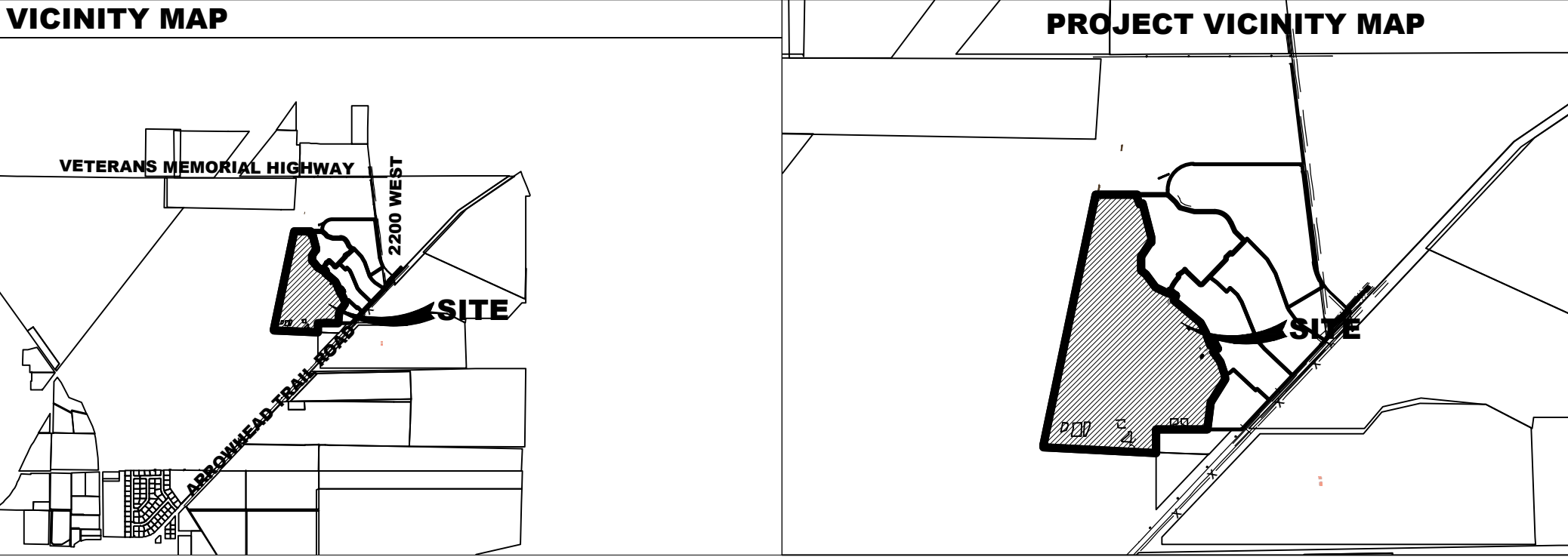




THE VILLAGES AT ARROWHEAD PARK
PHASE 5 THROUGH 6 PRELIMINARY
PAYSON, UTAH

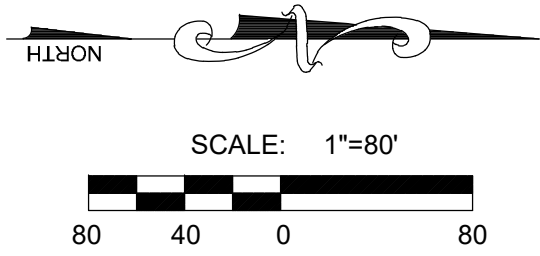


TABLE OF CONTENTS	
1	COVER
2	OVERALL LOT LAYOUT
3	PHASE 5 LOT LAYOUT
4	PHASE 6 LOT LAYOUT
5	OVERALL UTILITY
6	PHASE 5 UTILITIES
7	PHASE 6 UTILITIES
8	DETAILS
PS-1	PUBLIC SAFETY MAP

