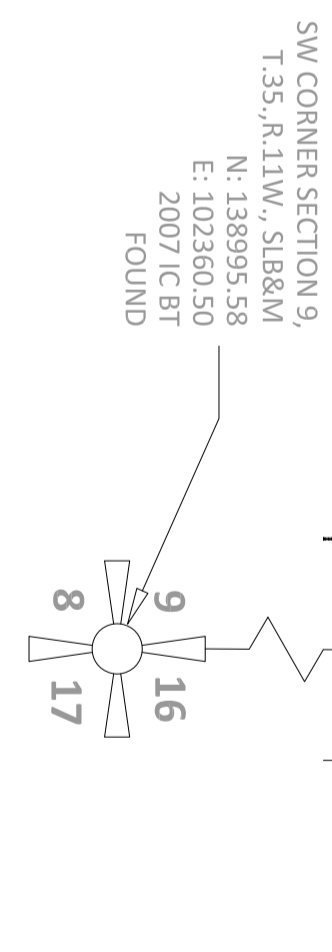
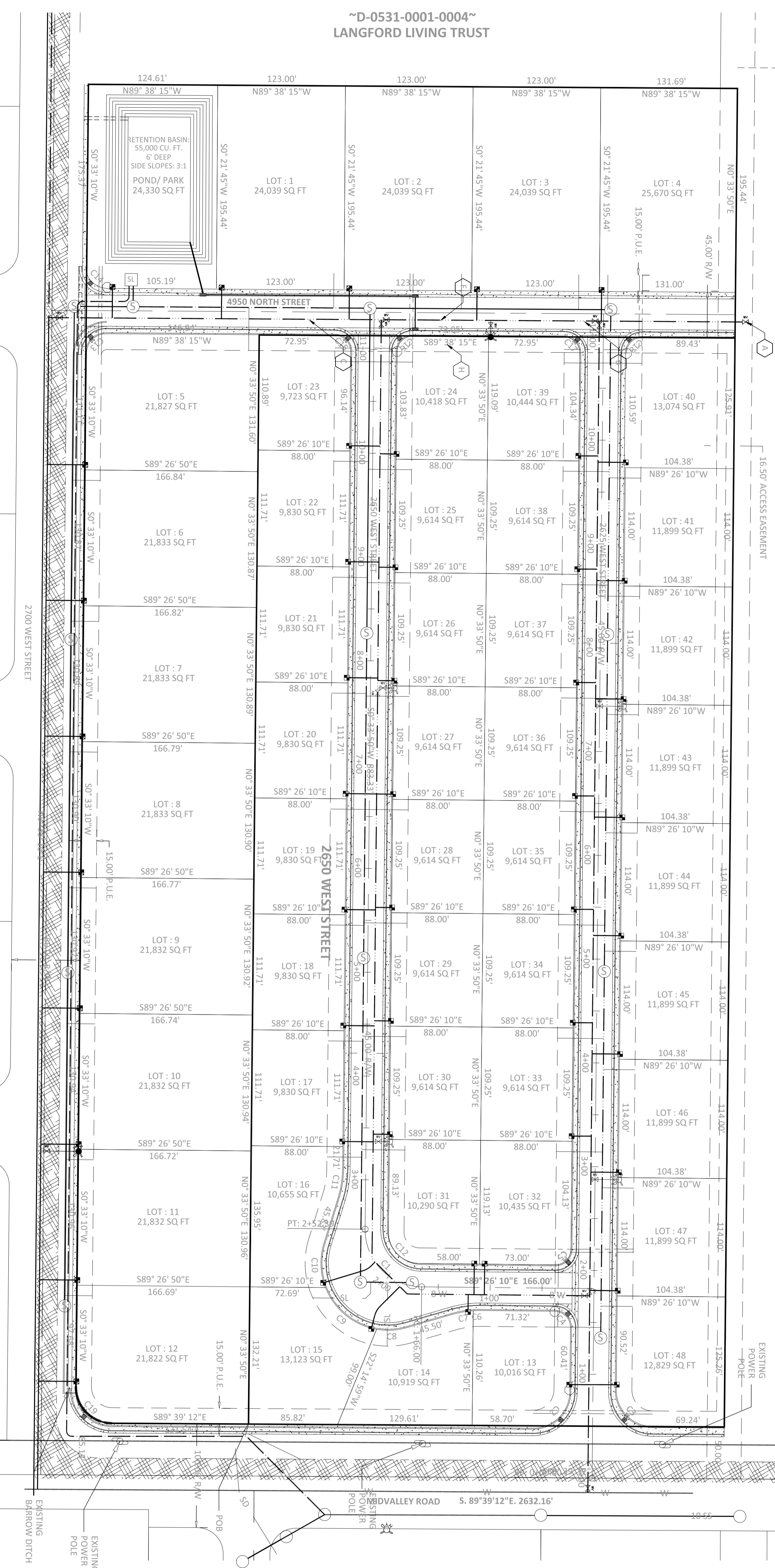
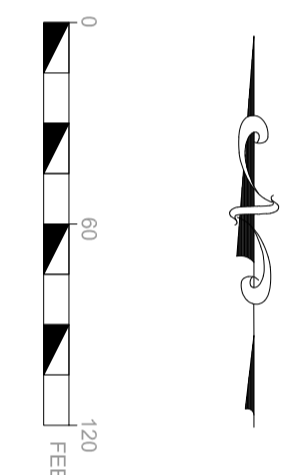


