



REVISIONS	DATE	DESCRIPTION
1	4-30-25	ROAD DEDICATIONS
2	7-15-25	BOUNDARY UPDATES
3	8-18-25	LOT REVISIONS
4	8-26-25	PHASE 5/LOT REV.

Bitton Estates
PART OF THE WEST HALF OF SECTION 16, T.6N., R.2W., S.1&2&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

LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = CENTERLINE
- = EASEMENTS
- = SECTION TIE LINE
- = PROPOSED PATHWAY

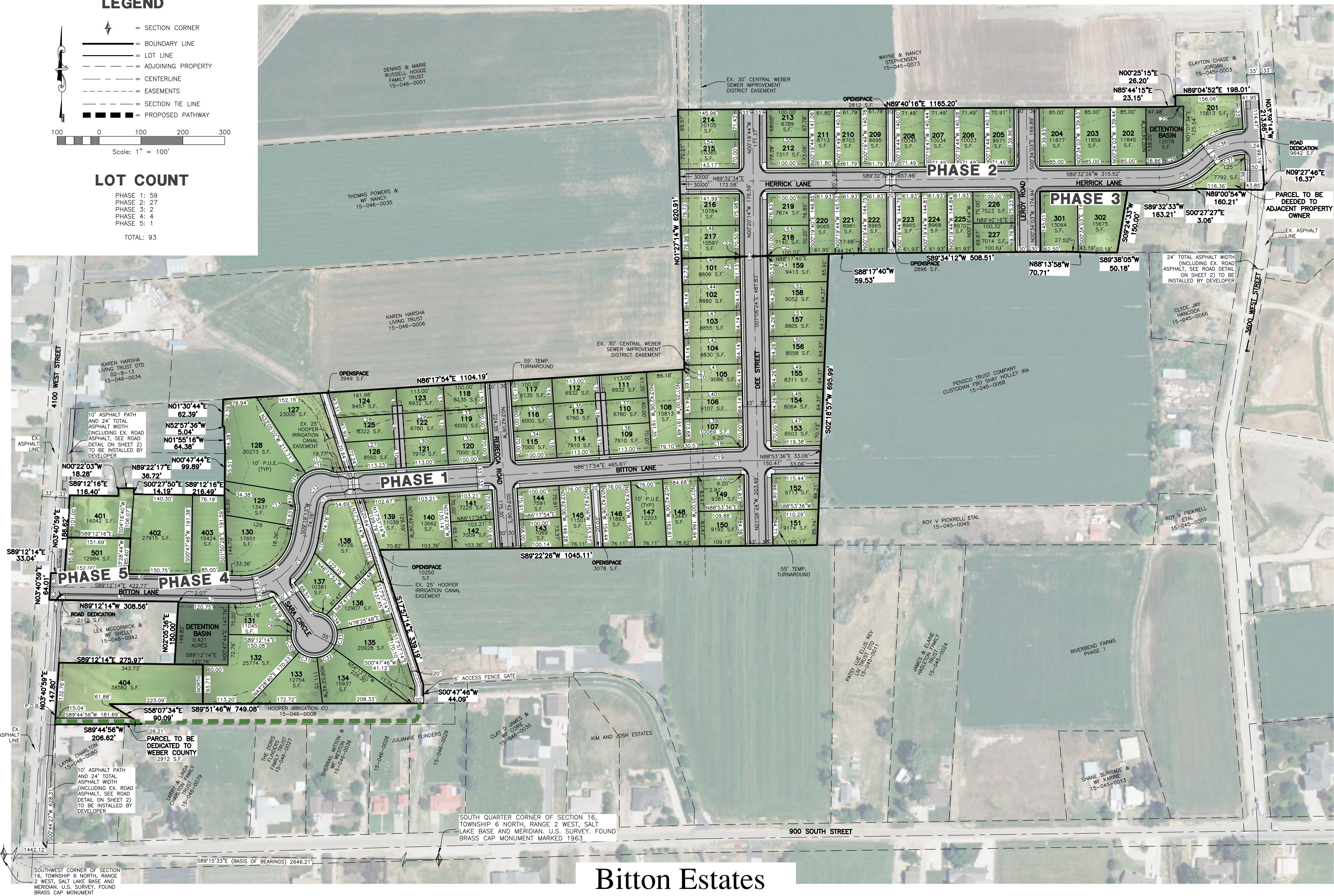
100 0 100 200 300

Scale: 1" = 100'

