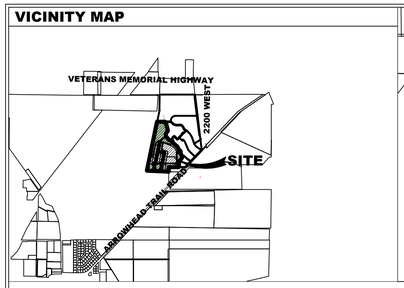
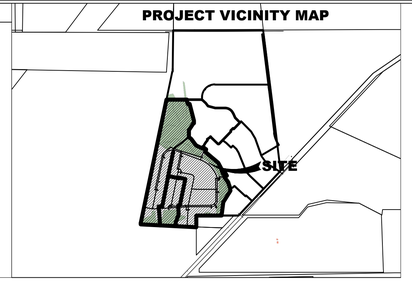
THE VILLAGES AT ARROWHEAD PARK
PHASE 5 THROUGH 7 PRELIMINARY
PAYSON, UTAH

VICINITY MAP



PROJECT VICINITY MAP



NORTH

SCALE: 1"=80'

80 40 0 80



TABLE OF CONTENTS

1	COVER
2	OVERALL LOT LAYOUT
3	PHASE 5 LOT LAYOUT
4	PHASE 6 AND 7 LOT LAYOUT
5	OVERALL UTILITY
6	PHASE 5 UTILITIES
7	PHASE 6 AND 7 UTILITIES
8	DETAILS
PS-1	PUBLIC SAFETY MAP

TABULATIONS

TOTAL ACREAGE	32.52 ACRES
OVERALL UNITS/LOTS	132
PHASE 5 UNITS	70
PHASE 6 UNITS	20
PHASE 7 UNITS	42
DENSITY	4.06 UNITS/ACRE
TOTAL OPEN SPACE	7.12 ACRES
PHASE 5 OPEN SPACE	2.40 ACRES
PHASE 6 OPEN SPACE	1.12 ACRES
PHASE 7 OPEN SPACE	3.60 ACRES
TOTAL WETLAND AREA	5.42 AC
PHASE 5 WETLAND AREA	2.07 AC
PHASE 6 WETLAND AREA	0 AC
PHASE 7 WETLAND AREA	3.35 AC

NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS ORDINANCES & REQUIREMENTS OF PAYSON CITY 6TH EDITION SPECIFICATIONS APPROVED IN 2011 AND CURRENT APWA STANDARDS.
2. ALL ROADWAYS CULINARY WATER, STORM DRAIN IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE APWA.
3. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE PAYSON CITY SPECIFICATIONS.
4. ALL SEWER WORK TO BE DONE IN ACCORDANCE WITH THE LATEST PAYSON CITY SEWER DISTRICT DESIGN STANDARDS & CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS.
5. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "STATE OF UTAH RULES FOR PUBLIC DRINKING WATER SYSTEMS" AND THE CURRENT PAYSON CITY SPECIFICATIONS AND STANDARD DRAWINGS..
6. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH PAYSON CITY STANDARDS AND THOSE SET FORTH IN THE STATE CODES.
7. DEVELOPER IS LIMITED TO 10 BUILDING PERMITS IN ANY PHASE UNTIL A SECOND ACCESS IS PROVIDED.
8. A STREAM ALTERATION PERMIT IS REQUIRED TO DISCHARGE WATER INTO BEER CREEK.
9. HIGH GROUND WATER AND UNSTABLE SOIL CONDITIONS EXIST ON THIS SITE. THE GEOTECHNICAL REPORT COMPLETED BY EARTHTEC ENGINEERING ON DECEMBER 19,2017 MUST BE STRICTLY FOLLOWED. IMPORT BACKFILL IS REQUIRED ON ALL UTILITY TRENCHES AND A MINIMUM OF 24" OF STRUCTURAL FILL IS REQUIRED UNDER FOOTINGS.
10. ROLL AWAY TRASH CANS TO BE USED FOR SOLID WASTE.
11. ANY DE-WATERING REQUIRES A STATE PERMIT.
12. NO ADDITIONAL PHASING PLANNED.

