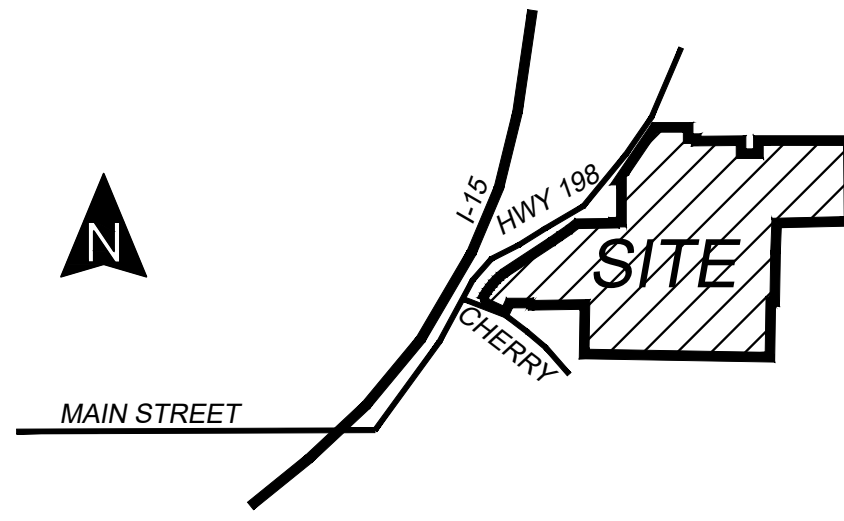


VICINITY MAP

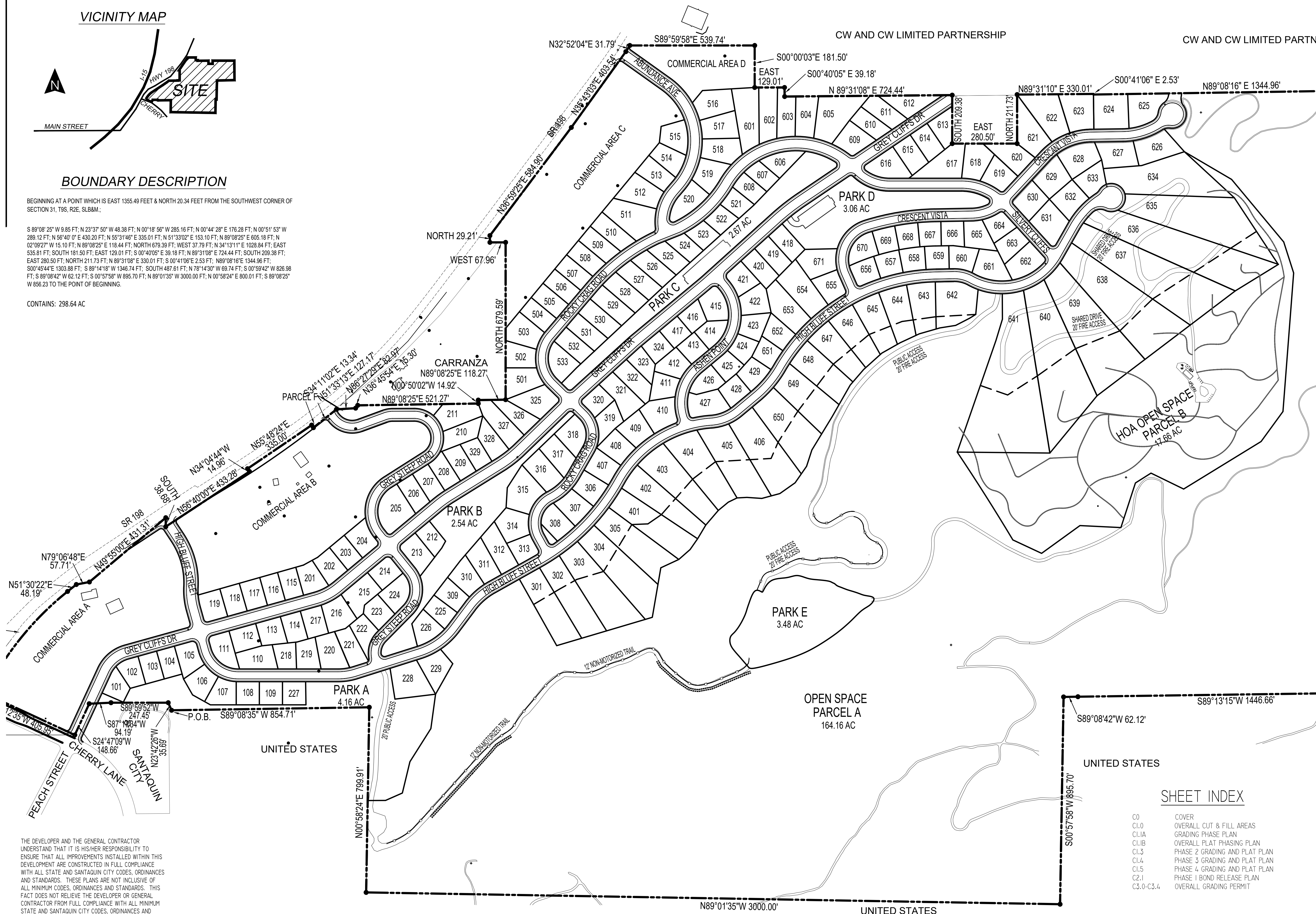


BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS EAST 1355.49 FEET & NORTH 20.34 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, T9S, R2E, SLB&M;

S 89°08'25" W 9.85 FT; N 23°37'50" W 48.38 FT; N 00°18'56" W 285.16 FT; N 00°44'28" E 176.28 FT; N 00°51'53" W 289.12 FT; N 56°40'01" E 430.20 FT; N 55°31'46" E 335.01 FT; N 51°33'02" E 163.10 FT; N 89°08'25" E 605.18 FT; N 02°09'27" W 15.10 FT; N 89°08'25" E 118.44 FT; NORTH 679.39 FT; WEST 37.79 FT; N 34°13'11" E 1028.84 FT; EAST 535.81 FT; SOUTH 181.50 FT; EAST 129.01 FT; S 00°40'05" E 39.18 FT; N 89°31'08" E 724.44 FT; SOUTH 209.38 FT; EAST 280.50 FT; NORTH 211.73 FT; N 89°31'08" E 330.01 FT; S 00°41'06" E 2.53 FT; N 89°08'16" E 1344.96 FT; S00°45'44" E 1303.88 FT; S 89°14'16" W 1346.74 FT; SOUTH 487.61 FT; N 78°14'30" W 69.74 FT; S 00°59'42" W 826.98 FT; S 89°08'42" W 62.12 FT; S 00°57'58" W 895.70 FT; N 89°01'35" W 3000.00 FT; N 00°58'24" E 800.01 FT; S 89°08'25" W 856.23 TO THE POINT OF BEGINNING.

CONTAINS: 298.64 AC



THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

SCALE: 1"= 200'

1018 N Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS		SEAL
NO.	DATE	DESCRIPTION
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ACTION	DATE
PRELIMINARY PLAN	01/22/2026

PROJECT

DESCRIPTION

AMENDED PRELIMINARY PLAN

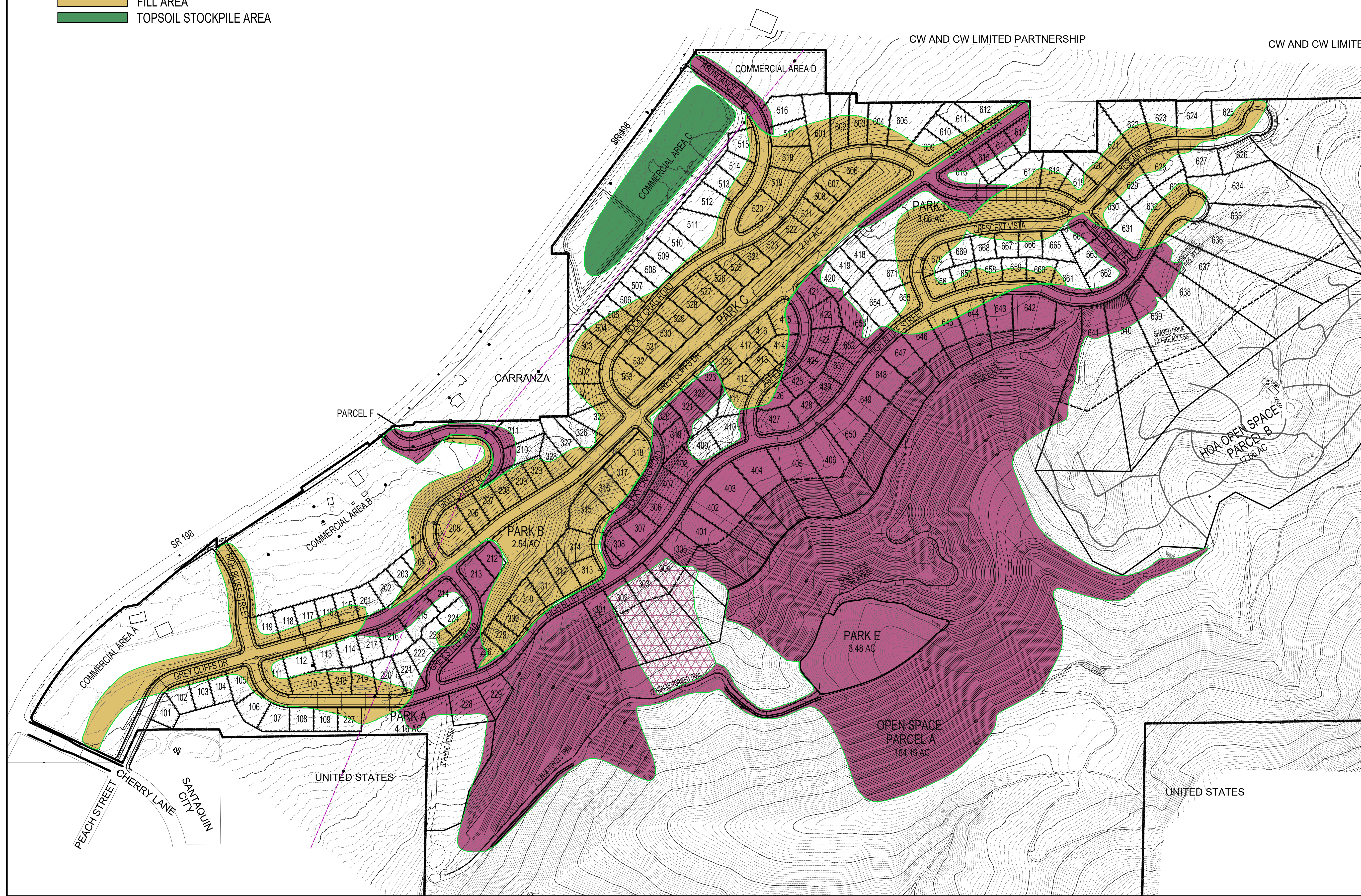
SHEET NAME	SHEET NUMBER
COVER	C0

SHEET INDEX


- C0 COVER
- C1.0 OVERALL CUT & FILL AREAS
- C1.1A GRADING PHASE PLAN
- C1.1B OVERALL PLAT PHASING PLAN
- C1.3 PHASE 2 GRADING AND PLAT PLAN
- C1.4 PHASE 3 GRADING AND PLAT PLAN
- C1.5 PHASE 4 GRADING AND PLAT PLAN
- C2.1 PHASE 1 BOND RELEASE PLAN
- C3.0-C3.4 OVERALL GRADING PERMIT

GRADING LEGEND

- CUT AREA
- CUT AREA - COMPLETED
- FILL AREA
- TOPSOIL STOCKPILE AREA



DEVELOPMENT

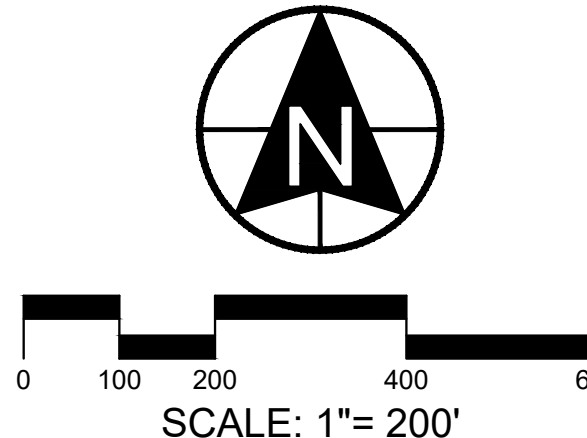


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DEVELOPER

GREY CLIFFS LLC.

