QUAIL MOUNTAIN

A RESIDENTIAL SUBDIVISION
420 SOUTH 1300 EAST
PAYSON, UTAH
PRELIMINARY PLAN SET
JUNE 2021

VICINITY MAP
–NTS–

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	PRELIMINARY PLAT
3A	UTILITY & INDEX (SHEET 1 OF 2)
3B	UTILITY & INDEX (SHEET 2 OF 2)
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	PHASING PLAN
PP–01	PLAN & PROFILE SHEET – 1300 EAST – STA. 10+50 TO STA. 15+00
PP–02	PLAN & PROFILE SHEET – 1300 EAST – STA. 15+00 TO STA. 19+00
PP–03	PLAN & PROFILE SHEET – STREET 1 – STA. 10+00 TO STA. 13+00
PP–04	PLAN & PROFILE SHEET – STREET 1 – STA. 13+00 TO STA. 16+88.61
PP–05	PLAN & PROFILE SHEET – STREET 2 – STA. 10+00 TO STA. 14+44.57
PP–06	PLAN & PROFILE SHEET – 1400 EAST – STA. 10+00 TO STA. 14+00
PP–07	PLAN & PROFILE SHEET – 1400 EAST – STA. 14+00 TO STA. 16+55.77
SS–01	PLAN & PROFILE SHEET – OFFSITE SEWER – STA. 19+00 TO STA. 24+00
SS–02	PLAN & PROFILE SHEET – OFFSITE SEWER – STA. 24+00 TO STA. 28+20.95
DT–01	DETAIL SHEET
ROS	RECORD OF SURVEY

DATA TABLE
TOTAL ACREAGE=10.48
TOTAL # OF LOTS=28
TOTAL ACREAGE OF LOTS=7.77
TOTAL ACREAGE IN ROADS=2.71
LOTS/ACRE=2.67
TOTAL ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
ZONING: R–1–10

DEVELOPER
MARTIN LARSON
SPRING LAKE INVESTMENTS, LLC
1655 E 800 N
GENOLA, UT 84655
MartyLarsn@gmail.com
(801) 319–3740

ENGINEER/SURVEYOR
ATLAS ENGINEERING, LLC
801–655–0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

REGISTERED PROFESSIONAL ENGINEER
SCOTT B. PETERSON
No. 362274
6/2/21
STATE OF UTAH

ATLAS ENGINEERING L.L.C.
PHONE: 801–655–0566
FAX: 801–655–0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

VICINITY MAP
–NTS–

NOTES:
1. DRIVEWAYS TO BE LOCATED AS FAR FROM INTERSECTION AS PRACTICABLE.
2. ALL COMMON AREA AND LIMITED COMMON AREA IS PUBLIC UTILITY EASEMENT.

ENGINEER/SURVEYOR INFO:
ATLAS ENGINEERING
PHONE: 801–655–0566
FAX: 801–655–0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84606

DATA TABLE
TOTAL ACREAGE=10.48
TOTAL # OF LOTS=28
TOTAL ACREAGE OF LOTS=7.77
TOTAL ACREAGE IN ROADS=2.71
LOTS/ACRE=2.67
TOTAL ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
ZONING: R–1–10

DEVELOPER
SCOTT PETERSON
801–655–0566
SPANISH FORK, UT 84660

DOMINION ENERGY COMPANY
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PRODED BY LAW OR QUIRTY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT–OF–WAY DEPARTMENT AT 1–800–366–6532.

APPROVED THIS_____DAY OF_____20___

DOMINION ENERGY COMPANY

BY_____

TITLE_____

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- SETBACK
- 1 LOT NUMBERS

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.37	N 89°13'45" W
L2	27.63	N 89°20'02" W
L3	7.00	N 01°12'13" E
L4	15.72	S 89°00'00" E

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEYOR _____ DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S00°46'33"E ALONG THE SECTION LINE 587.62 FEET AND EAST 503.91 FEET FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG AN EXISTING WIRE FENCE, S89°13'45" EAST 704.61 FEET; THENCE S00°46'15"W 321.42 FEET; THENCE N89°13'45"W 1.37 FEET; THENCE S01°05'55" WEST 334.38 FEET TO AN EXISTING WIRE FENCE; THENCE ALONG SAID WIRE FENCE THE FOLLOWING TWO (2) COURSES TO WIT: (1) N89°05'45"W 633.27 FEET, (2) S89°57'20"W 53.82 FEET; THENCE N00°27'30"E 334.12 FEET; THENCE N89°20'02"W 27.63 FEET; THENCE N01°12'13"E 7.00 FEET; THENCE S89°00'00"E 15.72 FEET; THENCE N00°40'00"E 314.08 FEET TO THE POINT OF BEGINNING.
CONTAINING 10.48 ACRES.

