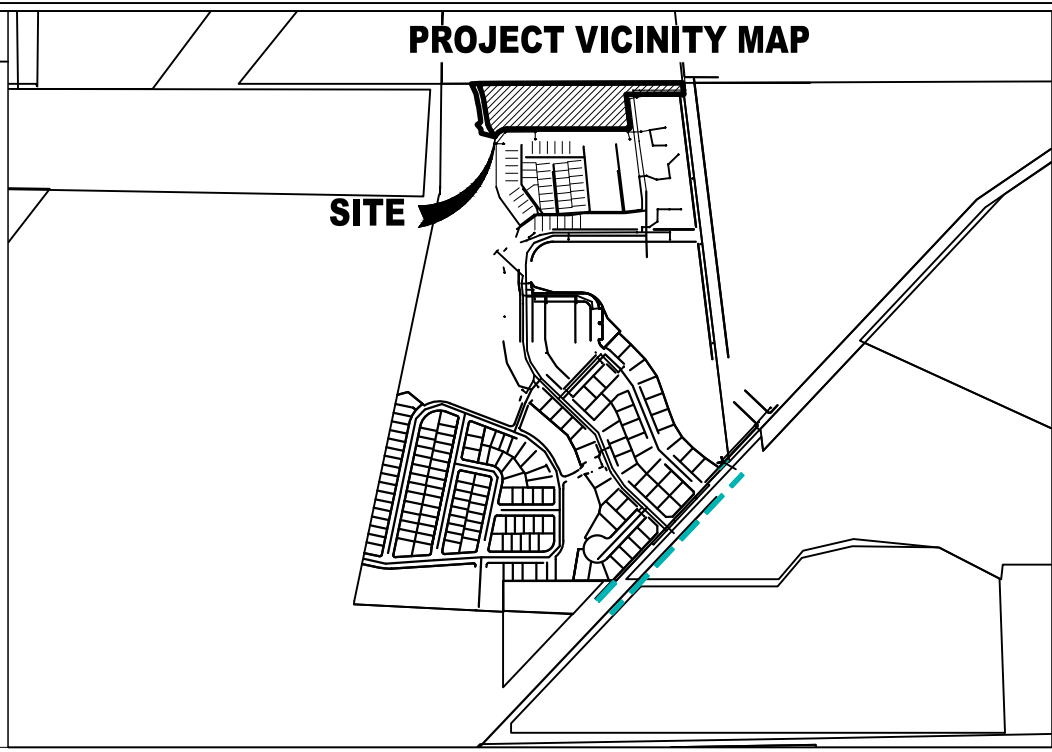
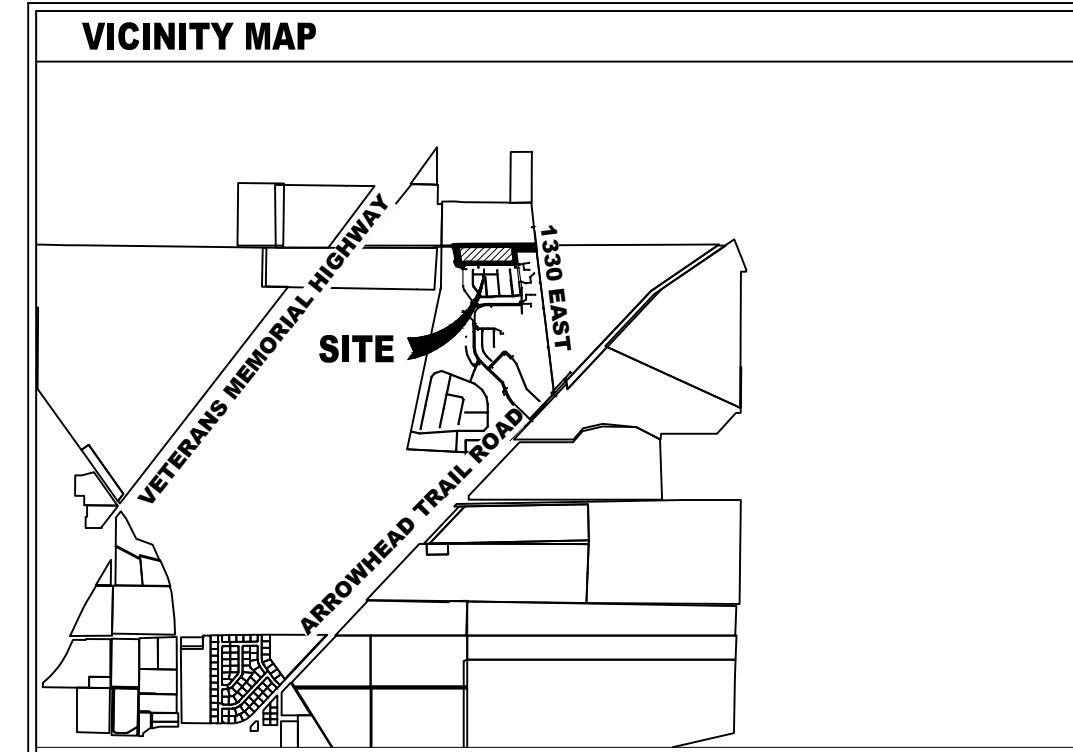