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LINDON, UT 84042
801.785.8458

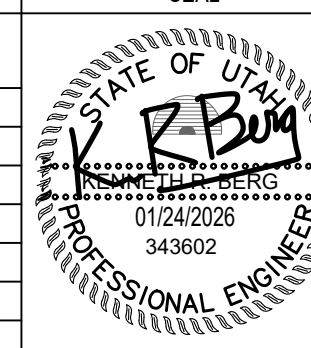


SCALE: 1"= 200'




BERG CIVIL ENGINEERING

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office (801) 492-1277
cell (801) 616-1677

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ACTION	DATE
FINAL	01/24/2026

PROJECT











DESCRIPTION

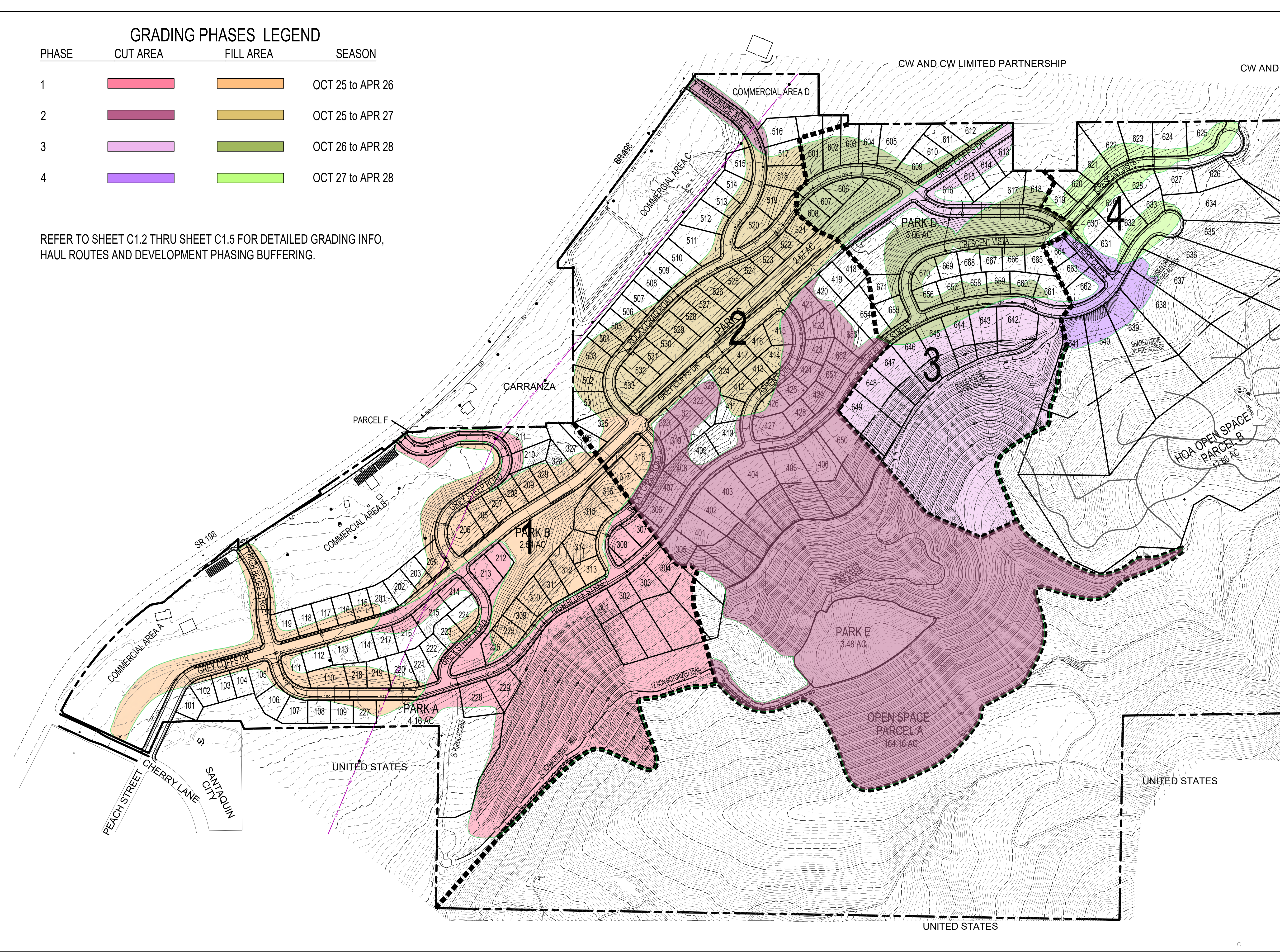
AMENDED GRADING PERMIT

SHEET NAME	SHEET NUMBER
OVERALL CUT & FILL	C1.0


GRADING PHASES LEGEND

PHASE	CUT AREA	FILL AREA	SEASON
1			OCT 25 to APR 26
2			OCT 25 to APR 27
3			OCT 26 to APR 28
4			OCT 27 to APR 28

REFER TO SHEET C1.2 THRU SHEET C1.5 FOR DETAILED GRADING INFO, HAUL ROUTES AND DEVELOPMENT PHASING BUFFERING.



DEVELOPMENT

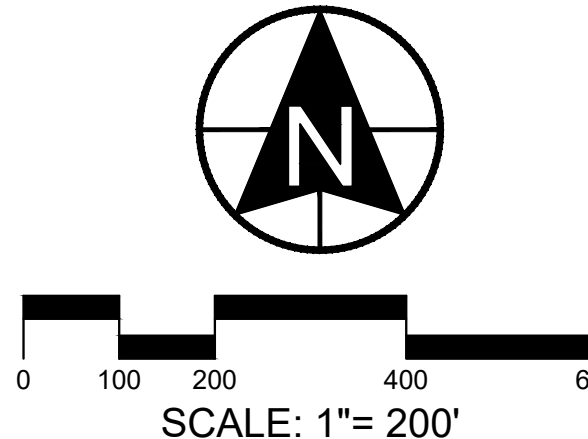


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935 W. CENTER
LINDON, UT 84042
801.785.8458

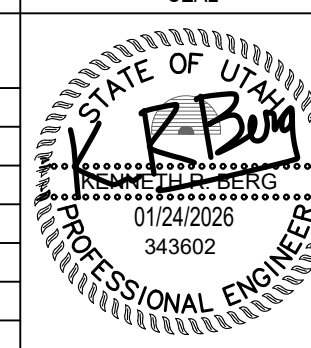


SCALE: 1" = 200'




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FINAL	01/24/2026

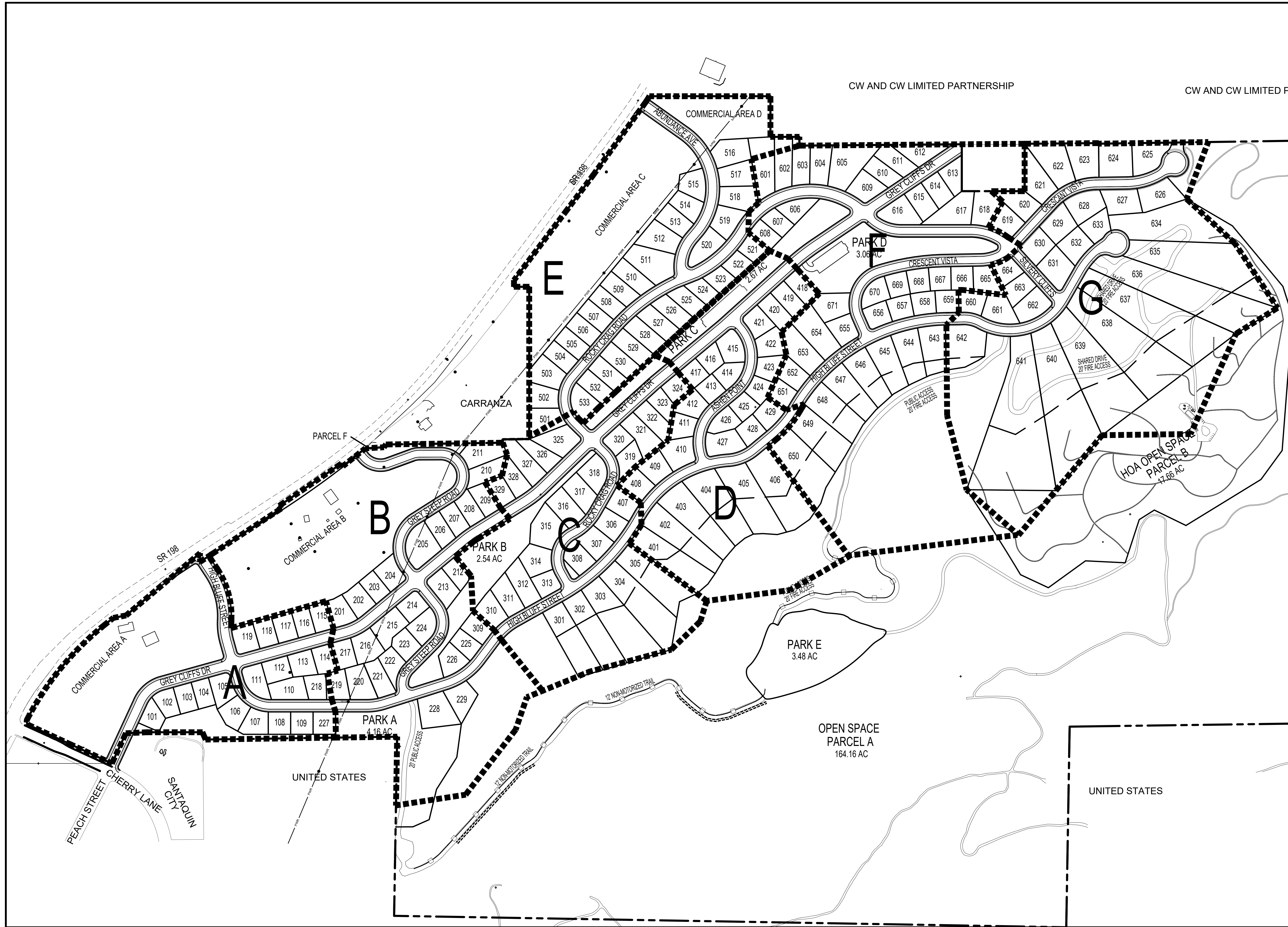
PROJECT



DESCRIPTION

AMENDED GRADING PERMIT

SHEET NAME	SHEET NUMBER
CUT & FILL PHASING	C1.1A



CW AND CW LIMITED PARTNERSHIP CW AND CW LIMITED P

DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

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LINDON, UT 84042
801.785.8458

SCALE: 1"= 200'

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1018 N Deer Crest Lane
Alpine UT, 84004
office: (801) 492-1277
cell: (801) 616-1677

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ACTION	DATE
FINAL	01/24/2026

PROJECT

DESCRIPTION

AMENDED GRADING PERMIT

SHEET NAME	SHEET NUMBER
OVERALL PHASING PLAN	C1.1B





PHASE 1 GRADING ACTIVITIES

PHASE 1

12/16/2024

GRADING COMPLETION	ACREAGE	% OF WORK BY AREA
0% - 19%	0	0%
20% - 39%	0	0%
40% - 59%	0	0%
60% - 79%	16.03	46%
80% - 99%	10.41	30%
100%	8.45	24%
TOTAL	34.89	100%

GRADING LEGEND

-  GRADING ACTIVITIES 40% COMPLETE
-  GRADING ACTIVITIES 60% COMPLETE
-  GRADING ACTIVITIES 80% COMPLETE
-  GRADING ACTIVITIES 100% COMPLETE



DEVELOPMENT

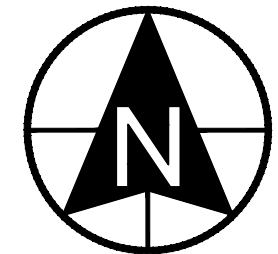


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GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458



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SCALE: 1"= 200'



11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

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ACTION	DATE
GRADING PERMIT	12/16/2024

PROJECT



DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
PHASE 1 BOND RELEASE 1	C2.1

GRADING LEGEND

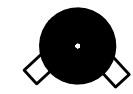
- CUT AREA
- FILL AREA
- TOPSOIL STOCKPILE AREA

