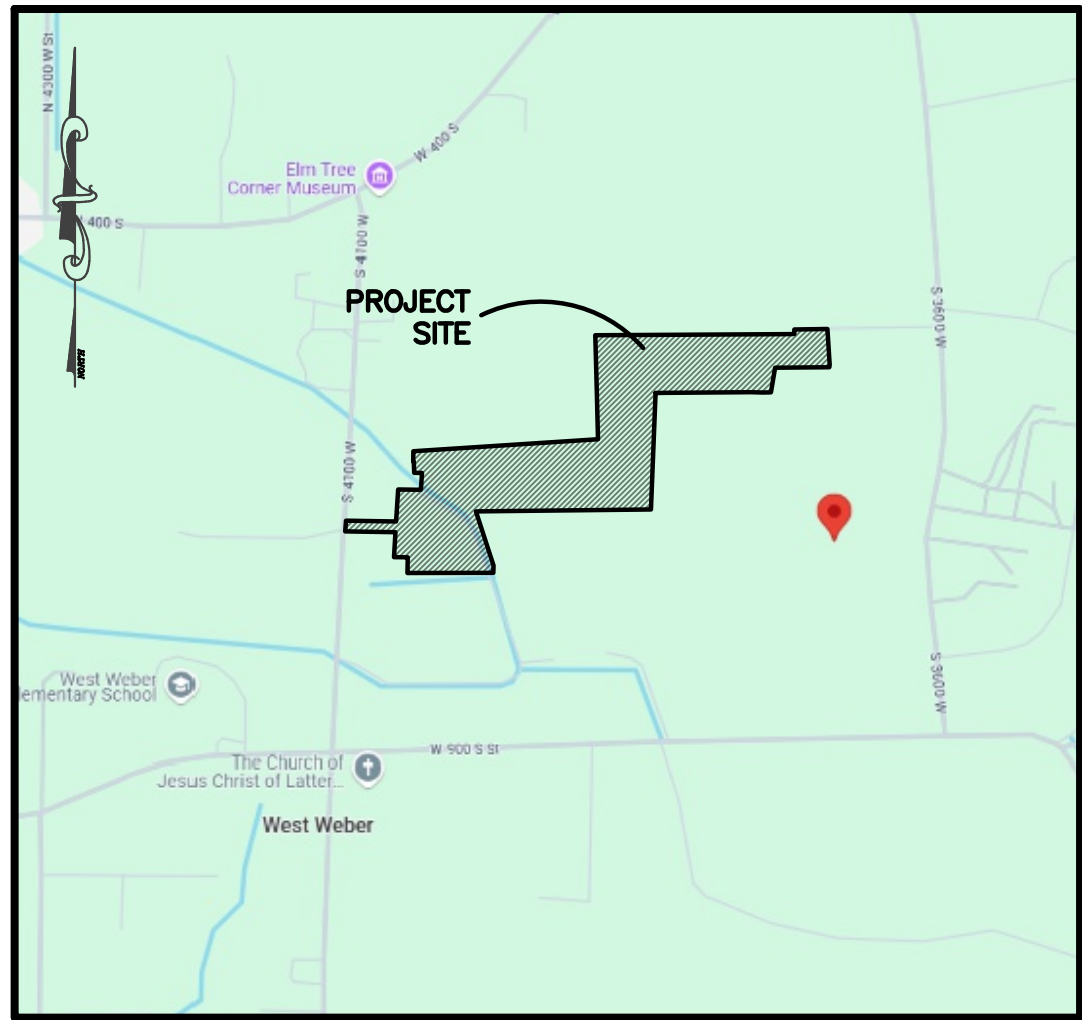


Project Narrative/Notes/Revisions

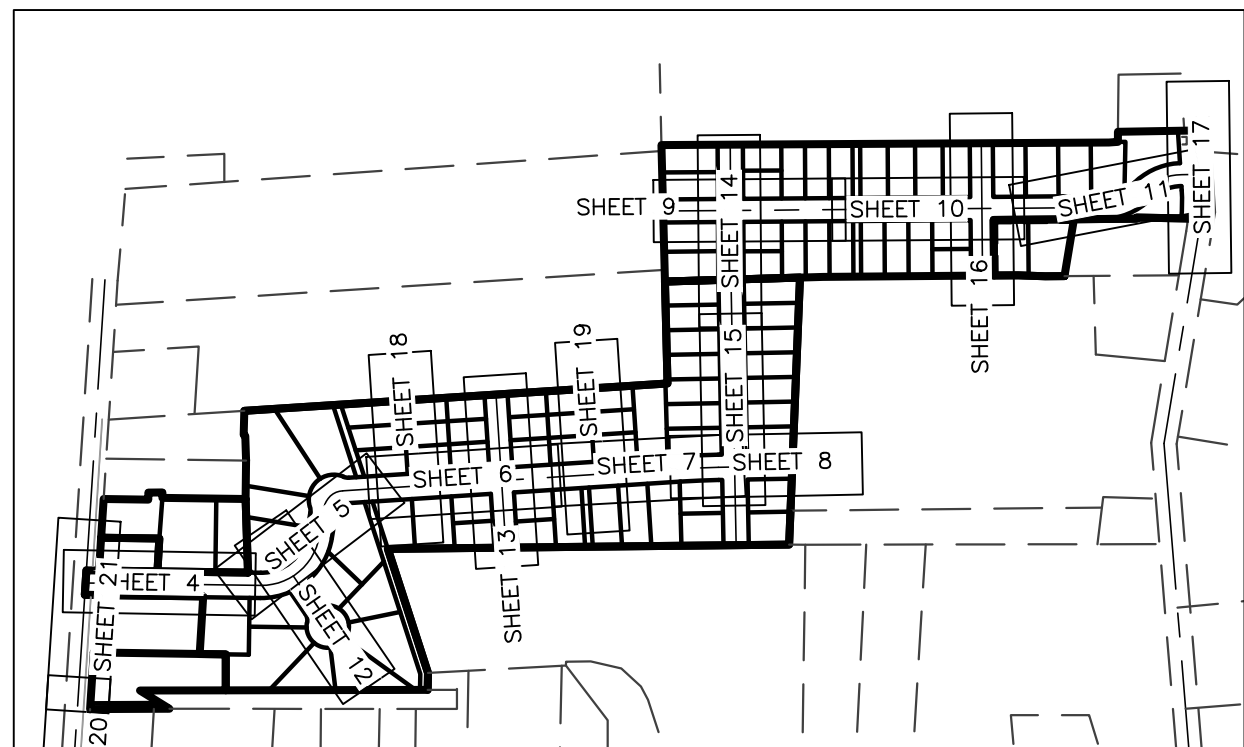
- 05/06/2025 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 05/23/2025 CK - UPDATED SEWER DESIGN.
- 09/10/2025 CK - REVISED PEDESTRIAN CROSSINGS.
- 10/21/2025 CK - UPDATED PER REVIEW COMMENTS.
- 12/02/2025 CK - UPDATED SW & IRRIGATION PER REVIEW COMMENTS.

Bitton Estates Subdivision Improvement Plans

WEBER COUNTY, UTAH
APRIL 2025



VICINITY MAP
(NOT TO SCALE)



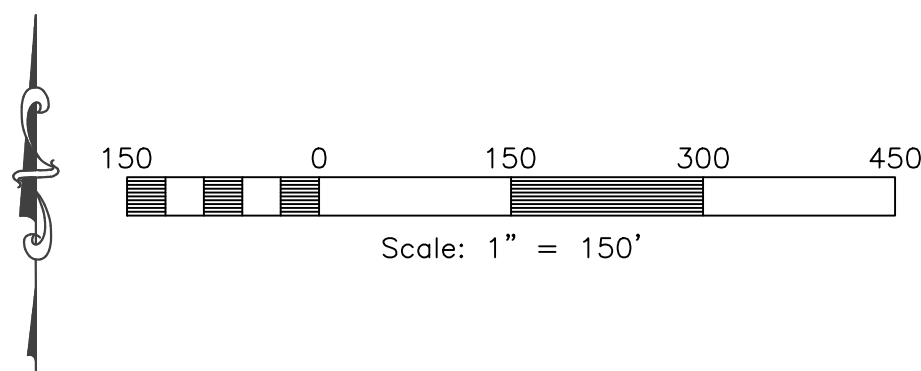
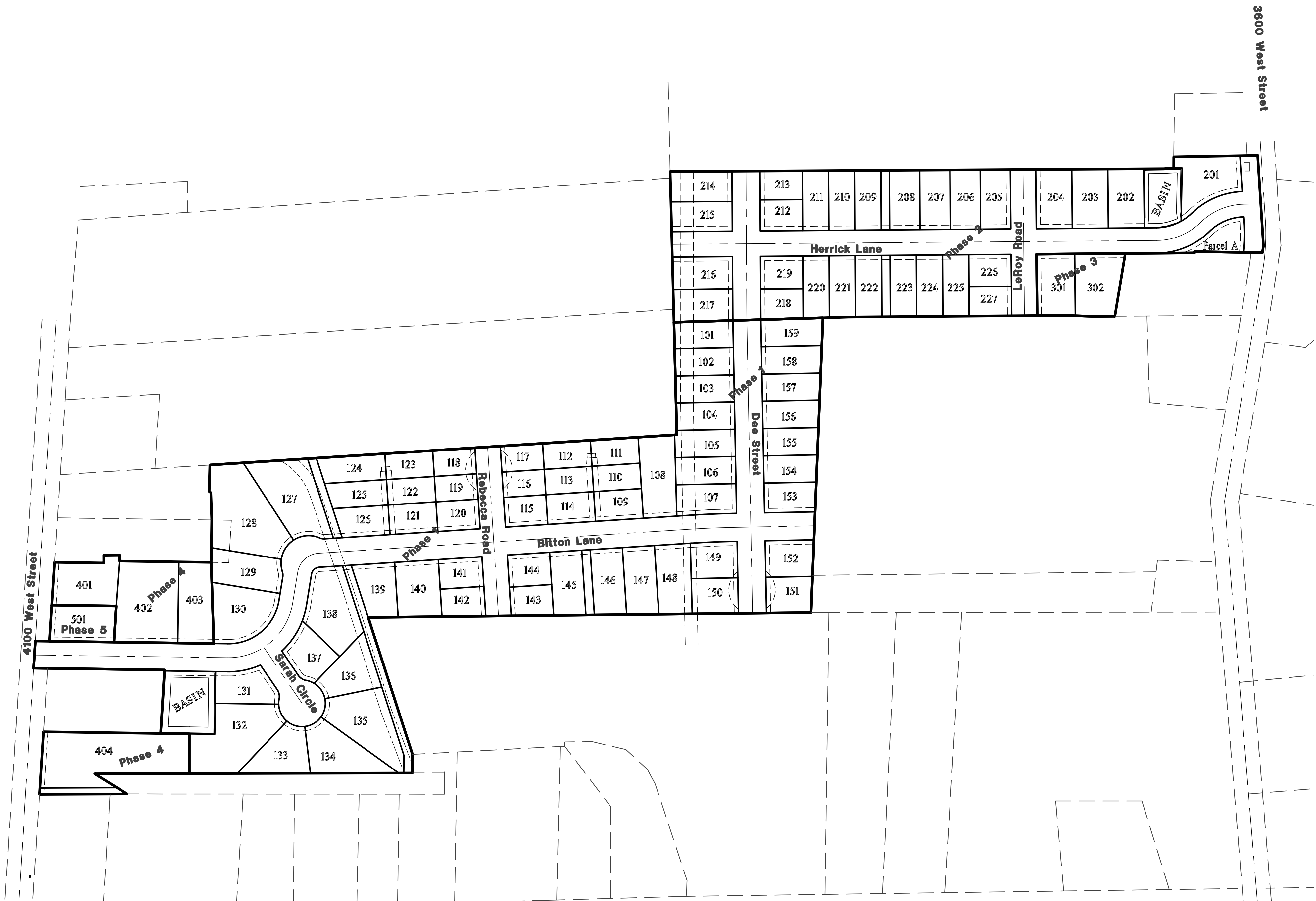
Sheet Index Key Map
NOT TO SCALE

Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Details
- Sheet 3 - Existing Site & Demolition Plan
- Sheet 4 - Bitton Lane 0+00.00 - 4+50.00
- Sheet 5 - Bitton Lane 4+50.00 - 9+30.00
- Sheet 6 - Bitton Lane 9+30.00 - 14+10.00
- Sheet 7 - Bitton Lane 14+10.00 - 18+00.00
- Sheet 8 - Bitton Lane 18+00.00 - 20+26.00
- Sheet 9 - Herrick Lane 0+00.00 - 4+50.00
- Sheet 10 - Herrick Lane 4+50.00 - 9+30.00
- Sheet 11 - Herrick Lane 9+30.00 - 14+10.00
- Sheet 12 - Sarah Circle 0+00.00 - 2+65.00
- Sheet 13 - Rebecca Road 0+00.00 - 4+00.00
- Sheet 14 - Dee Street 0+00.00 - 4+50.00
- Sheet 15 - Dee Street 4+50.00 - 10+50.00
- Sheet 16 - Leroy Road 0+00.00 - 3+45.00
- Sheet 17 - 3600 West Street 0+00.00 - 5+00.00
- Sheet 18 - Private Drive (West) 0+00.00 - 2+50.00
- Sheet 19 - Private Drive (East) 0+00.00 - 2+50.00
- Sheet 20 - 4100 West Street - 1+00.00 - 5+00.00
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- Sheet 22 - Irrigation Profile
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- Sheet 25 - Utility Plan
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- Sheet 32 - Street Tree Plan
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Engineer's Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.



Surveyor:

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Geotechnical Report:

Dated: January 16, 2025
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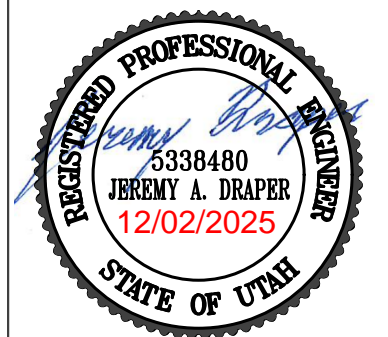
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DATE	DESCRIPTION
05-23-25	CK Sewer Design
05-28-25	CK Ped Crossings
09-10-25	CK Ped Crossings
10-21-25	CK Review Comments
12-02-25	CK Review Comments

Bitton Estates
Improvement Plans
WEBER COUNTY, UTAH
Cover/Index Sheet



Project Info.
Designer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: APRIL 2025
Name: BITTON ESTATES SUBDIVISION
Number: 6298-39

General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS IN ORDER OF PRIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, THE CONTRACTOR MUST CONTACT THE DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDBLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER-OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHEN NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILL IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN REGULAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE EXCAVATION STAKES, ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL CULINARY WATER LINES MATERIALS AND INSTALLATION SHALL MEET TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT (TWWID) STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL NOTIFY DISTRICT 48 HOURS PRIOR TO PRE-CONSTRUCTION MEETING AND ANY WORK DONE ON CULINARY LINE. CULINARY LINE MINIMUM COVER 4" BELOW FINISH GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET. PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
- THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.
- VERTICAL TRANSITIONS OF CULINARY MAIN, HIGH POINTS SHALL BE NEAR SERVICE LATERALS TO ALLOW AIR RELEASE, OR COMBINATION AIR VAC PER DISTRICT STANDARD SHALL BE INCORPORATED, CONTRACTOR TO VERIFY WITH DISTRICT INSPECTOR.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

- NOTE:
- SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
 - CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

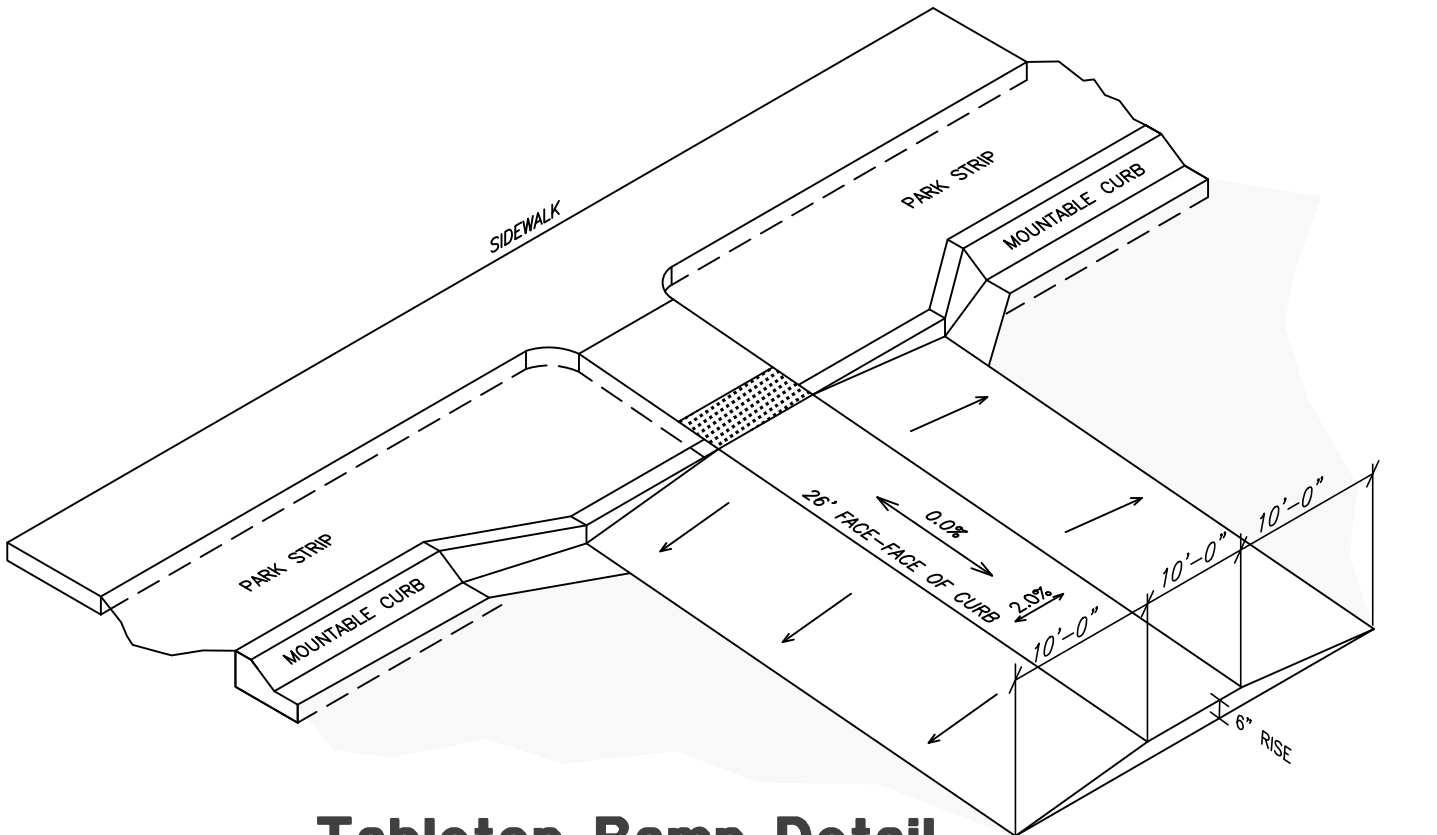
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

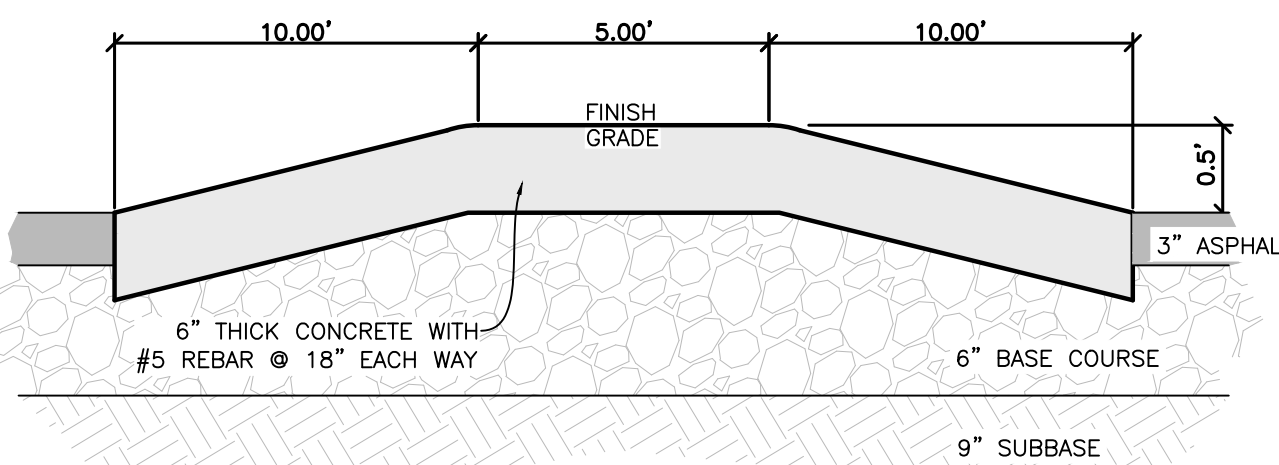
ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- TRACKING STRAW PERPENDICULAR TO SLOPES
- INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET



Tabletop Ramp Detail

SCALE: NONE



Tabletop Ramp Detail

SCALE: NONE

- SW LAT = PROPOSED SECONDARY WATER LATERAL
- LD LAT = PROPOSED LAND DRAIN LATERAL
- W LAT = PROPOSED WATER LATERAL
- SS LAT = PROPOSED SEWER LATERAL
- W/8 = PROPOSED CULINARY WATER LINE
- EX.W = EXISTING CULINARY WATER LINE
- SW/8 = PROPOSED SECONDARY WATER LINE
- EX.SW = EXISTING SECONDARY WATER LINE
- SS/8 = PROPOSED SANITARY SEWER LINE
- EX.SS = EXISTING SANITARY SEWER LINE
- SD/15 = PROPOSED STORM DRAIN LINE
- EX.SD = EXISTING STORM DRAIN LINE
- LD/8 = PROPOSED LAND DRAIN LINE
- EX.LD = EXISTING LAND DRAIN LINE
- IRR/18 = PROPOSED IRRIGATION LINE
- EX.IRR = EXISTING IRRIGATION LINE
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- DRAINAGE SWALE
- OHP = OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED SEWER CLEAN-OUT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PLUG & BLOCK
- AIR VAC ASSEMBLY
- DUAL SECONDARY METER

Legend

- PROPOSED WATER METER
- EXISTING WATER METER
- PROPOSED REDUCER
- EXISTING REDUCER
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PLUG W/ 2" BLOW-OFF
- STREET LIGHT
- SIGN
- POWER POLE
- BASEMENT FLOOR ELEVATION
- BUILDING
- BOTTOM OF STAIRS
- BOTTOM OF WALL
- BEGINNING POINT
- CURB & GUTTER
- CATCH BASIN
- CUBIC FEET
- CUBIC FEET PER SECOND
- EDGE OF PAVEMENT
- FINISH FLOOR
- FINISH FLOOR ELEVATION
- FINISHED GRADE
- FIRE HYDRANT
- FLOW LINE
- GRADE BREAK
- GARAGE FLOOR ELEVATION
- INVERT
- LINEAR FEET
- NATURAL GRADE
- OVERHEAD POWER
- POINT OF CURVATURE
- POWER/UTILITY POLE
- POINT OF RETURN CURVATURE
- POINT OF TANGENCY
- RIGHT-OF-WAY
- STORM DRAIN
- STREET LIGHT
- SANITARY SEWER
- TOP BACK OF CURB
- TOP OF ASPHALT
- TOP OF CONCRETE
- TOP OF FINISHED FLOOR
- TOP OF STAIRS
- TOP OF WALL
- TOP OF SIDEWALK
- UNDERGROUND POWER
- CULINARY WATER
- WATER METER
- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- EXISTING CONTOUR GRADE
- PROPOSED CONTOUR GRADE
- PROPOSED RETAINING WALL
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PUBLIC UTILITY EASEMENT
- REINFORCED CONCRETE PIPE
- RIM OF MANHOLE

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.ra-inc.com

LAND DRAINERS • OIL DRILLERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
05-23-25	CK	Sewer Design
05-28-25	CK	Ped Crossings
09-10-25	CK	Ped Crossings
10-21-25	CK	Review Comments
12-02-25	CK	Review Comments

Bitton Estates
Improvement Plans
WEBER COUNTY, UTAH

Notes/Legend/Details



Project Info.

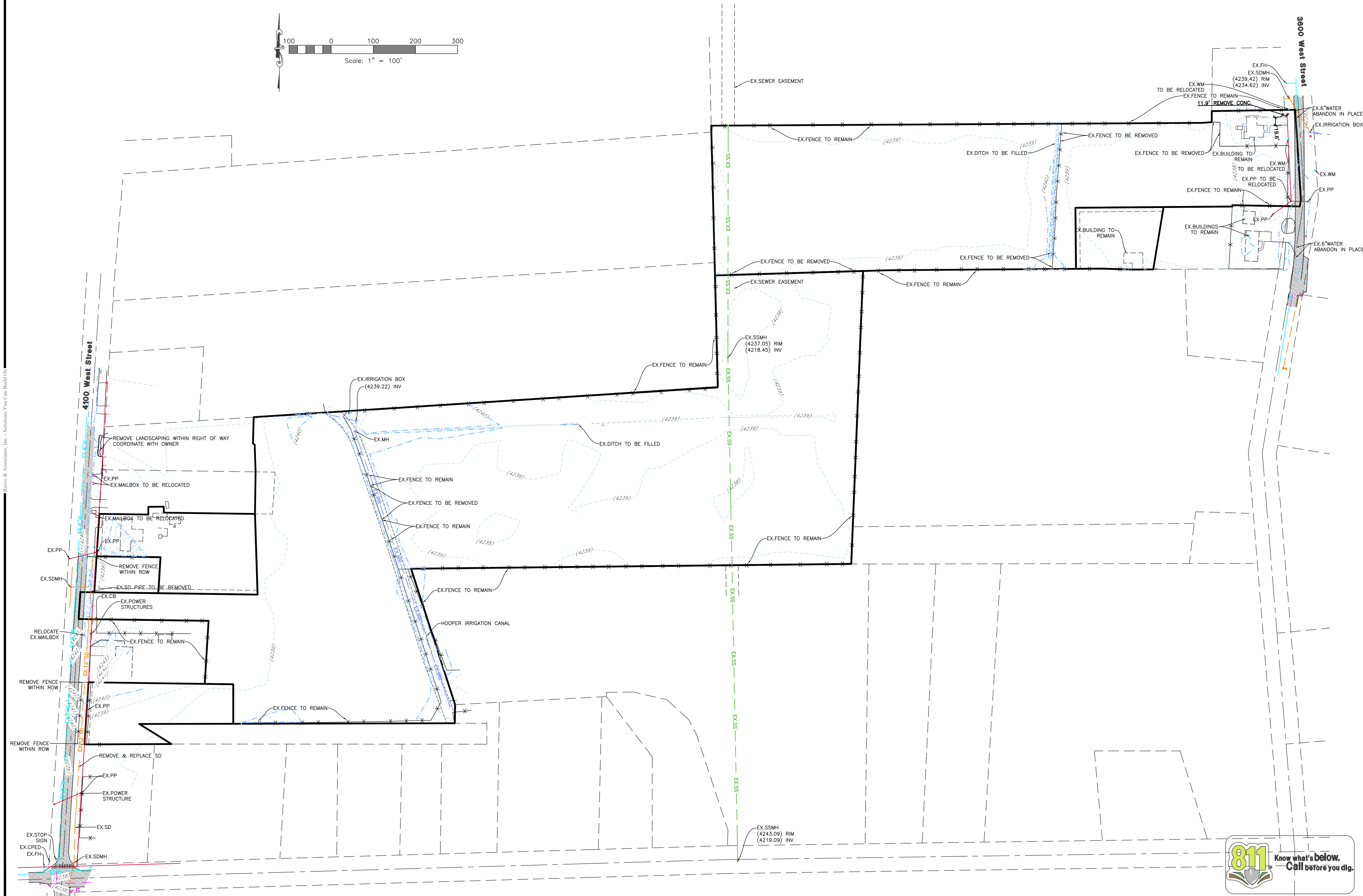
Designer: KENNETH H. HUNTER, P.E.

Drafter: C. KINGSLEY

Begin Date: APRIL 2025

Name: BITTON ESTATES SUBDIVISION

Number: 6298-39



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RA

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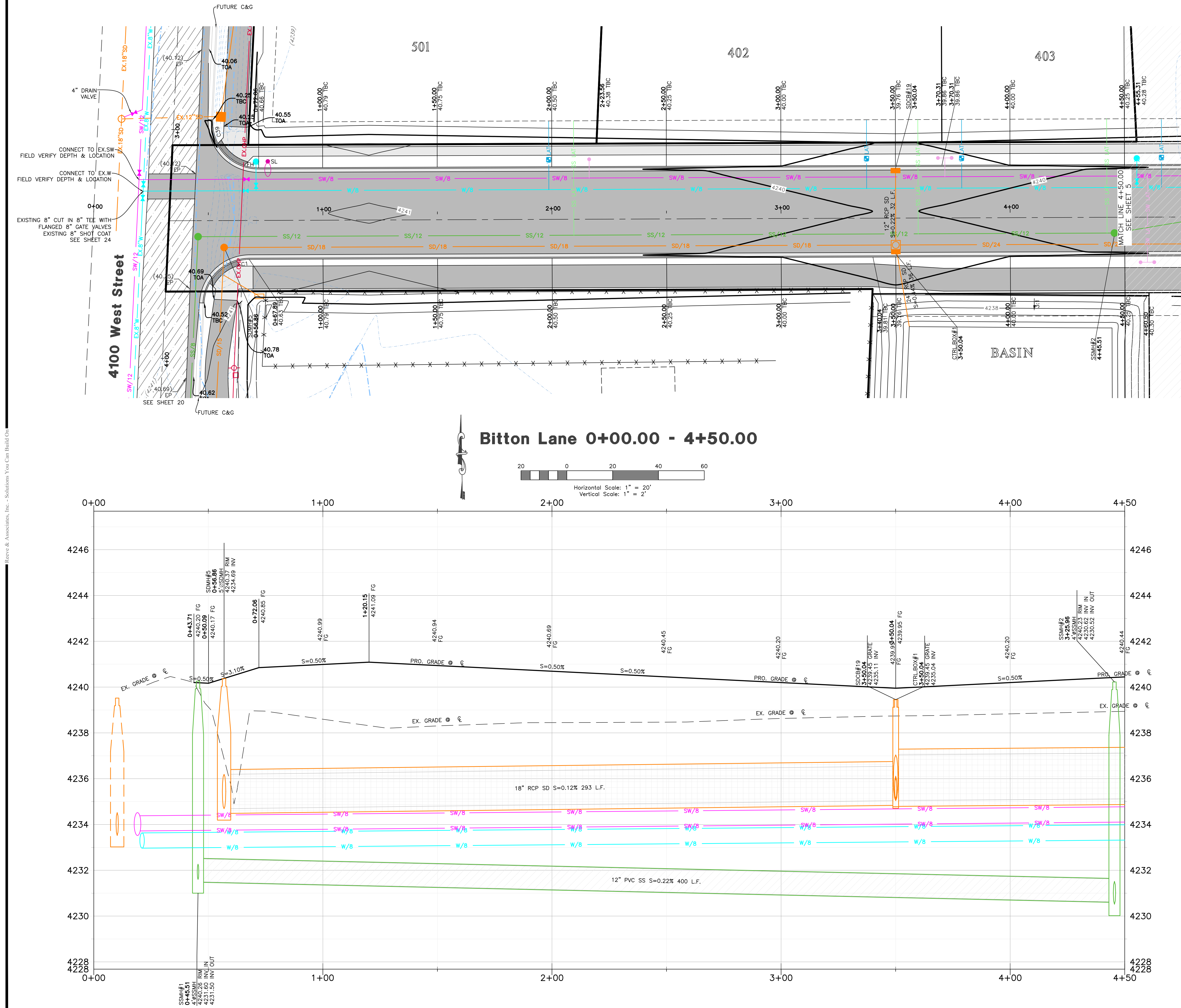
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Bitton Estates
Improvement Plans
WEBER COUNTY, UTAH

Existing Site & Demolition Plan



Project Info.
Designer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: APRIL 2025
Name: BITTON ESTATES SUBDIVISION
Number: 6298-39



Key Map

NOT TO SCALE



Construction Notes:

CULINARY WATER
NOTE: 4' MIN. COVER REQUIRED OVER CW LINES
W/8 - 8" PVC C900 DR-18 WATER LINE
W LAT - 1" SDR-9 POLY SERVICE LATERAL

SANITARY SEWER
SS/8 - 8" PVC SDR-35 SEWER LINE
SS/12 - 12" PVC SDR-35 SEWER LINE
SS LAT - 4" PVC SDR-35 SERVICE LATERAL

STORM DRAIN
SD/15 - 15" RCP CLASS III STORM DRAIN
SD/18 - 18" RCP CLASS III STORM DRAIN

SECONDARY WATER
SW/4 - 4" PVC C-900 DR-14 SECONDARY WATER LINE
SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE
SW/12 - 12" PVC C-900 DR-14 SECONDARY WATER LINE
SW LAT - 1" SECONDARY SERVICE LATERAL

SW INSTALLED PER PER HOOPER IRRIGATION COMPANY & COUNTY STANDARDS

IRRIGATION WATER
IRR/18 - 18" RCP CLASS III IRRIGATION PIPE

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CASING 12" SEWER MAIN = 16"x20" CENTERED AT CROSSING
CASING 8" WATER MAIN = 12"x20" CENTERED AT CROSSING

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	87°06'46"	20.00'	30.41'	19.02'	S47°14'22"W	27.56'
C39	92°53'14"	20.00'	32.42'	21.03'	S42°45'38"E	28.99'



REVISIONS	DATE	DESCRIPTION
05-23-25	CK	Sewer Design
05-28-25	CK	Red Crossings
09-10-25	CK	Red Crossings
10-21-25	CK	Review Comments
12-02-25	CK	Review Comments