THE VILLAGES AT ARROWHEAD PARK

PHASE 12 PRELIMINARY

PAYSON, UTAH

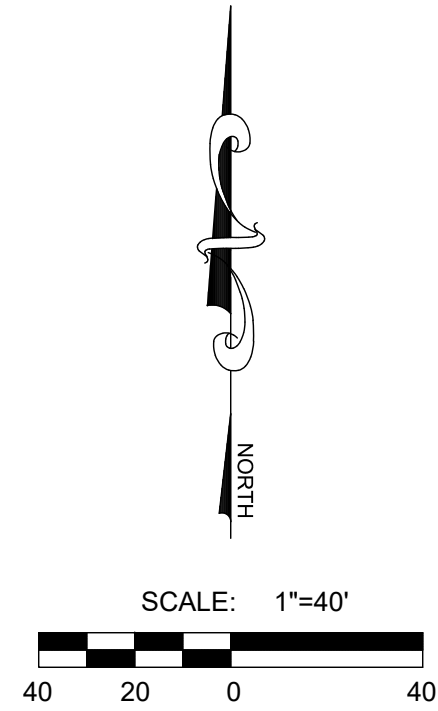


TABLE OF CONTENTS	
1	COVER
2	PHASE 12 LAYOUT
3	PHASE 12 UTILITIES
4	DETAILS
PS-1	PUBLIC SAFETY MAP

TABULATIONS	
TOTAL ACREAGE	5.01 ACRES
OVERALL UNITS	68
DENSITY	13.57 UNITS/ACRE
TOTAL OPEN SPACE	2.08 ACRES
GARAGE PARKING	136 STALLS
PARKING STALLS	60 STALLS
TOTAL PARKING	196 STALLS (2.88 STALLS/UNIT)

- 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.

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
801-372-1971

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

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Spanish Fork, UT 84660
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NOT FOR
CONSTRUCTION

VILLAGES AT ARROWHEAD PARK
PHASE 12 PRELIMINARY
PAYSON, UTAH
COVER SHEET

REVISIONS	
1	
2	
3	
4	
5	
6	

LEI PROJECT #:
2013-0931
DRAWN BY:
DSE/BJA
DESIGNED BY:
BTG
SCALE:
1" = 40'
DATE:
07/7/2021

SHEET
1



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CONSTRUCTION NOTE

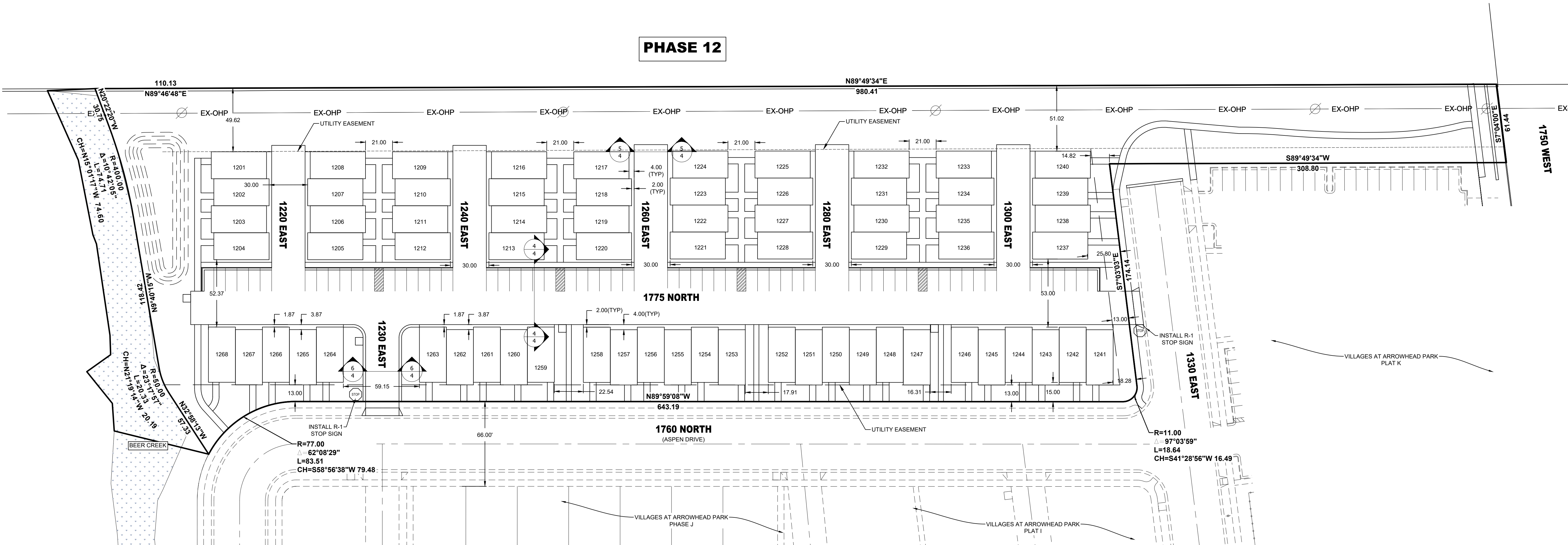
ALL IMPROVEMENTS ALONG 1330 EAST & 1760 NORTH (INCLUDING OFF-SITE SEWER AND DETENTION POND) HAVE BEEN PREVIOUSLY APPROVED FOR CONSTRUCTION AND NOT INSTALLED WITH THESE PHASES.

