

SILVER CLIFFS COMMONS PH 3-6

LEEDS, UTAH

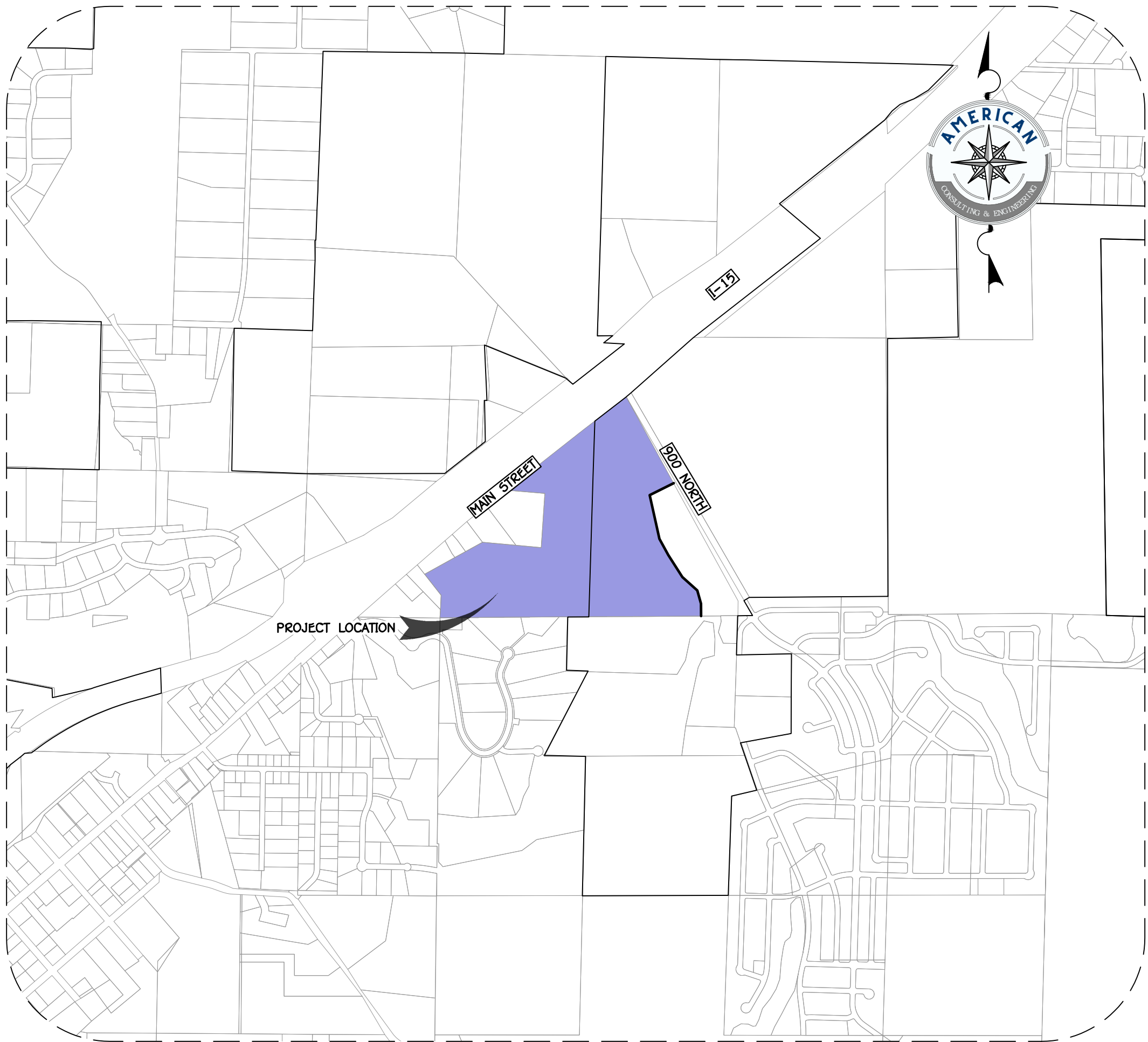
PRELIMINARY PLAT

SEPTEMBER 2026

LEGAL DESCRIPTION

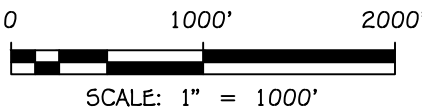
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE NORTH 02°30'12" EAST 220.52 FEET; THENCE NORTH 37°54'04" WEST 257.58 FEET; THENCE NORTH 61°07'20" EAST 637.63 FEET; THENCE SOUTH 84°47'11" EAST 569.84 FEET; THENCE NORTH 03°50'46" EAST 524.03 FEET; THENCE NORTH 85°05'28" WEST 371.23 FEET; THENCE NORTH 51°44'56" EAST 929.65 FEET; THENCE NORTH 52°43'45" EAST 533.00 FEET; THENCE SOUTH 28°48'09" EAST 948.57 FEET; THENCE SOUTH 63°37'17" WEST 259.00 FEET; THENCE SOUTH 12°31'58" EAST 433.01 FEET; THENCE SOUTH 28°47'44" EAST 178.84 FEET; THENCE SOUTH 32°35'03" EAST 251.87 FEET; THENCE SOUTH 48°04'19" EAST 193.93 FEET; THENCE SOUTH 15°43'47" EAST 132.15 FEET; THENCE SOUTH 00°24'28" EAST 120.01 FEET; THENCE SOUTH 89°35'32" WEST 2,518.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,949,755 SQUARE FEET OR 67.72 ACRES.



VICINITY MAP

SECS. 05 & 08, T 41 S, R 13 W, SLB&M



OWNER-APPLICANT

BABYLON LANDS LLC
3747 SAGEBRUSH DR
SANTA CLARA, UT, 84765
CONTACT: BRECKEN ANDERSON
PHONE: (435) 773-7476
EMAIL: BRECKEN@VITAL-LANDS.COM

GEOTECH ENGINEER

APPLIED GEOTECHNICAL (AGEC)
1420 SOUTH 270 EAST
ST. GEORGE, UT, 84790
CONTACT: WAYNE ROGERS, P.E.
PHONE: (435) 673-6850
EMAIL: rogers@agecinc.com

SITE DATA	
DESCRIPTION	DATA
CURRENT ZONING	P.U.D. RESIDENTIAL/COMMERCIAL
TAX ID/PARCEL NUMBER(S)	L-2-D & 3184-HV
TOTAL AREA	67.72 ACRES
SINGLE-FAMILY LOTS	42 LOTS
PATIO HOMES	88 UNITS
TOWNHOMES	145 UNITS
TOTAL NO. OF LOTS/UNITS	278 UNITS
DENSITY	4.11 D.U./ACRE

SITE AREA INFORMATION		
DESCRIPTION	ACRE	PERCENT
PRIVATELY OWNED AREA	28.48	42.06
COMMON AREA	3.28	4.84
OPEN SPACE	14.00	20.67
LIMITED COMMON AREA/AMENITY	3.78	5.58
COMMON SPACE/FUTURE BOOSTER	7.21	10.65
PUBLIC STREETS	10.97	16.20
TOTAL	67.72	100.00

PARKING DATA		
DESCRIPTION	REQUIRED	PROVIDED
SINGLE FAMILY	84	84
PATIO HOMES	176	176
TOWNHOMES	290	290
TOTAL	550	550

CIVIL ENGINEER

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. SUITE 504
ST. GEORGE, UT 84770
CONTACT: TONY CARTER, P.E.
PHONE: (262) 408-7596
EMAIL: tony@aceufah.com

SURVEYOR

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. SUITE 504
ST. GEORGE, UT 84770
CONTACT: ADAM ALLEN
PHONE: (435) 288-3330
EMAIL: adam@aceufah.com

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REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION



SILVER CLIFFS COMMONS PH 3-6

SECS. 05 & 08, T 41 S, R 13 W, SLB&M

LEEDS, UTAH

COVER

PRELIMINARY PLAT

JOB # 25-508
DRAWN BY: JR
CHECKED BY: TC
DATE: 09/11/2026

P.1.1

SHEET: 1 OF: 33

CONTROL OF WORK

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THE COMPLETED WORK COMPLIES WITH THE CONTRACT DOCUMENTS. CONTRACTOR SHALL SUPERVISE, DIRECT, AND CONTROL THE WORK COMPETENTLY AND EFFICIENTLY. CONTRACTOR SHALL DEVOTE SUCH ATTENTION THERETO AND APPLYING SUCH SKILL AND EXPERTISE AS NECESSARY TO PERFORM WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK WITH ALL THIRD PARTY UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO CATV, GAS, POWER, PHONE, AND INTERNET. CONTRACTOR TO COORDINATE LOCATIONS AND INSTALLATIONS OF THIRD PARTY UTILITY SERVICES WITH THE APPROPRIATE UTILITY COMPANY.
3. CONTRACTOR MUST COORDINATE ALL WORK BETWEEN TRADES. SUB-CONTRACTORS ARE ALSO RESPONSIBLE FOR COORDINATION WITH OTHER TRADES INCLUDED IN THE CONTRACT DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE GENERAL CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY BEFORE COMMENCEMENT OF WORK. NO EXTRA COSTS TO THE PROJECT WILL BE INCURRED DUE TO FAILURE OF THE GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS TO REVIEW THE CONTRACT DOCUMENTS AND COORDINATE WITH THE OTHER TRADES.
4. ALL DIMENSIONS, GRADES, EARTHWORK VOLUMES, AND UTILITY DESIGNS SHOWN IN THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO STARTING WORK. IF DISCREPANCIES ARE DISCOVERED, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IN WRITING.
5. CONTRACTOR RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND/OR COMMENCING WITH ANY WORK. IF EXISTING CONDITIONS ARE NOT REPRESENTED ACCURATELY BY THESE PLANS, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK.
6. ALL WORK MUST BE CONTAINED WITHIN THE PROPOSED PRIORITY, STOCKPILING AND/OR CONSTRUCTION ACTIVITY IS NOT PERMITTED BEYOND THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.
7. DURING PROGRESS OF THE WORK, CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATIONS OF WASTE MATERIALS, RUBBISH, AND OTHER DEBRIS RESULTING FROM THE WORK. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, RUBBISH, AND DEBRIS FROM THE PROJECT. AS WELL AS ALL TOOLING, EQUIPMENT, MACHINERY, AND SURPLUS MATERIALS AND SHALL LEAVE THE SITE CLEAN AND READY FOR OCCUPANCY BY THE OWNER.
8. CONTRACTOR SHALL MAINTAIN A RECORD OF THE AS-BUILT CONDITIONS OF THE SITE WORK AND UTILITIES AND PROVIDE THESE TO THE ENGINEER AT THE COMPLETION OF THE PROJECT.
9. CONTRACTOR MUST PROVIDE A LICENSED PROFESSIONAL LAND SURVEYOR, OR PERSON(S) UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL LAND SURVEYOR, TO SET CONSTRUCTION STAKING AND PROPERTY CORNERS. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKS. CONTRACTOR WILL BE RESPONSIBLE FOR WEATHERING, FURNISHING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

DEMOLITION NOTES:

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BRING ANY DISCREPANCIES FROM THE DRAWINGS AND NOTES TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
2. CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION MEASURES TO SAFEGUARD THE PUBLIC DURING DEMOLITION ACTIVITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE PUBLIC.
4. OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS, ALL EXISTING PERSONAL PROPERTY TO BE REMOVED BY OTHERS PRIOR TO DEMOLITION, ALL REMAINING ITEMS ARE THE PROPERTY OF THE OWNER, CONTRACTOR SHALL COORDINATE SALVAGED MATERIALS WITH THE OWNER.
5. ENGINEER HAS ATTEMPTED TO IDENTIFY ITEMS TO BE REMOVED, HOWEVER, IT IS THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO CONDUCT ON-SITE EXAMINATIONS AND FAMILIARIZE THEMSELVES WITH THE ACTUAL SITE CONDITIONS, ADDITIONAL ITEMS, NOT SHOWN TO BE REMOVED, INTERFERING WITH THE COMPLETION OF THE DEMOLITION WORK SHOWN IN THIS PLAN SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR SHALL TAKE PRECAUTIONS TO MINIMIZE DAMAGE TO ITEMS TO REMAIN, INCLUDING ALL UTILITIES, DURING DEMOLITION OPERATIONS, ITEMS NOT SPECIFICALLY NOTED FOR REMOVAL THAT ARE DAMAGED OR REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.

SAFETY & PROTECTION

1. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
2. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE, INJURY, OR LOSS TO ALL AFFECTED PERSONS ON THE PROJECT. CONTRACTOR AND OTHERS WHO MAY BE EXPOSED TO THEREBY, ALL WORK AND MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN. CONTRACTOR SHALL STORE ALL MATERIALS, EQUIPMENT, AND SUPPLIES IN AREAS DIRECTED BY THE OWNER. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, CURBS, GUTTERS, STRUCTURES, UTILITIES, AND SURROUNDING AREAS, SHALL BE PROTECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PROPERTY DESIGNATED FOR REMOVAL, RELOCATION, OR REPLACEMENT IN THE COURSE OF CONSTRUCTION.
3. ALL DAMAGE, INJURY, OR LOSS TO ANY PROPERTY REFERRED TO ABOVE CAUSED DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, BY CONTRACTOR, ANY SUBCONTRACTOR, SUPPLIER, OR ANY OTHER PERSON OR ORGANIZATION DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM TO THE PROJECT OR FOR THE PROJECT, SHALL BE THE RESPONSIBILITY OF THE PARTY TO WHOM IT MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY AND ANY OTHER PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PERFORMANCE OF THE WORK, REASONABLE SAFETY BARRICADES FOR THE PROTECTION OF THE PROJECT AND THE PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT AND THE PUBLIC BY OTHER MEANS, INCLUDING THE ERECTING AND MAINTAINING OF SAFETY BARRICADES, AND PROMULGATING AND GIVING NOTICE OF SAFETY REGULATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA. ALL TRAFFIC CONTROL DEVICES MUST CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND CITY STANDARD SPECIFICATIONS.

DUST & EROSION CONTROL:

1. THE CONTRACTOR SHALL PROVIDE APPROPRIATE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE APPROPRIATE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
2. EARTH MOVING ACTIVITIES:
 - a. APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTION, DURING AND AFTER EARTHMOWING ACTIVITIES.
 - b. PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
 - c. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
 - d. OPERATE HAULE VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.
3. DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:
 - a. WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
 - b. INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

SOILS, GRADING, & DRAINAGE

1. GRADING ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, CITY STANDARDS SPECIFICATIONS, AND RECOMMENDATIONS AS DEFINED BY THE GEOTECHNICAL ENGINEER. THE FOLLOWING INFORMATION IS FOR INFORMATION ONLY. THIS REFERENCE IS PART OF THE CONTRACT DOCUMENTS. IF THERE IS A CONFLICT BETWEEN THESE PLANS AND THE SOILS REPORT THE SOILS REPORT SHALL TAKE PRECEDENCE. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS OF THE PLANS AND GEOTECHNICAL REPORT AND/OR GEOTECHNICAL FIELD OBSERVATIONS.
2. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL RECOMMENDATIONS.
3. ALL EXCAVATION, GRADING, AND FILL OPERATIONS WITHIN THE BUILDING AREA SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH PLANS AND ORDINANCES. EXCESSIVE SOFT MATERIALS, UNDESIRABLE MATERIAL, AND UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH SUITABLE MATERIALS AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
4. THESE PLANS DO NOT IDENTIFY THE CONSTRUCTION METHODS, EQUIPMENT, PROCEDURES, AND SEQUENCING OF CONSTRUCTION ACTIVITIES. THE EMPLOYED CONSTRUCTION OPERATIONS INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SCARIFICATION, EXCAVATION, OVER-EXCAVATION, PLACEMENT OF FILLS, COMPACTION OF FILLS, ETC. SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACTOR'S BEST PRACTICES AND SUPPORTED ALONG WITH ONGOING FIELD OBSERVATIONS AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
5. THE CONTRACTOR SHALL PROVIDE APPROPRIATE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY DUST OF CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE APPROPRIATE MUD AND DIKED CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PUBLIC AREAS FROM DUST AND MUD CONTAMINATION.
6. ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS ALONG WITH APPENDIX J STANDARDS OF THE INTERNATIONAL BUILDING CODE 2018 EDITION OR NEWER AS ADOPTED BY THE STATE OF UTAH AND ANY.
7. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS OF THE PLANS AND GEOTECHNICAL REPORT AND/OR GEOTECHNICAL FIELD OBSERVATIONS.
8. GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM THAT WORK HAS BEEN PERFORMED IN CONFORMANCE WITH GEOTECHNICAL RECOMMENDATIONS.
9. RETAINING WALLS GREATER THAN 3' IN HEIGHT REQUIRE A PERMIT FROM THE CITY BUILDING DEPARTMENT. ALL ROCK RETAINING WALLS MUST BE CERTIFIED AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE CITY'S FINAL ACCEPTANCE.
10. IT IS THE PROPERTY OWNER'S RESPONSIBILITY (DEVELOPER, HOMEOWNER, HOA, ETC.) TO COMPLETE AND MAINTAIN THE FINAL GRADING ON THEIR PROPERTY IN ACCORDANCE WITH THE PLANS AND ORDINANCES. THE CITY SHALL NOT MAKE ANY RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER. THE PROPERTY OWNER IS RESPONSIBLE IN PERPETUITY, FOR INSPECTING AND MAINTAINING PROPER DRAINAGE FOR THEIR PROPERTY.
11. ALL STORM DRAIN PIPE LENGTHS ARE GIVEN FROM AND TO THE CENTER OF EACH STRUCTURE. CONTRACTOR SHALL VERIFY THE ACTUAL LENGTHS REQUIRED PRIOR TO ORDERING PIPE MATERIALS.

ENBRIDGE GAS NOTES:

1. DEVELOPER NEEDS TO CONTACT ENBRIDGE GAS PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP.
 - ERIC WARD (435)669-2269 (ST. GEORGE)
 - ANDREW ROSENBLUND (305) 248-7325 (WASHINGTON)
 - ASHLEY GLANZMAN (435) 210-4063 (HURRICANE)
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A PUE WILL BE AVAILABLE AT ENBRIDGE GAS FOR CASING LOCATIONS (1155 E 350 N--ST GEORGE).
4. ALL OF THE UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE+DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION**
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT FILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT JC HALL (435) 210-0729, AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. **IMPORTANT NOTICE** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUBGRADE, AND THE FULL WIDTH OF THE UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801)324-3370, AT LEAST 40 HOURS IN ADVANCE, BEFORE WORKING WITHIN 15 FEET OF A HIGH PRESSURE GAS LINE. THIS WILL SCHEDULE AN ENBRIDGE GAS HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

WASTEWATER SERVICES PRETREATMENT NOTES:

1. A 'FOOD SERVICE ESTABLISHMENT' IS DEFINED AS ANY BUILDING, VEHICLE, PLACE, OR STRUCTURE, OR ANY ROOM OR DIVISION IN A BUILDING, VEHICLE, PLACE, OR STRUCTURE, WHERE: (A) FOOD IS PREPARED, SERVED, OR SOLD FOR IMMEDIATE CONSUMPTION ON OR IN THE PREMISES; (B) CALLED FOR OR TAKEN OUT BY CUSTOMERS; OR (C) PREPARED PRIOR TO BEING DELIVERED TO ANOTHER LOCATION FOR CONSUMPTION.(ORD. 08-4-14-2)
2. ALL NEWLY CONSTRUCTED COMMERCIAL STRUCTURES, STRIP MALLS, MULTI-TENANT PLANNED OCCUPANCY BUILDINGS, OR PLANNED UNOCCUPIED BUILDINGS, SHALL INSTALL INDEPENDENT WASTEWATER DISCHARGE LINES STUBBED OUT WITHIN EACH DESIGNATED FUTURE FOOD ESTABLISHMENT UNIT. IF A NEW SOURCE COMMERCIAL STRUCTURE, STRIP MALL, OR MULTI-TENANT BUILDING IS PLANNED OCCUPANCY BY ONE OR MORE BUSINESSES THAT DO NOT GENERATE FOG, AND THEREFORE DO NOT NEED A GREASE INTERCEPTOR, AND THE OWNER OF THE STRUCTURE DOES NOT FACILITATE THE INSTALLATION OF INDEPENDENT WASTEWATER DISCHARGE LINES AND INSTALL A COMMON INTERCEPTOR, THEN NO FUTURE FOOD ESTABLISHMENT SHALL BE PERMITTED, UNLESS THE FACILITIES ARE RETROFITTED FOR INDEPENDENT LINES.(ORD. 08-4-14-3)
3. ALL PLANS PROPOSING TO INSTALL AN INTERCEPTOR MUST INCLUDE THE CITY OF ST. GEORGE STANDARD DETAIL. (ORD. 08-4-14-3)
4. THE DISCHARGE OF WASTEWATER WITH TEMPERATURES IN EXCESS OF ONE HUNDRED FORTY DEGREES FAHRENHEIT (140°F) TO ANY FOGS CONTROL DEVICE, INCLUDING INTERCEPTORS AND TRAPS, IS PROHIBITED. (ORD. 08-4-14-4)
5. INSTALLATION AND USE OF FOOD GRINDERS IN NEW AND/OR REMODELLED FSEs ARE NOT RECOMMENDED. (ORD. 08-4-14-4)
6. ALL DRAINS NEAR CHEMICAL STORAGE SHALL BE PLUGGED AND/OR CHEMICALS SHALL HAVE SECONDARY CONTAINMENT TO PREVENT DISCHARGE INTO THE SANITARY SEWER.
7. ALL KITCHEN FIXTURES (INCLUDING MOP SINKS AND EXCLUDING HAND WASHING SINKS AND ICE MACHINES) MUST DISCHARGE TO THE GREASE WASTE LINE THAT FLOWS INTO THE GREASE INTERCEPTOR. PRIOR TO OCCUPANCY AND/OR THE ISSUANCE OF THE BUSINESS LICENSE AND FOLLOWING THE INTERCEPTOR LEAK TEST APPROVAL, ALL KITCHEN FIXTURES MUST PASS A DYE TEST PERFORMED BY THE PRETREATMENT DEPARTMENT. REQUEST A DYE TEST FROM THE PRETREATMENT DEPARTMENT, USING THE DYE TEST KIT PROVIDED. WHEN ALL KITCHEN FIXTURES ARE INSTALLED, PLUMBED TO BE DISCHARGED TO INTERCEPTOR, AND HAVE RUNNING WATER TO THEM, ANY QUESTIONS CAN BE DIRECTED TO (435) 627-4266.
8. NO USER SHALL INTRODUCE OR CAUSE TO BE INTRODUCED INTO THE POTW ANY POLLUTANT OR WASTEWATER AS OUTLINED IN ORD. 08-4-2.1 (PROHIBITED DISCHARGE STANDARDS).

