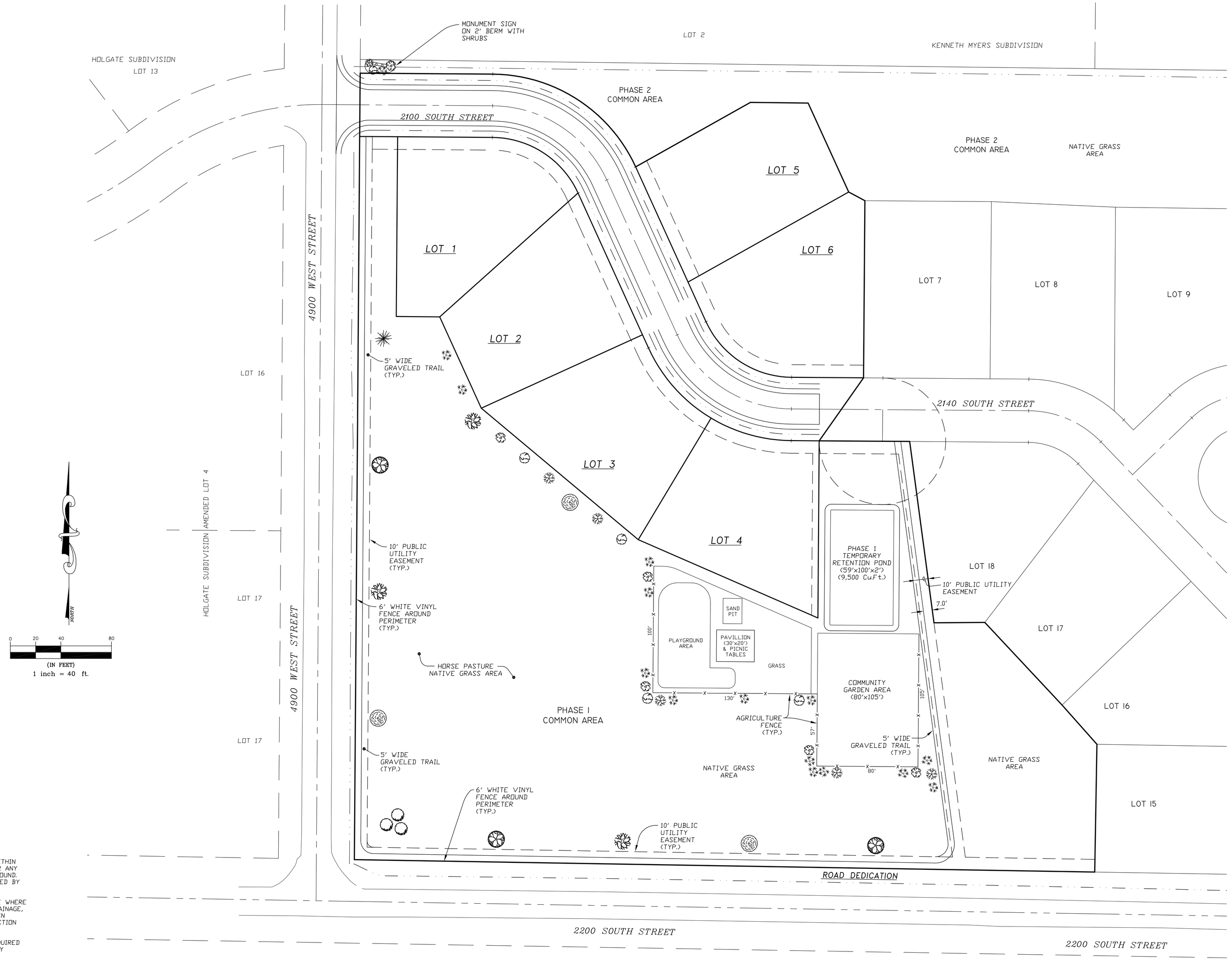
LEGEND

- CENTERLINE
- EXISTING DRAINAGE DITCH
- PROPOSED DRAINAGE DITCH\SWALE
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING IRRIGATION LINE
- PROPOSED IRRIGATION LINE
- EXISTING POWER LINE
- EXISTING 1' CONTOUR
- EXISTING 5' 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
- EXISTING VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE
- PROPOSED STREET MONUMENT
- 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
- 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 TO WEBER COUNTY STANDARDS.



