



\$ 797.15

Application Fee:
\$200.00 Plus \$50.00 per Acre
Non-refundable

LEEDS TOWN SITE PLAN REVIEW APPLICATION

Applicant Information

Legal Owner of Subject Property: Dianna Powell & Lynn Potter

Owner's Mailing Address: 295 S. Main St. St. George, VT

Owner's Phone: 909 214 2098 Cell # 435 817 5947

Applicant (if different from Owner) ^{same} Lynn

Applicant's phone 817 5947

Property Information

Street Address of Property to be Developed 24 E. Majestic Mtn. Rd.

Assessor's Parcel Number(s) L-3-1-7-1110

Zoning C, OS, R-1-20, and R-R-2

Existing Use Vacant Land

Proposed Use SFR and Business on Commercial portion

Any Other Relevant Information related to property or proposed project 11.943 Acres

Submit this application along with the Site Development Plan to the LEEDS TOWN HALL with the Building Permit Application.

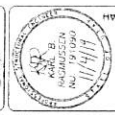
*Land \$ 797.15
CK 4041 11/14/19*

GRADING PLAN FOR: LYNN POTTER

LOCATED AT SECTION 7, T41S, R13W, SLLB&M LEEDS,
WASHINGTON COUNTY, UTAH

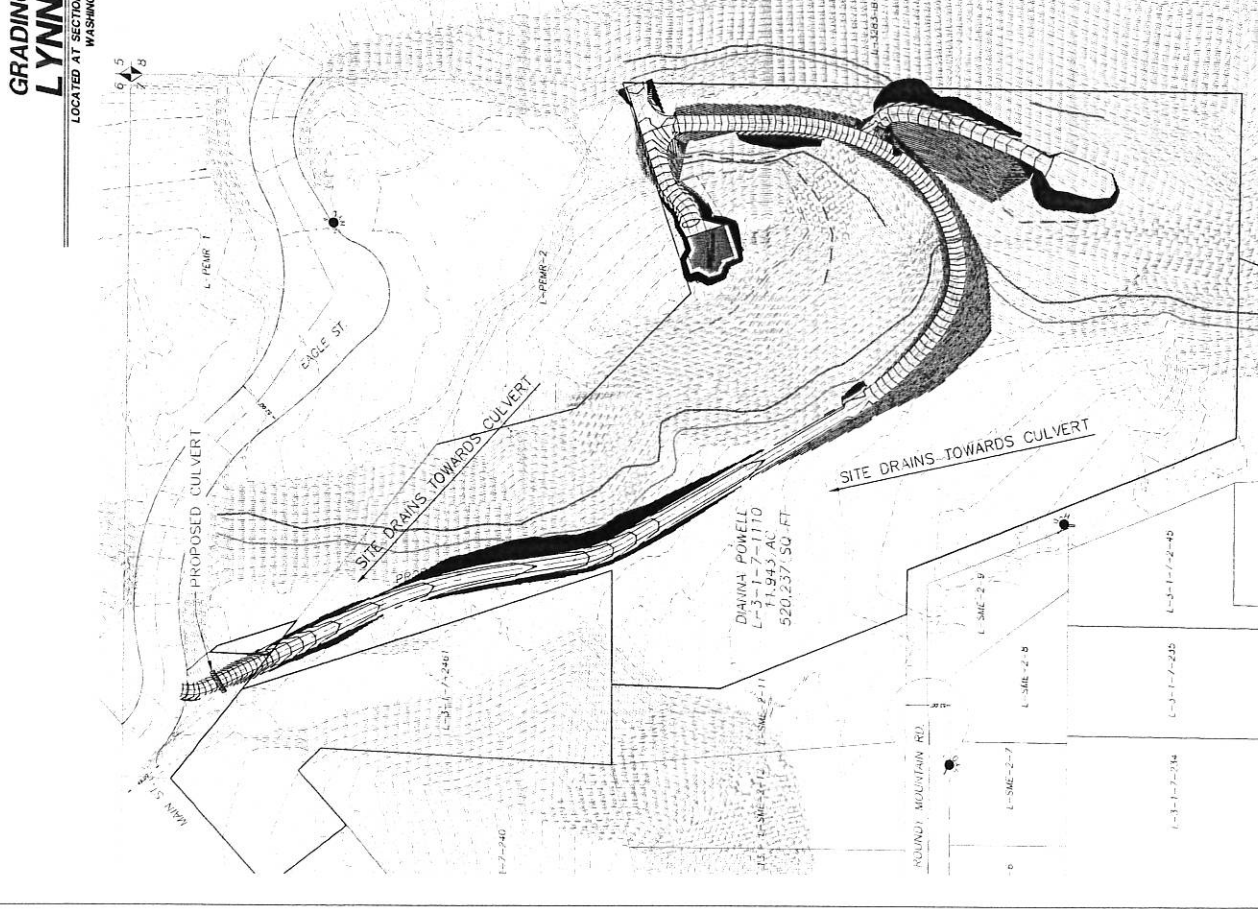
NO.	DATE	DESCRIPTION
1	05/11/11	DESIGN
2	05/11/11	REVISED

