HALCYON LAKE ESTATES

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

VICINITY MAP
N.T.S.

SCALE: 1"=100'
100' 100' 0 200'

MARTINI FAMILY TRUST
PT OF 15-057-0009

ORIN HOWARD & WF ROSALEE
15-057-0029

DEGIORGIO SUB. PH-1
LOT 26

DEGIORGIO SUB. PH-1
LOT 27

SUBDIVISION PH-3
LOT 29

DEGIORGIO
4075 WEST

LOT 28

TRESORELLE LLC
PT OF 15-057-0040

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

LENA DIGIORGIO SUB. LOT 1
DENNIS COSTESSO & CECILLA
15-024-0001

1700 SOUTH
1800 SOUTH
1600 SOUTH
SKI LAKE DRIVE

SKI LAKE
13.45 ACRES

PROP 20' EASEMENT

LOT 1 43,484.46 SQ FT
LOT 2 41,247.69 SQ FT
LOT 3 33,934.90 SQ FT
LOT 4 37,616.33 SQ FT
LOT 5 42,952.36 SQ FT
LOT 6 34,872.57 SQ FT
LOT 7 26,519.21 SQ FT
LOT 8 25,566.30 SQ FT
LOT 9 25,557.78 SQ FT
LOT 10 26,875.00 SQ FT
LOT 11 26,875.00 SQ FT
LOT 12 43,074.59 SQ FT
LOT 13 42,796.57 SQ FT
LOT 14 27,500.00 SQ FT
LOT 15 40,169.69 SQ FT
LOT 16 41,230.68 SQ FT
LOT 17 42,675.00 SQ FT
LOT 18 42,675.00 SQ FT
LOT 19 42,675.00 SQ FT
LOT 20 42,675.00 SQ FT
LOT 21 42,675.00 SQ FT
LOT 22 42,675.00 SQ FT
LOT 23 42,675.00 SQ FT
LOT 24 42,675.00 SQ FT
LOT 25 42,675.00 SQ FT
LOT 26 42,675.00 SQ FT
LOT 27 43,318.73 SQ FT
LOT 28 29,364.13 SQ FT

(PRIVATE) OPEN SPACE 2.81 ACRES
(PRIVATE) OPEN SPACE 0.59 ACRES
(PRIVATE) OPEN SPACE 1.76 ACRES
(PRIVATE) OPEN SPACE 0.11 ACRES
(PRIVATE) PARKING LANDSCAPING COMMON AREA 83.21

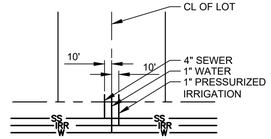
N00°50'00"E 239.00'
N00°50'00"E 190.60'
N00°52'02"E 421.45'
N00°36'36"E 964.41'
S00°30'47"W 891.49'
S00°22'24"W 1027.04'
S00°30'47"W 250.00'
N89°29'13"W 747.96'
N89°07'58"W 577.50'
S89°07'58"E 517.92'
S89°07'58"E 1119.48'
N88°57'41"W 260.75'
N55°58'58"W 268.38'
N34°01'02"E 162.76'
N28°28'50"W 222.33'
S55°54'18"E 276.80'
2031.6'
262.50'

EXISTING DITCH TO BE PIPED
EXISTING DITCH TO BE ABANDONED
LAKE INLET STRUCTURE
LAKE OUTLET/ OVERFLOW/DRAIN STRUCTURE
EX IRRIGATION TO BE ABANDONED
REMOVE EXISTING METAL SHADE STRUCTURE
SHADE PAVILLION
BOAT LAUNCH RAMP
ENTRANCE SIGN
RETENTION AREA
EXTEND EXISTING CULVERT
EX WATERLINE
EX SEWERLINE
EX GASLINE
EX FIRE HYDRANT
EX STORM DRAIN
EX OH ELECTRIC
RELOCATE OVERHEAD ELECTRIC
12" IRRIGATION MAINLINE
NOTE: EXISTING DRAINAGE PIPE & EASEMENT TO BE ABANDONED
8" SEWER
8" PRESSURIZED IRRIGATION
8" WATER
EX 8" WATER

SOUTHWEST CORNER SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST. SECTION CORNER NOT FOUND.

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'



TYPICAL UTILITY LATERAL LAYOUT
N.T.S.