PRELIMINARY PLAT FOR MEADOWS SUBDIVISION PHASE 1 WITHIN THE SW1/4 OF SECTION 9, T. 35 S., R. 11 W., SLB&M WEST ST PAUL, MB

~D-0531-0003-0000~



LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 11 WEST, 5TH LTH LTH LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT IS SITUATED N 89° 39' 12" W, ALONG THE SECTION LINE 1115.93 FEET AND NORTH 50.00 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 11 WEST, 5TH LTH LAKE BASE AND MERIDIAN SAID POINT IS ALSO LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF MIDVALLEY ROAD. THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N 89° 39' 12" W, 131.54 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET A DISTANCE OF 55.10 FEET (THE CHORD OF SAID CURVE BEARS N. 44° 33' 01" W, 49.59 FEET) TO THE EASTERLY RIGHT-OF-WAY LINE OF 2700 WEST STREET, THENCE N 0° 33' 10" E, ALONG SAID RIGHT-OF-WAY LINE 1254.65 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE S 89° 38' 15" E, 625.29 FEET, THENCE S 0° 33' 50" W, 240.44 FEET, THENCE N 89° 38' 15" W, 458.38 FEET, THENCE S 0° 33' 50" W, 1049.29 FEET TO THE POINT OF BEGINNING.
CONTAINS 7.46 ACRES OF LAND.

NOTES:

