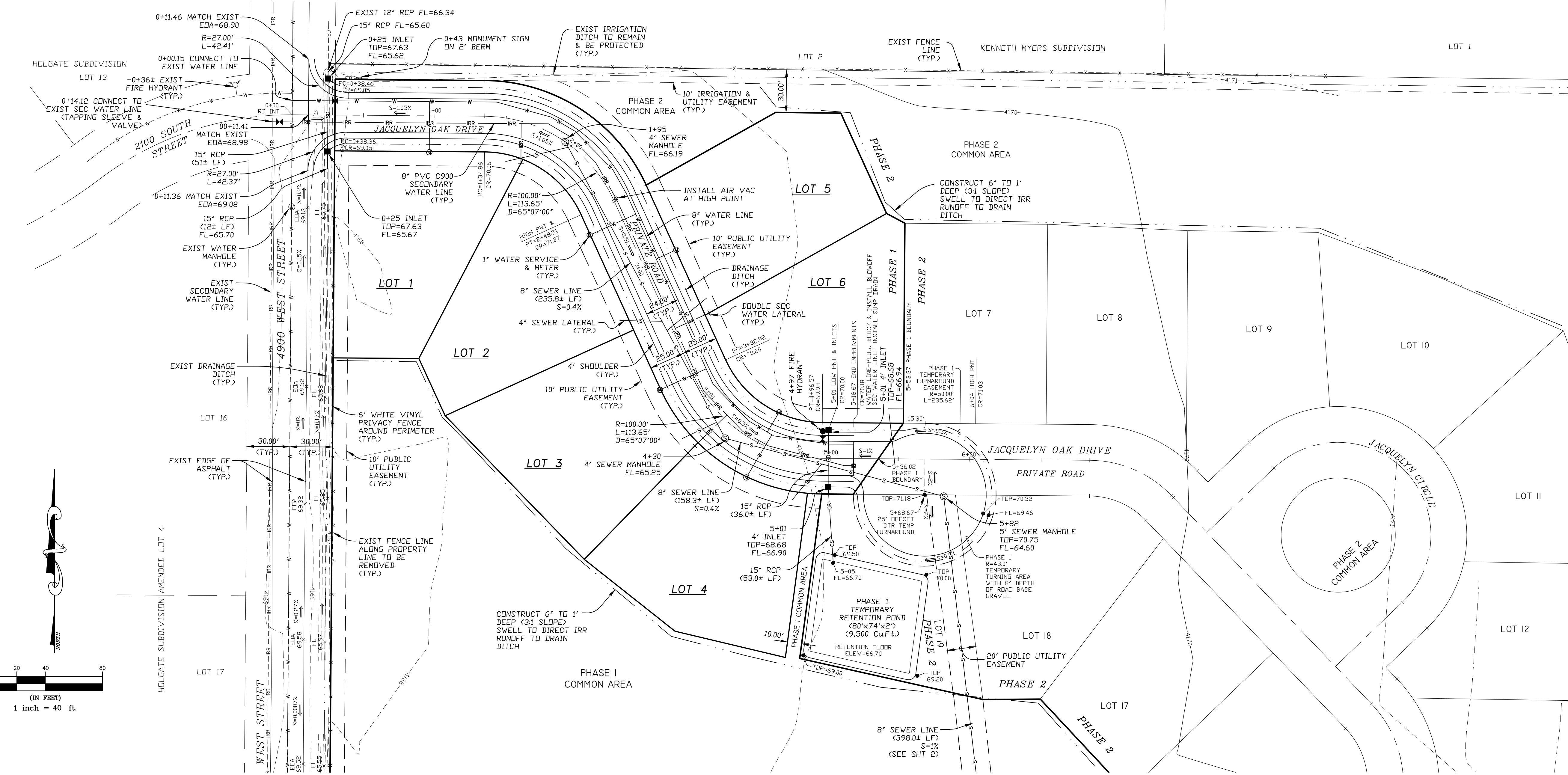


### LEGEND:

— — — —	CENTERLINE
- - - - -	EXISTING DRAINAGE DITCH
- - - - -	PROPOSED DRAINAGE DITCH\SWALE
- - - - - X -	EXISTING FENCE LINE
- - - - - X -	PROPOSED FENCE LINE
- - - - - W -	EXISTING WATER LINE
- - - - - W -	PROPOSED WATER LINE
- - - - - S -	EXISTING SANITARY SEWER
- - - - - S -	PROPOSED SANITARY SEWER
- - - - - SD -	EXISTING STORM DRAIN
SD - - - - -	PROPOSED STORM DRAIN
- - - - - IRR -	EXISTING IRRIGATION LINE
RR - - - - -	PROPOSED IRRIGATION LINE
- - - - - P -	EXISTING POWER LINE
- - - - - P -	EXISTING 1' CONTOUR
- - - - - P -	EXISTING 5' CONTOUR
(D)	EXISTING STORM DRAIN MANHOLE
■	PROPOSED INLET
(D)	PROPOSED STORM DRAIN MANHOLE
←	EXISTING DRAINAGE FLOW
←	PROPOSED DRAINAGE FLOW
— o —	EXISTING SIGN
— o —	PROPOSED SIGN
(S)	EXISTING SEWER MANHOLE
(S)	PROPOSED SEWER MANHOLE
○○	EXISTING FIRE HYDRANT
○○	EXISTING VALVE
○○	PROPOSED FIRE HYDRANT
○○	PROPOSED VALVE
○○	PROPOSED STREET MONUMENT
T	EXISTING TELEPHONE PEDESTAL
○○	PROPOSED LIGHT POLE (NOT TO EXCEED 15 FT IN HEIGHT)
○○	EXISTING UTILITY POLE
×-XXX.X	EXISTING GROUND ELEVATION
XXX.X-●	PROPOSED GROUND ELEVATION
EQA	EDGE OF ASPHALT
TA	TOP OF ASPHALT
TC	TOP OF CURB
FL	FLOW LINE
TD	TOP OF DETENTION
LF	LINEAR FEET
	WESTERN RIVER BIRCH CLUMPS
	DECORATIVE GRASS
	BARBERRY SHRUB (5 GALLON)
	RED-LEAF PLUM SHRUB (5 GALLON)
	SUNRISE FORSYTHIA SHRUB (5 GALLON)
	SCOTCH PINE (2" CALIPER)
	FLOWERING PEAR (2" CALIPER)
	SPRING SNOW CRABAPPLE (2" CALIPER)
	AUTUMN BLAZE MAPLE (2" CALIPER)
GRASS	KENTUCKY BLUE BLEND
ALL CONSTRUCTION SHALL CONFORM WFBFR COUNTY STANDARDS.	