CENTURY LINK NOTES (COMMERCIAL):

1. DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6553 1 WEEK IN ADVANCE.
2. **INSIDE TERMINATION:** DEVELOPER TO PROVIDE 4'x8" PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH 120V AC OUTLET ON BACKBOARD. A PERMANENT, GROUNDED 3-PRONG STANDARD DUPLEX IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION... *WE RECOMMEND A STANDARD DUPLEX OUTLET CALLED NEMA 5-15R. *LUMEN ELECTRONICS NEEDS TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT.
- OUTSIDE TERMINATION:** DEVELOPER TO PROVIDE 30" x 30" x 10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH A 120V AC OUTLET LOCATED IN THE LEFT OR RIGHT HAND LOWER CORNER. A PERMANENT, GROUNDED 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION... *WE RECOMMEND A STANDARD DUPLEX OUTLET CALLED NEMA 5-15R. *LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT.
3. CONTACT CENTURYLINK ENGINEER AT 395-244-7763 OR DAREIN.ALLEN@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS.
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

CENTURY LINK NOTES (RESIDENTIAL):

1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. CENTURYLINK 5/8" DUCT, 12" DEEP, PUGGULI FILL PLACEMENT, CONDUIT TRENCH, CALL 435-632-6953 15 DAYS PRIOR TO REQUIRED TRENCH TO BE SCHEDULED DELIVERY.
2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
3. CONTACT CENTURYLINK ENGINEER AT 395-244-7763 OR DARRIN.ALLEN@LUMEN.COM WITH ANY QUESTIONS OF CHANGES TO JUC PLANS.
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% OF THE DEVELOPER'S SCHEDULED RATE WITH A MINIMUM OF 60 DAYS IN ADVANCE.

INFOWEST NOTES:

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
2. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
3. INFOWEST WILL PROVIDE ALL CONSULTS, CALL 435-272-3595 OR EMAIL JWC@INFOWEST.COM FOR CONDUIT DELAY AT ALL CONSULTS. WEST PRIORITY TO OPENING THE TRENCH.
4. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, 435-272-3595 OR JWC@INFOWEST.COM
6. RELOCATION OF NEW OR EXISTING INFOWEST FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

TDS BROADBAND NOTES:

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
3. CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

GO FIBER NOTES:

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
2. GO FIBER WILL PROVIDE ALL CONDUITS, CALL (435) 272-3559 OR EMAIL JUC@NFWEST.COM
3. DEVELOPER TO PROVIDE TRENCHING FOR AT LEAST ONE (1) WEEK PRIOR TO OPENING THE TRENCH.
4. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN QUESTION TO THE EXTERIOR OF BUILDING.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, (435) 272-3559 JUC@NFWEST.COM.
6. RELOCATION OF NEW OR EXISTING FIBER FACILITIES ARE BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

ROCKY MOUNTIAN POWER NOTES:

1. CONTACT ROCKY MOUNTAIN POWER FOR EXACT POWER DESIGN.
2. CONTRACTOR TO FOLLOW ALL BLUE STAKES PROTOCOLS.
3. THE POWER DESIGN ON THESE UTILITY PLANS IS PROVIDED BY ROCKY MOUNTAIN POWER ENERGY SERVICES AS PRELIMINARY AND NON-BIDABLE UNTIL ACCOMPANIED BY A JUC AFFIDAVIT.
4. ALL PRIMARY UNDERGROUND POWER WORK/INSTALLATION MUST BE COMPLETED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY ROCKY MOUNTAIN POWER STANDARDS. ALL OVER-HEAD WORK/INSTALLATION MUST BE COMPLETED BY ROCKY MOUNTAIN POWER.
5. ALL WORK DONE BY ROCKY MOUNTAIN POWER WILL BE PREPAID BY THE DEVELOPER.
6. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO PROVIDE LOCATION AND ELEVATION OF ALL EXISTING AND DESIGN UNDER-GROUND/OVER-HEAD UTILITIES AND STRUCTURES THAT WILL IMPACT THE ROCKY MOUNTAIN POWER DESIGN.
7. ALL JUC TRENCHES WILL BE BACKFILLED AND COMPACTED IN 6" TO 8" LIFTS TO A COMPACTION OF 90% IN ROADWAYS, SIDEWALKS AND 90% BEHIND SIDEWALKS. TESTING IS TO BE DONE AT MIDDLE AND TOP OF TRENCH.
8. ALL CHANGES TO EXISTING GRADES NAR EXISTING POWER UTILITIES MUST BE APPROVED BY ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION.
9. ANY FIELD CHANGES TO JUC APPROVED POWER DESIGN WILL BE AT THE DEVELOPER'S EXPENSE AND MUST BE PRE-APPROVED AND DOCUMENTED BY ROCKY MOUNTAIN POWER PRIOR TO INSTALLATION.

ASH CREEK SEWER DISTRICT:

1. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2'X3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
4. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR; MANHOLE TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
5. DURING CONSTRUCTION, ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

HURRICANE VALLEY FIRE DISTRICT:

1. CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE PRIOR TO SIGN OFF FOR BUILDING PERMIT.
2. FIRE HYDRANT MUST PRODUCE A MINIMUM OF 1000 GPM. (2021 IFC APPENDIX B)
3. HYDRANT SPACING PER 2021 IFC APPENDIX C
4. BURNING OF CONSTRUCTION MATERIAL IS PROHIBITED
5. HYDRANTS MUST BE CHARGED AND WORKING BEFORE COMBUSTIBLE MATERIAL CAN BE DELIVERED.
6. KNOX BOX REQUIRED ON ALL COMMERCIAL BUILDINGS
7. FDC MUST BE REMOTE, OUT OF THE COLLAPSE ZONE OF THE BUILDING AND WITHIN 50' OF A FIRE HYDRANT AND EQUIPPED WITH KNOX CAPS.
8. UNDERGROUND FLUSH MUST BE WITNESSED BY HVF550
9. FIRE HYDRANTS MUST MAINTAIN 3' CLEAR ZONE AROUND HYDRANT. NO FENCES OR SHRUBS SHALL BE WITHIN 3'.
10. BUILDINGS BUILT IN ACCORDANCE WITH 2021 IFC 903 MAY REQUIRE SUPPRESSION.

TOOUERVILLE CITY GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE CITY 2 DAYS BEFORE WORK COMMENCES.
2. NO NEW UNDERGROUND UTILITIES SHALL BE BACKFILLED UNTIL INSPECTED BY TOQUEVILLE CITY. CONTRACTOR MUST NOTIFY THE CITY 24 HOURS IN ADVANCE FOR ALL REQUIRED INSPECTION REQUESTS.
3. ALL PERMITS MUST BE IN PLACE AND APPROVED BY TOQUEVILLE CITY BEFORE ANY WORK CAN BEGIN.
4. ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE MOST RECENT TOQUEVILLE CITY STANDARDS AND SPECIFICATIONS. A COPY OF THE STANDARDS AND SPECIFICATIONS SHALL BE AVAILABLE ON SITE.
5. CONTRACTOR WILL PROVIDE SUBMITTALS FOR ALL MATERIALS AND USE APPROVED MATERIALS AS STATED IN THE MOST RECENT TOQUEVILLE CITY STANDARDS AND SPECIFICATIONS OR AS APPROVED BY THE CITY ENGINEER.
6. CONTRACTOR SHALL EXPOSE ANY EXISTING LINES AND CONNECTIONS TO VERIFY SIZE AND LOCATION.
7. CONTRACTORS SHALL CALL 811 FOR UTILITY LOCATE REQUESTS AND CONDUCT ALL CONSTRUCTION AND OPERATIONS IN ACCORDANCE WITH THE USOH REGULATIONS.

WATER, SEWER, & IRRIGATION PLAN NOTES:

1. ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF WATER METERS, SEWER, LATERALS, AND IRRIGATION METERS. HOWEVER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL SUCH FACILITIES IN ACCORDANCE WITH THE APPLICABLE CITY/AGENCY STANDARDS AND SPECIFICATIONS. IF THERE ARE DISCREPANCIES BETWEEN THE PLANS AND THE CITY/AGENCY STANDARDS, THE CITY/AGENCY STANDARDS WILL SUPERSEDE THE PLANS.
2. CONNECTION TO EXISTING LOCATION SHOWN IS APPROXIMATE. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL CONNECTIONS WITH EXISTING WATER, SEWER, AND IRRIGATION LINES. FOR PRESSURIZED UTILITY LINES, CONTRACTOR TO VERIFY PROPER RESTRAINTS ARE PROVIDED. IF EXISTING RESTRAINTS DO NOT EXIST, CONTRACTOR TO RESTRAINT ALL PRESSURIZED LINES IN ACCORDANCE WITH CITY/AGENCY STANDARDS AND SPECIFICATIONS.

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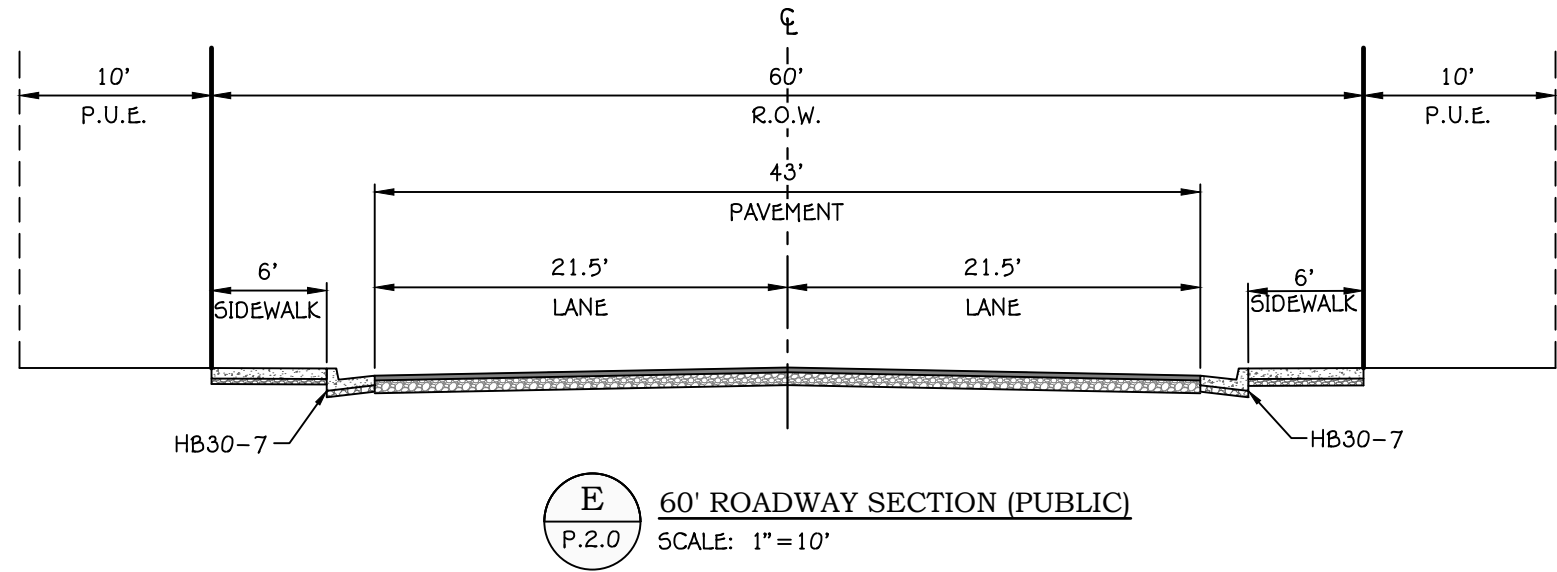
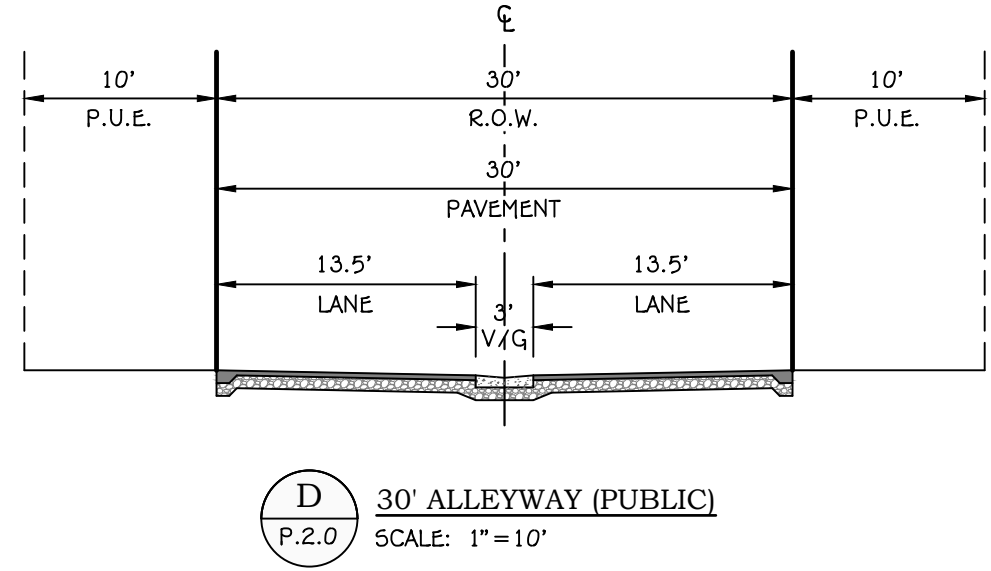
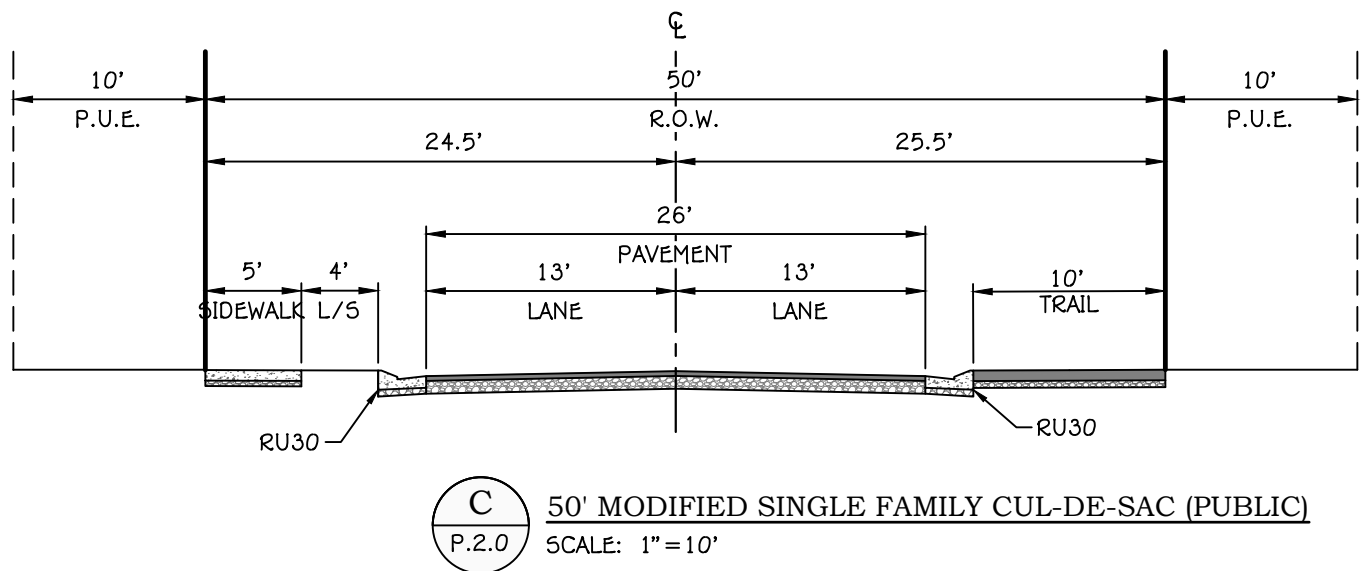
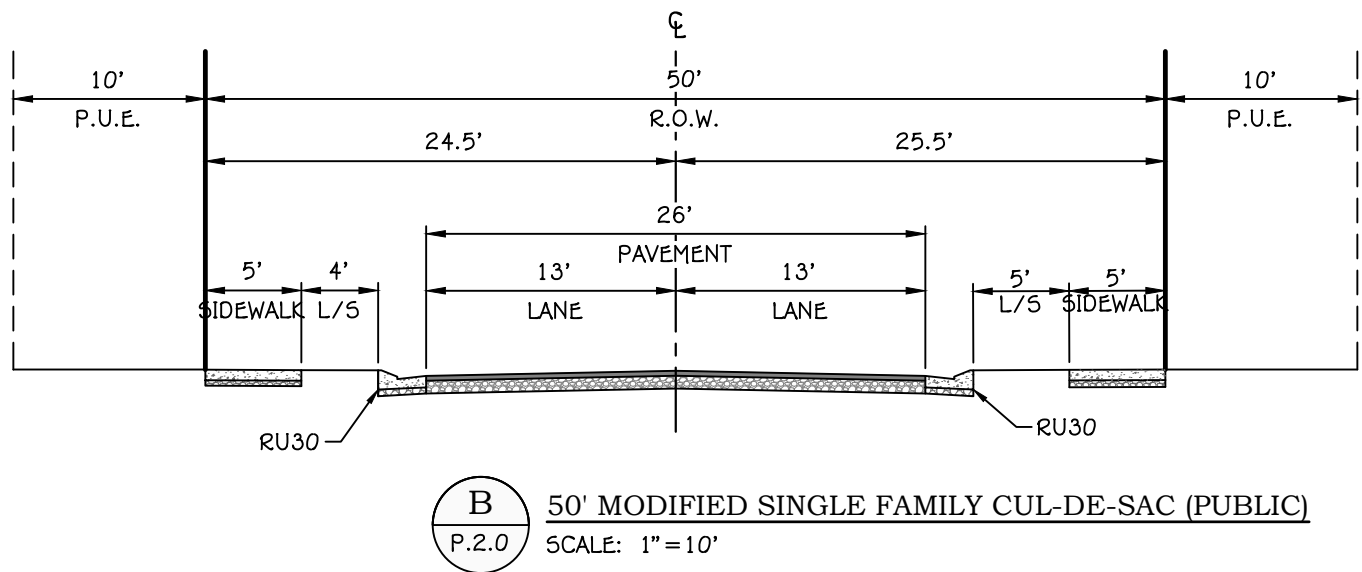
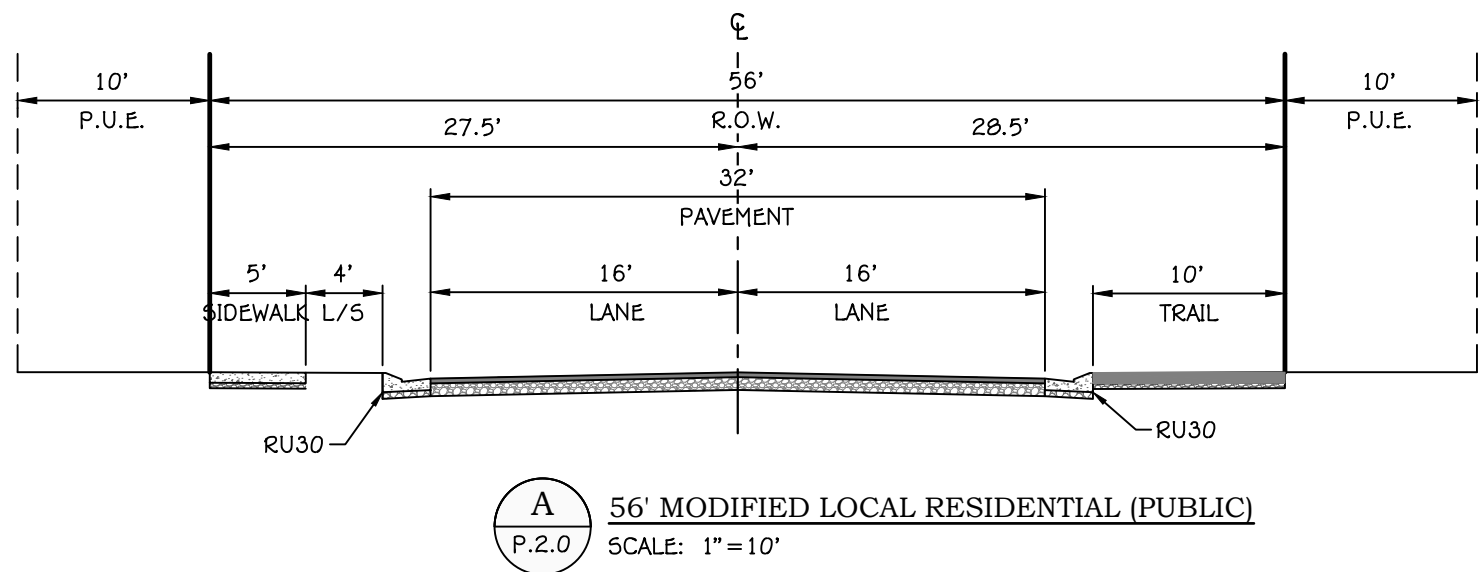
PRELIMINARY
NOT FOR
CONSTRUCTION