GRADING HAUL ROUTES

WATER HAUL ROUTE



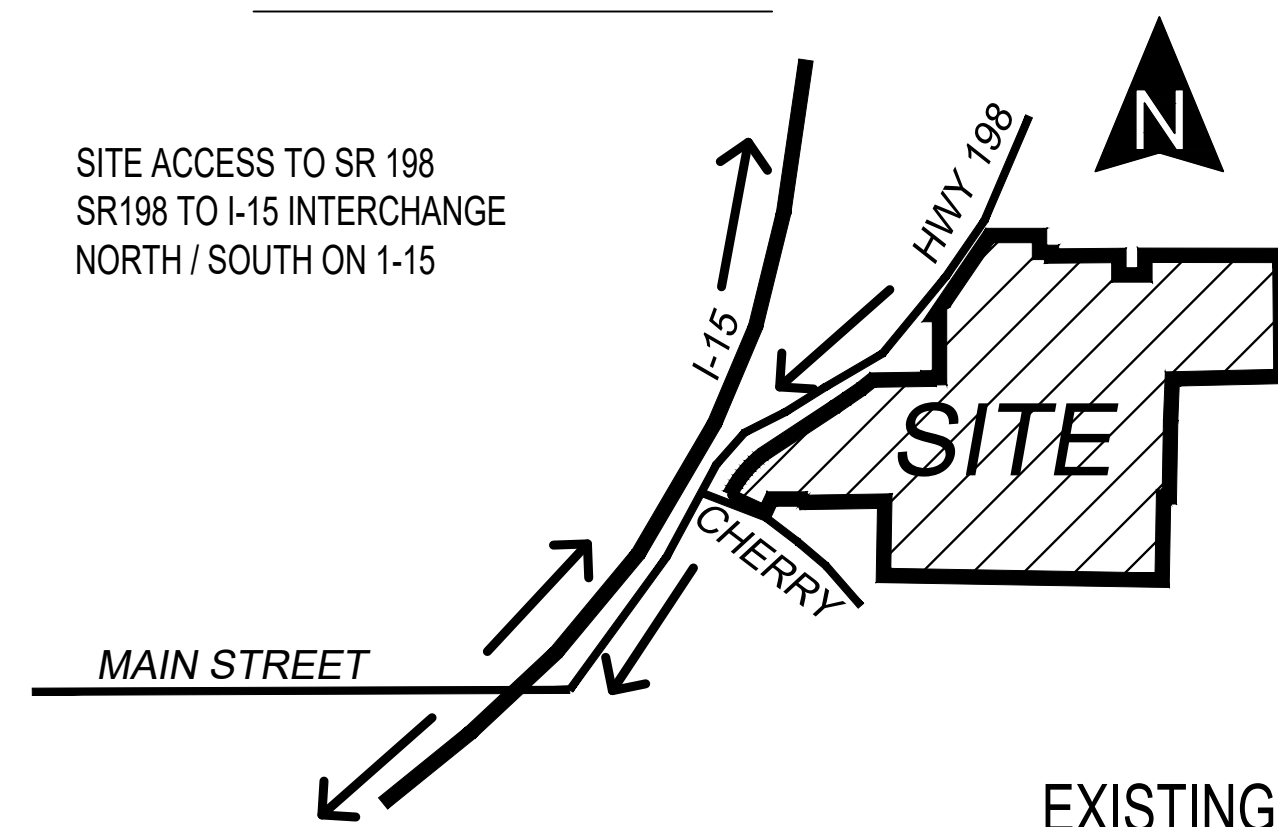
SITE ACCESS POINT
A 40' WIDE TRACK PAD MUST BE PLACED AT ALL ACCESS POINTS TO MINIMIZE MATERIALS FROM BEING TRACKED ONTO SR 198



WATER CONNECTION

HAUL ROUTE

SITE ACCESS TO SR 198
SR 198 TO I-15 INTERCHANGE
NORTH / SOUTH ON I-15



DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LONDON, UT 84042
801.785.8458

SCALE: 1" = 200'

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Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

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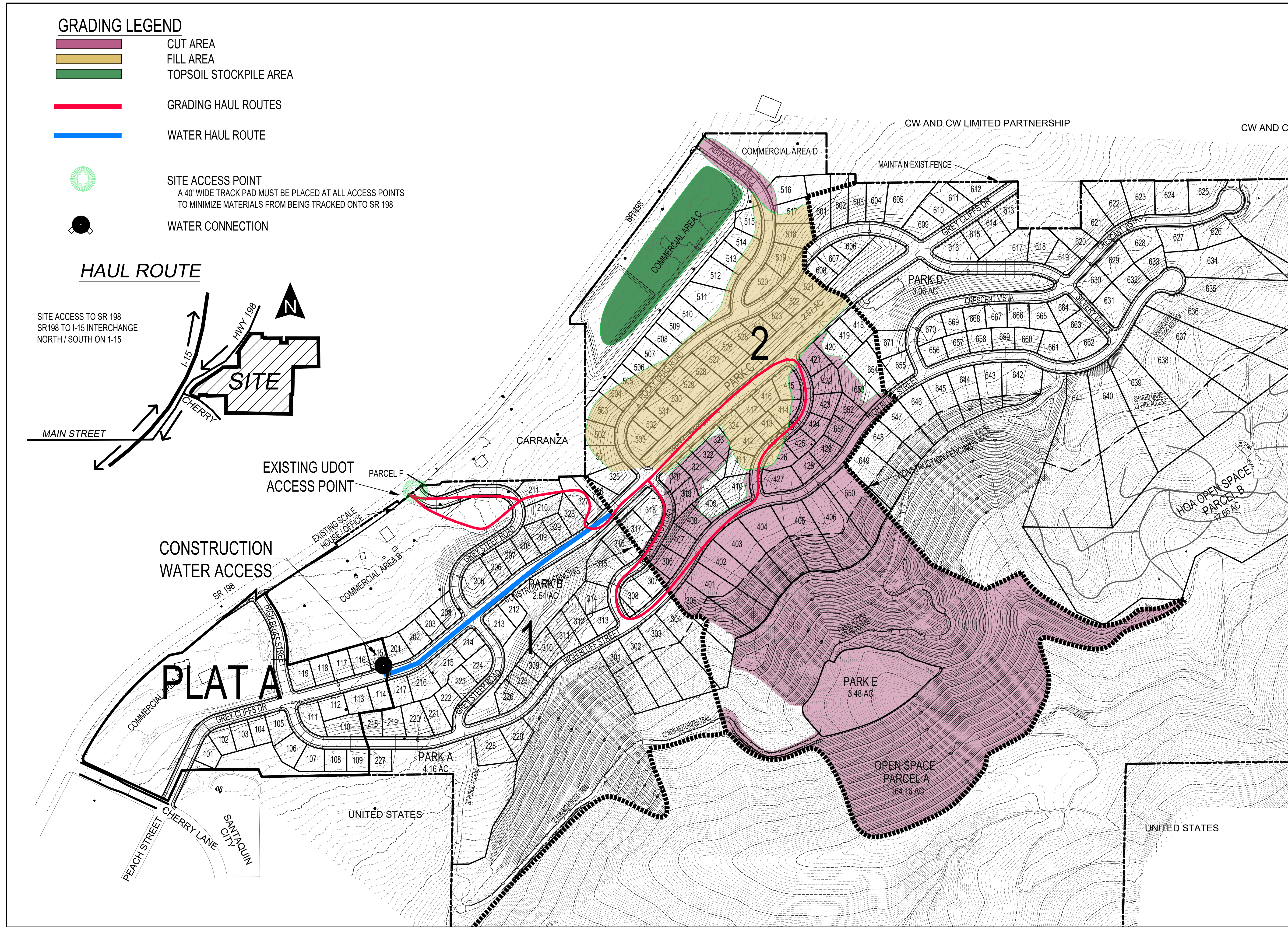
ACTION	DATE
FINAL	01/24/2026

PROJECT

DESCRIPTION



AMENDED GRADING PERMIT



SHEET NAME	SHEET NUMBER
PHASE 2 GRADING	C1.3



GRADING LEGEND

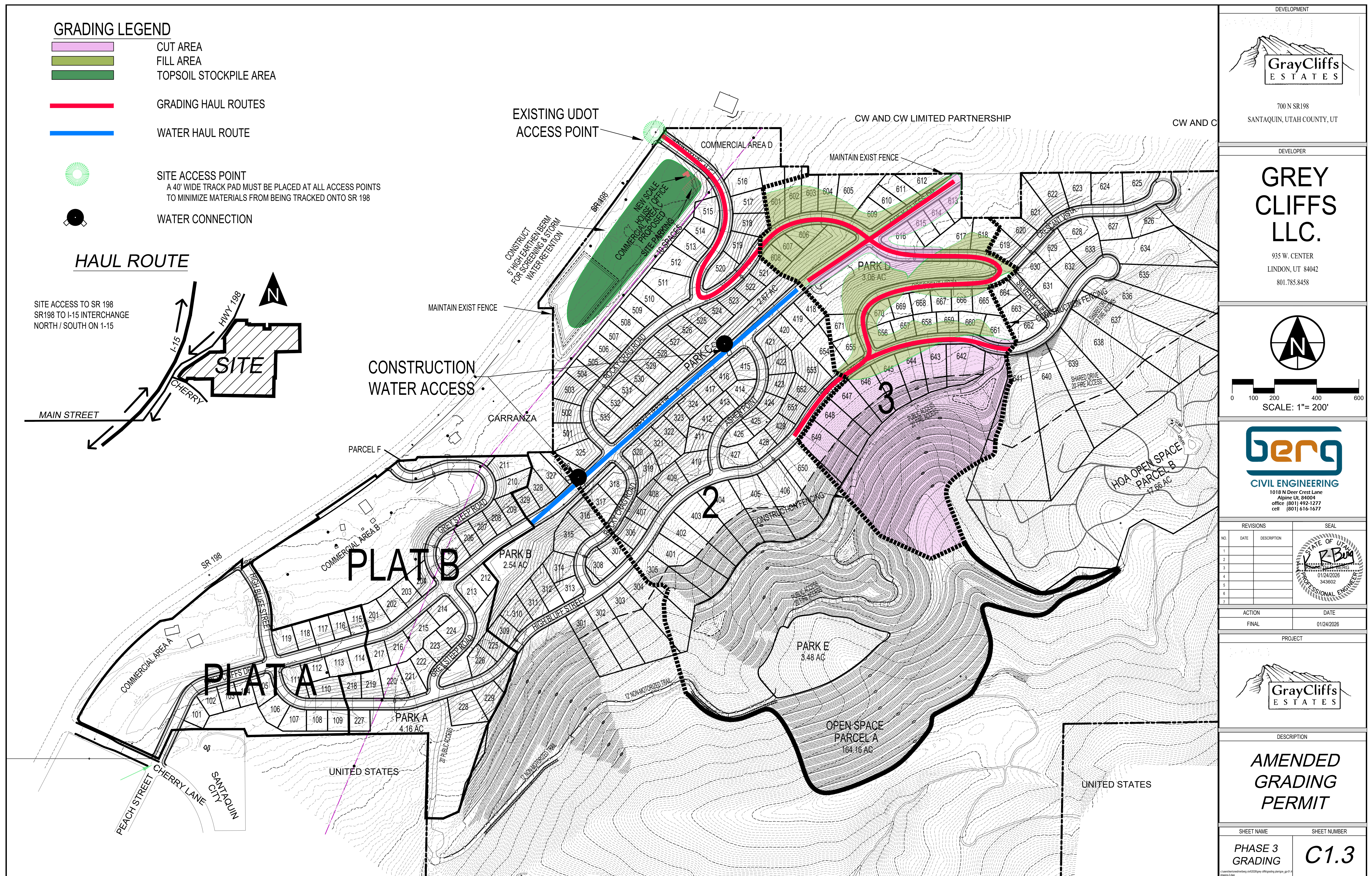
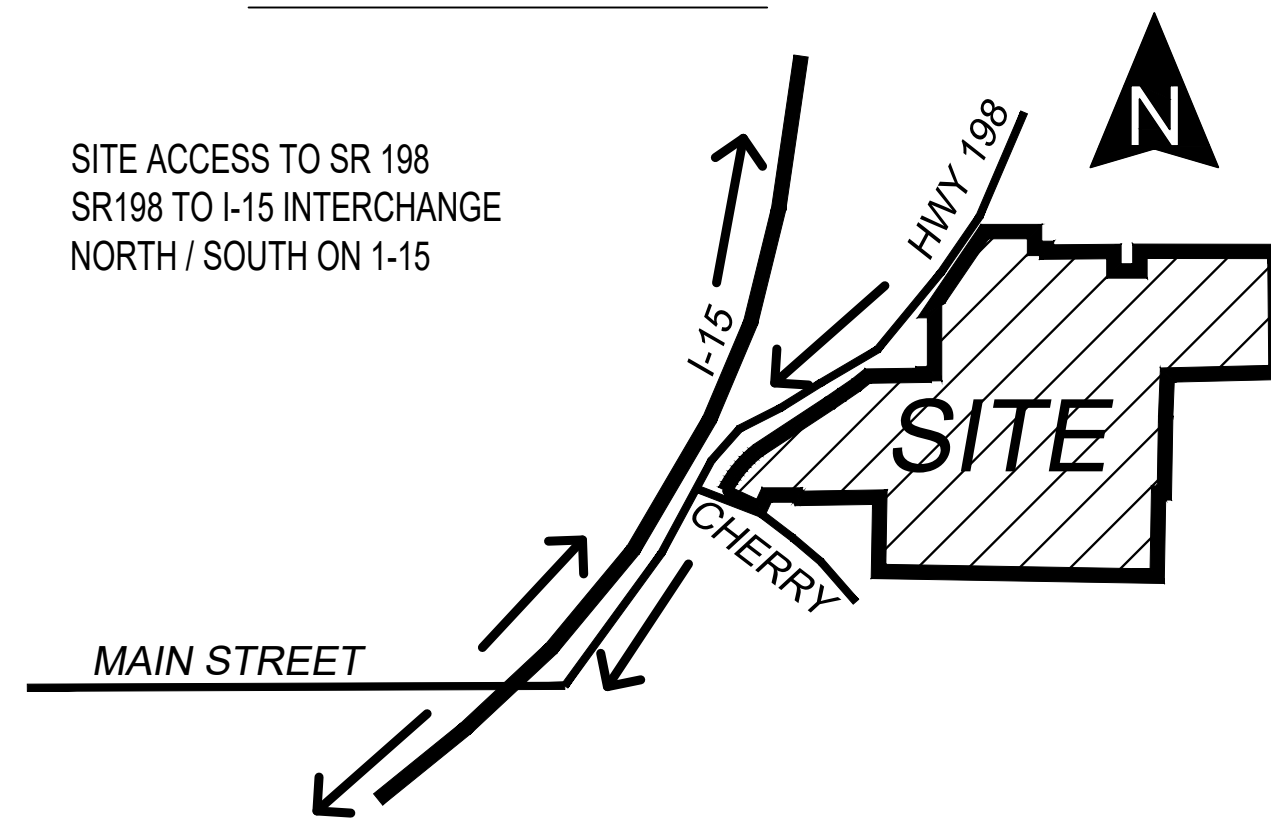
-  CUT AREA
-  FILL AREA
-  TOPSOIL STOCKPILE AREA

