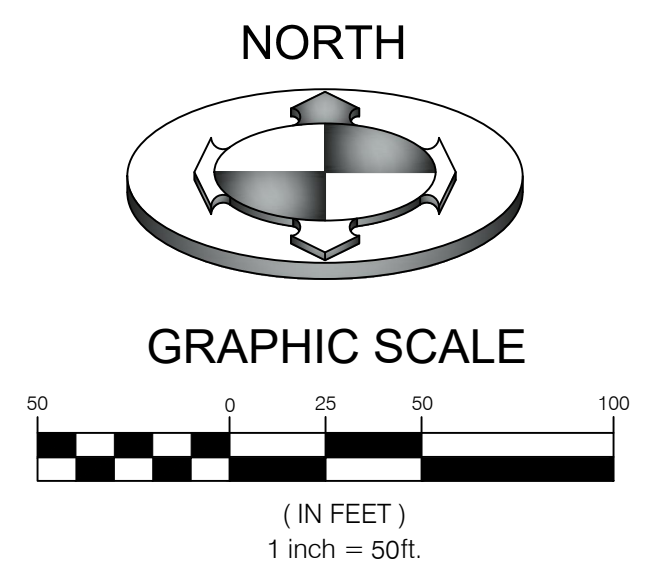
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5'X5' SDCO W/ BAFFLE
PLAN VIEW
SCALE: N.T.S.



4'X4' SDCO W/ BAFFLE
PLAN VIEW
SCALE: N.T.S.

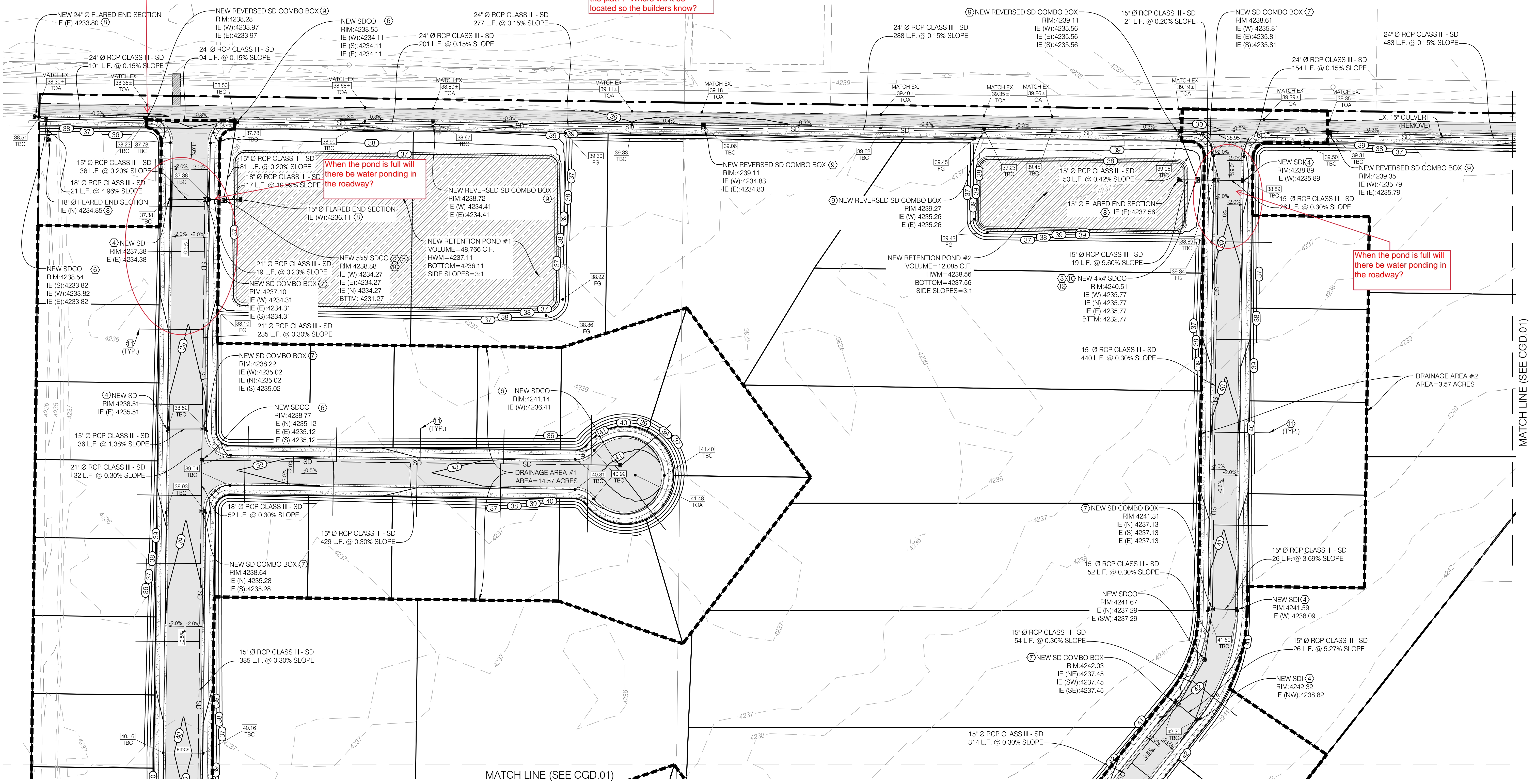


Was it looked at to see if the storm drain can be lowered?

With this at the time building permits are obtained who is going to determine the observed water table? Will it not vary with the seasons and weather/snowpack that year. Is this note to be on the plat?? Where will it be located so the builders know?

When the pond is full will there be water ponding in the roadway?

When the pond is full will there be water ponding in the roadway?



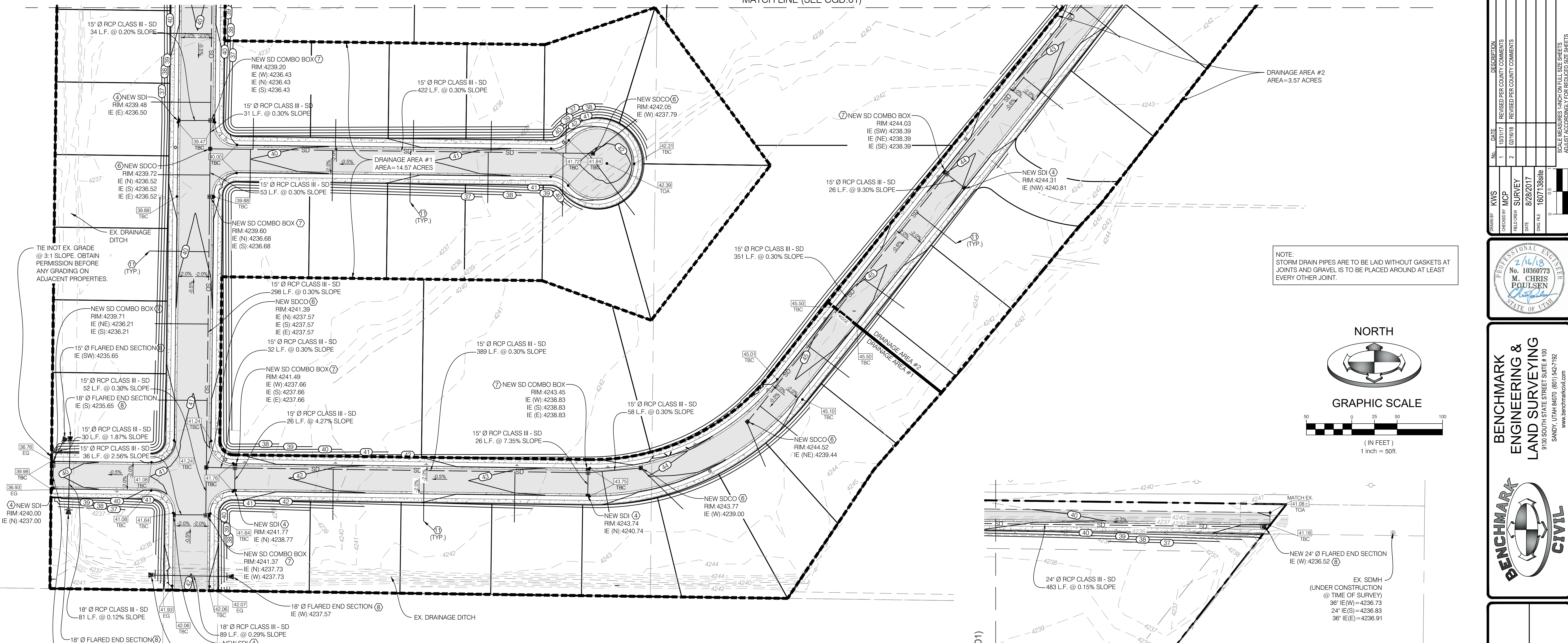
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|--------------|-----------------------------|
| PROJECT NO. | 1607138 |
| PROJECT NAME | GRADING & DRAINAGE PLAN |
| SHEET NO. | CGD.01 7 OF 24 |
| DATE | 02/18/18 |
| REVISIONS | 1 10/31/17 2 02/18/18 |
| DESCRIPTION | REVISED PER COUNTY COMMENTS |
| DATE | 02/28/2017 |
| FILE | 1607138.rvt |
| SCALE | AS SHOWN ON ALL SIZE SHEETS |
| SCALE | AS SHOWN ON ALL SIZE SHEETS |

WINSTON PARK
3908 W 1800 S
WEBER COUNTY, UTAH

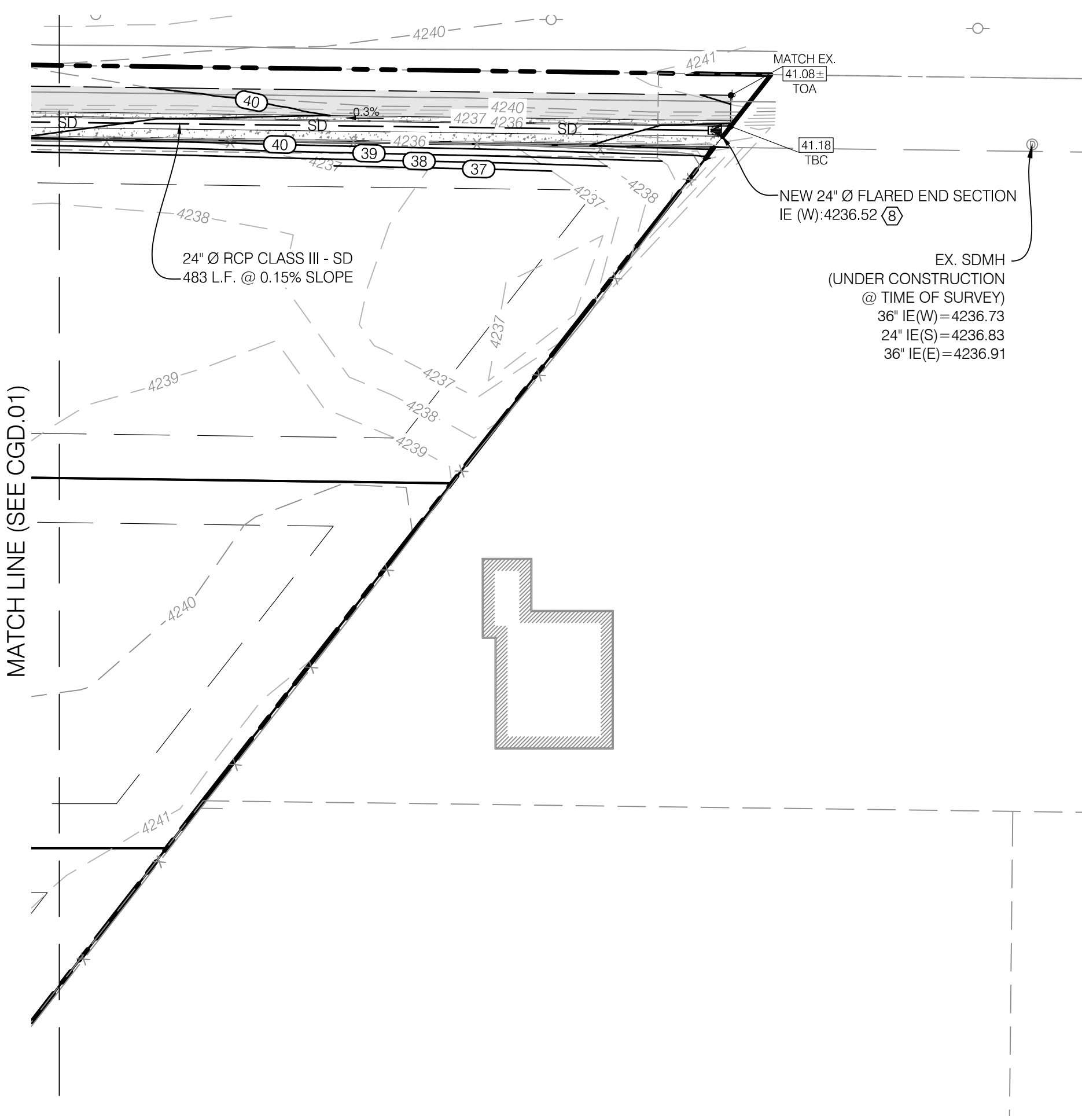
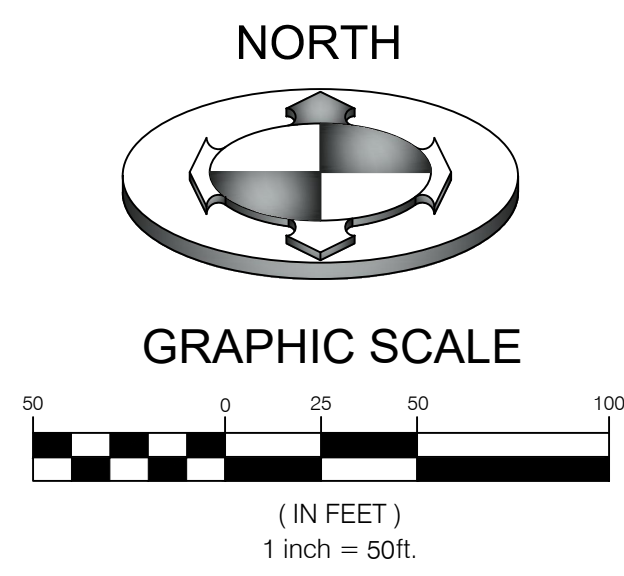
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LAND SURVEYING
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PROFESSIONAL ENGINEER
No. 10360773
M. CHRIS POULSEN
STATE OF UTAH

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NOTE:
STORM DRAIN PIPES ARE TO BE LAID WITHOUT GASKETS AT JOINTS AND GRAVEL IS TO BE PLACED AROUND AT LEAST EVERY OTHER JOINT.



| GRADING AND DRAINAGE KEY NOTES REFERENCE | | |
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| 4 | STORM DRAIN INLET BOX | 4/CDT.01 |
| 5 | 5X5' SDCO W/ BAFFLE (SEE DETAIL 'A') | 6A/CDT.04 |
| 6 | STORM DRAIN CLEANOUT | 4/CDT.01 |
| 7 | STORM DRAIN COMBO BOX | 3/CDT.04 |
| 8 | FLARED END SECTION | 4/CDT.04 |
| 9 | REVERSED STORM DRAIN COMBO BOX | |
| 10 | SNOUT | 3/CDT.03 |
| 11 | 4" PVC FOUNDATION DRAIN LATERAL PER WEBER COUNTY ENGINEERING STDS. (0.5% MIN. SLOPE) | |
| 12 | 4X4' SDCO W/ BAFFLE (SEE DETAIL 'B') | 6B/CDT.04 |

NOTE:
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NOTE:
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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: | | Sum: 322198 S.F. |

| NOAA ATLAS 14 (100 YEAR STORM) | | | | | |
|--------------------------------|-------------------|-------------------|--------------------------|----------------------------|---------------------------|
| Time (min) | Intensity (in/hr) | Rainfall (inches) | Rainfall Excess (cu.ft.) | Allowed Discharge (cu.ft.) | Volume to Detain (cu.ft.) |
| 15 | 4.56 | 1.140 | 30609 | 1311 | 29297 |
| 30 | 3.07 | 1.535 | 41215 | 2623 | 38592 |
| 60 | 1.90 | 1.900 | 51015 | 5246 | 45769 |
| 120 | 1.09 | 2.180 | 58533 | 10492 | 48041 |
| 180 | 0.75 | 2.250 | 60412 | 13738 | 44574 |
| 360 | 0.41 | 2.484 | 66695 | 31475 | 35220 |
| 720 | 0.25 | 3.048 | 81838 | 62951 | 18888 |
| 1440 | 0.14 | 3.432 | 92149 | 125901 | 0 |

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

Detention Calculations
Pond Volume
Pond 1 Civil 3D = **48,766 cf**

Is there adequate storage? Storage Provided = **48,766 cf**
Req. Storage = **48,041 cf** **YES**

Orifice Design:
The storm runoff will be detained at 0.1 cfs/acre

$$Q = C_d A_o \sqrt{2gh}$$

Total acreage of development: 14.57 acres
Allowable discharge: 0.1 cfs/acre
Max head: 0.93 ft
Design diameter for new orifice: 7.5 inch

**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: | | Sum: 80072 S.F. |

| NOAA ATLAS 14 (100 YEAR STORM) | | | | | |
|--------------------------------|-------------------|-------------------|--------------------------|----------------------------|---------------------------|
| Time (min) | Intensity (in/hr) | Rainfall (inches) | Rainfall Excess (cu.ft.) | Allowed Discharge (cu.ft.) | Volume to Detain (cu.ft.) |
| 15 | 4.56 | 1.140 | 7607 | 321 | 7285 |
| 30 | 3.07 | 1.535 | 10243 | 643 | 9600 |
| 60 | 1.90 | 1.900 | 12678 | 1286 | 11392 |
| 120 | 1.09 | 2.180 | 14546 | 2571 | 11975 |
| 180 | 0.75 | 2.250 | 15013 | 3857 | 11156 |
| 360 | 0.41 | 2.484 | 16575 | 7714 | 8861 |
| 720 | 0.25 | 3.048 | 20338 | 15429 | 4910 |
| 1440 | 0.14 | 3.432 | 22901 | 30857 | 0 |

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

Detention Calculations
Pond Volume
Pond 1 Civil 3D = **12,085 cf**

Is there adequate storage? Storage Provided = **12,085 cf**
Req. Storage = **11,975 cf** **YES**

Orifice Design:
The storm runoff will be detained at 0.1 cfs/acre

$$Q = C_d A_o \sqrt{2gh}$$

Total acreage of development: 3.57 acres
Allowable discharge: 0.1 cfs/acre
Max head: 0.86 ft
Design diameter for new orifice: 3.8 inch

BENCHMARK:
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SURVEY BENCHMARK
ELEVATION NGVD 88 = 4241.87
(FOUND 3" BRASS CAP SET IN 6" CONCRETE POST. SET IN 1954 BY BUREAU OF RECLAMATION. GOOD CONDITION)

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| NO. | DATE | DESCRIPTION |
|-----|----------|-----------------------------|
| 1 | 10/31/17 | REVISED PER COUNTY COMMENTS |
| 2 | 02/18/18 | REVISED PER COUNTY COMMENTS |

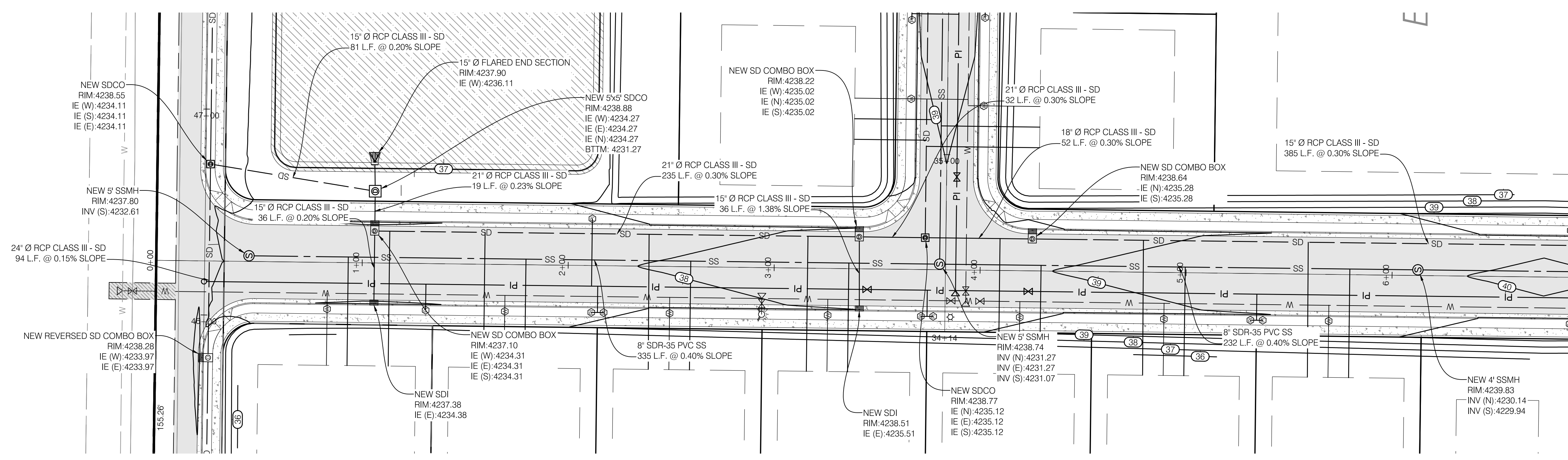
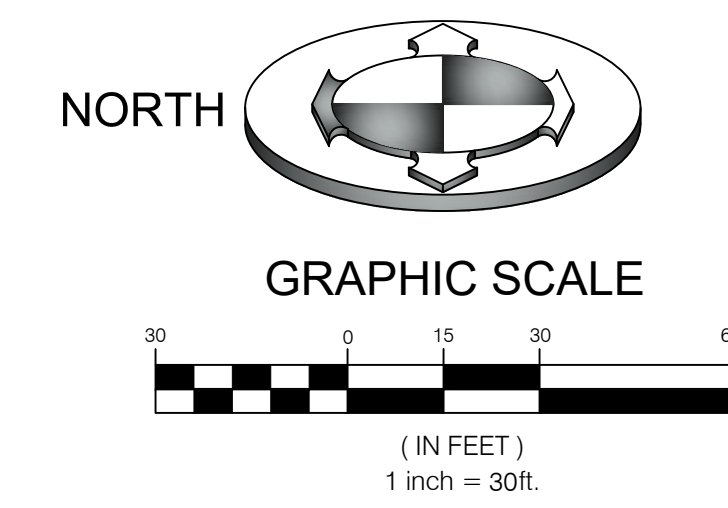
PROJECT NO. 1607138
DATE 8/28/2017
SCALE MEASURES SHOWN ON ALL SIZE SHEETS
AS NOTED OTHERWISE FOR REQUESTED SIZE SHEETS

PROFESSIONAL ENGINEER
No. 21618
M. CHRIS POULSEN
STATE OF UTAH

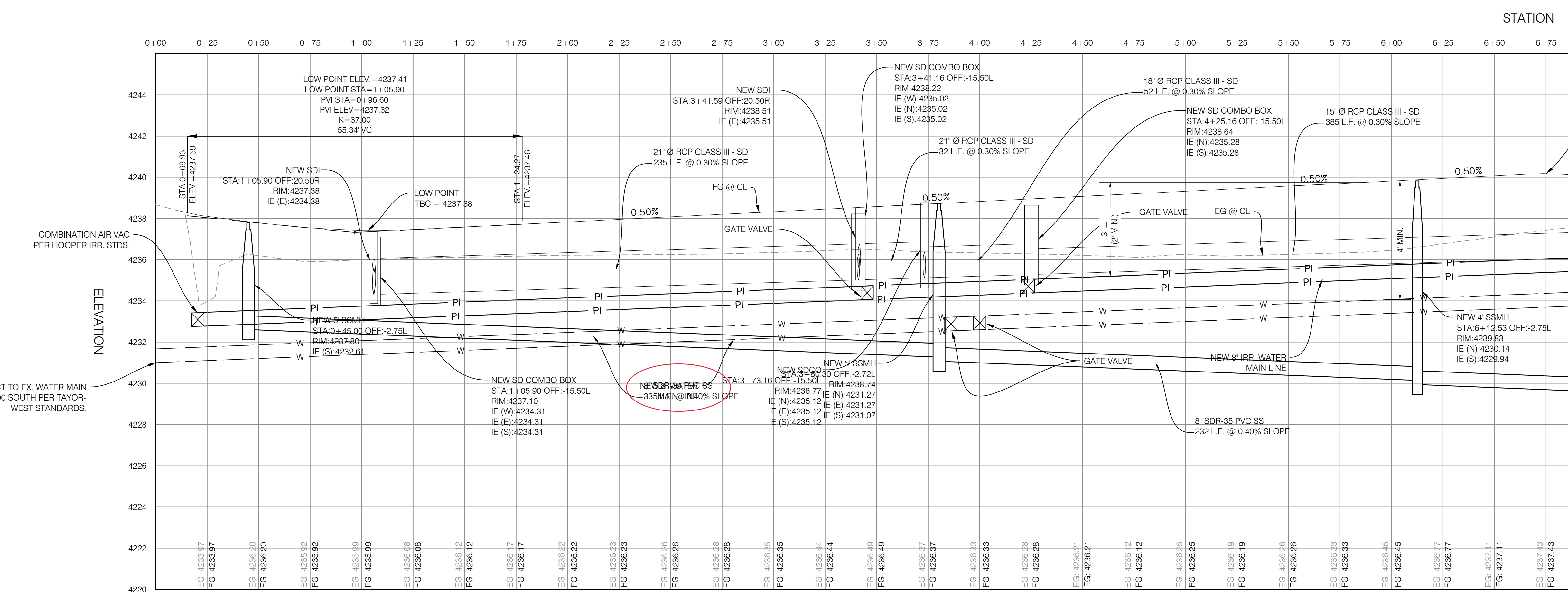
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WEBER COUNTY, UTAH

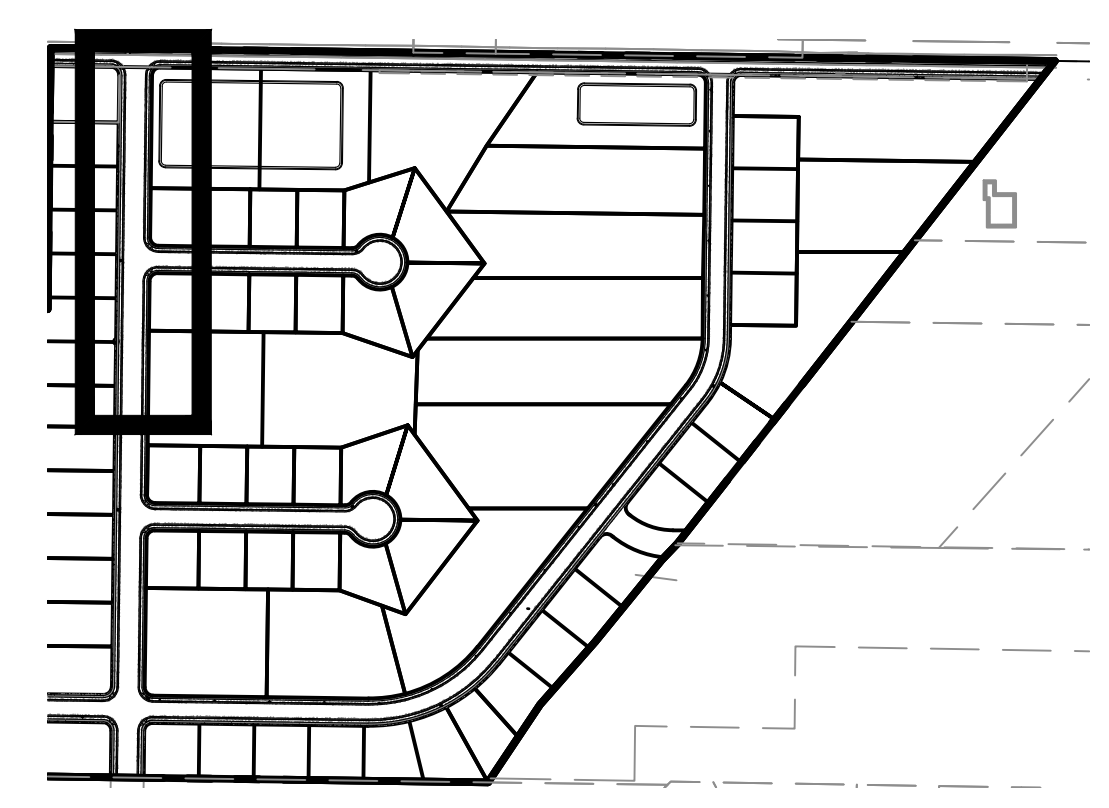
PROJECT NO. 1607138
**GRADING &
DRAINAGE
PLAN**
CGD.02
8 OF 24



ROAD PLAN



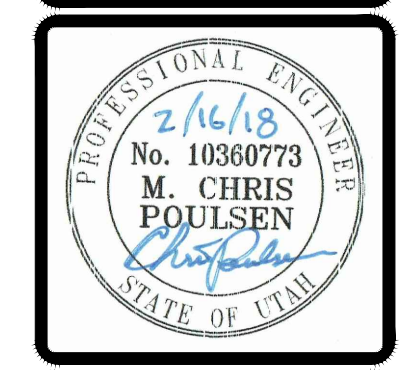
ROAD PROFILE



KEY MAP
N.T.S.