LOT COUNT

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

TOTAL: 93



Bitton Estates

Weber County, Utah

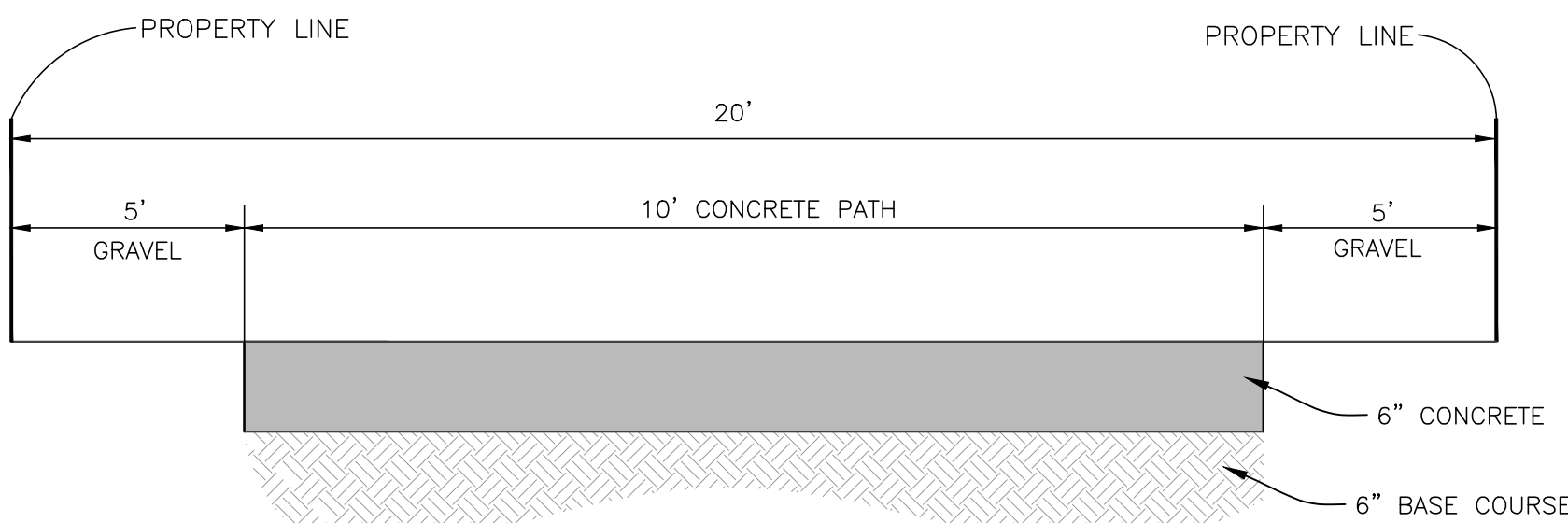
BOUNDARY DESCRIPTION

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:

BEGINNING AT A POINT BEING 1442.12 FEET SOUTH 89°15'33" EAST AND 628.31 FEET NORTH 00°44'27" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 16; (SAID SOUTHWEST CORNER BEING NORTH 89°15'33" WEST 2646.21 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16);

