

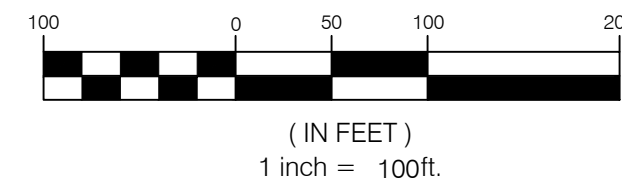
LEGEND

- 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

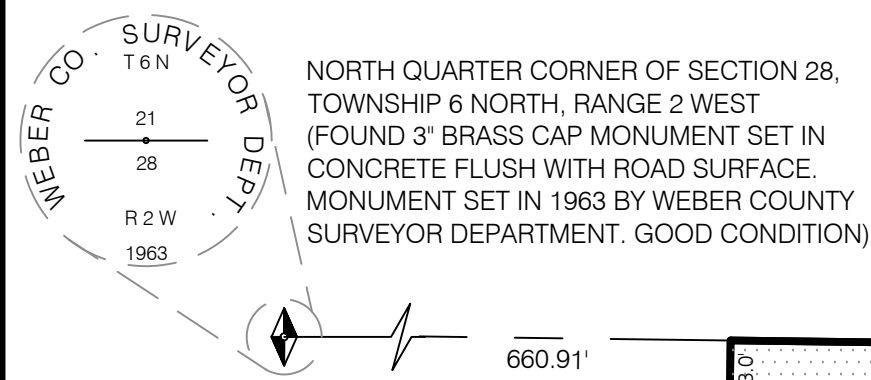
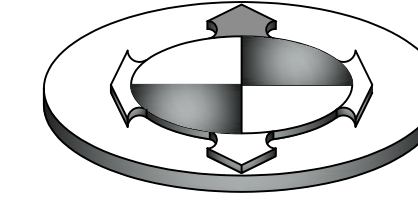
WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH 2020

GRAPHIC SCALE



NORTH



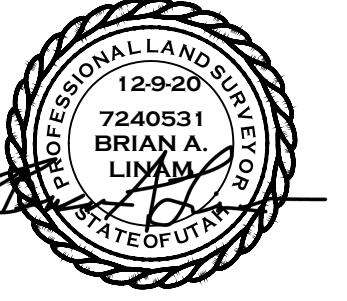
RAY L. BERTOLDI, TR PARCEL No. 15-057-0006

JEFFERY & TRUDY EAST PARCEL No. 15-057-0007

JEFFERY & TRUDY EAST PARCEL No. 15-057-0004

WEBER COUNTY BENCHMARK 62121-2-5217 SURVEY BENCHMARK ELEVATION NGVD 88 = 4241.87

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



1800 SOUTH ST. (PUBLIC ROAD)

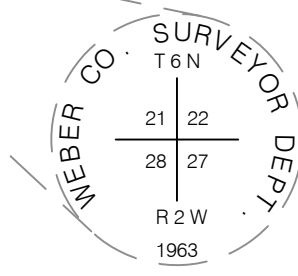
S 89°15'08" E 1830.36'

BASIS OF BEARINGS N 89°15'08" W 2643.62' (MEASURED) 2643.46' (RECORD) STATE PLANE GRID BEARING = N 89°15'02" W

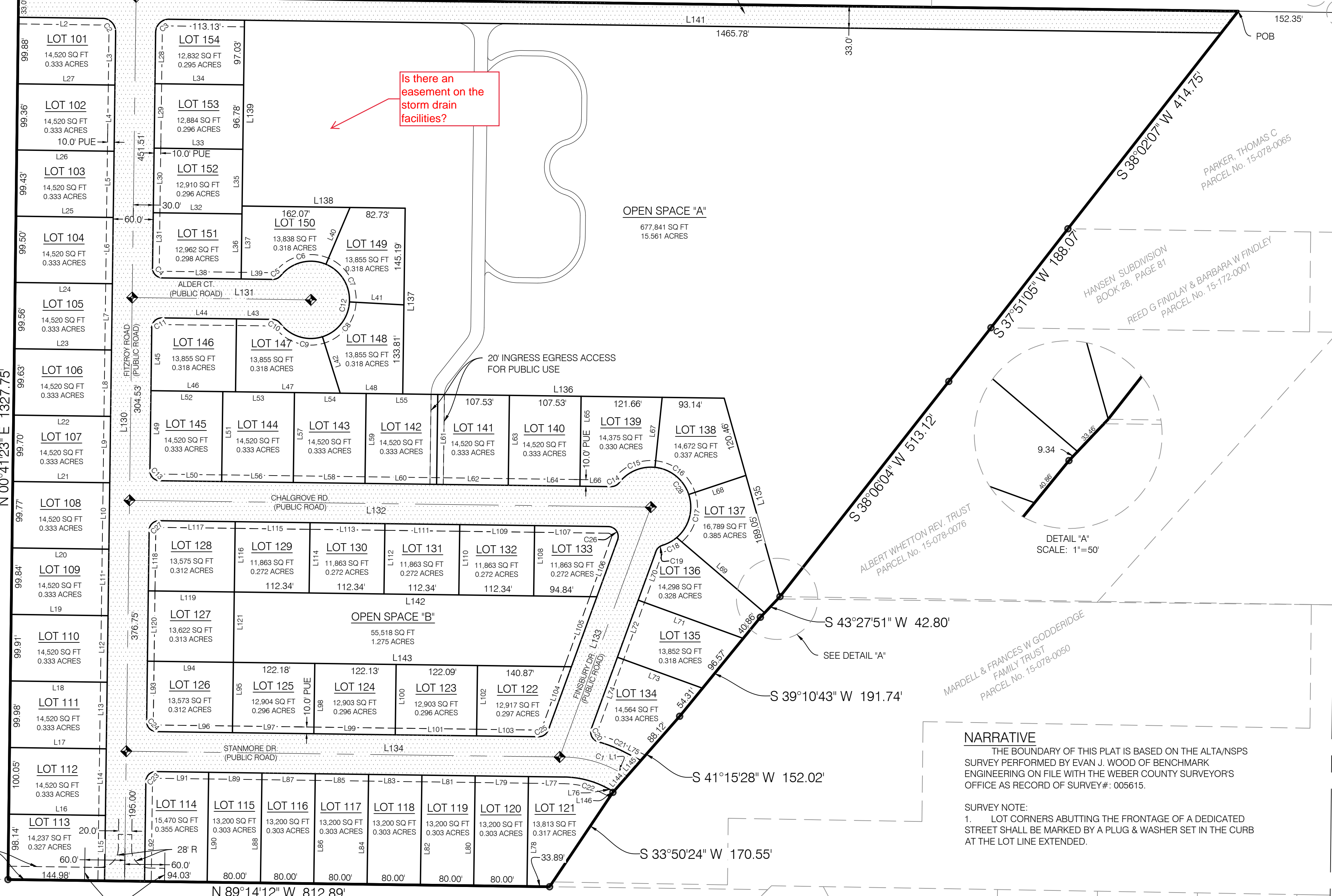
WEBER COUNTY BENCHMARK 62121-2-5217 SURVEY BENCHMARK ELEVATION NGVD 88 = 4241.87

BUREAU OF RECLAMATION 6-2 SE-21 O 1954 B.M.

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



NOTE: FOR LOT ADDRESSES SEE PAGE 2



Is there an easement on the storm drain facilities?

We will need a sewer easement on this parcel as well granted.

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.

SURVEY NOTE:

1. LOT CORNERS ABUTTING THE FRONTAGE OF A DEDICATED STREET SHALL BE MARKED BY A PLUG & WASHER 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)

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, SAID POINT BEING NORTH 89°15'08" WEST ALONG THE QUARTER 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 & 2 OPEN SPACES

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 TO GUARANTEE TO WEBER COUNTY THAT SAID OPEN SPACE PARCELS REMAIN OPEN AND UNDEVELOPED, AND OPEN SPACE 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 ___, 2020

WINSTON PARK SUBDIVISION

ACKNOWLEDGMENT

State of } s.s. County of }

ON THE ___ DAY OF ___, 20___, I, ___ 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.

