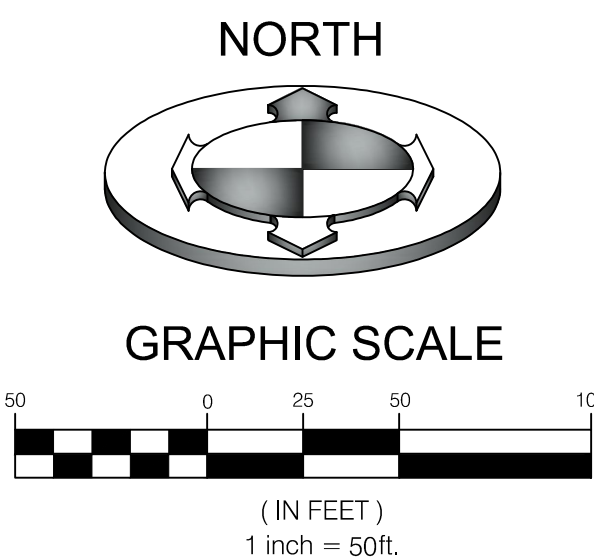


OWNER/DEVELOPER:  
 RICE ASSET MANAGEMENT, LLC  
 JAY RICE  
 4968 HOLLADAY PINES COURT  
 HOLLADAY, UT 84117  
 801-633-3994  
 Jrrice2014@gmail.com