-  GRADING HAUL ROUTES
-  WATER HAUL ROUTE


-  SITE ACCESS POINT
A 40' WIDE TRACK PAD MUST BE PLACED AT ALL ACCESS POINTS TO MINIMIZE MATERIALS FROM BEING TRACKED ONTO SR 198
-  WATER CONNECTION

HAUL ROUTE

SITE ACCESS TO SR 198
SR 198 TO I-15 INTERCHANGE
NORTH / SOUTH ON I-15



DEVELOPMENT

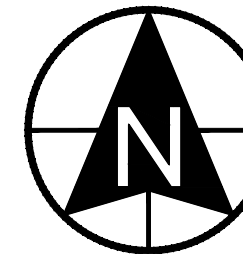



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801.785.8458

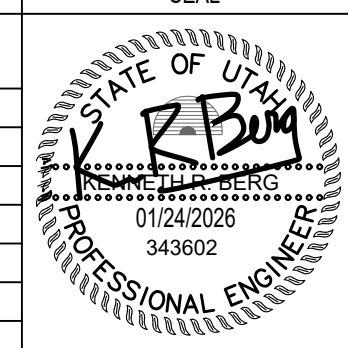



SCALE: 1"= 200'




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office (801) 492-1277
cell (801) 616-1677

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PROJECT



DESCRIPTION

AMENDED GRADING PERMIT

SHEET NAME	SHEET NUMBER
PHASE 3 GRADING	C1.3

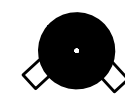
GRADING LEGEND

- CUT AREA
- FILL AREA
- TOPSOIL STOCKPILE AREA

- GRADING HAUL ROUTES
- WATER HAUL ROUTE



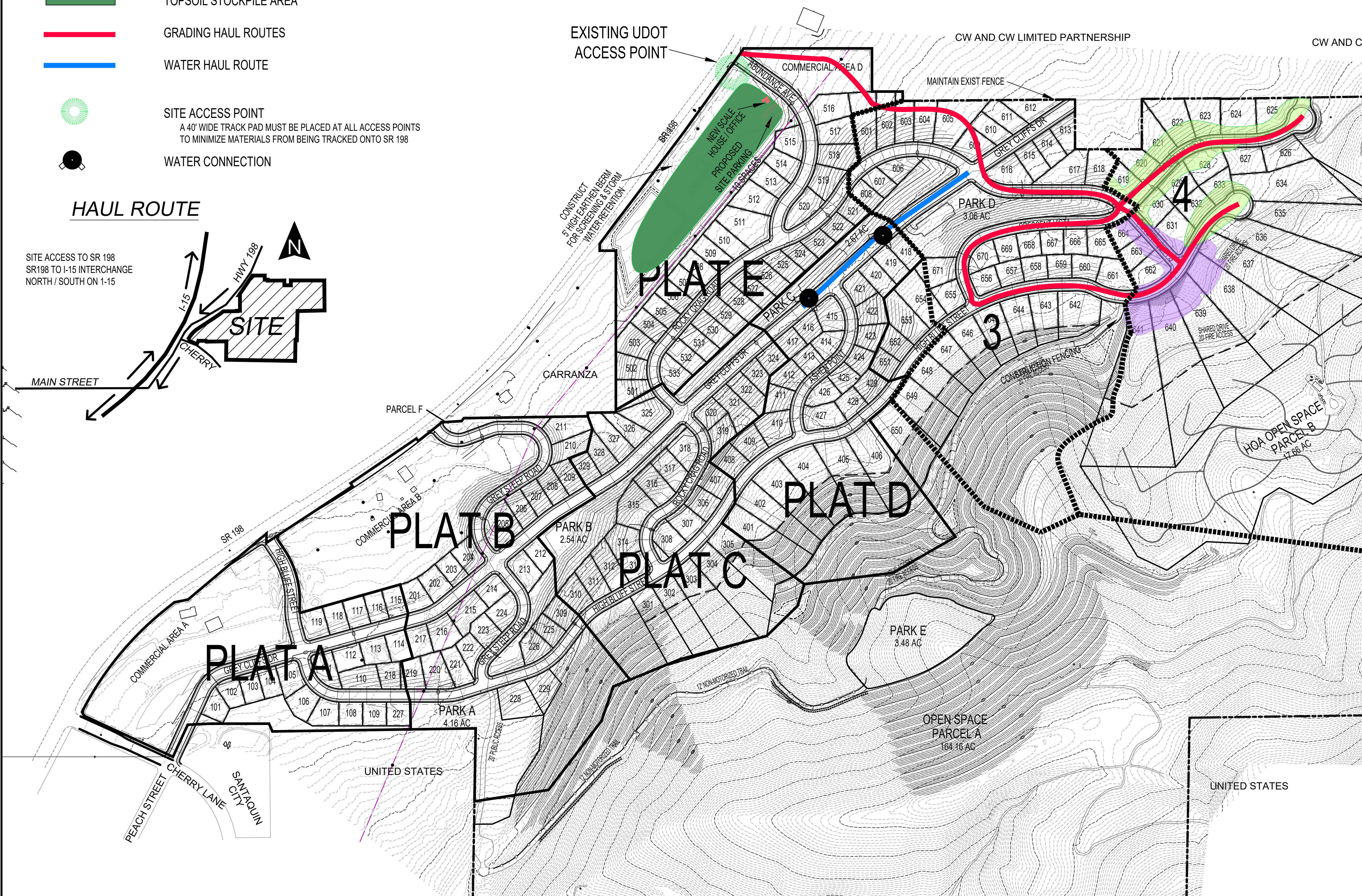
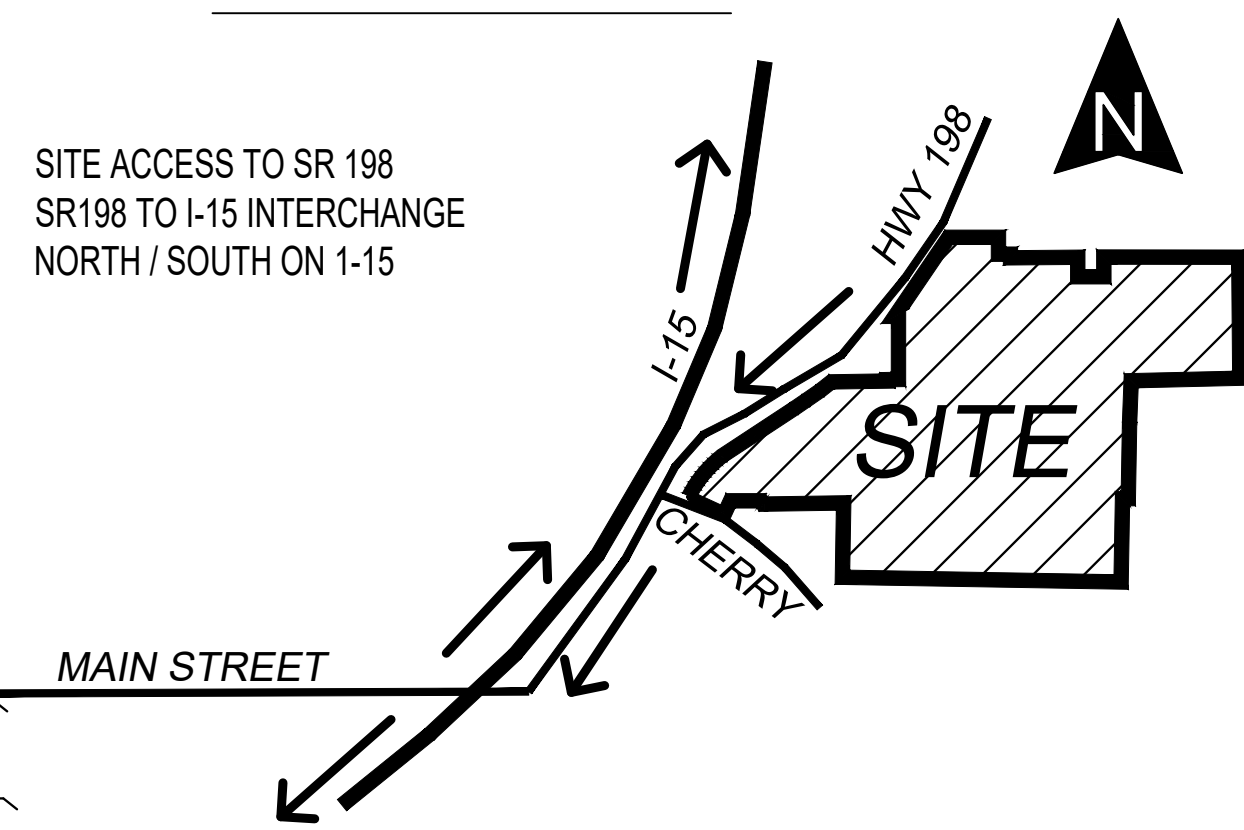
SITE ACCESS POINT
A 40' WIDE TRACK PAD MUST BE PLACED AT ALL ACCESS POINTS TO MINIMIZE MATERIALS FROM BEING TRACKED ONTO SR 198



WATER CONNECTION

HAUL ROUTE

SITE ACCESS TO SR 198
SR 198 TO I-15 INTERCHANGE
NORTH / SOUTH ON I-15



DEVELOPMENT

700 N SR 198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LONDON, UT 84042
801.785.8458

SCALE: 1" = 200'

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1018 N Deer Crest Lane
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office (801) 492-1277
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ACTION	DATE
FINAL	01/24/2026