TABULATIONS	
TOTAL ACREAGE	32.52 ACRES
OVERALL UNITS/LOTS	116
PHASE 5 UNITS	79
PHASE 6 UNITS	37
DENSITY	3.57 UNITS/ACRE
TOTAL OPEN SPACE	11.04
PHASE 5 OPEN SPACE	3.60 ACRES
PHASE 6 OPEN SPACE	7.44 ACRES
TOTAL WETLAND AREA	6.78 ACRES
PHASE 5 WETLAND AREA	2.27 AC
PHASE 6 WETLAND AREA	4.51 AC

- NOTES**
- 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.
 - ALL ROADWAYS CULINARY WATER, STORM DRAIN IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE APWA.
 - ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE PAYSON CITY SPECIFICATIONS.
 - ALL SEWER WORK TO BE DONE IN ACCORDANCE WITH THE LATEST PAYSON CITY SEWER DISTRICT DESIGN STANDARDS & CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS.
 - 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..
 - 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.
 - 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.
 - ROLL AWAY TRASH CANS TO BE USED FOR SOLID WASTE.
 - ANY DE-WATERING REQUIRES A STATE PERMIT.
 - NO ADDITIONAL PHASING PLANNED.
 - PLAT E MUST BE COMPLETED PRIOR TO PLAT F.

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

DEVELOPER / OWNER
ARROWHEAD DEVELOPMENT
704 N. 1690 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

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**ENGINEERS
SURVEYORS
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Spanish Fork, UT 84660
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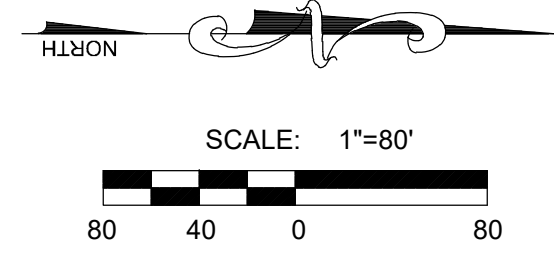
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VILLAGES AT ARROWHEAD PARK
PAYSON, UTAH
PHASES 5-6 PRELIMINARY PLAN

REVISIONS	
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DESIGNED BY:
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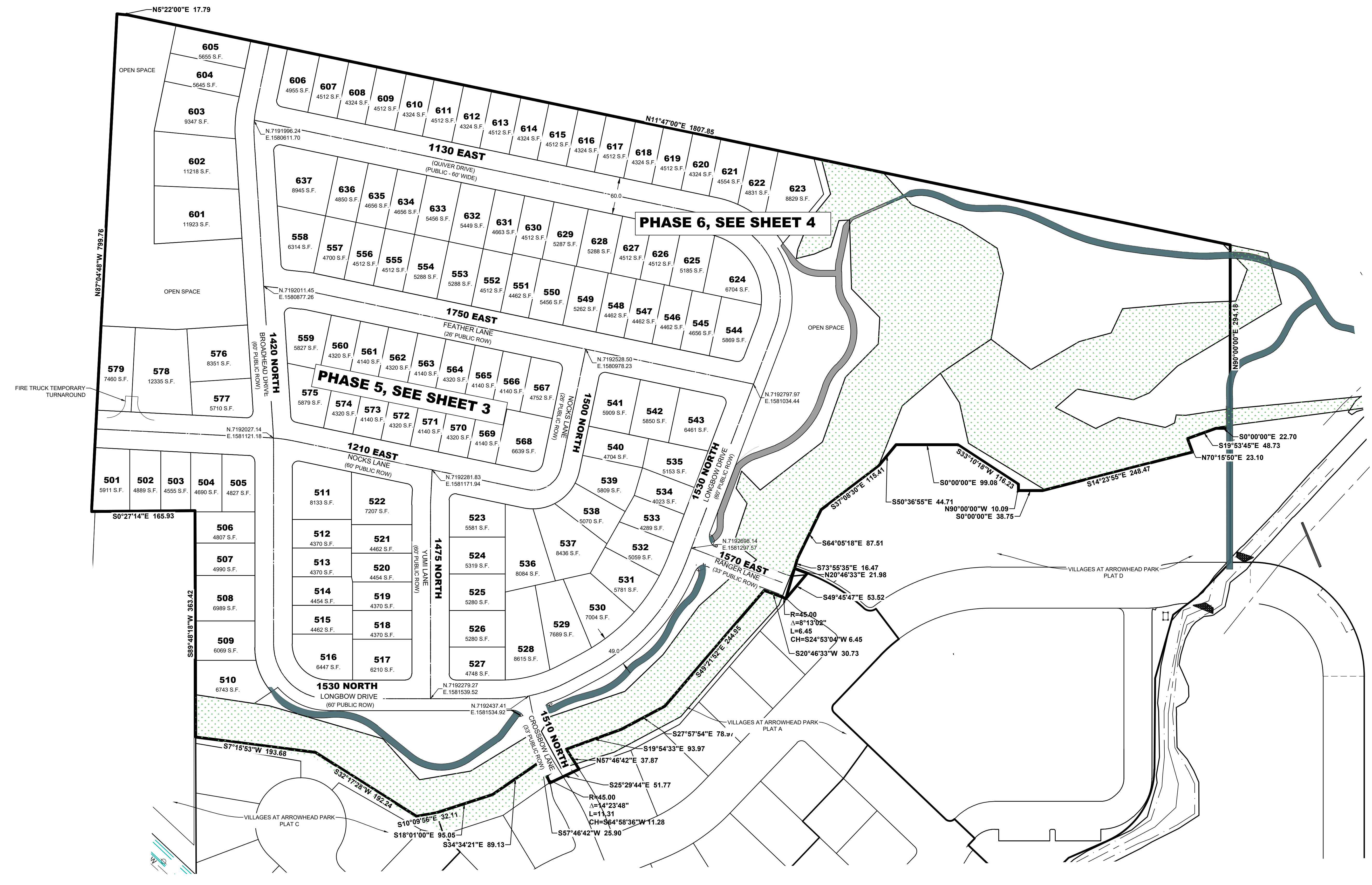
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VILLAGES AT ARROWHEAD PARK

