

# Town of Leeds

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## Agenda Town of Leeds Town Council Wednesday, August 11, 2021

**PUBLIC NOTICE** is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, August 11, 2021 at 7:00 PM.

If you are interested in participating remotely via Zoom, please contact Town Hall at 879-2447 or email [Clerk@LeedsTown.org](mailto:Clerk@LeedsTown.org) for the Zoom details.

### **Regular Meeting 7:00pm.**

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Declaration of Abstentions or Conflicts
4. Consent Agenda:
  - a. Tonight's Agenda
  - b. Meeting Minutes of July 14, 2021
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
  - a. Dumpster Days, September 3-5, Dumpsters Located on Cherry Lane
7. Public Hearing: None
8. Action Items:
  - a. Discussion and Possible Action Regarding Ordinance 2021-03, Amendments to Chapter 9 of Land Use Ordinance 2008-04, Performance Standards for Hazardous and Other Uses
  - b. Discussion and Possible Action Regarding Expanded Easement through Town land off of Majestic Mountain Road leading towards Parcel L-3-1-7-1110
9. Discussion Items:
  - a. Main Street Curb and Gutter Plan Review
10. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
11. Staff Reports
12. Closed Meeting: A Closed Meeting may be held for any item identified under Utah Code section 52-4-205.
13. Adjournment

The Town of Leeds will make reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 879-2447 at least 24 hours prior to the meeting.

The Town of Leeds is an equal opportunity provider and employer.

Certificate of Posting: The undersigned Clerk/Recorder does hereby certify that the above notice was posted April 10, 2021 at these public places being at **Leeds Town Hall**, **Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmn.utah.gov>, and the **Town of Leeds website** [www.leedstown.org](http://www.leedstown.org).



Aseneth Steed, Clerk/Recorder

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**TOWN OF LEEDS  
ORDINANCE NUMBER 2021-03**

**Amended and Restated Performance Standards for Hazardous and Other Uses  
Chapter 9 of the Land Use Ordinance**

**AN ORDINANCE AMENDING CHAPTER 9 OF THE LEEDS, UTAH, LAND USE ORDINANCE  
2008-04**

**WHEREAS**, the Town Council has reviewed Chapter 9 (Performance Standards for Hazardous and Other Uses) and in the best interests of the Town and its residents, to revise and amend the provision of such chapter of the Leeds, Utah, Land Use Ordinance 2008-04; and

**WHEREAS**, the Planning Commission of the Town of Leeds has held a Public Hearing on the 4<sup>th</sup> day of August, 2021; and discussed the amendments to the Land Use Ordinance, Chapter 9, Performance Standards for Hazardous and Other Uses; and

**WHEREAS**, the Planning Commission recommended to the Town Council approval of the amendments to the Land Use Ordinance, Chapter 9, Performance Standards for Hazardous and Other Uses, on the 4<sup>th</sup> day of August, 2021.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH THAT THE PERFORMANCE STANDARDS FOR HAZARDOUS AND OTHER USES ORDINANCE, TO BE CODIFIED AS CHAPTER 9 OF THE LAND USE ORDINANCE IS HEREBY AMENDED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AS SET FORTH ON THE ATTACHMENT HERETO.**

**ROLL CALL VOTE:**

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	_____	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	_____	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	_____	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	_____	_____	_____	_____
COUNCILMEMBER: LORRIE HUNSAKER	_____	_____	_____	_____

**ORDINANCE 2021-03-** was adopted on \_\_\_\_\_, 2021 and became effective on \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Signed: \_\_\_\_\_  
Mayor, Wayne Peterson

Attest: \_\_\_\_\_  
Clerk/Recorder, Aseneth Steed

# LAND USE ORDINANCE 2008-04

## CHAPTER 9

### PERFORMANCE STANDARDS FOR HAZARDOUS AND OTHER USES

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#### 9.1. PURPOSE.

To permit potential nuisances from hazardous or other uses to be measured factually and objectively in terms of the potential nuisance itself; to ensure that all uses will provide necessary control methods for protection from hazards and nuisances which can be prevented by modern processes of control and nuisance elimination; to protect any use from arbitrary exclusion based solely on the characteristics of uncontrolled production in this type of use in the past.

#### 9.2. GENERAL PROVISIONS.

No land or building in any zone shall be used or occupied in any manner so as to create dangerous, injurious, noxious or otherwise objectionable fire, explosive, or other hazard; noise or vibration, smoke, dust, odor, or other form of air pollution; heat, cold, dampness, glare, electrical or other disturbances; liquid or solid refuse or waste; or other substance, condition or element in such a manner or in such an amount as to affect adversely the surrounding area or adjoining premises. The foregoing are hereinafter referred to as "dangerous or objectionable elements." No use shall be undertaken or maintained unless it conforms to the regulations of this Chapter in addition to the regulations set forth for the zone in which such use is situated.

#### 9.3. PERFORMANCE STANDARDS.

Performance Standards must meet current International Fire Code, International Building Code, and State Health Code standards.

##### 9.3.1. Performance Standards Procedure.

The Leeds Planning Commission or the Leeds Building Inspector or other designee, when authorized by the Leeds Town Council, may require performance standards review for any use in any district when he/they has/have reason to believe that such use or the manner of its operation will not or may not conform to the performance standards of this Ordinance.

#### 9.4. ENFORCEMENT PROVISIONS APPLICABLE TO ALL USES.

Initial and continued compliance with performance standards is required of every use; and provisions for enforcement of continued compliance with said standards shall be invoked by the Leeds Planning Commission or the Leeds Building Inspector, when authorized by the Leeds Town Council, against any use if there are reasonable grounds to believe that performance standards are being violated by such use.

**9.5. NONCONFORMING USES.**

For purposes of this Ordinance, any use established before the effective date of this Ordinance and nonconforming as to performance standards shall have one (1) year in which to conform or cease said use, or a time period as determined by the Town Council which would allow the property owner to recover or amortize the amount of his/her investment in the nonconforming use. Under no circumstances shall the time period in which to comply or cease said nonconforming use be greater than five (5) years.

**9.6. LOCATION WHERE DETERMINATIONS ARE TO BE MADE FOR ENFORCEMENT OF PERFORMANCE STANDARDS.**

**9.6.1.** The determination of the existence of dangerous and objectionable elements shall be made at the location of the use creating the hazard and at any point where the existence of such hazardous elements may be most apparent; provided, however, that the measurement having to do with noise, odors, vibration, or glare shall be taken at the following points of measurement:

**9.6.2.** In any zone, at the lot line of the establishment or use.

**9.7. DANGEROUS AND OBJECTIONABLE ELEMENTS.**

**9.7.1. Odors.**

No emission of odorous gases or other matter shall be permitted in such quantities as to be readily detectable when diluted in the ratio of one (1) volume of odorous air to four (4) of clean air at the point of greatest concentration. Any process involving creation or emission of any odors shall be provided with a secondary safeguard system, so control will be maintained if primary safeguard system should fail. (There is hereby established as a guide in determining such quantities of offensive odors Table III, "Odor Thresholds," in Chapter 5, Air Pollution Abatement Manual, Copyright 1951, Manufacturing Chemists' Association, Inc., Washington, D.C., and said manual and/or table as subsequently amended).

**9.7.2. Glare.**

No direct or sky-reflected glare, whether from flood lights or from high temperature processes such as combustion or welding otherwise shall be



permitted. This restriction shall not apply to signs or lighting of buildings or ground for protection as otherwise permitted by the provisions of this and other Leeds Ordinances.

**9.7.3. Fire and Explosion Hazards.**

All activities involving, and all storage of flammable and explosive materials, shall be provided at any point with adequate safety devices against the hazard of fire and explosion.

**9.7.4. Radioactivity or Electronic Disturbances.**

No activities shall be permitted which emit dangerous radioactivity at any point, or electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance.

**9.7.5. Smoke.**

No emission shall be permitted from any chimney or other source, of smoke or gases except in accordance with air pollution provisions of the Utah State Board of Health.

**9.7.6. Fly Ash, Dust, Fumes, Vapors, Gases, and Other Forms of Air Pollution.**

No emission shall be permitted except in accordance with air pollution provisions of the Utah State Board of Health.

**9.7.6.1 Fugitive Dust**

As defined by the State of Utah: Fugitive dust is particles of soil, ash, coal, minerals, etc., which becomes airborne because of wind or mechanical disturbance. Fugitive dust can be generated from natural causes such as wind or from man-made causes such as unpaved haul roads and operational areas, storage, hauling and handling of aggregate materials, construction activities and demolition activities. Fugitive dust contributes particulate matter (PM) emissions to the atmosphere. PM emissions must be minimized in order to meet National Ambient Air Quality Standards (NAAQS). Information source is the Utah Department Environmental Quality Division of Air Quality.

Utah Administrative Code R307-205-5 2(a) Fugitive Dust, requires that anyone engaging in clearing or leveling of land greater than one-quarter acre in size, earth moving, excavation, or movement of trucks or construction equipment over cleared land greater than one quarter acre or access haul roads shall take steps to minimize fugitive dust from such activities. Such control may include watering and chemical stabilization of

potential fugitive dust sources or other equivalent methods or techniques. Additionally, the owner or operator of any land area greater than one-quarter acre that has been cleared or excavated shall take measures to prevent particulate matter from becoming airborne.

All persons undertaking construction activities, that meet the threshold identified in the above paragraph shall be required to submit an Air Quality Permit Application as a condition for receiving a building permit. Agricultural and horticultural activities are exempt from this requirement.

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Additionally, anyone demolishing homes, buildings or other structures shall be required to minimize fugitive dust. This shall also apply to the removal of paving material from roads or parking areas.

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An Air Quality Permit Application, including a Blasting Addendum, shall be included in the Building Permit Application packet available from the Town office or from the Town web site.

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#### **9.7.7. Liquid or Solid Wastes.**

No discharge at any point into public sewer, private sewage system, or stream, or into the ground shall be permitted, except in accordance with the standards approved by the State Department of Health or standards equivalent to those approved by such Department. No materials or wastes shall be deposited on any property in such form or manner that they may be transferred off the property by natural causes or forces, and any wastes which might be attractive to rodents or insects shall be stored outdoors only in closed containers.

When Recorded Return To:  
Dianna Powell  
295 S. Main St.  
St. George, Utah 84770

Tax ID: L-3-1-7-1110

## GRANT OF EASEMENT

That in consideration of One Dollar and other good and valuable consideration paid to **The Town of Leeds, a Utah Corporation**, herein referred to as Grantor, by the **Dianna Powell**, herein referred to as Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, transfer and covey unto Grantee, it's successors and assigns, a perpetual, non-exclusive easement for ingress and egress, and public utilities, in and along real property owned by Grantor in Washington County, Utah. The area affected by said easement being more fully described as follows:

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### SEE EXHIBIT A – (LEGAL DESCRIPTION) And EXHIBIT B- (MAP)

TO HAVE AND TO HOLD such property to Grantee, Dianna Powell, forever for the uses and purposes normally associated with Ingress, Egress and public utilities.

Grantee agrees to in no way encumber said easement or subject it to the imposition of liens of any type during the term of this easement. Grantee shall maintain the perpetual easement in good repair.

Grantor may not install, build, place, or allow anything to be installed, built or placed in the easement without the consent of the Grantee. If any improvement is installed, built, or placed within the easement, Grantor bears the risk of loss or damage to those improvements resulting from the exercise of the easement rights and the Grantee is not responsible to repair, replace, maintain, indemnify or reimburse Grantor for any damage or loss.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee its successors and assigns.

IN WITNESS WHEREOF, the Grantors have executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

GRANTOR:

**The Town of Leeds, a Utah Corporation**

\_\_\_\_\_

**Corporate Acknowledgement:**

State of Utah )  
 ) : ss  
County of \_\_\_\_\_ )

On the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, personally appeared before me \_\_\_\_\_, who being by me duly sworn, says that he/she is the Mayor of **The Town of Leeds, a Utah Corporation**, the corporation that executed the above and foregoing instrument and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and he/she acknowledged to me that said corporation executed the same.

My commission expires \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
Residing in \_\_\_\_\_ County



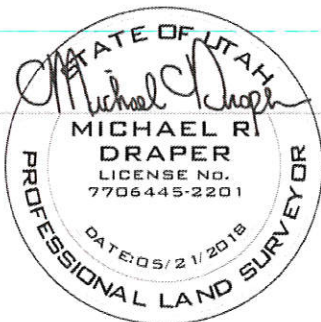
## EASEMENT EXHIBIT A

An easement 20 feet in width. The perimeter of said easement being more particularly described by metes and bounds as follows:

Commencing at the section corner common to sections 5, 6, 7 and 8, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence South 88°35'11" West 796.10 feet along the section line common to Sections 6 and 7 to a point on the Southeast right of way line of Old Highway 91; thence South 46°44'07" West 89.60 feet along said right of way line to the most Westerly corner of that parcel conveyed to the Town of Leeds, Utah for a public roadway as described in Instrument No. 563587, Book: 1093, Page: 510 in the records of the Washington County, Utah Recorder; thence South 53°51'25" East 184.24 feet along the Southwesterly boundary of said parcel to point of beginning and running;

Thence North 28°53'00" West 107.39 feet to a point on the South boundary of Majestic Mountain Road as dedicated for public use with Instrument No. 911560, Book: 1688, Page: 1752;  
thence Easterly, a distance of 23.90 feet along the arc of a 127.50 foot radius, non tangent curve to the left (Radius point bears: North 09°32'23" East), through a central angle of 10°44'19";  
thence South 28°53'00" East 74.42 feet to the East boundary of said Town of Leeds parcel;  
thence South 00°12'05" West 32.79 feet along the East boundary of said parcel to the Southeast corner thereof;  
thence North 53°51'25" West 9.61 feet along the South boundary of said parcel to the Point of Beginning.

Affecting approximately 1,937 square feet or 0.044 acres.



