

# NEBO MEADOWS

## FINAL PLAN SET JUNE 2022

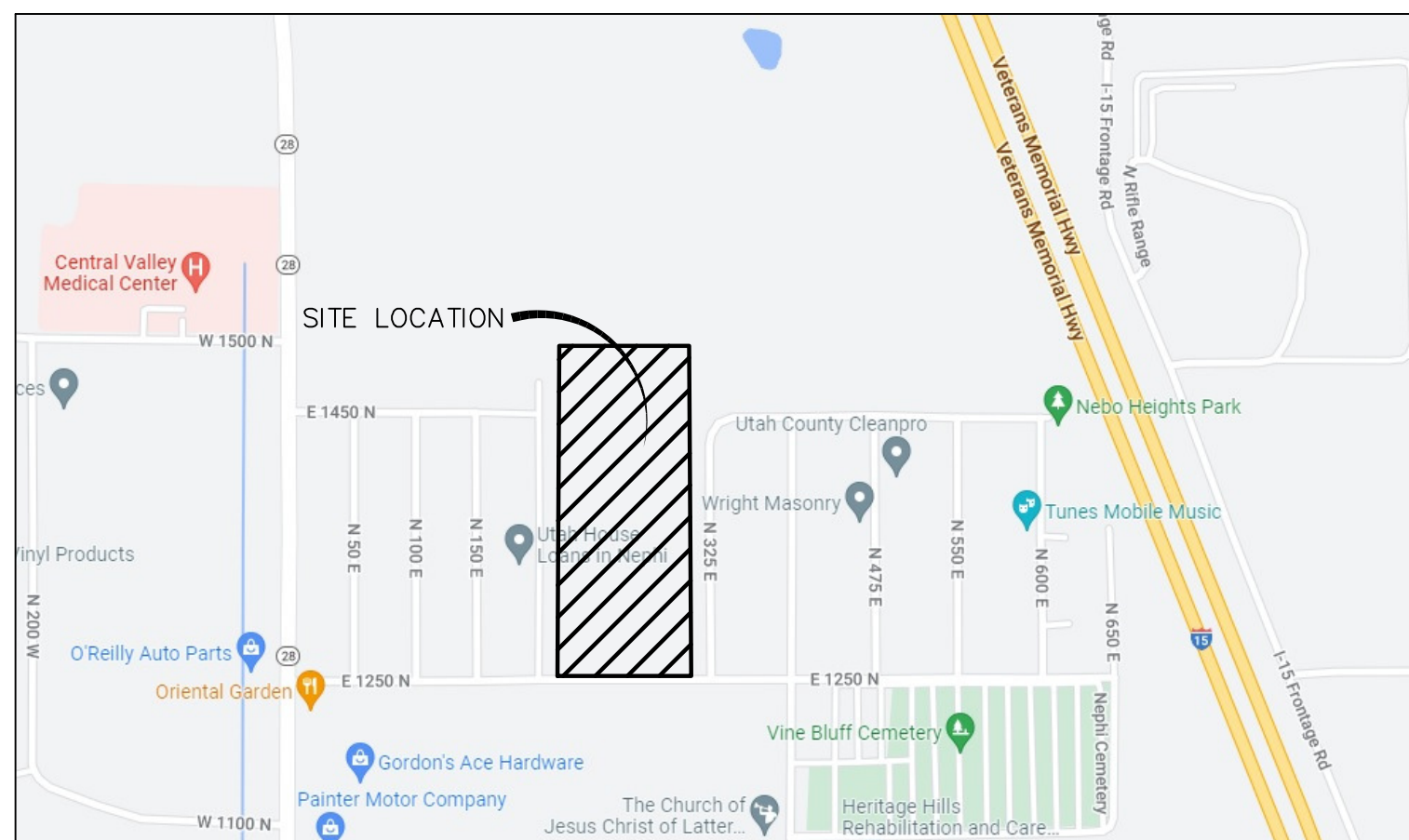
SHEET #

DESCRIPTION

|       |                                                                   |
|-------|-------------------------------------------------------------------|
| 1     | COVER SHEET                                                       |
| 2     | RECORDABLE PLAT "A"                                               |
| 3     | EXISTING TOPOGRAPHY                                               |
| 4     | UTILITY & INDEX SHEET                                             |
| 5     | GRADING & DRAINAGE PLAN                                           |
| 6     | CULINARY & GAS PLAN                                               |
| 7     | SEWER PLAN                                                        |
| 8     | ROAD DESIGN                                                       |
| PP-01 | PLAN & PROFILE SHEET – 275 EAST STREET – STA. 0+00 TO STA. 5+00   |
| PP-02 | PLAN & PROFILE SHEET – 275 EAST STREET – STA. 5+00 TO STA. 10+00  |
| PP-03 | PLAN & PROFLIE SHEET – 275 EAST STREET – STA. 10+00 TO STA. 13+00 |
| PP-04 | PLAN & PROFILE SHEET – 200 EAST STREET – STA. 0+00 TO STA. 1+00   |

### LEGEND

|  |                                     |
|--|-------------------------------------|
|  | PROPERTY LINE                       |
|  | CENTERLINE                          |
|  | PHASE LINE                          |
|  | EXISTING SEWER LINE W/MH            |
|  | EXISTING SD LINE                    |
|  | EXISTING CULINARY WATERLINE W/VALVE |
|  | EX. PRESSURIZED IRRIGATION W/VALVE  |
|  | EXISTING FIRE HYDRANT               |
|  | PROPOSED SEWER LINE                 |
|  | PROPOSED STORM DRAIN LINE           |
|  | PROPOSED CULINARY WATERLINE         |
|  | PROPOSED FIRE HYDRANT               |
|  | EXISTING CONTOUR                    |
|  | PROPOSED CONTOUR                    |
|  | EXISTING CURB AND GUTTER            |
|  | PROPOSED CURB AND GUTTER            |
|  | CATCH BASIN                         |
|  | FLOW DIRECTION FOR STORM WATER      |



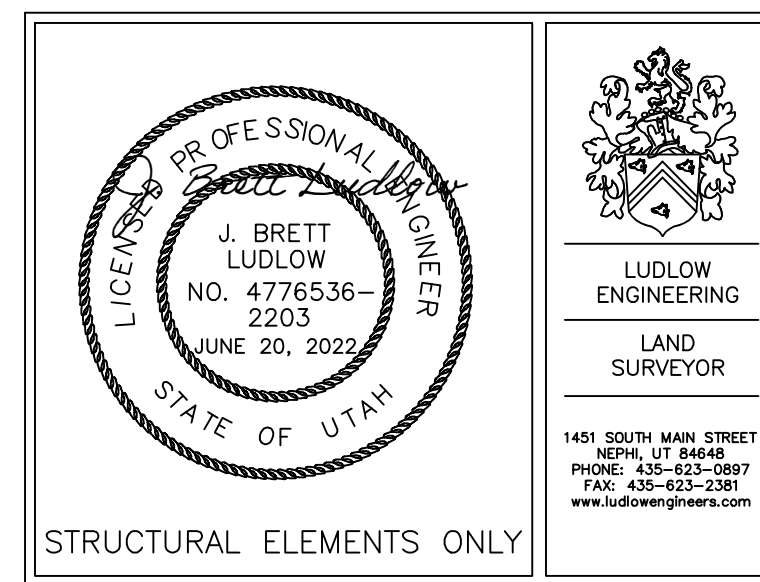
VICINITY MAP  
-NTS-

### GENERAL NOTES

- 1) ALL CONSTRUCTION TO MEET NEPHI CITY STANDARD SPECIFICATIONS AND DRAWINGS.
- 2) ALL STREETS WILL BE 60' WIDE WITH EXCEPTION TO 200 EAST. (99' WIDE)
- 3) ALL SEWER MAINS ARE 8" PVC.
- 4) ALL WATER CULINARY MAINS ARE 8" PVC (C-900).
- 5) ALL CULINARY WATER SERVICE CONNECTIONS ARE 1" WITH METERS PLACED AT THE MID-LOT LINE. WATER METERS WILL NOT BE ALLOWED IN DRIVE APPROACHES. NO CONNECTIONS ARE PERMITTED BETWEEN THE CORP. STOP AND SETTER.
- 6) ALL SEWER LATERALS ARE 4" PVC PLACED A MINIMUM OF 10 FEET FROM WATER METERS.
- 7) STREET LIGHTS TO BE DESIGNED IN ACCORDANCE TO NEPHI CITY SPECIFICATIONS.
- 8) ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL INVESTIGATION SHALL BE FOLLOWED EXPLICITLY.
- 9) GAS LINES WILL BE INSTALLED IN THE SAME TRENCH WITH THE WATER LINES.

