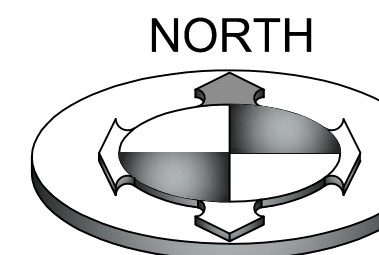
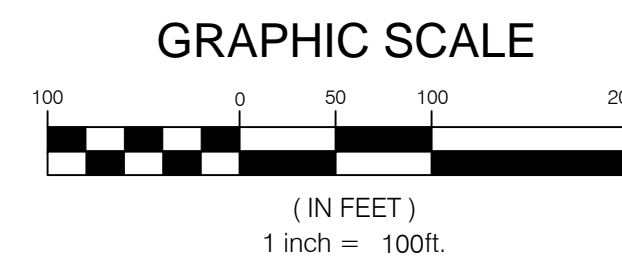


**LEGEND**

- ◆ WEBER COUNTY SECTION CORNER
- BOUNDARY CORNER (SET 1/2 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

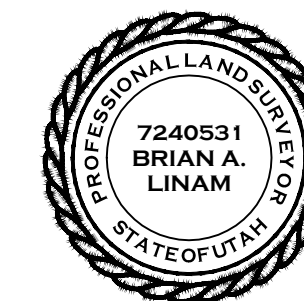
# WINSTON PARK SUBDIVISION

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



**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 2 OPEN SPACE LOTS

**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, 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 ERECTED WITHIN SUCH EASEMENTS.

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



**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 \_\_\_\_\_, 2016

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 \_\_\_\_\_, 2016

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 \_\_\_\_\_, 2016

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 \_\_\_\_\_, 2016

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 \_\_\_\_\_, 2016

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 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

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	250.63	275.00	52°13'08"	N 64°39'14" E	242.05'
C2	100.91	150.00	38°32'40"	S 70°43'40" E	99.02'
C3	108.85	165.00	37°47'49"	N 19°38'46" E	106.88'
C4	23.56	15.00	89°59'55"	N 45°44'49" E	4247.13'
C5	81.86	190.00	24°41'12"	N 13°05'28" E	81.23'
C6	43.48	190.00	13°06'37"	N 31°59'22" E	43.38'
C7	125.34	190.00	37°47'49"	N 19°38'46" E	123.08'
C8	23.56	15.00	90°00'00"	N 06°27'20" W	21.21'
C9	84.09	125.00	38°32'40"	N 70°43'40" W	82.51'
C10	105.08	175.00	34°24'12"	S 67°36'44" E	103.51'
C11	23.84	15.00	91°02'41"	N 84°04'01" E	21.41'
C12	63.14	300.00	12°03'34"	N 44°34'27" E	63.03'
C13	62.46	300.00	11°55'43"	N 56°34'05" E	62.35'
C14	72.25	300.00	13°47'56"	N 69°25'54" E	72.08'
C15	75.57	300.00	14°25'56"	N 83°32'50" E	75.37'
C16	273.42	300.00	52°13'08"	N 64°39'14" E	264.05'
C17	23.58	15.00	90°04'25"	N 45°43'36" E	21.23'
C18	23.54	15.00	89°55'35"	S 44°16'24" E	21.20'
C19	23.58	15.00	90°04'25"	S 45°43'36" W	21.23'
C20	23.55	15.00	89°56'32"	N 44°16'53" W	21.20'
C21	23.58	15.00	90°03'28"	S 45°43'07" W	21.22'
C22	23.56	15.00	90°00'00"	S 44°18'37" E	21.21'
C23	13.59	15.00	51°55'26"	N 64°43'40" E	13.13'
C24	68.34	50.00	78°18'36"	S 77°55'15" W	63.14'
C25	55.43	50.00	63°30'55"	N 31°09'59" W	52.63'
C26	55.55	50.00	63°39'30"	N 32°25'14" E	52.74'
C27	68.55	50.00	78°33'22"	S 76°28'20" E	63.31'
C28	13.64	15.00	52°06'58"	N 63°15'08" W	13.18'
C29	247.87	50.00	284°02'24"	N 00°47'09" E	61.54'
C30	23.56	15.00	90°00'00"	S 45°41'23" W	21.21'
C31	23.56	15.00	90°00'00"	S 44°18'37" E	21.21'
C32	13.59	15.00	51°55'26"	N 64°43'40" E	13.13'
C33	69.78	50.00	79°57'42"	S 78°44'48" W	64.25'
C34	53.99	50.00	61°51'50"	N 30°20'27" W	51.40'
C35	54.11	50.00	62°00'10"	N 31°35'34" E	51.51'
C36	70.00	50.00	80°12'43"	S 77°18'00" E	64.42'
C37	13.64	15.00	52°06'58"	N 63°15'08" W	13.18'
C38	247.87	50.00	284°02'24"	N 00°47'09" E	61.54'
C39	23.56	15.00	90°00'00"	S 45°41'23" W	21.21'
C40	23.54	15.00	89°55'35"	S 44°16'24" E	21.20'
C41	67.50	250.00	15°28'08"	N 83°01'44" E	67.29'
C42	160.35	250.00	36°45'00"	N 56°55'10" E	157.62'
C43	227.85	250.00	52°13'08"	N 64°39'14" E	220.04'
C44	92.59	131.40	40°22'28"	N 19°38'46" E	90.69'
C45	23.56	15.00	90°00'00"	N 44°15'08" W	21.21'

