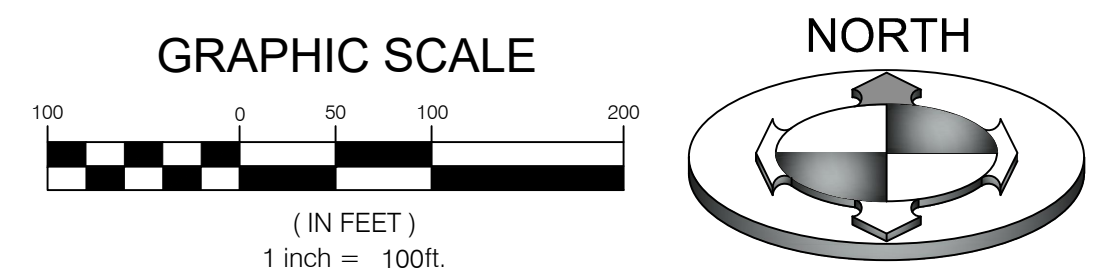


WINSTON PARK SUBDIVISION CLUSTER SUBDIVISION

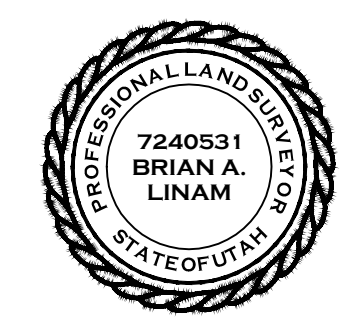
LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
APRIL 2017

- ### LEGEND
- WEBER COUNTY SECTION CORNER
 - LOT CORNER (SET 1/4 REBAR AND CAP)
 - BOUNDARY CORNER (SET 1/4 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



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. AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT ON THIS PLAT, AND THAT THIS PLAT OF WINSTON PARK SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPILED WITH.



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; 2) SOUTH 37°51'05" WEST 188.07 FEET; 3) SOUTH 38°06'04" WEST 513.12 FEET; 4) SOUTH 43°27'51" WEST 42.80 FEET; 5) SOUTH 39°10'43" WEST 191.74 FEET; 6) SOUTH 41°15'28" WEST 152.02 FEET; 7) SOUTH 33°50'24" WEST 170.55 FEET TO A POINT ON THE 40 ACRE LINE; THENCE NORTH 89°14'12" WEST 812.89 FEET ALONG SAID 40 ACRE LINE; THENCE NORTH 00°41'23" EAST 1327.75 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 89°15'08" EAST ALONG SAID QUARTER SECTION LINE 1830.36 FEET TO THE POINT OF BEGINNING.

CONTAINS 40.259 ACRES
54 RESIDENTIAL LOTS, 17 AGRICULTURE LOTS AND 3 COMMON AREAS

OWNERS 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, STORM WATER DETENTION PONDS, SEWER EASEMENTS, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINE, AND STORM DRAINAGE FACILITIES, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND DO ALSO HEREBY DEDICATE AND GRANT TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT ON AND OVER OPEN SPACE PARCELS SHOWN AS PARCELS A - P FOR AGRICULTURAL PRESERVATION EASEMENTS TO GUARANTEE TO WEBER COUNTY THAT SAID OPEN SPACE PARCELS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED AGRICULTURAL, RECREATIONAL, AND OPEN SPACE PURPOSES EXCEPT TO BE USED AND MAINTAINED BY THE OWNER OF SAID PARCELS FOR APPROVED AGRICULTURAL PURPOSES.

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

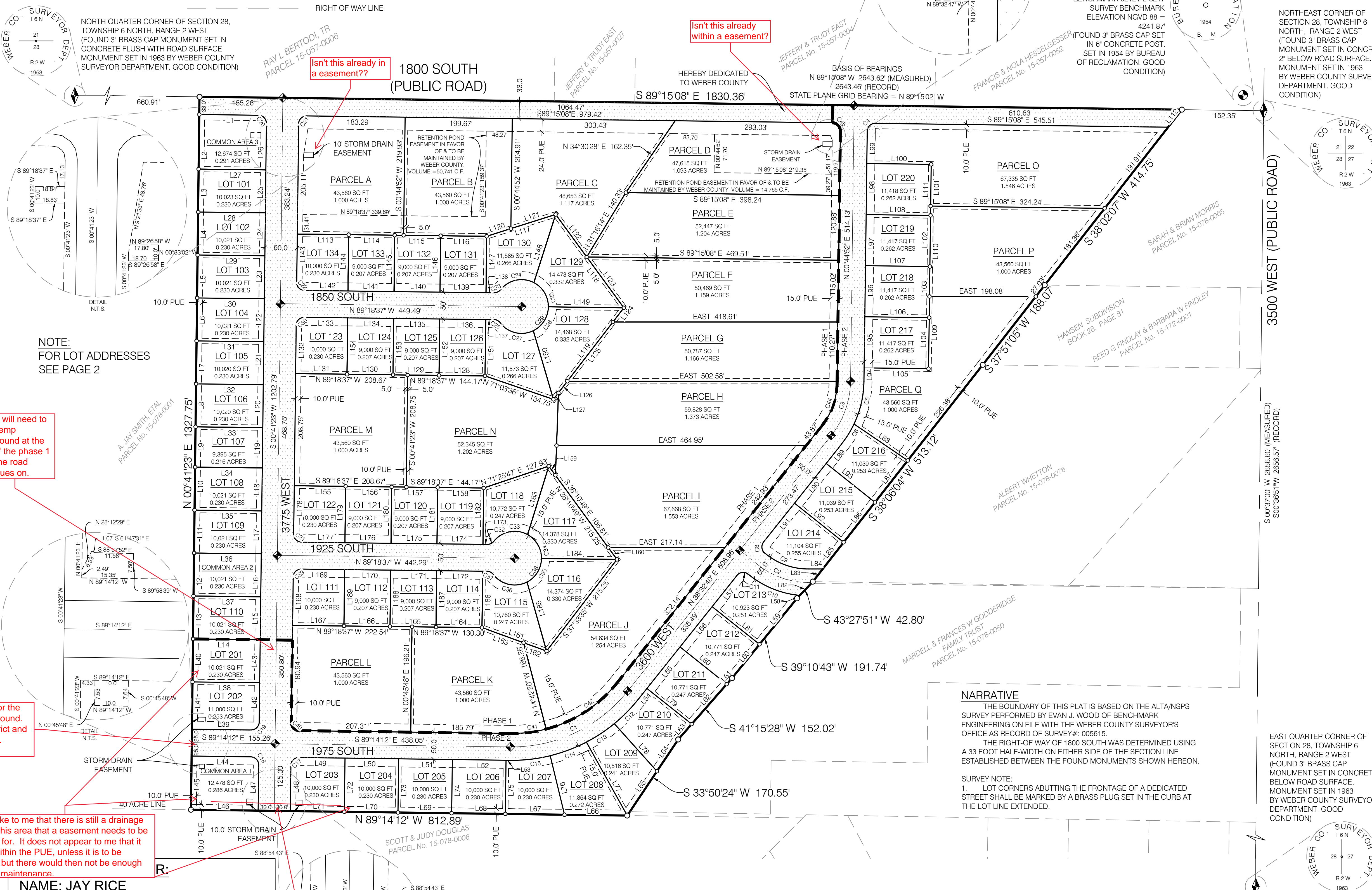
WINSTON PARK SUBDIVISION

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



NOTE: FOR LOT ADDRESSES SEE PAGE 2

There will need to be a temp turnaround at the end of the phase 1 until the road continues on.