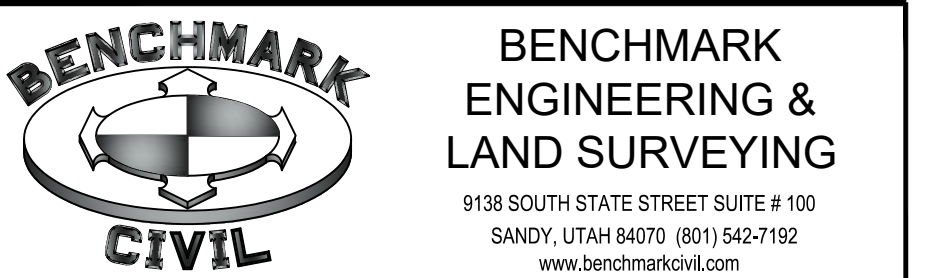
MY COMMISSION NUMBER: ___ NOTARY PUBLIC (PRINT NAME) ___

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: IGOR MAKSYMIW TELEPHONE: (801) 209-6759 IGORMAKSYMIW@AOL.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 ___, 2020

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 ___, 2020

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 ___, 2020

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 ___, 2020

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 ___, 2020

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
2020

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	77.39'	170.00'	26°04'54"	N 76°11'45" W	76.72'
C2	31.42'	20.00'	90°00'00"	N 44°15'08" W	28.28'
C3	31.42'	20.00'	90°00'00"	S 45°44'52" W	28.28'
C4	23.56'	15.00'	90°00'00"	S 44°15'08" E	21.21'
C5	13.60'	15.00'	51°56'37"	N 64°46'33" E	13.14'
C6	75.07'	58.00'	74°09'36"	S 75°53'03" W	69.94'
C7	70.98'	58.00'	70°06'57"	N 31°58'41" W	66.63'
C8	70.33'	58.00'	69°28'26"	N 37°49'01" E	66.10'
C9	71.00'	58.00'	70°08'15"	S 72°22'39" E	66.65'
C10	13.60'	15.00'	51°56'37"	N 63°16'50" W	13.14'
C11	23.56'	15.00'	90°00'00"	S 45°44'52" W	21.21'
C12	287.38'	58.00'	283°53'13"	N 00°44'52" E	71.51'
C13	23.56'	15.00'	90°00'00"	S 44°15'08" E	21.21'
C14	13.91'	15.00'	53°07'48"	N 64°10'57" E	13.42'
C15	61.00'	60.00'	58°15'11"	S 66°44'39" W	58.41'
C16	68.77'	60.00'	65°40'01"	N 51°17'46" W	65.06'
C17	71.36'	60.00'	68°08'43"	N 15°36'37" E	67.23'
C18	24.58'	60.00'	23°28'25"	N 61°25'11" E	24.41'
C19	13.91'	15.00'	53°07'48"	S 46°35'29" W	13.42'
C20	24.81'	15.00'	94°46'35"	S 27°21'43" E	22.08'
C21	40.47'	200.00'	11°35'42"	N 68°57'09" W	40.41'
C22	63.73'	140.00'	26°04'54"	N 76°11'45" W	63.18'
C23	23.57'	15.00'	90°00'57"	S 45°45'20" W	21.22'
C24	23.56'	15.00'	89°59'03"	S 44°14'40" E	21.21'
C25	18.52'	15.00'	70°44'14"	N 55°23'42" E	17.37'
C26	28.61'	15.00'	109°16'43"	N 34°36'47" W	24.47'
C27	23.56'	15.00'	90°00'00"	S 45°44'52" W	21.21'
C28	225.71'	60.00'	215°32'20"	N 34°36'47" W	114.28'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 63°09'18" E	22.14'
L2	S 89°15'08" E	126.29'
L3	S 00°44'52" W	79.88'
L4	S 00°44'52" W	99.36'
L5	S 00°44'52" W	99.43'
L6	S 00°44'52" W	99.50'
L7	S 00°44'52" W	99.56'
L8	S 00°44'52" W	99.63'
L9	S 00°44'52" W	99.70'
L10	S 00°44'52" W	99.77'
L11	S 00°44'52" W	99.84'
L12	S 00°44'52" W	99.91'
L13	S 00°44'52" W	99.98'
L14	S 00°44'52" W	100.05'
L15	S 00°44'52" W	98.18'
L16	N 89°15'08" W	145.08'
L17	S 89°15'08" E	145.18'
L18	N 89°15'08" W	145.28'
L19	S 89°15'08" E	145.38'
L20	N 89°15'08" W	145.48'
L21	S 89°15'08" E	145.58'
L22	N 89°15'08" W	145.68'
L23	S 89°15'08" E	145.79'
L24	N 89°15'08" W	145.89'
L25	S 89°15'08" E	145.99'
L26	N 89°15'08" W	146.09'
L27	S 89°15'08" E	146.19'
L28	S 00°44'52" W	77.03'
L29	S 00°44'52" W	96.78'
L30	S 00°44'52" W	96.98'
L31	S 00°44'52" W	82.73'
L32	S 89°15'08" E	133.13'
L33	S 89°15'08" E	133.13'
L34	S 89°15'08" E	133.13'
L35	S 00°44'52" W	96.98'
L36	S 00°44'52" W	97.73'
L37	S 00°44'52" W	109.50'
L38	S 89°15'08" E	118.13'
L39	S 89°15'08" E	47.61'
L40	N 22°57'51" E	92.69'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L41	S 86°55'12" E	81.83'
L42	S 17°26'47" E	88.84'
L43	S 89°15'08" E	53.77'
L44	S 89°15'08" E	111.97'
L45	S 00°44'52" W	94.50'
L46	S 89°15'08" E	126.97'
L47	S 89°15'08" E	157.10'
L48	S 89°15'08" E	93.86'
L49	S 00°44'52" W	120.03'
L50	N 89°15'08" W	92.89'
L51	S 00°44'52" W	135.03'
L52	S 89°15'08" E	107.89'
L53	S 89°15'08" E	107.53'
L54	N 89°15'08" W	107.53'
L55	N 89°15'08" W	107.53'
L56	N 89°15'08" W	107.53'
L57	S 00°44'52" W	135.03'
L58	N 89°15'08" W	107.53'
L59	S 00°44'52" W	135.03'
L60	N 89°15'08" W	107.53'
L61	S 00°44'52" W	135.03'
L62	N 89°15'08" W	107.53'
L63	S 00°44'52" W	135.03'
L64	N 89°15'08" W	107.53'
L65	S 00°44'52" W	135.03'
L66	N 89°15'08" W	46.87'
L67	N 05°52'14" E	105.69'
L68	S 71°32'15" W	90.42'
L69	S 49°27'36" E	173.69'
L70	N 20°01'35" E	77.72'
L71	N 69°58'25" W	167.70'
L72	N 20°01'35" E	91.22'
L73	N 69°58'25" W	136.01'
L74	N 20°01'35" E	114.23'
L75	S 63°09'18" E	29.85'
L76	S 63°09'18" E	14.43'
L77	S 89°14'12" E	53.73'
L78	S 00°45'48" W	165.00'
L79	S 89°14'12" E	80.00'
L80	N 00°45'48" E	165.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L81	S 89°14'12" E	80.00'
L82	S 00°45'48" W	165.00'
L83	S 89°14'12" E	80.00'
L84	N 00°45'48" E	165.00'
L85	S 89°14'12" E	80.00'
L86	S 00°45'48" W	165.00'
L87	S 89°14'12" E	80.00'
L88	N 00°45'48" E	165.00'
L89	S 89°14'12" E	80.00'
L90	S 00°45'48" W	165.00'
L91	S 89°14'12" E	79.07'
L92	S 00°44'52" W	150.00'
L93	S 00°44'52" W	90.57'
L94	N 89°15'08" W	129.00'
L95	S 00°44'52" W	105.60'
L96	N 89°14'12" E	114.02'
L97	S 89°14'12" E	122.18'
L98	S 00°44'52" W	105.63'
L99	S 89°14'12" E	122.13'
L100	S 00°44'52" W	105.67'
L101	S 89°14'12" E	122.09'
L102	S 00°44'52" W	105.70'
L103	S 89°14'12" E	93.25'
L104	N 20°01'35" E	101.36'
L105	N 20°01'35" E	111.87'
L106	N 20°01'35" E	90.74'
L107	N 89°15'08" W	110.64'
L108	S 00°44'52" W	105.60'
L109	N 89°15'08" W	112.34'
L110	S 00°44'52" W	105.60'
L111	N 89°15'08" W	112.34'
L112	S 00°44'52" W	105.60'
L113	N 89°15'08" W	112.34'
L114	S 00°44'52" W	105.60'
L115	N 89°15'08" W	112.34'
L116	S 00°44'52" W	105.60'
L117	N 89°15'08" W	114.01'
L118	S 00°44'52" W	90.60'
L119	N 89°15'08" W	129.00'
L120	S 00°44'52" W	105.60'

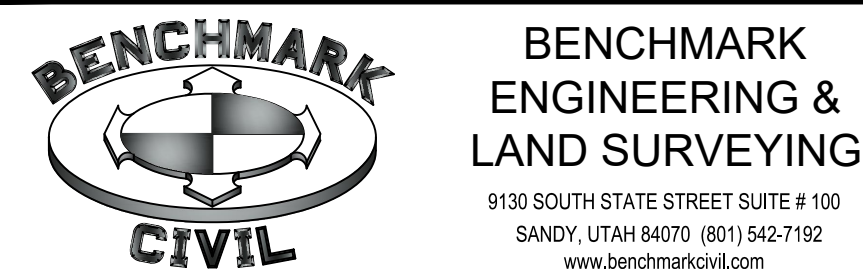
PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L121	S 00°44'52" W	105.60'
L122	S 89°32'47" E	17.45'
L123	S 00°27'13" W	10.00'
L124	S 89°32'47" E	17.40'
L125	N 20°59'25" W	24.13'
L126	N 89°15'08" W	50.00'
L130	S 00°44'52" W	1327.80'
L131	S 89°15'08" E	268.22'
L132	N 89°15'08" W	782.43'
L133	N 20°01'35" E	399.33'
L134	S 89°14'12" E	657.81'

LOT	ADDRESS
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LOT	ADDRESS
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VICINITY MAP
SCALE: N.T.S.