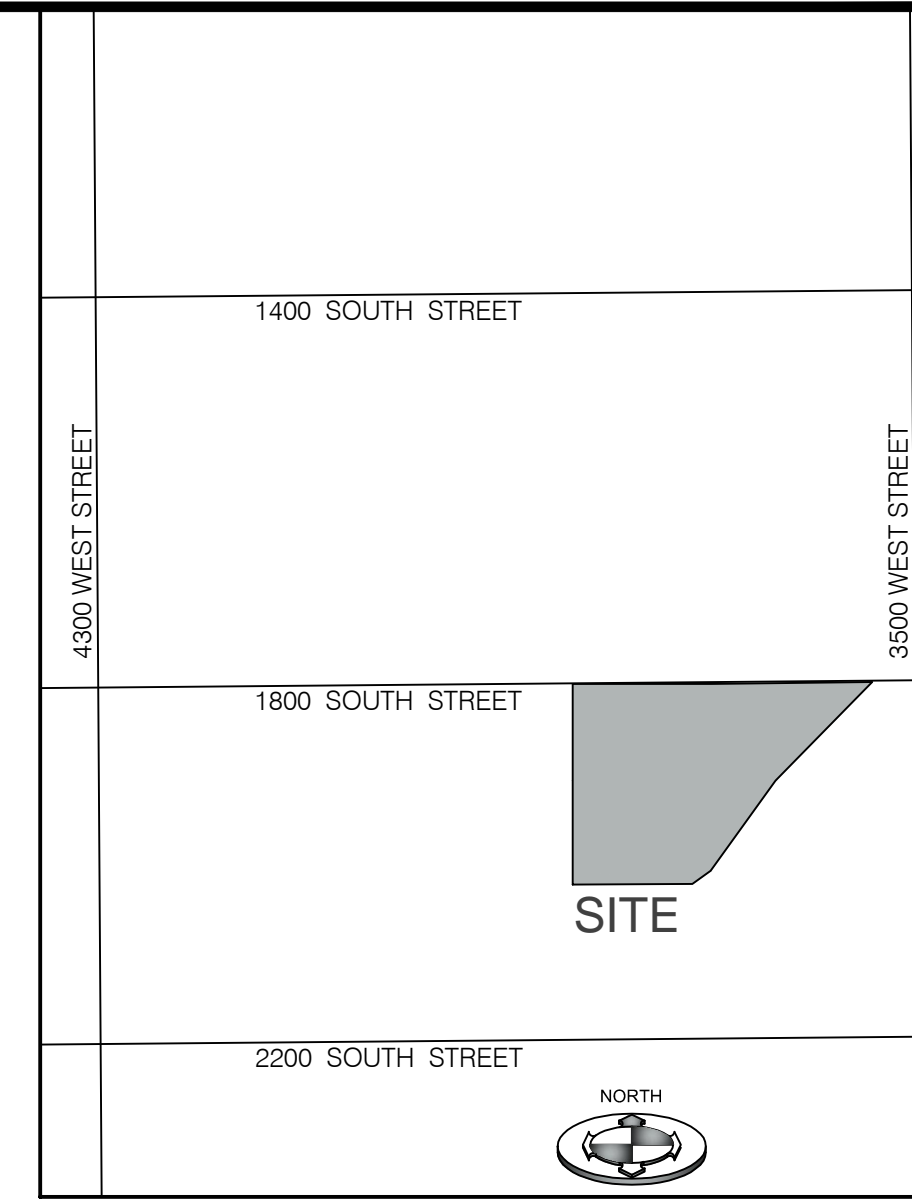
PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°15'08" W	110.28'
L2	S 00°41'23" W	101.63'
L3	S 00°41'23" W	80.03'
L4	S 00°41'23" W	80.00'
L5	S 00°41'23" W	80.00'
L6	S 00°41'23" W	80.00'
L7	S 00°41'23" W	79.98'
L8	S 00°41'23" W	79.98'
L9	S 00°41'23" W	75.00'
L10	S 00°41'23" W	80.00'
L11	S 00°41'23" W	80.00'
L12	S 00°41'23" W	80.00'
L13	S 00°41'23" W	80.00'
L14	N 89°18'37" W	125.26'
L15	N 00°41'23" E	80.00'
L16	N 00°41'23" E	80.00'
L17	N 00°41'23" E	80.00'
L18	N 00°41'23" E	80.00'
L19	N 00°41'23" E	75.00'
L20	N 00°40'28" E	80.00'
L21	N 00°40'28" E	80.00'
L22	N 00°40'28" E	80.00'
L23	N 00°40'28" E	80.00'
L24	N 00°40'28" E	80.00'
L25	N 00°40'28" E	80.00'
L26	N 00°46'27" E	86.52'
L27	S 89°18'37" E	125.14'
L28	N 89°19'32" W	125.16'
L29	N 89°19'32" W	125.18'
L30	N 89°19'32" W	125.20'
L31	N 89°19'32" W	125.22'
L32	N 89°19'04" W	125.24'
L33	S 89°18'37" E	125.26'
L34	N 89°18'37" W	125.26'
L35	N 89°18'37" W	125.26'
L36	N 89°18'37" W	125.26'
L37	N 89°18'37" W	125.26'
L38	N 89°18'37" W	125.26'
L39	N 89°14'12" W	110.24'
L40	S 00°41'23" W	80.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L41	S 00°41'23" W	88.12'
L42	S 00°41'23" W	73.26'
L43	S 00°41'23" W	80.00'
L44	S 89°14'12" E	110.28'
L45	S 00°41'23" W	100.00'
L46	N 89°14'12" W	125.26'
L47	S 00°41'23" W	85.02'
L48	N 00°41'23" E	84.98'
L49	S 89°14'12" E	85.53'
L50	S 89°14'12" E	100.00'
L51	S 89°14'12" E	100.00'
L52	S 89°14'12" E	100.00'
L53	S 89°14'12" E	7.47'
L54	N 38°32'40" E	26.54'
L55	N 38°32'40" E	98.92'
L56	N 38°32'40" E	95.94'
L57	N 38°32'40" E	74.12'
L58	S 43°27'51" W	7.31'
L59	S 39°10'43" W	110.64'
L60	S 39°10'43" W	81.10'
L61	N 41°15'28" E	14.87'
L62	N 41°15'28" E	99.03'
L63	N 41°15'28" E	38.12'
L64	N 33°50'24" E	71.21'
L65	N 33°50'24" E	99.34'
L66	N 89°14'12" W	116.80'
L67	N 89°14'12" W	75.79'
L68	N 89°14'12" W	100.00'
L69	N 89°14'12" W	100.00'
L70	N 89°14'12" W	100.00'
L71	N 89°14'12" W	100.42'
L72	S 00°45'48" W	100.00'
L73	S 00°45'48" W	100.00'
L74	S 00°45'48" W	100.00'
L75	S 00°45'48" W	100.00'
L76	S 13°40'08" E	113.03'
L77	S 29°04'38" E	156.43'
L78	S 41°51'04" E	118.87'
L79	S 51°27'20" E	106.55'
L80	S 51°27'20" E	111.24'