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°31'46"W	66.00'
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	83.21'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	21°26'19"	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°44'55"	45.00'	97.19'
C11	42°50'00"	45.00'	33.64'
C12	30°00'00"	114.00'	59.69'
C13	59°38'45"	114.00'	118.68'
C14	89°38'45"	33.00'	51.63'

PREPARER

WRB Consulting Services
521 West 1050 South
PO Box 1117
Salem, UT 84653
(801) 360-6297
bruceward007@live.com

CONSULTANTS

C. L. S., Inc.
Construction & Land Surveyor's
810 CANYON ROAD
OGDEN, UTAH 84404
Ph. (801) 399-4935 cls@cls2surveying.net

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
1064 SPYGLASS HILL
SYRACUSE, UT 84075
(801) 644-3148
tylorbrenchley@gmail.com
and
KEITH WARD
1978 CAMERON DRIVE
WEST HAVEN, UT 84401
(801) 540-9399
wardkr1@msn.com

REVISIONS/SUBMISSIONS

MARK	DATE	DESCRIPTION
PRE	3/29/19	PRELIMINARY PLAT

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

SHEET TITLE

PRELIMINARY PLAT

SHEET NAME

PP-01

SHEET 1 OF 2

SCALE: 1"=100'
100' 100' 0 200'

ORIN HOWARD & WF ROSALEE
15-057-0029

DEGIORGIO SUB. PH-1
LOT 26

DEGIORGIO SUB. PH-1
LOT 27

SUBDIVISION PH-3
LOT 29

1700 SOUTH

DEGIORGIO
4075 WEST

LOT 28

MARTINI FAMILY TRUST
PT OF 15-057-0009

LOT 2
41,247.69
SQ FT

LOT 1
43,484.46
SQ FT

LOT 3
33,934.90
SQ FT

LOT 4
37,616.33
SQ FT

LOT 5
42,952.36
SQ FT

LOT 13
42,796.57
SQ FT

LOT 12
43,074.59
SQ FT

LOT 14
27,500.00
SQ FT

LOT 11
26,875.00
SQ FT

LOT 10
26,875.00
SQ FT

PHASE 1

34,872.57
SQ FT

26,519.21
SQ FT

LOT 8
25,566.30
SQ FT

LOT 9
25,557.78
SQ FT

PHASE LINE

(PRIVATE)
OPEN SPACE
2.81 ACRES

TRESORELLE LLC
PT OF 15-057-0040

TRESORELLE LLC
PT OF 15-057-0039

SKI LAKE
13.45 ACRES

LOT 28
29,364.13
SQ FT

1800 SOUTH

(PRIVATE) PARKING
LANDSCAPING
COMMON AREA

PHASE 2

LOT 27
43,318.73
SQ FT

LOT 26
42,675.00
SQ FT

LOT 25
42,675.00
SQ FT

LOT 24
42,675.00
SQ FT

LOT 23
42,675.00
SQ FT

LOT 22
42,675.00
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42,675.00
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DENNIS COSTESSO & CECILLA
15-024-0001

(PRIVATE)
OPEN SPACE
0.11 ACRES

(PRIVATE)
OPEN SPACE
1.76 ACRES

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

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

1600 SOUTH

66' ROW
18' EP | 18' EP

1600 SOUTH - 66' ROADWAY SECTION
(PER WEBER COUNTY STANDARDS)

66' ROW
21' E/P | 23.5' T.B.C. | 4.5' | 4' SW

SKI LAKE DRIVE - 66' ROADWAY SECTION
(PER WEBER COUNTY STANDARDS)

60' ROW
18' EP | 18' EP

4075 WEST - 60' ROADWAY SECTION
(PER WEBER COUNTY STANDARDS)

73' ROW
40' | 33'
4' SW | 4.5' | 30.5' T.B.C. | 21'± EXISTING E/P

1800 SOUTH - 73' ROADWAY SECTION
(PER WEBER COUNTY STANDARDS)

PREPARER

WRB Consulting Services

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Salem, UT 84653

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PRE	3/29/19	PRELIMINARY PLAT

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CHECKED BY:	DSS
DESIGNED BY:	BW

SHEET TITLE

PRELIMINARY PLAT

SHEET NAME

PP-02

SHEET 2 OF 2