1. WATER PROVIDER TO BE CENTRAL IRON COUNTY WATER CONSERVANCY DISTRICT. INFRASTRUCTURE TO BE IN ACCORDANCE WITH CONSERVANCY DISTRICT STANDARDS.
2. OWNERS AGREE TO MUNICIPAL ANNEXATION OF THIS SUBDIVISION AT SUCH TIME AS REQUESTED.
3. PUBLIC UTILITY EASEMENTS TO BE 15 FEET WIDE ALONG THE FRONT LOT LINES.
4. PROPERTY IS ZONED R4K. REQUIRED SETBACKS ARE AS FOLLOWS:
4.1. FRONT: 25 FEET
4.2. REAR: 15 FEET
4.3. SIDES: 20 FEET COMBINED (8 FOOT MINIMUM) INCLUDING POWER, NATURAL GAS, & TELEPHONE/FIBER OPTIC.
5. UTILITIES WILL BE INSTALLED UNDERGROUND.
6. PER IRON COUNTY, UTAH ORDINANCE - 2005, EXHIBIT A ITEM #7 FISCAL IMPLICATIONS, THE UNDERSIGNED AGREE NOT TO OPPOSE PARTICIPATION IN THE CREATION OF A SPECIAL SERVICE DISTRICT.
7. THIS SUBDIVISION IS NOT LOCATED IN ANY WELL PROTECTION ZONE.
8. TO ENCOURAGE CONSERVATION, THE DEVELOPER HAS AGREED TO REDUCE THE AMOUNT OF WATER DEDICATED TO EACH LOT AND RESTRICT THROUGH THE SUBDIVISION COVENANTS, CONDITIONS, AND RESTRICTIONS THE AMOUNT OF SQUARE FOOTAGE OF LIVING TURF.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C13	31.35'	20.00'	S45° 27' 27" W	28.24'
C14	31.48'	20.00'	S44° 32' 33" E	28.33'
C19	55.10'	35.00'	S44° 33' 01" E	49.59'

LEGEND:

- ① SEWER MANHOLE
- PROPOSED 8-INCH SEWER MAIN
- PROPOSED 4-INCH SEWER LATERAL
- EXISTING WATER MAIN
- PROPOSED 8-INCH WATER MAIN
- EXISTING 8-INCH WATER MAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- WATER VALVE
- PROPOSED STORMDRAIN PIPE
- STREET CONTROL MONUMENT
- PROPOSED CURB, GUTTER, & SIDEWALK
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING OVERHEAD POWER POLE

VARIATIONS FROM STANDARDS:

1. NO STREET LIGHTS
2. NO FENCING

BASIS OF BEARINGS & COORDINATES:

ELEVATIONS, BASIS OF BEARINGS, AND BASIS OF COORDINATES ARE PER THE CDAS CITY ENGINEER'S GPS BASE STATION AND CALIBRATION. BASIS OF BEARINGS IS MORE PARTICULARLY S. 89° 39' 12" E, ALONG THE EAST-WEST SECTION LINE OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M, BETWEEN THE SOUTHWEST CORNER OF SECTION 9 AND SOUTH 1/4 CORNER OF SAID SECTION 9.

FLOOD ZONE NOTE:

THE SUBDIVISION IS LOCATED IN FLOOD ZONE C, AREA OR MINIMAL FLOODING. SOURCE OF INFORMATION: FLOOD INSURANCE RATE MAP, IRON COUNTY, UTAH (UNINCORPORATED AREAS), COMMUNITY PANEL NO. 490073-0725 B EFFECTIVE DATE: JULY 17, 1986.

NOTES*:

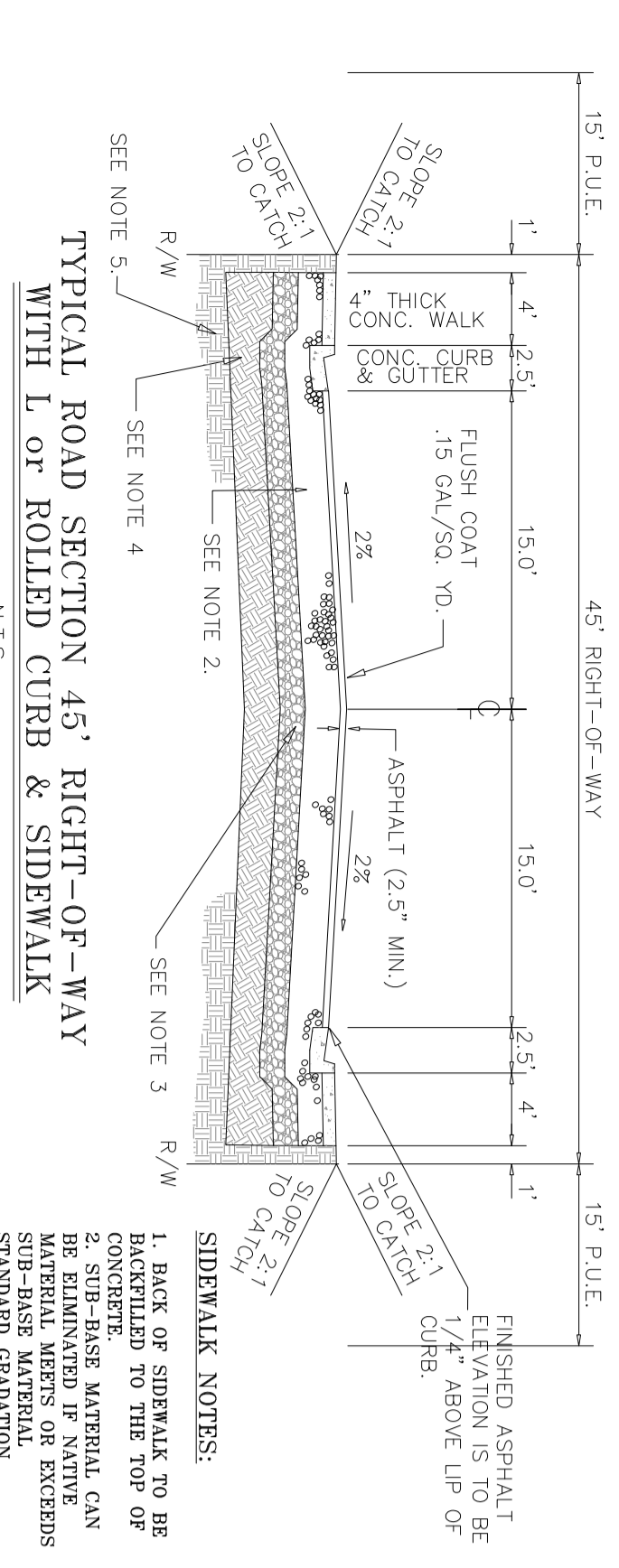
1. 6" COMPACTED ROAD BASE 60% FRACTURED (Table 1)
2. 12"-30" COMPACTED SUB-BASE
3. 12" OVERLAY AND 1/4" RE-COMPACTED TO 95%
4. 6" SCARIFIED NATIVE MATERIAL
5. EDGE OF ITEMS 1-4 TO EXTEND TO BACK OF CURB

Table 1
IRON COUNTY ROAD BASE STANDARD

SIZE	THICKNESS	PERCENT
6"	6"	60%
12"	12"	95%
12"	12"	95%
6"	6"	95%

Table 2
A-1-Q (ASHITO M. 145)