# 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



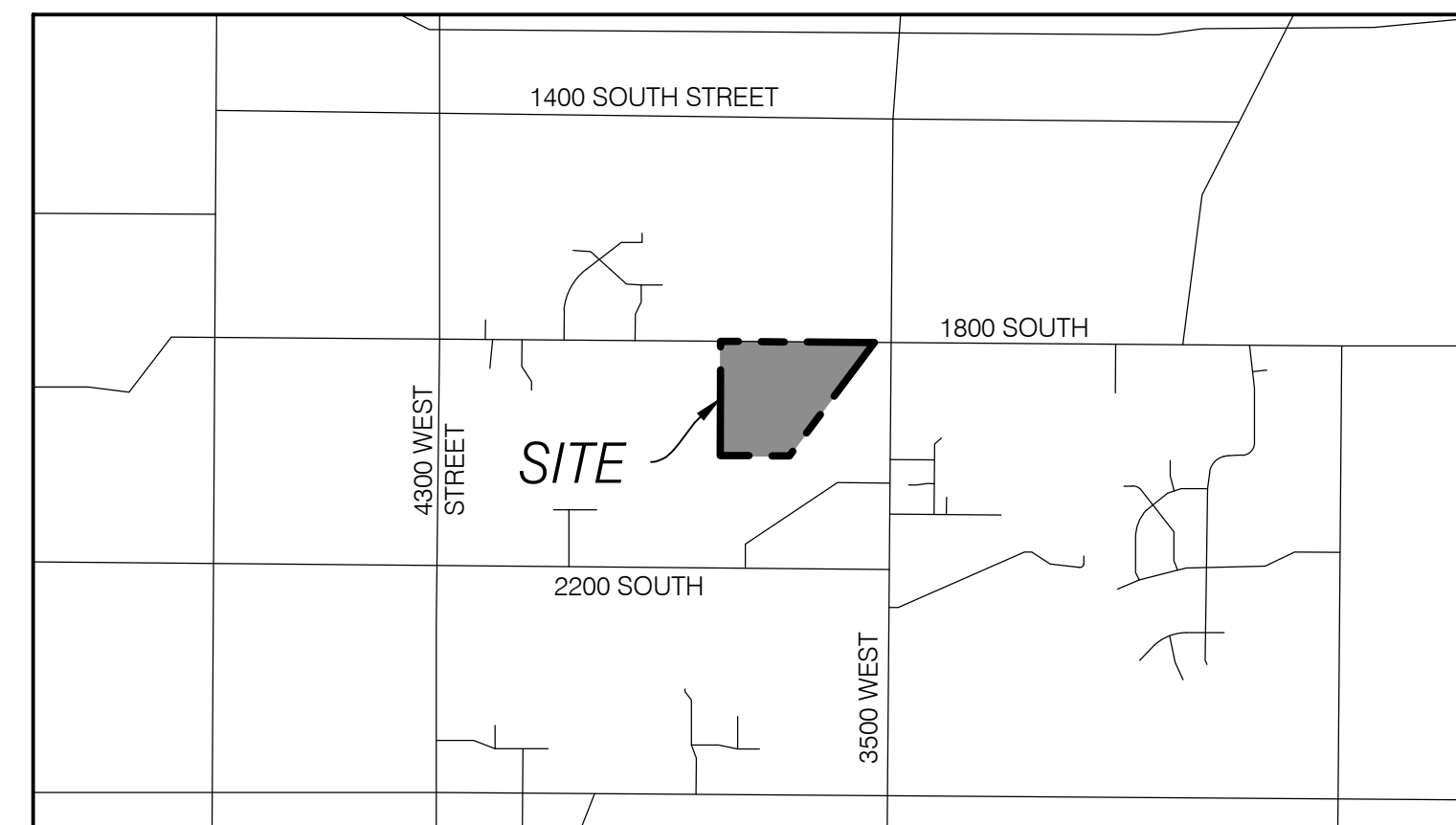
ZONE=A-1

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