LEGEND

EXISTING

WATER METER	
WATER	EX-W
WATER VALVE	
FIRE HYDRANT	
SEWER	EX-SS
SEWER MANHOLE	
STORM DRAIN	EX-SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	EX-PI
PI VALVE	
FENCE	X

PROPOSED

WATER	W
WATER VALVE	
WATER METER	
FIRE HYDRANT	
SEWER	S
SEWER MANHOLE	
STORM DRAIN	SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	PI
PI VALVE	

DEVELOPER / OWNER
ARROWHEAD DEVELOPMENT
704 N. 1890 W. PROVO UT 84601
TERRY HARWARD OR TRENT BEESLEY
801-377-5600

ENGINEER
LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME
VILLAGES AT ARROWHEAD PARK

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

VILLAGES AT ARROWHEAD PARK
PAYSON, UTAH
PHASES 5-7 PRELIMINARY PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-0931
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=80'
DATE: 6/8/2020

SHEET 1



NORTH

SCALE: 1"=80'

80 40 0 80

NOTES:

1. DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED AS FAR FROM THE INTERSECTION AS PRACTICABLE.
2. ALL CONSTRUCTION SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY EARTHTEC DATED DECEMBER 19, 2017
3. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
4. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
5. IMPROVEMENT OF THE PROPERTY MUST BE COMPLETED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND STANDARD PLANS OF PAYSON CITY AND ASSOCIATED STUDIES.
6. ⊙ TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET.
7. REFER TO DEVELOPMENT AGREEMENT BETWEEN PAYSON CITY AND THE DEVELOPER. RV PARKING AND SIDE SETBACKS TO BE INCLUDED IN THE DEVELOPMENT AGREEMENT.

NOTES

1. CBU (CLUSTER BOX UNITS) TO BE APPROVED - LOCATION TO BE VERIFIED
2. ALL REGULATORY SIGNS SHALL MEET PAYSON CITY SPECIFICATIONS AND (PUBLIC = GREEN & PRIVATE = BLUE)
3. DRIVE APPROACHES ONTO PUBLIC ROADS SHALL HAVE A 6" THICK SIDEWALK AND APPROACH

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

VILLAGES AT ARROWHEAD PARK

PAYSON, UTAH

PHASES 5-7 OVERALL LOT LAYOUT

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-0931
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=80'
DATE: 6/8/2020

SHEET 2

PHASE 6, SEE SHEET 4

MATCH LINE SEE SHEET 4

1480 NORTH

1530 NORTH (LONGBOW DRIVE)

1210 EAST (NOCKS LANE)

1420 NORTH (ARROWHEAD DRIVE)

PHASE 5 TABULATIONS	
NUMBER OF LOTS	70
AVERAGE LOT SIZE	4,737 SQ. FT.
LARGEST LOT SIZE	11,390 SQ. FT.
SMALLEST LOT SIZE	3,600 SQ. FT.
OPEN SPACE	2.40 AC
WETLAND AREA	2.07 AC

NOTE:
IF A DWELLING HAS A 3 CAR GARAGE, THERE WILL BE NO ADDITIONAL SIDE YARD PROVIDED AND SIDE YARDS WILL REMAIN AS 8' ON EACH SIDE YARD. IF A DWELLING HAS A 2 CAR GARAGE, THE DWELLING WILL HAVE A 10' SIDE YARD ON THE GARAGE SIDE OF THE DWELLING, AND A MINIMUM OF AN 8' SIDE YARD ON THE NON-GARAGE SIDE OF THE DWELLING. THE SIDE SETBACK REQUIREMENT FOR A CORNER LOT IS 20'. AS STATED IN THE DEVELOPMENT AGREEMENT.