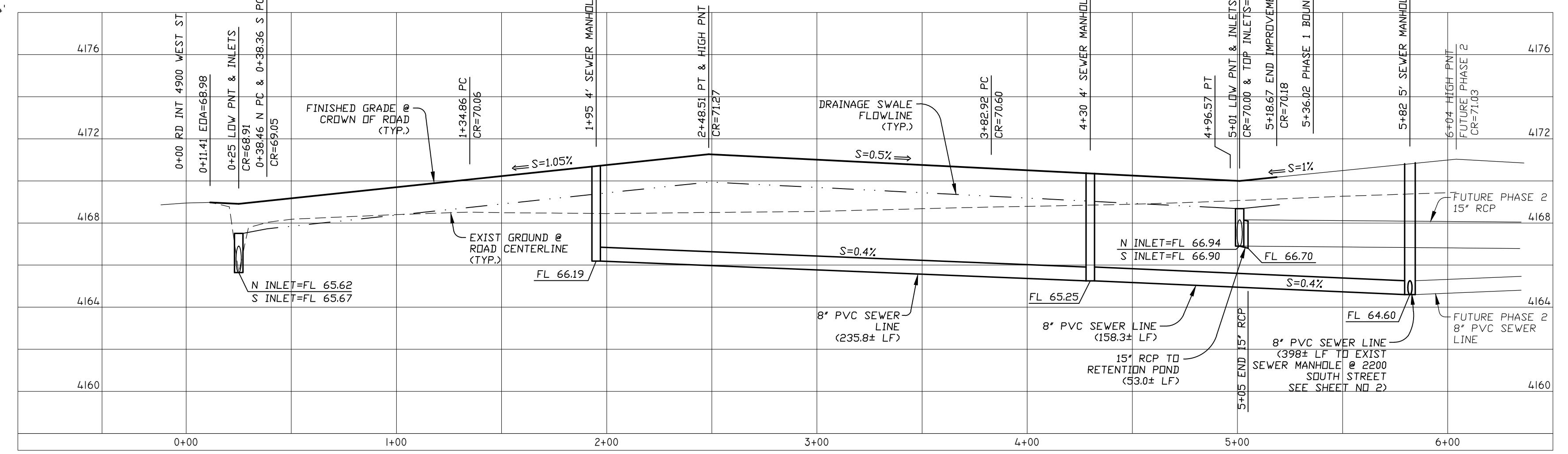
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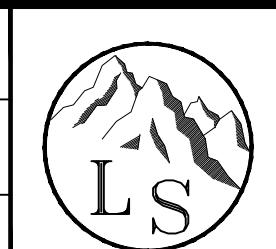
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3. ALL CONSTRUCTION OF SECONDARY WATER LINE SHALL BE IN ACCORDANCE WITH HOOPER IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.