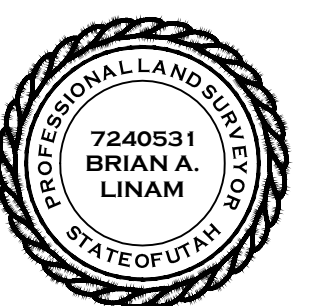
PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L81	S 51°27'20" E	112.84'
L82	S 43°27'51" W	35.49'
L83	S 38°06'04" W	29.90'
L84	N 90°00'00" E	27.04'
L85	S 38°06'04" W	63.10'
L86	S 38°06'04" W	94.64'
L87	S 38°06'04" W	99.10'
L88	S 55°53'38" E	120.83'
L89	N 38°32'40" E	46.65'
L90	N 38°32'40" E	94.63'
L91	N 38°32'40" E	92.19'
L92	S 51°27'20" E	117.02'
L93	S 51°27'20" E	116.28'
L94	N 00°44'52" E	25.56'
L95	N 00°44'52" E	95.14'
L96	N 00°44'52" E	95.14'
L97	N 00°44'52" E	95.14'
L98	N 00°44'52" E	95.15'
L99	N 00°44'52" E	60.00'
L100	S 89°15'08" E	120.00'
L101	S 00°44'52" W	77.89'
L102	S 00°44'52" W	95.14'
L103	S 00°44'52" W	55.83'
L104	S 00°44'52" W	95.14'
L105	N 89°15'08" W	120.00'
L106	S 89°15'08" E	120.00'
L107	S 89°15'08" E	120.00'
L108	S 89°15'08" E	120.00'
L113	S 89°18'37" E	95.70'
L114	S 89°18'37" E	85.71'
L115	S 89°18'37" E	69.04'
L116	S 89°18'37" E	85.71'
L126	N 37°33'35" E	27.20'
L127	N 37°33'35" E	15.45'
L132	S 00°41'23" W	90.00'
L133	N 89°18'37" W	80.70'
L134	N 89°18'37" W	85.71'
L135	N 89°18'37" W	85.71'
L136	N 89°18'37" W	85.71'
L137	N 89°18'37" W	15.34'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L138	S 89°18'37" E	15.48'
L139	N 89°18'37" W	85.71'
L140	S 89°18'37" E	85.71'
L141	S 89°18'37" E	85.71'
L142	S 89°18'37" E	80.70'
L143	S 00°41'23" W	90.00'
L144	N 00°41'23" E	105.00'
L145	N 00°41'23" E	105.00'
L146	N 00°41'23" E	105.00'
L147	S 00°41'23" W	105.00'
L148	N 17°44'29" E	133.36'
L149	S 89°18'37" E	140.47'
L150	S 16°21'49" E	133.20'
L151	S 00°41'23" W	105.00'
L152	S 00°41'23" W	105.00'
L153	S 00°41'23" W	105.00'
L154	S 00°41'23" W	105.00'
L155	N 89°18'37" W	95.70'
L156	N 89°18'37" W	85.71'
L157	N 89°18'37" W	58.46'
L159	N 36°10'49" W	21.10'
L160	N 36°10'49" W	27.35'
L169	N 89°18'37" W	80.70'
L170	N 89°18'37" W	85.71'
L171	N 89°18'37" W	85.71'
L172	N 89°18'37" W	85.71'
L173	S 89°18'37" E	8.28'
L174	S 89°18'37" E	85.71'
L175	S 89°18'37" E	85.71'
L176	S 89°18'37" E	85.71'
L177	S 89°18'37" E	80.70'
L178	S 00°41'23" W	90.00'
L179	N 00°41'23" E	105.00'
L180	N 00°41'23" E	105.00'
L181	N 00°41'23" E	105.00'
L182	N 00°41'23" E	105.00'
L183	N 17°07'59" E	133.62'
L184	S 89°18'37" E	140.47'
L185	S 15°45'11" E	133.46'
L186	S 00°41'23" W	105.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L187	S 00°41'23" W	105.00'
L188	S 00°41'23" W	105.00'
L189	S 00°41'23" W	105.00'



VICINITY MAP  
SCALE: N.T.S.