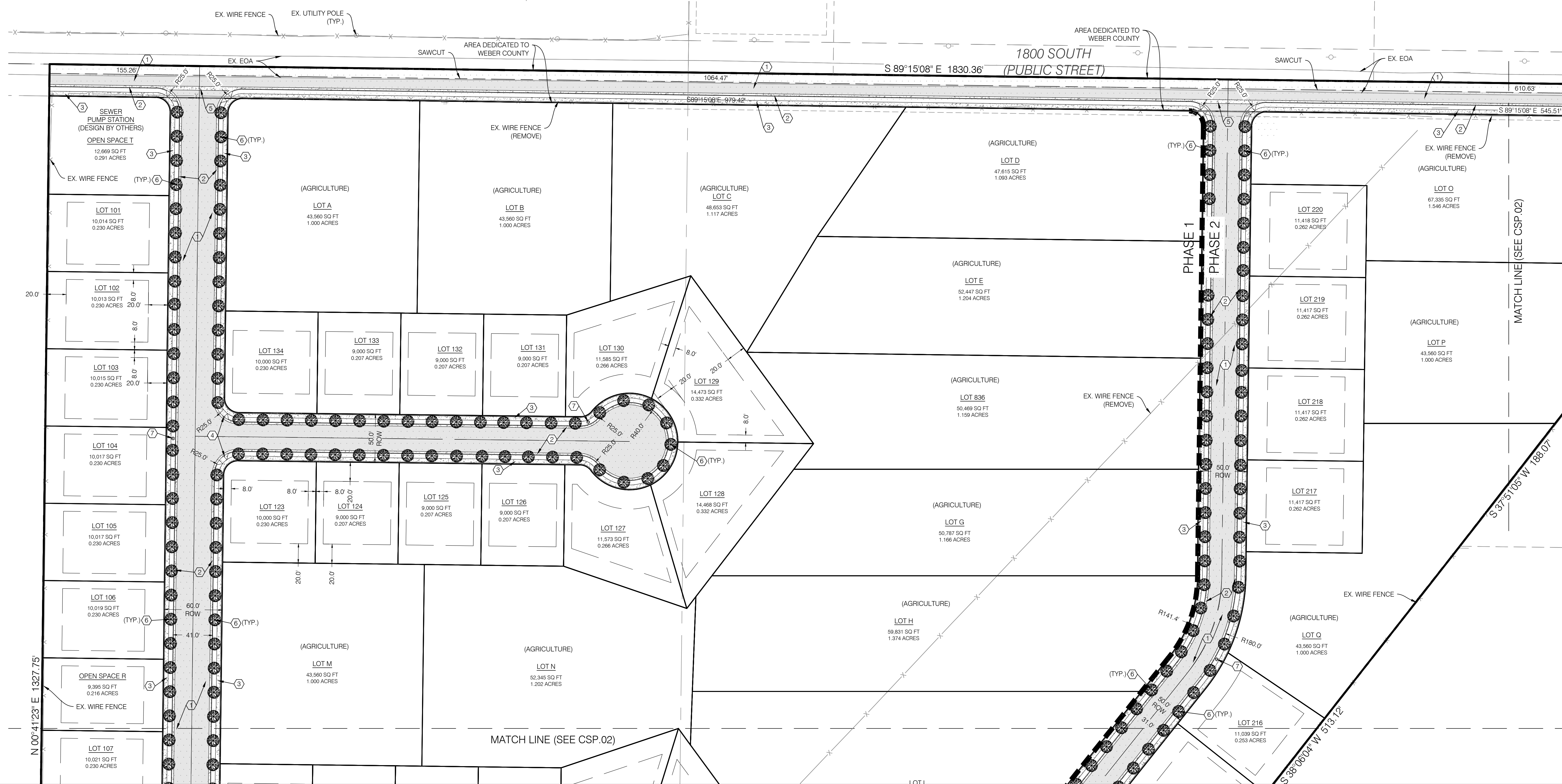
AREA TABLE		
PARTICULARS	S.F.	%
AREA OF LOTS	578,504	34.2
R.O.W.	236,527	14.0
OPEN SPACE	878,680	51.8
TOTAL	1,693,711	100

