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'

ORIN HOWARD & WF ROSALEE
15-057-0029

DEGIORGIO SUB. PH-1
LOT 26

DEGIORGIO SUB. PH-1
LOT 27

DEGIORGIO SUBDIVISION PH-3
LOT 29

DEGIORGIO
LOT 28

MARTINI FAMILY TRUST
PT OF 15-057-0009

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
4300 WEST

SKI LAKE
13.45 ACRES

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 42,273.20 SQ FT
LOT 16 41,942.14 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 43,196.76 SQ FT
LOT 28 29,364.13 SQ FT

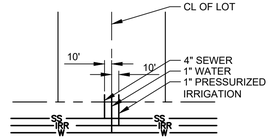
4235 (PRIVATE) OPEN SPACE 2.80 ACRES
(PRIVATE) OPEN SPACE 0.24 ACRES
(PRIVATE) OPEN SPACE 1.91 ACRES
(PRIVATE) OPEN SPACE 0.59 ACRES
(PRIVATE) PARKING LANDSCAPING COMMON AREA 80.19'

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

PROP 20' EASEMENT
EX FIRE HYDRANT
NOTE: EXISTING DRAINAGE PIPE & EASEMENT TO BE ABANDONED
8" SEWER
8" PRESSURIZED IRRIGATION
EX 8" WATER
EXISTING DITCH TO BE PIPED
12" IRRIGATION MAINLINE
EX WATERLINE
PROPOSED SECURITY GATE
EX STORM DRAIN
EX SEWERLINE
EX OH ELECTRIC
RELOCATE OVERHEAD ELECTRIC
12" GATE VALVE
CONNECT TO EXISTING 16" PRESSURIZED IRRIGATION MAIN.
EX GASLINE

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°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°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°44'56"	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'

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 clsinc@clsurveying.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

1700 SOUTH

DEGIORGIO SUBDIVISION PH-3

LOT 29

4075 WEST

LOT 28

LOT 13
42,796.57
SQ FT

LOT 14
27,500.00
SQ FT

LOT 12
43,074.59
SQ FT

LOT 11
26,875.00
SQ FT

LOT 10
26,875.00
SQ FT

MARTINI FAMILY TRUST
PT OF 15-057-0009

LOT 2
41,247.69
SQ FT

LOT 3
33,934.90
SQ FT

PHASE 1

LOT 1
43,484.46
SQ FT

LOT 4
37,616.33
SQ FT

LOT 5
42,952.36
SQ FT

34,872.57
SQ FT

26,519.21
SQ FT

LOT 8
25,566.30
SQ FT

LOT 9
25,557.78
SQ FT

(PRIVATE)
OPEN SPACE
2.80 ACRES

PHASE LINE

1800 SOUTH

LOT 28
29,364.13
SQ FT

(PRIVATE) PARKING
LANDSCAPING
COMMON AREA

TRESORELLE LLC
PT OF 15-057-0040

TRESORELLE LLC
PT OF 15-057-0039

SKI LAKE
13.45 ACRES

PHASE 2

LOT 27
43,196.76
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
SQ FT

LOT 21
42,675.00
SQ FT

LOT 20
42,675.00
SQ FT

LOT 19
42,675.00
SQ FT

LOT 18
42,675.00
SQ FT

LOT 17
42,675.00
SQ FT

LOT 16
41,942.14
SQ FT

LOT 15
42,273.20
SQ FT

(PRIVATE)
OPEN SPACE
0.59 ACRES

(PRIVATE)
OPEN SPACE
0.24 ACRES

SKI LAKE DRIVE

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

(PRIVATE)
OPEN SPACE
1.91 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

4300 WEST

30'
ROW
ALL WEATHER ROADBASE

1600 SOUTH - 30' ROADWAY SECTION

60'
ROW
18' E/P
20.5' T.B.C.
4.5'
4' SW

SKI LAKE DRIVE - 60' 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

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 clsinc@clssurveying.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-02

SHEET 2 OF 2