DATE: 08/21/2018  
 DESIGNED BY: M.R.D.  
 SCALE: 1"=40'  
 DWG: EXHIBIT B.DWG

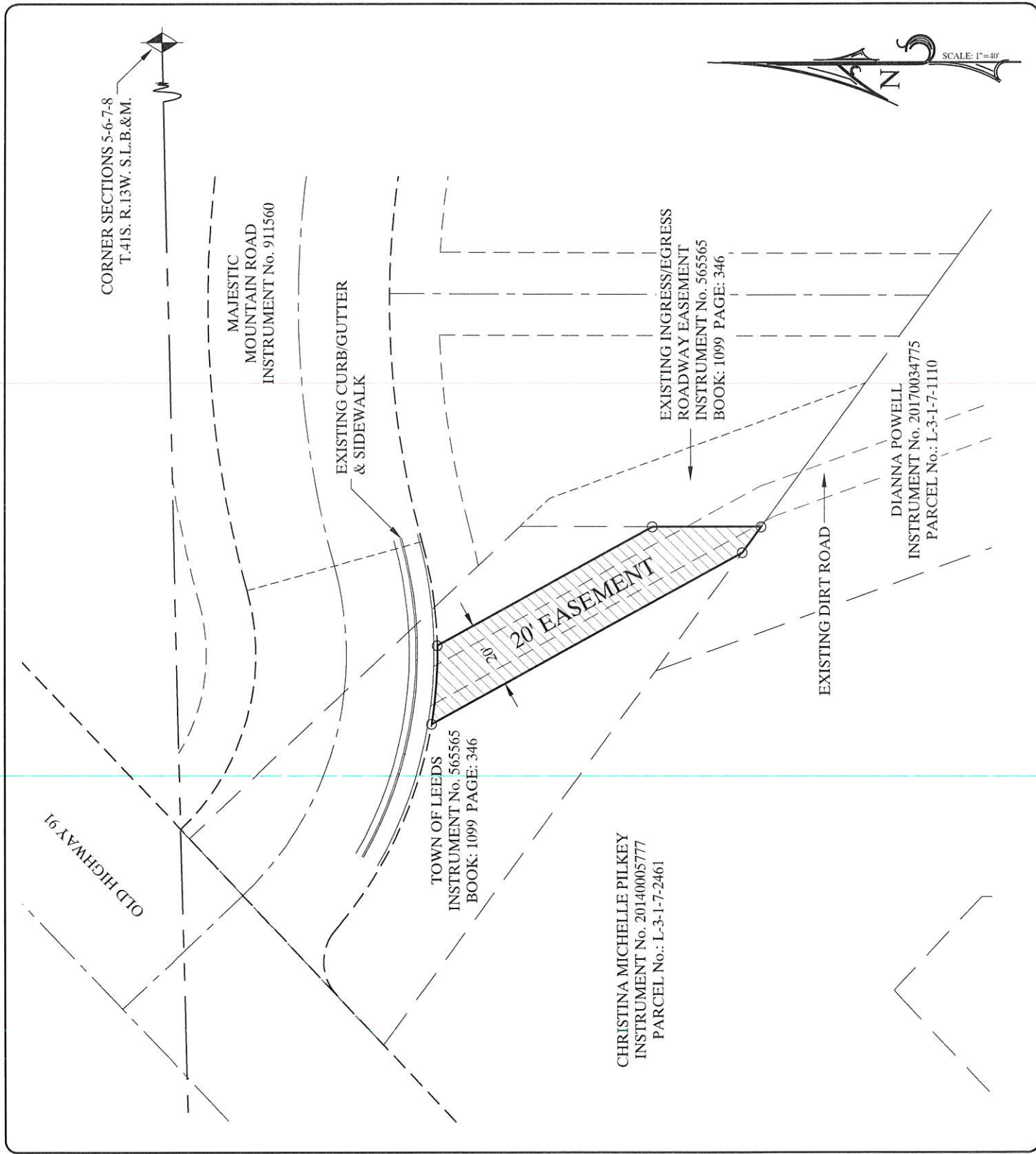
**ROSENBERG**  
 ASSOCIATES  
 CIVIL ENGINEERS • LAND SURVEYORS



352 East Riverside Drive, Suite  
 A-2 St. George, Utah 84790  
 PH: (435) 773-5500, FX: (435)  
 773-5507, www.roseberg.com

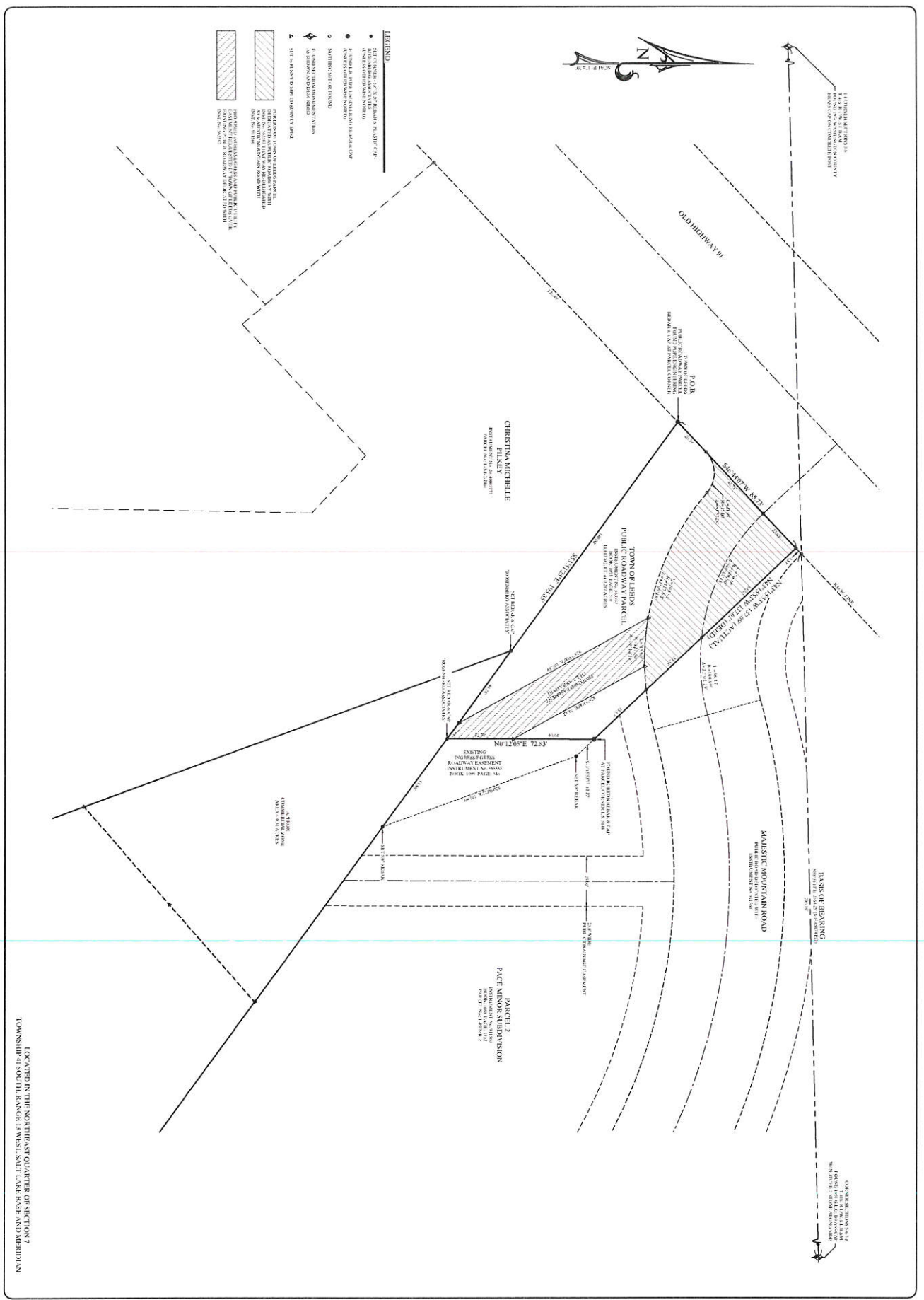
**EASEMENT - EXHIBIT B**  
 PREPARED AT THE REQUEST OF  
**DIANNA POWELL**

SHEET  
**1**  
 OF 1 SHEETS









LOCATED IN THE NORTHEAST QUARTER OF SECTION 7  
TOWNSHIP 41 SOUTH RANGE 13 WEST SALT LAKE BASIN AND MERIDIAN

2 OF 2 SHEETS

RECORD OF SURVEY  
PREPARED AT THE REQUEST OF  
DIANNA POWELL

No. 10000 Office  
352 East Riverside Drive, Suite A-210  
Georgetown, Utah 84030  
Tel: (435) 761-1111  
Fax: (435) 761-1112  
www.rosenberg.net



DATE:	06/20/2018
DRAWN BY:	RENEE KAY
CHECKED BY:	RENEE KAY
SCALE:	AS SHOWN
PROJECT:	RECORDING
DATE:	
REVISIONS:	



DATE: 05/21/2018  
 JOB NO.: 10026418  
 DESIGNED BY: N.R.L.D.  
 SCALE: 1"=40'  
 DWG: EXHIBIT.DWG

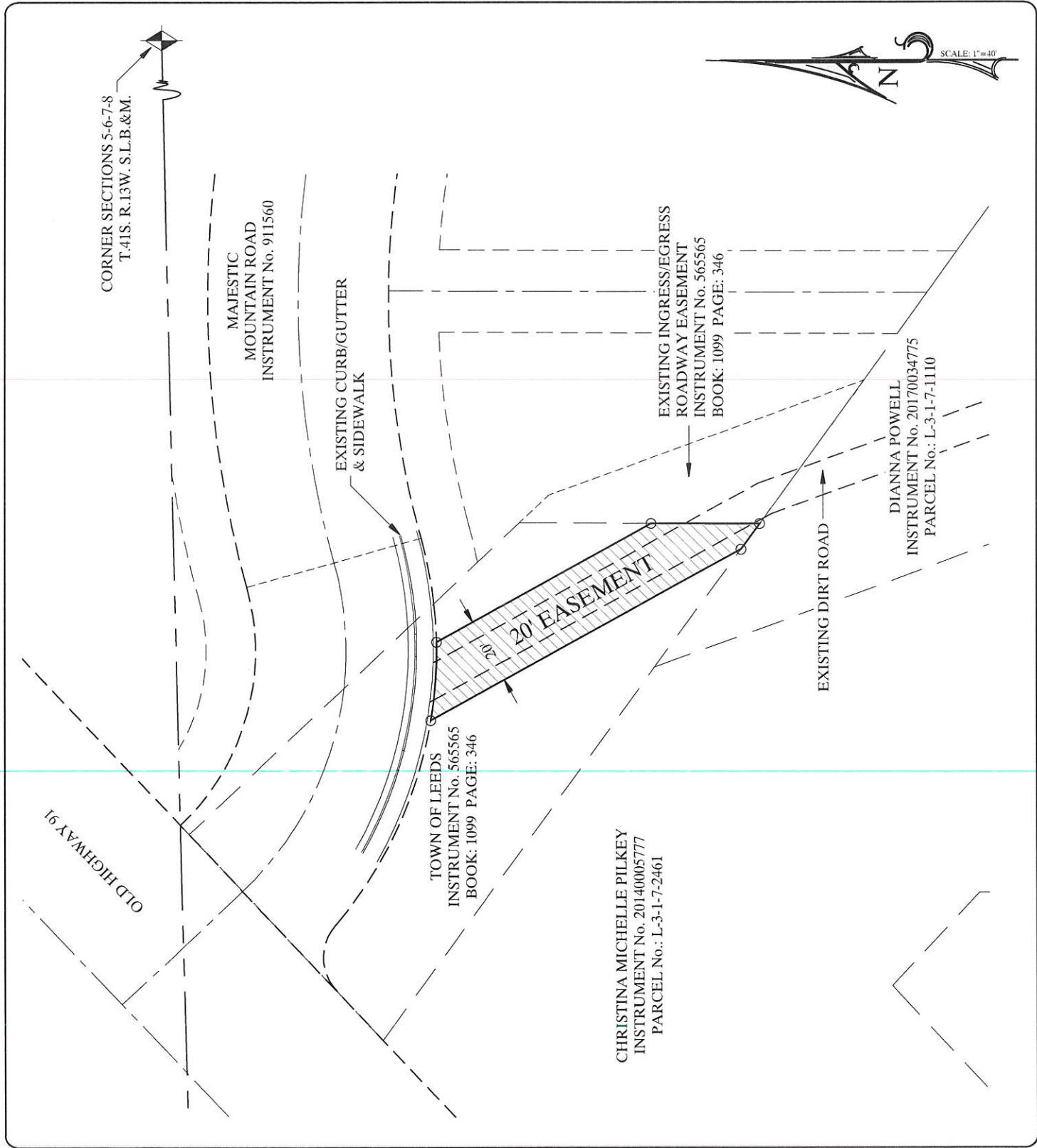
**ROSENBERG**  
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353 East Riverside Drive, Suite  
 A-2 St. George, Utah 84790  
 Ph: (435) 670-3800, Fx: (435)  
 670-8877 www.roseberg.com

