PRELIMINARY PLANS FOR
CIRCLE CLIFF SUBDIVISION, BLOCK 23B, PARTIAL AMENDED "A"

PROJECT INFORMATION

OWNER/DEVELOPER/APPLICANT
MCILRATH WILLIAM
3116 S 2880 E, ST GEORGE, UT 84790
(801) 360-2865

PLAN PREPARER
SKY ENGINEERING
2925 E 3150 S, ST GEORGE, UT 84790
(435) 680-5667

PROJECT LOCATION
MAIN STREET, 300 S TO 350 S
PARCEL NUMBERS: I-CCL-23B-1-PT-A
I-CCL-23B-7-PT-A
PLSS: SEC31, T41S, R16W, SLBM

SHEET INDEX

SHEET 01 – COVER SHEET
SHEET 02 – PRELIMINARY PLAN
SHEET 03 – EXISTING CONDITIONS PLAN
SHEET 04 – PRELIMINARY UTILITY PLAN
SHEET 05 – PRELIMINARY GRADING PLAN

VICINITY MAP



NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

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

#	DATE	BY	DESCRIPTION

REVISIONS

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

CIRCLE CLIFF SUBDIVISION,
BLOCK 23B, PARTIAL AMENDED "A"
IVINS, UT
PRELIMINARY PLAN

PROJECT # 027-01
NAME JTM
DATE 18 MAR 2025

COVER SHEET

SHEET 01

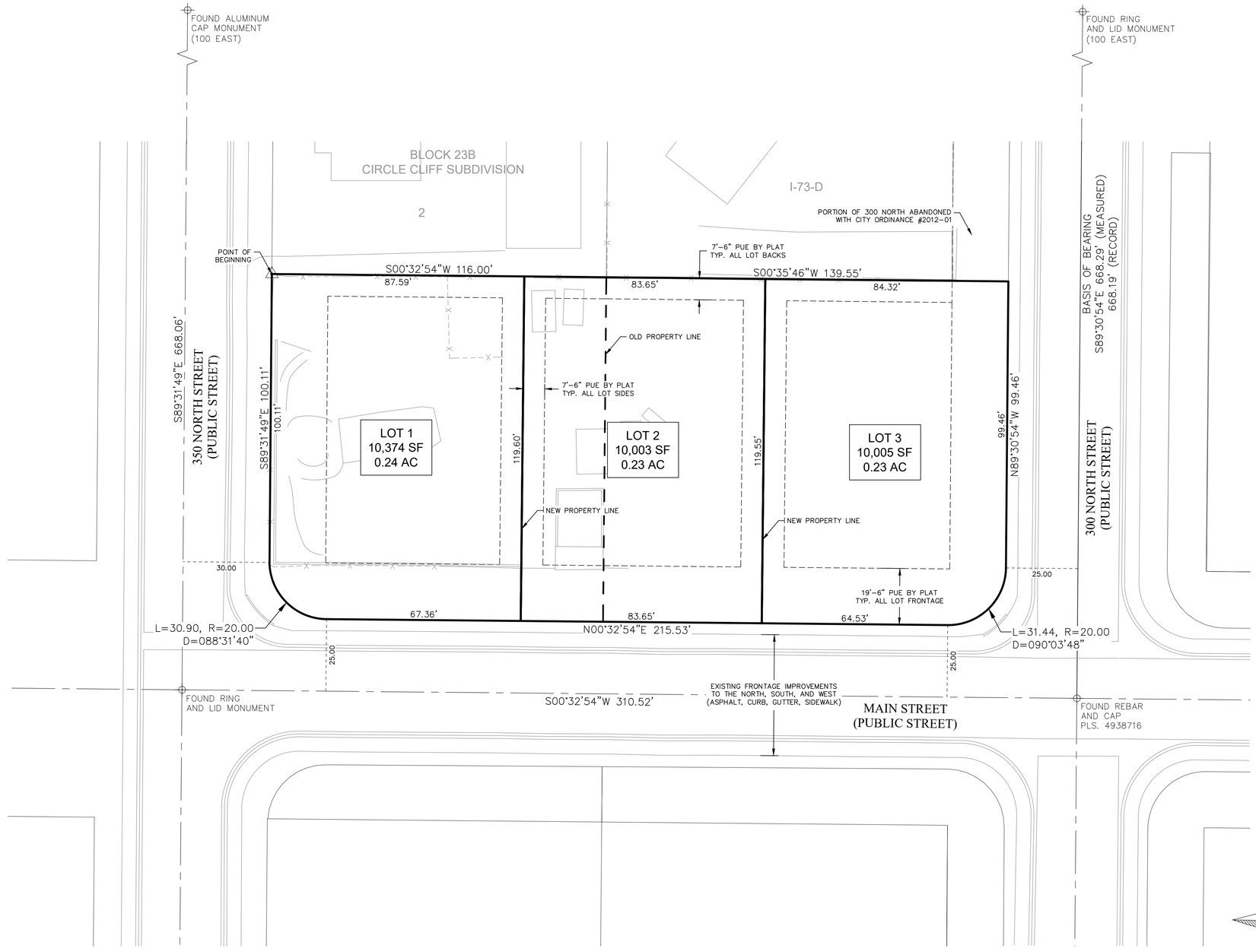
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CIRCLE CLIFF SUBDIVISION, BLOCK 23B, PARTIAL AMENDED "A"