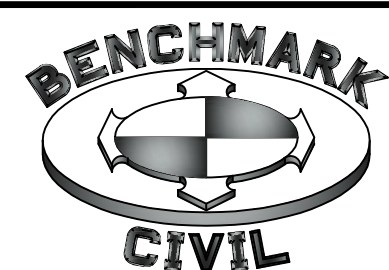


WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

DEPUTY



**BENCHMARK  
ENGINEERING &  
LAND SURVEYING**

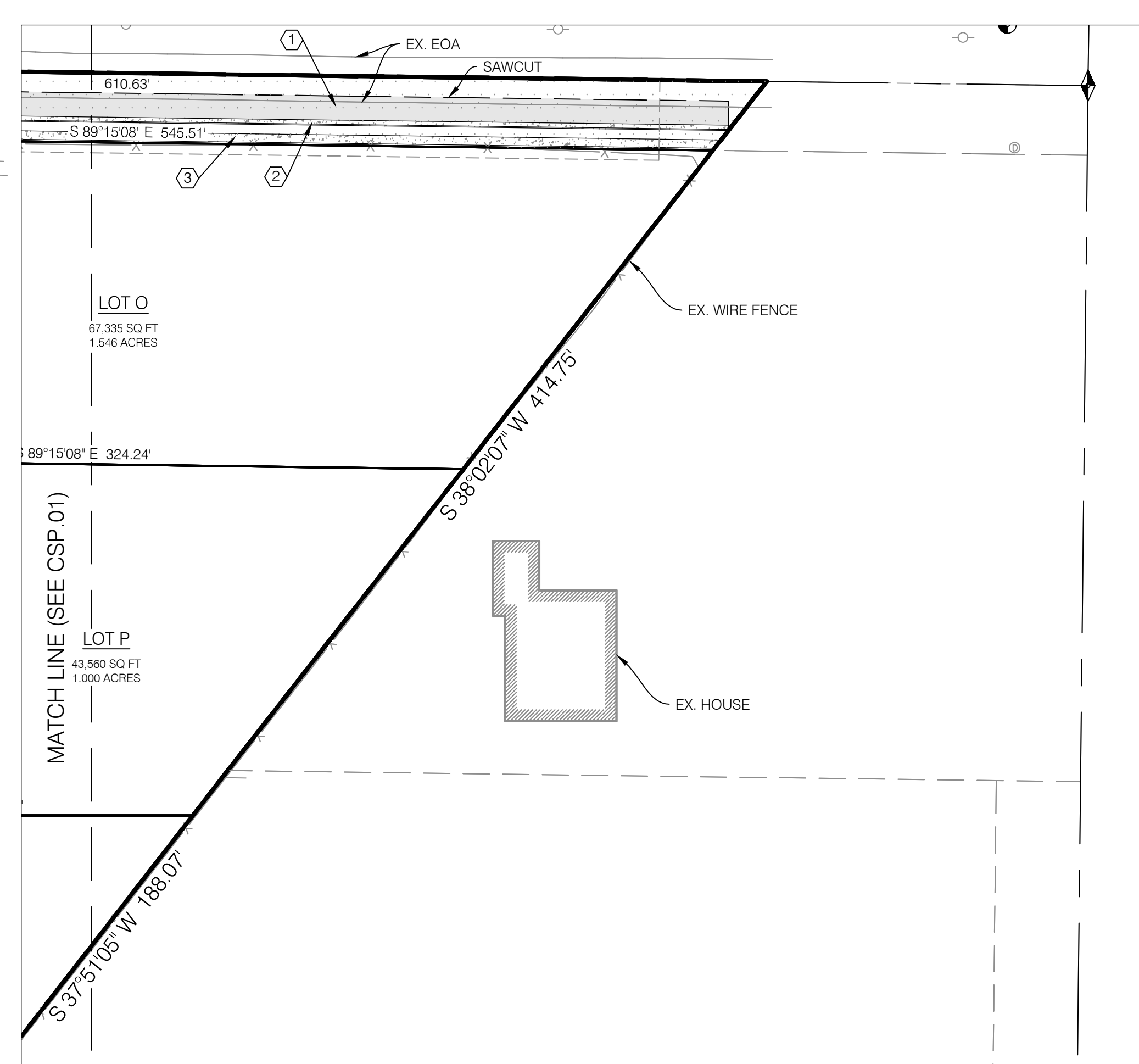
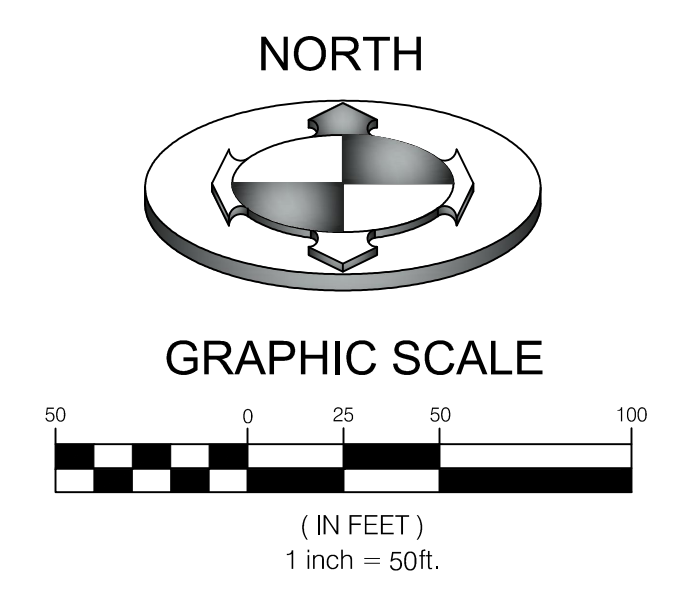
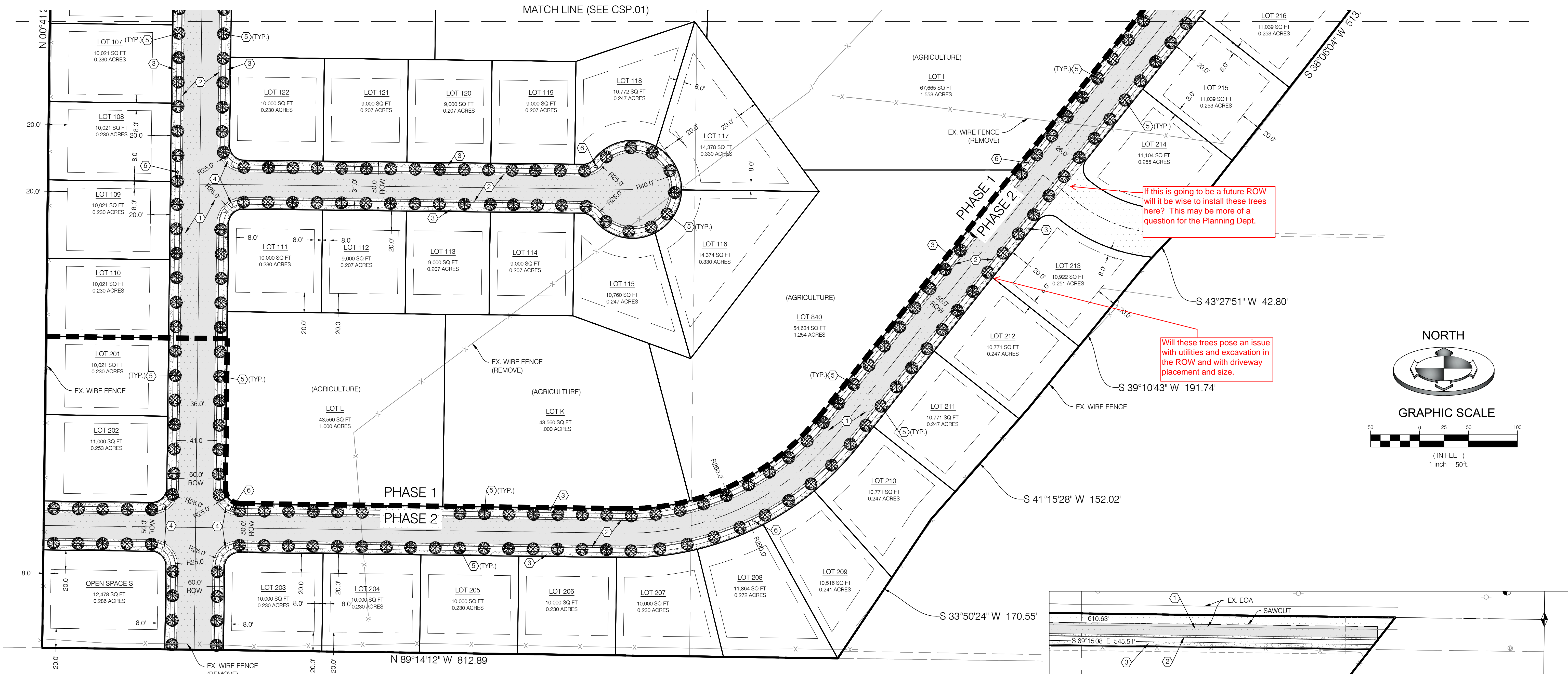
9130 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com