SILVER CLIFFS COMMONS PH 3-6
SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH

GENERAL NOTES
PRELIMINARY PLAT

JOB #	25-508		
DRAWN BY:	JR		
CHECKED BY:	TC		
DATE:	09/11/2026		
P.1.2			
SHEET:	2	OF:	33



REVISIONS			
NO.	DATE	DESCRIPTION	

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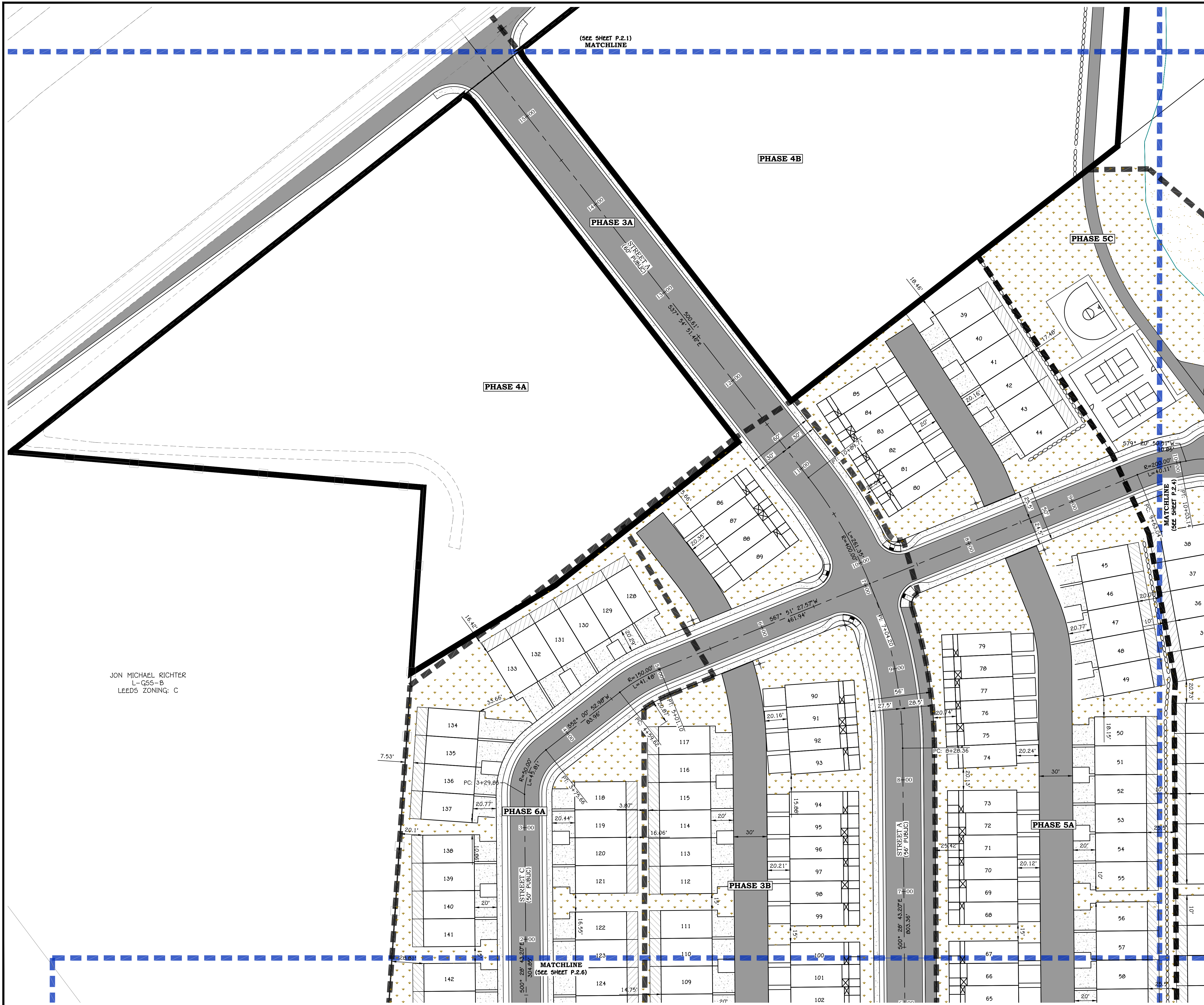
SILVER CLIFFS COMMONS PH 3-6
SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH
TYPICAL SECTIONS
PRELIMINARY PLAT

JOB #	25-508
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	09/11/2026

P.1.3

SHEET:	3	OF:	33
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JON MICHAEL RICHTER
L-G55-B
LEEDS ZONING: C

0 40' 80'
SCALE: 1" = 40'

LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SURVEY SECTION LINE
- CONC/CMU RETAINING WALL (SEE GRADING)
- EXISTING CONC/CMU RETAINING WALL
- ROCK RETAINING WALL (SEE GRADING)
- EXISTING ROCK RETAINING WALL
- PROPOSED FENCE
- EXISTING FENCE
- SURVEY SECTION CORNER MONUMENT
- ADA PARKING SPACE
- HEAVY ASPHALT
- LIGHT ASPHALT
- CONCRETE SURFACE
- LANDSCAPE AREA
- EXISTING LANDSCAPE AREA
- NATURAL AREA/OPEN SPACE
- SILVER COMMONS PH. 2 CONSTRUCTION DRAWINGS CURRENTLY IN REVIEW AT WASHINGTON COUNTY
- CLASS I SURVEY MONUMENT
- CLASS II SURVEY MONUMENT
- CORNER PEDESTRIAN RAMP
- STANDARD STREET SIGN
- STANDARD STOP SIGN
- END OF ROAD MARKERS

KEY MAP

REVISIONS

NO.	DATE	DESCRIPTION

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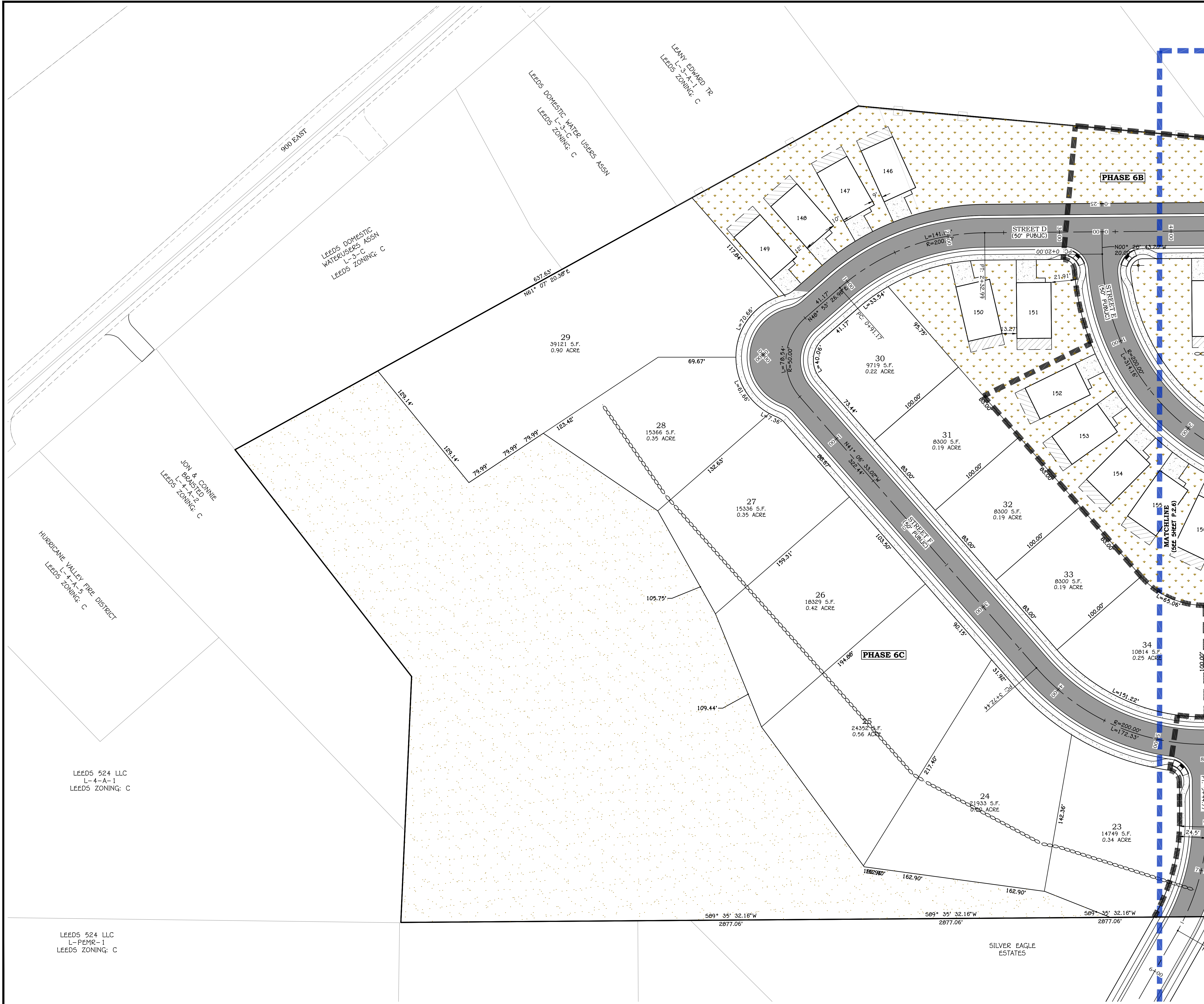
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CONSULTING & ENGINEERING
(435) 288-3330
www.amccutah.com
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SILVER CLIFFS COMMONS PH 3-6
SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH
SITE PLAN III
PRELIMINARY PLAT

JOB # 25-508
DRAWN BY: JR
CHECKED BY: TC
DATE: 09/11/2026
P.2.3
SHEET: 8 OF: 33



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LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SURVEY SECTION LINE
- CONC/CMU RETAINING WALL (SEE GRADING)
- EXISTING CONC/CMU RETAINING WALL
- ROCK RETAINING WALL (SEE GRADING)
- EXISTING ROCK RETAINING WALL
- PROPOSED FENCE
- EXISTING FENCE
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- LIGHT ASPHALT
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- LANDSCAPE AREA
- EXISTING LANDSCAPE AREA
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- SILVER COMMONS PH 2 CONSTRUCTION DRAWINGS CURRENTLY IN REVIEW AT WASHINGTON COUNTY
- CLASS I SURVEY MONUMENT
- CLASS II SURVEY MONUMENT
- CORNER PEDESTRIAN RAMP
- STANDARD STREET SIGN
- STANDARD STOP SIGN
- END OF ROAD MARKERS

REVISIONS

NO.	DATE	DESCRIPTION

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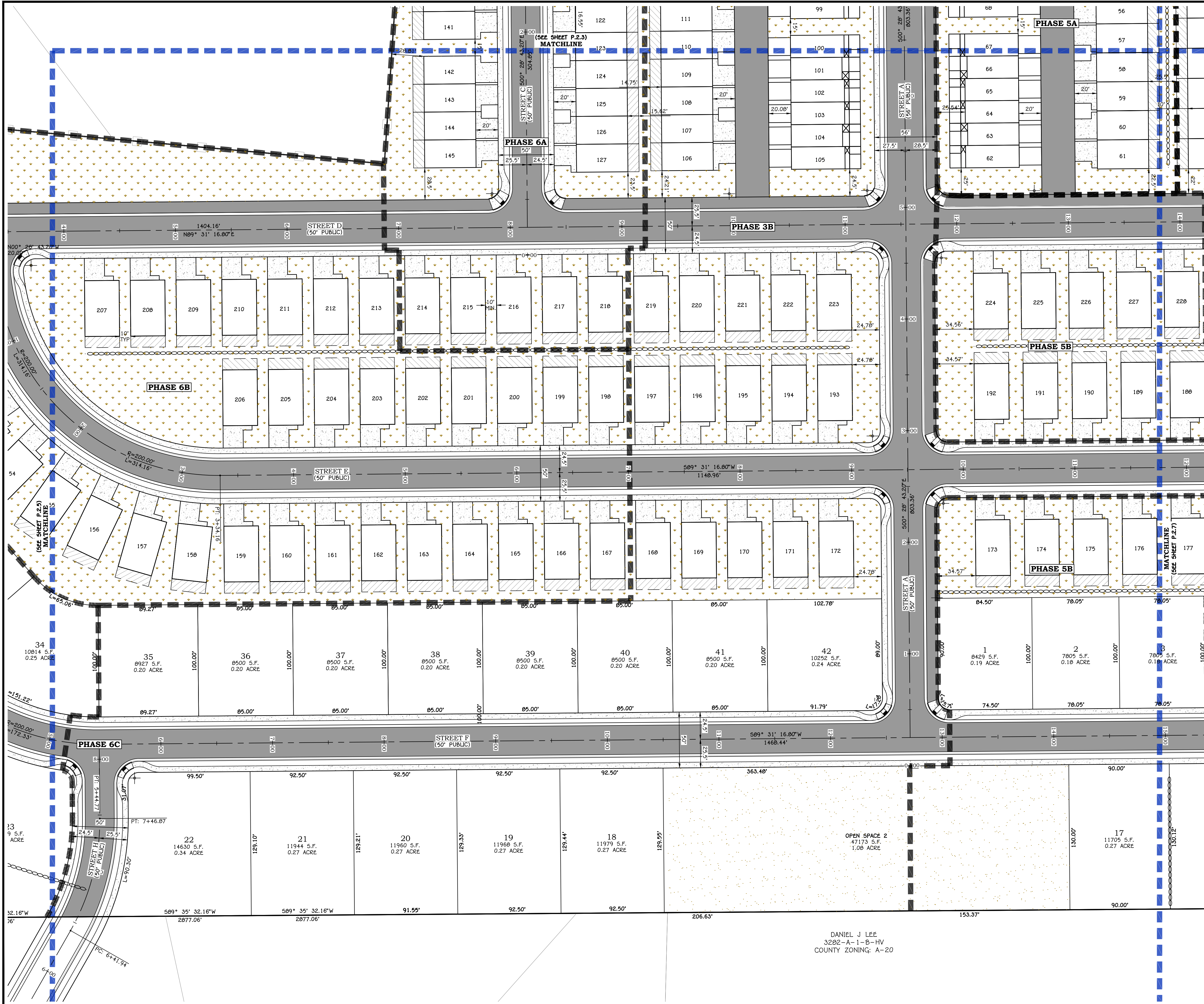
SILVER CLIFFS COMMONS PH 3-6
SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH

SITE PLAN V
PRELIMINARY PLAT

JOB # 25-508
DRAWN BY: JR
CHECKED BY: TC
DATE: 09/11/2026

P.2.5
SHEET: 10 **OF:** 33

Jeff Thomas C:\Dropbox\ACE\04 large projects\508 silver cliffs\508-1 silver cliffs commons\03 design\sheet files\preliminary plat\phase 3-6\25-508-1-P.2-5\ts.dwg



0 40' 80'
SCALE: 1" = 40'

LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
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- EXISTING CENTERLINE ALIGNMENT
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- EXISTING EASEMENT
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- EXISTING CONC/CMU RETAINING WALL
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- EXISTING ROCK RETAINING WALL
- PROPOSED FENCE
- EXISTING FENCE
- SURVEY SECTION CORNER MONUMENT
- ADA PARKING SPACE
- HEAVY ASPHALT
- LIGHT ASPHALT
- CONCRETE SURFACE
- LANDSCAPE AREA
- EXISTING LANDSCAPE AREA
- NATURAL AREA/OPEN SPACE
- SILVER CLIFFS COMMONS PH 2 CONSTRUCTION DRAWINGS CURRENTLY IN REVIEW AT WASHINGTON COUNTY
- CLASS I SURVEY MONUMENT
- CLASS II SURVEY MONUMENT
- CORNER PEDESTRIAN RAMP
- STANDARD STREET SIGN
- STANDARD STOP SIGN
- END OF ROAD MARKERS