**EASEMENT - EXHIBIT B**  
 PREPARED AT THE REQUEST OF  
**DIANNA POWELL**

SHEET  
**1**  
 OF 1 SHEETS



# TITLE SHEET FOR: LEEDS MAIN STREET

LOCATED IN SECTION 12, T41S, R14W, & IN SECTION 7, T41S, R13W, S.L.B.&M.  
LEEDS, WASHINGTON COUNTY, UTAH 84746

## CONTACT INFORMATION

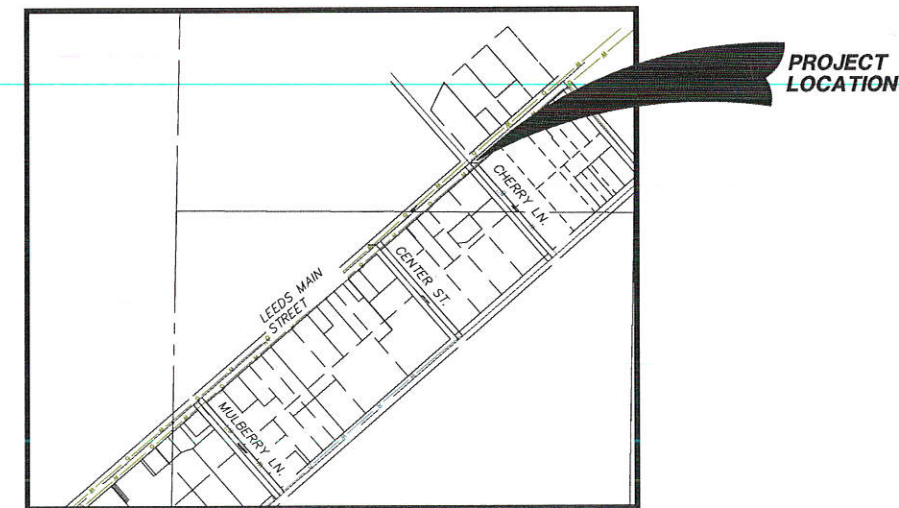
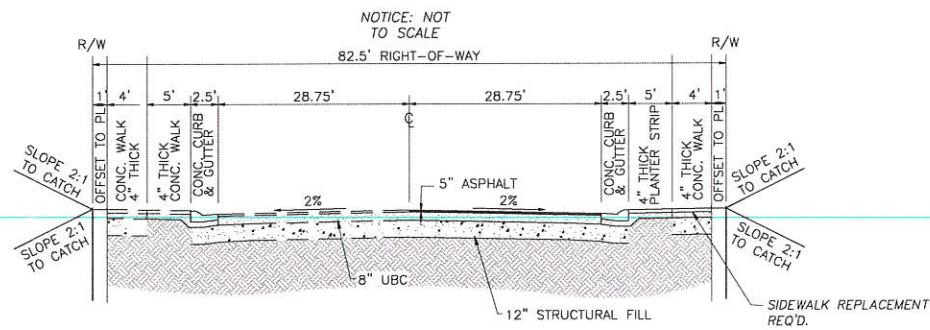
UDOT CONTACT	TRACY MANSON	(435)-590-0252
LEEDS TOWN	WAYNE PETERSON	(201)-218-8196
ENGINEER	KARL RASMUSSEN	(435)-680-0816

## SHEET INDEX

SHEET	DESCRIPTION
C1	TITLE SHEET
TS1	TYPICAL SECTION SHEET
C2	SITE PLAN
C3-C4	UTILITY PLAN
C5-C6	GRADING PLAN
PP1-PP9	PLAN & PROFILE PLAN
D1	DETAIL SHEET 1

NO	REVISIONS	DESCRIPTION	DATE	BY

**PROVALUE ENGINEERING, INC.**  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
American Fork, Utah 84737  
Phone: (435) 668-6501



**Know what's below. Call 811 before you dig.**

**NOTICE!**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

**OWNERS:**  
ADDRESS HERE  
CONTACT NAME  
PHONE NUMBER

TITLE SHEET FOR:  
**LEEDS MAIN STREET**  
LEEDS, WASHINGTON COUNTY, UTAH 84746  
LOCATED IN SECTION 12, T41S, R14W, 4 IN SECTION 7, T41S, R13W, S.L.B.&M.

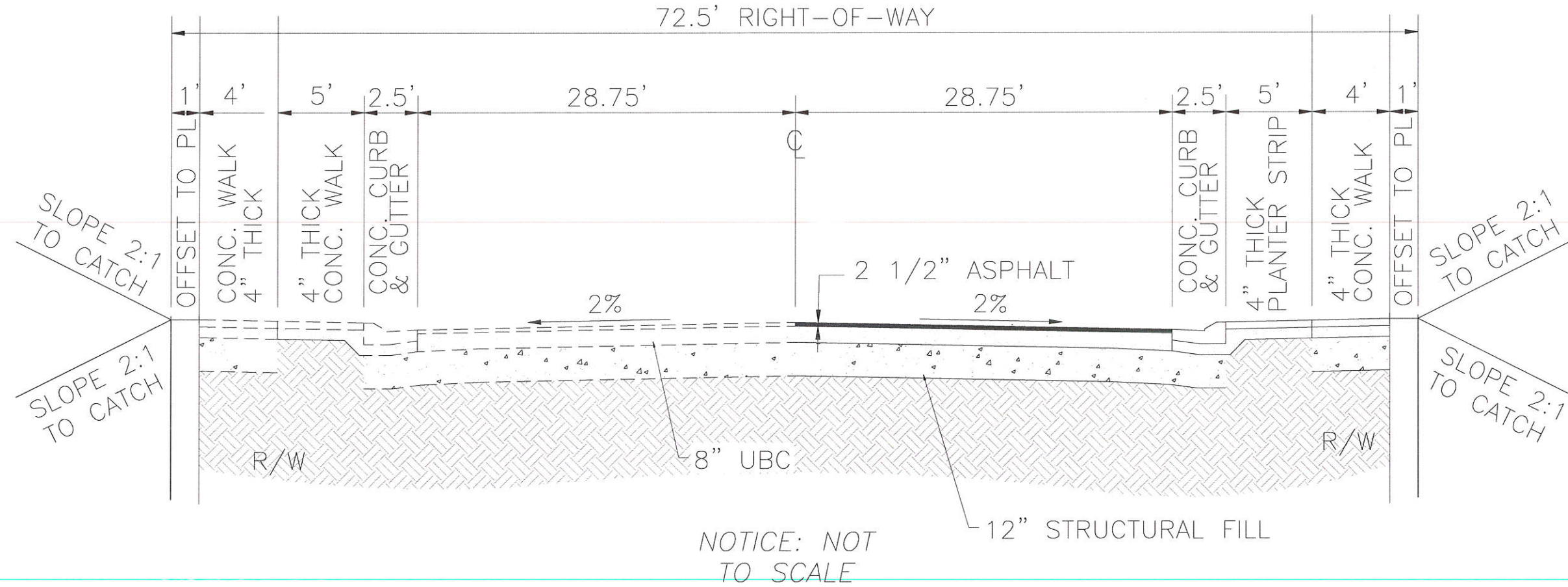
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SCALE: N/A  
JOB NO:  
246-082  
SHEET NO:  
**C1**

COPYRIGHT © 2011 PROVALUE ENGINEERING, INC. TITLE SHEET



# TYPICAL SECTION SHEET FOR: LEEDS MAIN STREET

LOCATED IN SECTION 12, T41S, R14W, & IN SECTION 7, T41S, R13W, S.L.B.&M.  
LEEDS, WASHINGTON COUNTY, UTAH 84746



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NO.	REVISIONS DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 4500 West, Suite 1  
Provo, UT 84601  
Phone: (435) 866-8307



TITLE SHEET FOR:  
**LEEDS MAIN STREET**  
LEEDS, WASHINGTON COUNTY, UTAH 84746  
LOCATED IN SECTION 12, T41S, R14W, & IN SECTION 7, T41S, R13W, S.L.B.&M.

DATE: 08-11-2021  
SCALE: N/A  
JOB NO:  
246-002

SHEET NO:  
**TS1**

Know what's below.  
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NOTICE!  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

TITLE SHEET



# GRADING PLAN FOR: LEEDS MAIN STREET

LOCATED IN SECTION 12, T41S, R14W, & IN SECTION 7, T41S, R13W, S.L.B.&M.  
LEEDS, WASHINGTON COUNTY, UTAH 84746



**NOTICE!**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR BENEATH GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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NO.	REVISIONS DESCRIPTION	DATE	BY

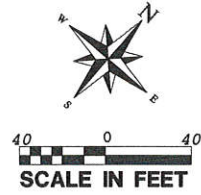
**PROVALUE ENGINEERING, INC.**  
Engineers - Land Surveyors - Land Planners  
20 South 250 West, Suite 1  
Leeds, Utah 84746  
Phone: (435) 644-4507



GRADING PLAN FOR:  
**LEEDS MAIN STREET**  
LEEDS, WASHINGTON COUNTY, UTAH 84746  
LOCATED IN SECTION 12, T41S, R14W, & IN SECTION 7, T41S, R13W, S.L.B.&M.

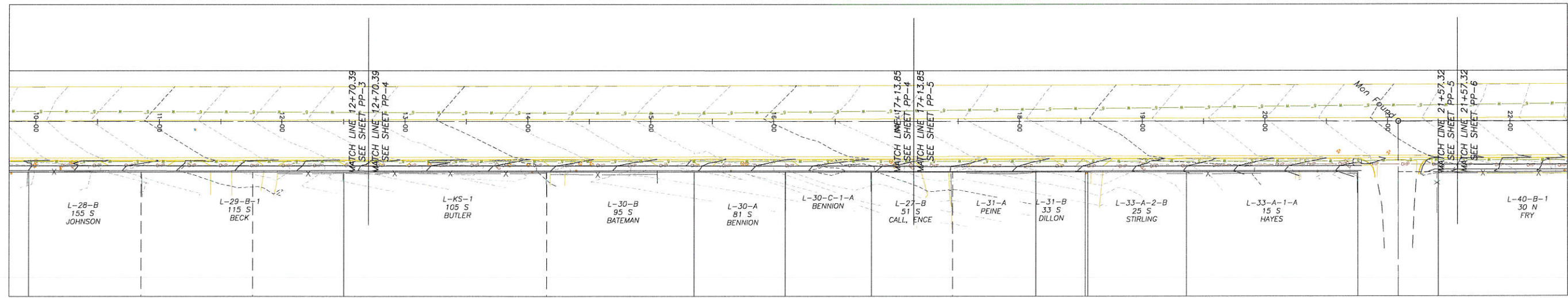
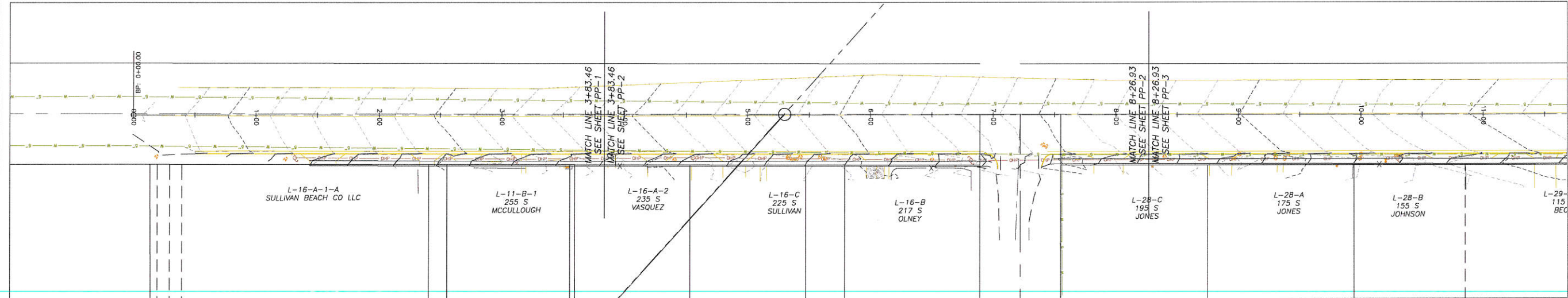
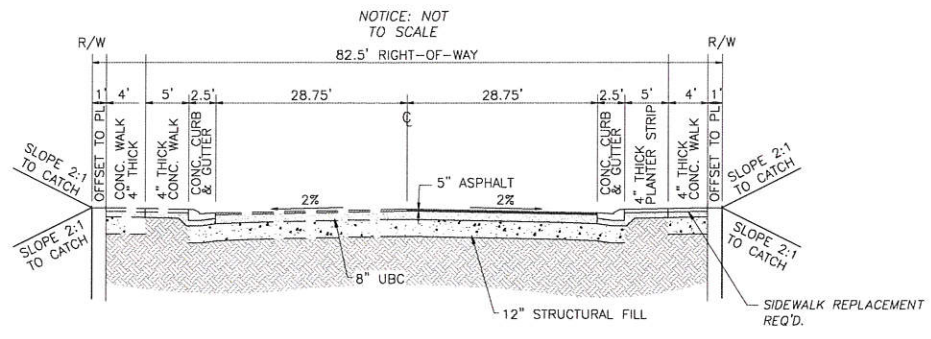
DATE: 08-11-2021  
SCALE: 1"=40'  
JOB NO:  
246-002  
SHEET NO:  
**C5**

GRADING PLAN

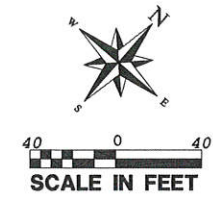


**LEGEND**

- — — — — PROPOSED PHONE LINE
- — — — — PROPOSED 8" SANITARY SEWER LINE
- — — — — PROPOSED 8" PVC WATERLINE
- — — — — PROPOSED NATURAL GAS LINE
- — — — — PRIMARY POWER
- — — — — SECONDARY POWER
- NEW SEWER MANHOLE PER ASH CREEK STANDARDS
- NEW 4" PVC SEWER LATERAL PER ASH CREEK STANDARDS
- NEW 3/4" WATER LATERAL & METER PER HURRICANE CITY STANDARDS
- ⊗ NEW FIRE HYDRANT PER HURRICANE CITY STANDARDS
- ⊗ NEW WATER VALVE PER HURRICANE CITY STANDARDS
- ⊗ EXISTING MANHOLE
- NEW SD INLET BOX PER HURRICANE CITY STANDARDS







# GRADING PLAN FOR: LEEDS MAIN STREET

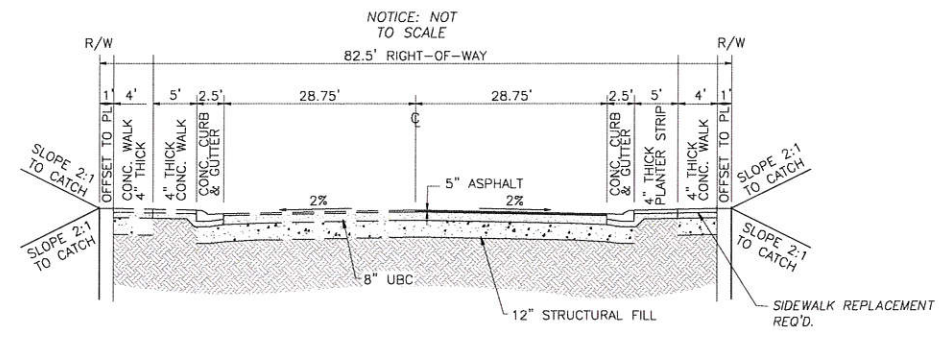
LOCATED IN SECTION 12, T41S, R14W, & IN SECTION 7, T41S, R13W, S.L.B.&M.  
LEEDS, WASHINGTON COUNTY, UTAH 84746

See note below.  
Call 811 before you dig.