Bitton Estates Improvement Plans

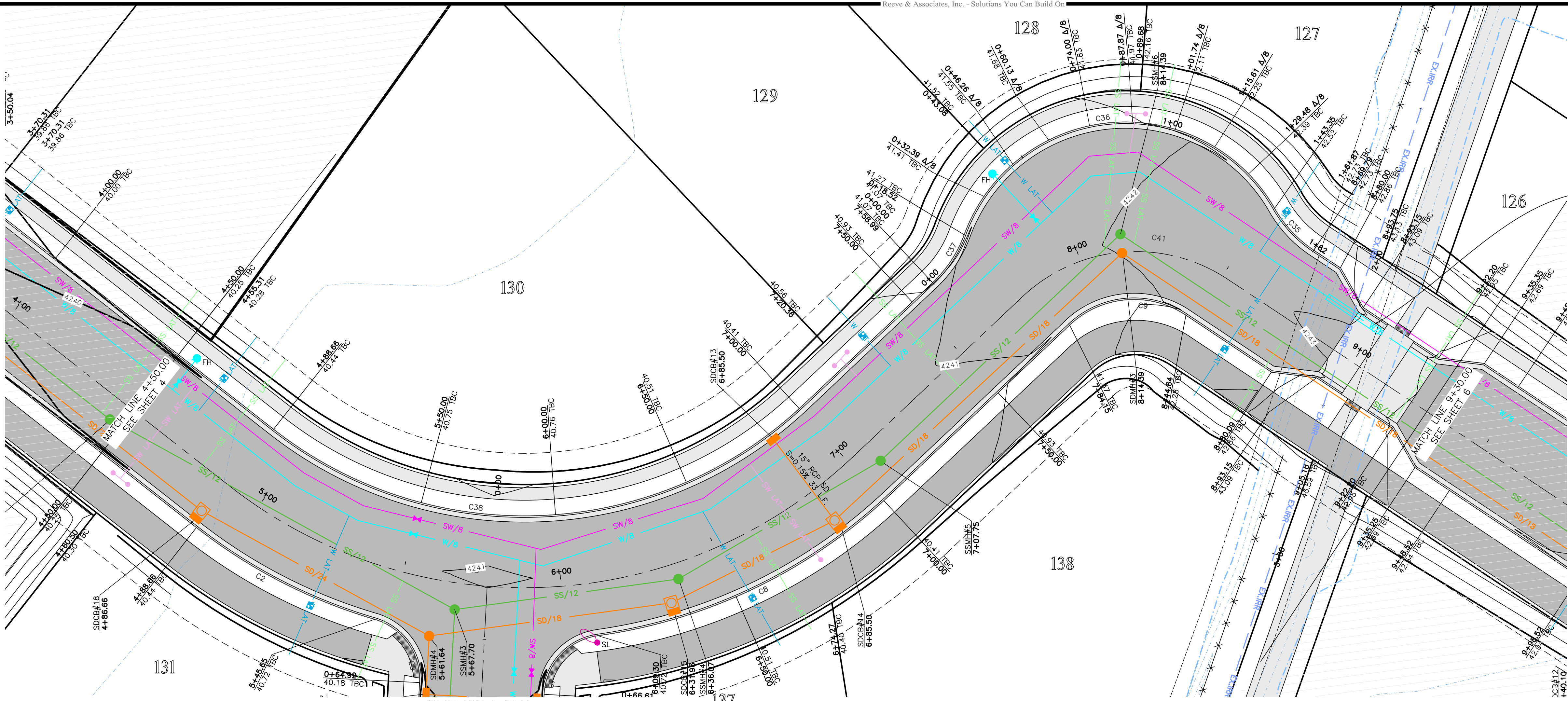
WEBER COUNTY, UTAH

Bitton Lane 0+00.00 - 4+50.00

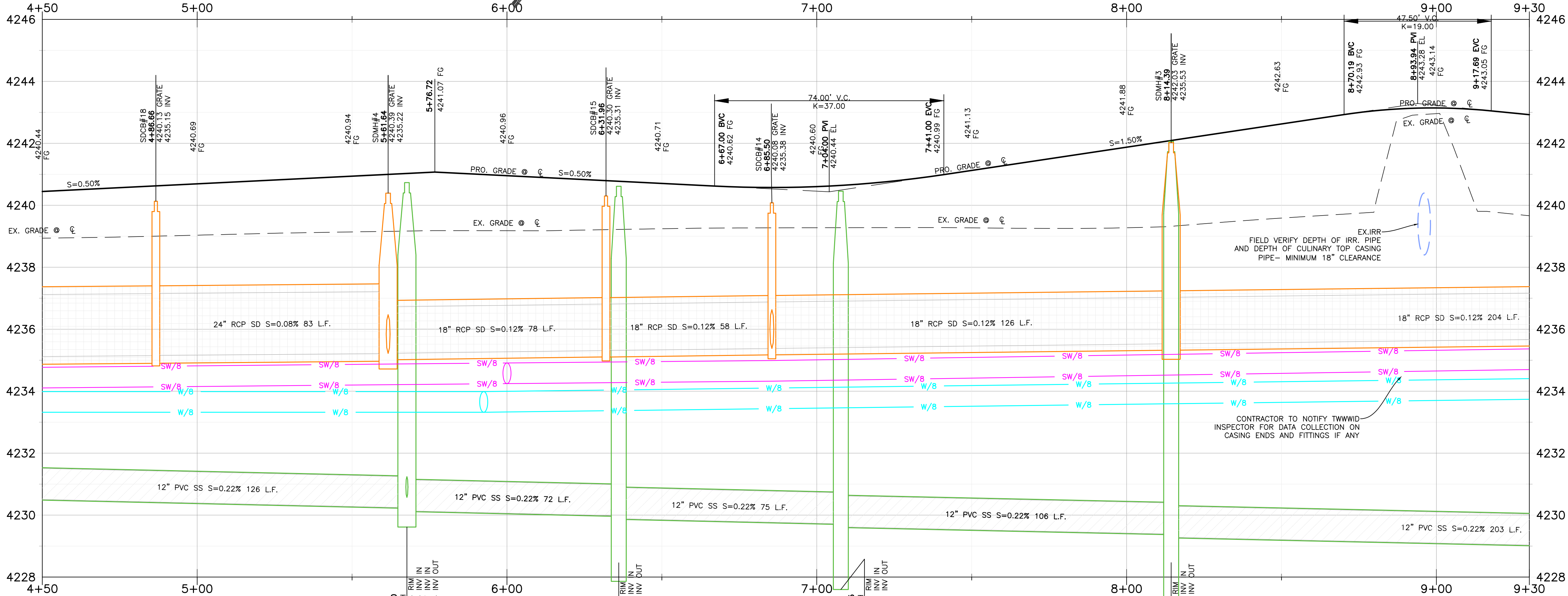
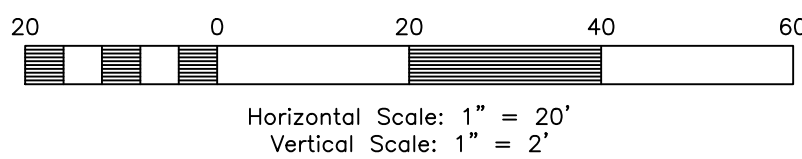


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Designer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: APRIL 2025
Name: BITTON ESTATES SUBDIVISION
Number: 6298-39





Bitton Lane 4+50.00 - 9+30.00



16" DIA. STEEL CASING
UNDER CANAL WITH END
SEALS AND SPACERS

CONTRACTOR TO NOTIFY
TWWID INSPECTOR FOR
DATA COLLECTION ON CASING
ENDS AND FITTINGS IF ANY

Key Map

NOT TO SCALE



Construction Notes:

CULINARY WATER

NOTE: 4" MIN. COVER REQUIRED OVER CW LINES
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W LAT - 1" SDR-9 POLY SERVICE LATERAL

SANITARY SEWER

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SS/12 - 12" PVC SDR-35 SEWER LINE
SS LAT - 4" PVC SDR-35 SERVICE LATERAL

STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN
SD/18 - 18" RCP CLASS III STORM DRAIN

SECONDARY WATER

SW/4 - 4" PVC C-900 DR-14 SECONDARY
WATER LINE
SW/8 - 8" PVC C-900 DR-14 SECONDARY
WATER LINE
SW/12 - 12" PVC C-900 DR-14 SECONDARY
WATER LINE
SW LAT - 1" SECONDARY SERVICE LATERAL

SW INSTALLED PER PER HOOPER IRRIGATION
COMPANY & COUNTY STANDARDS

IRRIGATION WATER

IRR/18 - 18" RCP CLASS III IRRIGATION PIPE

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CASING 12" SEWER MAIN = 16"x20" CENTERED AT CROSSING
CASING 8" WATER MAIN = 12"x20" CENTERED AT CROSSING

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C2	21°46'01"	170.00'	64.58'	32.69'	N79°54'45"E	64.20'
C3	76°38'09"	20.00'	26.75'	15.81'	N72°39'10"W	24.80'
C7	79°03'08"	20.00'	27.59'	16.50'	S5°11'28"W	25.46'
C8	35°24'40"	170.00'	105.07'	54.27'	N27°00'42"E	103.40'
C9	76°59'32"	30.00'	40.31'	23.86'	S47°48'08"W	37.35'
C35	26°31'31"	40.00'	18.52'	9.43'	S80°26'21"E	18.35'
C36	130°02'34"	55.00'	124.83'	118.06'	S47°48'08"W	99.71'
C37	26°31'31"	40.00'	18.52'	9.43'	N3°57'24"W	18.35'
C38	81°29'24"	130.00'	184.89'	112.00'	N50°03'04"E	169.70'

Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C40	81°29'24"	150.00'	213.34'	129.23'	N50°03'04"E	195.81'
C41	76°59'32"	56.00'	75.25'	44.54'	N47°48'08"E	69.72'



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IRA

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DATE	DESCRIPTION
05-23-25	CK Sewer Design
05-28-25	CK Ped Crossings
09-10-25	CK Ped Crossings
10-21-25	CK Review Comments
12-02-25	CK Review Comments

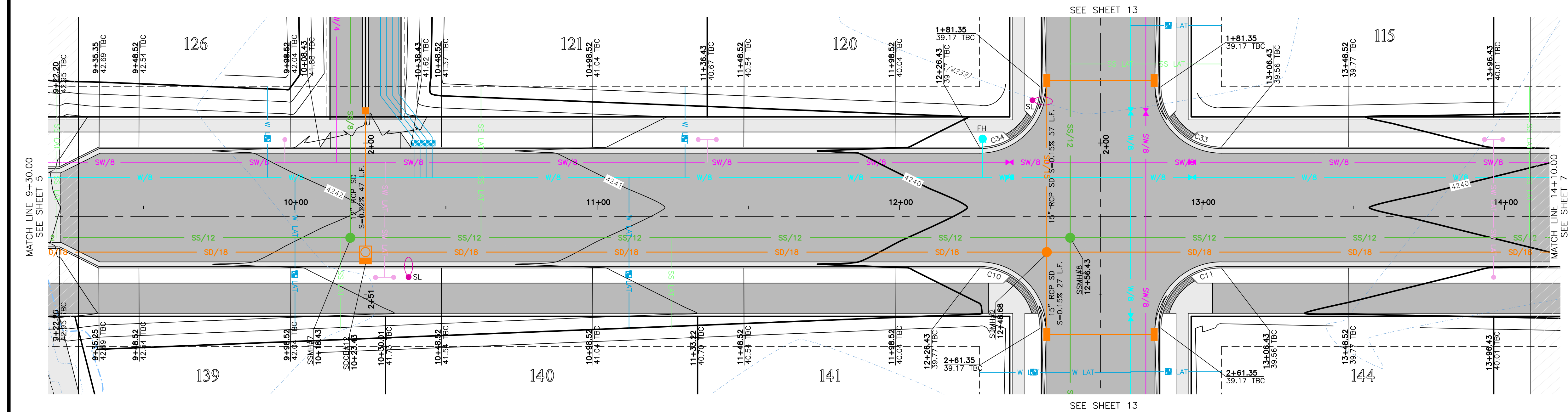
Bitton Estates Improvement Plans

WEBER COUNTY, UTAH

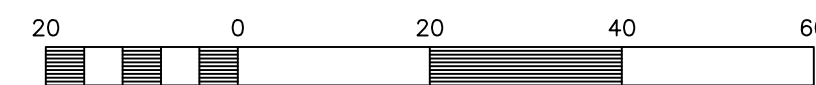
Bitton Lane 4+50.00 - 9+30.00



Project Info.
Designer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: APRIL 2025
Name: BITTON ESTATES SUBDIVISION
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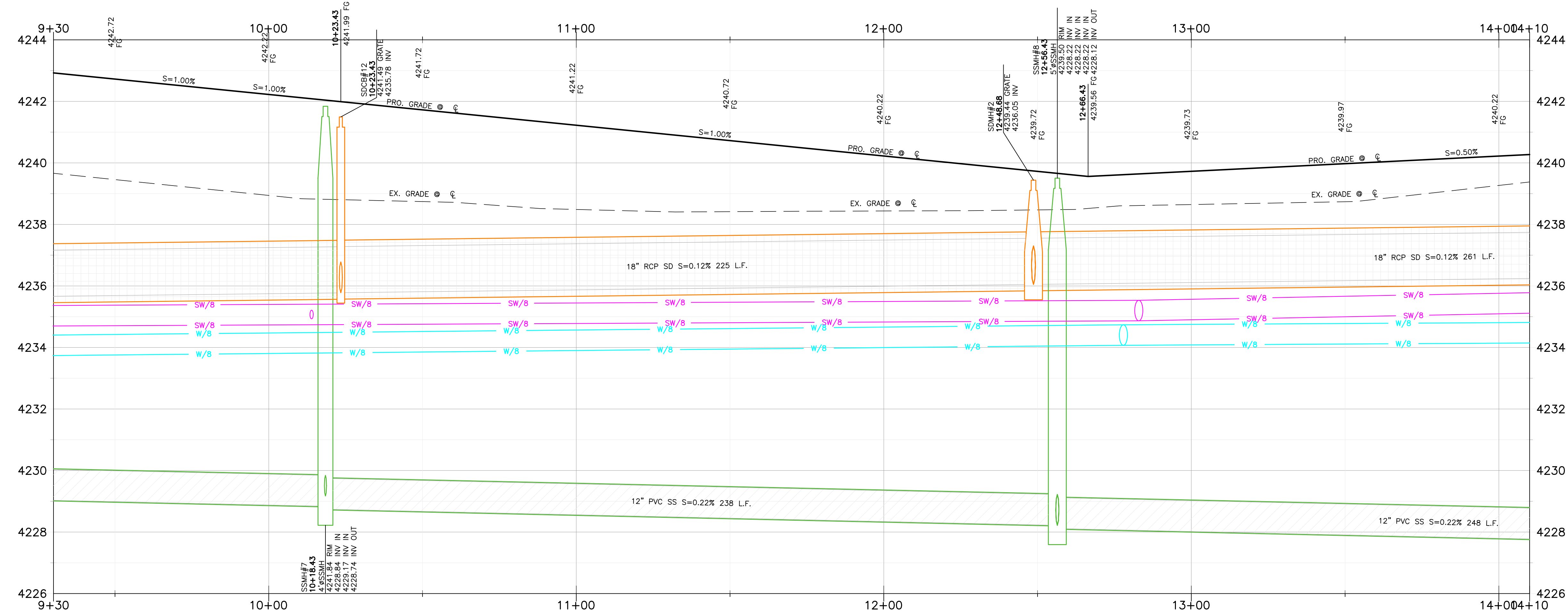


Bitton Lane 9+30.00 - 14+10.00



Horizontal Scale: 1" = 20'

Vertical Scale: 1" = 2'

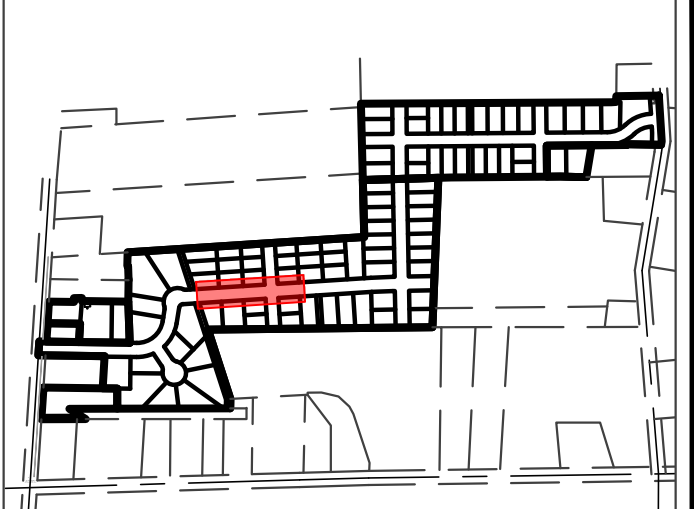


TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C10	90°00'00"	20.00'	31.42'	20.00'	N48°42'06"W	28.28'
C11	90°00'00"	20.00'	31.42'	20.00'	S41°17'54"W	28.28'
C33	90°00'00"	20.00'	31.42'	20.00'	S48°42'06"E	28.28'
C34	90°00'00"	20.00'	31.42'	20.00'	N41°17'54"E	28.28'

Key Map

NOT TO SCALE



Construction Notes:

CULINARY WATER

NOTE: 4' MIN. COVER REQUIRED OVER CW LINES
W/8 - 8" PVC C900 DR-18 WATER LINE
W LAT - 1" SDR-9 POLY SERVICE LATERAL

SANITARY SEWER

SS/8 - 8" PVC SDR-35 SEWER LINE
SS/12 - 12" PVC SDR-35 SEWER LINE
SS LAT - 4" PVC SDR-35 SERVICE LATERAL

STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN
SD/18 - 18" RCP CLASS III STORM DRAIN

SECONDARY WATER

SW/4 - 4" PVC C-900 DR-14 SECONDARY WATER LINE
SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE
SW/12 - 12" PVC C-900 DR-14 SECONDARY WATER LINE
SW LAT - 1" SECONDARY SERVICE LATERAL

SW INSTALLED PER PER HOOPER IRRIGATION COMPANY & COUNTY STANDARDS

IRRIGATION WATER

IRR/18 - 18" RCP CLASS III IRRIGATION PIPE

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Bitton Estates Improvement Plans

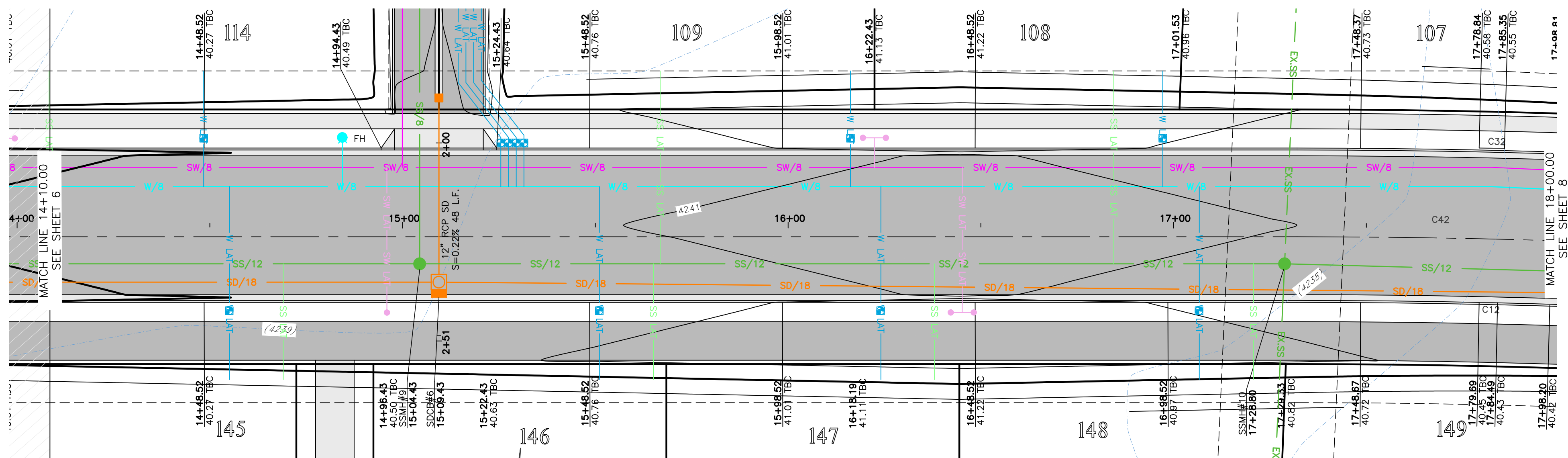
WEBER COUNTY, UTAH

Bitton Lane 9+30.00 - 14+10.00

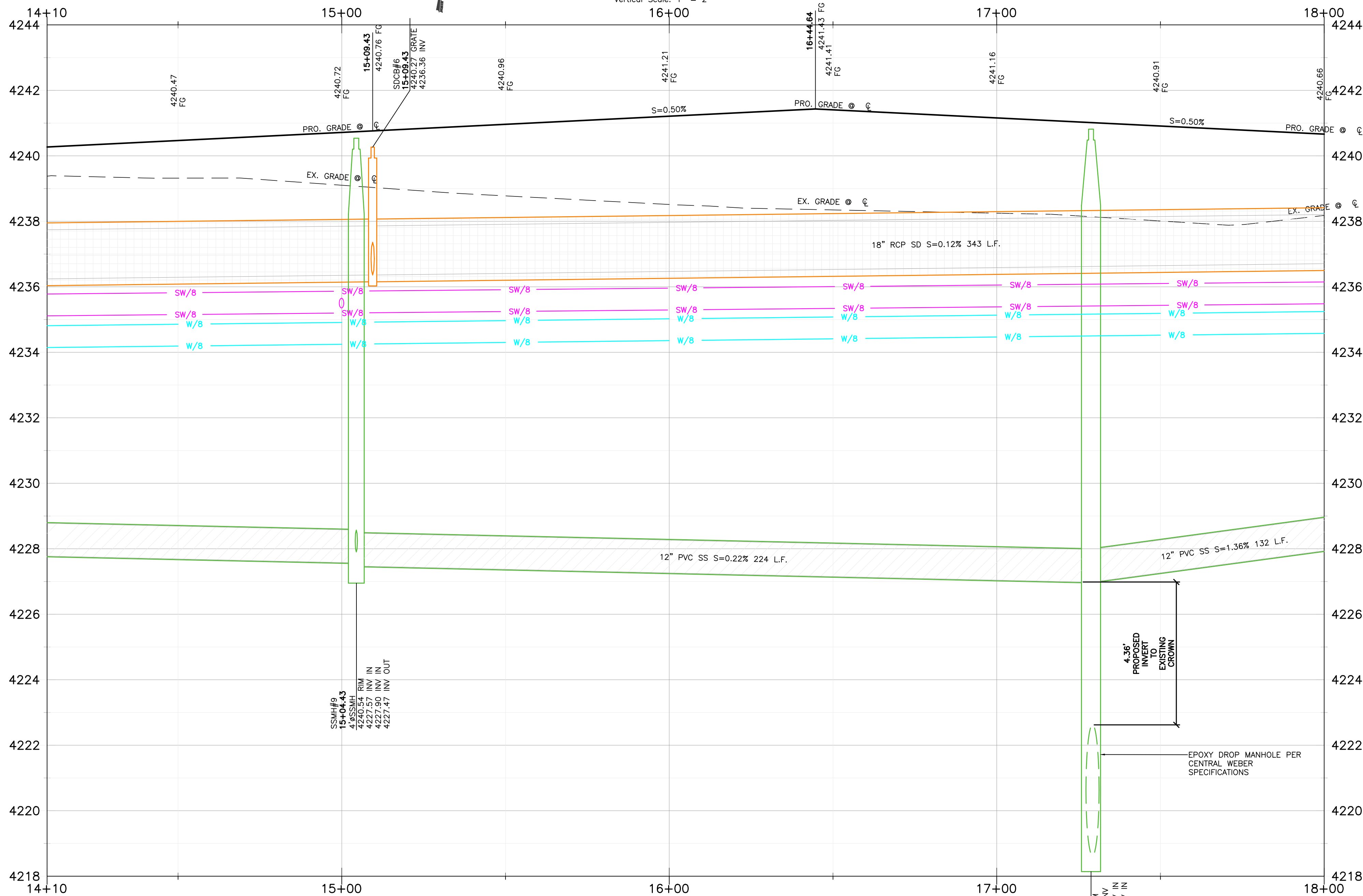
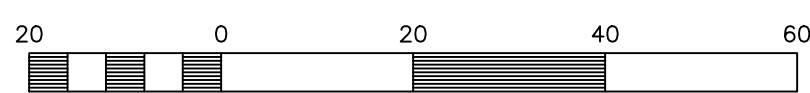


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Bitton Lane 14+10.00 - 18+00.00

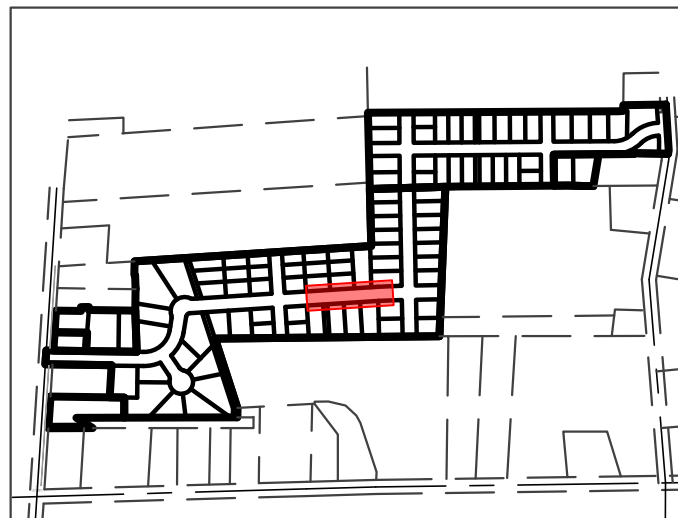


TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C12	2°35'43"	105.00'	4.76'	2.38'	S87°35'45"W	4.76'
C32	2°35'43"	145.00'	6.57'	3.28'	S87°35'45"W	6.57'

Centerline Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C42	2°35'43"	2210.40'	100.12'	50.07'	N87°35'45"E	100.11'

Key Map

NOT TO SCALE



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SD/18 - 18" RCP CLASS III STORM DRAIN

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SW/12 - 12" PVC C-900 DR-14 SECONDARY WATER LINE
SW LAT - 1" SECONDARY SERVICE LATERAL

SW INSTALLED PER PER HOOPER IRRIGATION COMPANY & COUNTY STANDARDS

IRRIGATION WATER

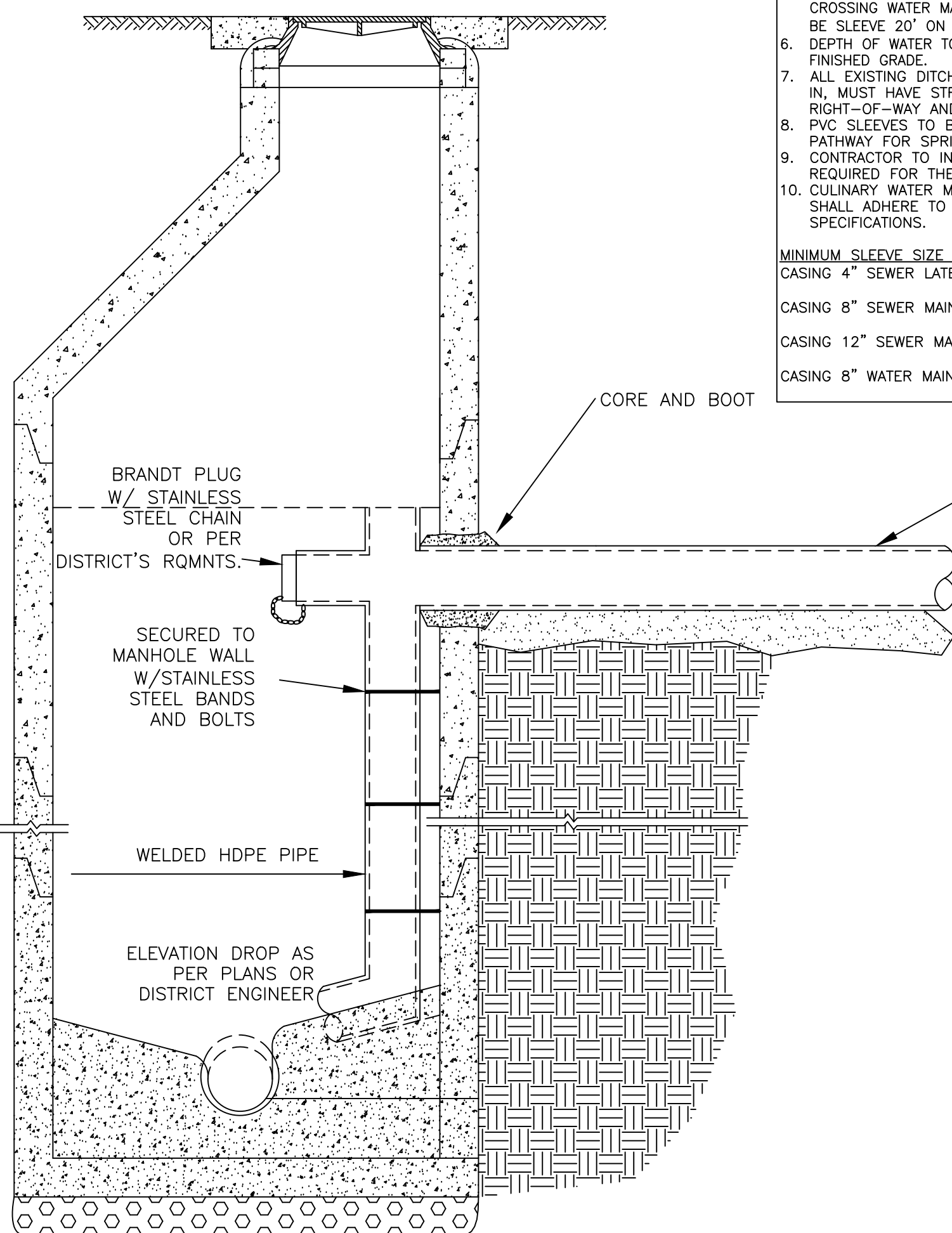
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CASING 8" WATER MAIN	= 12"x20" CENTERED AT CROSSING

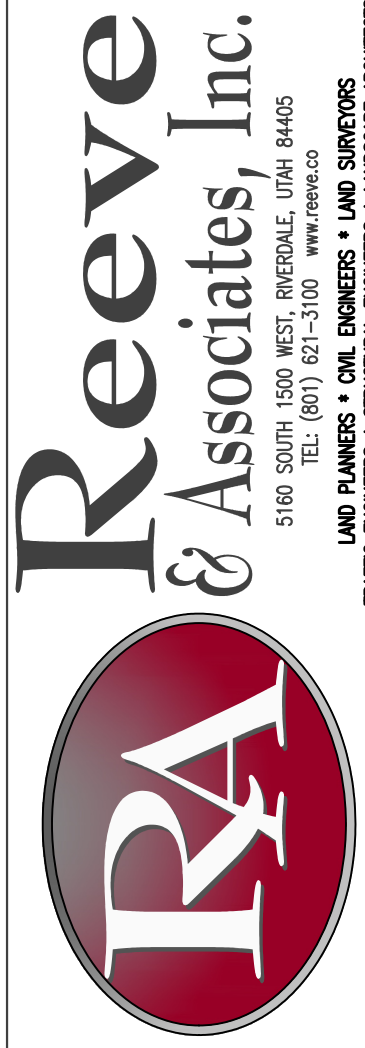


Drop Manhole Detail

NOT TO SCALE



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REVISIONS	DATE	DESCRIPTION
05-23-25	CK	Sewer Design
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Bitton Estates Improvement Plans

WEBER COUNTY, UTAH

Bitton Lane 14+10.00 - 18+00.00



Project Info.

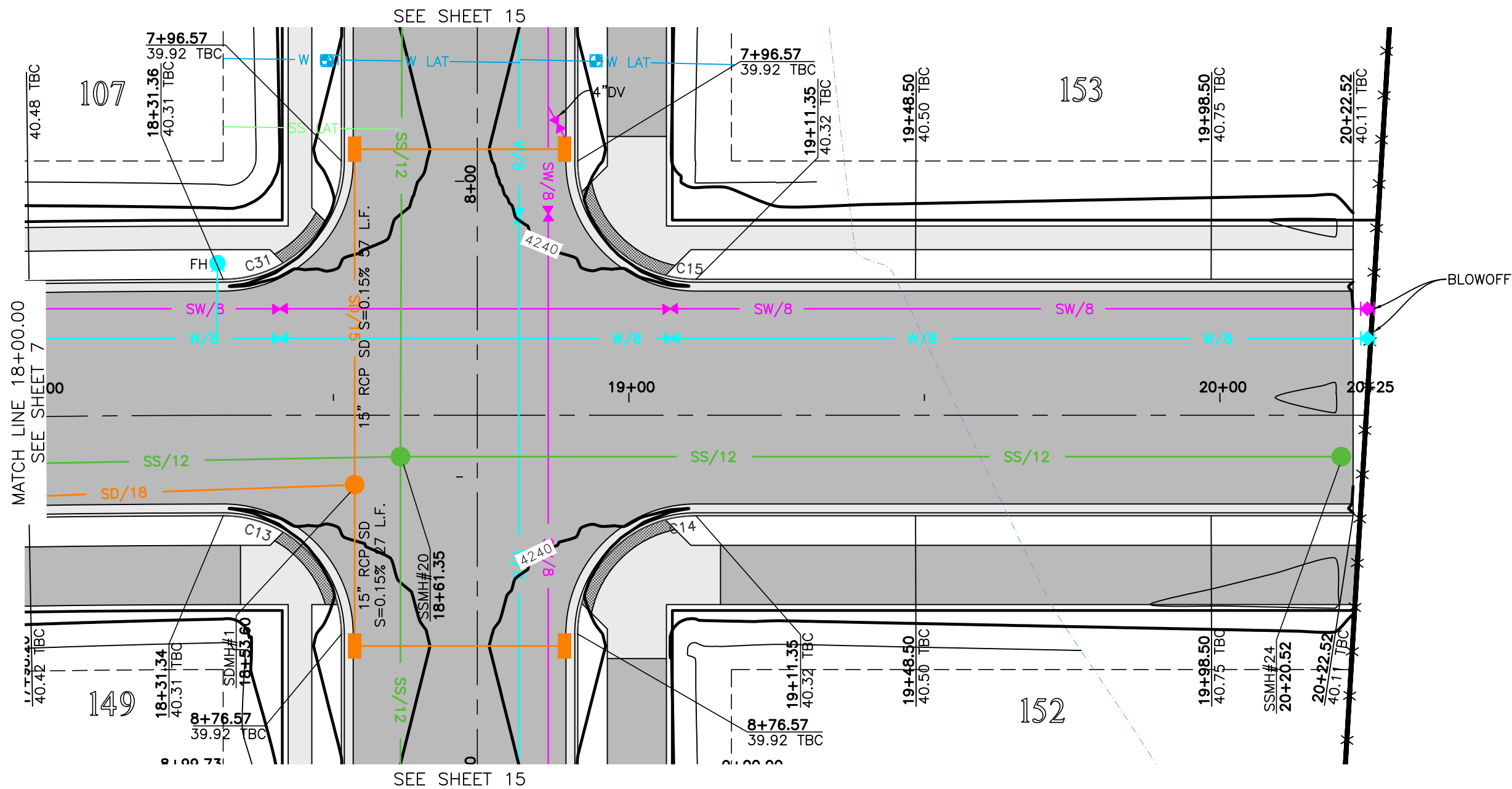
Designer: KENNETH H. HUNTER, P.E.