Easement for the temp. turnaround, Or Fire District and Roads Dept. approval.

It looks like to me that there is still a drainage through this area that a easement needs to be provided for. It does not appear to me that it will fall within the PUE, unless it is to be modified but there would then not be enough room for maintenance.

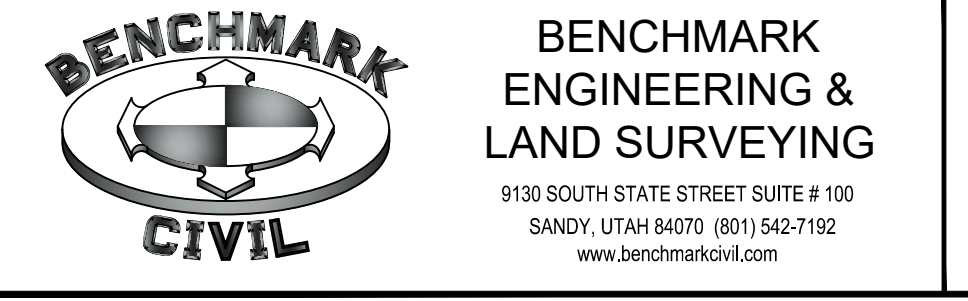
Easement for the temp turnaround, or Fire Dist. and Road Dept. approval.

NARRATIVE

THE BOUNDARY OF THIS PLAT IS BASED ON THE ALTA/NSPS SURVEY PERFORMED BY EVAN J. WOOD OF BENCHMARK ENGINEERING ON FILE WITH THE WEBER COUNTY SURVEYORS OFFICE AS RECORD OF SURVEY#: 005615.
THE RIGHT-OF WAY OF 1800 SOUTH WAS DETERMINED USING A 33 FOOT HALF-WIDTH ON EITHER SIDE OF THE SECTION LINE ESTABLISHED BETWEEN THE FOUND MONUMENTS SHOWN HEREON.
SURVEY NOTE:
1. LOT CORNERS ABUTTING THE FRONTAGE OF A DEDICATED STREET SHALL BE MARKED BY A BRASS PLUG SET IN THE CURB AT THE LOT LINE EXTENDED.

EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST (FOUND 3" BRASS CAP MONUMENT SET IN CONCRETE 1" BELOW ROAD SURFACE. MONUMENT SET IN 1963 BY WEBER COUNTY SURVEYOR DEPARTMENT. GOOD CONDITION)

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



WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS 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 WAYS 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 EFFECT. SIGNED THIS _____ DAY OF _____, 2017

SIGNATURE _____

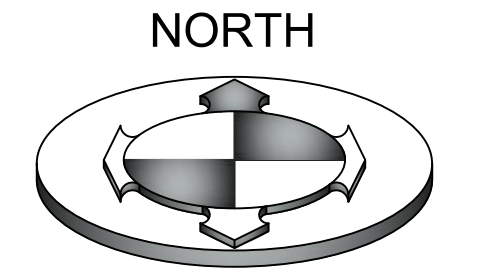
WEBER COUNTY RECORDER

ENTRY NO. _____
FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____
BOOK _____ OF OFFICIAL RECORDS, PAGE _____
RECORDED FOR: _____
WEBER COUNTY RECORDER
DEPUTY _____

