

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Public comment may NOT be heard during Administrative items, the Planning Division Project Manager may be reached at 801-399-8371 before the meeting if you have questions or comments regarding an item.

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.



WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

November 18, 2025

Pre-meeting 4:30/Regular meeting 5:00 p.m.



- Pledge of Allegiance
- Roll Call:

Petitions, Applications, and Public Hearings:

1. Administrative items

1.1 LVB092625: Consideration and action on a request for preliminary approval of Bitton Estates Subdivision Phases 1 through 5. A proposal to develop 32.6 acres into 93 single-family lots.

Presenter: Pat Burns; **Staff Presenter:** Felix Lleverino

1.2 LVTP6060525: Consideration and action on a request for preliminary approval of the Taylor Landing Subdivision Phase 6, consisting of 26 lots, public roadways, and the dedication of a 15' wide public pathway easement, connecting to the Winston Park Subdivision to the east.

Presenter: Selvoy Fillerup; **Staff Presenter:** Tammy Aydelotte

Petitions, Applications, and Public Hearings:

2. Legislative Items

2.1 GPA2025-01: A public hearing on a request to amend the Western Weber General Plan Culinary Water Use table on page 141, add information regarding the Water Conservation Stakeholder Committee on page 141, and add action items to pages 157-160 that incorporate State requirements for water conservation.

Staff Presenter: Felix Lleverino

3. Public Comment for Items not on the Agenda:

4. Remarks from Planning Commissioners:

5. Planning Director Report:

6. Remarks from Legal Counsel

Adjourn

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371 before the meeting if you have questions or comments regarding an item.



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for preliminary approval of the Bitton Estates Subdivision Phases 1 through 5. A proposal to develop 32.6 acres into 93 single family lots.
Type of Decision:	Administrative
Agenda Date:	Tuesday, November 18, 2025
Applicant:	Pat Burns
File Number:	LVB092625

Property Information

Approximate Address:	601 South 3600 West
Project Area:	32.6
Zoning:	R1-15
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	15-045-0004, 15-046-0063, 15-046-0066, 15-046-0068
Township, Range, Section:	Township 6 North, Range 2 West, Section 16

Adjacent Land Use

North:	Residential	South:	Agricultural
East:	Residential	West:	Residential

Staff Information

Report Presenter:	Felix Lleverino fleverino@webercountyutah.gov 801-399-8767
Report Reviewer:	TA

Applicable Ordinances

- Title 104, Zones, Chapter 12, Residential (R1-15) Zone
- Title 106, Subdivisions

Development History

- The Bitton-Dee rezone was approved by the Weber County Commission on July 1 2025.
- The Bitton-Dee development agreement was recorded with the Weber County Recorder's Office on September 25, 2025 under Entry Number 3386391.

Background

This is a request for preliminary approval of the Bitton Estates Subdivision, phases 1 through 5, from the Western Weber Planning Commission. The development plan subdivides a 32.6-acre parcel into 93 single-family dwelling lots. The streets throughout the development will be made public, complete with curb, gutter, sidewalk, and street trees.

The proposal has been reviewed against the zoning development agreement, the current subdivision ordinance, and the standards in the R1-15 zone. As part of the preliminary plan requirements and approval procedure, the preliminary plan must be presented to the Planning Commission for its recommendation. The following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating a wider variety of housing types within a residential development that implements smart growth principles.

Zoning: The subject property is located in the Residential (R1-15) Zone.

The purpose of the Residential (R1-15) zone is identified in the LUC-§ 104-12-1 as:

The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at four different low-to-medium density levels. The R1 zone includes the R1-15, R1-12, R1-10, and R1-5 zones. Any R-1-12 and R-1-10 zones shown on the zoning map or elsewhere in the Land Use Code are references to the R1-12 and R1-10 zones, respectively.

The lots within the development are designed to comply with the standards set forth in Section 106-2-1.020 as a mandatory feature that results in the maximum density of 2.9 units per acre as calculated from the gross 32.6 acres and a minimum lot area of 6,000 SF by 60'. The single-family lots range in size from 6,000 to 38,000 SF.

Culinary water: The Taylor West Weber Water District will provide culinary water to the Bitton Estates Subdivision Phases one through five. The preliminary letter contains many conditions that must be satisfied before the district will provide water. The county staff will advance this proposal for final subdivision approval when the district provides a final will-serve letter. The planning staff has added a condition of approval that the developer obtain a final will-serve letter before the Planning Director grants final approval. The preliminary will-serve letter contains a typo; the actual expiration date is February 20, 2026.

Pressurized Irrigation water: The Hooper Irrigation Company will provide all of the lots within the Bitton Estates Subdivision Phases one through five with pressurized irrigation water intended for outdoor watering.

The board has further requirements of the developer related to private ditches, connection requirements, and specifications to meeting the Hooper Irrigation standards, See Exhibit D.

Sanitary Sewage Services: Central Weber Sewer District will serve the sanitary sewer treatment services to the Martini Legacy Development. Annexation into the District must be completed before the subdivision plat is recorded.

Geotechnical Study: A geotechnical study prepared by a licensed contractor must be included with the final subdivision application. The study will provide crucial information regarding soil subsurface soil and groundwater conditions and to make recommendations for public street improvements.

Neighborhood Connectivity: The Bitton Estates Subdivision was designed during the rezone process to conform with the street configuration requirements of Section 106-2-1.010 (a) (1), that requires the continuation of existing streets, and Section 106-2-1.020 (c) (1), that sets a maximum block length standard of 800 feet. The Bitton Estates plan satisfies the minimum block length requirements between street intersections for the continuation of street routes while avoiding cul-de-sacs. The plan is also optimized for pathway connectivity.

Additional Standards and Development Agreement:

Review comments from all of the county review agencies regarding subdivision plat and construction drawings revisions shall be addressed before presenting this development proposal for final approval.

Street improvements shall be installed such that at no time shall there be more than 15 lots or 30 dwelling units on a single access street or route before an emergency fire access road, approved by the local fire authority, is installed. The secondary egress must be an all-weather travel surface able to support 75,000 lbs.

The developer agrees to help the county reach its goal of providing at ten acres of public park open space per 1,000 persons. Considering that the development plan does not include open space preservation areas, the developer agrees to donate \$7,500 per residential lot. This shall be remitted to the park district before recording a subdivision plat.

Review the "standards" portion of the development agreement in Exhibit C for more details into the subdivision standards.

Review Agencies: The Bitton Estates preliminary subdivision plan shall comply with all review agency requirements. The Planning and Engineering Department have highlighted deficiencies in the subdivision plat and the construction drawings that shall be addressed before advancement to final subdivision approval. The County Surveyor's Office has reviewed the subdivision plat and deemed it acceptable to progress to final subdivision review. The Weber Fire District is recommending preliminary approval.

Staff Recommendation

Staff recommends preliminary approval of the Bitton Estates Subdivision Phases one through five, consisting of 93 single-family lots. This recommendation is based on all review agency requirements and the following conditions:

1. Taylor West Weber Water District shall provide a capacity assessment letter or a final will-serve letter before final approval from the Planning Division
2. Hooper Irrigation shall provide a capacity assessment letter or final will-serve letter before final recommendation from the Planning Division.
3. Proof of satisfactory contribution towards parks and open space is required before each phase is recorded.
4. Developer is required to show compliance with the recorded development agreement.
5. The civil drawings shall comply with all Weber County Engineering requirements.

The following findings are the basis for the staff recommendation:

1. Bitton Estates Phases one through five conforms to the West Central Weber County General Plan.
2. The lot area and width design are compatible with the concept plan and development agreement.
3. The proposal will not be detrimental to public health, safety, or welfare.
4. The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Exhibits

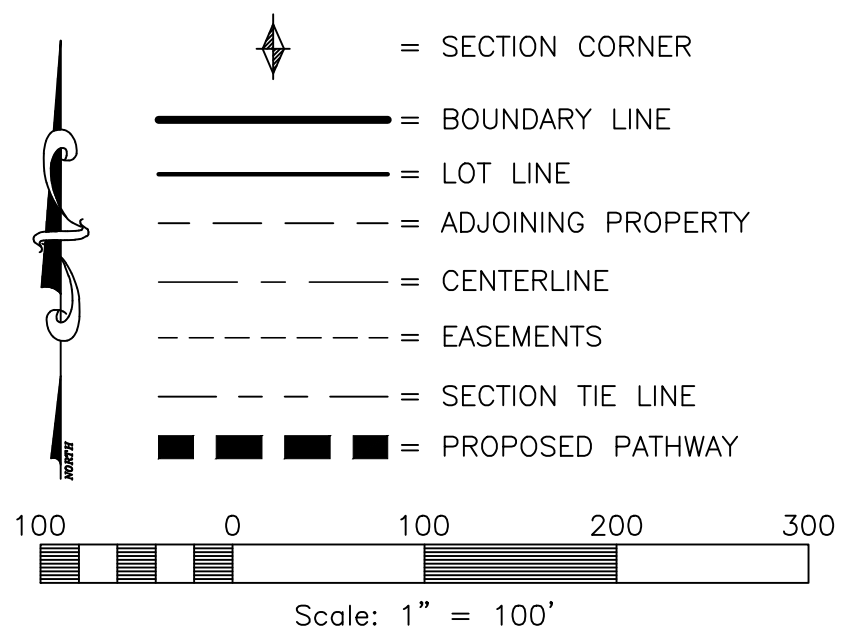
- A. Proposed preliminary plan
- B. Improvement drawings, including the landscape plan
- C. Development Agreement (select pages)
- D. Will serve letters

Area Map



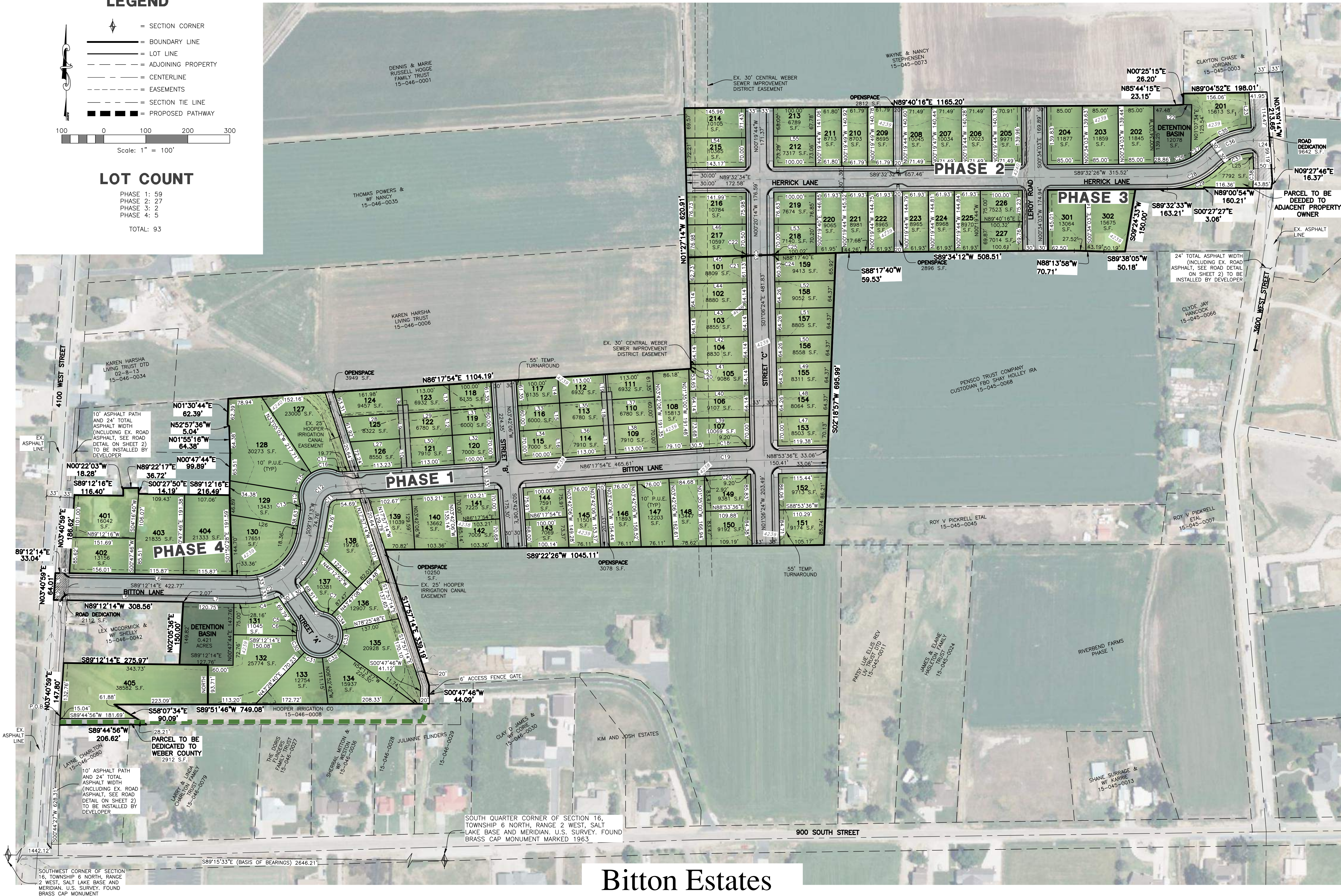
Exhibit A

LEGEND



LOT COUNT

PHASE 1: 59
PHASE 2: 27
PHASE 3: 2
PHASE 4: 5
TOTAL: 93



Bitton Estates

Weber County, Utah

Reeve & Associates, Inc.
TRA
5160 S. 1500 W., RIVERDALE, UTAH 84405
TEL: (801) 821-3100 FAX: (801) 821-3666 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
1	4-30-25	ROAD DEDICATIONS
2	7-19-25	BOUNDARY UPDATED
3	8-18-25	LOT REVISIONS

Bitton Estates
PART OF THE WEST HALF OF SECTION 16, T.6N., R.2W., S.1B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
Preliminary Plan

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: S. Simrayh
Date: 4-2-25
Name:
BITTON ESTATES
Number: 6298-39

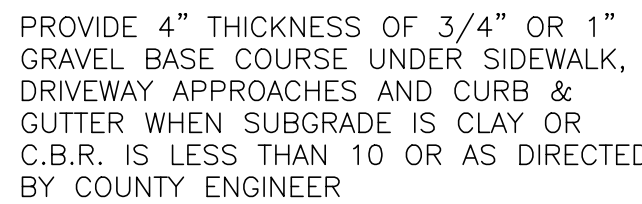
Sheet
1
3
Sheets

PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

THENCE NORTH 03°40'59" EAST 147.80 FEET; THENCE SOUTH 89°12'14" EAST
 275.97 FEET; THENCE NORTH 03°30'46" EAST 150.00 FEET; THENCE
 NORTH 89°12'14" WEST 308.56 FEET; THENCE NORTH 03°40'59" EAST 64.01 FEET;
 THENCE SOUTH 89°12'14" EAST 33.04 FEET; THENCE NORTH 03°40'59" EAST 186.62
 FEET; THENCE SOUTH 89°12'16" EAST 116.40 FEET; THENCE NORTH 00°22'03" WEST
 18.28 FEET; THENCE NORTH 89°22'17" EAST 36.72 FEET; THENCE
 SOUTH 00°27'50" EAST 14.19 FEET; THENCE SOUTH 89°12'16" EAST 216.49 FEET;
 THENCE NORTH 00°47'44" EAST 99.89 FEET; THENCE NORTH 01°55'16" WEST 64.38
 FEET; THENCE NORTH 52°57'36" WEST 5.04 FEET; THENCE NORTH 01°30'44" EAST
 62.39 FEET; THENCE NORTH 86°17'54" EAST 1104.19 FEET; THENCE
 NORTH 01°27'14" WEST 265.40 FEET; THENCE NORTH 01°27'14" WEST 355.51 FEET;
 THENCE NORTH 89°40'16" EAST 1165.20 FEET; THENCE NORTH 89°44'15" EAST
 23.15 FEET; THENCE NORTH 00°25'15" EAST 26.20 FEET; THENCE
 NORTH 89°04'52" EAST 198.01 FEET; THENCE SOUTH 03°59'14" EAST 213.66 FEET;
 THENCE SOUTH 09°47'46" EAST 3.33 FEET; THENCE NORTH 00°05'54" WEST 160.21
 FEET; THENCE SOUTH 00°27'27" EAST 3.33 FEET; THENCE SOUTH 02°32'33" WEST
 163.21 FEET; THENCE SOUTH 09°44'33" WEST 150.03 FEET; THENCE
 SOUTH 89°38'05" WEST 50.18 FEET; THENCE NORTH 88°13'58" WEST 70.71 FEET;
 THENCE SOUTH 89°34'12" WEST 508.51 FEET; THENCE SOUTH 88°17'40" WEST 59.53
 FEET; THENCE SOUTH 02°18'57" WEST 695.99 FEET; THENCE SOUTH 89°22'26" WEST
 1045.11 FEET; THENCE SOUTH 17°57'14" EAST 339.19 FEET; THENCE
 SOUTH 00°47'46" WEST 44.09 FEET TO NORTH LINE OF THE HOOPER IRRIGATION CO
 PROPERTY; THENCE SOUTH 89°51'46" WEST 749.08 FEET ALONG SAID NORTH LINE;
 THENCE SOUTH 58°07'34" EAST 90.09 FEET; THENCE SOUTH 89°44'56" WEST 206.62
 FEET TO THE POINT OF BEGINNING.

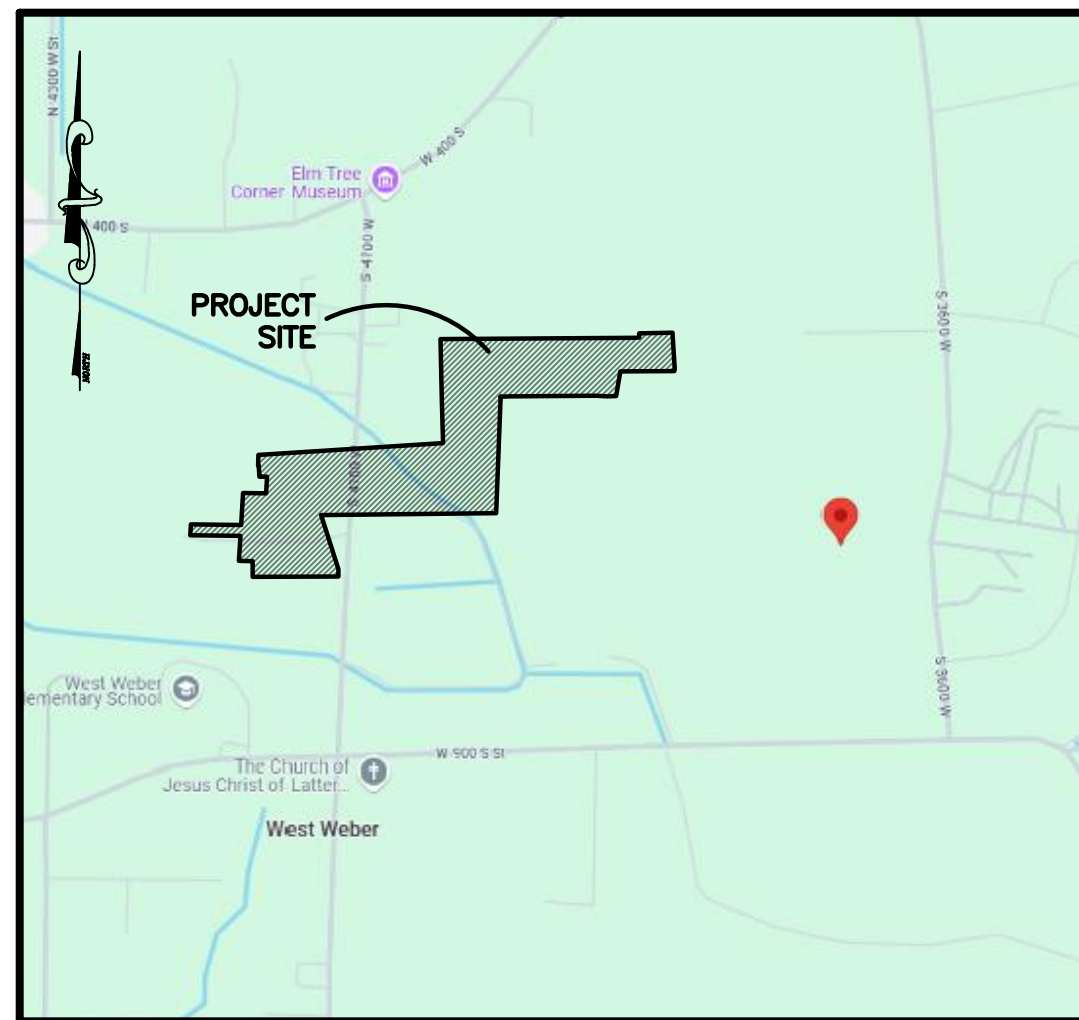
Diagram illustrating the layout of a driveway. The driveway consists of a central 9' ASPHALT PATH flanked by 6" WIDE CONCRETE STRIPS on both sides. The entire driveway is bordered by 2.5' GRAVEL areas. The property lines are indicated by curved lines at the ends of the driveway.