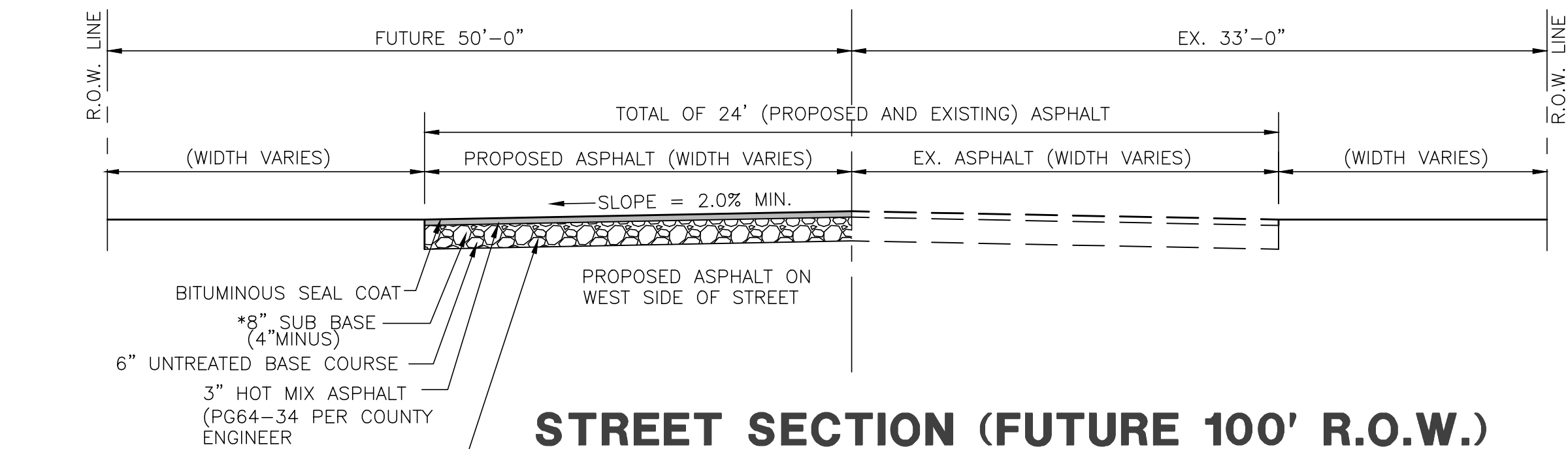
THENCE NORTH 03°40'59" EAST 147.80 FEET; THENCE SOUTH 89°12'14" EAST 275.97 FEET; THENCE NORTH 03°30'46" EAST 150.00 FEET; THENCE NORTH 89°12'14" WEST 308.56 FEET; THENCE NORTH 03°40'59" EAST 64.01 FEET; THENCE SOUTH 89°12'14" EAST 33.04 FEET; THENCE NORTH 03°40'59" EAST 186.62 FEET; THENCE SOUTH 89°12'16" 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 85°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°39'14" EAST 213.66 FEET; THENCE SOUTH 09°27'46" WEST 16.37 FEET; THENCE NORTH 89°00'54" WEST 160.21 FEET; THENCE SOUTH 00°27'27" EAST 3.06 FEET; THENCE SOUTH 89°32'33" WEST 163.21 FEET; THENCE SOUTH 09°24'33" 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.

CONTAINING 1420224 SQUARE FEET OR 32.604 ACRES.