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



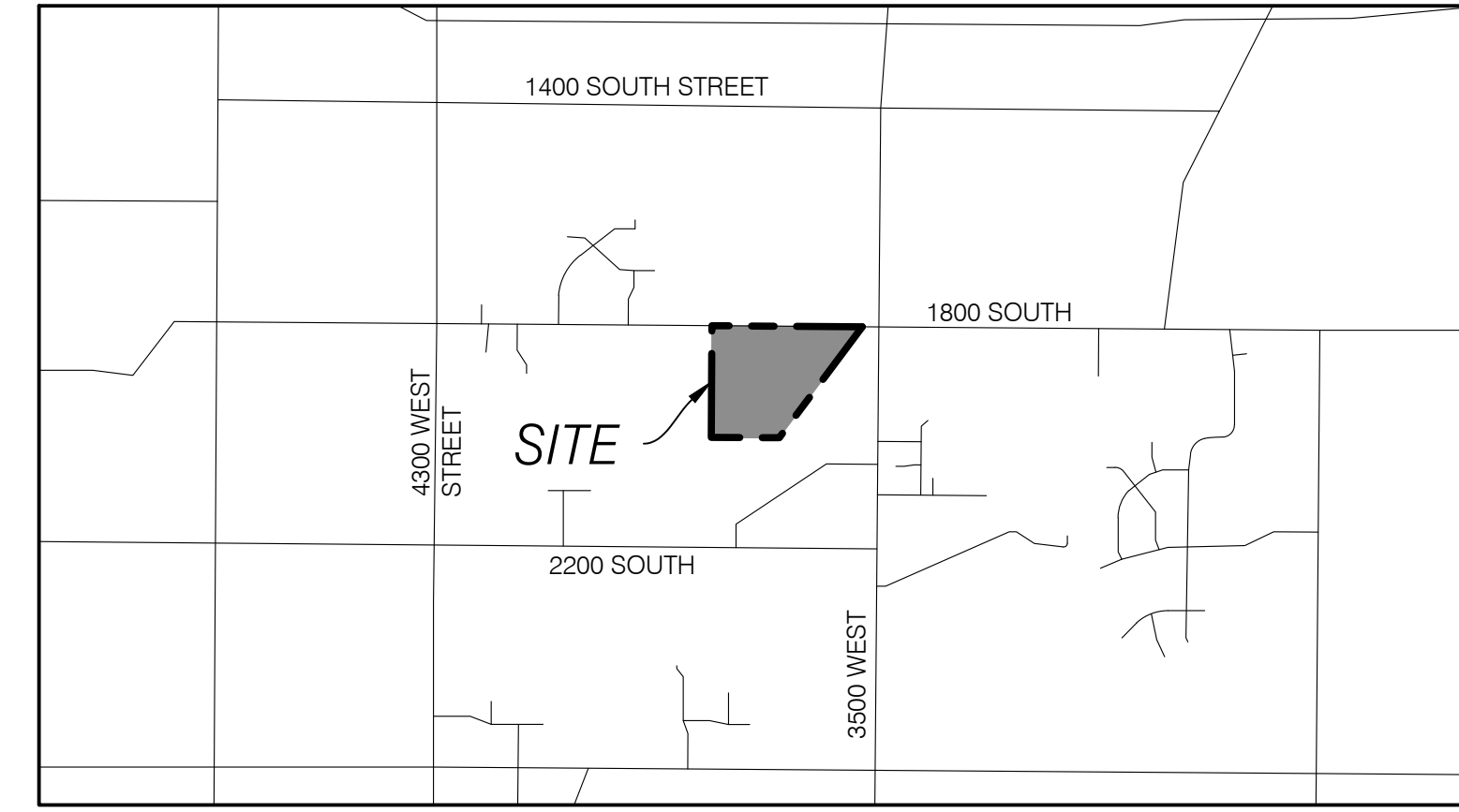
ZONE=A-1

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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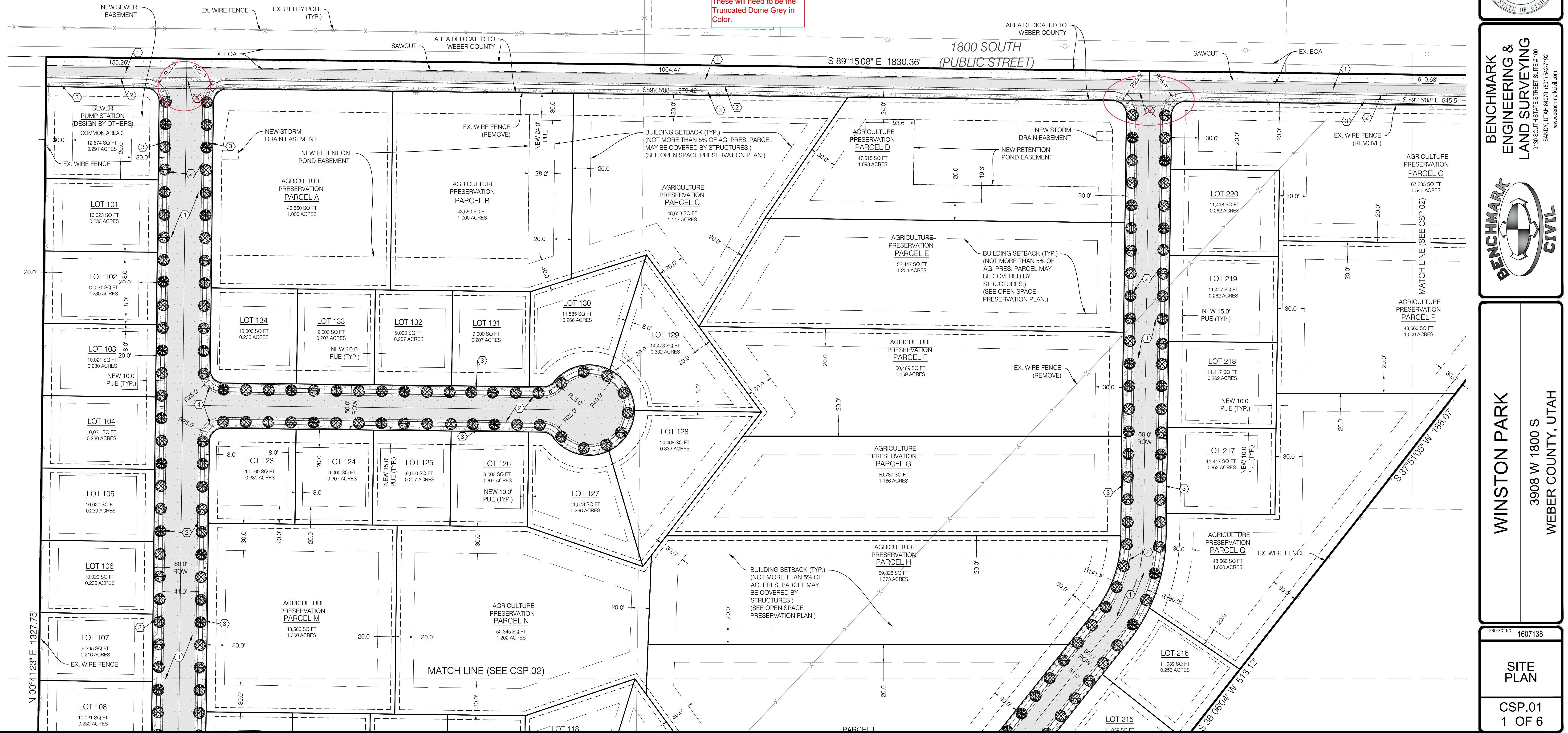
BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER

1-800-662-4111
 www.bluestakes.org

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

DATE: 6/5/17
 CHECKED BY: MCP
 DESIGNED BY: SURVEY
 DATE: 4/11/2017
 PWS FILE: 1607138.tif

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



BENCHMARK
 ENGINEERING &
 LAND SURVEYING
 CIVIL

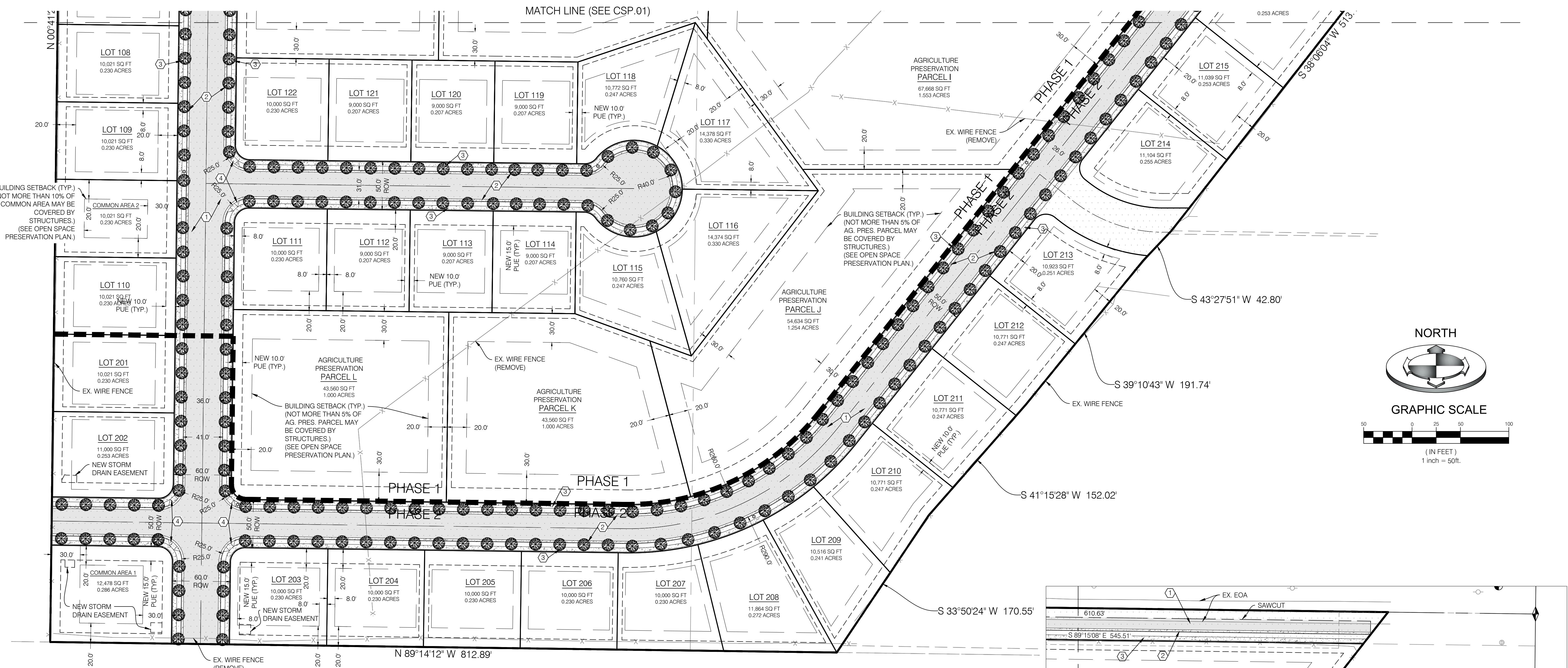
930 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com