## SCALES



## REVISIONS



**LANDMARK SURVEYING, INC.**  
**A COMPLETE LANDSURVEYING SERVICE**

# IMPROVEMENT PLAN

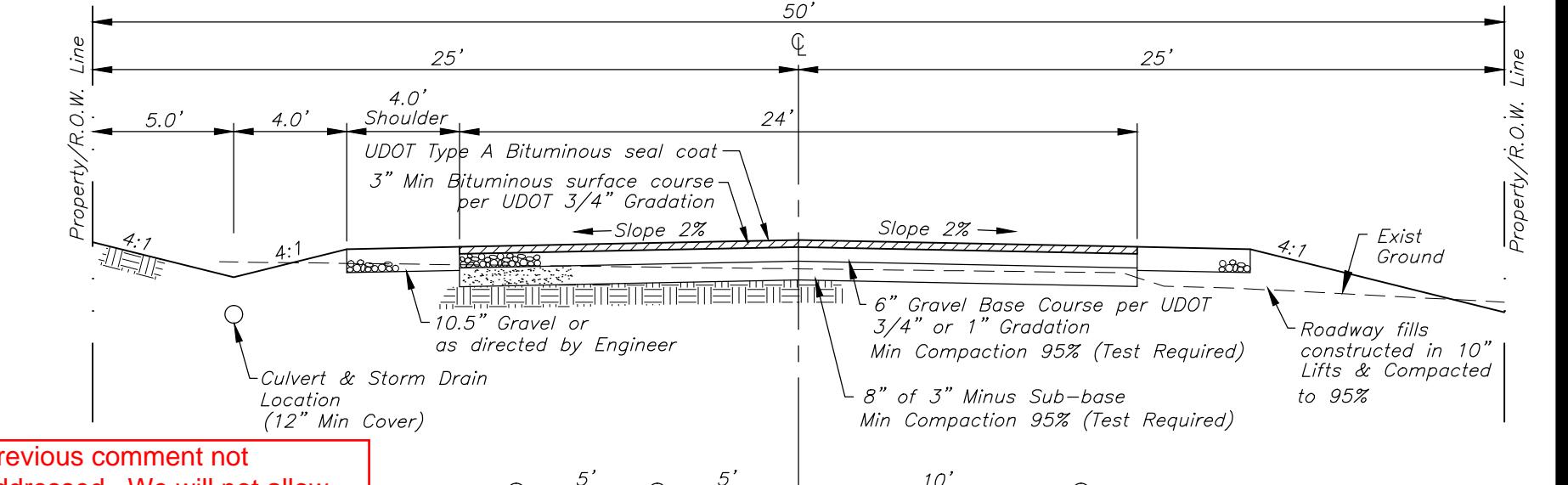
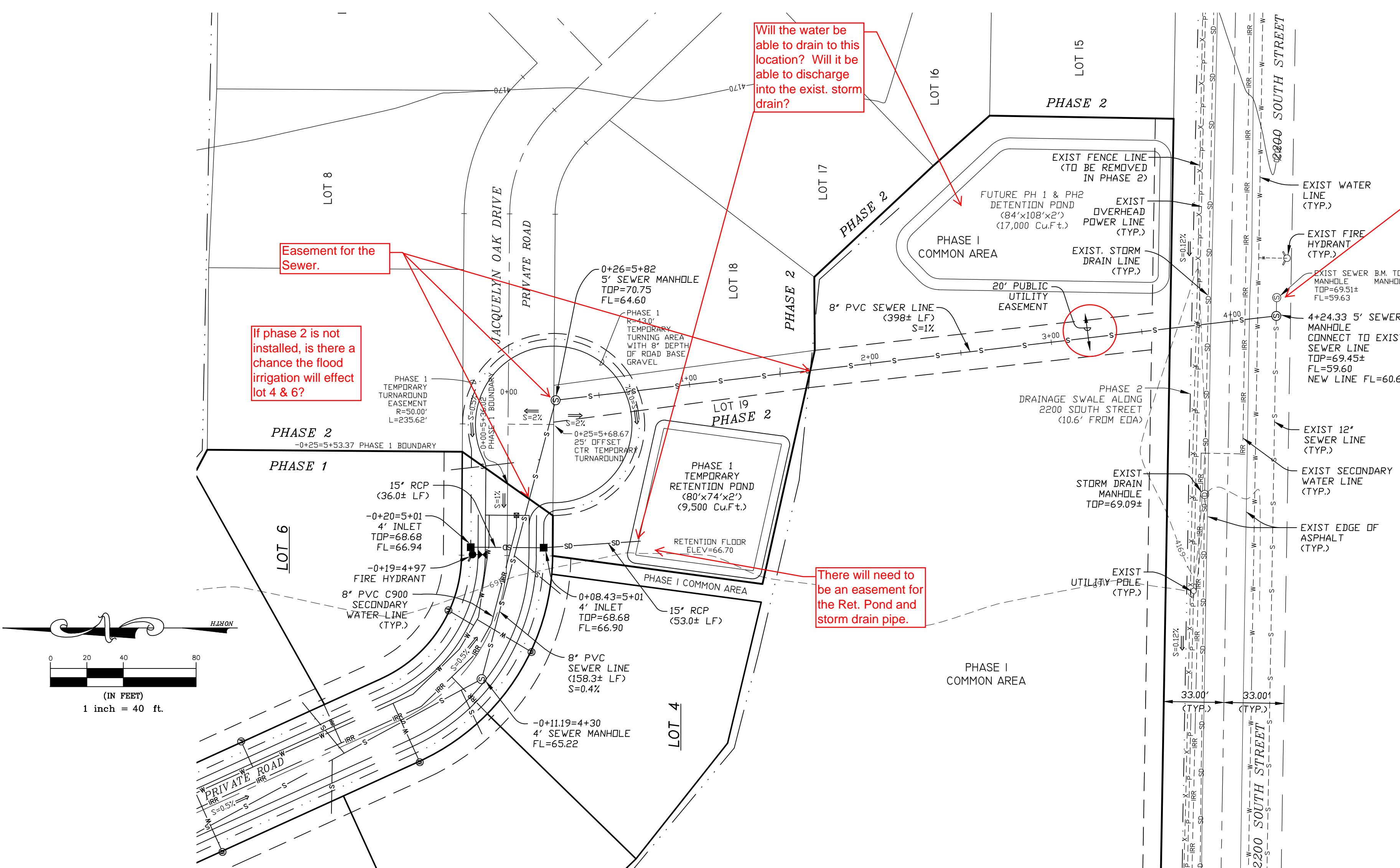
DEVELOPER: CRAIG STANDING PH: 801-540-4982