20' TRAIL EASEMENT DETAIL

SCALE: NONE

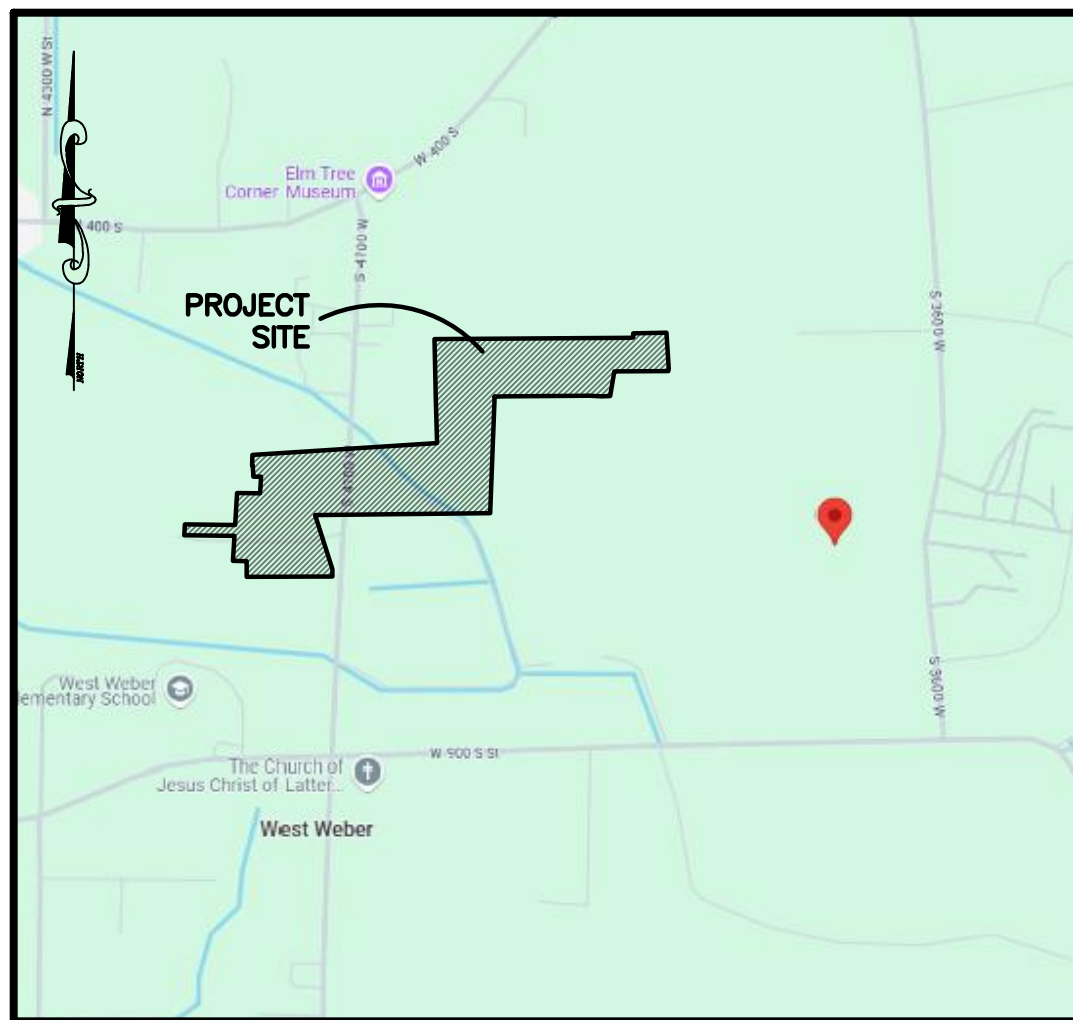


STREET SECTION (FUTURE 100' R.O.W.) 3600 WEST STREET

SCALE: NONE

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

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



VICINITY MAP

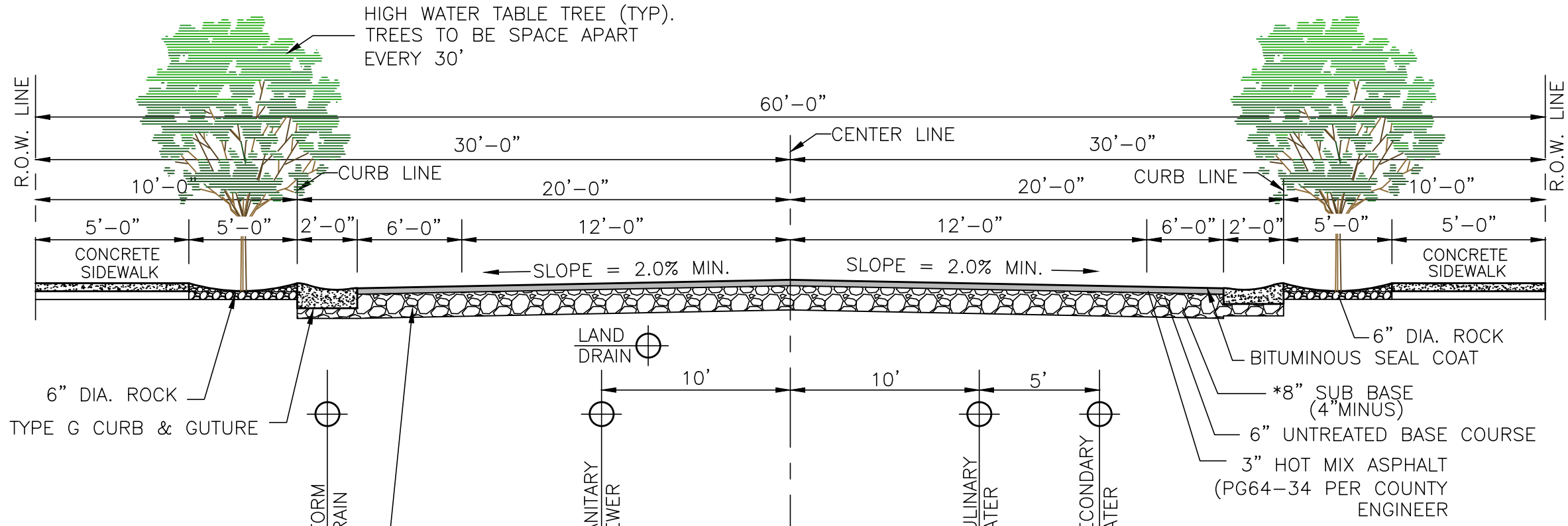
(NOT TO SCALE)