WINSTON PARK
 3908 W 1800 S
 WEBER COUNTY, UTAH

PROJECT NO. 1607138

SITE PLAN

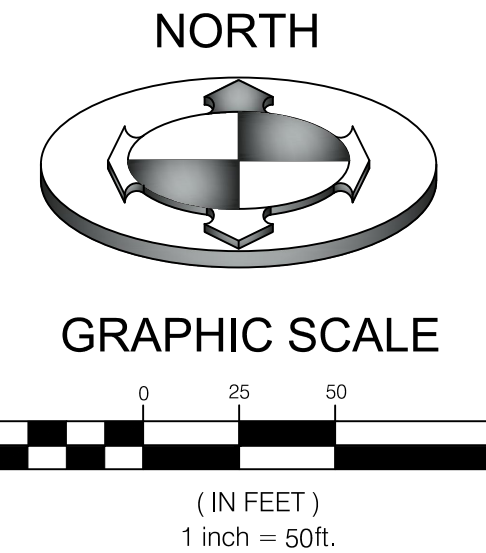
CSP.01
 1 OF 6



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.)



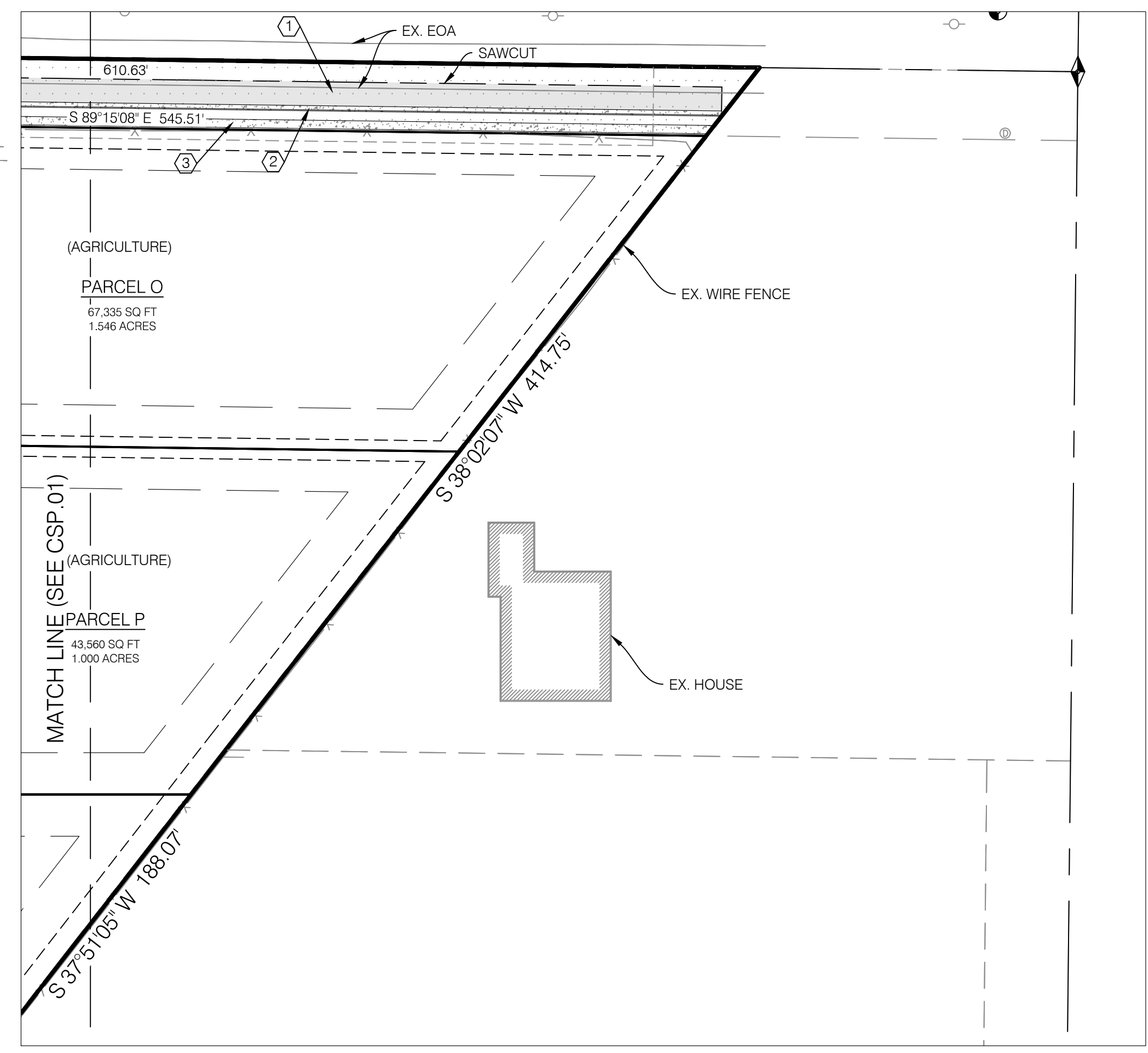
ZONE=A-1

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.		