SCALE: NONE



SCALE: NONE

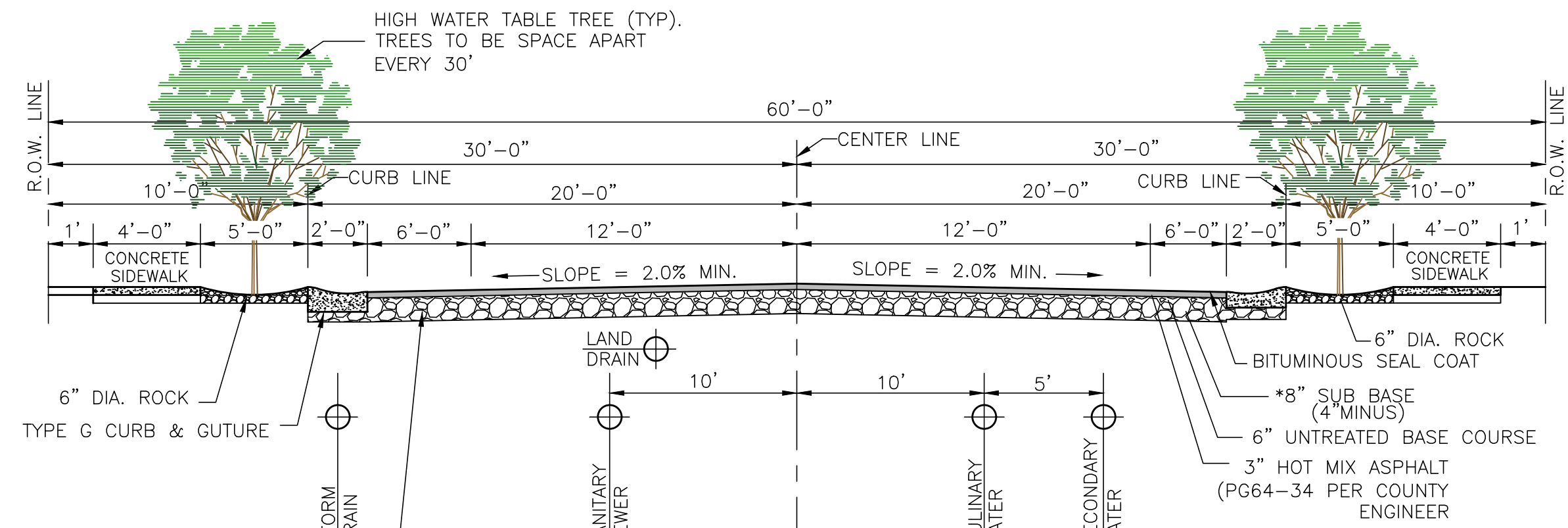
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



(NOT TO SCALE)

CURVE	RADIUS	ARG	CHD	LTH	CHD BEARING	DELTA
C1	120.0	170.6	156.65	N5003.04	81.79	29.4
C2	135.0	170.6	156.65	N5003.04	81.79	29.4
C3	153.0	127.71	124.04	N313.08	47.49	32.2
C4	186.0	79.74	79.33	N78.92	24.37	28.8
C5	30.0	23.61	23.01	N41.77	50.05	57.7
C6	30.0	23.61	23.01	N41.77	50.05	57.7
C7	55.0	179.0	193.59	N69.10	30.0	20.31
C8	50.0	23.61	23.01	S56.55	45.05	58.8
C9	186.0	79.74	79.33	N78.92	24.37	28.8
C10	186.0	37.0	36.98	N15.00	38.1	11.24
C11	20.0	26.88	24.44	S44.08	76.59	32.2
C12	53.0	71.22	65.98	S44.08	76.59	32.2
C13	53.0	13.07	12.76	N03.55	47.49	32.2
C14	65.0	55.07	53.44	S04.25	25.35	30.0
C15	65.0	55.07	53.44	S32.38	48.32	38.8
C16	30.0	23.61	23.01	N41.77	50.05	57.7
C17	30.0	13.89	13.68	S08.21	26.31	31.1
C18	2240.40	101.48	101.47	N87.35	25.35	44.3
C19	2207.40	98.98	99.97	N82.45	25.35	44.3
C20	2207.40	98.98	99.97	N82.45	25.35	44.3
C21	533.5	30.05	30.05	N00.56	34.0	0.19
C22	326.12	4.19	4.19	N00.77	27.48	0.74
C23	467.0	3.74	3.74	N00.56	34.0	0.19
C24	467.0	3.74	3.74	S00.52	38.8	0.21
C25	311.32	58.01	58.02	N00.26	55.0	0.28
C26	120.0	26.89	26.82	N74.44	0.1	28.07
C27	120.0	26.89	26.82	N74.44	0.1	28.07
C28	150.0	113.31	110.64	N67.14	40.4	43.16
C29	180.12	136.28	133.05	N67.17	44.2	43.21
C30	180.12	136.28	133.05	N67.17	44.2	43.21
C31	55.0	45.45	44.17	S73.21	20.5	47.20
C32	55.0	45.45	44.17	S73.21	20.5	47.20
C33	55.0	45.45	44.17	S59.65	55.0	47.20
C34	55.0	45.45	44.17	S73.21	20.5	47.20
C35	180.0	132.58	129.61	N66.42	42.1	42.12
C36	150.0	114.23	111.49	N67.25	13.3	43.38
C37	150.0	114.23	111.49	N67.25	13.3	43.38
C38	45.0	72.26	72.21	S05.52	36.0	91.20

#	BEARING	DISTANCE
1	N89°12'14" W	33.04
2	N30°45'09" E	30.97
3	N89°12'14" W	33.04
4	S89°12'14" E	27.55
5	N30°45'09" E	30.97
6	S89°12'14" E	148.91
7	S89°12'14" E	148.91
8	S03°42'06" E	61.35
9	S03°42'06" E	60.00
10	S03°42'06" E	61.35
11	N03°42'06" W	70.00
12	S03°42'06" W	60.00
13	S03°42'06" E	61.35
14	S03°42'06" E	61.35
15	S03°42'06" E	61.35
16	S03°42'06" E	61.35
17	N03°42'06" W	70.00
18	N03°42'06" W	60.00
19	S03°42'06" E	61.35
20	S03°42'06" E	61.35
21	N01°27'14" W	10.25
22	S89°39'41" E	19.96
23	S89°39'41" E	19.96
24	N89°11'14" E	47.12
25	S03°42'24" E	11.69
26	S90°41'38" E	163.21
27	N89°11'14" E	47.12
28	N86°1'54" E	146.35
29	N86°1'54" E	113.00
30	N86°1'54" E	113.00
31	N87°02'38" E	100.01
32	N86°1'54" E	100.00
33	N86°1'54" E	100.00
34	N86°1'54" E	100.00
35	N86°1'54" E	113.00
36	N86°1'54" E	113.00
37	N86°1'54" E	113.00
38	N86°1'54" E	113.00
39	N85°53'36" E	141.72
40	N85°53'36" E	141.72
41	N85°53'36" E	137.47
42	N85°53'36" E	137.47
43	N85°53'36" E	137.86
44	N85°53'36" E	138.25
45	N85°53'36" E	138.25
46	N85°17'40" E	139.03
47	N89°14'14" E	140.50
48	N89°14'14" E	140.50
49	N85°53'36" E	127.41
50	N85°53'36" E	131.25
51	N85°53'36" E	131.25
52	N85°53'36" E	131.25
53	N85°53'36" E	142.78
54	N85°40'16" E	100.00
55	N85°40'16" E	100.00
56	N85°40'16" E	100.00



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

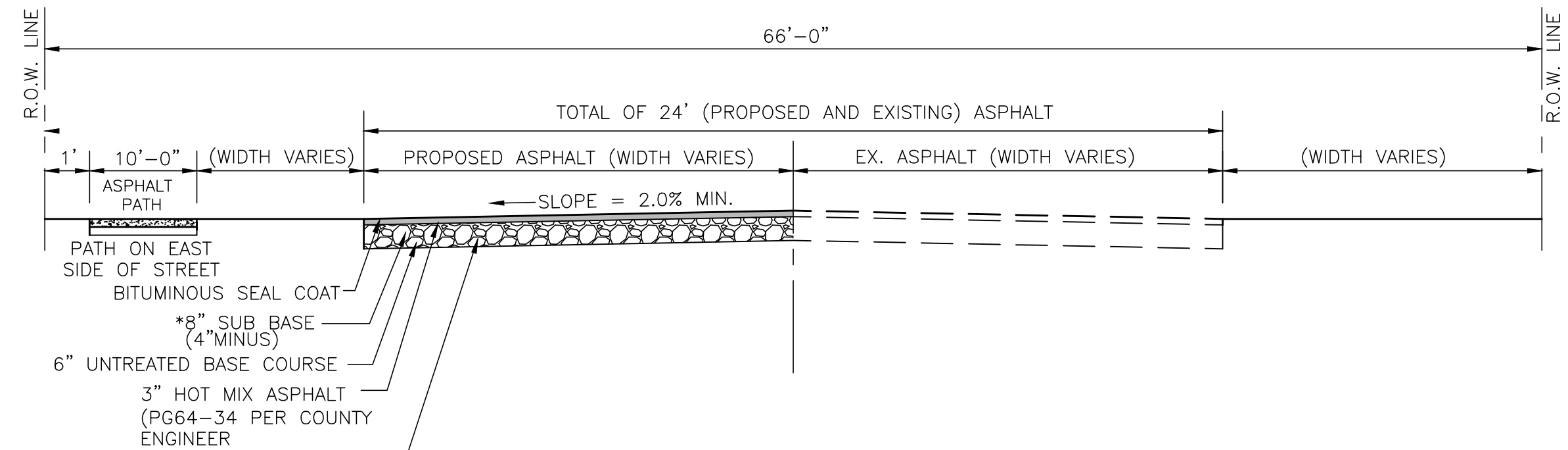
SCALE: NONE

Diagram illustrating the cross-section of a street layout, showing various components and dimensions:

- High Water Table Tree (TYP):** Trees to be spaced apart every 30'.
- Dimensions:**
 - Overall width: 66'-0"
 - Tree spacing: 30'-0"
 - Tree width: 16'-0"
 - Tree spacing from curb: 5'-0"
 - Tree spacing from centerline: 2'-0"
 - Tree spacing from centerline: 6'-0"
 - Tree spacing from centerline: 12'-0"
 - Tree spacing from centerline: 20'-0"
 - Tree spacing from centerline: 36'-0"
 - Tree spacing from centerline: 40'-0"
 - Tree spacing from centerline: 4'-0"
 - Tree spacing from centerline: 1'-0"
- Components:**
 - ASPHALT PATH
 - PATH ON NORTH SIDE OF STREET
 - 6" DIA. ROCK
 - TYPE G CURB & GUTTER
 - STORM DRAIN
 - LAND DRAIN
 - SANITARY SEWER
 - CULINARY WATER
 - SECONDARY WATER
 - CONCRETE SIDEWALK
 - 6" DIA. ROCK
 - BITUMINOUS SEAL COAT
 - 8" SUB BASE (4" MINUS)
 - 6" UNTREATED BASE COURSE
 - 3" HOT MIX ASPHALT (PG64-34 PER COUNTY ENGINEER)
- Slopes:**
 - SLOPE = 2.0% MIN.
- Other Labels:**
 - CROWN
 - CURB LINE
 - R.O.W. LINE

SCALE: NONE

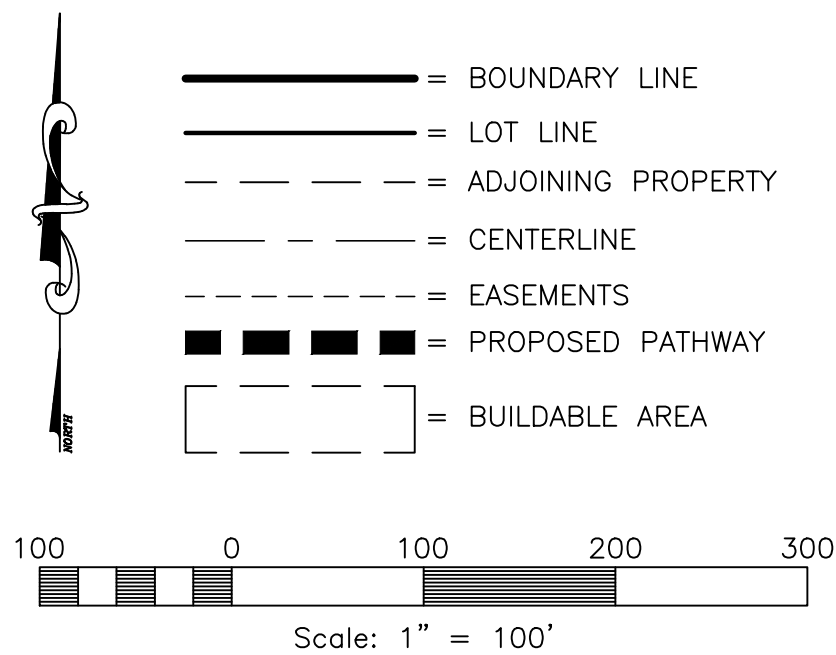
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



SCALE: NONE

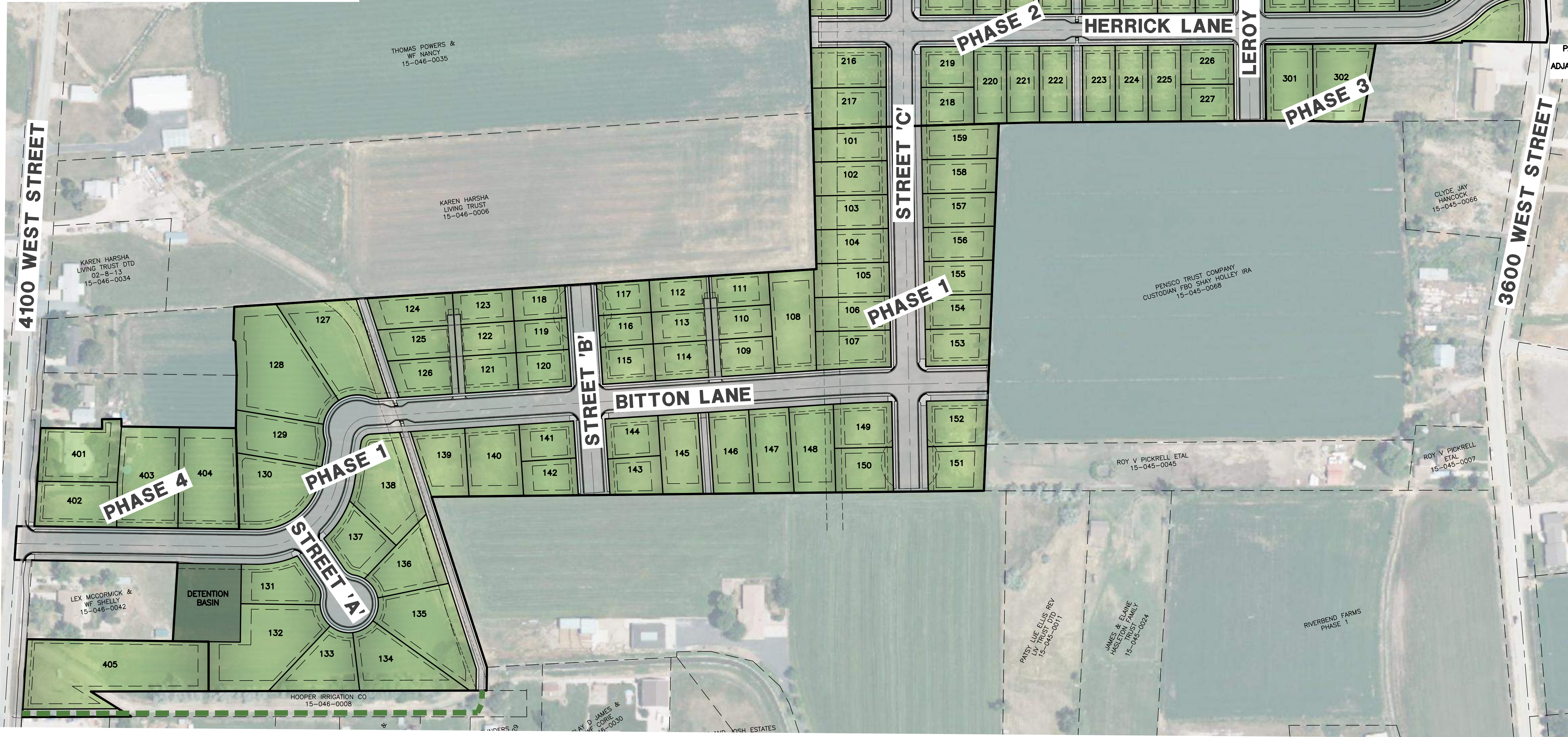
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

LEGEND



BUILDABLE AREA TABLE

LOT #	BUIDABLE AREA
101	3673 S.F.
102	3775 S.F.
103	3837 S.F.
104	3870 S.F.
105	3870 S.F.
106	3869 S.F.
107	3743 S.F.
108	10247 S.F.
109	3744 S.F.
110	3354 S.F.
111	3459 S.F.
112	3459 S.F.
113	3354 S.F.
114	3744 S.F.
115	3120 S.F.
116	2795 S.F.
117	2883 S.F.
118	2883 S.F.
119	2795 S.F.
120	3120 S.F.
121	3744 S.F.
122	3354 S.F.
123	3459 S.F.
124	5273 S.F.
125	4448 S.F.
126	4201 S.F.
127	12858 S.F.
128	12490 S.F.
129	8372 S.F.
130	12201 S.F.
131	6037 S.F.
132	15588 S.F.
133	6951 S.F.
134	10159 S.F.
135	11936 S.F.
136	7754 S.F.
137	5514 S.F.
138	11818 S.F.
139	6462 S.F.
140	8385 S.F.
141	3274 S.F.
142	3276 S.F.
143	3480 S.F.
144	3504 S.F.
145	6866 S.F.
146	7170 S.F.
147	7411 S.F.
148	8400 S.F.
149	4759 S.F.
150	4988 S.F.
151	4947 S.F.
152	4970 S.F.
153	3897 S.F.
154	4271 S.F.
155	4452 S.F.
156	4634 S.F.
157	4815 S.F.
158	4997 S.F.
159	5262 S.F.
201	8868 S.F.
202	7096 S.F.
203	7109 S.F.
204	6283 S.F.
205	5169 S.F.
206	5732 S.F.
207	5741 S.F.
208	5750 S.F.
209	4735 S.F.
210	4741 S.F.
211	4749 S.F.
212	3132 S.F.
213	3315 S.F.
214	4132 S.F.
215	3445 S.F.
216	4172 S.F.
217	4583 S.F.
218	3540 S.F.
219	3558 S.F.
220	5006 S.F.
221	4945 S.F.
222	4932 S.F.
223	4933 S.F.
224	4935 S.F.
225	4936 S.F.
226	3266 S.F.
227	3455 S.F.
301	7154 S.F.
302	10079 S.F.
401	10004 S.F.
402	7852 S.F.
403	15236 S.F.
404	14790 S.F.
405	30393 S.F.