Drafter: C. KINGSLEY

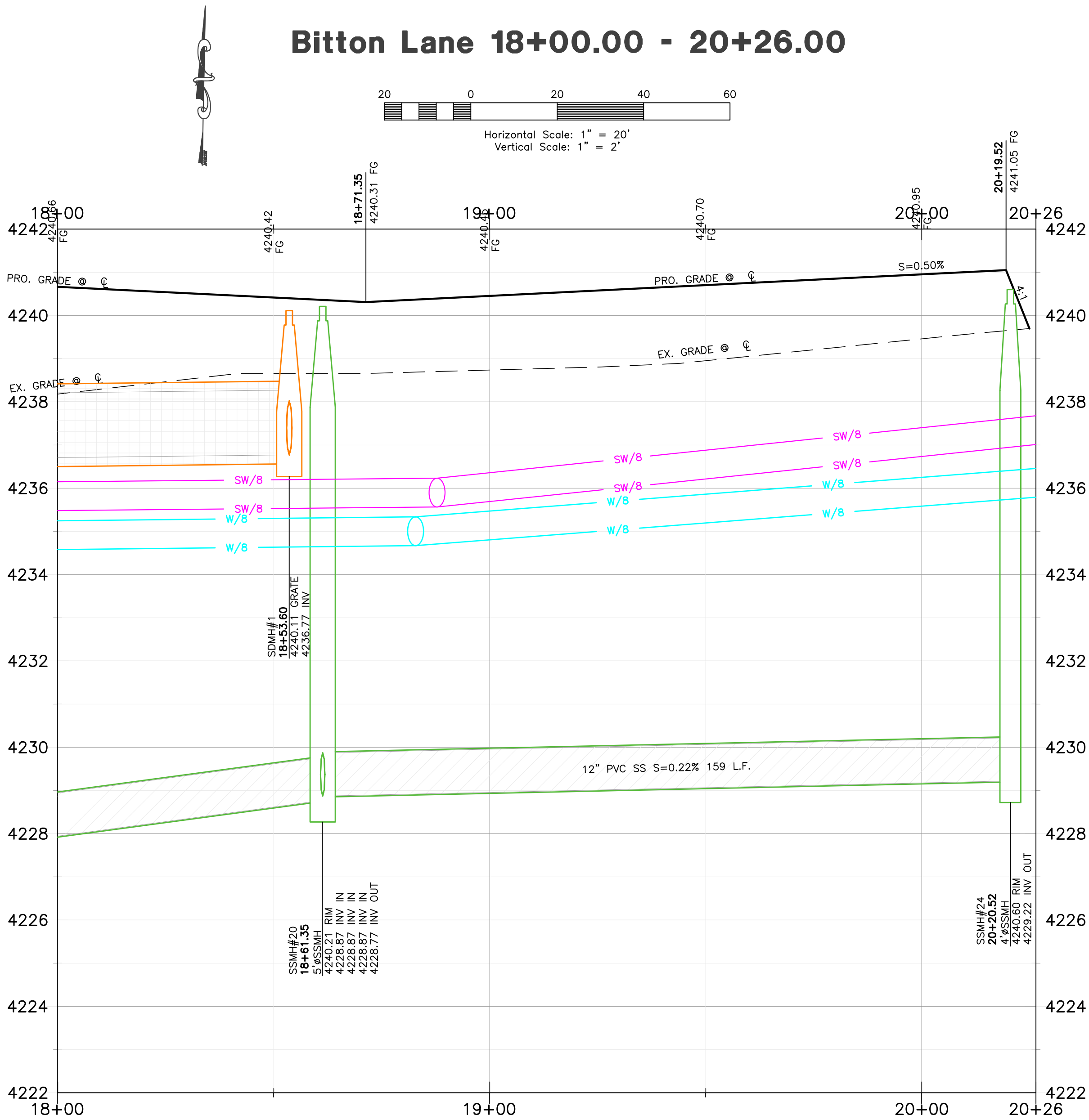
Begin Date: APRIL 2025

Name: BITTON ESTATES SUBDIVISION

Number: 6298-39



Bitton Lane 18+00.00 - 20+26.00



TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C13	90°00'00"	20.00'	31.42'	20.00'	N46°06'24"W	28.28'
C14	90°00'00"	20.00'	31.42'	20.00'	S43°53'36"W	28.28'
C15	90°00'00"	20.00'	31.42'	20.00'	S46°06'24"E	28.28'
C31	90°00'00"	20.00'	31.42'	20.00'	N43°53'36"E	28.28'

Key Map

NOT TO SCALE



Construction Notes:

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STORM DRAIN
SD/15 - 15" RCP CLASS III STORM DRAIN
SD/18 - 18" RCP CLASS III STORM DRAIN

SECONDARY WATER
SW/4 - 4" PVC C-900 DR-14 SECONDARY WATER LINE
SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE
SW/12 - 12" PVC C-900 DR-14 SECONDARY WATER LINE
SW LAT - 1" SECONDARY SERVICE LATERAL

SW INSTALLED PER PER HOOPER IRRIGATION COMPANY & COUNTY STANDARDS

IRRIGATION WATER
IRR/18 - 18" RCP CLASS III IRRIGATION PIPE

- NOTE:
- ALL CONSTRUCTION IS TO CONFORM TO THE COUNTY STANDARD DRAWINGS AND SPECIFICATIONS.
 - CONSTRUCT HANDICAP RAMP PER ADA AND COUNTY REQUIREMENTS.
 - PROVIDE 18" VERTICAL CLEARANCE FOR WATER OVER/UNDER SEWER.
 - WHEN STANDARD 18" VERTICAL CLEARANCE CAN NOT BE MAINTAINED FOR WATER LATERALS CROSSING SEWER MAINS, SEWER MAIN MUST BE SLEEVED 20' CENTERED AT CROSSING.
 - WHEN STANDARD 18" VERTICAL CLEARANCE CAN NOT BE MAINTAINED FOR SEWER LATERALS CROSSING WATER MAINS, SEWER LATERAL MUST BE SLEEVED 20' ON CENTER AT CROSSING.
 - DEPTH OF WATER TO BE 4' MIN. BELOW FINISHED GRADE.
 - ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.
 - PVC SLEEVES TO BE INSTALLED UNDER PATHWAY FOR SPRINKLER USE.
 - CONTRACTOR TO INSTALL ALL SLEEVES AS REQUIRED FOR THE RESIDENTIAL DEVELOPMENT.
 - CULINARY WATER MATERIALS AND INSTALLATION SHALL ADHERE TO TWWWD STANDARDS AND SPECIFICATIONS.

MINIMUM SLEEVE SIZE REQUIREMENT:
CASING 4" SEWER LATERAL = 8"x20" CENTERED AT CROSSING
CASING 8" SEWER MAIN = 12"x20" CENTERED AT CROSSING
CASING 12" SEWER MAIN = 16"x20" CENTERED AT CROSSING
CASING 8" WATER MAIN = 12"x20" CENTERED AT CROSSING

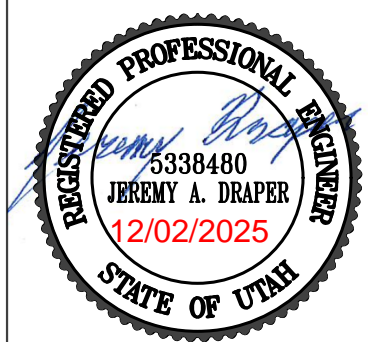


REVISIONS	DATE	DESCRIPTION
	05-23-25	CK Sewer Design
	05-28-25	CK Ped Crossings
	09-10-25	CK Ped Crossings
	10-21-25	CK Review Comments
	12-02-25	CK Review Comments

Bitton Estates
Improvement Plans

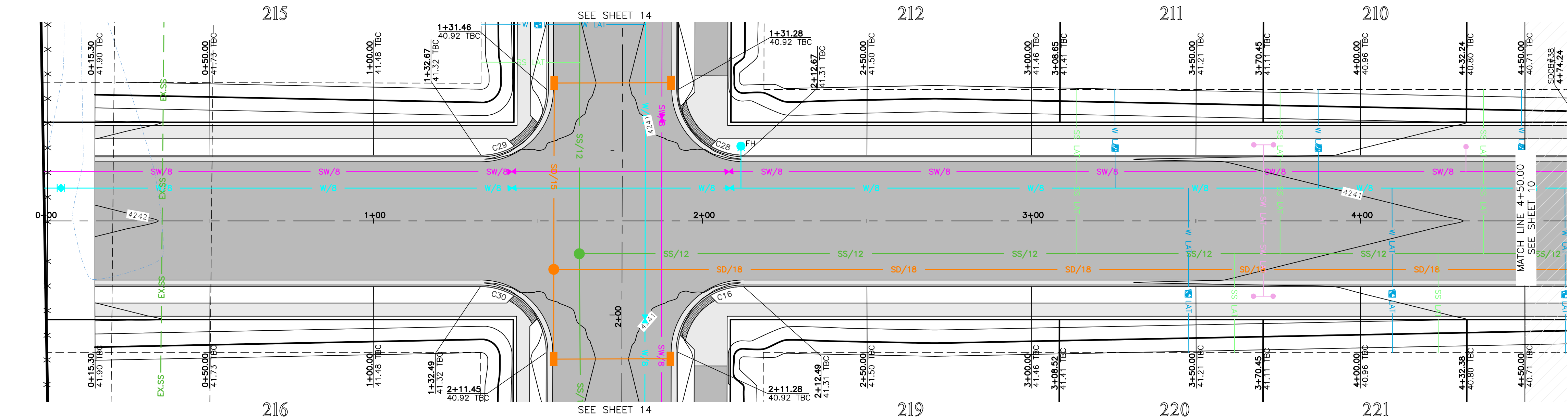
WEBER COUNTY, UTAH

Bitton Lane 18+00.00 - 20+26.00

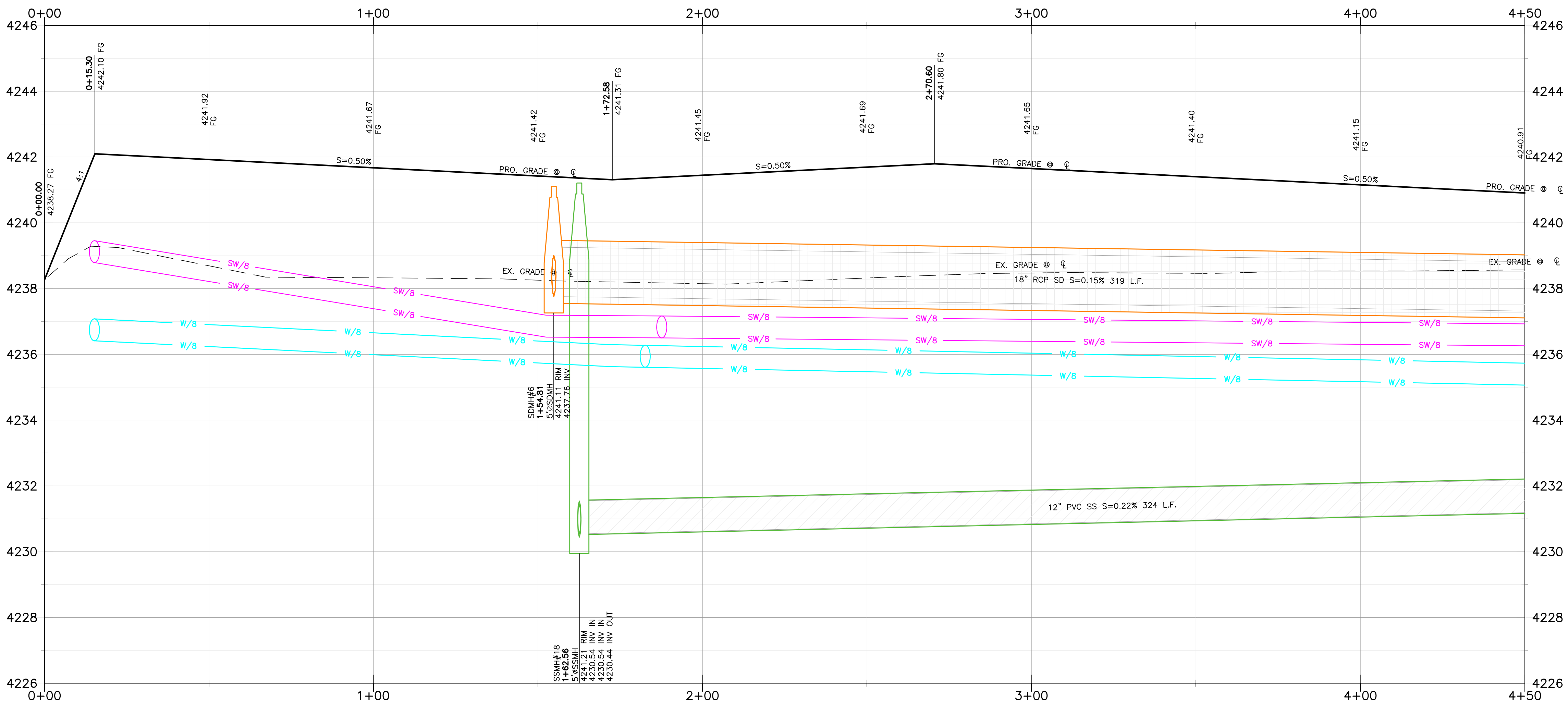
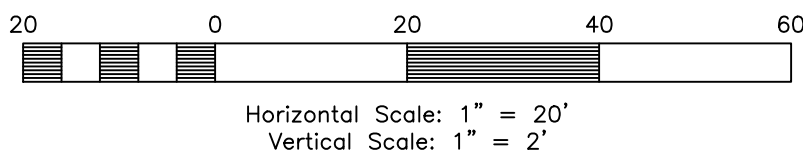


Project Info.
Designer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: APRIL 2025
Name: BITTON ESTATES SUBDIVISION
Number: 6298-39





Herrick Lane 0+00.00 - 4+50.00



Key Map

NOT TO SCALE



Construction Notes:

CULINARY WATER

NOTE: 4' MIN. COVER REQUIRED OVER CW LINES
W/8 - 8" PVC C900 DR-18 WATER LINE
W LAT - 1" SDR-9 POLY SERVICE LATERAL

SANITARY SEWER

SS/8 - 8" PVC SDR-35 SEWER LINE
SS/12 - 12" PVC SDR-35 SEWER LINE
SS LAT - 4" PVC SDR-35 SERVICE LATERAL

STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN
SD/18 - 18" RCP CLASS III STORM DRAIN

SECONDARY WATER

SW/4 - 4" PVC C-900 DR-14 SECONDARY WATER LINE
SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE
SW/12 - 12" PVC C-900 DR-14 SECONDARY WATER LINE
SW LAT - 1" SECONDARY SERVICE LATERAL

SW INSTALLED PER PER HOOPER IRRIGATION COMPANY & COUNTY STANDARDS

IRRIGATION WATER

IRR/18 - 18" RCP CLASS III IRRIGATION PIPE

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CASING 12" SEWER MAIN	= 16"x20" CENTERED AT CROSSING
CASING 8" WATER MAIN	= 12"x20" CENTERED AT CROSSING

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C16	89°52'17"	20.00'	31.37'	19.96'	S44°36'24"W	28.25'
C28	90°07'43"	20.00'	31.46'	20.04'	S45°23'36"E	28.32'
C29	89°52'17"	20.00'	31.37'	19.96'	N44°36'24"E	28.25'
C30	90°07'43"	20.00'	31.46'	20.04'	N45°23'36"W	28.32'



REVISIONS	DATE	DESCRIPTION
05-23-25	CK	Sewer Design
05-28-25	CK	Plan Crossings
09-10-25	CK	Plan Crossings
10-21-25	CK	Review Comments
12-02-25	CK	Review Comments

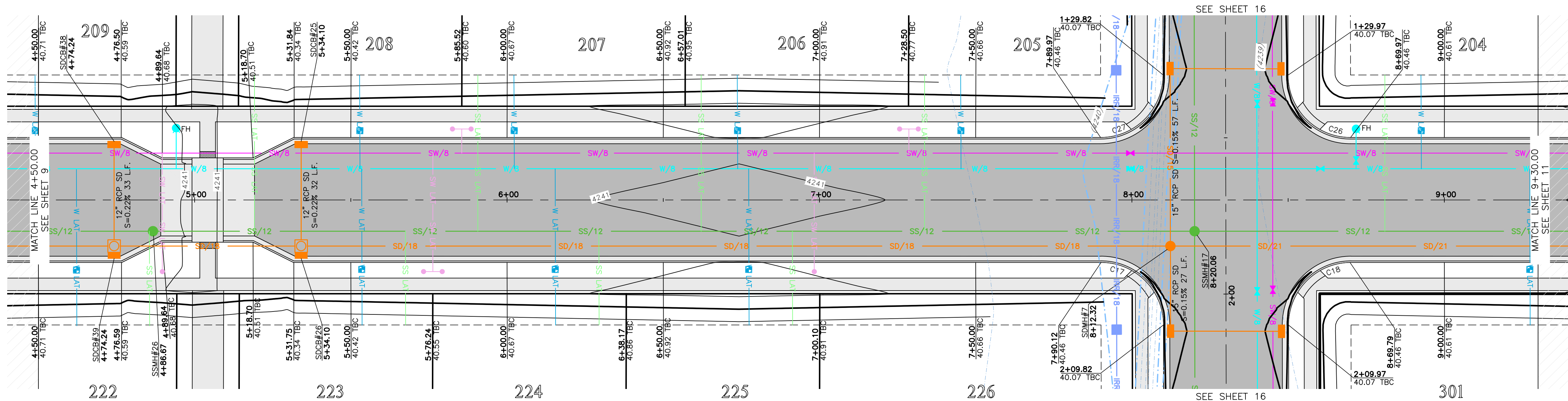
Bitton Estates Improvement Plans

WEBER COUNTY, UTAH

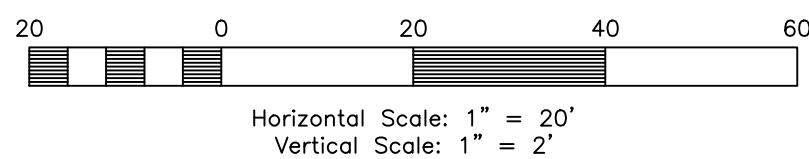
Herrick Lane 0+00.00 - 4+50.00



Project Info.
Designer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: APRIL 2025
Name: BITTON ESTATES SUBDIVISION
Number: 6298-39

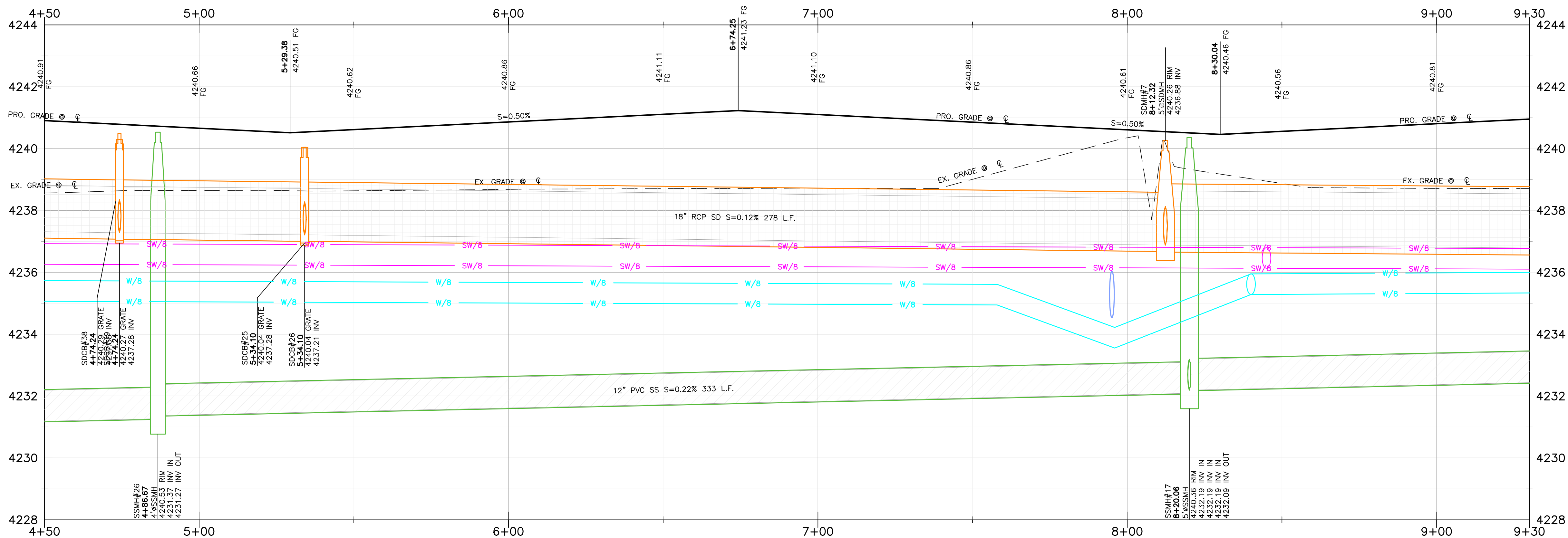


Herrick Lane 4+50.00 - 9+30.00



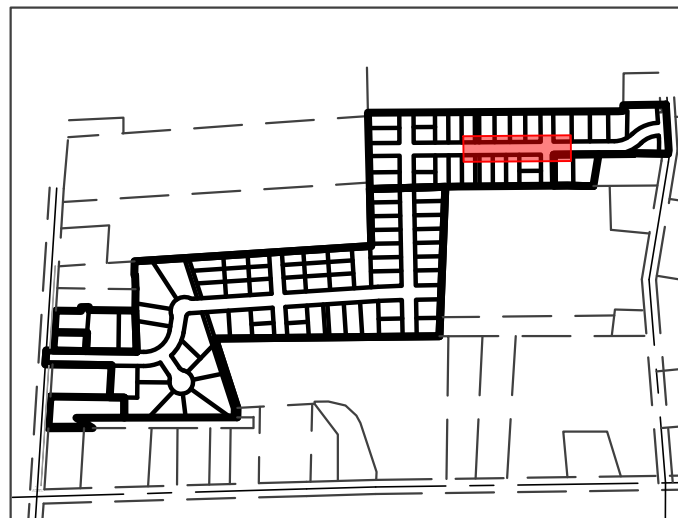
TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C17	89°53'24"	20.00'	31.38'	19.96'	N45°30'45"W	28.26'
C18	90°06'36"	20.00'	31.45'	20.04'	S44°29'15"W	28.31'
C26	89°53'24"	20.00'	31.38'	19.96'	S45°30'45"E	28.26'
C27	90°06'36"	20.00'	31.45'	20.04'	N44°29'15"E	28.31'



Key Map

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Construction Notes:

CULINARY WATER

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W LAT - 1" SDR-9 POLY SERVICE LATERAL

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IRR/18 - 18" RCP CLASS III IRRIGATION PIPE

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REVISIONS	DATE	DESCRIPTION
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12-02-25	CK	Review Comments

Bitton Estates Improvement Plans

WEBER COUNTY, UTAH

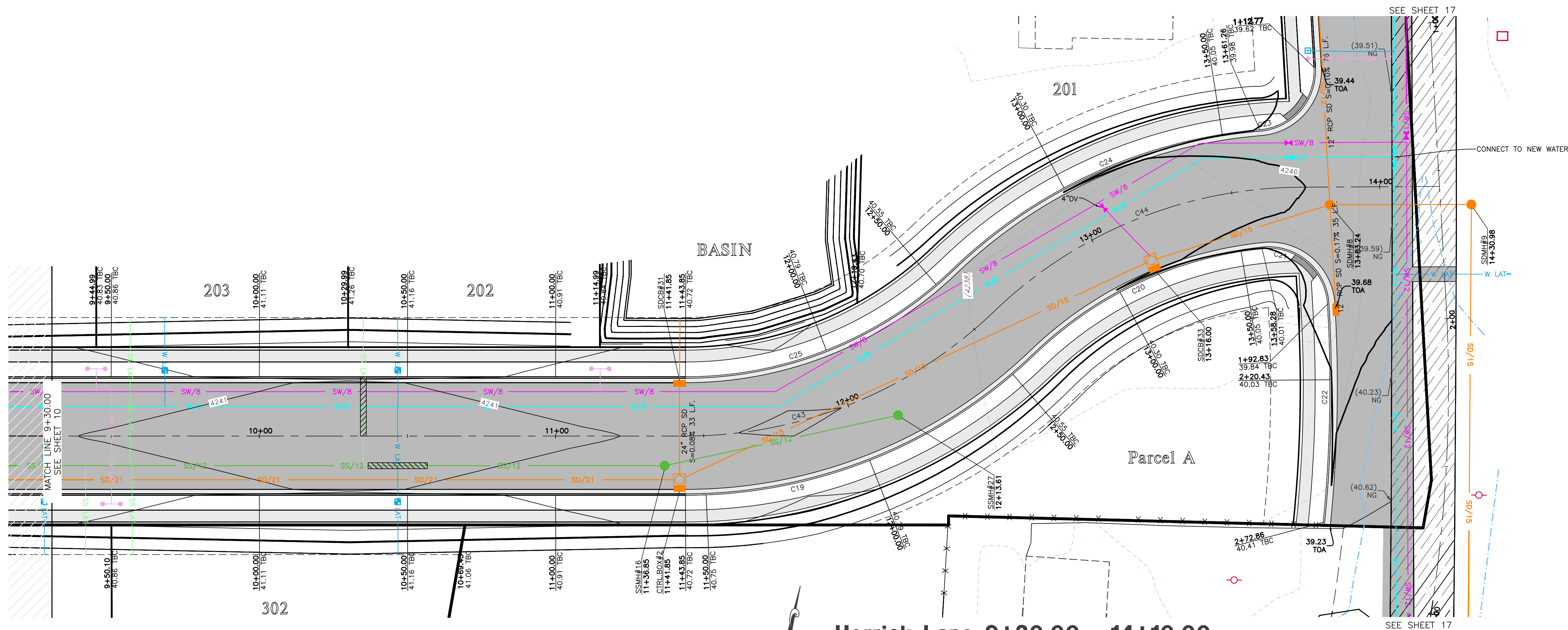
Herrick Lane 4+50.00 - 9+30.00



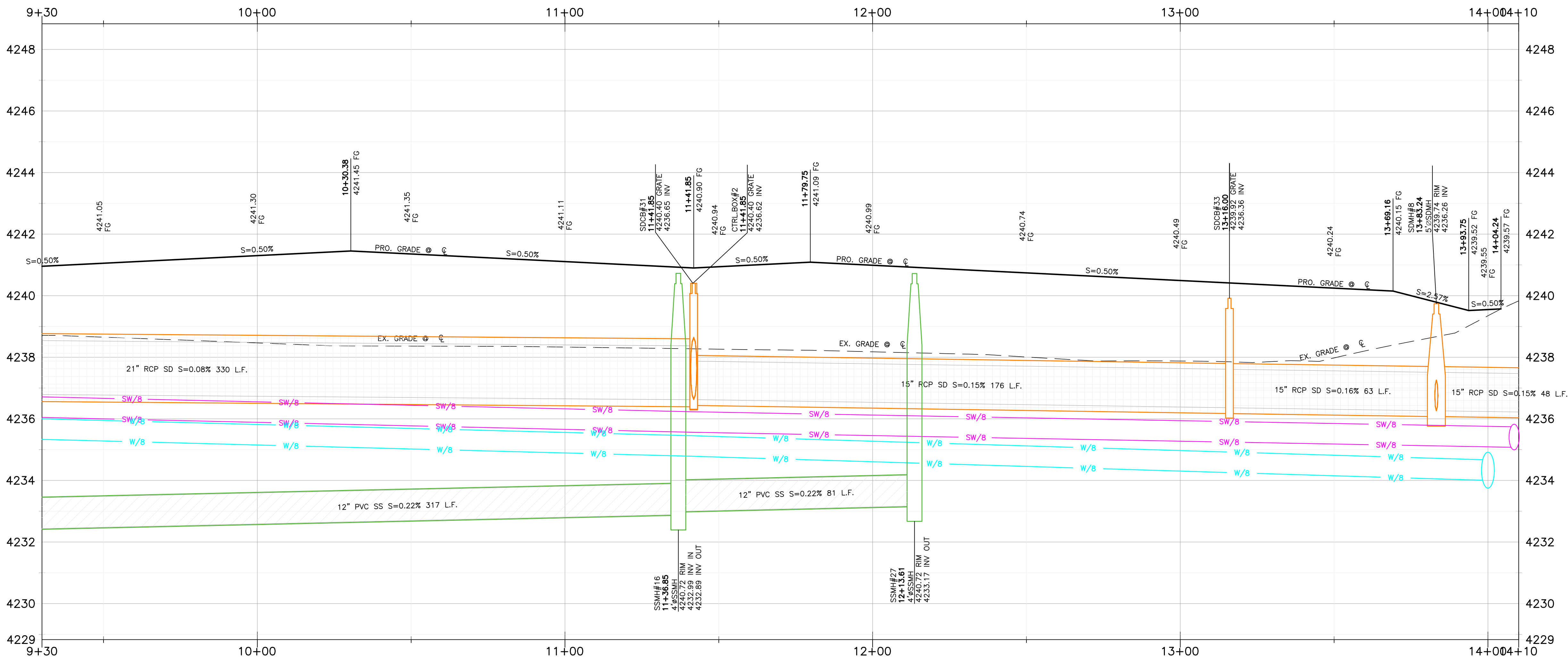
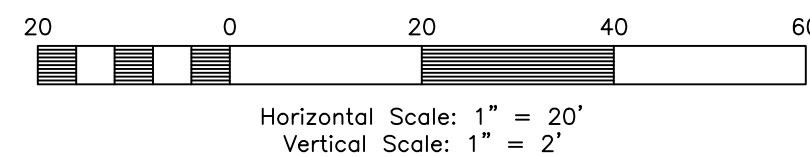
Project Info.

Designer:
KENNETH H. HUNTER, P.E.
Drafter:
C. KINGSLEY
Begin Date:
APRIL 2025
Name:
BITTON ESTATES
SUBDIVISION
Number: 6298-39



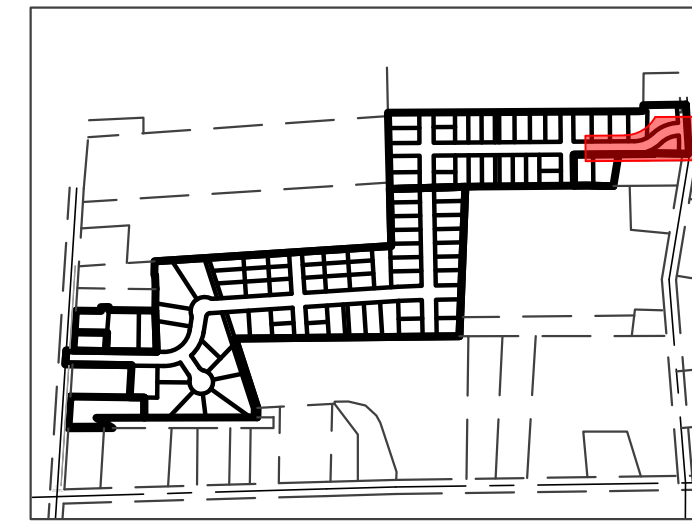


Herrick Lane 9+30.00 - 14+10.00



Key Map

NOT TO SCALE



Construction Notes:

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W/8 - 8" PVC C900 DR-18 WATER LINE
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SD/18 - 18" RCP CLASS III STORM DRAIN

SECONDARY WATER

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SW INSTALLED PER PER HOOPER IRRIGATION COMPANY & COUNTY STANDARDS

IRRIGATION WATER

IRR/18 - 18" RCP CLASS III IRRIGATION PIPE

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CASING 8" WATER MAIN	= 12"x20" CENTERED AT CROSSING

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C19	43°56'21"	170.00'	130.37'	68.58'	N67°34'22"E	127.20'
C20	37°57'59"	130.00'	86.14'	44.72'	S64°35'11"W	84.58'
C21	92°42'26"	20.00'	32.36'	20.97'	N50°04'37"W	28.94'
C22	9°12'16"	465.25'	74.74'	37.45'	N0°43'35"E	74.66'
C23	88°25'59"	20.00'	30.87'	19.46'	N40°29'36"E	27.89'
C24	39°06'24"	170.00'	116.03'	60.38'	S65°09'23"W	113.79'
C25	43°56'21"	130.00'	99.70'	52.44'	N67°34'22"E	97.27'

Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C43	43°56'21"	150.00'	115.03'	60.51'	N67°34'22"E	112.23'
C44	43°38'03"	150.00'	114.23'	60.05'	N67°25'13"E	111.49'



Know what's below.
Call before you dig.

Reeve & Associates, Inc.
19A
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 671-3100 www.reeve.co

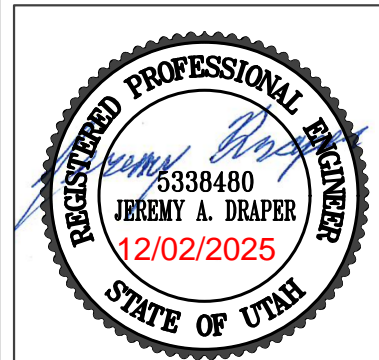
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	05-23-25	CK Sewer Design
	05-28-25	CK Ped Crossings
	09-10-25	CK Ped Crossings
	10-21-25	CK Review Comments
	12-02-25	CK Review Comments

Bitton Estates Improvement Plans

WEBER COUNTY, UTAH

Herrick Lane 9+30.00 - 14+10.00



Project Info.