SIZE	THICKNESS	PERCENT
6"	6"	60%
12"	12"	95%
12"	12"	95%
6"	6"	95%



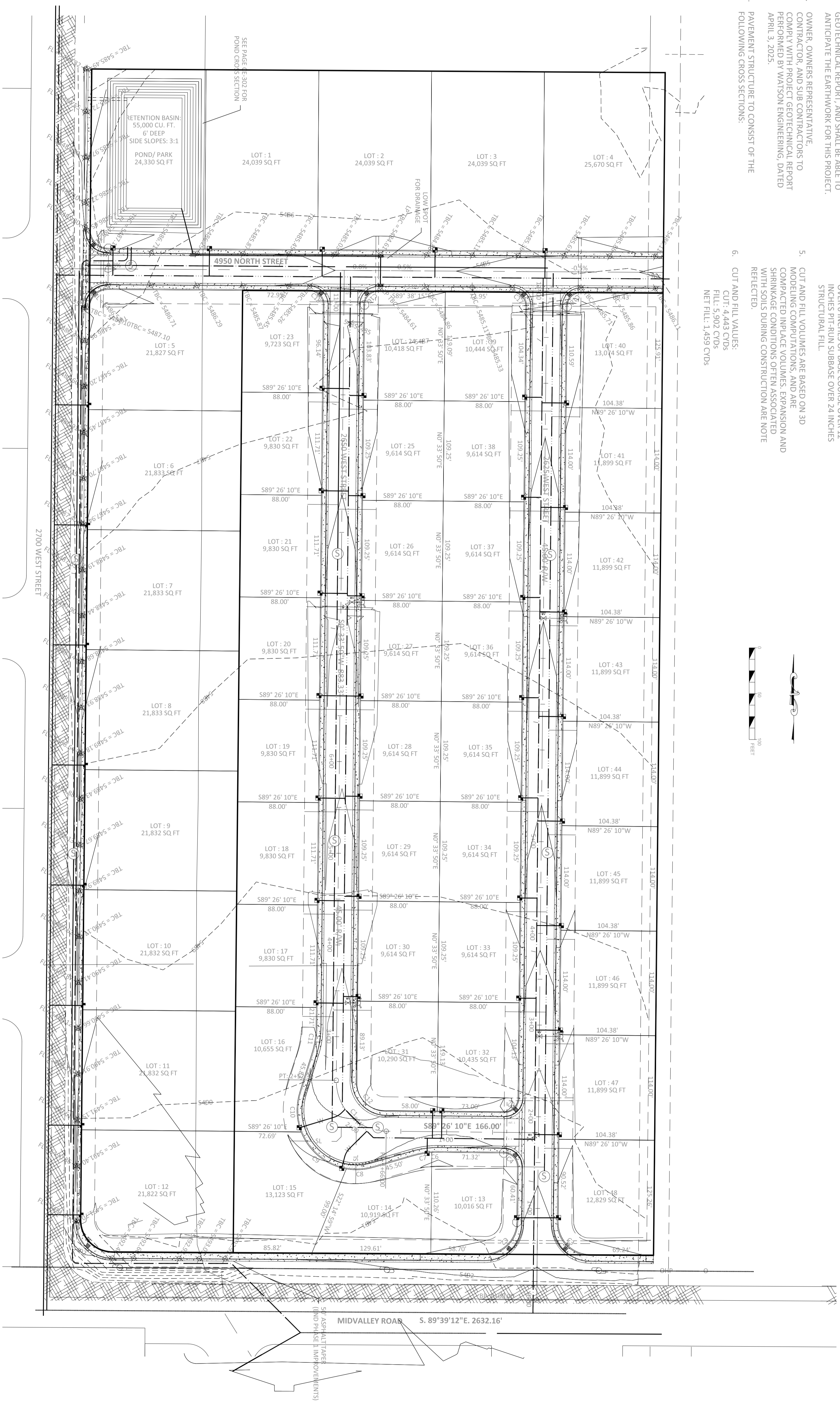
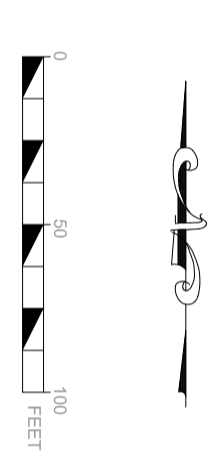
TYPICAL ROAD SECTION 45' RIGHT-OF-WAY WITH 1.5' CAL/SOL YD. WITH 1.5' OF ROLLED CURB & SIDEWALK