WEST ROAD PF

| NO. | DATE | DESCRIPTION |
|-----|----------|-----------------------------|
| 1 | 10/31/17 | REVISED PER COUNTY COMMENTS |
| 2 | 02/16/18 | REVISED PER COUNTY COMMENTS |

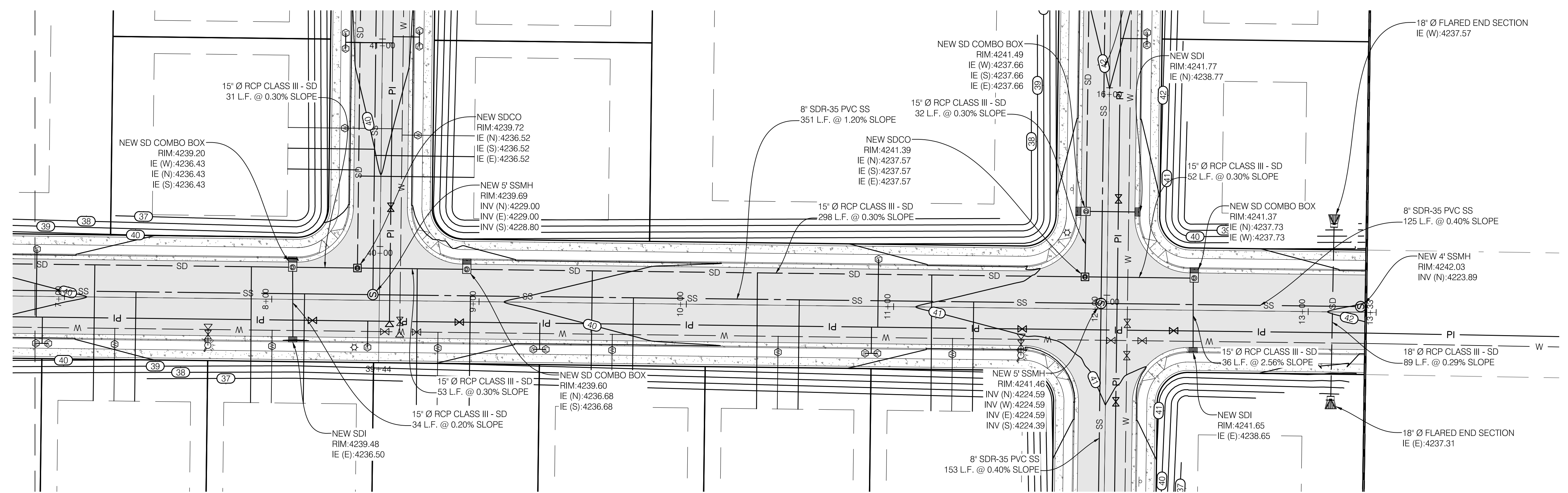
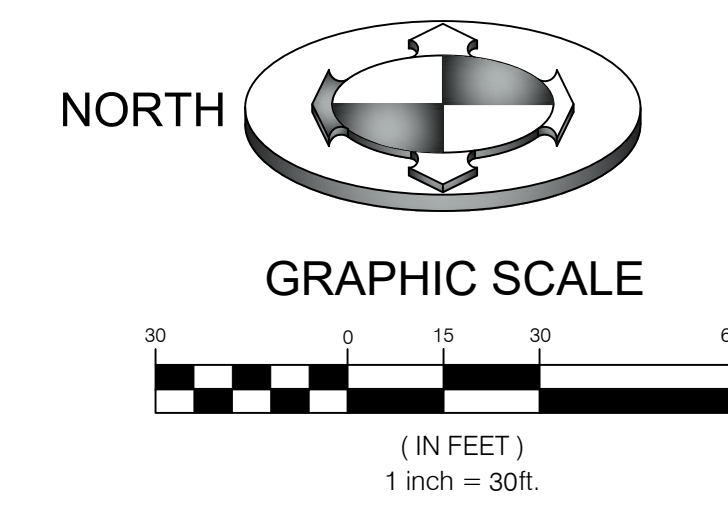


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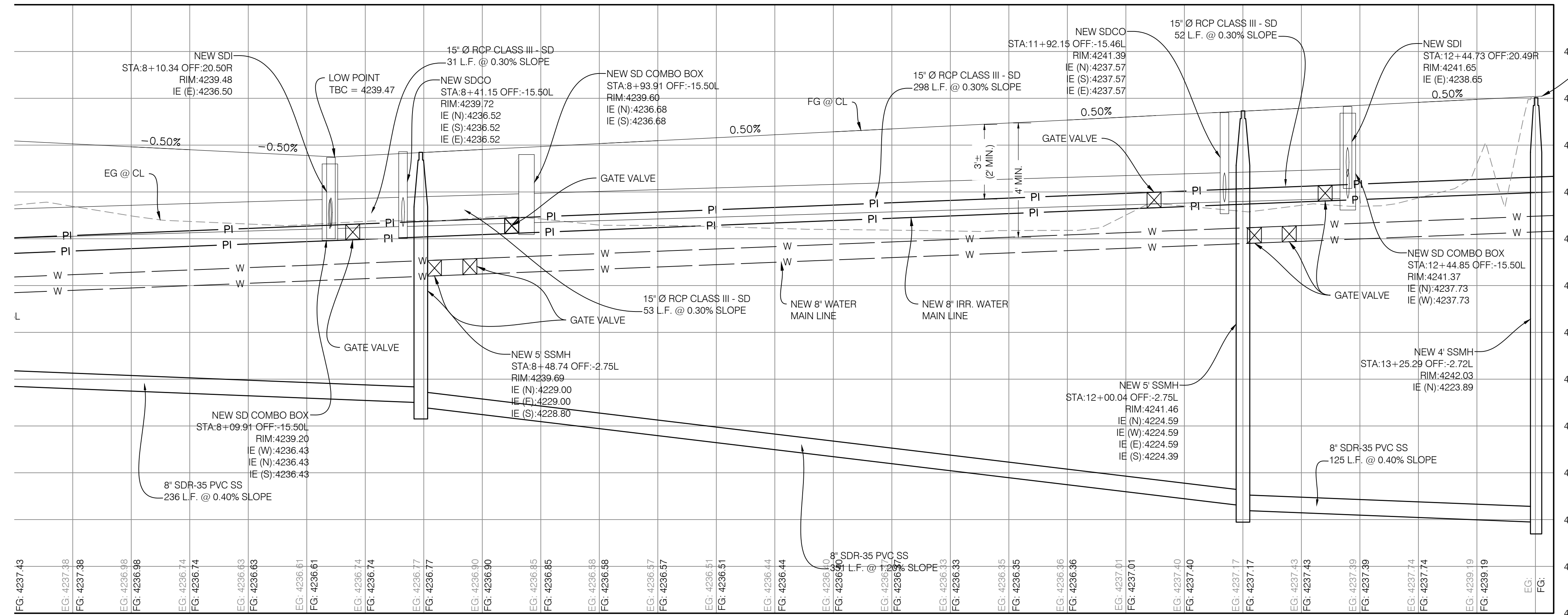
PROJECT NO. 1607138
PLAN & PROFILE
 CPP.01
 9 OF 24

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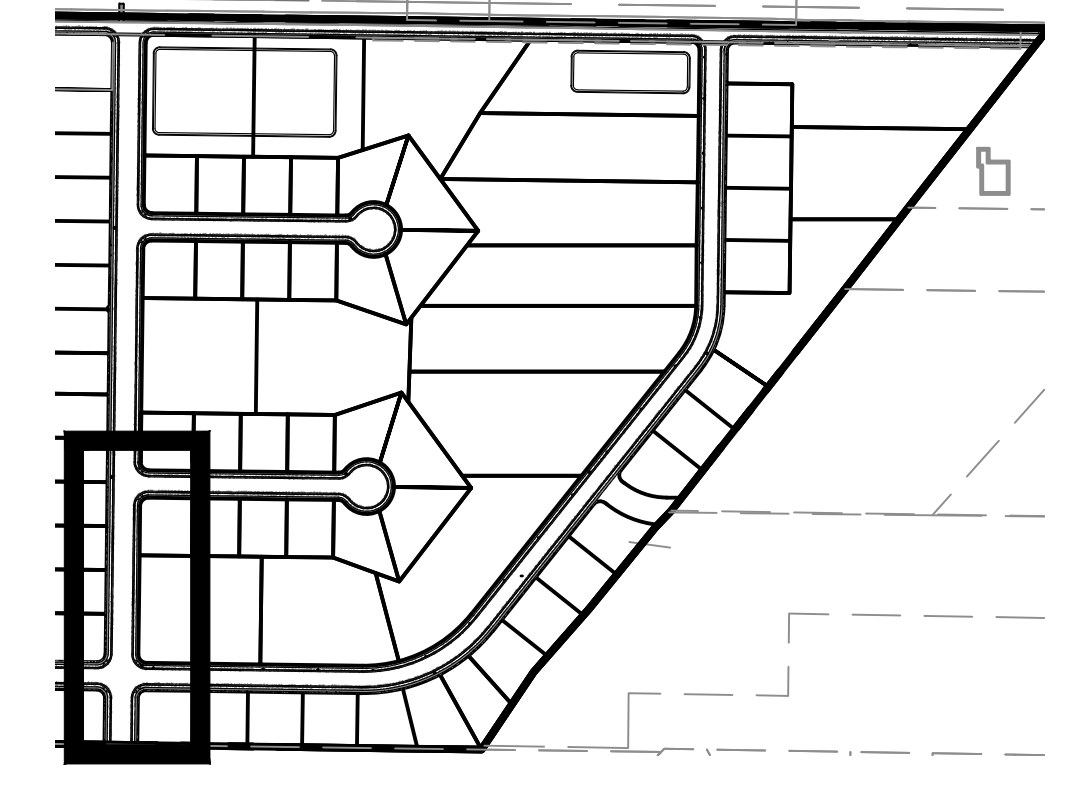


ROAD PLAN

75 7+00 7+25 7+50 7+75 8+00 8+25 8+50 8+75 9+00 9+25 9+50 9+75 10+00 10+25 10+50 10+75 11+00 11+25 11+50 11+75 12+00 12+25 12+50 12+75 13+00 13+25+33



ROAD PROFILE

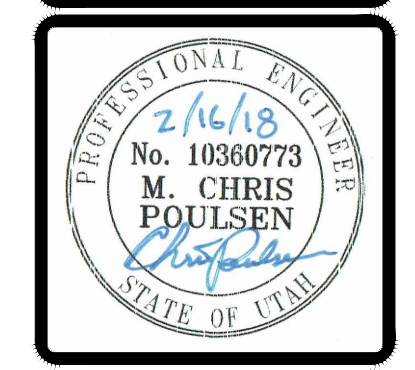


KEY MAP
N.T.S.

PROFILE

| NO. | DATE | DESCRIPTION |
|-----|----------|-----------------------------|
| 1 | 10/31/17 | REVISED PER COUNTY COMMENTS |
| 2 | 02/16/18 | REVISED PER COUNTY COMMENTS |

| NO. | DATE | DESCRIPTION |
|-----|----------|-----------------------------|
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| 2 | 02/16/18 | REVISED PER COUNTY COMMENTS |

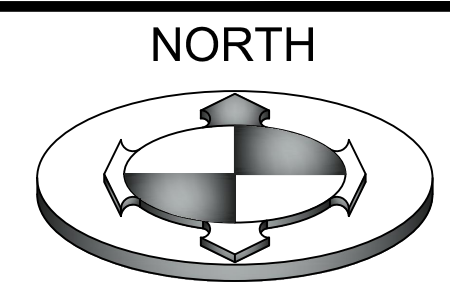


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WINSTON PARK
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 WEBER COUNTY, UTAH

PROJECT NO. 1607138
PLAN & PROFILE
 CPP.02
 10 OF 24

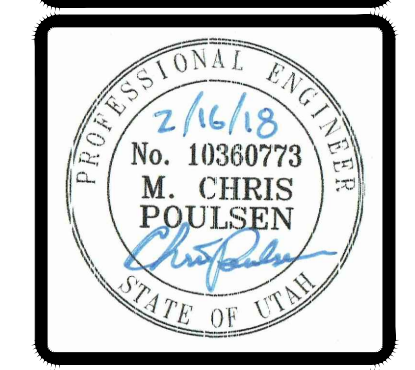
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NORTH
GRAPHIC SCALE

(IN FEET)
1 inch = 30ft.

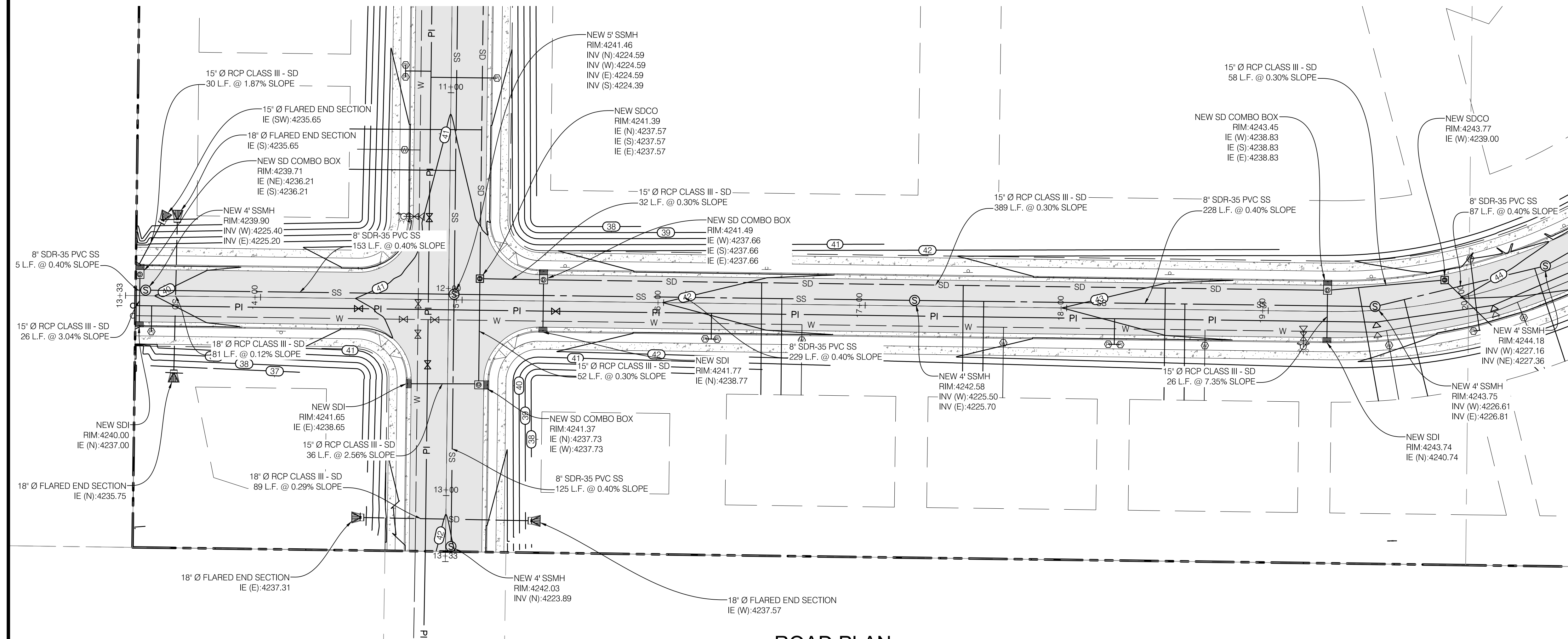
| NO. | DATE | DESCRIPTION |
|-----|------------|-----------------------------|
| 1 | 10/31/17 | REVISED PER COUNTY COMMENTS |
| 2 | 02/16/18 | REVISED PER COUNTY COMMENTS |
| 3 | 02/28/2017 | SURVEY |
| | 02/28/2017 | DATE |
| | 160713818 | DWG FILE |



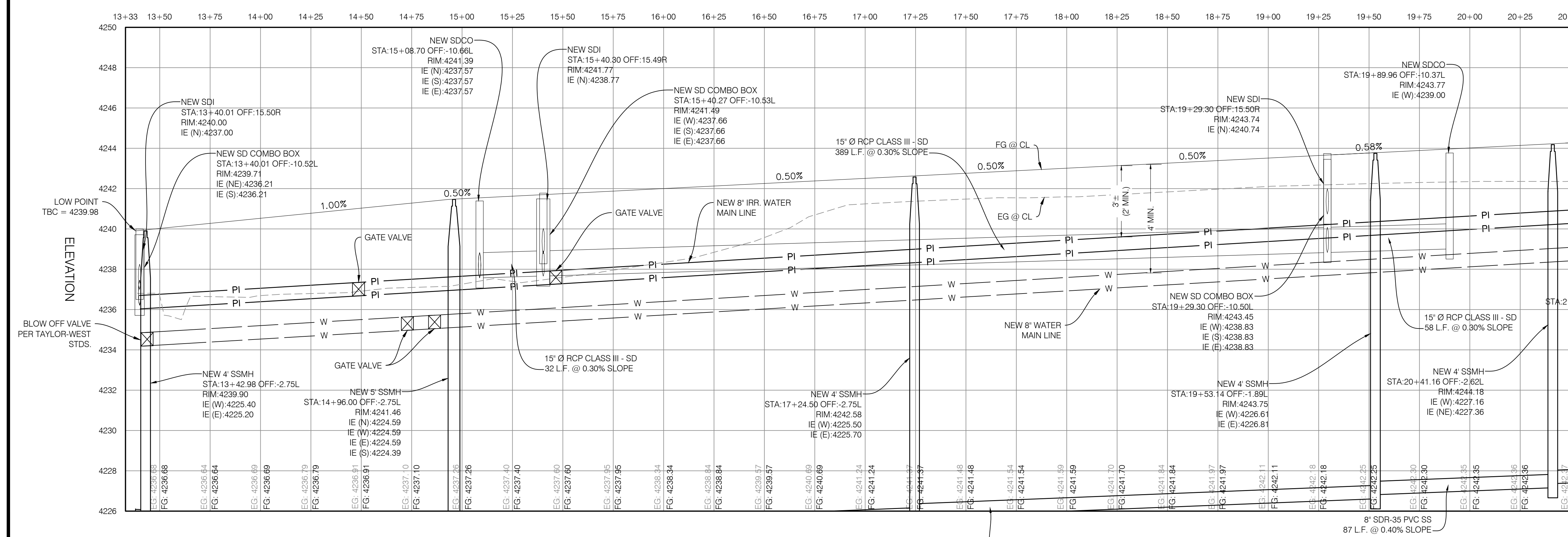
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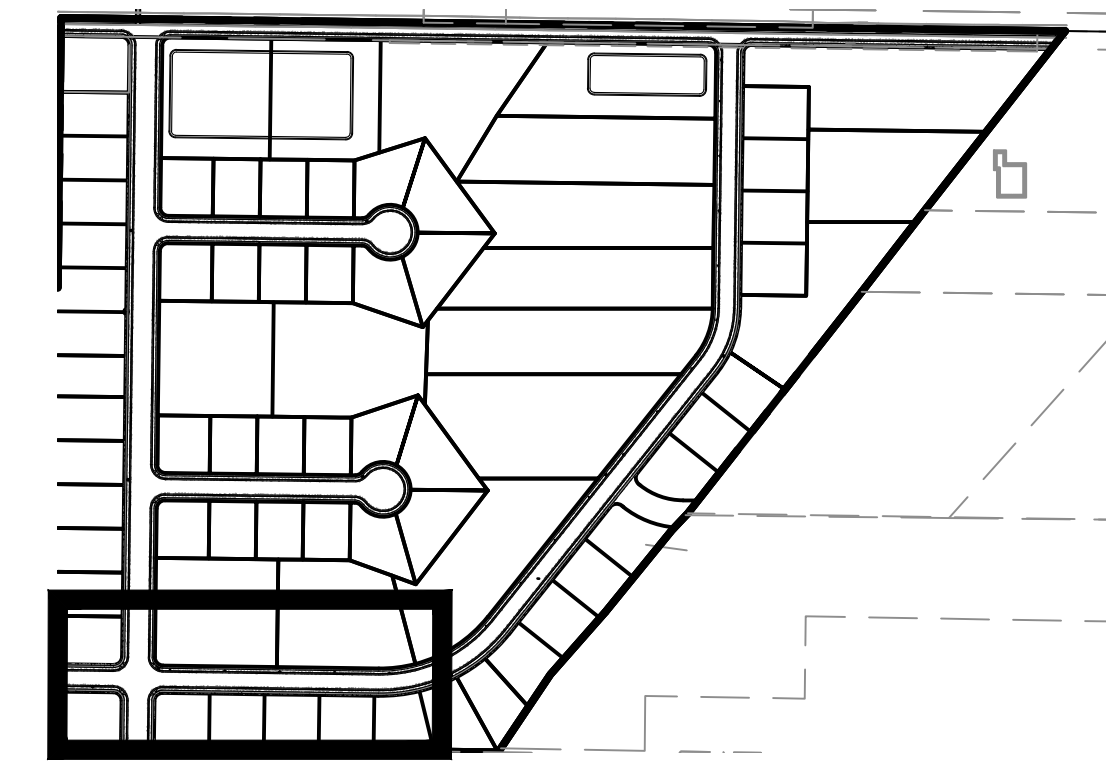
PROJECT NO. 1607138
PLAN & PROFILE
 CPP.03
 11 OF 24



ROAD PLAN

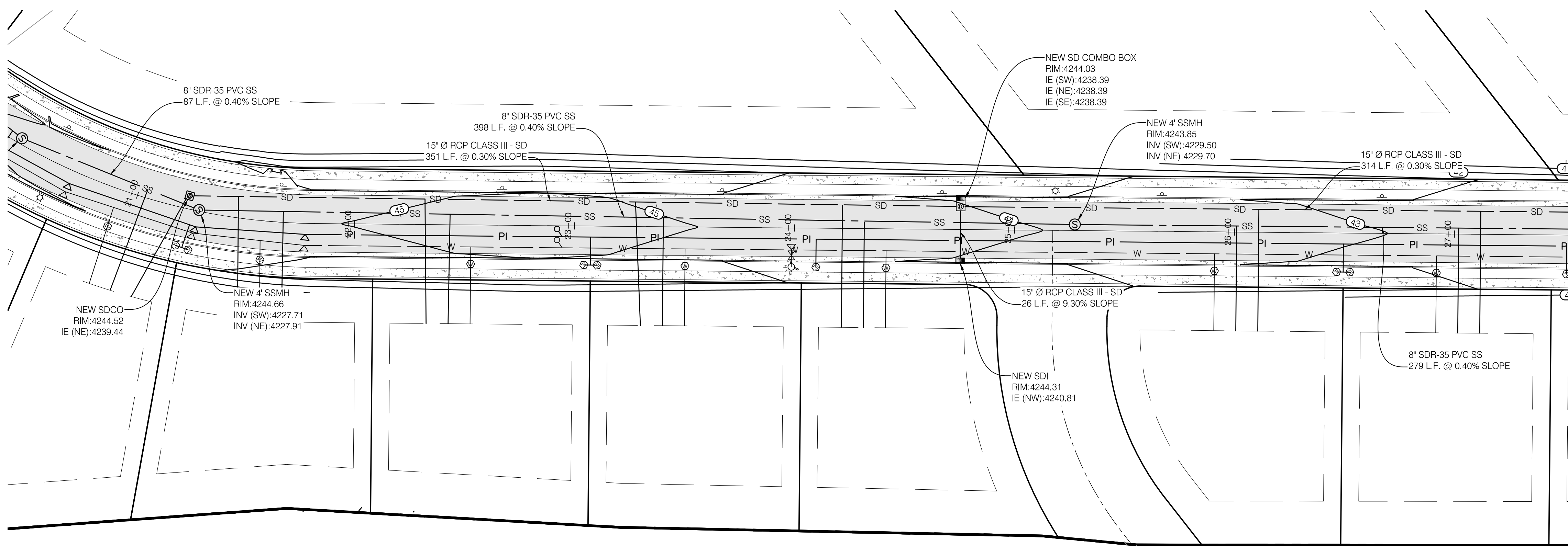


ROAD PROFILE



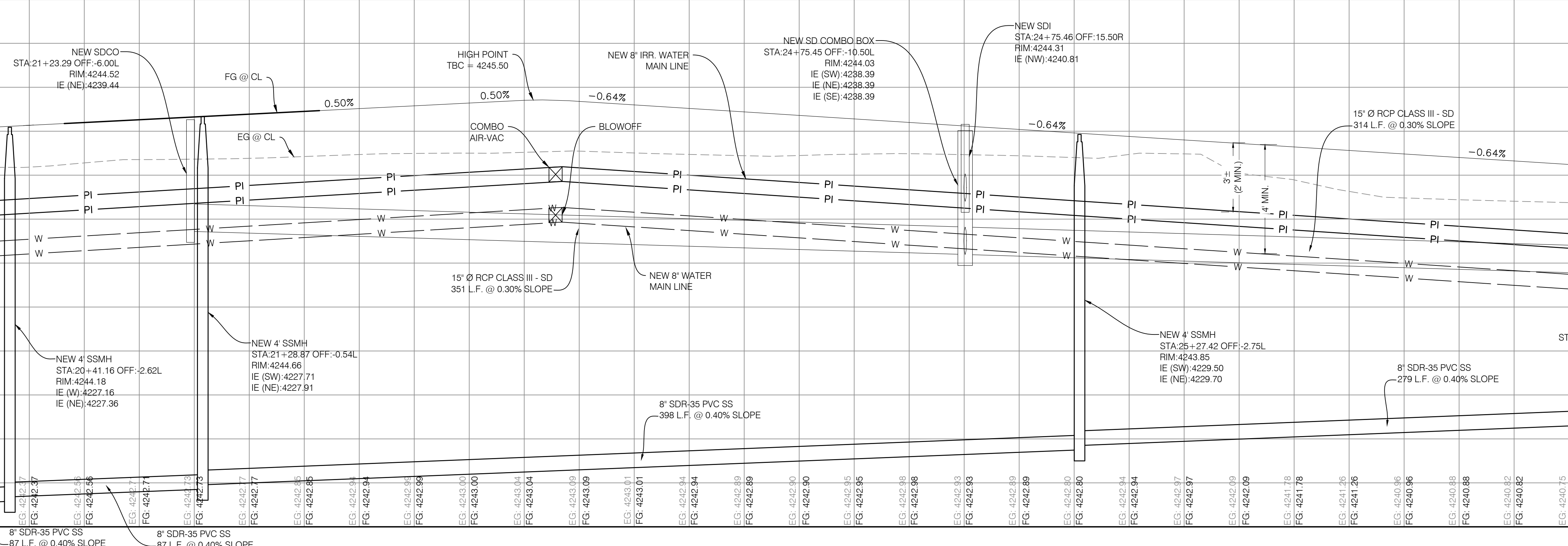
KEY MAP
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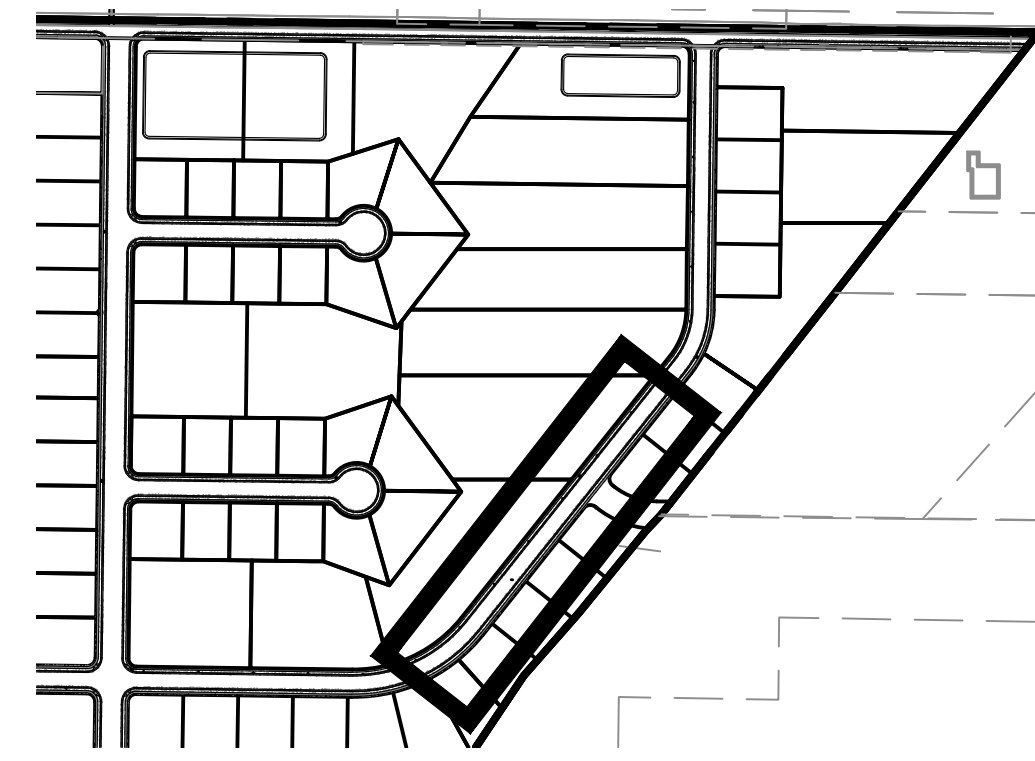