BLUE STAGES OF UTAH  
UTAH SURVEYORS ASSOCIATION

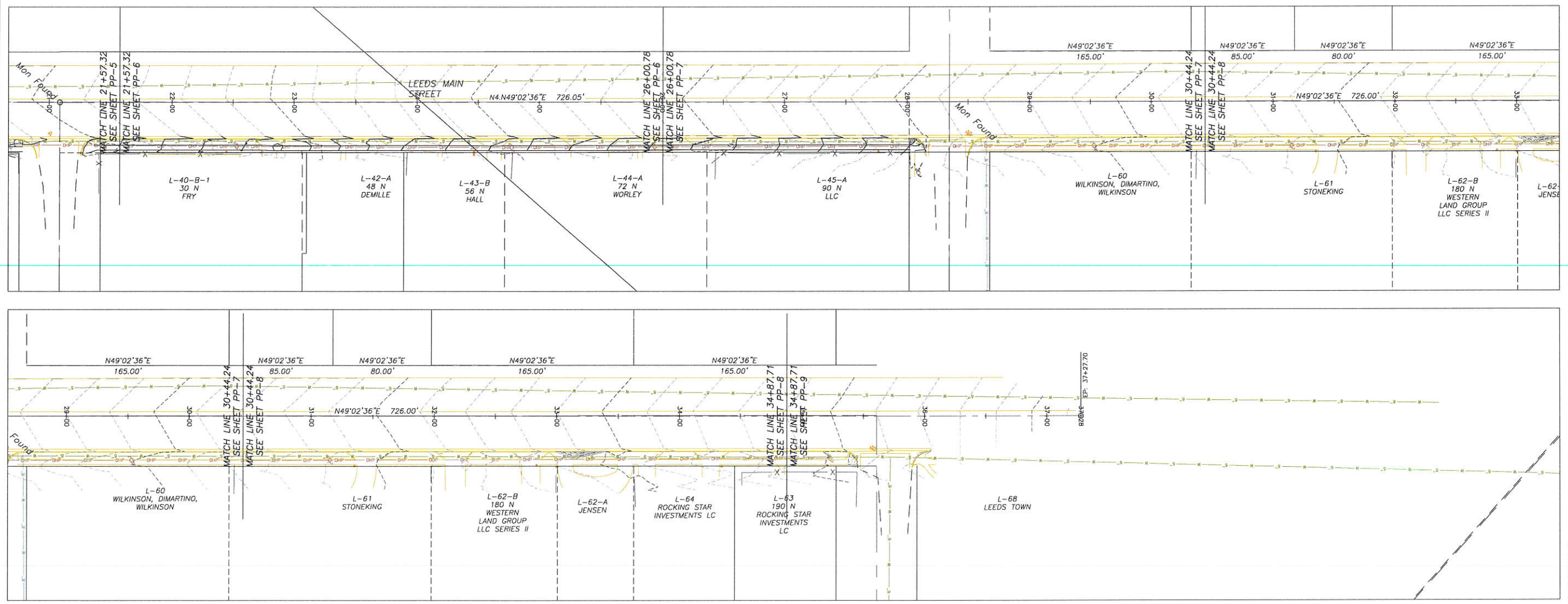
**NOTICE!**

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**LEGEND**

— T — T — T — T —	PROPOSED PHONE LINE
— SS — 8" — SS — 8" —	PROPOSED 8" SANITARY SEWER LINE
— W — 8" — W — 8" —	PROPOSED 8" PVC WATERLINE
— G — G — G — G —	PROPOSED NATURAL GAS LINE
— P — P — P — P —	PRIMARY POWER
— S — S — S — S —	SECONDARY POWER
●	NEW SEWER MANHOLE PER ASH CREEK STANDARDS
⊕	NEW 4" PVC SEWER LATERAL PER ASH CREEK STANDARDS
⊕	NEW 3/4" WATER LATERAL & METER PER HURRICANE CITY STANDARDS
⊕	NEW FIRE HYDRANT PER HURRICANE CITY STANDARDS
⊕	NEW WATER VALVE PER HURRICANE CITY STANDARDS
⊕	EXISTING MANHOLE
■	NEW SD INLET BOX PER HURRICANE CITY STANDARDS



REVISIONS

NO.	DESCRIPTION	DATE	BY

**PROVALUE ENGINEERING, INC.**  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84737  
Phone: (435) 648-8507



GRADING PLAN FOR:  
**LEEDS MAIN STREET**  
LEEDS, WASHINGTON COUNTY, UTAH 84746  
LOCATED IN SECTION 12, T41S, R14W, & IN SECTION 7, T41S, R13W, S.L.B.&M.

DATE: 08-11-2021  
SCALE: 1" = 40'

JOB NO.  
246-002

SHEET NO.  
**C6**

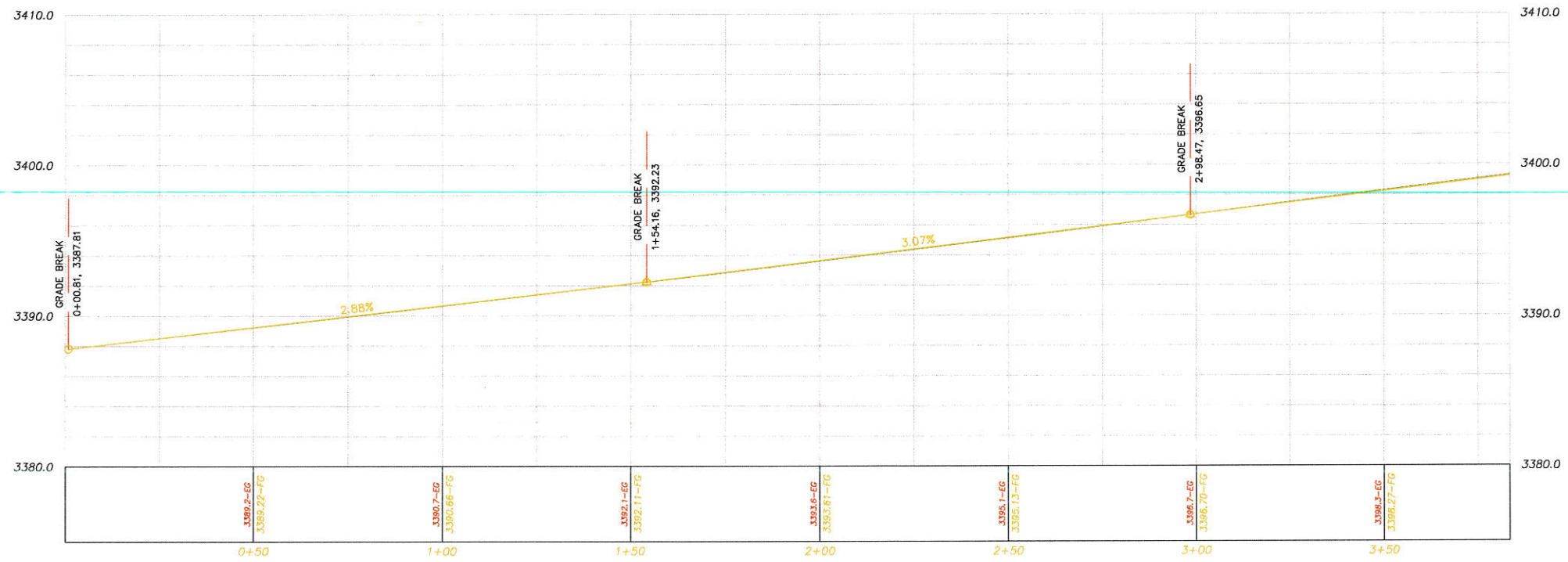
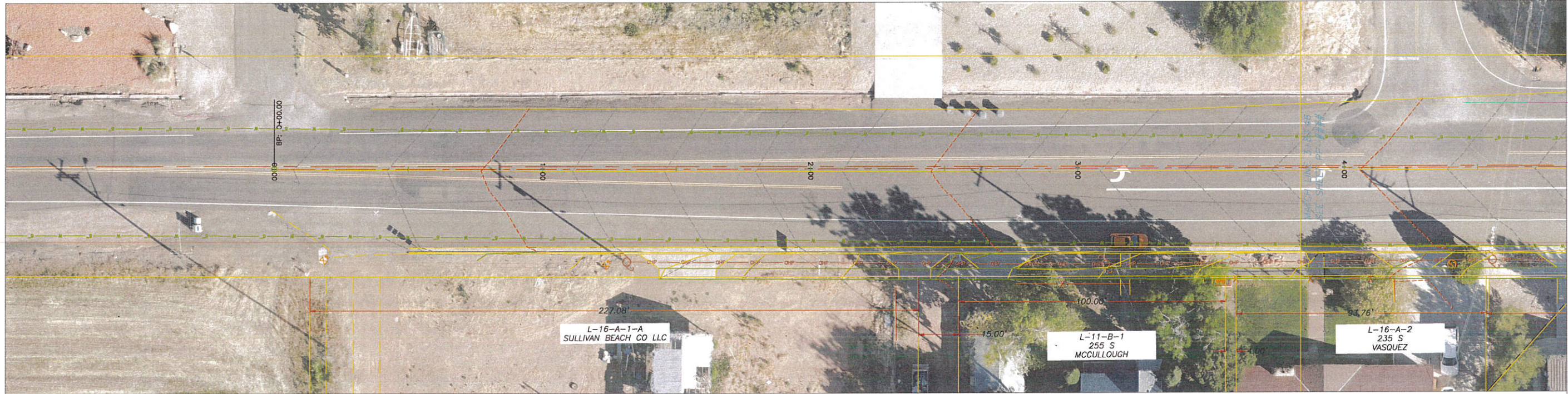
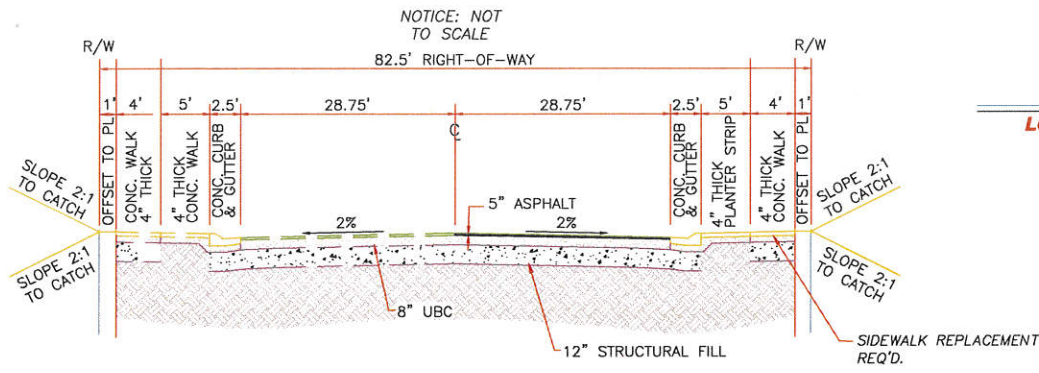
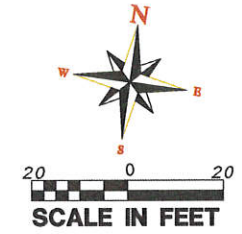


# PLAN & PROFILE FOR: LEEDS MAIN STREET

LOCATED IN SECTION 12, T41S, R14W, & IN SECTION 7, T41S, R13W, S.L.B.&M.  
LEEDS, WASHINGTON COUNTY, UTAH 84746

## LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- OVERHEAD POWER
- CENTERLINE
- EXISTING CONCRETE
- EXISTING WATERLINE, SIZE SHOWN
- EXISTING GAS



NO.	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.  
Engineers, Land Surveyors - Land Planners  
20 South 800 West, Suite 1  
Hurricane City, Utah 84751  
Phone: (435) 948-0361



PLAN & PROFILE FOR:  
**LEEDS MAIN STREET**  
LOCATED IN SECTION 12, T41S, R14W/ SECTION 7, T41S, R13W, S.L.B.&M.