OWNER/DEVELOPER  
KOREY WRIGHT  
PHONE: 801-368-9717  
EMAIL: wrightkorey@gmail.com

ENGINEER/SURVEYOR  
LUDLOW ENGINEERING  
PHONE: 435-623-0897  
EMAIL: brett\_ludlow@hotmail.com  
ADDRESS: 1451 S Main Street  
Nephi, UT 84648



### REVISIONS

|    |       |    |       |
|----|-------|----|-------|
| 1. | _____ | 4. | _____ |
| 2. | _____ | 5. | _____ |
| 3. | _____ | 6. | _____ |

PROJECT NO.: LE 4120 SURVEYOR/DIRECTOR: D. PENROD  
DATE: JUNE 2022 FIELD SURVEYOR: M. JACOBSEN  
SCALE: N/A DRAWN: K. ROUNDY  
REVISION: \_\_\_\_\_ CHECKED: B. LUDLOW

**LUDLOW ENGINEERING & LAND SURVEYING**  
Subdivisions \* Boundary Surveys \* City Lot Surveys \* ALTA Surveys  
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1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

COVER SHEET

NEBO MEADOWS SUBDIVISION

SECTION 33, T 12 S, R 1 E, SLB&M.  
NEPHI CITY, JUAB COUNTY, UTAH  
JUNE 2022

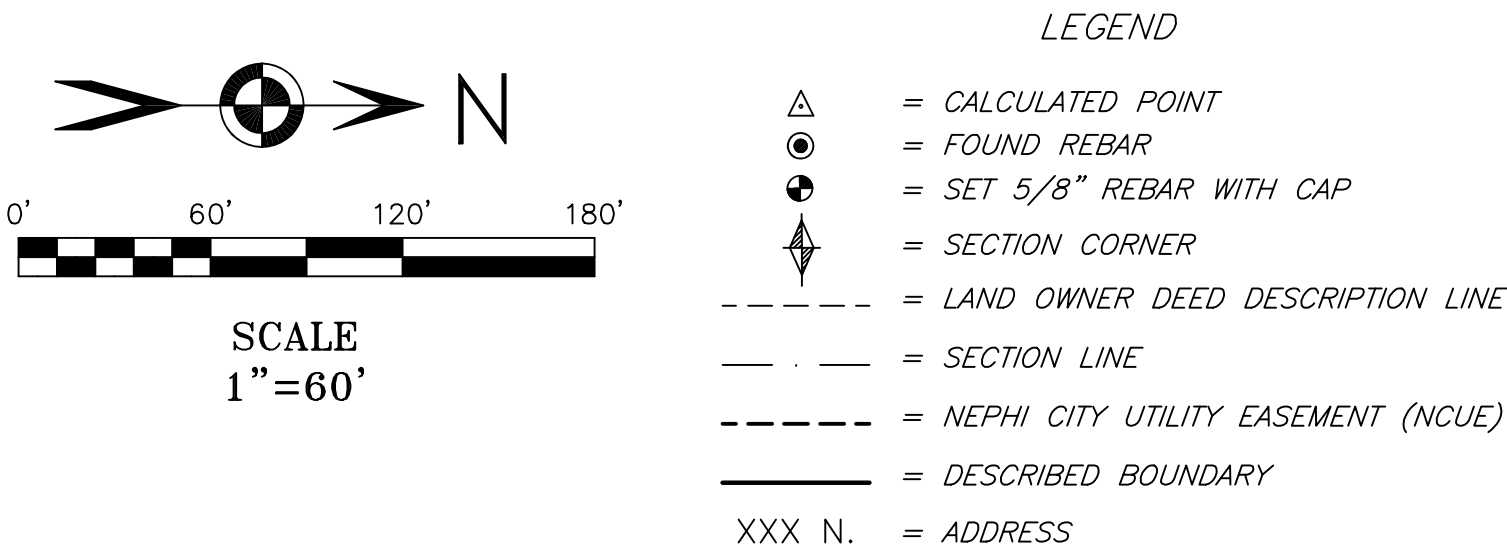
SHEET

C

1

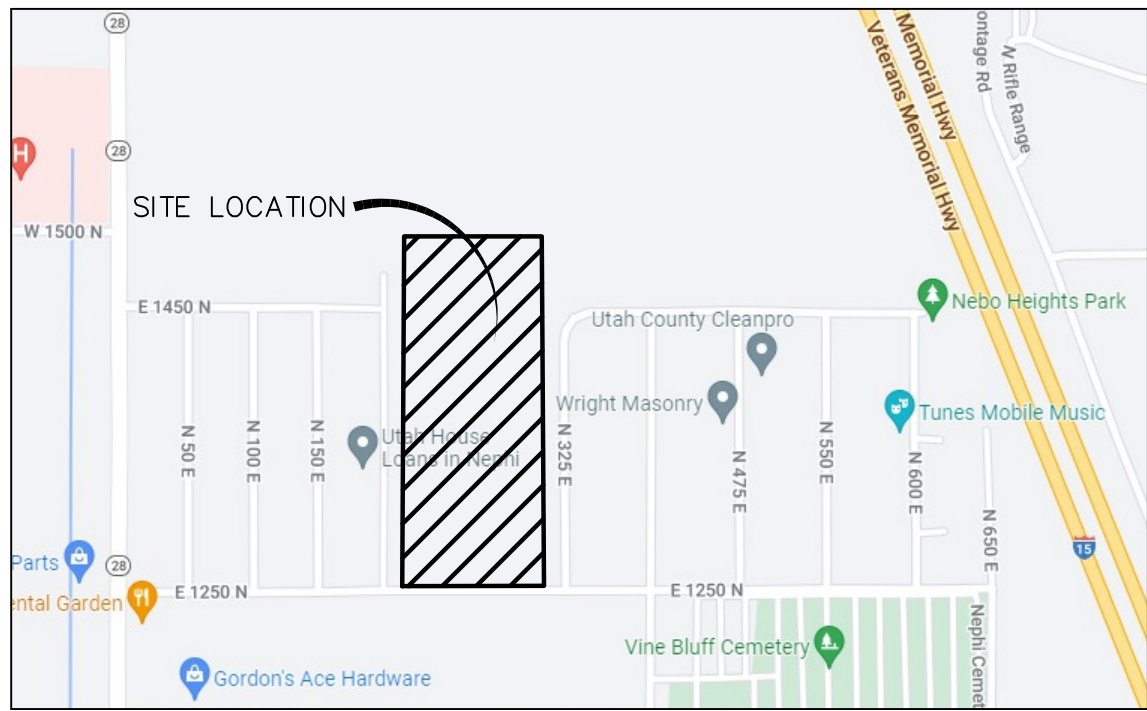
SHEETS

# NEBO MEADOWS



NOTE: IRON PINS WITH CAPS WILL BE SET ON ALL REAR CORNERS. COPPER PLUG WILL BE SET AS OFFSET IN CURB & GUTTER FOR FRONT LOT LINES.

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 25.00'  | 39.43'     | 35.47'       | N 44°52'28" W | 90°21'46"   |
| C2    | 25.00'  | 39.11'     | 35.24'       | N 45°07'32" E | 89°38'14"   |
| C3    | 25.00'  | 39.43'     | 35.47'       | N 44°52'28" W | 90°21'46"   |
| C4    | 300.00' | 38.02'     | 37.99'       | N 03°56'16" E | 7°15'41"    |
| C5    | 300.00' | 38.21'     | 38.19'       | N 03°55'10" E | 7°17'54"    |
| C6    | 330.00' | 41.82'     | 41.79'       | S 03°56'16" W | 7°15'41"    |
| C7    | 270.00' | 14.27'     | 14.27'       | N 06°03'14" E | 30°1'43"    |
| C8    | 270.00' | 20.12'     | 20.11'       | N 02°24'17" E | 41°16'09"   |
| C9    | 270.00' | 34.22'     | 34.20'       | N 03°56'16" E | 7°15'41"    |
| C10   | 330.00' | 42.03'     | 42.01'       | N 03°55'10" E | 7°17'54"    |

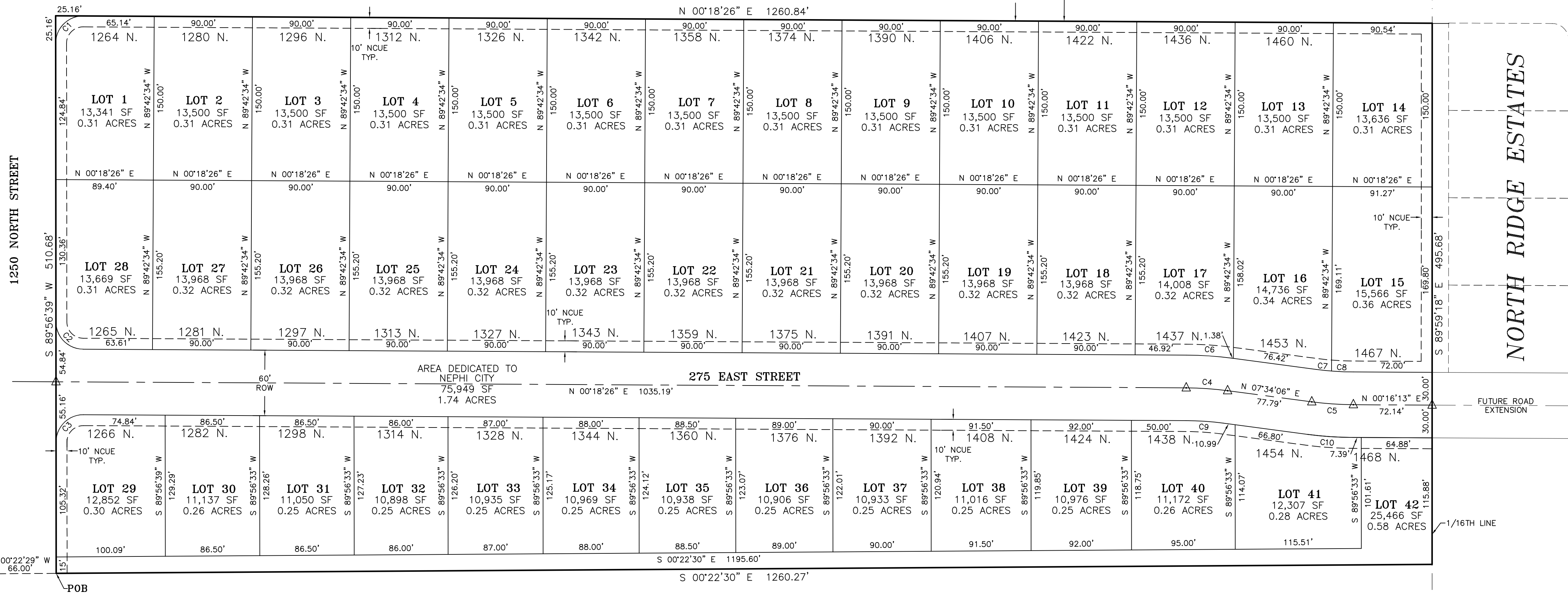


## HUNTERS MEADOW SUBDIVISION PLAT "C"

200 EAST STREET

EX 99'

1450 NORTH STREET



## NEBO HEIGHTS SUBDIVISION

### SURVEYOR'S CERTIFICATION

I, DARYL N. PENROD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 18, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO.3331527. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DARYL N. PENROD

DATE

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT S89°39'13"W 556.00 FEET ALONG THE MID SECTION LINE AND N00°39'55"W 66.00 FEET FROM THE CENTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE N00°39'56"W 1260.27 FEET TO THE 1/16TH LINE; THENCE S89°42'54"W 495.68 FEET ALONG SAID 1/16TH LINE; THENCE S00°00'59"W 1260.81 FEET TO THE NORTH LINE OF 1250 NORTH STREET; THENCE N89°39'13"E 510.68 FEET TO THE POINT OF BEGINNING.