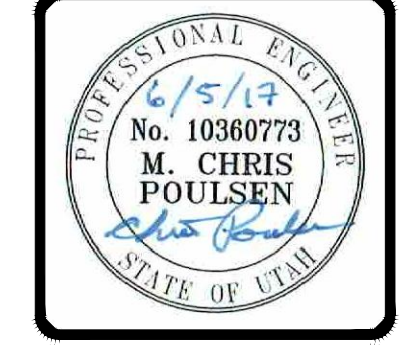
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②	CONCRETE CURB AND GUTTER PER WEBER COUNTY PUBLIC STDS. SHEET 4
③	SIDEWALK PER WEBER COUNTY PUBLIC STDS. SHEET 4
④	ADA RAMP

Truncated Dome
Grey in Color



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	1607138.sfb	DWG FILE

SCALE MEASURES SHOWN ON ALL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



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BENCHMARK ENGINEERING & LAND SURVEYING

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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.

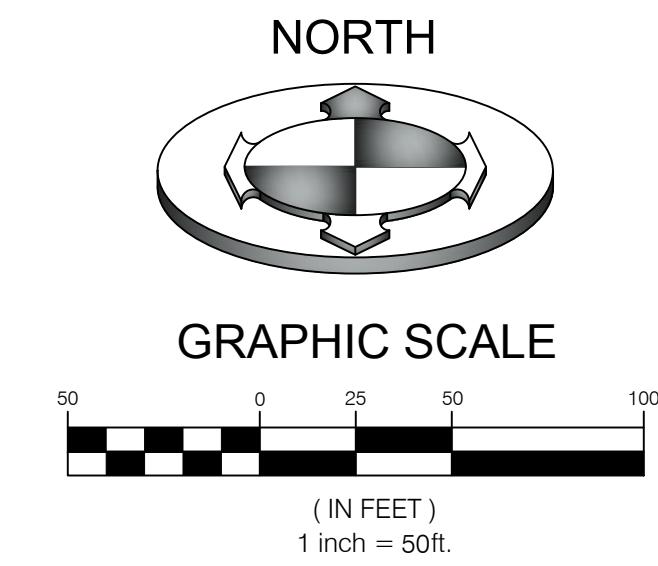
NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, CONTRACTOR IS TO BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

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	6/6/17	CHANGES PER COUNTY COMMENTS

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

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

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

BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING

9130 SOUTH STATE STREET SUITE #100
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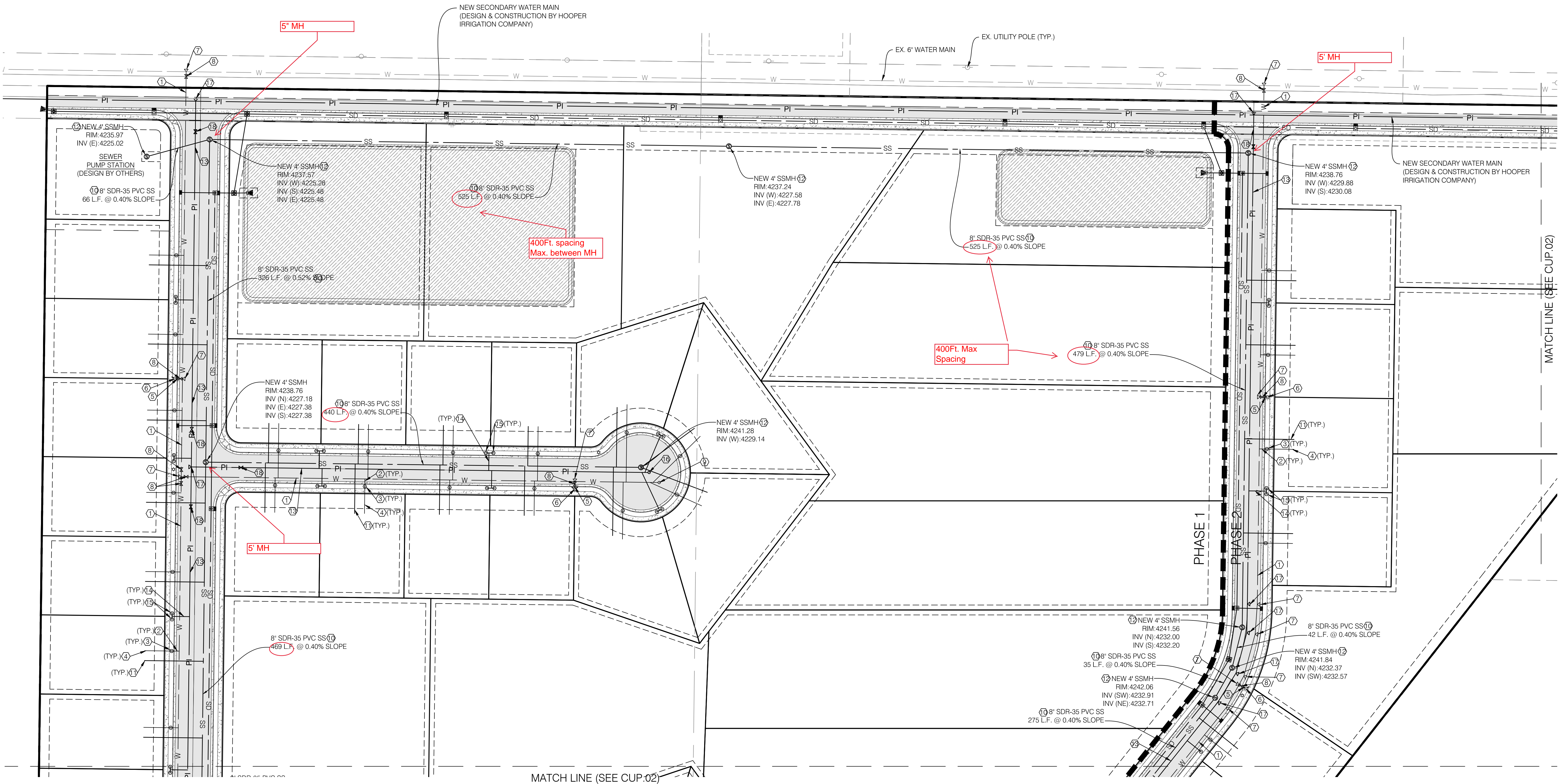
WINSTON PARK