REVISIONS

NO.	DATE	DESCRIPTION

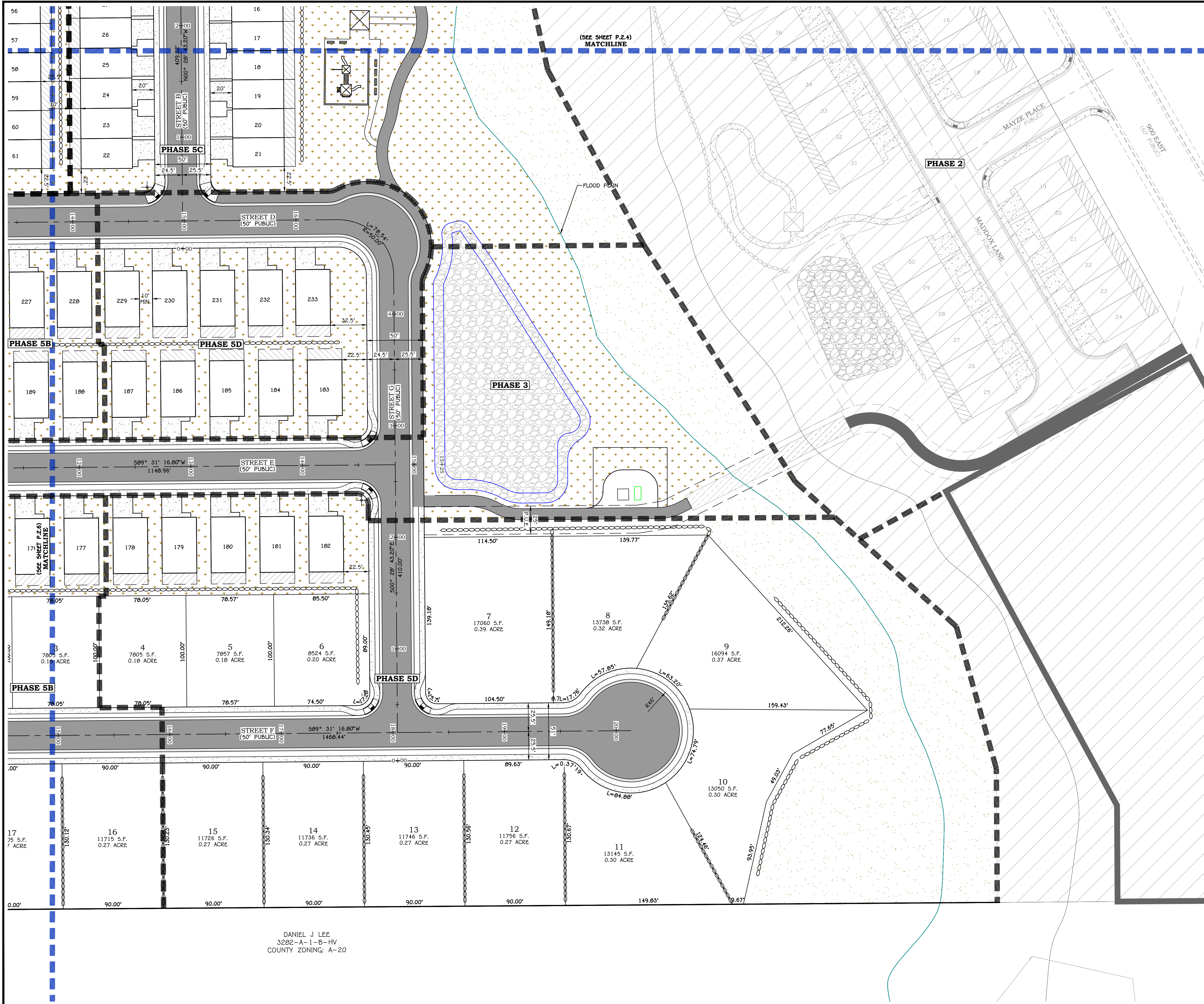
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CONSTRUCTION**

SILVER CLIFFS COMMONS PH 3-6
SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH
SITE PLAN VI
PRELIMINARY PLAT

JOB #	25-508
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	09/11/2026

P.2.6

SHEET	11	OF	33
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0 40' 80'

SCALE: 1" = 40'

LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SURVEY SECTION LINE
- CONC/CMU RETAINING WALL (SEE GRADING)
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- CLASS I SURVEY MONUMENT
- CLASS II SURVEY MONUMENT
- CORNER PEDESTRIAN RAMP
- STANDARD STREET SIGN
- STANDARD STOP SIGN
- END OF ROAD MARKERS

KEY MAP

REVISIONS

NO.	DATE	DESCRIPTION

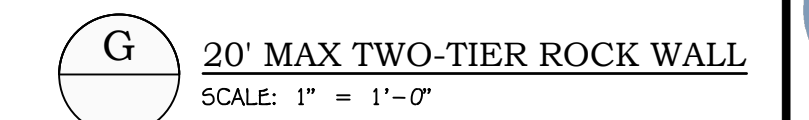
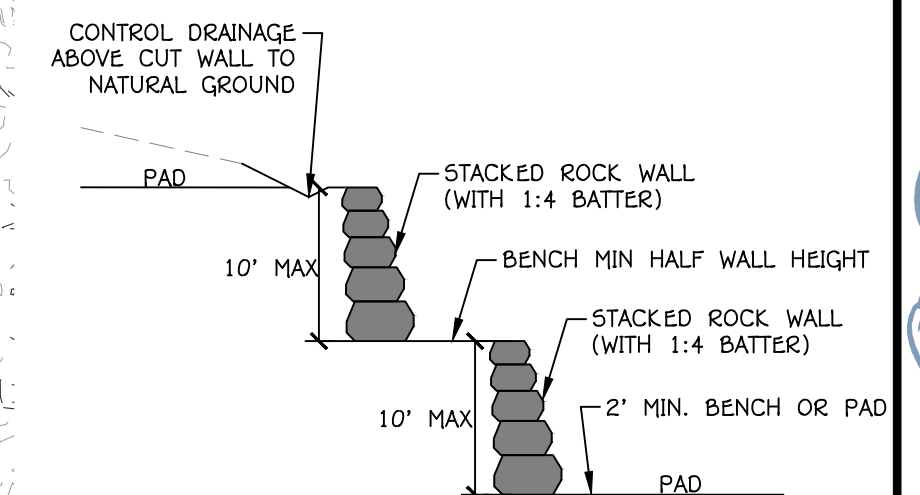
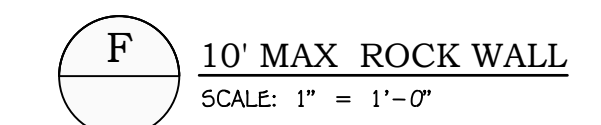
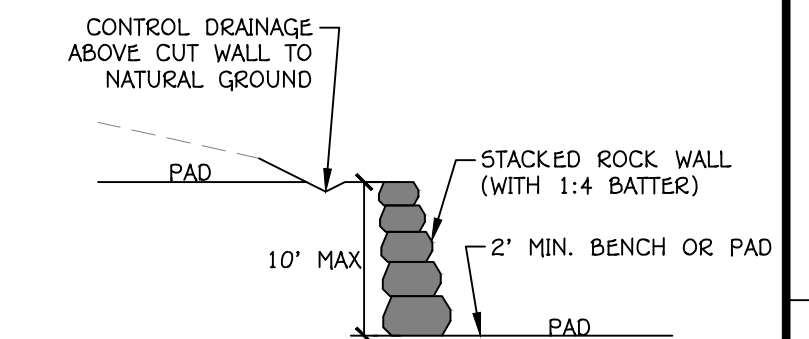
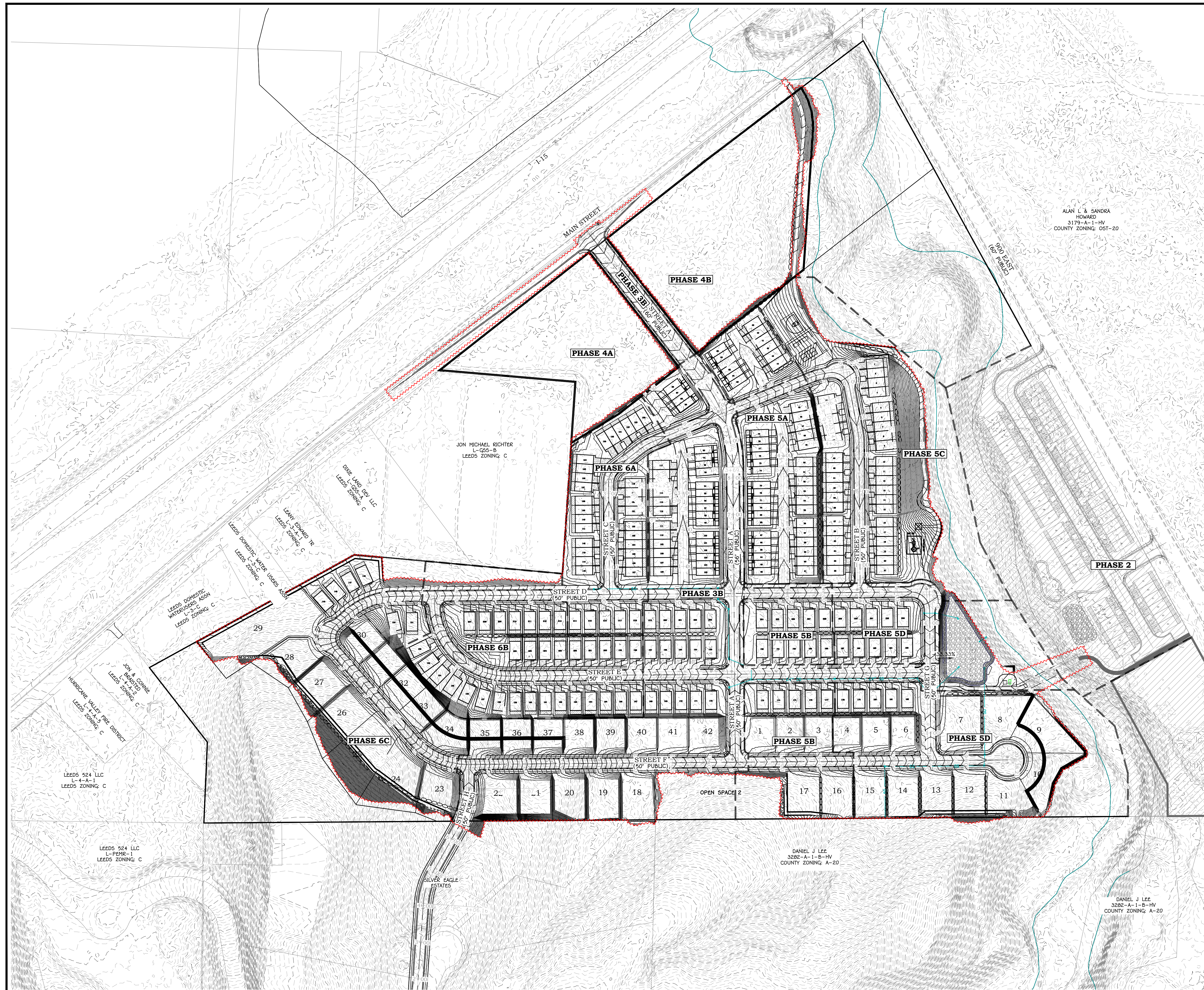
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CONSTRUCTION

SILVER CLIFFS COMMONS PH 3-6
SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH
SITE PLAN VII
PRELIMINARY PLAT

JOB #	25-508
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	09/11/2026

P.2.7

SHEET:	12	OF:	33
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SILVER CLIFFS COMMONS PH 3-6
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SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH

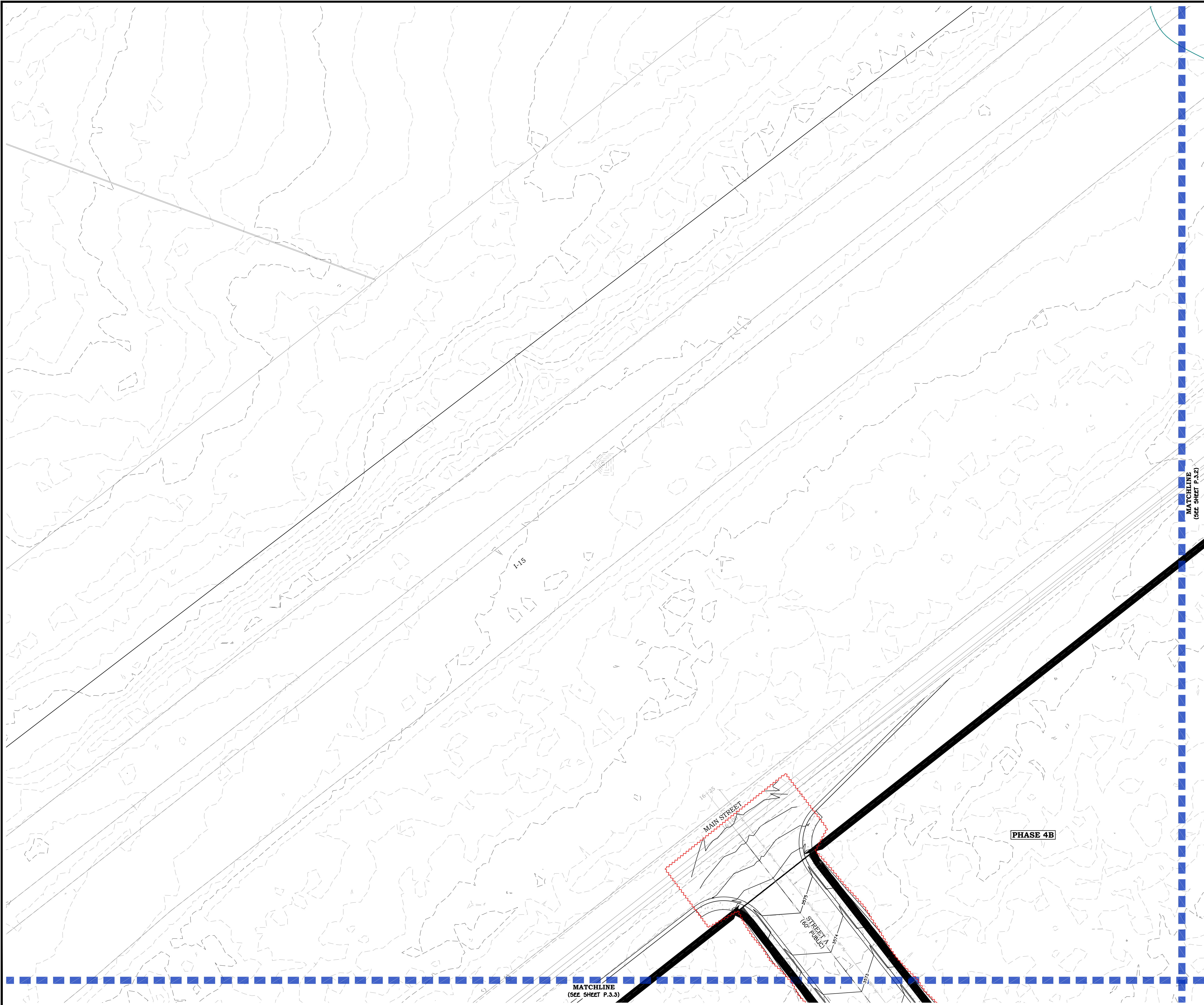
OVERALL GRADING PLAN
PRELIMINARY PLAT

PRELIMINARY PLAT

JOB #	25-508
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	09/11/2026

P.3.0

SHEET: 13 OF: 33



NOTICE TO CONTRACTORS:

ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON EXTERNAL INFORMATION FROM GIS MAPPING, PREVIOUS AS-BUILT RECORD DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES. HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH EXCAVATION TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH SHOWN AND NOT SHOWN IN THESE PLANS. IF ANY UTILITY LOCATION DISCREPANCIES ARE FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- EXISTING CONC/CMU RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
- FINISH GROUND MINOR CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- EXISTING DRAINAGE FLOWLINE
- ROCK BOULDER RETAINING WALL
- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION

0 30' 60'
SCALE: 1" = 30'

KEY MAP

REVISIONS

NO.	DATE	DESCRIPTION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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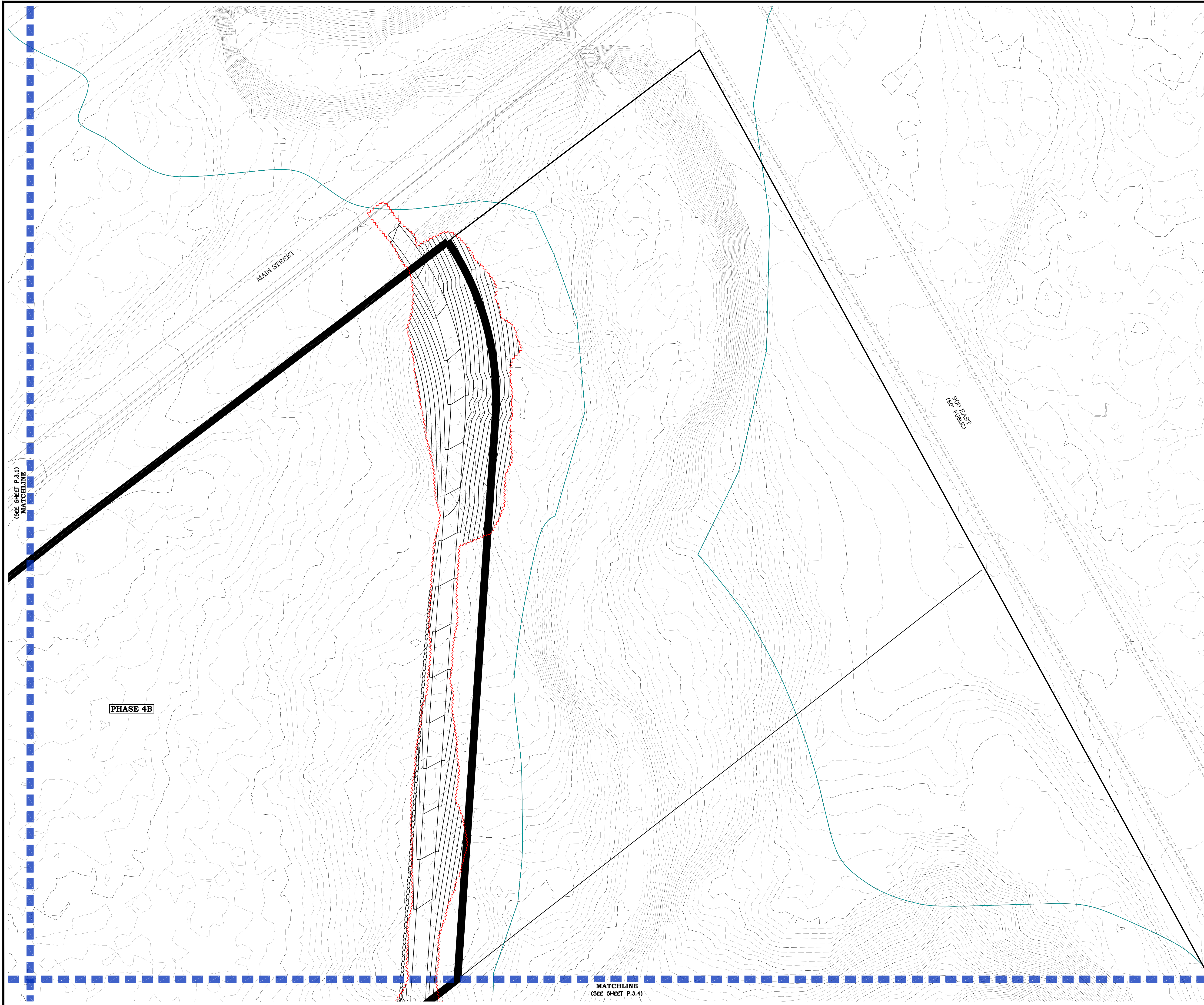
SILVER CLIFFS COMMONS PH 3-6
SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH

GRADING PLAN I
PRELIMINARY PLAT

JOB #	25-508
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	09/11/2026

P.3.1

SHEET: 14	OF: 33
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Blue Stakes of UTAH811
Bluestakes.org
Call Before You Dig!