SETBACK NOTE

ZONE R1-15
FRONT SETBACK: 15'
SIDE SETBACK: 7', TOTAL MINIMUM COMBINED SIDEYARD SETBACK 17'
CORNER LOT SETBACK: 15'
REAR SETBACK: 20'

Bitton Estates

Weber County, Utah

Reeve & Associates, Inc.
TRA
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-5666 WWW.REEVE.CO
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
1	4-30-25	ROAD REVISIONS
2	7-15-25	BOUNDARY UPDATED
3	8-18-25	LOT REVISIONS

Bitton Estates
PART OF THE WEST HALF OF SECTION 16, T.6N., R.2W., S.11B.&M., U.S. SURVEY
WEBER COUNTY, UTAH

Buildable Area Plan

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: S. Simrayh
Date: 4-2-25
Name: BITTON ESTATES
Number: 6298-39

Sheet	3
3	Sheets

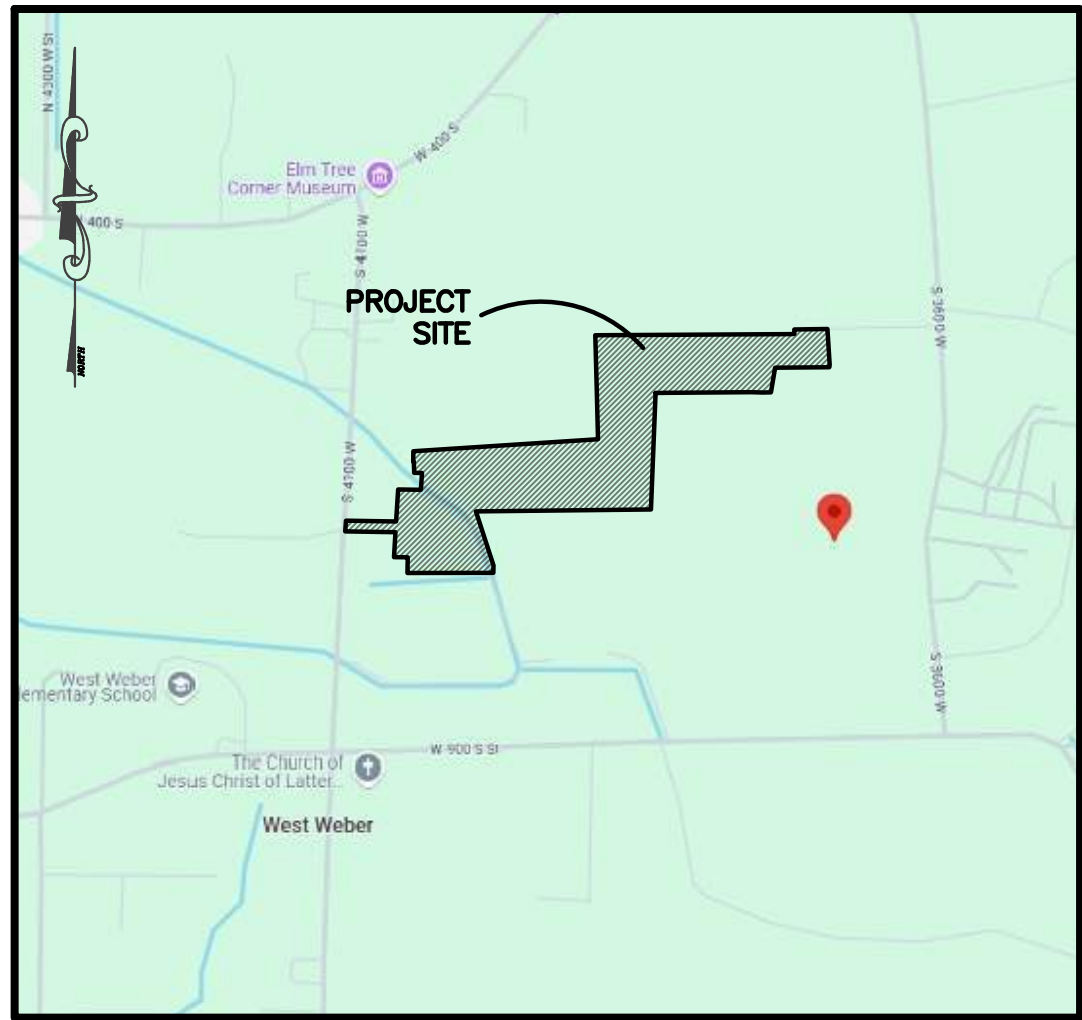
Project Narrative/Notes/Revisions

- 05/06/2025 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 05/23/2025 CK - UPDATED SEWER DESIGN.
- 09/10/2025 CK - REVISED PEDESTRIAN CROSSINGS.

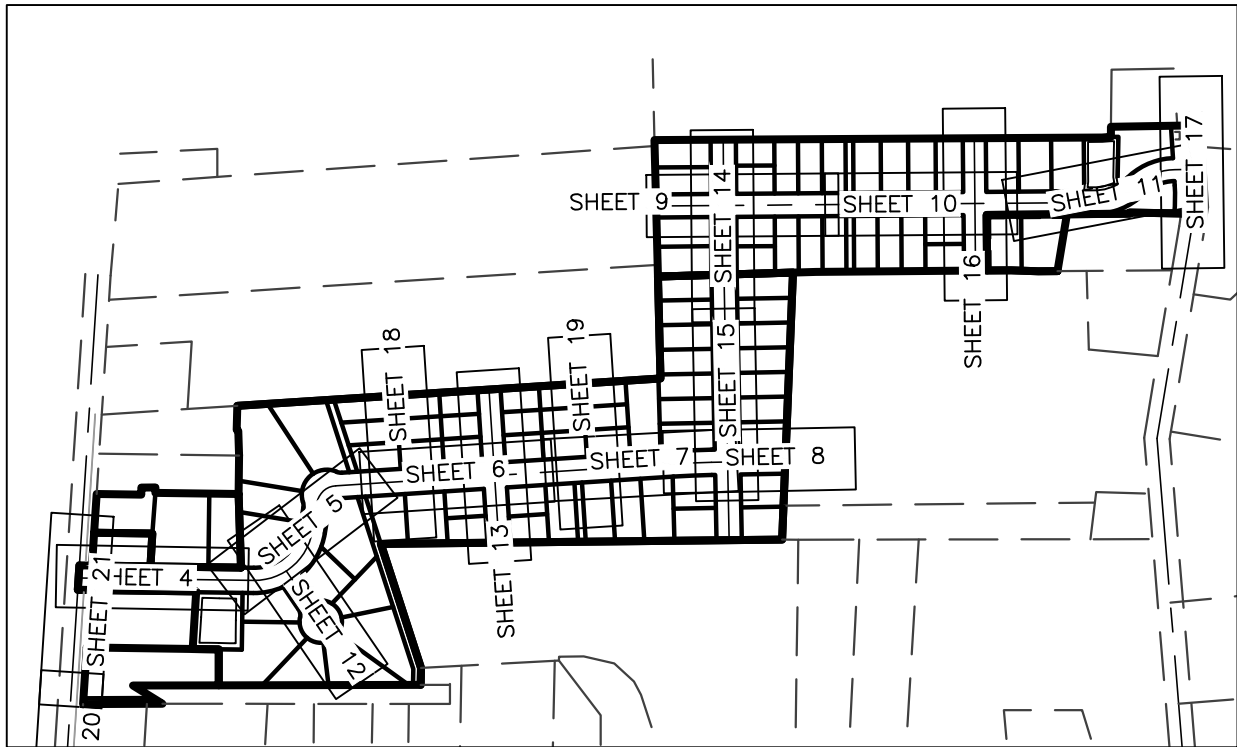
Exhibit B

Bitton Estates Subdivision Improvement Plans

WEBER COUNTY, UTAH
APRIL 2025



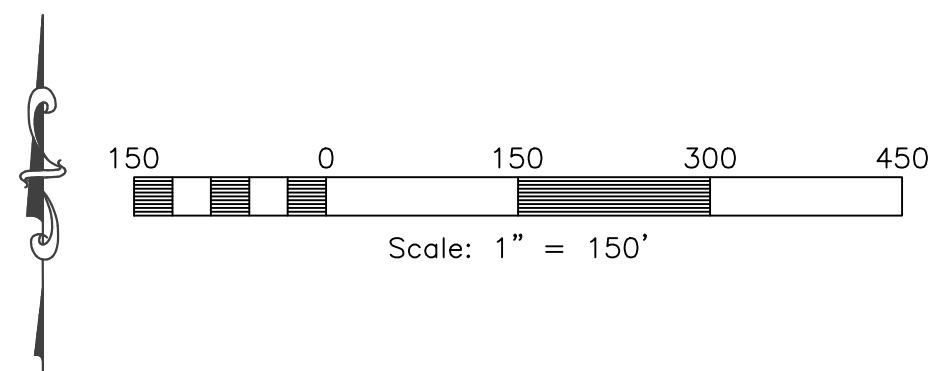
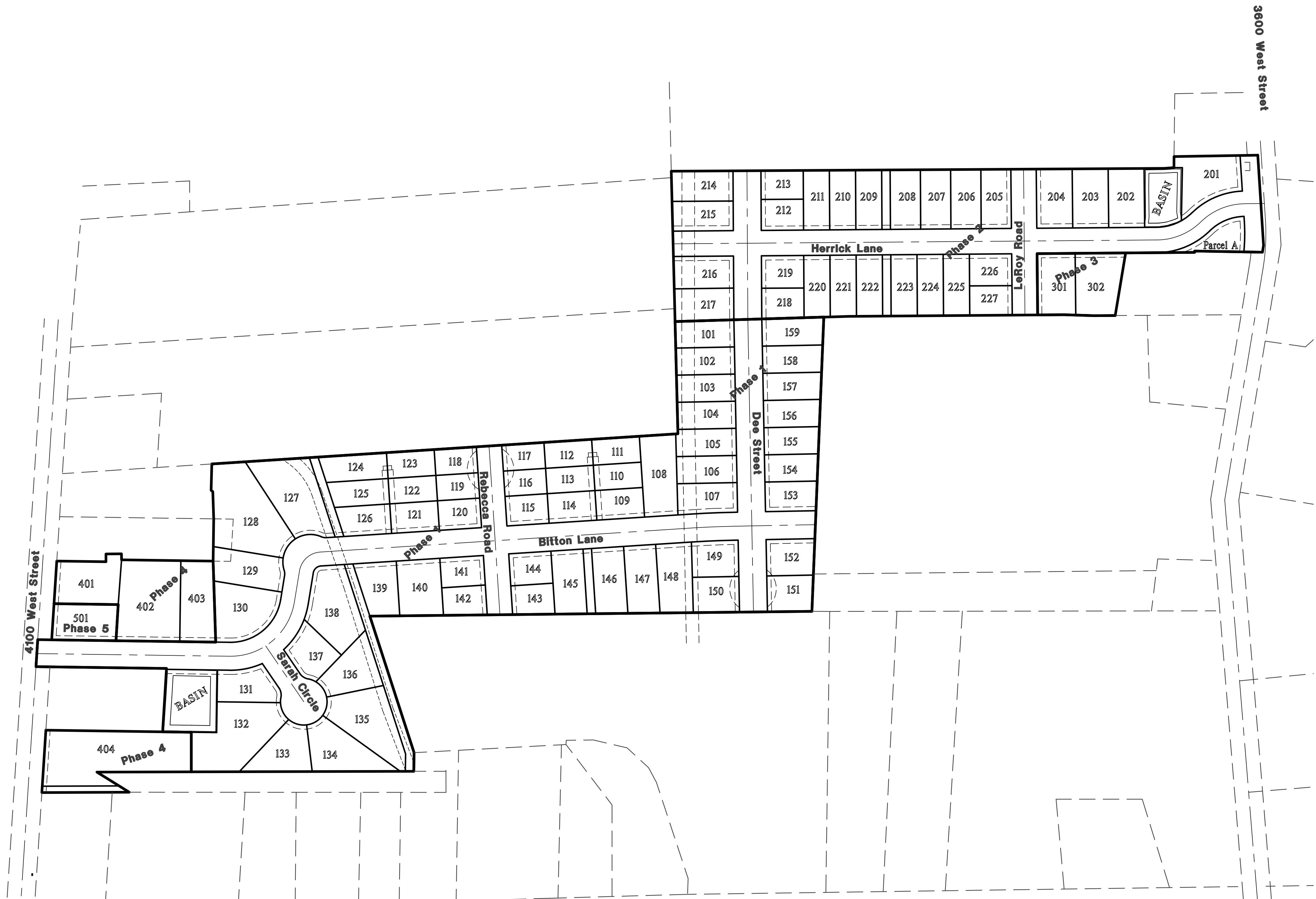
VICINITY MAP
(NOT TO SCALE)



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
- Sheet 21 - 4100 West Street - 5+00.00 - 10+25.00
- Sheet 22 - Grading & Drainage Plan
- Sheet 23 - Grading & Drainage Plan (Continued)
- Sheet 24 - Utility Plan
- Sheet 25 - Utility Plan (Continued)
- Sheet 26 - Basin Details
- Sheet 27 - Basin Details
- Sheet 28 - Street Cross Sections
- Sheet 29 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 30 - Storm Water Pollution Prevention Plan Details
- Sheet 31 - Street Tree Plan
- Sheet 32 - Detention Basins Landscape Plan



Surveyor:

Jason Felt
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

Geotechnical Report:

Dated: January 16, 2025
Christensen Geotechnical
8143 South 2475 East
South Weber, Utah
PH: (801) 804-6413

Project Contact:

Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100



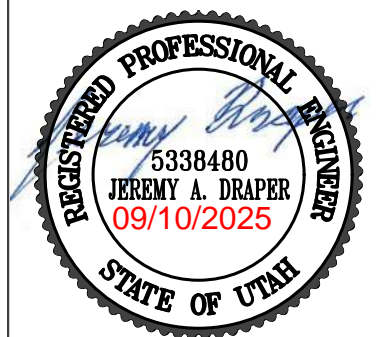
Engineer's Notice To Contractors:

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.



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

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



Project Info.

Designer:
KENNETH H. HUNTER, P.E.
Drafted:
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 UNINCORPORATED), INDIVIDUAL PRODUCT MANUFACTURER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT/FILL, COMPACTION, ASPHALT, GRAVEL, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE FOOTNOTED 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 BONDED 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 BE CONSIDERED AN ACKNOWLEDGMENT THAT, AWARE OF THE CONTRACT, HE 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 PROVIDE 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 PLANS 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. WHERE 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 SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNFAMILAR 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 TIE 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 BLUE 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 DURN 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 PRESS, 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 WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED 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 JOINTS 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 MEKA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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.

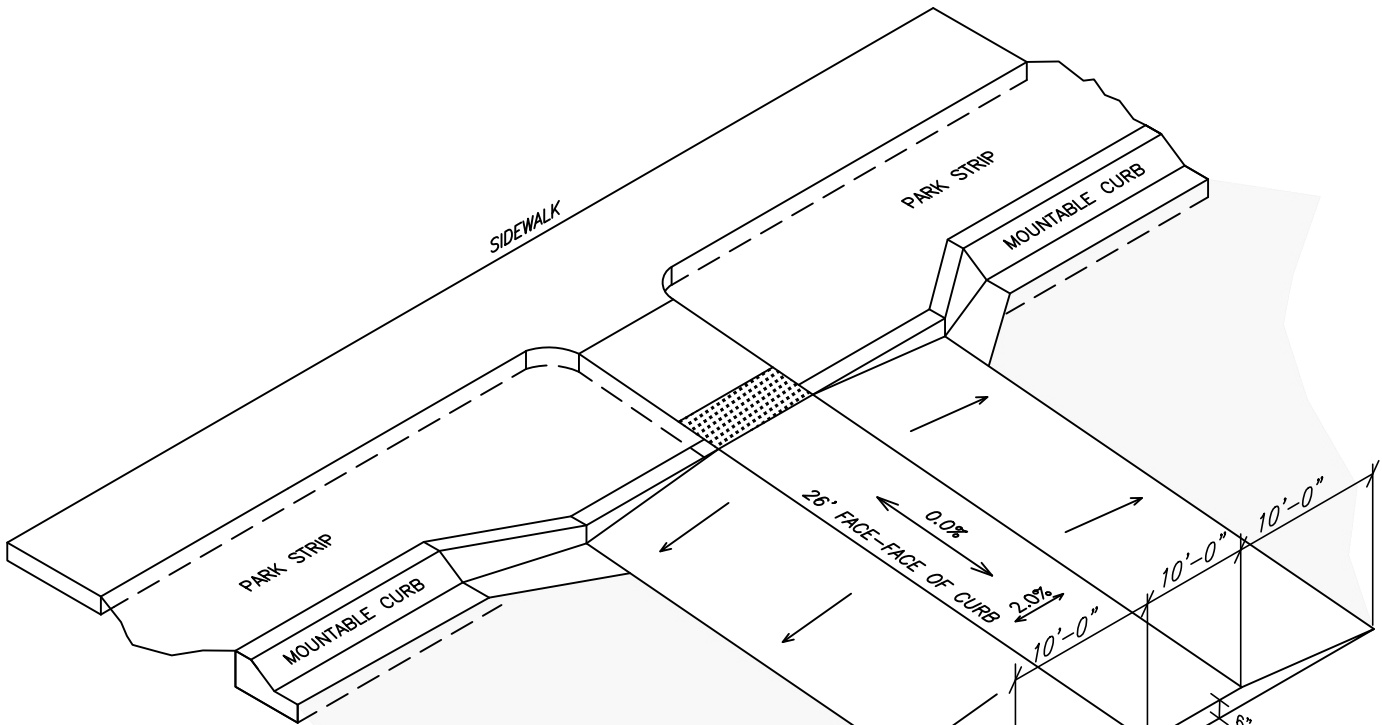
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

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:

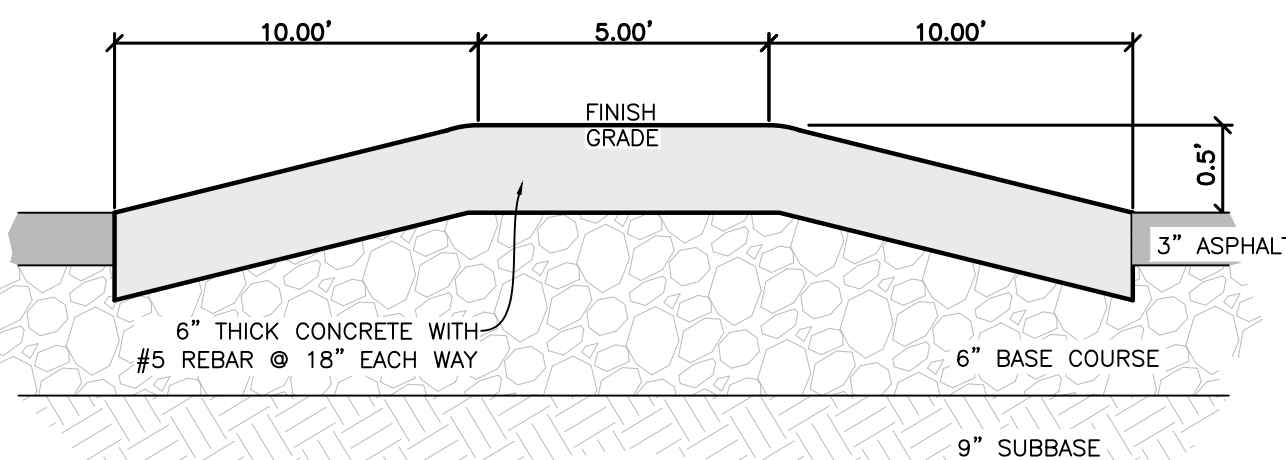
ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

- 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 BASEMENT
- REINFORCED CONCRETE PIPE
- RIM OF MANHOLE

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co

LAND OWNERS • LAND ENGINEERS • LAND SURVEYORS
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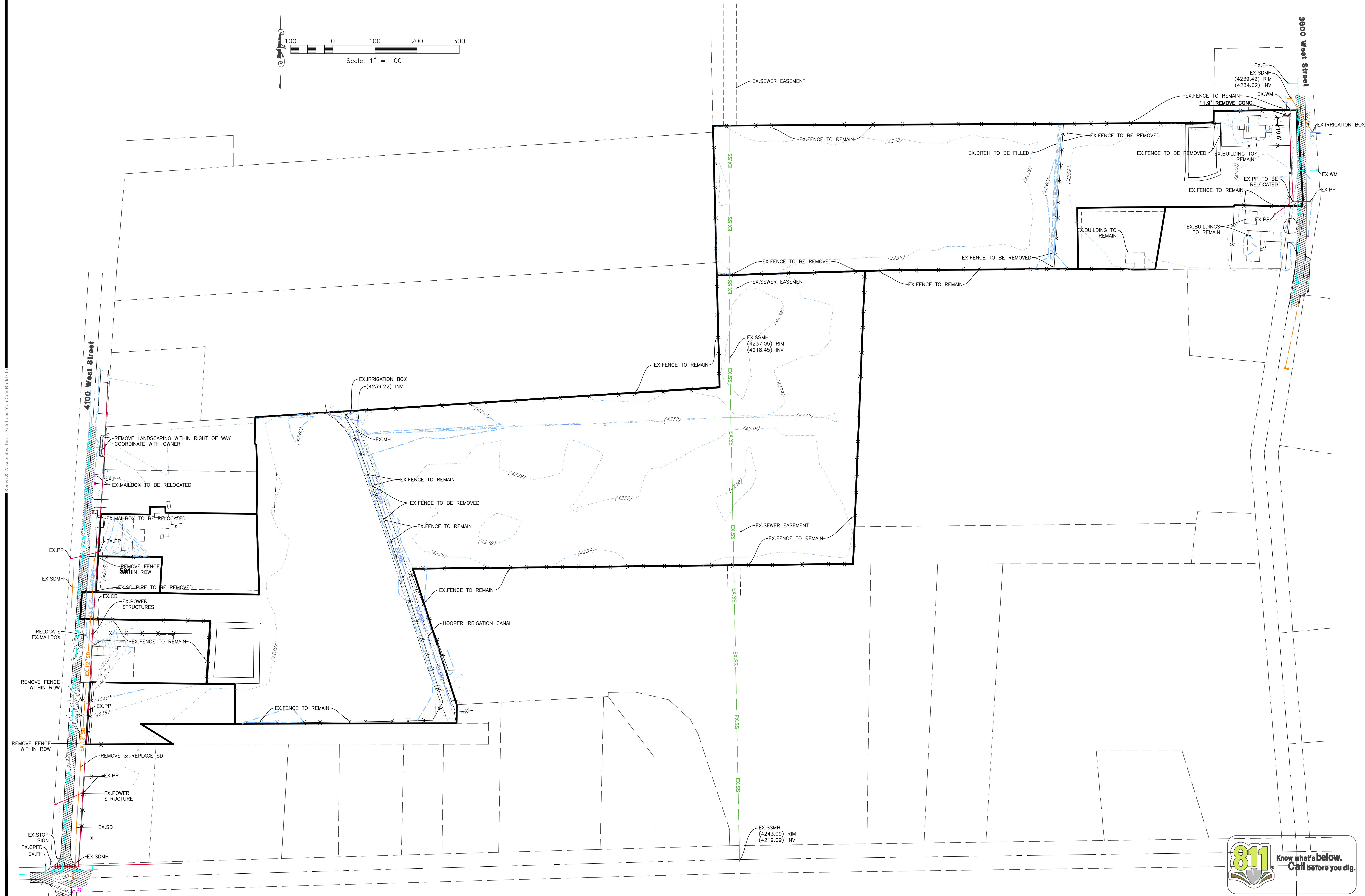
REVISIONS	DATE	DESCRIPTION
05-23-25	CK	Sewer Design
05-28-25	CK	Ped Crossings
09-10-25	CK	Ped Crossings