ROAD PLAN

STATION
 20+50 20+75 21+00 21+25 21+50 21+75 22+00 22+25 22+50 22+75 23+00 23+25 23+50 23+75 24+00 24+25 24+50 24+75 25+00 25+25 25+50 25+75 26+00 26+25 26+50 26+75 27+00 27+25 27+50



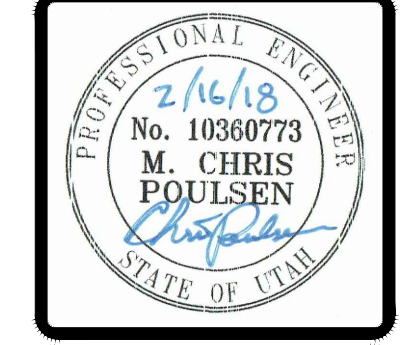
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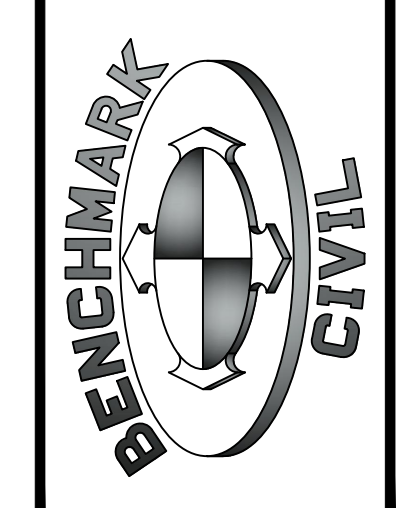
KEY MAP
 N.T.S.

| NO. | DATE | DESCRIPTION |
|-----|----------|-----------------------------|
| 1 | 10/31/17 | REVISED PER COUNTY COMMENTS |
| 2 | 02/18/18 | REVISED PER COUNTY COMMENTS |

DRAWN BY: KVIS
 CHECKED BY: MCP
 SURVEY DATE: 8/28/2017
 DWG FILE: 1607138818



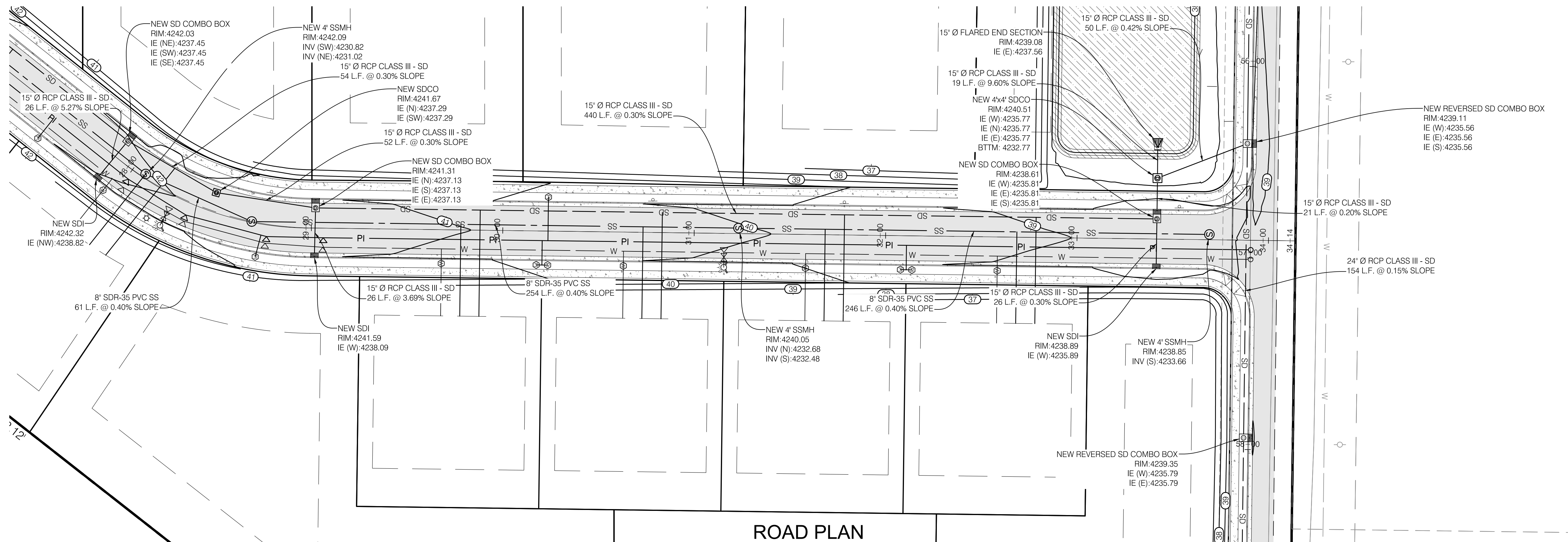
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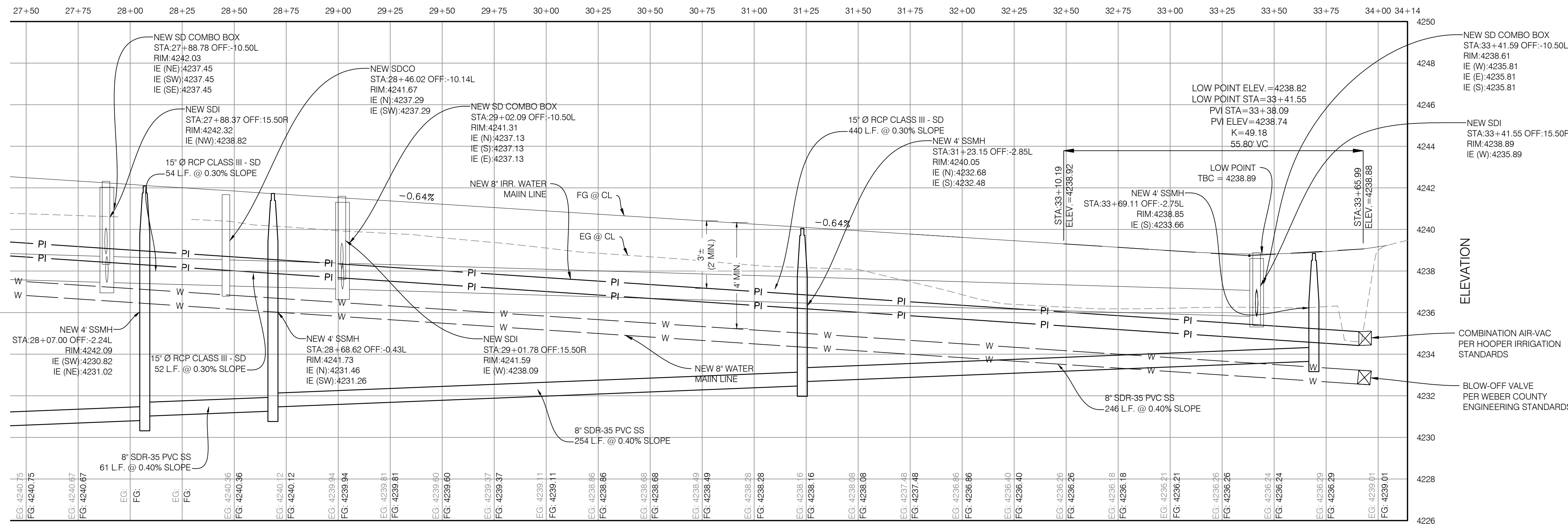
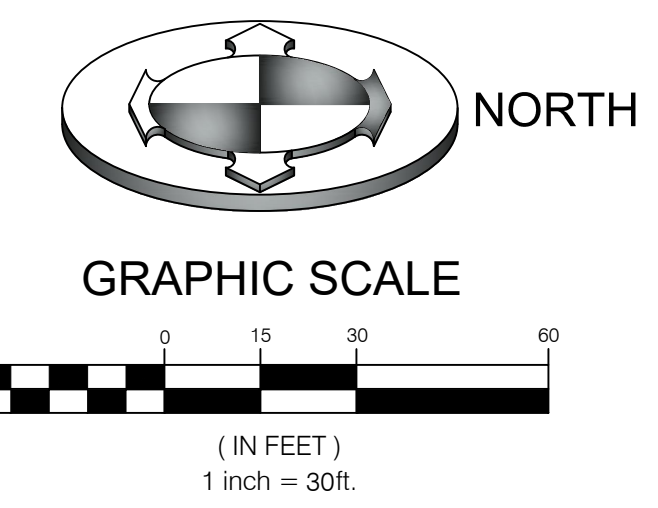
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 3908 W 1800 S
 WEBER COUNTY, UTAH

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PLAN & PROFILE
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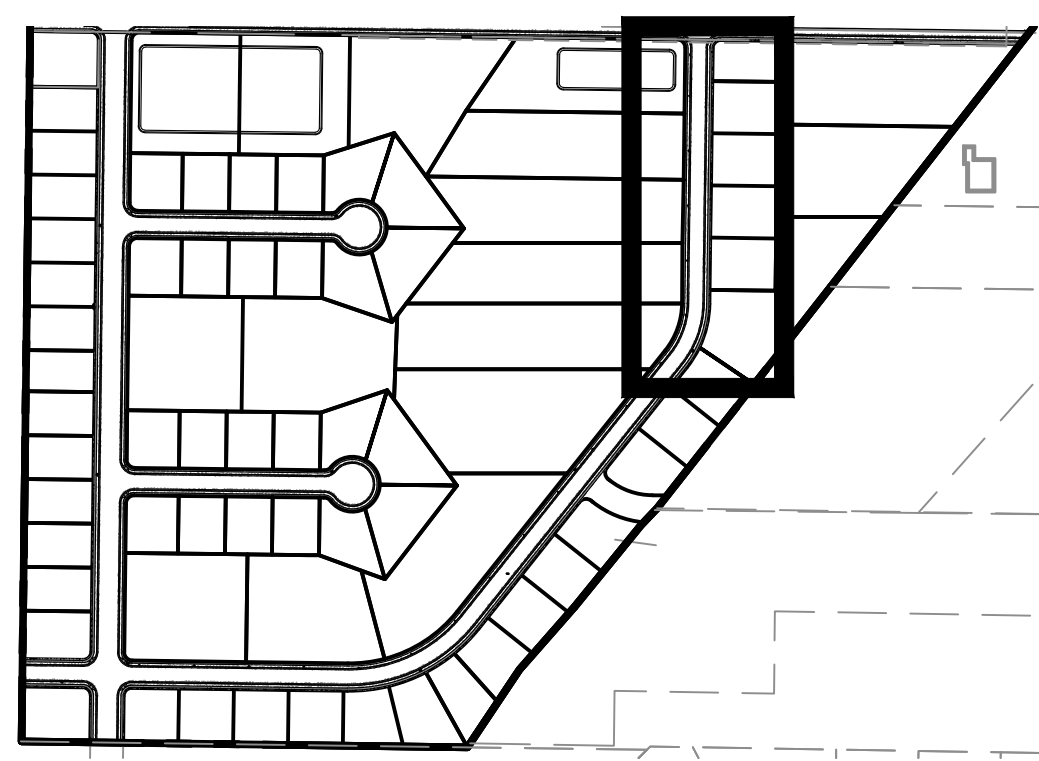
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ROAD PLAN

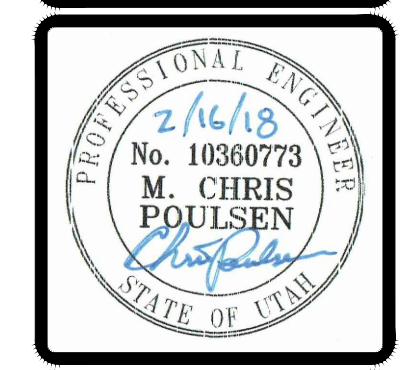


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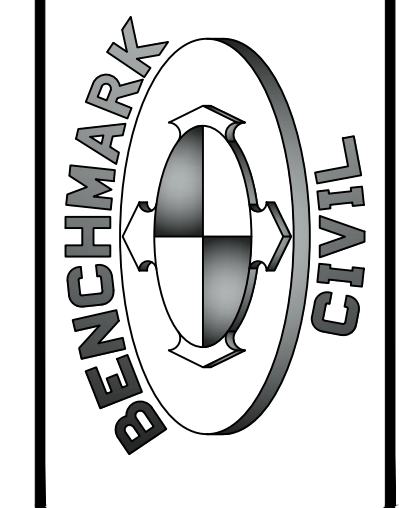


KEY MAP
N.T.S.

| NO. | DATE | DESCRIPTION |
|-------------|------------|-----------------------------|
| 1 | 10/31/17 | REVISED PER COUNTY COMMENTS |
| 2 | 02/18/18 | REVISED PER COUNTY COMMENTS |
| 3 | 08/28/2017 | DATE |
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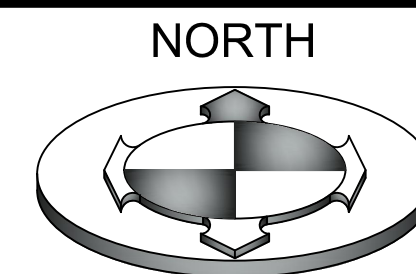
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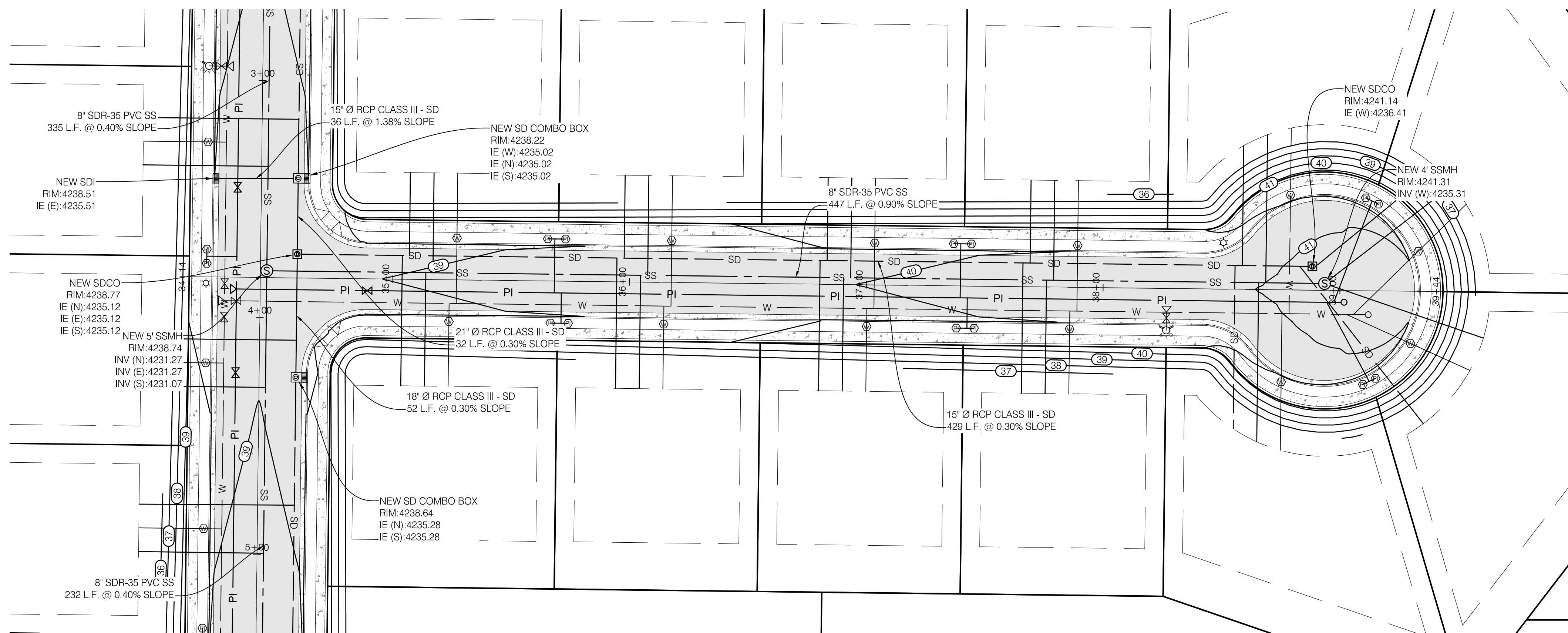
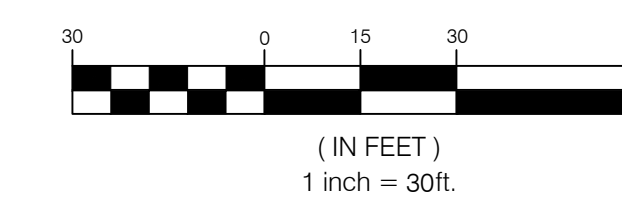
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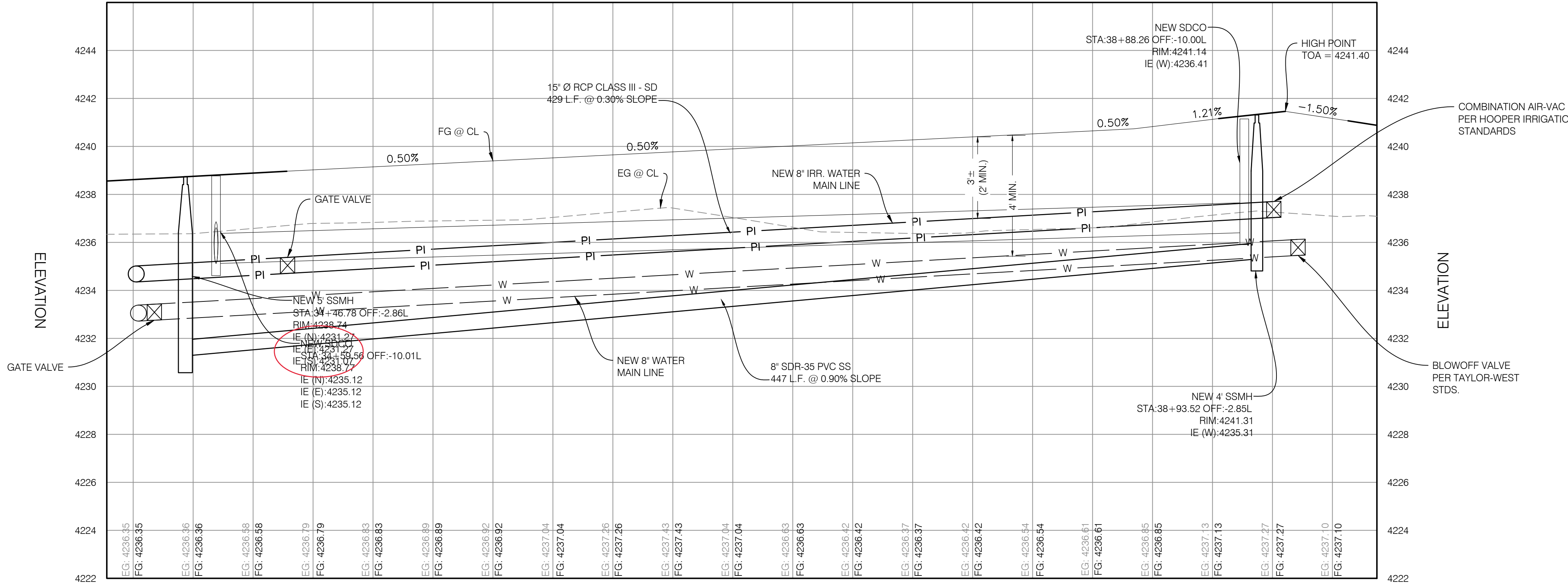
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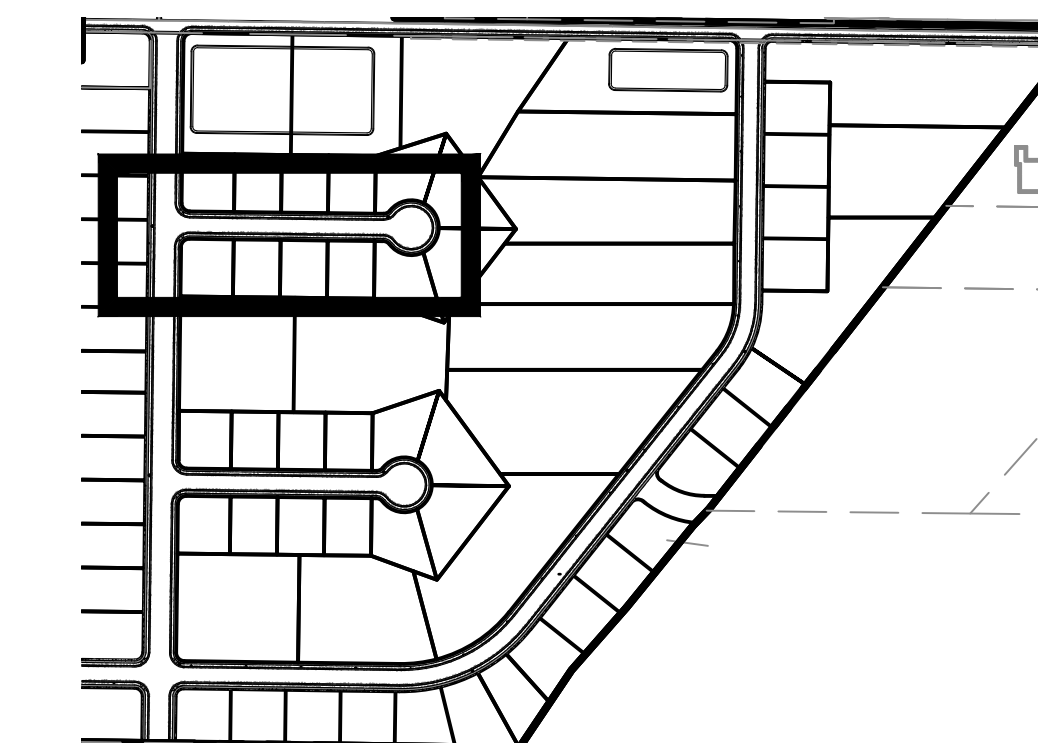
ROAD PLAN

STATION

34+184+25 34+50 34+75 35+00 35+25 35+50 35+75 36+00 36+25 36+50 36+75 37+00 37+25 37+50 38+00 38+25 38+50 38+75 39+00 39+25 39+44



ROAD PROFILE



KEY MAP
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| 1 | 10/31/17 | REVISED PER COUNTY COMMENTS |
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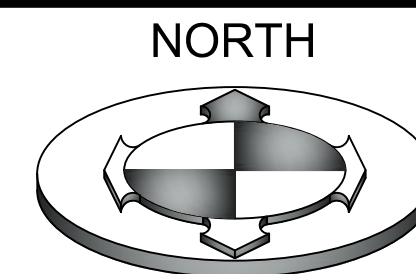