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



WEBER COUNTY RECORDER

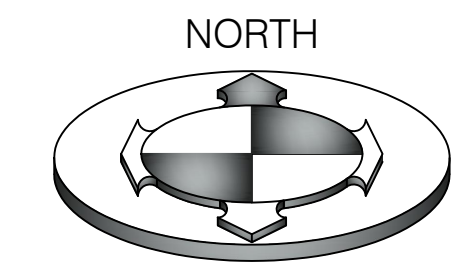
ENTRY NO. _____
 FEE PAID _____
 FILED FOR RECORD AND
 RECORDED _____ AT _____
 BOOK _____ OF OFFICIAL RECORDS,
 PAGE _____
 RECORDED FOR : _____

 WEBER COUNTY RECORDER

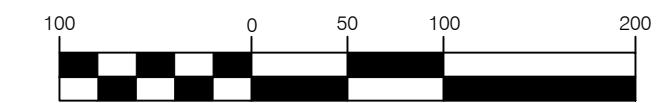
 DEPUTY

WINSTON PARK

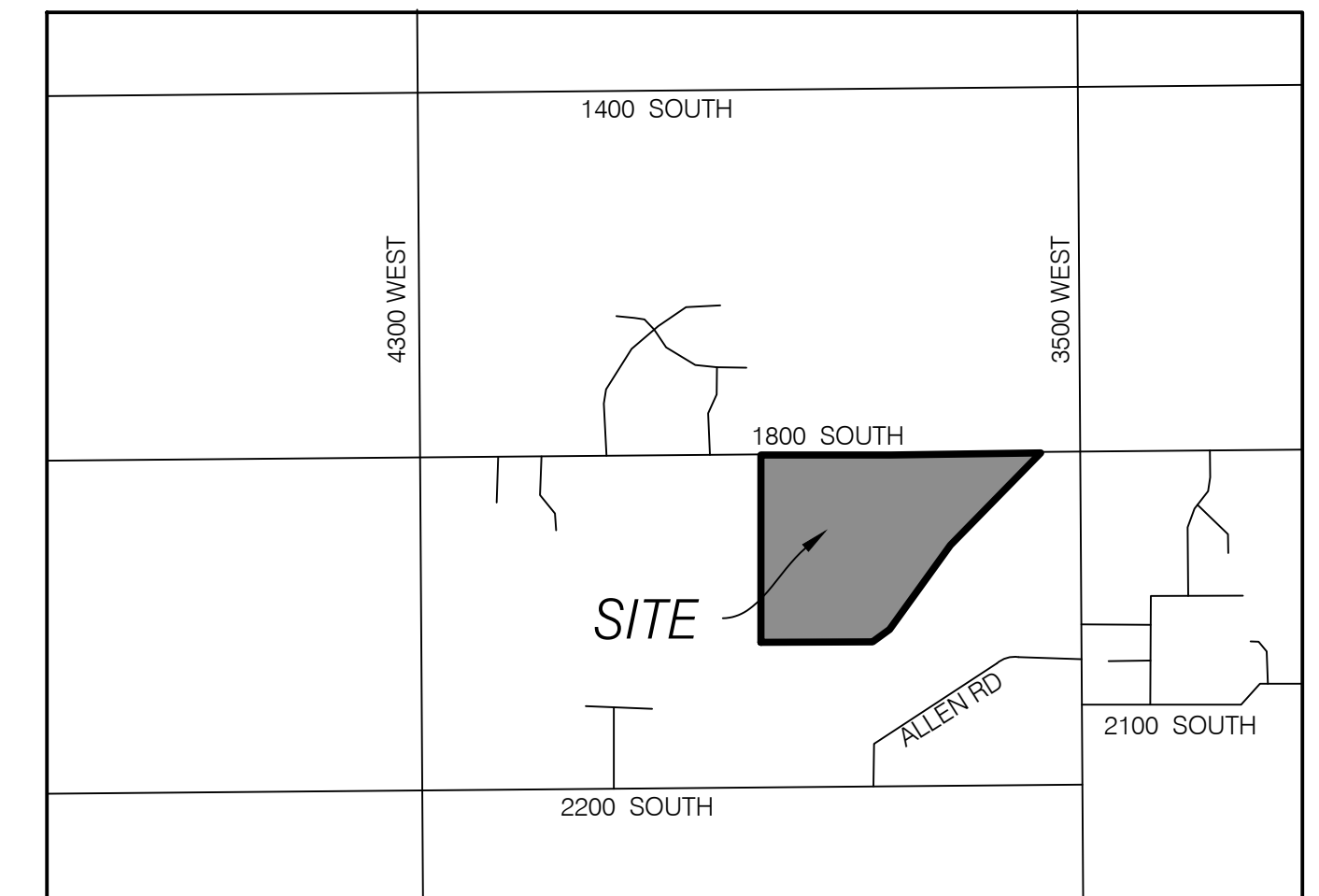
LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



VICINITY MAP
N.T.S

OWNER: IGOR MAKSYMIW
EMAIL: igormaksymiw@aol.com

PRELIMINARY DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND AND ABBREVIATION
CSP.01	SITE PLAN
CSP.02	SITE PLAN
CUP.01	UTILITY PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CGD.02	GRADING & DRAINAGE PLAN

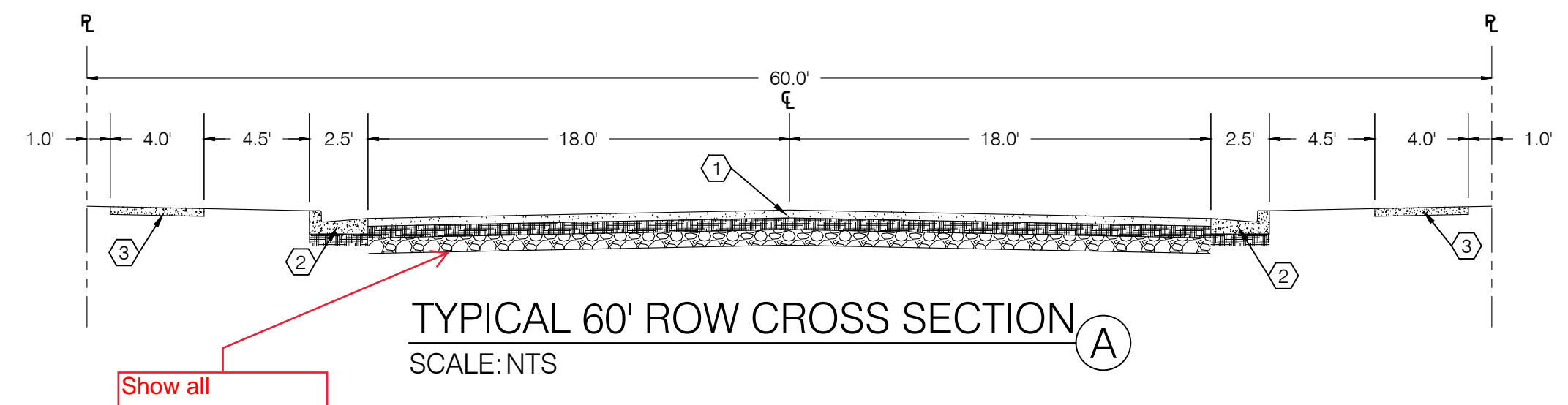
PRELIMINARY CIVIL CONSTRUCTION PLANS

	<p>PRELIMINARY PLAN NOT FOR CONSTRUCTION</p>	<p>BENCHMARK ENGINEERING & LAND SURVEYING 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com</p>	<p>PROJECT NO. 2006142</p>																						
			<p>WINSTON PARK 3701 W 1800 S WEBER COUNTY, UTAH</p>																						
<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DATE	DESCRIPTION													<table border="1"> <thead> <tr> <th>DRAWN</th> <th>DESIGN</th> <th>CHECK</th> </tr> <tr> <th>JHO</th> <th>AGA</th> <th>MCP</th> </tr> </thead> <tbody> <tr> <td>DATE: 08/02/2020</td> <td>DATE: 08/25/2020</td> <td>DATE: 09/03/2020</td> </tr> </tbody> </table>	DRAWN	DESIGN	CHECK	JHO	AGA	MCP	DATE: 08/02/2020	DATE: 08/25/2020	DATE: 09/03/2020
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DATE: 08/02/2020	DATE: 08/25/2020	DATE: 09/03/2020																							