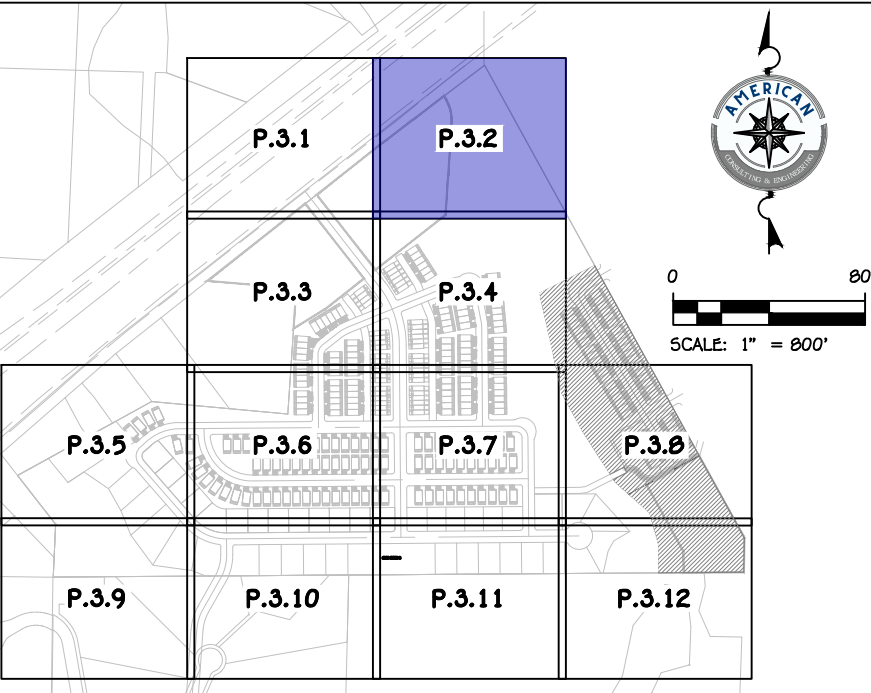
NOTICE TO CONTRACTORS:

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LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- EXISTING CONC/CMU RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
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- PROPOSED DRAINAGE FLOWLINE
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- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION

0 30' 60'
SCALE: 1" = 30'



KEY MAP

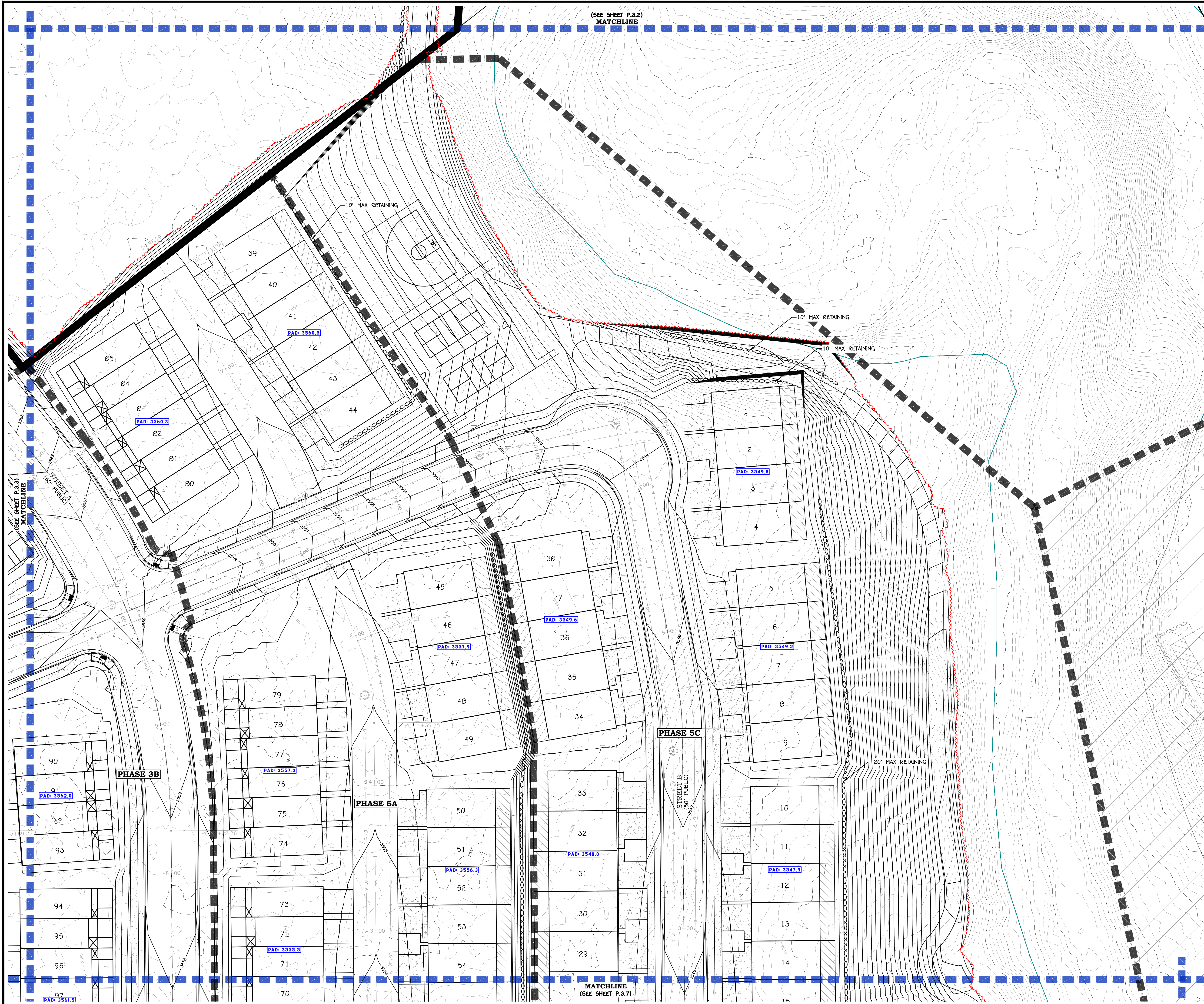
SILVER CLIFFS COMMONS PH 3-6
SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH

GRADING PLAN II
PRELIMINARY PLAT

JOB #	25-508
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	09/11/2026

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SHEET: 15	OF: 33
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Blue Stakes of
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NOTICE TO CONTRACTORS:

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LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- EXISTING CONC/CMU RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
- FINISH GROUND MINOR CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- EXISTING DRAINAGE FLOWLINE
- ROCK BOULDER RETAINING WALL
- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION

0 30' 60'
SCALE: 1" = 30'

0 30' 60'
SCALE: 1" = 800'

KEY MAP

P.3.1 P.3.2
P.3.3 P.3.4
P.3.5 P.3.6 P.3.7 P.3.8
P.3.9 P.3.10 P.3.11 P.3.12

REVISIONS

NO.	DATE	DESCRIPTION

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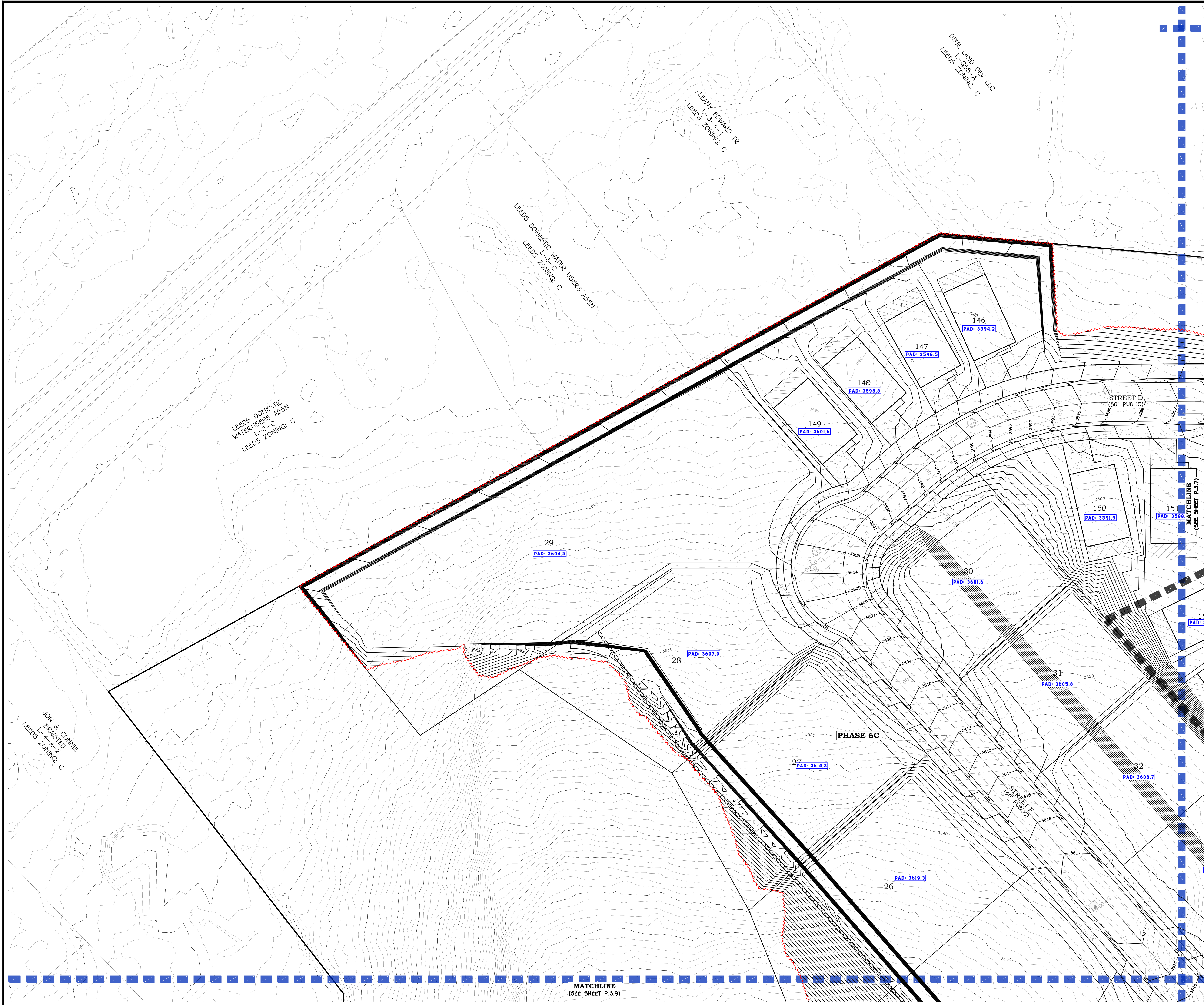
SILVER CLIFFS COMMONS PH 3-6
SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH

GRADING PLAN IV
PRELIMINARY PLAT

JOB # 25-508
DRAWN BY: JR
CHECKED BY: TC
DATE: 09/11/2026

P.3.4

SHEET: 17 OF: 33



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- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- EXISTING CONC/CMU RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- 3000 - FINISH GROUND MAJOR CONTOUR
- 3001 - FINISH GROUND MINOR CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- EXISTING DRAINAGE FLOWLINE
- ROCK BOULDER RETAINING WALL
- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION

0 30' 60'
SCALE: 1" = 30'

0 80' 160'
SCALE: 1" = 80'

KEY MAP

REVISIONS

NO.	DATE	DESCRIPTION

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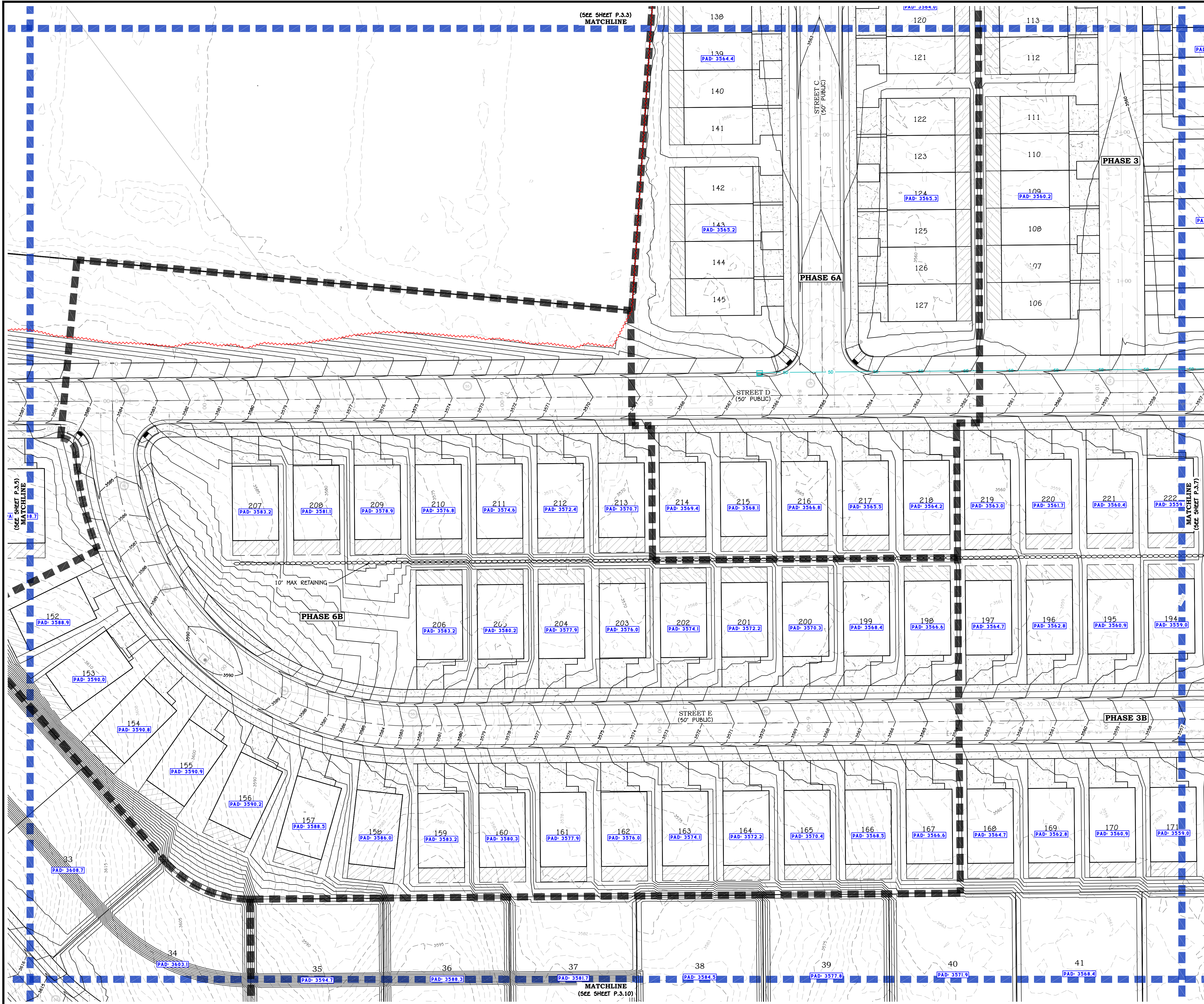
SILVER CLIFFS COMMONS PH 3-6
SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH

GRADING PLAN V
PRELIMINARY PLAT

JOB # 25-508
DRAWN BY: JR
CHECKED BY: TC
DATE: 09/11/2026

P.3.5

SHEET: 18 OF: 33

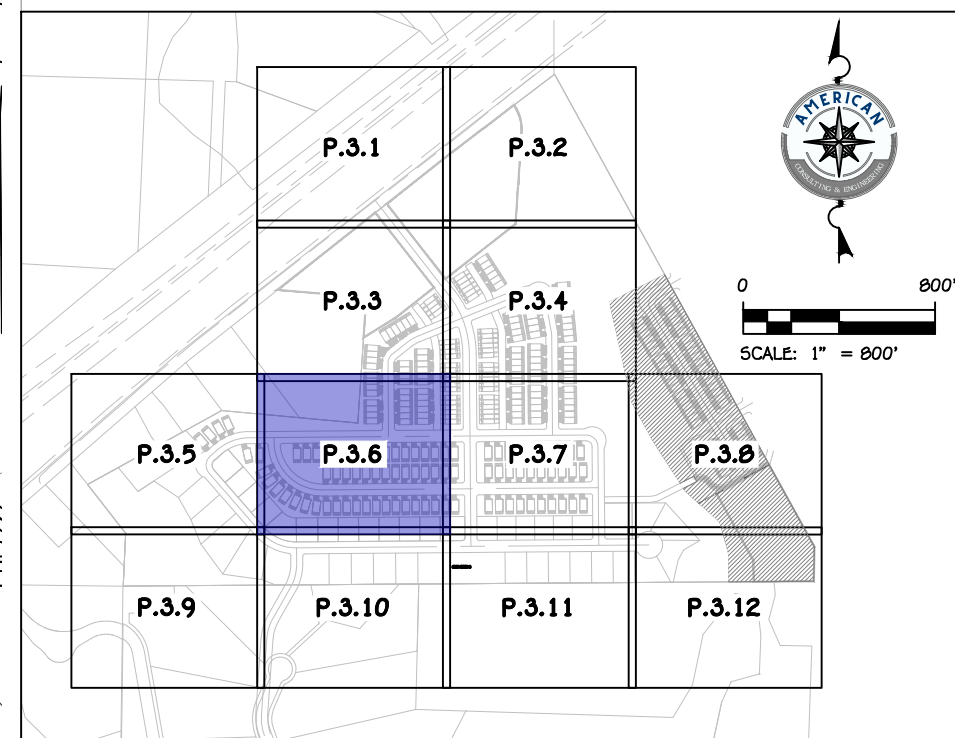
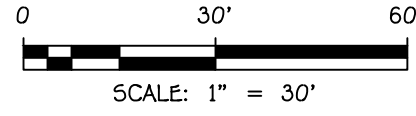


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- LEGEND:**
- SHEET MATCH LINE
 - PHASE LINE
 - PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - EXISTING CONC/CMU RETAINING WALL
 - EXISTING ROCK RETAINING WALL
 - GRADING LIMITS OF DISTURBANCE
 - EXISTING GROUND MAJOR CONTOUR
 - EXISTING GROUND MINOR CONTOUR
 - 3000 --- FINISH GROUND MAJOR CONTOUR
 - 3001 --- FINISH GROUND MINOR CONTOUR
 - PROPOSED DRAINAGE FLOWLINE
 - EXISTING DRAINAGE FLOWLINE
 - ROCK BOULDER RETAINING WALL
 - CONC/CMU RETAINING WALL

- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION



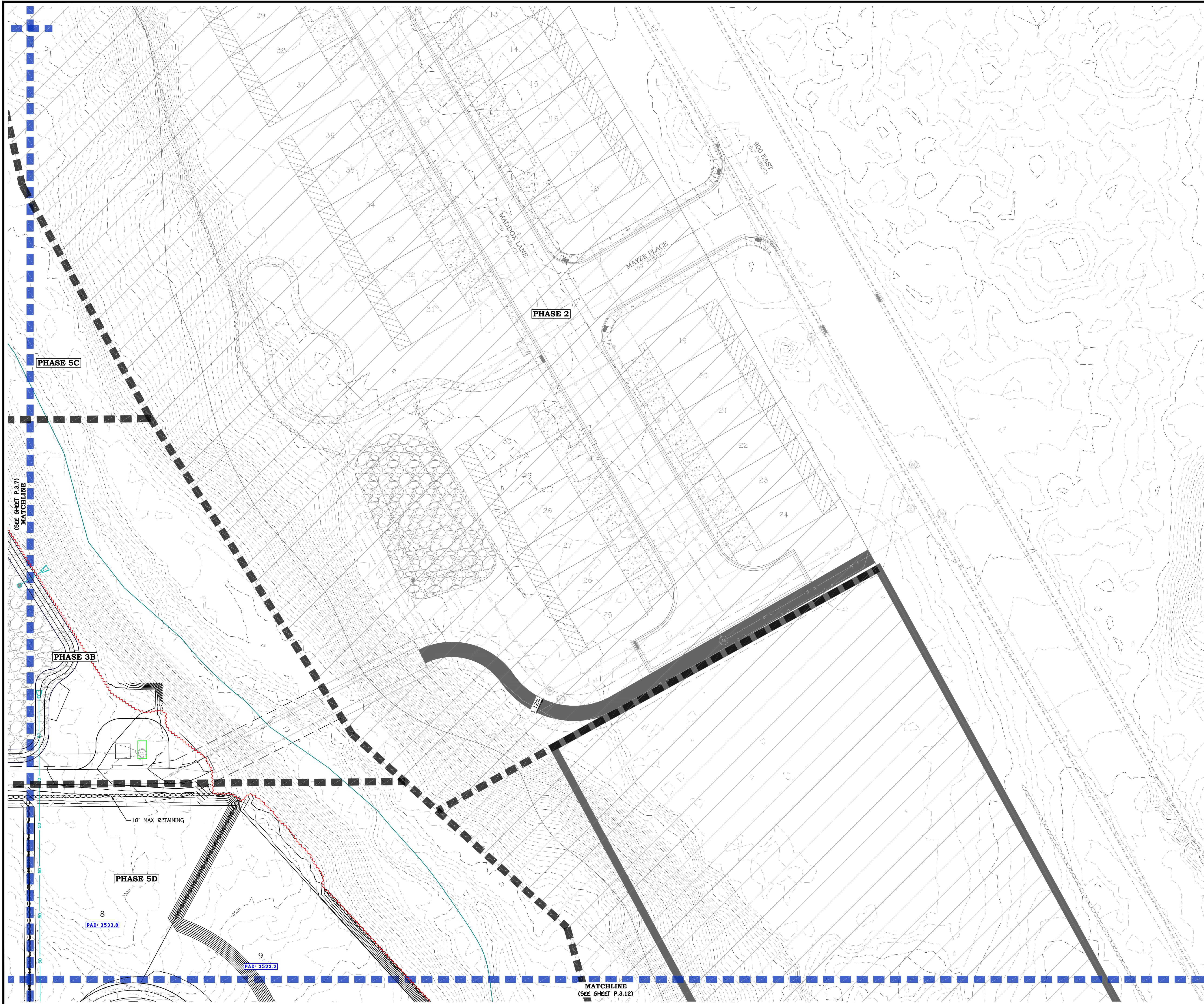
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SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH

