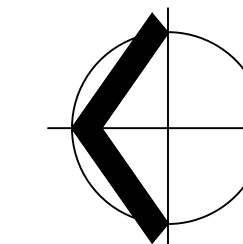
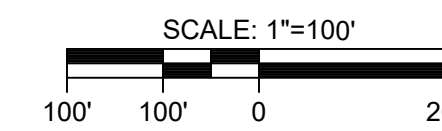


HALCYON LAKE ESTATES

"A LOT-AVERAGED SUBDIVISION"

LOCATED IN THE SW 1/4 OF SECTION 21, T.6N R.2W
SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UT
APRIL, 2019



PREPARED BY
WRB Consulting Services
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**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFO
**HALCYON LAKE
ESTATES**
A PORTION OF THE SW 1/4
OF SECTION 21, T.6N R.2W
SALT LAKE BASE &
MERIDIAN
WEBER COUNTY, UTAH
"A LOT-AVERAGED
SUBDIVISION"

OWNER
**WAKELESS
HOLDINGS LLC**

TYLER BRENCHLEY
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and
KEITH WARD
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REVISIONS/SUBMISSIONS

PRE	DATE	DESCRIPTION
5/3/19		PRELIMINARY PLAT

MARK	DATE	DESCRIPTION
PROJECT #	201901	
CAD DWG FILE:	201901-C-SP.dwg	
DRAWN BY:	MAC	
CHECKED BY:	DSS	
DESIGNED BY:	BW	

**PRELIMINARY
PLAT
UTILITY PLAN**

SHEET NAME
PP-01
SHEET 1 OF 2

LEGEND

PROPERTY

- BOUNDARY LINE
- CENTERLINE
- - - RIGHT-OF-WAY LINE
- LOT LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - SETBACK LINE

UTILITIES

- SD — STORM DRAINAGE LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- E — ELECTRIC LINE
- G — NATURAL GAS LINE
- IRR — IRRIGATION LINE

SYMBOLS

- ⊕ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊕ WATER VALVE
- IRRIGATION STRUCTURE

MARTINI FAMILY TRUST
PT OF 15-057-0009

TRESORELLE LLC
PT OF 15-057-0039

JOAN DEGIORGIO TRUSTEE 1/2 ETAL
PT OF 15-057-0011

LAND HOLDINGS LLC
DEAN & KATHY MARTINI
PT OF 15-057-0035

DESIGN DATA

TOTAL AREA: 47.97 AC
LOT AREA: 26.74 AC
R.O.W AREA: 4.83 AC
ZONE: A1 (28 LOTS > 100' WIDTH)
AVG LOT WIDTH: 150.19'
AVG LOT SIZE: 41,593.88'

LOT SUMMARY TABLE

LOT #	WIDTH	AREA (SF)
1	148.97'	34562.87'
2	148.97'	35603.09'
3	149.93'	33933.11'
4	154.82'	37474.67'
5	97.69'	42951.98'
6	99.72'	34873.08'
7	124.42'	28519.67'
8	120.00'	25566.78'
9	120.00'	25557.88'
10	125.00'	26874.63'
11	125.00'	26875.00'
12	174.16'	43075.10'
13	177.50'	42804.12'
14	110.00'	27500.75'
15	140.00'	29362.74'
16	303.71'	42270.49'
17	168.94'	41941.05'
18	150.00'	42675.00'
19	150.00'	42675.00'
20	150.00'	42675.00'
21	150.00'	42675.00'
22	150.00'	42675.00'
23	150.00'	42675.00'
24	150.00'	42675.00'
25	150.00'	42675.00'
26	150.00'	42675.00'
27	150.00'	42675.00'
28	216.62'	160131.75'

LINE TABLE

NO.	BEARING	LENGTH
L1	S34°01'02"W	27.01'
L2	S34°01'02"W	130.43'
L3	N55°58'58"W	60.00'
L4	S89°02'21"E	53.00'
L5	S89°02'25"E	57.93'
L6	S89°07'25"E	56.01'
L7	S36°23'21"E	13.08'
L8	N00°30'47"E	80.19'
L9	N89°07'58"W	50.10'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	21°26'08"	268.82'	100.57'
C2	11°42'46"	268.82'	54.95'
C3	13°58'36"	328.80'	80.21'
C4	13°58'33"	328.80'	80.20'
C5	5°11'54"	328.80'	29.83'
C6	91°54'37"	144.13'	231.20'
C7	34°17'20"	144.13'	86.25'
C8	53°03'18"	144.13'	133.46'
C9	180°19'13"	149.04'	469.06'
C10	119°57'03"	40.00'	83.74'
C12	30°00'00"	120.00'	62.83'
C13	59°38'45"	120.00'	124.92'
C14	89°38'45"	30.00'	46.94'
C15	41°24'33"	30.00'	21.68'
C16	131°24'29"	50.00'	114.68'
C17	131°09'17"	50.00'	114.45'
C18	41°24'35"	30.00'	21.68'



VICINITY MAP
N.T.S.