PARCEL NUMBER(S): XA3A-0200-1

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE WRIGHT DIRECTION, LLC, THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, WALKWAYS, AND EASEMENTS AND DO HEREBY DEDICATE, GRANT AND CONVEY TO NEPHI CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO NEPHI CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY PURPOSES AS SHOWN HEREON, AND LOT 35 AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, AS MAY BE AUTHORIZED BY NEPHI CITY, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: KOREY WRIGHT Managing member of THE WRIGHT DIRECTION LLC, a Utah Limited Liability Company

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF JUAB ) ss:  
ON THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE, APPEARED KOREY WRIGHT, MANAGING MEMBER OF THE WRIGHT DIRECTION, LLC, A UTAH LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF NEPHI CITY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, WALKWAYS, AND ALL OTHER PARCELS OF LAND INDICATED IN OWNER'S DEDICATION, INTENDED FOR UTILITIES AND PUBLIC PURPOSES AS SHOWN HEREON FOR THE PERPETUAL USE OF THE PUBLIC AS MAY BE AUTHORIZED BY NEPHI CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR (JUSTIN D. SEELY) COUNCIL MEMBER (JERAMIE CALLAWAY)  
COUNCIL MEMBER (NATHAN MEMMOTT) COUNCIL MEMBER (JOHN D. PARADY)  
COUNCIL MEMBER (LARRY OSTLER) COUNCIL MEMBER (SKIP F. WORWOOD)

ATTEST CLERK-RECORDER (LISA BROUGH)

### PLANNING COMMISSION APPROVAL

APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING COMMISSION

PLANNING AND ZONING ADMINISTRATOR

## NEBO MEADOWS

A RESIDENTIAL SUBDIVISION

SECTION 33, TOWNSHIP 12 SOUTH, RANGE 1 EAST, S.L.B. & M.  
NEPHI CITY, JUAB COUNTY, STATE OF UTAH

SURVEYOR

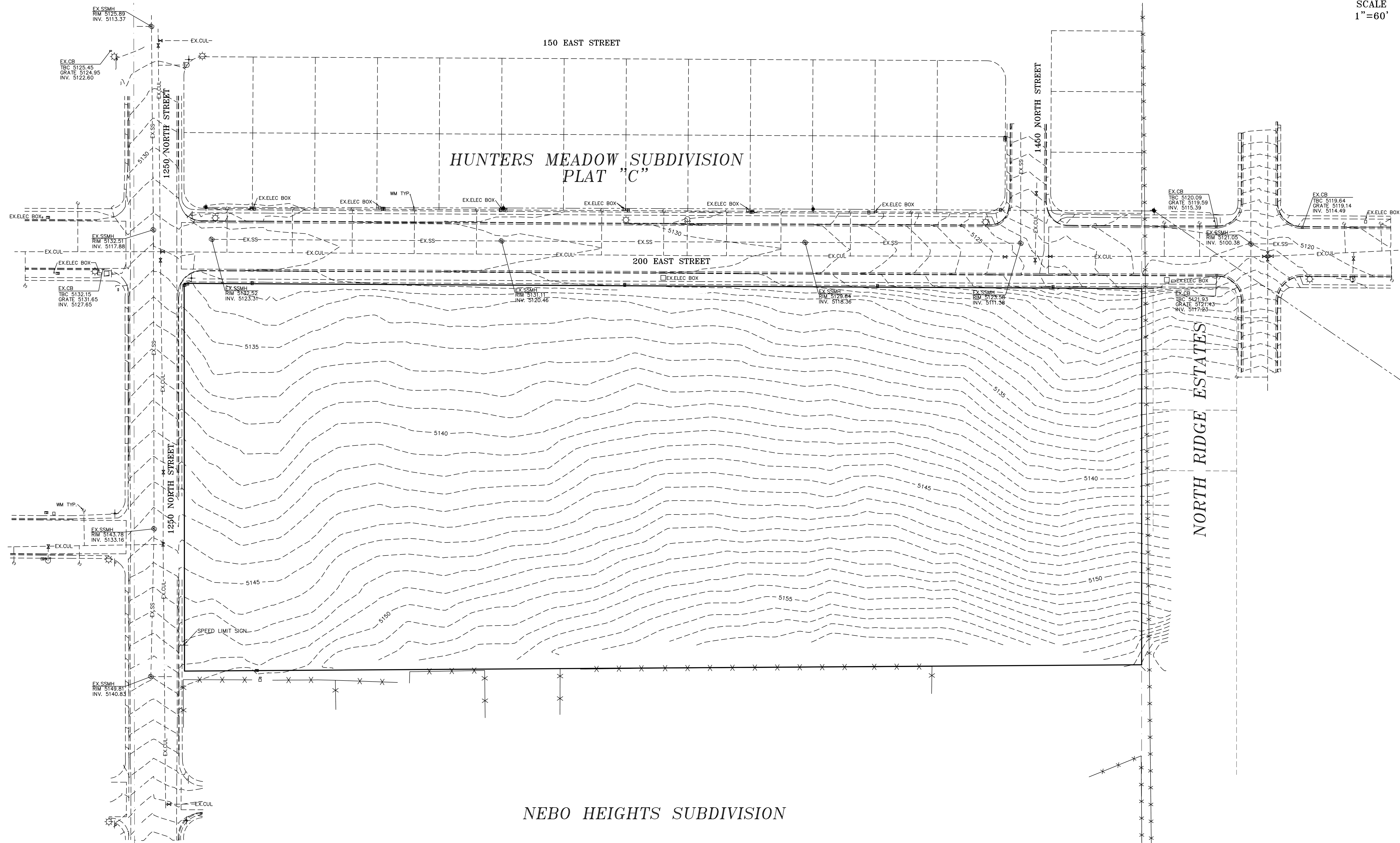
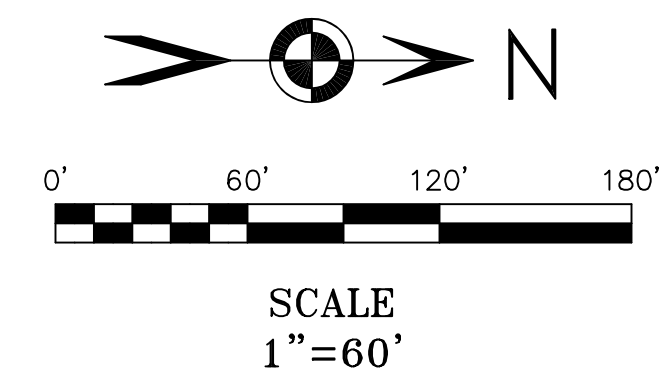
CLERK-RECORDER

### COUNTY RECORDER

LUDLOW ENGINEERS & ASSOCIATES  
1451 S. MAIN, NEPHI, UTAH 84648  
435-623-0897

LE 4120

KOREY WRIGHT  
wrightkorey@gmail.com  
801-368-9717



REVISIONS

- |          |          |
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| 1. _____ | 4. _____ |
| 2. _____ | 5. _____ |
| 3. _____ | 6. _____ |

PROJECT NO.: LE 4120 SURVEYOR/DIRECTOR: D. PENROD  
DATE: JUNE 2022 FIELD SURVEYOR: M. JACOBSEN  
SCALE: 1" = 60' DRAWN: K. ROUNDY  
REVISION: \_\_\_\_\_ CHECKED: B. LUDLOW