COVER

1 OF 8





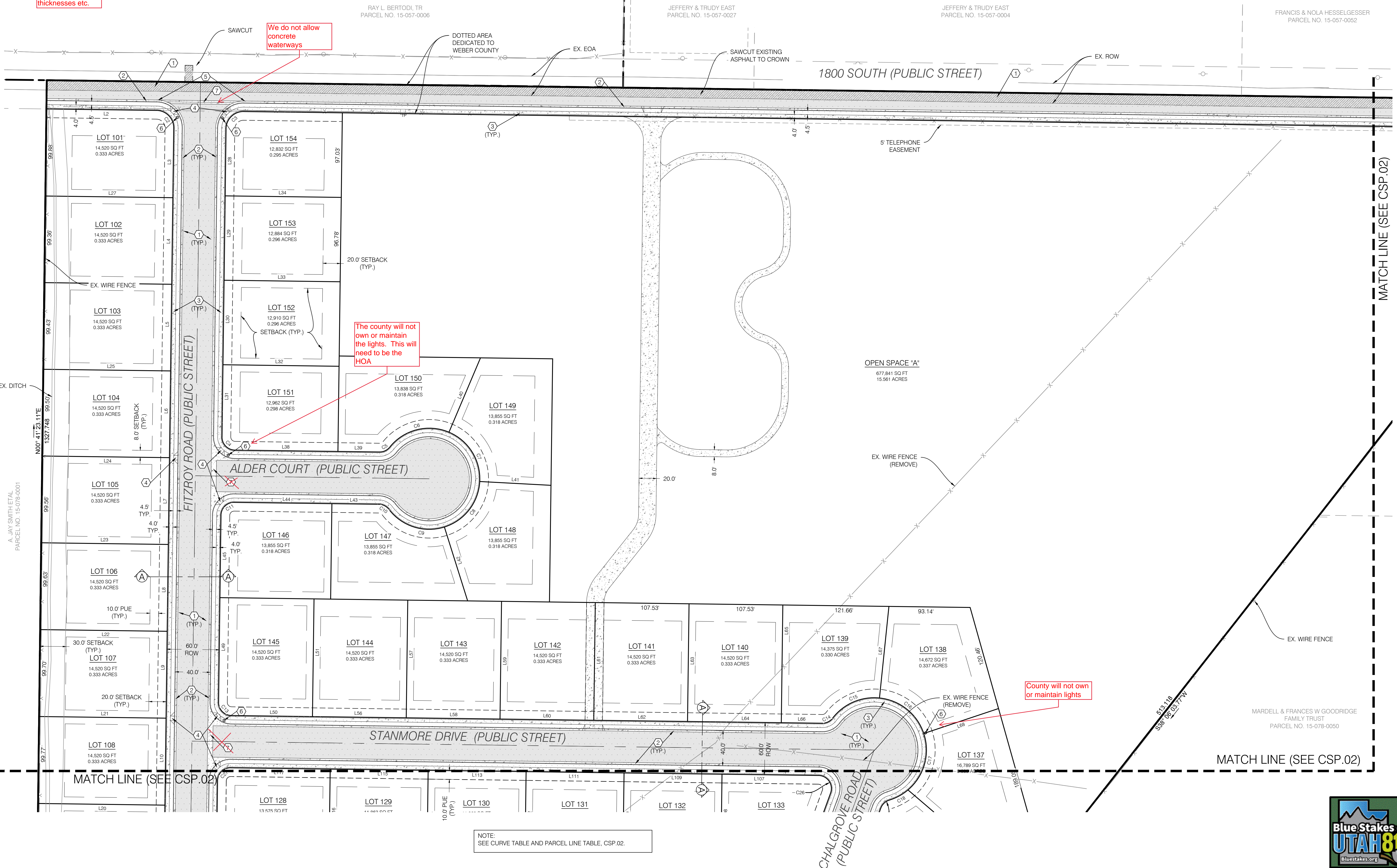
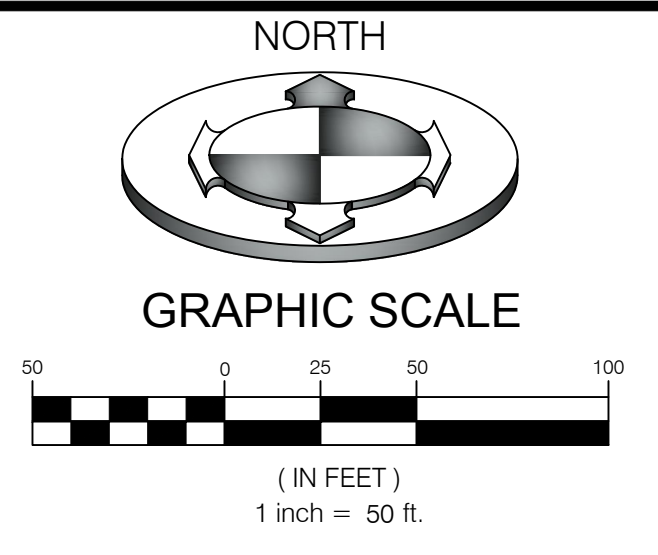
CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
①	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
②	CONCRETE CURB AND GUTTER PER WEBER COUNTY PUBLIC STDS.	2/CDT.01
③	SIDEWALK PER WEBER COUNTY PUBLIC STDS.	
④	ADA RAMP	1/CDT.02
⑤	DRIVE APPROACH PER APWA #225	
⑥	LIGHTPOLE	
⑦	CONCRETE WATERWAY PER APWA #213	

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING*	162,000	9.5
HARDSCAPE*	237,126	13.8
LANDSCAPE	1,313,176	76.7
DEDICATED	301,208	N/A
TOTAL	1,712,302	100

*BUILDING AND HARDSCAPE AREAS ASSUME A BUILDING FOOTPRINT OF 3,000 S.F. AND A HARDSCAPE OF 500 S.F. PER LOT (54 LOTS).

NOTE: SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

NOTE: ALL WORK DONE IN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH WEBER COUNTY STANDARDS & SPECIFICATIONS.



The county will not own or maintain the lights. This will need to be the HOA

County will not own or maintain lights

NOTE: SEE CURVE TABLE AND PARCEL LINE TABLE, CSP.02.

NO.	DATE	DESCRIPTION
1	08/02/2016	PRELIMINARY PLAN
2	08/02/2016	REVISED SHEETS

SCALE MEASURES IN CH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

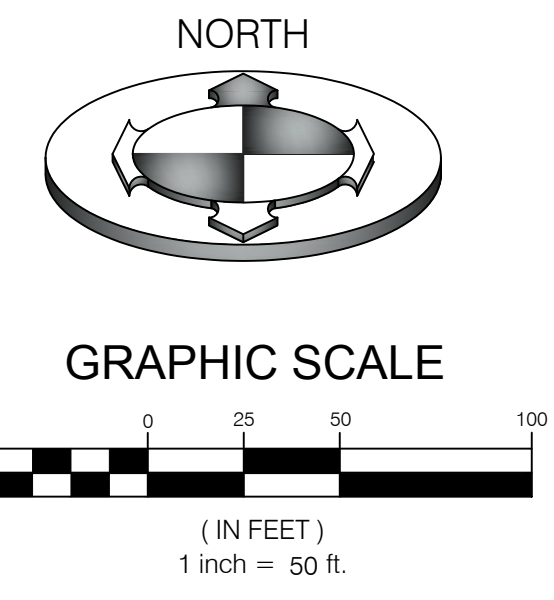
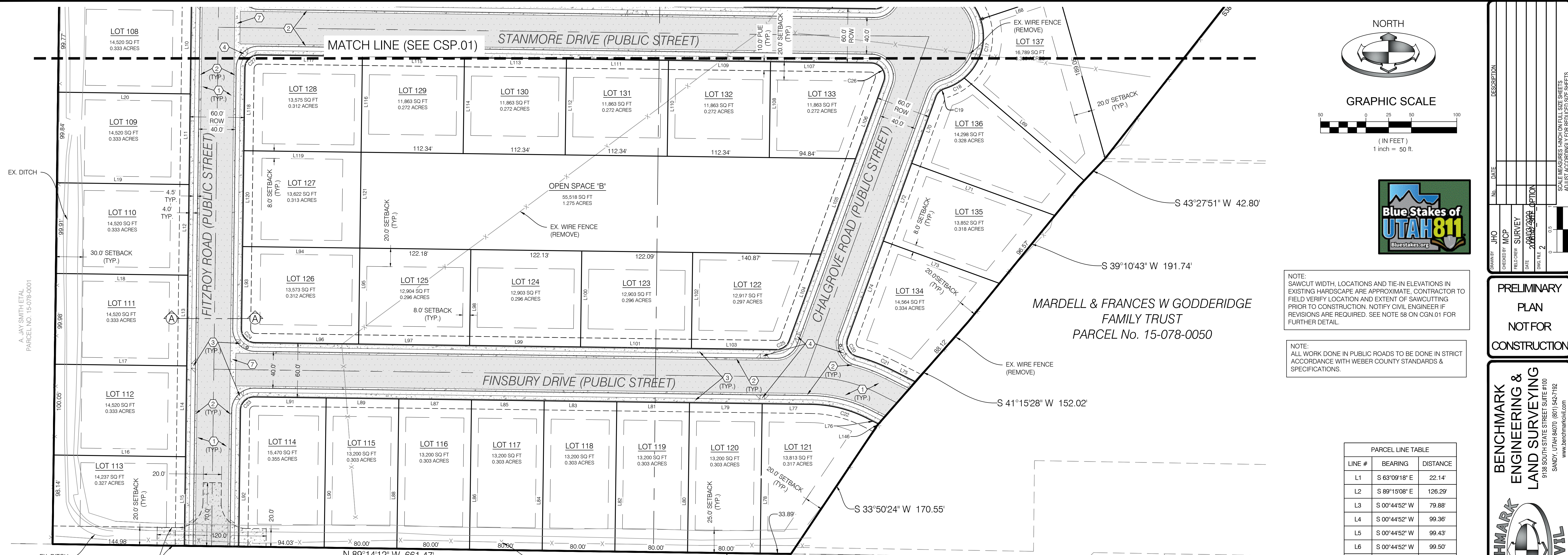
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WINSTON PARK
 3701 W 1800 S
 WEBER COUNTY, UTAH

PROJECT NO. 2006142
 SITE PLAN
 CSP.01
 3 OF 8





NOTE: SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

NOTE: ALL WORK DONE IN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH WEBER COUNTY STANDARDS & SPECIFICATIONS.