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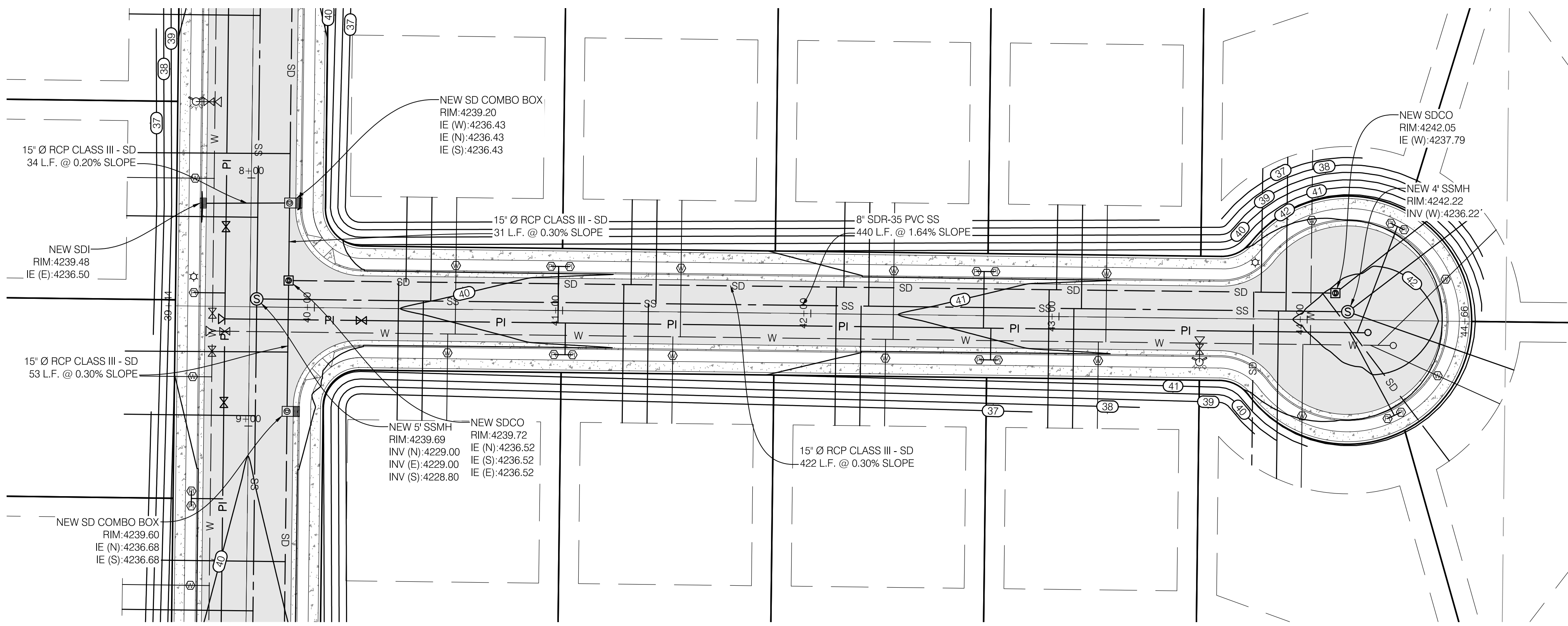
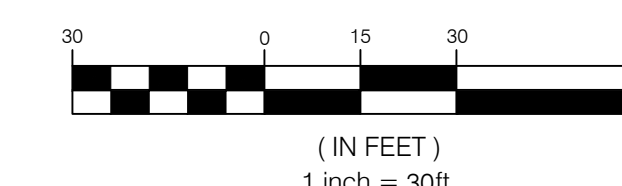
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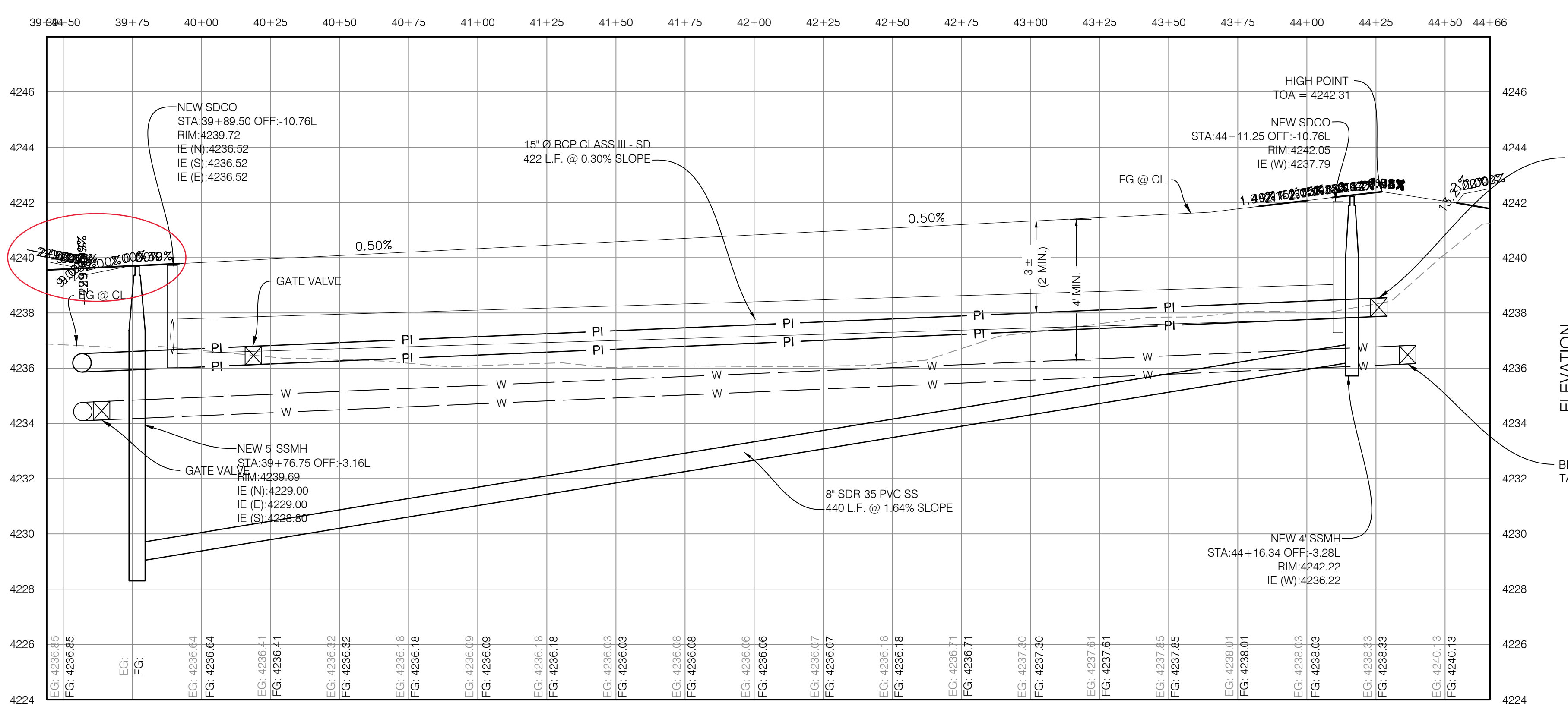


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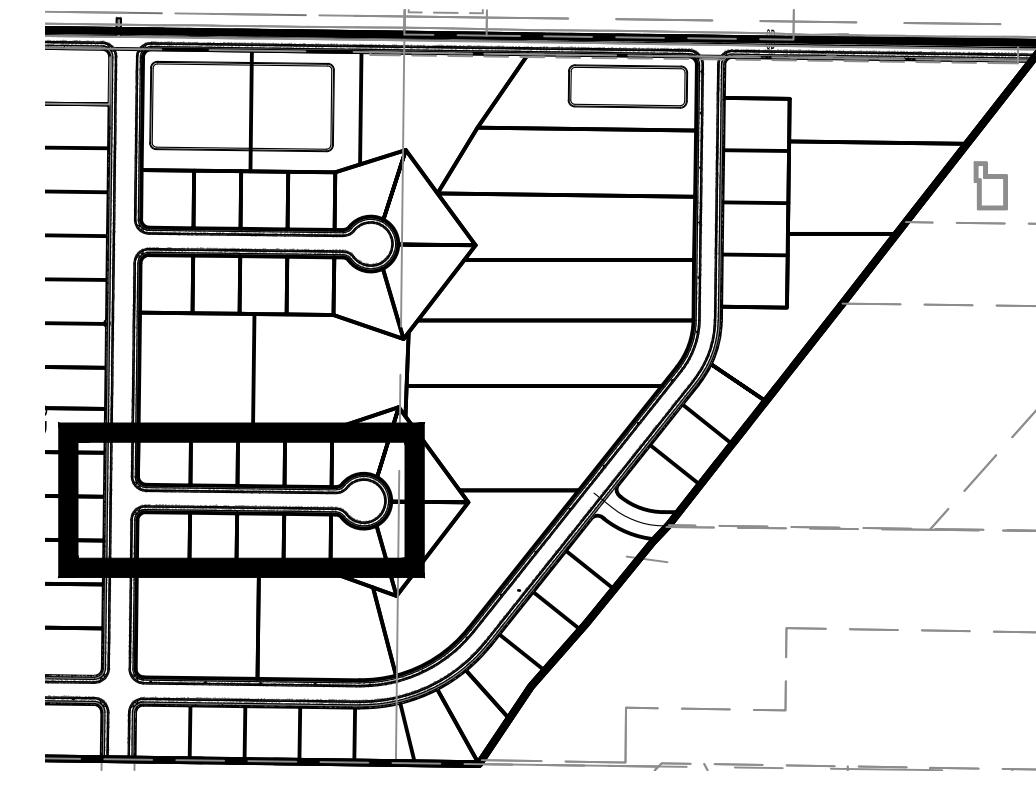


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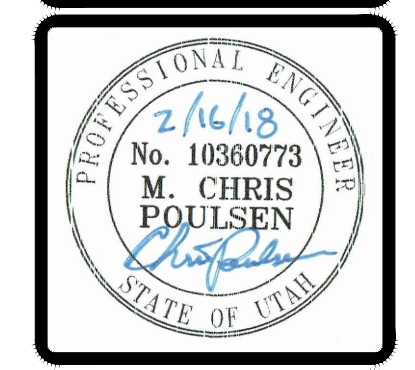
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KEY MAP
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|-----|------------|-------------|
| 1 | 02/28/2017 | SURVEY |
| 2 | 02/28/2017 | DATE |



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WINSTON PARK

3908 W 1800 S

WEBER COUNTY, UTAH

PROJECT NO. 1607138

PLAN & PROFILE

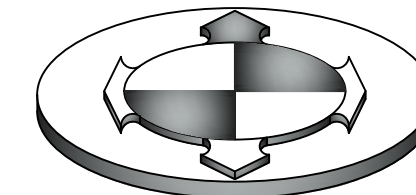
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NORTH



GRAPHIC SCALE



(IN FEET)
1 inch = 30ft.

| NO. | DATE | DESCRIPTION |
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| 1 | 10/31/17 | REVISED PER COUNTY COMMENTS |
| 2 | 02/16/18 | REVISED PER COUNTY COMMENTS |

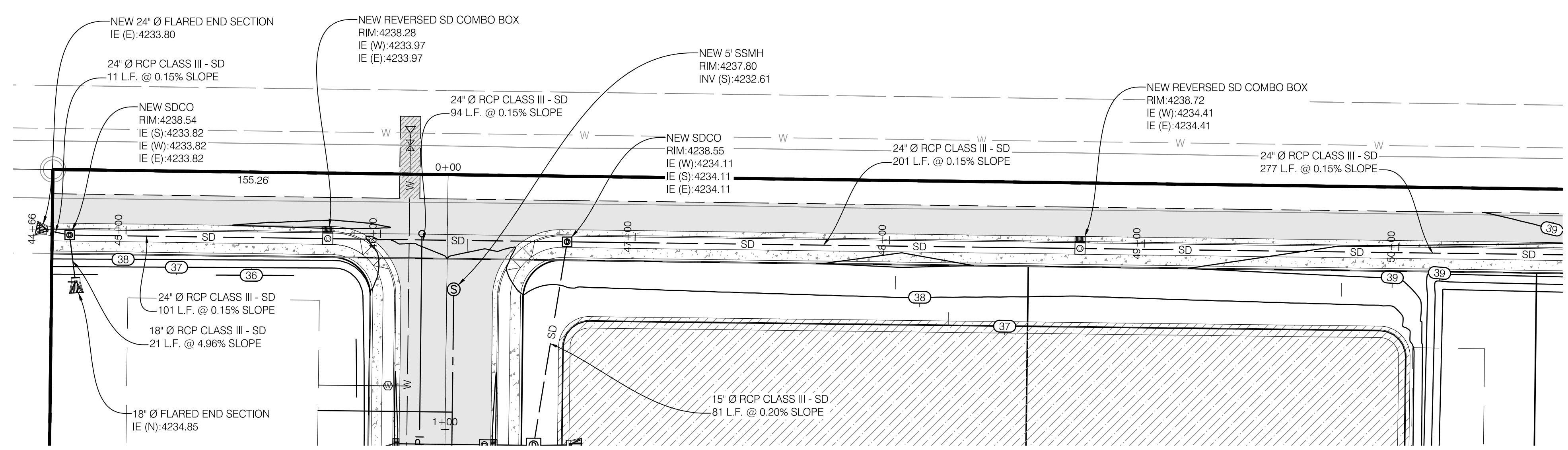
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| 1 | 08/28/2017 | FIELD SURVEY |
| 2 | 08/28/2017 | DATE |
| 1607138.sfb | | DWG. FILE |



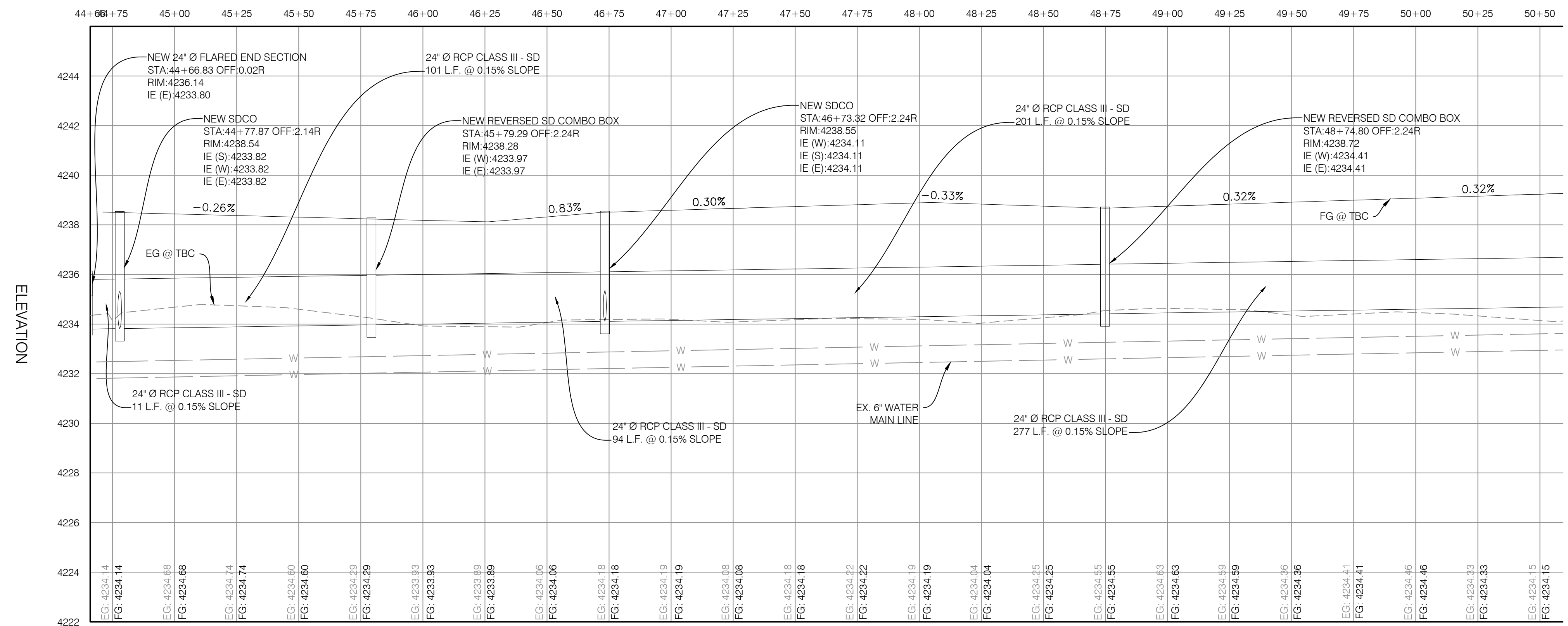
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WINSTON PARK
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 WEBER COUNTY, UTAH

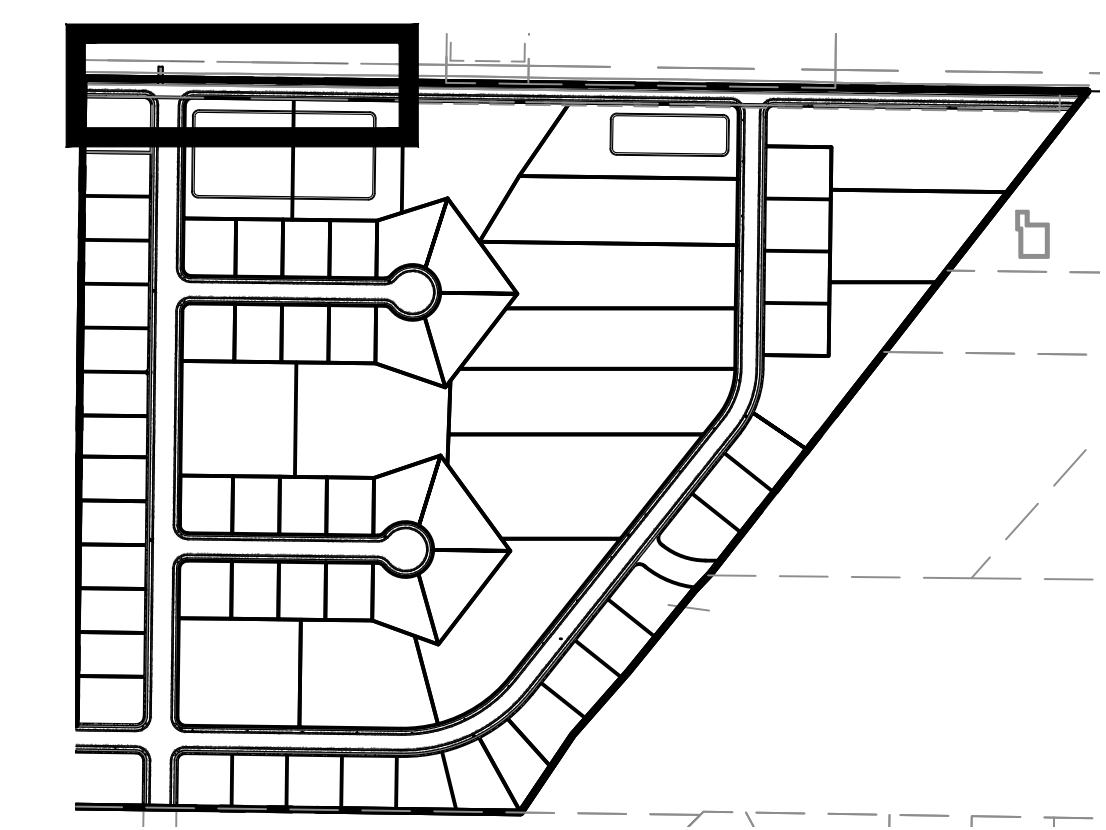
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PLAN & PROFILE
 CPP.08
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ROAD PLAN



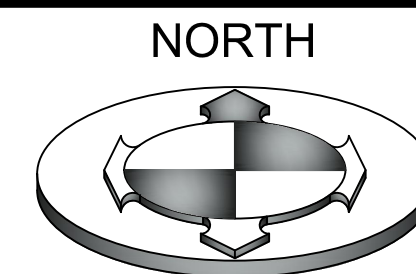
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GRAPHIC SCALE



(IN FEET)
1 inch = 30ft.

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| NO. | DATE | DESCRIPTION |
|------------|------------|--------------|
| 1 | 02/28/2017 | FIELD SURVEY |
| 2 | 02/28/2017 | DATE |
| 1607138816 | | DWG FILE |



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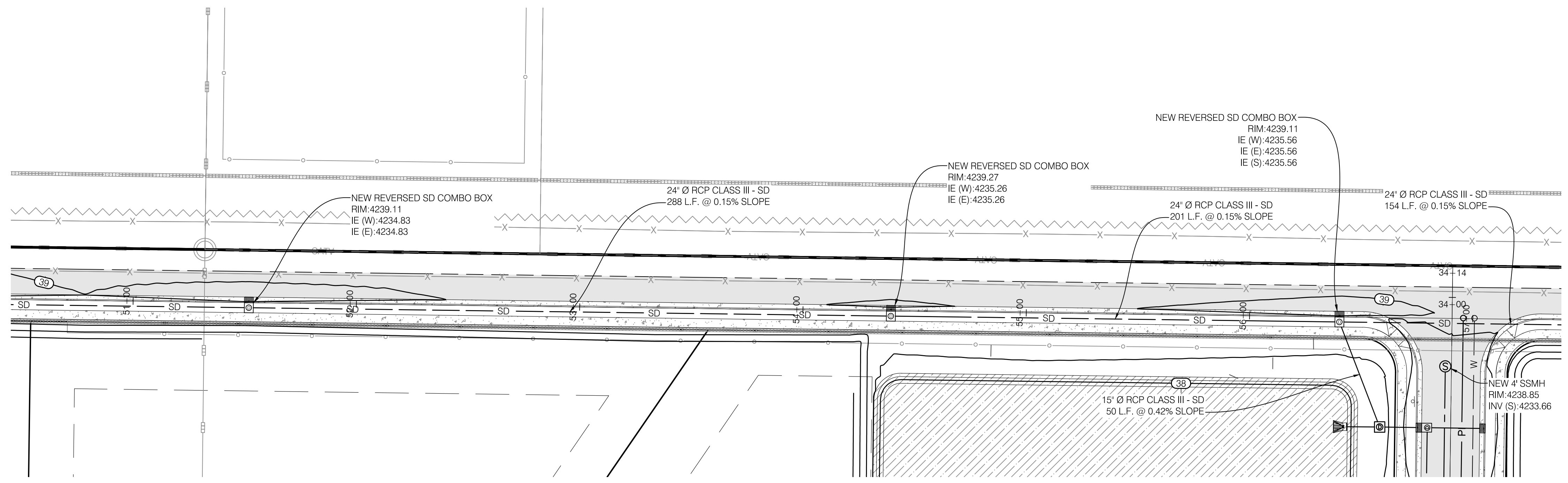
WINSTON PARK

3908 W 1800 S
WEBER COUNTY, UTAH

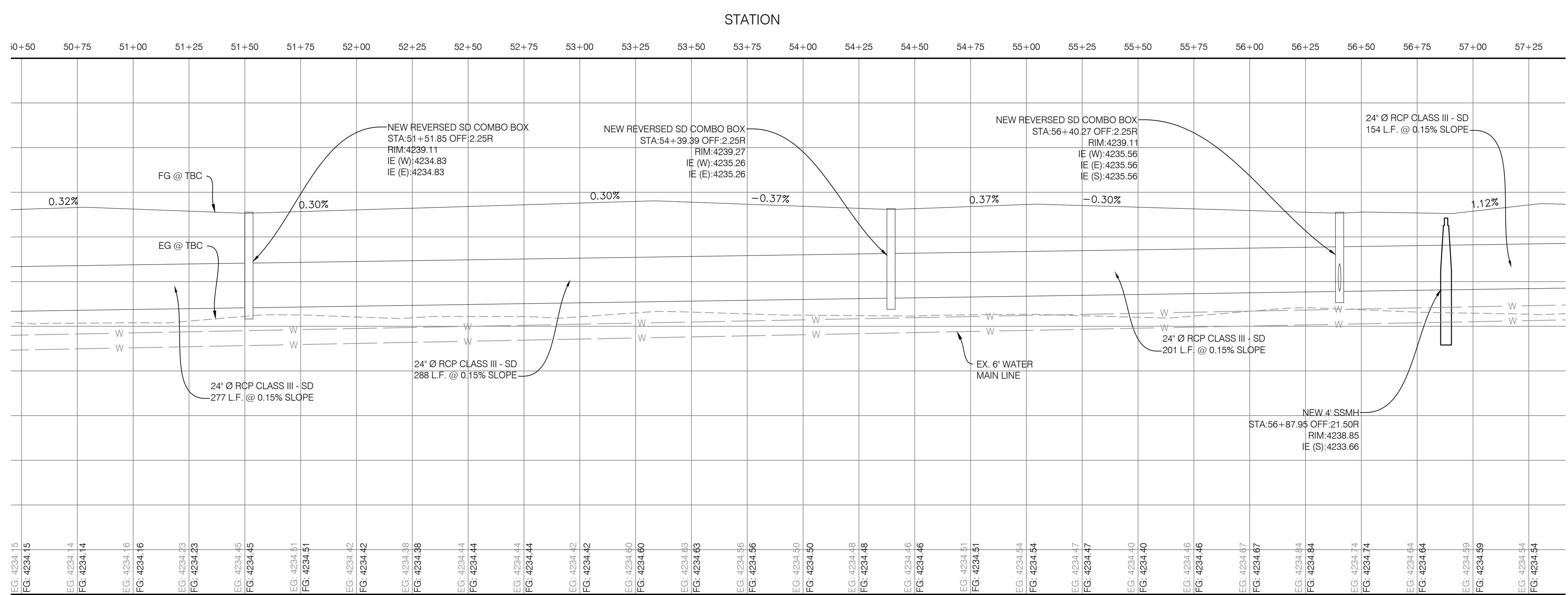
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PLAN & PROFILE

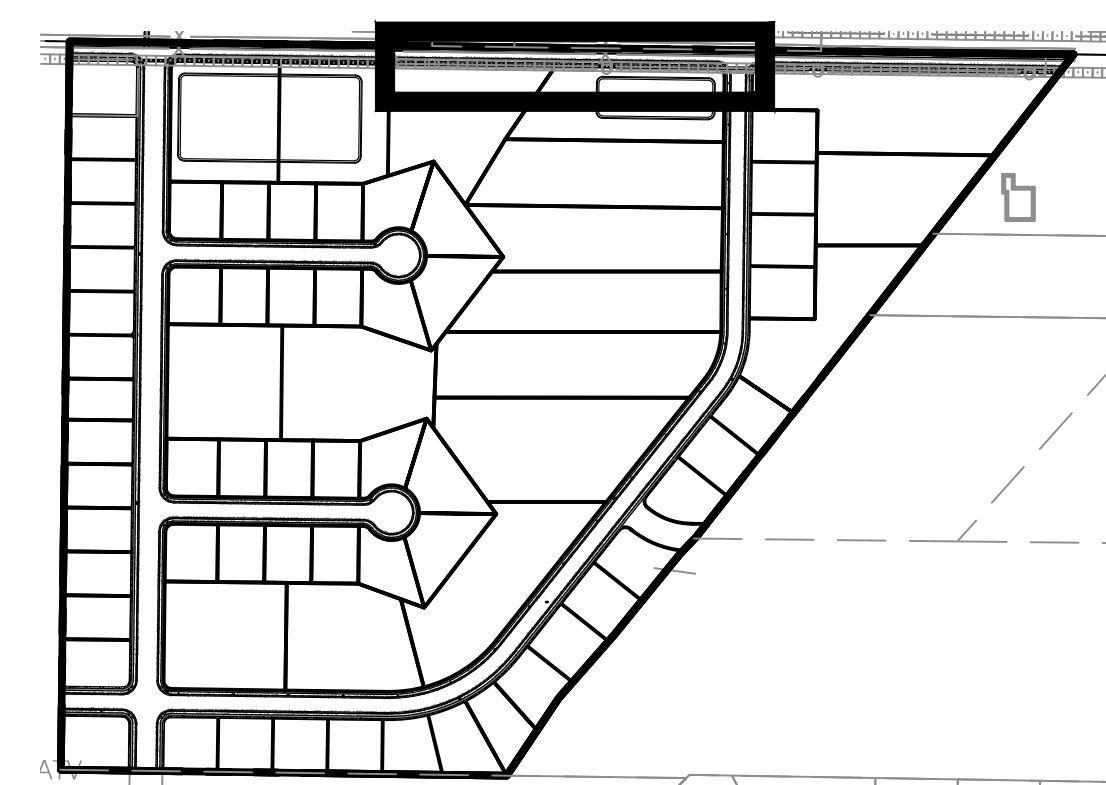
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ROAD PLAN



ROAD PROFILE



KEY MAP

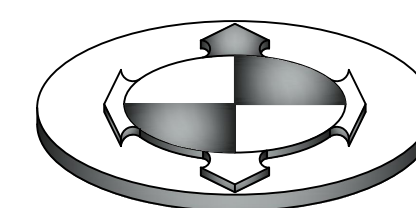
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NORTH



GRAPHIC SCALE



(IN FEET)
1 inch = 30ft.