3908 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 1607138

UTILITY PLAN

CUP.01
3 OF 6

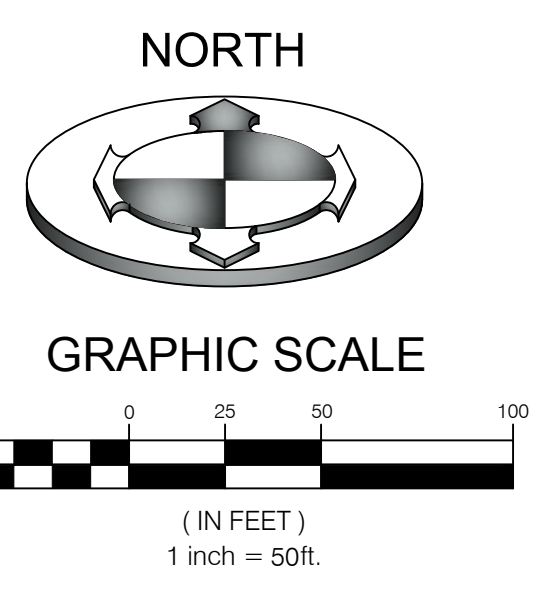
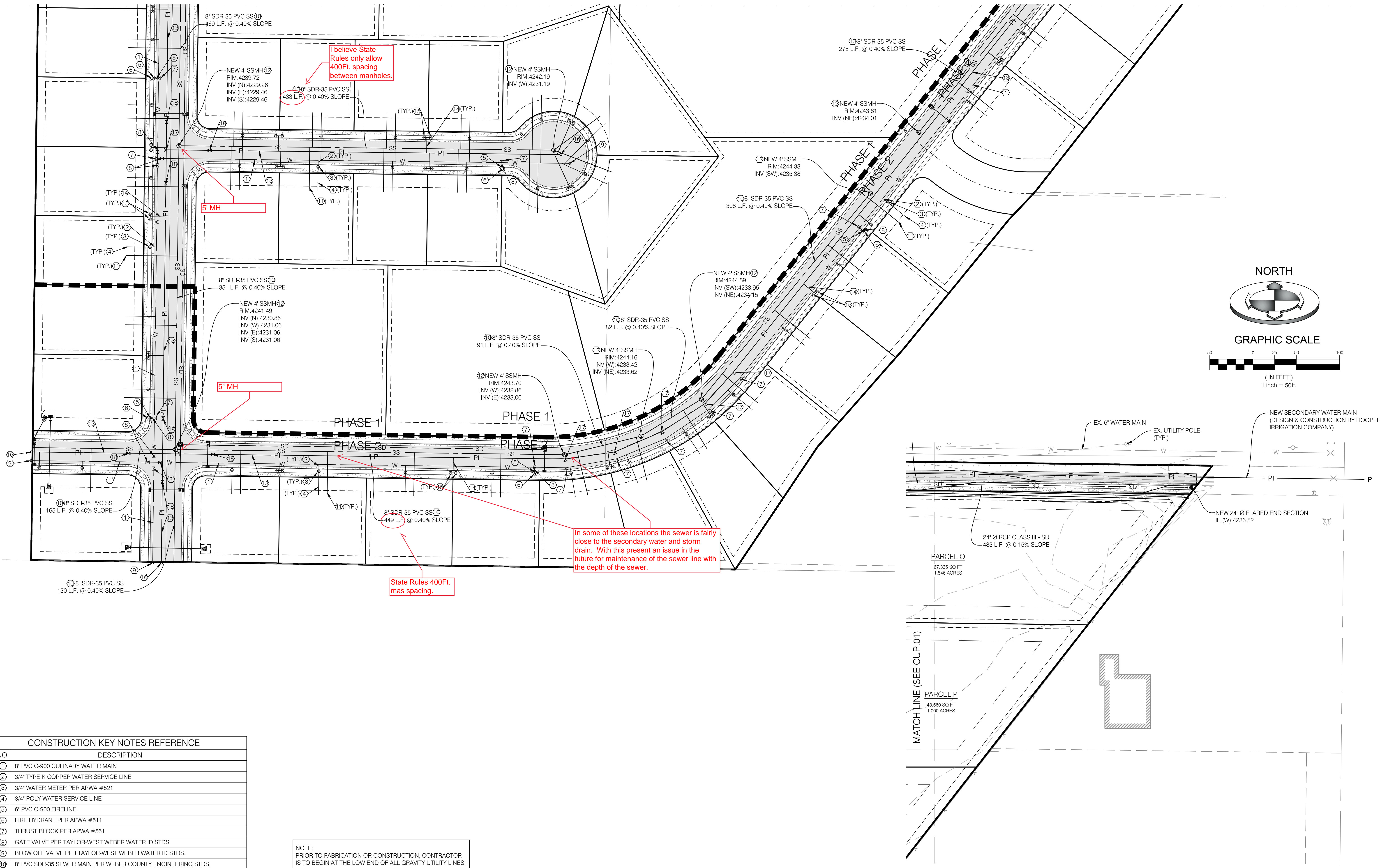


MATCH LINE (SEE CUP.02)

MATCH LINE (SEE CUP.02)

PHASE 1
PHASE 2

MATCH LINE (SEE CUP.01)

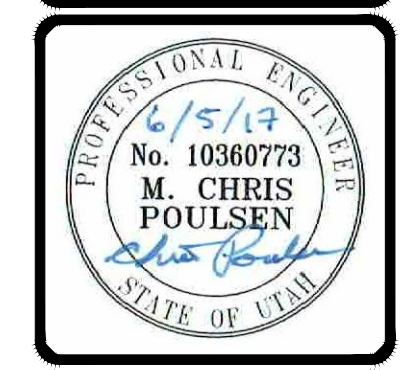


CONSTRUCTION KEY NOTES REFERENCE	
NO.	DESCRIPTION
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17	THRUST BLOCK PER HOOPER IRRIGATION COMPANY STDS.
18	GATE VALVE PER HOOPER IRRIGATION COMPANY STDS.

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

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



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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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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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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)