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD LTH CHD	BEARING	DELTA
C1	120.00	170.67	156.65	N50°03'04"E	81°29'24"	
C2	153.00	89.90	88.61	N73°57'50"E	33°39'51"	
C3	153.00	127.71	124.04	N33°13'08"E	47°49'32"	
C4	186.00	79.94	79.33	N78°29'02"E	24°37'28"	
C5	30.00	23.61	23.01	N11°47'07"W	45°05'53"	
C6	55.00	12.43	12.41	S04°17'20"W	12°57'03"	
C7	55.00	19.70	19.59	N69°10'30"W	20°31'05"	
C8	30.00	23.61	23.01	S58°53'05"E	45°05'58"	
C9	186.00	87.29	86.49	N34°09'34"E	28°53'19"	
C10	186.00	37.04	36.98	N15°00'38"E	11°24'32"	
C11	20.00	26.88	24.50	S47°48'08"W	76°59'52"	
C12	53.00	71.22	65.98	S47°48'08"W	76°59'52"	
C13	30.00	13.89	13.76	N03°52'24"W	26°31'31"	
C14	65.00	29.03	28.79	S04°25'25"E	25°35'30"	
C15	65.00	55.07	53.44	S32°38'59"W	48°32'38"	
C16	65.00	63.42	60.94	S84°52'12"W	55°54'23"	
C17	30.00	13.89	13.76	S80°26'21"E	26°31'31"	
C18	2240.40	101.48	101.47	N87°35'45"E	2°35'43"	
C19	2207.40	99.89	99.87	N87°35'45"E	2°35'43"	
C20	2174.40	98.49	98.48	N87°35'45"E	2°35'43"	
C21	533.00	3.05	3.05	N00°56'34"W	0°19'39"	
C22	326.12	4.19	4.19	N00°27'48"W	0°44'07"	
C23	361.81	6.79	6.79	N00°39'40"W	1°04'28"	
C24	467.00	3.74	3.74	S00°52'38"E	0°27'31"	
C25	311.32	2.60	2.60	N00°26'55"W	0°28'42"	
C26	120.00	58.91	58.32	N74°44'01"E	28°01'36"	
C27	120.02	31.56	31.47	S53°08'12"W	15°03'52"	
C28	150.00	113.31	110.64	N67°14'40"E	43°16'57"	
C29	180.12	136.28	133.05	N67°17'24"E	43°21'02"	
C30	55.00	45.45	44.17	S25°51'35"E	47°20'45"	
C31	55.00	45.45	44.17	S73°12'20"E	47°20'45"	
C32	55.00	45.45	44.17	N59°26'55"E	47°20'45"	
C33	55.00	45.45	44.17	N12°06'10"E	47°20'45"	
C34	55.00	45.45	44.17	N35°14'35"W	47°20'45"	
C35	180.00	132.58	129.61	N66°42'17"E	42°12'11"	
C36	150.00	114.23	111.49	N67°25'13"E	43°38'03"	
C37	120.00	89.89	87.90	N67°05'14"E	42°58'08"	
C38	450.00	72.26	72.18	S00°52'36"W	9°12'01"	