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. BUILDINGS WITH LESS THAN 10' BETWEEN BUILDINGS SHALL REQUIRE A FIRE WALL WITH NO PENETRATIONS.



PHASE 12



VILLAGES AT ARROWHEAD PARK
PHASE 12 PRELIMINARY

PAYSON, UTAH

LOT LAYOUT

REVISIONS

1	-
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #:

2013-0931

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DSE/BJA

DESIGNED BY:

BTG

SCALE:

1" = 40'

DATE:

07/7/2021

SHEET

2

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VILLAGES AT ARROWHEAD PARK
PHASE 12 PRELIMINARY
PAYSON, UTAH

UTILITIES

REVISIONS	
1	-
2	-
3	-
4	-
5	-
6	-

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1" = 40'
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07/7/2021

SHEET

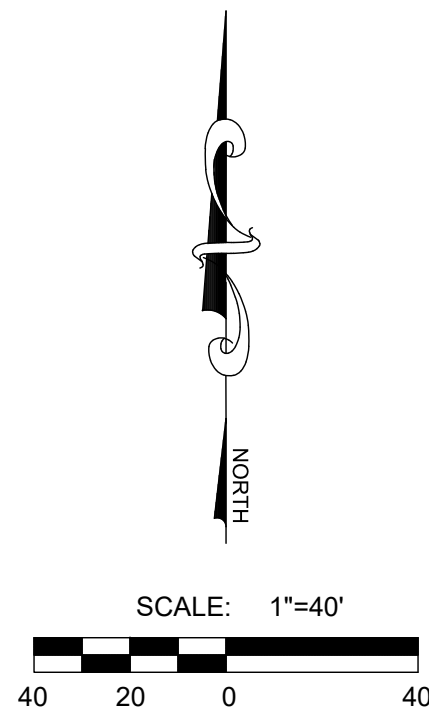
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CONSTRUCTION NOTE

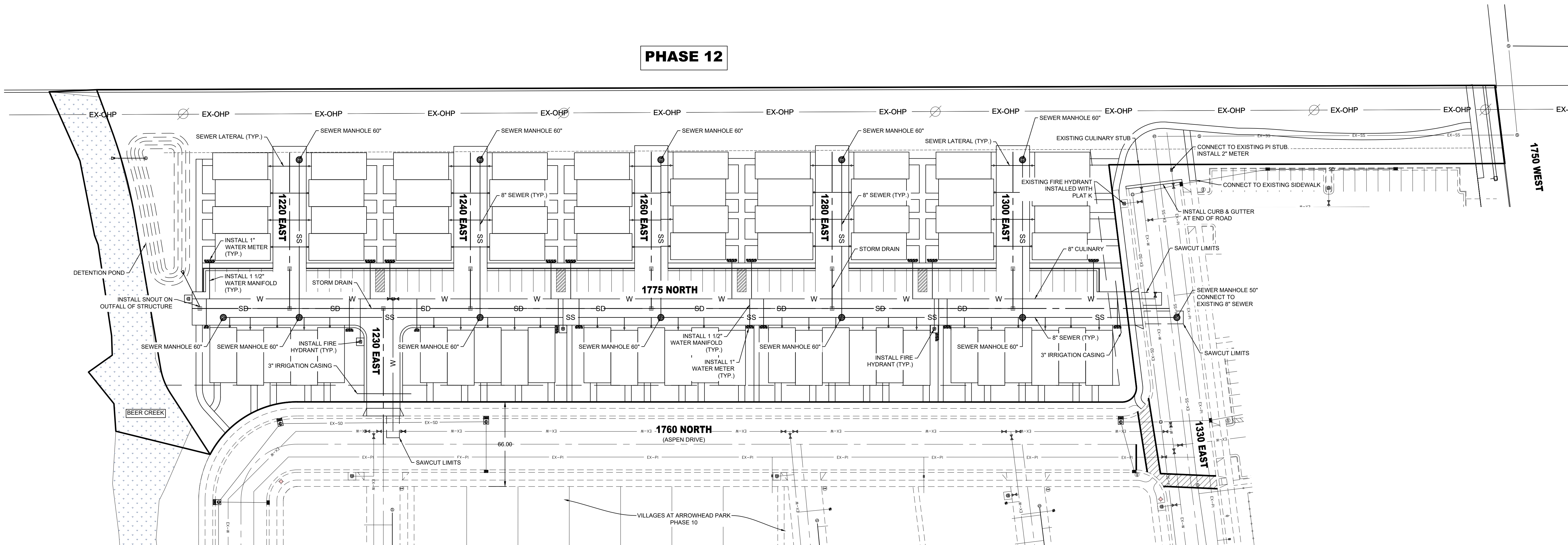
ALL IMPROVEMENTS ALONG 1330 EAST & 1760 NORTH (INCLUDING OFF-SITE SEWER AND DETENTION POND) HAVE BEEN PREVIOUSLY APPROVED FOR CONSTRUCTION AND NOT INSTALLED WITH THESE PHASES.