AMENDMENT NOTE:

THE PURPOSE OF THIS AMENDED PLAT IS TO MOVE THE EXISTING LOT LINES OF CIRCLE CLIFF SUBDIVISION, BLOCK 23B, PARTIAL AMENDED "A", RECORDED DOCUMENT 20240024216 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, AND CREATE A THIRD LOT. NO OTHER CHANGES TO THE ORIGINAL CIRCLE CLIFF SUBDIVISION IS INTENDED WITH THIS AMENDED PLAT.



BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 23B, CIRCLE CLIFF SUBDIVISION RECORDED AS DOCUMENT 188319 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, AND RUNNING THENCE SOUTH 00°32'54" WEST 116.00 FEET; THENCE SOUTH 00°35'46" WEST 139.55 FEET; THENCE NORTH 89°30'54" WEST 99.46 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 31.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°03'48"; THENCE NORTH 00°32'54" EAST 215.53 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY 30.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°31'40"; THENCE SOUTH 89°31'49" EAST 100.10 FEET TO THE POINT OF BEGINNING.

CONTAINS 30,383 SQUARE FEET OR 0.7 ACRES, MORE OR LESS.

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PLSS: SEC31, T41S, R16W, SLBM

VICNITY MAP



SITE NOTES

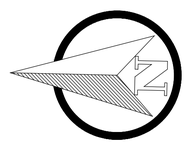
SITE PRELIMINARY PLAN
1. SITE IMPROVEMENTS AROUND THE AMENDED SUBDIVISION ARE EXISTING AND ARE NOT BEING MODIFIED WITH THIS SUBDIVISION.
2. EXISTING SITE STRUCTURES AND IMPROVEMENTS WITHIN THE PROPERTY BOUNDARY ARE NOT BEING DEMOLISHED OR MODIFIED WITH THIS SUBDIVISION. ANY GRUBBING, DEMOLITION, OR NEW SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL THROUGH THE BUILDING PERMIT APPLICATION PROCESS.
3. SEE EXISTING CONDITIONS PLAN, SHEET ####.

UTILITY PRELIMINARY PLAN
1. UTILITY SERVICE CONNECTIONS SHALL BE PROVIDED TO EACH LOT, INCLUDING WATER, SEWER, POWER, GAS, AND COMMUNICATIONS.
2. LOCATION OF EXISTING SERVICE CONNECTIONS AND DETAILED DESIGN FOR NEW CONNECTIONS TO BE COORDINATED AND APPROVED BY THE CITY AND CORRESPONDING UTILITIES WITH THIS SUBDIVISION.
3. SEE PRELIMINARY UTILITY PLAN, SHEET ####

GRADING PRELIMINARY PLAN
1. GRADING ACTIVITIES ARE NOT BEING DESIGNED OR PERFORMED WITH THIS SUBDIVISION. ANY GRADING ACTIVITIES SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL THROUGH THE BUILDING PERMIT APPLICATION PROCESS.
2. SEE PRELIMINARY GRADING PLAN, SHEET ####.