Bitton Estates
Improvement Plans
WEBER COUNTY, UTAH

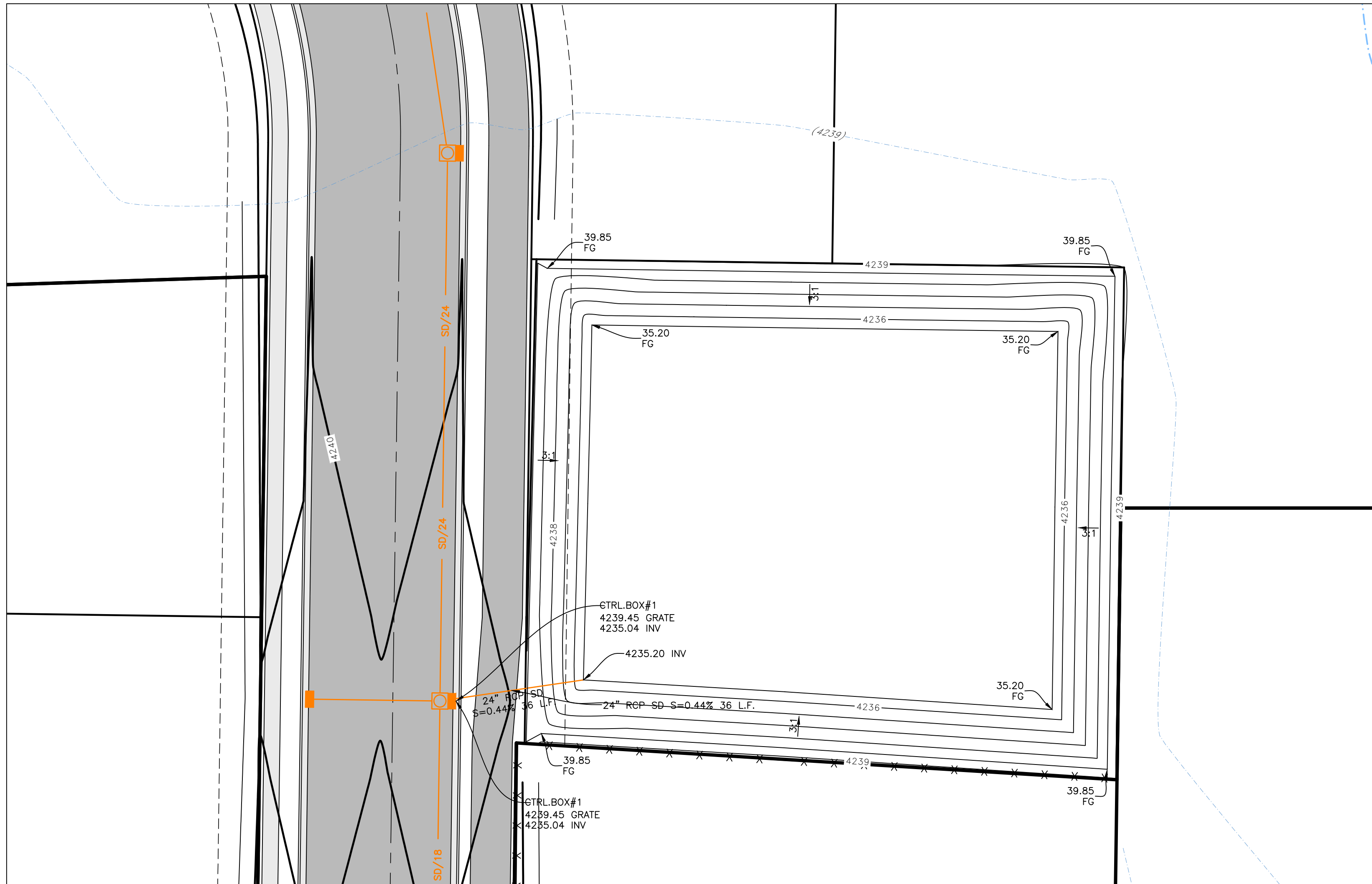
Notes/Legend/Details



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

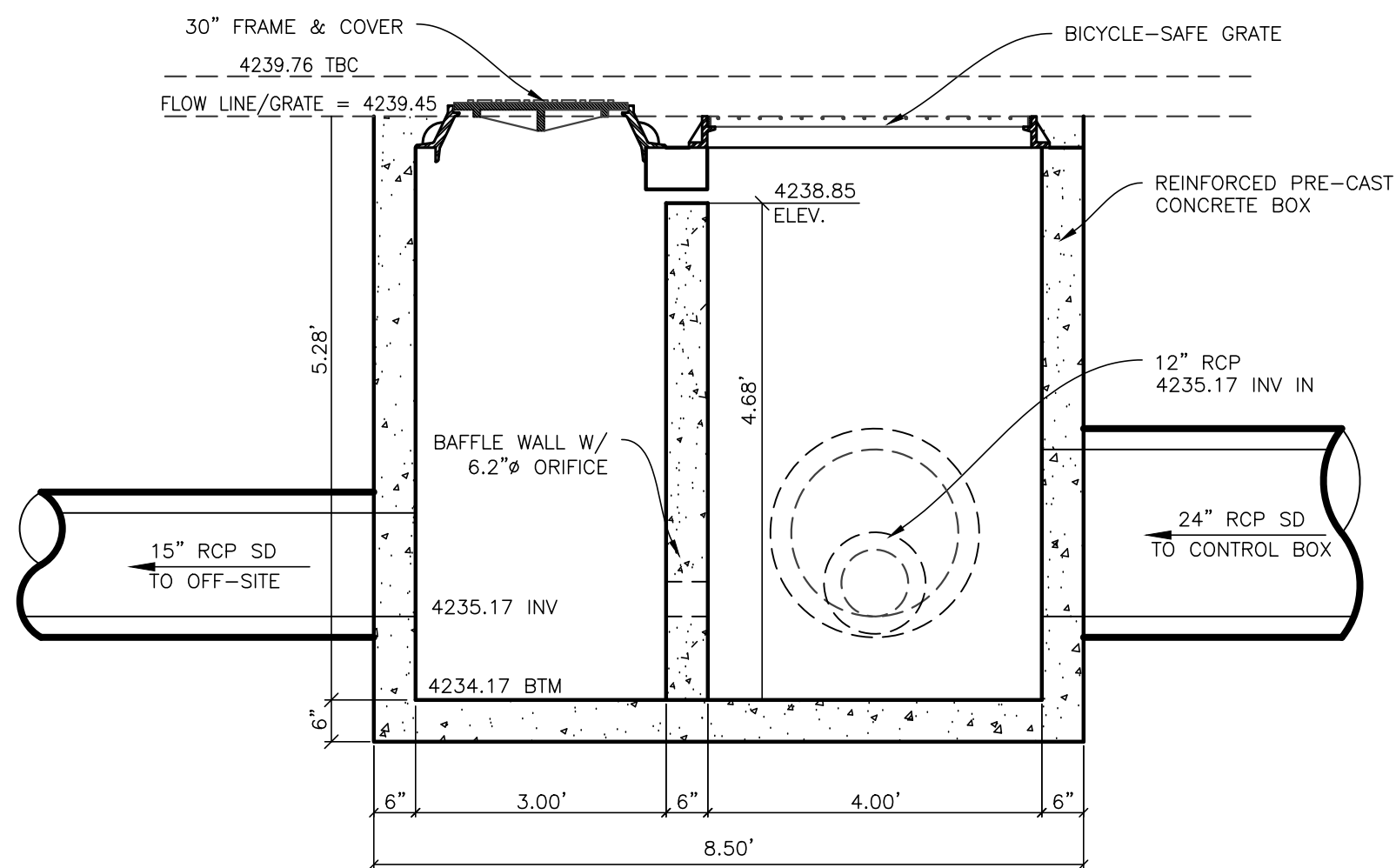
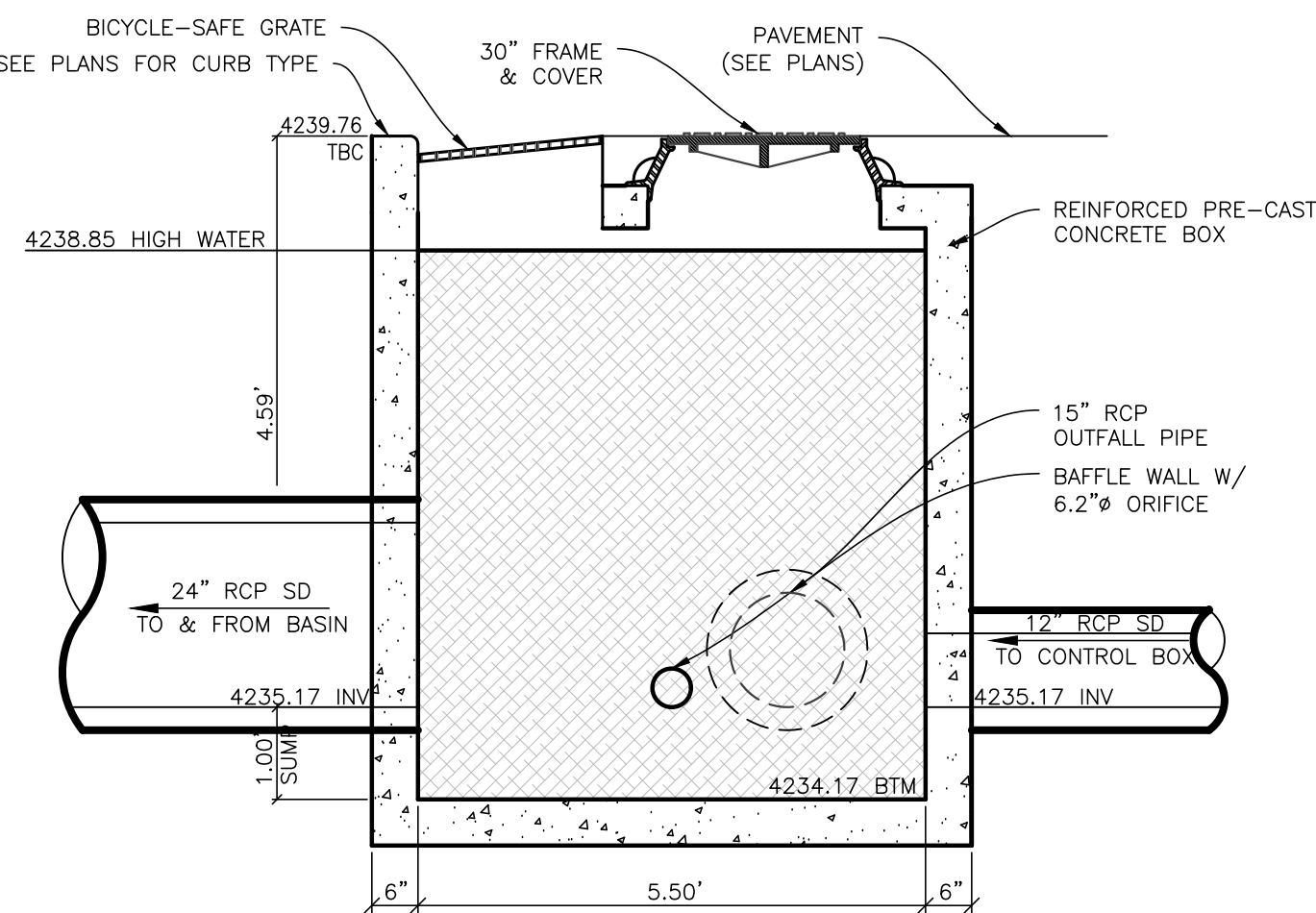
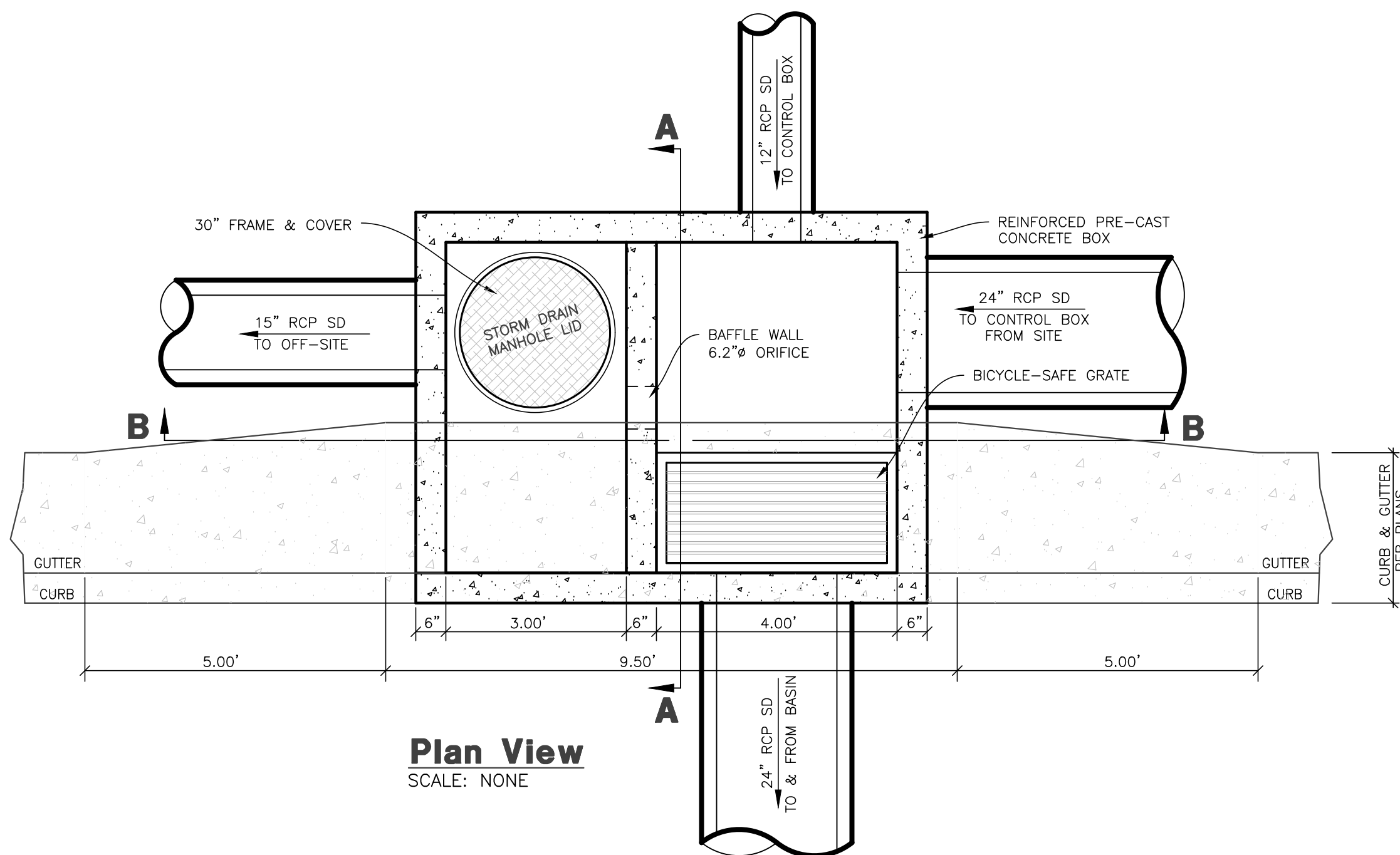
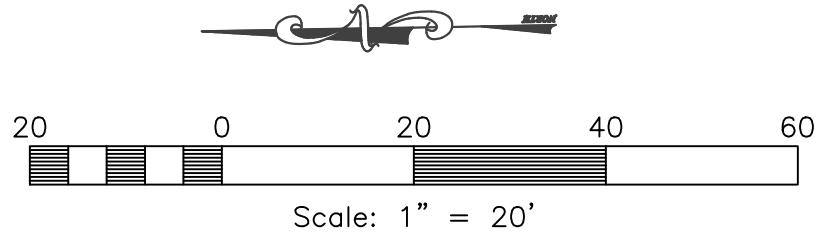