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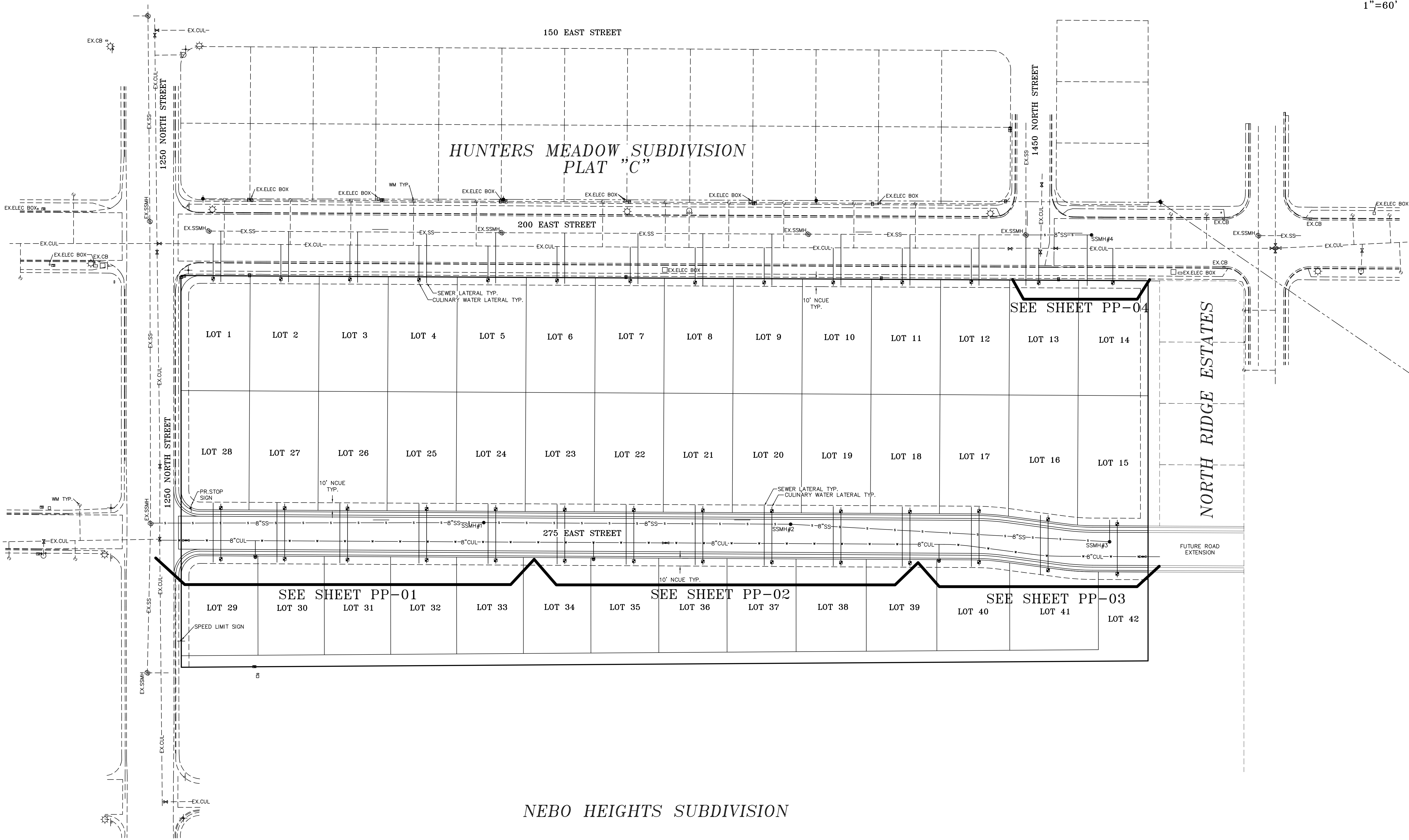
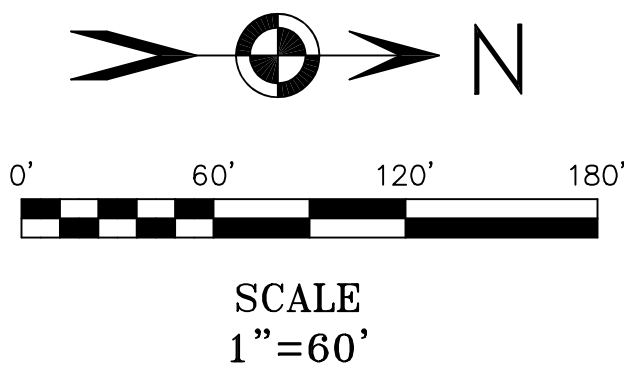
EXISTING TOPO

NEBO MEADOWS

SECTION 33, T 12 S, R 1 E, SLB&M.  
NEPHI CITY, JUAB COUNTY, UTAH  
JUNE 2022

|        |   |
|--------|---|
| SHEET  |   |
| C      | 3 |
| SHEETS |   |

NOTE:  
1. ASPHALT SAW CUTTING WILL BE REQUIRED ON 200 EAST STREET TO INSTALL SERVICE LATERALS. AFTER INSTALLATION OF LATERALS THERE WILL BE AN ASPHALT OVERLAY ON 200 EAST STREET.



REVISIONS

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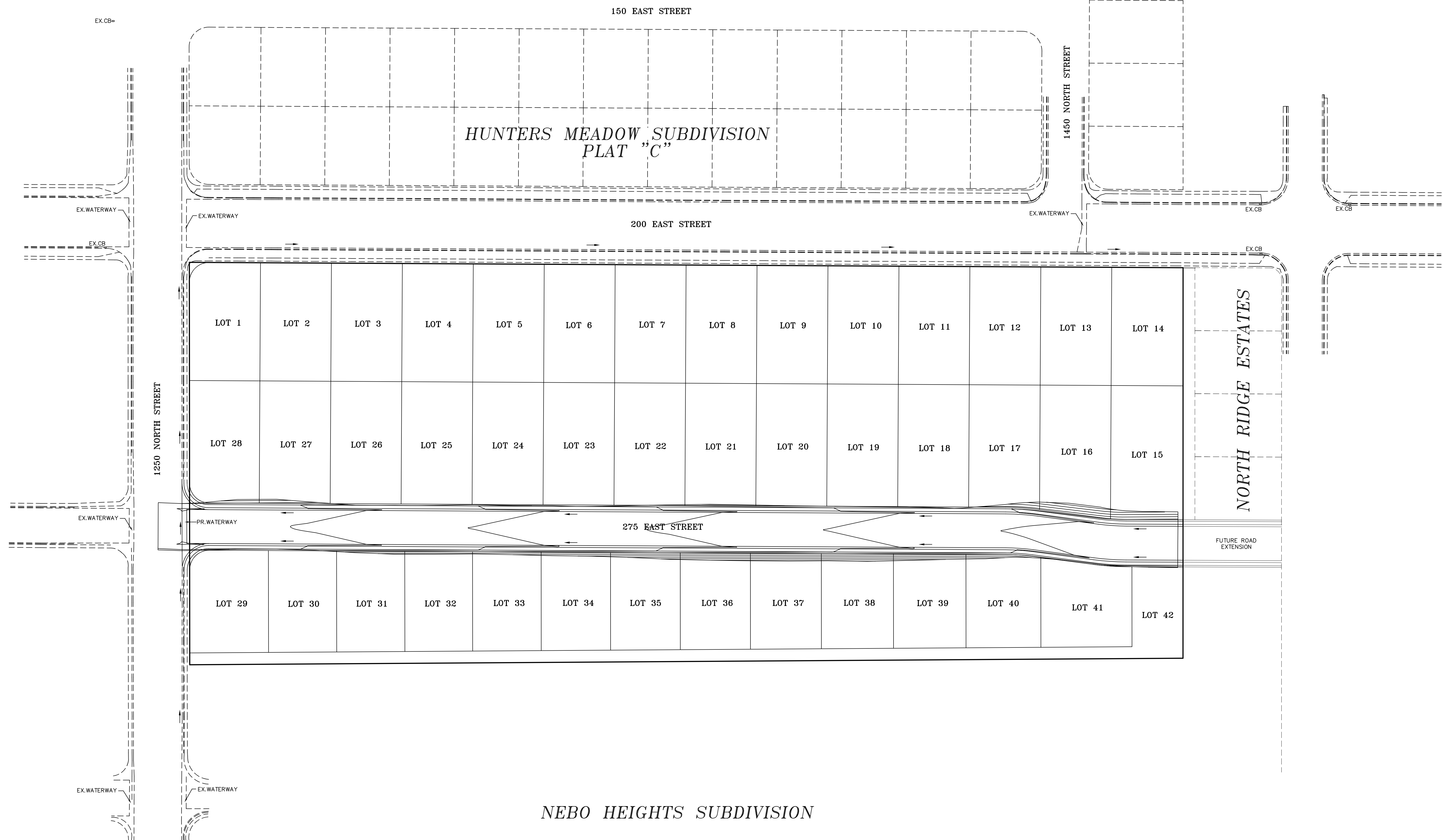
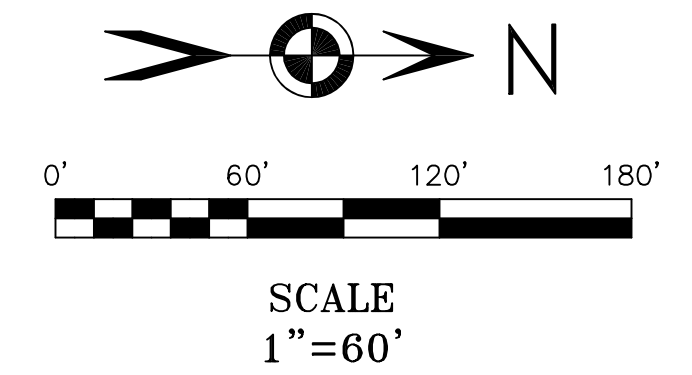
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UTILITY PLAN  
& INDEX

NEBO MEADOWS

SECTION 33, T 12 S, R 1 E, SLB&M.  
NEPHI CITY, JUAB COUNTY, UTAH  
JUNE 2022

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| SHEET  |   |
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| SHEETS |   |



REVISIONS

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GRADING &  
DRAINAGE PLAN

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NEPHI CITY, JUAB COUNTY, UTAH  
JUNE 2022