LINE TABLE

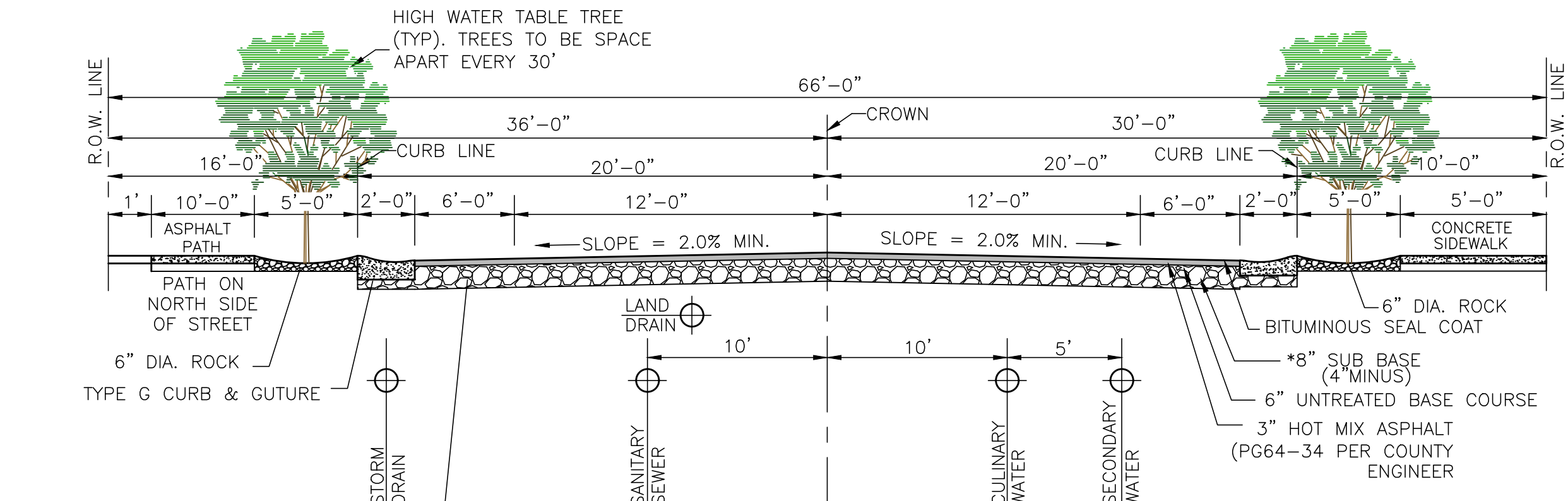
#	BEARING	DISTANCE
L1	N89°12'14"W	33.04
L2	N03°40'59"E	30.97
L3	N03°40'59"E	33.04
L4	S89°12'14"E	33.04
L5	S89°12'14"E	275.52
L6	S89°12'14"E	421.11
L7	S89°12'14"E	148.91
L8	S03°42'06"E	61.35
L9	S03°42'06"E	60.00
L10	S03°42'06"E	70.00
L11	N03°42'06"W	70.00
L12	N03°42'06"W	60.00
L13	N03°42'06"E	61.35
L14	S03°42'06"E	61.35
L15	S03°42'06"E	60.00
L16	S03°42'06"E	70.00
L17	N03°42'06"W	70.00
L18	N03°42'06"W	60.00
L19	N03°42'06"W	61.35
L20	N86°17'54"E	6.39
L21	N01°27'14"W	10.25
L22	S89°39'41"E	19.98
L23	S03°43'24"E	84.38
L24	N89°14'14"E	47.12
L25	S03°43'24"E	11.69
L26	S80°41'38"E	163.21
L27	N86°17'54"E	131.06
L28	N86°17'54"E	146.35
L29	N86°17'54"E	113.00
L30	N86°17'54"E	113.00
L31	N87°02'38"E	100.01
L32	N86°17'54"E	100.00
L33	N86°17'54"E	100.00
L34	N86°17'54"E	100.00
L35	N86°17'54"E	113.00
L36	N86°17'54"E	113.00
L37	N86°17'54"E	113.00
L38	N86°17'54"E	113.00
L39	N88°53'36"E	141.72
L40	N88°53'36"E	142.26
L41	N88°53'36"E	137.47
L42	N88°53'36"E	137.86
L43	N88°53'36"E	138.25
L44	N88°53'36"E	138.64
L45	N88°17'40"E	138.03
L46	N89°14'14"E	140.50
L47	N88°53'36"E	123.57
L48	N88°53'36"E	127.41
L49	N88°53'36"E	131.25
L50	N88°53'36"E	135.10
L51	N88°53'36"E	138.94
L52	N88°53'36"E	142.78
L53	N89°40'16"E	100.00
L54	N89°40'16"E	144.59
L55	N89°40'16"E	100.00



STREET SECTION (60' R.O.W.) (SARA CIRCLE, REBECCA ROAD, LEROY ROAD & HERRICK LANE)