GEOTECHNICAL REPORT
1. A GEOTECHNICAL INVESTIGATION REPORT WAS COMPLETED BY LANDMARK TESTING & ENGINEERING.
2. SEE 320 MAIN STREET RESIDENCE GOETECHNICAL INVESTIGATION REPORT, LANDMARK PROJECT NO. 230483, DATED SEPTEMBER 12, 2023.

PRELIMINARY HYDROLOGY NOTE
1. A THIRD LOT IS BEING CREATED WHERE ONLY TWO LOTS PREVIOUSLY EXISTED. IT IS NOT ANTICIPATED THAT HYDROLOGIC CONDITIONS WILL CHANGE WITH THE PROPOSED SUBDIVISION. DRAINAGE PROVISIONS BEYOND WHAT IS ALREADY EXISTING AT THE SITE ARE NOT BEING PROPOSED WITH THIS PRELIMINARY PLAN.
2. LID REQUIREMENTS ARE NOT ANTICIPATED FOR THIS SUBDIVISION DUE TO THE PROJECT SIZE WHICH IS LESS THAN ONE ACRE.
3. A HYDROLOGIC ANALYSIS WILL BE COMPLETED WITH THE FINAL DESIGN OF THIS SUBDIVISION BY A LICENSED ENGINEER AND A REPORT PROVIDED TO THE CITY FOR REVIEW.
4. IF DRAINAGE PROVISIONS ARE REQUIRED, THEY WILL BE INCORPORATED INTO THE FINAL DESIGN AND CONSTRUCTION DOCUMENTS FOR THE SUBDIVISION.





1 inch = 20 ft. (22x34 SHEET)
1 inch = 40 ft. (11X17 SHEET)

#	DATE	BY	DESCRIPTION

REVISIONS

SKY ENGINEERING
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St George, Utah 84790
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CIRCLE CLIFF SUBDIVISION, BLOCK 23B, PARTIAL AMENDED "A"
IVINS, UT
PRELIMINARY PLAN

PROJECT #	027-01
NAME	JTM
DATE	18 MAR 2025

PRELIMINARY PLAN

SHEET 02

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350 NORTH ST
(PUBLIC STREET)

300 NORTH ST
(PUBLIC STREET)

MAIN ST
(PUBLIC STREET)

EXISTING WATER METER

EXISTING WATER METER

EXISTING WATER METER

EXISTING FENCE AND WALL ALONG PROPERTY LINE TO REMAIN

EXISTING SHED

EXISTING SHED

EXISTING FENCE

EXISTING OVERHEAD POWER

EXISTING PROPERTY LINE

CLEARING AND GRUBBING AREA TO OCCUR AT TIME OF BUILDING PERMIT. PROTECT IN PLACE EXISTING IMPROVEMENTS, TREES, AND STRUCTURES UNLESS DIRECTED OTHERWISE BY OWNER, OR AS NOTED IN THESE DRAWINGS.

EXISTING CONCRETE PAD

EXISTING FENCE AND WALL

EXISTING STRUCTURE

EXISTING WALL & POOL

EXISTING STRUCTURE

EXISTING POWER POLE

EXISTING TREE (TYPICAL)

EXISTING SIGN

EXISTING SEWER LATERAL

EXISTING GAS STUB

EXISTING SIGN

EXISTING SEWER LINE

EXISTING PROJECT PROPERTY LINE

EXISTING GAS LINE

EXISTING WATER LINE

S00°32'54"W 310.52'

EXISTING FIRE HYDRANT

3076 3075 3074 3073 3072 3071 3070 3069 3068 3067 3066 3065 3064 3063 3062 3061

10 0 5 10 20 40

1 inch = 10 ft. (22x34 SHEET)
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REVISIONS