DATE: 8/17/2021  
SCALE: 1"=20'/40" HALF  
JOB NO:  
246-002  
SHEET NO:  
**PP-1**

246-002 LEEDS MAIN STREET

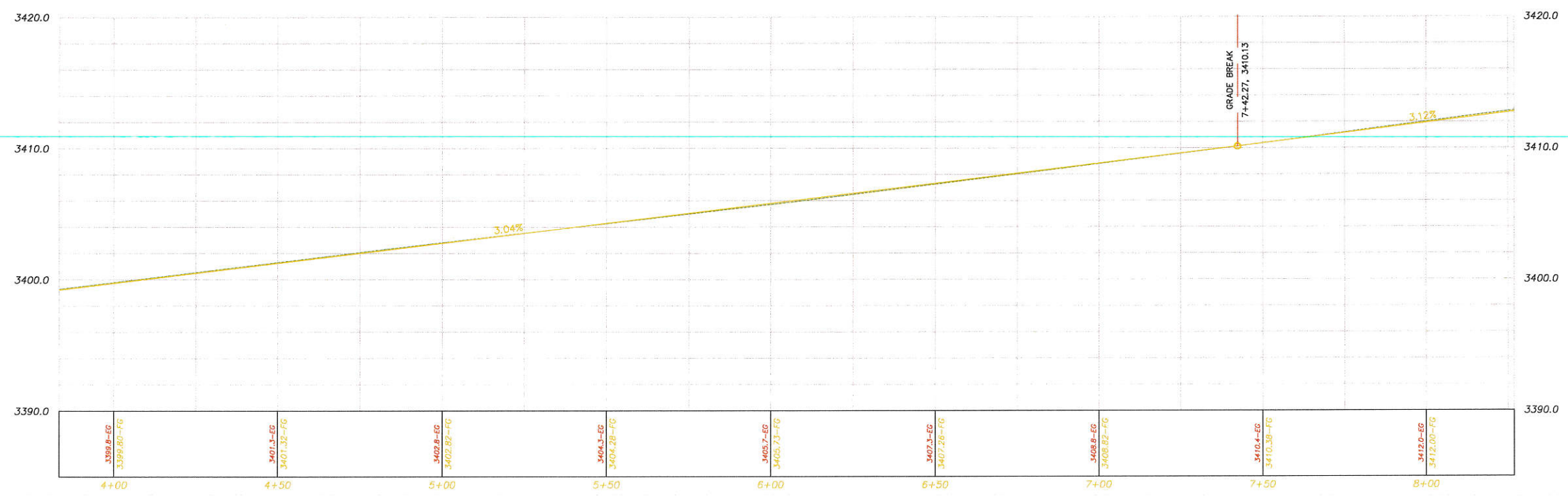
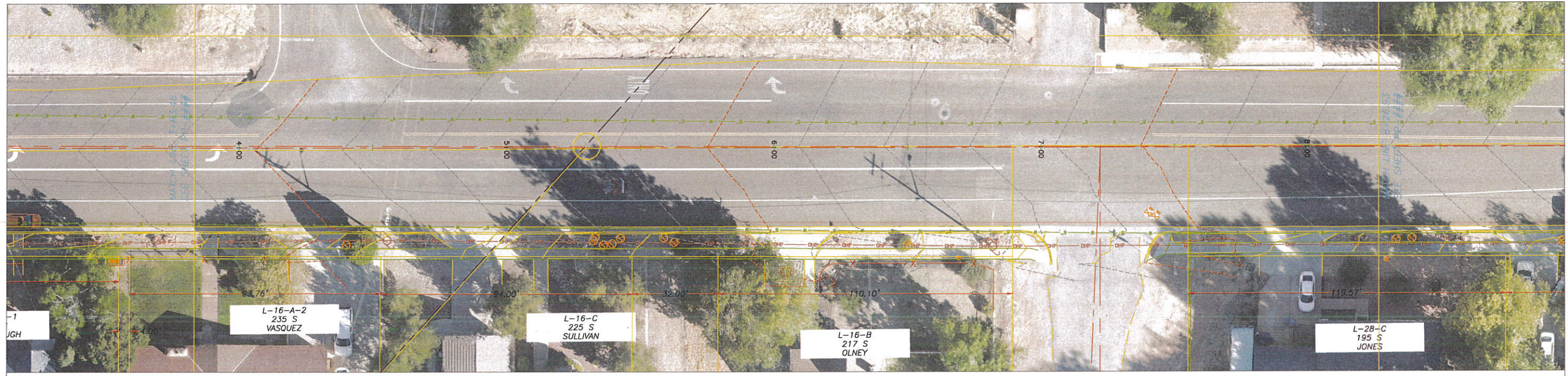
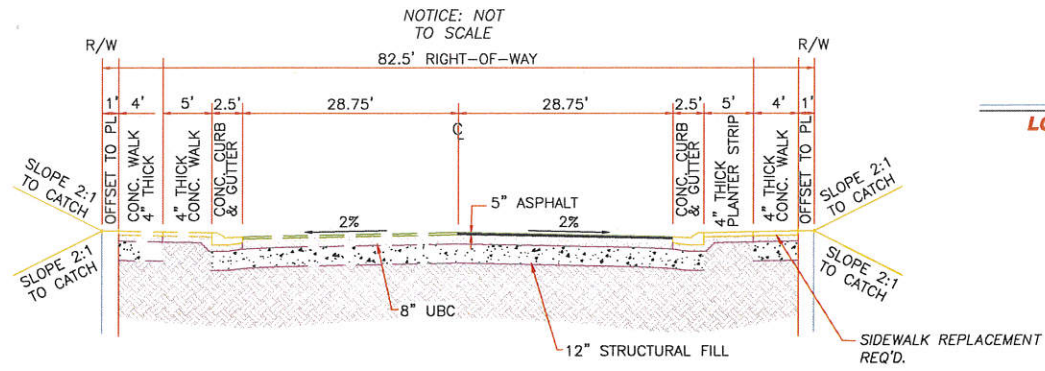
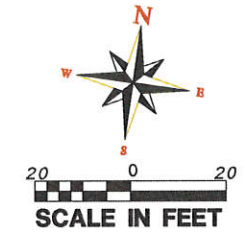


# PLAN & PROFILE FOR: LEEDS MAIN STREET

LOCATED IN SECTION 12, T41S, R14W, & IN SECTION 7, T41S, R13W, S.L.B.&M.  
LEEDS, WASHINGTON COUNTY, UTAH 84746

## LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- OVERHEAD POWER
- CENTERLINE
- EXISTING CONCRETE
- EXISTING WATERLINE, SIZE SHOWN
- EXISTING GAS



NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.  
Engineers, Land Surveyors - Land Planners  
28 South 850 West, Suite 1  
Hurricane City, Utah 84737  
Phone: (435) 866-0567



PLAN & PROFILE FOR:  
**LEEDS MAIN STREET**  
LOCATED IN SECTION 12, T41S, R14W/ SECTION 7, T41S, R13W, S.L.B.&M.

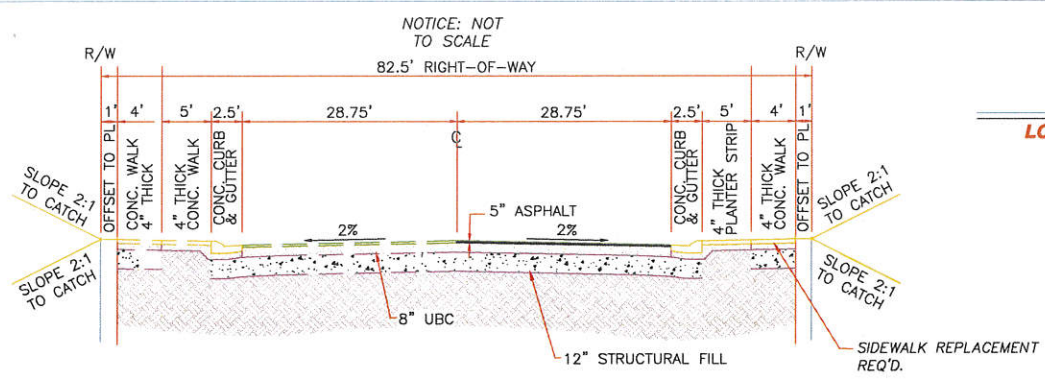
DATE: 8/1/2021  
SCALE: 1"=20'/1/8"=HALF  
JOB NO:  
246-002  
SHEET NO:  
**PP-2**

246-002 LEEDS MAIN STREET



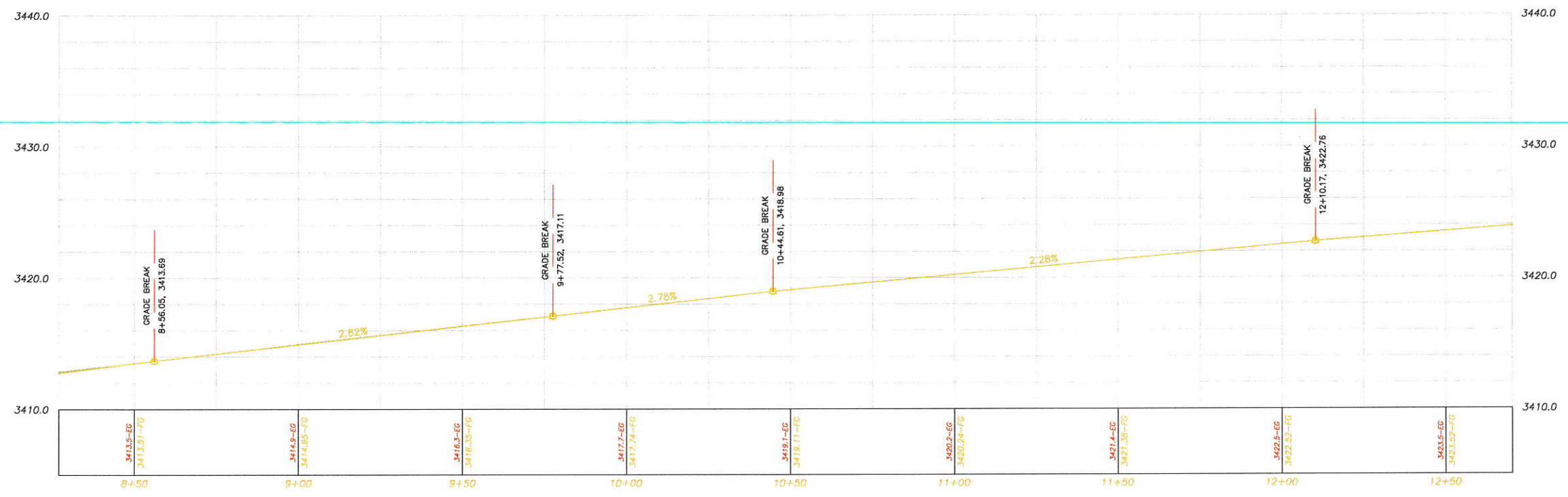
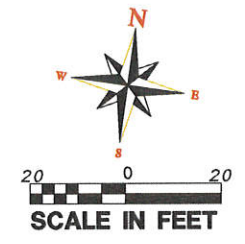
# PLAN & PROFILE FOR: LEEDS MAIN STREET

LOCATED IN SECTION 12, T41S, R14W, & IN SECTION 7, T41S, R13W, S.L.B.&M.  
LEEDS, WASHINGTON COUNTY, UTAH 84746



**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- OVERHEAD POWER
- CENTERLINE
- EXISTING CONCRETE
- EXISTING WATERLINE, SIZE SHOWN
- EXISTING GAS



NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 200 West, Suite 1  
Hurricane, Utah 84757  
Phone: (435) 848-8321



PLAN & PROFILE FOR:  
**LEEDS MAIN STREET**  
LOCATED IN SECTION 12, T41S, R14W, SECTION 7, T41S, R13W, S.L.B.&M.

DATE: 8/1/2021  
SCALE: 1"=20'/40' HALF  
JOB NO: 246-002  
SHEET NO:  
**PP-3**

246-002 LEEDS MAIN STREET

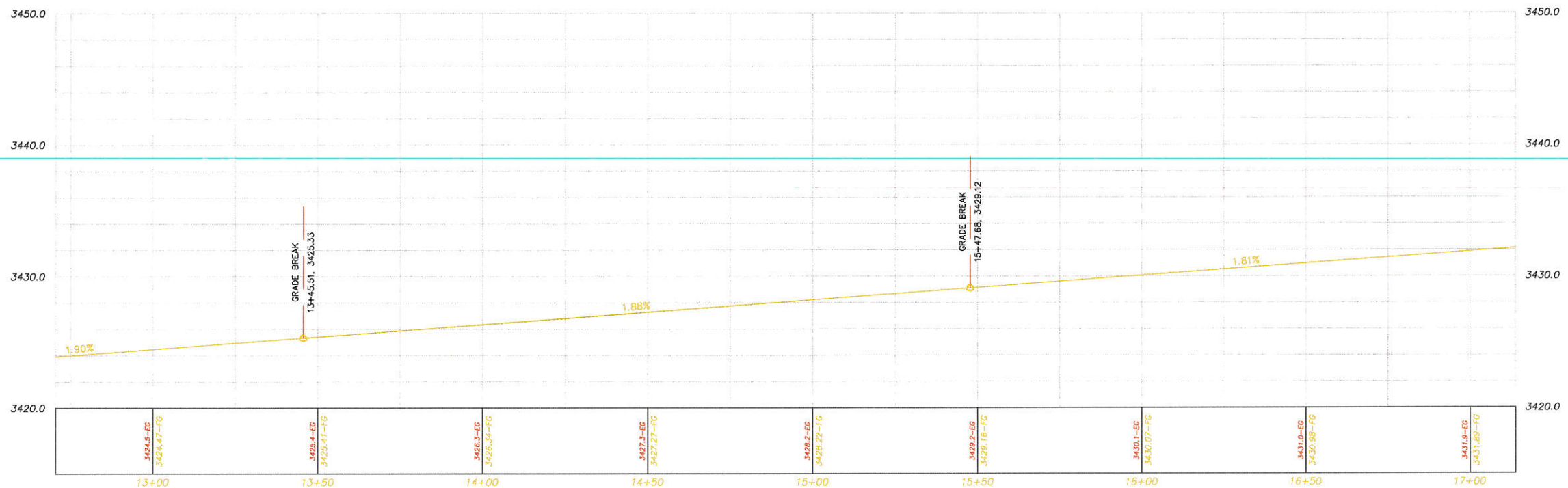
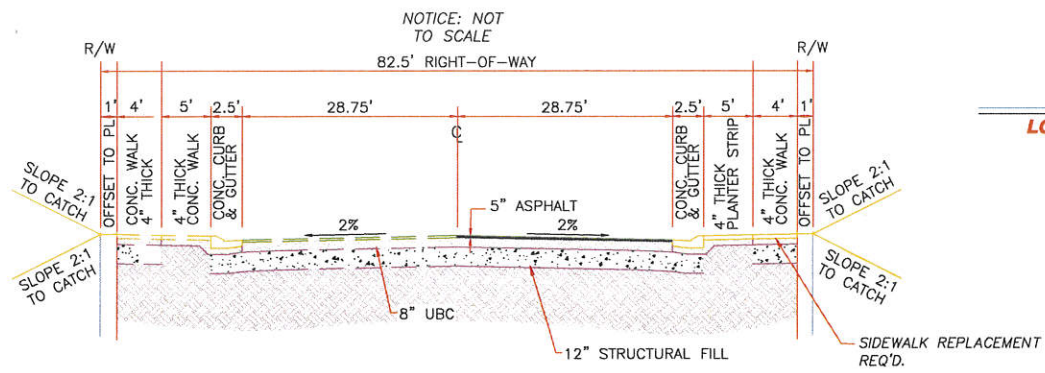
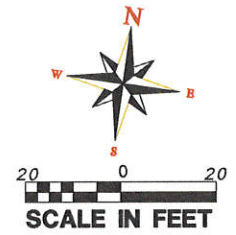


# PLAN & PROFILE FOR: LEEDS MAIN STREET

LOCATED IN SECTION 12, T41S, R14W, & IN SECTION 7, T41S, R13W, S.L.B.&M.  
LEEDS, WASHINGTON COUNTY, UTAH 84746

## LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- OVERHEAD POWER
- CENTERLINE
- EXISTING CONCRETE
- EXISTING WATERLINE, SIZE SHOWN
- EXISTING GAS



NO.	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 800 West, Suite 1  
Hurricane City, Utah 84737  
Phone: (435) 866-0001



PLAN & PROFILE FOR:  
**LEEDS MAIN STREET**  
LOCATED IN SECTION 12, T41S, R14W/ SECTION 7, T41S, R13W, S.L.B.&M.