# JACQUELYN ESTATES CLUSTER SUBDIVISION PH 1

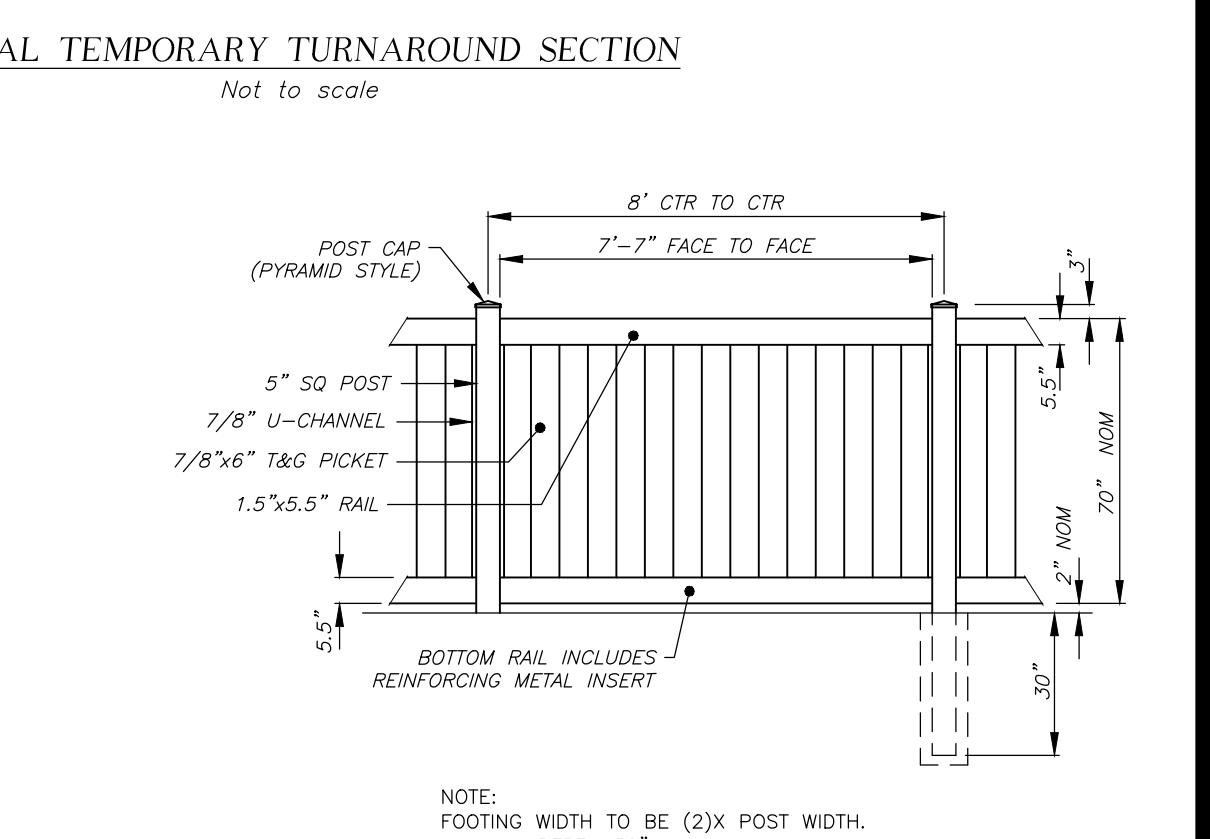
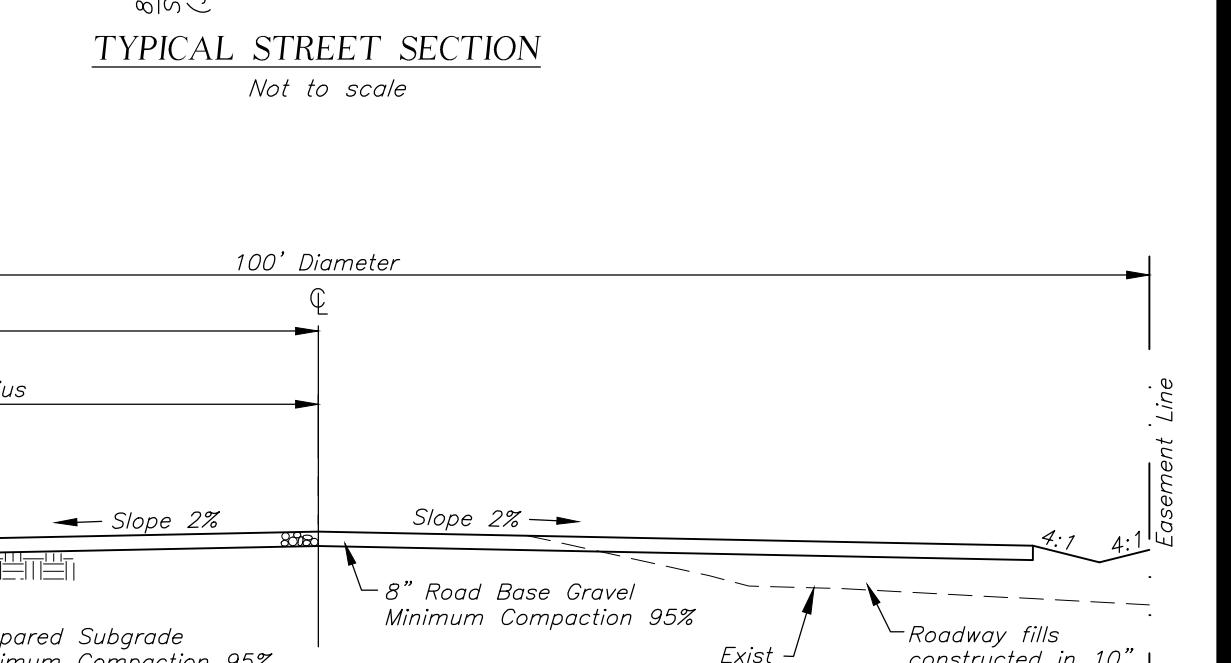
LOCATED IN THE N.W. 1/4 OF SECTION 29, T.6N., R.2W., S.L.B.&M.  
WEBER COUNTY, UTAH

## LEGEND

— — —	CENTERLINE
— — —	EXISTING DRAINAGE DITCH
— — —	PROPOSED DRAINAGE DITCH/SWALE
-x -x -x -x -	EXISTING FENCE LINE
-x -x -x -x -	PROPOSED FENCE LINE
-w -w -w -w -	EXISTING WATER LINE
-w -w -w -w -	PROPOSED WATER LINE
-s -s -s -s -	EXISTING SANITARY SEWER
-s -s -s -s -	PROPOSED SANITARY SEWER
-sd -sd -sd -	EXISTING STORM DRAIN
-sd -sd -sd -	PROPOSED STORM DRAIN
-irr -irr -irr -	EXISTING IRRIGATION LINE
-irr -irr -irr -	PROPOSED IRRIGATION LINE
-p -p -p -p -	EXISTING POWER LINE
-p -p -p -p -	PROPOSED POWER LINE
-	EXISTING 1' CONTOUR
○	EXISTING STORM DRAIN MANHOLE
■	PROPOSED INLET
○	PROPOSED STORM DRAIN MANHOLE
↑↑	EXISTING DRAINAGE FLOW
↓↓	PROPOSED DRAINAGE FLOW
—	EXISTING SIGN
○○	PROPOSED SIGN
○○	EXISTING SEWER MANHOLE
○○	PROPOSED SEWER MANHOLE
×	EXISTING FIRE HYDRANT
×	PROPOSED FIRE HYDRANT
○○	PROPOSED VALVE
○○	PROPOSED STREET MONUMENT
○○	EXISTING TELEPHONE PEDESTAL
○○	PROPOSED LIGHT POLE (NOT TO EXCEED 15 FT IN HEIGHT)
○○	EXISTING UTILITY POLE
XXXX	EXISTING GROUND ELEVATION
XXXX	PROPOSED GROUND ELEVATION
EPA	EDGE OF ASPHALT
TA	TOP OF ASPHALT
TC	TOP OF CURB
FL	FLOW LINE
TD	TOP OF DETENTION
LF	LINEAR FEET
WESTERN RIVER BIRCH CLUMPS	
★	DECORATIVE GRASS
●	BERRYBUSH SHRUB (5 GALLON)
●	RED-LEAF PLUM SHRUB (5 GALLON)
●	SUNRISE FORSYTHIA SHRUB (5 GALLON)
●	SCOTCH PINE (2" CALIPER)
●	FLOWERING PEAR (2" CALIPER)
●	SPRING SNOW CRABAPPLE (2" CALIPER)
●	AUTUMN BLAZE MAPLE (2" CALIPER)
GRASS	KENTUCKY BLUE BLEND
ALL CONSTRUCTION SHALL CONFORM TO WEBER COUNTY STANDARDS.	