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 PHASE 12 SHALL BE 4".
4. WATER LATERALS FOR PHASE 12 SHALL BE 1 1/2".
5. GAS AND POWER LINES TO BE RUN THROUGH COMMON SPACE AT FRONT OF BUILDINGS.



PHASE 12





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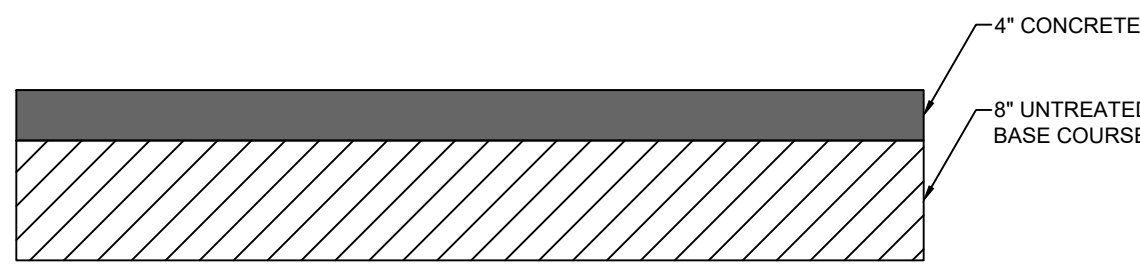
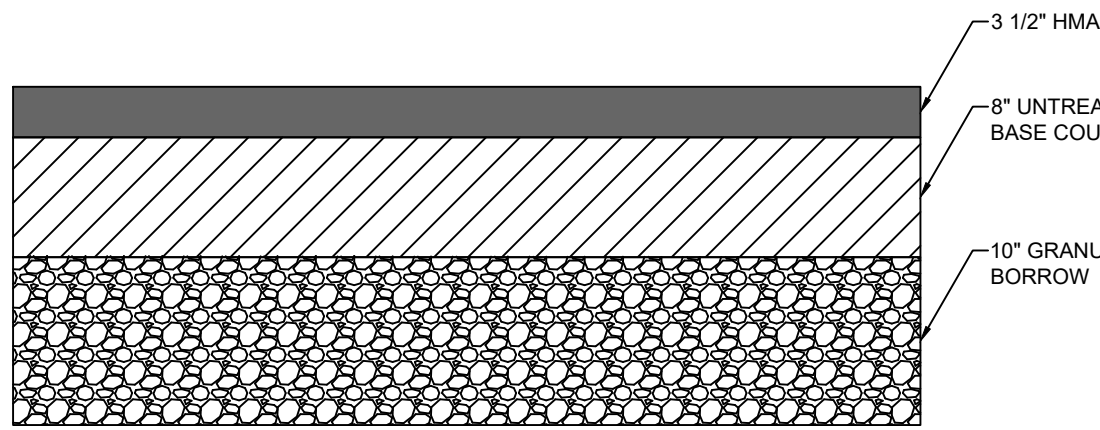
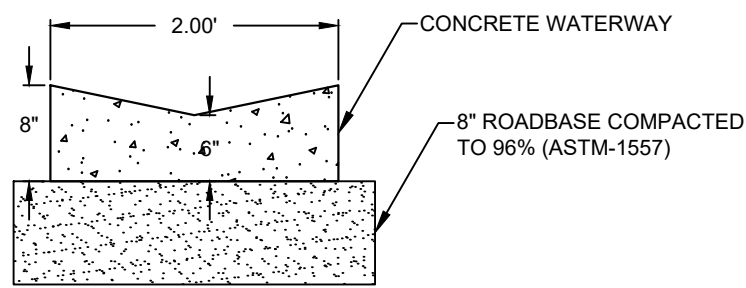
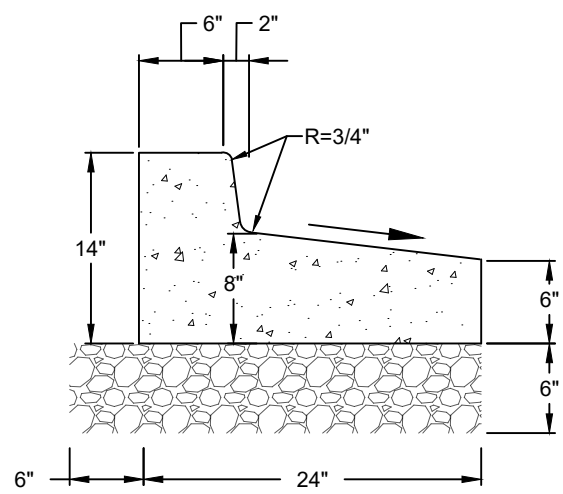
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CONSTRUCTION