PAYSON, UTAH

PHASES 5-6 OVERALL LOT LAYOUT



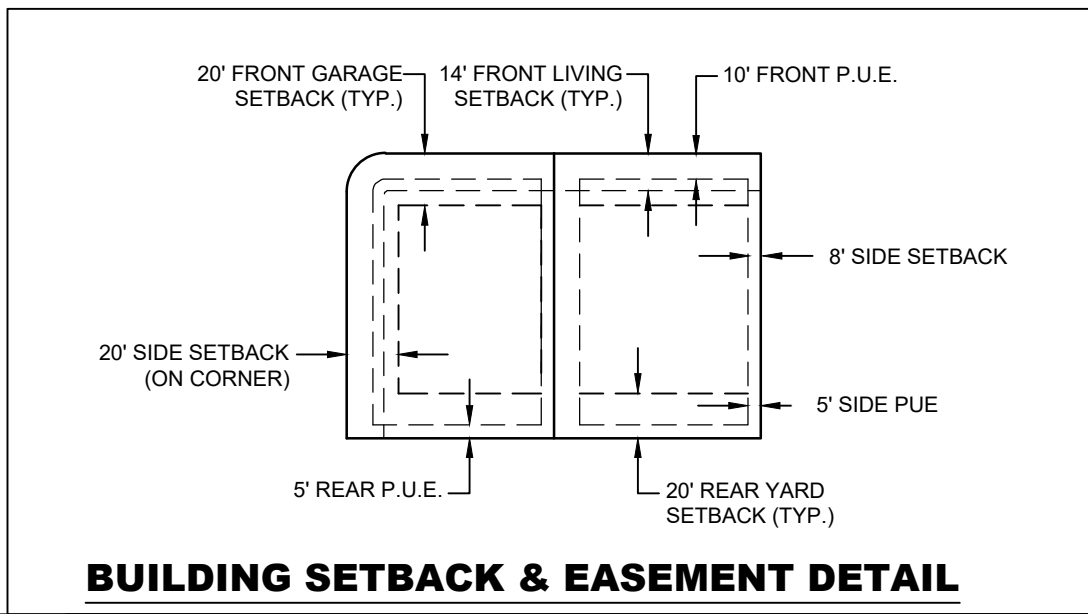
- NOTES:**
1. DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED AS FAR FROM THE INTERSECTION AS PRACTICABLE.
 2. ALL CONSTRUCTION SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY EARTHTEC DATED DECEMBER 19, 2017
 3. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
 4. NAIL AND WASHER TO 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.