PROVALUE ENGINEERING, INC.
1000 S. 1000 E. SUITE 100
ST. GEORGE, UT 84770
PHONE: 435.666.1111
FAX: 435.666.1112



LOCATED AT SECTION 7, T41S, R13W, SLLB&M LEEDS, WASHINGTON COUNTY, UTAH

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PAGE 1 OF 1



LEGEND

- PROPERTY LINE
- ROAD CENTER LINE
- ROAD CORRIDOR
- EASEMENT
- BEGINNING LIMIT OF 30% SLOPE OFF 100' LINE
- ENDING LIMIT OF 30% SLOPE OFF 100' LINE
- END LIMIT OF 30% SLOPE OFF 100' LINE
- END LIMIT OF 20% SLOPE OFF 100' LINE
- SLOPES OF EXISTING GRADE
- EDGE OF ASPHALT ELEVATION

NOTE: CLIENT INTENDS TO EXCAVATE UP TO 20 FEET AWAY FROM 30% LIMIT LINE OR AT THE 20% LIMIT LINE. THERE IS A 20 FOOT SETBACK FROM 30% LINE BUT THERE IS NO SETBACK AT THE 20% LINE.

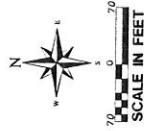
CUT/FILL SUMMARY

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
80' to 82' (1)	1.000	1.000	97550.54 Sq. Ft.	8456.85 Cu. Yd.	22758.39 Cu. Yd.	13801.54 Cu. Yd.
Totals			97550.54 Sq. Ft.	8456.85 Cu. Yd.	22758.39 Cu. Yd.	13801.54 Cu. Yd.



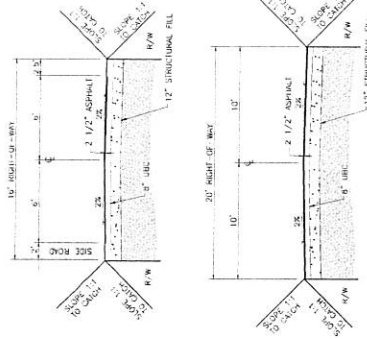
NOTES:
1. THE GRADING PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
2. THE GRADING PLAN IS BASED ON THE ASSUMPTIONS MADE BY THE ENGINEER.
3. THE GRADING PLAN IS BASED ON THE ASSUMPTIONS MADE BY THE ENGINEER.