Designer: KENNETH H. HUNTER, P.E.

Drafter: C. KINGSLEY

Begin Date: APRIL 2025

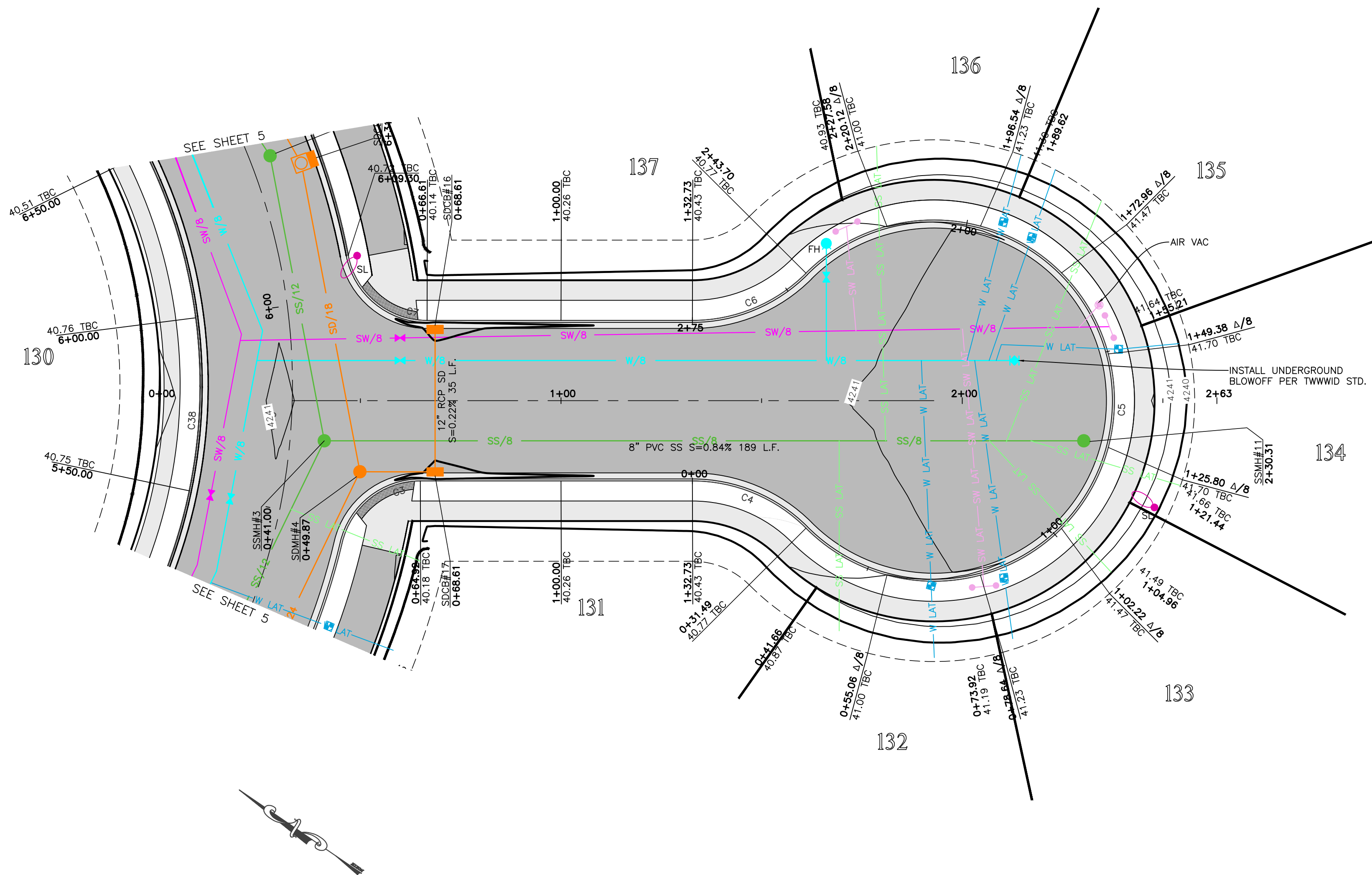
Name: BITTON ESTATES

SUBDIVISION

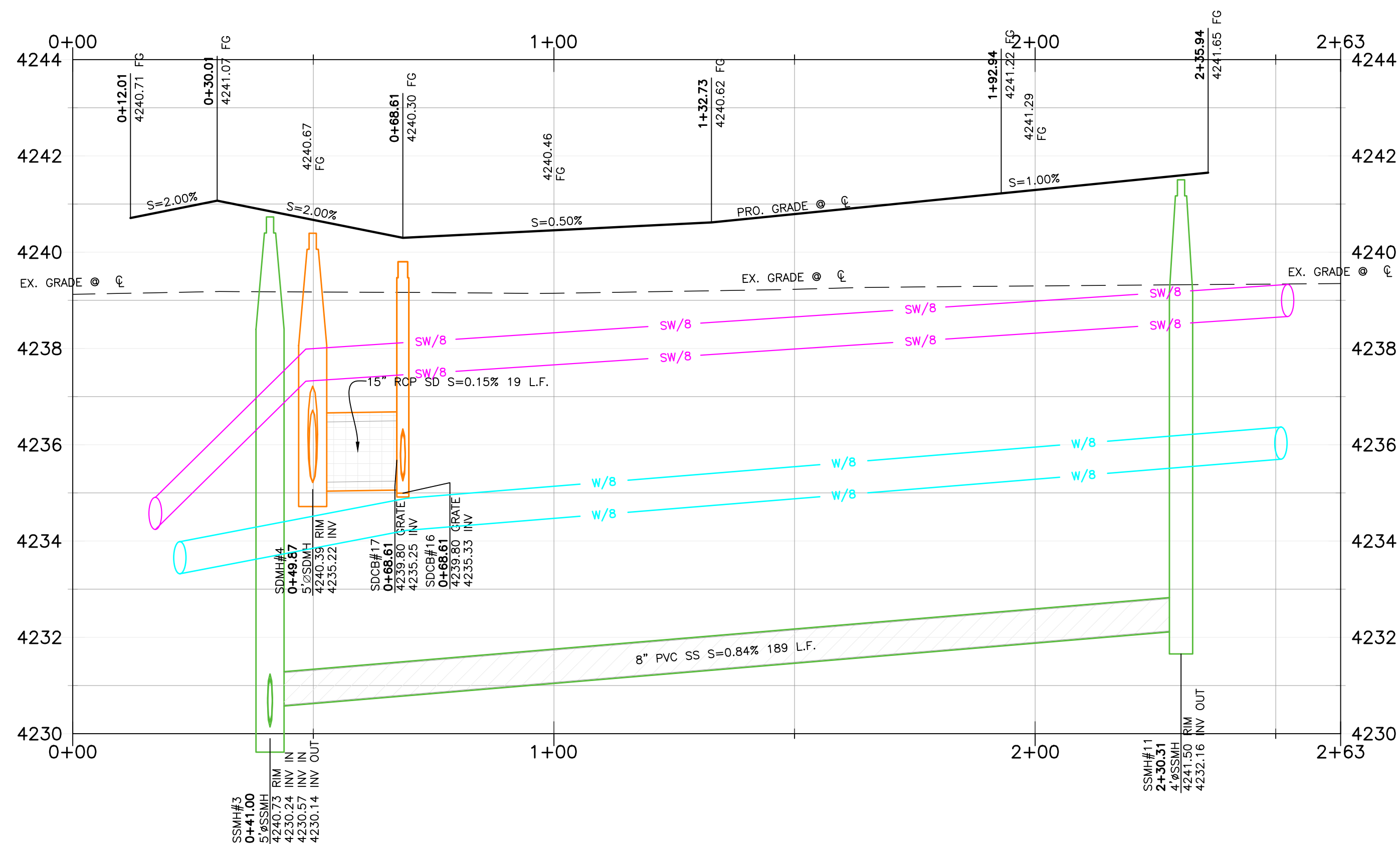
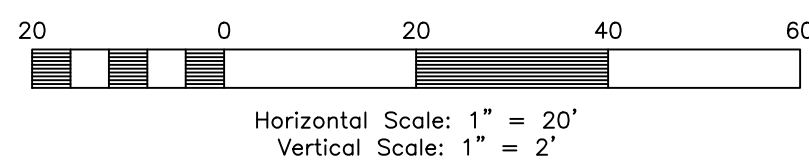
Number: 6298-39

11

33 Total Sheets



Sarah Circle 0+00.00 - 2+65.00



TBC Curve Data

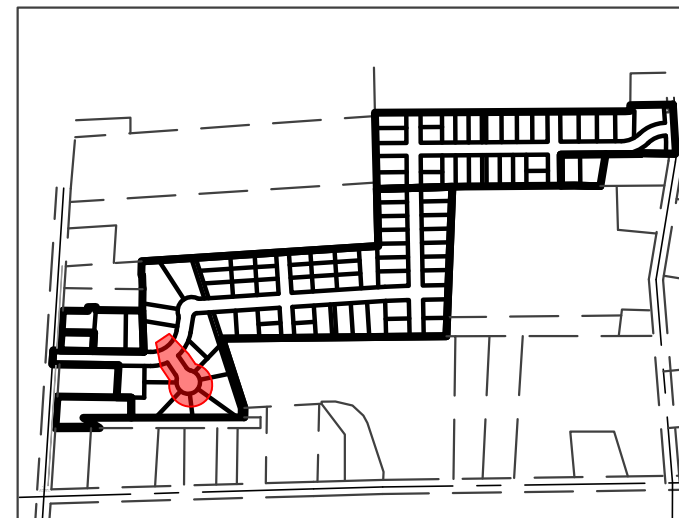
#	Delta	Radius	Length	Tangent	Chord	CH Length
C3	76°38'09"	20.00'	26.75'	15.81'	N72°39'10"W	24.80'
C4	45°05'57"	40.00'	31.49'	16.61'	N11°47'07"W	30.68'
C5	270°11'54"	45.00'	212.21'	44.84'	N55°39'54"E	63.53'
C6	45°05'57"	40.00'	31.49'	16.61'	S56°53'04"E	30.68'
C7	79°03'08"	20.00'	27.59'	16.50'	S5°11'28"W	25.46'
C38	81°29'24"	130.00'	184.89'	112.00'	N50°03'04"E	169.70'

Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C40	81°29'24"	150.00'	213.34'	129.23'	N50°03'04"E	195.81'

Key Map

NOT TO SCALE



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SD/18 - 18" RCP CLASS III STORM DRAIN

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05-23-25	CK	Sewer Design
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Bitton Estates
Improvement Plans
WEBER COUNTY, UTAH

Sarah Circle 0+00.00 - 2+65.00



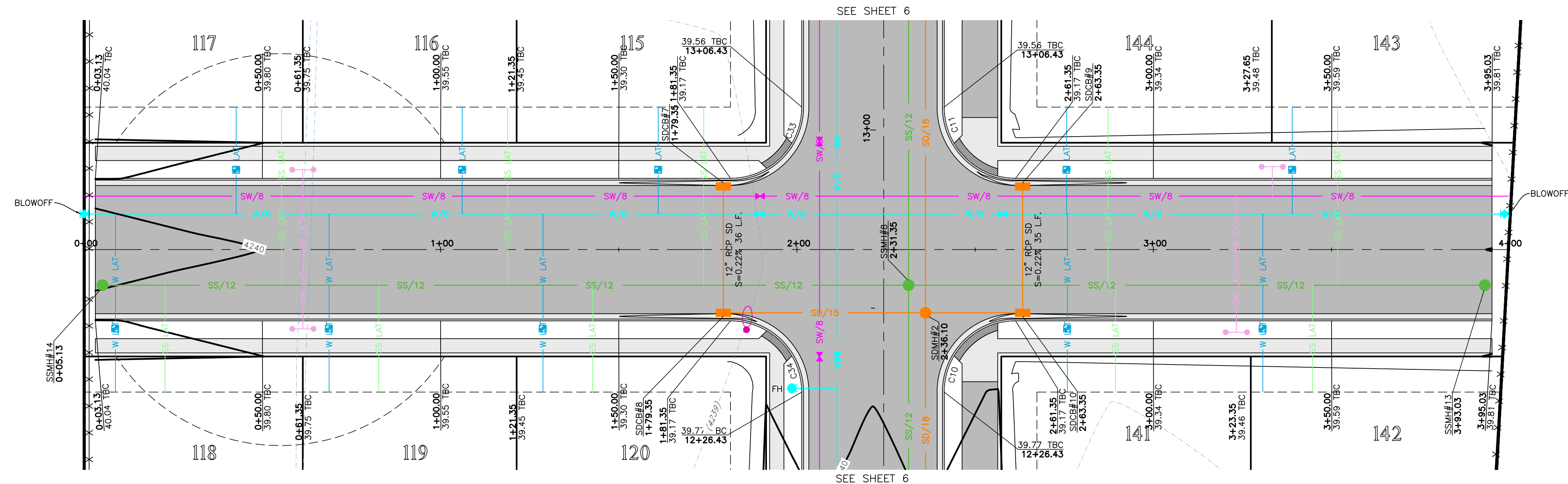
Project Info.

Designer:
KENNETH H. HUNTER, P.E.
Drafter:
C. KINGSLEY
Begin Date:
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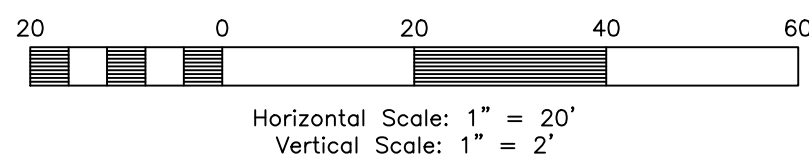


Know what's below.
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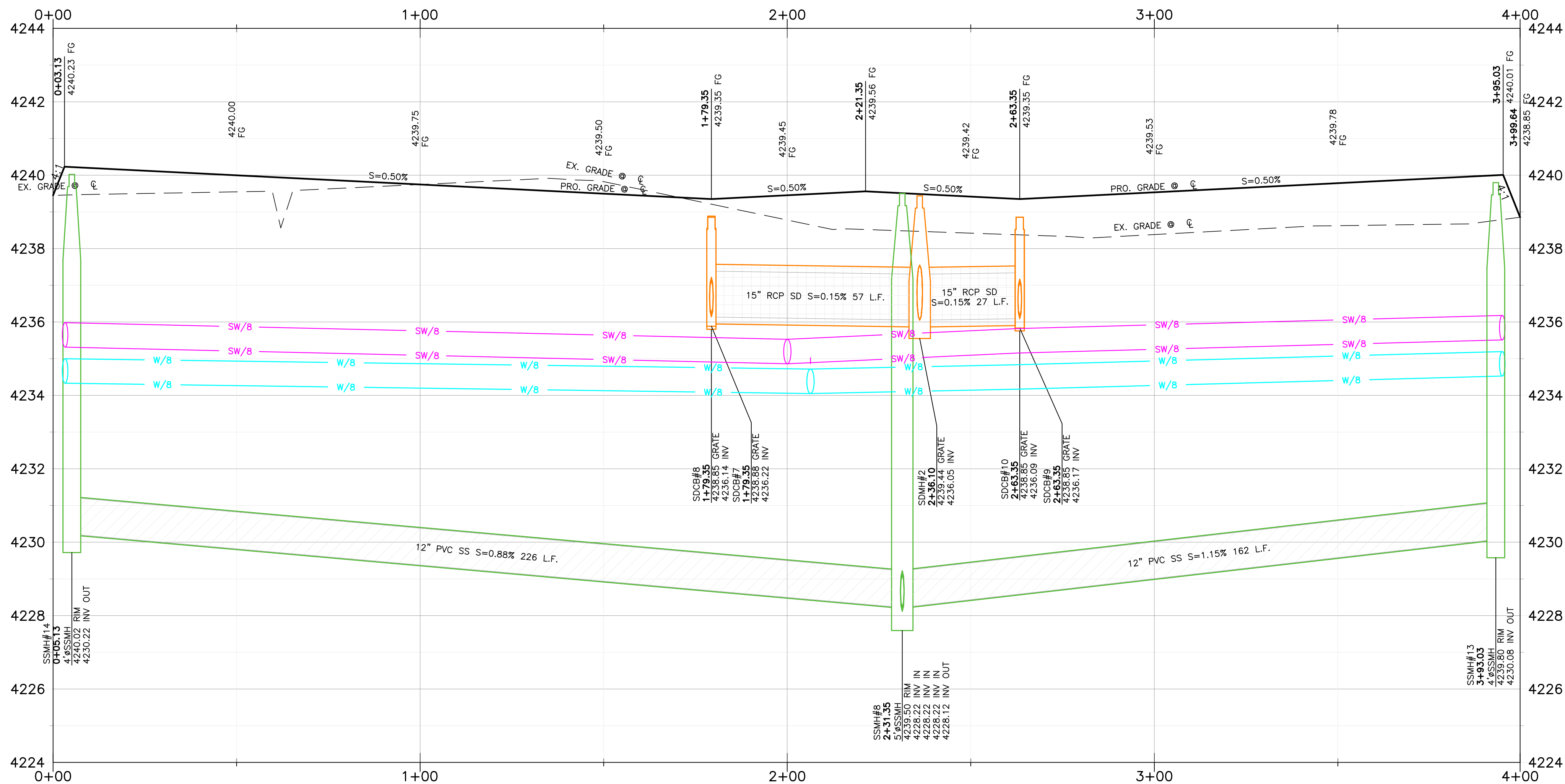
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33 Total Sheets



Rebecca Road 0+00.00 - 4+00.00

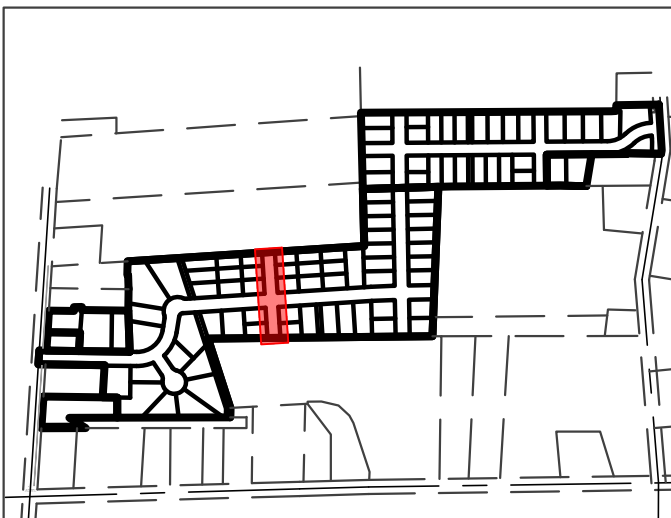


#	Delta	Radius	Length	Tangent	Chord	CH Length
C10	90°00'00"	20.00'	31.42'	20.00'	N48°42'06"W	28.28'
C11	90°00'00"	20.00'	31.42'	20.00'	S41°17'54"W	28.28'
C33	90°00'00"	20.00'	31.42'	20.00'	S48°42'06"E	28.28'
C34	90°00'00"	20.00'	31.42'	20.00'	N41°17'54"E	28.28'



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IRR/18 -18" RCP CLASS III IRRIGATION PIPE

- NOTE:**
- ALL CONSTRUCTION IS TO CONFORM TO THE COUNTY STANDARD DRAWINGS AND SPECIFICATIONS.
 - CONSTRUCT HANDICAP RAMP PER ADA AND COUNTY REQUIREMENTS.
 - PROVIDE 18" VERTICAL CLEARANCE FOR WATER OVER/UNDER SEWER.
 - WHEN STANDARD 18" VERTICAL CLEARANCE CAN NOT BE MAINTAINED FOR WATER LATERALS CROSSING SEWER MAINS, SEWER MAIN MUST BE SLEEVED 20" CENTERED AT CROSSING.
 - WHEN STANDARD 18" VERTICAL CLEARANCE CAN NOT BE MAINTAINED FOR SEWER LATERALS CROSSING WATER MAINS, SEWER LATERAL MUST BE SLEEVED 20" ON CENTER AT CROSSING.
 - DEPTH OF WATER TO BE 4' MIN. BELOW FINISHED GRADE.
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 - PVC SLEEVES TO BE INSTALLED UNDER PATHWAY FOR SPRINKLER USE.
 - CONTRACTOR TO INSTALL ALL SLEEVES AS REQUIRED FOR THE RESIDENTIAL DEVELOPMENT.
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MINIMUM SLEEVE SIZE REQUIREMENT:
CASING 4" SEWER LATERAL = 8"x20" CENTERED AT CROSSING
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CASING 12" SEWER MAIN = 16"x20" CENTERED AT CROSSING
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DATE	DESCRIPTION
05-23-25	CK Sewer Design
05-28-25	CK Ped Crossings
09-10-25	CK Ped Crossings
10-21-25	CK Review Comments
12-02-25	CK Review Comments

Bitton Estates Improvement Plans

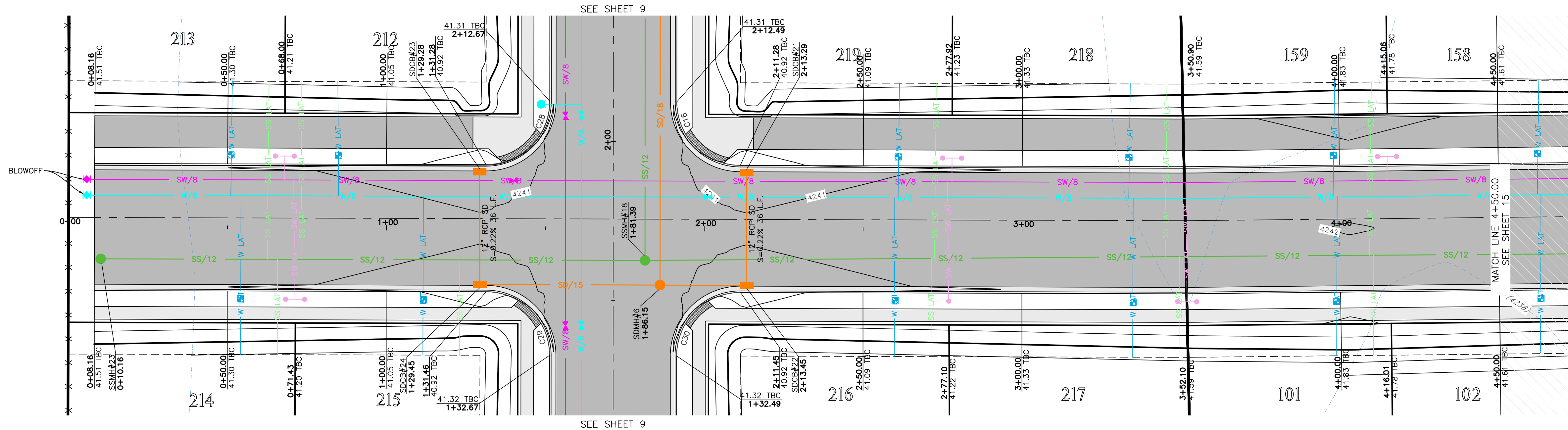
WEBER COUNTY, UTAH

Rebecca Road 0+00.00 - 4+00.00

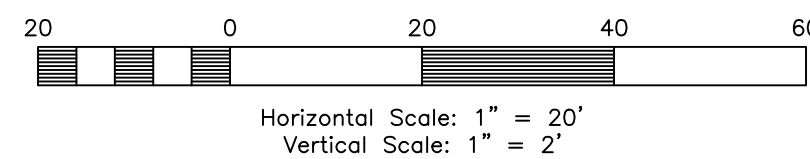


Project Info.
Designer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: APRIL 2025
Name: BITTON ESTATES SUBDIVISION
Number: 6298-39





Dee Street 0+00.00 - 4+50.00



TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C16	89°52'17"	20.00'	31.37'	19.96'	S44°36'24"W	28.25'
C28	90°07'43"	20.00'	31.46'	20.04'	S45°23'36"E	28.32'
C29	89°52'17"	20.00'	31.37'	19.96'	N44°36'24"E	28.25'
C30	90°07'43"	20.00'	31.46'	20.04'	N45°23'36"W	28.32'

Key Map

NOT TO SCALE



Construction Notes:

CULINARY WATER

NOTE: 4' MIN. COVER REQUIRED OVER CW LINES
W/8 - 8" PVC C900 DR-18 WATER LINE
W LAT - 1" SDR-9 POLY SERVICE LATERAL

SANITARY SEWER

SS/8 - 8" PVC SDR-35 SEWER LINE
SS/12 - 12" PVC SDR-35 SEWER LINE
SS LAT - 4" PVC SDR-35 SERVICE LATERAL

STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN
SD/18 - 18" RCP CLASS III STORM DRAIN

SECONDARY WATER

SW/4 - 4" PVC C-900 DR-14 SECONDARY WATER LINE
SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE
SW/12 - 12" PVC C-900 DR-14 SECONDARY WATER LINE
SW LAT - 1" SECONDARY SERVICE LATERAL

SW INSTALLED PER PER HOOPER IRRIGATION COMPANY & COUNTY STANDARDS

IRRIGATION WATER

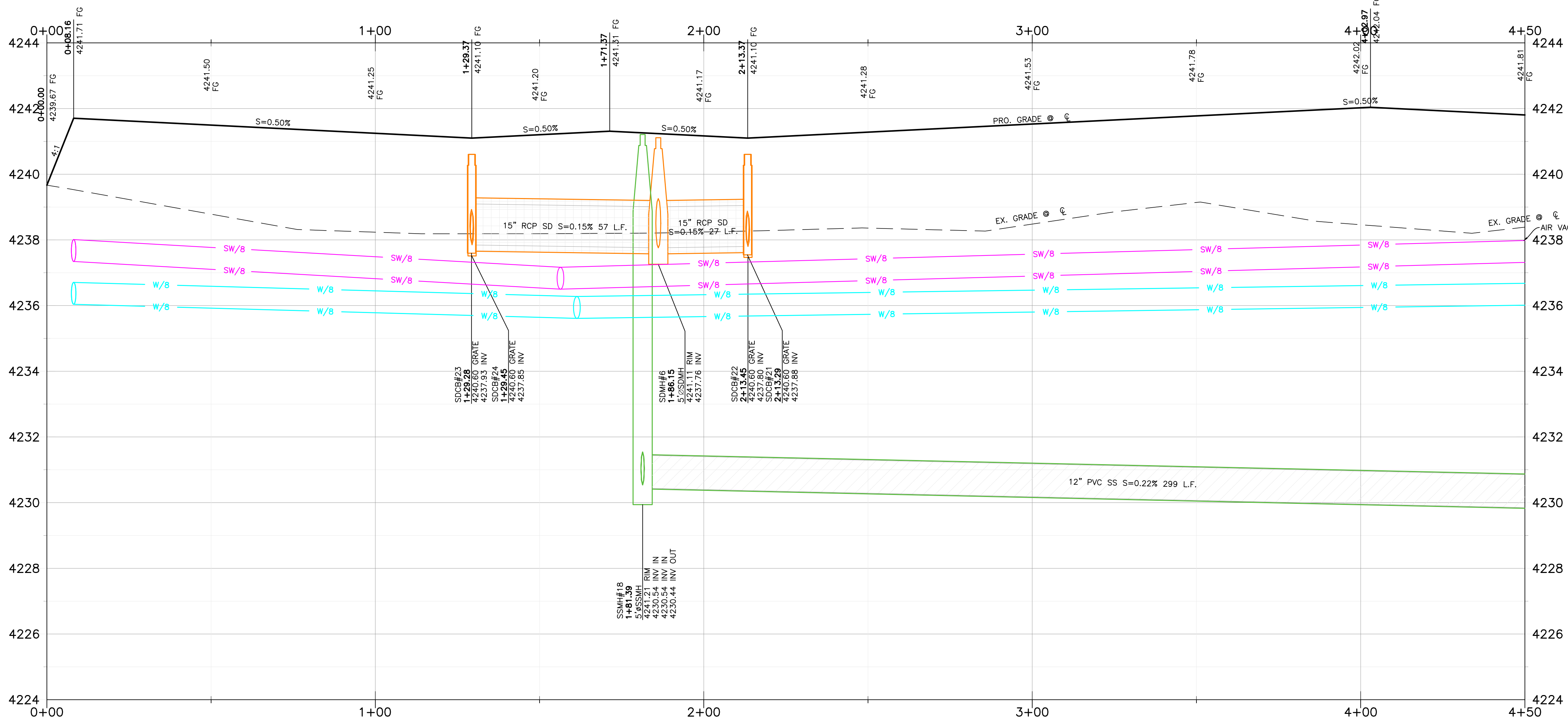
IRR/18 - 18" RCP CLASS III IRRIGATION PIPE

NOTE:

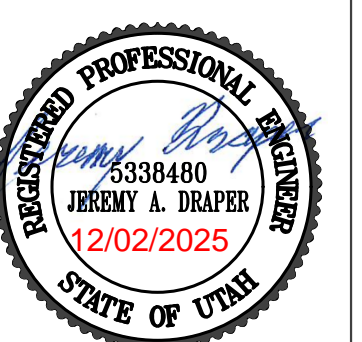
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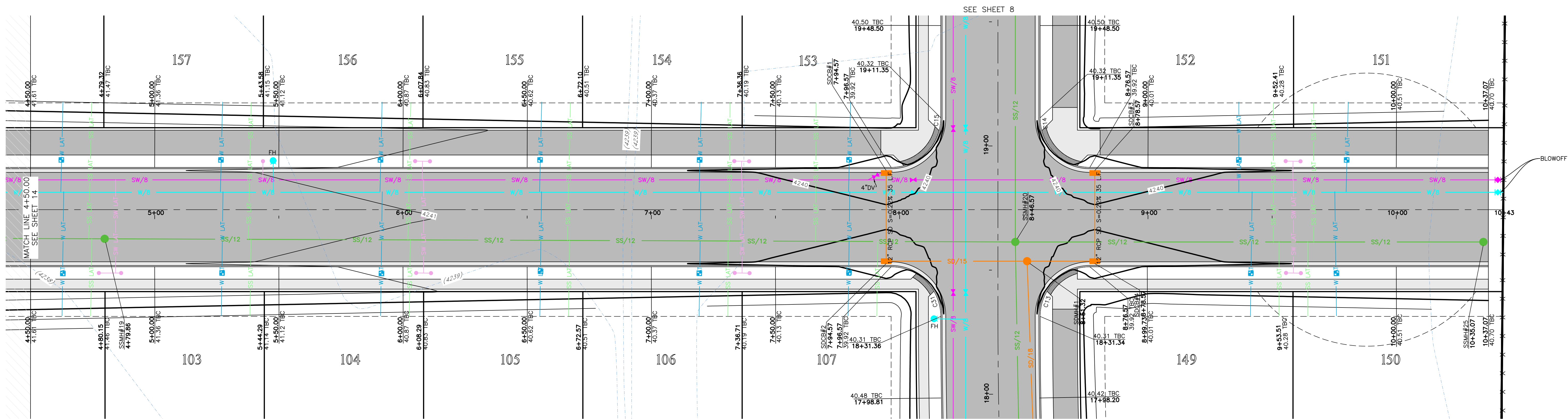
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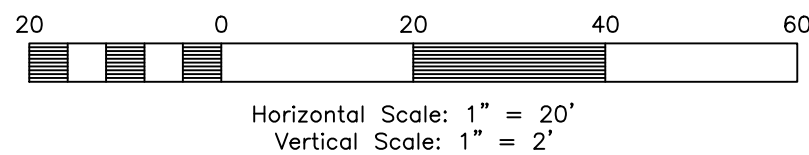
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Drafter:
C. KINGSLEY
Begin Date:
APRIL 2025
Name:
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Number: 6298-39