MATCH LINE (SEE CSP.01)



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	

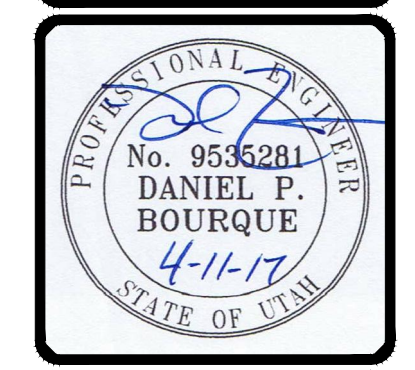
AREA TABLE		
PARTICULARS	S.F.	%
AREA OF LOTS	578,504	34.2
R.O.W.	236,527	14.0
OPEN SPACE	878,680	51.8
TOTAL	1,693,711	100

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	2" CALIPER TREE PER WEBER COUNTY STDS. @ 25' MAX. SPACING
⑥	STREET LIGHT

NO.	DATE	DESCRIPTION

SCALE MEASURES: HORIZONTAL SIZE SHEETS  
ASBESTOS ACCORDING TO REGULATED SIZE SHEETS



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 930 SOUTH STATE STREET SUITE # 100  
 SANDY, UTAH 84070 (801) 542-7192  
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**BENCHMARK CIVIL**

**WINSTON PARK**  
 3908 W 1800 S  
 WEBER COUNTY, UTAH

PROJECT NO. 1607138

**SITE PLAN**

CSP.02  
2 OF 6



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.

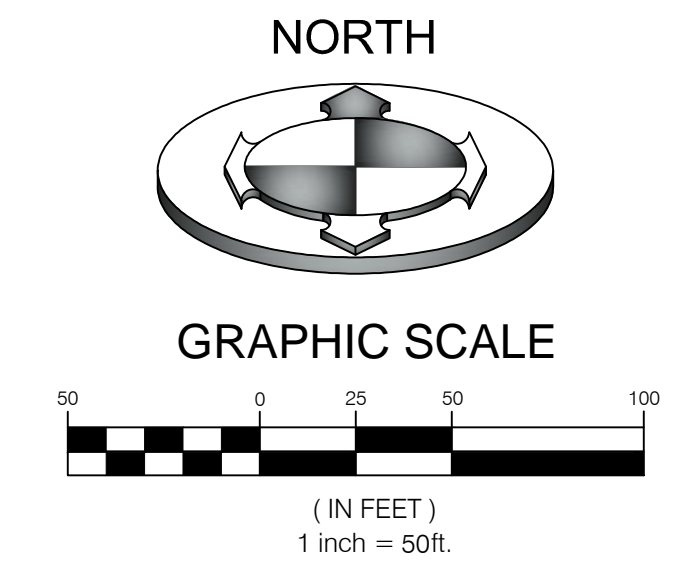
NOTE:  
PRIOR TO FABRICATION OR CONSTRUCTION, CONTRACTOR IS TO BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

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

**CALL BEFORE YOU DIG.  
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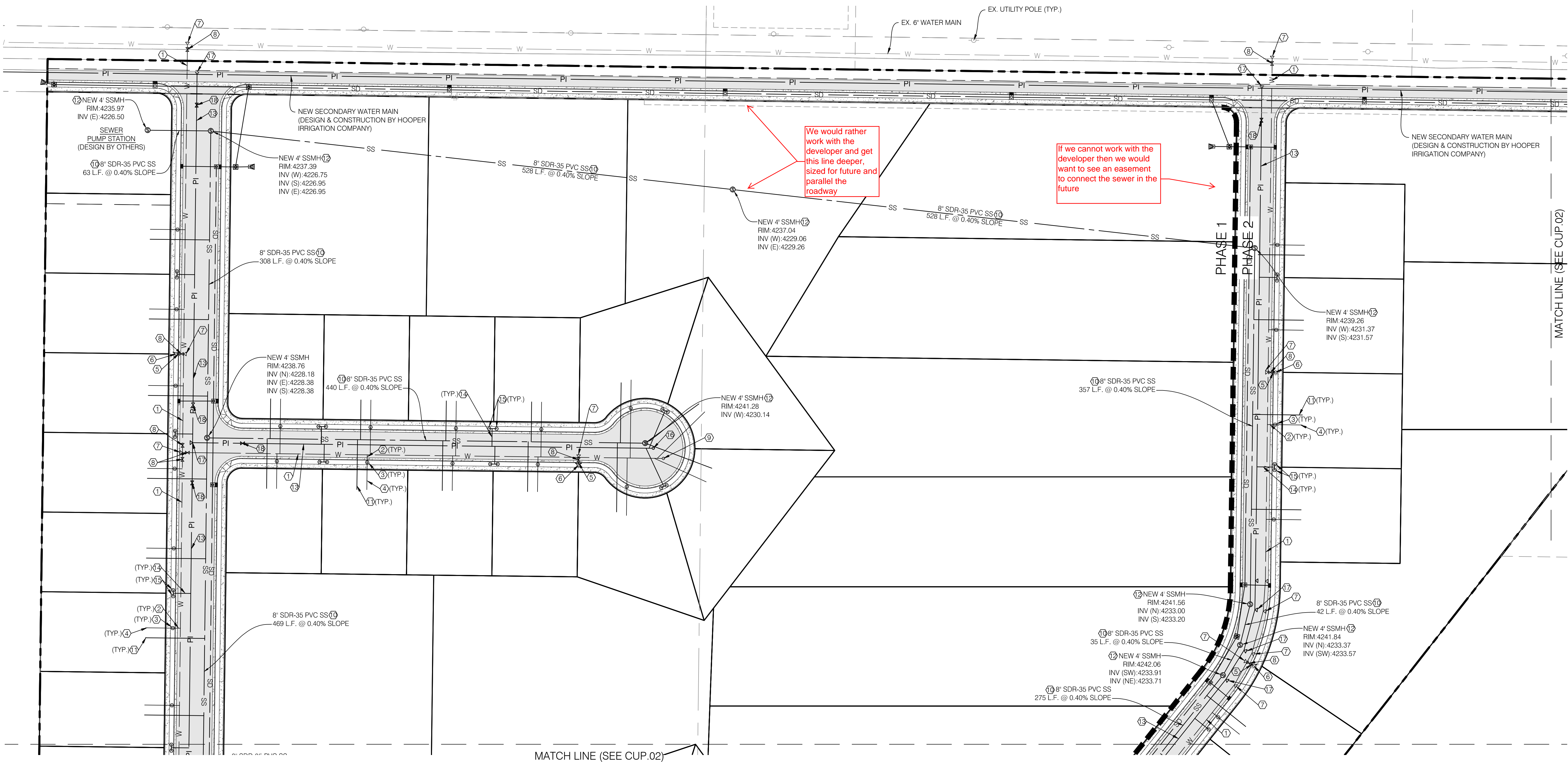
1-800-662-4111  
www.bluestakes.org