UTILITY PLAN FOR MEADOWS SUBDIVISION PHASE 1 WITHIN THE SW1/4 OF SECTION 9, T. 35 S., R. 11 W., SLB&M WEST ST PAUL, MB

DRAWN BY: STANLEY WURDOCK
CHECKED BY:
DATE: Jan 05, 2026
SCALE: 1" = 50'
PAGE: CE-201

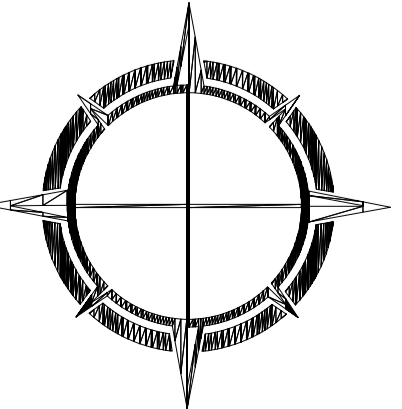
GRADING PLAN FOR MEADOWS SUBDIVISION PHASE 1 WITHIN THE SW1/4 OF SECTION 9, T. 35 S., R. 11 W., SLB&M WEST ST PAUL, MB

- NOTES:**
1. FINISHED CONTOURS ARE GENERATED TO THE FINISHED GRADE OF THE SITE.
 2. THE OWNER, OWNERS REPRESENTATIVE, OR CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THE FINISHED GRADE AND GEOTECHNICAL REPORT PANS SHALL BE ABLE TO ANTICIPATE THE EARTHWORK FOR THIS PROJECT.
 3. OWNER, OWNERS REPRESENTATIVE, CONTRACTORS, AND SUB CONTRACTORS TO COMPLY WITH PROJECT GEOTECHNICAL REPORT PERFORMED BY WATSON ENGINEERING, DATED APRIL 3, 2025.
 4. PAVEMENT STRUCTURE TO CONSIST OF THE FOLLOWING CROSS SECTIONS:
 - 4.1. PRIVATE DRIVES: 2.5 INCHES OF ASPHALT OVER 6 INCHES OF BASE COURSE OVER 8 INCHES PIT-RUN SUBBASE OVER 24 INCHES STRUCTURAL FILL.
 - 4.2. LOCAL STREETS: 2.5 INCHES OF ASPHALT OVER 6 INCHES OF BASE COURSE OVER 12 INCHES PIT-RUN SUBBASE OVER 24 INCHES STRUCTURAL FILL.
 5. CUT AND FILL VOLUMES ARE BASED ON 3D MODELING COMPUTATIONS, AND ARE COMPACTED INPLACE VOLUMES. EXPANSION AND SHRINKAGE CONDITIONS OFTEN ASSOCIATED WITH SOILS DURING CONSTRUCTION ARE NOTE REFLECTED.
 6. CUT AND FILL VALUES:
CUT: 4.443 CVDs
FILL: 5.902 CVDs
NET FILL: 1.459 CVDs



- LEGEND:**
- EXISTING CONTOUR (2-FOOT) INTERVAL
 - - - PROPOSED CONTOUR (1-FOOT) INTERVAL
 - ▨ PROPOSED CURB & GUTTER
 - ▨ EXISTING PAVEMENT
 - ▨ PROPOSED PAVEMENT