PROJECT

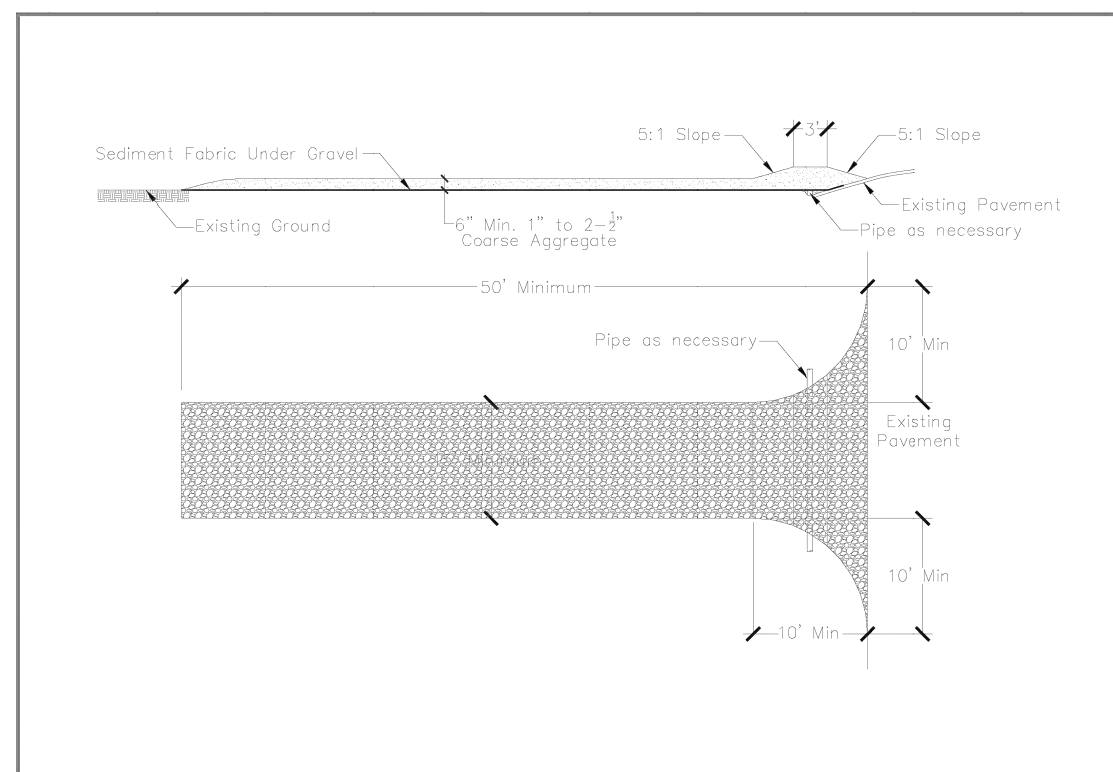
DESCRIPTION

AMENDED GRADING PERMIT

SHEET NAME	SHEET NUMBER
PHASE 4 GRADING	C1.5

BMP: Stabilized Construction Entrance

SCE
Construction



DESCRIPTION:

A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATION:

At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- ◆ Clear and grub area and grade to provide maximum slope of 2%.
- ◆ Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- ◆ Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:

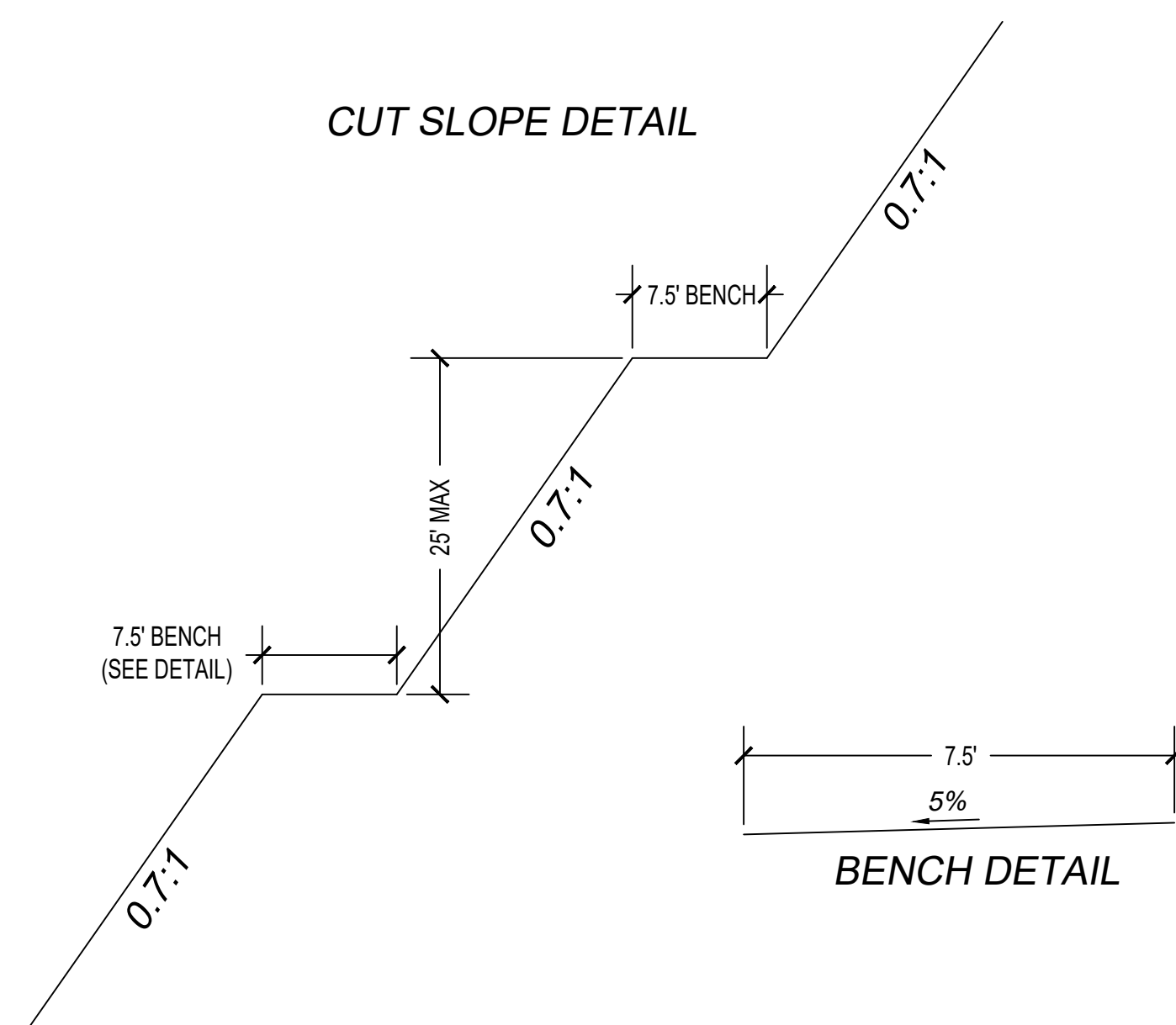
- ◆ Requires periodic top dressing with additional stones.
- ◆ Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:

- ◆ Inspect daily for loss of gravel or sediment buildup.
- ◆ Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- ◆ Repair entrance and replace gravel as required to maintain control in good working condition.
- ◆ Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

43

CUT SLOPE DETAIL



6.3 Fill Material

Following are our recommendations for the various fill types we anticipate will be used at this site:

FILL MATERIAL TYPE	DESCRIPTION RECOMMENDED SPECIFICATION
Structural Fill	Placed below structures, flatwork and pavement. Well-graded sand/gravel mixture, with maximum particle size of 4 inches, a minimum 70% passing 3/4-inch sieve, a maximum 20% passing the No. 200 sieve, and a maximum Plasticity Index of 10.
Site Grading Fill	Placed over larger areas to raise the site grade. Sandy to gravelly soil, with a maximum particle size of 6 inches, a minimum 70% passing 3/4-inch sieve, and a maximum 50% passing No. 200 sieve.
Non-Structural Fill	Placed below non-structural areas, such as landscaping. On-site soils or imported soils, with a maximum particle size of 8 inches, including silt/clay soils not containing excessive amounts of degradable/organic material (see discussion below).
Stabilization Fill	Placed to stabilize soft areas prior to placing structural fill and/or site grading fill. Coarse angular gravels and cobbles 1 inch to 8 inches in size. May also use 1.5-inch to 2.0-inch gravel placed on stabilization fabric, such as Mirafi RS280i, or equivalent (see Section 6.6).



May 6, 2020

Mr. Steve Larsen
South Valley Holdings, LLC
935 West Center Street
Lindon, Utah 84042

RE: Geotechnical Study Addendum
Cut Slopes for Gray Cliffs Estates (Santaquin Heights)
About 650 North State Road 198
Santaquin, Utah
CMT Project No. 12330

Mr. Larsen:

As you requested and authorized, this letter presents our geotechnical recommendations for cut slope stability along the east side of the subject project. CMT previously provided a geotechnical report¹ and a geologic hazards report² for this site.

Proposed Construction

We understand the project consists of constructing single family residences and possibly some multi-family buildings, with associated streets and utilities throughout the site. In order for this construction to occur, significant cuts will be needed along the eastern side of the site, which are shown on the current plans as 1H:1V (Horizontal:Vertical) slopes extending as high as 250 feet or more. There are three major cuts currently shown on the east side of the site, which we discuss below in **Recommendations**.

Site Geology

The geology of the lower portion of the site was presented in the referenced geologic hazards report. The upper portion of the site where the proposed cuts are planned is mapped as "Megabreccia Deposits" (map unit QTmb) that are Pleistocene to Pliocene(?) in age, and unspecified bedrock/rock (map unit R), that is Tertiary to Precambrian in age. Unit QTmb is described as:

"Includes large bedrock blocks, rubble, and younger Quaternary landslide deposits too small to map separately; bedrock blocks are comprised largely of Paleozoic quartzite, dolomite, and limestone on the northwest margin of Dry Mountain, east of Santaquin, mapped by Demars (1956), Hintze (1962), and Witkind and Weiss (1991) as highly faulted and deformed bedrock, but a prominent arcuate main scarp lies to the east of the deposit, which has a more subdued upper surface than surrounding bedrock and lies in an amphitheater at least 150 feet (45 meters) below the scarp; displacement of the deposit is thought to have started in the late Tertiary (possibly Pliocene) and continued intermittently during the

¹Geotechnical Engineering Study, Santaquin Heights Development, About 650 North State Road 198, Santaquin, Utah" CMT Project No. 12330, November 1, 2019.

²Geologic Hazards Investigation, Santaquin Heights, Approximately 650 North State Road 198, Santaquin, Utah" CMT Project No. 12330, August 29, 2019.

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6.4 Fill Placement and Compaction

The various types of compaction equipment available have their limitations as to the maximum lift thickness that can be compacted. For example, hand operated equipment is limited to lifts of about 4 inches and most "trench compactors" have a maximum, consistent compaction depth of about 6 inches. Large rollers, depending on soil and moisture conditions, can achieve compaction at 8 to 12 inches. The full thickness of each lift should be compacted to at least the following percentages of the maximum dry density as determined by ASTM D-1557 (or AASHTO⁷ T-180) in accordance with the following recommendations:

LOCATION	TOTAL FILL THICKNESS (FEET)	MINIMUM PERCENTAGE OF MAXIMUM DRY DENSITY
Beneath an area extending at least 4 feet beyond the perimeter of structures, and below flatwork and pavement (applies to structural fill and site grading fill) extending at least 2 feet beyond the perimeter	0 to 5	95
	5 to 10	98
Site grading fill outside area defined above	0 to 5	92
	5 to 10	95
Utility trenches within structural areas	--	96
Roadbase and subbase	-	96
	-	96
Non-structural fill	0 to 5	90
	5 to 10	92

Geotechnical Study Addendum

Cut Slopes for Gray Cliffs Estates (Santaquin Heights)
Santaquin, Utah
CMT Project No. 12330

Page 2

Pleistocene as movement along the Wasatch fault zone uplifted the range front relative to the valleys. Thickness as much as 200 feet (60 m)."

The unspecified bedrock materials are described as:

"Hintze (1962) and Witkind and Weiss (1991) compiled geologic maps of the region that include the Santaquin quadrangle at respective scales of 1:125,000 and 1:100,000, providing valuable overviews of regional geology, although many questions remain regarding stratigraphic relationships and geologic structure. According to these maps, ... Precambrian rocks are most common at the base of the western side of Dry Mountain."

The majority of the three proposed cuts will be in the QTmb materials, which essentially is comprised of large blocks of bedrock within older landslide deposits.

Slope Recommendations

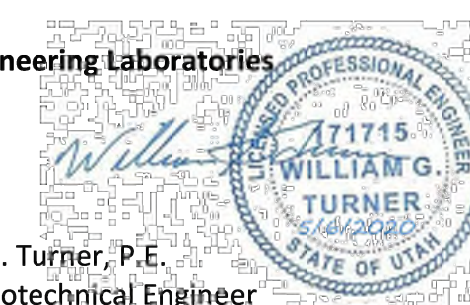
Given the anticipated materials at the site, we recommend that the slopes be cut at approximately 0.7H:1V (Horizontal:Vertical) with a 7.5-foot wide bench at every 25 feet height, which provides an overall 1H:1V slope. There is a possibility that flatter slopes may be needed in some areas to provide adequate stability, thus we highly recommend that CMT observe these cuts (or even preliminary cutting) during construction to verify the cut slopes will be appropriate or if some areas need to be cut at a flatter slope angle. The remaining recommendations in the referenced report appear appropriate and should be followed.