OWNER'S DEDICATION

(I)WE, _____,_____ BEING THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____. A.D. 2021.

MEMBER: _____

MEMBER: _____

MEMBER: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____OF_____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS_____DAY OF_____A.D. 2021.

APPROVED _____ MAYOR

APPROVED _____ CITY ATTORNEY

APPROVED _____ ENGINEER (SEE SEAL)

ATTEST _____ CLERK–RECORDER

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION ON THIS___ DAY OF_____, A.D. 20___

APPROVED _____ CHAIRPERSON

APPROVED _____ DIRECTOR

FIRE CHIEF APPROVAL

APPROVED BY THE FIRE CHIEF ON THIS___DAY OF_____, A.D. 2021

APPROVED _____ CITY FIRE CHIEF

QUAIL MOUNTAIN PRELIMINARY PLAT

PAYSON CITY, UTAH COUNTY, UTAH

CONTAINING 28 LOTS AND 10.48 ACRES
LOCATED IN THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 1 OF 2

UTAH COUNTY RECORDER SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK–RECORDER SEAL

Z:\2021\21-013 Payson Quail Mountain\CADD\PRELIMINARY\02-PRELIM PLAT.dwg 6/2/2021 3:22:00 PM MDT

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

Z:\2021\21-013 Payson Quail Mountain\CADD\PRELIMINARY\02-PRELIM PLAT.dwg 6/2/2021 3:22:00 PM MDT

ATLAS ENGINEERING L.L.C.

ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84606

QUAIL MOUNTAIN

CONTAINING 28 LOTS AND 10.48 ACRES
LOCATED IN THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

PLAT MAP

PAYSON, UTAH

SHEET 2 OF 2

LEGEND
(APPLIES TO ALL SHEETS)

- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- SD — PROPOSED ADS STORM DRAIN W/MH
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- CUL — PROPOSED PVC CLASS-200 CULINARY WATERLINE
- REMOVE AND REPLACE EXISTING ASPHALT

DATA TABLE
TOTAL ACREAGE=10.48
TOTAL # OF LOTS=28
TOTAL ACREAGE OF LOTS=7.77
TOTAL ACREAGE IN ROADS=2.71
LOTS/ACRE=2.67
TOTAL ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
ZONING: R-1-10

CONSTRUCTION NOTES:
1. INSTALL ADA RAMP PER PAYSON CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER PAYSON CITY STANDARDS.
3. INSTALL STREET SIGN PER PAYSON CITY STANDARDS.
4. INSTALL STREET LIGHT PER PAYSON CITY STANDARDS.
5. INSTALL 8" CULINARY WATER VALVE PER PAYSON CITY STANDARDS.
6. INSTALL 6" PI WATER VALVE PER PAYSON CITY STANDARDS.
7. INSTALL 22.5° BEND.
8. CAP/PLUG AND MARK TO SURFACE.
9. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
10. LOCATE AND TIE TO EXISTING PI WATERLINE.
11. LOCATE AND TIE TO EXISTING SEWER LINE.
12. EXISTING FENCE TO BE REMOVED.
13. EXISTING FENCE TO REMAIN.
14. EXISTING DITCH TO BE ABANDONED.
15. EXISTING BUILDING TO BE REMOVED.
16. EXISTING DITCH TO BE PIPED.

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

SHEET NO. 3A

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

UTILITY & INDEX
PAYSON CITY, UTAH

QUAIL MOUNTAIN
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-004 Payson Quail Mountain\CADD\PRELIMINARY\03-UTILITY&INDEX recover.dwg 6/2/2021 3:25:15 PM MDT

LEGEND

(APPLIES TO ALL SHEETS)

- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- SD — PROPOSED ADS STORM DRAIN W/MH
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- CUL — PROPOSED PVC CLASS-200 CULINARY WATERLINE
- REMOVE AND REPLACE EXISTING ASPHALT

DATA TABLE

TOTAL ACREAGE=10.48
TOTAL # OF LOTS=28
TOTAL ACREAGE OF LOTS=7.77
TOTAL ACREAGE IN ROADS=2.71
LOTS/ACRE=2.67
TOTAL ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
ZONING: R-1-10

CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER PAYSON CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER PAYSON CITY STANDARDS.
3. INSTALL STREET SIGN PER PAYSON CITY STANDARDS.
4. INSTALL STREET LIGHT PER PAYSON CITY STANDARDS.
5. INSTALL 8" CULINARY WATER VALVE PER PAYSON CITY STANDARDS.
6. INSTALL 6" PI WATER VALVE PER PAYSON CITY STANDARDS.
7. INSTALL 22.5° BEND.
8. CAP/PLUG AND MARK TO SURFACE.
9. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
10. LOCATE AND TIE TO EXISTING PI WATERLINE.
11. LOCATE AND TIE TO EXISTING SEWER LINE.
12. EXISTING FENCE TO BE REMOVED.
13. EXISTING FENCE TO REMAIN.
14. EXISTING DITCH TO BE ABANDONED.
15. EXISTING BUILDING TO BE REMOVED.
16. EXISTING DITCH TO BE PIPED.