LOCATED AT SECTION 7, T41S, R13W, SLLB.&M. LEEDS,
WASHINGTON COUNTY, UTAH



PROPERTY LINE
ROAD CENTER LINE
ROAD CORROSION
EASEMENT
BEGINNING LIMIT OF 30% SLOPE OFF 100' LINE
BEGINNING LIMIT OF 20% SLOPE OFF 100' LINE
END LIMIT OF 30% SLOPE OFF 100' LINE
END LIMIT OF 20% SLOPE OFF 100' LINE
SLOPE OF EXISTING GRADE
+/- = 11.1%
ELEV. = 3555.50
SLOPE OF ASPHALT ELEVATION

NOTE: CLIENT INTENDS TO EXCAVATE UP TO 20' FEET AWAY FROM 30% LIMIT LINE OR AT THE 20% LIMIT LINE. THERE IS A 20 FOOT SETBACK FROM 30% LINE BUT THERE IS NO SETBACK AT THE 20% LINE.



NOTE: ROADS CHANGE FROM 16 FT. ROW TO 20 FT. ROW AT TRANSITION GRADES GREATER THAN 10%

LOCATED AT SECTION 7, T4S R3W S11E & LEEDS, WASHINGTON COUNTY, UTAH

PROVALVE ENGINEERING, INC.

20 South Elm Street
Hurricane City, TN 37347
Phone: (423) 444-2307

Some weeks below,
Call 811 before you dig.

811

THE CONSTRUCTION INDUSTRY IS RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RE-ESTABLISHMENT OF ALL BURIED OR ABOVE GROUND UTILITIES BEFORE ANY NEW TRENCH OR THE PLACING.

800-888-8111

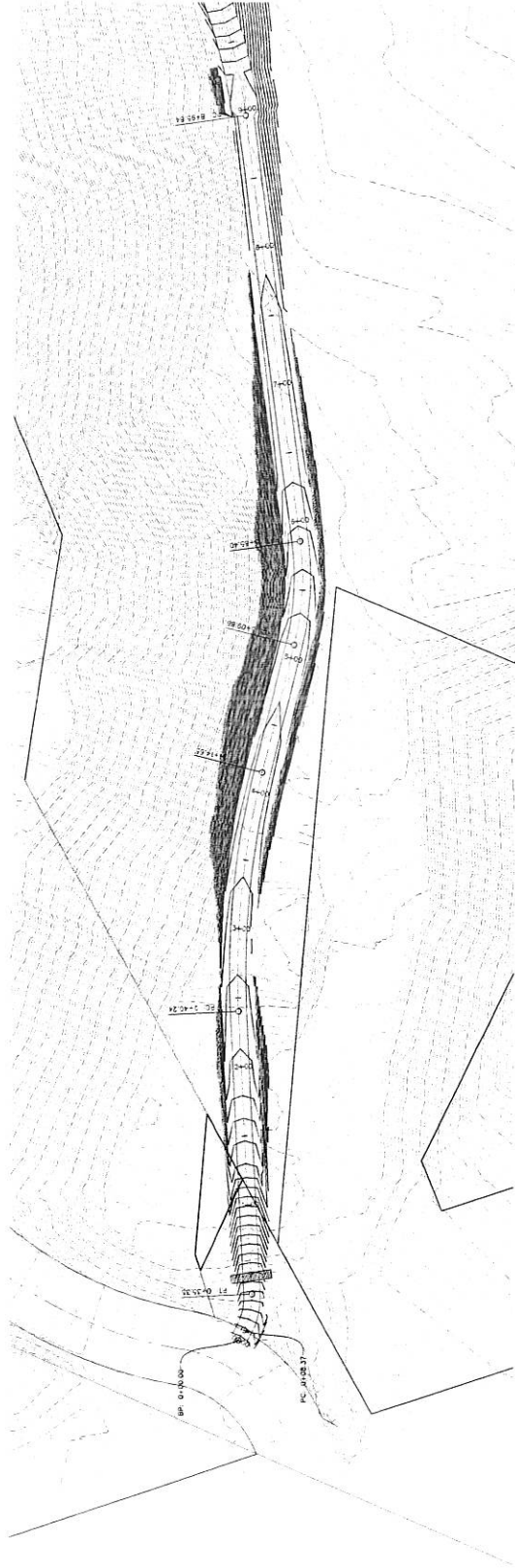
811 is a national toll-free number that connects you to the appropriate utility company in your area.

