

PIEDMONT LOT 1R LANDSCAPING PLAN

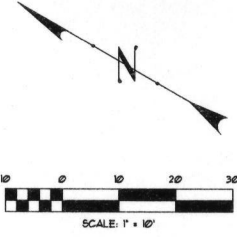
PINOAK &
CONIFERS

CONTRACTOR NOTE:

ALL GRADES TO BE SUCH THAT ALL DRAINAGE DRAINS AWAY FROM NEW HOME AS PER CODE (I.E. MIN. 6" IN FIRST 10'-0" FROM ALL SIDES, 2% THEREAFTER) AND THEN DRAINS TO THE NORTHWEST OF LOT. EXISTING GRADES AT LOT CORNERS TO REMAIN UNCHANGED. (FRENCH DRAINS TO BE INSTALLED AS PER CODE AT OWNER'S DISCRETION)

GRADING PLAN NOTES:

THIS GRADING PLAN IS TO BE WORKED WITH "IMPROVEMENT PLAN" DRAWINGS PROVIDED BY LANDMARK SURVEYING INC. FOR THE SEPTIC SYSTEM. ALL GRADING OR TOPOGRAPHY LINES HAVE BEEN TAKEN FROM THIS DRAWING. WORK THIS DRAWING W/ GEOTRATA GEOTECHNICAL DOCUMENTS. JOB NO. 910-001. ROCK/BOULDER WALLS AT REAR OF HOUSE TO BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN AND DETAILS PROVIDED BY GEOTRATA.



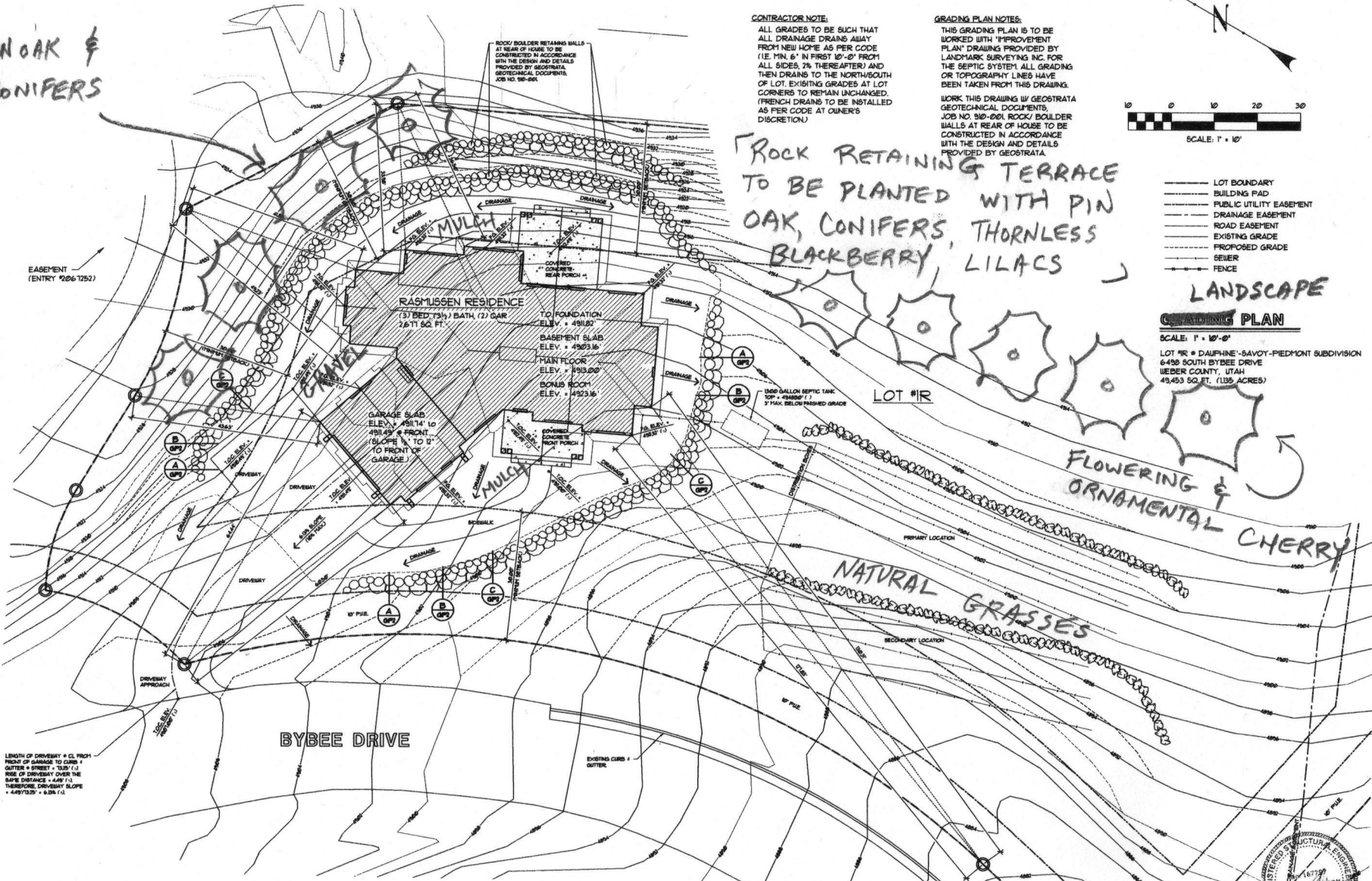
ROCK RETAINING TERRACE TO BE PLANTED WITH PINOAK, CONIFERS, THORNLESS BLACKBERRY, LILACS

- LOT BOUNDARY
- BUILDING PAD
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- ROAD EASEMENT
- EXISTING GRADE
- PROPOSED GRADE
- SEWER
- FENCE

LANDSCAPE

GRADING PLAN

SCALE: 1" = 10'-0"
LOT 1R - DAUPHINE-NAVOT-PIEDMONT SUBDIVISION
6450 SOUTH BYBEE DRIVE
WEBER COUNTY, UTAH
49,493 SQ. FT. (1.135 ACRES)



LENGTH OF DRIVEWAY = CL FROM FRONT OF GARAGE TO CURB + GUTTER + STREET = 7.50' (1.1) RISE OF DRIVEWAY OVER THE SAME DISTANCE = 4.68' (1.1) THEREFORE DRIVEWAY SLOPE = 4.68/7.50 = 6.25% (1.1)

- NO LARGE IRRIGATION SYSTEM CONTEMPLATED -
LANDSCAPE GRAVEL AND NATURAL MULCH IN SMALL AREAS
NATURAL "ARID REGION" GRASSES TO BE BROADCAST IN SEPTIC FIELD -



Carlson Engineering Services, Inc.
 330 West 2500 South, Suite 100
 Bountiful, Utah 84009
 Phone: (801) 298-4253

GRADING PLAN

RASMUSSEN RESIDENCE
LOT 1R - DAUPHINE-NAVOT-PIEDMONT SUBDIVISION
6450 SOUTH BYBEE DRIVE
WEBER COUNTY, UTAH

REVISION DATE:	BY:

DATE: 04/17/17

1 OF 1

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