Closure

This letter is considered an addendum to our referenced geotechnical report and subject to the same conditions and limitations presented therein. If you have any questions, please call.

Sincerely,

CMT Engineering Laboratories



William G. Turner, P.E.
Senior Geotechnical Engineer

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DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

1018 N Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

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SEAL

ACTION	DATE
FINAL	01/24/2026

PROJECT

DESCRIPTION


AMENDED GRADING PERMIT

SHEET NAME: GENERAL NOTES
SHEET NUMBER: C2.0

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DEVELOPMENT

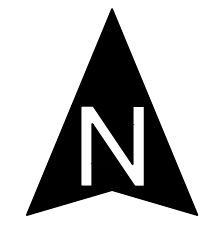



700 N SR198
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GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
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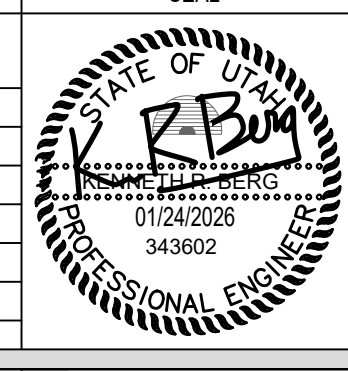



SCALE: 1" = 60'




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ACTION	DATE
FINAL	01/24/2026

PROJECT



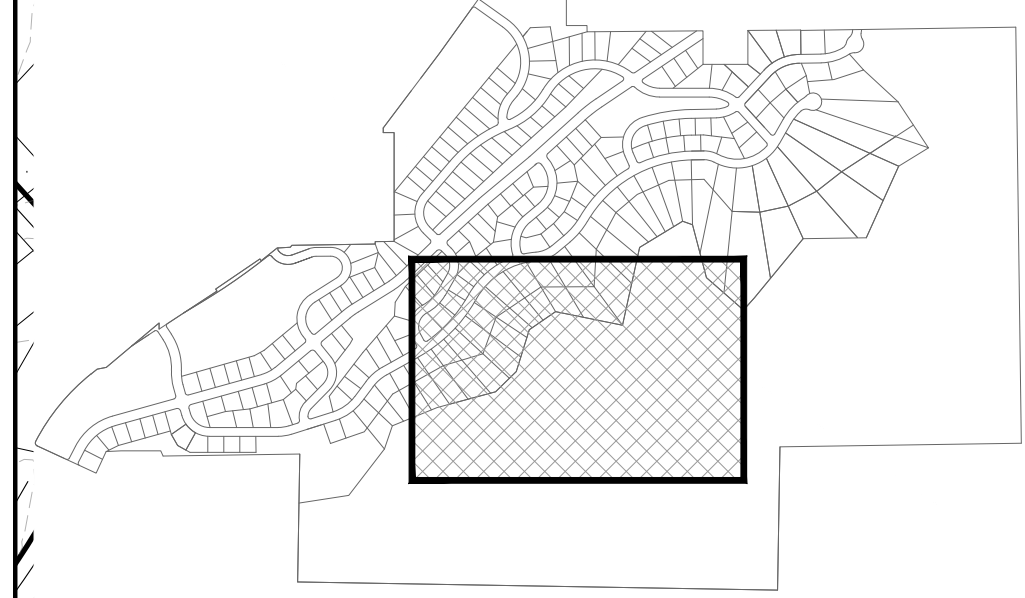
DESCRIPTION

AMENDED GRADING PERMIT

SHEET NAME	SHEET NUMBER
GRADING	C3.0



MAP KEY



DEVELOPMENT

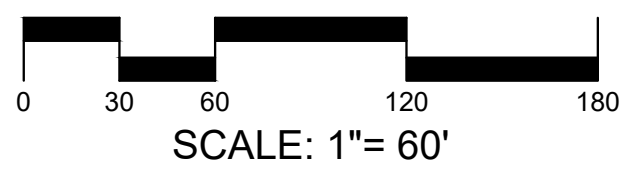
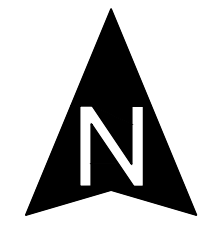


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LONDON, UT 84042
801.785.8458



SCALE: 1" = 60'



1018 N Deer Crest Lane
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
FINAL	01/24/2026

PROJECT



DESCRIPTION

AMENDED GRADING PERMIT

SHEET NAME	SHEET NUMBER
GRADING	C3.1



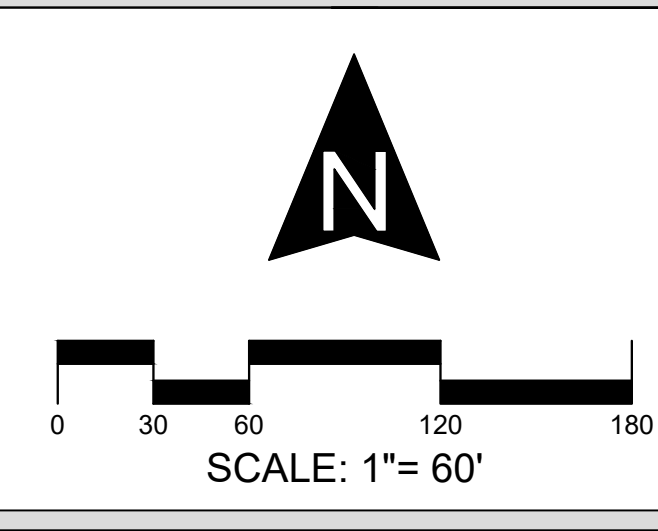
DEVELOPMENT

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CIVIL ENGINEERING

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REVISIONS			SEAL
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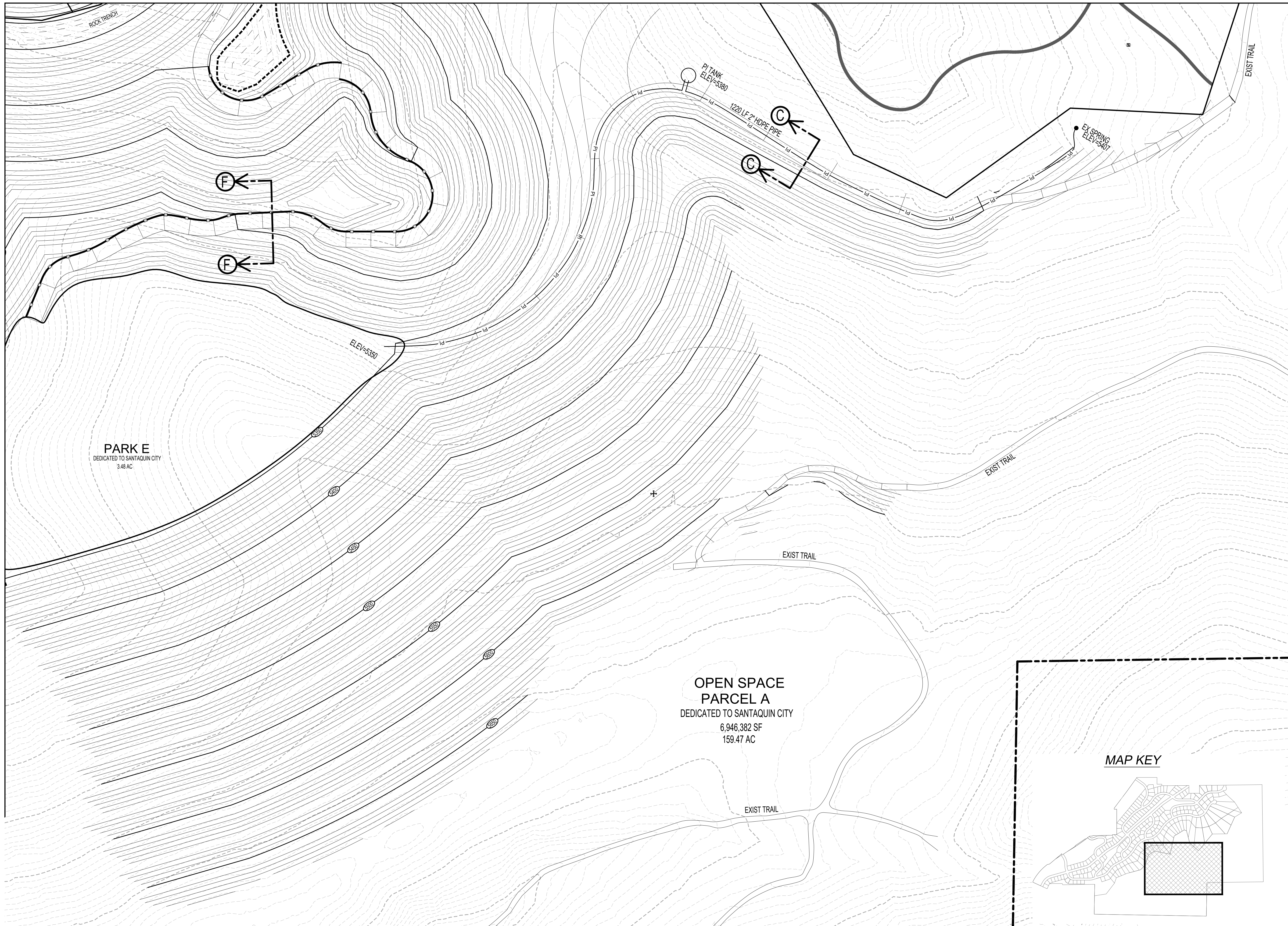
ACTION	DATE
FINAL	01/24/2026

PROJECT

DESCRIPTION

AMENDED GRADING PERMIT


SHEET NAME	SHEET NUMBER
GRADING	C3.2



PARK E
DEDICATED TO SANTAQUIN CITY
3.48 AC

**OPEN SPACE
PARCEL A**
DEDICATED TO SANTAQUIN CITY
6,946,382 SF
159.47 AC

DEVELOPMENT

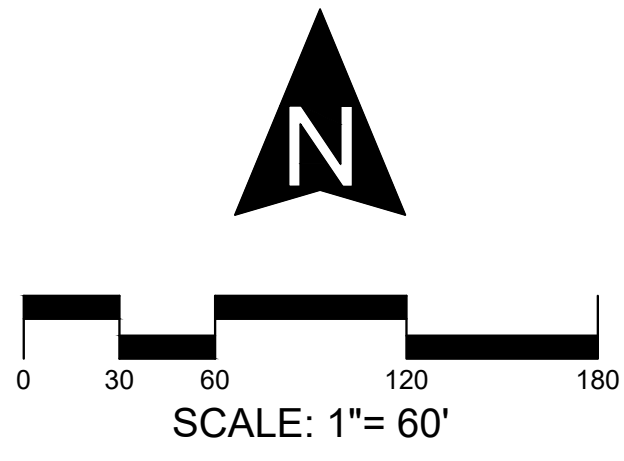


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DEVELOPER

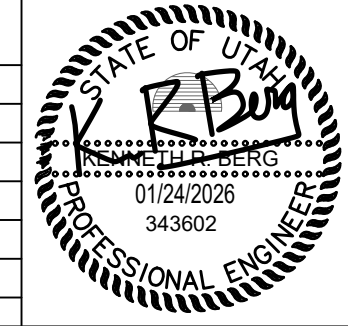
**GREY
CLIFFS
LLC.**

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LINDON, UT 84042
801.785.8458





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NO.	DATE	DESCRIPTION	
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ACTION		DATE	
FINAL		01/24/2026	