T4

PLAN & PROFILE FOR: **LYNN POTTER** LOCATED AT SECTION 7, T4S, R3W, S11E, 8M LEEDS, WASHINGTON COUNTY, UTAH

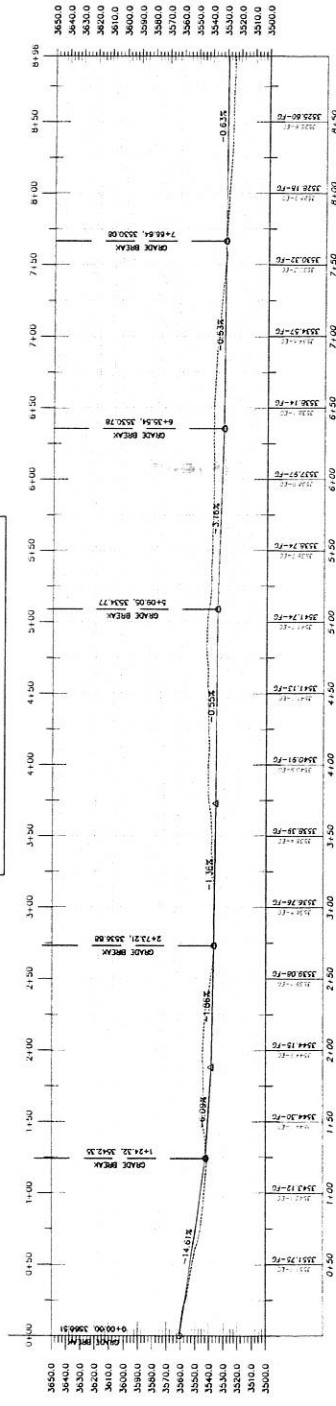
LEGEND

- PROPERTY LINE
- ROAD CENTER LINE
- ROAD CORNER
- EASEMENT
- 100' OF 20% SLOPE OFF 100' LINE
- 100' OF 20% SLOPE OFF 100' LINE



NOTE: ROAD CHANGE FROM 12 FT TO 20 FT ROADS
 AT TRANSITION LINES GREATER THAN 100'

PROFILE VIEW: POTTERS DRIVE 8+95.84
 SCALE: 40
 DATUM: 3500.00



NO.	DESCRIPTION	DATE
1	DESIGN	11/11/11
2	REVISION	11/11/11

PROVALTE ENGINEERING, INC.
 Engineers, Land Surveyors, and Planners
 20 South 800 West, Suite 100
 Provo, Utah 84601
 Phone: 801.734.8844



PLAN AND PROFILE FOR:
LYNN POTTER
 LOCATED AT SECTION 7, T4S, R3W, S11E, 8M
 LEEDS, WASHINGTON COUNTY, UTAH

PROJECT NO.:
 SHEET NO.:
 PPI

PLAN & PROFILE FOR: **LYNN POTTER**

LOCATED AT SECTION 7, T4S, R15W, S11E&M
 LEEDS, WASHINGTON COUNTY, UTAH

NO.	DESCRIPTION	DATE
1	PLAN	5/1/00
2	PROFILE	5/1/00

PROVALVE ENGINEERING, INC.
 ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 2000 N. 1000 E. SUITE 100
 LEEDS, UT 84042-1000
 PHONE (435) 848-1000
 FAX (435) 848-1001



PLAN AND PROFILE FOR:
LYNN POTTER
 LOCATED AT SECTION 7, T4S, R15W, S11E&M LEEDS, WASHINGTON COUNTY, UTAH

DATE: 5/1/00
 DRAWN BY: L.P.
 CHECKED BY: L.P.