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| | |
|------------|-------------|
| DRAWN BY | KVIS |
| CHECKED BY | MCP |
| FIELD CREW | SURVEY |
| DATE | 8/28/2017 |
| DWG. FILE | 1607138.sfb |
| DATE | 0 |
| SCALE | AS SHOWN |



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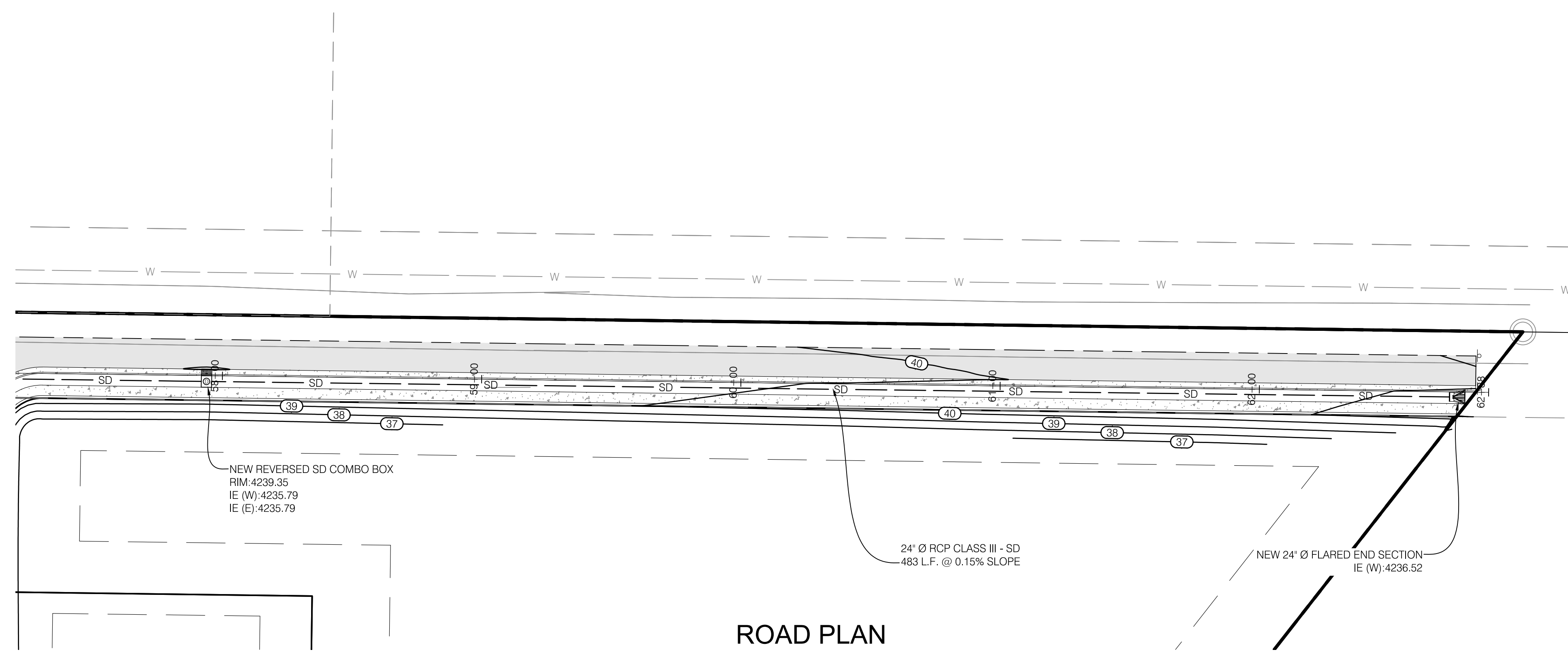
WINSTON PARK

3908 W 1800 S
WEBER COUNTY, UTAH

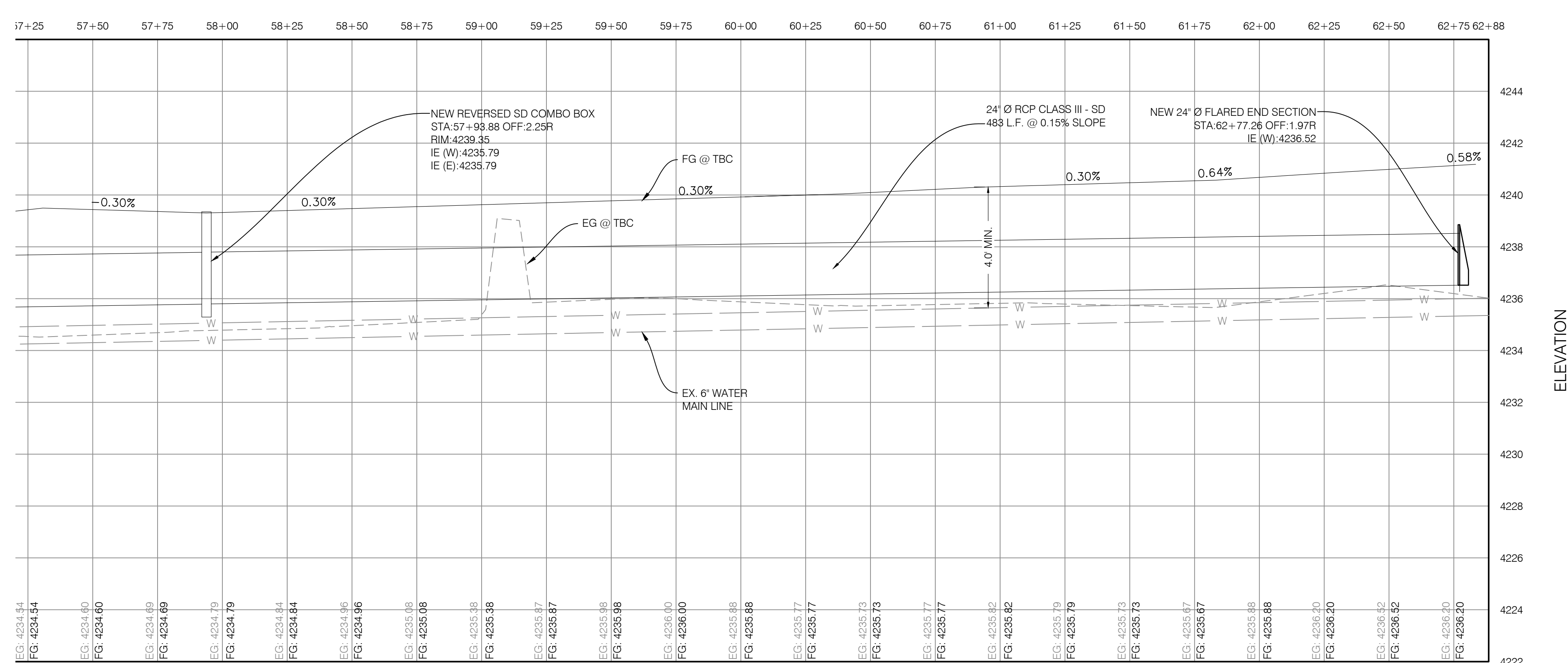
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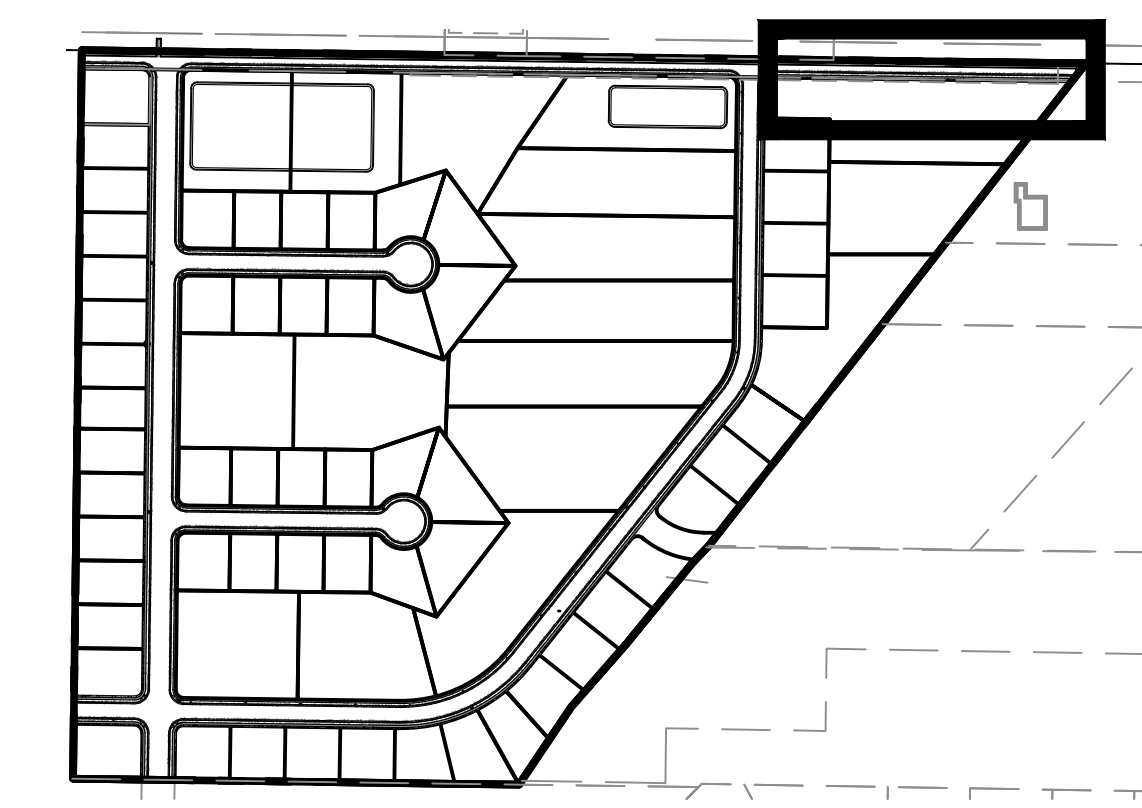
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ROAD PLAN



ROAD PROFILE



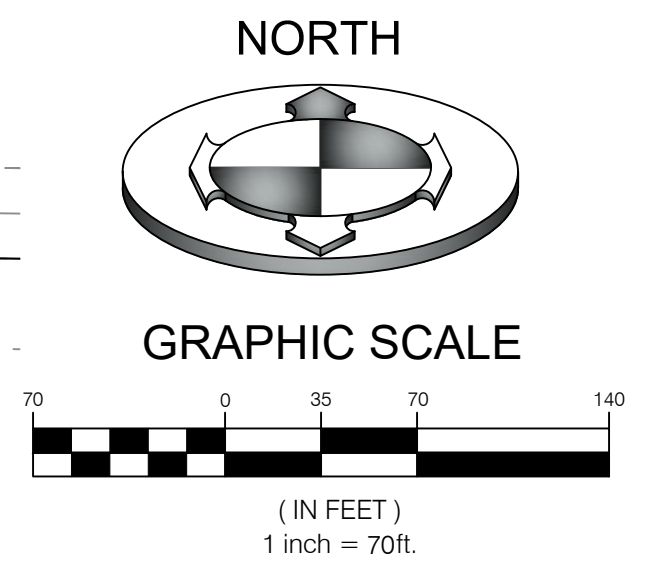
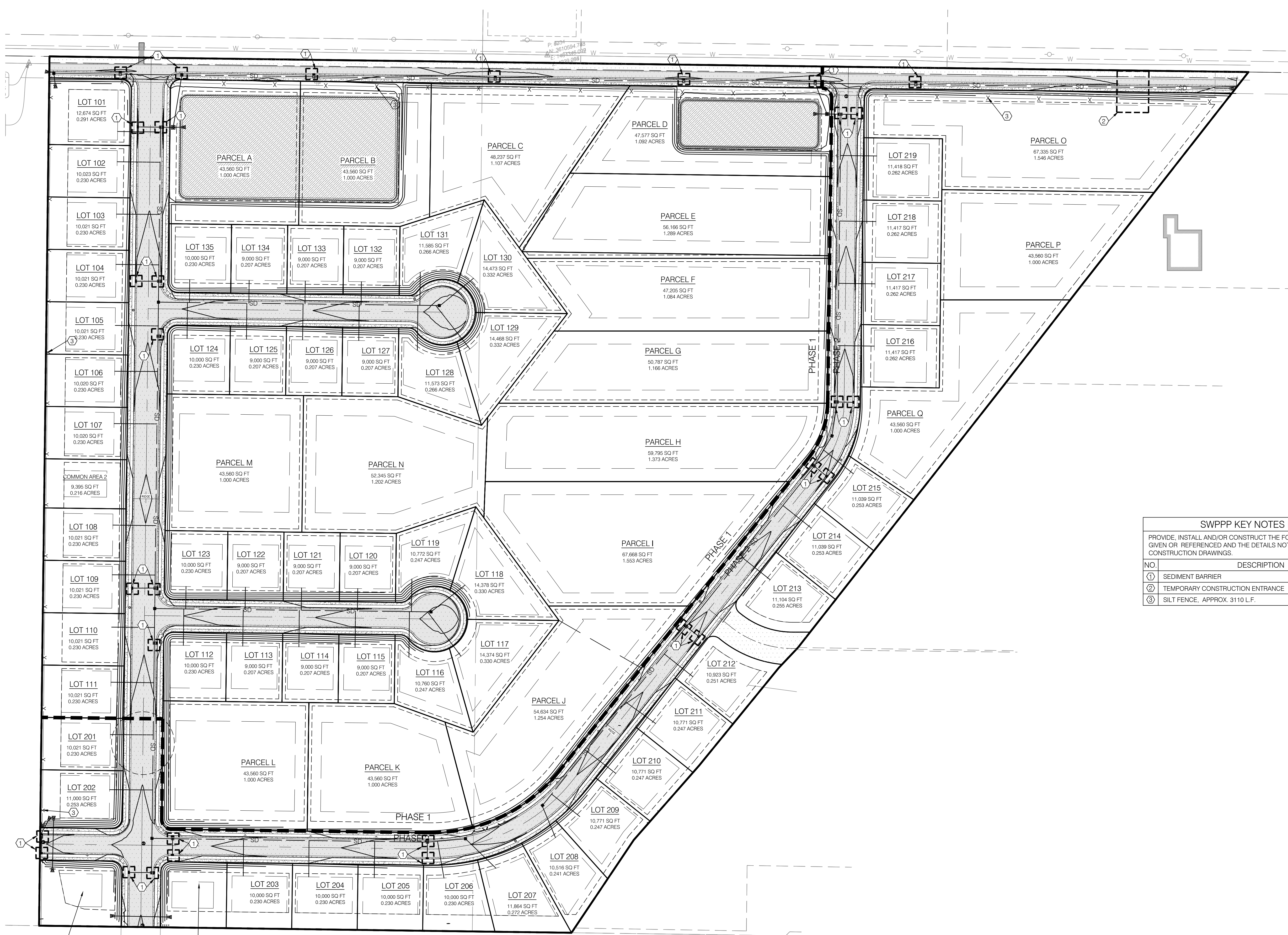
KEY MAP
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SWPPP KEY NOTES REFERENCE

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

| NO. | DESCRIPTION | DETAIL |
|-----|---------------------------------|----------|
| ① | SEDIMENT BARRIER | 2/CEP.02 |
| ② | TEMPORARY CONSTRUCTION ENTRANCE | 7/CEP.02 |
| ③ | SILT FENCE, APPROX. 3110 L.F. | 6/CEP.02 |

COMMON AREA 1
12,478 SQ FT
0.286 ACRES

COMMON AREA 3
10,000 SQ FT
0.230 ACRES

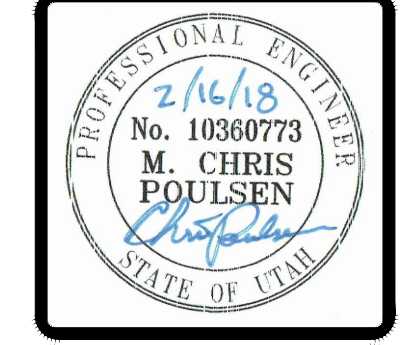
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DRAWN BY: KVIS
CHECKED BY: MCP
FIELD DRAWN: SURVEY
DATE: 8/28/2017
DWG. FILE: 1607138810



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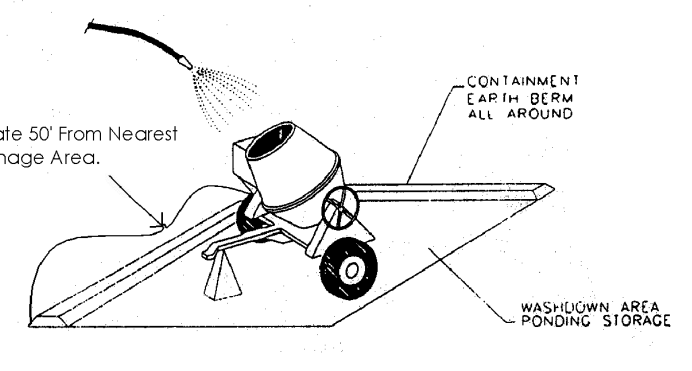
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WINSTON PARK

3908 W 1800 S
WEBER COUNTY, UTAH

BMP: Concrete Waste Management



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

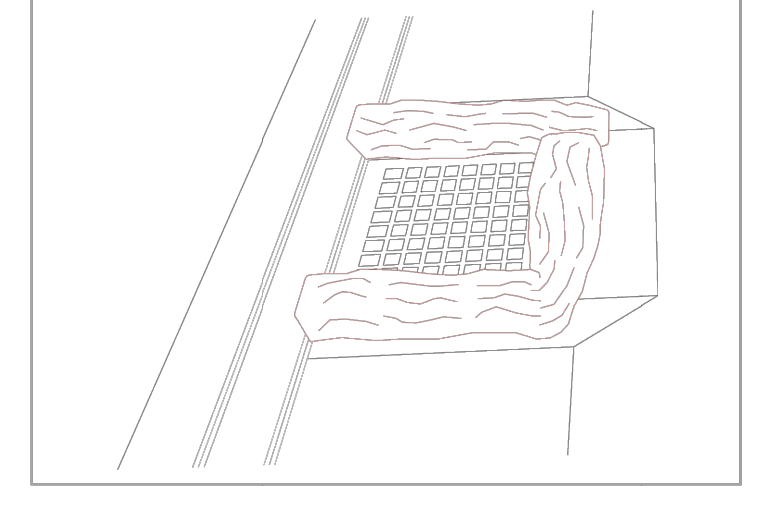
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Inlet Protection – Wattle

IP-W
CONSTRUCTION



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

INSTALLATION/APPLICATION CRITERIA:

- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

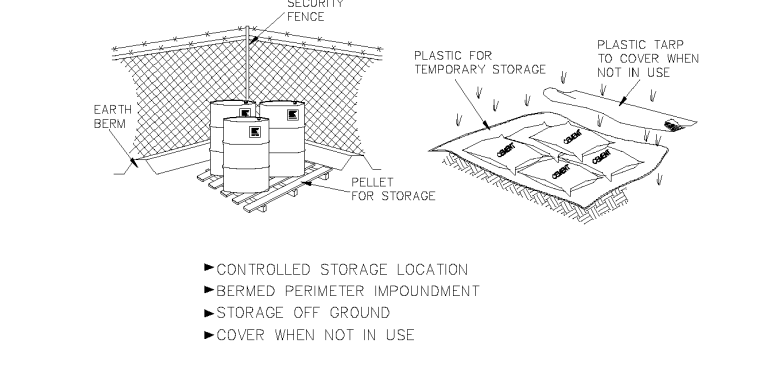
LIMITATIONS:

- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:

- Inspect inlet protection following storm event and at a minimum of once every 14 days.
- Remove accumulated sediment when it reaches 4 inches in depth.
- Look for bypassing or undercutting and repair or realign as needed.

BMP: Materials Storage



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:

- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

INSTALLATION/APPLICATION CRITERIA:

- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

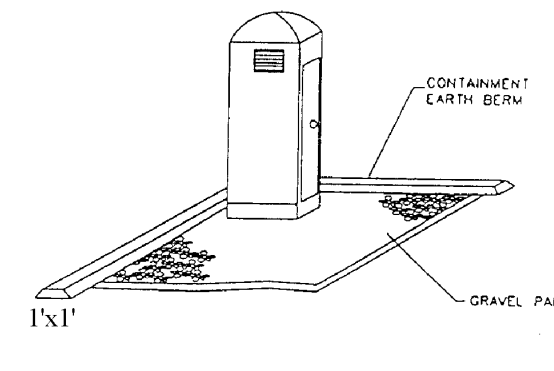
LIMITATIONS:

- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:

- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, lightly capped) and that no materials are being stored away from the designated location.

BMP: Portable Toilets



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:


- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

LIMITATIONS:
No limitations.

MAINTENANCE:

- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

BMP: Spill Clean-Up



DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:
All sites

GENERAL:

- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:

- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils.
- Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

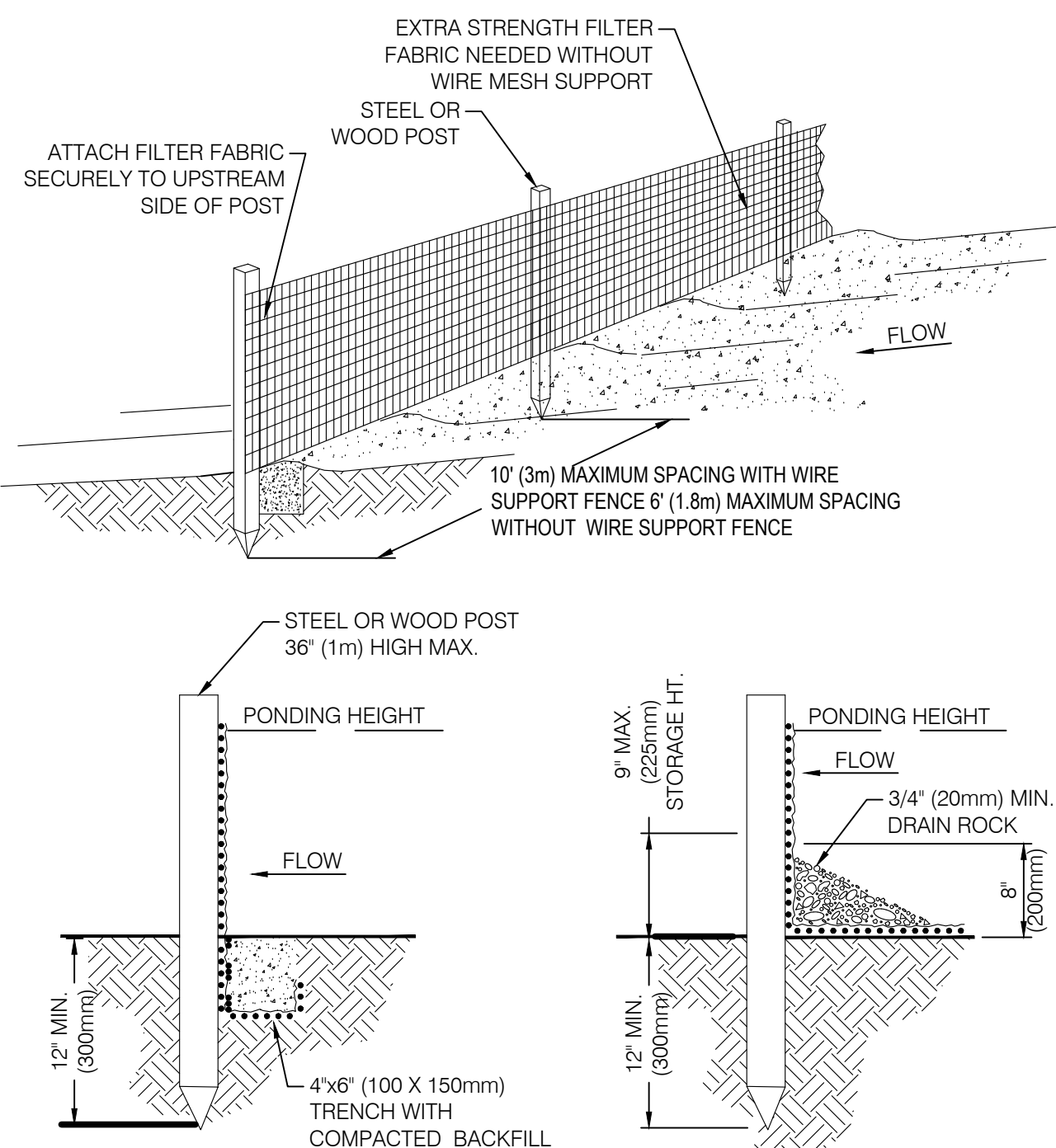
CONCRETE WASTE MANAGEMENT
SCALE: N.T.S.

INLET PROTECTION WATTLE
SCALE: N.T.S.

MATERIALS STORAGE
SCALE: N.T.S.

PORTABLE TOILETS
SCALE: N.T.S.

SPILL CLEAN-UP
SCALE: N.T.S.

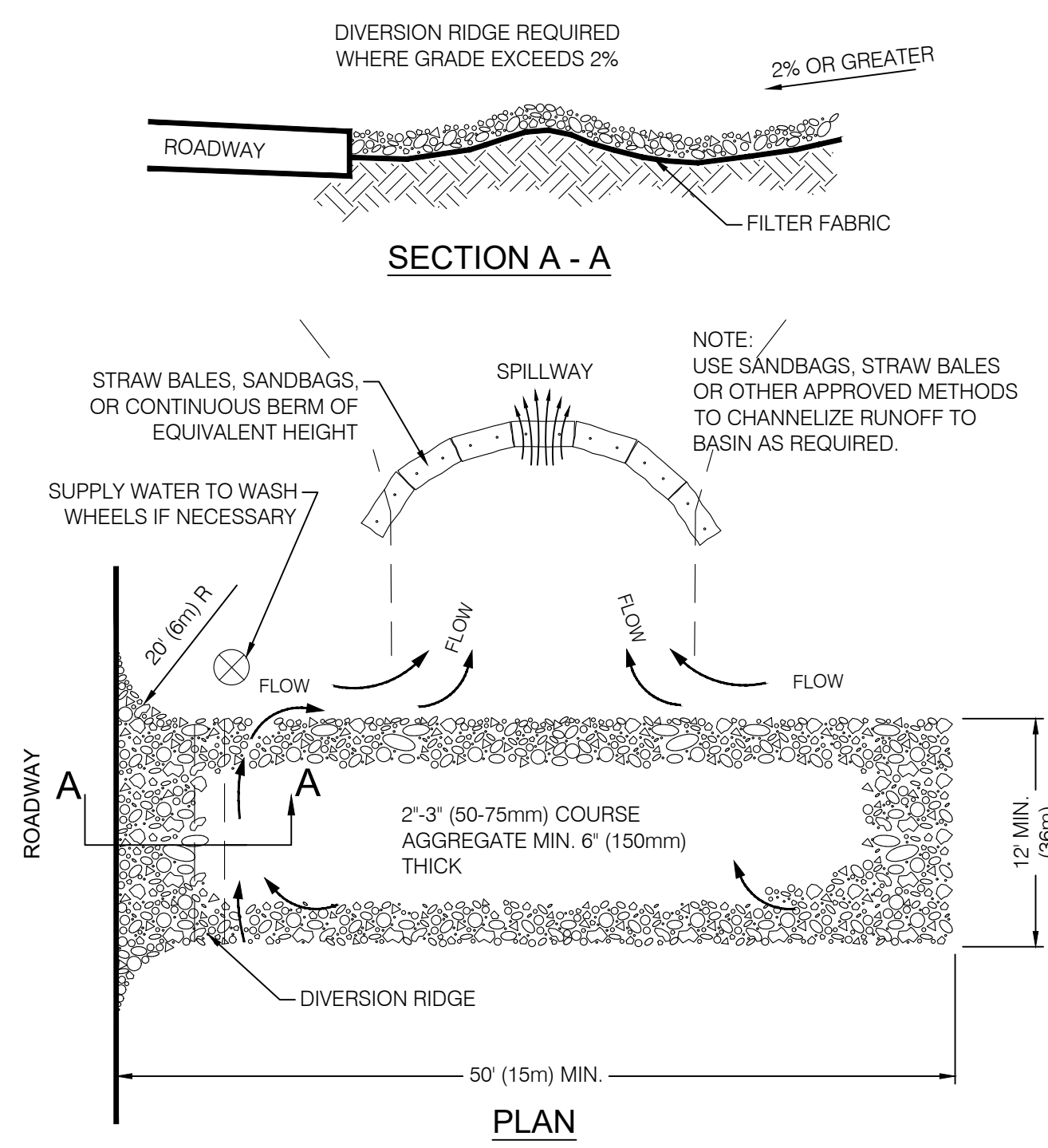


TRENCH DETAIL
INSTALLATION WITHOUT TRENCHING

NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

SILT FENCE
SCALE: N.T.S.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT
SCALE: N.T.S.