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

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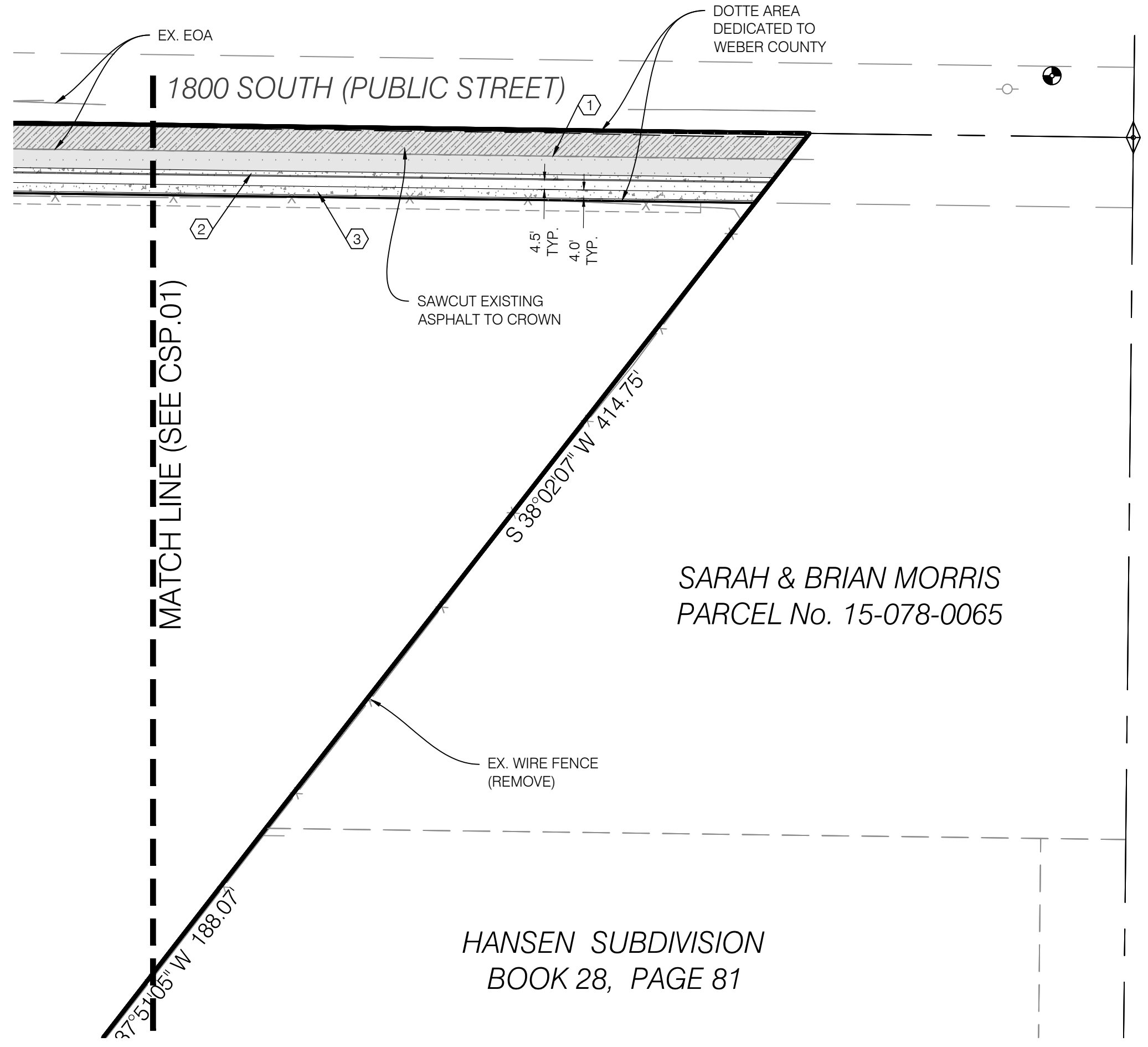
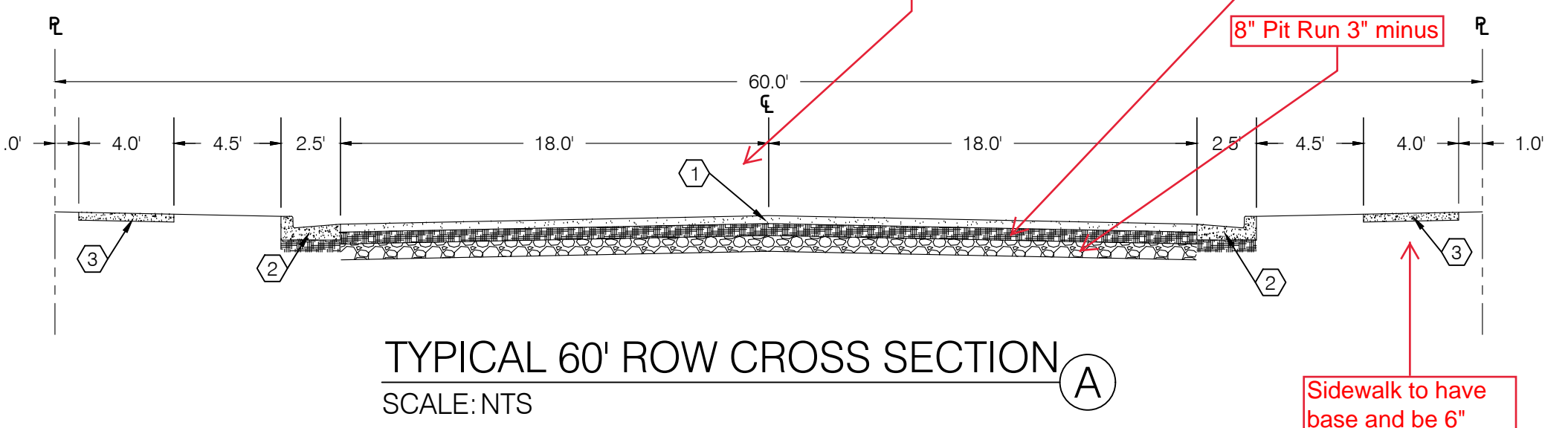
LINE #	BEARING	DISTANCE
L1	S 63°09'18" E	22.14'
L2	S 89°15'08" E	126.29'
L3	S 00°44'52" W	79.88'
L4	S 00°44'52" W	99.36'
L5	S 00°44'52" W	99.43'
L6	S 00°44'52" W	99.50'
L7	S 00°44'52" W	99.56'
L8	S 00°44'52" W	99.63'
L9	S 00°44'52" W	99.70'
L10	S 00°44'52" W	99.77'
L11	S 00°44'52" W	99.84'
L12	S 00°44'52" W	99.91'
L13	S 00°44'52" W	99.98'
L14	S 00°44'52" W	100.05'
L15	S 00°44'52" W	98.18'
L16	N 89°15'08" W	145.08'
L17	S 89°15'08" E	145.18'
L18	N 89°15'08" E	145.28'
L19	S 89°15'08" E	145.38'
L20	N 89°15'08" W	145.48'
L21	S 89°15'08" E	145.58'
L22	N 89°15'08" W	145.68'
L23	S 89°15'08" E	145.79'
L24	N 89°15'08" W	145.89'
L25	S 89°15'08" E	145.99'
L26	N 89°15'08" W	146.09'
L27	S 89°15'08" E	146.19'
L28	S 00°44'52" W	77.03'
L29	S 00°44'52" W	96.78'
L30	S 00°44'52" W	96.98'
L31	S 00°44'52" W	82.73'
L32	S 89°15'08" E	133.13'
L33	S 89°15'08" E	133.13'
L34	S 89°15'08" E	133.13'
L35	S 00°44'52" W	96.98'
L36	S 00°44'52" W	97.73'
L37	S 00°44'52" W	109.50'
L38	S 89°15'08" E	118.13'
L39	S 89°15'08" E	47.61'
L40	N 22°57'51" E	92.69'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	77.39'	170.00'	26°04'54"	N 76°11'45" W	76.72'
C2	31.42'	20.00'	90°00'00"	N 44°15'08" W	28.28'
C3	31.42'	20.00'	90°00'00"	S 45°44'52" W	28.28'
C4	23.56'	15.00'	90°00'00"	S 44°15'08" E	21.21'
C5	13.60'	15.00'	51°56'37"	N 64°46'33" E	13.14'
C6	75.07'	58.00'	74°09'36"	S 75°53'03" W	69.94'
C7	70.98'	58.00'	70°06'57"	N 31°58'41" W	66.63'
C8	70.33'	58.00'	69°28'26"	N 37°49'01" E	66.10'
C9	71.00'	58.00'	70°08'15"	S 72°22'39" E	66.65'
C10	13.60'	15.00'	51°56'37"	N 63°16'50" W	13.14'
C11	23.56'	15.00'	90°00'00"	S 45°44'52" W	21.21'
C12	287.38'	58.00'	283°53'13"	N 00°44'52" E	71.51'
C13	23.56'	15.00'	90°00'00"	S 44°15'08" E	21.21'
C14	13.91'	15.00'	53°07'48"	N 64°10'57" E	13.42'
C15	61.00'	60.00'	58°15'11"	S 66°44'39" W	58.41'
C16	68.77'	60.00'	65°40'01"	N 51°17'46" W	65.06'
C17	71.36'	60.00'	68°08'43"	N 15°36'37" E	67.23'
C18	24.58'	60.00'	23°28'25"	N 61°25'11" E	24.41'
C19	13.91'	15.00'	53°07'48"	S 46°35'29" W	13.42'
C20	24.81'	15.00'	94°46'35"	S 27°21'43" E	22.08'
C21	40.47'	200.00'	11°35'42"	N 68°57'09" W	40.41'
C22	63.73'	140.00'	26°04'54"	N 76°11'45" W	63.18'
C23	23.57'	15.00'	90°00'57"	S 45°45'20" W	21.22'
C24	23.56'	15.00'	89°59'03"	S 44°14'40" E	21.21'
C25	18.52'	15.00'	70°44'14"	N 55°23'42" E	17.37'
C26	28.61'	15.00'	109°16'43"	N 34°36'47" W	24.47'
C27	23.56'	15.00'	90°00'00"	S 45°44'52" W	21.21'
C28	225.71'	60.00'	215°32'20"	N 34°36'47" W	114.28'