**VILLAGES AT ARROWHEAD PARK
PHASE 12 PRELIMINARY**
PAYSON, UTAH
DETAILS

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	
6 -	

LEI PROJECT #:
2013-0931
DRAWN BY:
DSE/BJA
DESIGNED BY:
BTG
SCALE:
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DATE:
07/7/2021

SHEET
4

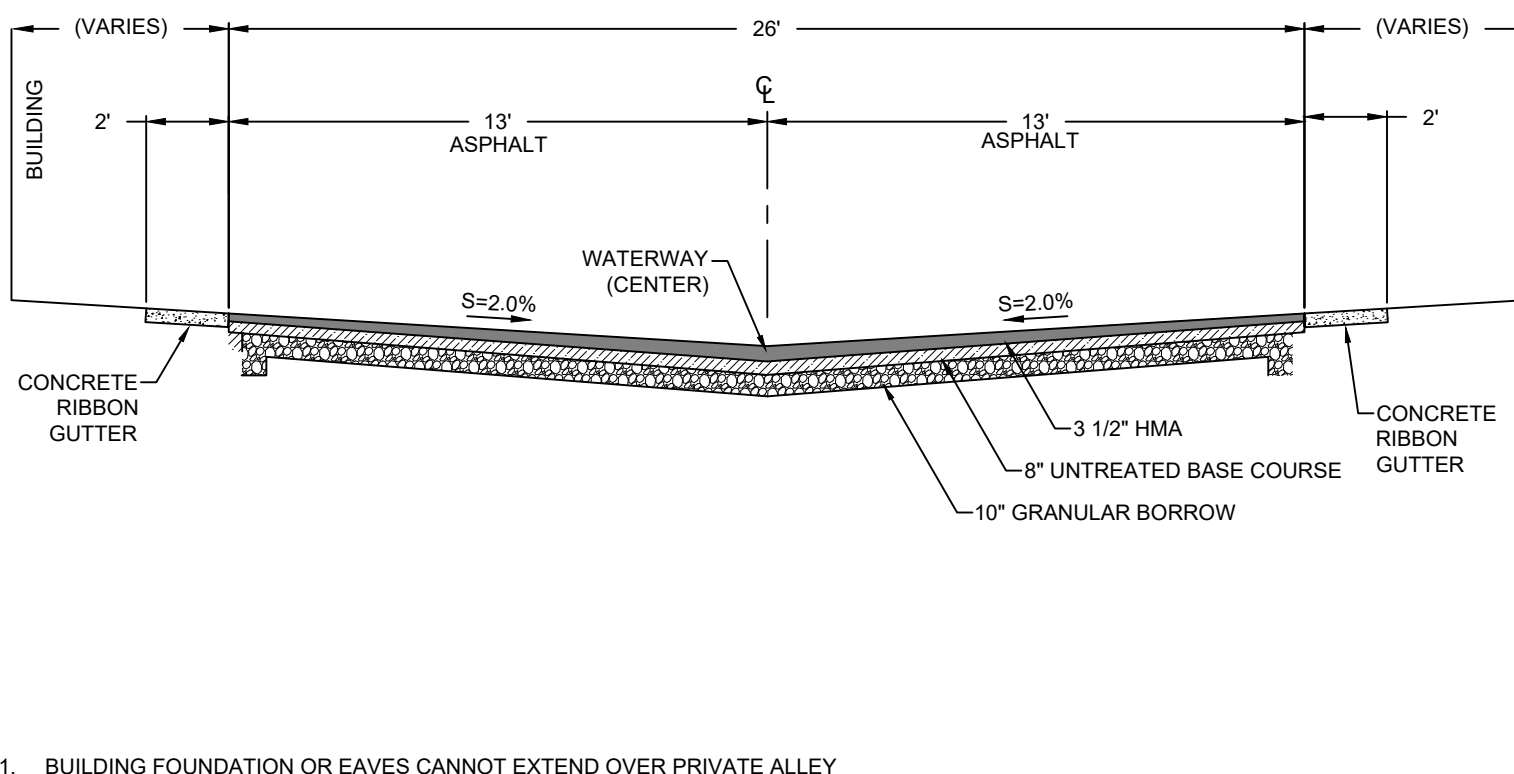
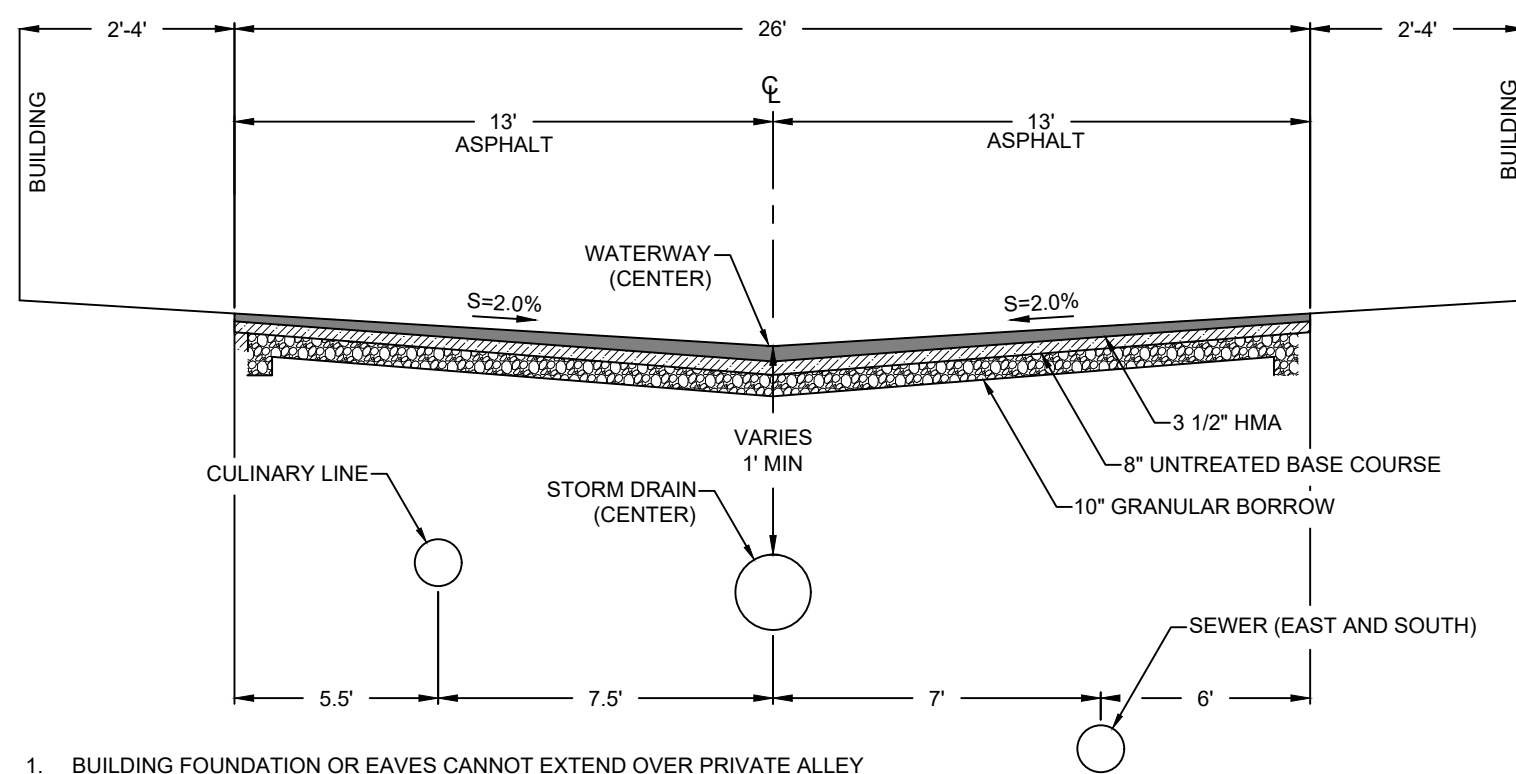
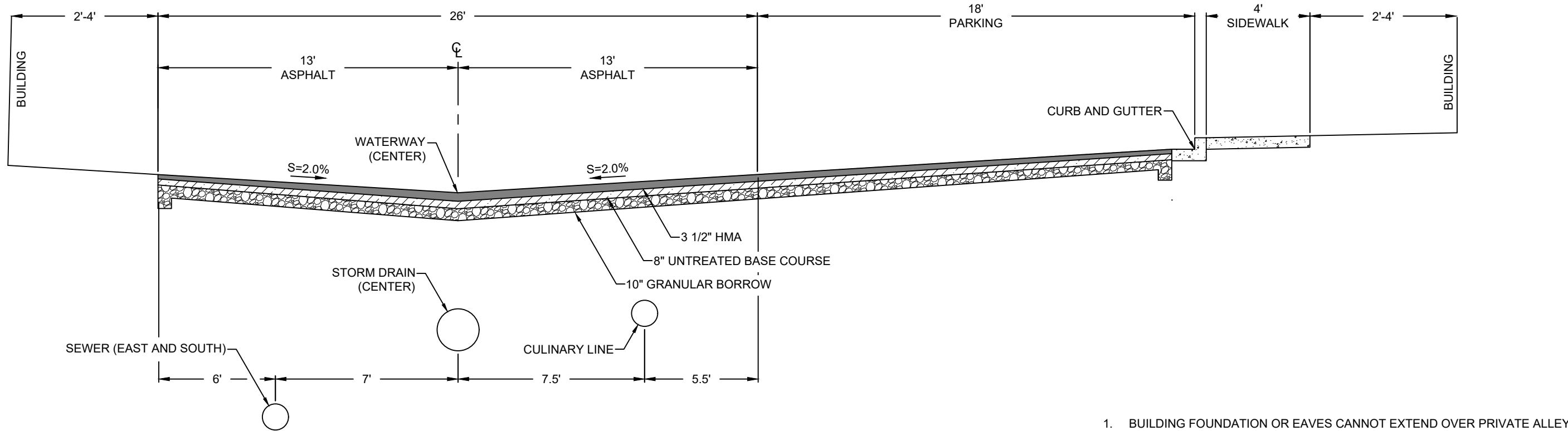


