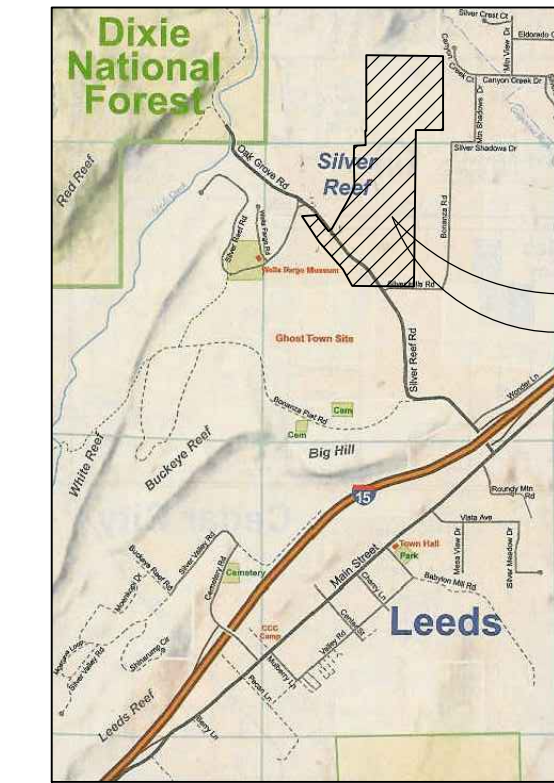


# Amended PRELIMINARY PLAT

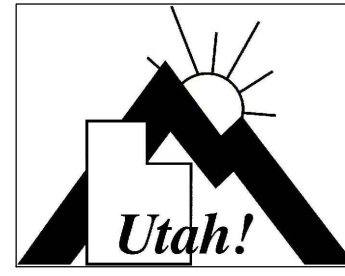
for  
**Silver Creek Estates**  
A Planned Development Community

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 13 WEST, S.L.B.M., AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 SOUTH, RANGE 13 WEST, S.L.B.M.

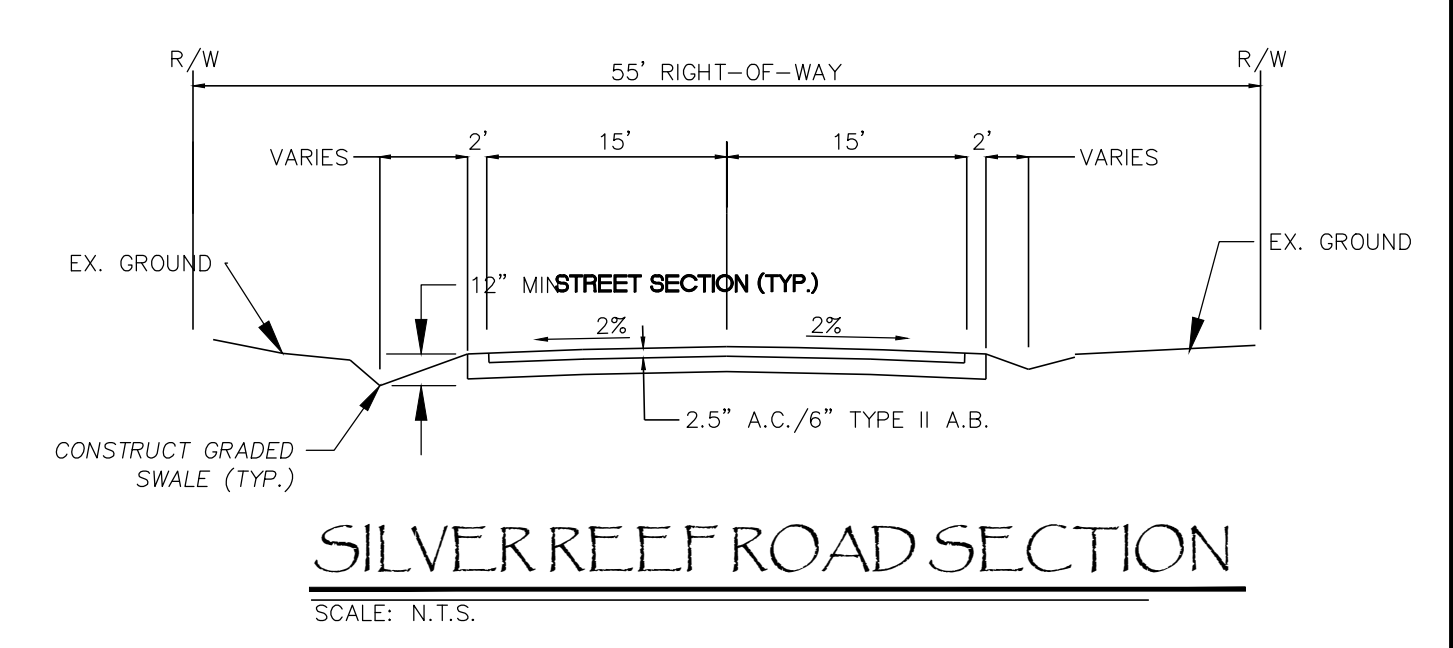
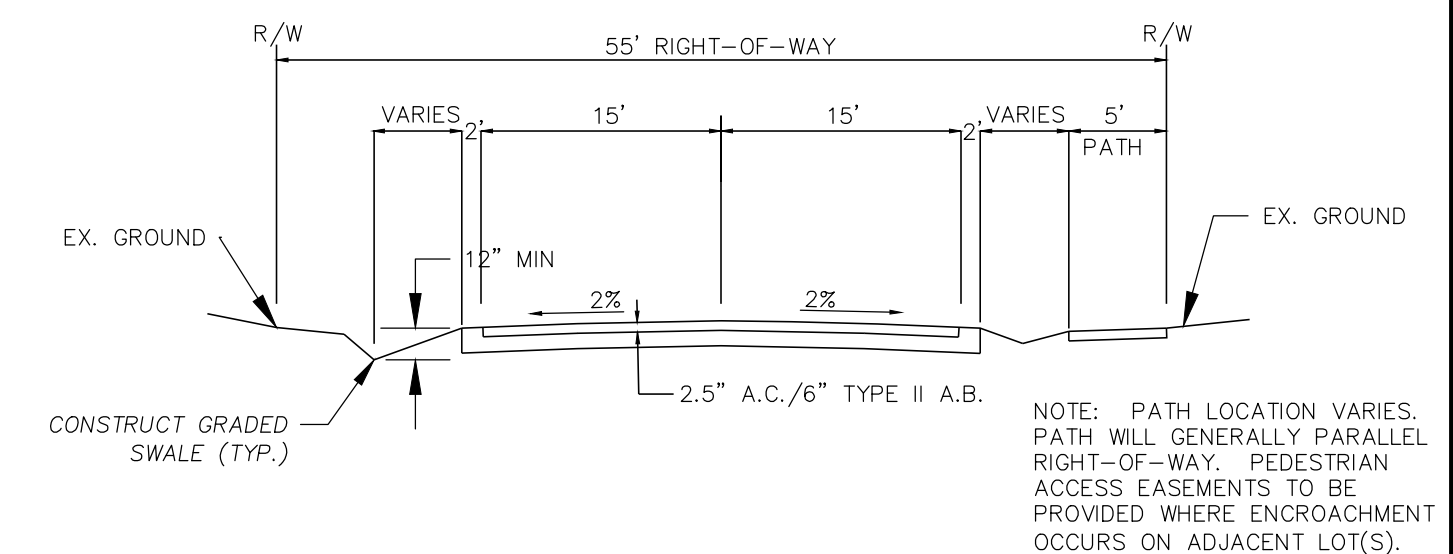