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West Basin
SCALE: 1:20

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

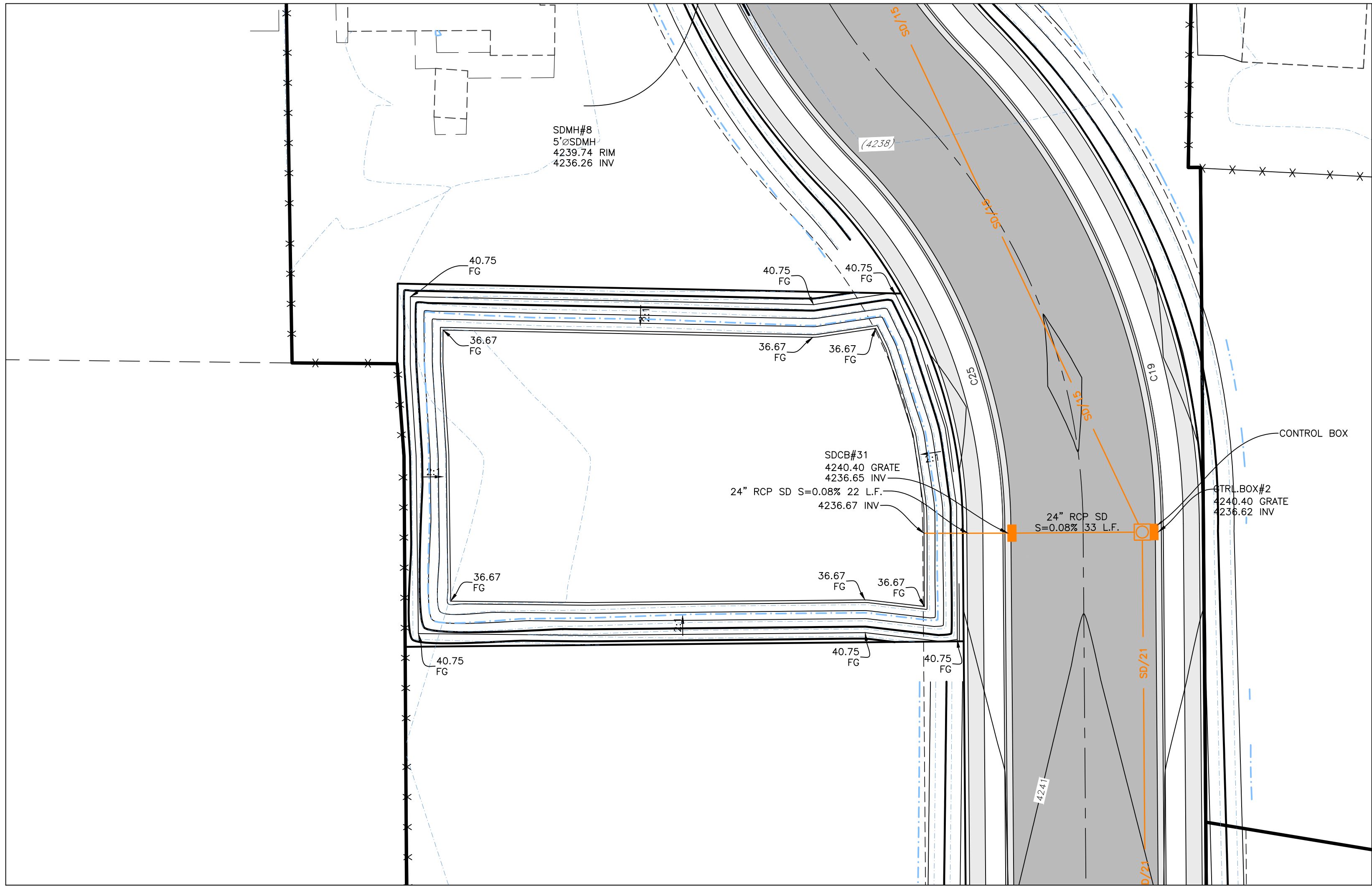


West Basin Control Box/ Combo Box
SCALE: NONE

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



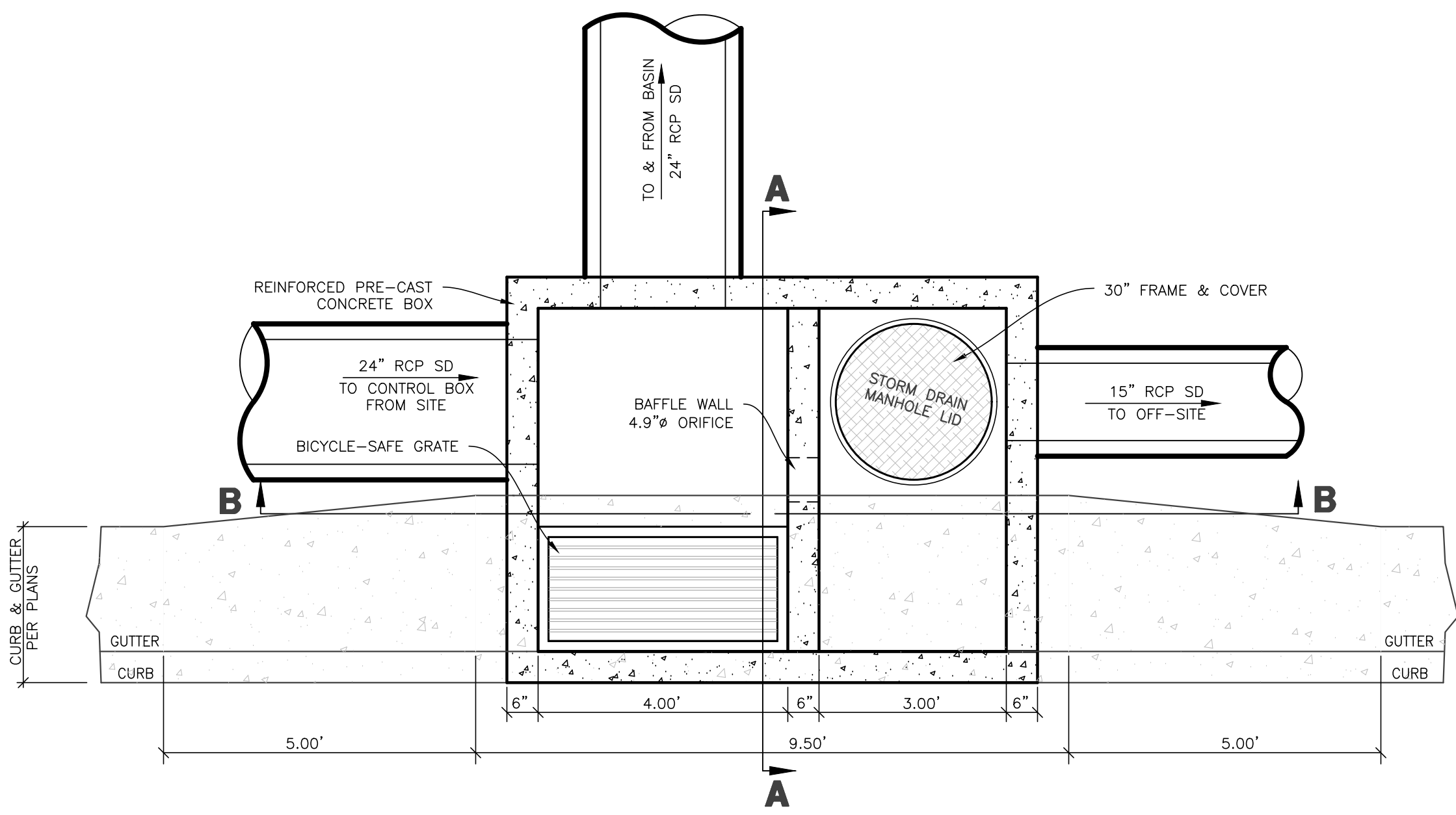
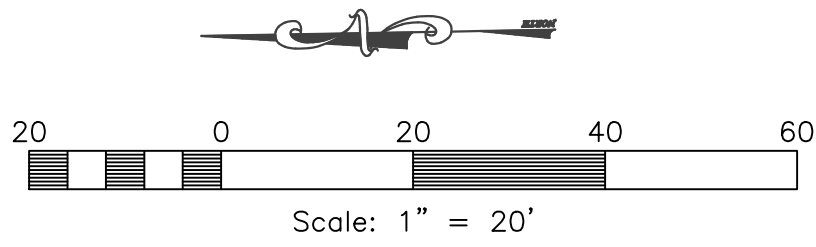
Project Info.	
Designer:	KENNETH H. HUNTER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	APRIL 2025
Name:	BITTON ESTATES SUBDIVISION
Number:	6298-39



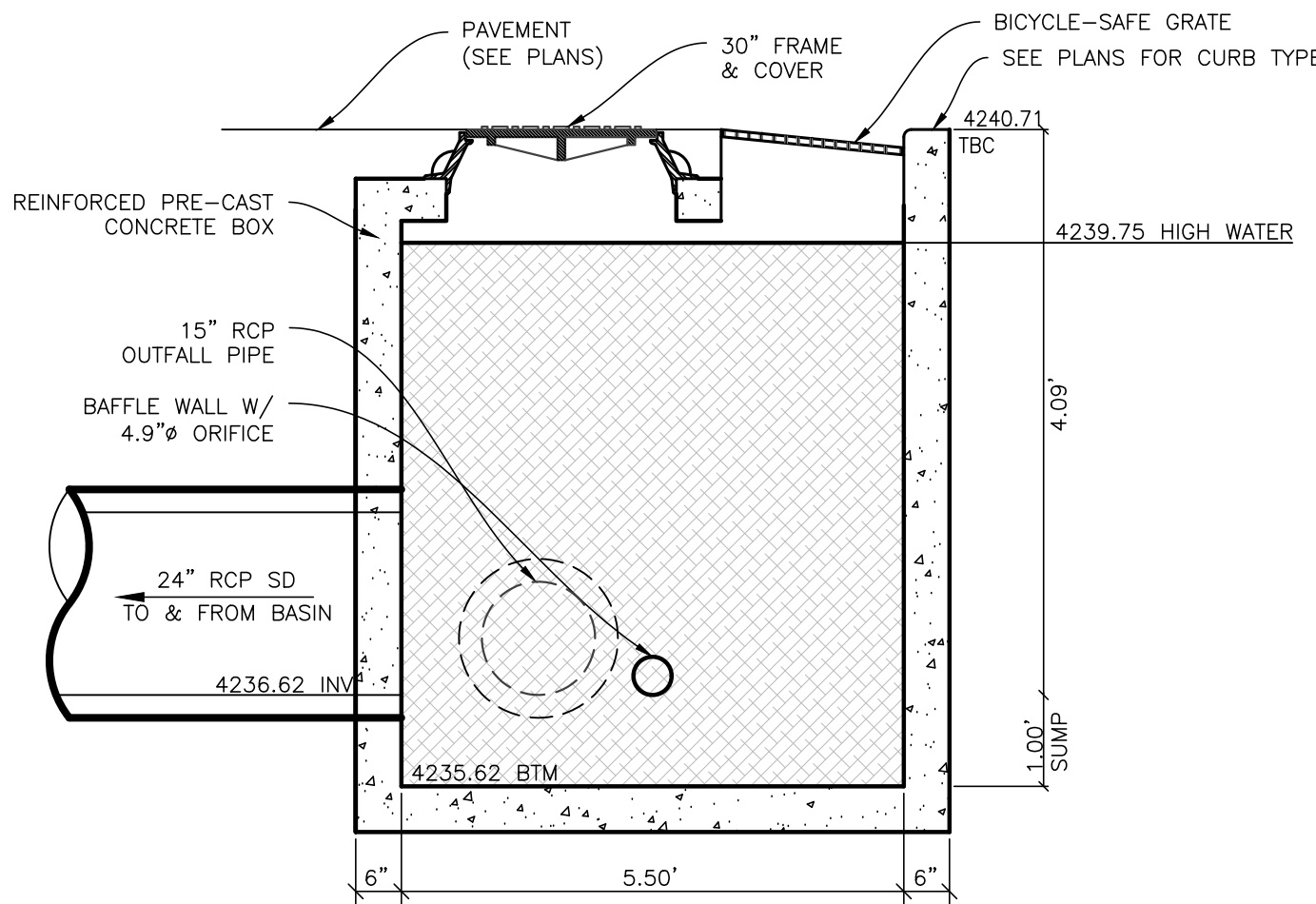
East Basin

SCALE: 1" = 20'

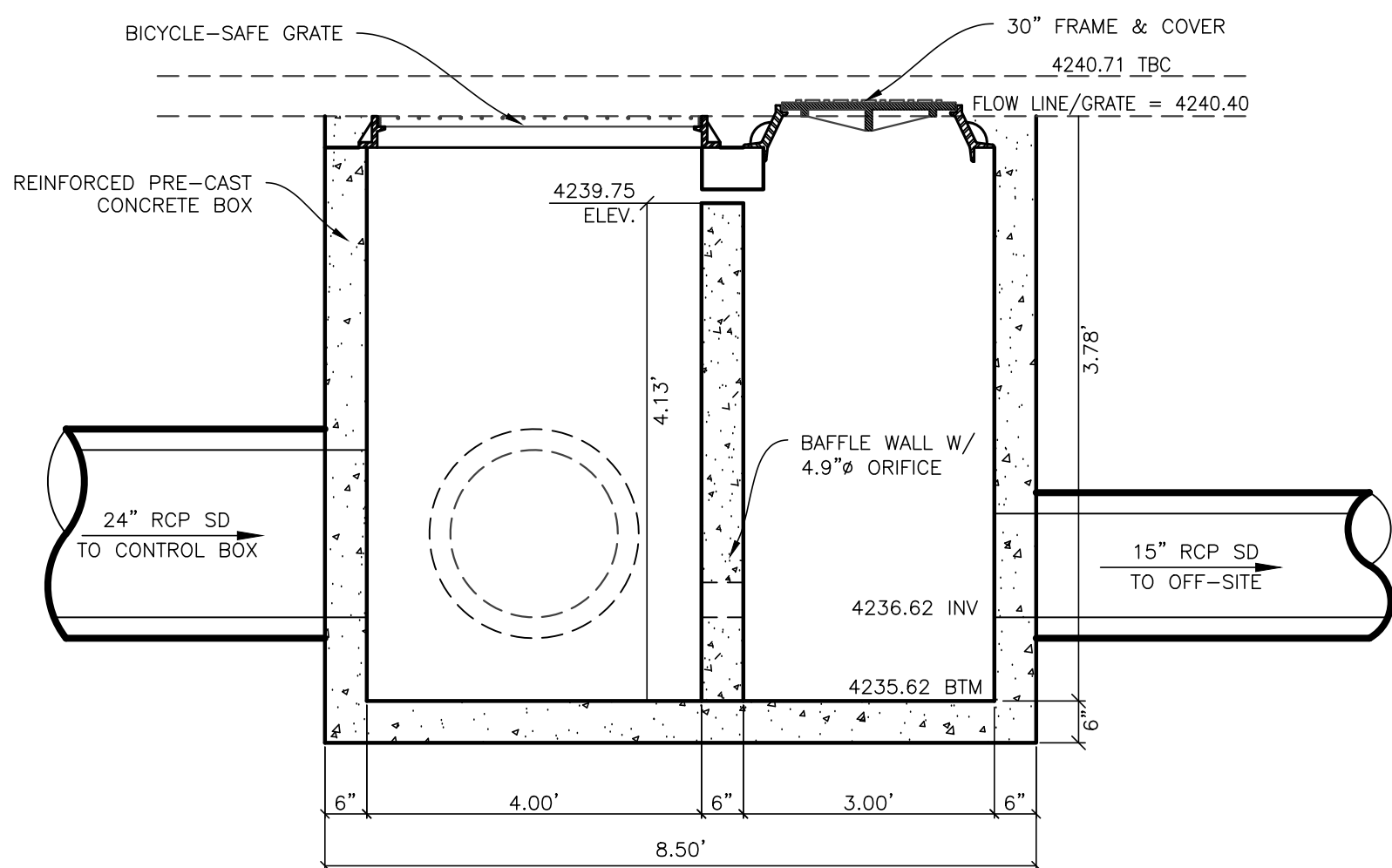
EAST BASIN - STAGE STORAGE TABLE					
ELEV	AREA (sq. ft.)	DEPTH (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	
4,236.70	7,764	N/A	N/A	0	BOTTOM
4,237.00	7,985	0.30	2362	2362	
4,238.00	8,752	1.00	8366	10728	
4,239.00	9,557	1.00	9151	19880	
4,239.75	10,186	0.75	7402	27283	HIGHWATER
4,240.00	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
SCALE: NONE

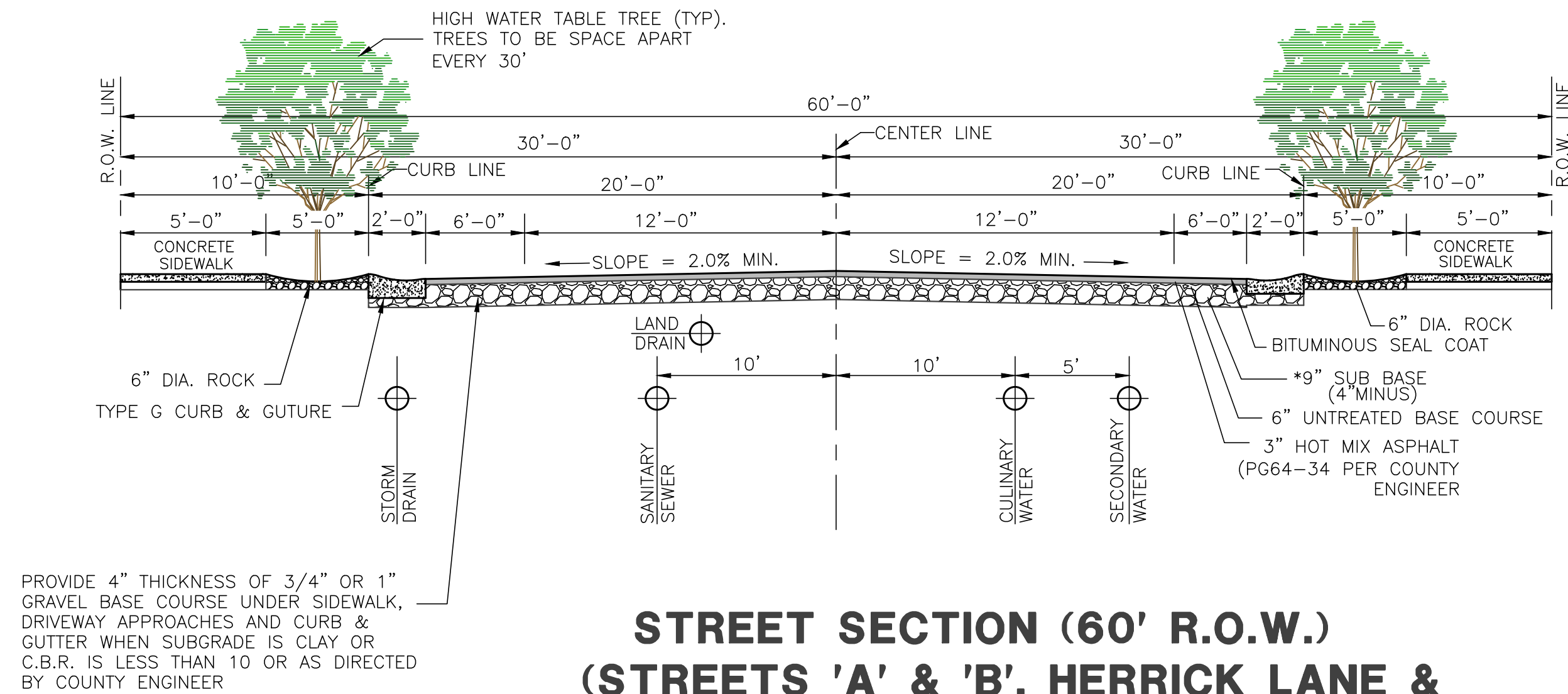
East Basin Control Box/ Combo Box

SCALE: NONE

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

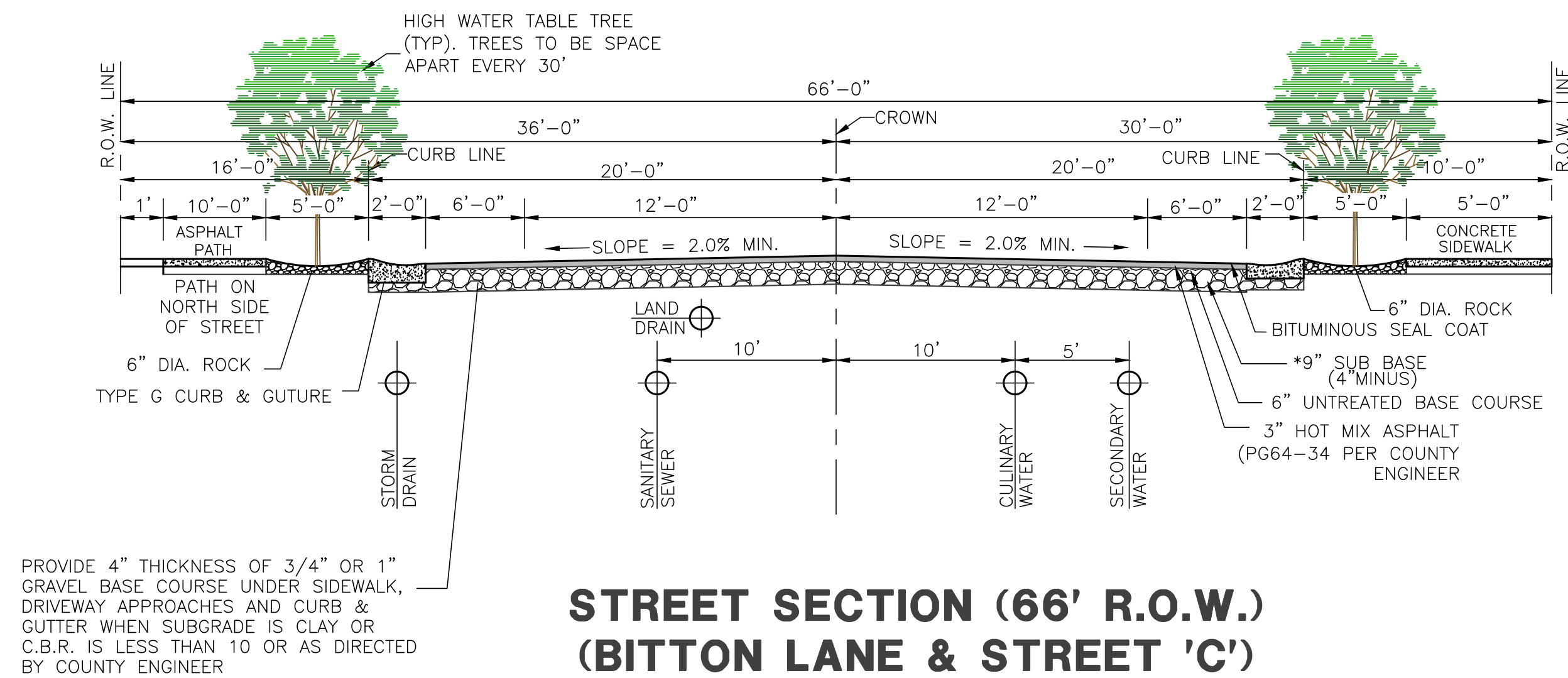


Project Info.	
Designer:	KENNETH H. HUNTER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	APRIL 2025
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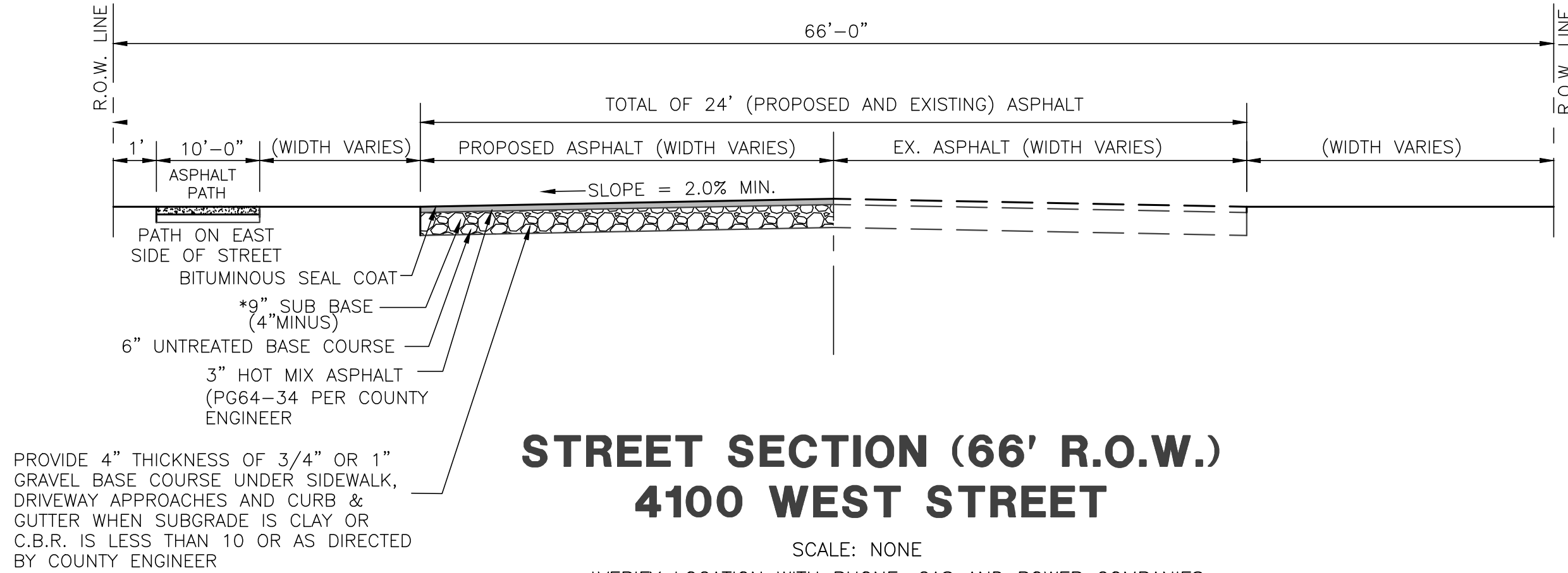
STREET SECTION (60' R.O.W.) (STREETS 'A' & 'B', HERRICK LANE & LEROY ROAD)