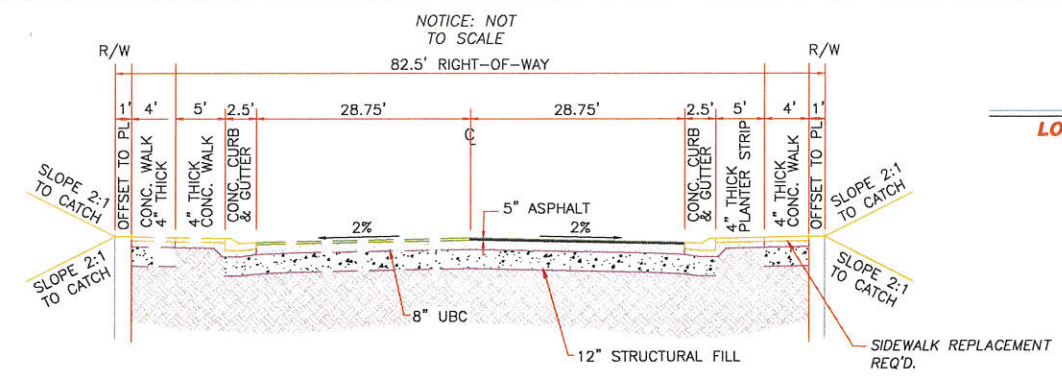
DATE: 8/1/2021  
SCALE: 1"=20'/40' HALF  
JOB NO:  
246-002  
SHEET NO:  
**PP-4**

246-002 LEEDS MAIN STREET

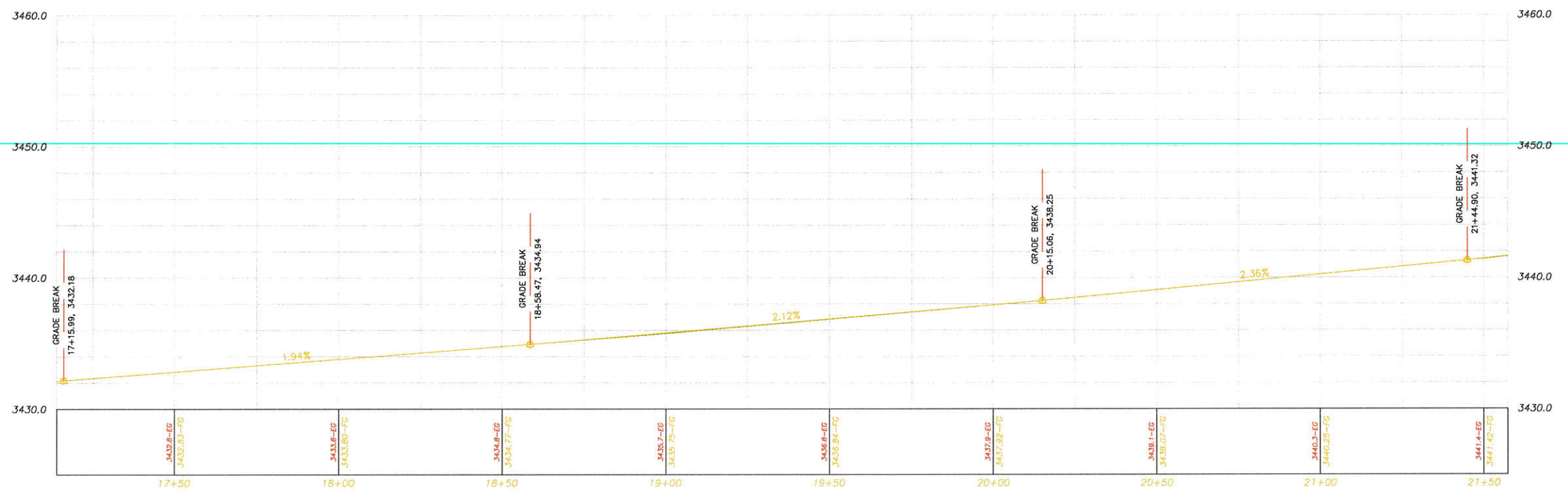
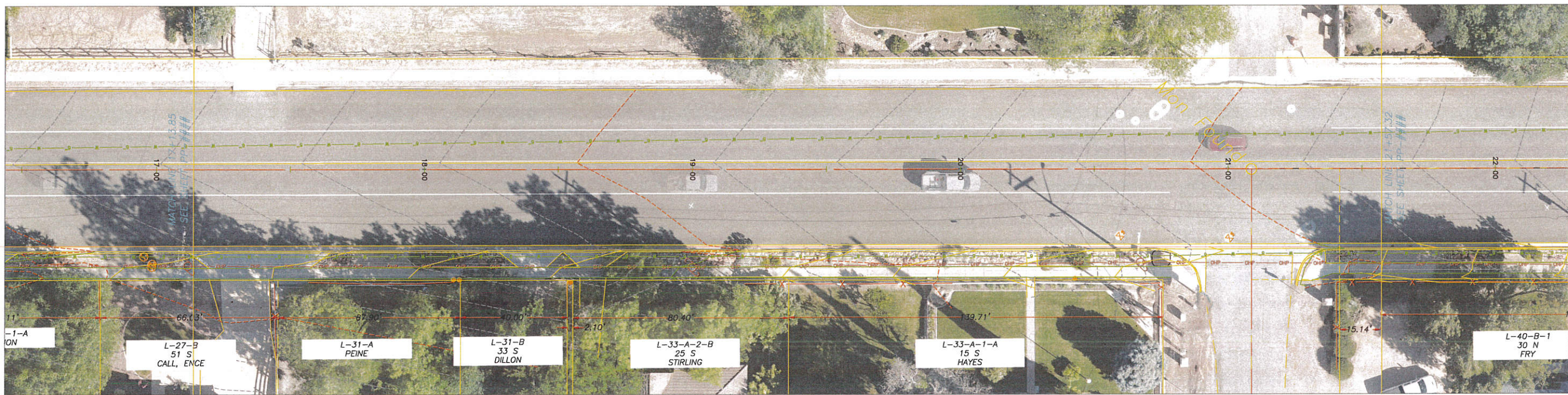
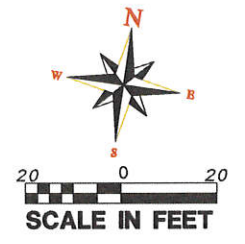


# PLAN & PROFILE FOR: LEEDS MAIN STREET

LOCATED IN SECTION 12, T41S, R14W, & IN SECTION 7, T41S, R13W, S.L.B.&M.  
LEEDS, WASHINGTON COUNTY, UTAH 84746



- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - x - x - EXISTING FENCE
  - SECTION LINE
  - OHP — OVERHEAD POWER
  - CENTERLINE
  - EXISTING CONCRETE
  - EXISTING WATERLINE, SIZE SHOWN
  - GAS — EXISTING GAS



NO.	REVISIONS	DESCRIPTION	DATE	BY

**PROVALUE ENGINEERING, INC.**  
 Engineers - Land Surveyors - Land Planners  
 20 South 400 West, Suite 1  
 Hurricane City, Utah 84737  
 Phone: (435) 668-0307



PLAN & PROFILE FOR:  
**LEEDS MAIN STREET**  
 LOCATED IN SECTION 12, T41S, R14W/ SECTION 7, T41S, R13W, S.L.B.&M.

DATE: 01/20/21  
 SCALE: 1"=20'/40" HALF  
 JOB NO:  
 246-002  
 SHEET NO:  
**PP-5**

246-002 LEEDS MAIN STREET

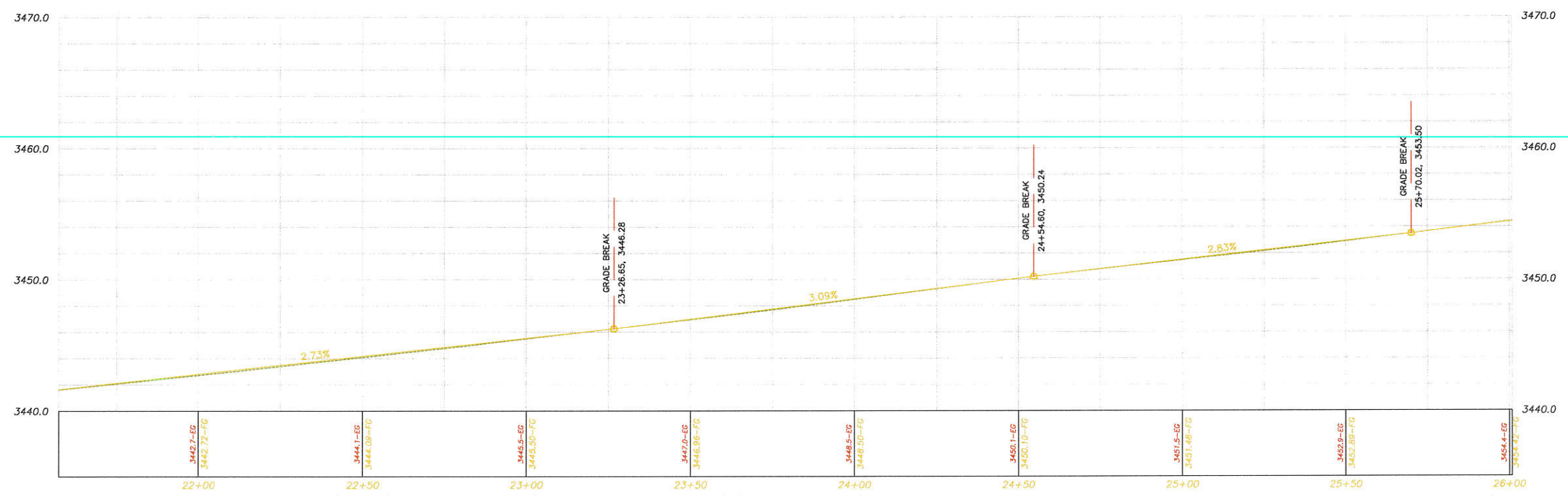
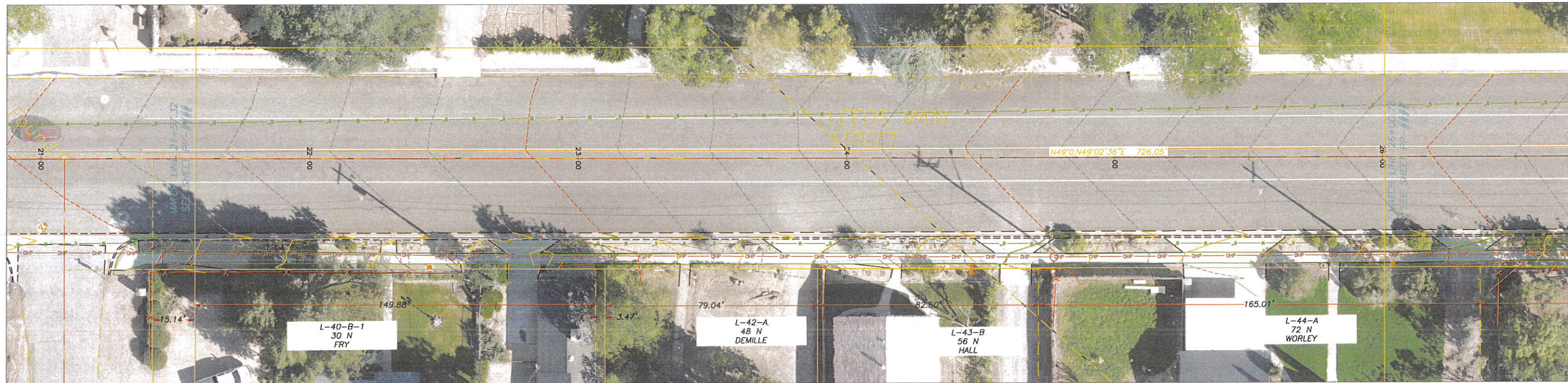
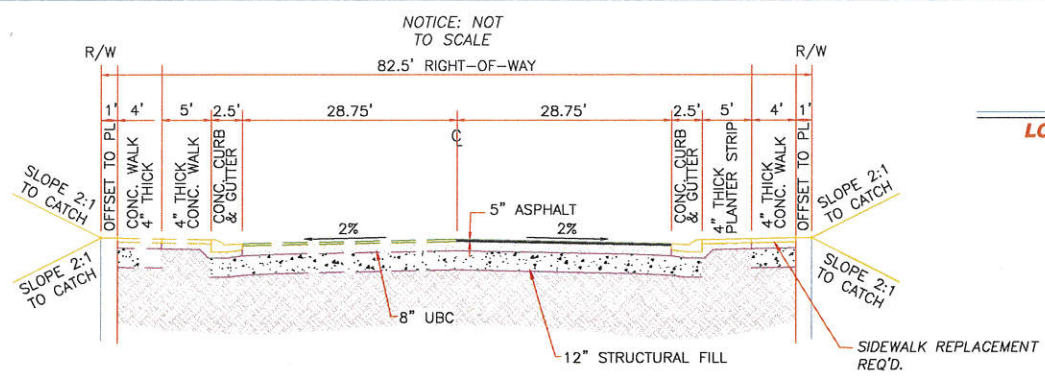
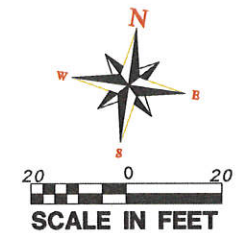