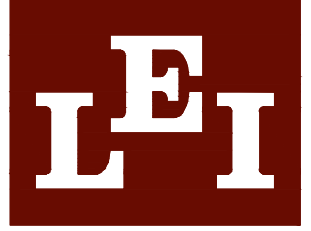
- NOTES**
1. CBU (CLUSTER BOX UNITS) TO BE APPROVED - LOCATION TO BE VERIFIED
 2. ALL REGULATORY SIGNS SHALL MEET PAYSON CITY SPECIFICATIONS AND (PUBLIC = GREEN & PRIVATE = BLUE)
 3. DRIVE APPROACHES ONTO PUBLIC ROADS SHALL HAVE A 6" THICK SIDEWALK AND APPROACH

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PHASE 5 TABULATIONS	
NUMBER OF LOTS	79
AVERAGE LOT SIZE	5,353 SQ. FT.
LARGEST LOT SIZE	12,335 SQ. FT.
SMALLEST LOT SIZE	4,140 SQ. FT.
OPEN SPACE	3.85 AC
WETLAND AREA	2.27 AC





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VILLAGES AT ARROWHEAD PARK

PAYSON, UTAH

PHASE 5 LOT LAYOUT

REVISIONS

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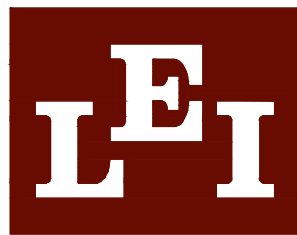
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BTG

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3



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PAYSON, UTAH

PHASE 6 LOT LAYOUT

REVISIONS

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LEI PROJECT #:

2013-0931

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DESIGNED BY:

BTG

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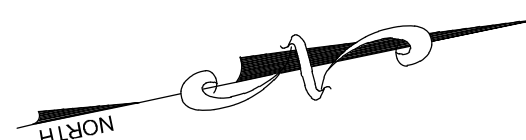
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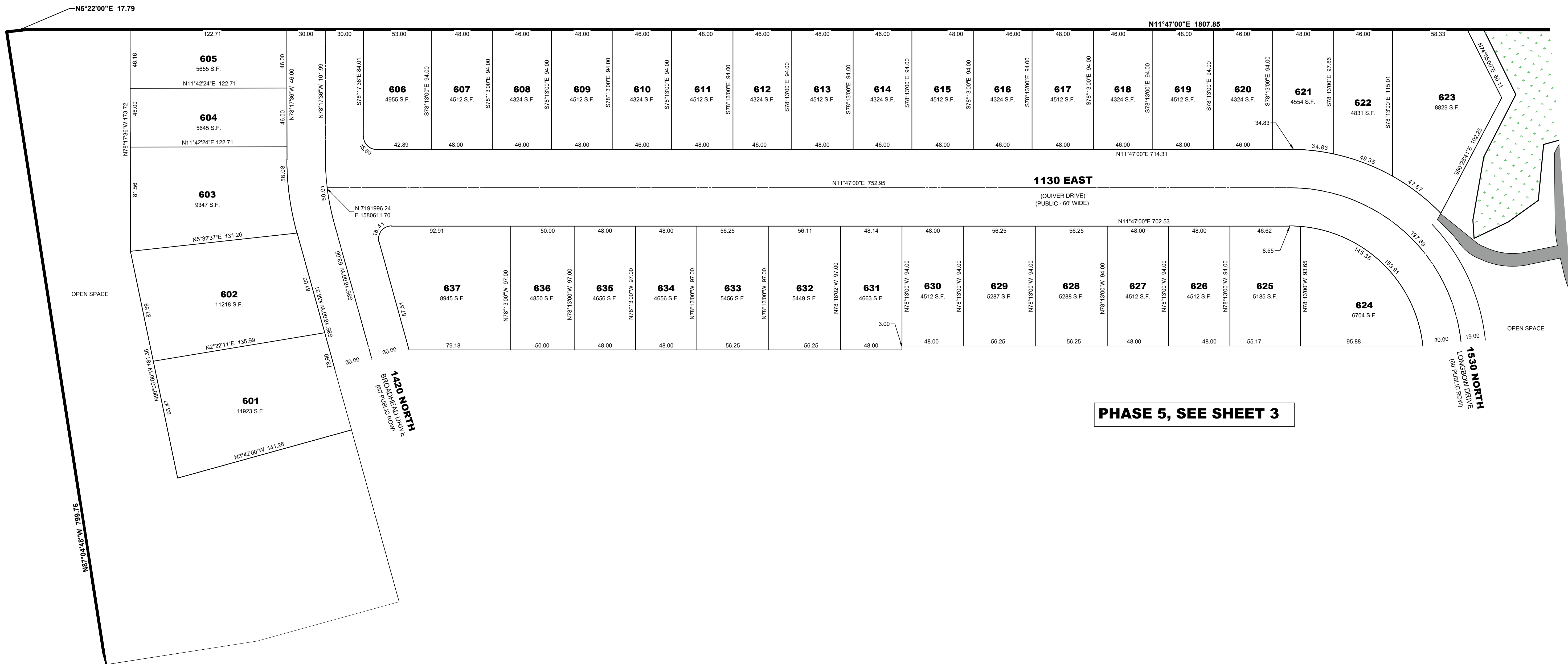
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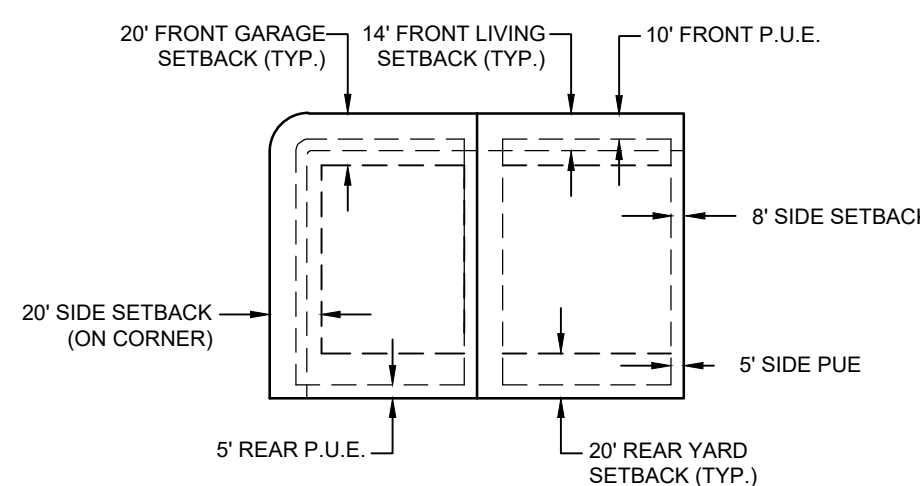


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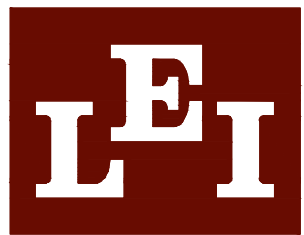
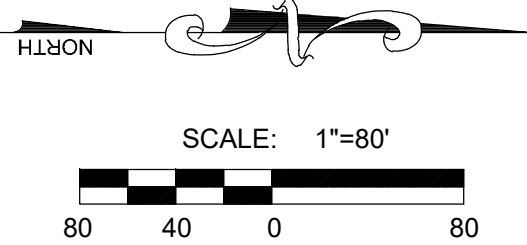


PHASE 6 TABULATIONS

NUMBER OF LOTS	37
AVERAGE LOT SIZE	5,414 SQ. FT.
LARGEST LOT SIZE	11,923 SQ. FT.
SMALLEST LOT SIZE	4,324 SQ. FT.
OPEN SPACE	7.44 AC
WETLAND AREA	4.51 AC



BUILDING SETBACK & EASEMENT DETAIL



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VILLAGES AT ARROWHEAD PARK
PAYSON, UTAH
OVERALL UTILITIES

REVISIONS	
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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".