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



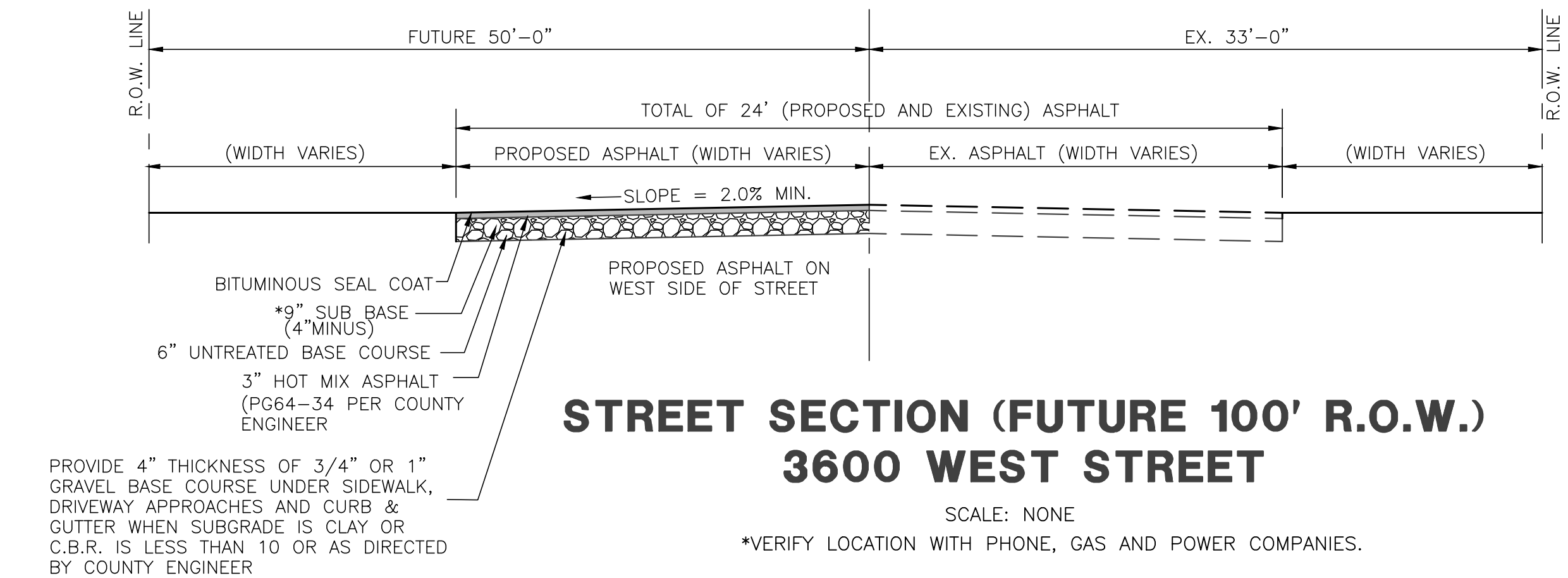
STREET SECTION (66' R.O.W.) (BITTON LANE & STREET 'C')

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



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

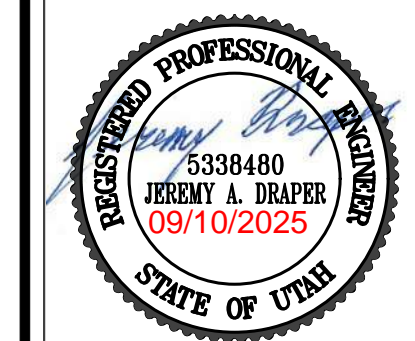
SCALE: NONE
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



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

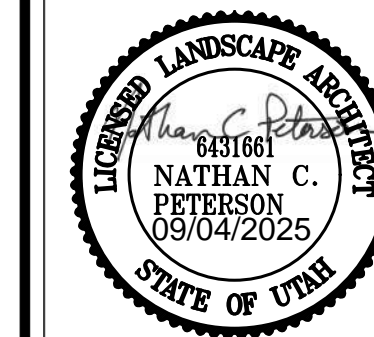


Project Info.
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Drafter: C. KINGSLEY
Begin Date: APRIL 2025
Name: BITTON ESTATES SUBDIVISION
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REVISIONS	DESCRIPTION
DATE	

Bitton Estates
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WEBER COUNTY, UTAH

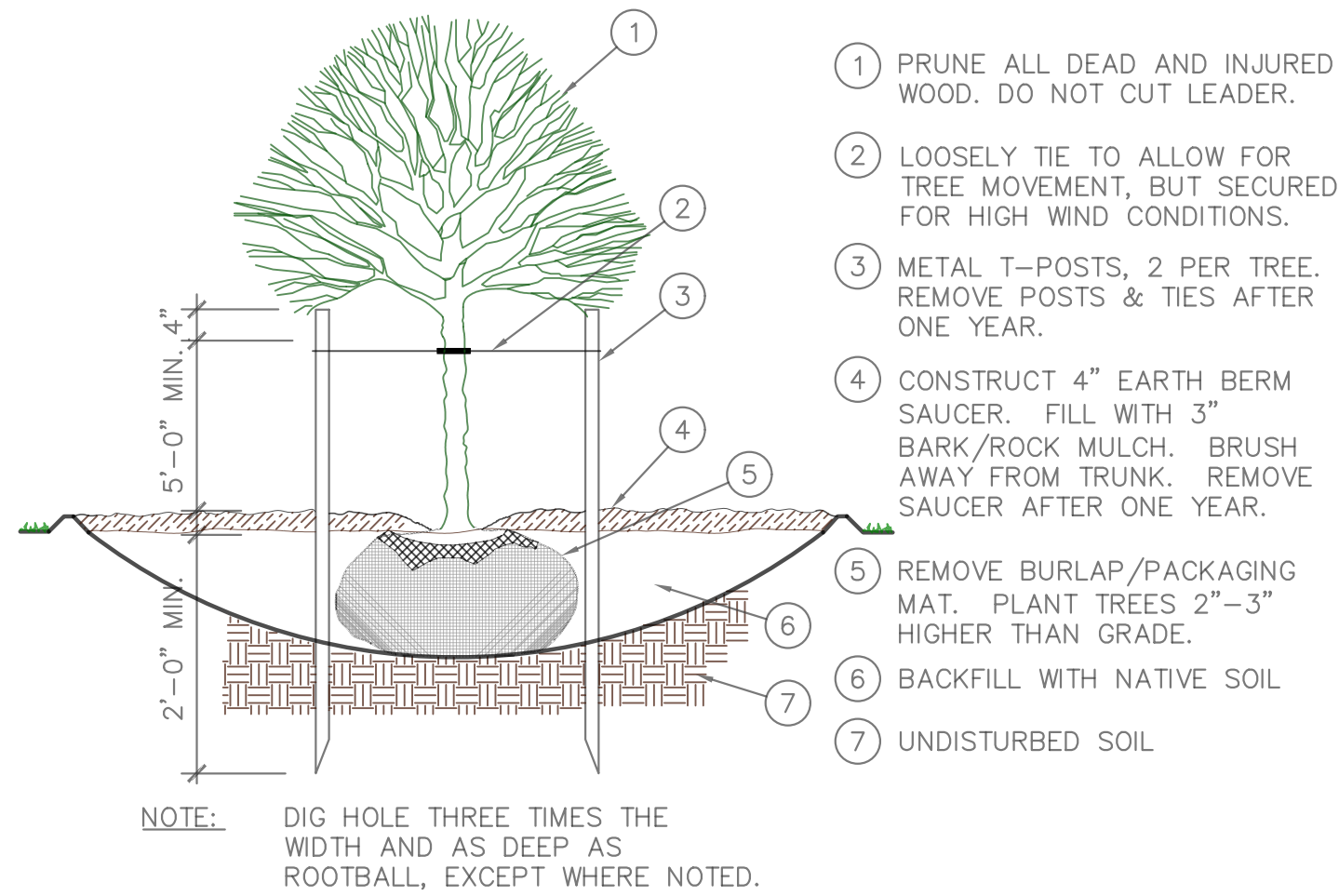
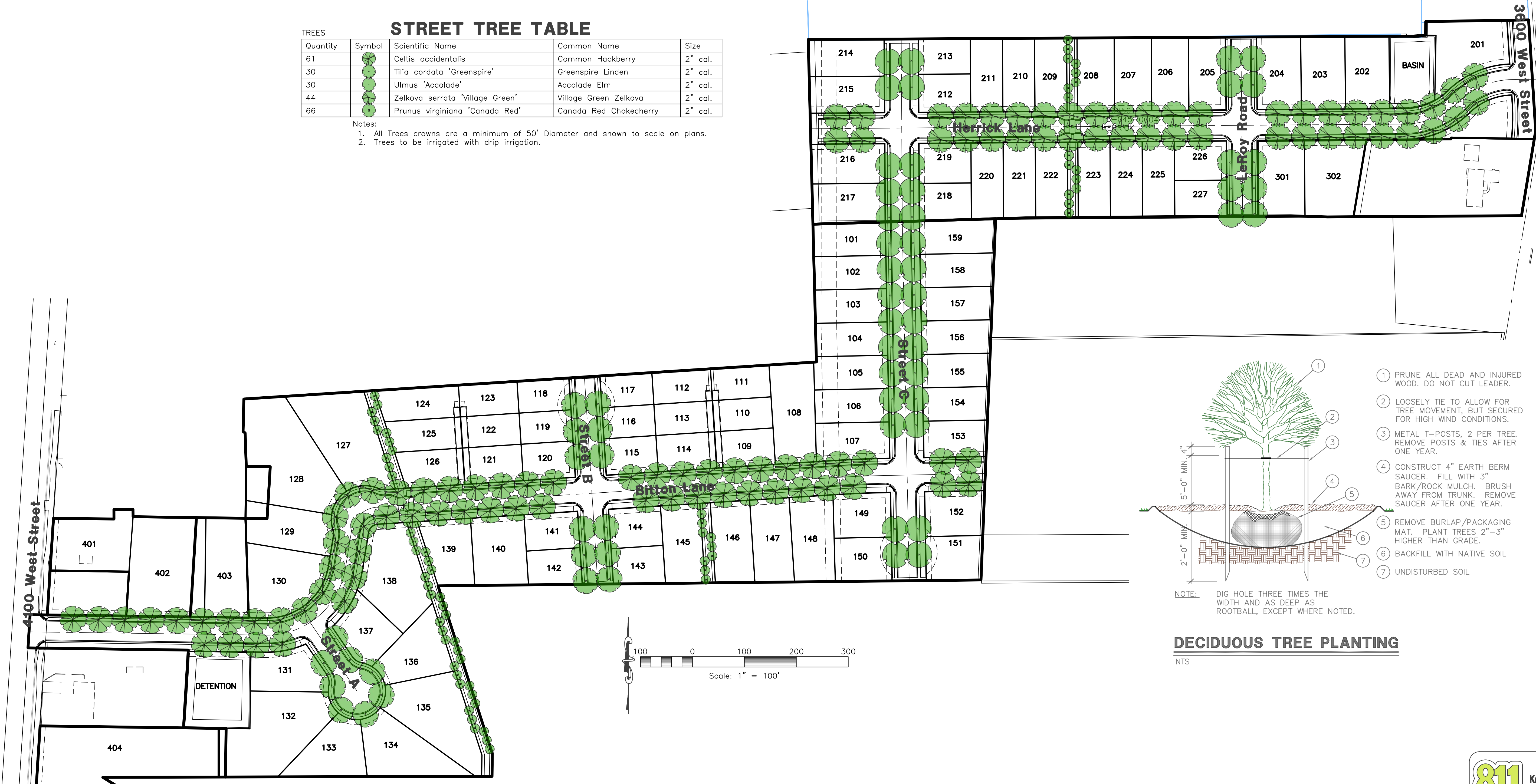
Street Tree Plan



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



DECIDUOUS TREE PLANTING

NTS



The Project is located on the Property as described in **Exhibit A – Property Legal Description**, and illustrated in **Exhibit B – Property Graphic Depiction**.

8. Development Standards.

- 8.1. Project Density.** In exchange for the benefits offered by the Master Developer in this Agreement, County agrees to allow no more than the following amount of dwelling units in the Project.
 - 8.1.1.** 93 total single-family dwelling units.
 - 8.1.2. Reserved**
- 8.2. Phasing.** The County acknowledges that Master Developer, Assignees of Master Developer, and/or Subdevelopers who have purchased Parcels of the Property may submit multiple applications from time-to-time to develop and/or construct portions of the Concept Plan for the Project in Phases. Allowance for Phasing is subject to the following and any other Phasing provision in this Agreement:
 - 8.2.1. Construction Drawings Required.** Phasing is only allowed if each Phase is based on an approved final plat that succeeds an approved preliminary plat/plan. A final plat for a Phase shall not be submitted or accepted until after a complete set of construction drawings for the entire preliminary plat has been approved by the County Engineer. The construction drawings shall include all required Improvements of this Agreement and the Code.
 - 8.2.2. Streets and Pathways.** Each Phase shall provide for the logical extension of Improvements of the public road and pathways system as conceptually represented in the Concept Plan;
 - 8.2.3. Project Improvements.** Each Phase shall provide logical extension of Improvements through and throughout the Project as approved by the County in compliance with the terms of this Agreement and other applicable provisions of the Code.
 - 8.2.4. Public Park Open Space.** Each Phase shall include its proportionate share of Public Park Open Space area and Improvements including, if applicable, pathways and trailheads. Each Phase shall provide for the platting and installing of a proportionate share of Public Park Open Space area and Improvements, even if such area or Improvements are not within or immediately adjacent to the subject Phase. Developer may propose which Public Park Open Space area and Improvements are provided for each Phase; however, the County has full discretion to require other Public Park Open Space area and Improvements if the County determines it is in the best interest of the community.
- 8.3. Street Connectivity.** Master Developer hereby volunteers and agrees to follow the minimum street and pathway connectivity standards as provided in **Section 106-2-1.020** of the Code. The County also agrees that the conceptual street layout illustrated in Exhibit C – Concept Plan satisfactorily complies with that code section.
- 8.4. Street Right-of-Way Dedication.** Master Developer agrees to dedicate or, if allowed by the County, otherwise reserve the Project's street rights-of-way, as illustrated and labeled in Exhibit C – Concept Plan, as public thoroughfares at no cost to the County.
 - 8.4.1. Minimum Requirements.** Each street right-of-way shall meet the minimum applicable width specifications illustrated in **Exhibit E – Street Cross Sections**.

8.4.2. Project-Specific Right-of-Way Dedication.

8.4.2.1. The 3600 West Street is a 100' ROW.

8.4.2.2. The 4100 West Street is a 66' ROW.

8.5. Street Improvements. Streets in or immediately adjacent to the Project shall be designed and installed by the Master Developer in accordance with their corresponding street cross sections depicted in Exhibit E – Street Cross Sections and as more specifically provided as follows.

8.5.1. Project-Specific Street Improvements. All street improvement shall at minimum meet applicable Weber County specifications and street construction requirements. Project-specific street Improvements include Improvements required to street rights-of-way that are adjacent to the Project, and to offsite streets as follows.

8.5.1.1. 4100 West Street. Developer shall make the necessary street improvements to 4100 West which may include, but is not limited to, the installation of additional asphalt, grading, and compacted road base as directed by the County Engineer and as determined appropriate in the sole discretion of the County Engineer and in compliance with Exhibit E. Developer shall construct said street improvements on areas of the subdivision boundary fronting 4100 West and extending to the south to 900 South Street.

8.5.1.2. 3600 West Street. Developer shall make the necessary street improvements to 3600 West which may include, but is not limited to, the installation of additional asphalt, grading, and compacted road base as directed by the County Engineer and as determined appropriate in the sole discretion of the County Engineer and in compliance with Exhibit E. Developer shall construct said street improvements on areas fronting the subdivision boundary and continuing to the intersection of 3600 West and 725 South.

8.5.2. Sidewalks. Master Developer agrees that all public sidewalks in the project or along adjacent public rights-of-way shall be no less than five feet wide.

8.5.3. Driveway Accesses along Collector or Arterial Streets. Master Developer agrees that no lot will be platted to provide driveway access to any collector or arterial street. County agrees to allow these lots to front these streets if they are provided access by means other than these streets.

8.5.4. Street Trees. All streets shall be lined with shade trees in the park strip. Trees lining an adjacent and parallel sidewalk or pathway shall suffice for the street's trees.

8.5.4.1. Tree Canopy. Except as otherwise provided herein, the trees shall be planted in intervals and of a species such that the expected tree crown will converge with the expected tree crown of the trees adjacent. The expected tree crown shall be the average crown of the tree species at maturity. County shall allow for reasonable gaps between expected tree crowns to accommodate driveways, streets, intersection clear-view triangles, and other right-of-way accommodations as determined appropriate by County. A reasonable gap is the width or expected width of the accommodation(s).

8.5.4.2. Tree Selection. At least two different tree varieties selected from County's adopted tree list shall be used and dispersed in a manner that avoids transmission of pests/disease, or as may otherwise be specified

by a an arborist certified by the International Society of Arborists, such that the trees have optimal chance of long-term survival.

8.5.4.3. Tree Size. No tree with a caliper less than two inches, as measured at the top of the root collar, shall be planted.

8.5.4.4. Certificate of Occupancy. No final certificate of occupancy for a dwelling unit shall be granted or effective until after the installation of all proposed trees, which shall clearly be in good health, in the park strip to which the lot is abutting.

8.5.5. Street Tree Installation and Maintenance Alternatives. Developer has the following two installation and maintenance alternatives options for street trees, or some combination if mutually agreeable by the Developer and Planning Director:

8.5.5.1. Master Developer Controlled:

8.5.5.1.1. Planting. Tree planting shall be in accordance with best practices. Care shall be taken when planting a tree or when placing anything at the base of the tree so that the root's soils are not compacted.

8.5.5.1.2. Tree Watering. Master Developer agrees to provide each street tree with a watering mechanism tied either to a homeowner's association master meter, or tied directly to the meter providing secondary water to the lot fronting the street Improvements. County may allow alternative tree watering methods if Master Developer:

8.5.5.1.2.1. can provide a watering plan that the County determines sufficient and appropriate for the health of the tree; and

8.5.5.1.2.2. volunteers to be responsible for tree care, pursuant to **Section 8.5.5.1.3**, for an additional two years after the end of the warranty period.

8.5.5.1.3. Tree Care. Master Developer agrees to be responsible for tree health throughout the duration of the warranty period, after which the owner of the lot fronting the Improvements is responsible for the tree's health.

8.5.5.2. County Controlled:

8.5.5.2.1. At Master Developer's expense, County shall contract with an arborist certified by the International Society of Arborists to install the trees. Master Developer shall provide a cash escrow for the full estimated cost of the installation as is typically required, including reasonable contingency costs and reasonable costs for tree replacements based on the average rate of establishment failure within the first year. If requested by the County, Master Developer agrees to periodically increase the escrow or reimburse the County to cover reasonable costs resulting from increases in labor and materials and/or inflation. Master Developer further agrees that County has full authority to draw from this escrow at any time

to pay for the installation of street trees. For this alternative, County agrees to waive the required warranty period for the trees.

8.5.5.2.2. Master Developer agrees on behalf of itself and future lot owners that no final certificate of occupancy shall be issued for any building until after the required trees and appropriate and operating irrigation mechanisms for the trees are installed. County shall have full authority, based on recommendations from its tree professional, to determine what an appropriate and operating irrigation mechanism is.

8.5.5.2.3. If no appropriate and operating irrigation mechanism is provided, Master Developer agrees to compensate County for reasonable costs to routinely irrigate installed trees by whatever reasonable means necessary. County may recoup this cost from the adjoining lot owner if unable to recoup from Master Developer.

8.5.5.2.4. Master Developer shall provide each lot owner notice upon each lot sale of the tree installation program, including the owner's responsibility for long-term irrigation and tree maintenance pursuant to the Code.

8.5.6. Public Landscaping. The following are required for required landscaping within public rights-of-way and along public pathways:

8.5.6.1. Other Landscaping. Plantings in addition to street and pathway trees may be placed within parkstrips and along pathways by the Master Developer or homeowners, to be operated and maintained either by the adjoining owner or a homeowners association.