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
⑥	2" CALIPER TREE PER WEBER COUNTY STDS. @ 25' MAX. SPACING
⑦	STREET LIGHT



VICINITY MAP  
 N.T.S.



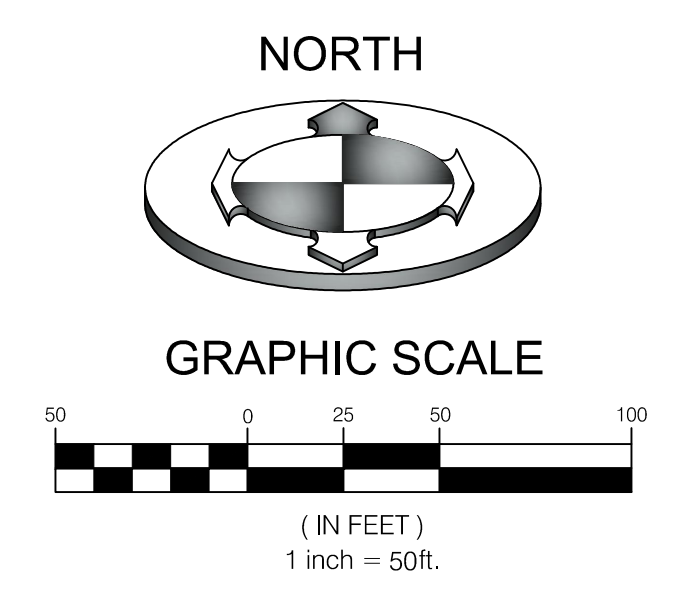
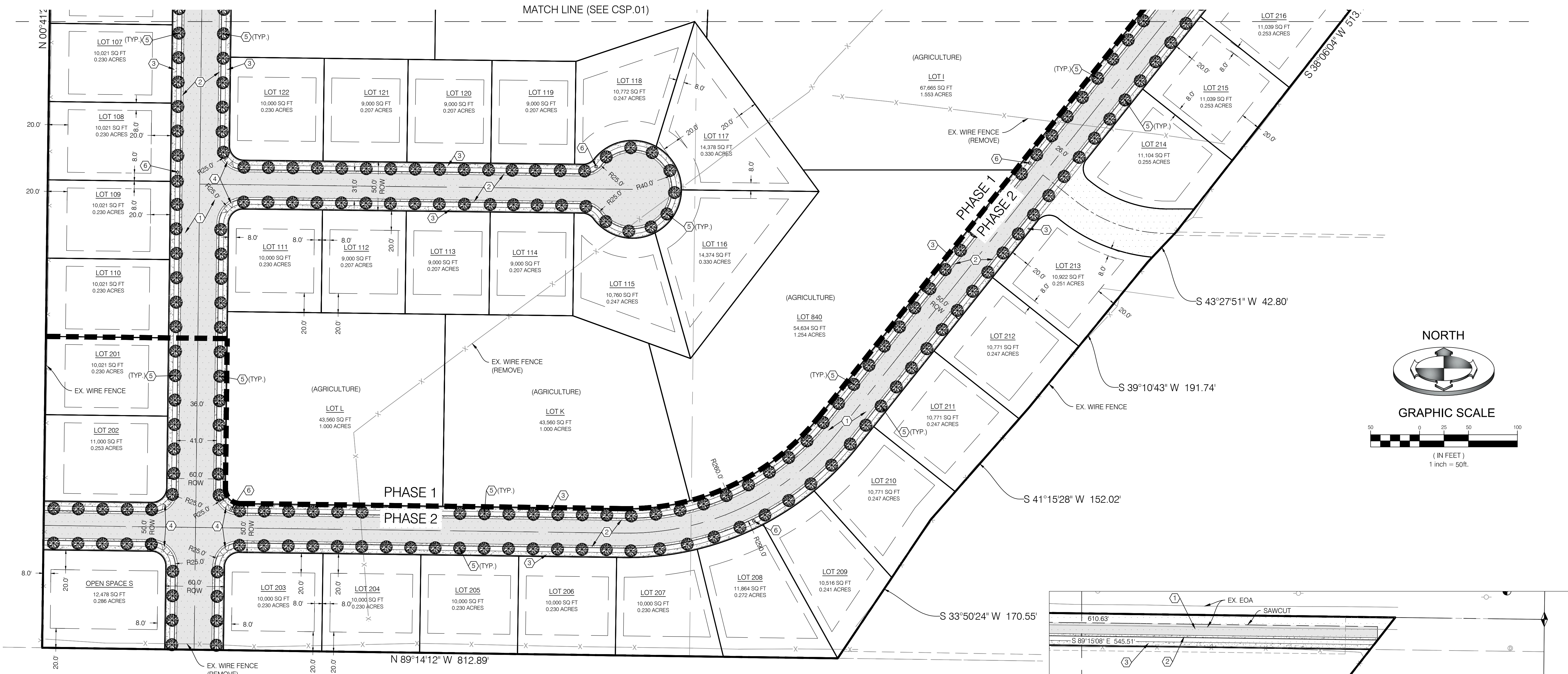
PROJECT NO. 1607138  
 DATE 4/11/2017  
 DRAWN BY DANIEL P. BOURQUE  
 CHECKED BY SANDY W. HARRIS  
 SCALE MEASURES SHOWN ON ALL SIZE SHEETS  
 AS SHOWN ACCORDING TO REQUESTED SIZE SHEETS

**BENCHMARK**  
 CIVIL  
 BENCHMARK  
 ENGINEERING &  
 LAND SURVEYING  
 SANDY W. HARRIS  
 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

MATCH LINE (SEE CSP.01)