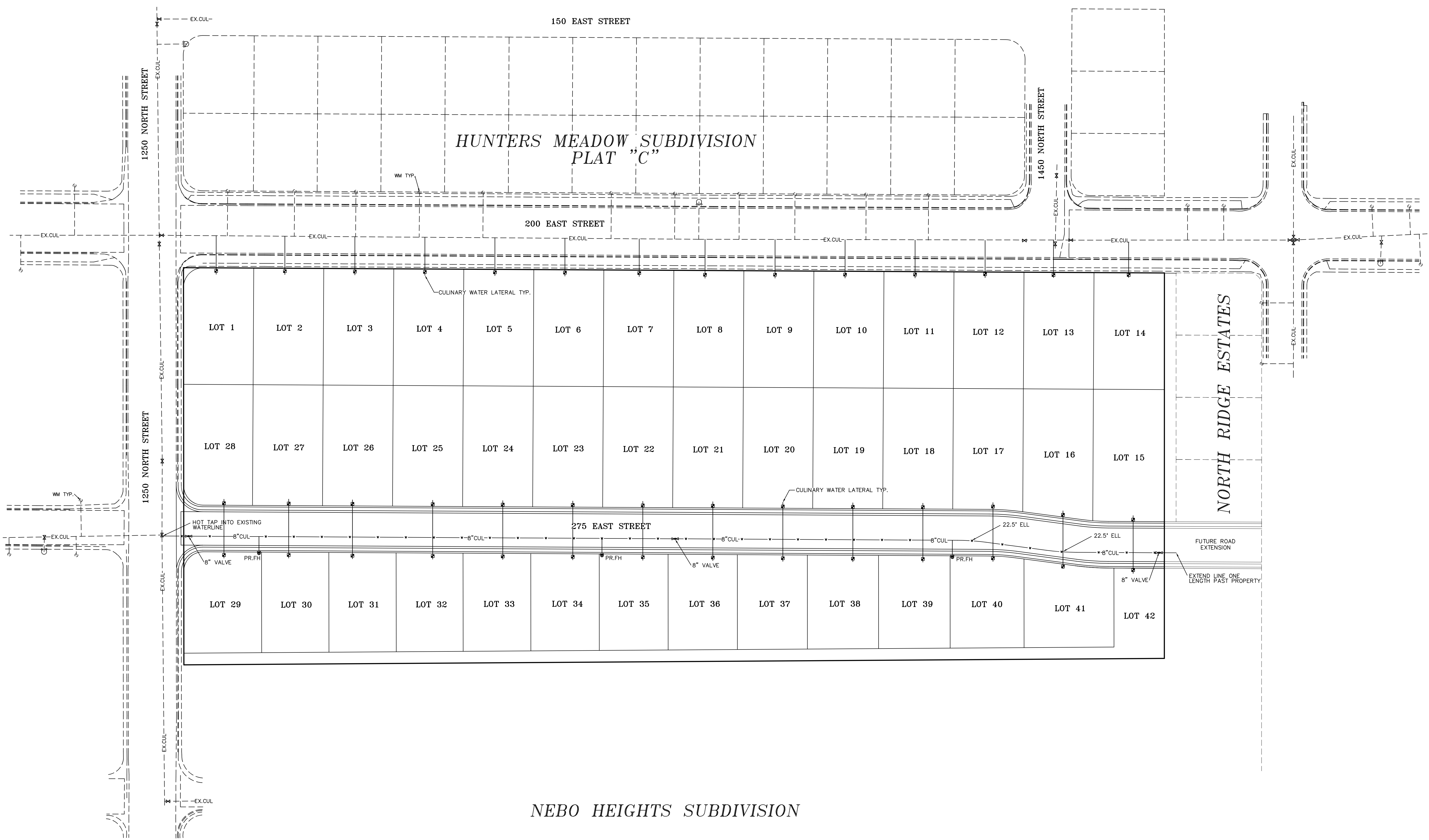
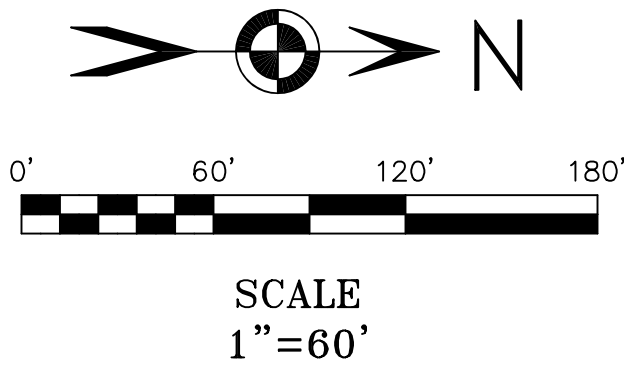
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SHEETS

NOTE:  
1. ASPHALT SAW CUTTING WILL BE REQUIRED ON 200 EAST TO INSTALL SERVICE LATERALS. AFTER INSTALLATION OF LATERALS THERE WILL BE AN ASPHALT OVERLAY ON 200 EAST STREET.



REVISIONS

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| 1. _____ | 4. _____ |
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PROJECT NO.: LE 4120 SURVEYOR/DIRECTOR: D. PENROD  
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REVISION: \_\_\_\_\_ CHECKED: B. LUDLOW



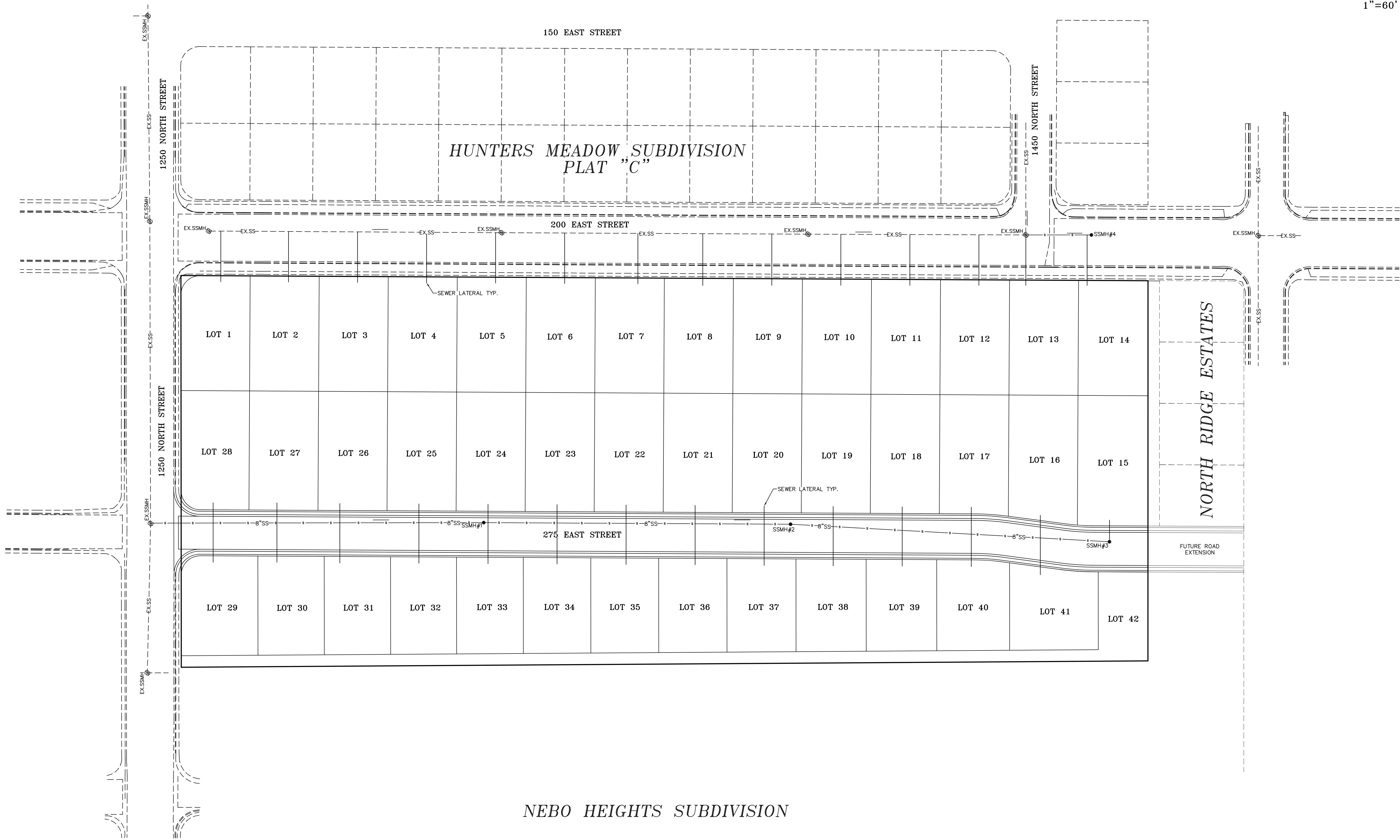
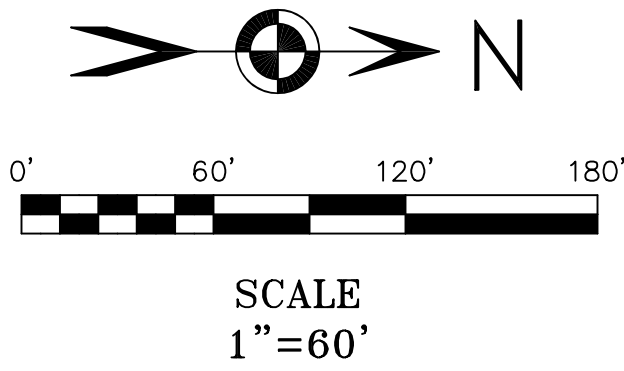
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*CULINARY &  
GAS PLAN*

*NEBO MEADOWS*  
SECTION 33, T 12 S, R 1 E, SLB&M.  
NEPHI CITY, JUAB COUNTY, UTAH  
JUNE 2022

|        |   |
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| SHEET  |   |
| C      | 6 |
| SHEETS |   |