# PLAN & PROFILE FOR: LEEDS MAIN STREET

LOCATED IN SECTION 12, T41S, R14W, & IN SECTION 7, T41S, R13W, S.L.B.&M.  
LEEDS, WASHINGTON COUNTY, UTAH 84746

### LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- OVERHEAD POWER
- CENTERLINE
- EXISTING CONCRETE
- EXISTING WATERLINE, SIZE SHOWN
- EXISTING GAS



NO.	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 600 West, Suite 1  
Provo, Utah 84601  
Phone: (435) 848-0871



PLAN & PROFILE FOR:  
**LEEDS MAIN STREET**  
LOCATED IN SECTION 12, T41S, R14W/ SECTION 7, T41S, R13W, S.L.B.&M

DATE: 8/1/2021  
SCALE: 1"=20'/40' HORIZ  
JOB NO:  
246-002  
SHEET NO:  
**PP-6**

246-002 LEEDS MAIN STREET

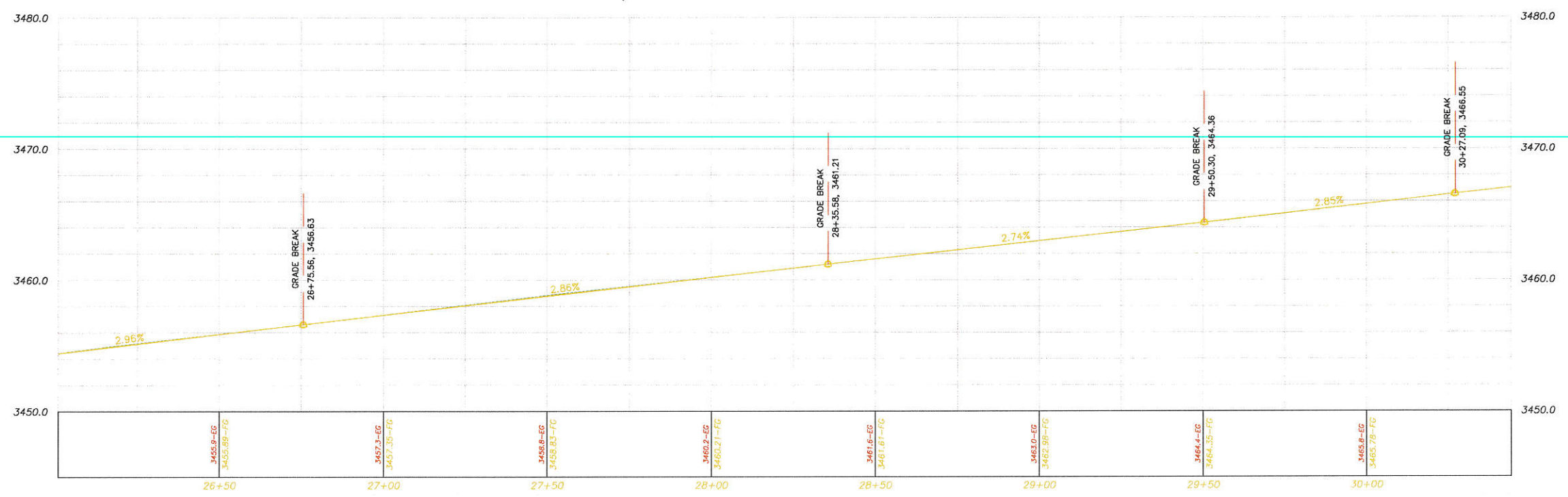
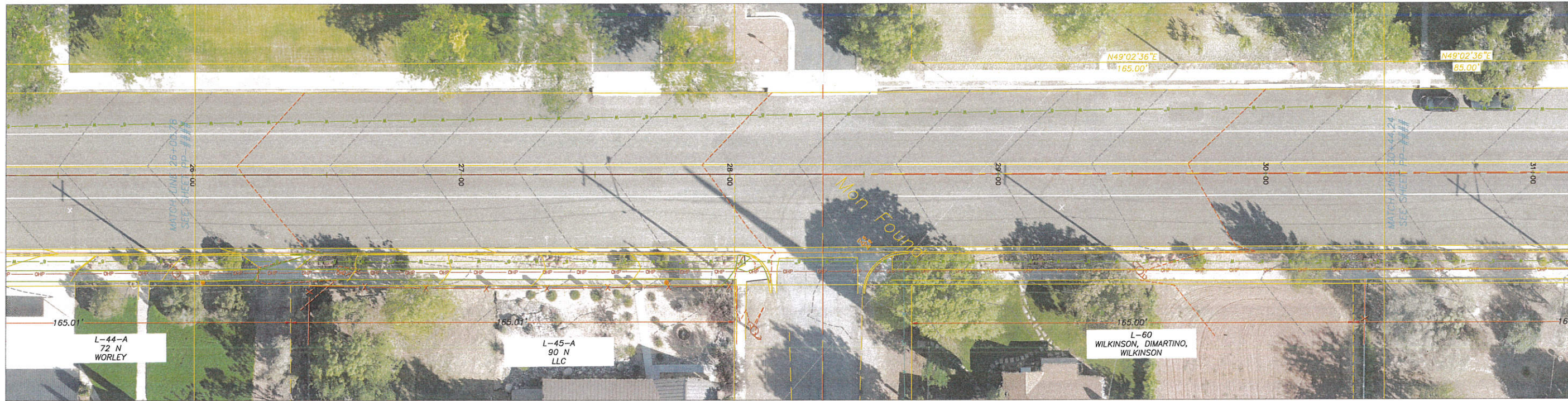
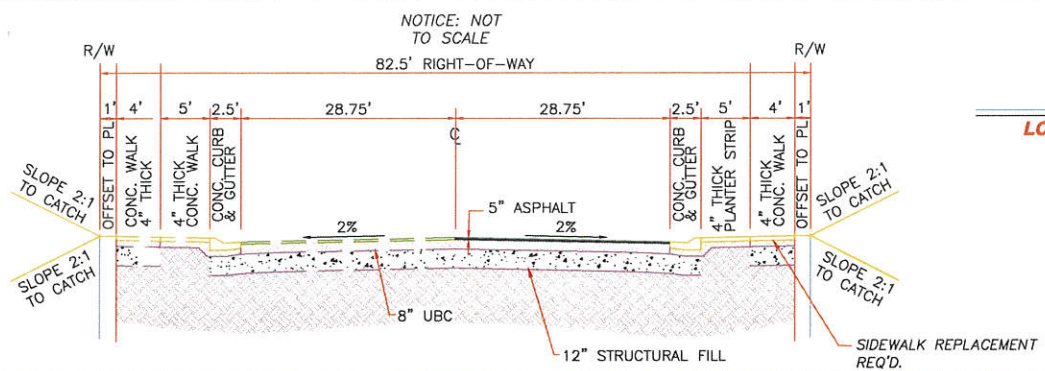
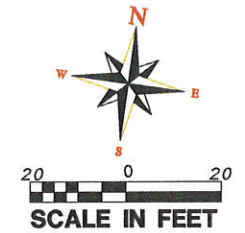


# PLAN & PROFILE FOR: LEEDS MAIN STREET

LOCATED IN SECTION 12, T41S, R14W, & IN SECTION 7, T41S, R13W, S.L.B.&M.  
LEEDS, WASHINGTON COUNTY, UTAH 84746

## LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- OVERHEAD POWER
- CENTERLINE
- EXISTING CONCRETE
- EXISTING WATERLINE, SIZE SHOWN
- EXISTING GAS



NO.	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 400 West, Suite 1  
Leeds, Utah 84746  
Phone: (435) 648-8327



PLAN & PROFILE FOR:  
**LEEDS MAIN STREET**

LOCATED IN SECTION 12, T41S, R14W, SECTION 7, T41S, R13W, S.L.B.&M.

DATE: 01/12/21  
SCALE: 1"=20'/40' HALF

JOB NO.  
346-002

SHEET NO.  
**PP-7**

246-002 LEEDS MAIN STREET

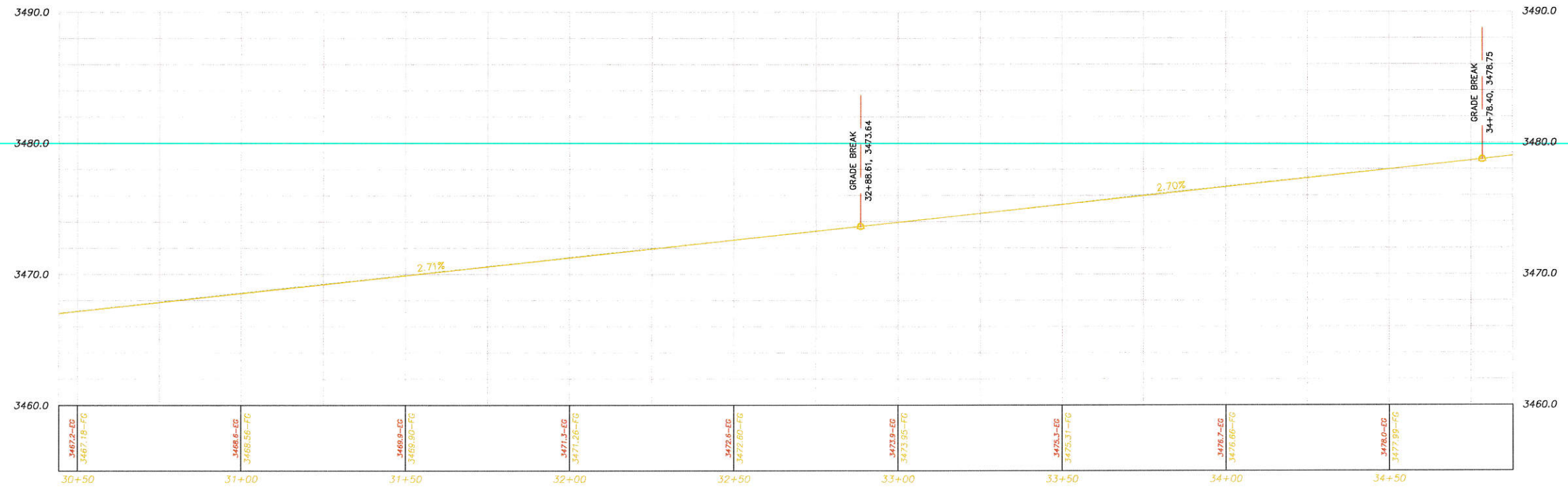
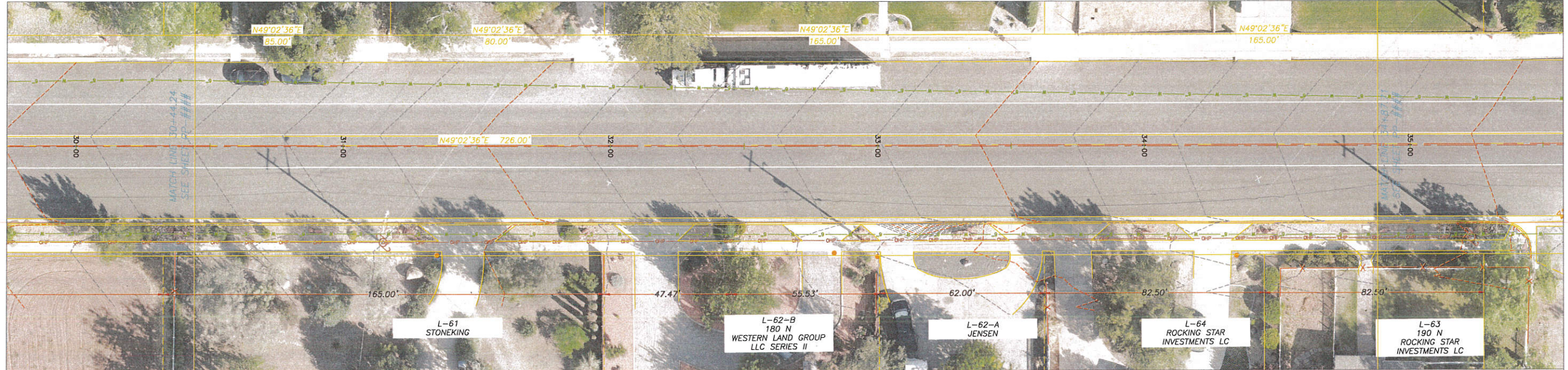
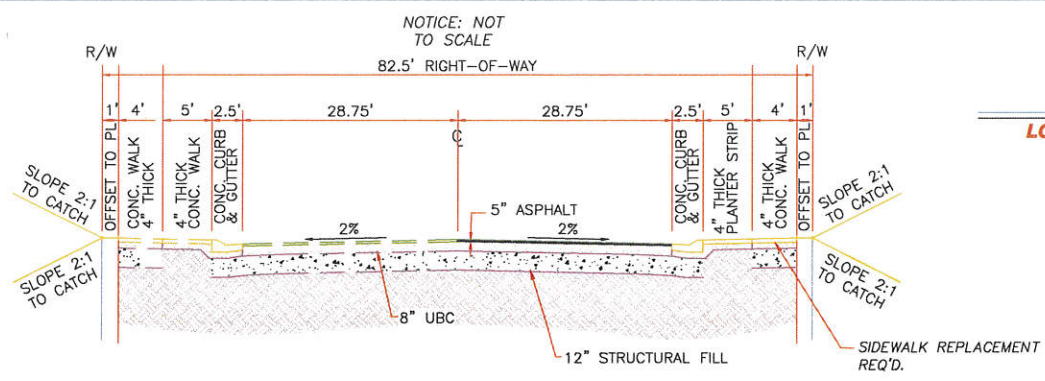
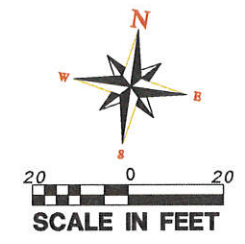


# PLAN & PROFILE FOR: LEEDS MAIN STREET

LOCATED IN SECTION 12, T41S, R14W, & IN SECTION 7, T41S, R13W, S.L.B.&M.  
LEEDS, WASHINGTON COUNTY, UTAH 84746

### LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- OVERHEAD POWER
- CENTERLINE
- EXISTING CONCRETE
- EXISTING WATERLINE, SIZE SHOWN
- EXISTING GAS



NO.	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84751  
Phone: (435) 848-0501



PLAN & PROFILE FOR:  
**LEEDS MAIN STREET**  
LOCATED IN SECTION 12, T41S, R14W/ SECTION 7, T41S, R13W, S.L.B.&M.