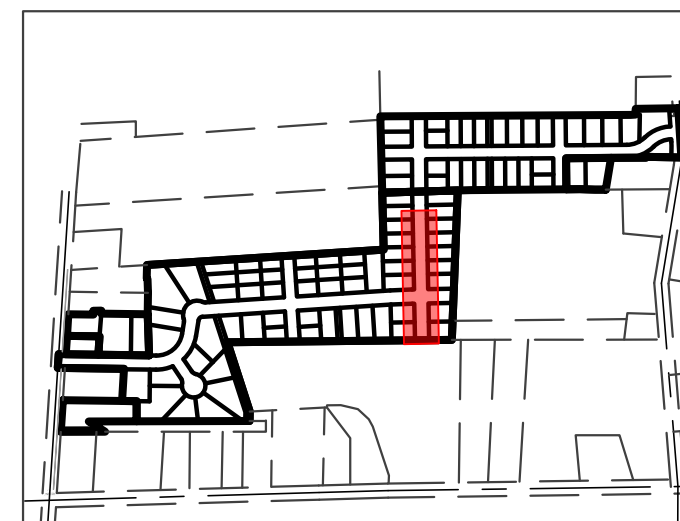


Dee Street 4+50.00 - 10+50.00

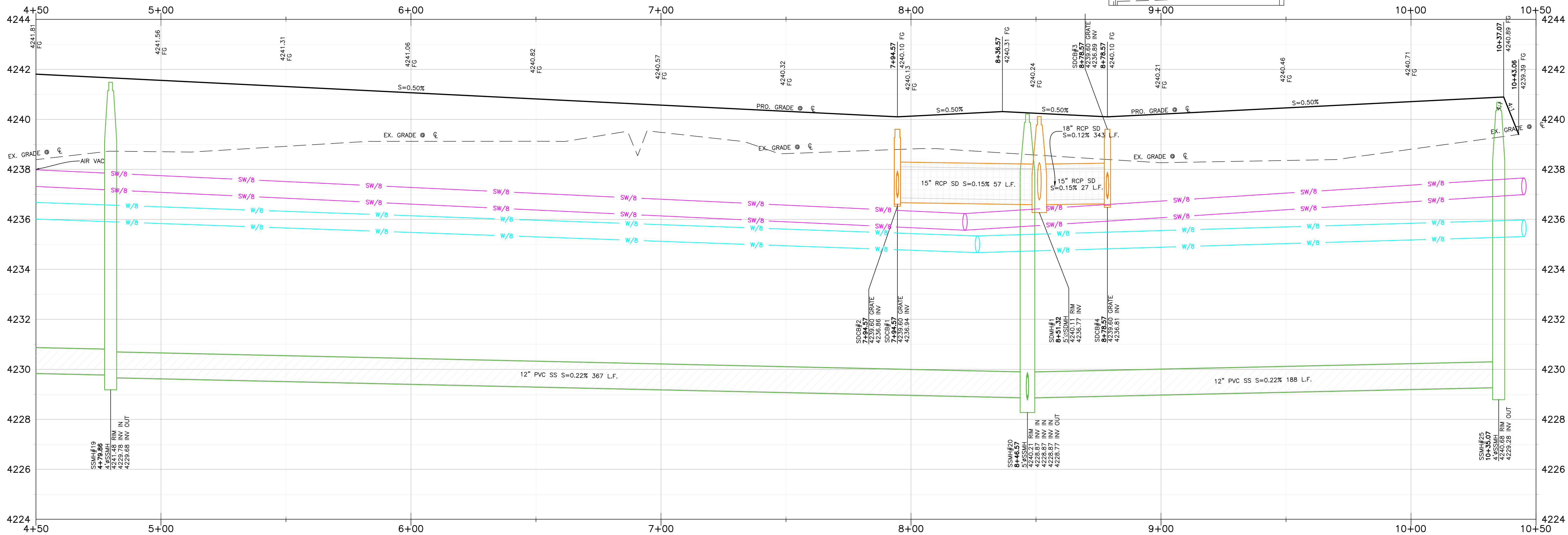


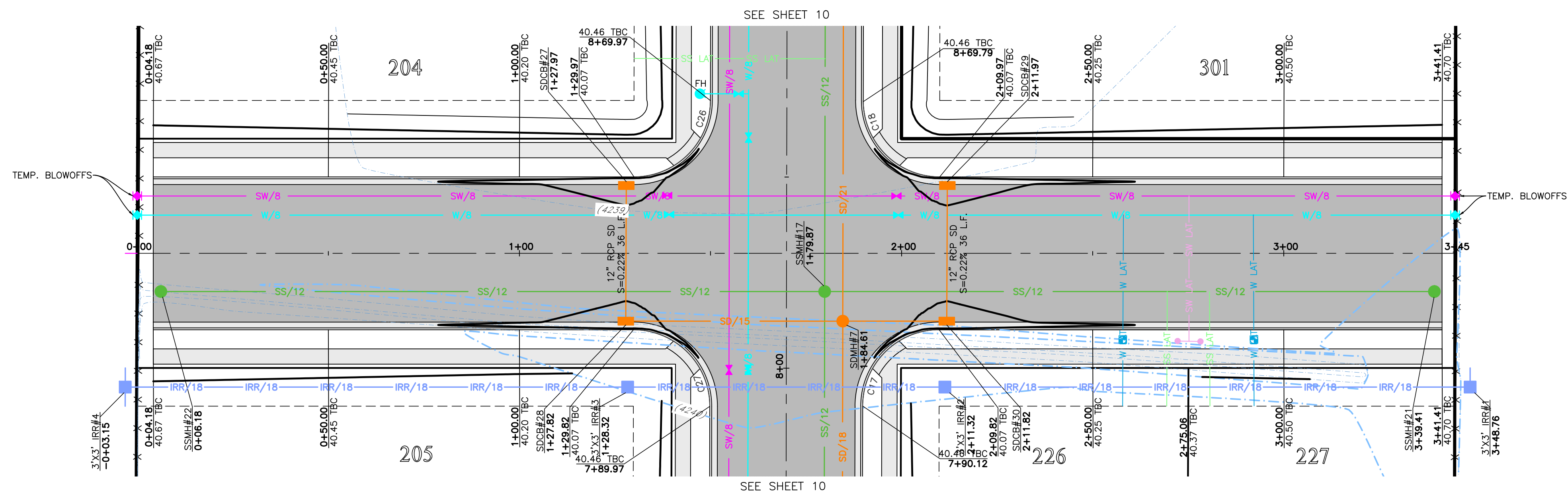
TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C13	90°00'00"	20.00'	31.42'	20.00'	N46°06'24"W	28.28'
C14	90°00'00"	20.00'	31.42'	20.00'	S43°53'36"W	28.28'
C15	90°00'00"	20.00'	31.42'	20.00'	S46°06'24"E	28.28'
C31	90°00'00"	20.00'	31.42'	20.00'	N43°53'36"E	28.28'

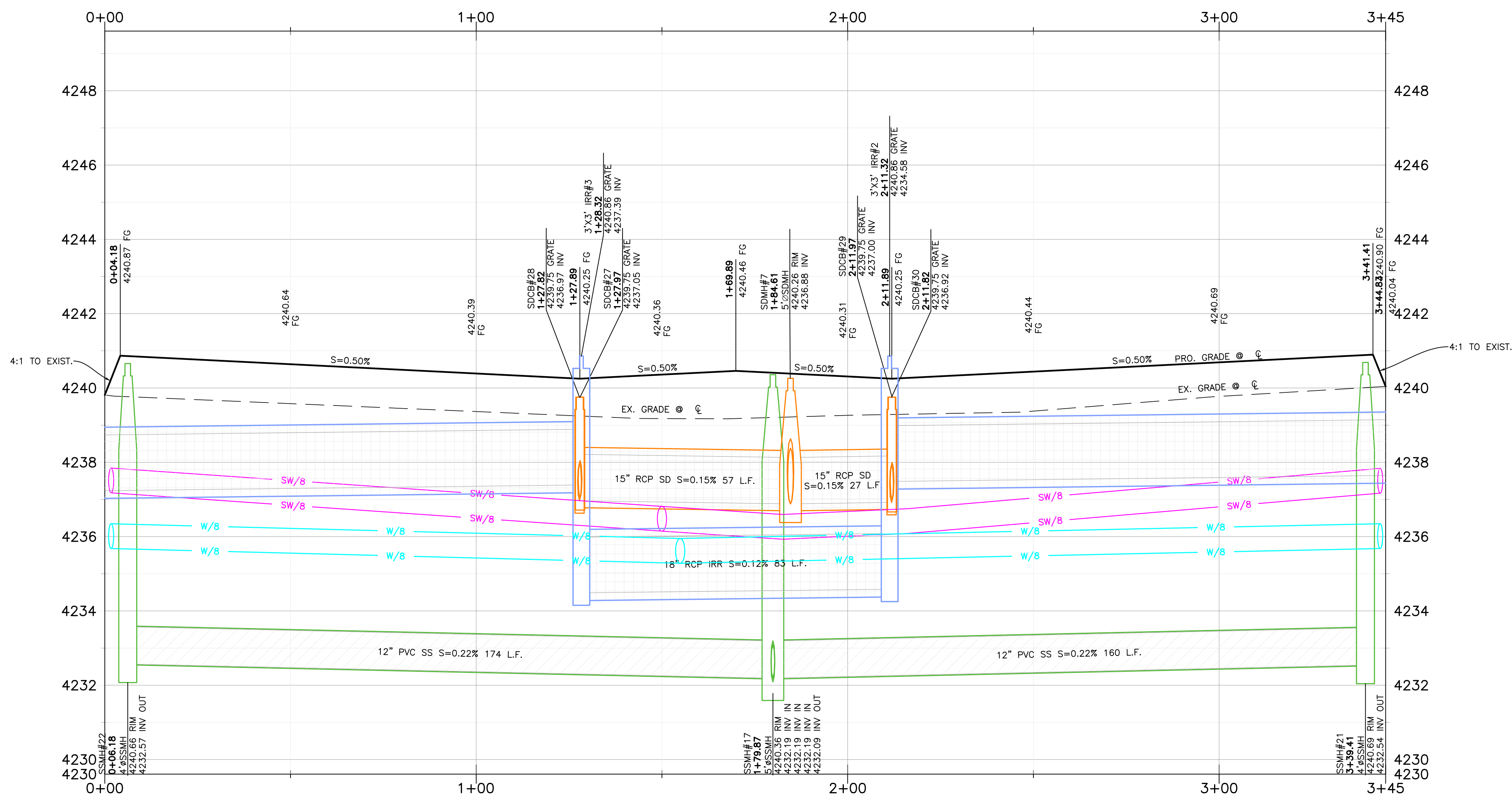
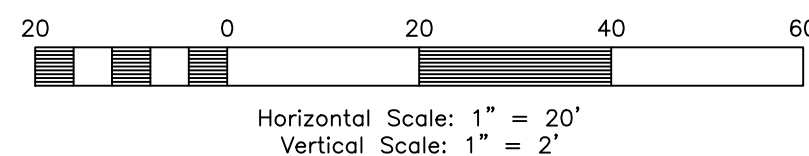


Key Map
NOT TO SCALE





Leroy Road 0+00.00 - 3+45.00



TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C17	89°53'24"	20.00'	31.38'	19.96'	N45°30'45"W	28.26'
C18	90°06'36"	20.00'	31.45'	20.04'	S44°29'15"W	28.31'
C26	89°53'24"	20.00'	31.38'	19.96'	S45°30'45"E	28.26'
C27	90°06'36"	20.00'	31.45'	20.04'	N44°29'15"E	28.31'

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SANITARY SEWER

SS/8 - 8" PVC SDR-35 SEWER LINE
SS/12 - 12" PVC SDR-35 SEWER LINE
SS LAT - 4" PVC SDR-35 SERVICE LATERAL

STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN
SD/18 - 18" RCP CLASS III STORM DRAIN

SECONDARY WATER

SW/4 - 4" PVC C-900 DR-14 SECONDARY WATER LINE
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SW INSTALLED PER PER HOOPER IRRIGATION COMPANY & COUNTY STANDARDS

IRRIGATION WATER

IRR/18 - 18" RCP CLASS III IRRIGATION PIPE

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REVISIONS	DATE	DESCRIPTION
05-23-25	CK	Sewer Design
05-28-25	CK	Red Crossings
09-10-25	CK	Red Crossings
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12-02-25	CK	Review Comments

Bitton Estates
Improvement Plans
WEBER COUNTY, UTAH

Leroy Road 0+00.00 - 3+45.00

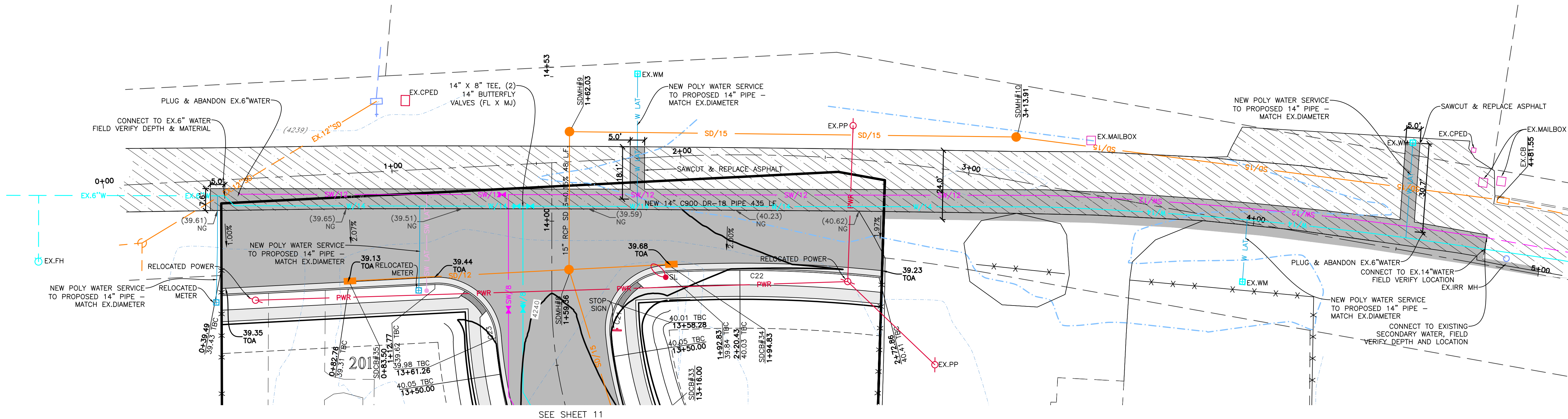


Project Info.

Designer:
KENNETH H. HUNTER, P.E.
Drafted:
C. KINGSLEY
Begin Date:
APRIL 2025
Name:
BITTON ESTATES
SUBDIVISION
Number: 6298-39

16

33 Total Sheets



3600 West Street 0+00.00 - 5+00.00

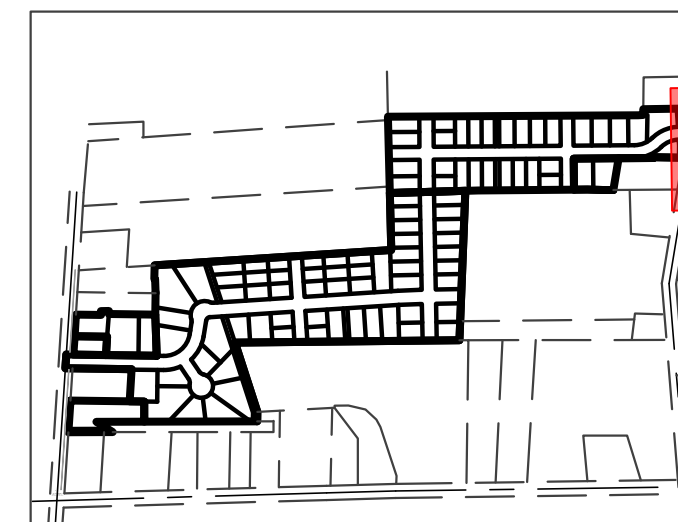


TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C21	92°42'26"	20.00'	32.36'	20.97'	N50°04'37"W	28.94'
C22	9°12'16"	465.25'	74.74'	37.45'	N0°43'35"E	74.66'
C23	88°25'59"	20.00'	30.87'	19.46'	N40°29'36"E	27.89'

Key Map

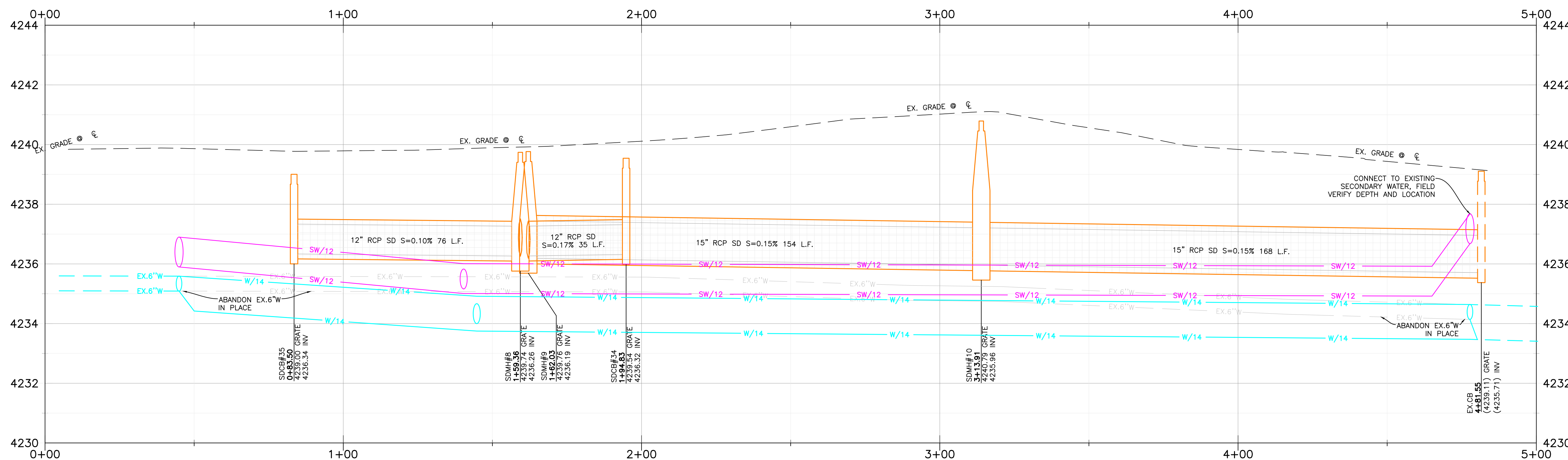
NOT TO SCALE



Construction Notes:

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SW INSTALLED PER PER HOOPER IRRIGATION COMPANY & COUNTY STANDARDS
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IRR/18 - 18" RCP CLASS III IRRIGATION PIPE

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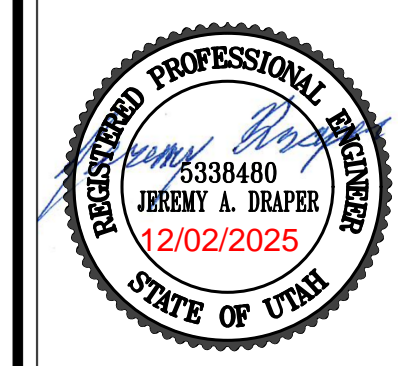
Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 671-3100 www.reeve.co

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

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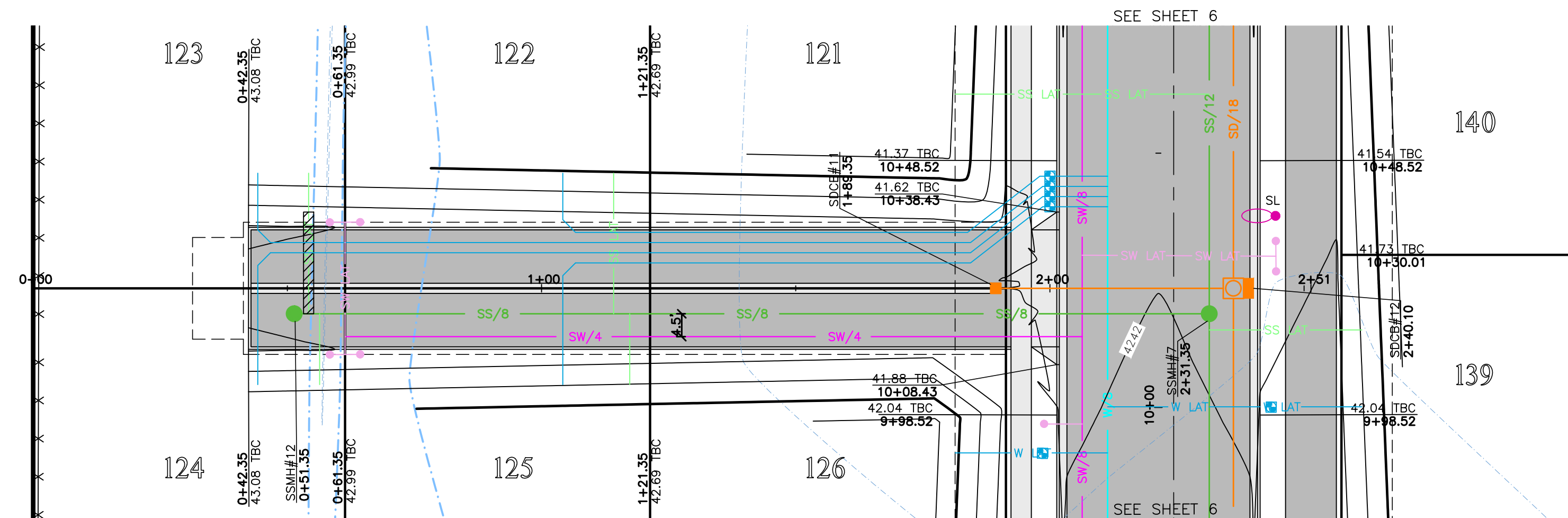
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WEBER COUNTY, UTAH

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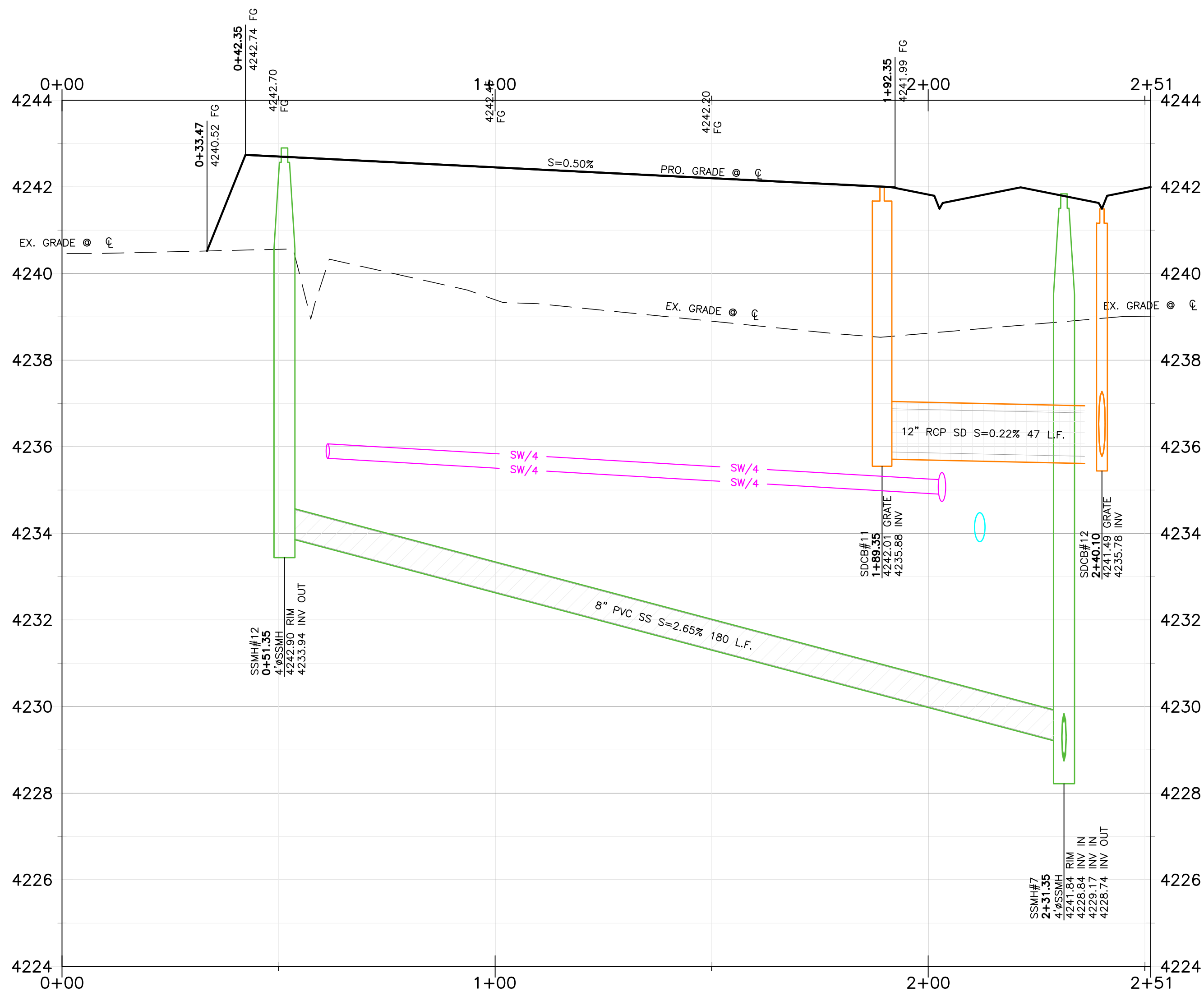
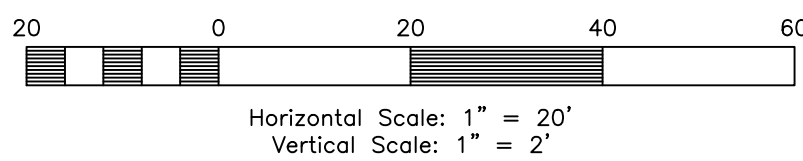


Project Info.

Designer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: APRIL 2025
Name: BITTON ESTATES SUBDIVISION
Number: 6298-39



West 6 Pack 0+00.00 - 2+50.00



Key Map

NOT TO SCALE



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Bitton Estates Improvement Plans

WEBER COUNTY, UTAH

West 6 Pack 0+00.00 - 2+50.00

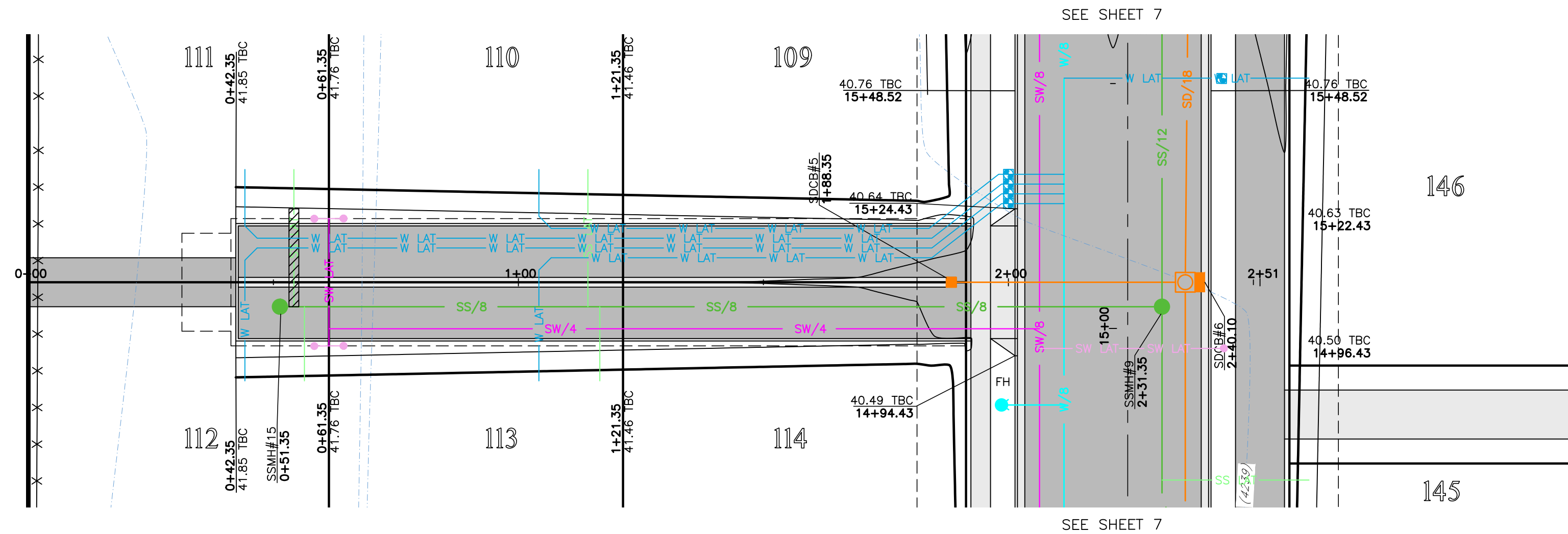


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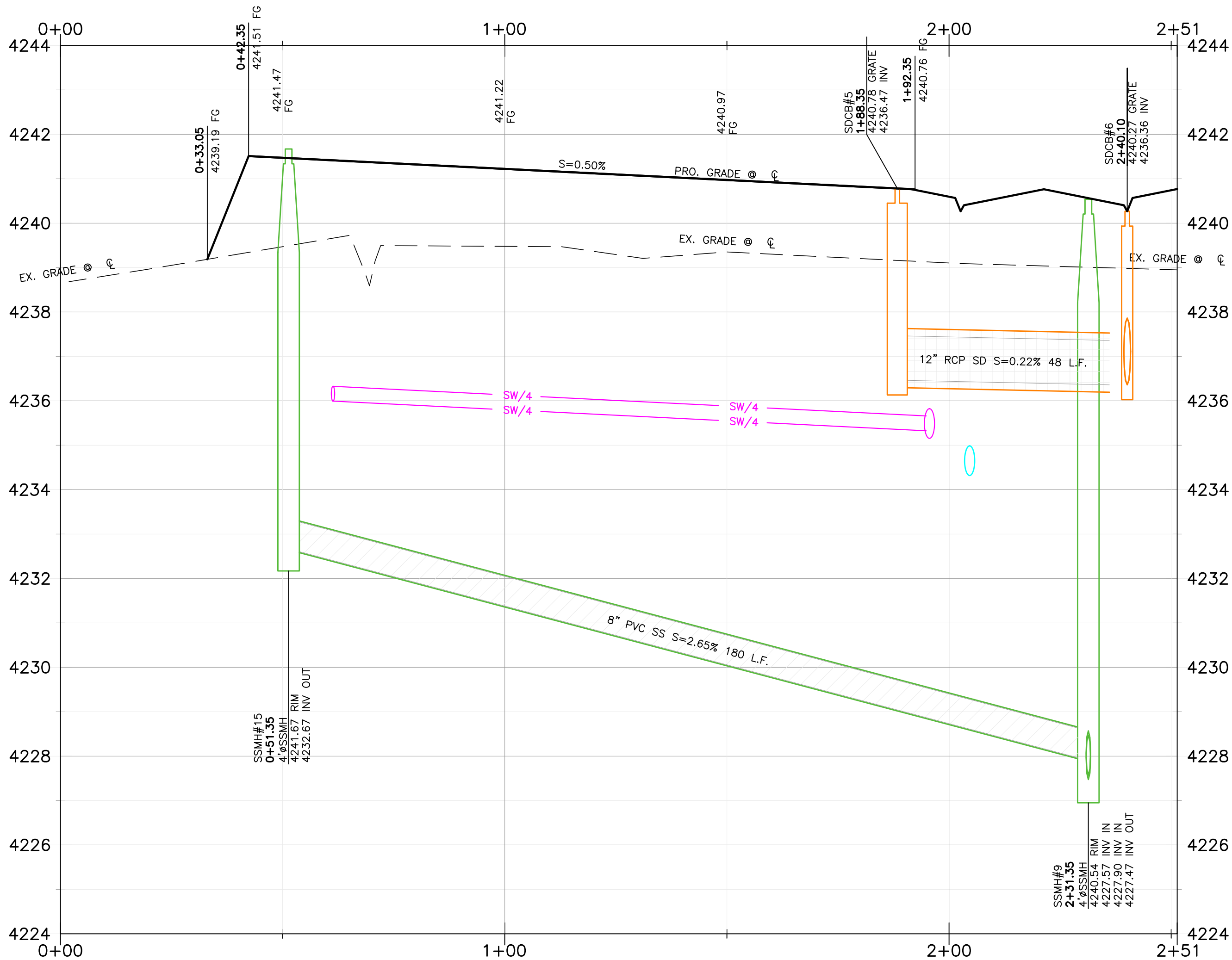
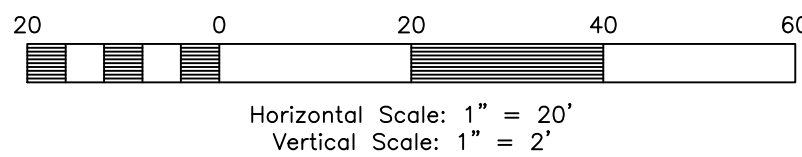
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Drafted:
C. KINGSLEY
Begin Date:
APRIL 2025
Name:
BITTON ESTATES
SUBDIVISION
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18

33 Total Sheets



East 6 Pack 0+00.00 - 2+50.00



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WEBER COUNTY, UTAH

East 6 Pack 0+00.00 - 2+50.00



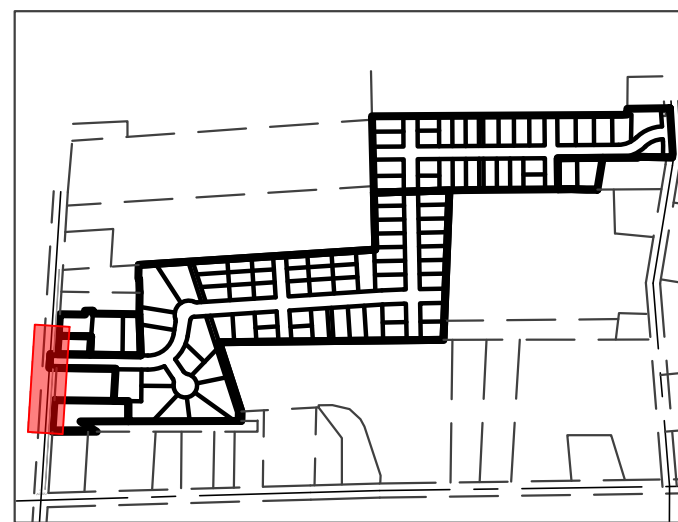
Project Info.
Designer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: APRIL 2025
Name: BITTON ESTATES SUBDIVISION
Number: 6298-39

19

33 Total Sheets

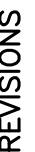
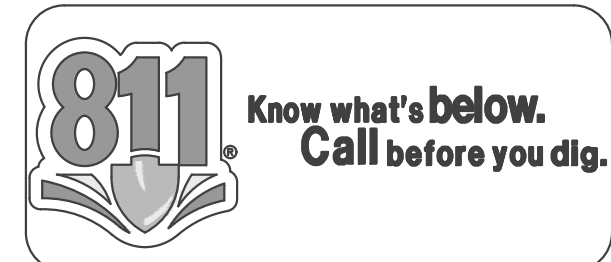


NOT TO SCALE



A horizontal bar chart representing the distribution of scores for the 'Number of children' variable. The x-axis is labeled with scores 20, 0, 20, 40, and 60. The bar is divided into segments with different patterns: diagonal lines, white, and horizontal lines.