SCALE: NONE

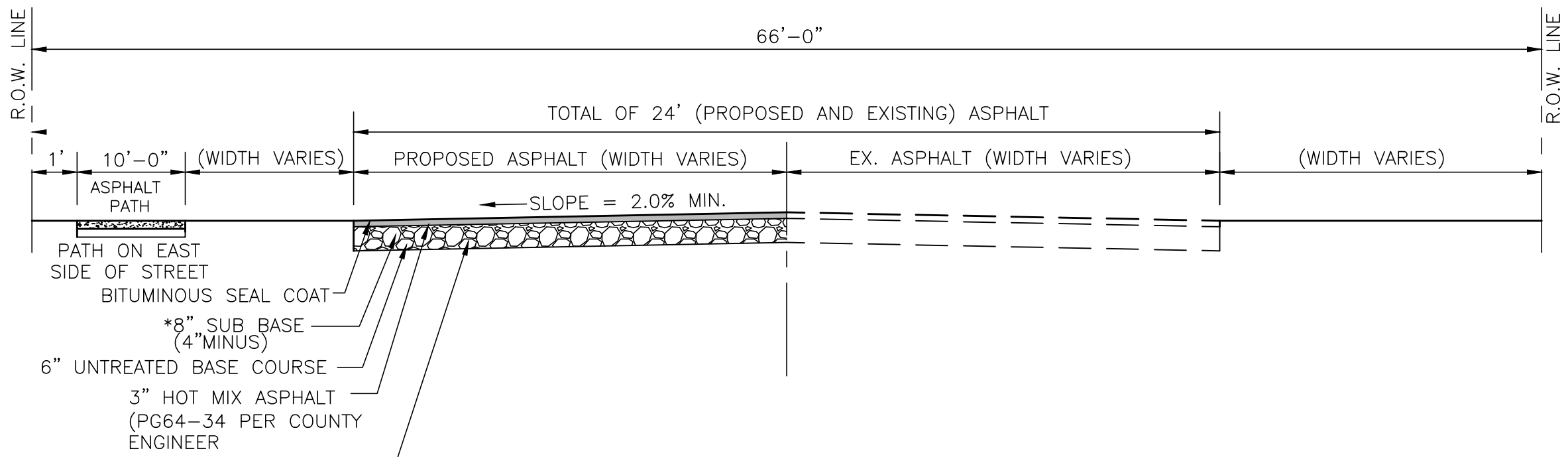
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



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

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.

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

Bitton Estates

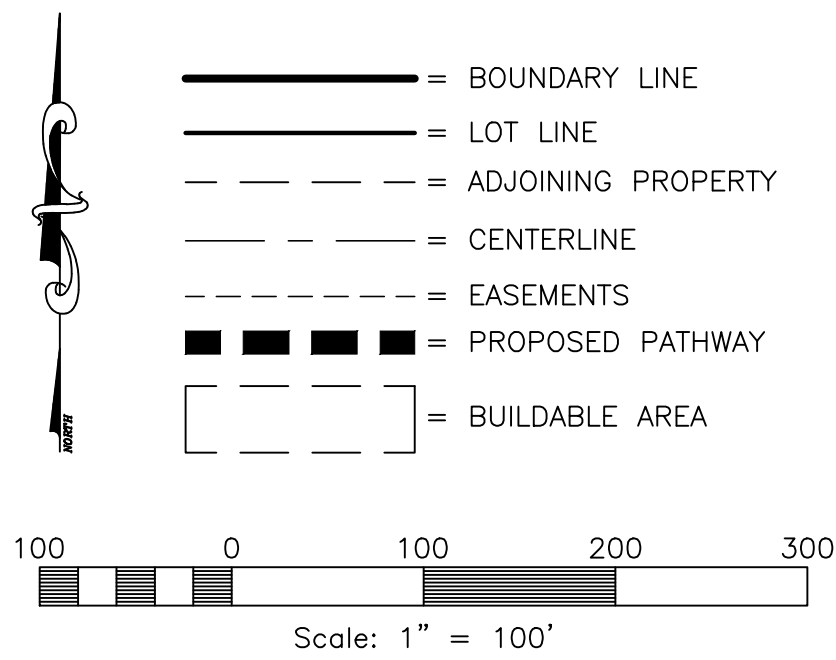
Weber County, Utah

REVISIONS	DATE	DESCRIPTION
4-30-25	ROAD	REVISIONS
7-15-25	BOUNDARY	UPDATED
8-18-25	LOT	REVISIONS
8-26-25	PHASE 5/LOT	REV.