Note: These pavement thicknesses are minimums and may be increased by 1/8" when subgrade CBR is less than 10 or when a greater depth is necessary to provide sufficient stability.



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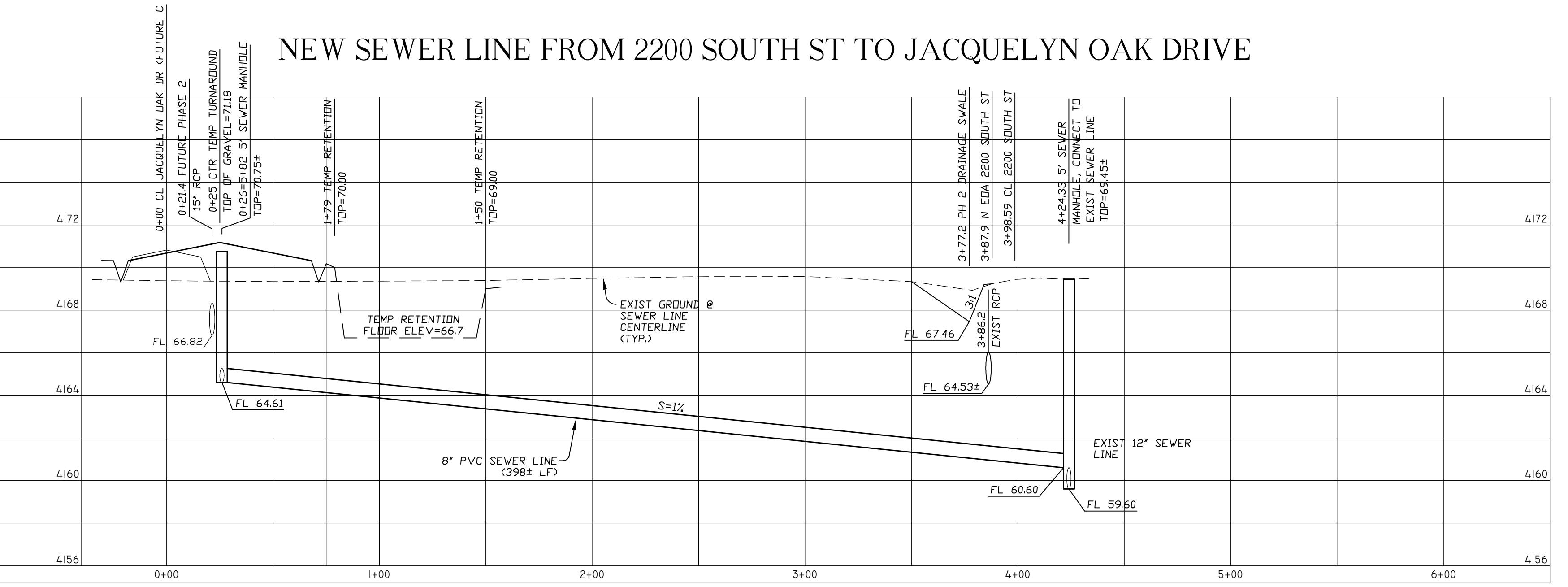
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## NEW SEWER LINE FROM 2200 SOUTH ST TO JACQUELYN OAK DRIVE

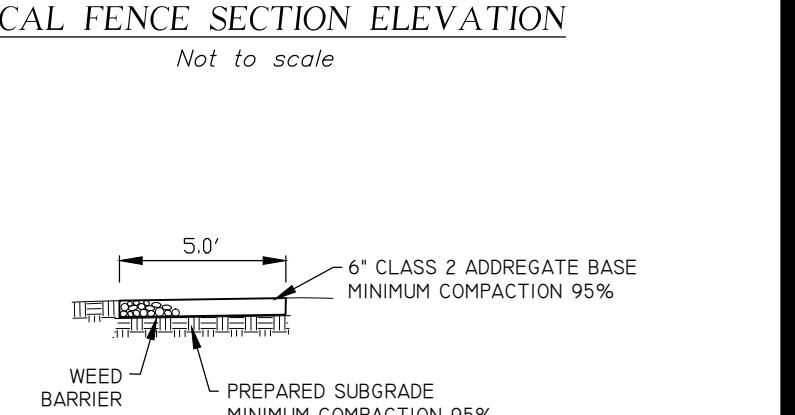
SCALES:

HORIZONTAL 1'= 40'

VERTICAL 1'= 4'

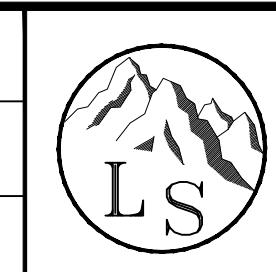


TYPICAL FENCE SECTION ELEVATION



REVISIONS	
1.) 04-08-2014 L.A.	5.) _____
2.) 08-05-2014 L.A.	6.) _____
3.) 10-10-2014 L.A.	7.) _____
4.) 11-26-2014 L.A.	8.) _____

DRAWN BY: L.A.	DATE: 01-22-2014
CHECKED BY: D.B.	SCALE: AS SHOWN
JOB NO. 3010IMP-OCT2014	



LANDMARK SURVEYING, INC.  
A COMPLETE LANDSURVEYING SERVICE  
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401  
PHONE 801-731-4075 FAX 801-731-8506  
LANDMARKSURVEYUTAH.COM