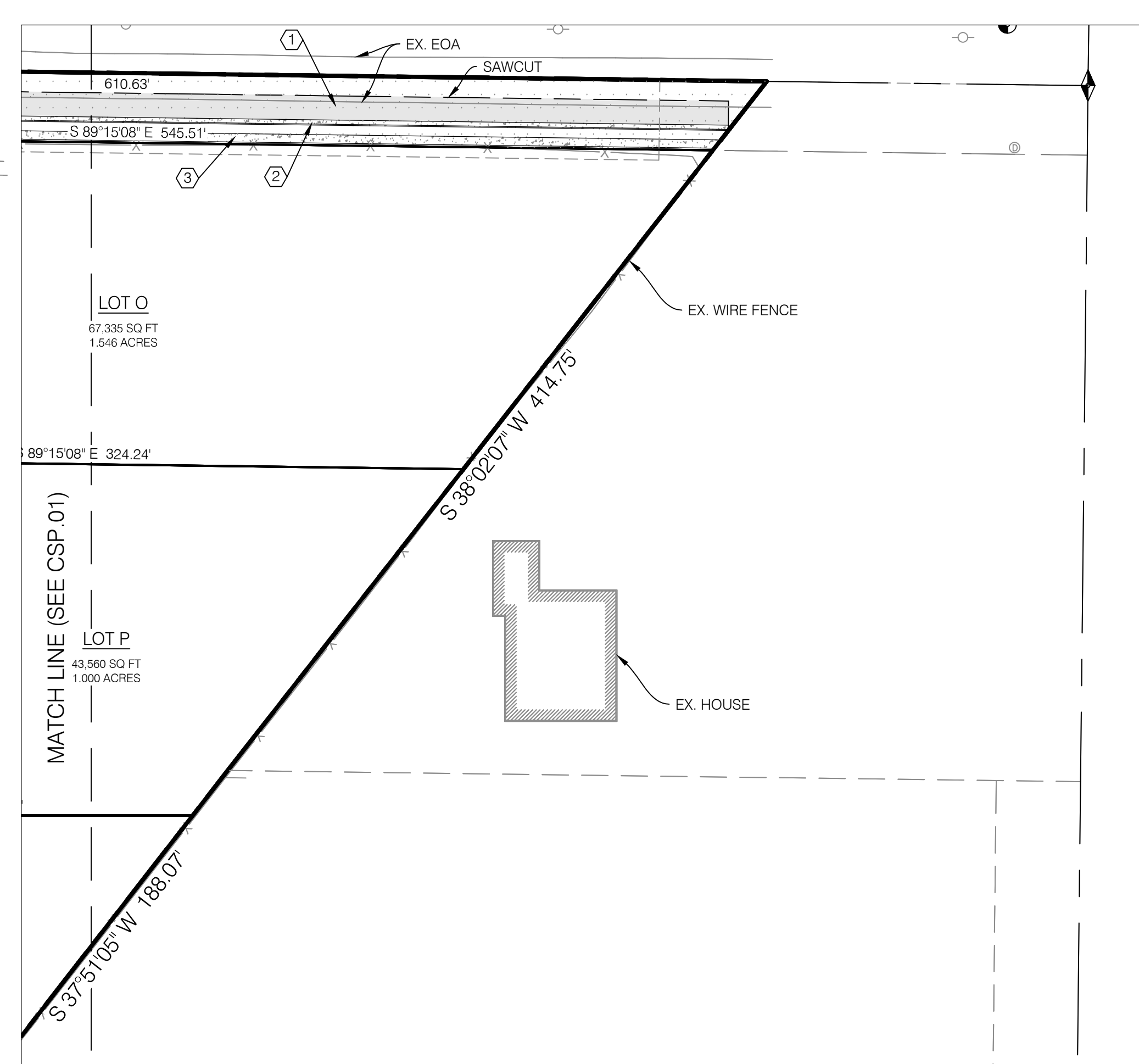
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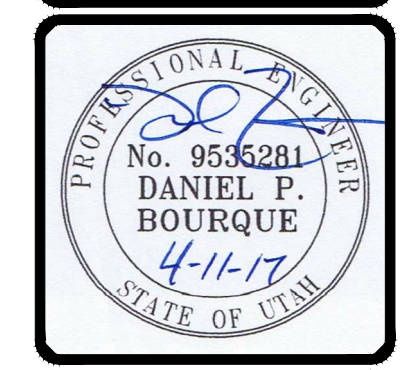
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④	ADA RAMP
⑤	2" CALIPER TREE PER WEBER COUNTY STDS. @ 25' MAX. SPACING
⑥	STREET LIGHT



NO.	DATE	DESCRIPTION

DRAWN BY: KVIS  
 CHECKED BY: DPB  
 SURVEY FIELD DATE: 4/11/2017  
 DATE: 4/11/2017  
 DWG. FILE: 1607138.sfb



**BENCHMARK ENGINEERING & LAND SURVEYING**  
 930 SOUTH STATE STREET SUITE # 100  
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**BENCHMARK CIVIL**

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 3908 W 1800 S  
 WEBER COUNTY, UTAH