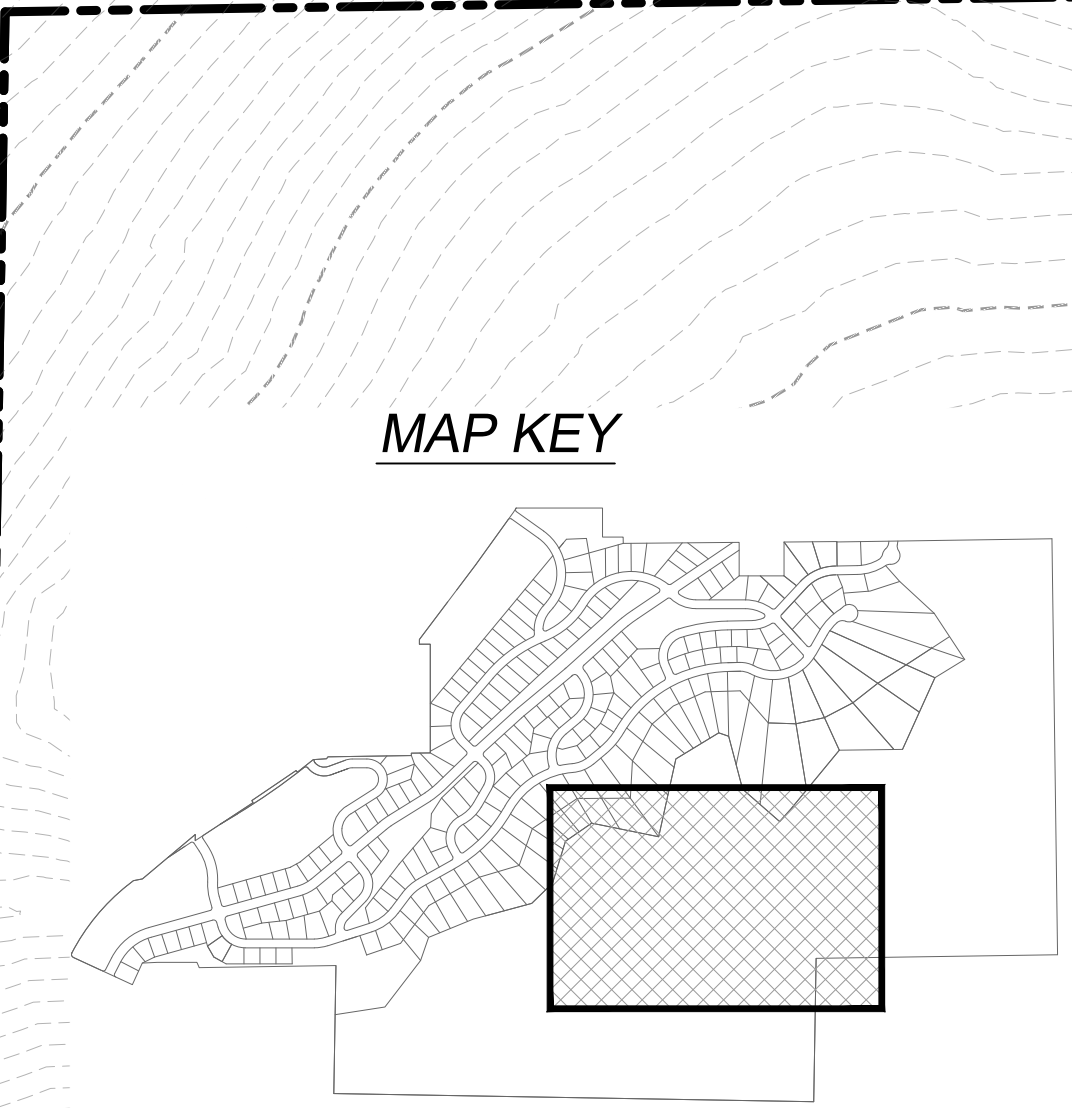
PROJECT



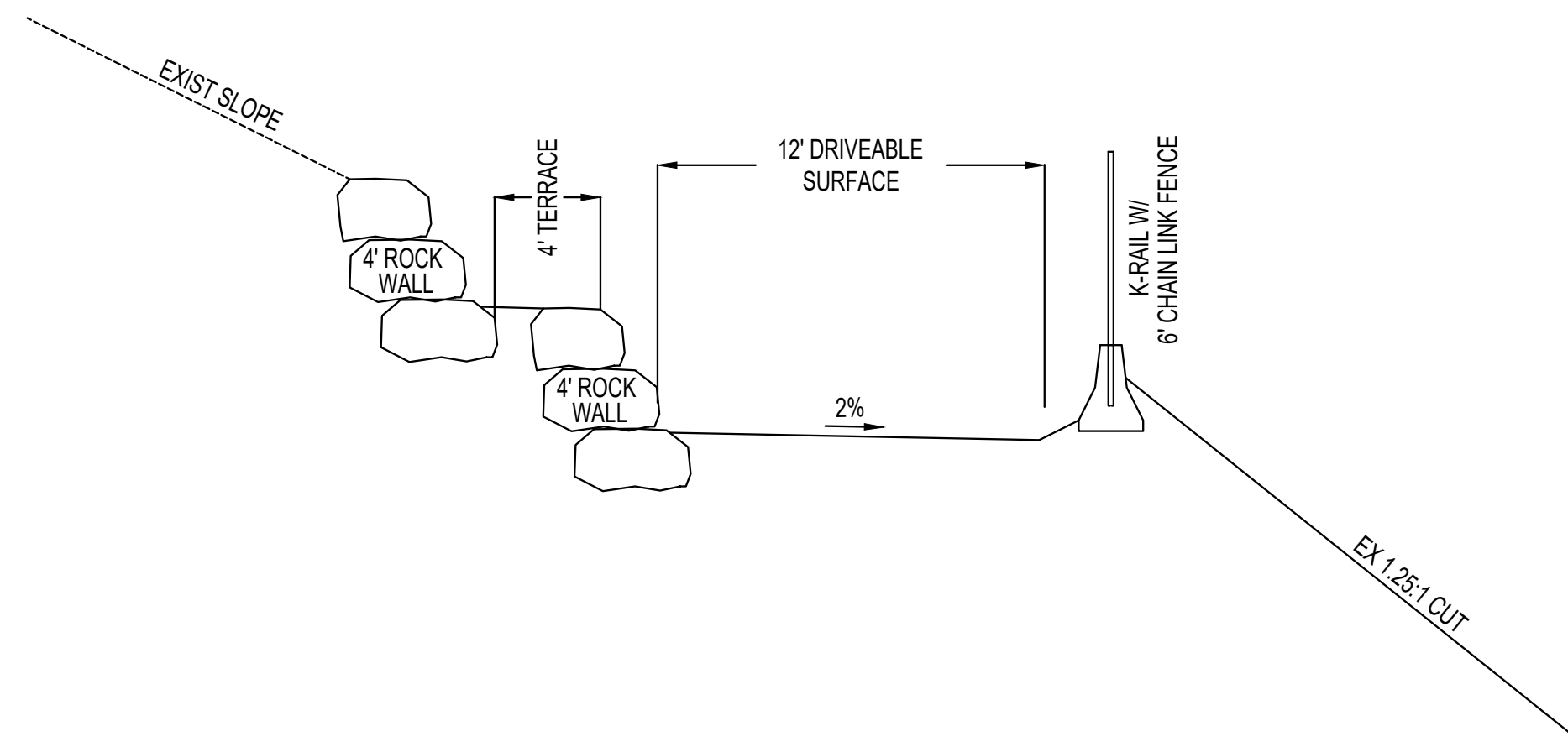
DESCRIPTION

**AMENDED
GRADING
PERMIT**

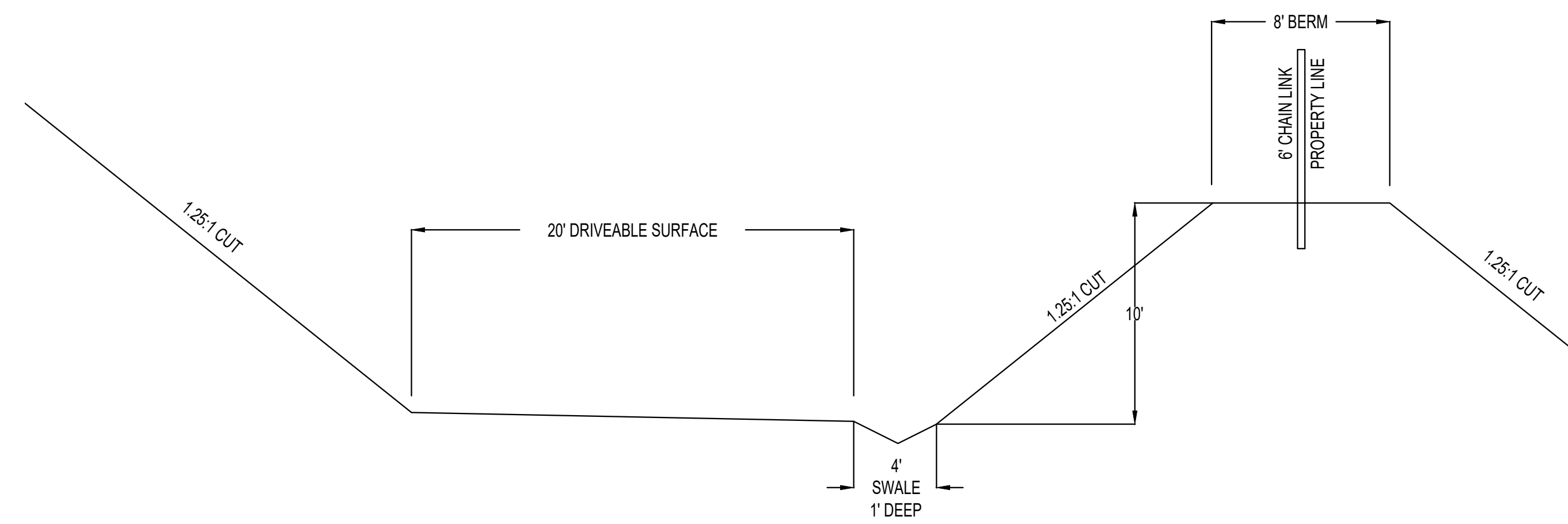
SHEET NAME	SHEET NUMBER
GRADING	C3.3



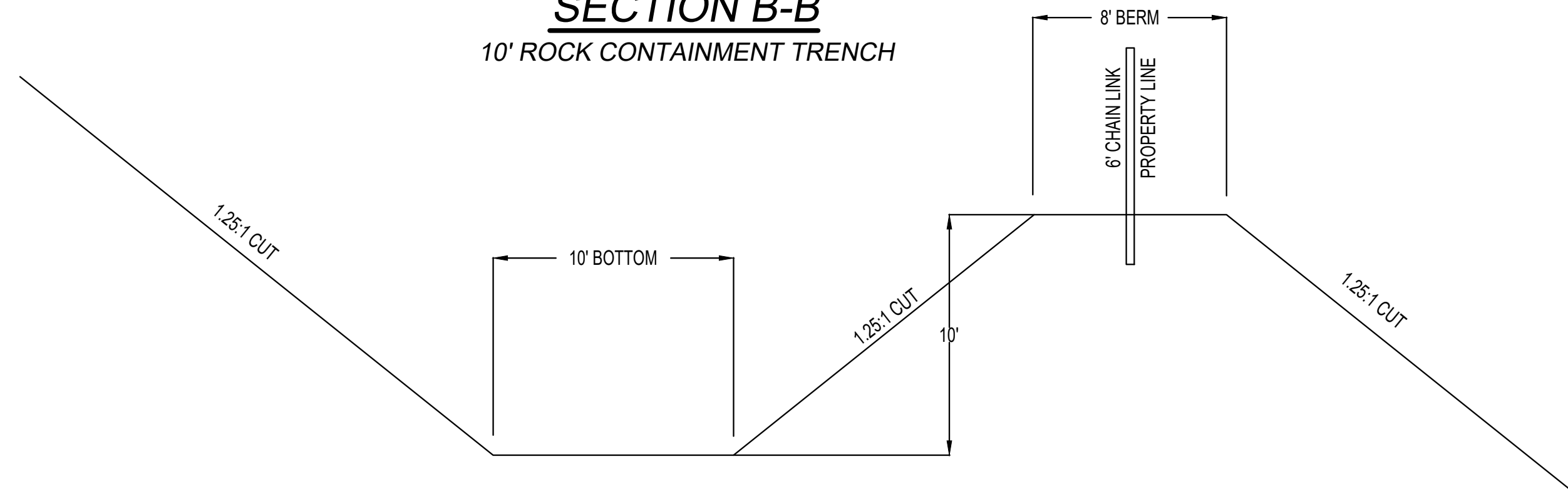
SECTION A-A
12' ACCESS TRAIL (SOUTH)