GRADING PLAN VI
PRELIMINARY PLAT

JOB #	25-508
DRAWN BY:	JR
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DATE:	09/11/2026
P.3.6	
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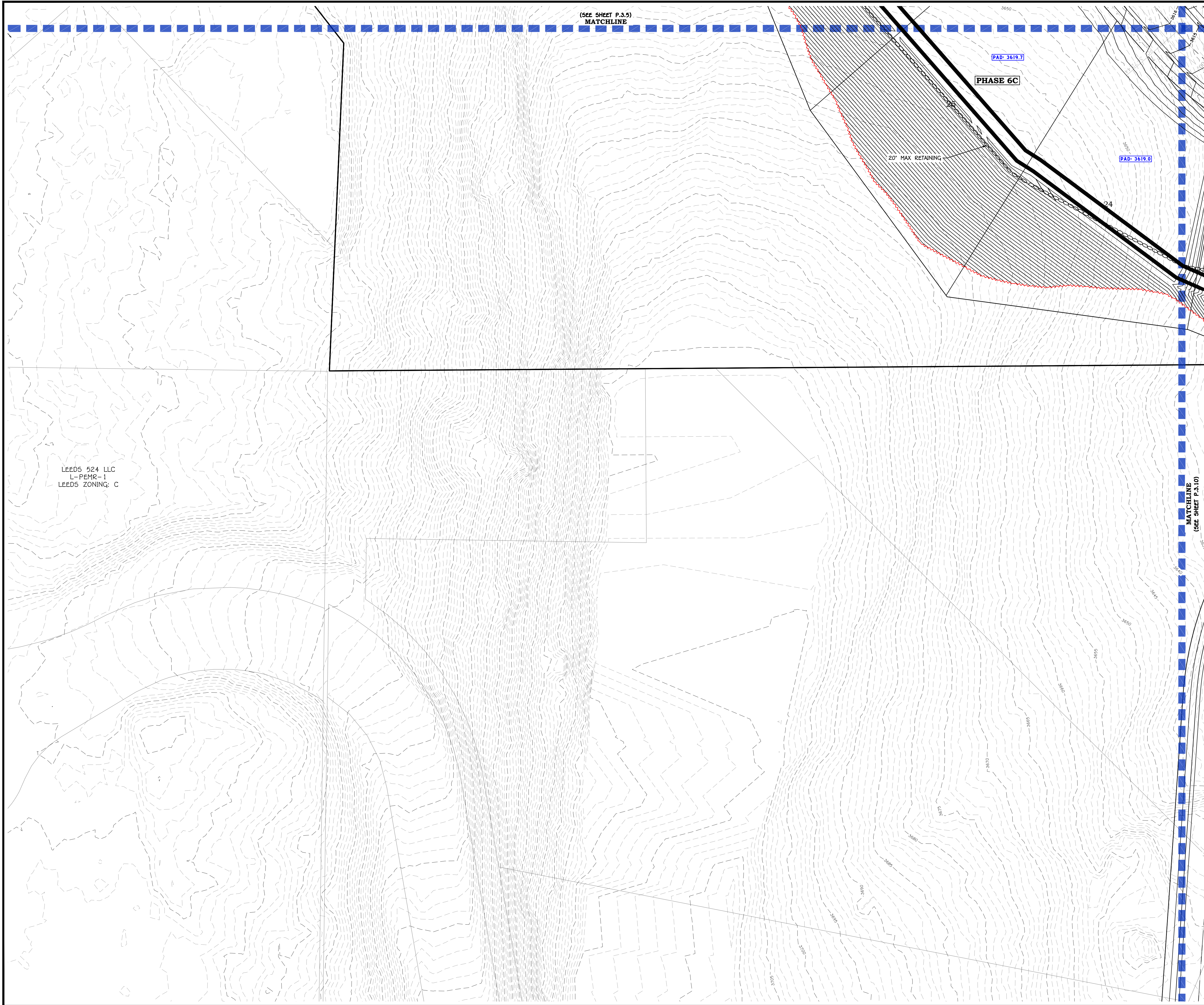
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- EXISTING CONC/CMU RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
- FINISH GROUND MINOR CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- EXISTING DRAINAGE FLOWLINE
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- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION

0 30' 60'
SCALE: 1" = 30'

KEY MAP



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- EXISTING CONC/CMU RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- 3000 --- EXISTING GROUND MAJOR CONTOUR
- 3001 --- EXISTING GROUND MINOR CONTOUR
- 3000 --- FINISH GROUND MAJOR CONTOUR
- 3001 --- FINISH GROUND MINOR CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- EXISTING DRAINAGE FLOWLINE
- ROCK BOULDER RETAINING WALL
- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- 50 --- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION

0 30' 60'
SCALE: 1" = 30'

KEY MAP

0 800'
SCALE: 1" = 800'

REVISIONS	
NO.	DESCRIPTION

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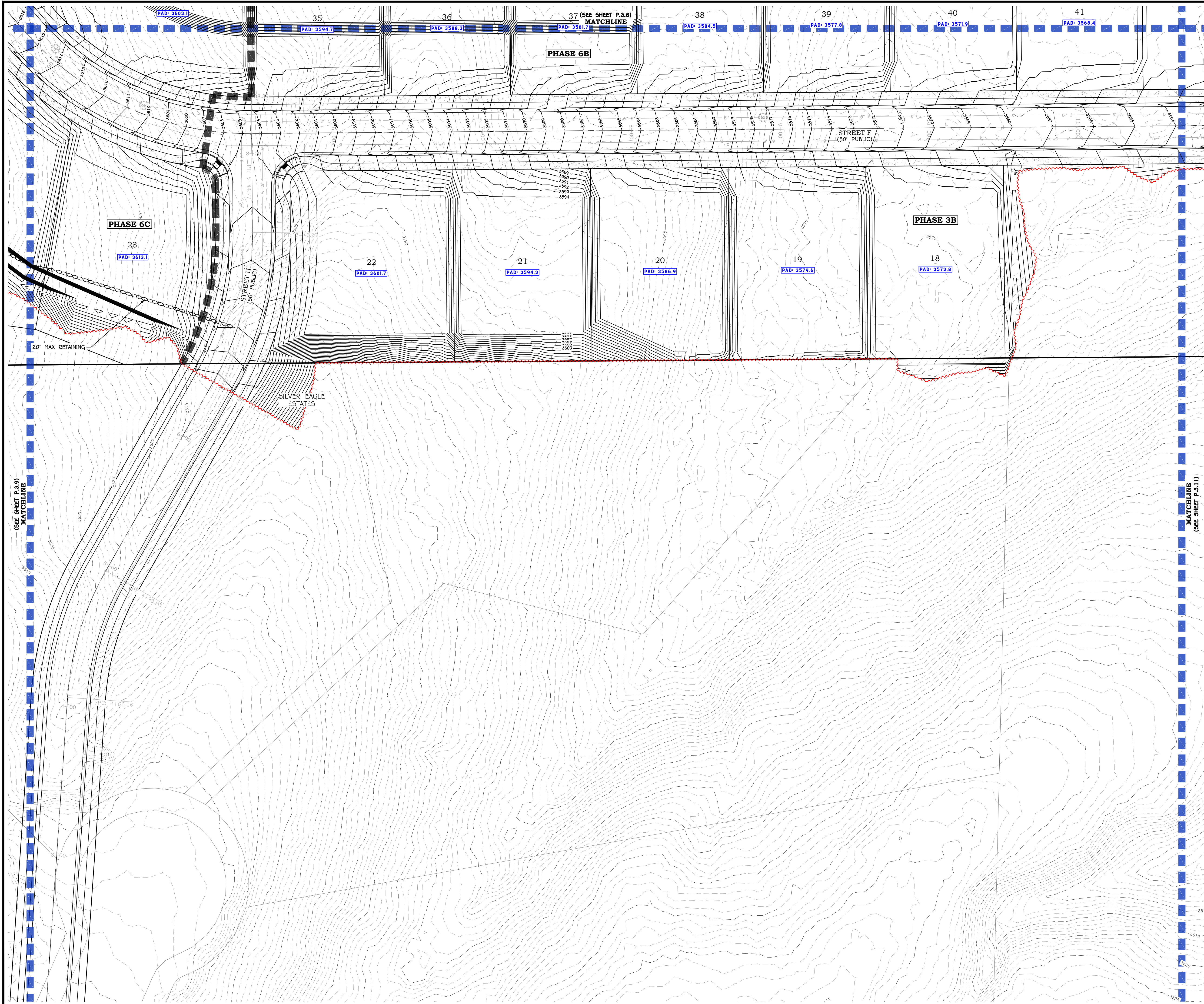
SILVER CLIFFS COMMONS PH 3-6
SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH

GRADING PLAN IX
PRELIMINARY PLAT

JOB #	25-508
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	09/11/2026

P.3.9

SHEET: 22	OF: 33
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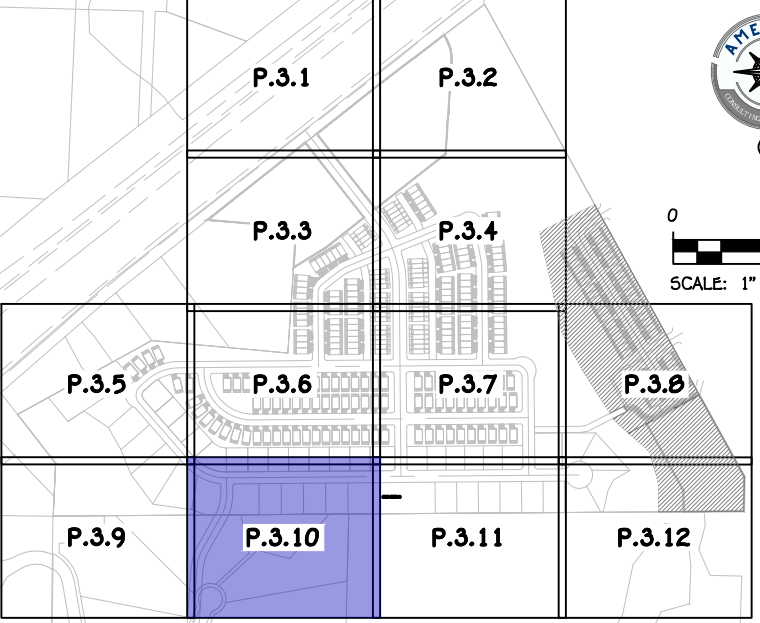
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- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- EXISTING CONC/CMU RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
- FINISH GROUND MINOR CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- EXISTING DRAINAGE FLOWLINE
- ROCK BOULDER RETAINING WALL
- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION

0 30' 60'
SCALE: 1" = 30'

KEY MAP



0 800'
SCALE: 1" = 800'

REVISIONS

NO.	DATE	DESCRIPTION

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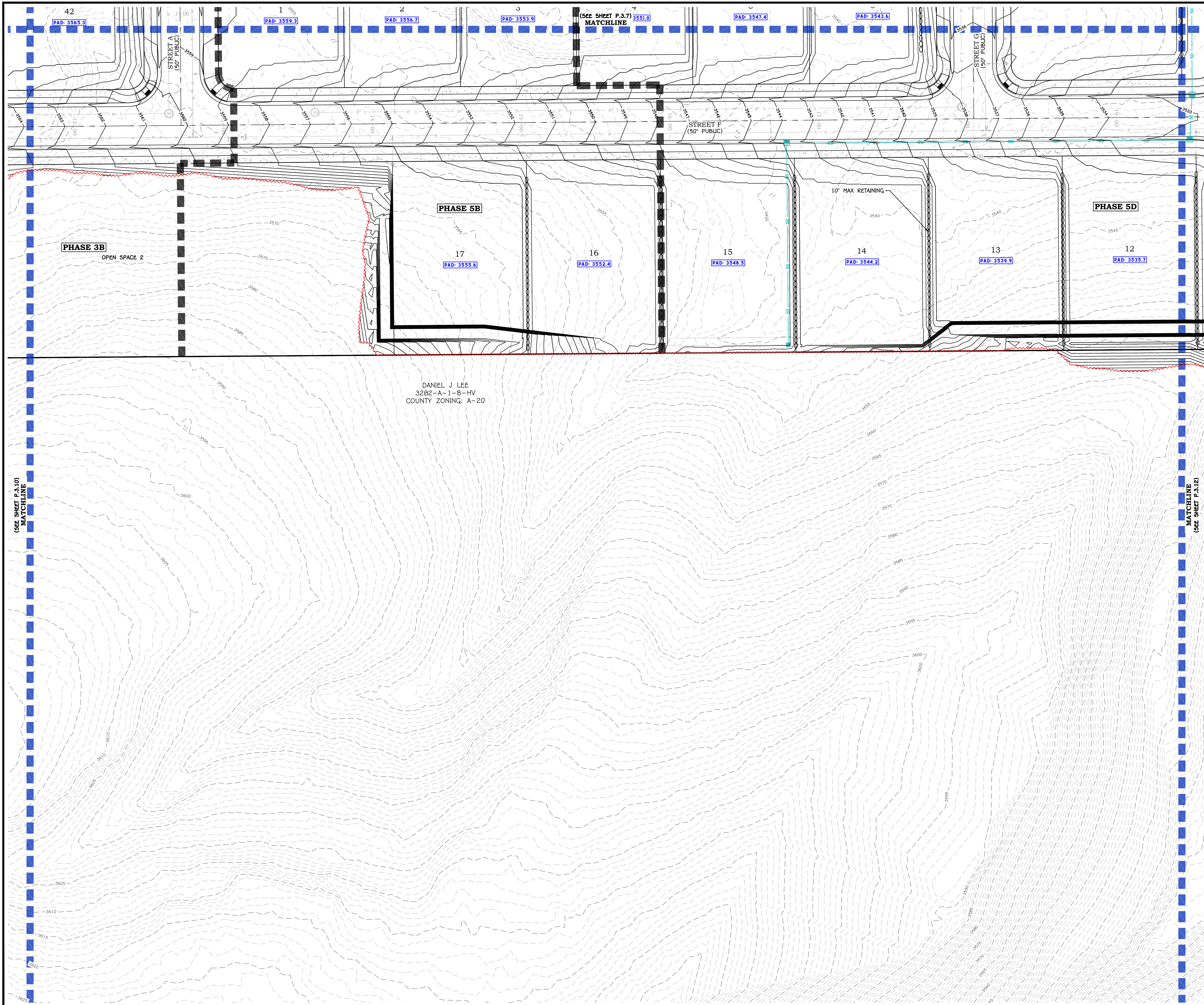
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SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH

GRADING PLAN X
PRELIMINARY PLAT

JOB # 25-508
DRAWN BY: JR
CHECKED BY: TC
DATE: 09/11/2026

P.3.10

SHEET: 23 OF: 33

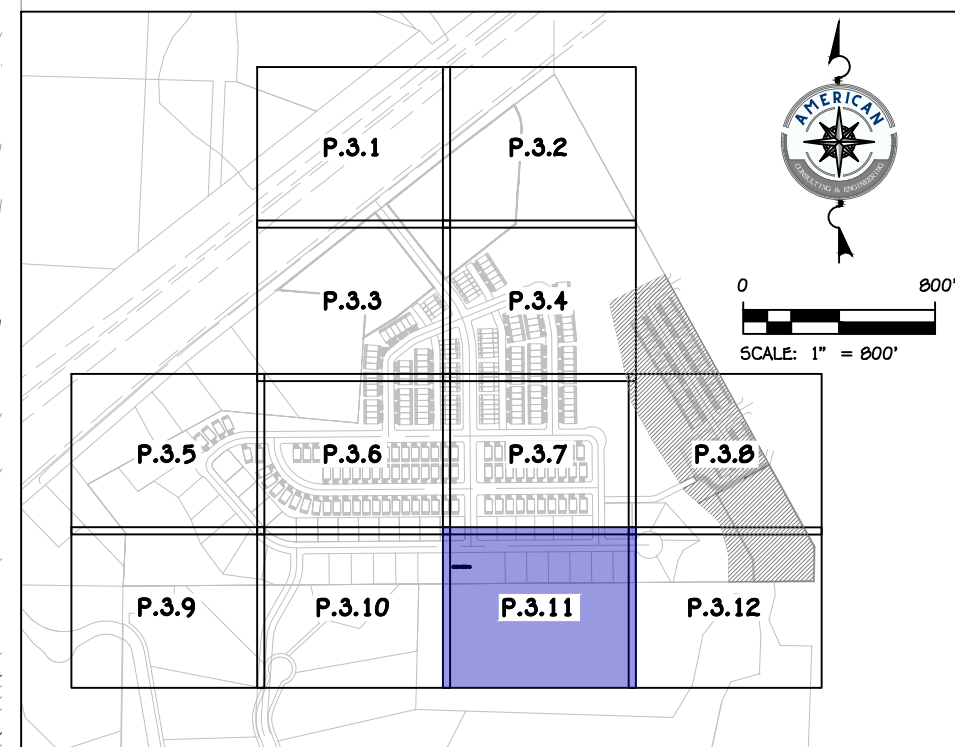
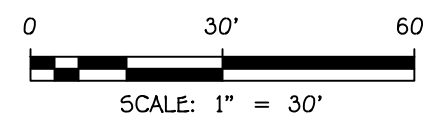


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- EXISTING CENTERLINE ALIGNMENT
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- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- 3000 --- FINISH GROUND MAJOR CONTOUR
- 3001 --- FINISH GROUND MINOR CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- EXISTING DRAINAGE FLOWLINE
- ROCK BOULDER RETAINING WALL
- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION



KEY MAP

REVISIONS

NO.	DATE	DESCRIPTION

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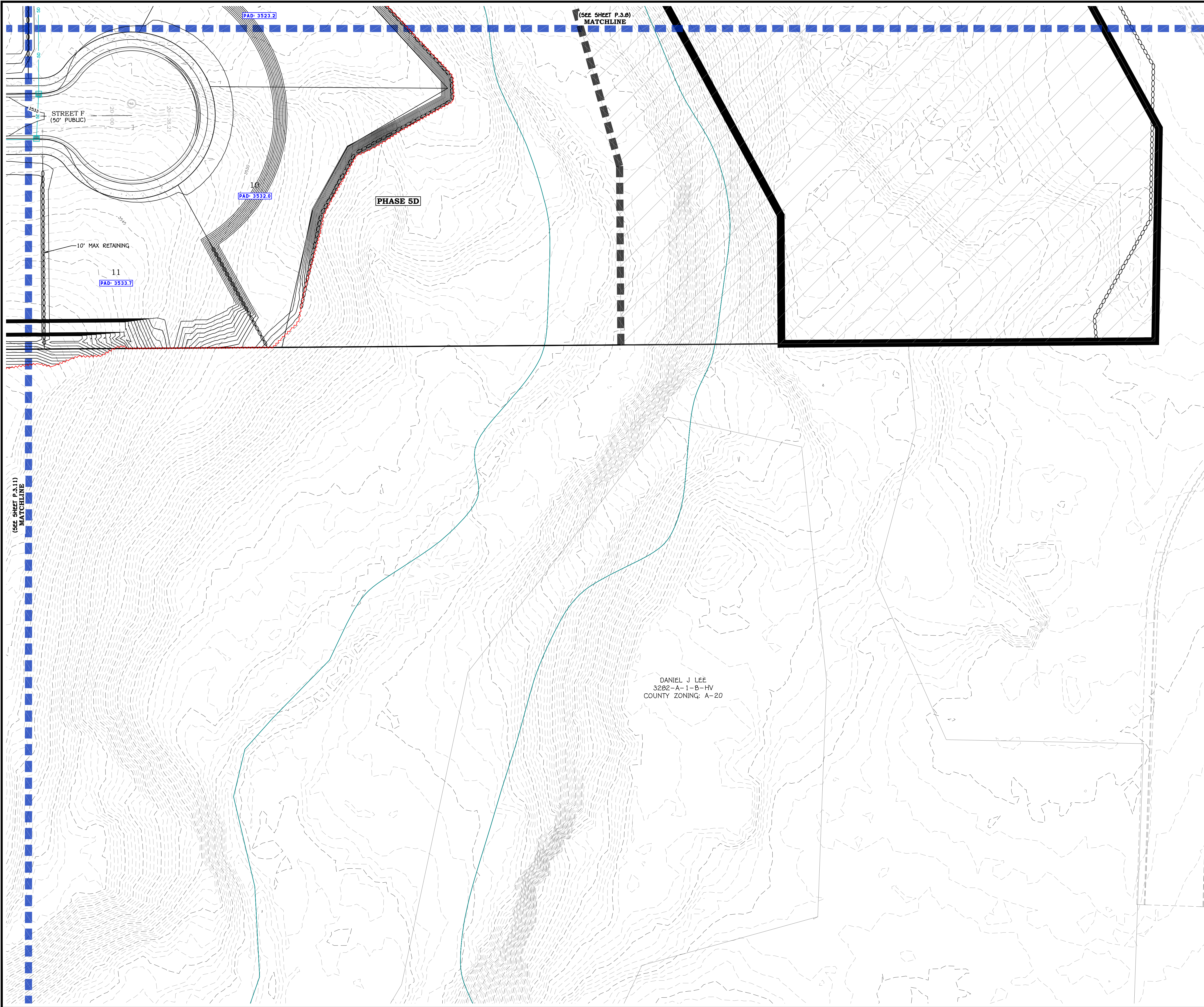