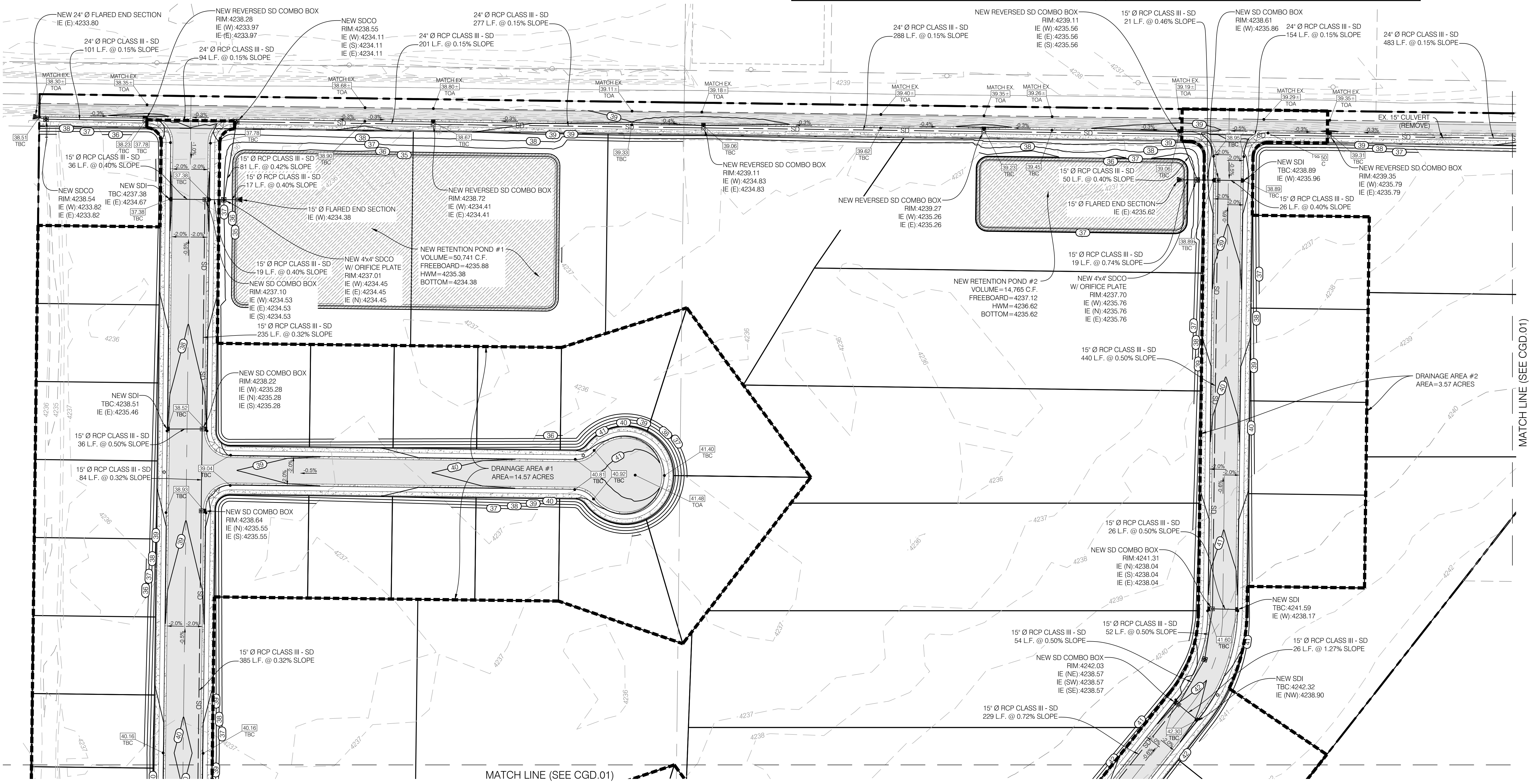
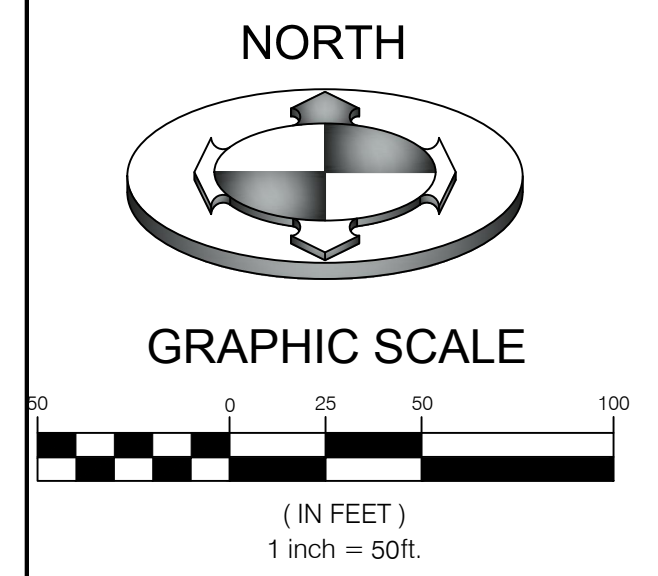
Area Identification (A)	Rational Coefficient (C)	C*A
*Roof = 22,500	0.9	20250 S.F.
**Pavement = 47,439	0.9	42695 S.F.
Landscaping = 85,633	0.2	17127 S.F.
Sum:		80072 S.F.

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**



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 SHOWN ON ALL SIZE SHEETS AS NOTED OTHERWISE FOR REDUCED SIZE SHEETS

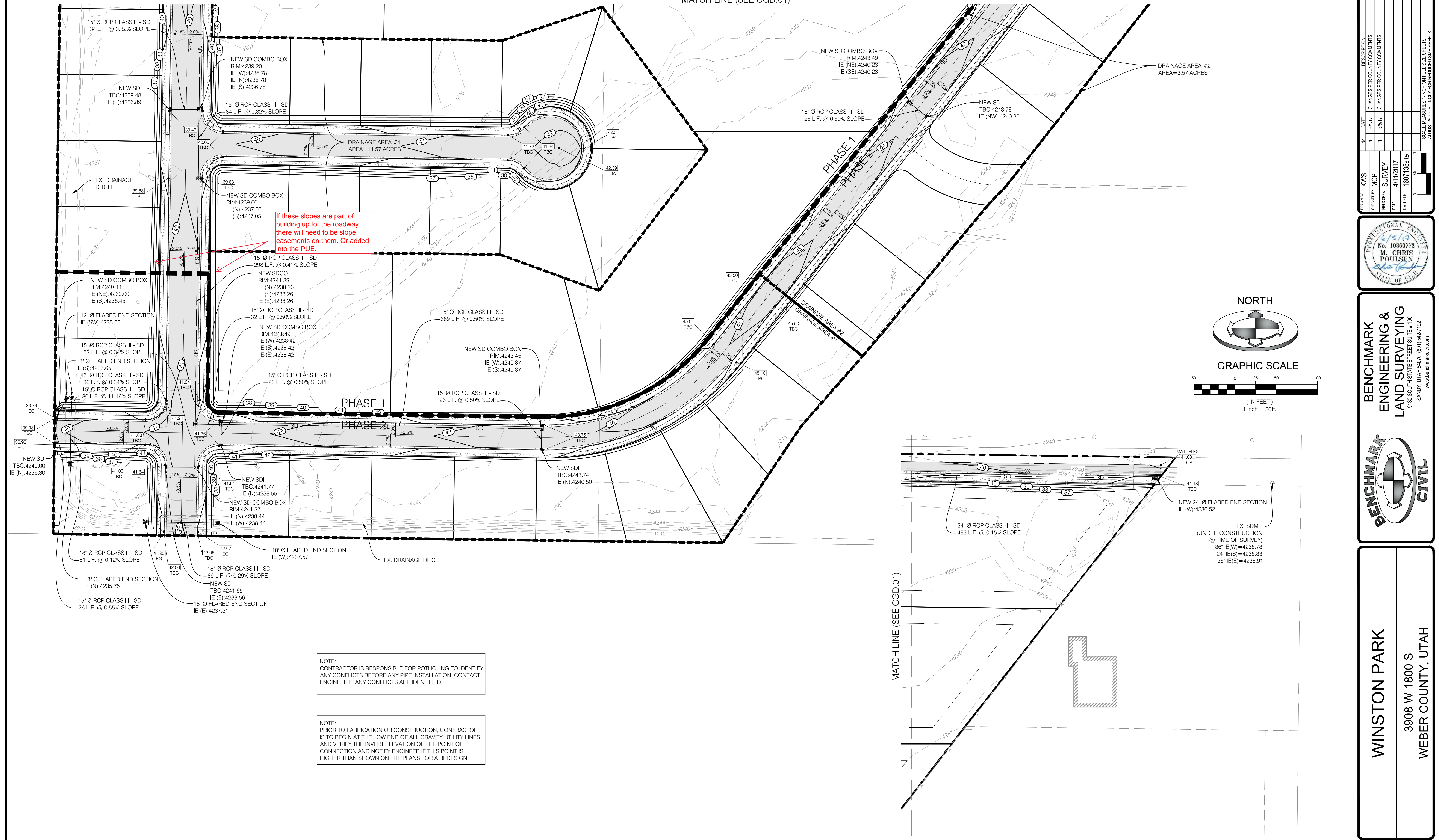
PROFESSIONAL ENGINEER
No. 10360773
M. CHRIS POULSEN
STATE OF UTAH

