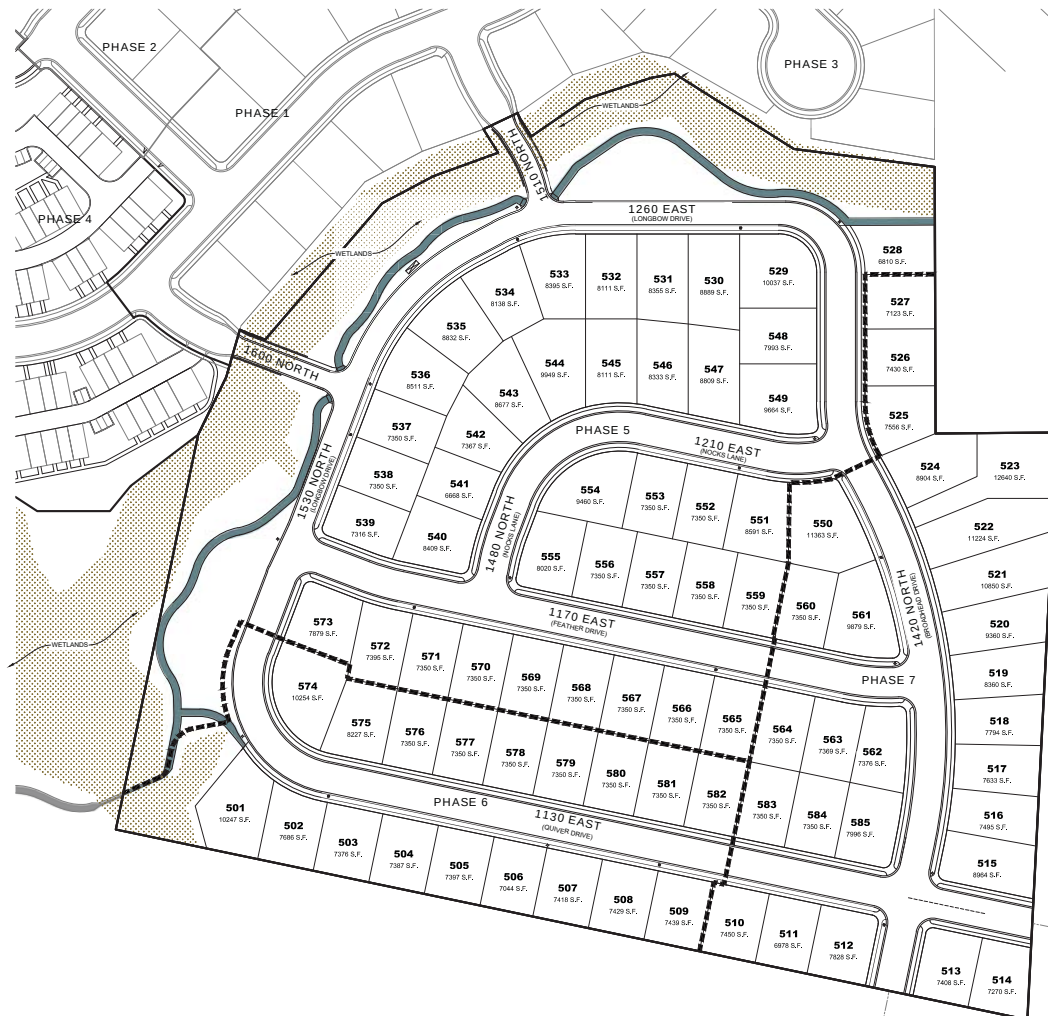


TABULATIONS	
TOTAL AREA PHASES 5 - 7	26.86
UNITS PER ACRE	6.21
AVERAGE LOT SIZE	8046.74
SINGLE FAMILY LOTS	85
LANE MILES OF ROAD	1.88 MILES
WETLAND ACRES	2.47
OPEN SPACE ACREAGE	4.23
PI SIZE	8"Ø
WATER SIZE	8"Ø
SEWER SIZE	8"Ø

PHASE 5-7 TABULATIONS					
PHASE	LOTS/UNITS IN PHASE	PEOPLE PER PHASE	ACRES	OPEN SPACE PER PHASE	DENSITY
5	40	144.0	34.96	1.01	2.67
6	18	64.8	7.78	0.45	3.77
7	27	97.2	7.52	0.68	3.79
TOTAL	85	306.0	26.86	2.15	3.16