GENERAL NOTES

1. EXISTING IMPROVEMENTS ARE SHOWN AS ACCURATELY AS POSSIBLE ACCORDING TO AVAILABLE INFORMATION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS. ANY DEVIATION FROM THOSE STANDARDS SHALL BE APPROVED IN ADVANCE OF CONSTRUCTION BY A REPRESENTATIVE OF WEBER COUNTY.

STORM WATER POLLUTION PREVENTION

1. STORM WATER POLLUTION NOTES: IN MAINTAINING THE QUALITY OF WATER WITHIN THE STATE, THE FOLLOWING PROVISIONS WILL BE REQUIRED, AS A MINIMUM, FOR ANY CONSTRUCTION, CLEARING, GRUBBING OR OTHER DISTURBANCE OF THE NATIVE GROUND. OTHER REQUIREMENTS MEETING THE POLLUTION PREVENTION PLAN MAY BE IMPOSED BY THE GOVERNING AGENCY, AS NEEDED PER SITE CONDITIONS.

2. SILT FENCING WILL BE REQUIRED AT ANY DOWNGRADE LOCATION ON THE SITE WHERE IT IS DETERMINED THAT FLOWS FROM THE SITE WOULD IMPACT AN EXISTING DRAINAGE, IRRIGATION OR NEIGHBORING PROPERTY. SUCH FENCING SHALL BE CONSTRUCTED IN ACCORDANCE WITH WEBER COUNTY REQUIREMENTS, AND SHALL INCLUDE A COLLECTION SWALE ON THE UPGRADE SIDE OF THE FENCING FOR COLLECTION OF SEDIMENTS.

3. A STAGING AREA FOR CONSTRUCTION EQUIPMENT AND MATERIALS WILL BE REQUIRED AT EVERY SITE. THE STAGING AREA SHALL BE SUFFICIENTLY REMOVED FROM ANY IRRIGATION, DRAINAGE OR ROADWAY AND GRADED TO PREVENT RUNOFF INTO ANY WATERWAY OR EXISTING ROAD.

4. A "CLEANUP" AREA WILL BE REQUIRED AT THE SITE, FOR REMOVAL OF MUD OR OTHER DEBRIS THAT ACCUMULATES ON CONSTRUCTION EQUIPMENT PRIOR TO LEAVING THE SITE. THE CLEANUP AREA SHALL BE GRADED TO PREVENT ANY CONTAMINATION TO ADJACENT PROPERTIES, STREETS OR WATERWAYS BY SILT, MUD OR OTHER POLLUTANTS.

5. A FILTERING METHOD (STRAW BALES, FILTERING FABRIC OR AN APPROVED EQUAL) WILL BE REQUIRED IN ANY DRAINAGES THAT MAY BE IMPACTED BY THE CONSTRUCTION THE FILTERING WILL BE INSTALLED TO INTERCEPT THE FLOWS AWAY FROM THE SITE AND IN THE VICINITY OF THE SITE WHERE IT IS DETERMINED THAT THE CONSTRUCTION ON THE SITE WOULD DAMAGE OR DEGRADE THE QUALITY OF WATER FLOWS.

REVISIONS			
1.) 04-08-2014 L.A.	5.)	DRAWN BY: L.A.	DATE: 01-22-2014
2.)	6.)	CHECKED BY: D.B.	SCALE: AS SHOWN
3.)	7.)	JOB NO. 3010IMP-STANDING	
4.)	8.)		

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LANDSCAPING PLAN

DEVELOPER: CRAIG STANDING PH: 801-540-4989

JACQUELYN ESTATES SUBDIVISION

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

SHEET 1 / 1 SHEETS