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SEWER PLAN

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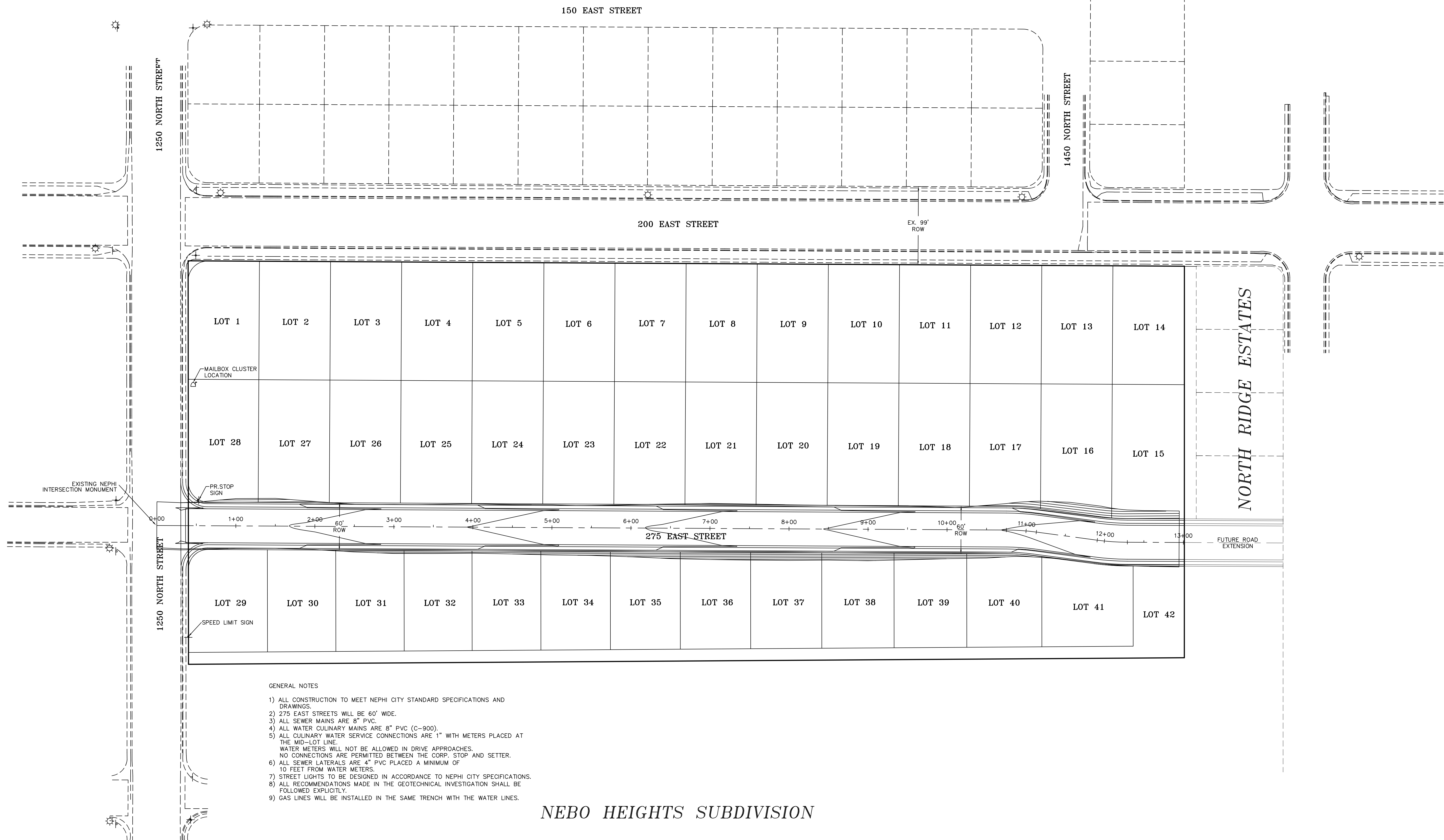
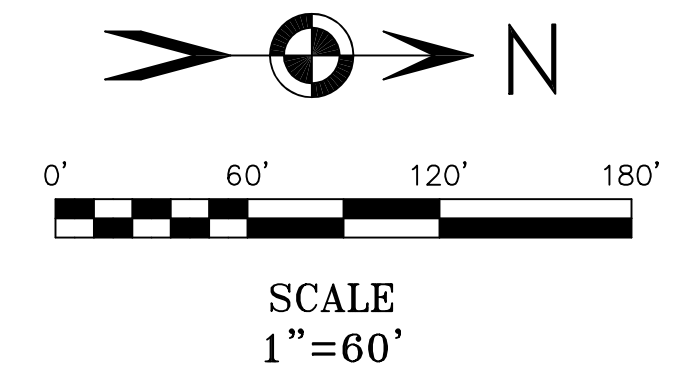
SHEET

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SHEETS

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GENERAL NOTES

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- 2) 275 EAST STREETS WILL BE 60' WIDE.
- 3) ALL SEWER MAINS ARE 8" PVC.
- 4) ALL WATER CULINARY MAINS ARE 8" PVC (C-900).
- 5) ALL CULINARY WATER SERVICE CONNECTIONS ARE 1" WITH METERS PLACED AT THE MID-LOT LINE.  
WATER METERS WILL NOT BE ALLOWED IN DRIVE APPROACHES.  
NO CONNECTIONS ARE PERMITTED BETWEEN THE CORP. STOP AND SETTER.
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NEBO HEIGHTS SUBDIVISION

REVISIONS

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ROAD DESIGN

NEBO MEADOWS

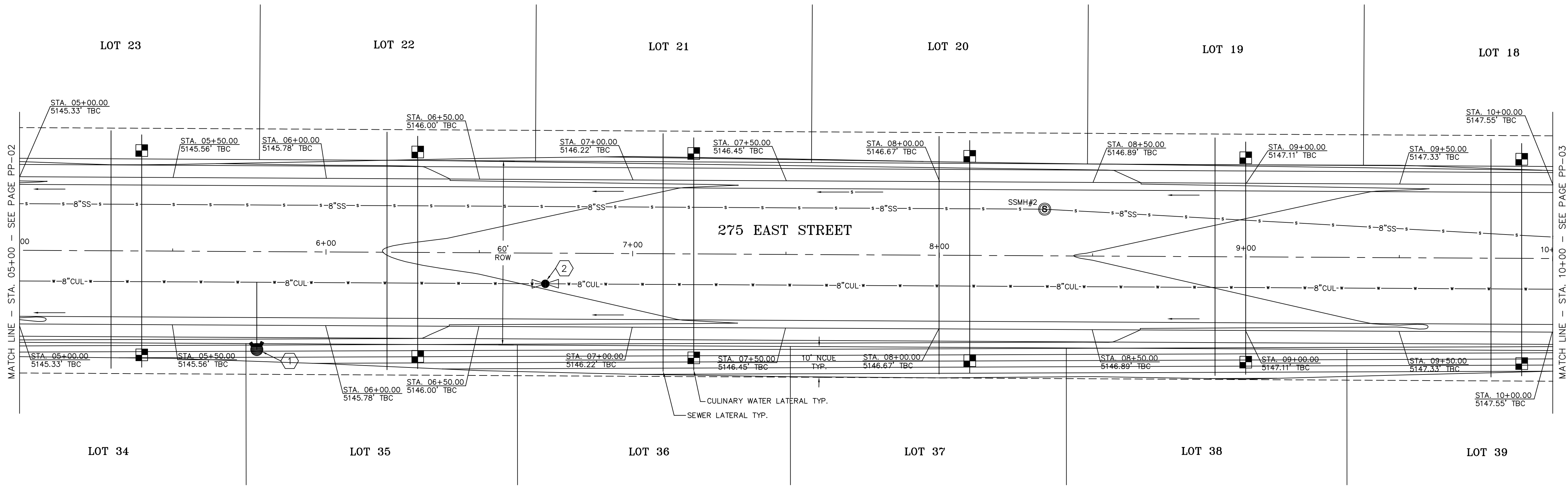
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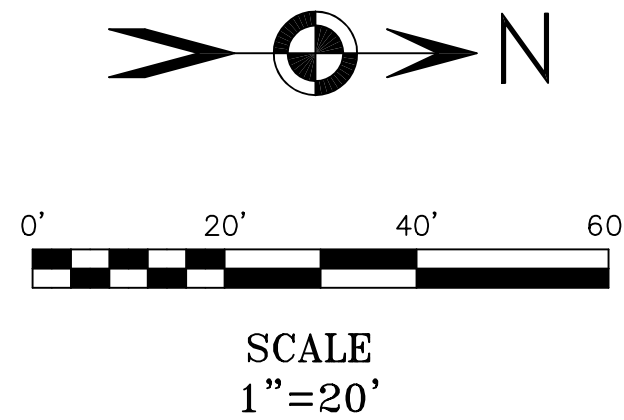
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SHEETS