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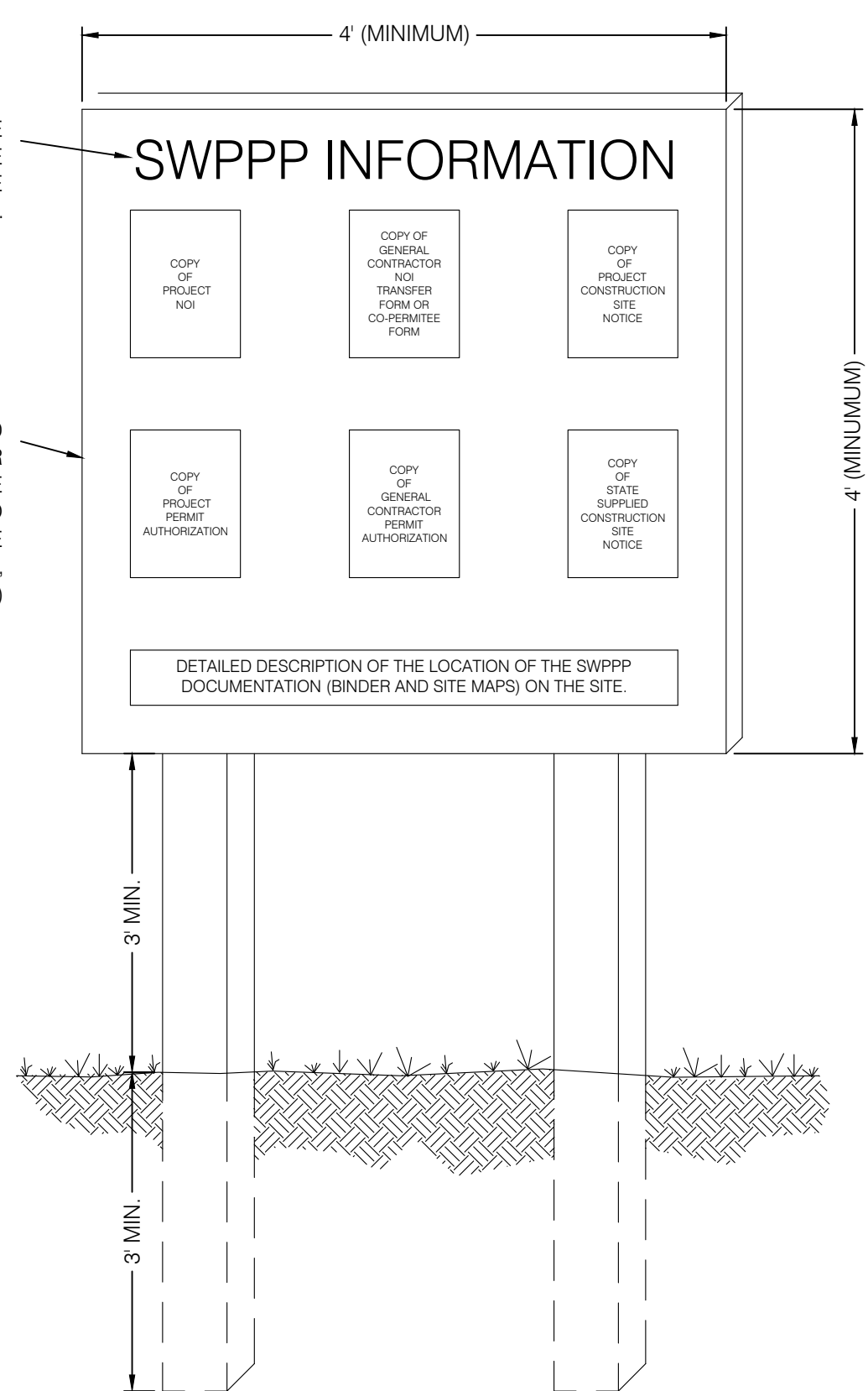
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"SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.)



NOTES:

- 1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
- 2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE TO TERMINATION (NOT) IS FILED FOR THE PERMIT.
- 3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
- 4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
- 5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN
(NOT TO SCALE)

| NO. | DATE | DESCRIPTION |
|-----|----------|-----------------------------|
| 1 | 10/31/17 | REVISED PER COUNTY COMMENTS |
| 2 | 02/18/18 | REVISED PER COUNTY COMMENTS |

PROJECT NO. 1607138
DATE 8/28/2017
DRAWN BY SURVEY
CHECKED BY MCP
SCALE: MEASURES SHOWN ON FULL SIZE SHEETS
ASST. ACCURACIES FOR REDUCED SIZE 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
www.benchmarkcivil.com

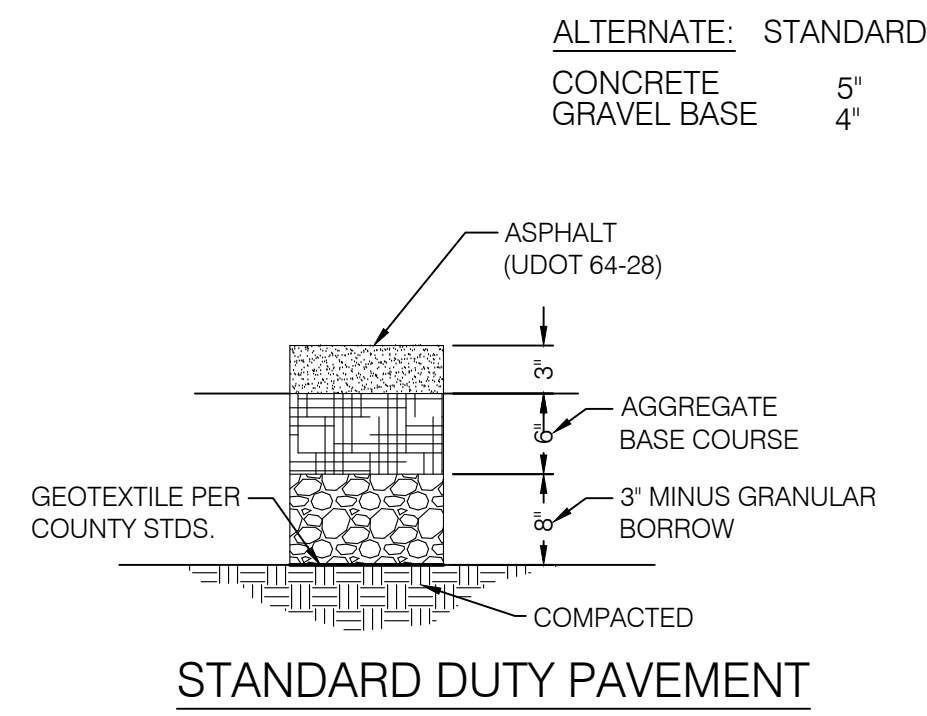
BENCHMARK CIVIL

WINSTON PARK
3908 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 1607138

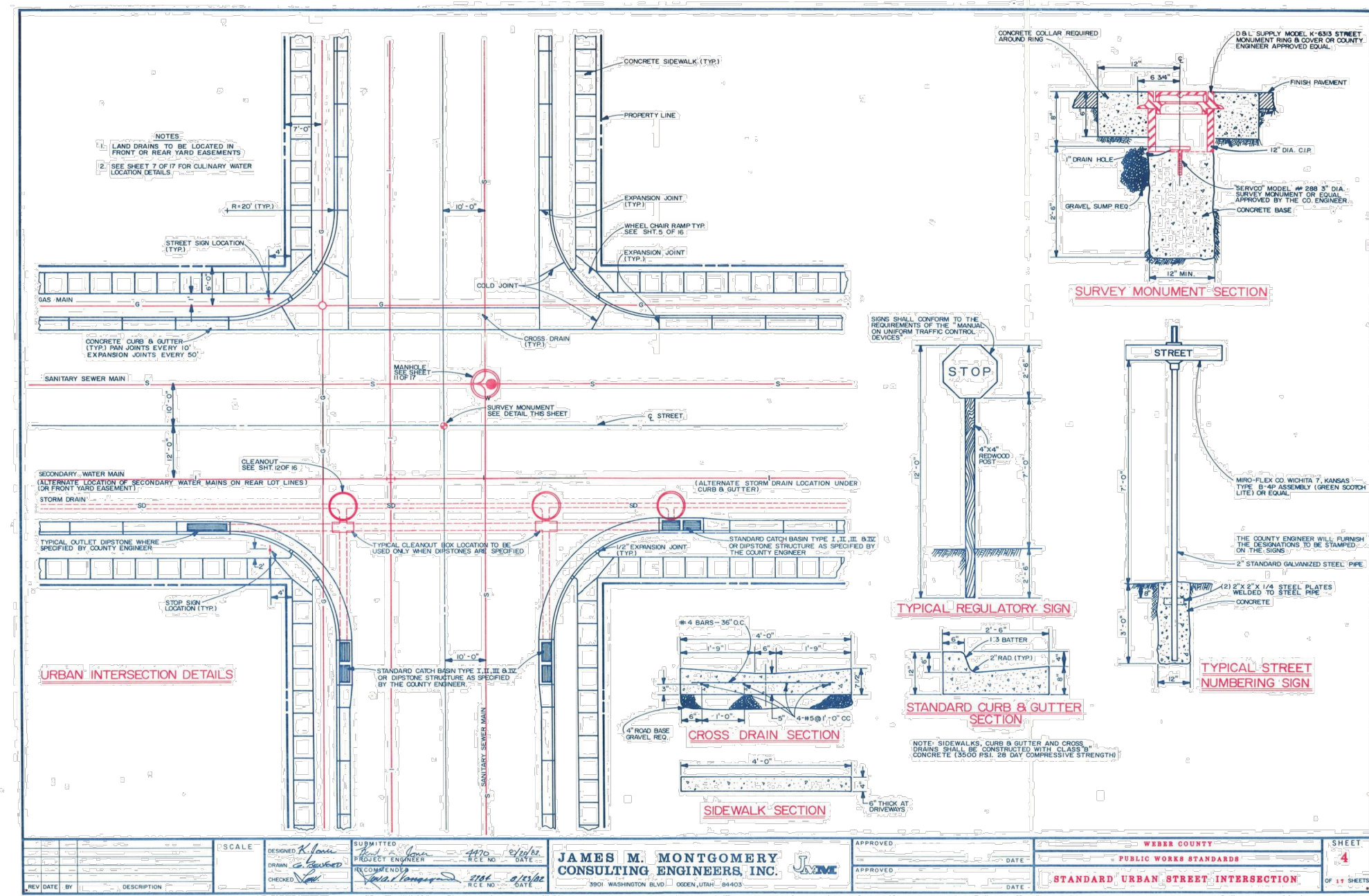
EROSION CONTROL DETAILS

CEP.02
20 OF 24

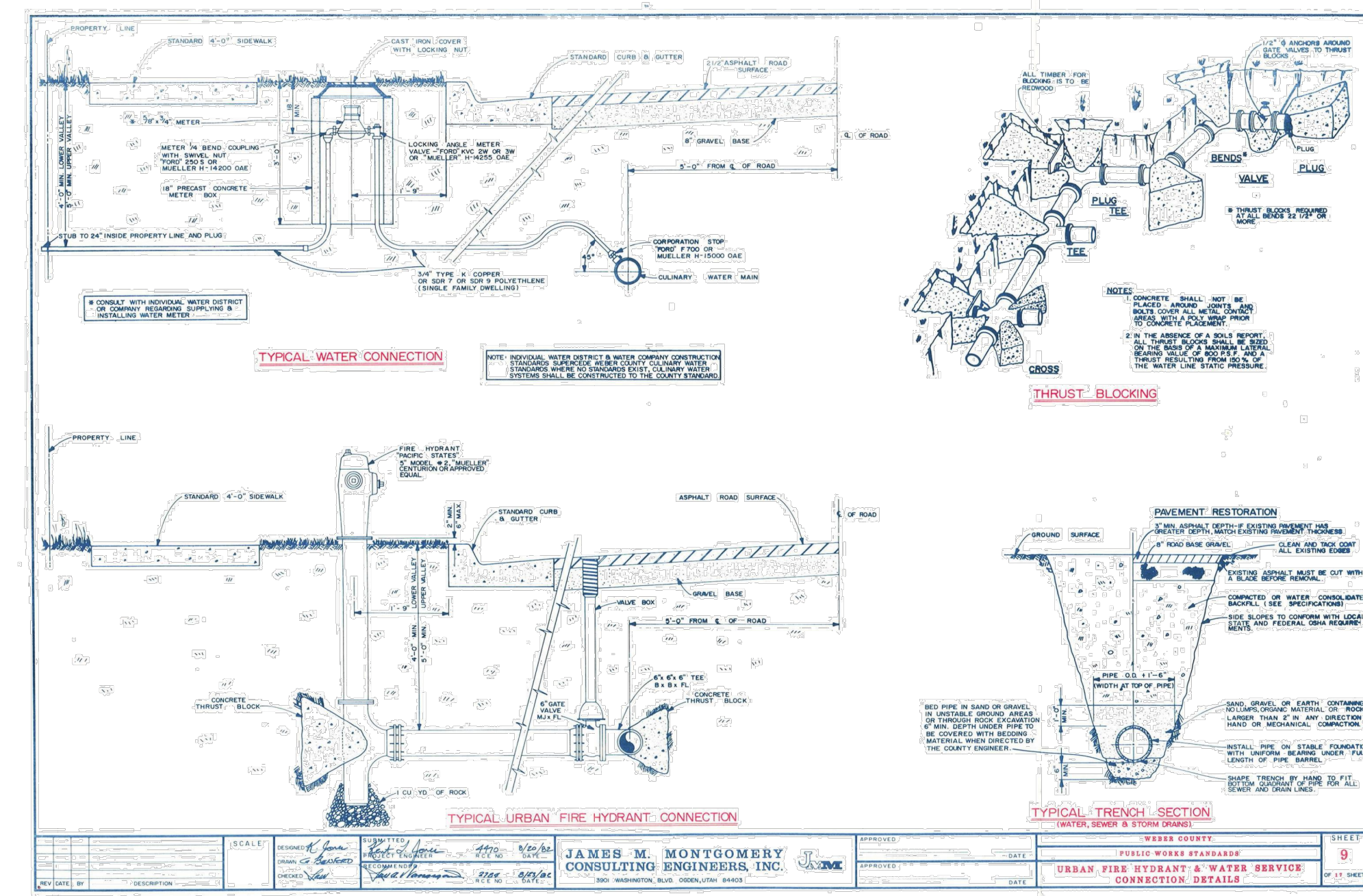


- NOTE:
1. FOR REINFORCEMENT DESIGN OF PCC PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER
 2. FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE GEOTECHNICAL ENGINEER
 3. REFER TO GEOTECHNICAL REPORT #1160708 PREPARED BY AGECC ON OCTOBER 12, 2016 FOR PAVEMENT DESIGN. DEFER TO GEOTECHNICAL REPORT OR COUNTY STANDARDS, WHICHEVER IS MORE CONSERVATIVE.
 4. COMPACTION TESTING REQUIRED FOR BOTH ROAD BASE AND SUB-BASE PER WEBER COUNTY STANDARDS.

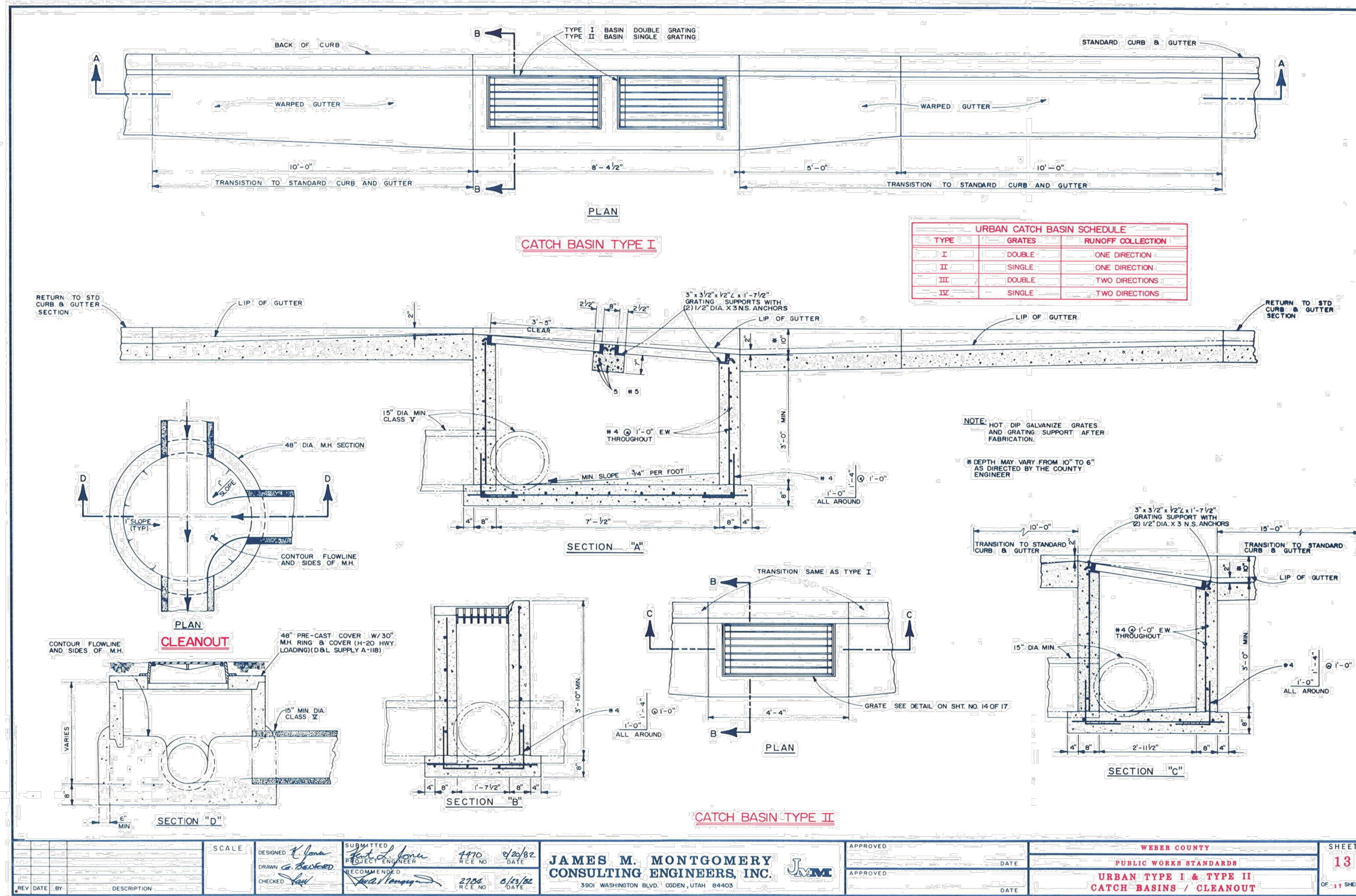
PAVEMENT SECTIONS 1
 SCALE: N.T.S.



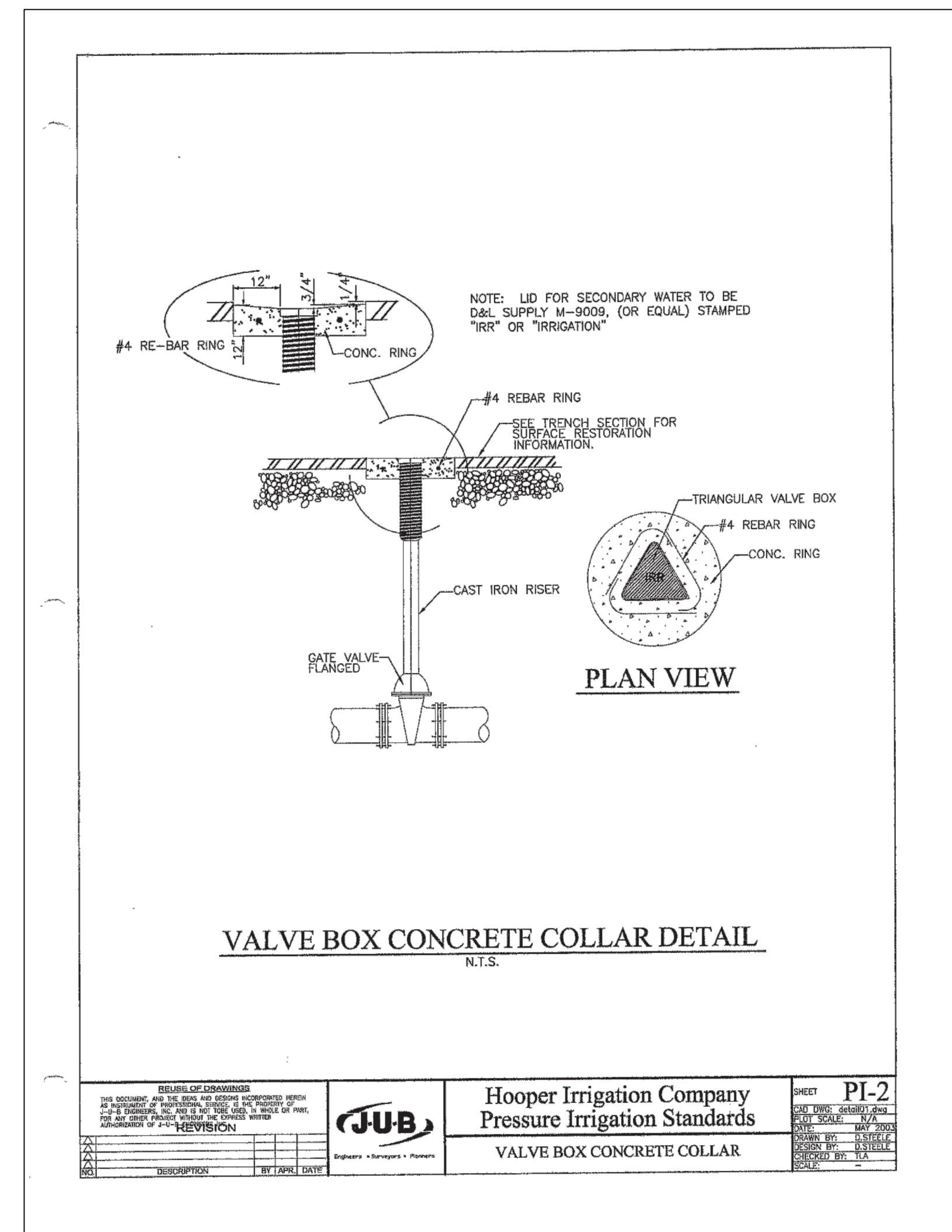
CURB, GUTTER & SIDEWALK 2
 SCALE: N.T.S.



CULINARY WATER DETAILS 3
 SCALE: N.T.S.



CATCH BASIN / CLEANOUT 4
 SCALE: N.T.S.



HOOPER IRR. GATE VALVE 5
 SCALE: N.T.S.

| NO. | DATE | DESCRIPTION |
|-----|----------|-----------------------------|
| 1 | 10/31/17 | REVISED PER COUNTY COMMENTS |
| 2 | 02/16/18 | REVISED PER COUNTY COMMENTS |

DRAWN BY: KVIS
 CHECKED BY: MCP
 FIELD DRAWN BY: SURVEY
 DATE: 8/28/2017
 DWG. FILE: 1607138.rvt

SCALE: MEASURES FUNCTION ON ALL SIZE SHEETS
 AS NOTED OTHERWISE FOR REDUCED SIZE SHEETS

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

BENCHMARK
 CIVIL
 BENCHMARK ENGINEERING & LAND SURVEYING
 930 SOUTH STATE STREET SUITE #100
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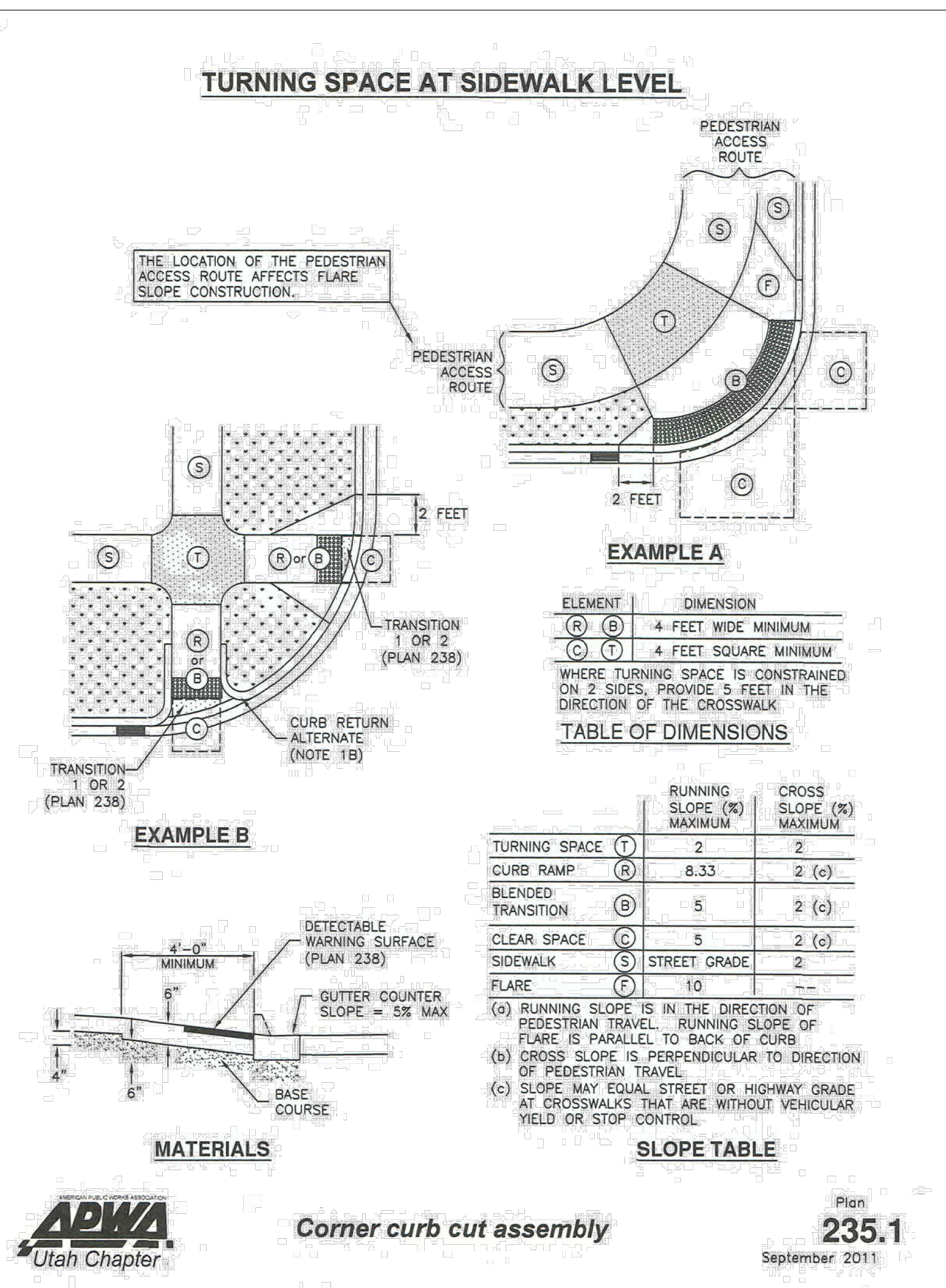
WINSTON PARK
 3908 W 1800 S
 WEBER COUNTY, UTAH

PROJECT NO. 1607138
 SHEET PI-2
 DETAILS & NOTES
 CDT.01
 21 OF 24

Corner curb cut assembly

1. **GENERAL**
 - A. Where existing elements or spaces are altered to receive an assembly, slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown. Where physical constraints (e.g. utility covers, poles, vaults, etc.) prevent compliance, a single diagonal curb cut assembly may serve both pedestrian street crossings.
 - B. Installation of flares or curb returns is ENGINEER's choice.
 - C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.
2. **PRODUCTS**
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 - C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
 - D. Concrete: Class 4000, APWA Section 03 30 04.
 - E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
 - A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - B. Curb Modifications:
 - 1) The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
 - 2) No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum for each crosswalk served.
 - C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends. At the bottom grade break it may be necessary to install a transition zone, (APWA Plan 238).
 - D. Concrete Placement: APWA Section 03 30 10.
 - 1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
 - 2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
 - 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - E. Clear Space: No trip hazards in the clear space.