BUILDING SETBACK & EASEMENT DETAIL

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

VILLAGES AT ARROWHEAD PARK

PAYSON, UTAH

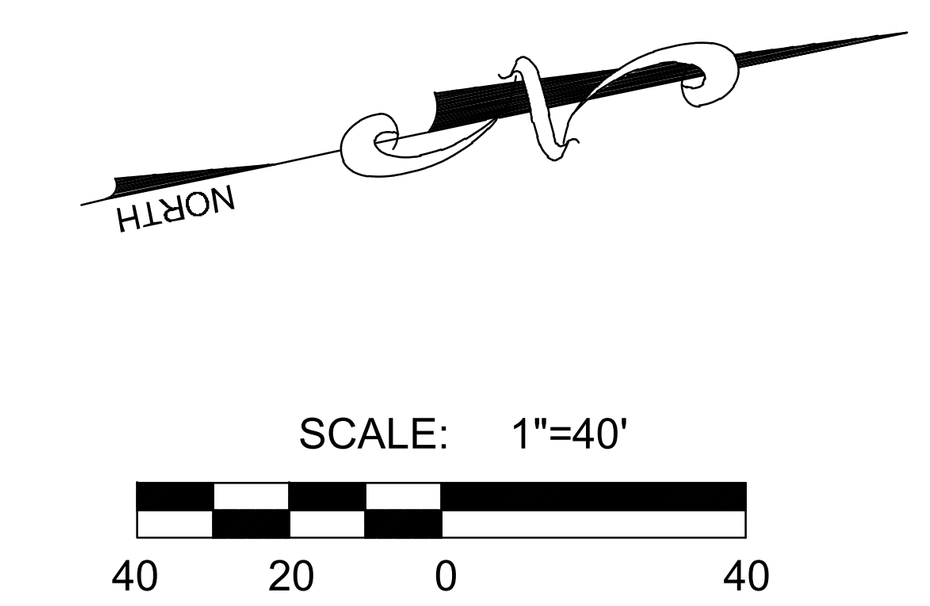
PHASE 5 LOT LAYOUT

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-0931
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=40'
DATE: 6/8/2020