VICINITY MAP

PAYSON, AZ

PHOENIX SKYTRAIN

SITE

DOWNTOWN PHOENIX

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SHEET 2	LOT LAYOUT
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SHEET 4	GRADING PLAN
SHEET 5	PLAN AND PROFILE - LONGBOW STREET
SHEET 6	PLAN AND PROFILE - LONGBOW STREET
SHEET 7	PLAN AND PROFILE - BROADHEAD STREET
SHEET 8	PLAN AND PROFILE - FEATHER STREET
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SHEET 10	PLAN AND PROFILE - BROADHEAD STREET
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SHEET 12	PLAN AND PROFILE - 1510 NORTH & 15TH NORTH
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SHEET 17	PUBLIC SAFETY PLAN
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B-1	BOUNDARY SURVEY
LS	LANDSCAPE PLAN

NOTES

1. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OR ORDINANCES & REQUIREMENTS OF PAYSON CITY WITH EDITION SPECIFICATIONS OR ORDINANCES IN EFFECT AND CURRENTLY IN FORCE.
2. ALL ROADWAYS CULINARY WATER, STORM DRAIN IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE APWA ALL ROADWAY CONSTRUCTION MANUAL. SET THE MINIMUM REQUIREMENTS OF THE LATEST EDITION SPECIFICATIONS.
3. ALL SEWER WORK TO BE DONE IN ACCORDANCE WITH THE LATEST PAYSON CITY SPECIFICATIONS AND STANDARD DRAWINGS.
4. ALL CONSTRUCTION OF THIS SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE STATE OF UTAH RULES FOR PUBLIC RECORDING AND THE UTAH VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH PAYSON CITY STANDARDS AND THOSE SET FORTH IN UTAH STATE CODE.
5. DEVELOPER IS LIMITED TO 10 BUILDING PERMITS IN ANY PHASE UNTIL THE DEVELOPER IS IN COMPLIANCE WITH THE SPECIFICATIONS AND STANDARDS.
6. A STREAM ALTERNATE PERMIT IS REQUIRED TO DISCHARGE WATER INTO BEER CREEK.
7. HIGH GROUND WATER AND UNSTABLE SOIL CONDITIONS EXIST ON THIS SITE. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTING GROUNDWATER DEPTH. DEWATERING MUST BE THOROUGHLY FOLLOWED THROUGH IMPACT BORDERS IS REQUIRED TO THE UTILITY LINE TO PREVENT COLLAPSE OF THE STRUCTURAL FOOTING INQUIRY UNDER FOOTINGS.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR SOIL NAIL WALLS.
9. NO FENCING ALLOWED ON THE OPEN SPACE AREAS. INDIVIDUAL LOTS MAY HAVE A PERMITTED FENCE.
10. ANY DEWATERING REQUIRES A STATE PERMIT.

LEGEND

EXISTING	
WATER METER	
WATER	
WATER VALVE	
FIRE HYDRANT	
SEWER	
SEWER MANHOLE	
STORM DRAIN	
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	
PI VALVE	
FENCE	
PROPOSED	
WATER	
WATER VALVE	
WATER METER	
FIRE HYDRANT	
SEWER	
SEWER MANHOLE	
STORM DRAIN	
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
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



A Utah Corporation •
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
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NOT FOR CONSTRUCTION

AT ARROWHEAD PARK
PHASES 5-7
COVER SHEET

VILLAGES

REVISIONS	
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-
9	-
10	-

LEI PROJECT #:
2013-0931

DRAWN BY:
BDS

DESIGNED BY:
BTG

SCALE:
1" = 80'

DATE:
12/12/2018

SHEET
1



ENGINEERS
SURVEYORS
PLANNERS

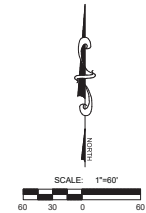
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NOT FOR
CONSTRUCTION

VILLAGES AT ARROWHEAD PARK
PHASES 5-7
LOT LAYOUT - PHASE 5

REVISIONS
1.
2.
3.
4.

LEI PROJECT #
2013-0931
DRAWN BY:
BDS
DESIGNED BY:
BTG
SCALE:
1" = 60'
DATE:
12/12/2018
SHEET



LAND USE:
SINGLE FAMILY DETACHED



- 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. IF REBAR & CAP TO BE SET AT ALL LOT CORNERS.
 4. NAIL AND WASHERS TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
 5. ALL OPEN SPACE AREAS AND STREETS TO BE USED AS PUBLIC UTILITY EASEMENTS.
 6. ALL LOTS NOT LABELED AS OPEN SPACE ARE TO BE USED FOR SINGLE FAMILY DWELLINGS.
 7. IMPROVEMENT OF THE PROPERTY MUST BE COMPLETED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND STANDARD PLANS OF PAYSON CITY AND ASSOCIATED STUDIES.
 8. IF TYPE I ENCUMBRANCE (ALUMINUM CAP & REBAR) TO BE SET.
 9. NEEDS TO DEVELOPMENT AGREEMENT BETWEEN PAYSON CITY AND THE DEVELOPER. RV PARKING AND SIDE SETBACKS TO BE INCLUDED IN THE DEVELOPMENT AGREEMENT.