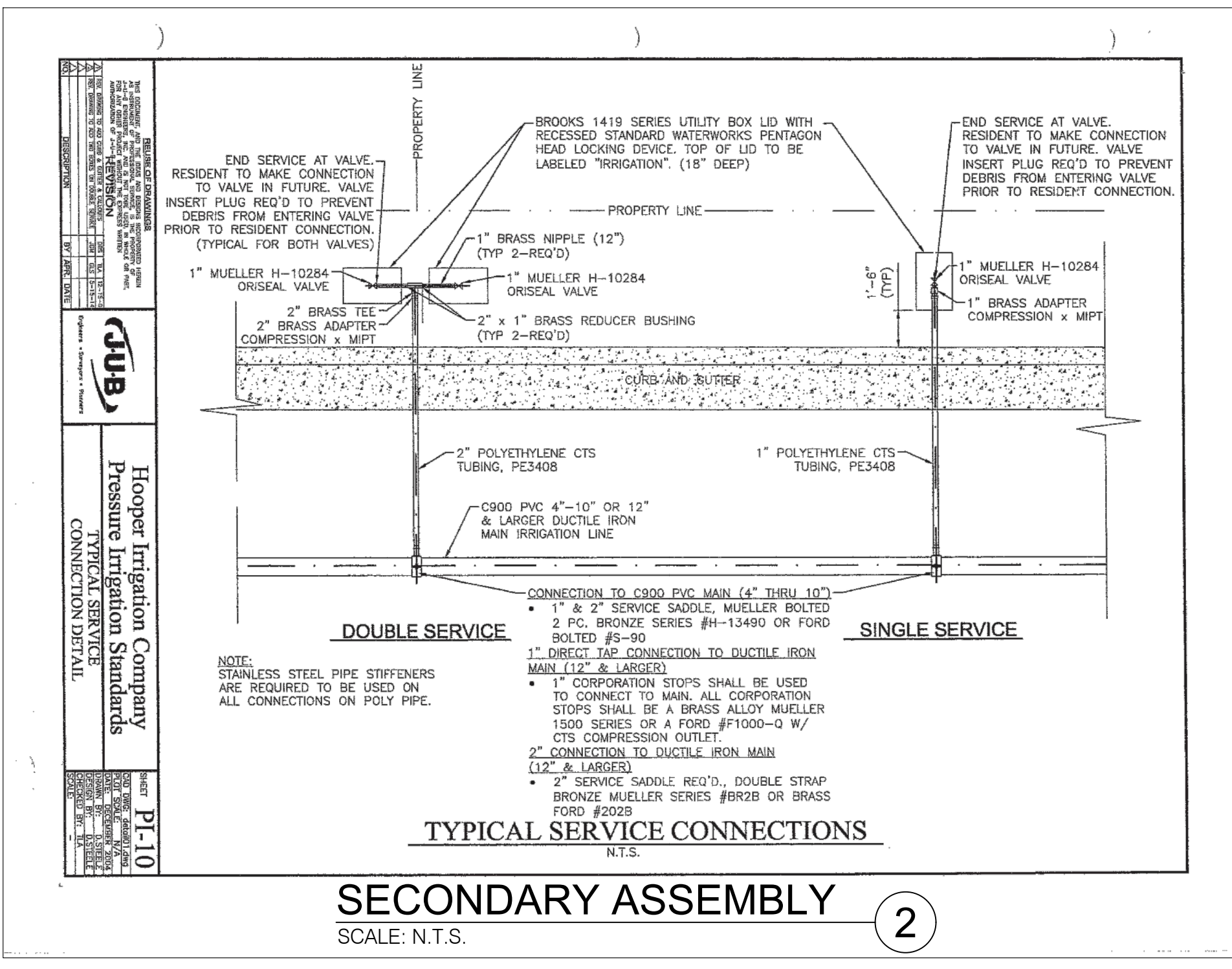
235.1



STANDARD ACCESS RAMP

SCALE: N.T.S.

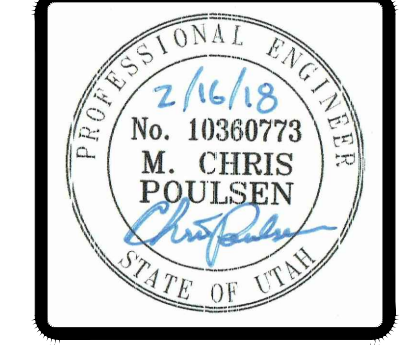
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| NO. | DATE | DESCRIPTION |
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DESIGNED BY: KVIS
CHECKED BY: MCP
FIELD DRAWN: SURVEY
DATE: 8/28/2017
DWG FILE: 1607138.rvt

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



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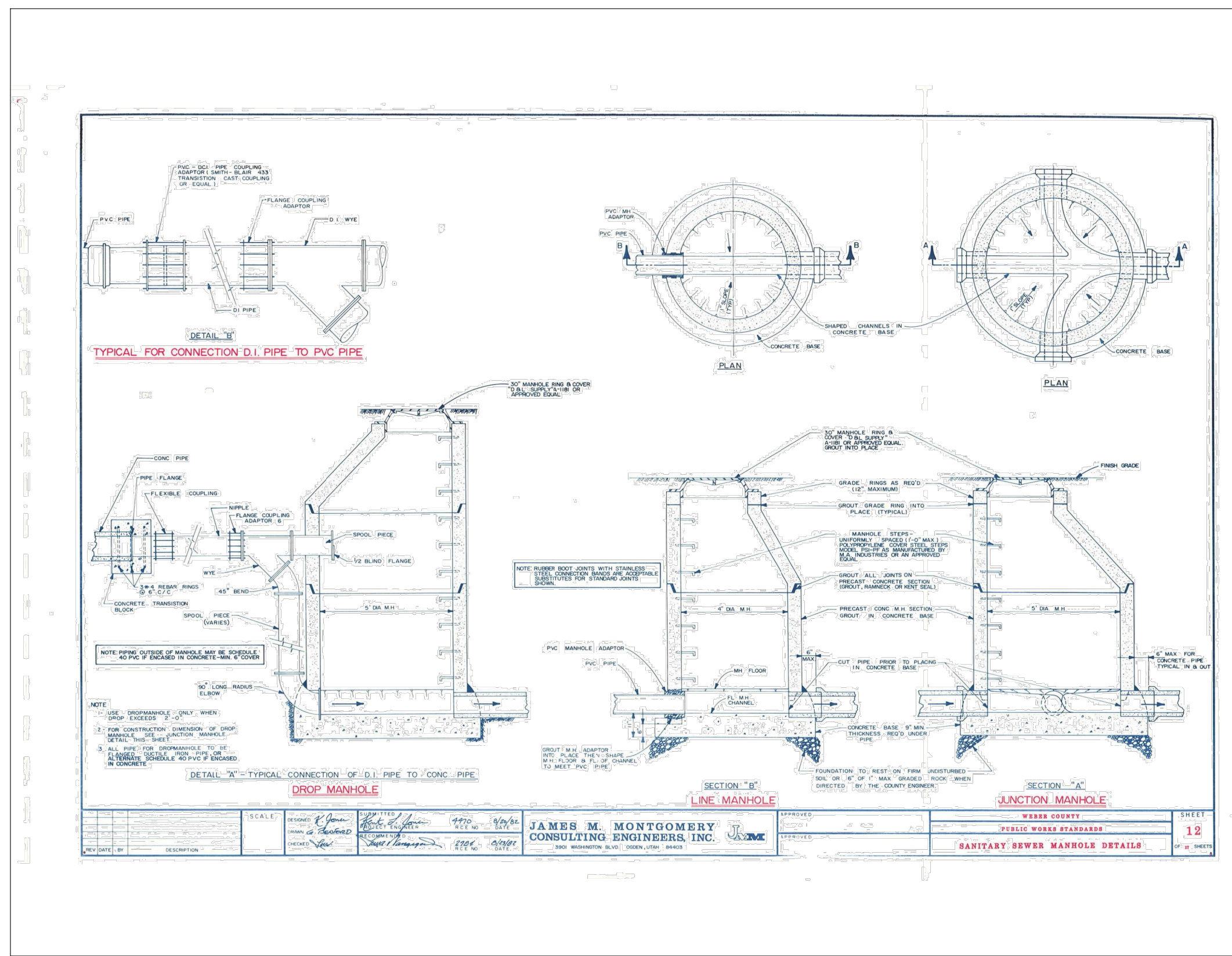
WINSTON PARK

3908 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 1607138

DETAILS & NOTES

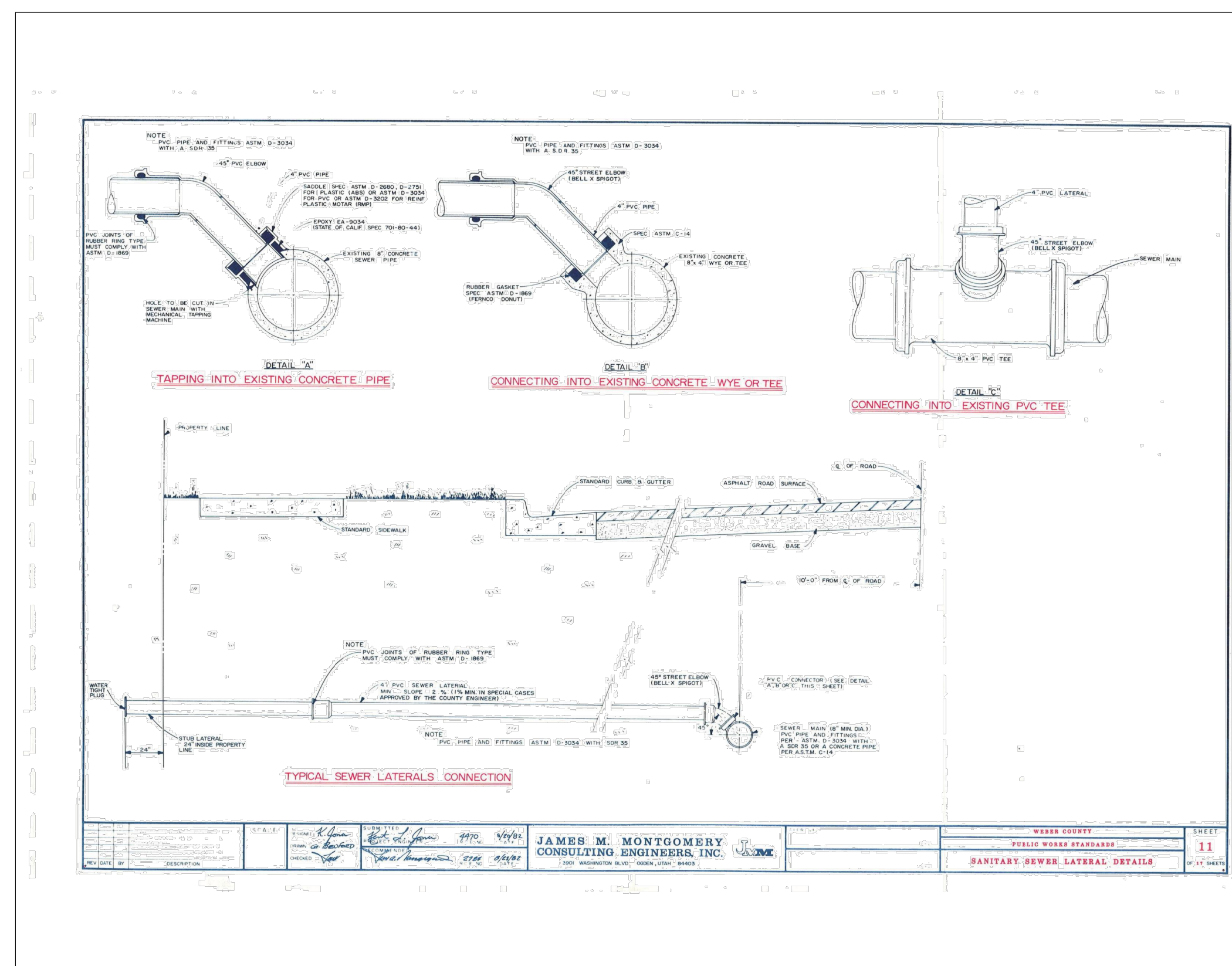
CDT.02
22 OF 24



SEWER MANHOLE

SCALE: N.T.S.

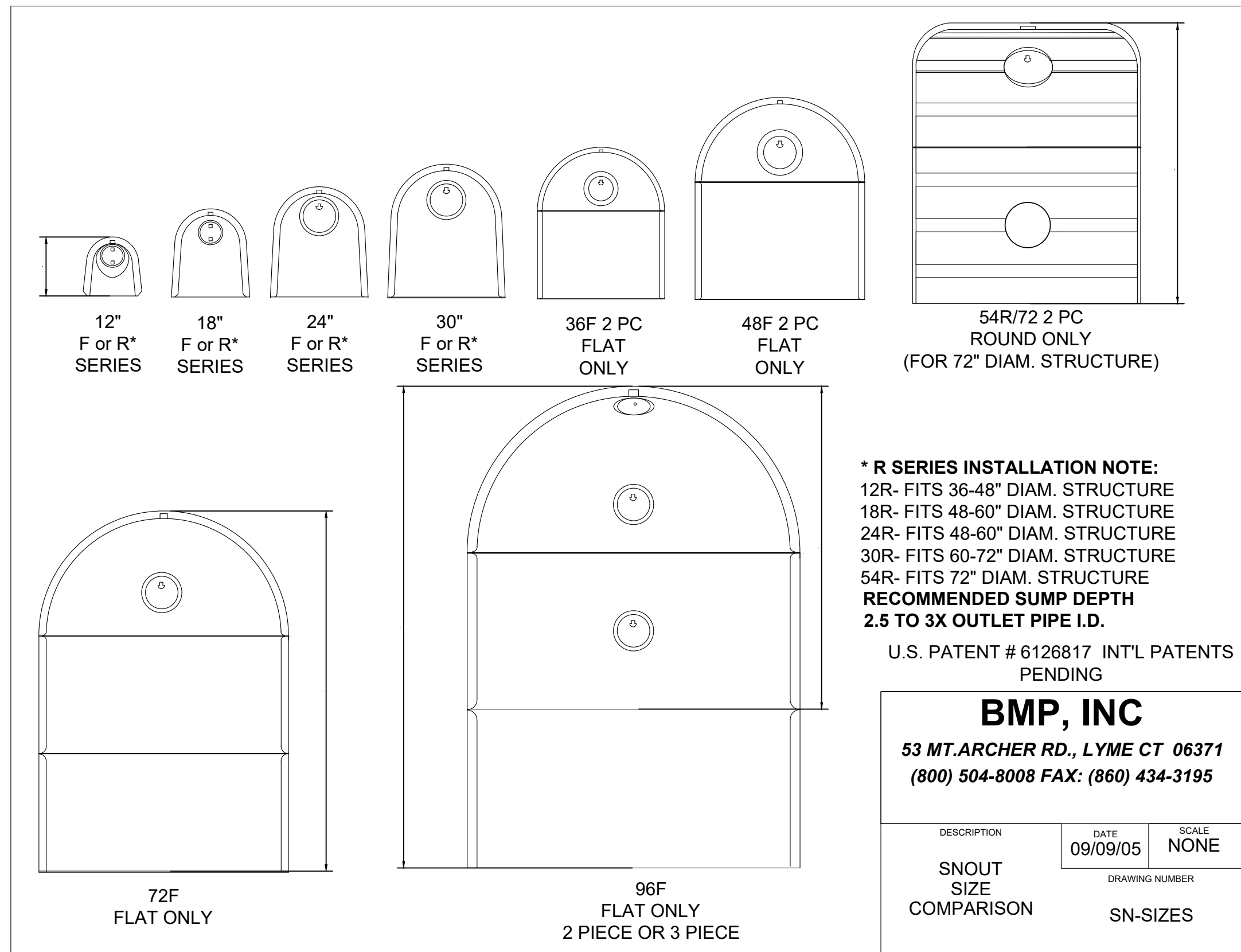
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SEWER LATERAL CONNECTION

SCALE: N.T.S.

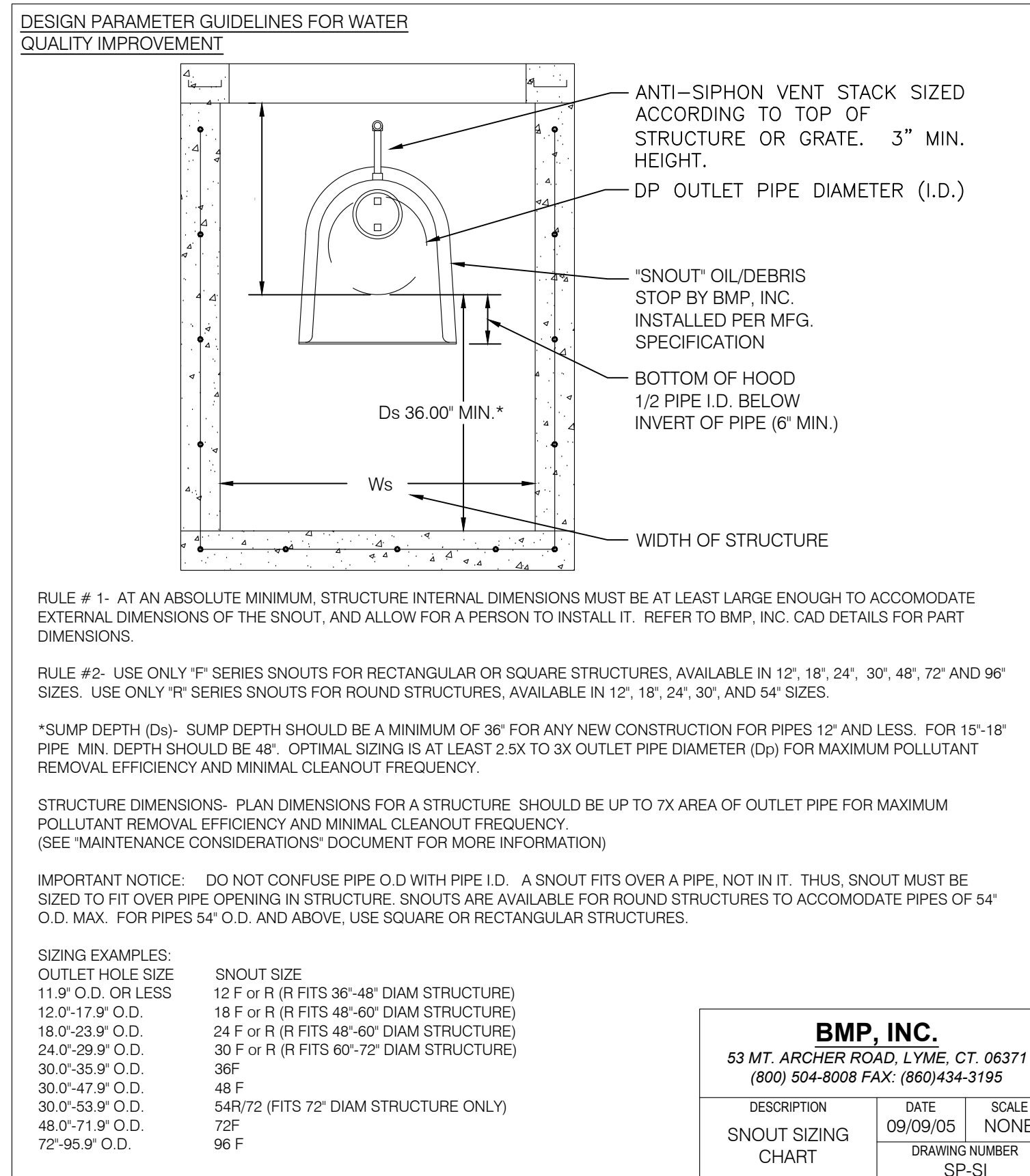
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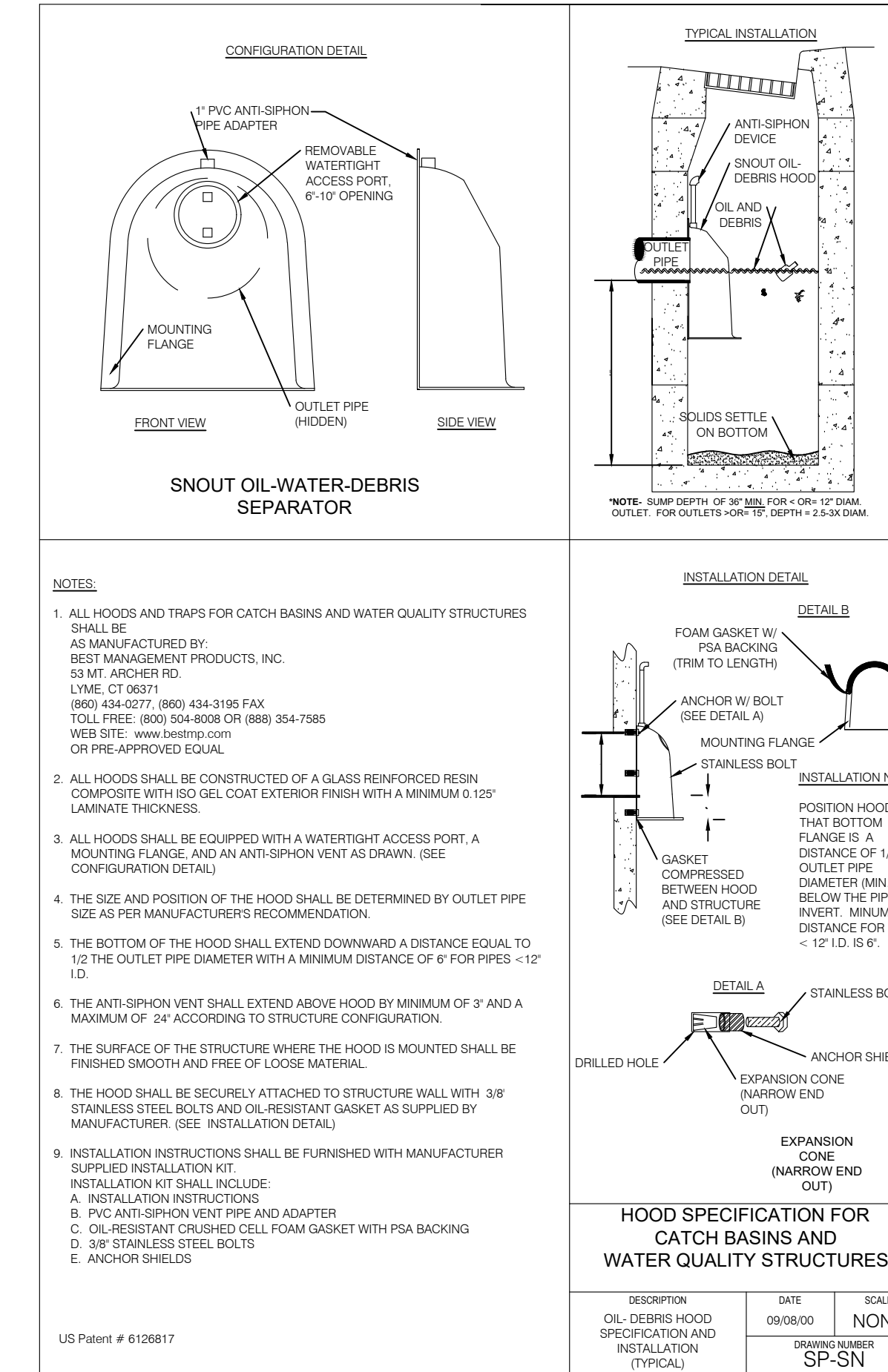
SNOUT DETAILS

SCALE: N.T.S.