SHEET 3

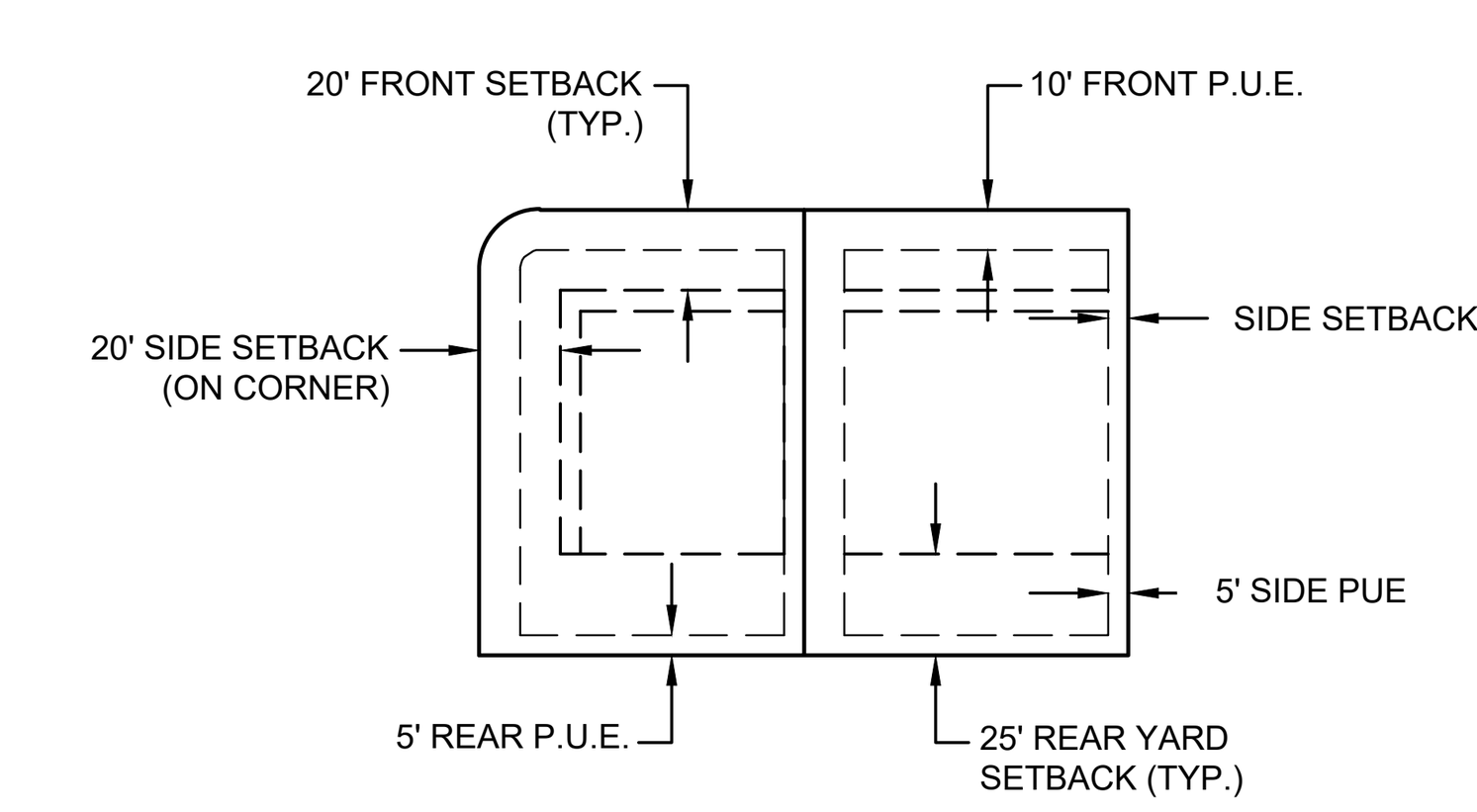
VILLAGES AT ARROWHEAD PARK
PAYSON, UTAH
PHASE 6 AND 7 LOT LAYOUT





PHASE 6 TABULATIONS	
NUMBER OF LOTS	20
AVERAGE LOT SIZE	4,151 SQ. FT.
LARGEST LOT SIZE	6,559 SQ. FT.
SMALLEST LOT SIZE	3,600 SQ. FT.
OPEN SPACE	1.12 AC
WETLAND AREA	0 AC

PHASE 7 TABULATIONS	
NUMBER OF LOTS	42
AVERAGE LOT SIZE	4,258 SQ. FT.
LARGEST LOT SIZE	8,237 SQ. FT.
SMALLEST LOT SIZE	3,760 SQ. FT.
OPEN SPACE	3.60 AC
WETLANDS	3.35 AC



NOTE:
IF A DWELLING HAS A 3 CAR GARAGE, THERE WILL BE NO ADDITIONAL SIDE YARD PROVIDED AND SIDE YARDS WILL REMAIN AS 8' ON EACH SIDE YARD. IF A DWELLING HAS A 2 CAR GARAGE, THE DWELLING WILL HAVE A 10' SIDE YARD ON THE GARAGE SIDE OF THE DWELLING, AND A MINIMUM OF AN 8' SIDE YARD ON THE NON-GARAGE SIDE OF THE DWELLING. THE SIDE SETBACK REQUIREMENT FOR A CORNER LOT IS 20'. AS STATED IN THE DEVELOPMENT AGREEMENT.

BUILDING SETBACK & EASEMENT DETAIL

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-0931
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=40'
DATE: 6/8/2020

SHEET
4

NORTH

SCALE: 1"=80'

80 40 0 80

NOTES:
1. STORM DRAIN PIPE SIZING TO BE PROVIDED WITH FINAL DESIGN BASED ON SLOPE.
2. ALL PRIVATE ROADS WITH PUBLIC UTILITIES SHALL HAVE AN EASEMENT FOR ACCESS AND MAINTENANCE OF UTILITIES.
3. SEWER LATERALS FOR SINGLE FAMILY/TWIN HOMES SHALL BE 4"
4. SEWER LATERALS FOR PHASE 11 SHALL BE 6"
5. WATER LATERALS FOR SINGLE FAMILY/TWIN HOMES SHALL BE 1"
6. WATER LATERALS FOR PHASE 11 SHALL HAVE A 6" FIRE LINE AND 2" WATER METER (1 EACH PER BUILDING)
7. GAS AND POWER LINES TO BE RUN THROUGH COMMON SPACE AT FRONT OF BUILDINGS.