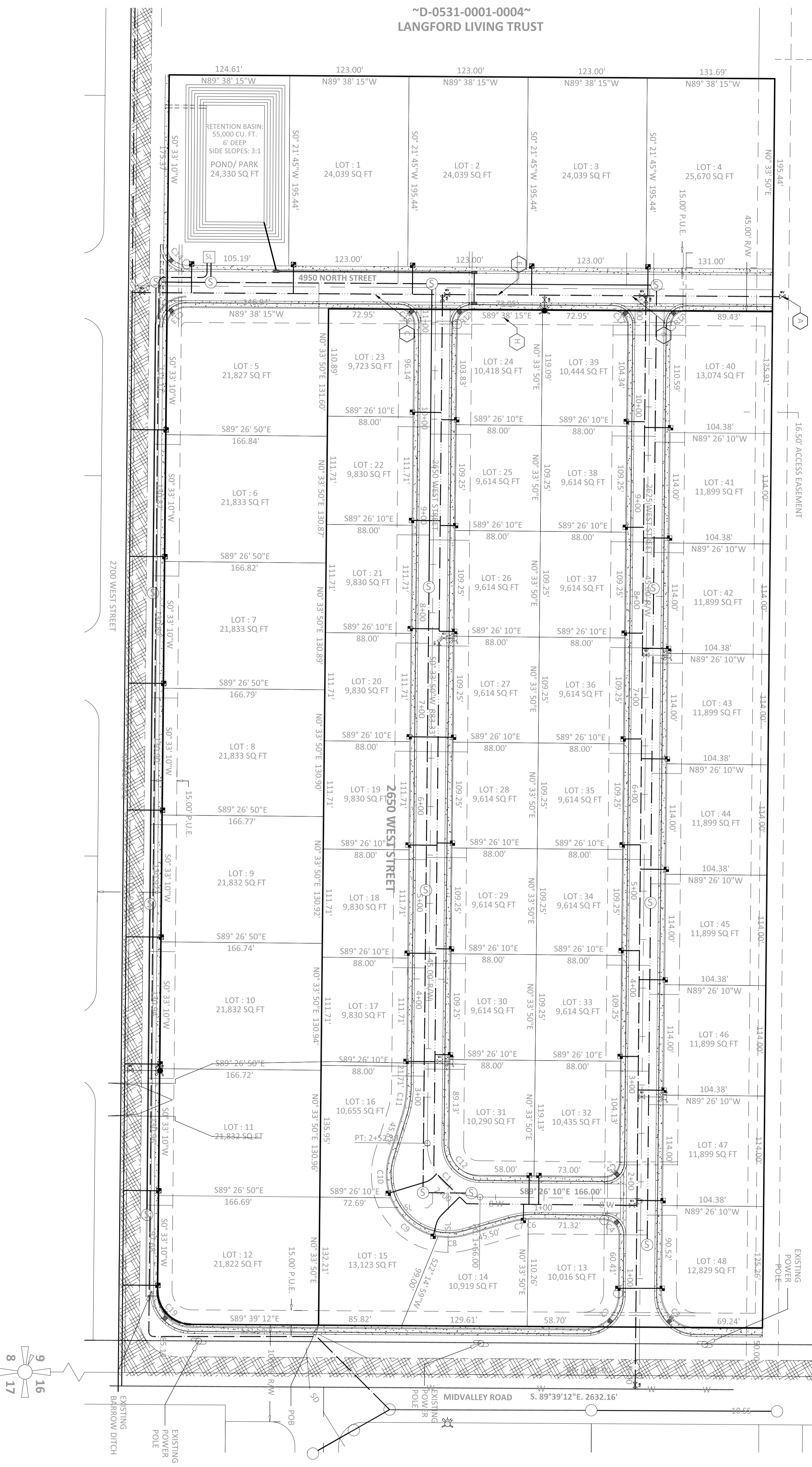
**GRADING PLAN FOR
MEADOWS SUBDIVISION
PHASE 1**
WITHIN THE SW1/4 OF SECTION 9, T. 35 S., R. 11 W., SLB&M
WEST ST PAUL, MB



DRAWN BY:
STANLEY MURDOCK
CHECKED BY:
DATE: Jan 05, 2026
SCALE: 1" = 50'
PAGE: CE-203

UTILITY PLAN FOR MEADOWS SUBDIVISION PHASE 1 WITHIN THE SW1/4 OF SECTION 9, T. 35 S., R. 11 W., SLB&M WEST ST PAUL, MB

S1/4 CORNER SECTION 9
T.35, R.11W., SLB&M
N: 138979.66
E: 104992.61
2007 I.C. BT
FOUND



SEWER LATERAL	NORTHING	EASTING	POINT NUMBER
SL LOT #1	140145.19	103958.94	1101
SL LOT #2	140144.41	104081.94	1102
SL LOT #3	140143.70	104194.94	1103
SL LOT #4	140143.55	104222.94	1104
SL LOT #5	140070.21	103876.88	1105
SL LOT #6	139945.52	103733.80	1106
SL LOT #7	139899.86	103722.49	1107
SL LOT #8	139863.78	103731.27	1108
SL LOT #9	139522.88	103730.01	1109
SL LOT #10	139421.96	103728.75	1110
SL LOT #11	139291.03	103727.49	1111
SL LOT #12	139160.07	103726.22	1112