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

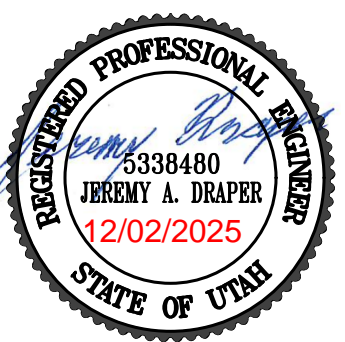


DATE	DESCRIPTION
05-23-25	CK Sewer Design
05-28-25	CK Ped Crossings
09-10-25	CK Ped Crossings
10-21-25	CK Review Comments
12-02-25	CK Review Comments

Bitton Estates Improvement Plans

WEBER COUNTY, UTAH

4100 West Street -1+00.00 - 5+00.00

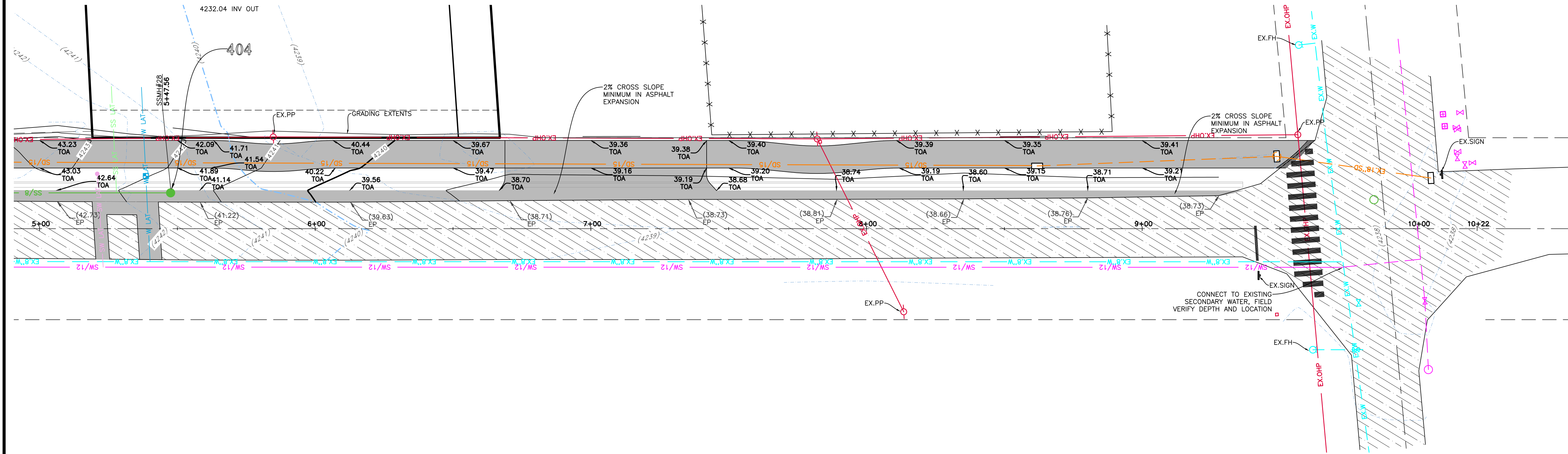


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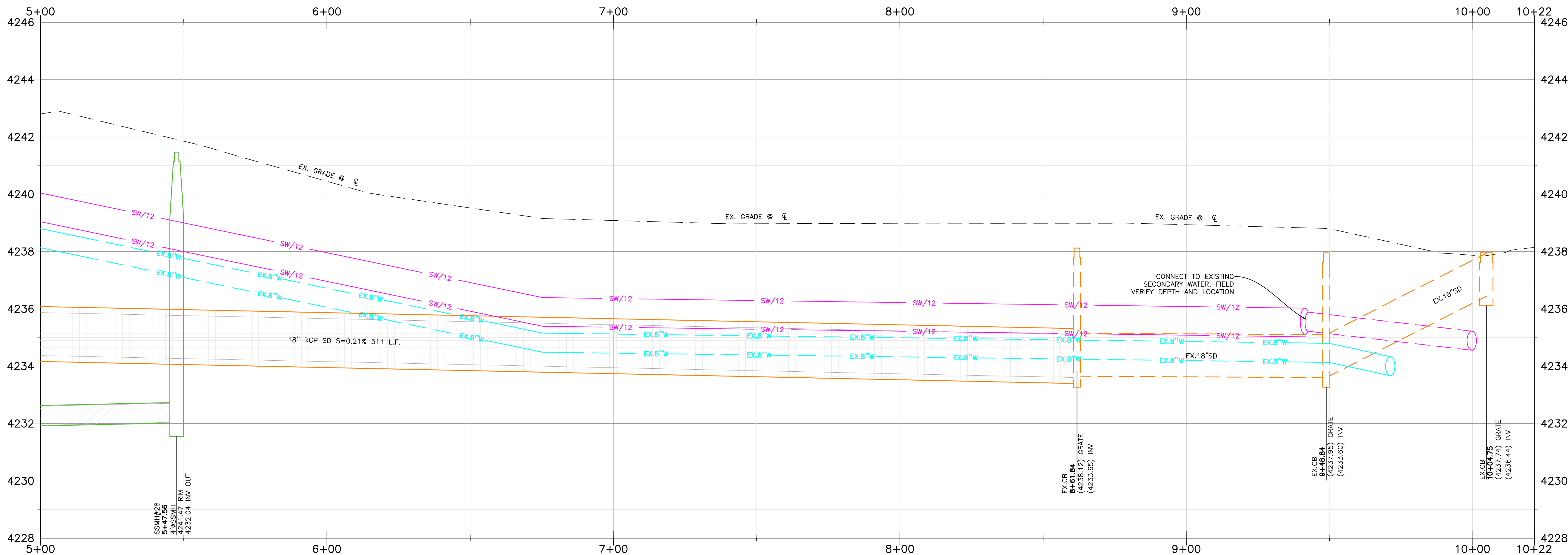
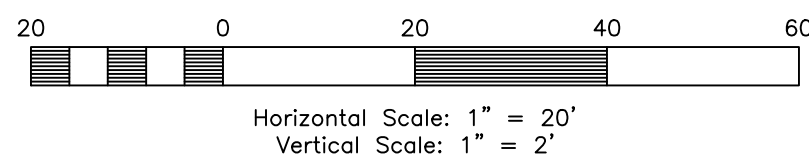
Designer: KENNETH H. HUNTER, P.E.
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SUBDIVISION
 Number: 6298-39

20

33	Total Sheets
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4100 West Street 5+00.00 - 10+25.00



Key Map

NOT TO SCALE



Construction Notes:

CULINARY WATER

NOTE: 4' MIN. COVER REQUIRED OVER CW LINES
W/8 - 8" PVC C900 DR-18 WATER LINE
W LAT - 1" SDR-9 POLY SERVICE LATERAL

SANITARY SEWER

SS/8 - 8" PVC SDR-35 SEWER LINE
SS/12 - 12" PVC SDR-35 SEWER LINE
SS LAT - 4" PVC SDR-35 SERVICE LATERAL

STORM DRAIN

SD/15 - 15" RCP CLASS III STORM DRAIN
SD/18 - 18" RCP CLASS III STORM DRAIN

SECONDARY WATER

SW/4 - 4" PVC C-900 DR-14 SECONDARY WATER LINE
SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE
SW/12 - 12" PVC C-900 DR-14 SECONDARY WATER LINE
SW LAT - 1" SECONDARY SERVICE LATERAL

SW INSTALLED PER PER HOOPER IRRIGATION COMPANY & COUNTY STANDARDS

IRRIGATION WATER

IRR/18 - 18" RCP CLASS III IRRIGATION PIPE

NOTE:

- ALL CONSTRUCTION IS TO CONFORM TO THE COUNTY STANDARD DRAWINGS AND SPECIFICATIONS.
- CONSTRUCT HANDICAP RAMP PER ADA AND COUNTY REQUIREMENTS.
- PROVIDE 18" VERTICAL CLEARANCE FOR WATER OVER/UNDER SEWER.
- WHEN STANDARD 18" VERTICAL CLEARANCE CAN NOT BE MAINTAINED FOR WATER LATERALS CROSSING SEWER MAINS, SEWER MAIN MUST BE SLEEVED 20' CENTERED AT CROSSING.
- WHEN STANDARD 18" VERTICAL CLEARANCE CAN NOT BE MAINTAINED FOR SEWER LATERALS CROSSING WATER MAINS, SEWER LATERAL MUST BE SLEEVED 20' ON CENTER AT CROSSING.
- DEPTH OF WATER TO BE 4' MIN. BELOW FINISHED GRADE.
- ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.
- PVC SLEEVES TO BE INSTALLED UNDER PATHWAY FOR SPRINKLER USE.
- CONTRACTOR TO INSTALL ALL SLEEVES AS REQUIRED FOR THE RESIDENTIAL DEVELOPMENT.
- CULINARY WATER MATERIALS AND INSTALLATION SHALL ADHERE TO TWWWD STANDARDS AND SPECIFICATIONS.

MINIMUM SLEEVE SIZE REQUIREMENT:

CASING 4" SEWER LATERAL	= 8"x20" CENTERED AT CROSSING
CASING 8" SEWER MAIN	= 12"x20" CENTERED AT CROSSING
CASING 12" SEWER MAIN	= 16"x20" CENTERED AT CROSSING
CASING 8" WATER MAIN	= 12"x20" CENTERED AT CROSSING



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TEL: (801) 671-3100 www.reeve.co

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DATE	DESCRIPTION
05-23-25	CK Sewer Design
05-28-25	CK Ped Crossings
09-10-25	CK Ped Crossings
10-21-25	CK Review Comments
12-02-25	CK Review Comments

Bitton Estates
Improvement Plans
WEBER COUNTY, UTAH

4100 West Street 5+00.00 - 10+25.00



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Drafter: C. KINGSLEY
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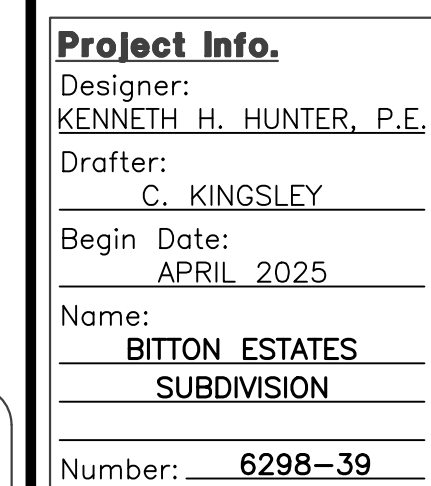
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Vertical Scale: 1" = 2'



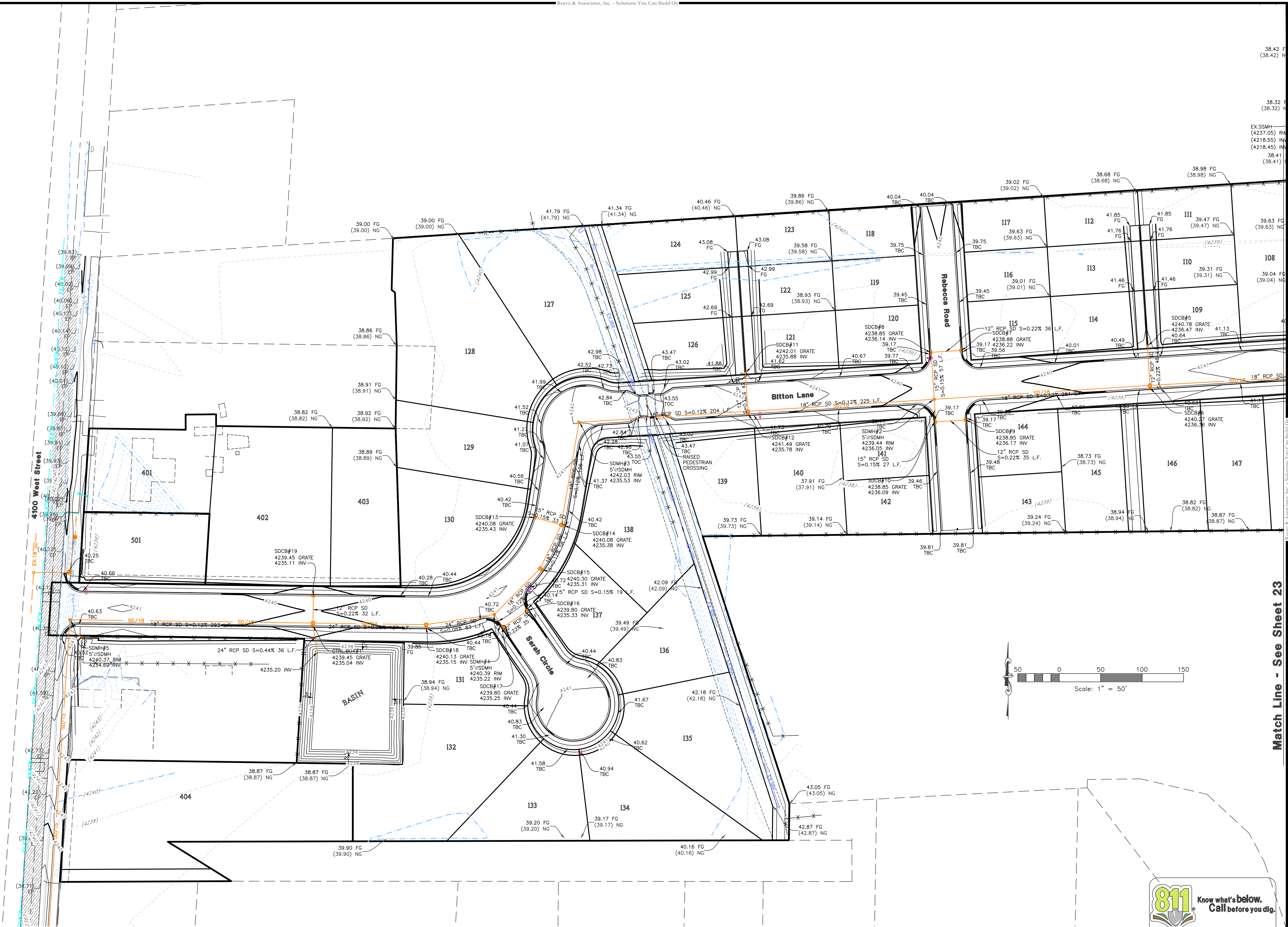
<u>MINIMUM SLEEVE SIZE REQUIREMENT:</u>	
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10-21-25	CK Review Comments
12-02-25	CK Review Comments

Irrigation Profile



33	Total Sheets
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REVISIONS	DATE	DESCRIPTION
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12-02-25	CK	Review Comments

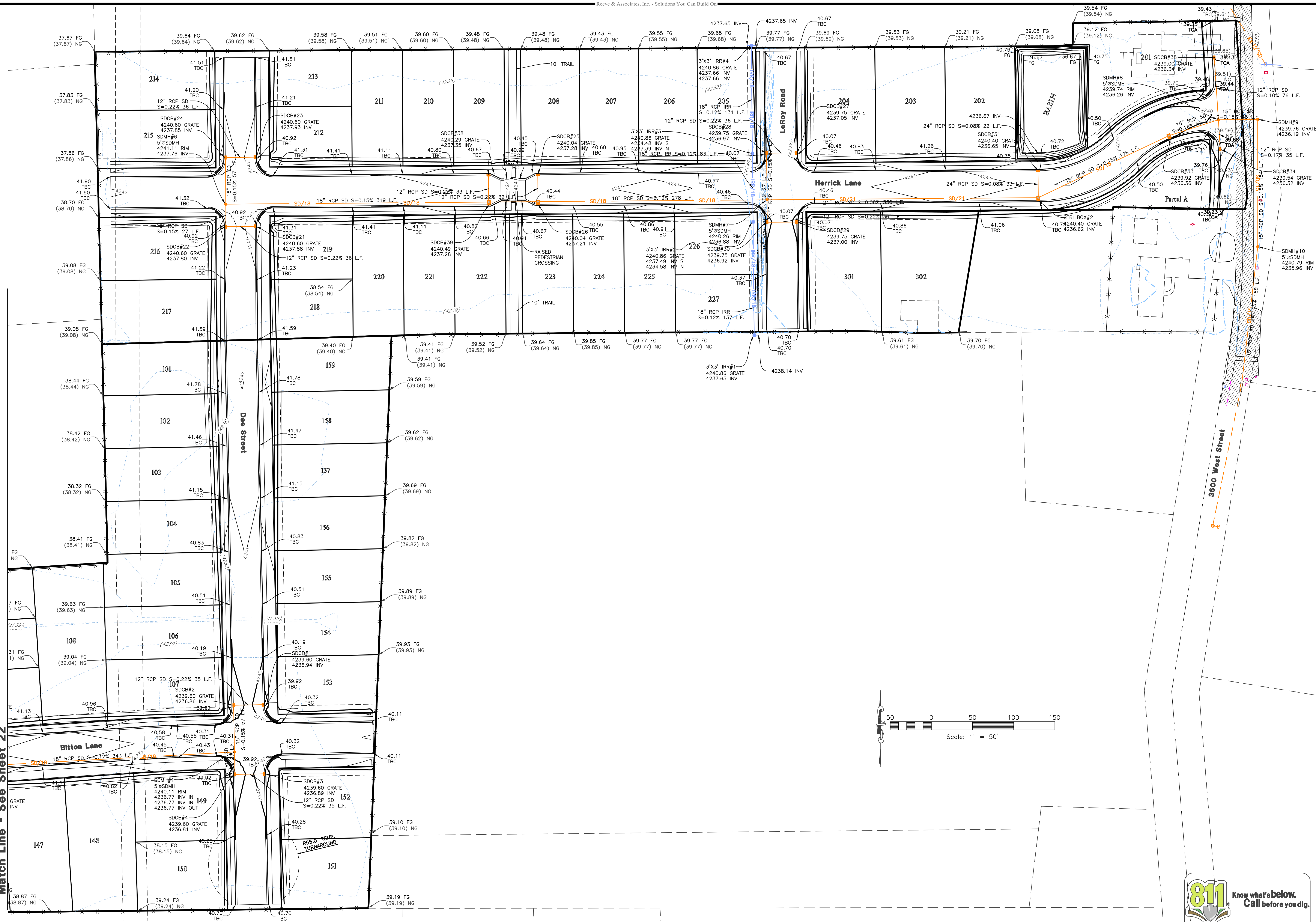
**Bitton Estates
 Improvement Plans**
 WEBER COUNTY, UTAH

Grading & Drainage Plan

Match Line - See Sheet 23



Project Info.
 Designer: KENNETH H. HUNTER, P.E.
 Drafter: C. KINGSLEY
 Begin Date: APRIL 2025
 Name: BITTON ESTATES SUBDIVISION
 Number: 6298-39



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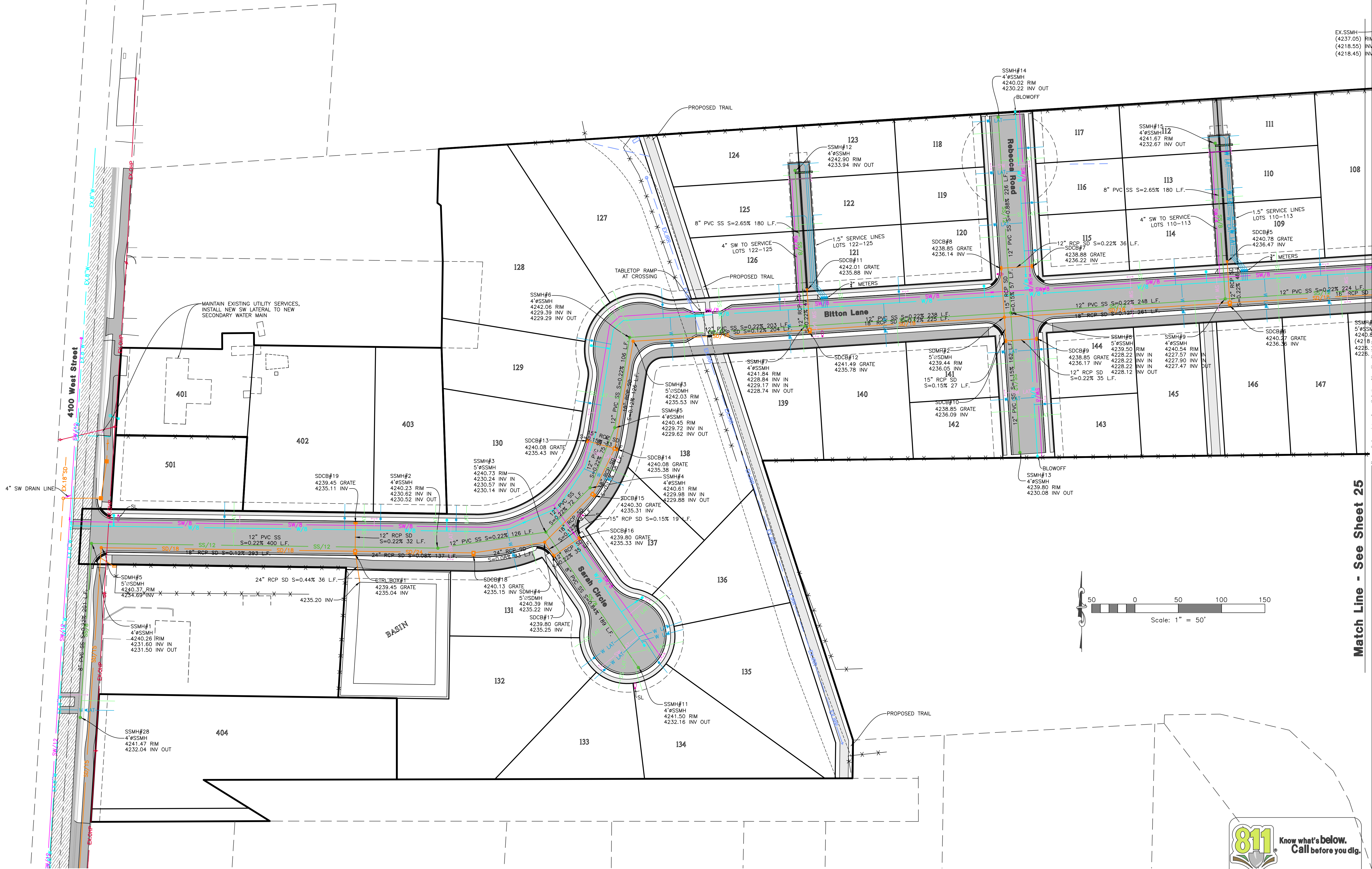
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09-10-25	CK Ped Crossings
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Bitton Estates Improvement Plans
 WEBER COUNTY, UTAH

Grading & Drainage Plan

REGISTERED PROFESSIONAL ENGINEER
 JEREMY A. DRAPER
 5338480
 12/02/2025
 STATE OF UTAH

Project Info.
 Designer: KENNETH H. HUNTER, P.E.
 Drafter: C. KINGSLEY
 Begin Date: APRIL 2025
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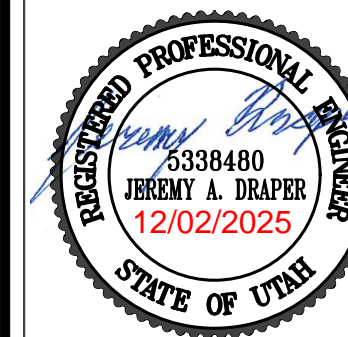
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REVISIONS	DATE	DESCRIPTION
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05-28-25	CK	Ped Crossings
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12-02-25	CK	Review Comments

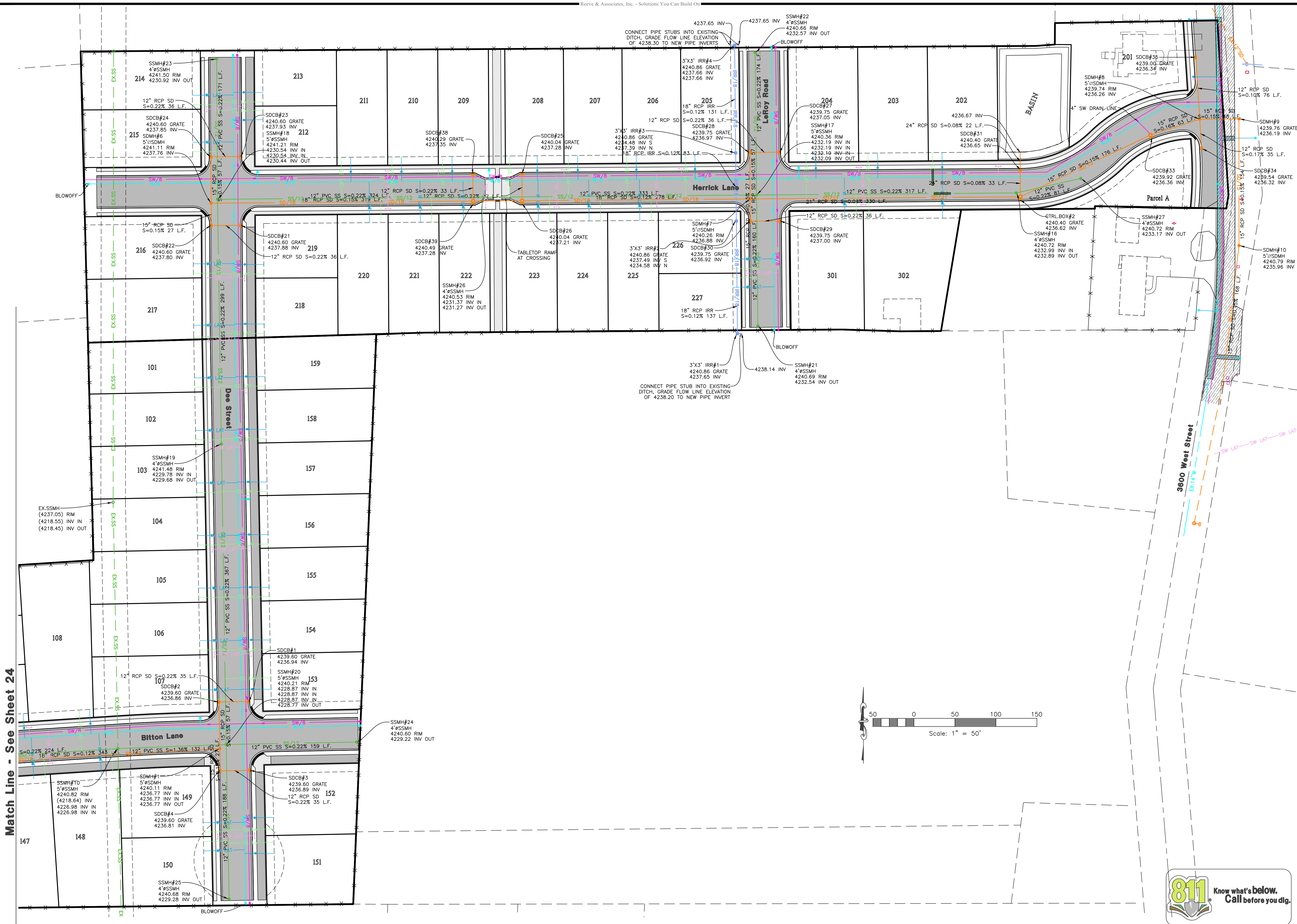
**Bitton Estates
Improvement Plans**
 WEBER COUNTY, UTAH

Utility Plan



Project Info.
 Designer: KENNETH H. HUNTER, P.E.
 Drafter: C. KINGSLEY
 Begin Date: APRIL 2025
 Name: BITTON ESTATES SUBDIVISION
 Number: 6298-39

Match Line - See Sheet 24



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10-21-25	CK Review Comments
12-02-25	CK Review Comments

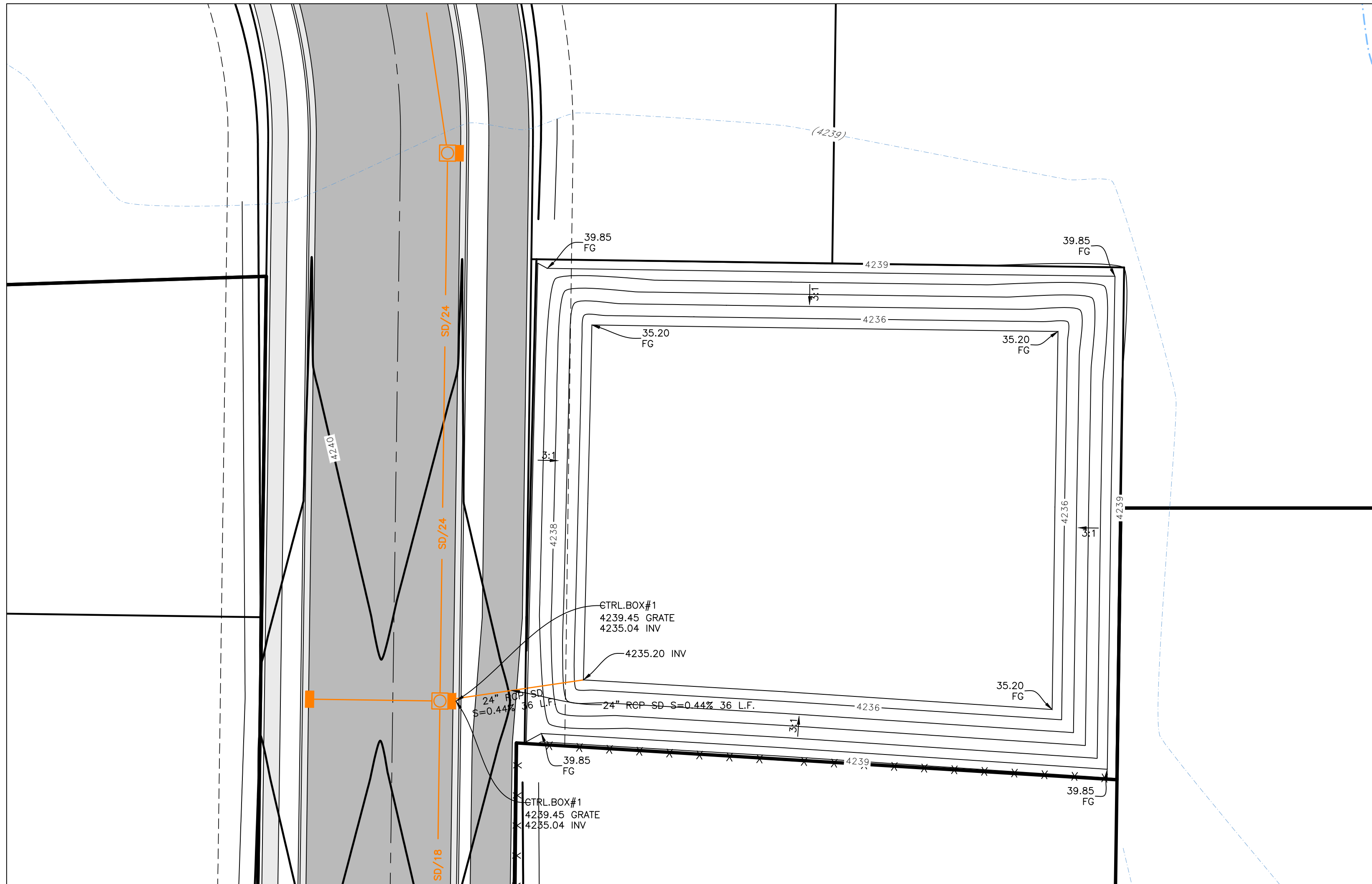
Bitton Estates Improvement Plans
WEBER COUNTY, UTAH

Utility Plan

Project Info.
Designer: KENNETH H. HUNTER, P.E.
Drafted: C. KINGSLEY
Begin Date: APRIL 2025
Name: BITTON ESTATES SUBDIVISION
Number: 6298-39

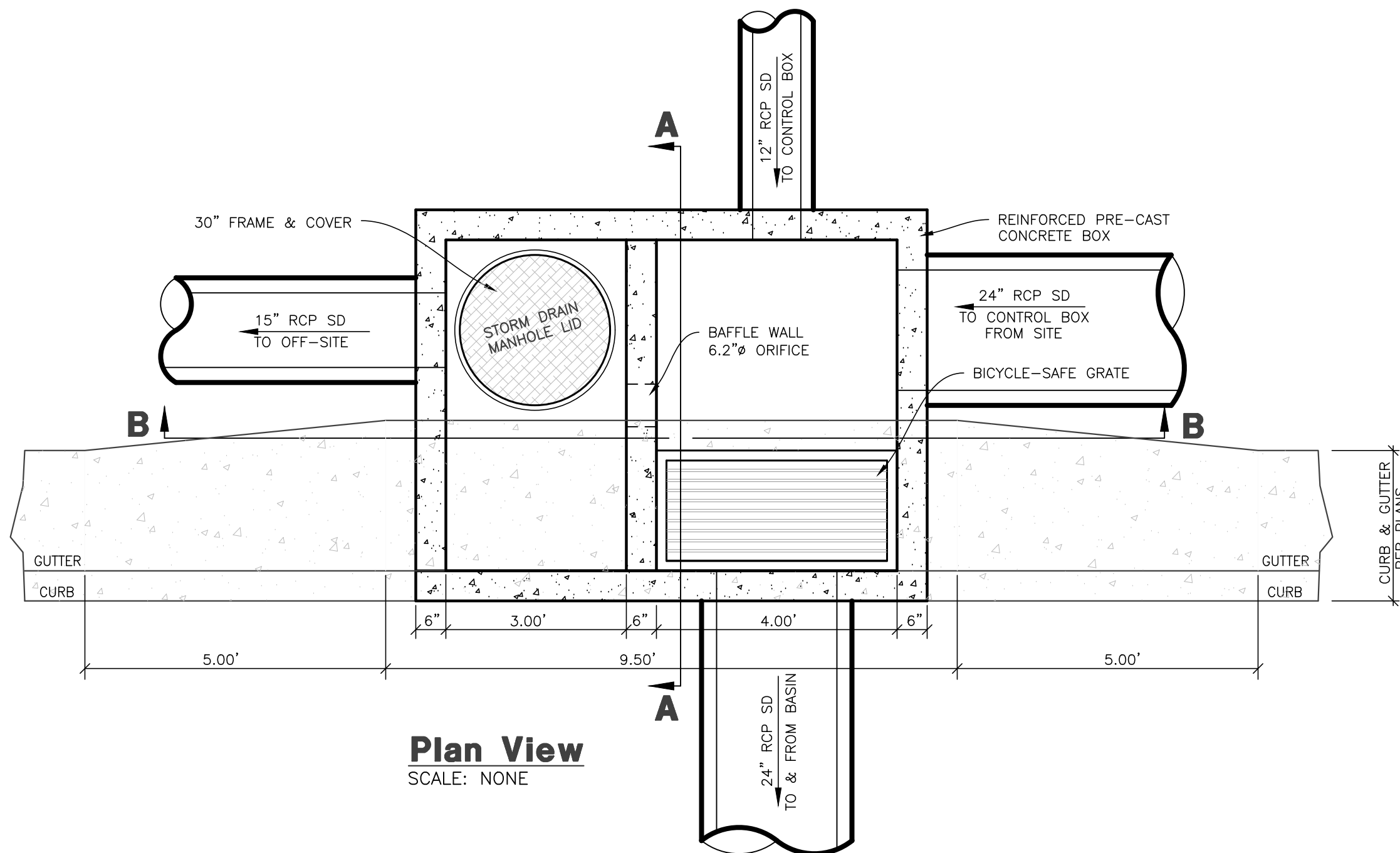
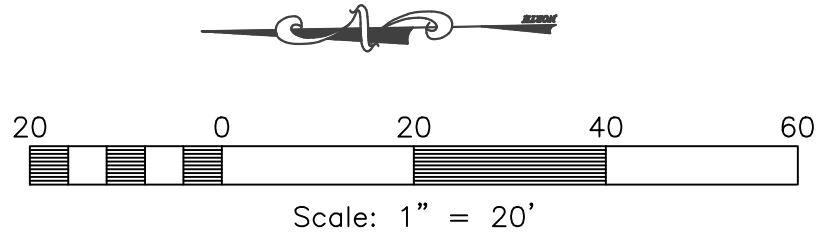
811 Know what's below. Call before you dig.