VICINITY MAP  
N.T.S.

**OWNER/DEVELOPER**



**State of Utah  
School and Institutional  
TRUST LANDS ADMINISTRATION**  
2303 N. Coral Canyon Blvd., Suite 100-A  
Washington, Utah 84780  
(435)652-2950



**LEGEND**

- PROPOSED CULVERT
- PROPOSED WATERLINE
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- R-1-5-L40 ZONE
- R-1-2 ZONE
- OPEN SPACE
- PUBLIC PARK AREA
- NO-BUILD RESTRICTED AREA

**SITE DATA**

SITE AREA:  
GROSS AREA = 115.52 ACRES  
ROW AREA = 13.02 ACRES  
NET DEVELOPMENT AREA = 102.50 ACRES

R-1-5-L40 ZONE: 37.40 ACRES  
R-1-2 ZONE: 67.36 ACRES  
OPEN SPACE: 9.98 ACRES  
PUBLIC PARK: 1.13 ACRES

TOTAL OPEN SPACE: 11.11 ACRES (9.6%)

NUMBER OF LOTS:  
R-1-5-L40 ZONE: 12 DU  
R-1-2 ZONE: 33 DU  
TOTAL: 45 DU

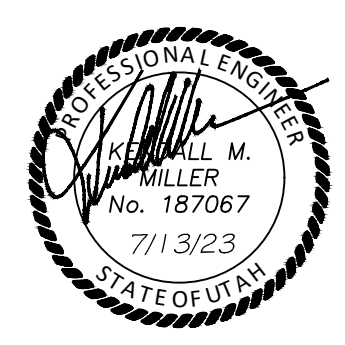
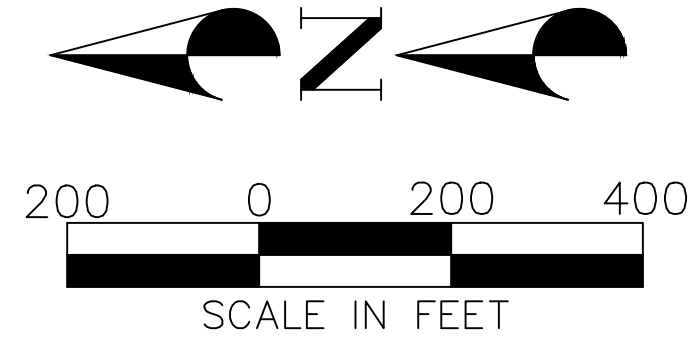
DENSITY:  
R-1-5-L40 ZONE: 3.12 ACRE/DU  
R-1-2 ZONE: 2.04 ACRE/DU  
GROSS AREA: 2.56 ACRE/DU  
NET DEVELOPMENT AREA: 2.28 ACRE/DU

MINIMUM LOT SIZE:  
R-1-5-L40 ZONE: 5 AC.X0.6X0.75 = 2.25 AC.  
R-1-2 ZONE: 2 AC. X 0.75 = 1.5 AC.

**SETBACKS**

R-1-5-L40 ZONE:  
FRONT: 40 FEET  
REAR: 25 FEET  
SIDE: 20 FEET

R-1-2 ZONE:  
FRONT: 30 FEET  
REAR: 10 FEET  
SIDE: 10 FEET



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME:  
**SILVER CREEK ESTATES**  
STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION  
LEEDS, UTAH

SHEET NAME:  
**PRELIMINARY PLAT AMENDED**

**DEVELOPMENT SOLUTIONS, INC.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS,  
120 East 200 North, Suite #2  
St. George, UT 84770  
Office (435) 628-2121



DATE:	7/13/23
PM:	KMM
DRAWN BY:	KMM
DESIGNED BY:	KMM
CHECKED BY:	KM
PROJECT NO.:	23-012
SCALE:	AS SHOWN