PP2

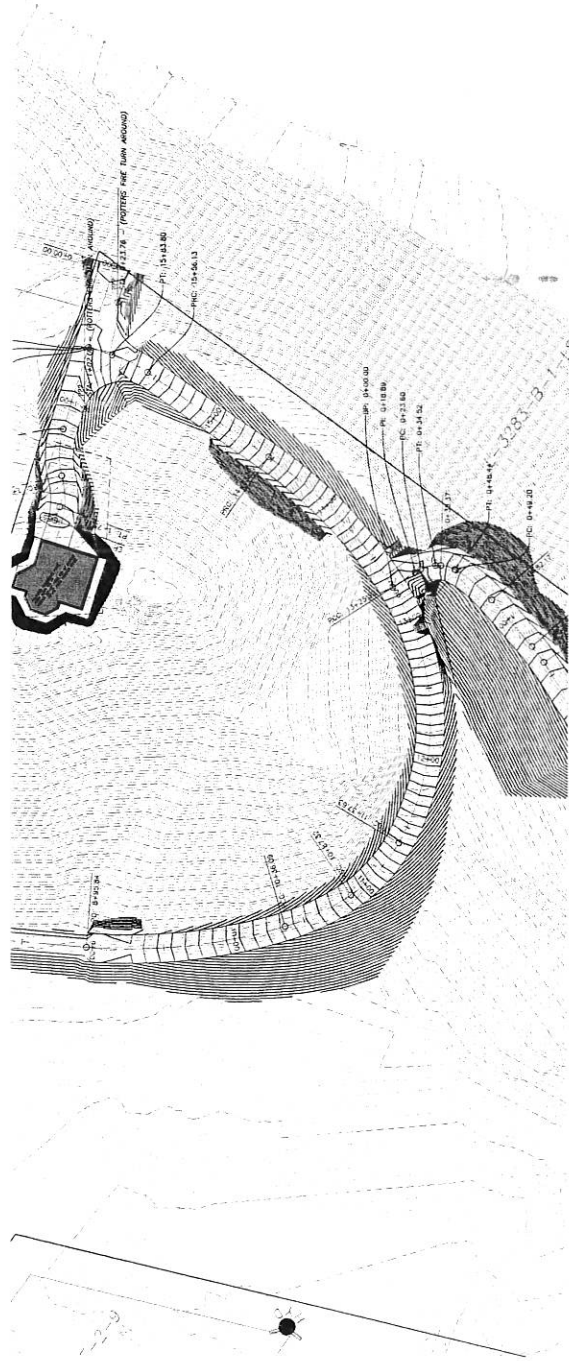


40' 0' 40'
 SCALE IN FEET

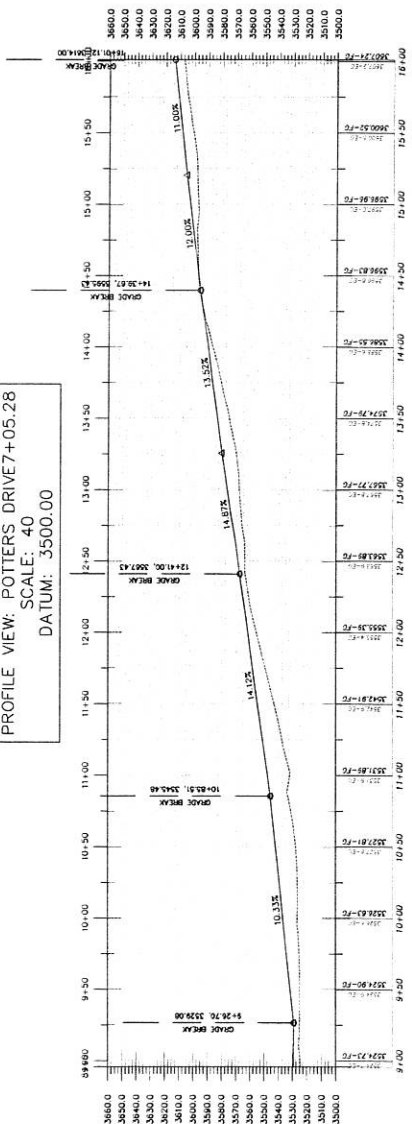
LEGEND

- PROPERTY LINE
- ROAD CENTER LINE
- ROAD CORNER
- EASEMENT
- LIMIT OF 20% SLOPE OFF 100' LINE
- LIMIT OF 20% SLOPE OFF 100' LINE