26
33 Total Sheets

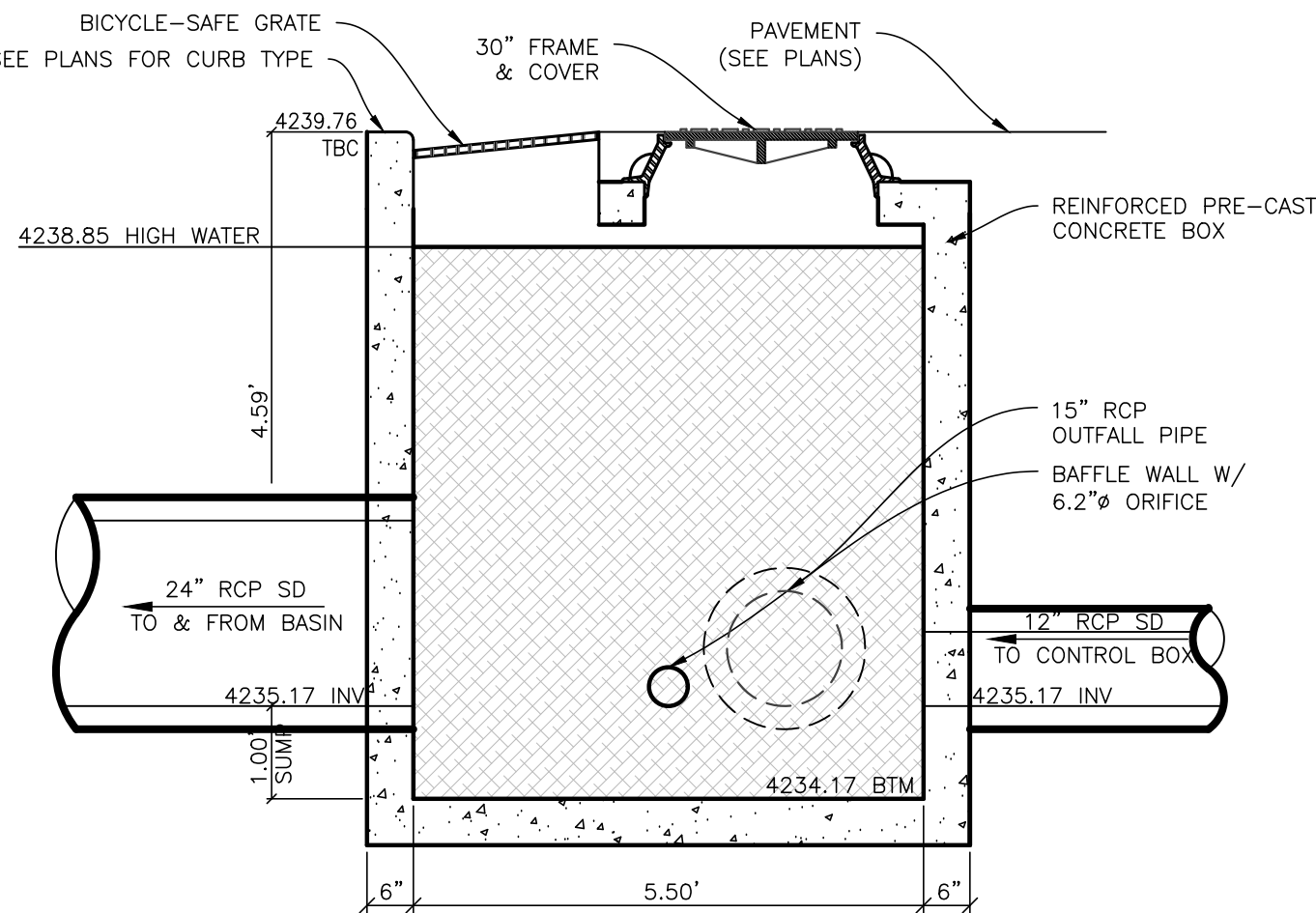


West Basin
SCALE 1:20

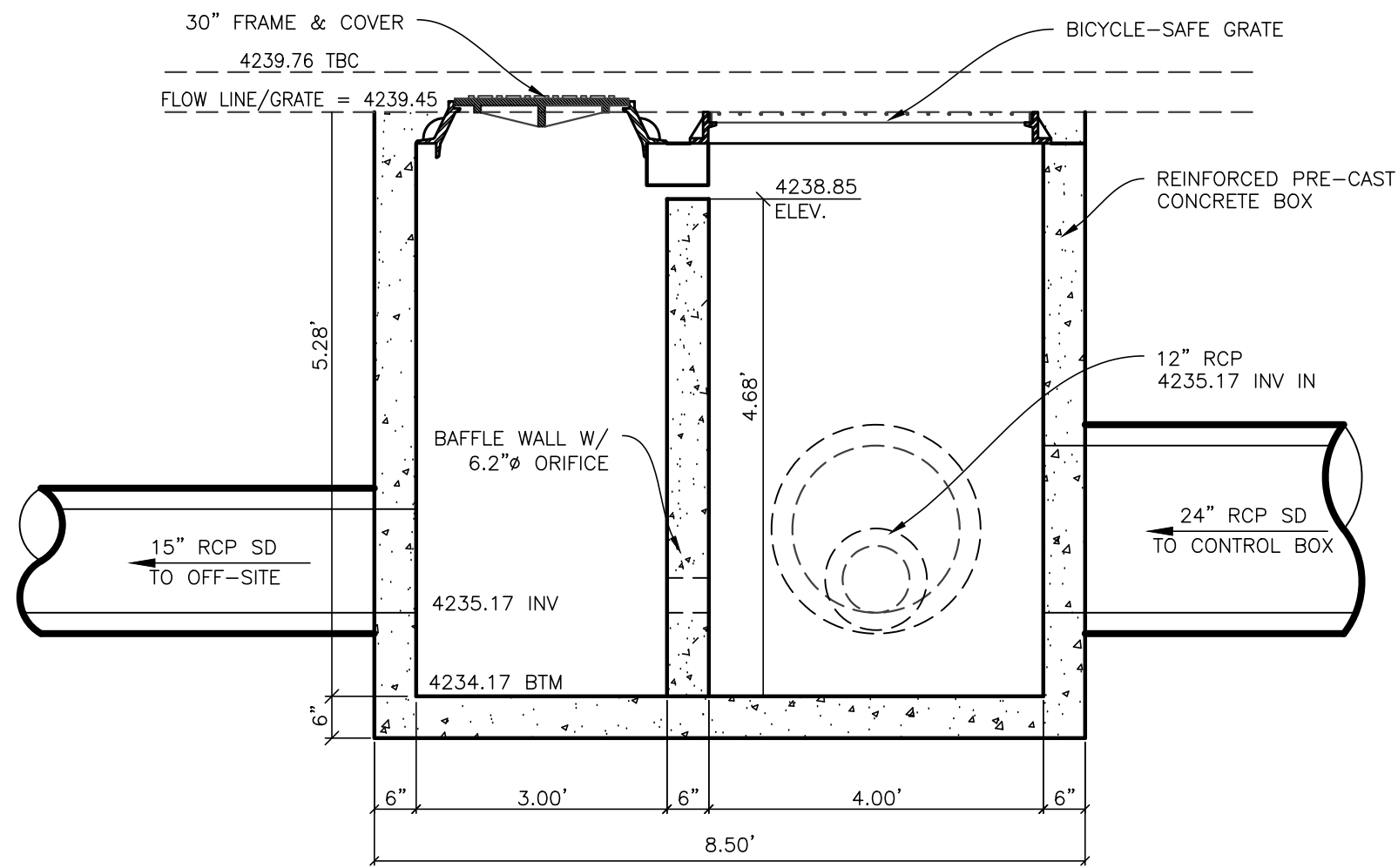
WEST BASIN - STAGE STORAGE TABLE					
ELEV	AREA (sq. ft.)	DEPTH (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	
4,235.20	11,120	N/A	N/A	0	BOTTOM
4,236.00	12,126	0.80	9296	9296	
4,237.00	13,508	1.00	12811	22107	
4,238.00	14,968	1.00	14232	36339	
4,238.85	16,269	0.85	13272	49611	HIGHWATER
4,239.00	16,505	0.15	2458	52069	
4,239.85	17,869	0.85	14605	66675	FREEBOARD



Plan View
SCALE: NONE



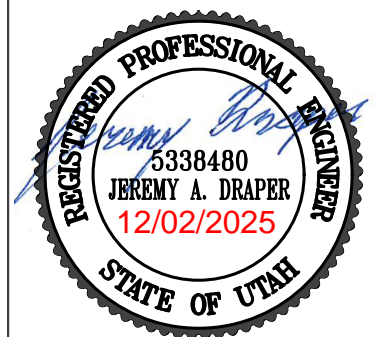
Cross Section A-A
SCALE: NONE



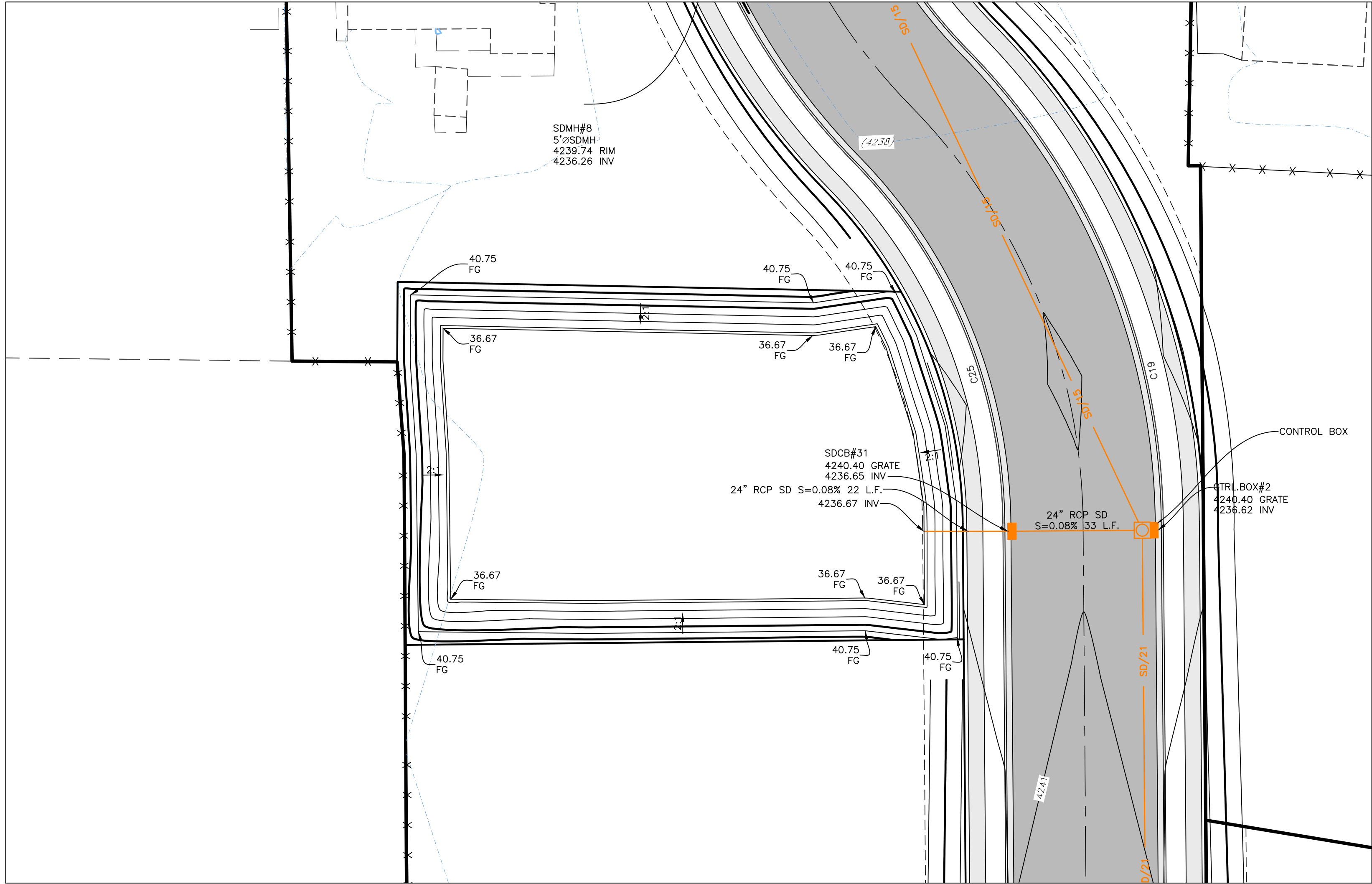
Cross Section B-B
SCALE: NONE

West Basin Control Box/ Combo Box
SCALE: NONE

REVISIONS	DATE	DESCRIPTION
05-23-25	CK	Sewer Design
05-28-25	CK	Ped Crossings
09-10-25	CK	Ped Crossings
10-21-25	CK	Review Comments
12-02-25	CK	Review Comments



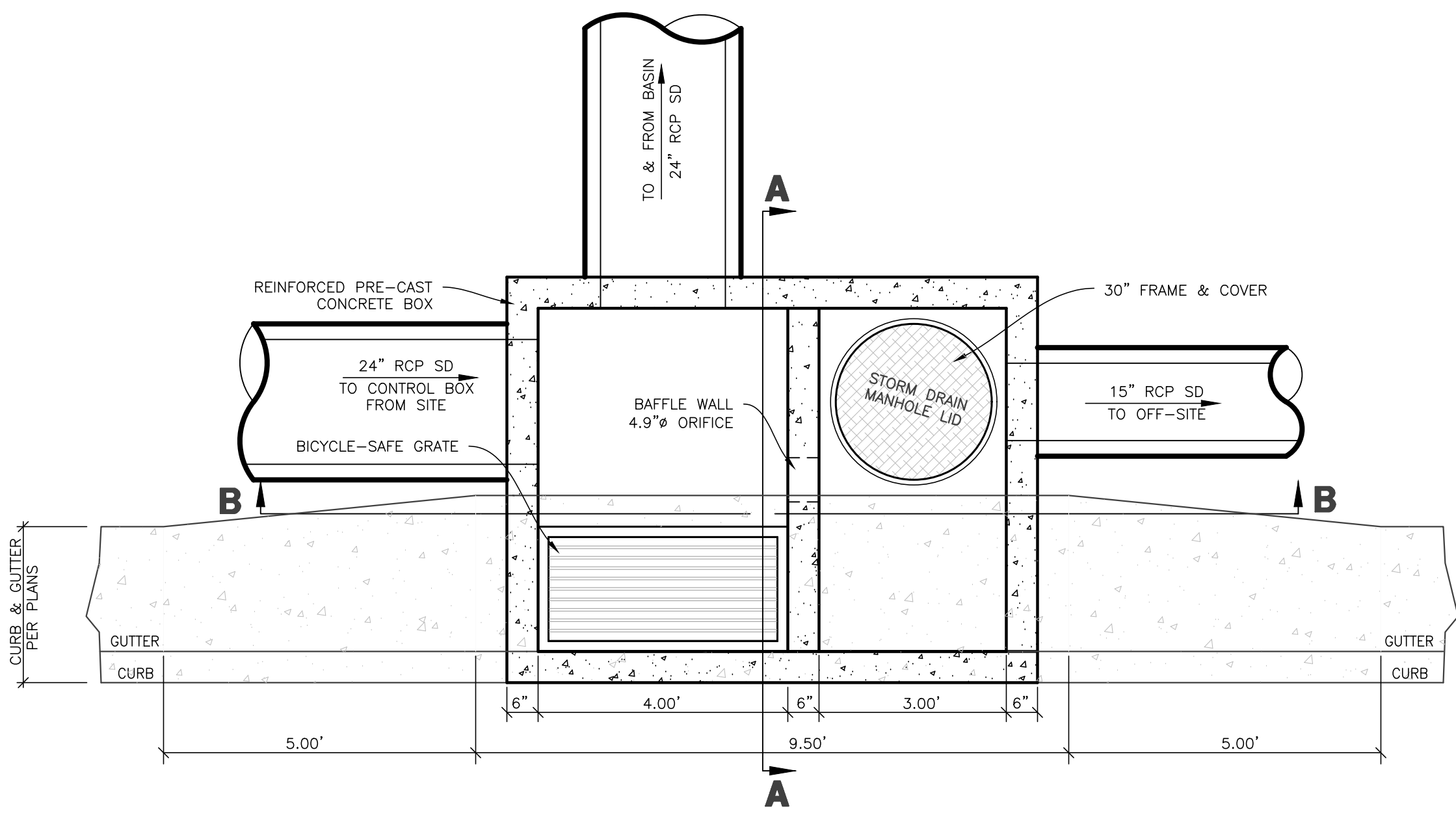
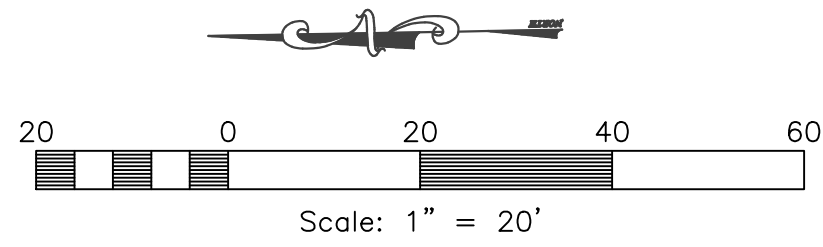
Project Info.
Designer: KENNETH H. HUNTER, P.E.
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Name: BITTON ESTATES SUBDIVISION
Number: 6298-39



East Basin

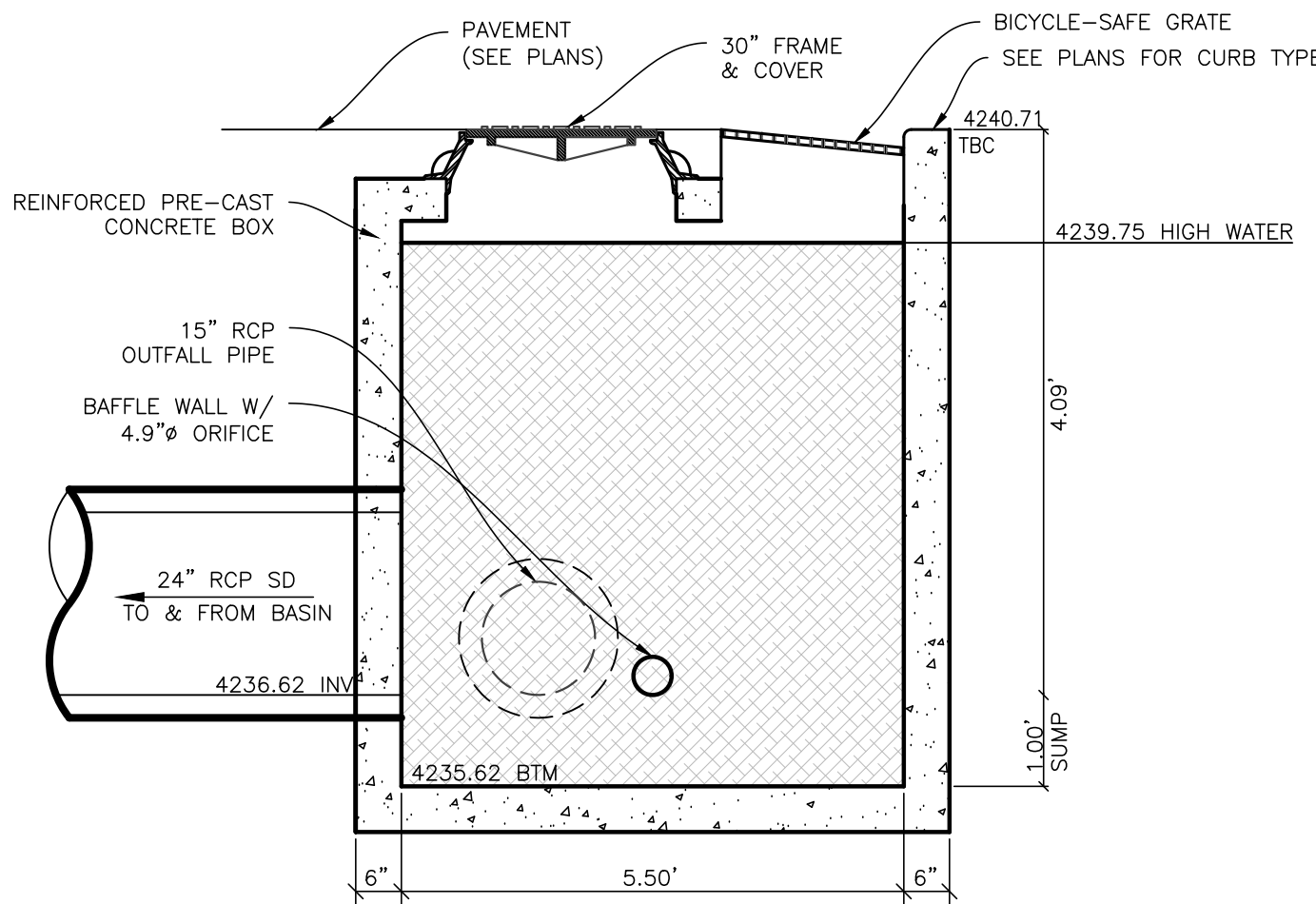
SCALE: 1"=20'

EAST BASIN - STAGE STORAGE TABLE					
ELEV	AREA (sq. ft.)	DEPTH (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	
4,236.70	7,764	N/A	N/A	0	BOTTOM
4,237.00	7,985	0.30	2362	2362	
4,238.00	8,752	1.00	8366	10728	
4,239.00	9,557	1.00	9151	19880	
4,239.75	10,186	0.75	7402	27283	HIGHWATER
4,240.00	10,400	0.25	2573	29856	
4,240.75	11,055	0.75	8044	37901	HIGHWATER



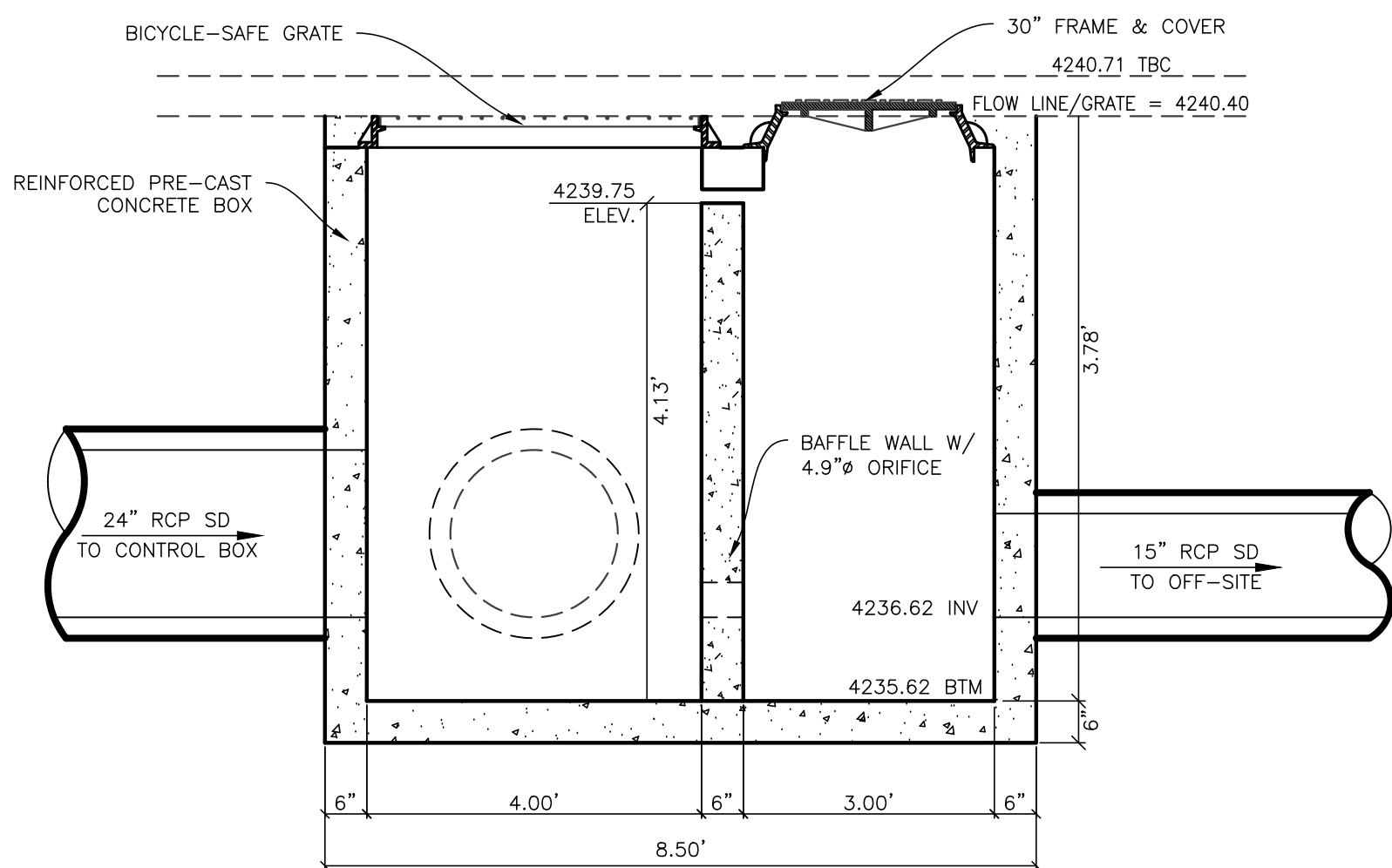
Plan View

SCALE: NONE



Cross Section A-A

SCALE: NONE



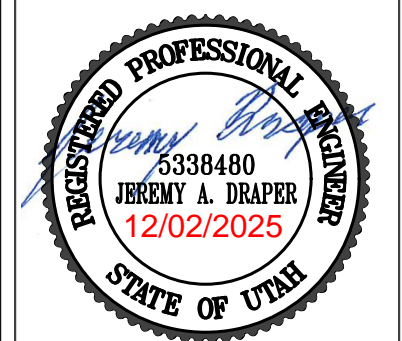
Cross Section B-B

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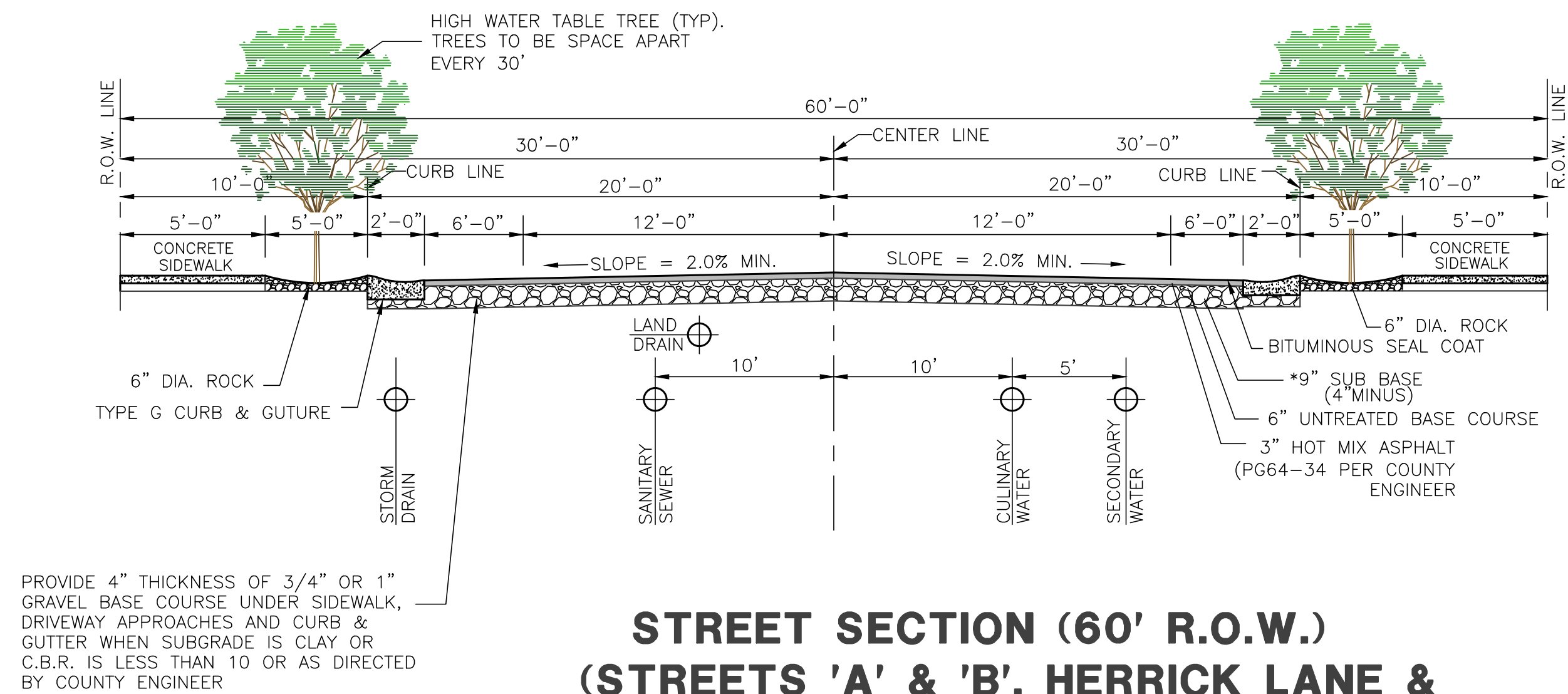
East Basin Control Box/ Combo Box

SCALE: NONE

REVISIONS	DATE	DESCRIPTION
05-23-25	CK	Sewer Design
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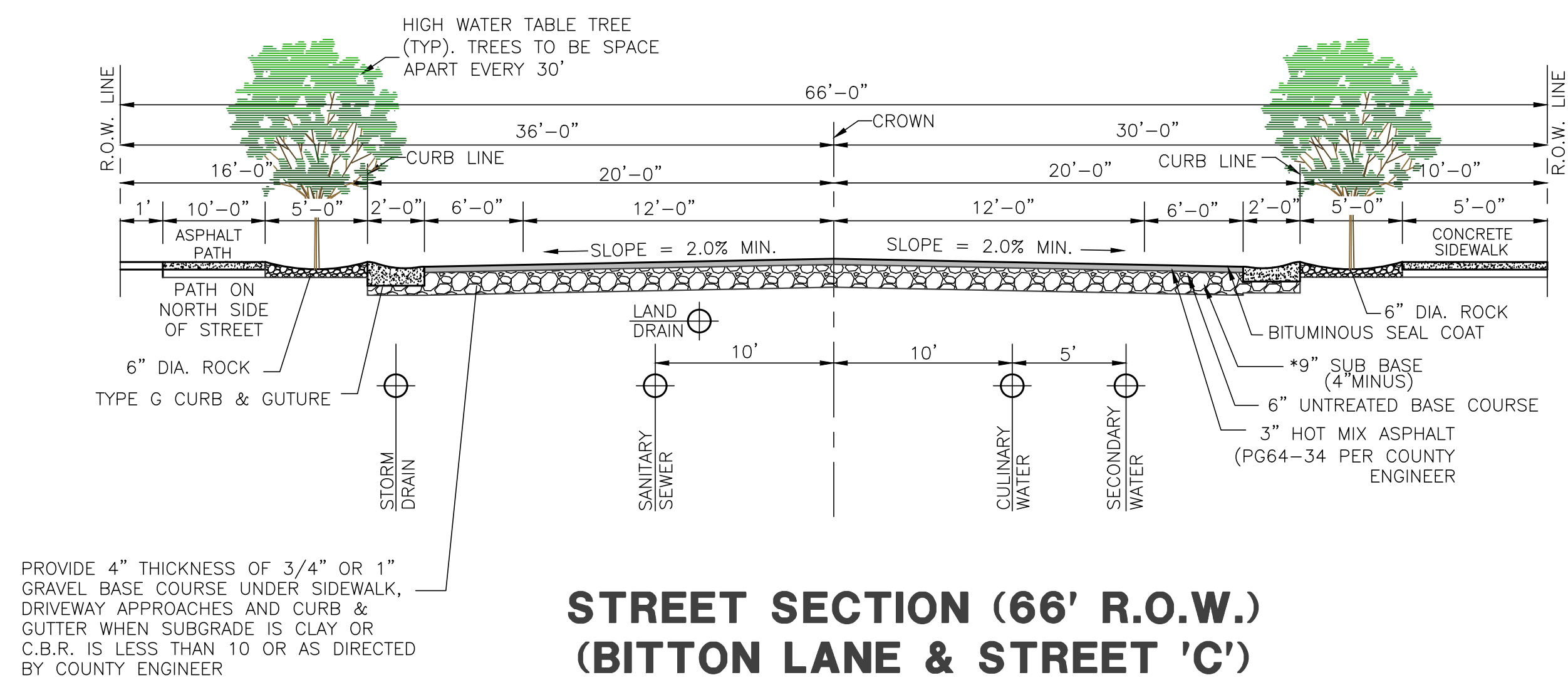
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PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER

STREET SECTION (60' R.O.W.) (STREETS 'A' & 'B', HERRICK LANE & LEROY ROAD)