PHASE 7, SEE SHEET 7

PHASE 6, SEE SHEET 7

PHASE 5, SEE SHEET 6

1130 EAST (QUINER DRIVE)

1170 EAST (FEATHER DRIVE)

1210 EAST (NORTH STAR LANE)

1420 NORTH (BRICKYARD ROAD)

1480 NORTH (WORK DRIVE)

1510 NORTH

1550 NORTH (Arbor Hollow Drive)

1600 NORTH

8" CULINARY

8" SEWER

8" PI

STORM DRAIN

OPEN SPACE

VILLAGES AT ARROWHEAD PARK PLAT A

VILLAGES AT ARROWHEAD PARK PLAT C

VILLAGES AT ARROWHEAD PARK PLAT D

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

VILLAGES AT ARROWHEAD PARK

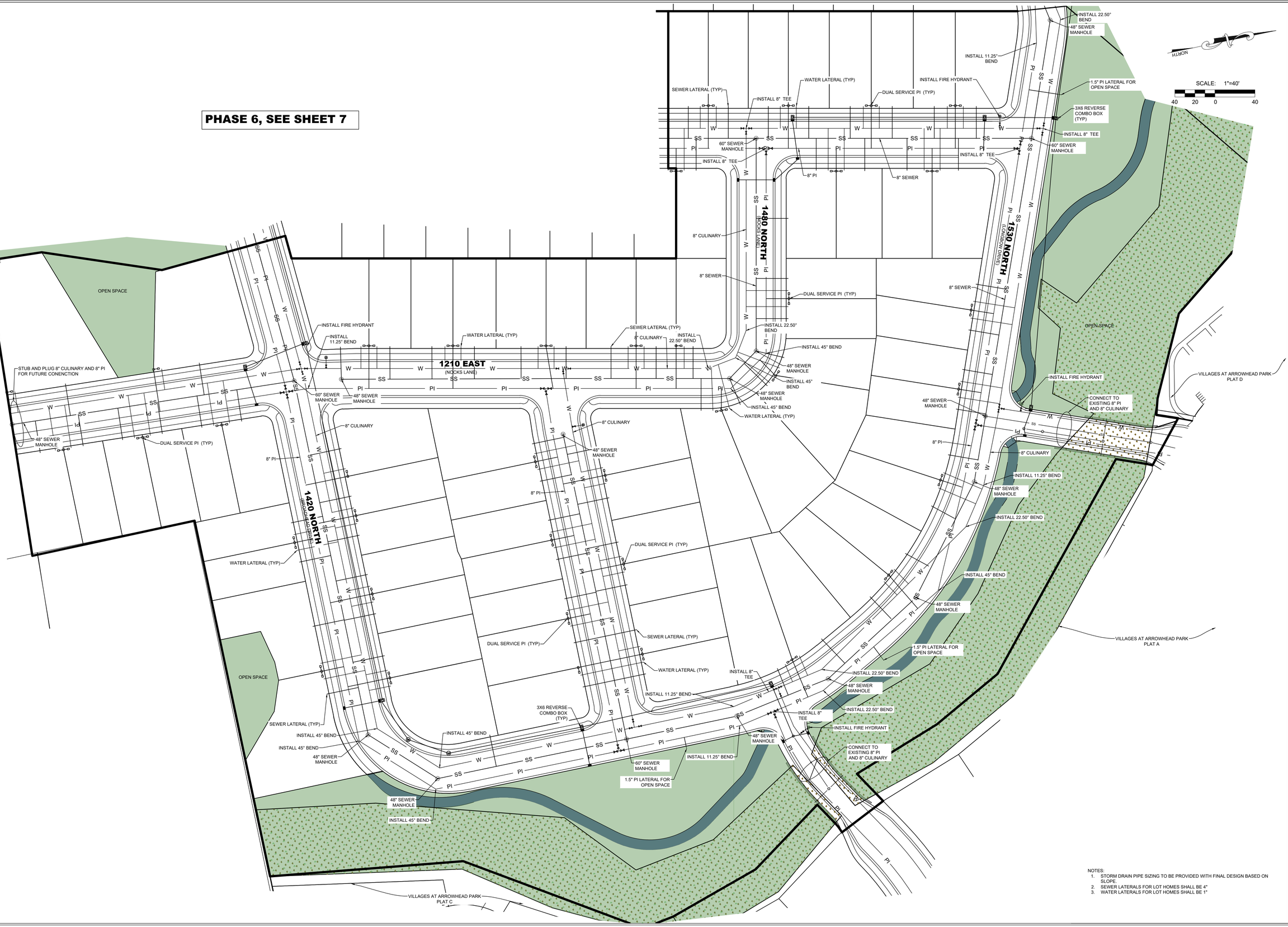
PAYSON, UTAH

OVERALL UTILITIES

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-0931
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=80'
DATE: 6/8/2020

SHEET 5



NOTES:
1. STORM DRAIN PIPE SIZING TO BE PROVIDED WITH FINAL DESIGN BASED ON SLOPE.
2. SEWER LATERALS FOR LOT HOMES SHALL BE 4"
3. WATER LATERALS FOR LOT HOMES SHALL BE 1"

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

VILLAGES AT ARROWHEAD PARK
PAYSON, UTAH

PHASE 5 UTILITY PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-0931
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=40'
DATE: 6/8/2020

SHEET 6



NORTH

SCALE: 1"=40'

40 20 0 40

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

VILLAGES AT ARROWHEAD PARK

PAYSON, UTAH

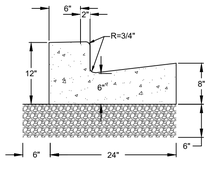
PHASE 6 AND 7 UTILITY PLAN

NOTES:
1. STORM DRAIN PIPE SIZING TO BE PROVIDED WITH FINAL DESIGN BASED ON SLOPE.
2. SEWER LATERALS FOR LOT HOMES SHALL BE 4"
3. WATER LATERALS FOR LOT HOMES SHALL BE 1"

REVISIONS
1 -
2 -
3 -
4 -
5 -

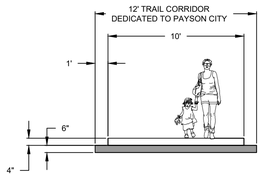
LEI PROJECT #: 2013-0931
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=40'
DATE: 6/8/2020