PROJECT NO.	1607138
DATE	4/5/2017
SCALE	AS SHOWN
DATE	4/5/2017
SCALE	AS SHOWN

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

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



BENCHMARK ENGINEERING & LAND SURVEYING  
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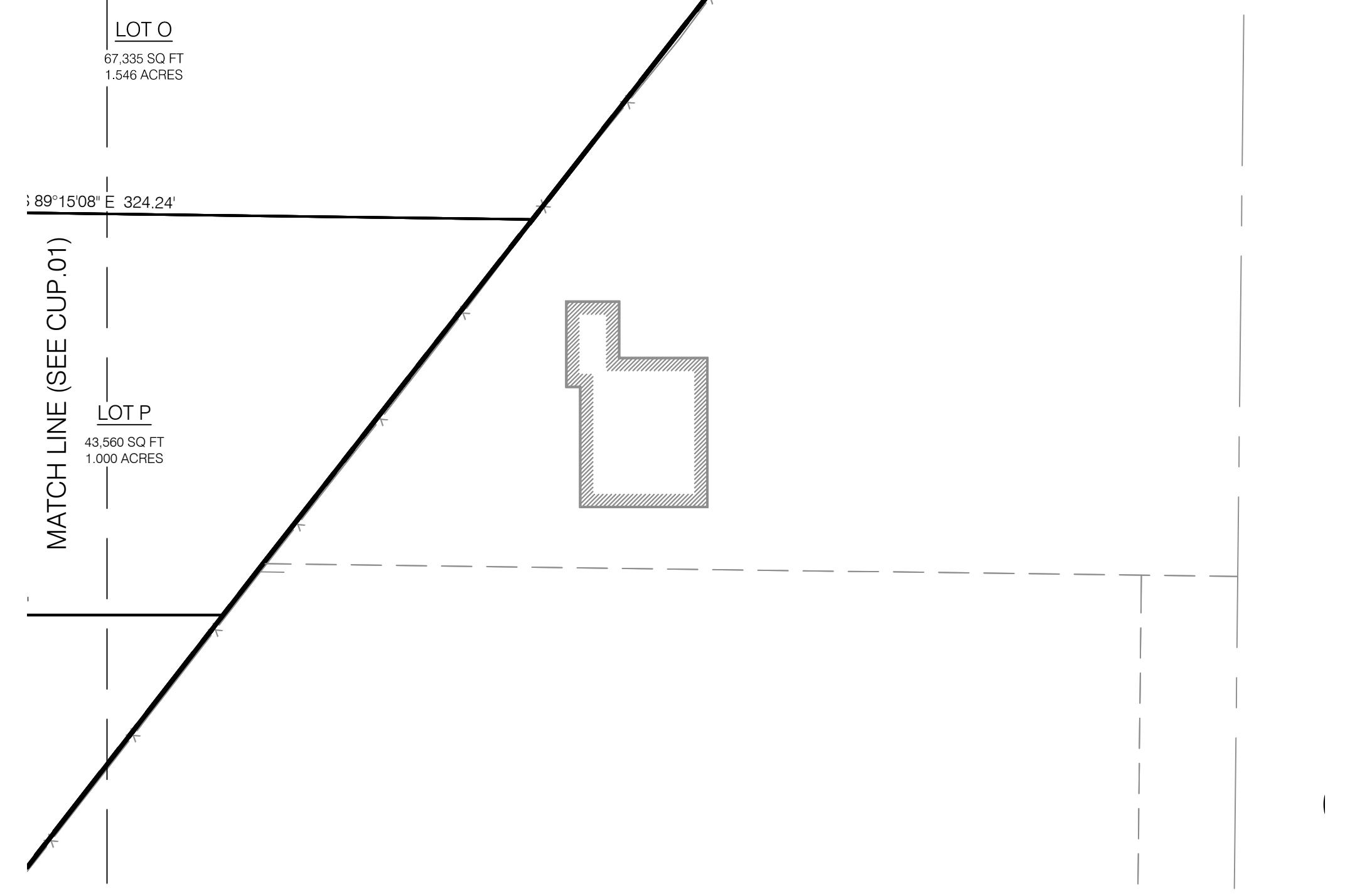