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

SHEET NO.
3B

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

UTILITY & INDEX

PAYSON CITY, UTAH

QUAIL MOUNTAIN
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-004 Payson Quail Mountain\CADD\PRELIMINARY\03-UTILITY&INDEX recover.dwg 6/2/2021 3:25:15 PM MDT

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

SHEET NO.
4

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

GRADING PLAN

PAYSON CITY, UTAH

QUAIL MOUNTAIN

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-004 Payson Quail Mountain\CADD\PRELIMINARY\04-GRADING.dwg 6/2/2021 3:28:21 PM MDT

0 5 25 50 100 150

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

SHEET NO.
5

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

EXISTING TOPOGRAPHY

PAYSON CITY, UTAH

QUAIL MOUNTAIN
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-004 Payson Quail Mountain\CADD\PRELIMINARY\05-EXISTING TOPO.dwg 6/2/2021 3:29:43 PM MDT

0 5 25 50 100 150

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

SHEET NO.
6

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

PHASING PLAN

PAYSON CITY, UTAH

QUAIL MOUNTAIN

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-012 Payson Quail Mountain\CADD\PRELIMINARY\06-PHASING PLAN.dwg 6/2/2021 3:31:28 PM MDT

CONSTRUCTION NOTES

1. LOCATE AND TIE TO EXISTING PI WATERLINE.
2. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
3. EXISTING FENCE TO BE REMOVED.
4. EXISTING FENCE TO REMAIN.
5. EXISTING DITCH TO BE ABANDONED.

REMOVE AND REPLACE EXISTING ASPHALT

0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

SHEET NO.
PP-01

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			

Z:\2021\21-013 Payson Quail Mountain\CADD\PREL IMINARY\PP-01.dwg 5/6/2021 11:44:07 AM MDT

1300 EAST
STA. 10+50 TO STA. 15+00

PAYSON CITY, UTAH

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

(DATE STAMP)

CONSTRUCTION NOTES

1. INSTALL ADA RAMP PER PAYSON CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER PAYSON CITY STANDARDS.
3. INSTALL STREET LIGHT PER PAYSON CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER PAYSON CITY STANDARDS.
5. INSTALL 10" CULINARY WATER VALVE PER PAYSON CITY STANDARDS.
6. INSTALL 8" PI WATER VALVE PER PAYSON CITY STANDARDS.
7. INSTALL STREET SIGN PER PAYSON CITY STANDARDS.
8. EXISTING POWER TO REMAIN.
9. EXISTING FENCE TO BE REMOVED.
10. EXISTING FENCE TO REMAIN.
11. EXISTING DITCH TO BE ABANDONED.
12. EXISTING DRIVEWAY TO REMAIN.
13. CAP/PLUG AND MARK TO SURFACE

REMOVE AND REPLACE EXISTING ASPHALT

0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

SHEET NO.
PP-02

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			

Z:\2021\21-013 Payson Quail Mountain\CADD\PRELIMINARY\PP-01.dwg 5/6/2021 11:44:07 AM MDT

1300 EAST
STA. 15+00 TO STA. 19+00

PAYSON CITY, UTAH

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

(DATE STAMP)

CONSTRUCTION NOTES

1. INSTALL ADA RAMP PER PAYSON CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER PAYSON CITY STANDARDS.
3. INSTALL STREET LIGHT PER PAYSON CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER PAYSON CITY STANDARDS.
5. INSTALL 10" CULINARY WATER VALVE PER PAYSON CITY STANDARDS.
6. INSTALL 8" PI WATER VALVE PER PAYSON CITY STANDARDS.
7. INSTALL STREET SIGN PER PAYSON CITY STANDARDS.
8. EXISTING POWER TO REMAIN.
9. EXISTING FENCE TO BE REMOVED.
10. EXISTING FENCE TO REMAIN.
11. EXISTING DITCH TO BE ABANDONED.
12. EXISTING BUILDING TO BE REMOVED.
13. CONST. 31.91 L.F. 15" ADS @ 3.29%
14. INSTALL 11.25° BEND.
15. CONST. 2.90 L.F. 15"ADS @ 35.52%
16. EXISTING BUILDING TO REMAIN.