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

WINSTON PARK
3908 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 1607138
GRADING &
DRAINAGE
PLAN
CGD.01
5 OF 6

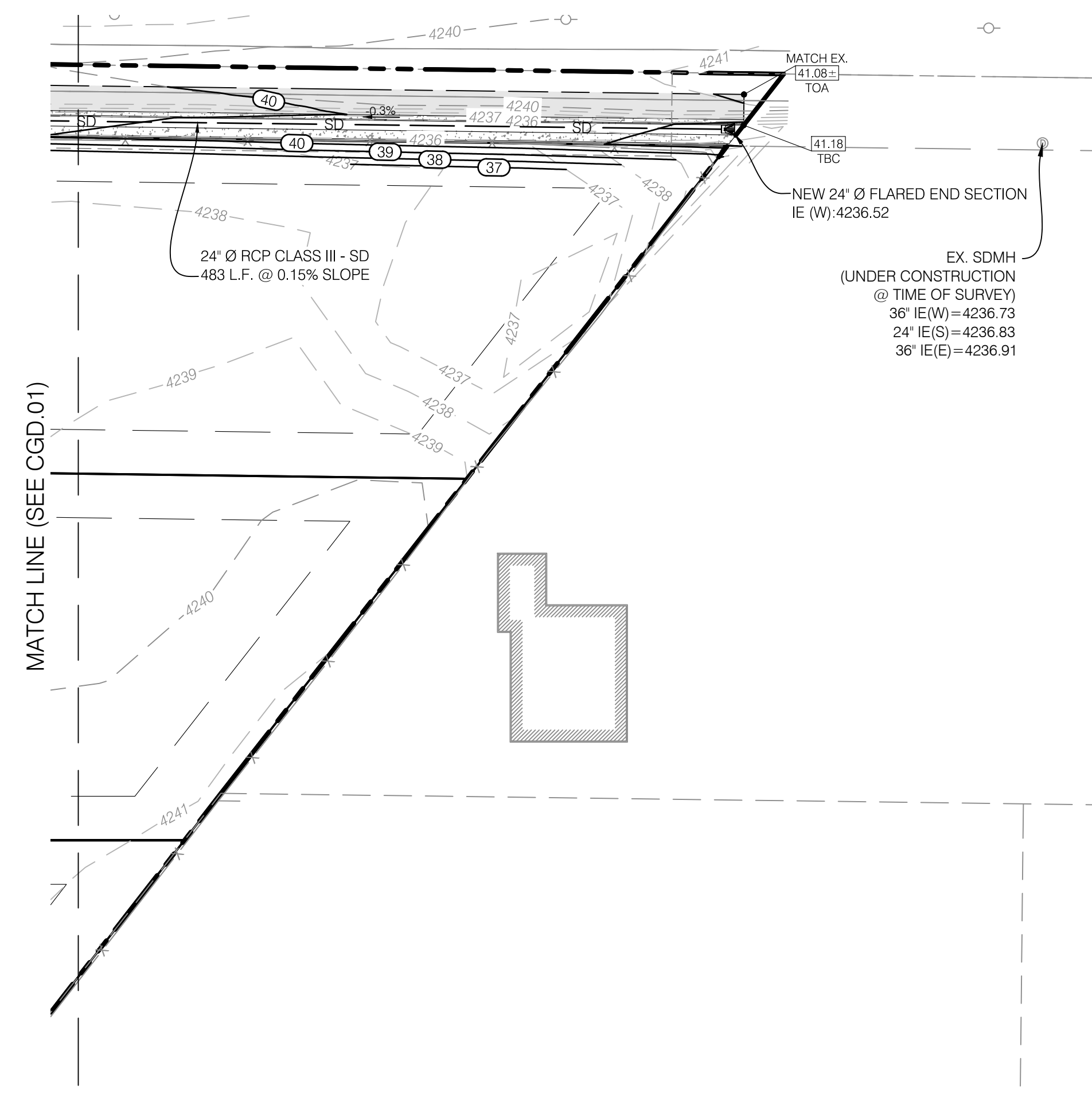
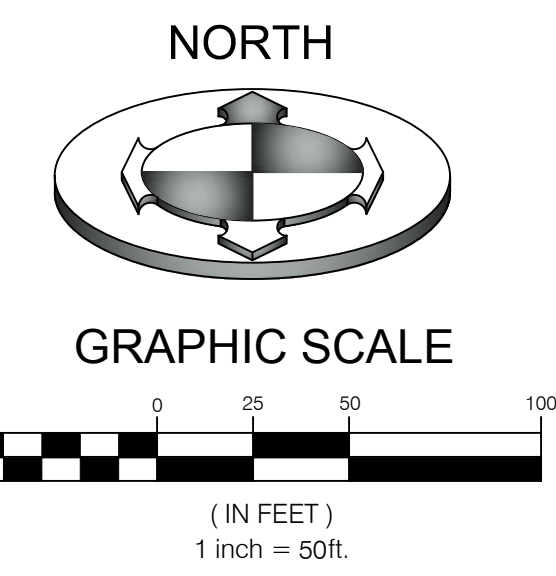
MATCH LINE (SEE CGD.01)



If these slopes are part of building up for the roadway there will need to be slope easements on them. Or added into the PUE.

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.



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)

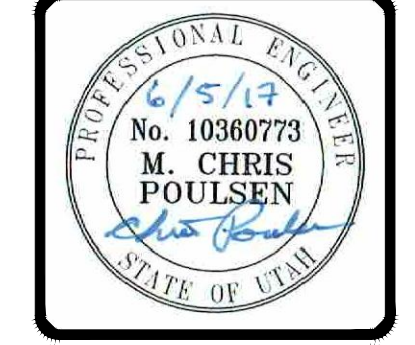
CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

1-800-662-4111
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
		DATE
		DWG. FILE
		1607138.rvt

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



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CGD.01
6 OF 6