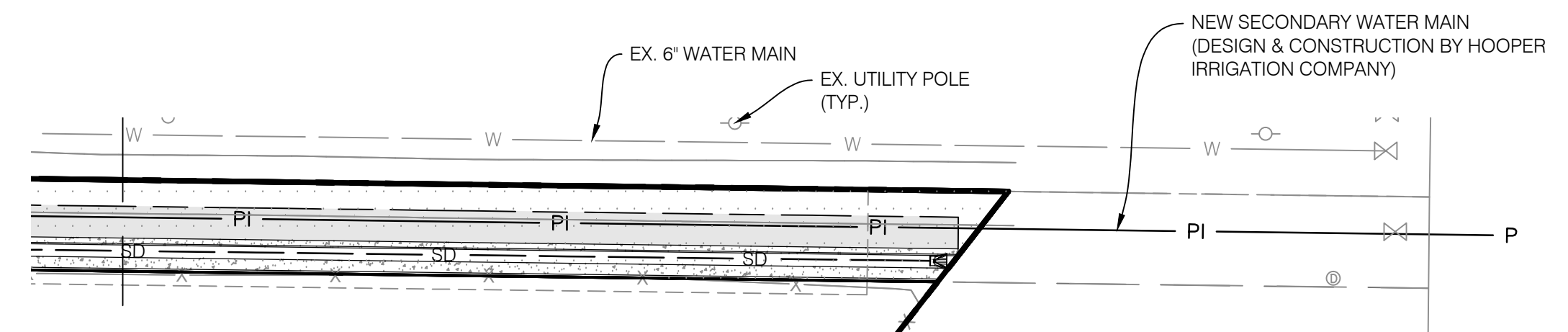
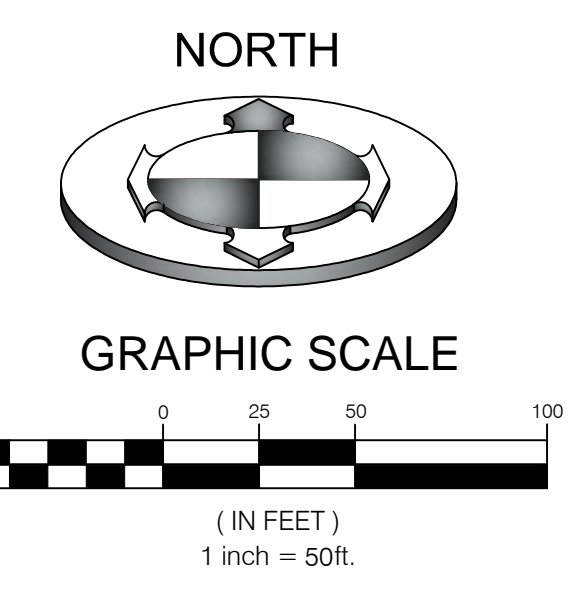
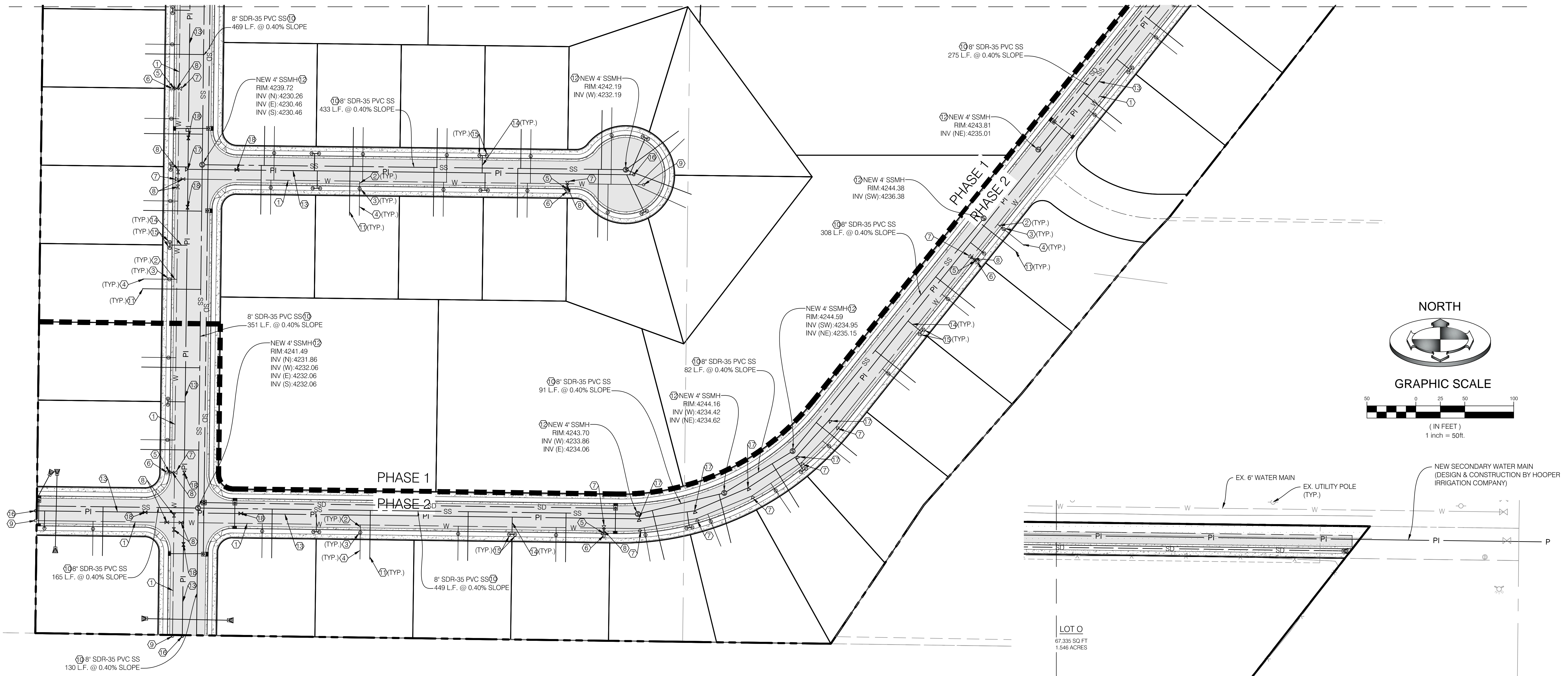
PROJECT NO. 1607138

UTILITY PLAN

CUP.01  
3 OF 6



MATCH LINE (SEE CUP.01)



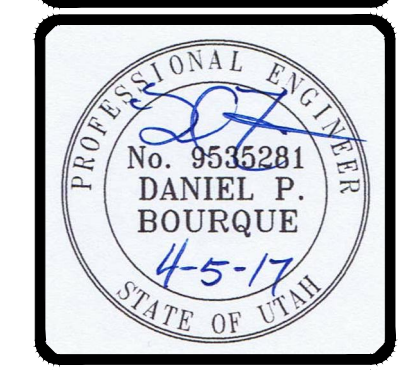
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NO.	DATE	DESCRIPTION