REMOVE AND REPLACE EXISTING ASPHALT

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

SHEET NO.

PP-03

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			

Z:\2021\21-013 Payson Quail Mountain\CADD\REFE LIMINARY\PP-03.dwg, 6/2/2021 3:37:58 PM MDT

STREET 1
STA. 10+00 TO STA. 13+00

PAYSON CITY, UTAH

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

(DATE STAMP)

CONSTRUCTION NOTES

1. INSTALL ADA RAMP PER PAYSON CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER PAYSON CITY STANDARDS.
3. INSTALL STREET LIGHT PER PAYSON CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER PAYSON CITY STANDARDS.
5. INSTALL 11.25° BEND.
6. INSTALL 8" PI WATER VALVE PER PAYSON CITY STANDARDS.
7. INSTALL STREET SIGN PER PAYSON CITY STANDARDS.
8. EXISTING FENCE TO REMAIN.
9. EXISTING DITCH TO BE PIPED.
10. CONST. 58.33 L.F. 15" ADS @ 4.11%.
11. CONST. 30.71 L.F. 15"ADS @ 3.26%.
12. CONST. 4.09 L.F. 15"ADS @ 24.69%.

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

SHEET NO.
PP-04

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			

7/1/2021\21-013 Payson Quail Mountain\CADD\PREL IMINARY\PP-04.dwg 3/7/2021 3:00:14 PM MDT

STREET 1
STA. 13+00 TO STA. 16+88.61

PAYSON CITY, UTAH

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

(DATE STAMP)

CONSTRUCTION NOTES

1. INSTALL ADA RAMP PER PAYSON CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER PAYSON CITY STANDARDS.
3. INSTALL STREET LIGHT PER PAYSON CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER PAYSON CITY STANDARDS.
5. INSTALL 22.5° BEND.
6. INSTALL 8" PI WATER VALVE PER PAYSON CITY STANDARDS.
7. INSTALL STREET SIGN PER PAYSON CITY STANDARDS.
8. EXISTING FENCE TO BE REMOVED.
9. EXISTING DITCH TO BE ABANDONED.
10. CONST. 34.80 L.F. 15"ADS @ 0.20%

SHEET NO.
PP-05

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			

Z:\2021\21-013 Payson Quail Mountain\CADD\PRELIMINARY\PP-05.dwg 6/2/2021 3:42:45 PM MDT

STREET 2
STA. 10+00 TO STA. 14+44.57

PAYSON CITY, UTAH

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

(DATE STAMP)

CONSTRUCTION NOTES

1. EXISTING FENCE TO BE REMOVED.
2. EXISTING FENCE TO REMAIN.
3. EXISTING DITCH TO BE ABANDONED.
4. EXISTING DITCH TO BE PIPED.
5. CAP/PLUG AND MARK TO SURFACE.

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

SHEET NO.
PP-06

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			

1400 EAST
STA. 10+00 TO STA. 14+00

PAYSON CITY, UTAH

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

(DATE STAMP)

Z:\2021\21-013 Payson Quail Mountain\CADD\PRELIMINARY\PP-06.dwg 6/2/2021 3:47:44 PM MDT

CONSTRUCTION NOTES

1. INSTALL ADA RAMP PER PAYSON CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER PAYSON CITY STANDARDS.
3. INSTALL STREET LIGHT PER PAYSON CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER PAYSON CITY STANDARDS.
5. CAP/PLUG AND MARK TO SURFACE.
6. INSTALL 8" PI WATER VALVE PER PAYSON CITY STANDARDS.
7. INSTALL STREET SIGN PER PAYSON CITY STANDARDS.
8. EXISTING FENCE TO REMAIN.
9. EXISTING DITCH TO BE PIPED.
10. CONST. 60.52 L.F. 15" ADS @ 4.03%.

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

SHEET NO.
PP-07

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			

7/1/2021,21:01:13, Payson Quail Mountain\CADD\REFLIMINARY\PP-07.dwg, 6/2/2021 3:50:11 PM MDT

1400 EAST
STA. 14+00 TO STA. 16+55.77

PAYSON CITY, UTAH

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

(DATE STAMP)

CONSTRUCTION NOTES

1. EXISTING POWER TO REMAIN.
2. EXISTING FENCE TO REMAIN.

REMOVE AND REPLACE EXISTING ASPHALT

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

SHEET NO.
SS-01

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			

1300 EAST
STA. 19+00 TO STA. 24+00

PAYSON CITY, UTAH

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

(DATE STAMP)