NO.	DESCRIPTION	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
2	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	2/CDT.01
3	SIDEWALK PER APWA #231	
4	ADA RAMP	1/CDT.02
5	DRIVE APPROACH PER APWA #225	
6	LIGHTPOLE	
7	CONCRETE WATERWAY PER APWA #219	

PARTICULARS	S.F.	%
BUILDING*	162,000	9.5
HARDSCAPE*	237,126	13.8
LANDSCAPE	1,313,176	76.7
DEDICATED	301,208	N/A
TOTAL	1,712,302	100

*BUILDING AND HARDSCAPE AREAS ASSUME A BUILDING FOOTPRINT OF 3,000 S.F. AND A HARDSCAPE OF 500 S.F. PER LOT (54 LOTS).



WINSTON PARK
3701 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 2006142

SITE
PLAN
CSP.02
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CONSTRUCTION KEY NOTE REFERENCE		
NO	DESCRIPTION	DETAIL
1	8" PVC C-900 CULINARY WATER MAIN	
2	3/4" TYPE K COPPER WATER SERVICE LINE (FROM MAIN TO METER)	
3	3/4" WATER METER PER HOOPER WATER IMPROVEMENT DISTRICT STDS.	
4	3/4" POLY WATER SERVICE LINE (FROM METER TO LOT)	
5	6" PVC C-900 FIRELINE	
6	FIRE HYDRANT PER WEBER COUNTY ENGINEERING STDS.	
7	THRUST BLOCK PER HOOPER WATER IMPROVEMENT DISTRICT STDS.	
8	GATE VALVE PER HOOPER WATER IMPROVEMENT DISTRICT STDS.	
9	BLOW OFF VALVE PER HOOPER WATER IMPROVEMENT DISTRICT STDS.	
10	8" PVC SDR-35 SEWER MAIN PER WEBER COUNTY ENGINEERING STDS.	
11	4" PVC SDR-35 SEWER LATERAL (2% MIN SLOPE)	
12	4" SSMH PER WEBER COUNTY ENGINEERING STDS.	
13	5" SSMH PER WEBER COUNTY ENGINEERING STDS.	
14	STREET LIGHT PER WEBER COUNTY STDS.	

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

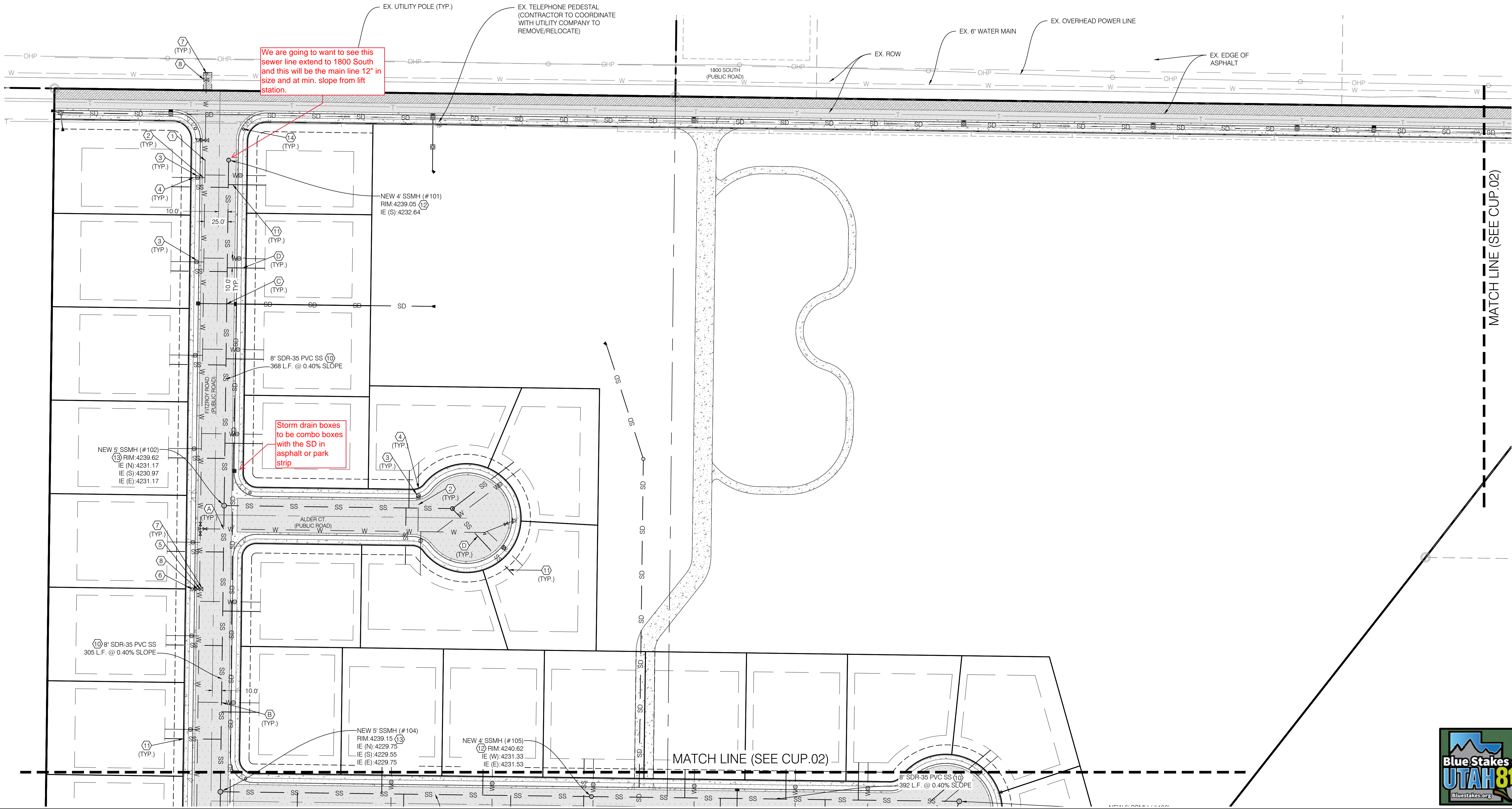
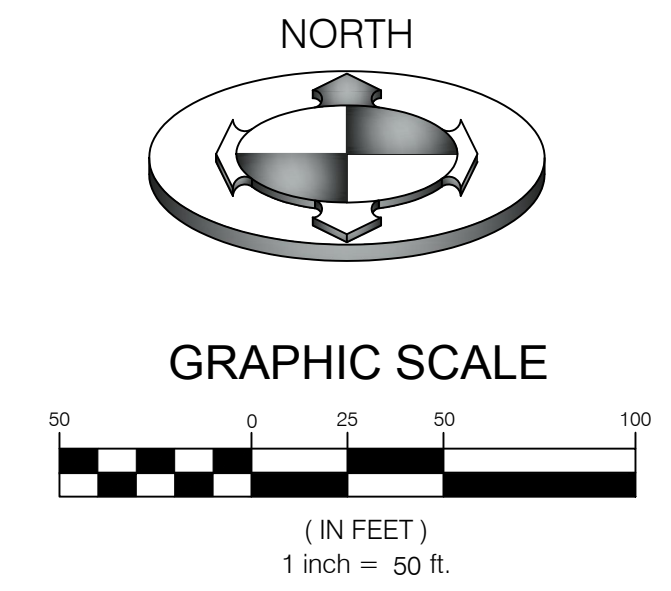
NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE A:
12" OF VERTICAL SEPERATION REQUIRED BETWEEN STORM AND WATER LINES. LOOP WATER MAIN IF IN CONFLICT.