DATE: 8/11/2021  
SCALE: 1"=20'/40" HALF  
JOB NO:  
246-002  
SHEET NO:  
**PP-8**

246-002 LEEDS MAIN STREET

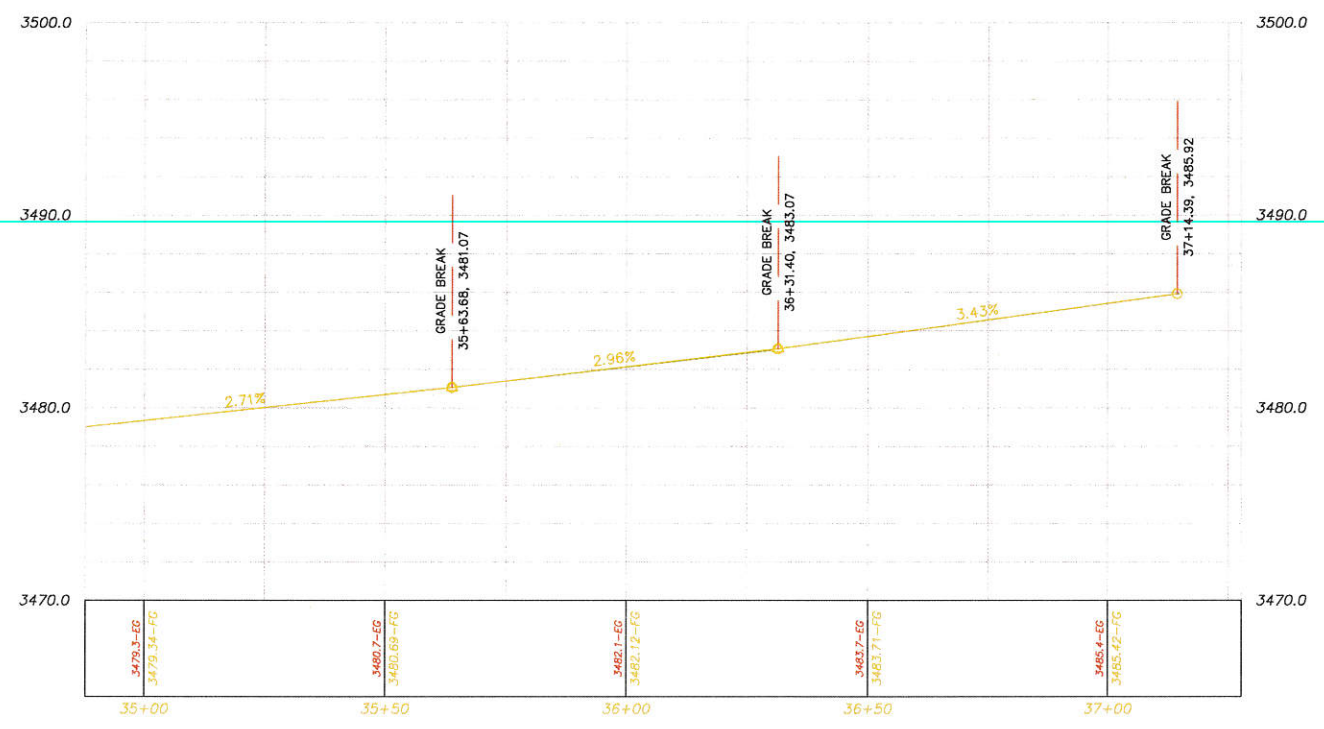
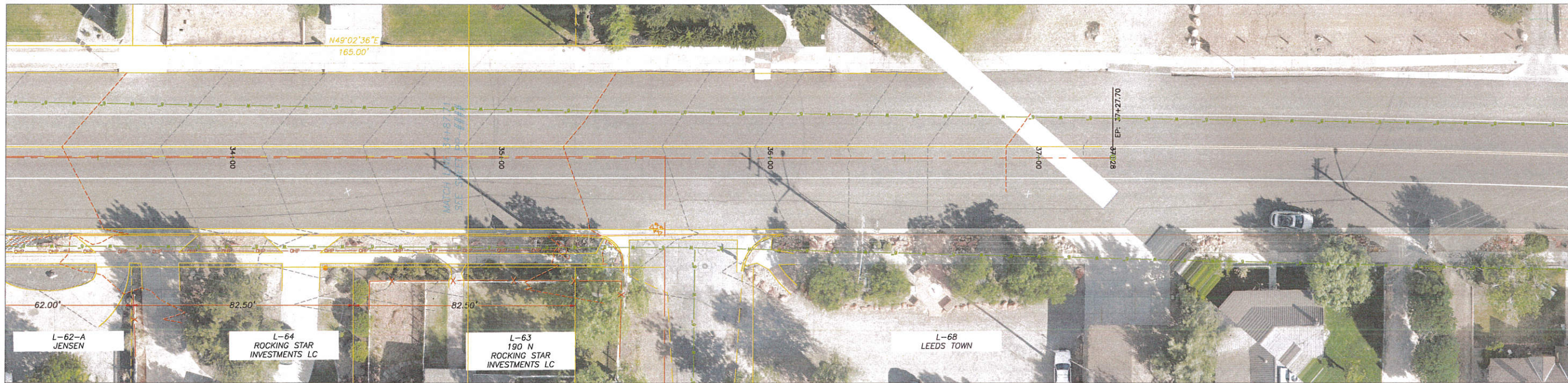
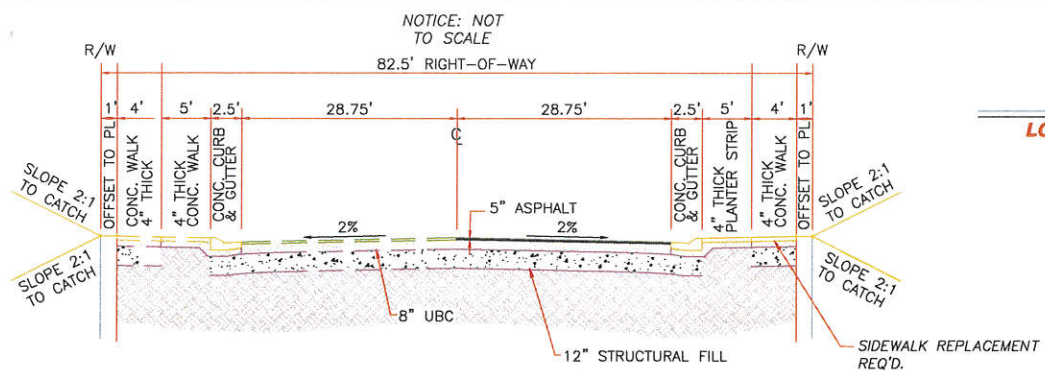
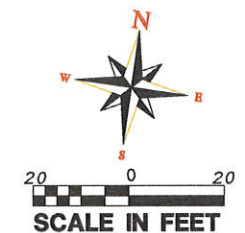


# PLAN & PROFILE FOR: LEEDS MAIN STREET

LOCATED IN SECTION 12, T41S, R14W, & IN SECTION 7, T41S, R13W, S.L.B.&M.  
LEEDS, WASHINGTON COUNTY, UTAH 84746

### LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- OVERHEAD POWER
- CENTERLINE
- EXISTING CONCRETE
- EXISTING WATERLINE, SIZE SHOWN
- EXISTING GAS



NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.  
 Engineers - Land Surveyors - Land Planners  
 20 South 200 West, Suite 1  
 Hurricane City, Utah 84737  
 Phone: (435) 469-0501



PLAN & PROFILE FOR:  
**LEEDS MAIN STREET**  
 LOCATED IN SECTION 12, T41S, R14W, SECTION 7, T41S, R13W, S.L.B.&M.

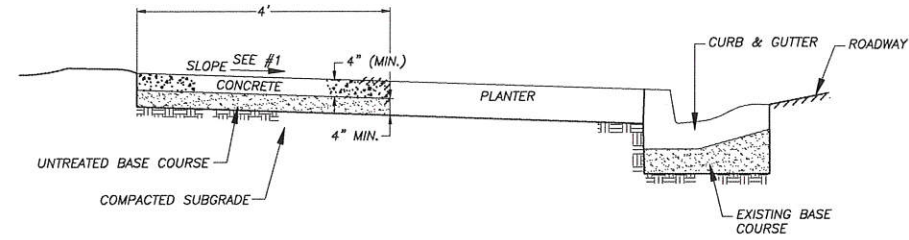
DATE: 01/2021  
 SCALE: 1"=20'/40' HALF  
 JOB NO:  
 246-002  
 SHEET NO:  
**PP-9**

246-002 LEEDS MAIN STREET

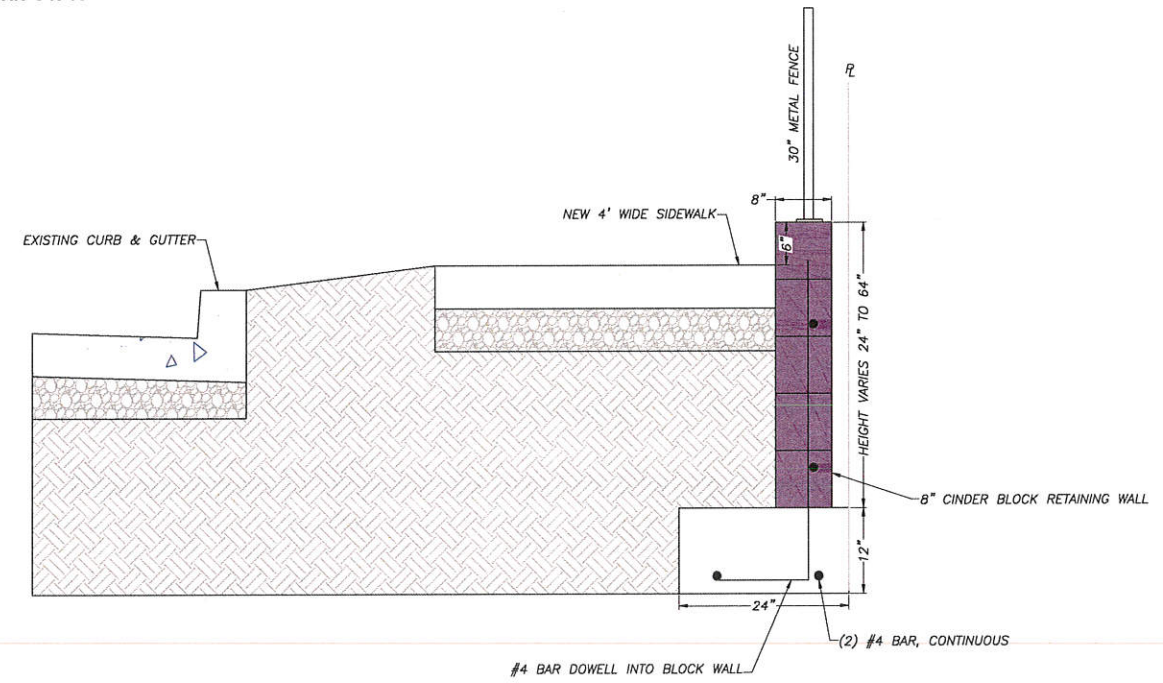


# DETAIL SHEET FOR: LEEDS LEEDS MAIN STREET IMPROVEMENTS

LOCATED IN SECTION 12, T41S, R14W, & IN SECTION 7, T41S, R13W, S.L.B.&M.  
LEEDS, WASHINGTON COUNTY, UTAH 84746



- GENERAL NOTES:**
- 1- CROSS SLOPE SHALL BE 1/4 INCH RISE PER FOOT FROM TOP OF CURB (SLOPE NOT TO EXCEED 1/2 INCH RISE PER FOOT).
  - 2- UNTREATED BASE COURSE SHALL BE PLACED UNDER SIDEWALK AND COMPACTED TO A MIN. OF 95% THICKNESS OF UNTREATED BASE NOT LESS THAN 4 INCHES.
  - 3- USE CLASS "A" CONCRETE ONLY (6 BAG, TYPE V CEMENT).
  - 4- SIDEWALK SURFACE TO HAVE A MEDIUM BROOM FINISH.
  - 5- SIDEWALKS IN COMMERCIAL ZONES SHALL BE A MIN. OF 7' WIDE WHERE DESIGNATED BY THE CITY.
  - 6- WHERE SIDEWALKS CROSS DRIVEWAYS, MINIMUM THICKNESS SHALL BE AS FOLLOWS:  
RESIDENTIAL: 6" FOR SIDEWALK, 8" FOR ROADBASE.  
COMMERCIAL/INDUSTRIAL: 8" FOR SIDEWALK, 8" FOR ROADBASE.
  - 7- FIBER EXPANSION JOINTS SHALL BE PLACED AT BOTH ENDS OF DRIVEWAY.
  - 8- FIBER EXPANSION JOINTS SHALL ALSO BE PLACED BETWEEN DRIVEWAY AND BACK OF SIDEWALK.



**PROPOSED IMPROVEMENT SIDEWALK & FENCE DETAIL**

NO.	REVISIONS DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Aurora, UT 84003  
Phone: (435) 666-8871



DETAIL SHEET FOR:  
**246-002 LEEDS LEEDS MAIN STREET CONST**  
 LOCATED IN LEEDS, UTAH

DATE: 08-11-2021  
SCALE: N.T.S.  
JOB NO:  
246-002  
SHEET NO:  
**D1**

246-002