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: S. Simrayh
Date: 4-3-25
Name: BITTON ESTATES
Number: 6298-39

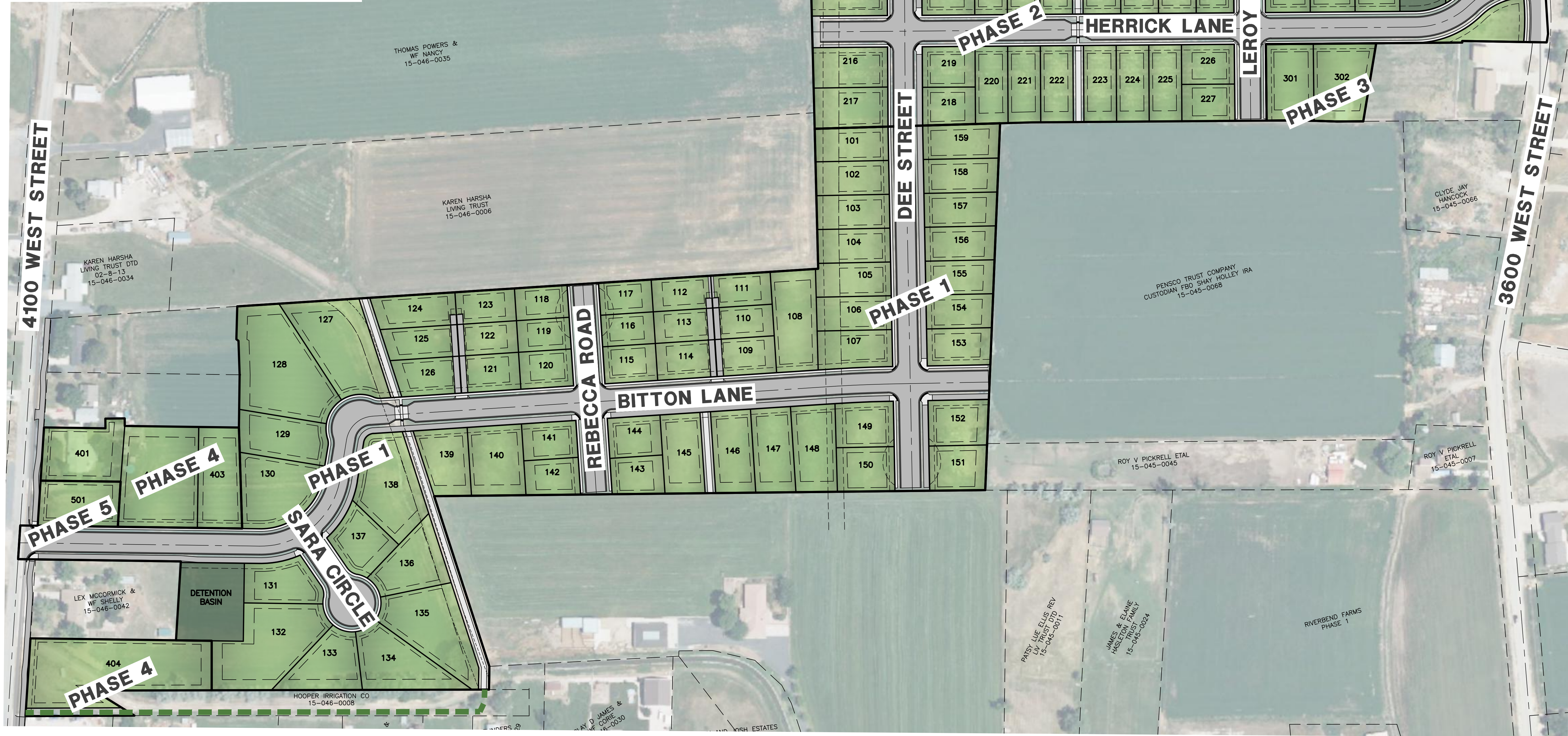
Sheet	3
2	Sheets

LEGEND



BUILDABLE AREA TABLE

LOT #	BUILDABLE 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	20157 S.F.
403	9962 S.F.
404	28238 S.F.
501	7852 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.
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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.1B.&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