IMPROVEMENT PLAN  
DEVELOPER: CRAIG STANDING PH: 801-540-4989

JACQUELYN ESTATES CLUSTER SUBDIVISION PH 1  
LOCATED IN THE N.W. 1/4 OF SECTION 29, T.6N., R.2W., S.L.B.&M.  
WEBER COUNTY, UTAH

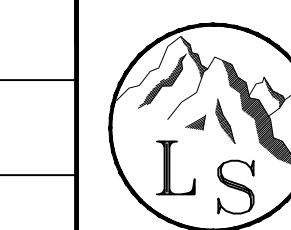
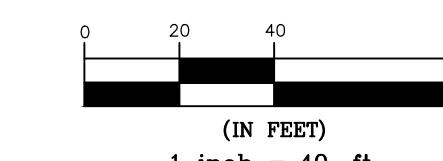
SHEET 2 / 4 SHEETS

### LEGEND:

— — — — —	CENTERLINE
— — - . - — —	EXISTING DRAINAGE DITCH
— — . . — — —	PROPOSED DRAINAGE DITCH\SWALE
-x - - - x - - -	EXISTING FENCE LINE
— x — — x — —	PROPOSED FENCE LINE
- - - w - - - w -	EXISTING WATER LINE
— w — — w — —	PROPOSED WATER LINE
- - - s - - - s -	EXISTING SANITARY SEWER
— s — — s — —	PROPOSED SANITARY SEWER
— - - — — — —	EXISTING STORM DRAIN
— — — — — —	PROPOSED STORM DRAIN
— - - — — — —	EXISTING IRRIGATION LINE
— — — — — —	PROPOSED IRRIGATION LINE
- - - p - - - p -	EXISTING POWER LINE
— - - - - - - - -	EXISTING 1' CONTOUR
— - - - - - - - -	EXISTING 5' CONTOUR
(D)	EXISTING STORM DRAIN MANHOLE
■	PROPOSED INLET
(D)	PROPOSED STORM DRAIN MANHOLE
←	EXISTING DRAINAGE FLOW
←	PROPOSED DRAINAGE FLOW
— o —	EXISTING SIGN
— o — —	PROPOSED SIGN
(S)	EXISTING SEWER MANHOLE
(S)	PROPOSED SEWER MANHOLE
♂	EXISTING FIRE HYDRANT
☒	EXISTING VALVE
●	PROPOSED FIRE HYDRANT
☒	PROPOSED VALVE
◐	PROPOSED STREET MONUMENT
T	EXISTING TELEPHONE PEDESTAL
☀	PROPOSED LIGHT POLE (NOT TO EXCEED 15 FT IN HEIGHT)
○	EXISTING UTILITY POLE
x-XXX.X	EXISTING GROUND ELEVATION
XXX.X→•	PROPOSED GROUND ELEVATION
EOA	EDGE OF ASPHALT
TA	TOP OF ASPHALT
TC	TOP OF CURB
FL	FLOW LINE
TD	TOP OF DETENTION
LF	LINEAR FEET
	WESTERN RIVER BIRCH CLUMPS
	DECORATIVE GRASS
	BARBERRY SHRUB (5 GALLON)
	RED-LEAF PLUM SHRUB (5 GALLON)
	SUNRISE FORSYTHIA SHRUB (5 GALLON)
	SCOTCH PINE (2" CALIPER)
	FLOWERING PEAR (2" CALIPER)
	SPRING SNOW CRABAPPLE (2" CALIPER)
	AUTUMN BLAZE MAPLE (2" CALIPER)
GRASS	KENTUCKY BLUE BLEND
ALL CONSTRUCTION SHALL CONFORM	

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**LANDMARK SURVEYING, INC.**  
**A COMPLETE LANDSURVEYING SERVICE**

# LANDSCAPING PLAN

DEVELOPER: CRAIG STANDING PH: 801-540-498

# JACQUELYN ESTATES CLUSTER SUBDIVISION PH

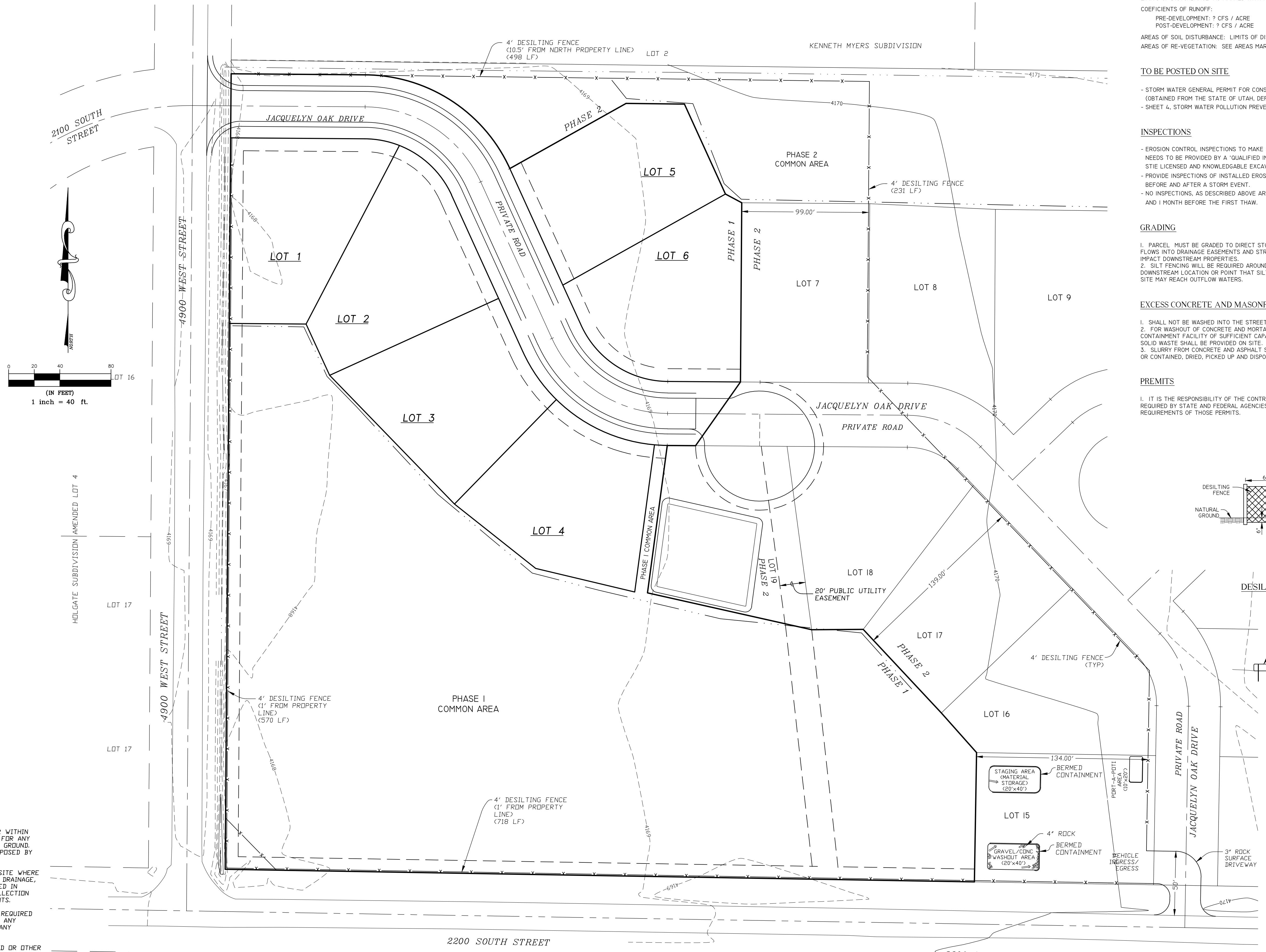
LOCATED IN THE N.W. 1/4 OF SECTION 29, T.6N., R.2W., S.L.B.&M.  
WEBER COUNTY UTAH