3



| | | |
|---|----------------|-------|
| BMP, INC. 53 MT. ARCHER ROAD, LYME, CT. 06371 (800) 504-8008 FAX: (860) 434-3195 | | |
| DESCRIPTION | DATE | SCALE |
| SNOUT SIZING CHART | 09/09/05 | NONE |
| | DRAWING NUMBER | SP-SI |

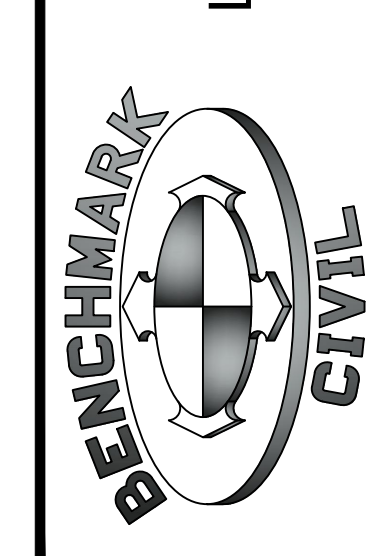


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|---|----------------|-------|
| HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES | | |
| DESCRIPTION | DATE | SCALE |
| OIL/DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL) | 09/08/00 | NONE |
| | DRAWING NUMBER | SP-SN |

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| DRAWN BY: KVIS | | |
| CHECKED BY: MCP | | |
| FIELD DRAWN BY: SURVEY | | |
| DATE | 8/28/2017 | |
| DWG. FILE | 1607138816 | |
| SCALE: MEASUREMENTS SHOWN ON ALL SIZE SHEETS | | |
| ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS | | |

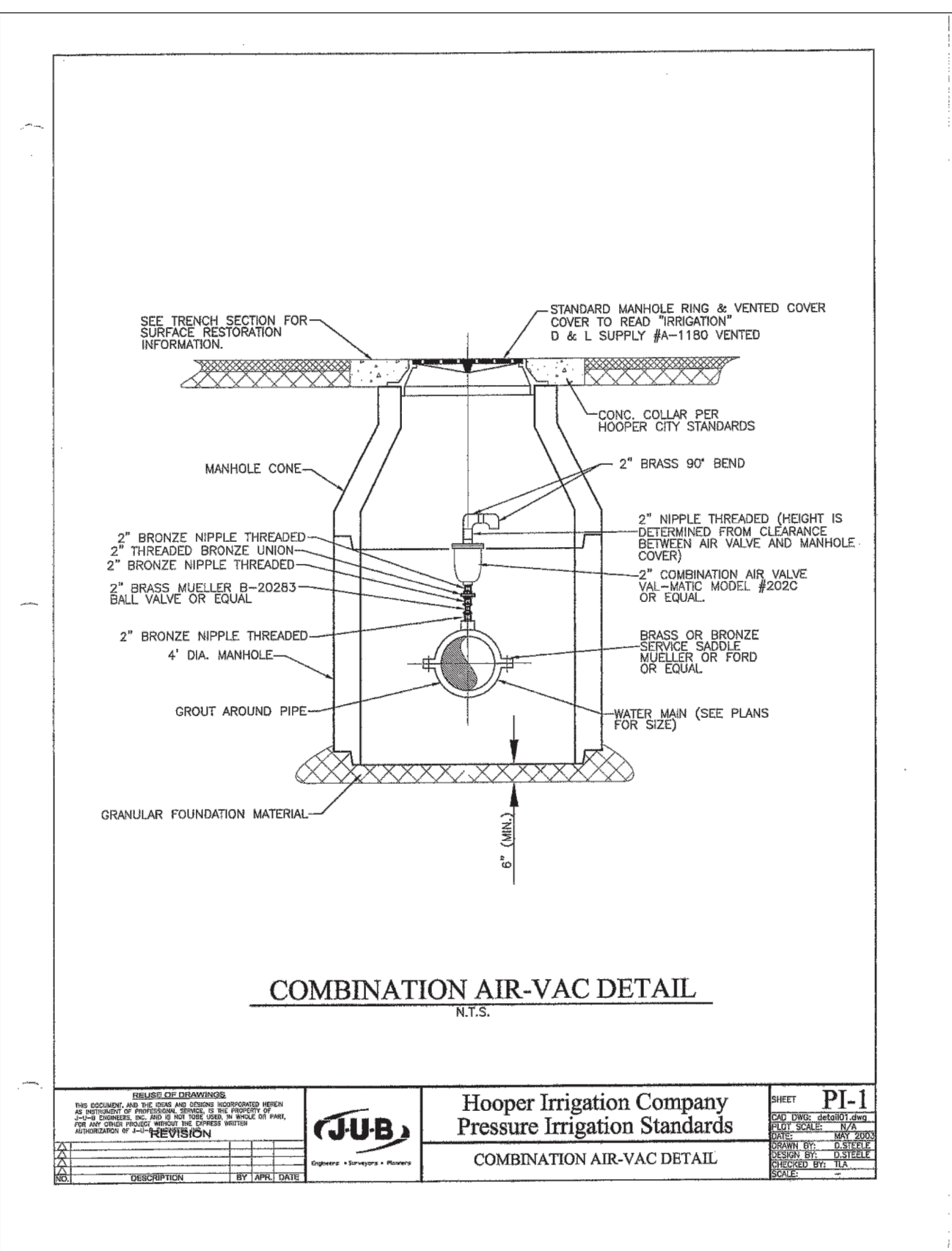


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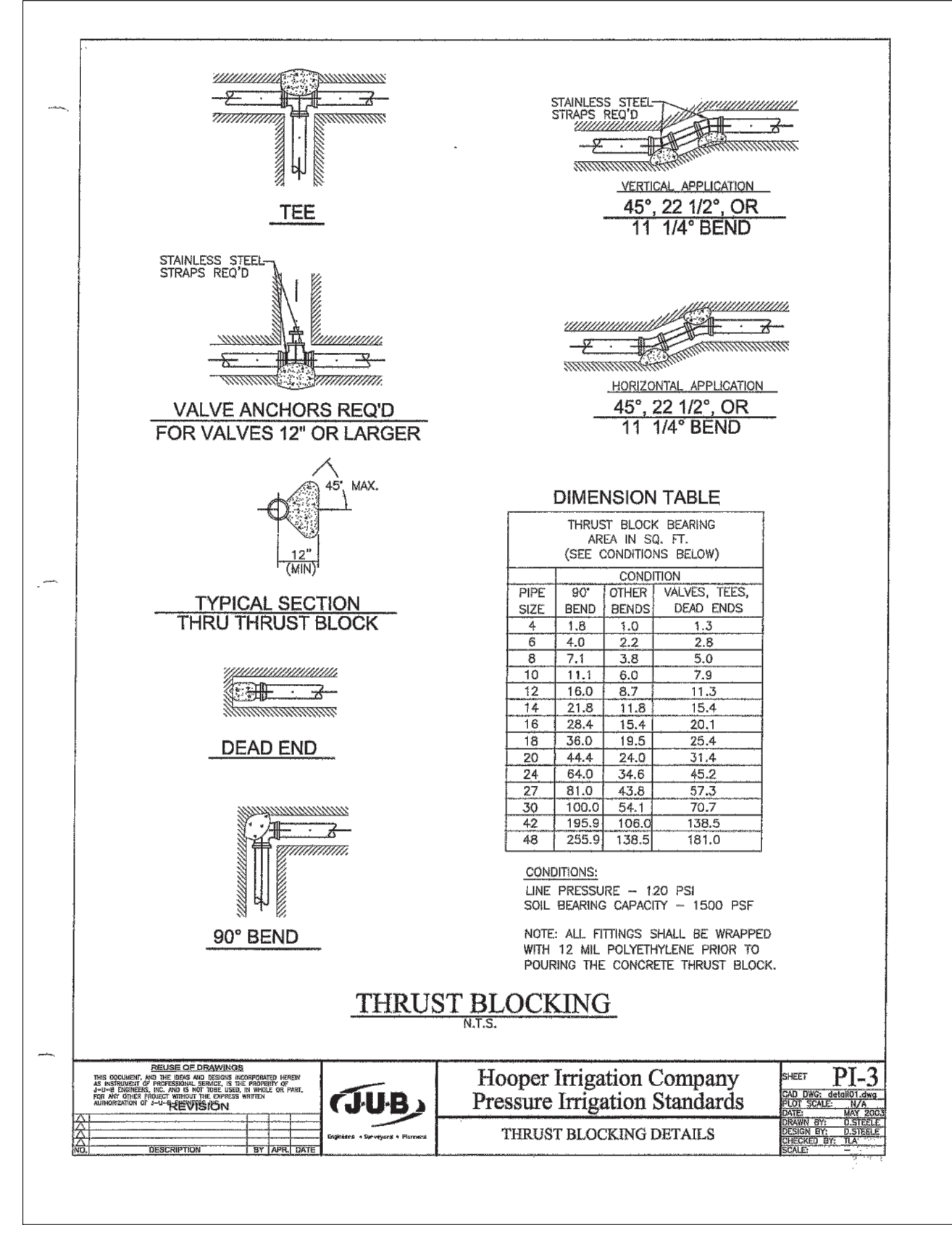


WINSTON PARK
3908 W 1800 S
WEBER COUNTY, UTAH

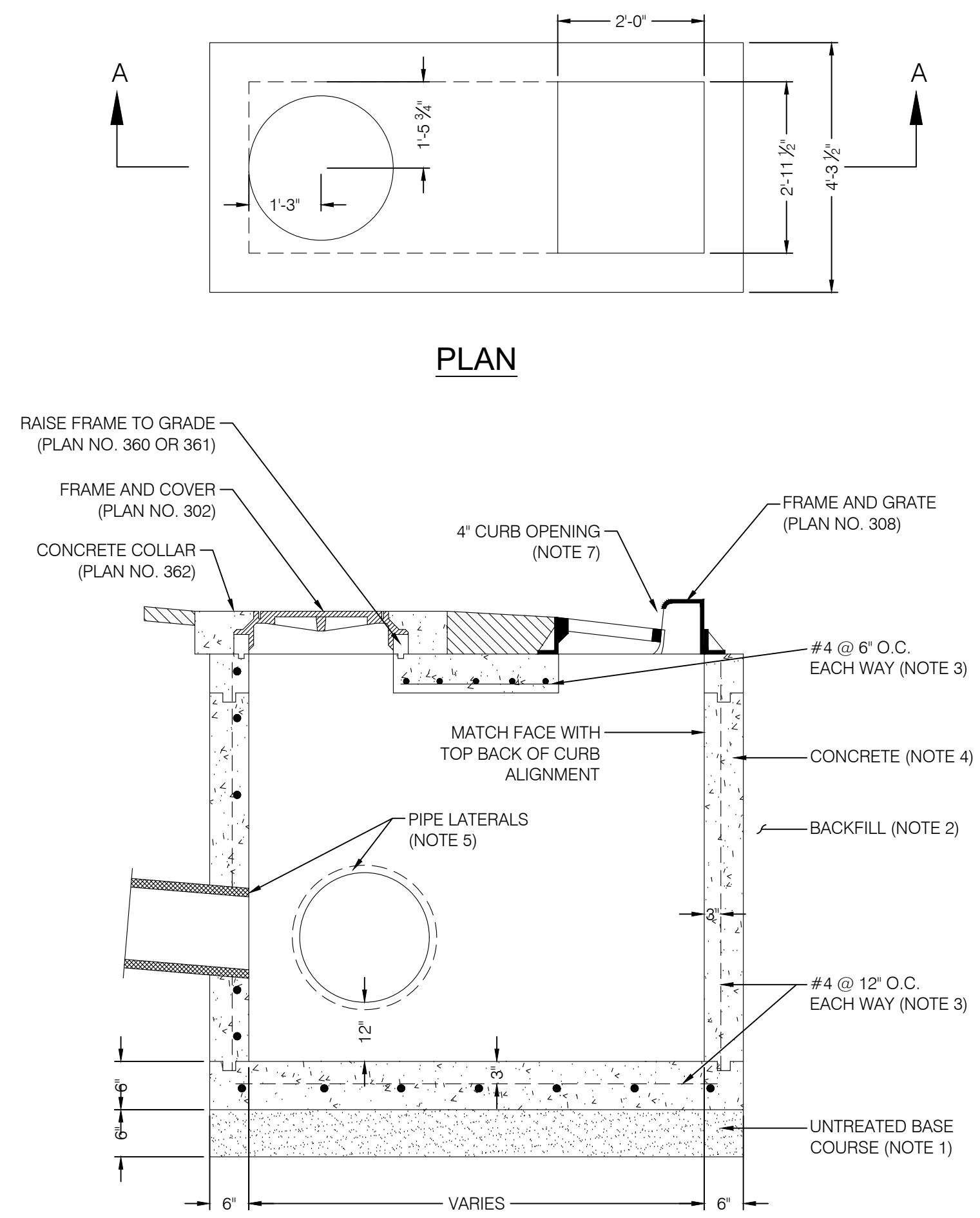
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|----------------------------|---------|
| PROJECT NO. | 1607138 |
| DETAILS & NOTES | |
| CDT.03 | |
| 23 OF 24 | |



COMBO AIR-VAC
SCALE: N.T.S.

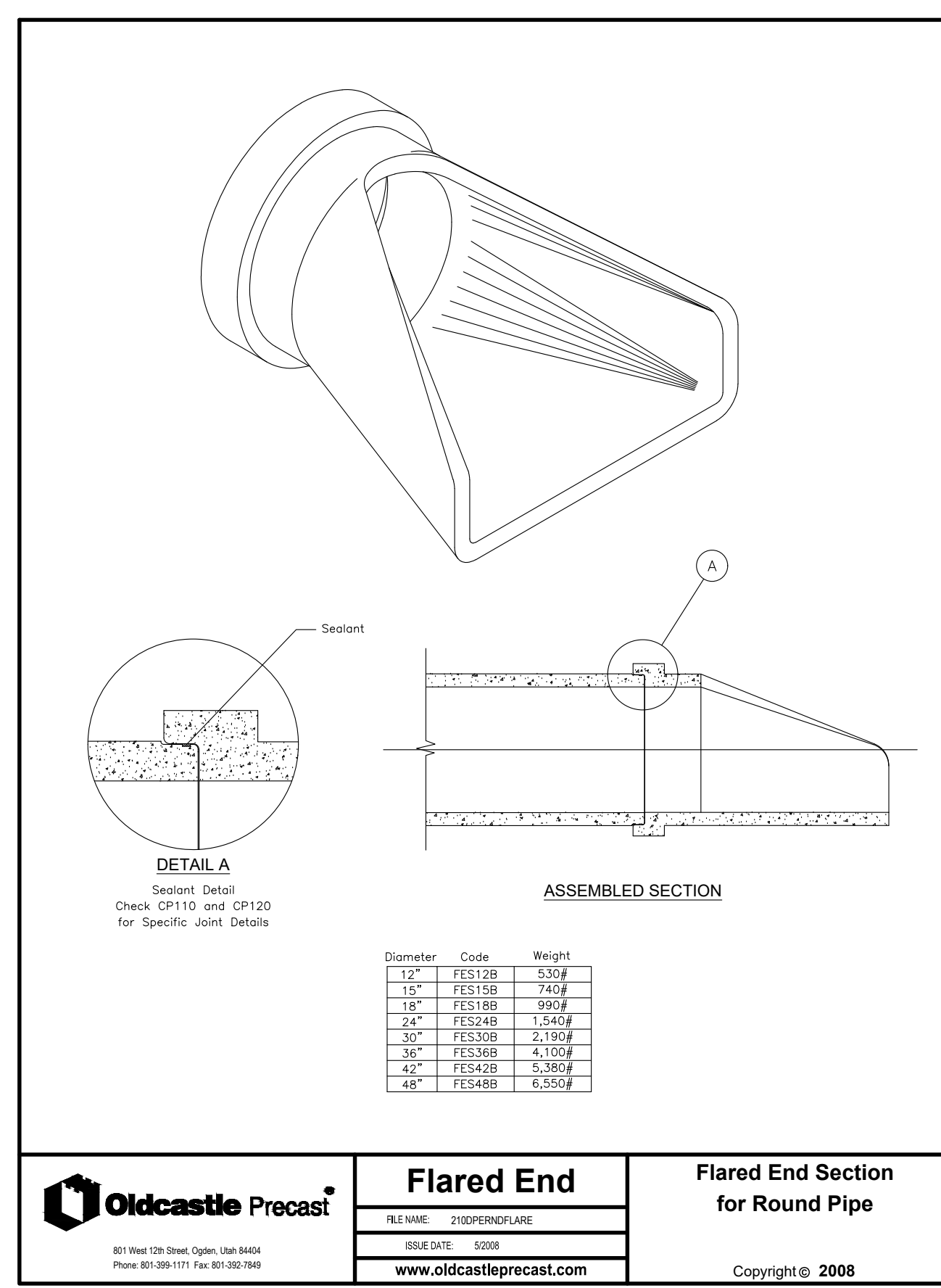


HOOPER THRUST BLOCK
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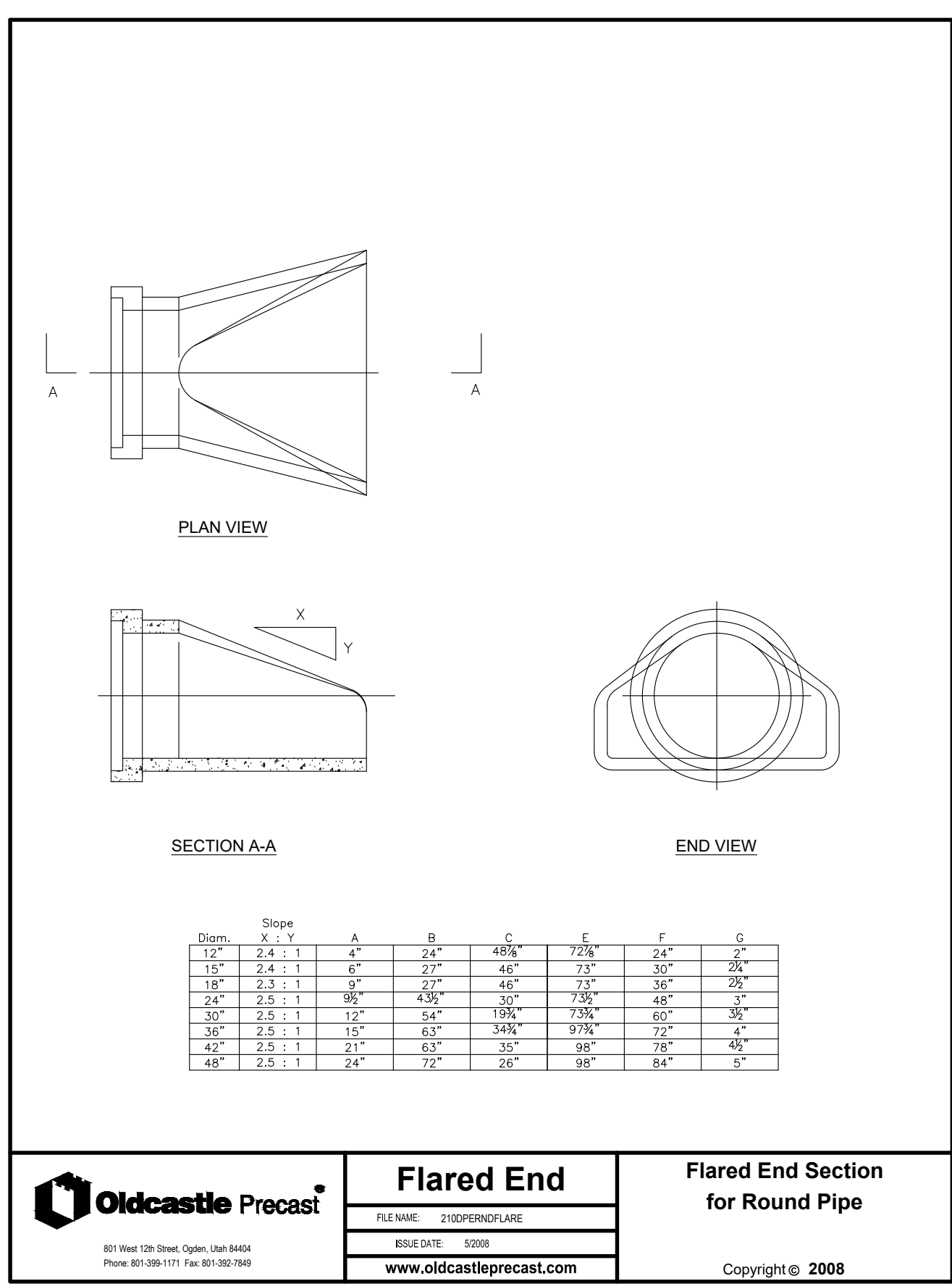


COMBINATION INLET/CLEANOUT BOX
SCALE: N.T.S.

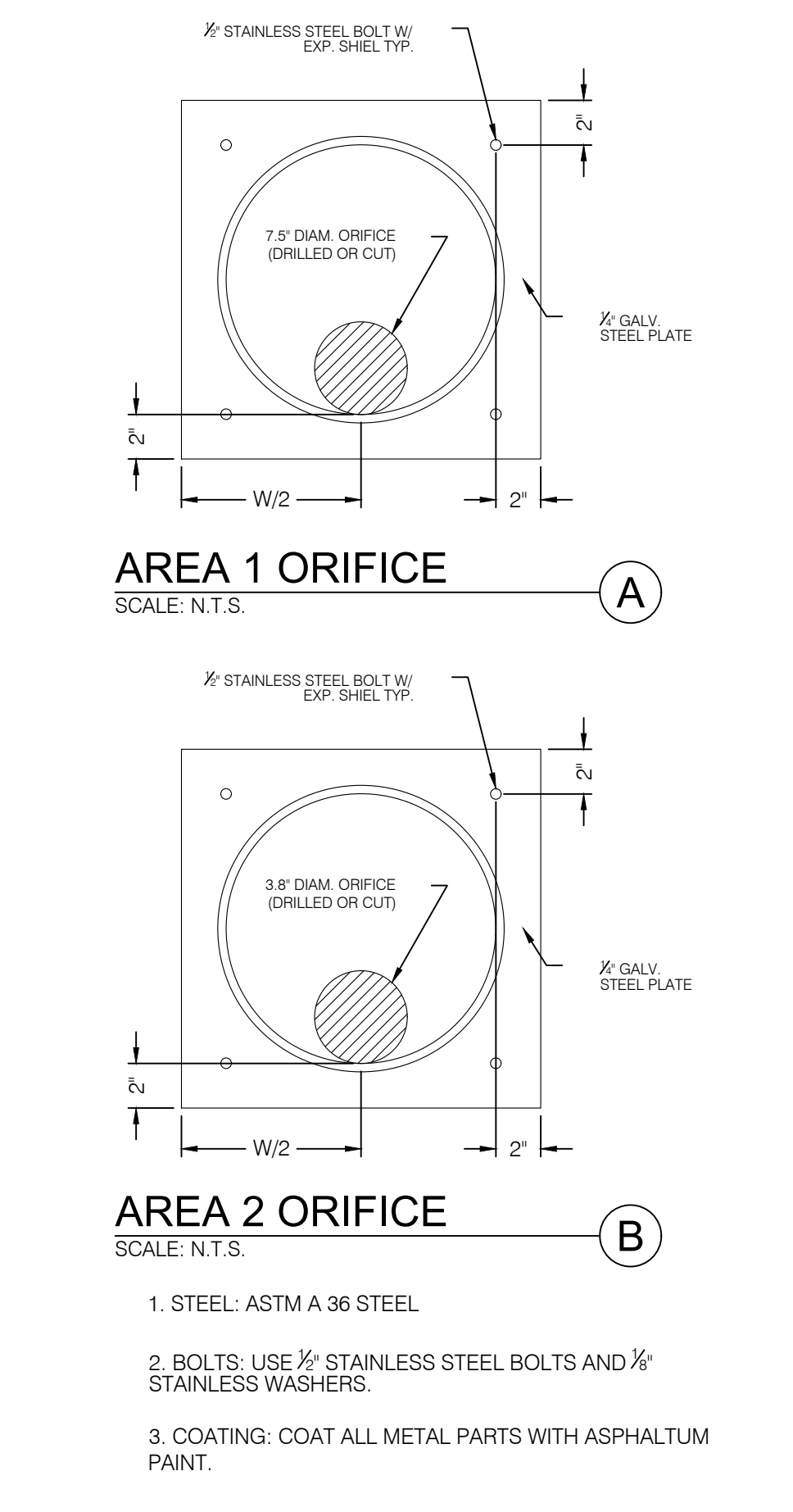
- UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIED IN APWA SECTION 32 11 23.
 - DO NOT USE GRAVEL AS A SUBSTITUTE FOR UNTREATED BASE COURSE WITHOUT ENGINEER'S PERMISSION.
 - PLACE MATERIAL PER APWA SECTION 32 23 23.
 - COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS BEFORE COMPACTION IS 8 INCHES WHEN USING RIDING COMPACTION EQUIPMENT OR 6 INCHES WHEN USING HAND HELD COMPACTION EQUIPMENT.
- BACKFILL: PROVIDE AND PLACE PER APWA SECTION 31 23 23 ON ALL SIDES OF BASIN. COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8 INCHES BEFORE COMPACTION.
- REINFORCEMENT: ASTM A 615, GRADE 60, DEFORMED STEEL. SEE APWA SECTION 03 20 00 REQUIREMENTS.
- CONCRETE: CLASS 4000 PER APWA SECTION 03 30 04. PLACE CONCRETE PER APWA SECTION 03 30 10. CURE PER APWA SECTION 03 39 00.
- PIPE LATERALS: THE DRAWING SHOWS ALTERNATE CONNECTIONS TO THE CATCH BASIN. REFER TO CONSTRUCTION DRAWINGS FOR CONNECTION LOCATIONS.
- LADDER RUNGS: PROVIDE PLASTIC COATED STEEL LADDER RUNGS IN BOXES OVER 6 FEET DEEP. PLACE BOTTOM RUNG 6 INCHES ABOVE TOP OF PIPE.
- CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOW-LINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.



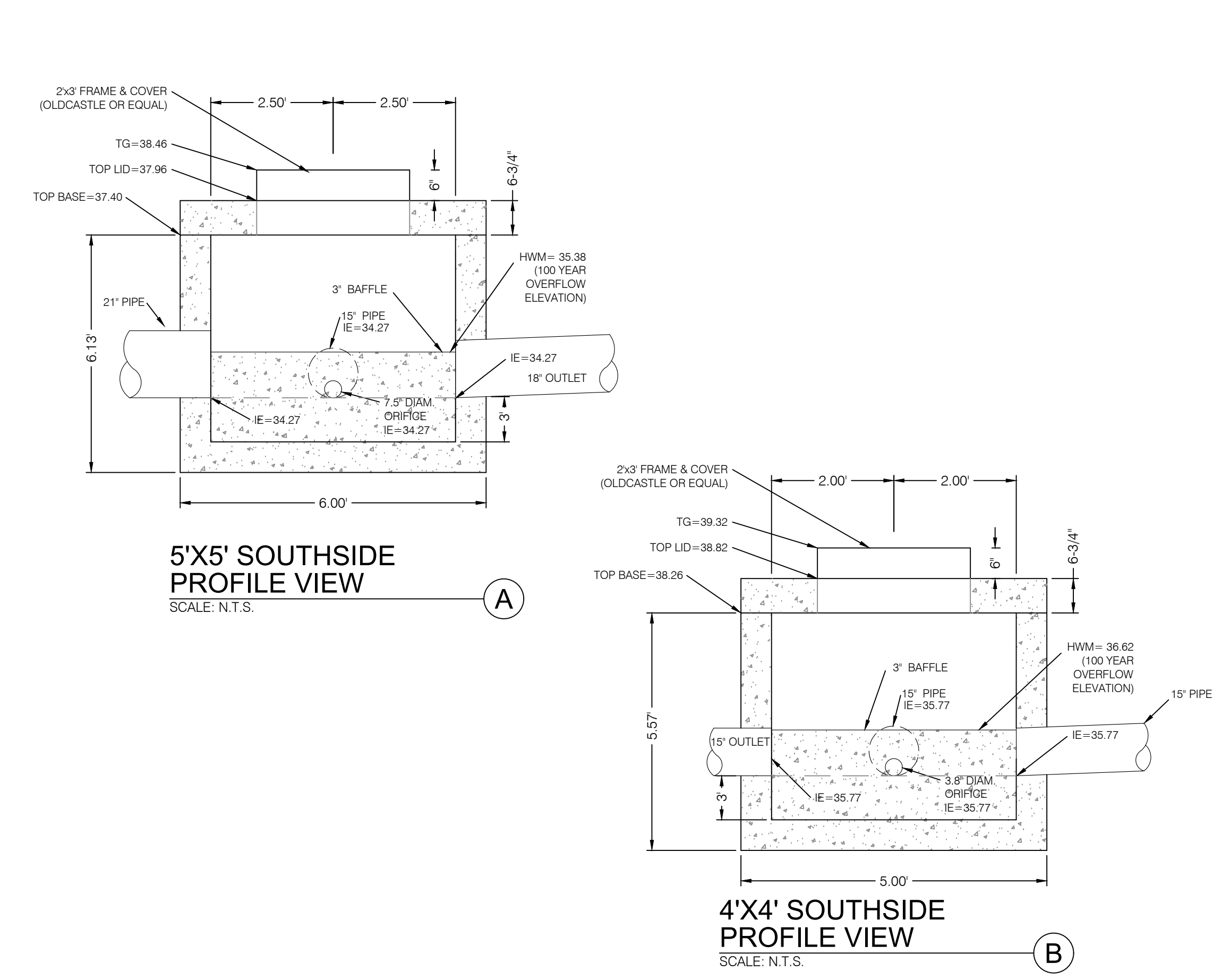
FLARED END SECTION WITH TRASH GATE
SCALE: N.T.S.



ORIFICE RESTRICTOR
SCALE: N.T.S.



CATCH BASIN WITH BAFFLE
SCALE: N.T.S.



FLARED END SECTION WITH TRASH GATE
SCALE: N.T.S.

PROJECT NO. 1607138
WINSTON PARK
 3908 W 1800 S
 WEBER COUNTY, UTAH
 SCALE MEASURES DIMENSIONS ON ALL SIZE SHEETS UNLESS OTHERWISE NOTED. ACCORDING TO APWA SECTION 03 30 00.

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DETAILS & NOTES
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