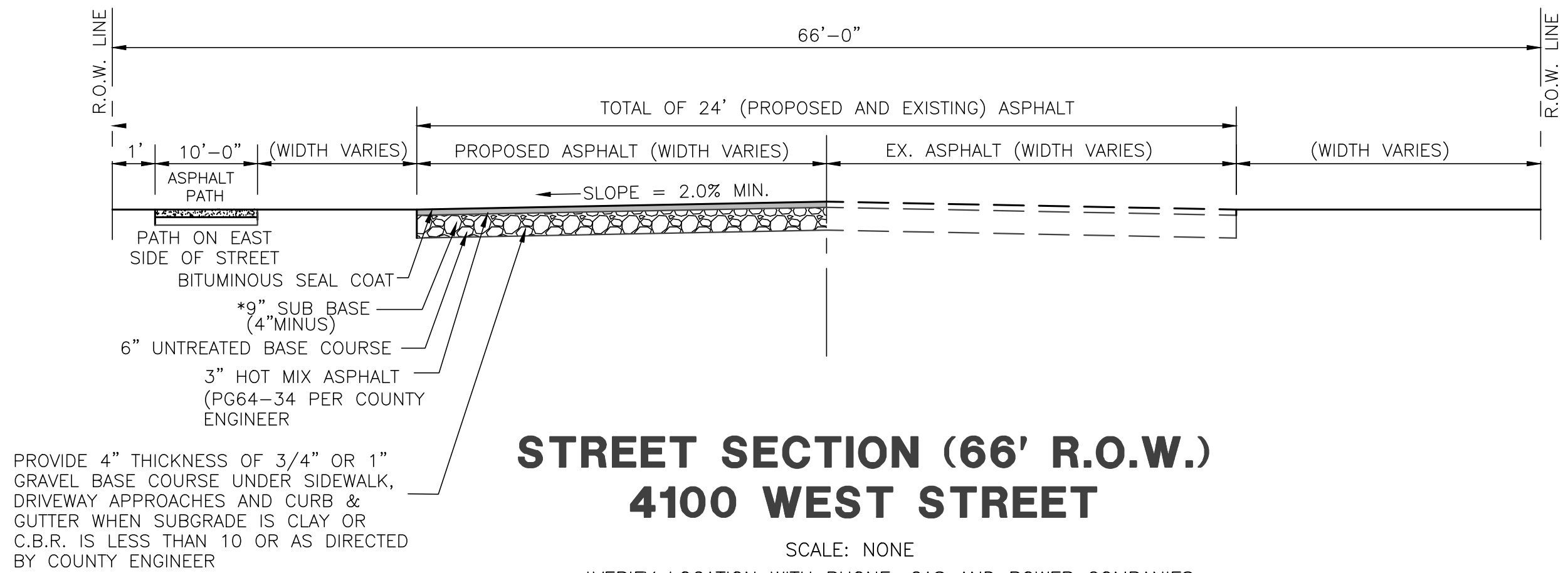
SCALE: NONE
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER

STREET SECTION (66' R.O.W.) (BITTON LANE & STREET 'C')

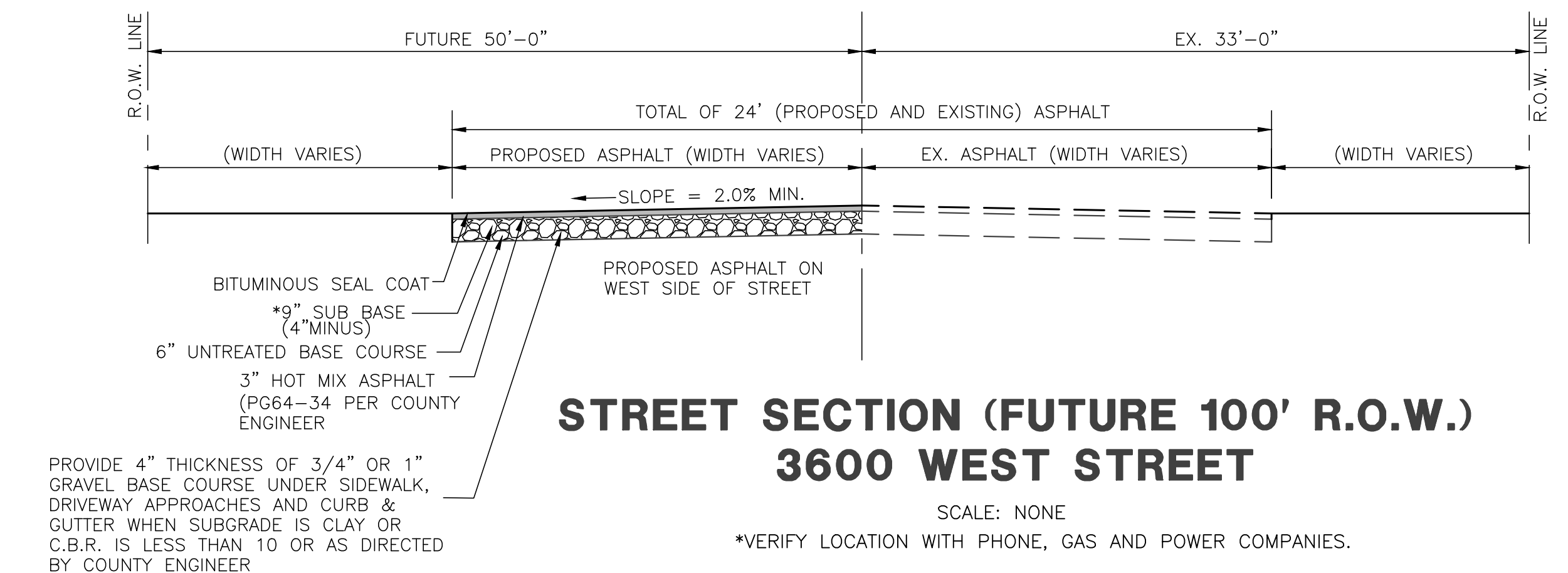
SCALE: NONE
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER

STREET SECTION (66' R.O.W.) 4100 WEST STREET

SCALE: NONE
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER

STREET SECTION (FUTURE 100' R.O.W.) 3600 WEST STREET

SCALE: NONE
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

REVISIONS	DATE	DESCRIPTION
05-23-25	CK	Sewer Design
05-28-25	CK	Ped Crossings
09-10-25	CK	Ped Crossings
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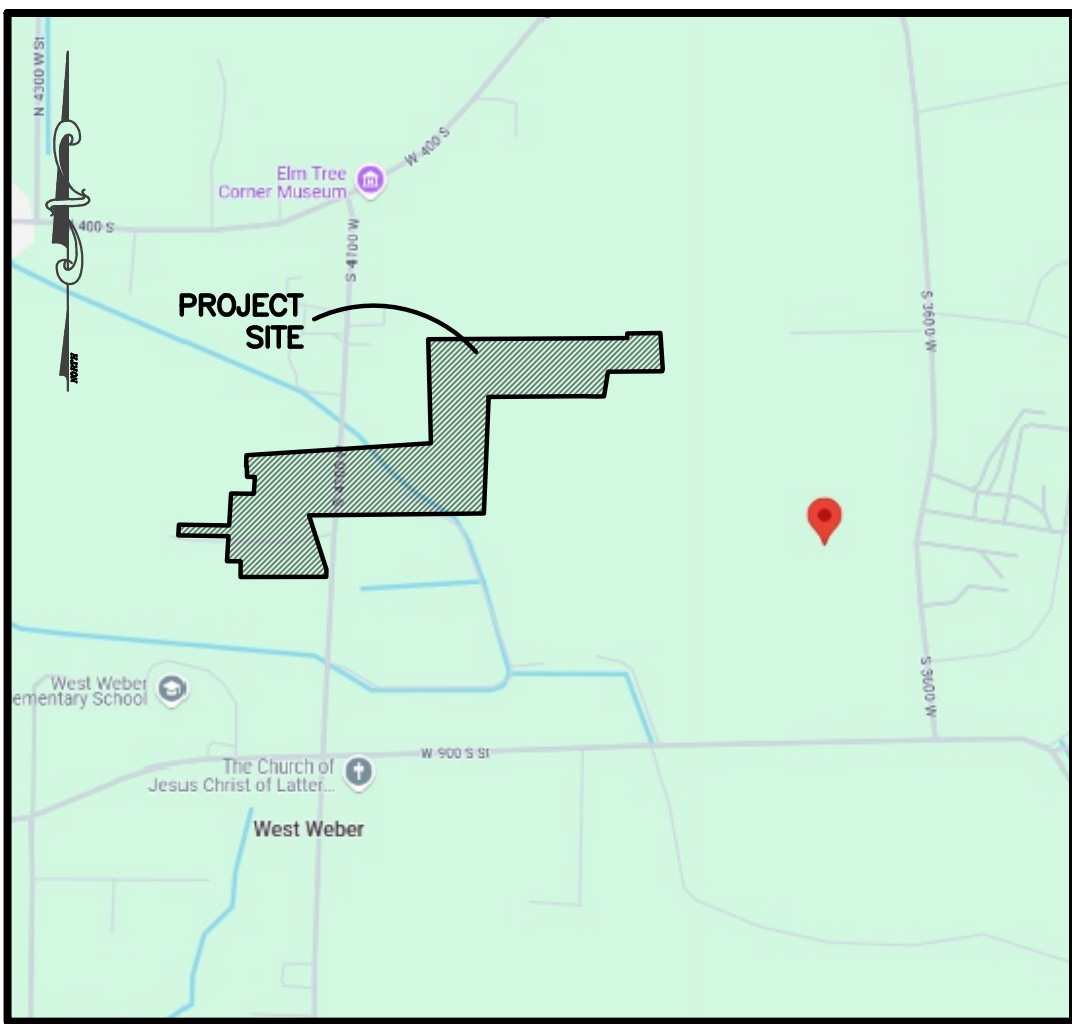


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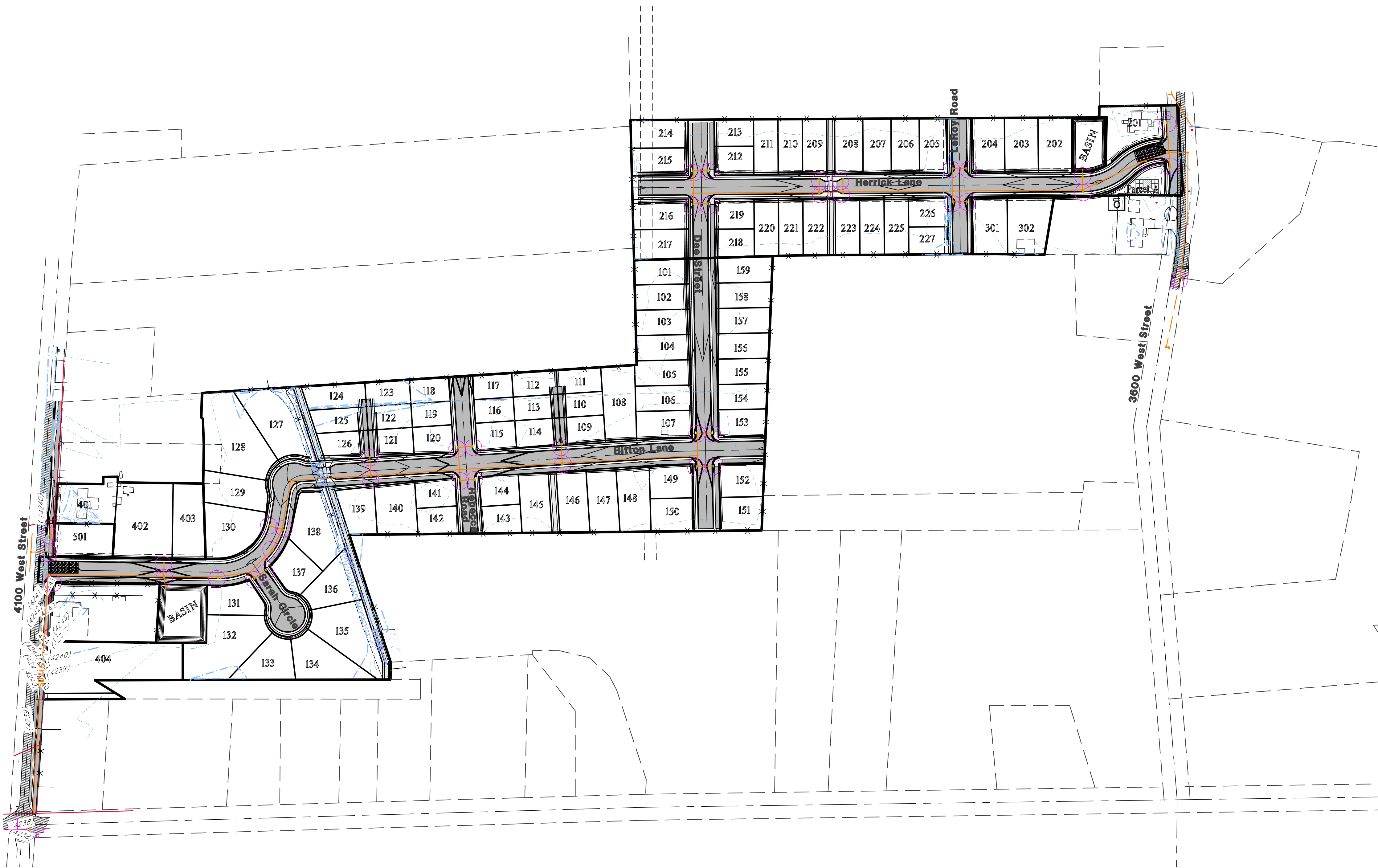
Bitton Estates Subdivision

Storm Water Pollution Prevention Plan Exhibit




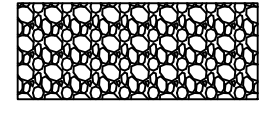
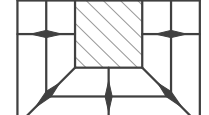
WEBER COUNTY, UTAH
APRIL 2025



VICINITY MAP
(NOT TO SCALE)



SWPPP Legend

-  = PORTABLE TOILET
-  = INLET PROTECTION TYP. (SEE DETAIL)
-  = SILT FENCE (SEE DETAIL)
-  = 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL
-  = CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

- SWPPP NOTES:**
- ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
 - STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

Construction Activity Schedule

- PROJECT LOCATION.....WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.....APRIL 2025
- BMP'S DEPLOYMENT DATE.....APRIL 2025
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

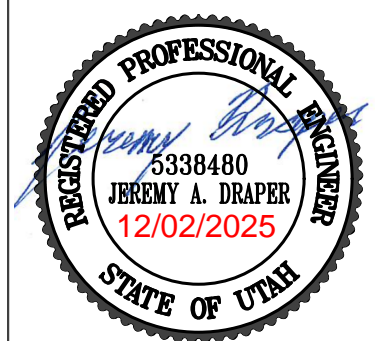
Reeve & Associates, Inc.
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Bitton Estates Improvement Plans WEBER COUNTY, UTAH Storm Water Pollution Prevention Plan Exhibit



Project Info.
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Drafter: C. KINGSLEY
Begin Date: APRIL 2025
Name: BITTON ESTATES SUBDIVISION
Number: 6298-39

Notes:

1.

Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
2.

Describe BMP's to eliminate/reduce contamination of storm water from:

a.

Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.

b.

Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.

c.

Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.

d.

Fueling area:
To be performed in designated areas only and surrounded with silt fence.

e.

Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.

f.

Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.

g.

Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.

h.

Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.

i.

Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.

j.

Service areas:
To be performed in designated areas only and surrounded with silt fence.
3.

BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
4.

Construction Vehicles and Equipment:

a.

Maintenance

—

Maintain all construction equipment to prevent oil or other fluid leaks.

—

Keep vehicles and equipment clean; prevent excessive build-up of oil and grease.

—

Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.

—

Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.

—

Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.

b.

Fueling

—

If fueling must occur on-site, use designated areas away from drainage.

—

Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.

—

Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.

—

Use drip pans for any oil or fluid changes.

c.

Washing

—

Use as little water as possible to avoid installing erosion and sediment controls for the wash area.

—

If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.

—

Use phosphate-free, biodegradable soaps.

—

Do not permit steam cleaning on-site.

5.

Spill Prevention and Control

a.

Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:

—

Contain the spread of the spill.

—

If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).

—

If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.

—

If the spill occurs during rain, cover the impacted area to avoid runoff.

—

Record all steps taken to report and contain spill.

b.

Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

6.

Post Roadway / Utility Construction

a.

Maintain good housekeeping practices.

b.

Enclose or cover building material storage areas.

c.

Properly store materials such as paints and solvents.

d.

Store dry and wet materials under cover, away from drainage areas.

e.

Avoid mixing excess amounts of fresh concrete or cement on-site.

f.

Perform washout of concrete trucks offsite or in designated areas only.

g.

Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.

h.

Do not place material or debris into streams, gutters, or catch basins that stop or reduce the flow of runoff water.

i.

All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.

j.

Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

7.

Erosion Control Plan Notes

a.

The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.

b.

A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.

c.

Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.

d.

Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.

e.

All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.

f.

Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.

g.

All loose soil and debris which may create a potential hazard to offsite property shall be removed from the site as directed by the engineer of record of the governing agency.

h.

The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.

i.

Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.

j.

Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.

8.

Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.

a.

Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.

b.

Part II.D.4.C identifies the minimum inspection report requirements.

c.

Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

Perspective View

Figure 2

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences), at various site grades for most silt fence applications.

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)		
Slope Steepness (%)	Max. Slope Length m (ft)	
<2%	30.5m (100ft)	
2-5%	22.9m (75ft)	
5-10%	15.2m (50ft)	
10-20%	7.6m (25ft)	
>20%	4.5m (15ft)	

PREFABRICATED SILT FENCE ROLLS

- *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
 - *Unroll the silt fence, positioning the post against the downstream wall of the trench.
 - *Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
 - *Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
 - *Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:

- *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
 - *Drive wooden posts, or steel posts with fasten-ing projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

Section

Inlet Box Protection

Plan View

Drop Inlet Protection

Stake Detail

Cross Section 50' x 20' Construction Entrance

Concrete Washout Area
w/ 10 mil Plastic Liner

SCALE: NONE

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REVISIONS	DATE	DESCRIPTION
	05-23-25	CK Sewer Design
	05-28-25	CK Ped Crossings
	09-10-25	CK Ped Crossings
	10-21-25	CK Review Comments
	12-02-25	CK Review Comments

Bitton Estates
Improvement Plans
WEBER COUNTY, UTAH
Storm Water Pollution
Prevention Plan Details

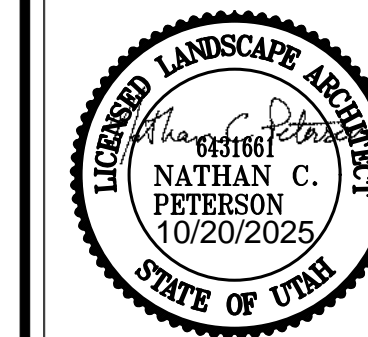
Project Info.	
Designer:	KENNETH H. HUNTER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	APRIL 2025
Name:	BITTON ESTATES SUBDIVISION
Number:	6298-39

31
33 Total Sheets

REVISIONS	DESCRIPTION
DATE	

Bitton Estates
Improvement Plans
WEBER COUNTY, UTAH

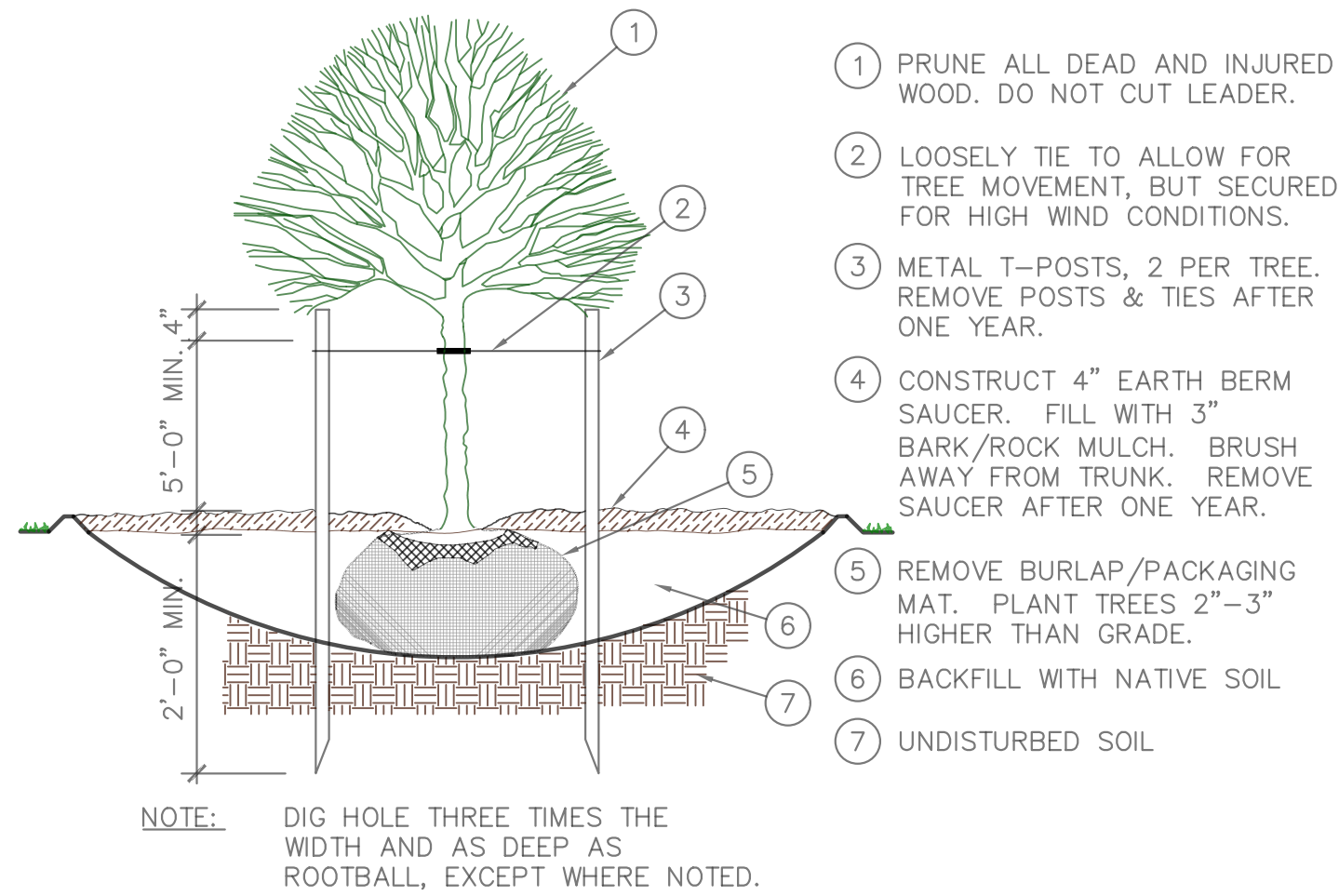
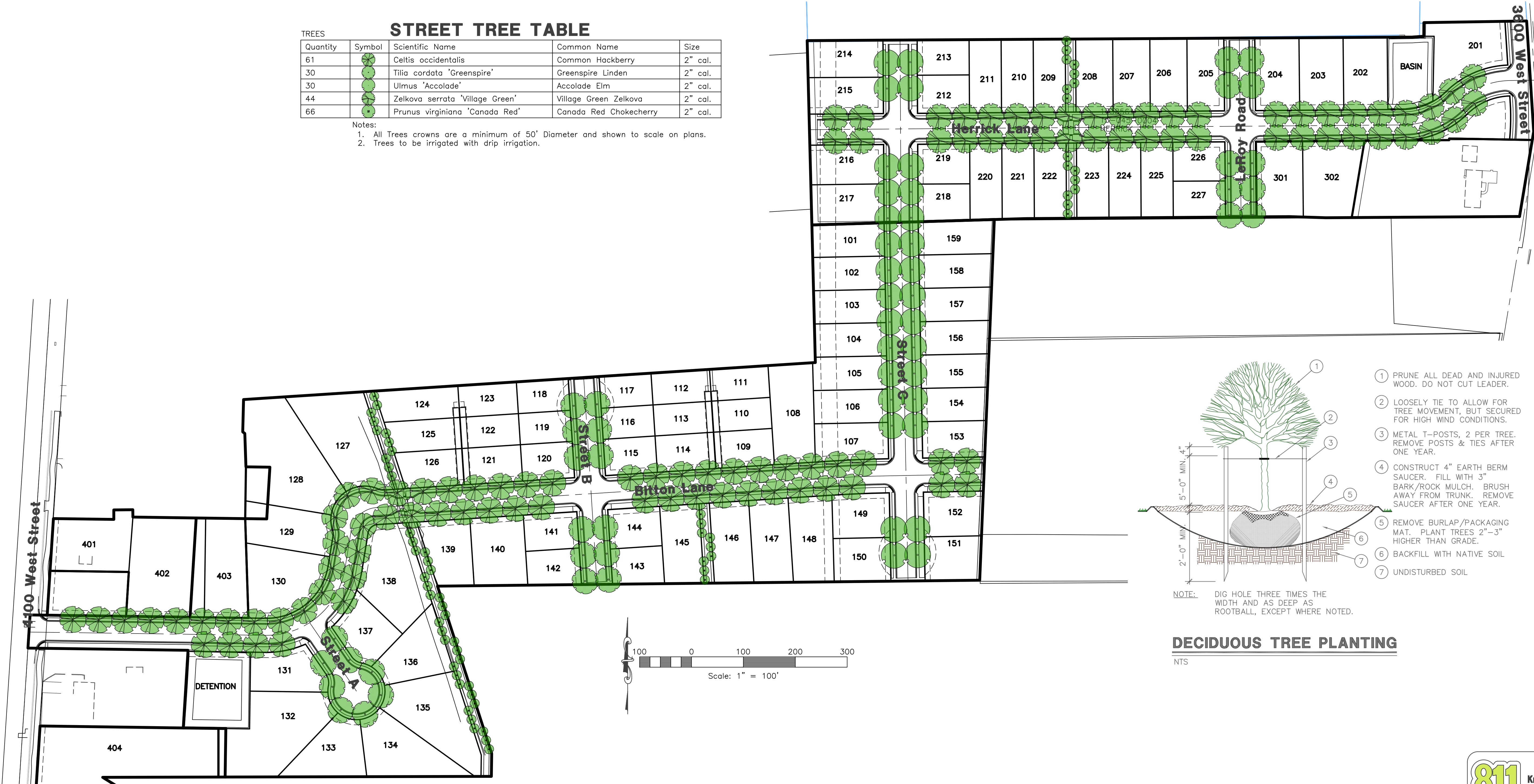
Street Tree Plan



Project Info.
Designer: KENNETH H. HUNTER, P.E.
Drafter: N. PETERSON
Begin Date: APRIL 2025
Name: BITTON ESTATES SUBDIVISION
Number: 6298-39

STREET TREE TABLE				
Quantity	Symbol	Scientific Name	Common Name	Size
61		Celtis occidentalis	Common Hackberry	2" cal.
30		Tilia cordata 'Greenspire'	Greenspire Linden	2" cal.
30		Ulmus 'Accolade'	Accolade Elm	2" cal.
44		Zelkova serrata 'Village Green'	Village Green Zelkova	2" cal.
66		Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" cal.

Notes:
1. All Trees crowns are a minimum of 50' Diameter and shown to scale on plans.
2. Trees to be irrigated with drip irrigation.

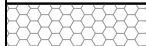
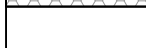
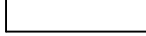


DECIDUOUS TREE PLANTING

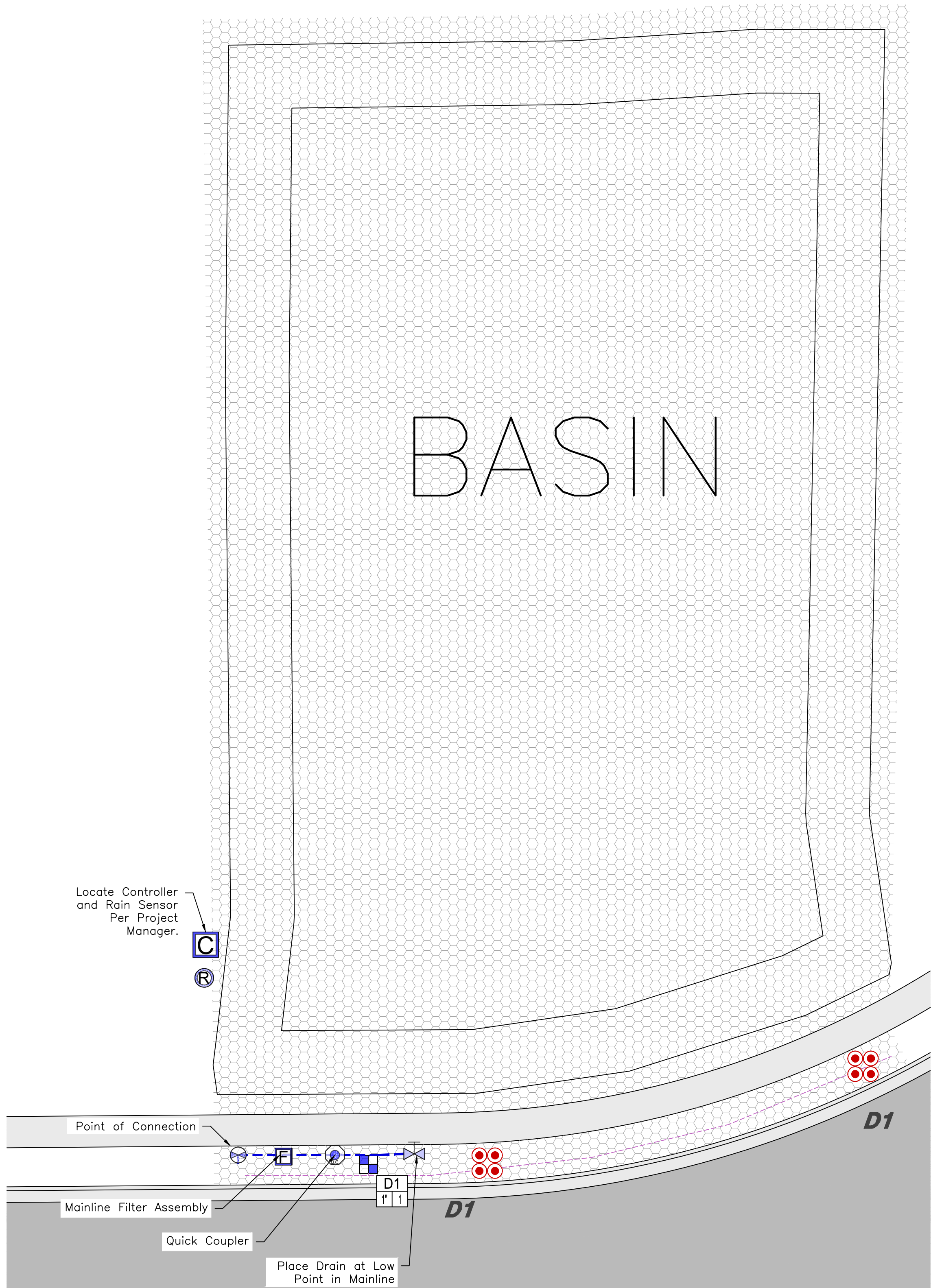
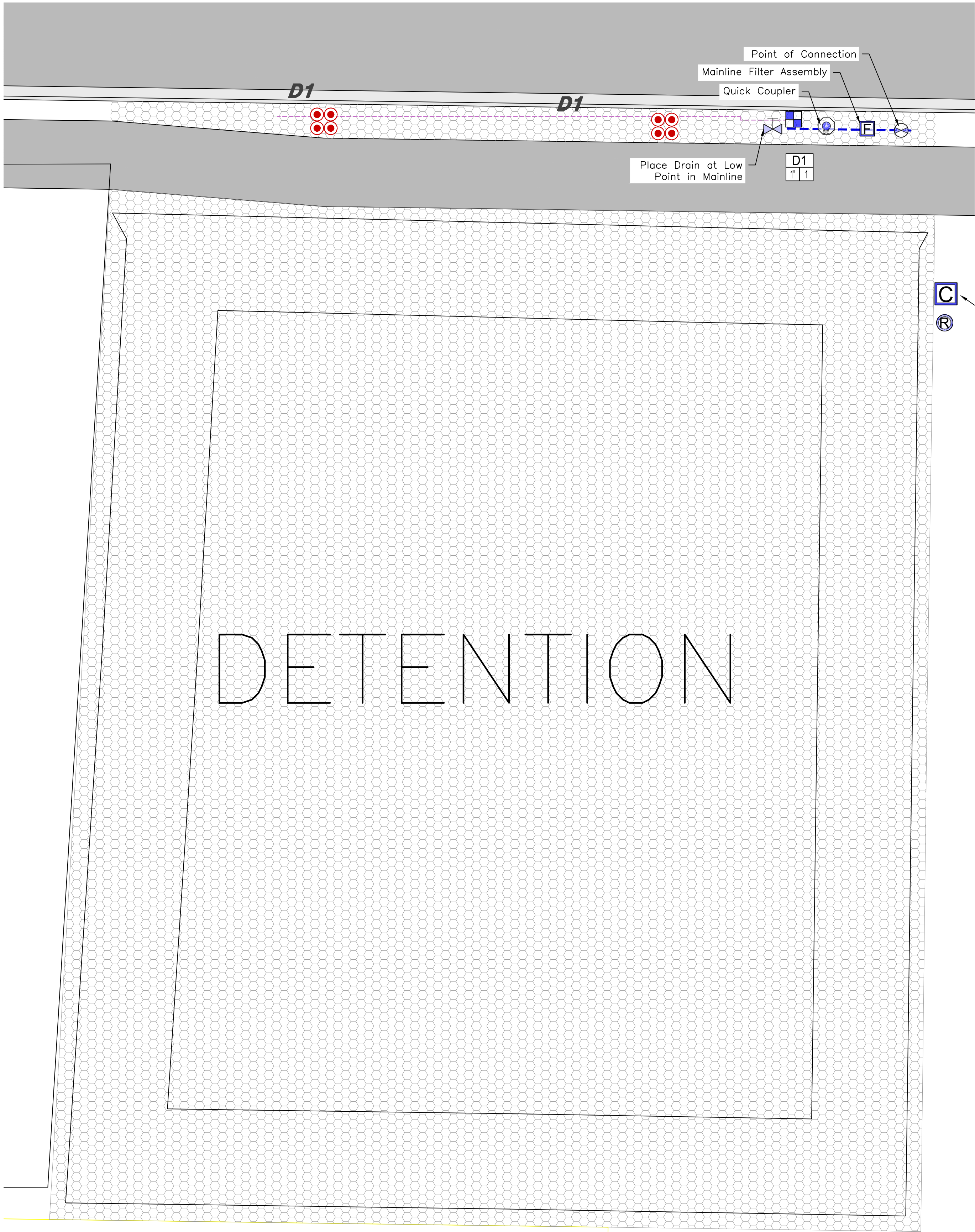
NTS



LANDSCAPE TABLE

Symbol	Description	Type
	Rock Mulch	1" Diameter
	Place mulch over 5 ounce Professional weed barrier cloth in all planting beds.	3" Depth
	Contractor to provide samples to owner for approval prior to delivery.	

Note:
1. Detention basin turf areas shall be irrigated with spray and rotor irrigation heads.
2. Park strip areas to be irrigated with drip irrigation.



REVISIONS	DESCRIPTION
DATE	