Z:\2021\21-013 Payson Quail Mountain\CADD\PRELIMINARY\SS-01.dwg 6/2/2021 3:52:37 PM MDT

24" STANDARD CURB & GUTTER

–NTS–

DETAIL-TYP. BUILDING SETBACK & EASEMENT

–NTS–

60' ROW-TYPICAL

–NTS–

1300 EAST

–NTS–

SHEET NO.
DT-01

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

DETAILS

PAYSON CITY, UTAH

BLACK HAWK SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-013 Payson Quail Mountain\CADD\PRELIMINARY\DT-01.dwg 6/2/2021 3:33:08 PM MDT

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THE RELATIONSHIP OF THE LEGAL/TITLE LINES AND THE PHYSICAL POSSESSION BOUNDARY. SOME OF THE EXISTING CONDITIONS AND FEATURES ARE SHOWN.
2. THE BASIS OF BEARING IS SOUTH 00°46'33" EAST (NAD 83) ALONG THE SECTION LINE FROM THE NORTHWEST CORNER TO THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.
3. PROPERTY IS LOCATED IN THE NORTHWEST QUARTER SECTION 15, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN.
4. FOUND UTAH COUNTY BRASS CAP MONUMENTS AT THE NORTHWEST AND WEST QUARTER CORNERS OF SAID SECTION 15, AS SHOWN HEREON.
5. ALL LEGAL/TITLE LINES SHOWN, IF GIVEN A BASIS OF BEARING, HAVE BEEN ROTATED TO THAT STATED BASIS OF BEARING. IF NONE WAS GIVEN, NONE WAS ASSUMED.
6. SOME PROPERTY CORNERS WERE FOUND AT THE TIME OF THE SURVEY, AS SHOWN HEREON. THIS PROPERTY IS IN THE PROCESS OF BECOMING A SUBDIVISION, WITH PORTIONS OF THE PROPERTY BEING DEDICATED TO THE CITY. TEMPORARY REFERENCE NAILS WERE SET AT CORNERS BEYOND THE STREET DEDICATION AREAS, AS SHOWN HEREON.
7. A BOUNDARY LINE AGREEMENT ALONG THE SOUTH LINE WILL BE NEEDED TO ADJUST THE BOUNDARY TO THE EXISTING FENCE LINE. A BOUNDARY LINE AGREEMENT IS SUGGESTED ALONG THE NORTH BOUNDARY TO ADJUST THE BOUNDARY TO THE EXISTING FENCE LINE.

CERTIFICATION

I, DAVID F. HUNT, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH; THAT THE SURVEY IS TRUE AND CORRECT, AS SHOWN; THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 2021; AND THE PROPERTY BOUNDARY DESCRIBED AND THE INFORMATION SHOWN HEREON IS SUFFICIENT TO BE RETRACED.

PROFESSIONAL LAND SURVEYOR
04-05-21
DAVID F. HUNT
LICENSE NO. 5243543-2201
STATE OF UTAH

RECORD PARCEL

ALL OF PARCELS 30:050:0074 AND 30:050:0109 AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE.

AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°46'33" EAST ALONG THE SECTION LINE 587.62 FEET AND EAST 503.91 FEET FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE MORE OR LESS ALONG AND EXISTING WIRE FENCE, SOUTH 89°13'45" EAST 704.61 FEET; THENCE SOUTH 00°46'15" WEST 321.42 FEET; THENCE NORTH 89°13'45" WEST 1.61 FEET; THENCE SOUTH 00°57'43" WEST 334.38 FEET TO AN EXISTING WIRE FENCE; THENCE ALONG SAID WIRE FENCE THE FOLLOWING TWO (2) COURSES: NORTH 89°05'45" WEST 633.83 FEET AND SOUTH 89°57'20" WEST 53.82 FEET; THENCE NORTH 00°27'30" EAST 334.12 FEET; THENCE NORTH 89°20'02" WEST 27.63 FEET; THENCE NORTH 01°12'13" EAST 7.00 FEET; THENCE SOUTH 89°00'00" EAST 15.72 FEET; THENCE NORTH 00°40'00" EAST 314.08 FEET TO THE POINT OF BEGINNING.

AREA = 456,383 SQ. FT. OR 10.4771 ACRES, MORE OR LESS

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.61'	N89°13'45"W
L2	53.82'	S89°57'20"W
L3	27.63'	N89°20'02"W
L4	7.00'	N01°12'13"E
L5	15.72'	S89°00'00"E

SHEET NO. 1

RECORD OF SURVEY

PAYSON, UTAH

DOUBLE A PARTNERS

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
1	UPDATED 01-11-21		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			