## REVISIONS

DRAWN BY: L.A.	DATE: 01-22-2014
CHECKED BY: D.B.	SCALE: AS SHOWN
JOB NO. 3010IMP-OCT2014	

### LEGEND

— — — — —	CENTERLINE
— — — — —	EXISTING DRAINAGE DITCH
— — — — —	PROPOSED DRAINAGE DITCH SWALE
-x-x-x-x-	EXISTING FENCE LINE
—x—x—x—	PROPOSED FENCE LINE
—w—w—w—	EXISTING WATER LINE
—w—w—w—	PROPOSED WATER LINE
—s—s—s—	EXISTING SANITARY SEWER
—s—s—s—	PROPOSED SANITARY SEWER
—sd—sd—	EXISTING STORM DRAIN
—sd—sd—	PROPOSED STORM DRAIN
—irr—irr—	EXISTING IRRIGATION LINE
—irr—irr—	PROPOSED IRRIGATION LINE
—p—p—p—	EXISTING POWER LINE
—p—p—p—	PROPOSED POWER LINE
—existing 1' contour	EXISTING 1' CONTOUR
—existing 5' contour	EXISTING 5' CONTOUR
○	EXISTING STORM DRAIN MANHOLE
■	PROPOSED INLET
◎	PROPOSED STORM DRAIN MANHOLE
↑↑	EXISTING DRAINAGE FLOW
↓↓	PROPOSED DRAINAGE FLOW
— Existing Sign	EXISTING SIGN
— Proposed Sign	PROPOSED SIGN
○○	EXISTING SEWER MANHOLE
○○	PROPOSED SEWER MANHOLE
○△	EXISTING FIRE HYDRANT
○△	PROPOSED FIRE HYDRANT
○●	PROPOSED VALVE
○●	PROPOSED STREET MONUMENT
□	EXISTING TELEPHONE PEDESTAL
❖	PROPOSED LIGHT POLE (NOT TO EXCEED 15 FT IN HEIGHT)
□○	EXISTING UTILITY POLE
— Existing Ground Elevation	EXISTING GROUND ELEVATION
— Proposed Ground Elevation	PROPOSED GROUND ELEVATION
EDA	EDGE OF ASPHALT
TA	TOP OF ASPHALT
TC	TOP OF CURB
FL	FLOW LINE
TD	TOP OF DETENTION
LF	LINEAR FEET
WESTERN RIVER BIRCH CLUMPS	
Decorative Grass	DECORATIVE GRASS
Barberry Shrub (5 gallon)	BARBERRY SHRUB (5 GALLON)
Red-leaf Plum Shrub (5 gallon)	RED-LEAF PLUM SHRUB (5 GALLON)
Sunrise Forsythia Shrub (5 gallon)	SUNRISE FORSYTHIA SHRUB (5 GALLON)
Scotch Pine (2" caliper)	SCOTCH PINE (2" CALIPER)
Flowering Pear (2" caliper)	FLOWERING PEAR (2" CALIPER)
Spring Snow Crabapple (2" caliper)	SPRING SNOW CRABAPPLE (2" CALIPER)
Autumn Blaze Maple (2" caliper)	AUTUMN BLAZE MAPLE (2" CALIPER)
Grass Kentucky Blue Blend	KENTUCKY BLUE BLEND
ALL CONSTRUCTION SHALL CONFORM TO WEBER COUNTY STANDARDS.	



### SITE SPECIFICATIONS

CONSTRUCTION PHASES: (1) PHASE. LAND EXCAVATION AND DISTURBANCE WILL BE ALL AT ONCE.  
LIMITS OF DISTURBANCE: AS MARKED WITH PROPERTY BOUNDARY SHOWN.  
COEFFICIENTS OF RUNOFF:  
PRE-DEVELOPMENT: ? CFS / ACRE  
POST-DEVELOPMENT: ? CFS / ACRE  
AREAS OF SOIL DISTURBANCE: LIMITS OF DISTURBANCE AS SHOWN.  
AREAS OF RE-VEGETATION: SEE AREAS MARKED FOR LANDSCAPING ON LANDSCAPE PLAN.

### TO BE POSTED ON SITE

- STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES, PERMIT NO. XXX, (OBTAINED FROM THE STATE OF UTAH, DEPT. OF ENVIRONMENTAL QUALITY, DIVISION OF WATER QUALITY)  
- SHEET 4, STORM WATER POLLUTION PREVENTION PLAN OF THE CONSTRUCTION PLANS.