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VILLAGES AT ARROWHEAD PARK

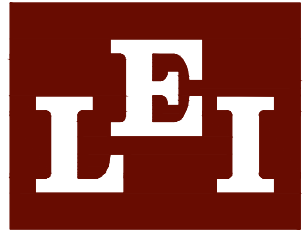
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PHASE 5 UTILITY PLAN

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SHEET	6

- NOTES:
- SEWER LATERALS FOR LOT HOMES SHALL BE 4"
 - WATER LATERALS FOR LOT HOMES SHALL BE 1"
 - UNLESS OTHERWISE NOTED ALL SEWER MANHOLES ARE 60"
 - UNLESS OTHERWISE NOTED ALL STORM DRAIN MANHOLES ARE 48"
 - CONNECT TO POND PREVIOUSLY INSTALLED.



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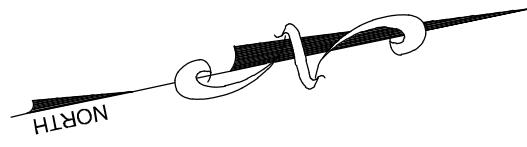
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VILLAGES AT ARROWHEAD PARK
PAYSON, UTAH
PHASE 6 UTILITY PLAN

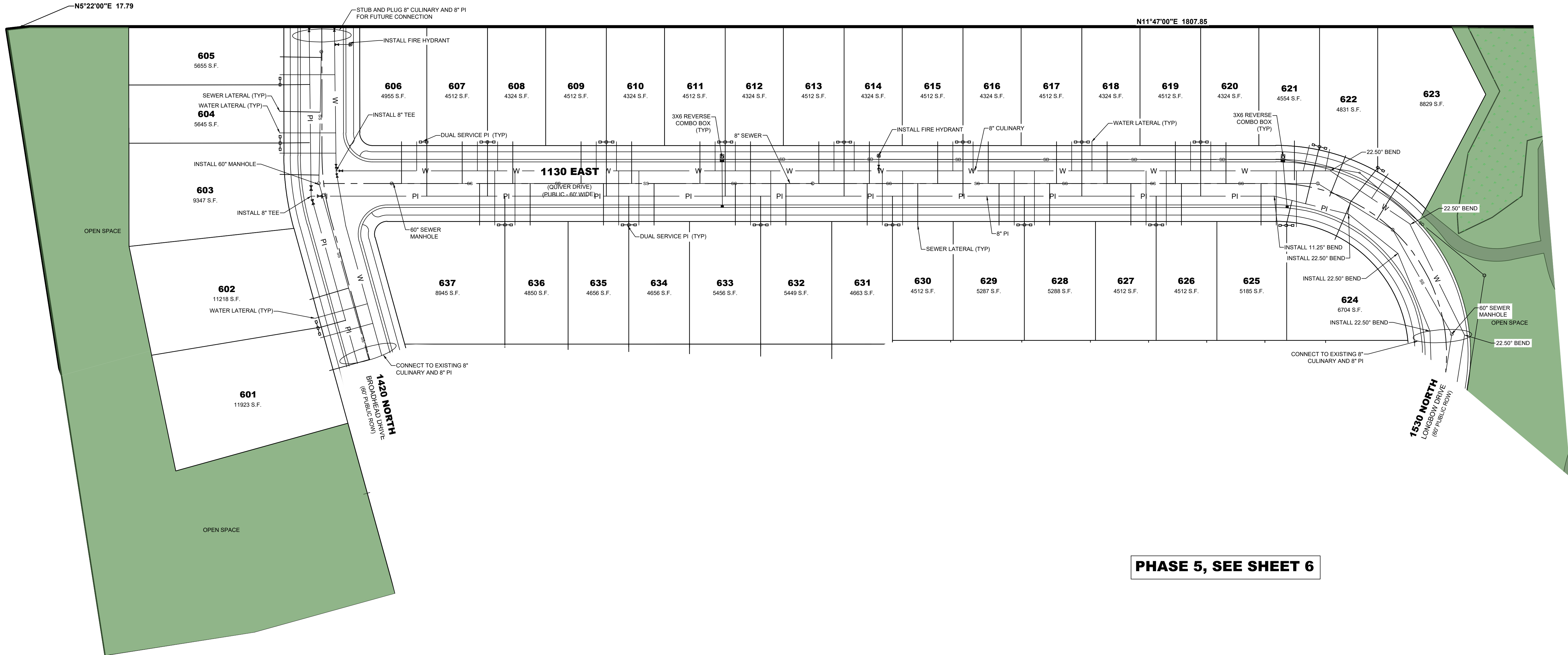
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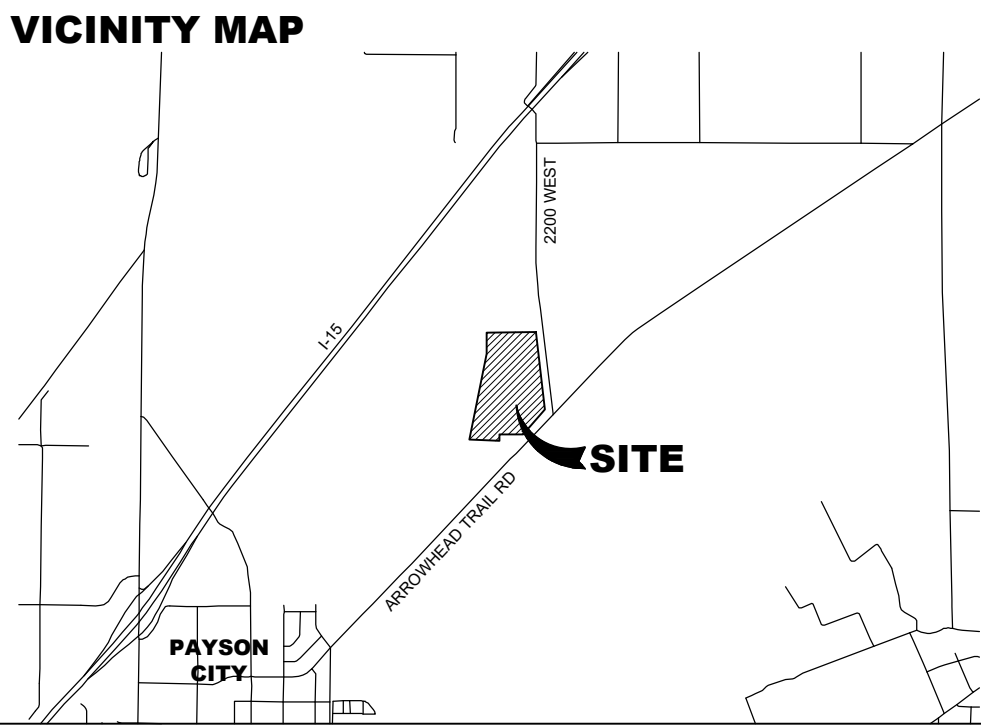
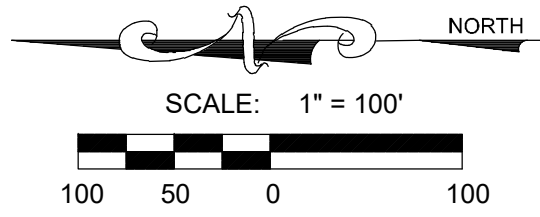
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- NOTES:
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 - WATER LATERALS FOR LOT HOMES SHALL BE 1"
 - UNLESS OTHERWISE NOTED ALL SEWER MANHOLES ARE 60"
 - UNLESS OTHERWISE NOTED ALL STORM DRAIN MANHOLES ARE 48"



VILLAGES AT ARROWHEAD PARK



- 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.

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VILLAGES AT ARROWHEAD PARK
PAYSON, UTAH
PUBLIC SAFETY PLAN

REVISIONS	
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DESIGNED BY:
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1" = 100'
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9/17/2020

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