

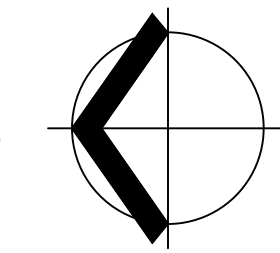
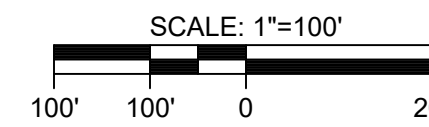
HALCYON LAKE ESTATES

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

Please provide a table on the subdivision plat showing the area and width of each lot within the overall subdivision boundary, the average area and width of all lots within the overall subdivision boundary, and the average area and width of all lots within each zone in the subdivision. LUC 106-2-4(b)(5)e

Please include a subtitle on the plat that reads "A Lot-Averaged Subdivision" LUC LUC 106-2-4(b)(5)f

A note shall be placed on the final subdivision plat that reads "for each zone in this subdivision, the average area and average width of lots within the zone equal or exceed the minimum area and minimum width allowed in the zone. An amendment to any part of this subdivision shall comply with Section 106-2-4(b) of the Weber County Code." 106-2-4(b)(5)g



PREPARED BY
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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

OWNER
WAKELESS HOLDINGS LLC

TYLER BRENCHLEY
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wardk1@msn.com

REVISIONS/SUBMISSIONS

PRE	DATE	DESCRIPTION
3/29/19		PRELIMINARY PLAT

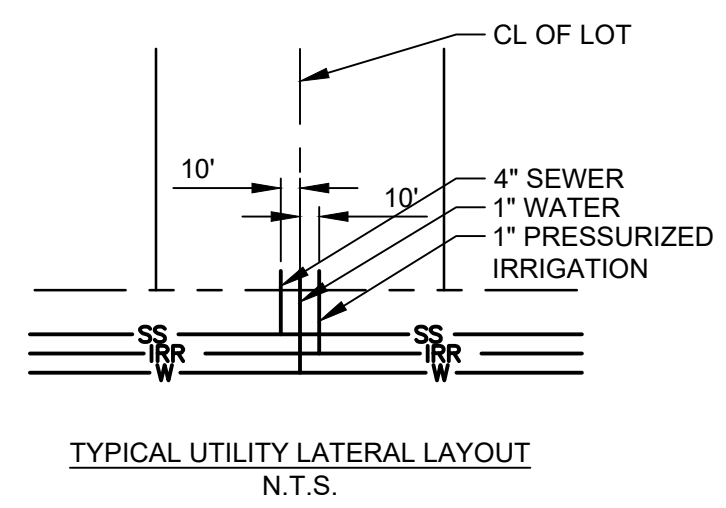
MARK DATE DESCRIPTION

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

PRELIMINARY PLAT

SHEET NAME
PP-01
SHEET 1 OF 2

DESIGN DATA
TOTAL AREA: 49.10 AC
LOT AREA: 24.65 AC
R.O.W AREA: 5.73 AC
ZONE: A1 (28 LOTS > 100' WIDTH)
AVG LOT WIDTH: 147.86'
AVG LOT SIZE: 37846.29'



LINE TABLE

NO.	BEARING	LENGTH
L1	S34°01'02"W	27.00'
L2	S34°01'02"W	130.42'
L3	N55°58'58"W	60.00'
L4	S89°02'21"E	53.00'
L5	S89°02'21"E	57.93'
L6	S00°30'47"W	30.00'
L7	S36°23'01"E	13.09'
L8	S89°02'21"E	30.00'
L9	N00°50'00"E	30.00'
L10	N00°50'00"E	30.00'
L11	N89°02'21"W	30.00'
L12	N00°30'47"E	80.19'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	21°28'19"	268.78'	100.57'
C2	11°42'35"	268.78'	54.93'
C3	13°58'34"	328.78'	80.20'
C4	13°58'34"	328.78'	80.20'
C5	5°11'56"	328.78'	29.83'
C6	92°20'09"	144.13'	232.27'
C7	34°17'20"	144.13'	86.25'
C8	53°03'18"	144.13'	133.46'
C9	36°41'27"	149.07'	95.46'
C10	123°44'56"	45.00'	97.19'
C11	48°11'22"	45.00'	37.85'
C12	30°00'00"	120.00'	62.83'
C13	59°38'45"	120.00'	124.92'
C14	89°38'45"	30.00'	46.94'

What is left of this remainder parcel?
When a division of property leaves a remaining area of 5.00 acres or greater, the remaining parcel boundary and area, using record or measured information will be shown, on the subdivision plat with the note: "Remaining Agricultural Parcel, Not Approved For Development." The remaining parcel boundary need not be labeled with bearings or distances nor is a description of the remainder parcel required. Remaining parcels are not part of the subdivision. LUC 106-1-8(c)(3)

What can be done to make more road connectivity to these adjacent properties?
Here is what the subdivision ordinance requires for connectivity.
LUC106-2-1(a)
The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas (or their proper protection where adjoining land is not subdivided) insofar as such may be deemed necessary by the planning commission for public requirements. The street arrangement must be such as to cause no unnecessary hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access to it.

Prior to final subdivision approval, this plat will need to meet all of the requirements listed in LUC 106-1-8 (final plat requirements).

Provide a stub through this open space to provide connectivity.

Is this owned by the developer? Please identify what this is or what the plan for this is.

This cul-de-sac will need to be a continuation of a road. See below:
Minor terminal streets (cul-de-sacs) proposed in the subdivision of flat land where topography presents no barriers to development, shall have a maximum length of 650 feet to the beginning of the turnaround and may serve a maximum of 14 lots. Minor terminal streets (cul-de-sacs) proposed in the subdivision of foothill or mountainous lands where topography dictates or limits the options in road design to a considerable extent, the planning commission will establish a maximum length based upon each individual situation. As a guide for design, a maximum length of 2,000 feet to the beginning of the turnaround is established. Each cul-de-sac shall be terminated by a turnaround of not less than 100 feet diameter in subdivisions below elevation 4,900 feet and of not less than 110 feet diameter in subdivisions above elevation 4,900 feet. If surface water drainage is into the turnaround, due to the grade of the street, if necessary, catchbasins and drainage easements shall be provided. LUC 106-2-2(d)

The streets in this subdivision must be public. See below:
Streets in year round subdivisions shall be dedicated to the county as public streets except that private streets improved to county public street standards may be permitted in planned residential unit developments or condominiums. Mountain land subdivisions in high mountain areas of the county for seasonal recreation and summer homes shall have private streets built to county private street standards for such subdivisions except that the county may require public dedication for major or loop road access purposes. 106-2-2(a)