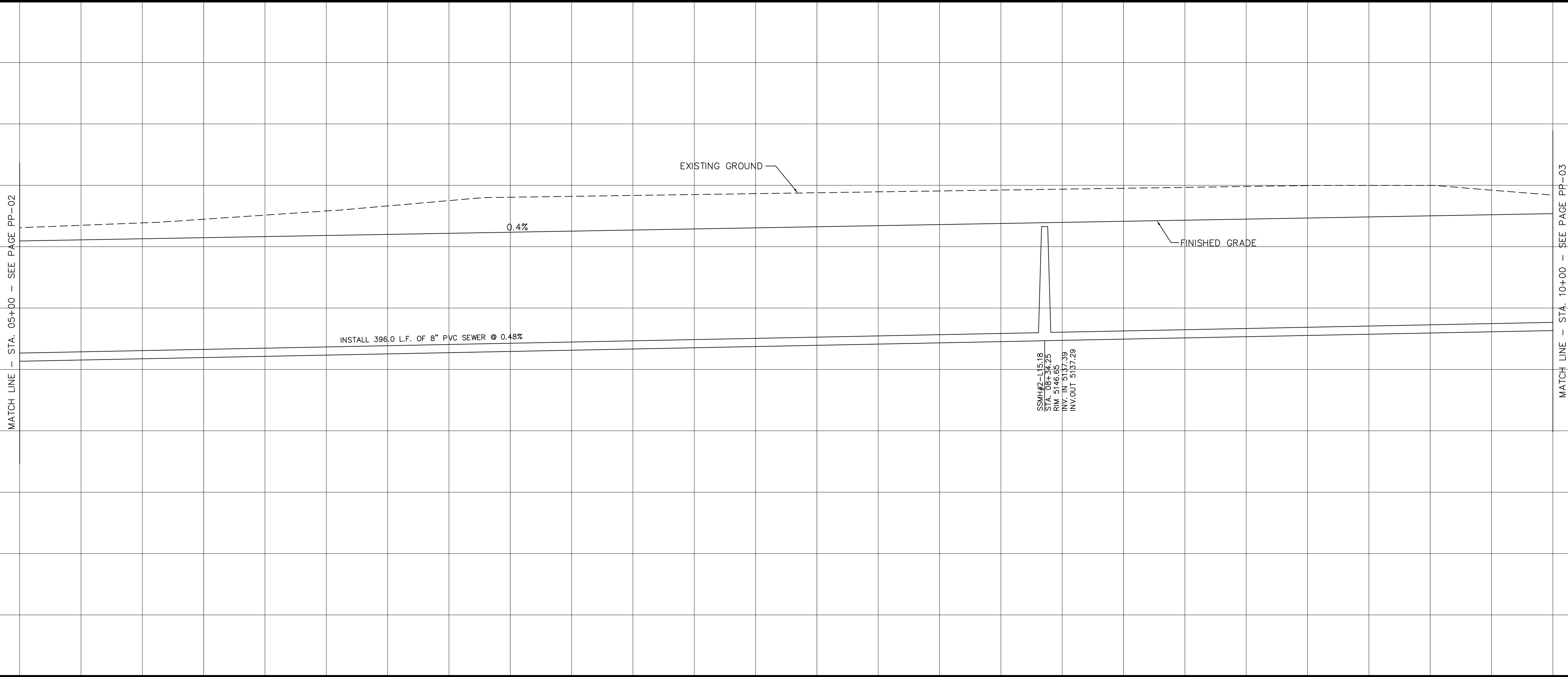




- NOTES:  
1. EACH LOT TO HAVE A 1" CULINARY LATERAL WITH METER.  
2. EACH LOT TO HAVE A 4" SEWER LATERAL WITH CLEANOUT.  
3. ALL SIDEWALKS TO BE 4' WIDE.
- CONSTRUCTION NOTES:  
1. INSTALL FIRE HYDRANT ASSEMBLY PER NEPHI CITY STANDARDS.  
2. INSTALL 8" CULINARY WATER VALVE PER NEPHI CITY STANDARDS.



5+00 5+20 5+40 5+60 5+80 6+00 6+20 6+40 6+60 6+80 7+00 7+20 7+40 7+60 7+80 8+00 8+20 8+40 8+60 8+80 9+00 9+20 9+40 9+60 9+80 10+00

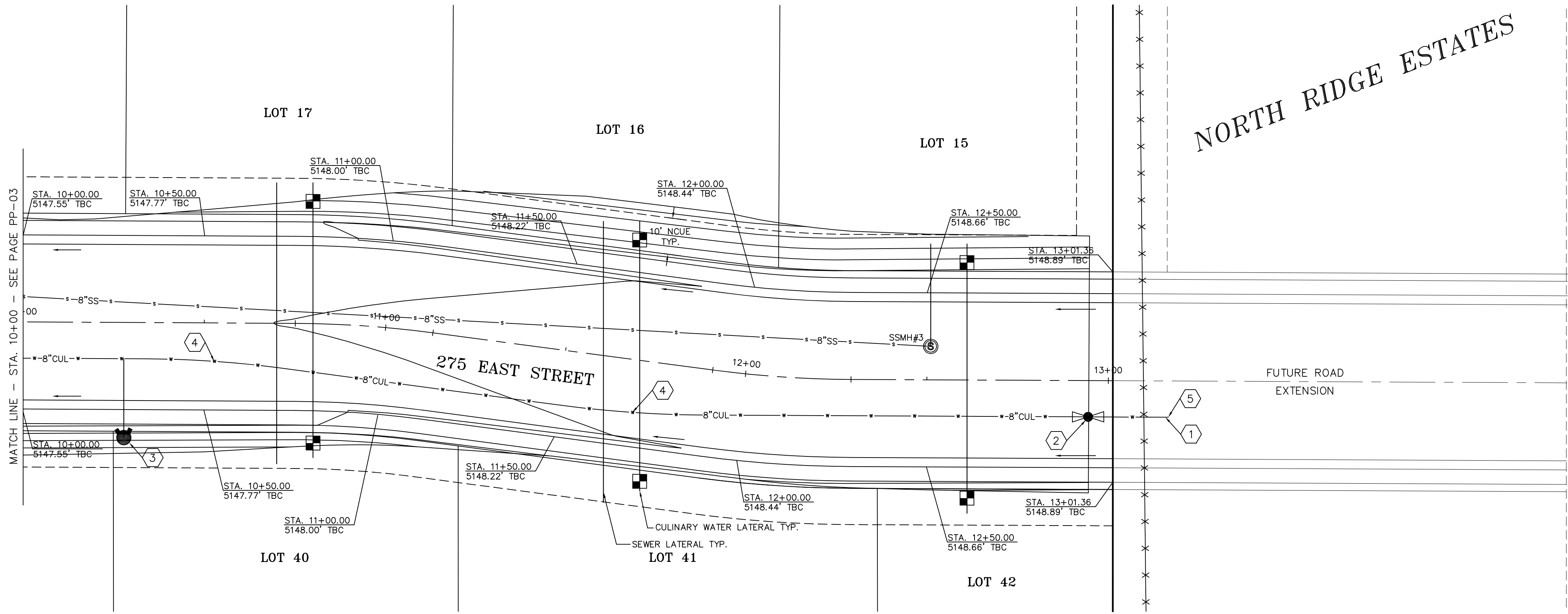


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SCALE: 1" = 20' DRAWN: K. ROUNDY  
REVISION: CHECKED: B. LUDLOW

NEBO MEADOWS SUBDIVISION  
275 EAST STREET  
STA. 5+00 TO STA. 10+00

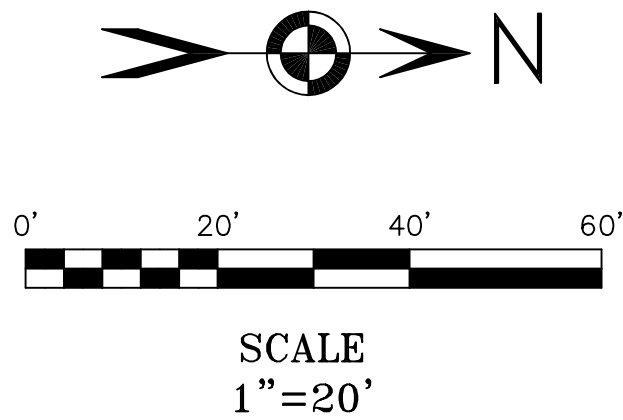
PP-02

LUDLOW ENGINEERING & LAND SURVEYING  
1451 S Union, Nephi, UT 84648  
PHONE: (435) 623-3301 FAX: (435) 623-3381



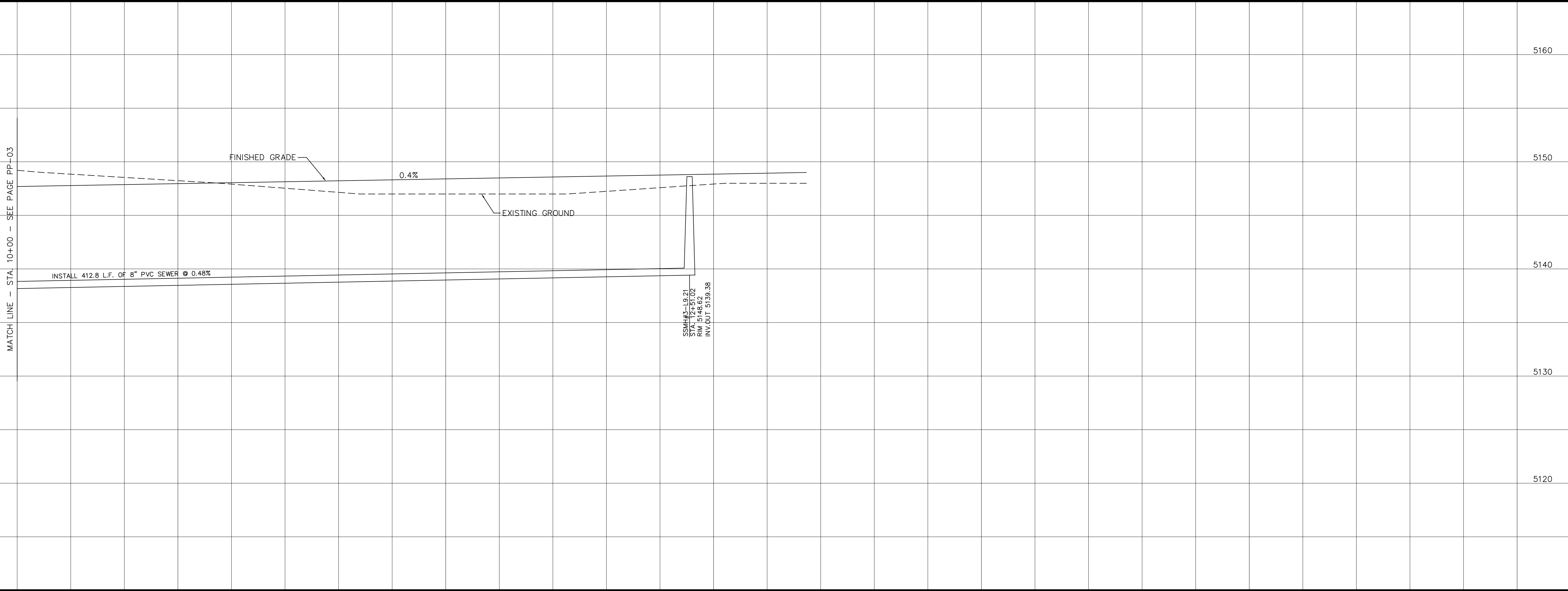
- NOTES:
1. EACH LOT TO HAVE A 1" CULINARY LATERAL WITH METER.
  2. EACH LOT TO HAVE A 4" SEWER LATERAL WITH CLEANOUT.
  3. ALL SIDEWALKS TO BE 4' WIDE.