NOTE B:
18" OF VERTICAL SEPERATION REQUIRED BETWEEN SEWER AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

NOTE C:
12" OF VERTICAL SEPERATION REQUIRED BETWEEN SEWER AND STORM. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

NOTE D:
SEWER CLEANOUTS MUST BE PROVIDED EVERY 50' ON 4" SEWER LATERALS



We are going to want to see this sewer line extend to 1800 South and this will be the main line 12" in size and at min. slope from lift station.

Storm drain boxes to be combo boxes with the SD in asphalt or park strip

NO.	DATE	DESCRIPTION
1	08/02/2018	DESIGN
2	08/02/2018	REVISION

SCALE MEASURES: INCH ON FULL SIZE SHEETS
ADJUST PROPORTIONALLY FOR REDUCED SIZE SHEETS

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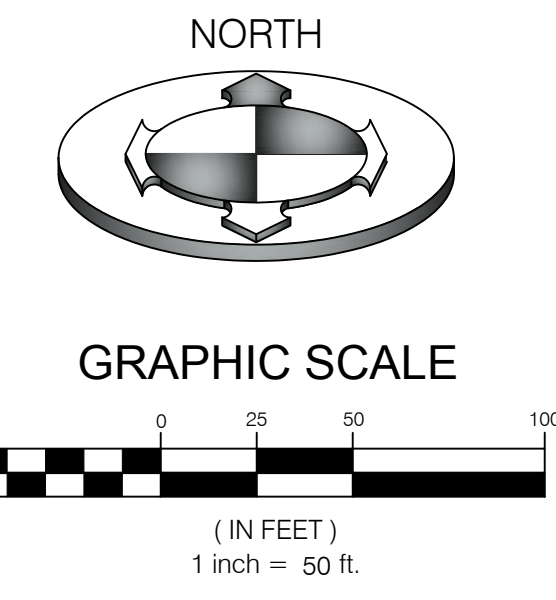
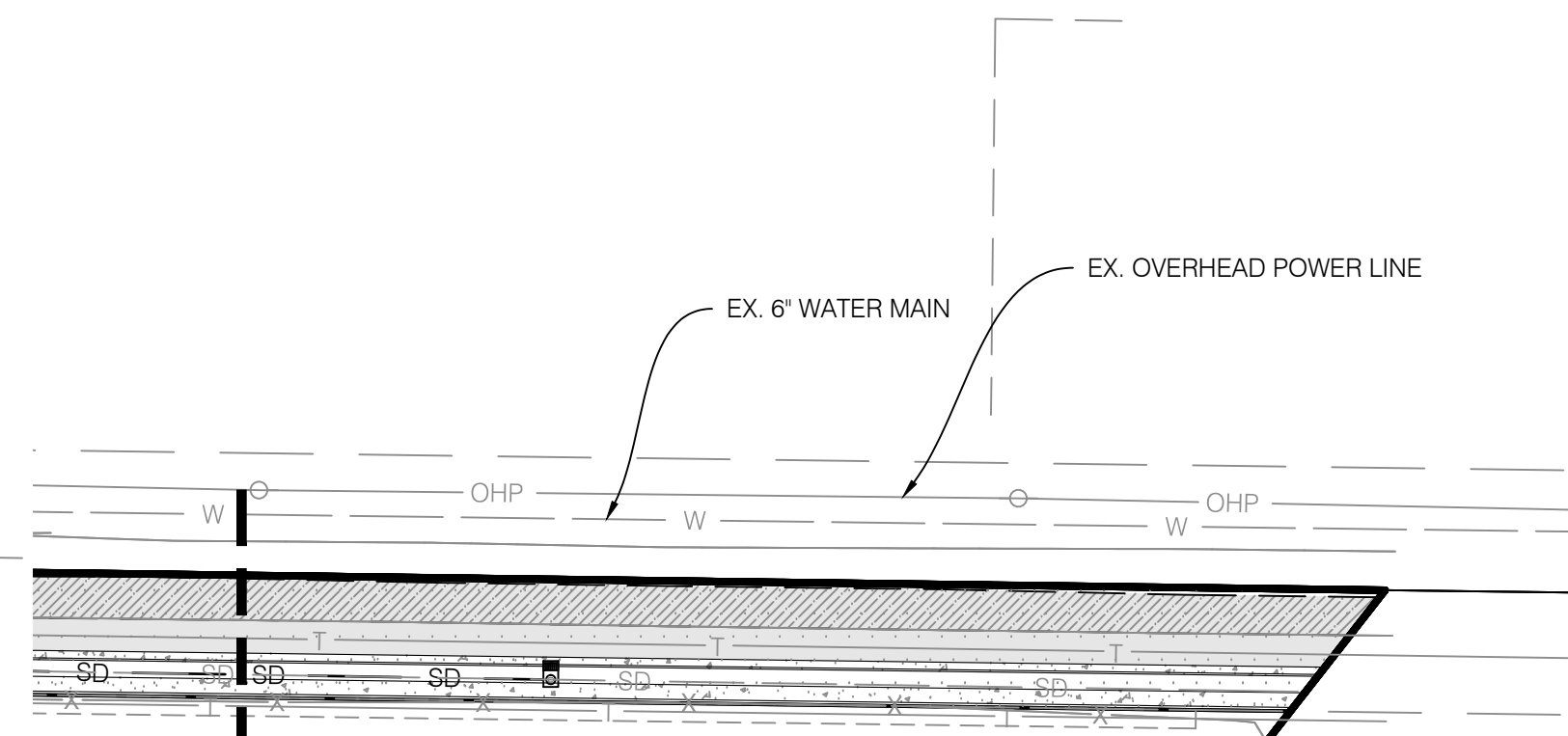
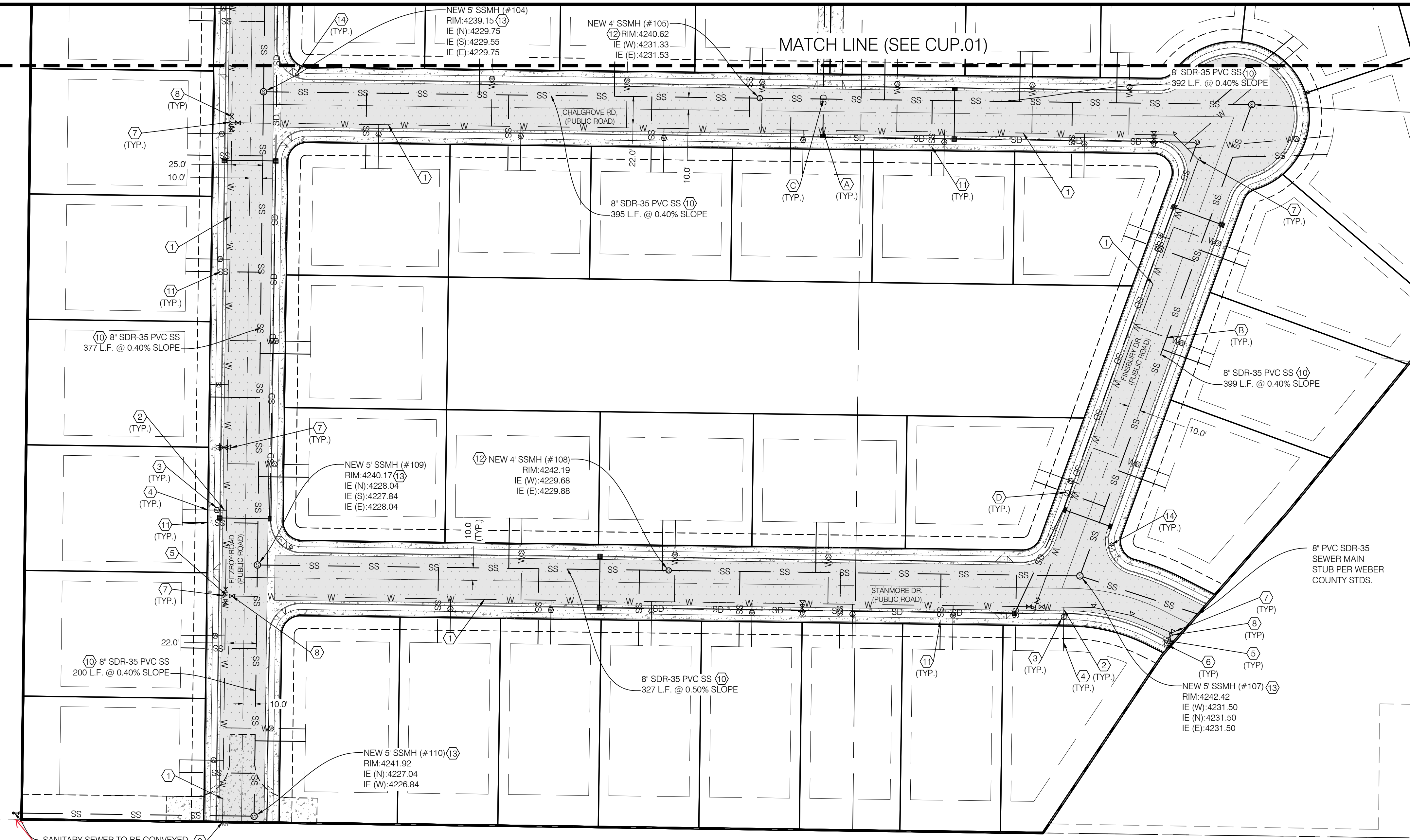
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WINSTON PARK
3701 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 2006142
UTILITY
PLAN
CUP.01
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MATCH LINE (SEE CUP.01)

MATCH LINE (SEE CUP.01)

This will be the mainline 12" min. slope. There will have to be an agreement to pay the difference with impact fees. We are not going to want to see two lines paralleling each other

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

NOTE A:
12" OF VERTICAL SEPERATION REQUIRED BETWEEN STORM AND WATER LINES. LOOP WATER MAIN IF IN CONFLICT.