SHEET 7

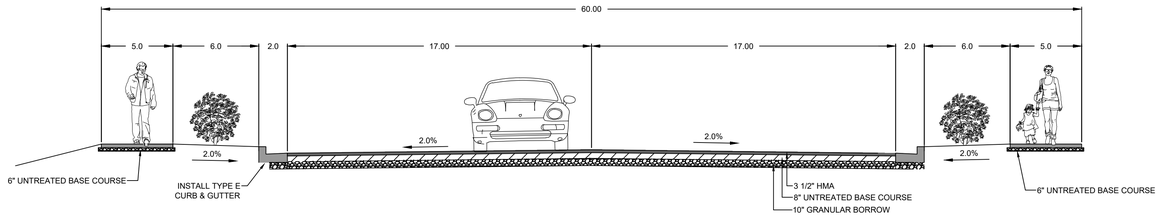


TYPE E

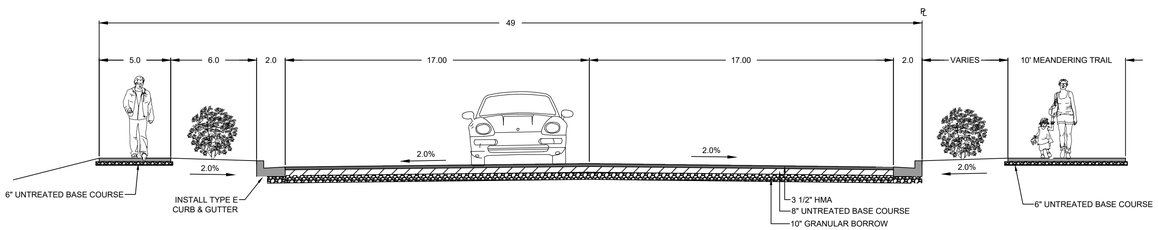
1 APWA CURB & GUTTER



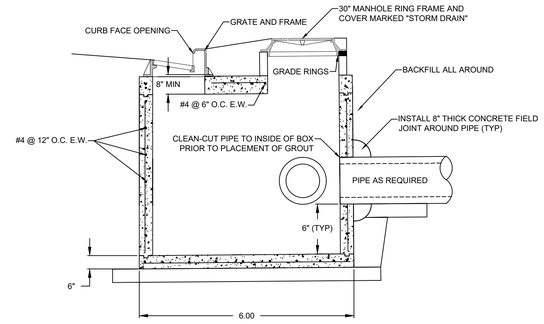
2 10' TRAIL



3 60' PUBLIC ROAD CROSS SECTION



4 49' PUBLIC ROAD CROSS SECTION



5 REVERSE COMBO BOX DETAIL

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

VILLAGES AT ARROWHEAD PARK

PAYSON, UTAH

DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-0931
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: N/A
DATE: 6/8/2020

SHEET 8

COPYRIGHT © 2020 LEI ENGINEERS | SURVEYORS | PLANNERS | ALL RIGHTS RESERVED | THIS DRAWING IS THE PROPERTY OF LEI ENGINEERS | SURVEYORS | PLANNERS AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED AND OTHERWISE, IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF LEI ENGINEERS | SURVEYORS | PLANNERS. ANY UNAUTHORIZED USE OF THIS DRAWING WILL BE AT THE SOLE RISK OF THE USER.

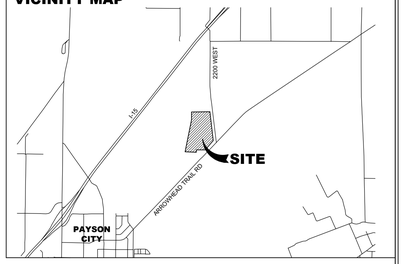
VILLAGES AT ARROWHEAD PARK

NORTH

SCALE: 1" = 100'

100 50 0 100

VICINITY MAP



NOTES:
1. NO PARKING IN PUBLIC DRIVES.
2. ALL BUILDINGS TO HAVE FIRE SPRINKLERS
3. FIRE HYDRANTS REQUIRE A 6X6 CONCRETE PAD.
4. PROVIDE ACCESS TO EACH BUILDING FROM ROAD FOR MEDICAL AND FIRE ACCESS.

FUTURE DEVELOPMENT

INSTALL NCBU FOR PLATS A, B, & C PER USPS SPECIFICATIONS

INSTALL NCBU FOR PLAT D PER USPS SPECIFICATIONS

INSTALL NCBU FOR PLATS E, F, & G PER USPS SPECIFICATIONS

ARROWHEAD TRAIL

TRAIL CREEK DR.

BEER CREEK

ARROW PARK CIR

ARROW PARK DR.

CROSSBOW LN

HUNTERS PEAK WY

TRAPPER WY - PRIVATE DRIVEWAY

TRAPPER WY

TRAIL CREEK DR.

ARCHERY LN

PHASE 4

RIFLE LN - PRIVATE DRIVEWAY

ARROW PARK DR.

RANGER LN

FLETCHING LN - PRIVATE DRIVEWAY

LONGBOW DR.

NOCKS LANE

FEATHER DR.

QUIVER DR.

EX-OHP

EX-W

W

M

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

VILLAGES AT ARROWHEAD PARK

PAYSON, UTAH

PUBLIC SAFETY PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-0931
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1" = 100'
DATE: 6/8/2020

SHEET
PS-1