1 SHED CURB & GUTTER

2 24" CONCRETE WATERWAY

3 PAVING SECTION PHASE 12

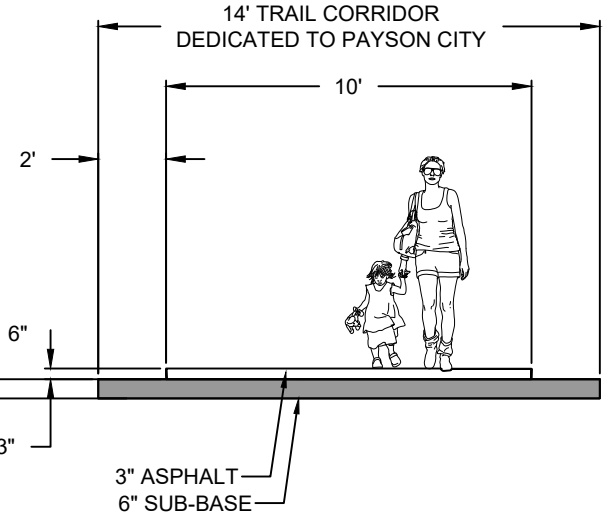
4 RIBBON GUTTER SECTION



4 PRIVATE ALLEY CROSS SECTION (DRIVE A)

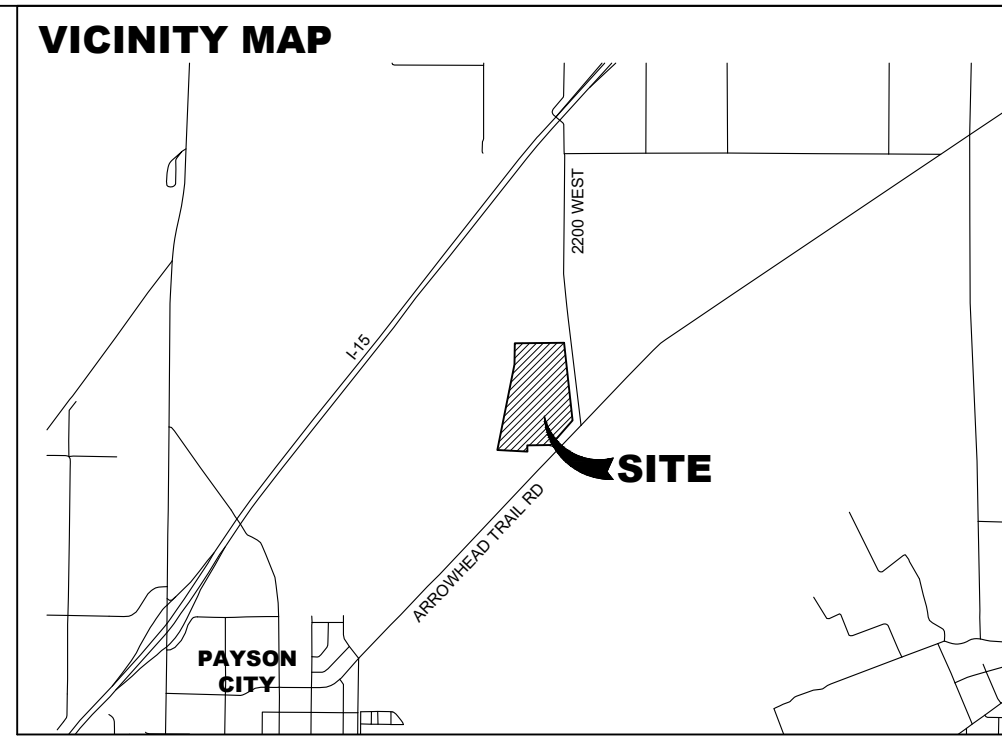
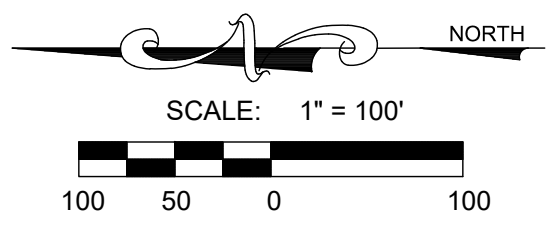
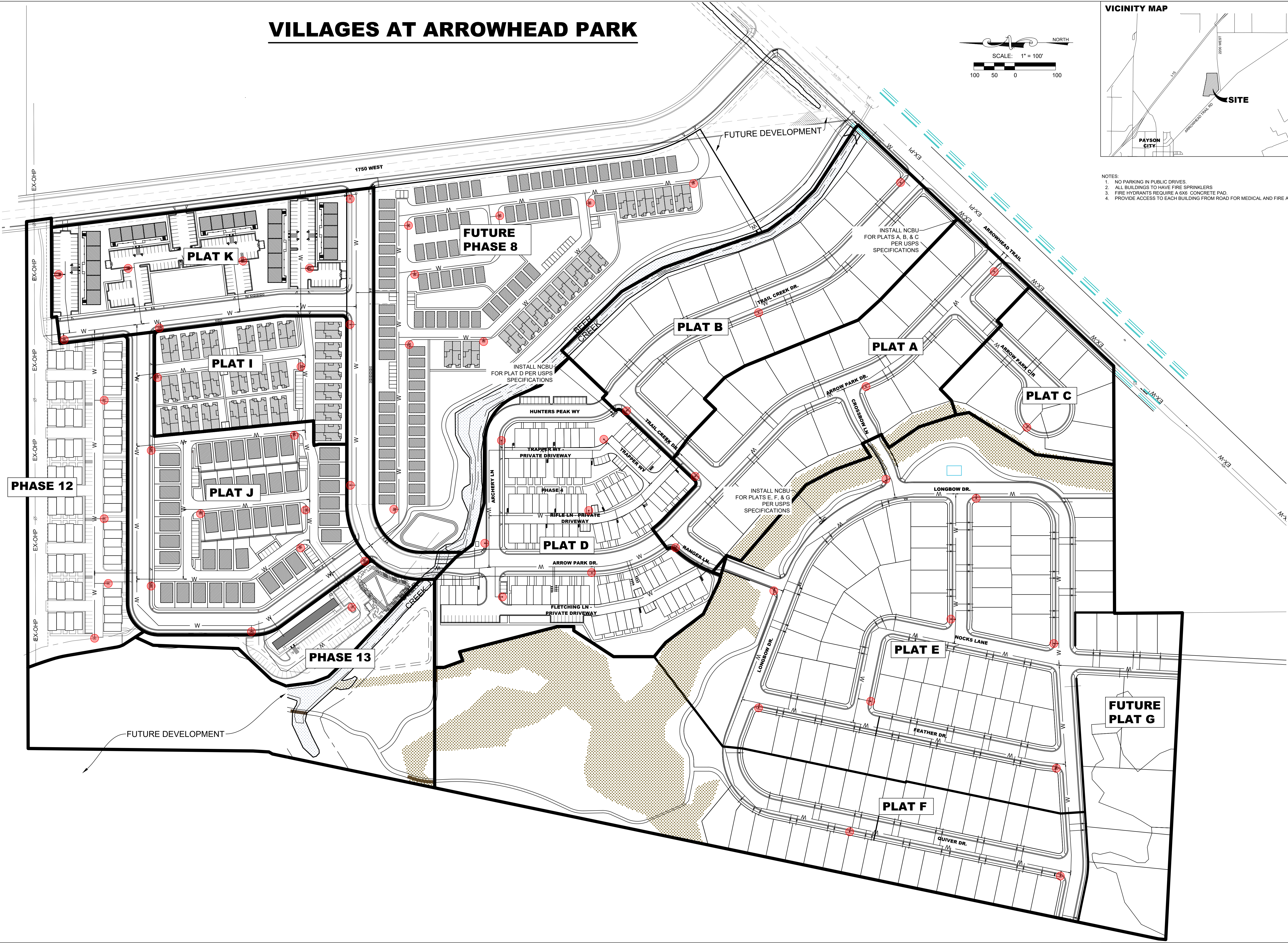
5 PRIVATE ALLEY CROSS SECTION (DRIVE B - F)

6 PRIVATE ALLEY CROSS SECTION (DRIVE G)



7 10' TRAIL

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	
1	
2	
3	
4	
5	

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DRAWN BY: DSE/BJA
DESIGNED BY: BTG
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DATE: 07/1/2021