SHADSKY ENGINEERING
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CIRCLE CLIFF SUBDIVISION, BLOCK 23B, PARTIAL AMENDED "A"
IVINS, UT
PRELIMINARY PLAN

PROJECT #	027-01
NAME	JTM
DATE	18 MAR 2025

EXISTING CONDITIONS PLAN

SHEET 03

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350 NORTH ST
(PUBLIC STREET)

300 NORTH ST
(PUBLIC STREET)

MAIN ST
(PUBLIC STREET)

EXISTING WATER METER

INSTALL NEW WATER SERVICE LATERAL & METER (SERVICE TO LOT 1). REMOVE & REPLACE EXISTING IMPROVEMENTS AS NEEDED TO ACCOMMODATE NEW SERVICE LATERAL.

EXTEND UNDERGROUND POWER AS NEEDED. COORDINATE WITH ROCKY MTN POWER.

7'-6" PUE BY PLAT TYP. ALL LOT BACKS

EXISTING FENCE AND WALL ALONG PROPERTY LINE TO REMAIN

EXISTING WATER METER

EXISTING WATER METER (SERVICE TO LOT 3)

EXISTING SHED

EXISTING SHED

EXISTING FENCE

7'-6" PUE BY PLAT TYP. ALL LOT SIDES

EXISTING OVERHEAD POWER COORDINATE WITH ROCKY MTN POWER

EXISTING PROPERTY LINE (TO BE RELOCATED)

NEW PROPERTY LINE

LOT 1
10,374 SF
0.24 AC

LOT 2
10,003 SF
0.23 AC

LOT 3
10,005 SF
0.23 AC

NEW PROPERTY LINE

EXISTING CONCRETE PAD

EXISTING FENCE AND WALL

EXISTING STRUCTURE

EXISTING WALL & POOL

EXISTING TREE (TYPICAL)

EXISTING STRUCTURE

EXISTING POWER POLE

INSTALL SEWER SERVICE LATERAL (SERVICE TO LOT 1)

EXISTING GAS STUB

EXISTING SEWER SERVICE LATERAL (SERVICE TO LOT 2)

19'-6" PUE BY PLAT TYP. ALL LOT FRONTAGE

INSTALL SEWER SERVICE LATERAL (SERVICE TO LOT 3)

EXISTING SIGN

EXISTING SIGN

EXISTING SEWER LINE

EXISTING PROJECT PROPERTY LINE

EXISTING GAS LINE

INSTALL NEW WATER SERVICE LATERAL & METER (SERVICE TO LOT 2). REMOVE & REPLACE EXISTING IMPROVEMENTS AS NEEDED TO ACCOMMODATE NEW SERVICE LATERAL.

EXISTING WATER LINE

S00°32'54"W 310.52'

EXISTING FIRE HYDRANT

EXISTING FIRE HYDRANT

10 0 5 10 20 40

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CIRCLE CLIFF SUBDIVISION, BLOCK 23B, PARTIAL AMENDED "A"
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PRELIMINARY PLAN

PROJECT # 027-01
NAME JTM
DATE 18 MAR 2025

PRELIMINARY UTILITY PLAN

SHEET 04

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350 NORTH ST
(PUBLIC STREET)

300 NORTH ST
(PUBLIC STREET)

SITE TO BE LEFT AS-IS WITH THIS PROJECT. GRADING ACTIVITIES SHALL OCCUR AT TIME OF BUILDING PERMIT, INCLUDING POTENTIAL LID REQUIREMENTS, GRADING DESIGN, AND COORDINATION WITH THE CITY.

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0.24 AC

LOT 2
10,003 SF
0.23 AC

LOT 3
10,005 SF
0.23 AC

3076 3075 3074 3073 3072 3071 3070 3069 3068 3067 3066 3065 3064 3063 3062 3061

MAIN ST
(PUBLIC STREET)

N

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CIRCLE CLIFF SUBDIVISION, BLOCK 23B, PARTIAL AMENDED "A"
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PRELIMINARY PLAN

PROJECT # 027-01
NAME JTM
DATE 18 MAR 2025

PRELIMINARY GRADING PLAN

SHEET 05

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