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



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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	Intensity (in/hr)	Rainfall (Inches)	Rainfall Excess (cu. ft.)	Allowed (cu. ft.)	Volume to Detain (cu. ft.)	Allowable Discharge = 2.0cfs/acre
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)

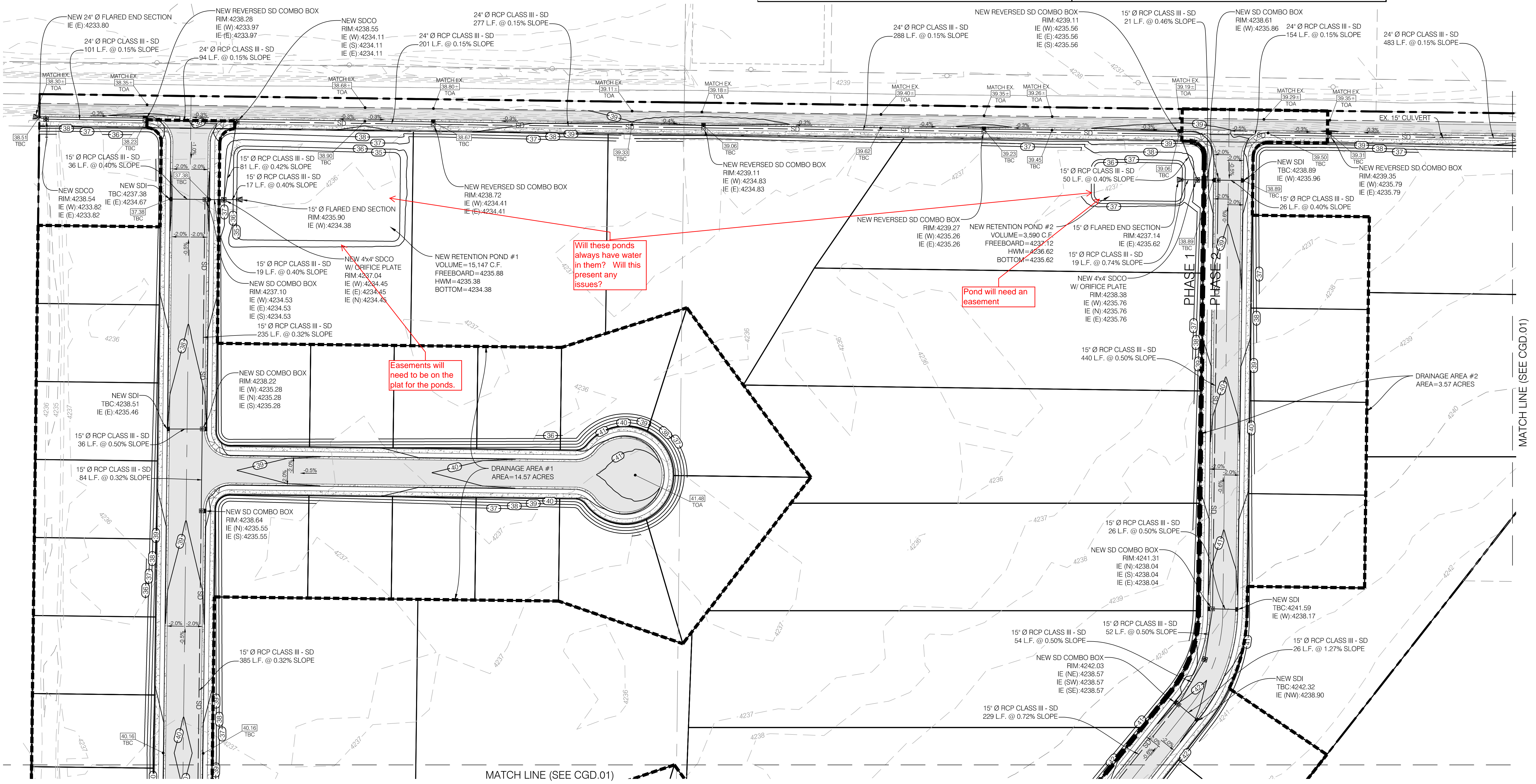
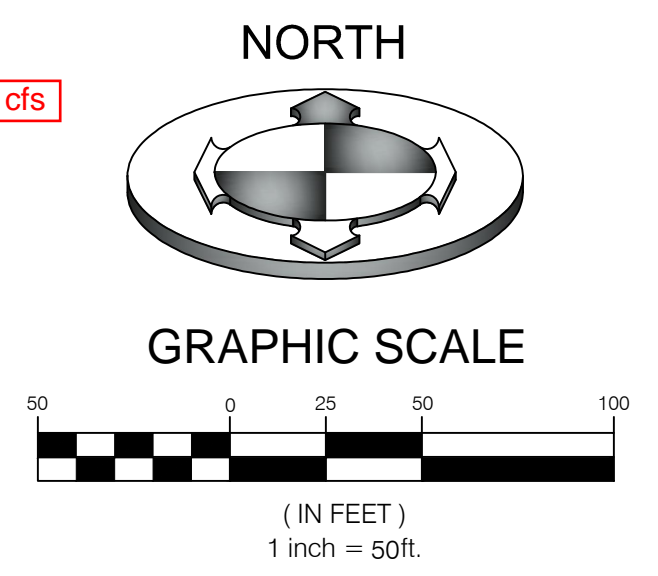
Area Identification (A)	Rational Coefficient (C)	C*A
*Roof = 22,500	0.9	20250 S.F.
**Pavement = 47,439	0.9	42695 S.F.
Landscaping = 85,633	0.2	17127 S.F.
<b>Sum:</b>		<b>80072 S.F.</b>

NOAA ATLAS 14 - 10 YEAR STORM	Intensity (in/hr)	Rainfall (Inches)	Rainfall Excess (cu. ft.)	Allowed (cu. ft.)	Volume to Detain (cu. ft.)	Allowable Discharge = 2.0cfs/acre
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**



Will these ponds always have water in them? Will this present any issues?

Easements will need to be on the plat for the ponds.

Pond will need an easement

Needs to be 0.1cfs

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