8.5.6.2. Construction Drawings to Include Landscaping. Each Development Application submitted shall provide a detailed Public Landscape plan that, at a minimum, shows landscaping materials proposed to be used, the proposed location, species, including the measurements of each tree's mature crown, and the method of vegetation irrigation.

8.5.6.3. Quality Control. For best practices quality control, planting shall be conducted based on the recommendations from, and under the supervision of, an arborist certified by the International Society of Arborists. Written confirmation that best practices and provisions of this Agreement pertaining to Public Landscaping were followed for each planting or installation shall be provided to the County from the arborist, along with the certification number of the arborist, prior to the release of any financial guarantee for the Public Landscaping.

8.5.7. Offsite or Project-Specific Street Improvements. Master Developer agrees to construct, or cause to be constructed, the following.

8.5.7.1. Street asphalt improvements to 4100 West Street, typical of a 66-foot public ROW with a ten-foot pathway on the east side of the street, are made from the north property line of 698 South to 900 South Street to connect with the 900 South Street and street adjacent pathway.

- 8.5.7.2. The street labeled (B) shall follow the major residential cross section in Exhibit E with the ten foot pathway on the south side of the street.

8.5.8. Secondary Egress.

- 8.5.8.1. Master Developer agrees that as the project is platted and constructed, street improvements shall be installed such that at no time shall there be more than 15 lots or dwelling units on a single access street or route of streets before a second egress is installed. The second egress shall not loop back on any part of the single access street or route of streets.

8.6. Non-Public Landscaping to be Water-Wise. All lots within the development will implement water-wise landscaping measures as follows.

- 8.6.1. **Smart Watering Controller.** A smart watering controller shall be installed and prewired for at least six irrigation zones. Pre-wiring includes the installation of a smart watering controller mounted near a 120 volt power outlet, and sufficient control wiring to reach the intended location of the valve box(es). The controller shall be installed on the lot prior to issuance of a certificate of occupancy.

8.6.2. Water-wise landscaping. All lots within the development will implement water wise landscaping measures as follows:

- 8.6.2.1. **Lawns.** No more than 20 percent of any lot shall be covered in turf grass. Turf grass should be watered by sprinkler heads that provide head-to-head coverage and matching precipitation rates. Spray, rotor, or rotary heads must be separated by watering valves operated by separate clock stations at the watering controller.
- 8.6.2.2. **Mulched Areas.** Mulched areas shall be mulched to a depth of at least four inches. Mulch may include organic materials such as wood chips, bark, and compost. It may also include inorganic materials such as decorative rock, cobble, or crushed gravel. Recycled materials such as rubber mulch may also be used.
- 8.6.2.3. **Shrub Bed Watering.** Shrub beds shall be watered with drip watering systems using in-line drip emitters, such as Netafirm, on a grid system or point-source emitters that provide water directly to the base of each plant.

8.7. Utilities.

- 8.7.1. **Burying Utilities.** Master Developer agrees to underground all utilities, both existing and proposed, within the Property and within any right-of-way adjacent to the Property in a manner that complies with adopted standards. This shall include but is not limited to canals, ditches, stormwater infrastructure, and existing overhead utilities. Long distance high voltage power transmission lines are exempt from this requirement.

- 8.7.2. **Sanitary Sewer.** Prior to issuance of the first Building Permit for the Project, Master Developer shall have the right and the obligation to construct or cause to be constructed a sewer collection and conveyance system.

- 8.7.2.1. **Sewer Treatment.** Master Developer recognizes that County is not a provider for sewer treatment services. Master Developer shall arrange sewer treatment services for the Project with a provider prior to submittal of a Development Application. If within an existing sewer district's adopted future annexation area, Master Developer agrees to annex the Property

into the sewer district boundaries, if the sewer district allows it, prior to submittal of a Development Application. If the sewer district does not allow the annexation, County agrees that Master Developer may pursue other sewer treatment options that do not involve the County.

8.7.2.1. Gravity Sewer Collection Lines. Master Developer agrees to install, or cause to be installed, a gravity sanitary sewer collection system to, throughout, and across the Property. The system shall stub to all lots or parcels within the Project that needs or will in the future need a sewer connection, and to adjacent properties in locations approved by the County Engineer, including, if applicable, offsite parcels to which **Section 36-1-1** of the Code applies. It shall be of sufficient size and at sufficient depth necessary to convey the anticipated future volume of sewage of the area, or lift station if applicable, at buildout, from the Project area to the lift station, as generally shown on the County's sewer master plan or as otherwise required by the County Engineer. The system shall be constructed to the specifications of the County.

8.7.3. Culinary and Secondary Water. Master Developer recognizes that the County does not provide culinary or secondary water to the area and has no obligation to help Master Developer gain access to water services. Prior to issuance of the first Building Permit for the Project, Master Developer shall have the right and the obligation to construct or cause to be constructed culinary water and pressurized secondary water Improvements to and across the Property. Master Developer agrees to secure both culinary and secondary water from an existing culinary and secondary water provider in the area.

8.7.4. Stormwater. Master Developer shall have the right and obligation to install a storm water drainage and detention system sufficient to support the storm water and drainage needs of the Project and adjacent public streets. The system shall be sized to support the anticipated storm water and drainage needs of the Project at full build-out such that multiple new drainage or detention facilities are avoided if possible in the future. The County Engineer has discretion to require the storm water facilities to be sized to accommodate the general area's anticipated storm water and drainage needs at the area's buildout or as otherwise recommended by the stormwater master plan. Unless otherwise allowed by the County Engineer, the storm water from the Project shall be sufficiently treated, as approved by County Engineer, before discharging into the Weber River or other water body.

8.7.4.1. Stormwater Storage Ownership and Maintenance. The County reserves the right to require the maintenance of a stormwater storage facility to be the responsibility of a homeowner's or landowner's association in the event the County Engineer determines that the proposed facility presents an inordinate demand for services.

8.8. Parks and Open Space. Master Developer agrees to help the County reach its goal of providing at least ten acres of Public Park Open Space per 1,000 persons. Master Developer understands that the creation and/or preservation of parks and open space is a critical part of the County's consideration for this Agreement, the associated rezone, and the additional density given. Further, the Parties agree that the per-dwelling unit cost to build parks to this standard in 2024 dollars equals approximately \$7,500.00. Given this, Master Developer agrees to provide, at no cost to the County, for the following parks, open space, and trails amenities:

8.8.1. Parks Financial Donation. Master Developer agrees to donate \$7,500, adjusted by the annual rate of inflation, per residential lot to the County or, if required by the County,

the Taylor West Weber Park District. The inflation-adjusted amount will be calculated using the "Consumer Price Index for All Urban Consumers: All Items," using \$7,500.00 in 2024 dollars as the baseline. Master Developer agrees that this is a donation offered of the Master Developer's own free will as part of the consideration for this Agreement and associated rezone, which is a voluntary development choice made by Master Developer in lieu of developing using the Prior Zone. As such, this donation is not a fee or exaction imposed by the County or Park District. Master Developer agrees to remit these funds prior to recordation of a subdivision plat. No building division or planning division application will be accepted or approved, and any that are approved shall be void, until the County receives this donation or a written confirmation of receipt of it from the Park District, if applicable.

- 8.9. Pathways and Trailheads.** Master Developer agrees to help the County's reach its goal of providing a walkable community wherein neighborhoods are interlinked to each other and to community destinations. Master Developer understands that the creation and interconnection of trails/pathways is a critical part of the County's consideration for this Agreement, the associated rezone, and the additional density given. As such, Master Developer agrees to install or cause to be installed the pathways as generally configured on the attached Concept Plan (Exhibit C – Concept Plan) and as otherwise specified as follows.

- 8.9.1. Pathway and Trailhead Dedication.** Master Developer agrees to dedicate the minimum area required for proposed pathways and, if applicable, trailheads. The minimum required pathway right-of-way and trailhead dedication shall comply with the configuration in the attached **Concept Plan (Exhibit C – Concept Plan)**, and **Pathway Cross Section (**

8.9.2. Exhibit F – Non-Street-Adjacent Pathway Cross Section, or if adjacent to a street, **Exhibit E – Street Cross Sections**). Pathway right-of-way and trailhead area shall count toward the minimum required Public Park Open Space area specified in **Section** Error! Reference source not found. of this Agreement. Dedication of pathway rights-of-way and trailhead area shall comply with that section, with the term “Park” being supplanted with the term “pathway” or “trailhead” as may be contextually applicable, except that the per-lot pro-rata share of pathway right-of-way shall be based on the amount of linear feet of pathway that can be constructed within such right-of-way and not solely on acreage.

8.9.3. Pathway Improvements. Unless specified in this Agreement otherwise, Master Developer agrees that each proposed pathway right-of-way, pursuant to Exhibit C – Concept Plan, or required pathway right-of-way shall be developed as an improved pathway.

8.9.3.1. Required Pathways. Regardless of what is displayed in **Exhibit C – Concept Plan**, a street-adjacent pathway shall be installed along each major residential, collector, and arterial street within or immediately adjacent to the Property.

8.9.3.2. Pathway Trees. Each pathway and sidewalk within the Project or along adjoining pathway rights-of-way shall be lined with shade trees. Pathway trees shall follow the same standards as set forth in **Section 8.5.4**. However, County agrees that if the Park District desires to have ownership, operation, or maintenance responsibility for a pathway right-of-way in or adjacent to the Project, Master Developer’s responsibility for tree health ends after County has been notified, in writing, by the Park District that the Park District will assume said ownership, operation, or maintenance responsibility.

8.9.3.3. Non-Street Adjacent Pathway Landscaping. For a pathway that is not adjacent to a street, Master Developer shall place three-inch plus rock, six-inches deep, on the shoulders of each pathway, with a permeable weed barrier beneath. Alternatively, County agrees that Master Developer may install alternative planting and landscaping as long as it is operated and maintained by a homeowner’s association. Refer to

- 8.9.3.4. Exhibit F – Non-Street-Adjacent Pathway Cross Section** for a depiction of these pathways.
- 8.9.3.5. Construction Drawings to Include Landscaping.** Each subdivision's improvement plans shall provide a detailed Public Landscape plan that, at a minimum, shows landscaping materials proposed to be used, the proposed location, species, including the measurements of each tree's mature crown, and the method of vegetation irrigation.
- 8.9.3.6. Pathway Crossing of Residential Street.** Wherever a pathway intersects with a residential street, Master Developer agrees to install or cause to be installed the following in accordance with NACTO and other applicable best practice standards:
- 8.9.3.6.1. Raised Crosswalk.** A raised crossing with a zebra-style crosswalk. The raised crossing shall be constructed of concrete and be designed as a six-inch high ramped speed table with six-foot ramps or greater if required by the County Engineer. The top (horizontal) of the speed table shall be at least ten-feet wide. Notification signage shall be posted in advance of the speed table.
 - 8.9.3.6.2. Curb Extensions.** Curb extensions (bulb-outs) shall be installed for pathway street crossings on both sides of the applicable street. A curb extension (bulb-out) shall be constructed to constrict a residential street width to no greater than 24 feet, or 36 feet if the street has or is planned to have an on-street bike lane. The County Engineer has discretion to modify this width if the street's design is different than the County's standard. Each curb extension shall be marked with a traffic delineator as prescribed by the County Engineer or County Roads Supervisor. If Master Developer is not responsible for other street improvements on the opposite side of a street, the following minimum curb extension requirements shall be installed on that side.
 - 8.9.3.6.2.1.** Each end of the curb extension shall at least provide a temporary means of directing drainage to the intended or expected drainage collection system or swale;
 - 8.9.3.6.2.2.** The curb extension shall provide pedestrians a convenient and safe transition from the crossing to whatever historic pedestrian facility exists there. If no formal NACTO-standard pedestrian facility exists on that side, Master Developer shall post a "Crossing Temporarily Closed" sign at the entrance of the crosswalk, or as otherwise required by the County Engineer or Roads Supervisor.
 - 8.9.3.6.2.3.** The County Engineer or Roads Supervisor may require other improvements that minimize potential safety risks of the curb-

extension, such as but not limited to, additional curbing, guardrail, signage, drainage and street shoulder Improvements. If required, Master Developer hereby agrees to install such Improvements.

8.9.3.7. Pathway Crossing of Collector or Arterial Street. On a collector or minor arterial street, the raised crosswalk (speed table) and curb extensions pursuant to **Section 8.9.3.6** shall be installed in a manner as approved by the County or UDOT unless required otherwise by the County Engineer, UDOT, or the local fire authority. Regardless of whether a speed table or curb extension (bulb-out) is required, zebra style crosswalk is required, as is a double-sided battery powered user-activated rapid flashing beacon on both sides of the crossing in accordance with installation best practices, and crosswalk notification signage in advance of the crosswalk on both sides of the street. The rapid flashing beacons shall be hardwired to each other through underground conduit.

8.10. Environmental and Air Quality Standards. The Parties agree to implement the community's overall goal of minimizing development impacts on the environment to a reasonable degree practicable. As such, Master Developer agrees, on behalf of itself and all successive owners of the Project or of lots within the Project, to exceed minimum requirements of applicable building and construction codes and conventions by ensuring each dwelling unit is equipped with the following prior to receiving a final certificate of occupancy.

8.10.1. Energy Efficiency. All buildings will be designed to an energy efficiency rating that is one climate zone colder than the area's designated climate zone. Gas-heated furnaces and water heaters shall have an efficiency rating of 95 percent or greater.

8.10.2. Reserved

8.11. Outdoor Lighting. Master Developer agrees that all outdoor lighting within the Project will be dark-sky friendly and as such will be governed by the County's Outdoor Lighting Ordinance, Chapter 108-16 of the Code.

9. Amendments, Modifications, and Revisions.

This Agreement may be amended by mutual agreement of the Parties only if the amendment is in writing and approved and signed by Master Developer and County (an "Amendment"). The following sections specify what Project changes can be undertaken without the need for amendment of the Development Agreement, and what changes require Amendment to this Agreement.

9.1. Who may Submit Modification Applications. Only the County and Master Developer or an Assignee that succeeds to all of the rights and obligations of Master Developer under this Agreement (and not including a Subdeveloper) may submit a Modification Application.

9.2. Modification Application Contents and Process.

9.2.1. Contents. Modification Applications shall:

9.2.1.1. Identification of Property. Identify the property or properties affected by the Modification Application.

9.2.1.2. Description of Effect. Describe the effect of the Modification Application on the affected portions of the Project.



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668

11/19/2024

8/20/25 *RR*

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary approval** has been given and the Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for the Bitton/Herrick property. The property is located at 800 S. 4100 W. to 601 S. 3600 W. UT. This is proposed as an **43** lot subdivision. The District has the capacity to serve this for culinary purposes only. This subdivision will need to be connected to Hooper Irrigation for outdoor watering. No outdoor watering with Taylor West Weber Water. Taylor West Weber Water specifications and standards must be followed in all installation procedures.

Requirements before subdivision approval:

- Plan review fee \$200 per lot
- Plan approval
- Water rights impact fee= \$7,842 per lot

Requirements after subdivision approval:

- Secondary Water= Connect to Hooper Irrigation Water
- Impact/Connection fee=\$6,756 this is paid when building permits are requested.
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. THIS LETTER EXPIRES SIX MONTHS FROM THE DATE IT IS ISSUED IMPACT FEES ARE SUBJECT TO CHANGE BASED ON THE IMPACT STUDY. Water right and plan review fees must be paid before approval for construction of the water infrastructure is given.

Expires 5/19/2025

2/20/2025
RR

Sincerely, *[Signature]*

Ryan Rogers – Manager

Taylor West Weber Water District



August 26, 2025

Weber County Planning Commission
2380 Washington Blvd #240
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – West Weber Unnamed Subdivision

There is a proposed subdivision located in West Weber relating to two separate but adjacent parcels: located at approximately 800 S 4100 W and 601 S 3600 W and consists of 93 building lots. The subdivision is in the boundaries of the Hooper Irrigation Company service area and Hooper Irrigation is willing and able to provide secondary pressurized water for the subdivision.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision. There are sufficient shares affiliated with the property to connect to the secondary pressurized system for the proposed building lots, and the shares are in good standing.

Any private ditches, drains, or tailwater ditches, within the boundaries of the subdivision will need to be piped with a minimum of 18-inch RCP, according to Hooper Irrigation standards and specs, to ensure a continuation of water flow for irrigation users. Ditches should not be planned to be located underneath building structures. This project only is in consideration and guaranteed service, and the plan review is good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned into Hooper Irrigation.

Hooper Irrigation's specifications are available at the Company office. If you have questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston
Office Manager
Board Secretary



Central Weber Sewer Improvement District

November 25, 2024

Felix Lleverino
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Bitton
Sanitary Sewer Service
Will Serve Letter

Felix:

We have reviewed the request of Pat Burns to provide sanitary sewer treatment services to the subdivision called Bitton located at approximate address 800 S. 4100 W. proposed 93 residential lots. We offer the following comments regarding Central Weber Sewer Improvement District ('the District') providing sanitary sewer service.

1. At this time, the District has the capacity to treat the sanitary sewer flow from this subdivision. Inasmuch as the system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into the District's facilities the connection must be constructed in accordance with District standards and must be inspected by the District while the work is being done. A minimum of 48-hour notice for inspection shall be given to the District prior to any work associated with the connection.
3. Central Weber Sewer Improvement District is a wholesale wastewater treatment provider to Weber County. Connection to the sewer system must be through a retail provider, which we understand to be Weber County. The District will not take responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. The District's Wastewater Control Rules and Regulations state:



Central Weber Sewer Improvement District

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served must be annexed into the Central Weber Sewer Improvement District prior to any sewer service connection or connection to the District's facilities. This annexation must be complete before the sale of any lots in the subdivision. Annexation into the District is permitted by the District's Board of Trustees. This will serve letter is a statement of available capacity and does not guarantee board approval of annexation.
6. Impact fees must be paid no later than the issuance of any building permits.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clay Marriott

Project Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Paige Spencer
Pat Burns



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: LVT060523 - Consideration and action on a request for preliminary approval of the Taylor Landing Subdivision Phase 6, consisting of 25 lots, public roadways, and the dedication of two 15' wide public pathway easements.

Agenda Date: Tuesday, November 18, 2025

Applicant: Heritage Land Development, LLC.
Selvoy Fillerup (Representative)

File Number: LVT060523

Property Information

Approximate Address: 3900 W 1800 S

Project Area: 14.81 Acres

Zoning: Residential (R1-15)

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-078-0187

Township, Range, Section: T6N, R2W, Section 28 NW

Adjacent Land Use

North: 1800 South Street	South: Taylor Landing Phase 1A/Agricultural
East: Vacant	West: Vacant

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 5 (Agricultural (A-1) Zone)
- Title 106 (Subdivisions)

Background and Summary

2/11/2020 – Sketch plan endorsement by the Western Weber Planning Commission.

6/23/2020 – Preliminary approval granted by the County Commission.

5/18/2021 – Phase 1A recorded.

6/28/2022 – Phase 2 recorded.

8/3/2022 – Phase 1A Amendment recorded.

8/11/2023 – Phase 3 recorded.

05/05/2025 – Phase 6 application submitted.

06/23/2025 – Zoning Development Agreement (Rezone request) and associated ordinance recorded.

The proposed subdivision is located in the R1-15 Zone.

The applicant is now requesting preliminary approval of Phase 6 (see **Exhibit A**).

The proposed Phase 6 consists of 14.81 acres, and complies with the recorded development agreement, with lot sizes ranging from 8,129-13,412 square feet and lot widths that vary from 60-152'. The applicant is dedicating several public streets in this subdivision; 1825 South Street, 1875 South Street, 1975 South Street, an un-named road stub to the western boundary, the improvement of 3900 West Street, 2 25-foot wide open space parcels for the purposes of a public pathway, and two open space parcels for the purposes of onsite stormwater retention. All roadways are proposed to be 66' wide and will be dedicated to the county as public streets. Street cross-sections shall conform to those in the recorded development agreement. These profiles show 5' sidewalks, and 10' pathways in some sections.

Street trees, and park strip landscaping requirements in the development agreement shall be shown in the final engineered plans and bonded for prior to recording of the final plat.

A dedicated park area of no less than 21 acres has been offered by the developer to the Taylor West Weber Parks District. Proof of this donation all be submitted prior to recording the final plat for the first phase under the recorded development agreement.

Analysis

General Plan: The Western Weber General Plan supports various housing types as a means to meet the various housing needs of a growing population (see page 36 of the Western Weber General Plan).

Zoning: The subject property is located in the Residential Zone (R1-15), the purpose of this zone is stated in the LUC §104-12-1.

"The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at four different low-to-medium density levels. The R1 zone includes the R1-15, R1-12, R1-10, and R1-5 zones."

The proposal has been reviewed against the adopted zoning, recorded development agreement, and subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision, based on the recommended conditions, is in conformance with the above regulations and requirements. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The R1-15 Zone requires a minimum lot area of 6,000 sq. ft. for a single family dwelling and a minimum lot width of 50 feet in the R1-15 zone. The minimum yard set-backs for a single family dwelling are 20 feet on the front and a 30' rear setback, and a minimum side yard setback of 5 feet on one side and 10 feet on the other.