SILVER CLIFFS COMMONS PH 3-6
SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH
GRADING PLAN XI
PRELIMINARY PLAT

JOB #	25-508
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	09/11/2026

P.3.11

SHEET: 24 OF: 33





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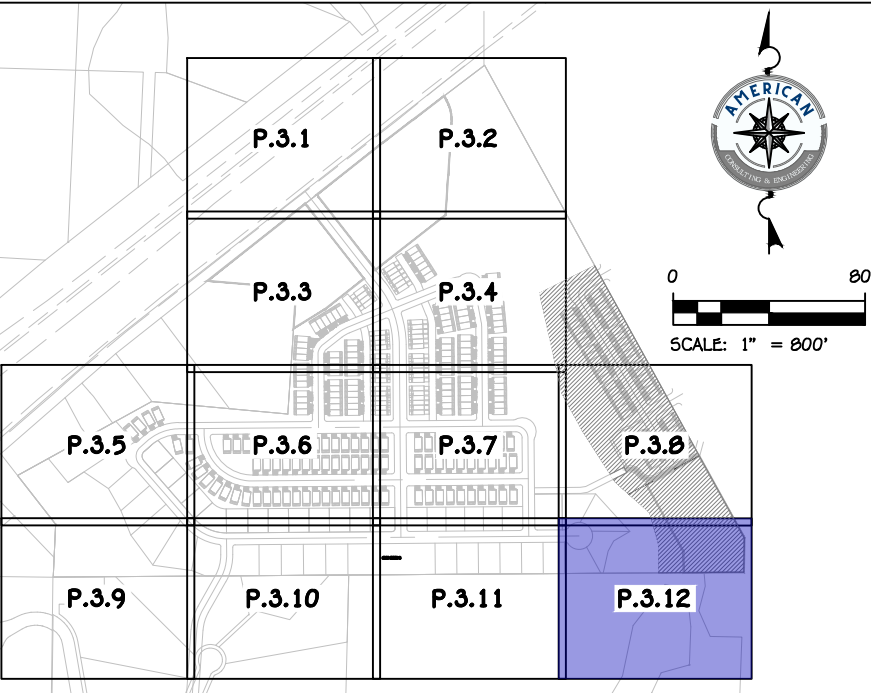
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- EXISTING CONC/CMU RETAINING WALL
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- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
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- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION

0 30' 60'
SCALE: 1" = 30'

KEY MAP



0 30' 60'
SCALE: 1" = 800'

REVISIONS

NO.	DATE	DESCRIPTION

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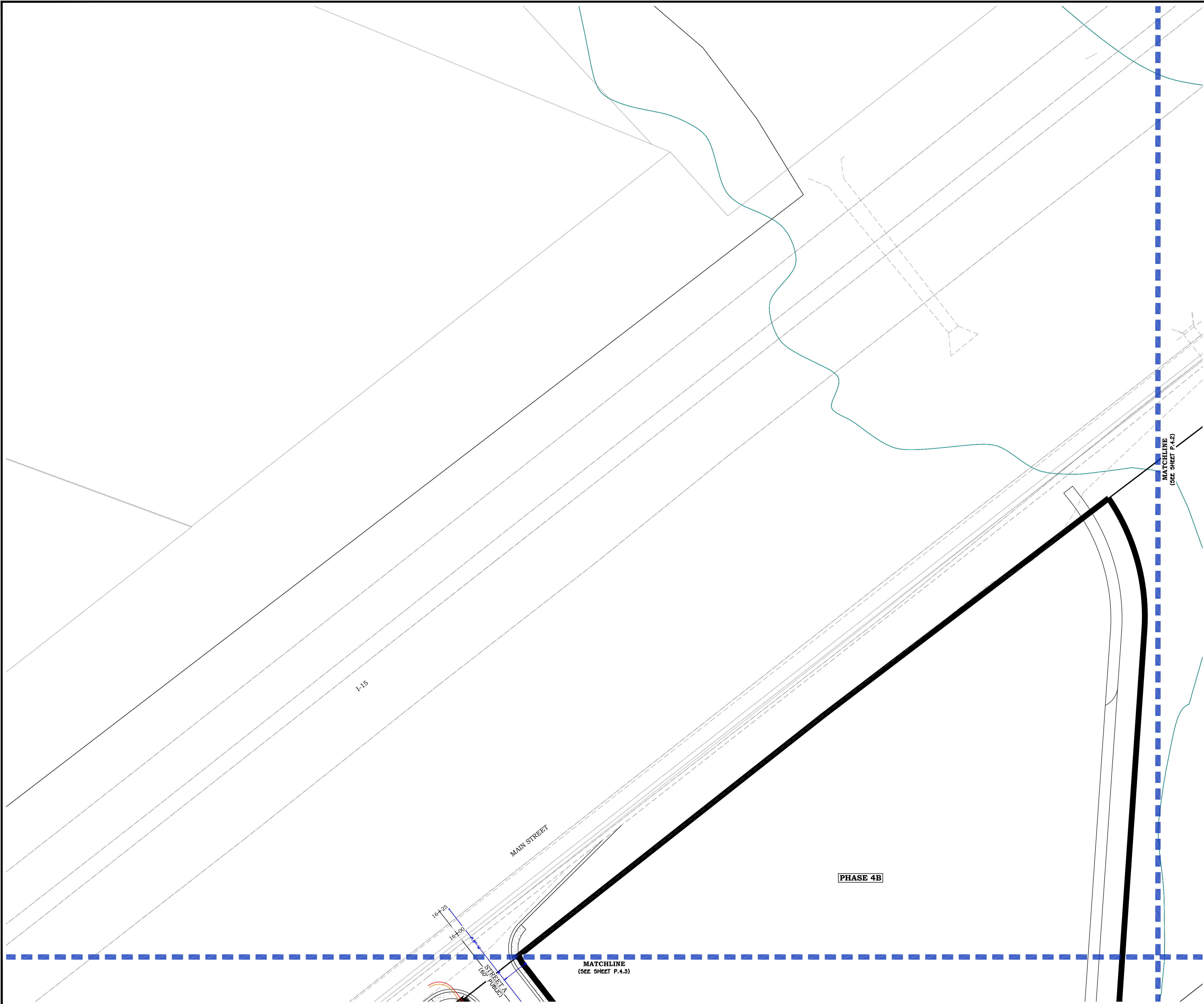
SILVER CLIFFS COMMONS PH 3-6
SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH

GRADING PLAN XII
PRELIMINARY PLAT

JOB # 25-508
DRAWN BY: JR
CHECKED BY: TC
DATE: 09/11/2026

P.3.12

SHEET: 25 OF: 33



NOTICE TO CONTRACTORS:

ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON EXTERNAL INFORMATION FROM GIS MAPPING, PREVIOUS AS-BUILT RECORD DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH EXCAVATION TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH SHOWN, AND NOT SHOWN, IN THESE PLANS. IF ANY UTILITY LOCATION DISCREPANCIES ARE FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

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	SHEET MATCH LINE
	PHASE LINE
	PROPOSED PARCEL BOUNDARY
	EXISTING/ADJACENT PARCEL BOUNDARY
	PROPOSED CENTERLINE ALIGNMENT
	EXISTING CENTERLINE ALIGNMENT
	PROPOSED WATER MAIN (SIZE PER PLAN)
	EXISTING WATER MAIN (SIZE PER PLAN)
	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
	EXISTING IRRIGATION MAIN (SIZE PER PLAN)
	PROPOSED SEWER MAIN (SIZE PER PLAN)
	EXISTING SEWER MAIN (SIZE PER PLAN)
	PROPOSED GAS LINE (SIZE PER PLAN)
	EXISTING GAS LINE
	PROPOSED JOINT UTILITY TRENCH
	EXISTING JOINT UTILITY TRENCH
	WATER MANHOLE
	FIRE HYDRANT AND VALVE ASSEMBLY
	WATER SERVICE LATERAL
	IN-LINE WATER VALVE
	4-WAY WATER VALVE CLUSTER
	3-WAY WATER VALVE CLUSTER
	STANDARD AIR VAC VAULT
	IRRIGATION MANHOLE
	IRRIGATION SERVICE LATERAL
	IN-LINE IRRIGATION VALVE
	4-WAY IRRIGATION VALVE CLUSTER
	3-WAY IRRIGATION VALVE CLUSTER
	SANITARY SEWER MANHOLE
	SEWER SERVICE CONNECTION

SCALE: 1" = 40'

KEY MAP

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

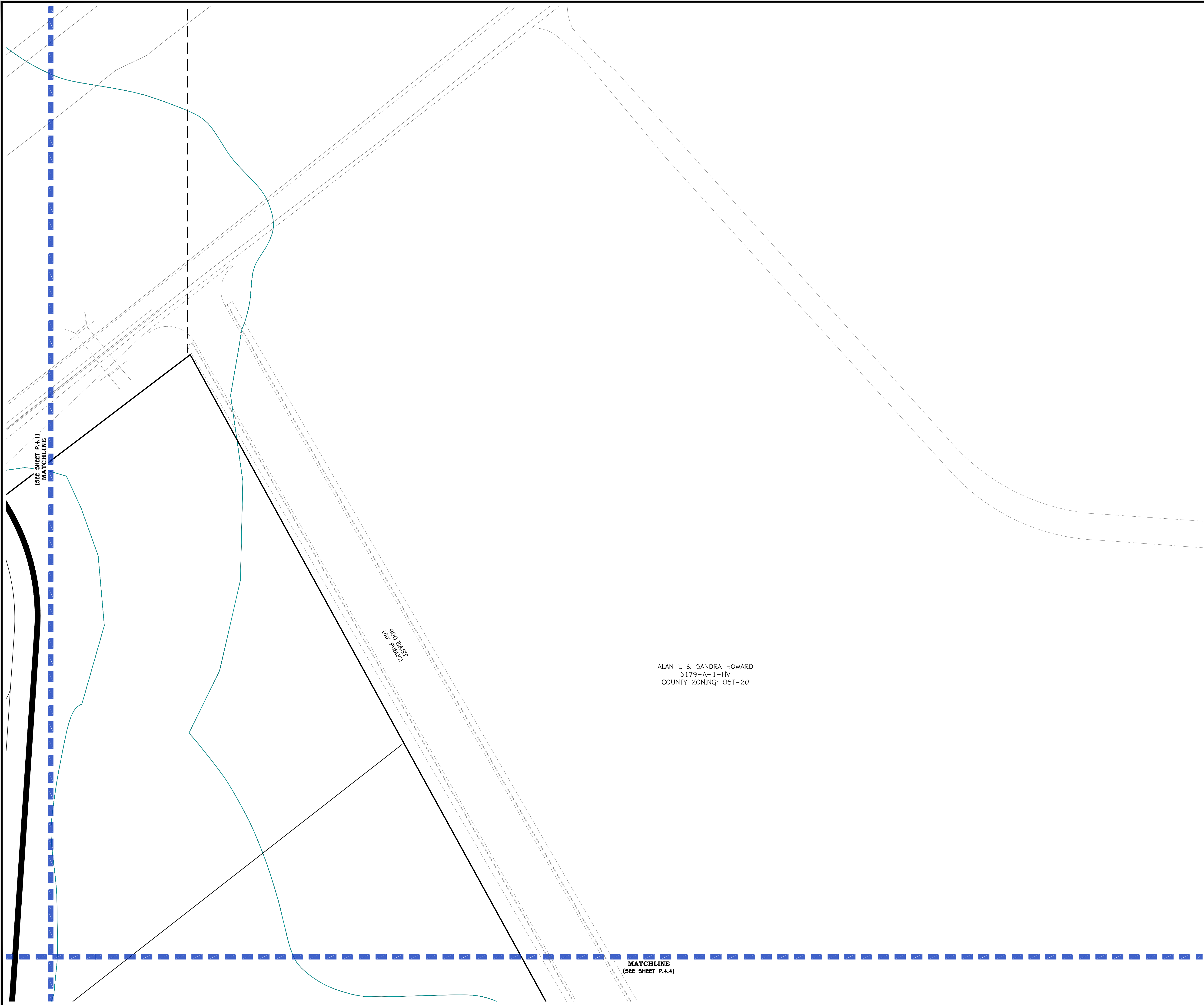
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(435) 288-3330
www.accutah.com

SILVER CLIFFS COMMONS PH 3-6
SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH

UTILITY PLAN I
PRELIMINARY PLAT

JOB # 25-508
DRAWN BY: JR
CHECKED BY: TC
DATE: 09/11/2026

P.4.1
SHEET: 27 OF: 33



ALAN L & SANDRA HOWARD
3179-A-1-HV
COUNTY ZONING: 05T-20



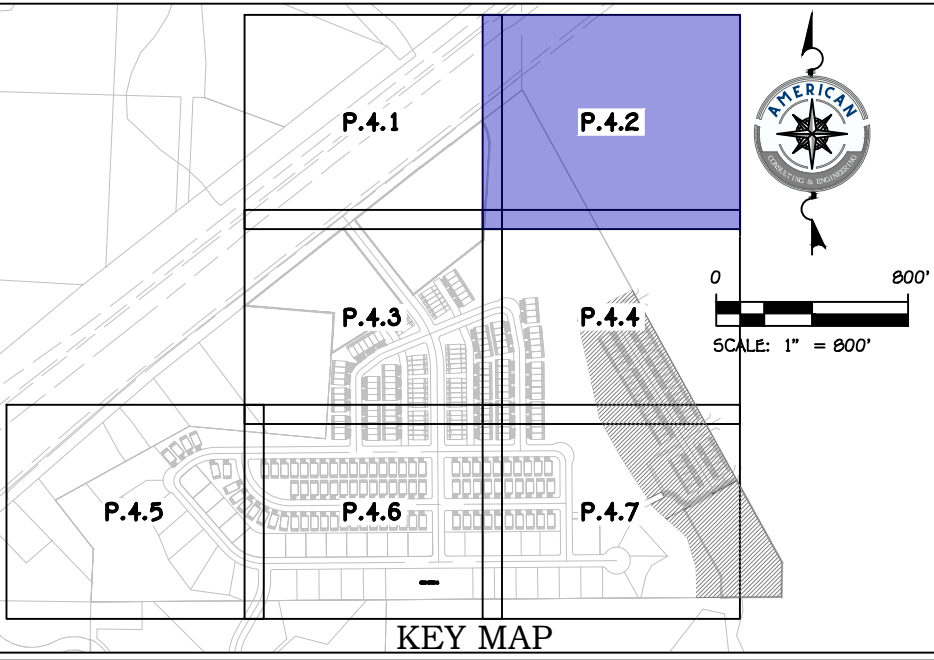
NOTICE TO CONTRACTORS:

ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON EXTERNAL INFORMATION FROM GIS MAPPING, PREVIOUS AS-BUILT RECORD DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH EXCAVATION TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH SHOWN, AND NOT SHOWN, IN THESE PLANS. IF ANY UTILITY LOCATION DISCREPANCIES ARE FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED WATER MAIN (SIZE PER PLAN)
- EXISTING WATER MAIN (SIZE PER PLAN)
- PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
- EXISTING IRRIGATION MAIN (SIZE PER PLAN)
- PROPOSED SEWER MAIN (SIZE PER PLAN)
- EXISTING SEWER MAIN (SIZE PER PLAN)
- PROPOSED GAS LINE (SIZE PER PLAN)
- EXISTING GAS LINE
- PROPOSED JOINT UTILITY TRENCH
- EXISTING JOINT UTILITY TRENCH
- WATER MANHOLE
- FIRE HYDRANT AND VALVE ASSEMBLY
- WATER SERVICE LATERAL
- IN-LINE WATER VALVE
- 4-WAY WATER VALVE CLUSTER
- 3-WAY WATER VALVE CLUSTER
- STANDARD AIR VAC VAULT
- IRRIGATION MANHOLE
- IRRIGATION SERVICE LATERAL
- IN-LINE IRRIGATION VALVE
- 4-WAY IRRIGATION VALVE CLUSTER
- 3-WAY IRRIGATION VALVE CLUSTER
- SANITARY SEWER MANHOLE
- SEWER SERVICE CONNECTION

0 40' 80'
SCALE: 1" = 40'



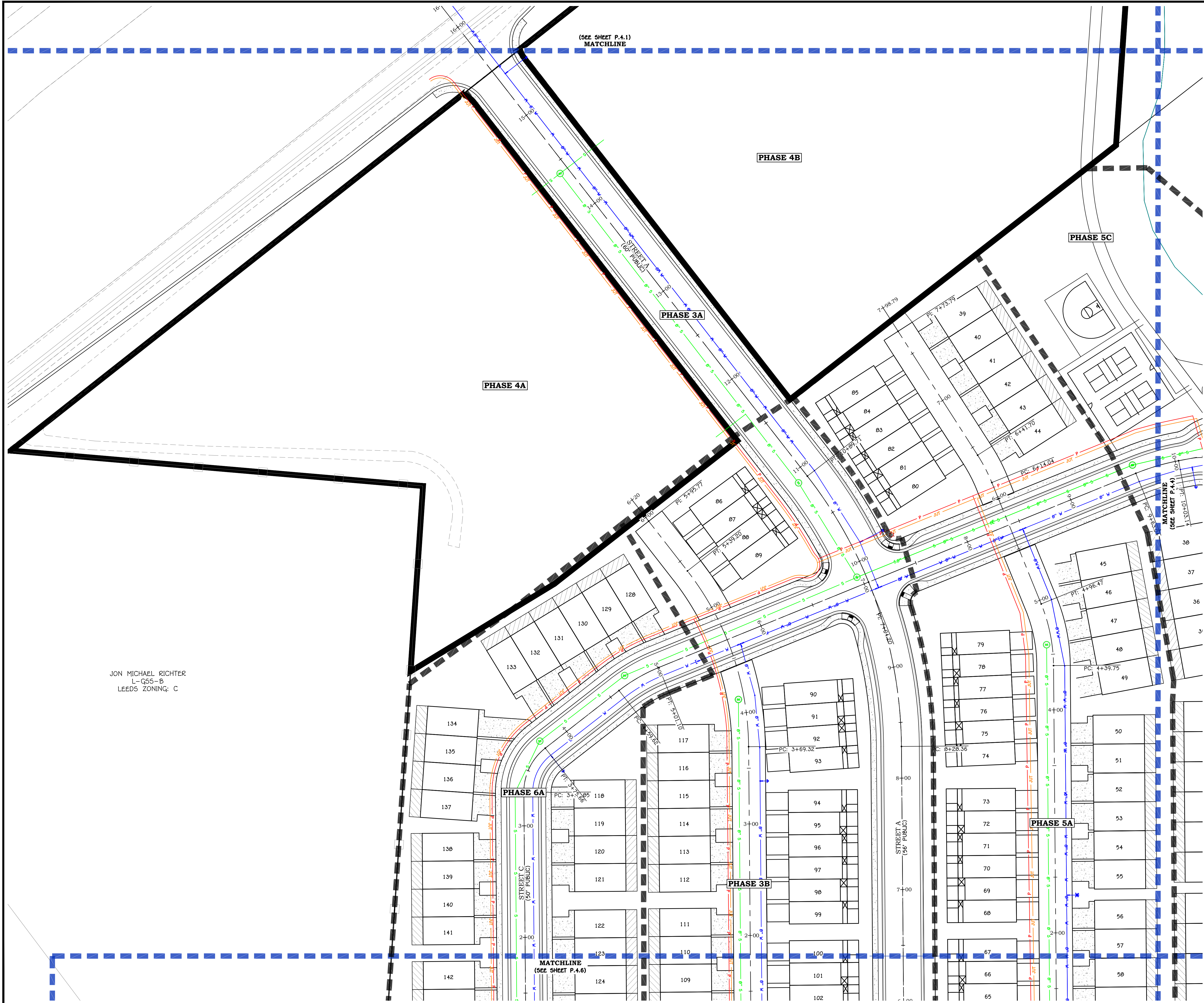
REVISIONS			
NO.	DATE	DESCRIPTION	

**PRELIMINARY
NOT FOR
CONSTRUCTION**



SILVER CLIFFS COMMONS PH 3-6
SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH
UTILITY PLAN II
PRELIMINARY PLAT

JOB #	25-508
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	09/11/2026
P.4.2	
SHEET: 28	OF: 33