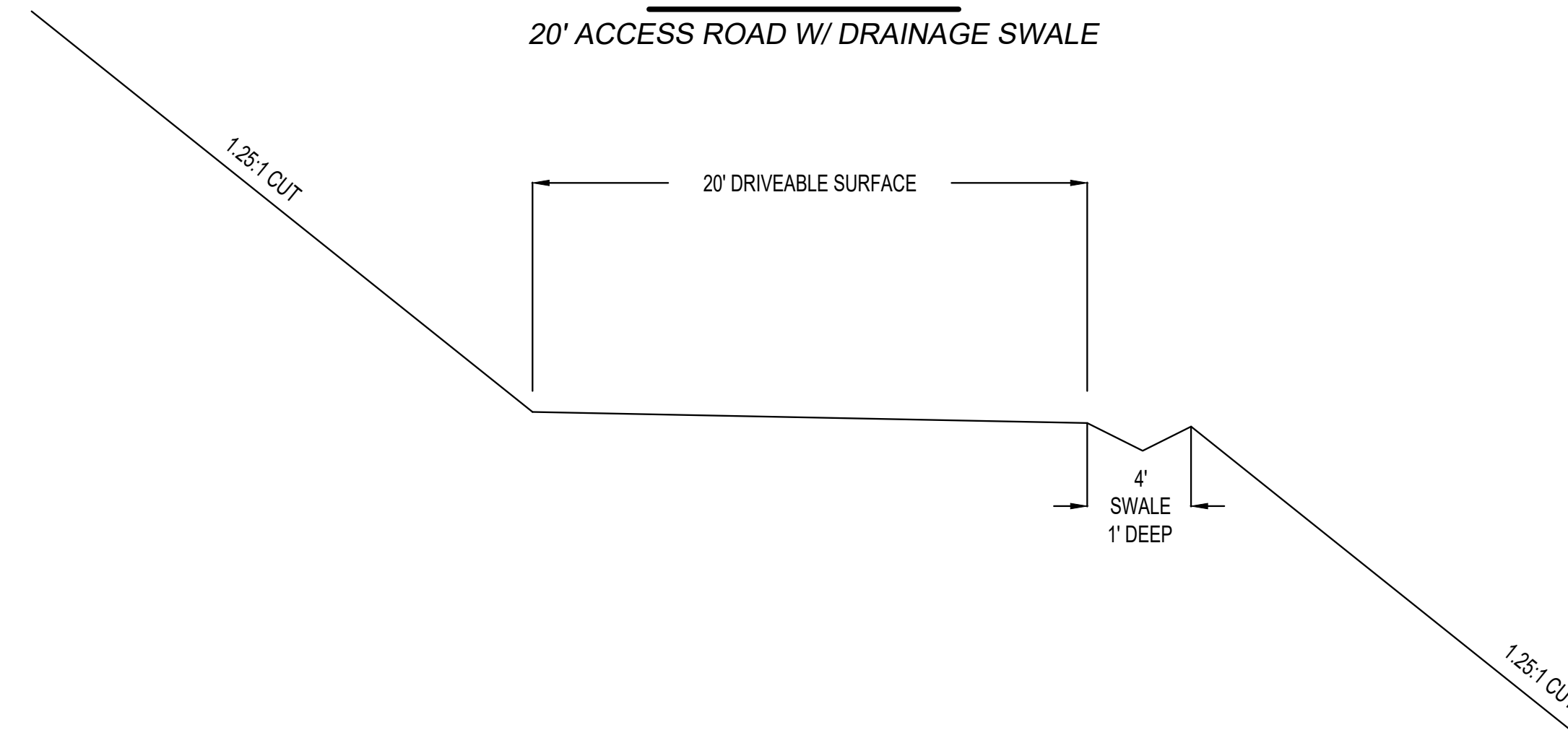
SECTION D-D
20' ACCESS ROAD AND ROCK CONTAINMENT



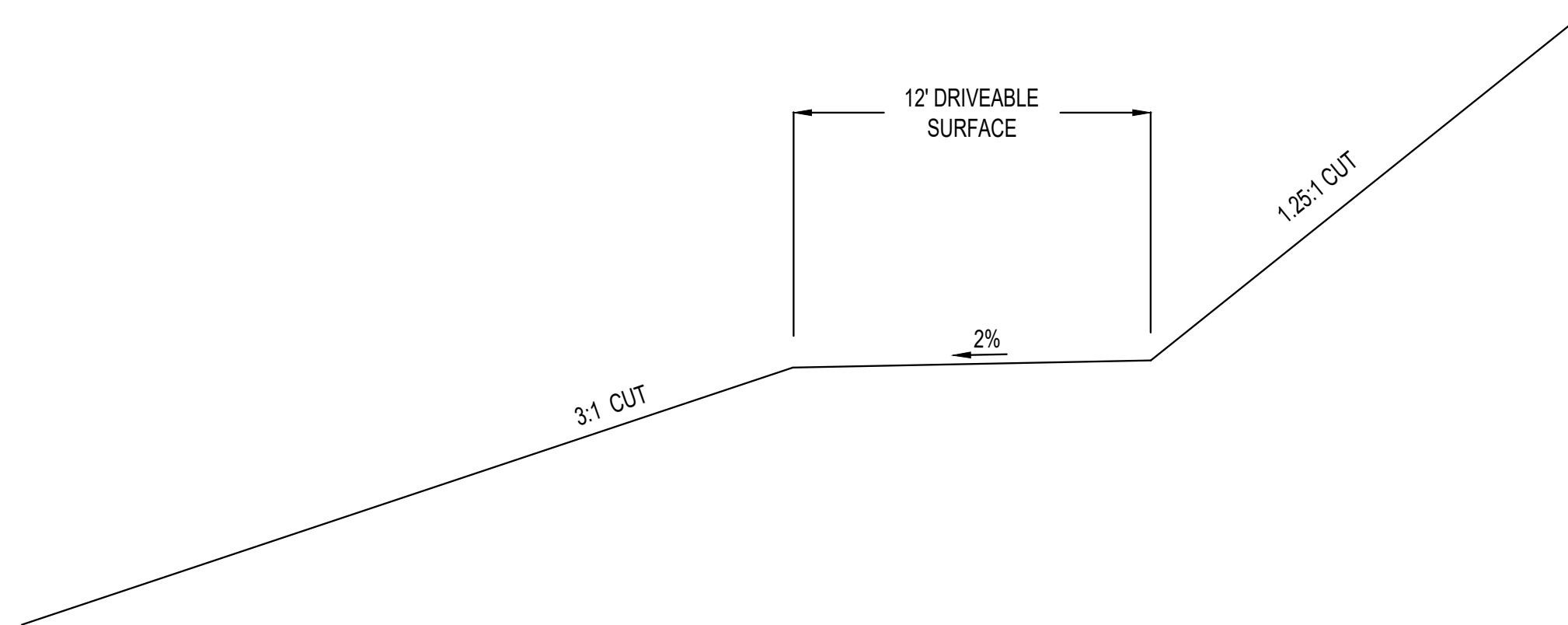
SECTION B-B
10' ROCK CONTAINMENT TRENCH



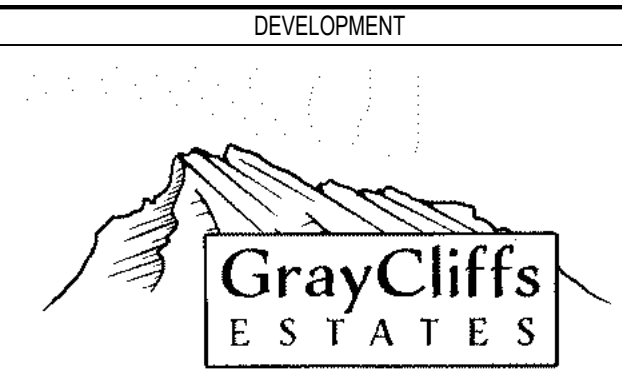
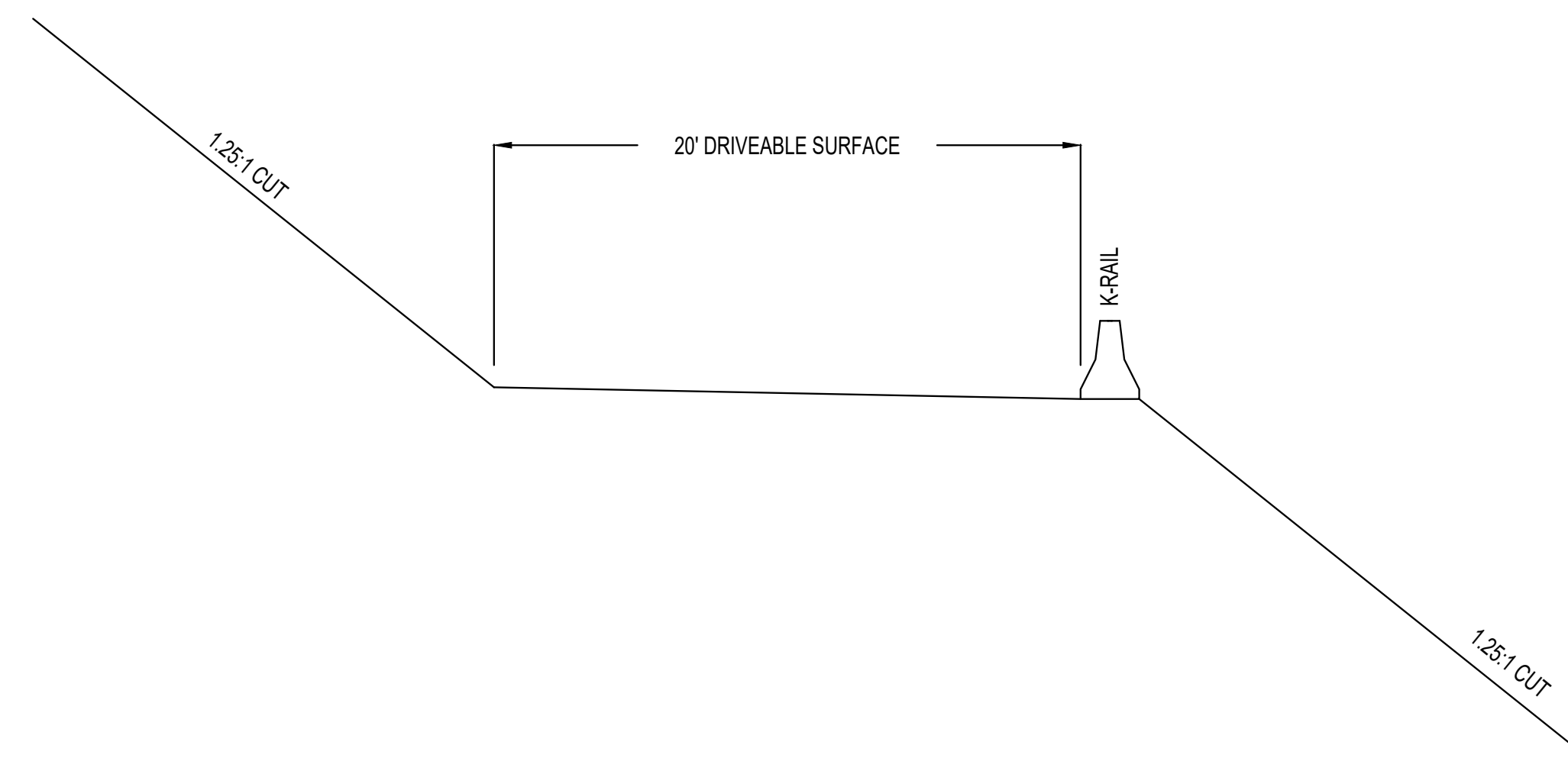
SECTION E-E
20' ACCESS ROAD W/ DRAINAGE SWALE



SECTION C-C
12' ACCESS TRAIL (NORTH)



SECTION F-F
20' ACCESS ROAD W/ K-RAIL

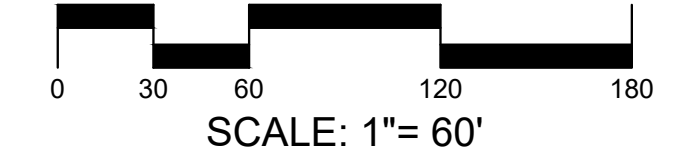
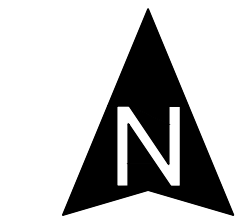


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

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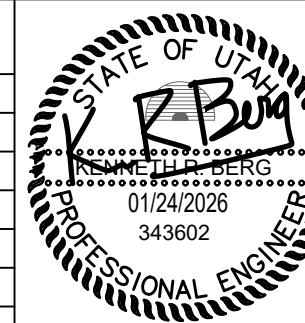


SCALE: 1" = 60'



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ACTION	DATE
FINAL	01/24/2026

PROJECT



DESCRIPTION

AMENDED GRADING PERMIT

SHEET NAME	SHEET NUMBER
CROSS SECTIONS	C3.4

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