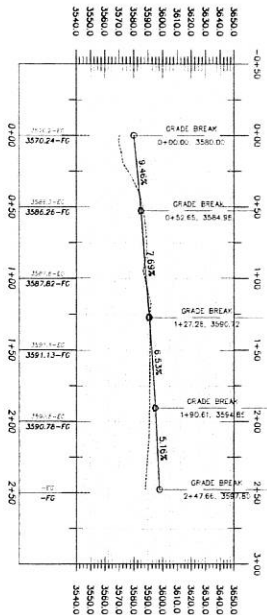
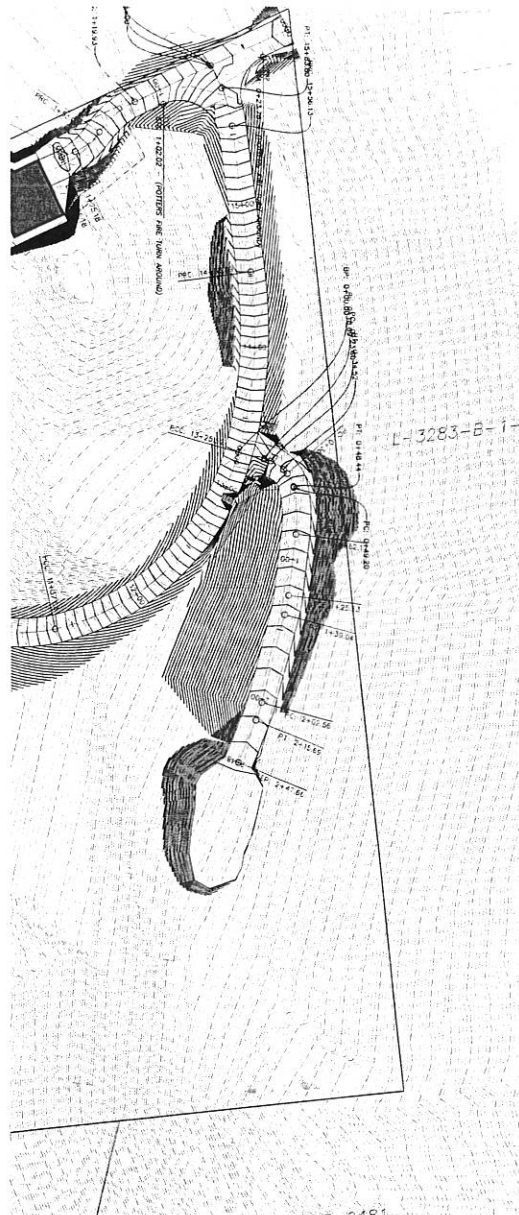
NOTE: ROAD CHANGE FROM 12 FT. TO 20 FT. ROAD
 AT HANDBURN CORNER UNLESS SHOWN OTHERWISE



PROFILE VIEW: POTTERS DRIVE 7+05.28
 SCALE: 40
 DATUM: 3500.00



**PLAN & PROFILE FOR:
LYNN POTTER**
LOCATED AT SECTION 7, T41S, R10W, S11B.M
LEEDS, WASHINGTON COUNTY, UTAH



PROFILE VIEW: POTTER'S SOUTH ROAD NEW - 4+50
SCALE: 40
DATUM: 3540.00



LEGEND

- PROPOSED LINE
- ROAD CENTER LINE
- ROAD CORNER
- ADJUTED
- LIMIT OF SIDE SLOPE OFF ROAD LINE
- LIMIT OF SIDE SLOPE OFF ROAD LINE