- CONSTRUCTION NOTES:
1. EXTEND 8" CULINARY WATERLINE ONE LENGTH PAST PROPERTY LINE.
  2. INSTALL 8" CULINARY WATER VALVE PER NEPHI CITY STANDARDS.
  3. INSTALL FIRE HYDRANT ASSEMBLY PER NEPHI CITY STANDARDS.
  4. INSTALL 22.50' ELBOW ON 8" CULINARY WATERLINE.
  5. CAP & PLUG 8" CULINARY WATERLINE.

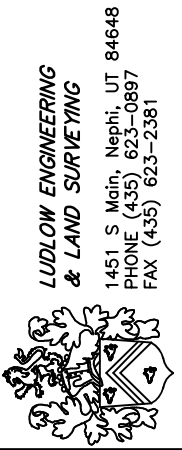


10+00 10+20 10+40 10+60 10+80 11+00 11+20 11+40 11+60 11+80 12+00 12+20 12+40 12+60 12+80 13+00

MATCH LINE - STA. 10+00 - SEE PAGE PP-03



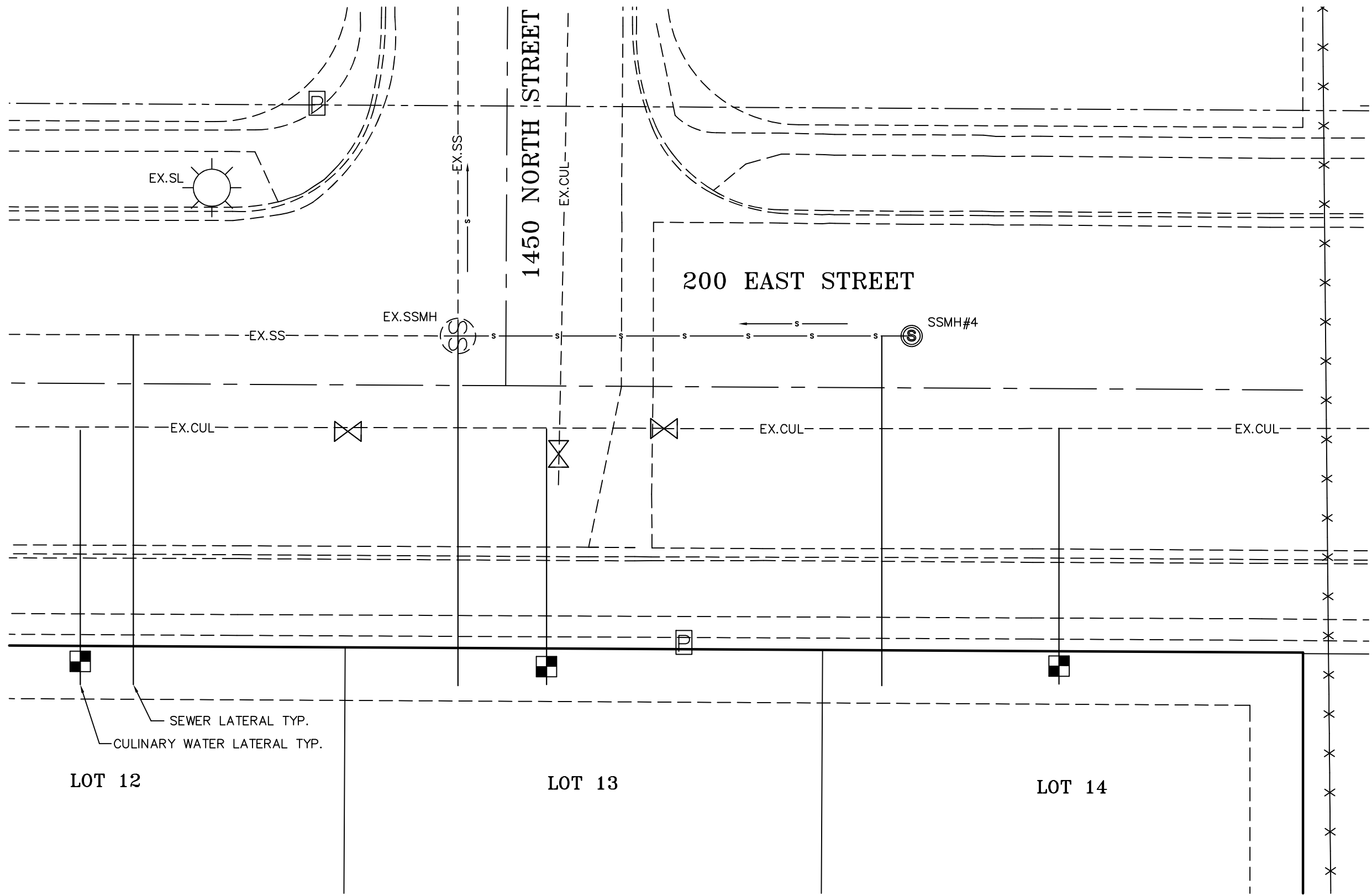
PROJECT NO. LE 4120 SURVEYOR/DIRECTOR: D. PENROD  
DATE: JUNE 2022 FIELD SURVEYOR: M. JACOBSEN  
SCALE: 1" = 20' DRAWN: K. ROUNDY  
REVISION: CHECKED: B. LUDLOW



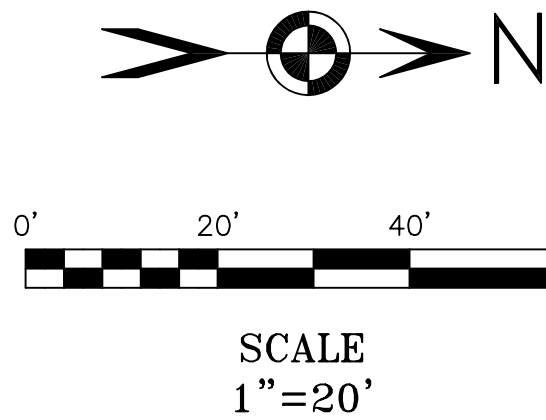
NEBO MEADOWS SUBDIVISION

PLAN & PROFILE  
275 EAST STREET  
STA. 10+00 TO STA. 13+00

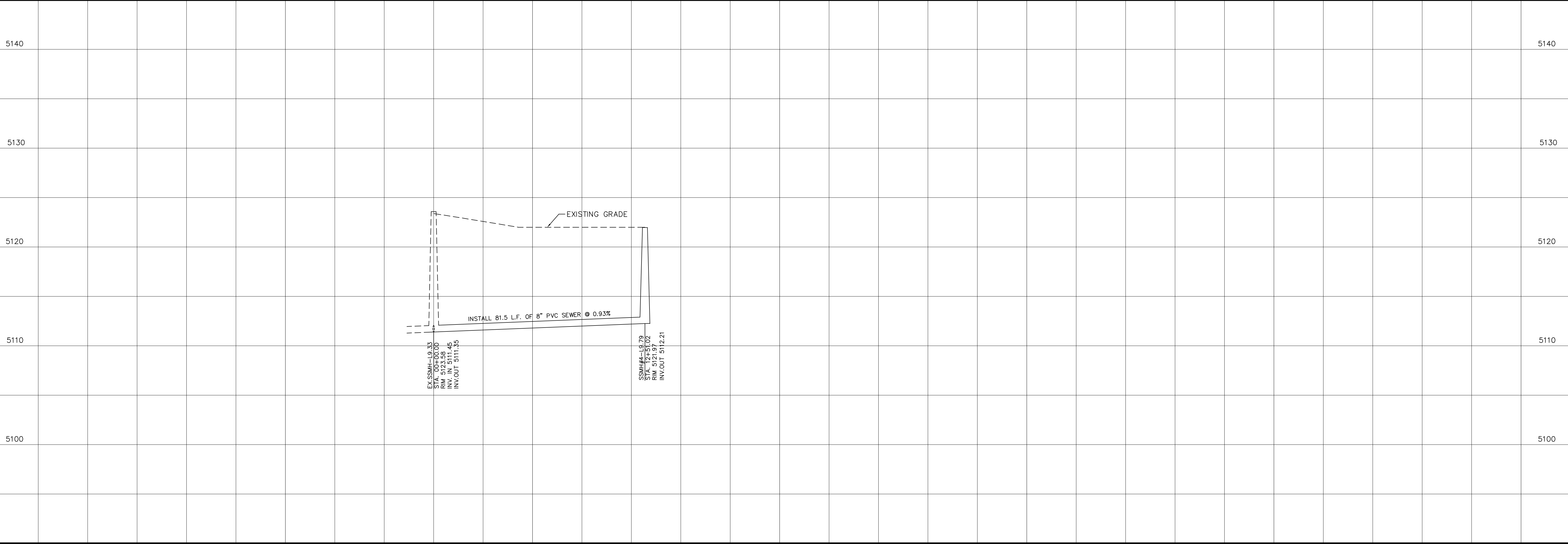
PP-03



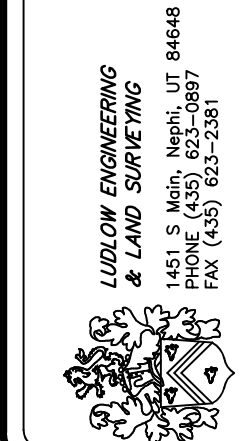
- NOTES:
1. EACH LOT TO HAVE A 1" CULINARY LATERAL WITH METER.
  2. EACH LOT TO HAVE A 4" SEWER LATERAL WITH CLEANOUT.
  3. ALL SIDEWALKS TO BE 4' WIDE.



0+00 0+20 0+40 0+60 0+80 1+00



PROJECT NO. LE 4120 SURVEYOR/DIRECTOR: D. PENROD  
DATE: JUNE 2022 FIELD SURVEYOR: M. JACOBSEN  
SCALE: 1" = 20' DRAWN: K. ROUNDY  
REVISION: CHECKED: B. LUDLOW



NEBO MEADOWS SUBDIVISION

PLAN & PROFILE  
200 EAST STREET  
STA. 0+00 TO STA. 1+00

PP-04