NOTE B:
18" OF VERTICAL SEPERATION REQUIRED BETWEEN SEWER AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

NOTE C:
12" OF VERTICAL SEPERATION REQUIRED BETWEEN SEWER AND STORM. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

NOTE D:
SEWER CLEANOUTS MUST BE PROVIDED EVERY 50' ON 4" SEWER LATERALS

NOTE:
POT HOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NO.	DESCRIPTION	DETAIL
1	8" PVC C-900 CULINARY WATER MAIN	
2	3/4" TYPE K COPPER WATER SERVICE LINE (FROM MAIN TO METER)	
3	3/4" WATER METER PER HOOPER WATER IMPROVEMENT DISTRICT STDS.	
4	3/4" POLY WATER SERVICE LINE (FROM METER TO LOT)	
5	6" PVC C-900 FIRELINE	
6	FIRE HYDRANT PER WEBER COUNTY ENGINEERING STDS.	
7	THRUST BLOCK PER HOOPER WATER IMPROVEMENT DISTRICT STDS.	
8	GATE VALVE PER HOOPER WATER IMPROVEMENT DISTRICT STDS.	
9	BLOW OFF VALVE PER HOOPER WATER IMPROVEMENT DISTRICT STDS.	
10	8" PVC SDR-35 SEWER MAIN PER WEBER COUNTY ENGINEERING STDS.	
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12	4" SSMH PER WEBER COUNTY ENGINEERING STDS.	
13	5" SSMH PER WEBER COUNTY ENGINEERING STDS.	
14	STREET LIGHT PER WEBER COUNTY STDS.	

NO.	DATE	DESCRIPTION
1		
2		

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WINSTON PARK
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 WEBER COUNTY, UTAH

PROJECT NO. 2006142
 UTILITY
 PLAN
 CUP.02
 6 OF 8



GRADING AND DRAINAGE KEY NOTE REFERENCE

NO.	DESCRIPTION	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	10.2" ORIFICE PLATE	
3	STORM DRAIN INLET BOX	
4	STORM DRAIN CLEAN OUT	
5	STORM DRAIN COMBO BOX	
6	FLARED END SECTION	
7	SNOUT 18F	
8	STORM DRAIN MANHOLE	
9	15" Ø RCP CLASS III SD PIPE	
10	18" Ø RCP CLASS III SD PIPE	
11	21" Ø RCP CLASS III SD PIPE	
12	24" Ø RCP CLASS III SD PIPE	

SURVEY CONTROL NOTE:

THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

NOTE:

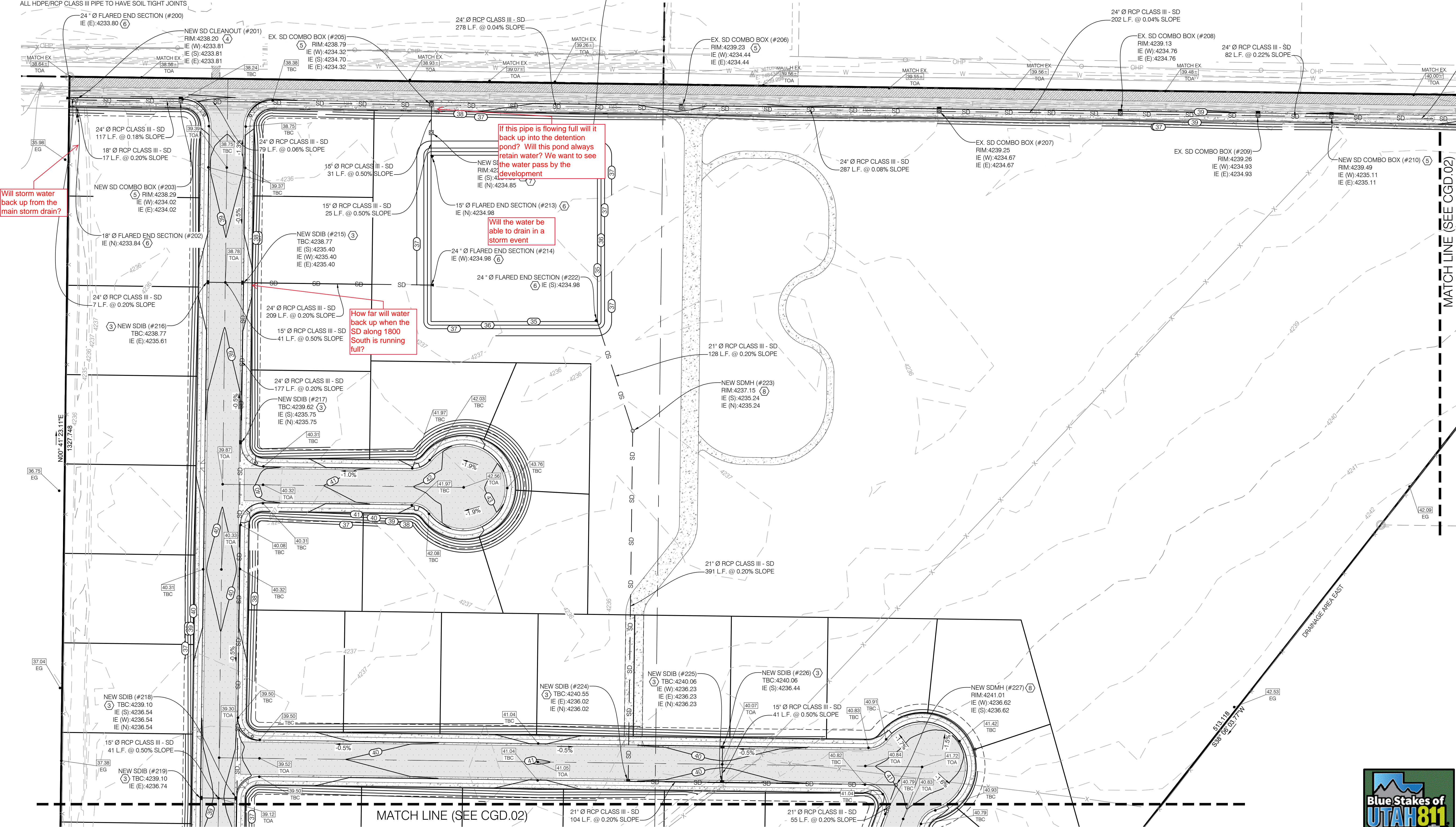
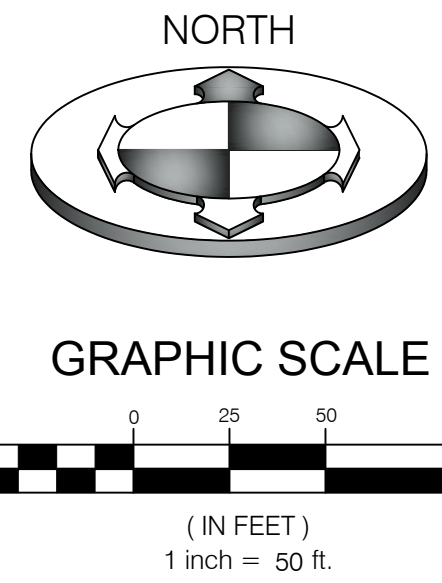
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

NOTE:

POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE:

STORM DRAINAGE CALCULATIONS CAN BE SEEN ON SHEET CGD.02



Will storm water back up from the main storm drain?

If this pipe is flowing full will it back up into the detention pond? Will this pond always retain water? We want to see the water pass by the development

Will the water be able to drain in a storm event

How far will water back up when the SD along 1800 South is running full?

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PROJECT NO. 2006142
GRADING & DRAINAGE PLAN
CGD.01
7 OF 8



NO.	DATE	DESCRIPTION
1	08/22/2024	ISSUE FOR PERMITS
2		

SCALE MEASURES - HIGH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