Common and Open Space: The proposal includes 15' public trail easement along the northern boundary of lot 140. Pathways to be installed shall adhere to the recorded development agreement. All sidewalks shall be a minimum of 5' wide. The submitted street cross-sections for 66' wide streets show 4' sidewalks. This will need to be corrected prior to submitting for final approval.

Culinary water and sanitary sewage disposal: Taylor West Weber has issued a will-serve letter, with final letters of approval for culinary and secondary water to be submitted with the final plat. Central Weber Sewer will provide wastewater services for this project.

Review Agencies: This proposal will be reviewed by all County reviewing agencies. Any comments and conditions for preliminary approval will need to be addressed prior to submitting for final approval.

Tax clearance: Current property taxes have been paid in full.

Planning Division Recommendation

The Planning Division recommends final approval of the Taylor Landing Subdivision Phase 6, consisting of 25 lots in the R1-15 Zone, and based on the proposed plan adhering to the requirements of the Weber County Land Use Code and the recorded development agreement (entry# 3374134) This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. All Engineering comments shall be addressed prior to submitting for final approval.
2. Engineered plans shall show compliance with street cross-sections, including pathway and sidewalk width requirements, prior to acceptance of an application for final approval.
3. Final letters of approval shall be submitted from Taylor West Weber Water, Hooper Irrigation Company, prior to submitting for approval of the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances.

Exhibits

- A. Phase 6 Preliminary Plat
- B. Will-Serve Letters

Exhibit A – Proposed Preliminary Plat

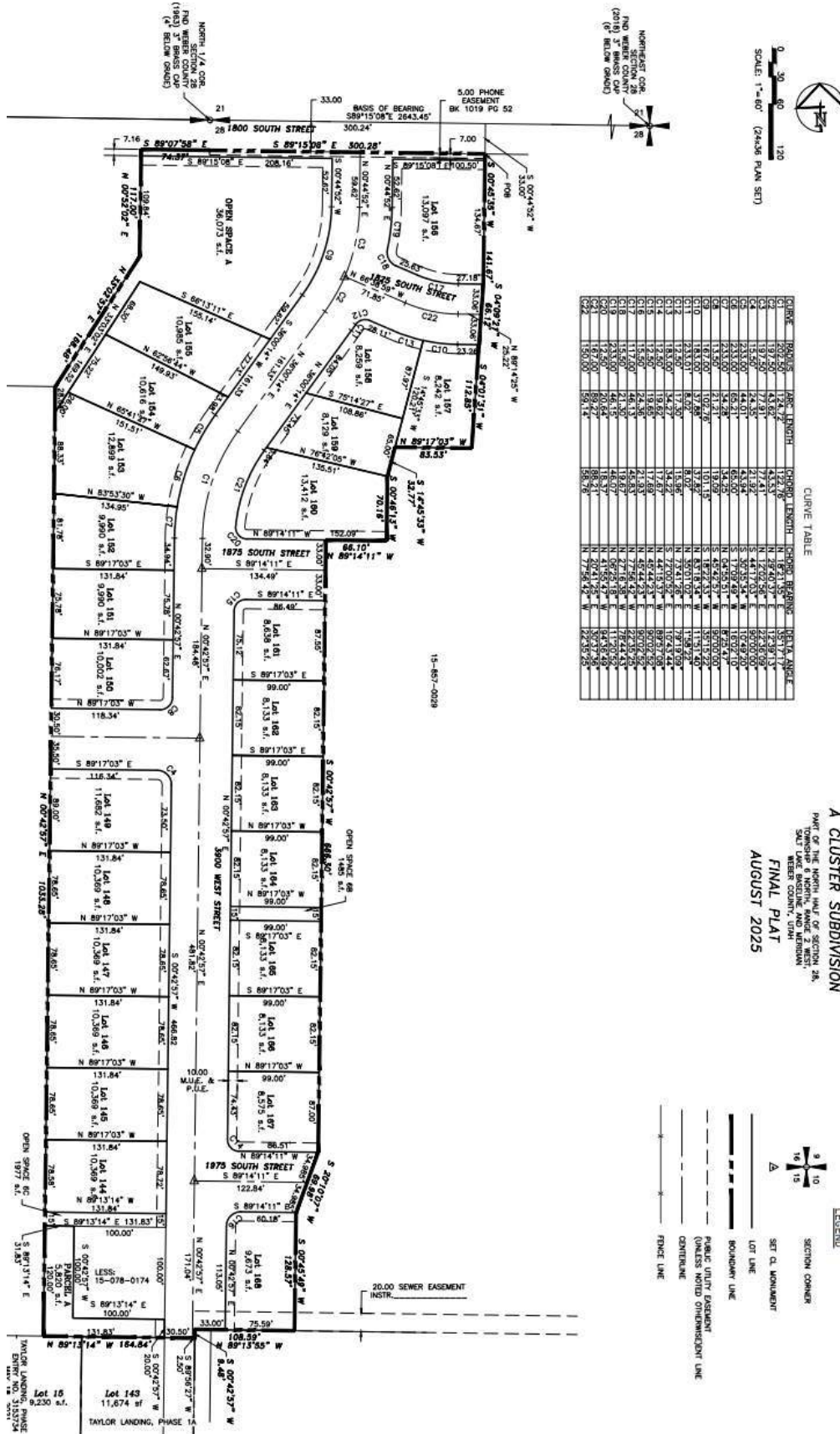


Exhibit B – Will Serve Letters



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
4/29/2025

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary Will Serve** approval has been given and Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for **Taylor Landing Subdivision Phase 6**, a **26-lot** subdivision. The address is approx. 1800 S. 3900 W. Taylor UT. This subdivision must have a pressurized secondary water system for outdoor use. Plan review fees and water right impact fees must be paid to the District clerk before subdivision approval is granted. A pressurized secondary water system must be functional before final approval will be granted.

Requirements:

- Plan review fee=**\$200 per lot total= \$5,200.00**
- Water Right Impact fee= **\$7,842 x 26 ERU's total = \$203,892.00**
- Complete plan reviews.
- Will serve letter from Hooper Irrigation.
- Impact fees=\$6,856.00 per lot. This fee includes the cost of the meter. This fee will be collected at the time building permits are requested. Fees are subject to change.
- Installation of the water line and services. The District will need to be notified prior to working on the water lines. Taylor West Weber standards must be followed in all installation procedures.
- The construction of the pipelines must pass all inspections.
- Taylor West Weber Water reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. A SIGNATURE BLOCK FOR TAYLOR WEST WEBER WATER MUST BE ON THE FINAL RECORDED MYLAR AND SIGNED BY A REPRESENTATIVE OF THE DISTRICT.

Sincerely,



Ryan Rogers-Manager

Taylor West Weber Water District

Expires 10/29/2025



May 5, 2025

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Taylor Landings Subdivision, PH 6, 7, and 8

Phases 6, 7, and 8 portions of the Taylor Landings subdivision are located at approximately 1800 South and 4000 West and a total of 75 lots are proposed. The breakdown is as follows: Phase 6 has 26 lots, Phase 7 has 20 lots, and Phase 8 has 29 lots. The subdivision is in the boundaries of the Hooper Irrigation Company service area. A formal application has been made to our office and an escrow for application has been paid.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision phase. There are sufficient shares affiliated with the property to connect to the secondary pressurized system for the building lots and the shares are in good standing.

These three phases only are in consideration and guaranteed service and the plan review are good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned in to Hooper Irrigation.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston
Office Manager
Board Secretary



Central Weber Sewer Improvement District

May 1, 2025

Felix Llevernio
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Taylor Landing phases 6-8
Sanitary Sewer Service
Will Serve Letter

Felix:

We have reviewed the request of Heritage land development to provide sanitary sewer treatment services to the subdivision called Taylor Landing phases 6-8 A development of 75 residents located at approximately 3900 W. 2000 S. We offer the following comments regarding Central Weber Sewer Improvement District (the district') providing sanitary sewer service.

1. At this time, the district has the capacity to treat the sanitary sewer flow from this subdivision. Inasmuch as the system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into the district's facilities the connection must be constructed in accordance with District standards and must be inspected by the district while the work is being done. A minimum of 48-hour notice for inspection shall be given to the district prior to any work associated with the connection.
3. Central Weber Sewer Improvement District is a wholesale wastewater treatment provider to Weber County. The connection to the sewer system must be through a retail provider, which we understand to be Weber County. The district will not take responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. The District's Wastewater Control Rules and Regulations state:



Central Weber Sewer Improvement District

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served must be annexed into the Central Weber Sewer Improvement District prior to any sewer service connection or connection to the district's facilities. This annexation must be complete before the sale of any lots in the subdivision. Annexation into the District is permitted by the District's Board of Trustees. This will serve letter is a statement of available capacity and does not guarantee board approval of annexation.
6. Impact fees must be paid no later than the issuance of any building permits.

If you have any further questions or need additional information, please let us know.

Sincerely,

Digitally signed by Clayton Marriott
DN: cn=Clayton Marriott, o=Central Weber Sewer
Improvement District, cn=Clayton Marriott, email=clayton.marriott@cwsi.org, c=UT
Date: 2025.05.11 13:31:00-0700

Clay Marriott

Project Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Paige Spencer
Heritage Land Development



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: **GPA2025-01** A public hearing on a request to amend the Western Weber General Plan Culinary Water Use table on page 141, add information regarding the Water Conservation Stakeholder Committee on page 141, and add action items to pages 157-160 that incorporate State requirements for water conservation.

Agenda Date: Tuesday, November 18, 2025

Applicant: Weber County Planning Staff

File Numbers: GPA 2025-01

Report Author: Felix Lleverino
flleverino@webercountyutah.gov
(801) 399-8767

Applicable Ordinances

§ 101-1-8 – Amendments to Code
§ 102-2-4 – Powers and Duties of the Planning Commission

Legislative Decisions

The decision on these items is a legislative action. When the Planning Commission is acting on a legislative item it is acting as a recommending body to the County Commission. Legislative decisions have wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Typically, the criterion for providing a recommendation on a legislative matter suggests a review for compatibility with the general plan and existing ordinances.

Summary and Background

The Weber County Planning Staff has prepared this report to provide details on the specific action to amend certain pages of the Western Weber General Plan. The staff has prepared an exhibit for this report clarifying exactly what changes will be made to the general plan and which pages of the general plan will be amended. The currently adopted goals and actions of the general plan assist the western Weber County residents in implementing their vision of the western weber area in regard to growth, transportation, conservation, and recreation.

Members of the Water Conservation Stakeholder Committee who include, but were not limited to, two members of the Western Weber Planning Commission, representatives from the Taylor West Weber Water District, Weber Basin Water Conservancy District, Warren-West Warren Water District held a monthly meetings from July of 2025 to September of 2025 to provide the planning staff with information and recommendations regarding water conservation actions that should be included with the general plan. The primary goals of this general plan amendment are to implement actions that will help reach the goals of the water providers, to educate the public on water conservation, to implement recommendations from the State Division of Water Resources, and to satisfy State Code.

The general plan amendments were also presented to the Planning Commission on two separate occasions in work sessions that took place on September 9, 2025, and October 14, 2025, where the staff were able to gather more feedback for the refinement of the amendments.

Staff is recommending approval of the future land use map amendment.

Policy Analysis

An analysis of the water conservation elements of the Western Weber General Plan finds that an update to the water use table and additional action items will provide a broader framework to accomplish the Western Weber County's vision for smart growth and water conservation. Please refer to the information below and review the analysis of the applicable General Plan sections.

Planning Staff Analysis

Page 141 of the Western Weber General Plan includes information about the current demand, such as residential, commercial, and agricultural. With data provided by the Taylor West Weber Water District, the planning staff was able to update this table with the latest water demand data. Other amendments to page 141 would add information about the Water Conservation Stakeholder Committee and its recommendations.

Edits to page 142 would add information regarding the participation from the Utah Division of Water Resources with their recommendation to the general plan amendment.

Additional action items on Pages 157 through 160 of the general plan are included with the amendment to provide specific actions that the planning staff and water service providers will take to accomplish the overarching goal of 200 gallons per capita per day (gpcd) by the year 2030. And looking further into the future, 175 gpcd by the year 2065, which is a 30 percent reduction from the data collected in 2021 by the Weber Basin Water Conservancy District.

Changes to the general plan should not conflict with the primary vision of the plan. That vision is:

*While the pressure to grow and develop will persist, there is a clear desire for growth to be carefully and deliberately designed in a manner that preserves, complements, and honors the agrarian roots of the community. To do this, Weber County will promote and encourage the community's character through public space and street design standards, open space preservation, and diversity of lot sizes and property uses that address the need for places for living, working, and playing in a growing community.*¹

¹ Western Weber General Plan, pg. 21

Staff Recommendation

Staff recommends that the Planning Commission consider the General Plan Amendment request and offer staff feedback for additional consideration, if any. Alternatively, when/if the Planning Commission is comfortable with the proposal, a positive recommendation should be passed to the County Commission.

Planning Commission Model Motion

The model motions herein are only intended to help the planning commissioners provide clear and decisive motions for the record. Any specifics provided here are completely optional and voluntary. Some specifics, the inclusion of which may or may not be desired by the motioner, are listed to help the planning commission recall previous points of discussion that may help formulate a clear motion. Their inclusion here, or any omission of other previous points of discussion, are not intended to be interpreted as steering the final decision.

Motion for positive recommendation **as-is**:

I move we forward a positive recommendation to the County Commission for File # GPA2025-01, a planning staff-driven application to amend the Western Weber General Plan Culinary Water Use table on page 141, add information regarding the Water Conservation Stakeholder Committee on page 141, and add action items to pages 157-160 that incorporate State requirements for water conservation.

I do so with the following findings:

Example findings:

1. *The changes are supported by the Western Weber General Plan.*
2. *The proposal serves as an instrument to further implement the vision, goals, and principles of the Western Weber General Plan*
3. *The changes will enhance the general health and welfare of Western Weber residents.*
4. *[_____ add any other desired findings here _____].*

Motion for positive recommendation **with changes**:

I move we forward a positive recommendation to the County Commission for File # GPA2025-01, a planning staff-driven application to amend the Western Weber General Plan Culinary Water Use table on page 141, add information regarding the Water Conservation Stakeholder Committee on page 141, and add action items to pages 157-160 that incorporate State requirements for water conservation, **but with the following additional edits and corrections**:

Example of ways to format a motion with changes:

1. *Example: Extend the mixed residential to all four sides of the 3500 West 1800 South intersection.*
2. *Example: Amend staff's consideration item # []. It should instead read: [_____ desired edits here _____].*
3. *Etc.*

I do so with the following findings:

Example findings:

1. *The proposed changes are supported by the General Plan. [Add specifics explaining how.]*
2. *The proposal serves as an instrument to further implement the vision, goals, and principles of the General Plan*
3. *The changes will enhance the general health, safety, and welfare of residents.*
4. *[Example: allowing short-term rentals runs contrary to providing affordable long-term rental opportunities]*
5. *Etc.*

Motion to recommend **denial**:

I move we forward a positive recommendation to the County Commission for File # GPA2025-01, a planning staff-driven application to amend the Western Weber General Plan Culinary Water Use table on page 141, add information regarding the Water Conservation Stakeholder Committee on page 141, and add action items to pages 157-160 that incorporate State requirements for water conservation, **I do so with the following findings**:

Examples findings for denial:

- *Example: The proposal is not adequately supported by the General Plan.*
- *Example: The proposal is not supported by the general public.*

- *Example: The proposal runs contrary to the health, safety, and welfare of the general public.*
- *Example: The area is not yet ready for the proposed changes to be implemented.*
- [add any other desired findings here].

Exhibits

Exhibit A: See the next three pages.

The amended language is shown in red text. The black text will remain the same. The text with a strikethrough will be removed.

Amendments to pages 141, 142, 157-160

Revision to the first paragraph on page 141.

Throughout 2025, the Western Weber Water Conservation Stakeholder Committee met as an advisory board to recommend amendments to the general plan to create additional actions that would accomplish the water conservation goals of water districts and the goals of the As of the 2022 State of Utah Division of Water Resources. The Stakeholder Committee is also helpful in providing the county with estimated water demand. Legislative Session, general plans are now required to estimate water demand based on land use categories. While this requirement is not required to be fulfilled until 2026, this plan address it based on best available information at the time. The water demand statistics, based on land use categories This requirement should be updated regularly, revisited as better information becomes available.

Update table 11, page 141 with new data from TWWW. 2024 Data from TWWW District is included in the table below.

Taylor West Weber Water District-Culinary Water Use				
Land Use Category	Connections	Gallons Per Day	Gallons Per Unit Per Day	Gallons Per Capita Per Day (GPCD) Water Demand
Residential	2,895	310,443,000.00	293.70	100
Commercial	23	3,281,000.00	390.80	1.06
Institutional	20	7,971,000	1091.90	2.57
Agricultural/Industrial	47	15,834,000.00	922.90	5.12
Mining	No Data	No Data	No Data	No Data
Aquaculture	No Data	No Data	No Data	No Data
Power Generation	No Data	No Data	No Data	No Data
Source: Taylor West Weber Water District, Water Conservation Plan 2024				

Revision to Page 142

The Utah Division of Water Resources has set a goal to reduce the Weber River basin's per capita water consumption by 20 percent by 2030. They further desire to reduce it by 30 percent by the year 2065. The Division provided some valuable feedback in September 2024 for amendments that will set timelines for action items, continue coordination with water providers, identify agriculture ground you want to protect, and create a water demand projection overlaid on a future water supply projection.

Integrated throughout this Water Use and Preservation section, methods of reducing water demand and consumption are addressed pursuant to 17-27a-403.

Reach out the Dept. of Ag. And Food on questions from 9.2.3 Completed September 17, 2025, see Utilities and Public Services Action Item 1.2.11.

Utilities & Public Service Water Conservation Principal 1.2 Page 157-158

Utilities & Public Services Action Item 1.2.1: Cooperate and collaborate with the State of Utah, the Department of Agriculture and Food, and Weber Basin Water Conservancy District to achieve regional and state conservation goals.

Utilities & Public Services Action Item 1.2.2: Require water-wise educational signage with subdivision improvement plans. The water-wise education signage will to be posted throughout the development

~~and be~~ posted above sinks in public restrooms and other facilities managed by the in which the public parks districts for the year 2025 and going forward. ~~can access culinary water.~~

Utilities & Public Services Action Item 1.2.3: Collaborating with the State of Utah and Weber Basin Water Conservancy District, consider conducting a robust public education campaign that provides continual water-wise public messaging. Create programs to educate school-aged children about water conservation. Provide home maintenance funds to encourage the replacement of old or leaky plumbing or infrastructure for the year 2025 and going forward.

Utilities & Public Services Action Item 1.2.5: Require water-wise landscaping within the park strips along public rights-of-way. Encourage and incentivize water-wise landscaping and drip irrigation for residential development. Support and promote turf buy-back programs starting in the year 2025 and going forward.

Utilities & Public Services Action Item 1.2.7: The Weber County Planning Division will provide support for the enforcement of water-wise landscaping that is directed by the water districts for commercial and residential development.

Utilities & Public Services Action Item 1.2.8: Amend county site design review ordinance to adopt low water use landscape standards that will provide water savings that are 50 percent greater than what is planned in the Weber Basin Water Conservancy District or the State of Utah Water Conservation Plan.

Utilities & Public Services Action Item 1.2.9: Continue to support the county's existing regulation that limits the use of water-thirsty turf or lawn.

Utilities & Public Services Action Item 1.2.10: Consider regulation and incentives to reduce the use of sprinkler heads and support irrigation systems that are best adapted to provide the optimal amount for the types of plants being irrigated and the land area being irrigated.

Utilities & Public Services Action Item 1.2.11: Facilitate an annual public presentation, in the fall at the end of the harvest season, by the Department of Agriculture and Food for the Water Optimization Program.

Utilities & Public Service Principal 2.3 Page 160

Objective: The county will continue to support its existing ordinance that adequate water supplies and facilities are in place and operational prior to the issuance of building permits for all new subdivisions, and will extend the same to the site design review process.

Utilities & Public Services Action Item 2.3.3: Conduct mapping projects for each water providing entity to pinpoint areas of antiquated facilities and equipment, starting in the spring of 2026 and going forward.

Utilities & Public Services Action Item 2.3.4: Conduct a mapping project that specifies zones of historical water rights, starting in the spring of 2026 and going forward.

Utilities & Public Services Action Item 2.3.5: Provide support to the culinary, secondary, and irrigation water companies to seek out and apply for grants to fund the repairs, replacements, and upgrades to antiquated facilities.

Utilities & Public Services Action Item 2.3.6: Organize and distribute contact information of district representatives to encourage cooperation across the various public utility service entities every four months, starting in April, 2026.

Utilities & Public Services Action Item 2.3.7: Cooperation between the county planning staff and the water entities for the water conservation elements included with each development agreement.

Utilities & Public Services Action Item 2.3.8: Avoid unnecessary water evaporation of ponds, pools, and other sources of open water.

Utilities & Public Services Action Item 2.3.9: Cooperate with the water entities to create means for land development in areas that do not have historical water rights, through the use of restrictive covenants and water service agreements.