WATER METER	NORTHING	EASTING	TIC ELEV.	POINT NUMBER
WM LOT #1	140131.30	103850.85	5486.55	1001
WM LOT #2	140130.52	103973.85	5485.17	1002
WM LOT #3	140129.75	104096.85	5484.94	1003
WM LOT #4	140129.03	104216.85	5485.54	1004
WM LOT #5	139980.66	103719.27	5487.63	1005
WM LOT #6	139829.80	103718.10	5488.27	1006
WM LOT #7	139688.92	103716.84	5488.92	1007
WM LOT #8	139568.02	103715.58	5489.57	1008
WM LOT #9	139427.10	103714.31	5490.21	1009
WM LOT #10	139296.17	103713.05	5490.86	1010
WM LOT #11	139175.21	103711.79	5491.51	1011
WM LOT #12	139077.53	103710.84	5491.99	1012
WM PARK	140131.96	103745.66	5487.88	1009

FITTING	NORTHING	EASTING	TIC ELEV.	POINT NUMBER
8-INCH BLOW OFF	140098.18	104355.55	5486.00	1218
8-INCH TEE #2	140099.11	104214.68	0.00	1209
8-INCH TEE #3	140100.40	104004.68	0.00	1210
8-INCH TEE #4 (FIELD FIT)	140102.45	103880.31	0.00	1211
8&6 TEE #1 (FIELD FIT)	139299.56	103823.57	0.00	1212
8&6 TEE #4	140099.74	104110.12	0.00	1215
FH #1	139299.17	103713.66	5489.98	1201
FH #4	140083.74	104110.02	5488.98	1204

- LEGEND:**
- SEWER MANHOLE
 - PROPOSED 8-INCH SEWER MAIN
 - PROPOSED 8-INCH SEWER LATERAL
 - EXISTING WATER MAIN
 - PROPOSED 8-INCH WATER MAIN
 - EXISTING FIRE HYDRANT (OWNED BY MIDVALLEY ESTATES)
 - PROPOSED FIRE HYDRANT
 - WATER VALVE
 - PROPOSED STORMDRAIN PIPE
 - STREET CONTROL MONUMENT
 - PROPOSED CURB, GUTTER, & SIDEWALK
 - EXISTING PAVEMENT
 - EXISTING OVERHEAD POWER POLE
- SEWER NOTES:**
- ALL WORK SHALL CONFORM TO CEDAR CITY ENGINEERING STANDARDS AND ENGINEERING STANDARD DRAWINGS, INCLUDING LATEST REVISIONS.
 - SEE DETAIL S1 AND S3 ON PAGE CE-801 FOR SEWER LATERAL DETAILS AND SEWER MANHOLE DETAILS.
 - SEWER LATERALS SHALL BE 4" DIAMETER PVC AND SHALL CONFORM TO ASTM D-3034, SDR 35.
 - COORDINATES SHOWN ARE ON THE CEDAR CITY COORDINATE SYSTEM.
- WATER NOTES:**
- ALL WATER IMPROVEMENTS SHALL CONFORM TO THE REQUIREMENTS AND STANDARDS OF CENTRAL IRON COUNTY WATER CONSERVANCY DISTRICT.
 - WATER SERVICE LATERALS ALONG 2700 WEST SHALL BE STEEPED TO FEET HORIZONTALLY ON EACH SIDE OF THE PRESUMED WATER SYSTEM.
 - MATERIAL USED FOR STEEVES SHALL BE PVC C900.