### INSPECTIONS

- EROSION CONTROL INSPECTIONS TO MAKE SURE SILT FENCING, ETC. IS IN PLACE AND FUNCTIONING NEEDS TO BE PROVIDED BY A "QUALIFIED INDIVIDUAL" OF THE CONTRACTOR'S CHOICE, INCLUDING STIE LICENSED AND KNOWLEDGEABLE EXCAVATION CONTRACTORS, ENGINEER, ARCHITECT, SURVEYOR, ETC.  
- PROVIDE INSPECTIONS OF INSTALLED EROSION CONTROL MEASURES EVERY 7 DAYS OR EVERY 14 DAYS BEFORE AND AFTER A STORM EVENT.  
- NO INSPECTIONS, AS DESCRIBED ABOVE ARE REQUIRED BETWEEN 1 MONTH AFTER THE FIRST FREEZE AND 1 MONTH BEFORE THE FIRST THAW.

### GRADING

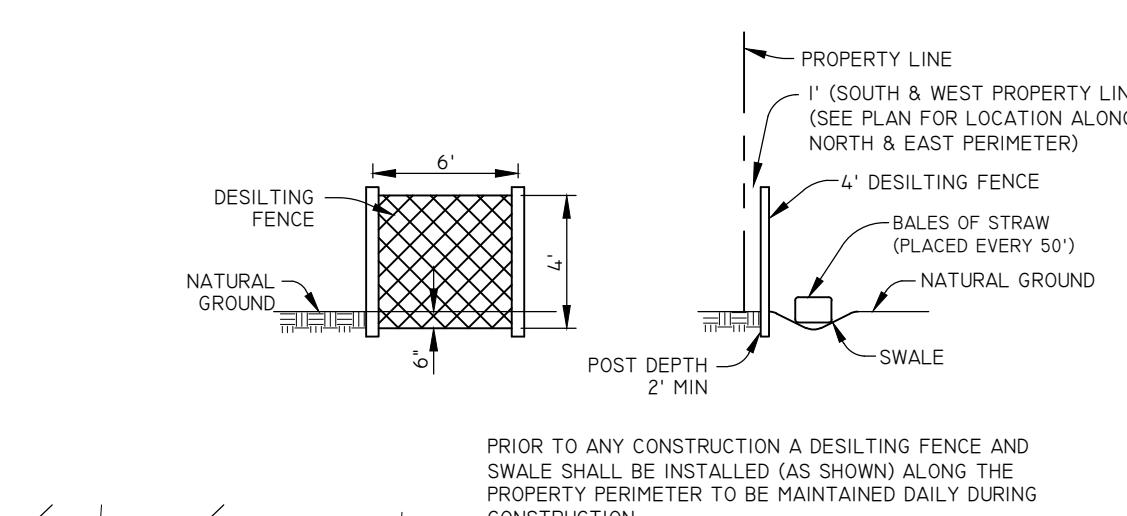
1. PARCEL MUST NOT DIRECT STORM AND IRRIGATION WATER FLOW INTO DRAINAGE EASEMENTS AND STREET IMPROVEMENTS AND NOT TO IMPACT DOWNSTREAM PROPERTIES.  
2. SILT FENCING WILL BE REQUIRED AROUND THE PARCEL PERIMETER AT ANY DOWNSTREAM LOCATION OR POINT THAT SILT OR DEBRIS FROM THE PROJECT SITE MAY REACH OUTFLOW WATERS.

### EXCESS CONCRETE AND MASONRY PRODUCTS

1. SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.  
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.  
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

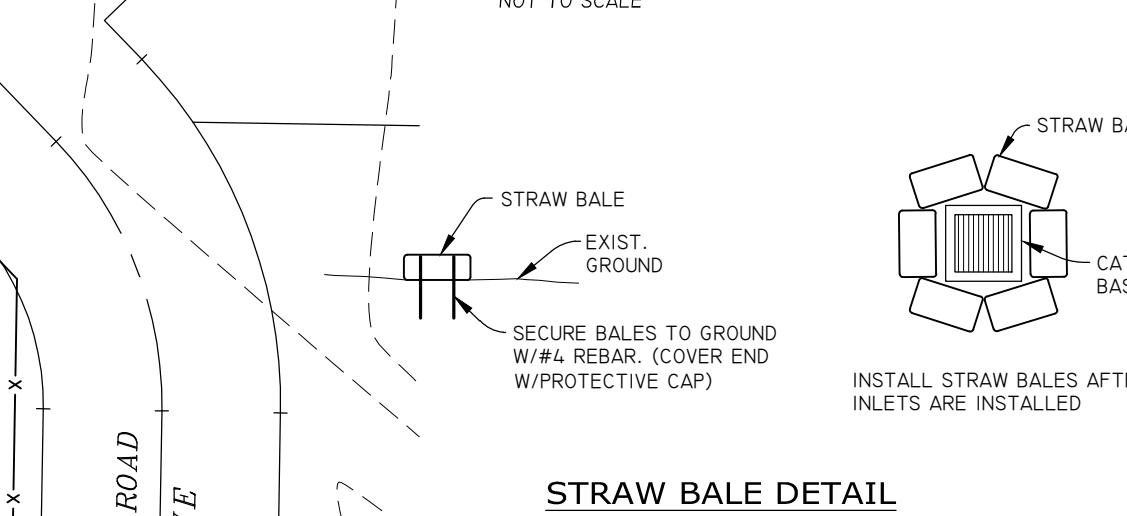
### PERMITS

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED BY STATE AND FEDERAL AGENCIES, AND TO MEET THE REQUIREMENTS OF THOSE PERMITS.



PRIOR TO ANY CONSTRUCTION A DESILTING FENCE AND SWALE SHALL BE INSTALLED (AS SHOWN) ALONG THE PROPERTY PERIMETER TO BE MAINTAINED DAILY DURING CONSTRUCTION.

### DESILTING FENCE DETAIL



STRAW BALE DETAIL