JON MICHAEL RICHTER
L-G55-B
LEEDS ZONING: C

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NOTICE TO CONTRACTORS:

ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON EXTERNAL INFORMATION FROM GIS MAPPING, PREVIOUS AS-BUILT RECORD DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH EXCAVATION TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH SHOWN, AND NOT SHOWN, IN THESE PLANS. IF ANY UTILITY LOCATION DISCREPANCIES ARE FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- W — PROPOSED WATER MAIN (SIZE PER PLAN)
- W — EXISTING WATER MAIN (SIZE PER PLAN)
- IR — PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
- IR — EXISTING IRRIGATION MAIN (SIZE PER PLAN)
- S — PROPOSED SEWER MAIN (SIZE PER PLAN)
- S — EXISTING SEWER MAIN (SIZE PER PLAN)
- G — PROPOSED GAS LINE (SIZE PER PLAN)
- G — EXISTING GAS LINE
- JUT — PROPOSED JOINT UTILITY TRENCH
- JUT — EXISTING JOINT UTILITY TRENCH
- WA — WATER MANHOLE
- FW — FIRE HYDRANT AND VALVE ASSEMBLY
- WSL — WATER SERVICE LATERAL
- INLW — IN-LINE WATER VALVE
- 4WC — 4-WAY WATER VALVE CLUSTER
- 3WC — 3-WAY WATER VALVE CLUSTER
- SAV — STANDARD AIR VAC VAULT
- IRM — IRRIGATION MANHOLE
- ISL — IRRIGATION SERVICE LATERAL
- INLIR — IN-LINE IRRIGATION VALVE
- 4WIC — 4-WAY IRRIGATION VALVE CLUSTER
- 3WIC — 3-WAY IRRIGATION VALVE CLUSTER
- SSM — SANITARY SEWER MANHOLE
- SSC — SEWER SERVICE CONNECTION

0 40' 80'

SCALE: 1" = 40'

REVISIONS

NO.	DATE	DESCRIPTION

**PRELIMINARY
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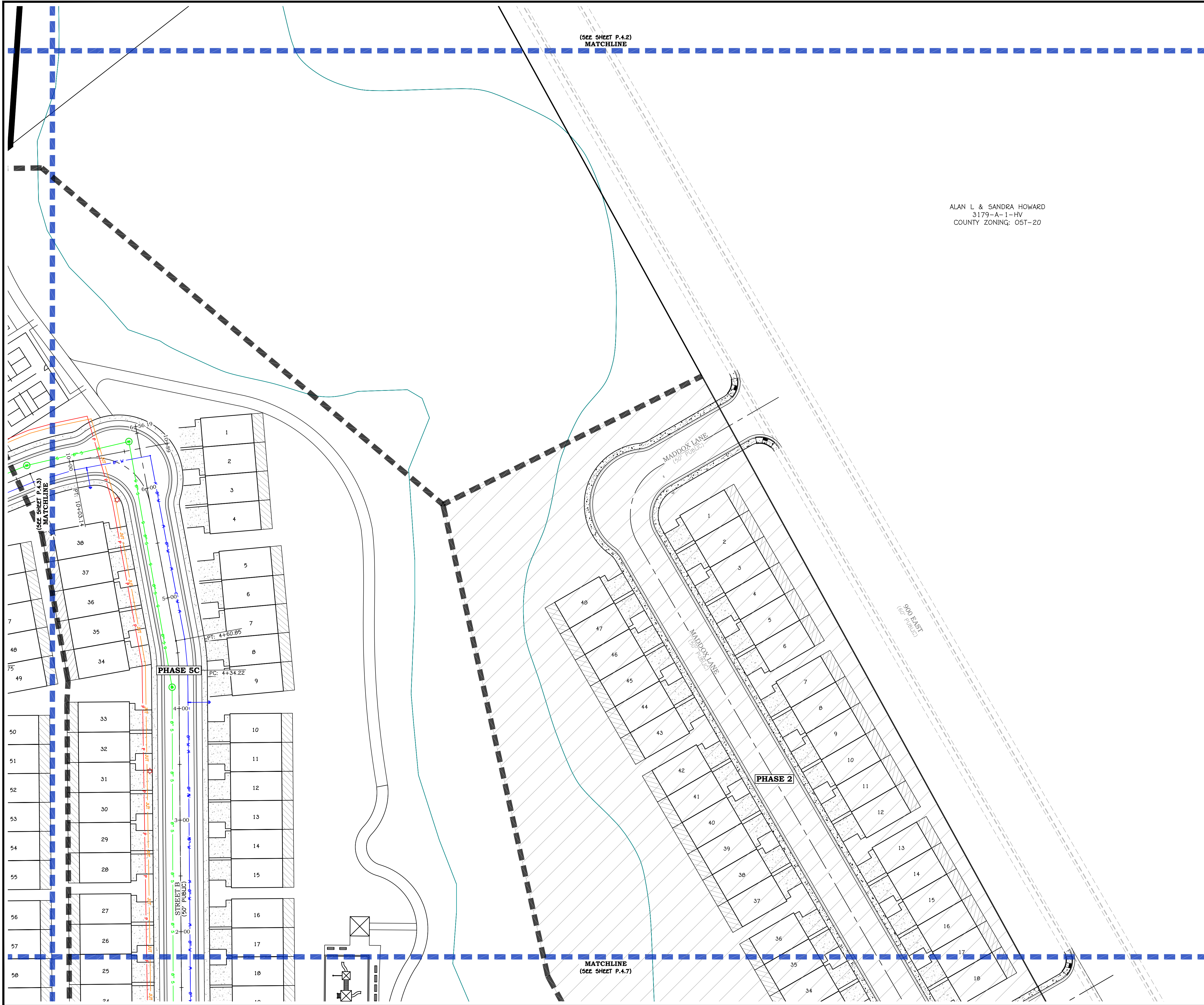
SILVER CLIFFS COMMONS PH 3-6
SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH

UTILITY PLAN III
PRELIMINARY PLAT

JOB # 25-508
DRAWN BY: JR
CHECKED BY: TC
DATE: 09/11/2026

P.4.3

SHEET: 29 OF: 33



(SEE SHEET P.4.2)
MATCHLINE

ALAN L & SANDRA HOWARD
3179-A-1-HV
COUNTY ZONING: OST-20

MATCHLINE
(SEE SHEET P.4.7)

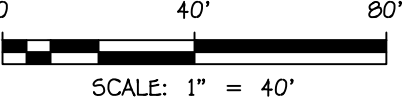


NOTICE TO CONTRACTORS:

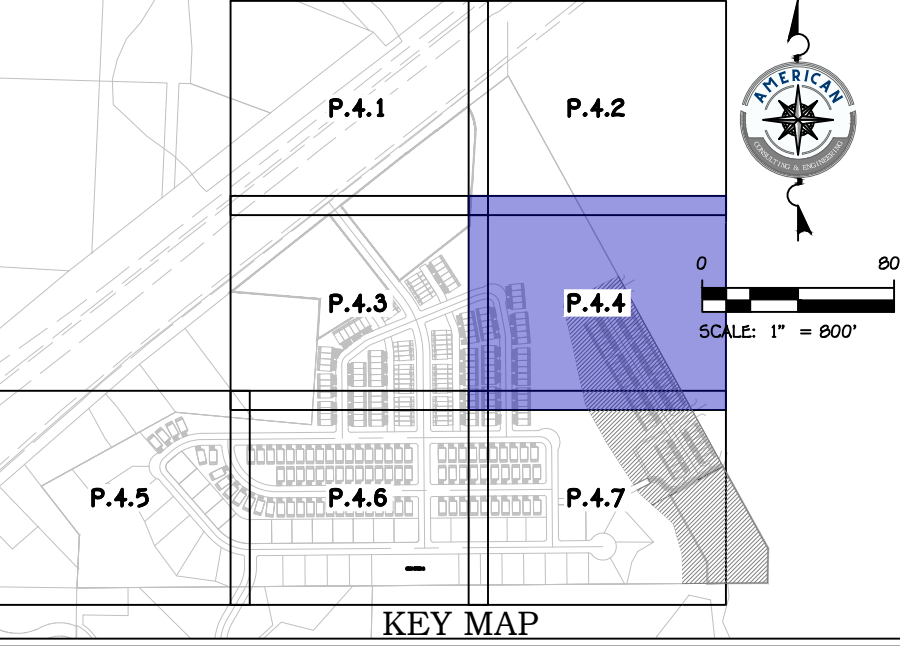
ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON EXTERNAL INFORMATION FROM GIS MAPPING, PREVIOUS AS-BUILT RECORD DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH EXCAVATION TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH SHOWN, AND NOT SHOWN, IN THESE PLANS. IF ANY UTILITY LOCATION DISCREPANCIES ARE FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED WATER MAIN (SIZE PER PLAN)
- EXISTING WATER MAIN (SIZE PER PLAN)
- PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
- EXISTING IRRIGATION MAIN (SIZE PER PLAN)
- PROPOSED SEWER MAIN (SIZE PER PLAN)
- EXISTING SEWER MAIN (SIZE PER PLAN)
- PROPOSED GAS LINE (SIZE PER PLAN)
- EXISTING GAS LINE
- PROPOSED JOINT UTILITY TRENCH
- EXISTING JOINT UTILITY TRENCH
- WATER MANHOLE
- FIRE HYDRANT AND VALVE ASSEMBLY
- WATER SERVICE LATERAL
- IN-LINE WATER VALVE
- 4-WAY WATER VALVE CLUSTER
- 3-WAY WATER VALVE CLUSTER
- STANDARD AIR VAC VAULT
- IRRIGATION MANHOLE
- IRRIGATION SERVICE LATERAL
- IN-LINE IRRIGATION VALVE
- 4-WAY IRRIGATION VALVE CLUSTER
- 3-WAY IRRIGATION VALVE CLUSTER
- SANITARY SEWER MANHOLE
- SEWER SERVICE CONNECTION



SCALE: 1" = 40'



KEY MAP

REVISIONS

NO.	DATE	DESCRIPTION

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LEEDS, UTAH

UTILITY PLAN IV
PRELIMINARY PLAT

JOB # 25-508
DRAWN BY: JR
CHECKED BY: TC
DATE: 09/11/2026

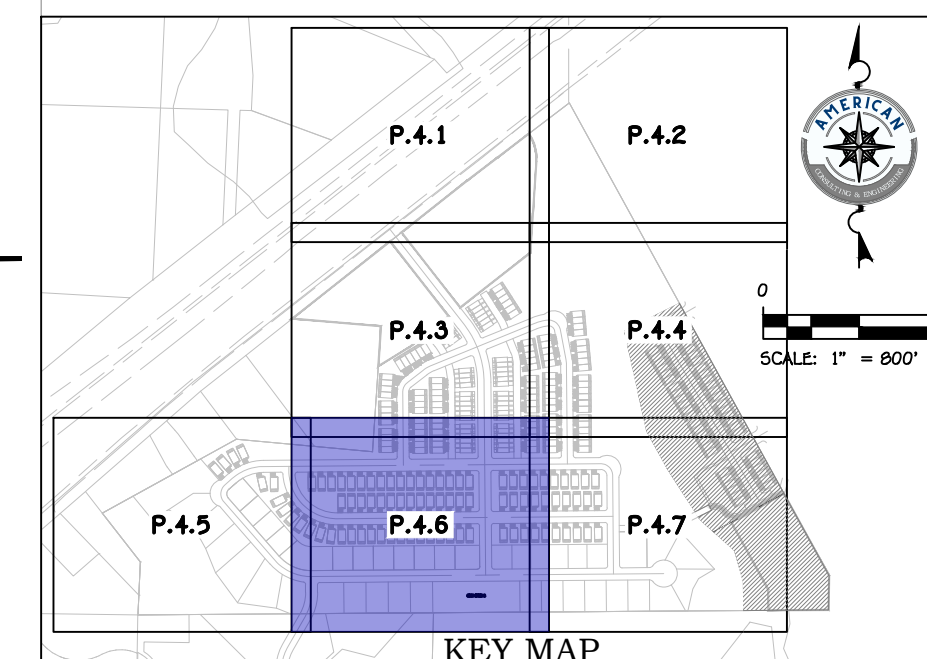
P.4.4

SHEET: 30 OF: 33



ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON THE INFORMATION PROVIDED FROM THE PREVIOUS AS-BUILT RECORD DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATION OF ALL UTILITIES. HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH ANY WORK TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR IS ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH KNOWN AND UNKNOWN. IN THESE PLANS IF ANY UTILITIES LOCATION DISCREPANCY IS FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

	SHEET MATCH LINE	
	PHASE LINE	
	PROPOSED PARCEL BOUNDARY	
	EXISTING/ADJACENT PARCEL BOUNDARY	
	PROPOSED CENTERLINE ALIGNMENT	
	EXISTING CENTERLINE ALIGNMENT	
	PROPOSED WATER MAIN (SIZE PER PLAN)	
	EXISTING WATER MAIN (SIZE PER PLAN)	
	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)	
	EXISTING IRRIGATION MAIN (SIZE PER PLAN)	
	PROPOSED SEWER MAIN (SIZE PER PLAN)	
	EXISTING SEWER MAIN (SIZE PER PLAN)	
	PROPOSED GAS LINE (SIZE PER PLAN)	
	EXISTING GAS LINE	
	PROPOSED JOINT UTILITY TRENCH	
	EXISTING JOINT UTILITY TRENCH	
		WATER MANHOLE
		FIRE HYDRANT AND VALVE ASSEMBLY
		WATER SERVICE LATERAL
		IN-LINE WATER VALVE
		4-WAY WATER VALVE CLUSTER
		3-WAY WATER VALVE CLUSTER
		STANDARD AIR VAC VAULT
		IRRIGATION MANHOLE
		IRRIGATION SERVICE LATERAL
		IN-LINE IRRIGATION VALVE
		4-WAY IRRIGATION VALVE CLUSTER
		3-WAY IRRIGATION VALVE CLUSTER
		SANITARY SEWER MANHOLE
		SEWER SERVICE CONNECTION



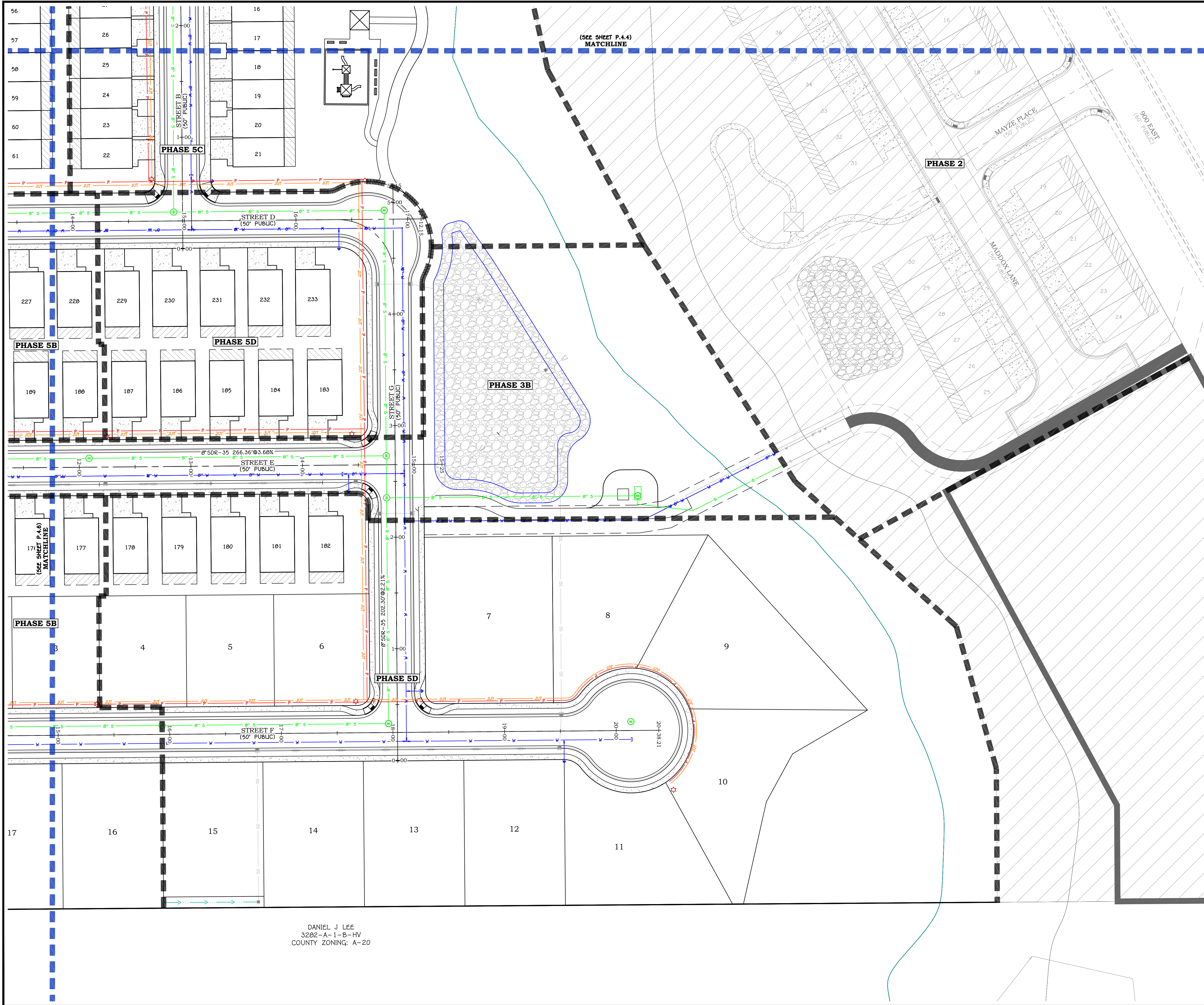
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SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH

UTILITY PLAN VI
PRELIMINARY PLAT

JOB #	25-508
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	09/11/2026
P.4.6	
SHEET: 32	OF: 33



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- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED WATER MAIN (SIZE PER PLAN)
- EXISTING WATER MAIN (SIZE PER PLAN)
- PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
- EXISTING IRRIGATION MAIN (SIZE PER PLAN)
- PROPOSED SEWER MAIN (SIZE PER PLAN)
- EXISTING SEWER MAIN (SIZE PER PLAN)
- PROPOSED GAS LINE (SIZE PER PLAN)
- EXISTING GAS LINE
- PROPOSED JOINT UTILITY TRENCH
- EXISTING JOINT UTILITY TRENCH
- WATER MANHOLE
- FIRE HYDRANT AND VALVE ASSEMBLY
- WATER SERVICE LATERAL
- IN-LINE WATER VALVE
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- STANDARD AIR VAC VAULT
- IRRIGATION MANHOLE
- IRRIGATION SERVICE LATERAL
- IN-LINE IRRIGATION VALVE
- 4-WAY IRRIGATION VALVE CLUSTER
- 3-WAY IRRIGATION VALVE CLUSTER
- SANITARY SEWER MANHOLE
- SEWER SERVICE CONNECTION

0 40' 80'

SCALE: 1" = 40'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
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CONSTRUCTION

SILVER CLIFFS COMMONS PH 3-6
SECS. 05 & 08, T 41 S, R 13 W, SLB&M
LEEDS, UTAH

UTILITY PLAN VII
PRELIMINARY PLAT

JOB # 25-508
DRAWN BY: JR
CHECKED BY: TC
DATE: 09/11/2026

P.4.7

SHEET: 33 OF: 33